

Landscape Approach_Concept

The Triplets and 62 Mary Street



Issue A	07.04.2017	For Approval
Issue B	30.06.2017	For Approval
Issue C	05.07.2017	For Approval
Issue D	07.07.2017	For Approval
Issue E	24.11.2017	For Approval

1.1 Context Plan

The Triplets and 62 Mary Street site sits within the Central Business District of Brisbane.

The proposed development occupies a prime location at the head of George Street, and flanks both Charlotte and Mary Streets. The future development of Queens Wharf and the new State Government Offices at 1 William Street are set to the South West of the site. 1 William Street has set the Quality Urban Realm outcomes that are expected for the Queens Wharf site and as such the Triplets and 62 Mary will seek to

elevate the quality and activity in this administrative and commercial part of the CBD.

The Landscape Strategy for the Triplets and 62 Mary Street plans for an engaging, subtropical inner city neighbourhood that is responsive to the climate and comfort of its users. The Landscape Strategy also takes its cues from the culture and place of the city. As Brisbane grows, fusions of old and new places will come to form, and this site will be shaped by its proximity to heritage and a nod to future possibilities.

Broadly mapping the key city precincts that influence the site gives insight into what the site wants to be and who it's neighbours are. Connections can be drawn by pairing like for like - for example the Queens Wharf has synergies with Southbank. The Triplets and 62 Mary has synergies with the cultural precinct, it is home to some existing high quality public art and public realm landscape that is set to be reinforced and enhanced. The strategies and principles set out in the following pages aim to set the scene for the eventual Urban and Landscape Design of the site.



LEGEND

- Future planned link across river.
- Train station.
- Bus Station
- Site.
- Albert Street Green Spine connecting Roma Street Parklands to the City Botanical Gardens
- George Street Pedestrian Spine



1.2 Site Context Plan & Analysis

The Triplets and 62 Mary Street site sits in the sub tropical climate zone - whose characteristics are hot summers, high humidity in summer and ideal breezes.

Given the site structure is fixed to the SE/NW grid set by Charlotte and Mary Streets the aim of analysis is to ensure spaces within the complex are suited and matched to suitable and enhanced climatic conditions.

Below is the mapped climatic conditions for the site showing a sun map and breeze chart. This tells us whereabouts on

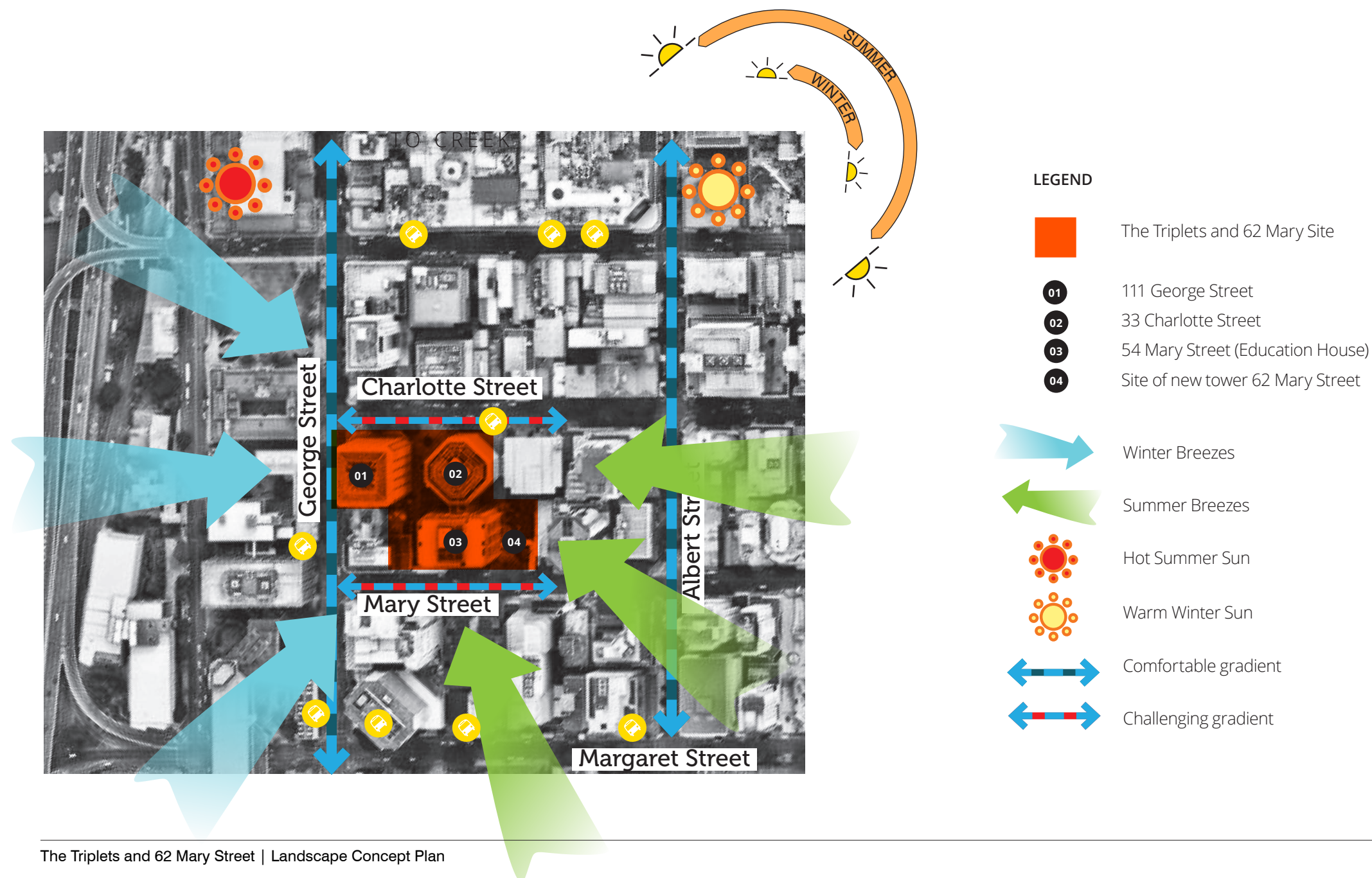
the site it is most comfortable for users at times of the day and the year. Charlotte Street has great solar access on winter midday and challenging solar access from the west on summer afternoons. Mary Street has great shade on summer days with the added bonus of access to cooling summer breezes. In winter, Mary Street is affected by chilly winter breezes.

From this analysis we can understand that the northern end of 33 Charlotte Street is a great place for morning tea and

lunch during winter. And that Mary Street will be ideal for most of the day during summer - utilising the cooling breezes and shade from the western sun.

The project team in conjunction with a wind consultant have where possible mitigated the cold winter winds that tend to move through the site.

These strategies along with architectural strategies employed seek to minimise the negative and enhance the positive effects of climate on the site for its users



1.3 Landscape Design Intent

LANDSCAPE INTENT

The Landscape Design Intent for the The Triplets and 62 Mary Street is guided by the themed principles of Climate & Comfort and Culture & Place. These overarching design drivers have been derived from the analysis of the sites place in the city and its response to the comfort and engagement of its end users.

CLIMATE AND COMFORT

The site deals with:-

- The sub tropical seasons
- Ideal weather most of the year
- With challenging storms, cold wind and heat at times
- And challenging grades that can make it uncomfortable to move around

To mitigate and enhance opportunities presented by the climate on the site, a series of landscape interventions were devised. They are based around best practice thinking about Green Infrastructure and its contribution to climate control, urban ecology and user comfort

CULTURE AND PLACE

The sites cultural milieu exists in:-

- The River City: changing and embracing the Asia Pacific region
- Championed by our arts community embraced by the wider community
- Fusing with our built heritage

To enhance the place making potential of the site a series of cultural aspirations were devised. They represent the shared thinking around making the site the most inclusive, convenient, culture rich and engaging neighbourhood within the CBD.

DESIGN DRIVER

Climate
& Comfort

Green
Infrastructure

Podium for
biodiversity

Water & Mist

Cool

Levels

Comfort

Landscape Approach : Climate & Comfort : Climate and its impact on the site



Planting to suit the scale of the spaces - ranging from bold tree planting to intimate scale courtyard planting.



Podiums could retrofit integrated stormwater management and provide the opportunity for planting to improve biodiversity, shade and associated benefits of heat reduction.



The flow of stormwater across the site can be managed through site capture, and passive watering of landscape. The inclusion of dry mist fans in key locations would assist in the reduction of high ambient temperature.



Sustainable thermal comfort / microclimate control through green infrastructure providing shade (both constructed and living) and integrated thermal mass (by green walls), shading of facades (by green facades), and by designing buildings for passive ventilation.



Level changes are part and parcel of the Triplets experience. The way to get around can be done in engaging ways through clever stair cases and instead of ramping, using lifts for DDA compliance.



Climatic comfort for users during all weather conditions is important. Public places that contain shade, shelter, opportunities to catch some sun on chilly days all help with providing a public realm that is well used and loved.

Landscape Approach : Components of the Urban Realm



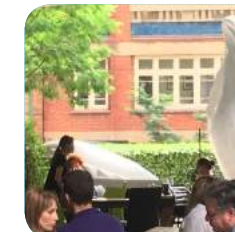
One way of looking at the users of the site is that they are part of a community. It is a neighbourhood within the city that will have its own identity and should have facilities that support that community.



Daily business should be easy to carry out in one place with a mix of retail, services, child care, entertainment, recreation and employment. A rich choice (deli's, cafes, bottleshop, restaurants etc) will attract and satisfy diverse community needs and wishes.



Brisbane has embraced the Asia Pacific via GOMAs exhibitions, and contemporary hi/low culture can be explored across the site. A strategy to capture and relocate existing high quality public art would ensure well loved art is retrofitted appropriately.



The site has visual access to some great Heritage buildings along Charlotte and George street. Wherever possible site lines and views should open up and take advantage of these warm red brick and sandstone buildings.



Making the most of every opportunity to provide additional space for pedestrians and places for people to sit and gather.



'Lay-by' areas could be provided to provide space for Street Food vans to park or for more permanent retail installations such as container cafes.

DESIGN DRIVER

Culture
& Place

Neighbourhood

Conveniences

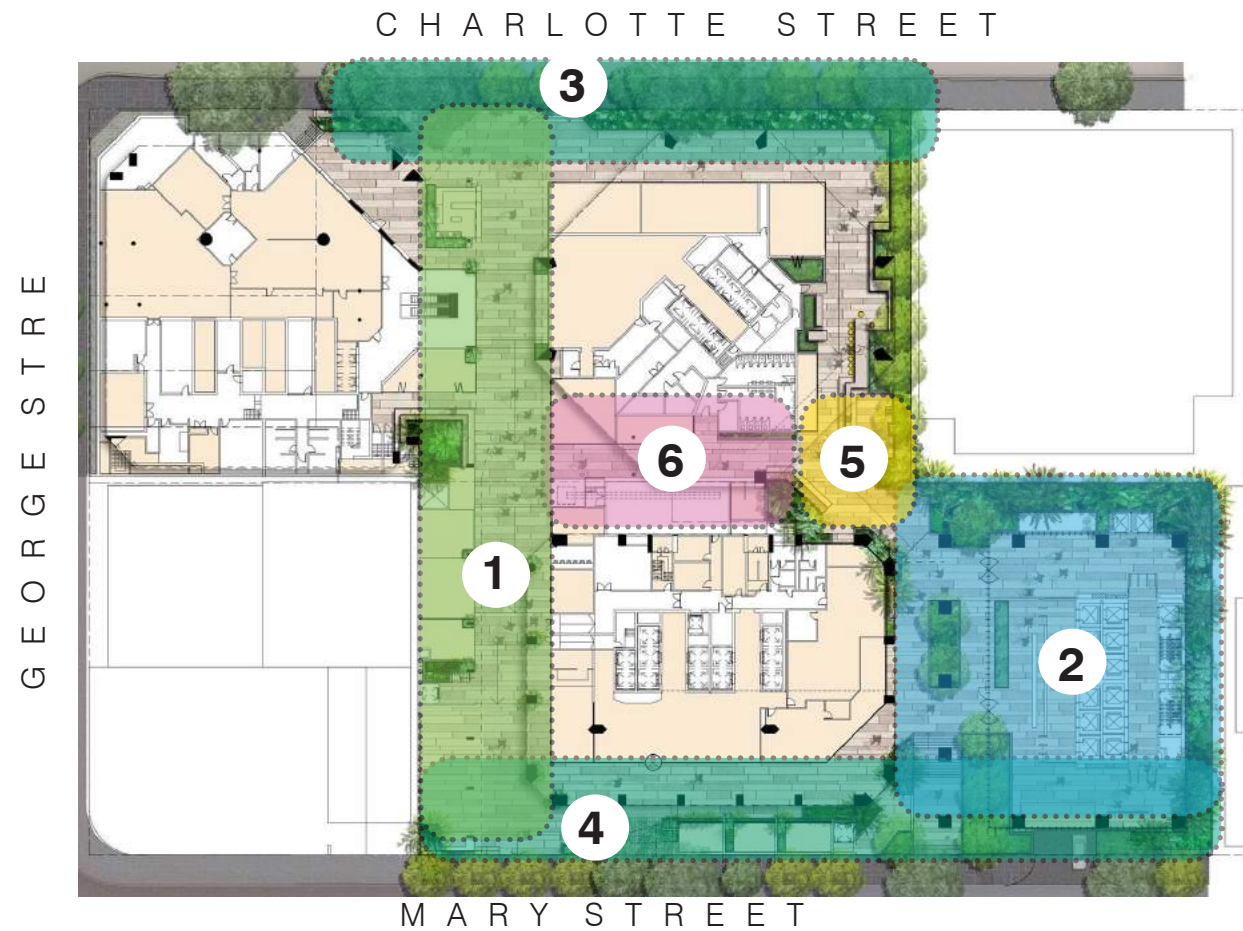
Art uptown :
Art downtown

Heritage

Respite

Lay-by

1.4 Landscape Approach_The Triplets and 62 Mary St.



Key Landscape Elements

1. Laneway
2. 62 Mary Street
3. Charlotte Street Edge
4. Mary Street Edge
5. Mid Block Zone
6. Zone Between 33 Charlotte & 54 Mary

1.Laneway



2. 62 Mary Street



3.Charlotte Street Edge



4.Mary Street Edge



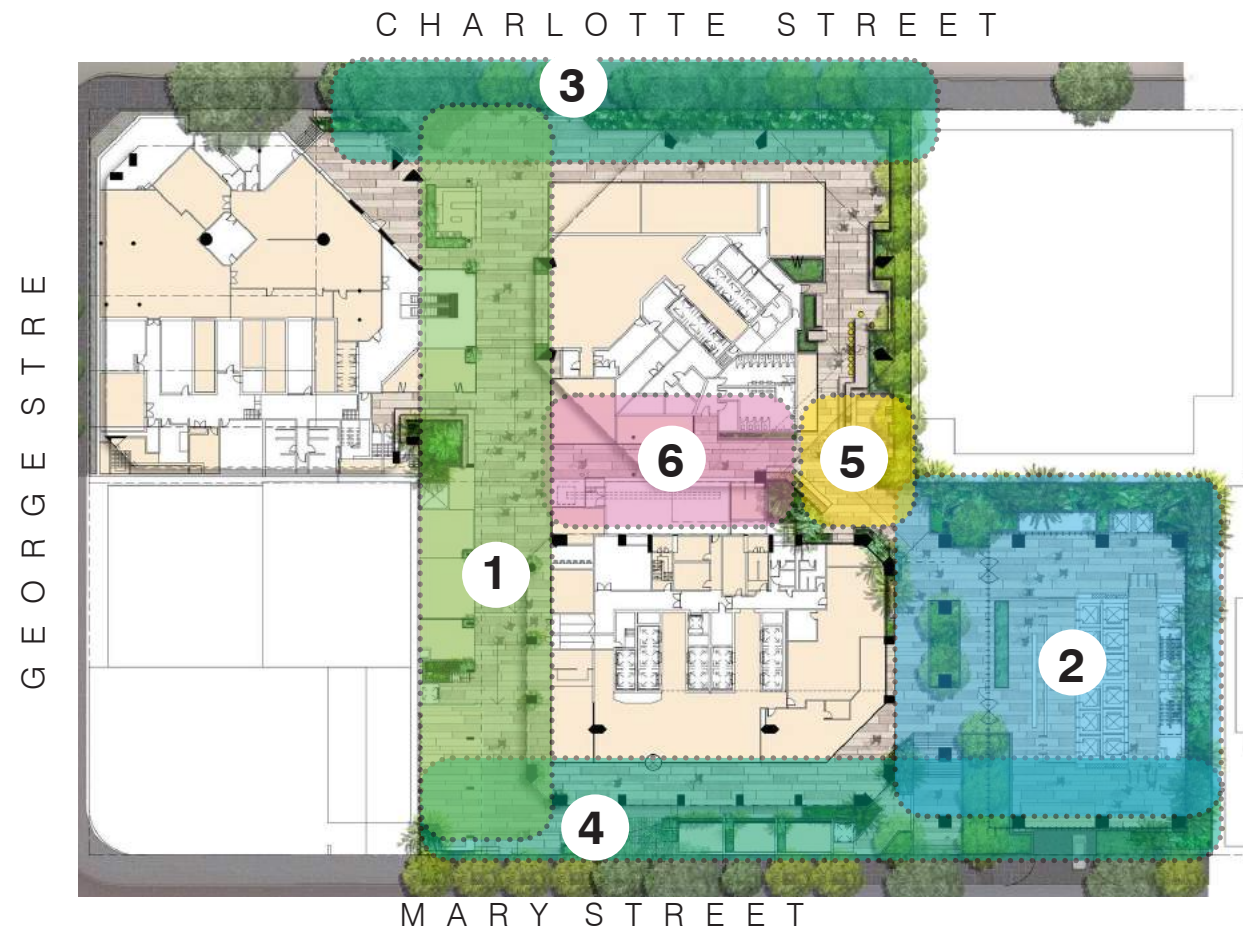
5.Mid Block Zone



6.Zone Between 33 & 54



1.5 Landscape Approach_Laneway



- Good laneway experiences are cohesive and chaotic - they seem to work best with a high quality shop front detailing that personalises the tenant whilst containing elements that link the whole lane.
- Space to do things is tight and vegetation can be the common link that thread through the space.



Concrete and lush sub tropical plantings will provide cooling and a human scale



There is the potential to apply aerial planters either vertically or horizontally through the laneway



Clear pathway with green elements creates a calming cooling atmosphere away from the busy city streets.

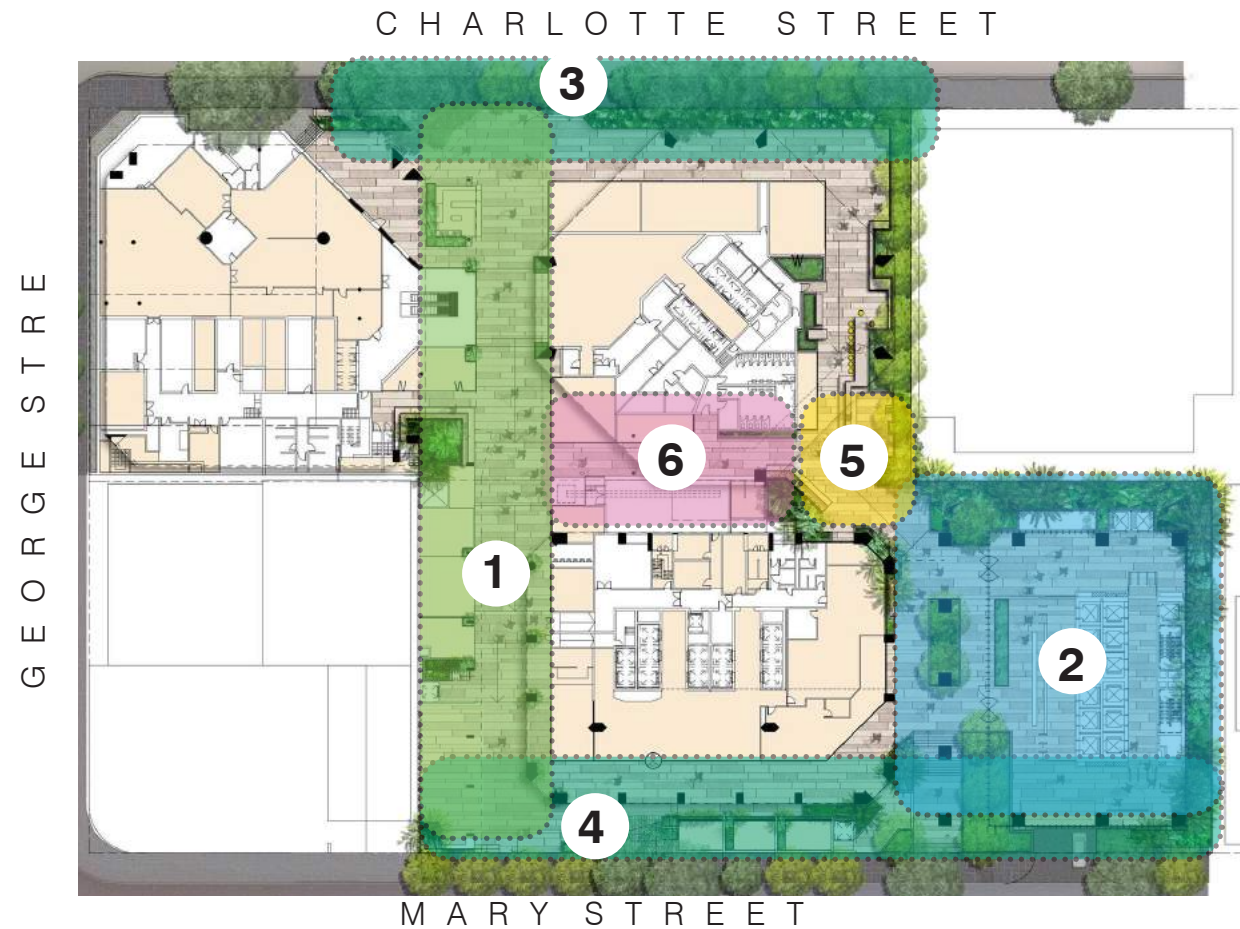


Seasonal lighting elements or permanent installations add interest and context to daily life in the city



The laneway should have the ability to be completely filled with people during an event or programme and the ability to remain intimate enough when few people are in the space, protection from weather is important.

1.6 Landscape Approach_Mary Street



- Streetside areas for food trucks could be used seasonally or weekly
- Platforms for food carts could be worked into both Charlotte and Mary Street frontages
- Or this could be a more permanent container type offering fixed to the Mary Street Frontage as below



Creating opportunities for parked food vans on the street kerb



Food pod typologies that are eclectic and engaging



Grab and go street food - activates street edge



Public art could reference the unique natural qualities of the site in a contemporary and surprising way.

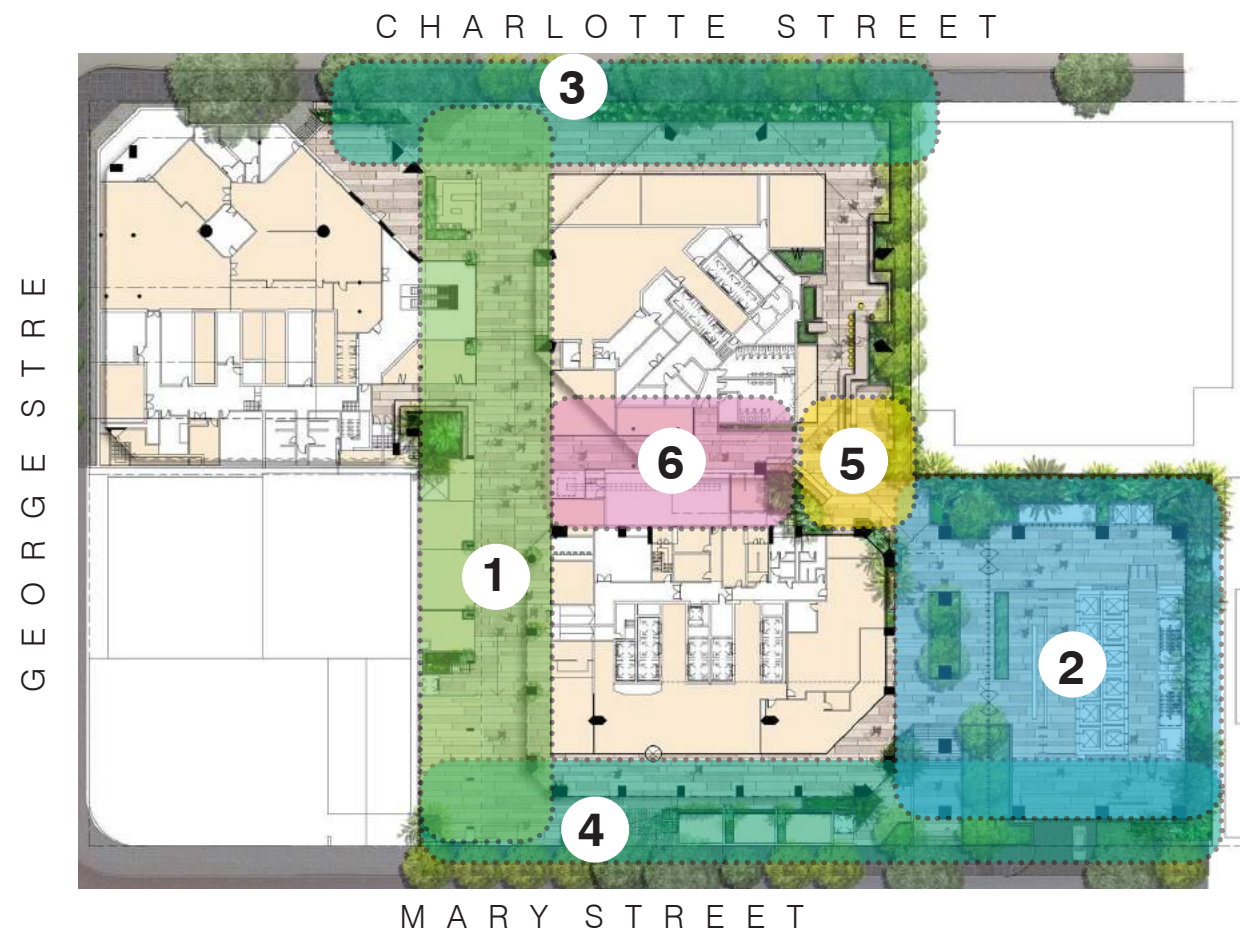


Opportunities for smaller food vans



Food pods with greenwall planting

1.7 Landscape Approach_Mid Block Zone



- This space has some challenges, its secluded, its surrounded by towers, its chilly in winter, and has a high rise car park as its focal point.
- The space will become a haven, a place to relax, eat lunch, catch up with friends it is a free space not attached to retail.
- Fixed robust seating ledges and platforms allow for respite while sub tropical plantings and screening trees to add much needed vertical scale



Lush green sub tropical planting with seating opportunities



The oasis incorporates a mix of hard and softscaping to create a multi-functional space for use by offices workers and passers by.

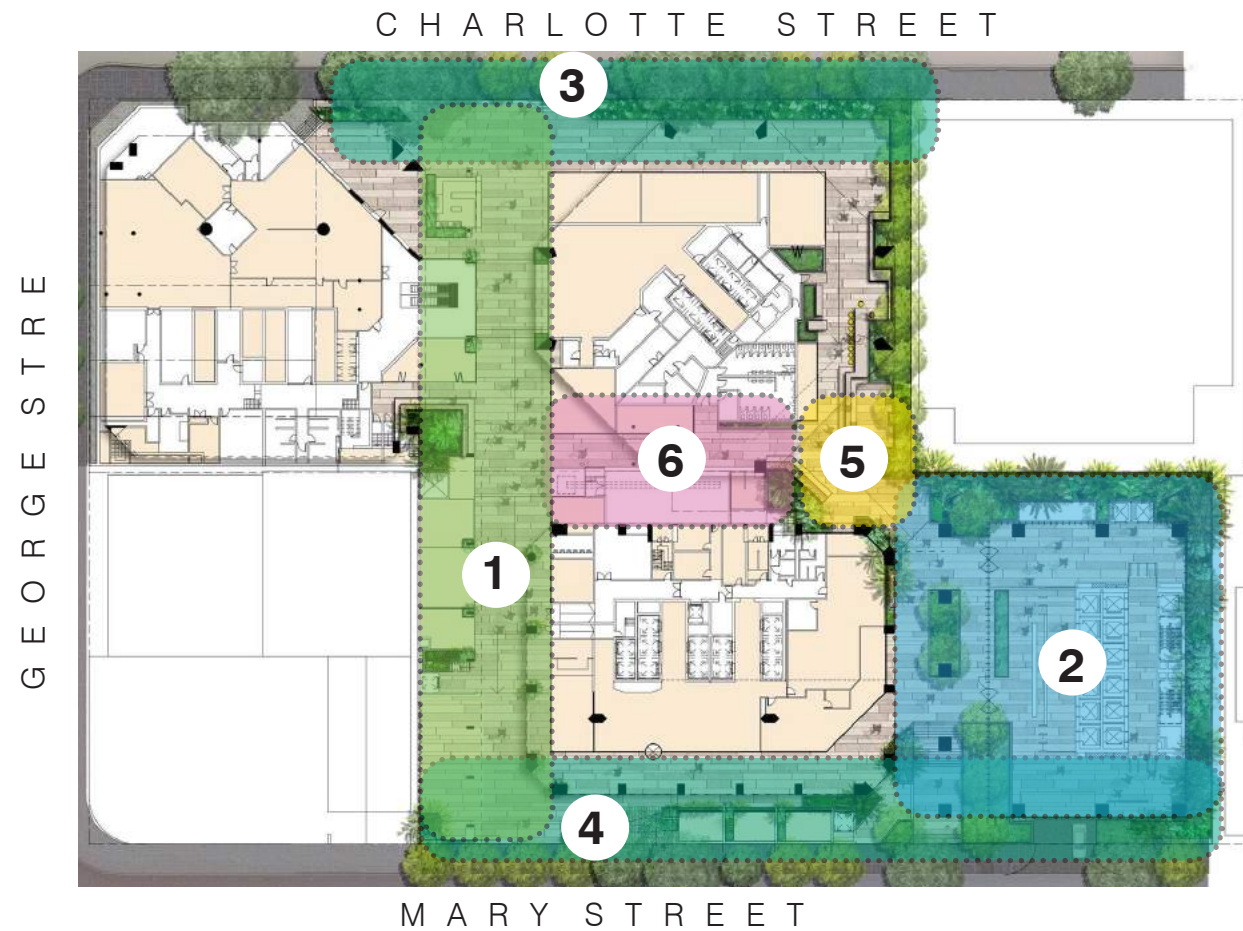


Concrete seating for durability and robust function



Dry mist fans would assist in the reduction of high ambient temperature in this area

1.8 Landscape Approach_Zone Between 33 & 54



- Contemporary Food and Beverage solutions to challenging spaces can result in striking and atmospheric F&B experiences.



Contemporary Food and Beverage solutions to challenging spaces can result in striking and atmospheric F&B experiences.

1.9 Landscape Concept_Ground Level



KEY

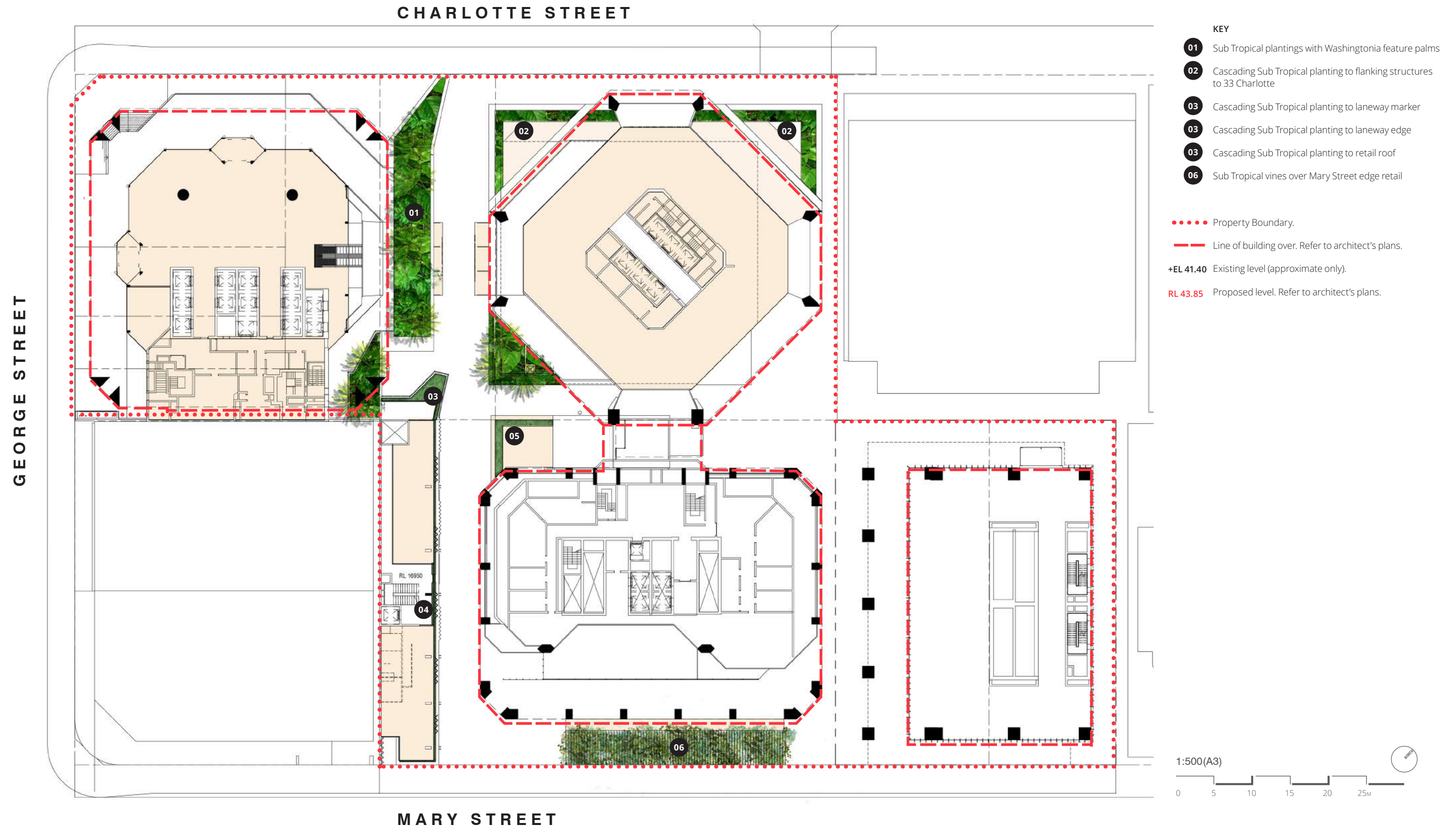
- 01 Sub Tropical Laneway with cascading planting at high levels and runs as a ribbon of green connecting the laneway at either end.
- 02 Lush Sub Tropical backdrop the focal point of the laneways terminus with the Cross Link - a place to sit and have lunch around the edge
- 03 The entrance off Charlotte Street is of civic scale and prominence - utilising the large format precaste pavement elements.
- 04 Retain existing Murraya Hedge to 33 Charlotte Street
- 05 Transition between the buildings brings opportunities to create seating, sub tropical plantings for coolness and screening neighbours.
- 06 The Mid Block Zone with precaste concrete seating elements create a resting place surrounded by lush subtropical planting to cool and green.
- 07 Transition between 62 Mary and 33 Charlotte with plantings at grade where possible
- 08 The planting design approach is a selection of sub tropical trees, shrubs and groundcovers in planters running from the perimeter of 33 Charlotte and past the lobby to the street at 62 Mary Street. They will act as a way finding device, provide screening and some wind buffering plus shade on a summer's day.
- 09 Greenwall to corner area - axial focal point of 62 Mary Street entrance and the zone between 33 Charlotte and 54 Mary - subject to Detailed Design
- 10 Lush Sub Tropical planting to perimeter of 62 Mary Street using architectural planting species requiring minimal maintenance
- 11 Green Roof and green wall to Booster cabinet refer elevation
- 12 Supplementary street trees to Mary and Charlotte Street refer planting schedules
- 13 Low sub tropical planting flanking driveway entrance to work with sight lines
- 14 End of Trip Entrance
- 15 Retail edge to Mary Street with trellis over
- 16 All Existing Street Trees to remain

- Property Boundary.
- - - Line of building over. Refer to architect's plans.
- - - Extent of basement. Refer to architect's plans.
- +EL 41.40 Existing level (approximate only).
- RL 43.85 Proposed level. Refer to architect's plans.

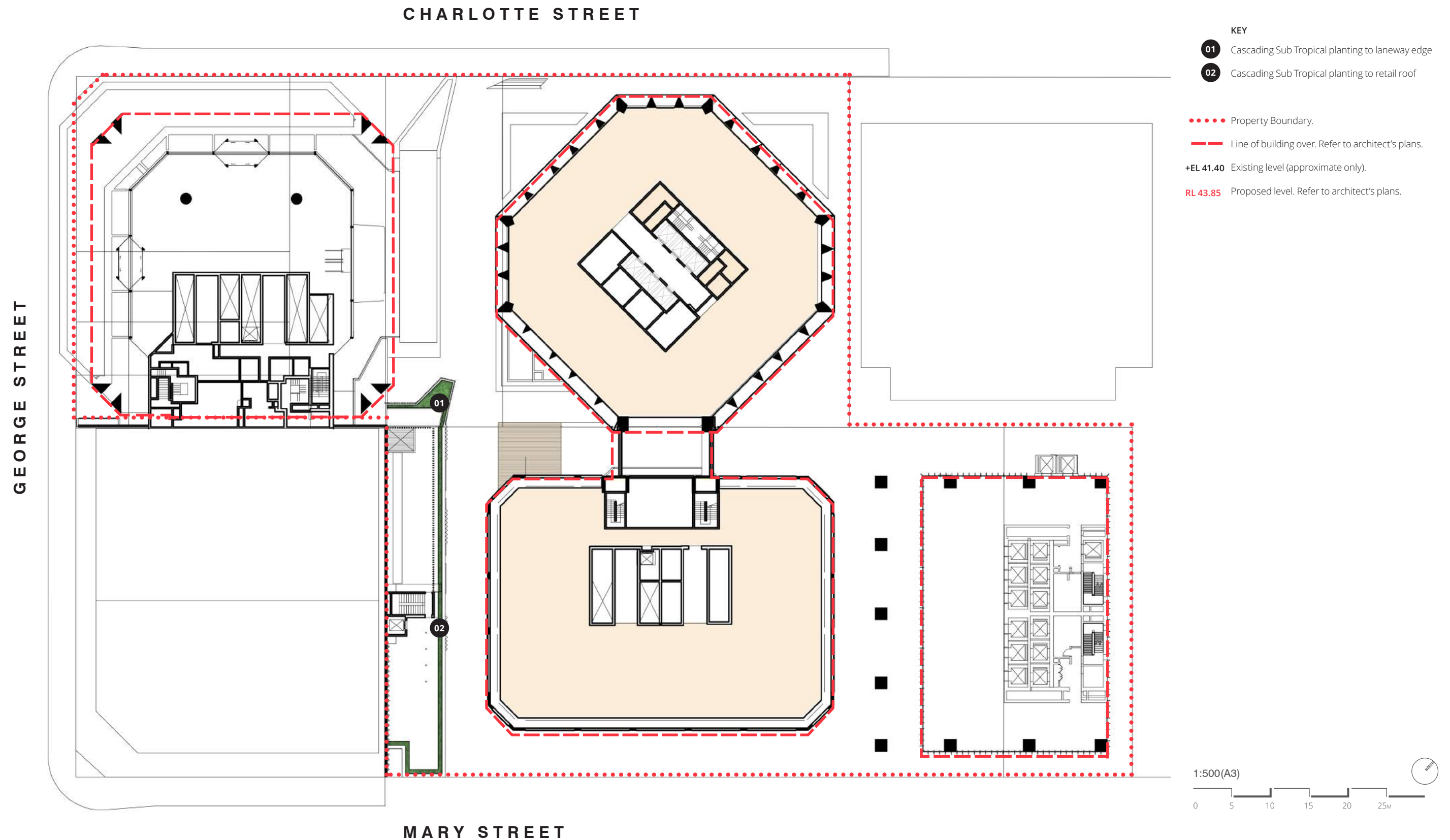
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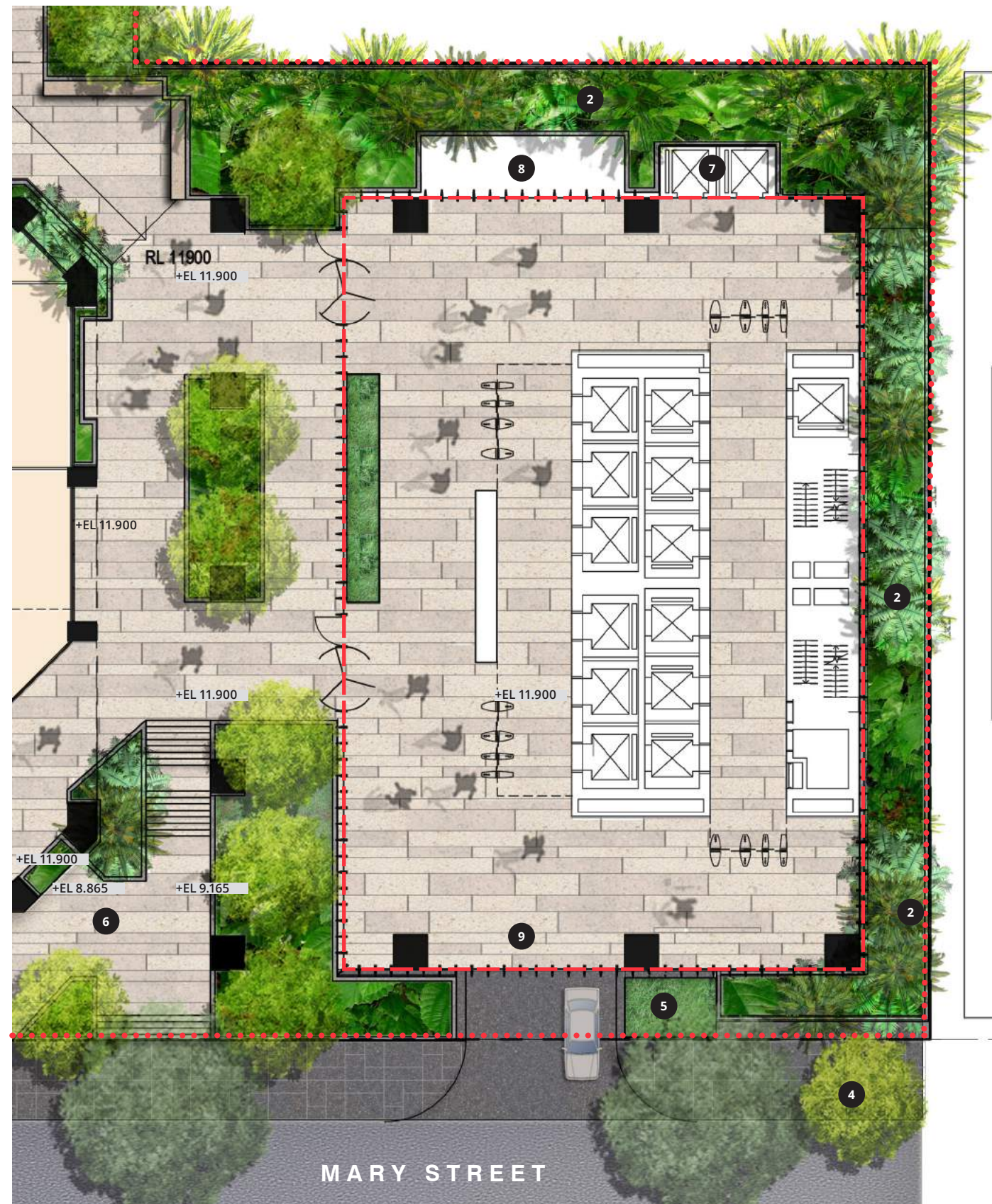
1.10 Landscape Concept_Laneway Level 1



1.11 Landscape Concept_Laneway Level 2



1.12 Landscape Concept_62 Mary Lobby






62 MARY STREET LOBBY AND SURROUNDS



62 MARY ST. STREETSCAPE ELEVATION

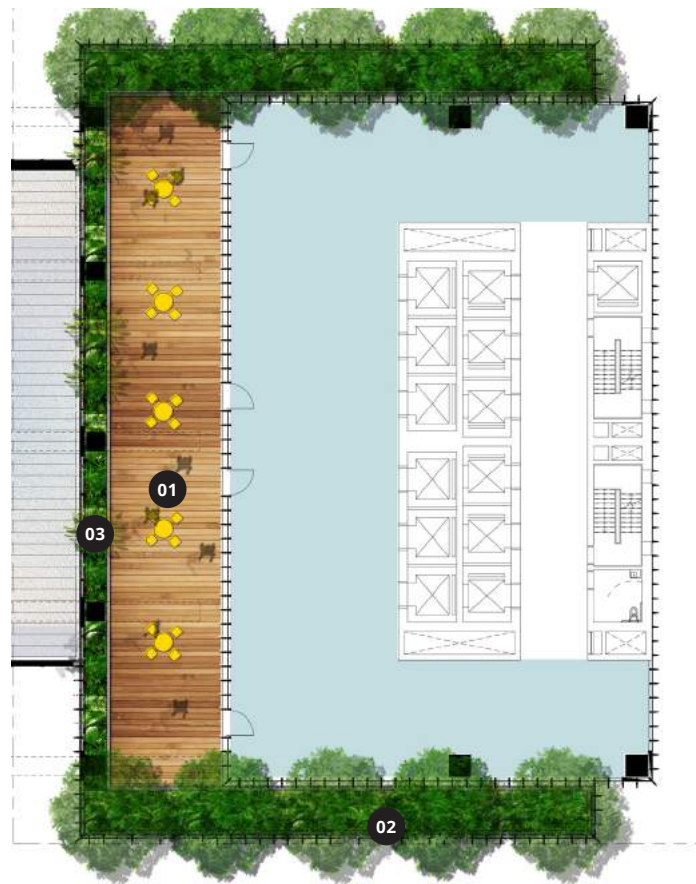
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- | KEY | KEY |
|---|--|
| 1 Greenwall to corner area - axial focal point of 62 Mary Street entrance and Cross Link - subject to Detailed Design |  Property Boundary. |
| 2 Lush Sub Tropical planting to perimeter of 62 Mary Street using architectural planting species requiring minimal maintenance. |  Line of building over. Refer to architect's plans. |
| 3 Green Roof and green wall to Booster cabinet refer elevation |  Extent of basement. Refer to architect's plans. |
| 4 Supplementary street trees to Mary and Charlotte Street refer planting schedules | +EL 41.40 Existing level (approximate only). |
| 5 Low sub tropical planting flanking driveway entrance to work with sight lines | RL 43.85 Proposed level. Refer to architect's plans. |
| 6 End of Trip Entrance | |
| 7 DDA lift to upper podium | |
| 8 Light well to EOT facility | |
| 9 Retail concession/cafe | |

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1.13 Landscape Concept_62 Mary Street_Level 23 & 39



LEVEL 23 SKY GARDEN



LEVEL 39 SKY GARDEN

KEY

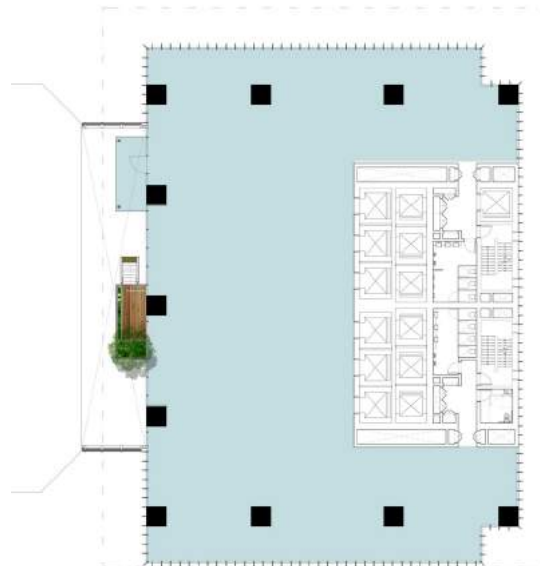
- 01 Sky Garden timber deck
- 02 High level large area podium planters with sub tropical tree, shrub and ground cover layer.
- 03 High Level regular podium planters with subtropical plantings of architectural shrubs and ground covers.



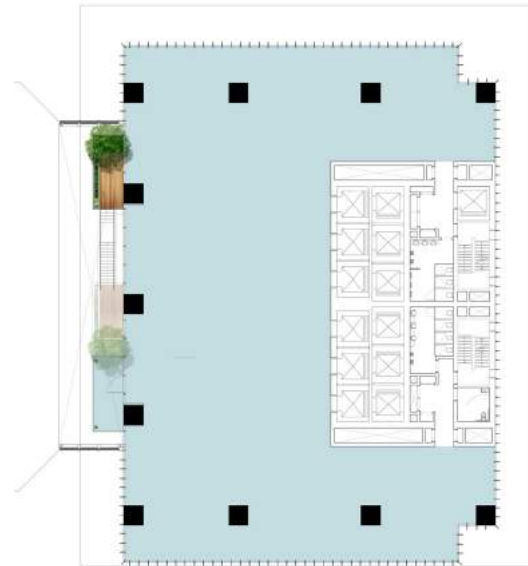
LEVEL 39 SECTION



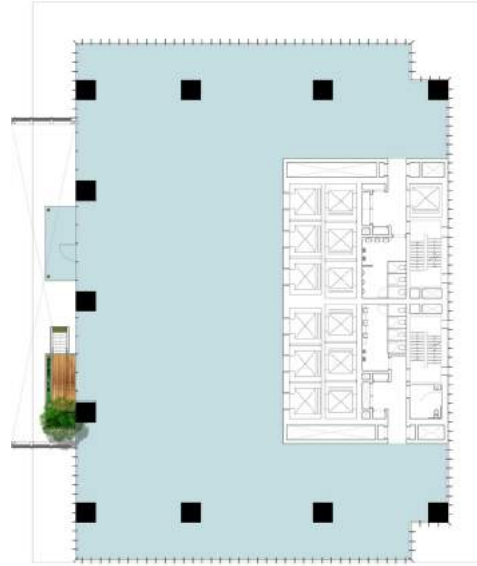
1.14 Landscape Concept_62 Mary Street Pods



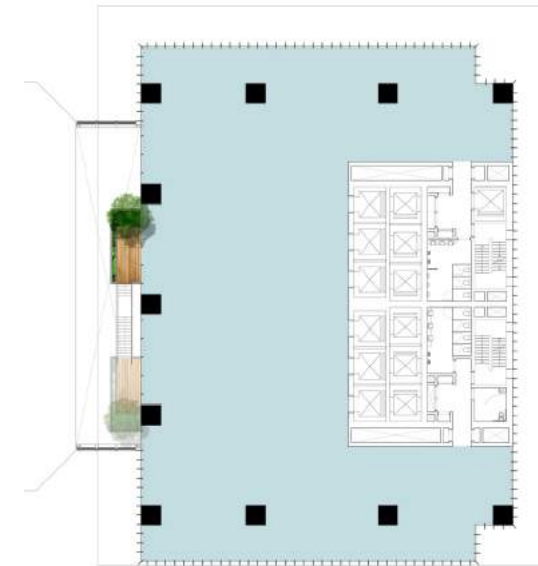
LEVELS 6, 13, 20



LEVELS 7, 14, 21



LEVELS 9, 16

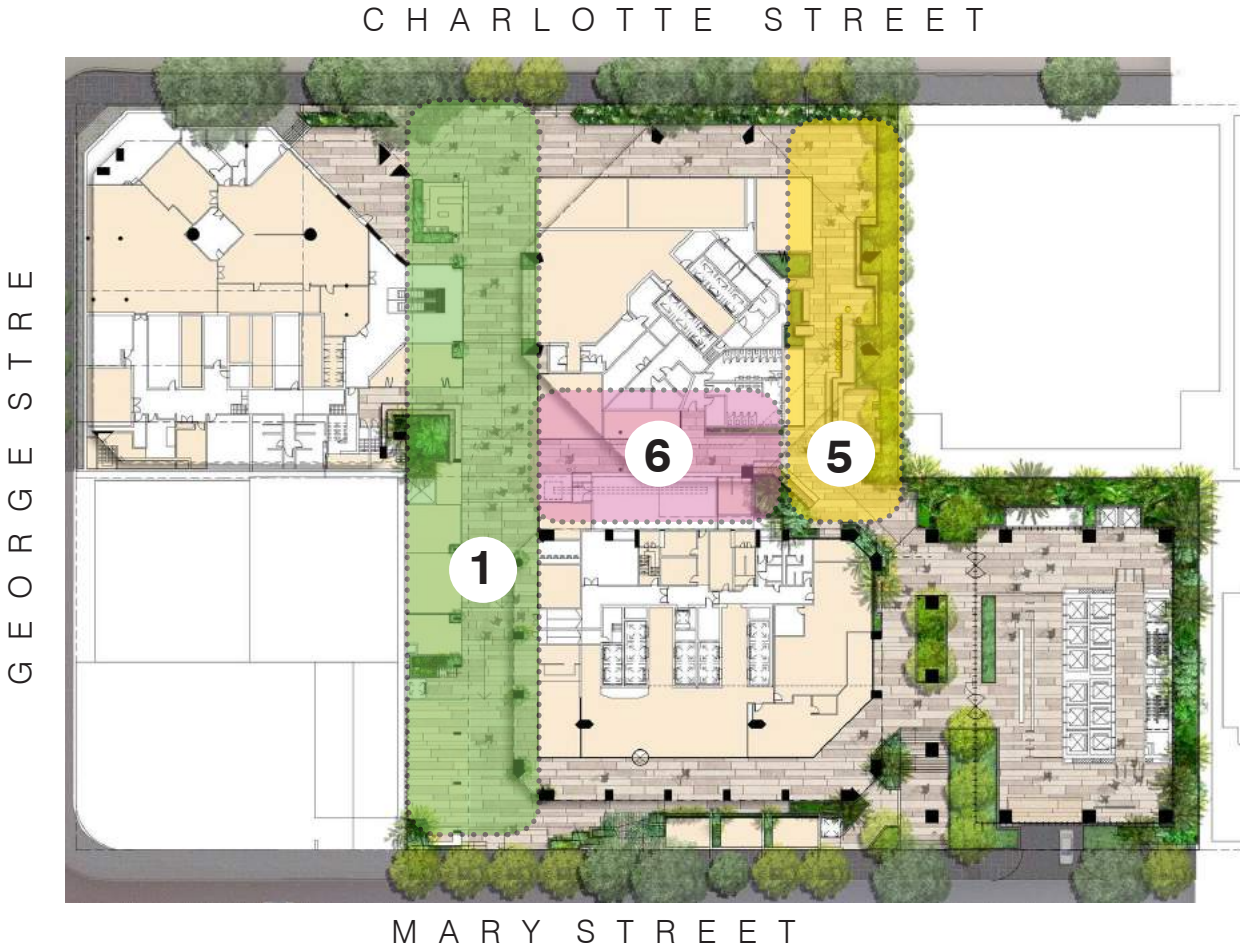


LEVELS 10, 17



TYPICAL POD PLAN

1.15 Plant Palette_Ground Plane_Laneway & Podium



1 5 6

Generally, the intent is to provide a layered planting structure with trees, shrubs and mass-planted groundcovers. Refer to the plans and sections for illustration of the intended planting character.

Refer to plans for a representation of where trees are intended to be planted. Species selection is based on availability. As such, more species have been listed than may be required.

1. Laneway and Podium Level

Botanical Name	Common Name	Estimated pot size	Native/ Exotic	Mature Height (approx)	Minimum planting density
Trees					
Agathis robusta	Queensland Kauri Pine	200L	local native	20m	TBA
Archontophoenix cunninghamiana	Piccabeen Palm	200L	local native	20m	TBA
Eleocharis eumundi	Blueberry Ash	200L	local native	15m	TBA
Flindersia australis	Crows Ash	200L	local native	18m	TBA
Harpullia pendula	Tulipwood	200L	local native	10m	TBA
Livistona australis	Cabbage Tree Palm	200L	local native	20m	TBA
Melicope ellyryana	Pink Euodia	200L	local native	7m	TBA
Stenocarpus sinuatus	Firewheel Tree	200L	local native	10m	TBA
Waterhousia floribunda 'Green Avenue'	Weeping Lilly Pilly	200L	native cv	12m	TBA
Syzygium species	Lilly Pillis	200L	native & exotic	varies	TBA
Washingtonia robusta	Mexican Fan Palm	200L	exotic	20m	TBA
Shrubs					
Alcantarea imperialis 'Rubra'	Giant Bromeliad	300mm	exotic	0.5m	1/m2
Alcantarea vinicolor 'Hawaiian Red'	Bromeliad Hawaiian Red	300mm	exotic	1m	2/m2
Alocasia brisbanensis	Spoon Lily	300mm	local native	1m	1/m2
Alpinia caerulea	Native Ginger	300mm	native	2m	1/m2
Alpinia nutans	Dwarf Cardamon Ginger	300mm	exotic	1m	1/m2
Alpinia zerumbet	Variegated Shell Ginger	300mm	exotic	1.5m	1/m2
Asplenium australasicum	Bird's Nest Fern	300mm	native	1m	1/m2
Blechnum cartilagineum	Soft Water Fern	300mm	native	1m	2/m2
Blechnum gibbum 'Silver Lady'	Silver Lady	300mm	exotic	1m	1/m2
Calathea species	Zebra Plant	300mm	exotic	varies	2/m2
Cordyline petiolaris	Broad Leaf Palm Lily	300mm	native	3m	1/m2
Cordyline stricta	Slender Palm Lily	300mm	native	2m	1/m2
Ctenanthe species	Never Never Plant	300mm	exotic	varies	2/m2
Cyathea cooperi	Lacy Tree Fern	300mm	local native	5m	1/2m2
Cycas species	Cycads	300mm	native & exotic	0.9m	1/2m2
Cycas revoluta (with trunk)	Sago Palm	varies	exotic	1.5m+	TBA
Dendrocalamus minor var. amoenus	Ghost Bamboo	300mm	exotic	8m	1/m2
Dicksonia antarctica	Soft Tree Fern	300mm	native	1.5m+	1/m2
Doryanthes excelsa	Giant Spear Lily	300mm	native	2m	1/2m2
Gardenia psidioides 'Glennie river'	Glennie river Gardenia	300mm	local native	1.5m	1/m2
Licuala grandis	Ruffled Fan Palm	300mm	exotic	3m	1/2m2
Linospadix monostachya	Walking Stick Palm	300mm	local native	2m	1/m2
Helmholtzia glaberrima	Stream Lily	300mm	native	1m	1/m2
Hymenoporum flavum 'Gold Nugget'	Dwarf Native Frangipani	300mm	native	1m	1/m2
Monstera deliciosa	Fruit Salad Plant	300mm	exotic	to 20m	1/2m2
Murraya paniculata	Mock Orange	300mm	exotic	1m	1/m2
Pittosporum 'Miss Muffet'	Miss Muffet	300mm	exotic	.7m	1/m2
Philodendron 'Rojo Congo'	Rojo Congo	300mm	exotic	1.5m	1/2m2
Philodendron 'Xanadu'	Xanadu	300mm	exotic	.06m	1/m2
Platycerium species	Staghorn Ferns	300mm	local native	1m	1/m2
Ptychosperma macarthurii	Macarthur Palm	300mm	local native	3m	1/2m2
Russelia equisetifolia	Firecracker Plant	200mm	exotic	0.35m	3/m2
Syzygium species	Lilly Pilly	300mm	native cv	varies	1/m2
Zamia furfuracea	Cardboard Palm	300mm	exotic	1m	1/m2
Groundcovers and vines					
Clivia miniata	Kaffir Lily	200mm	exotic	.45m	3/m2
Carpobrotus 'Aussie Rambler'	Native Pig Face	200mm	native	0.2m	3/m2
Casuarina glauca 'Cousin It'	Prostrate Standard She-Oak	200mm	native	0.2m	3/m2
Curculigo capitulata	Palm Grass	200mm	native	0.6m	3/m2
Dianella caerulea 'Little Jess'	Little Jess	200mm	native cv	0.4m	3/m2
Dichondra 'Silver Falls'	Silver Dichondra	200mm	exotic	0.15m	3/m2
Doodia aspera	Prickly Rasp Fern	200mm	local native	0.35m	3/m2
Guzmania hybrids	Bromeliads	200mm	exotic	0.5m	3/m2
Liriope muscari 'Just Right'	Just Right	200mm	exotic	0.5m	3/m2
Hymenocallis speciosa	Spider Lily	200mm	exotic	0.5m	3/m2
Lomandra longifolia 'Tanika'	Tanika	200mm	native cv	0.6m	3/m2
Neoreglia species	Bromeliads	200mm	exotic	0.5m	3/m2
Plectranthus neochilus	Lobster Flower	200mm	exotic	0.3m	3/m2
Rhoeo discolor	Moses in the Cradle	200mm	exotic	0.35m	3/m2
Scaevola humilis 'Purple Fusion'	Fan Flower	200mm	native	0.2m	3/m2
Viola hederacea	Native Violet	200mm	native	0.15m	3/m2
Trellis to Mary Street					
Epipremnum aureus	Golden Pothos	200mm	exotic	varies	3/m2
Pandorea pandorana	Wonga Vine	200mm	native	climber	3/m2
Pyrostegia venusta	Orange Trumpet Vine	200mm	exotic	varies	3/m2
Trachelospermum jasminoides	Star Jasmine	200mm	exotic	varies	3/m2



Cycas revoluta



Dendrocalamus minor amoneous



Alpinia zerumbet



Dicksonia antarctica



Clivia miniata



Zamia furfuracea



Harpullia pendula

1.16 Plant Palette_Laneway Levels 1 & 2



1

2. Levels 1 and 2

Botanical Name	Common Name	Estimated pot size	Native/ Exotic	Mature Height (approx)	Minimum planting density
Trees					
<i>Archontophoenix cunninghamiana</i>	Piccabeen Palm	200L	local native	20m	TBA
<i>Ficus lyrata</i>	Fiddle Leaf Fig	200L	exotic	3m	TBA
<i>Livistona australis</i>	Cabbage Tree Palm	200L	local native	20m	TBA
<i>Xanthostemon chrysanthus</i>	Golden Penda	200L	local native	7m	TBA
<i>Syzygium species</i>	Lilly Pillys	200L	native & exotic	varies	TBA
<i>Washingtonia robusta</i>	Mexican Fan Palm	200L	exotic	20m	TBA
Shrubs					
<i>Alcantarea imperialis 'Rubra'</i>	Giant Bromeliad	300mm	exotic	0.5m	1/m2
<i>Alcantarea vinicolor 'Hawaiian Red'</i>	Bromeliad Hawaiian Red	300mm	exotic	1m	2/m2
<i>Alpinia nutans</i>	Dwarf Cardamon Ginger	300mm	exotic	1m	1/m2
<i>Alpinia zerumbet</i>	Variegated Shell Ginger	300mm	exotic	1.5m	1/m2
<i>Asplenium australasicum</i>	Bird's Nest Fern	300mm	native	1m	1/m2
<i>Blechnum cartilagineum</i>	Soft Water Fern	300mm	native	1m	2/m2
<i>Blechnum gibbum 'Silver Lady'</i>	Silver Lady	300mm	exotic	1m	1/m2
<i>Calathea species</i>	Zebra Plant	300mm	exotic	varies	2/m2
<i>Cordyline stricta</i>	Slender Palm Lily	300mm	native	2m	1/m2
<i>Ctenanthe species</i>	Never Never Plant	300mm	exotic	varies	2/m2
<i>Cyathea cooperi</i>	Lacy Tree Fern	300mm	local native	5m	1/2m2
<i>Cycas revoluta</i>	Sago Palm	300mm	exotic	0.9m	1/2m2
<i>Dicksonia antarctica</i>	Soft Tree Fern	300mm	native	1.5m+	1/m2
<i>Linospadix monostachya</i>	Walking Stick Palm	300mm	local native	2m	1/m2
<i>Helmholtzia glaberrima</i>	Stream Lily	300mm	native	1m	1/m2
<i>Philodendron 'Rojo Congo'</i>	Rojo Congo	300mm	exotic	1.5m	1/2m2
<i>Philodendron 'Xanadu'</i>	Xanadu	300mm	exotic	.06m	1/m2
<i>Pittosporum 'Miss Muffet'</i>	Miss Muffet	300mm	exotic	.7m	1/m2
<i>Ptychosperma macarthurii</i>	Macarthur Palm	300mm	local native	3m	1/2m2
<i>Russelia equisetifolia</i>	Firecracker Plant	200mm	exotic	0.35m	3/m2
<i>Syzygium species</i>	Lilly Pilly	300mm	native cv	varies	1/m2
<i>Zamia furturacea</i>	Cardboard Palm	300mm	exotic	1m	1/m2
Groundcovers and vines					
<i>Carpobrotus 'Aussie Rambler'</i>	Native Pig Face	200mm	native	0.2m	3/m2
<i>Casuarina glauca 'Cousin It'</i>	Prostrate Standard She-Oak	200mm	native	0.2m	3/m2
<i>Clivia miniata</i>	Kaffir Lily	200mm	exotic	.45m	3/m2
<i>Curculigo capitulata</i>	Palm Grass	200mm	native	0.6m	3/m2
<i>Dianella caerulea 'Little Jess'</i>	Little Jess	200mm	native cv	0.4m	3/m2
<i>Dichondra 'Silver Falls'</i>	Silver Dichondra	200mm	exotic	0.15m	3/m2
<i>Doodia aspera</i>	Prickly Rasp Fern	200mm	local native	0.35m	3/m2
<i>Epipremnum aureus</i>	Golden Pothos	200mm	exotic	varies	3/m2
<i>Guzmania hybrids</i>	Bromeliads	200mm	exotic	0.5m	3/m2
<i>Hymenocallis speciosa</i>	Spider Lily	200mm	exotic	0.5m	3/m2
<i>Liriope muscari 'Just Right'</i>	Just Right	200mm	exotic	0.5m	3/m2
<i>Lomandra longifolia 'Tanika'</i>	Tanika	200mm	native cv	0.6m	3/m2
<i>Neoreglia species</i>	Bromeliads	200mm	exotic	0.5m	3/m2
<i>Pandorea pandorana</i>	Wonga Vine	200mm	native	climber	3/m2
<i>Pyrostegia venusta</i>	Orange Trumpet Vine	200mm	exotic	varies	3/m2
<i>Plectranthus neochilus</i>	Lobster Flower	200mm	exotic	0.3m	3/m2
<i>Rhoeo discolor</i>	Moses in the Cradle	200mm	exotic	0.35m	3/m2
<i>Scaevola humilis 'Purple Fusion'</i>	Fan Flower	200mm	native	0.2m	3/m2
<i>Trachelospermum jasminoides</i>	Star Jasmine	200mm	exotic	varies	3/m2
<i>Viola hederacea</i>	Native Violet	200mm	native	0.15m	3/m2

Generally, the intent is to provide a layered planting structure with trees, shrubs and mass-planted groundcovers. Refer to the plans and sections for illustration of the intended planting character.

Refer to plans for a representation of where trees are intended to be planted. Species selection is based on availability. As such, more species have been listed than may be required.



Cyathea cooperi



Cycas revoluta



Pittosporum 'Miss Muffett'



Blechnum gibbum 'Silver Lady'



Calathea zebrina



Dicksonia antarctica

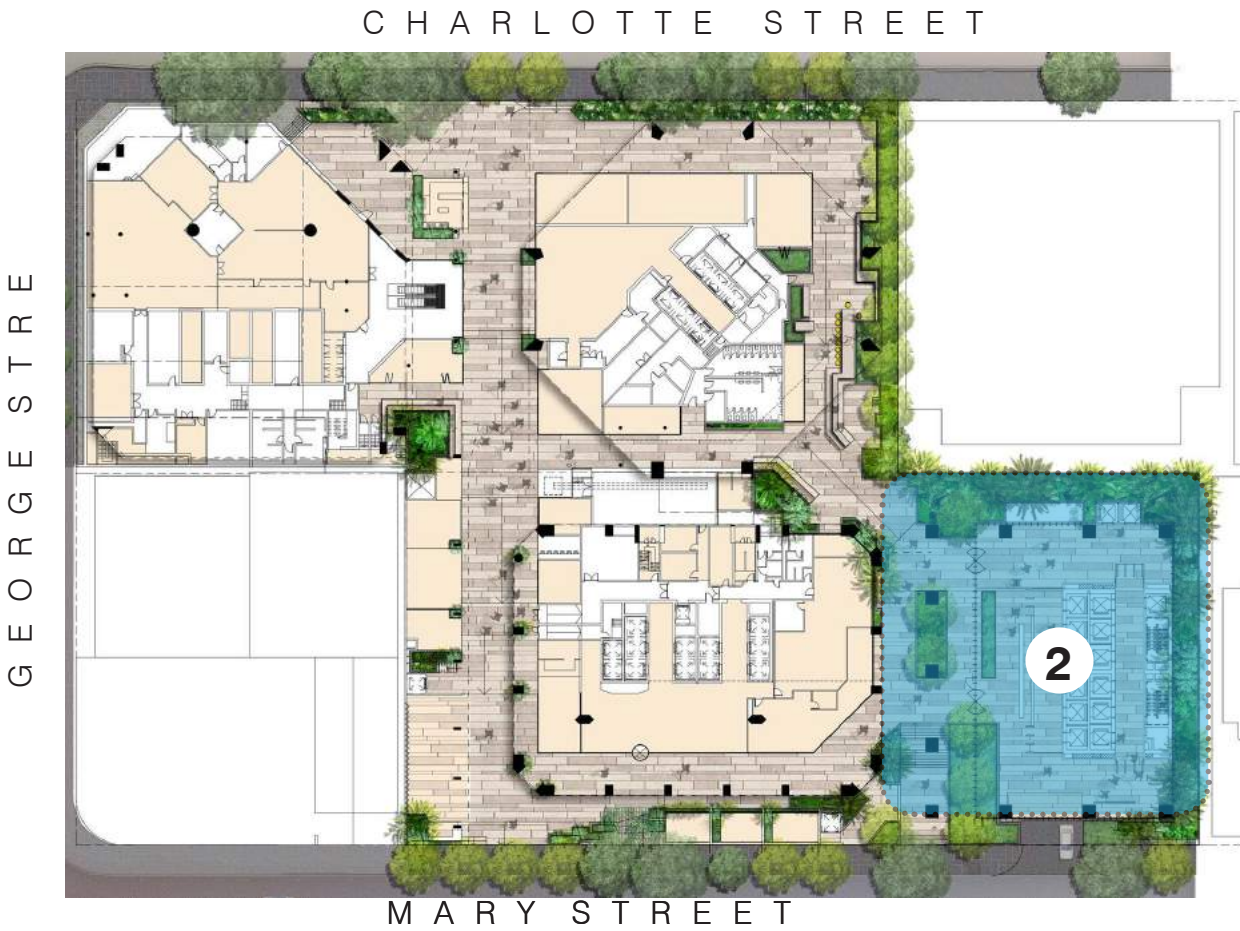


Liriope 'Just Right'



Lomandra 'Tanika'

1.17 Plant Palette_62 Mary Street Lobby



2

3. 62 Mary Street Lobby

Botanical Name	Common Name	Estimated pot size	Native/ Exotic	Mature Height (approx)	Minimum planting density
Trees					
<i>Archontophoenix cunninghamiana</i>	Piccabeen Palm	200L	local native	20m	TBA
<i>Ficus lyrata</i>	Fiddle Leaf Fig	200L	exotic	3m	TBA
<i>Livistona australis</i>	Cabbage Tree Palm	200L	local native	20m	TBA
<i>Xanthostemon chrysanthus</i>	Golden Penda	200L	local native	7m	TBA
<i>Syzygium species</i>	Lilly Pillys	200L	native & exotic	varies	TBA
<i>Washingtonia robusta</i>	Mexican Fan Palm	200L	exotic	20m	TBA
Shrubs					
<i>Alcantarea imperialis 'Rubra'</i>	Giant Bromeliad	300mm	exotic	0.5m	1/m2
<i>Alcantarea vinicolor 'Hawaiian Red'</i>	Bromeliad Hawaiian Red	300mm	exotic	1m	2/m2
<i>Alocasia brisbanensis</i>	Spoon Lily	300mm	local native	1m	1/m2
<i>Alpinia nutans</i>	Dwarf Cardamon Ginger	300mm	exotic	1m	1/m2
<i>Alpinia zerumbet</i>	Variegated Shell Ginger	300mm	exotic	1.5m	1/m2
<i>Asplenium australasicum</i>	Bird's Nest Fern	300mm	native	1m	1/m2
<i>Blechnum cartilagineum</i>	Soft Water Fern	300mm	native	1m	2/m2
<i>Blechnum gibbum 'Silver Lady'</i>	Silver Lady	300mm	exotic	1m	1/m2
<i>Calathea species</i>	Zebra Plant	300mm	exotic	varies	2/m2
<i>Cordylne stricta</i>	Slender Palm Lily	300mm	native	2m	1/m2
<i>Ctenanthe species</i>	Never Never Plant	300mm	exotic	varies	2/m2
<i>Cyathea cooperi</i>	Lacy Tree Fern	300mm	local native	5m	1/2m2
<i>Cycas revoluta</i>	Sago Palm	300mm	exotic	0.9m	1/2m2
<i>Dendrobium speciosum</i>	Sydney Rock Orchid	300mm	native	0.7m	1/m2
<i>Dickonsia antarctica</i>	Soft Tree Fern	300mm	native	1.5m+	1/m2
<i>Dichorisandra thyrsiflora</i>	Blue Ginger	300mm	native	1.5	1/m2
<i>Doryanthes excelsa</i>	Giant Spear Lily	300mm	native	2m	1/2m2
<i>Linospadix monostachya</i>	Walking Stick Palm	300mm	local native	2m	1/m2
<i>Helmholtzia glaberrima</i>	Stream Lily	300mm	native	1m	1/m2
<i>Philodendron 'Rojo Congo'</i>	Rojo Congo	300mm	exotic	1.5m	1/2m2
<i>Philodendron 'Xanadu'</i>	Xanadu	300mm	exotic	.06m	1/m2
<i>Platycerium species</i>	Staghorn Ferns	300mm	local native	1m	1/m2
<i>Ptychosperma macarthurii</i>	Macarthur Palm	300mm	local native	3m	1/2m2
<i>Russelia equisetifolia</i>	Firecracker Plant	200mm	exotic	0.35m	3/m2
<i>Syzygium species</i>	Lilly Pilly	300mm	native & exotic	varies	1/m2
<i>Zamia furfuracea</i>	Cardboard Palm	300mm	exotic	1m	1/m2
Groundcovers and vines					
<i>Clivia miniata</i>	Kaffir Lily	200mm	exotic	.45m	3/m2
<i>Curculigo capitulata</i>	Palm Grass	200mm	native	0.6m	3/m2
<i>Dianella caerulea 'Little Jess'</i>	Little Jess	200mm	native cv	0.4m	3/m2
<i>Dichondra 'Silver Falls'</i>	Silver Dichondra	200mm	exotic	0.15m	3/m2
<i>Doodia aspera</i>	Prickly Rasp Fern	200mm	local native	0.35m	3/m2
<i>Epipremnum aureus</i>	Golden Pothos	200mm	exotic	varies	3/m2
<i>Guzmania hybrids</i>	Bromeliads	200mm	exotic	0.5m	3/m2
<i>Hymenocallis speciosa</i>	Spider Lily	200mm	exotic	0.5m	3/m2
<i>Liriope muscari 'Just Right'</i>	Just Right	200mm	exotic	0.5m	3/m2
<i>Lomandra longifolia 'Tanika'</i>	Tanika	200mm	native cv	0.6m	3/m2
<i>Neoreglia species</i>	Bromeliads	200mm	exotic	0.5m	3/m2
<i>Plectranthus neochilus</i>	Lobster Flower	200mm	exotic	0.3m	3/m2
<i>Rhoeo discolor</i>	Moses in the Cradle	200mm	exotic	0.35m	3/m2
<i>Scaevola humilis 'Purple Fusion'</i>	Fan Flower	200mm	native	0.2m	3/m2
<i>Trachelospermum jasminoides</i>	Star Jasmine	200mm	exotic	varies	3/m2
<i>Viola hederacea</i>	Native Violet	200mm	native	0.15m	3/m2

Generally, the intent is to provide a layered planting structure with trees, shrubs and mass-planted groundcovers. Refer to the plans and sections for illustration of the intended planting character.

Refer to plans for a representation of where trees are intended to be planted. Species selection is based on availability. As such, more species have been listed than may be required.



Cyathea cooperi



Cycas revoluta



Alpinia zerumbet



Zamia furfuracea



Syzygium australe



Dicksonia antarctica

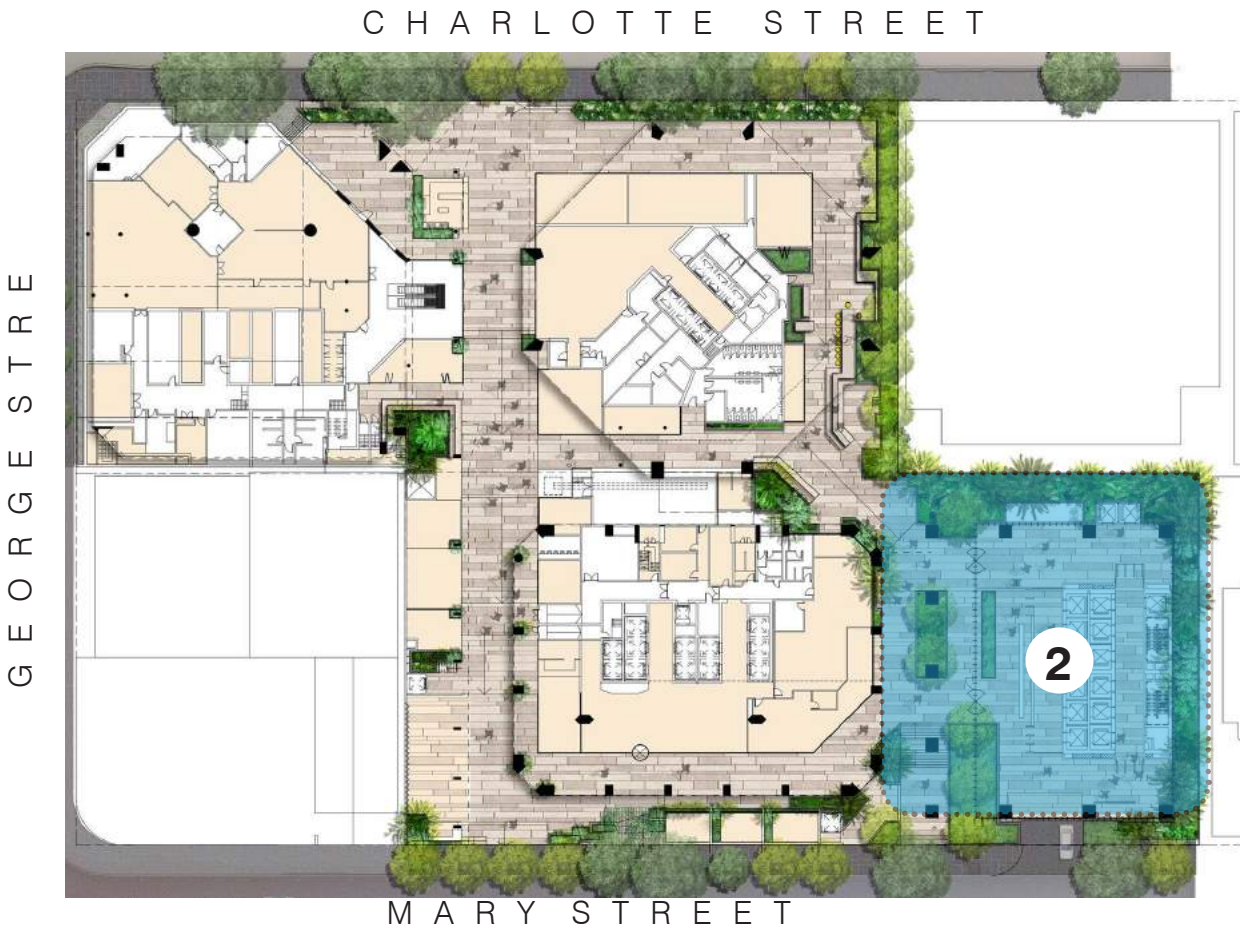


Washingtonia robusta



Dendrobium speciosum

1.18 Plant Palette_62 Mary Street Pods



2

4. 62 Mary Street Pods

Botanical Name	Common Name	Estimated pot size	Native/ Exotic	Mature Height (approx)	Minimum planting density
Trees					
<i>Eleocarpus eumundi</i> (Groupings)	Blueberry Ash	200L	local native	15m	TBA
<i>Ficus lyrata</i>	Fiddle Leaf Fig	200L	exotic	3m	TBA
<i>Syzygium species</i>	Lilly Pillys	200L	native & exotic	varies	TBA
Shrubs					
<i>Alcantarea imperialis</i> 'Rubra'	Giant Bromeliad	300mm	exotic	0.5m	1/m2
<i>Alcantarea vinicolor</i> 'Hawaiian Red'	Bromeliad Hawaiian Red	300mm	exotic	1m	2/m2
<i>Alpinia nutans</i>	Dwarf Cardamon Ginger	300mm	exotic	1m	1/m2
<i>Alpinia zerumbet</i>	Variegated Shell Ginger	300mm	exotic	1.5m	1/m2
<i>Asplenium australasicum</i>	Bird's Nest Fern	300mm	native	1m	1/m2
<i>Blechnum cartilagineum</i>	Soft Water Fern	300mm	native	1m	2/m2
<i>Blechnum gibbum</i> 'Silver Lady'	Silver Lady	300mm	exotic	1m	1/m2
<i>Calathea species</i>	Zebra Plant	300mm	exotic	varies	2/m2
<i>Cordyline stricta</i>	Slender Palm Lily	300mm	native	2m	1/m2
<i>Ctenanthe species</i>	Never Never Plant	300mm	exotic	varies	2/m2
<i>Cyathea cooperi</i>	Lacy Tree Fern	300mm	local native	5m	1/2m2
<i>Cycas revoluta</i>	Sago Palm	300mm	exotic	0.9m	1/2m2
<i>Dichorisandra thyrsiflora</i>	Blue Ginger	300mm	native	1.5	1/m2
<i>Licuala grandis</i>	Ruffled Fan Palm	300mm	exotic	3m	1/2m2
<i>Linospadix monostachya</i>	Walking Stick Palm	300mm	local native	2m	1/m2
<i>Philodendron</i> 'Rojo Congo'	Rojo Congo	300mm	exotic	1.5m	1/2m2
<i>Philodendron</i> 'Xanadu'	Xanadu	300mm	exotic	.06m	1/m2
<i>Pittosporum</i> 'Miss Muffet'	Miss Muffet	300mm	exotic	.7m	1/m2
<i>Platycerium species</i>	Staghorn Ferns	300mm	local native	1m	1/m2
<i>Ptychosperma macarthurii</i>	Macarthur Palm	300mm	local native	3m	1/2m2
<i>Russelia equisetifolia</i>	Firecracker Plant	200mm	exotic	0.35m	3/m2
<i>Syzygium species</i>	Lilly Pilly	300mm	native cv	varies	1/m2
<i>Zamia furfuracea</i>	Cardboard Palm	300mm	exotic	1m	1/m2
Groundcovers and vines					
<i>Clivia miniata</i>	Kaffir Lily	200mm	exotic	.45m	3/m2
<i>Curculigo capitulata</i>	Palm Grass	200mm	native	0.6m	3/m2
<i>Dianella caerulea</i> 'Little Jess'	Little Jess	200mm	native cv	0.4m	3/m2
<i>Dichondra</i> 'Silver Falls'	Silver Dichondra	200mm	exotic	0.15m	3/m2
<i>Doodia aspera</i>	Prickly Rasp Fern	200mm	local native	0.35m	3/m2
<i>Epipremnum aureus</i>	Golden Pothos	200mm	exotic	varies	3/m2
<i>Guzmania hybrids</i>	Bromeliads	200mm	exotic	0.5m	3/m2
<i>Hymenocallis speciosa</i>	Spider Lily	200mm	exotic	0.5m	3/m2
<i>Liriope muscari</i> 'Just Right'	Just Right	200mm	exotic	0.5m	3/m2
<i>Lomandra longifolia</i> 'Tanika'	Tanika	200mm	native cv	0.6m	3/m2
<i>Neoreglia species</i>	Bromeliads	200mm	exotic	0.5m	3/m2
<i>Pandorea pandorana</i>	Wonga Vine	200mm	native	climber	3/m2
<i>Pyrostegia venusta</i>	Orange Trumpet Vine	200mm	exotic	varies	3/m2
<i>Plectranthus neochilus</i>	Lobster Flower	200mm	exotic	0.3m	3/m2
<i>Rhoeo discolor</i>	Moses in the Cradle	200mm	exotic	0.35m	3/m2
<i>Scaevola humilis</i> 'Purple Fusion'	Fan Flower	200mm	native	0.2m	3/m2
<i>Trachelospermum jasminoides</i>	Star Jasmine	200mm	exotic	varies	3/m2
<i>Viola hederacea</i>	Native Violet	200mm	native	0.15m	3/m2

Generally, the intent is to provide a layered planting structure with trees, shrubs and mass-planted groundcovers. Refer to the plans and sections for illustration of the intended planting character. Hydroponic systems may be explored in this area.

Refer to plans for a representation of where trees are intended to be planted. Species selection is based on availability. As such, more species have been listed than may be required.



Cycas revoluta



Syzygium australe



Alpinia zerumbet



Pittosporum 'Miss Muffett'



Calathea zebrina



Dietes robinsoniana



Liriope 'Just Right'



Lomandra 'Tanika'

1.19 Landscape Strategy_Sky Gardens_Levels 23 & 39



LEVEL 23 SKY GARDEN

LEVEL 39 SKY GARDEN



Syzygium australe



Licuala grandis



Hymenosporum flavum 'Gold Nugget'



Blechnum gibbum 'Silver Lady'



Hymenocallis speciosum



Alcantarea imperialis 'Rubra'



Liriope 'Just Right'



Viola hederacea

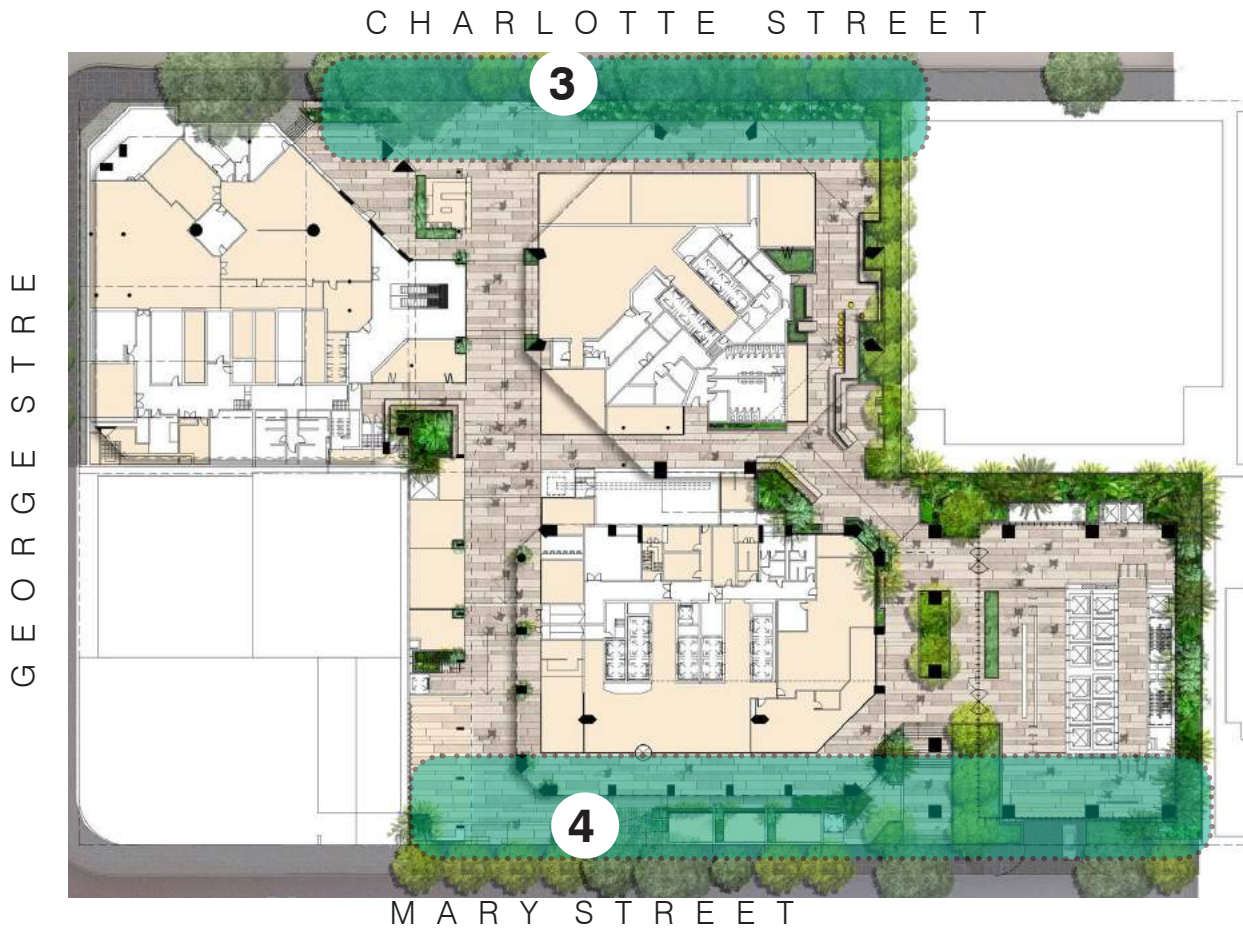
5. Sky Gardens - Levels 23 and 39

Botanical Name	Common Name	Estimated pot size	Native/ Exotic	Mature Height (approx)	Minimum planting density
Trees					
Archontophoenix cunninghamiana	Piccabeen Palm	200L	local native	20m	TBA
Eleoacarpus eumundi	Blueberry Ash	200L	local native	15m	TBA
Livistona australis	Cabbage Tree Palm	200L	local native	20m	TBA
Melicope ellyryana	Pink Euodia	200L	local native	7m	TBA
Syzygium species	Lilly Pillis	200L	native & exotic	varies	TBA
Washingtonia robusta	Mexican Fan Palm	200L	exotic	20m	TBA
Waterhousia floribunda 'Green Avenue'	Weeping Lilly Pilly	200L	native cv	12m	TBA
Shrubs					
Alcantarea imperialis 'Rubra'	Giant Bromeliad	300mm	exotic	0.5m	1/m2
Alcantarea vinicolor 'Hawaiian Red'	Bromeliad Hawaiian Red	300mm	exotic	1m	2/m2
Alpinia nutans	Dwarf Cardamon Ginger	300mm	exotic	1m	1/m2
Alpinia zerumbet	Variegated Shell Ginger	300mm	exotic	1.5m	1/m2
Asplenium australasicum	Bird's Nest Fern	300mm	native	1m	1/m2
Blechnum gibbum 'Silver Lady'	Silver Lady	300mm	exotic	1m	1/m2
Calathea species	Zebra Plant	300mm	exotic	varies	2/m2
Cordyline stricta	Slender Palm Lily	300mm	native	2m	1/m2
Ctenanthe species	Never Never Plant	300mm	exotic	varies	2/m2
Cycas revoluta	Sago Palm	300mm	exotic	0.9m	1/2m2
Dichorisandra thyrsiflora	Blue Ginger	300mm	native	1.5	1/m2
Doryanthes excelsa	Giant Spear Lily	300mm	native	2m	1/2m2
Gardenia psidioides 'Glennie river'	Glennie river Gardenia	300mm	local native	1.5m	1/m2
Lavandula dentata	French Lavender	300mm	exotic	0.7m	1/m2
Licuala grandis	Ruffled Fan Palm	300mm	exotic	3m	1/2m2
Linospadix monostachya	Walking Stick Palm	300mm	local native	2m	1/m2
Helmholtzia glaberrima	Stream Lily	300mm	native	1m	1/m2
Hymenosporum flavum 'Gold Nugget'	Dwarf Native Frangipani	300mm	native	1m	1/m2
Philodendron 'Rojo Congo'	Rojo Congo	300mm	exotic	1.5m	1/2m2
Philodendron 'Xanadu'	Xanadu	300mm	exotic	.06m	1/m2
Pittosporum 'Miss Muffet'	Miss Muffet	300mm	exotic	.7m	1/m2
Platycerium species	Staghorn Ferns	300mm	local native	1m	1/m2
Ptychosperma macarthurii	Macarthur Palm	300mm	local native	3m	1/2m2
Russelia equisetifolia	Firecracker Plant	200mm	exotic	0.35m	3/m2
Syzygium species	Lilly Pilly	300mm	native cv	varies	1/m2
Zamia furfuracea	Cardboard Palm	300mm	exotic	1m	1/m2
Groundcovers and vines					
Carpobrotus 'Aussie Rambler'	Native Pig Face	200mm	native	0.2m	3/m2
Casuarina glauca 'Cousin It'	Prostrate Standard She-Oak	200mm	native	0.2m	3/m2
Clivia miniata	Kaffir Lily	200mm	exotic	.45m	3/m2
Curculigo capitulata	Palm Grass	200mm	native	0.6m	3/m2
Dianella caerulea 'Little Jess'	Little Jess	200mm	native cv	0.4m	3/m2
Dichondra 'Silver Falls'	Silver Dichondra	200mm	exotic	0.15m	3/m2
Doodia aspera	Prickly Rasp Fern	200mm	local native	0.35m	3/m2
Epipremnum aureus	Golden Pothos	200mm	exotic	varies	3/m2
Guzmania hybrids	Bromeliads	200mm	exotic	0.5m	3/m2
Hymenocallis speciosa	Spider Lily	200mm	exotic	0.5m	3/m2
Lampranthus species	Ice Plants	200mm	exotic	0.3m	3/m2
Liriope muscari 'Just Right'	Just Right	200mm	exotic	0.5m	3/m2
Lomandra longifolia 'Tanika'	Tanika	200mm	native cv	0.6m	3/m2
Neoreglia species	Bromeliads	200mm	exotic	0.5m	3/m2
Pandorea pandorana	Wonga Vine	200mm	native	climber	3/m2
Pyrostegia venusta	Orange Trumpet Vine	200mm	exotic	varies	3/m2
Plectranthus neochilus	Lobster Flower	200mm	exotic	0.3m	3/m2
Rhoeo discolor	Moses in the Cradle	200mm	exotic	0.35m	3/m2
Scaevola humilis 'Purple Fusion'	Fan Flower	200mm	native	0.2m	3/m2
Trachelospermum jasminoides	Star Jasmine	200mm	exotic	varies	3/m2
Viola hederacea	Native Violet	200mm	native	0.15m	3/m2

Generally, the intent is to provide a layered planting structure with trees, shrubs and mass-planted groundcovers. Refer to the plans and sections for illustration of the intended planting character.

Refer to plans for a representation of where trees are intended to be planted. Species selection is based on availability. As such, more species have been listed than may be required.

1.20 Plant Palette_Supplementary Street Trees



6. Supplementary Street Trees - Charlotte Street

Botanical Name	Common Name	Estimated pot size	Native/ Exotic	Mature Height (approx)	Minimum planting density
Trees					
<i>Eleocharpus obovatus</i>	Hard Quandong	200L	local native	15m	TBA
<i>Flindersia australis</i>	Crows Ash	200L	local native	18m	TBA

7. Supplementary Street Trees - Mary Street

Botanical Name	Common Name	Estimated pot size	Native/ Exotic	Mature Height (approx)	Minimum planting density
Trees					
<i>Harpullia pendula</i>	Tulipwood	200L	local native	10m	TBA

Generally, the intent is to provide a layered planting structure with trees, shrubs and mass-planted groundcovers. Refer to the plans and sections for illustration of the intended planting character.

Refer to plans for a representation of where trees are intended to be planted. Species selection is based on availability. As such, more species have been listed than may be required.



Eleocharpus obovatus



Flindersia australis



Harpullia pendula

1.21 Material Palette_Ground Plane



Precast Concrete elements



Precast Concrete Seating elements and bespoke tables (concrete or steel)



Preferred colour tones for Precast Concrete elements warm and in keeping with the existing building colour palettes

1.22 Landscape Strategy_General Specification Notes

1.0 GENERAL

Scope of works as shown on drawings. All garden areas to have minimum internal width of 600mm. A durable edge is to be provided between all garden beds and turfed areas or areas of other loose material.

2.0 CULTIVATION

Subsoil is to be cultivated prior to spreading topsoil to a minimum depth of 150mm unless this will adversely affect the roots of established trees.

3.0 TOPSOIL

Standards: To AS 4419 ‘Soils for landscaping and garden use.’

Priority is to be given to using existing site topsoil provided it meets or can be cost-effectively ameliorated to be the Australian Standard. If additional soil is required to meet the minimum depths, the imported topsoil is to meet the Australian Standard. Fit for purpose on podiums.

Minimum depths:

To garden beds - 400mm

To tree holes and pits - 400mm or 1.5 x rootball depth -whichever is greater, over an area of twice the rootball diameter for trees supplied in pots or bags

4.0 MULCH

Standards: To AS4454 ‘Compost, soil conditioners and mulches’.

Mulch Type: Hoop Pine bark - 75 to 100mm deep

5.0 TREES

Minimum sizes: refer to plant schedules.

Trees adjacent to pathways, entries, parking areas and driveways shall be capable of attaining a 1.8m clear trunk height on maturity.

Staking: All trees shall be staked or guyed as appropriate

All trees supplied are to comply with Australian Standard AS2303: 2015 ‘Tree Stock for Landscape Use.’

6.0 SHRUBS AND GROUNDCOVERS

Minimum sizes: refer to plant schedules

Shrubs shall not exceed 1m height along street frontages, pathways and adjacent to open space areas. Landscaping, planting and mounding shall not interfere with visibility along a pathway.

Planting densities and stock sizes are to ensure full coverage of mulched planting areas within 2 years.

7.0 PODIUM PLANTING & STREET TREES

Podium planting and Street Trees in compliance with the following Brisbane Standard Drawings (BSD):

BSD-9010: https://www.brisbane.qld.gov.au/sites/default/files/201406_-_standard_drawings_-_bsd-9010_-_tree_trench_-_type_1_suspended_slab.pdf

BSD-9011: https://www.brisbane.qld.gov.au/sites/default/files/201406_-_standard_drawings_-_bsd-9011_-_tree_trench_-_type_2_suspended_slab.pdf

BSD-9012: https://www.brisbane.qld.gov.au/sites/default/files/201406_-_standard_drawings_-_bsd-9012_-_tree_trench_-_type_3_structural_cells.pdf

8.0 TURFING

All turf areas on site are accessible externally by standard lawn maintenance equipment and receive adequate sunlight.

9.0 PEDESTRIAN PAVEMENTS

All pedestrian pavements shall be stable and usable in all weathers. All pedestrian surfaces shall have a classification of ‘W’ or ‘V’ to AS/NZS 4596 ‘Slip Resistance classification of new pedestrian surface materials’.

10.0 IRRIGATION

All garden beds and planter boxes in common areas shall be irrigated by a reticulated irrigation system. Irrigation controllers shall be located in accessible areas.

Hose cocks shall be provided in each lanscape zone for maintenance.

The irrigation system is to be designed by a suitably qualified person accredited as a certified irrigation designer by the Irrigation Association of Australia, holding a diploma of Irrigation, or with equivalent experience.

11.0 DRAINAGE

All pavements, turf and planted areas shall be adequately drained. All garden beds and planter boxes shall be drained with sub-surface drains connected to stormwater. Wherever possible surface run off shall be directed towards garden beds, turf or other permeable surfaces where water quality is conducive to plant growth. Landscaping uses appropriate materials to maintain the function of an overland flow path.

12.0 LIGHTING

Lighting shall be provided to entries, driveways and pedestrian pathways.

Standards: To AS/NZS 1158 ‘Lighting for Roads and Public Spaces’.

13.0 ESTABLISHMENT AND DEFECTS LIABILITY

An establishment period of 12 weeks from the date of practical completion shall apply to landscape softworks (planting). During the establishment period, the plantings will be watered, weeded, pruned and monitored to ensure the softscape is growing well at the end of the period, with any dead or failing plants to be replaced.

A defects liability period of 12 months from the date of practical completion shall apply to landscape hardworks.