

# 2 Landscape Principles

## TOURIST & HOSPITALITY PRECINCT

The tourist & hospitality precinct includes a centrally located restaurant and feature pool with function centre above. Slightly to the north hotel accommodation is proposed above the marina building to be built in the first stage of the project.

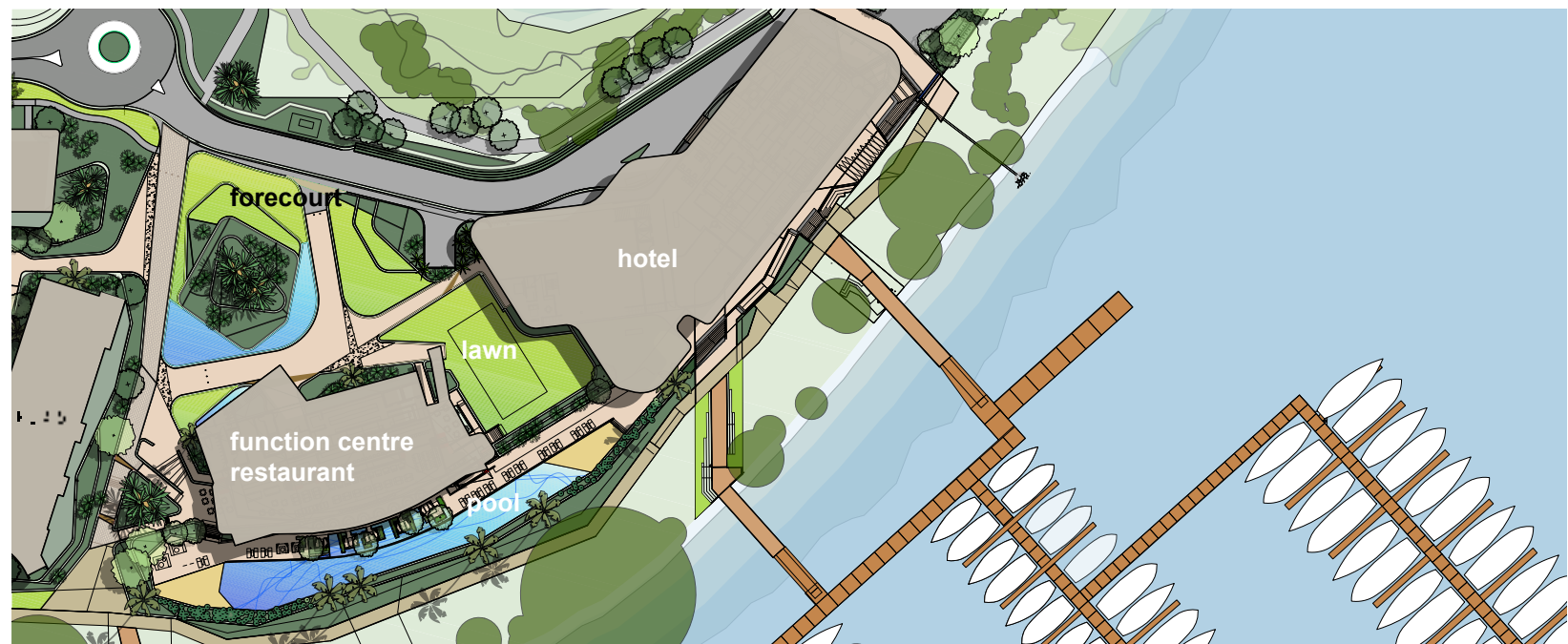
The tourist & hospitality precinct is now located centrally within the site and includes the principal point of access to the site from Trinity Drive. The new function centre, restaurant, cafe has been carefully designed by the architects so only a two building is visible from Trinity Point Drive. This greatly improves the visual amenity and reduced bulk of the development.

Open space area has been provided to either side of the built form and a large forecourt space between Trinity Point Drive and the tourist & hospitality precinct creates a major entry feature landscaped - pedestrian open space. This forecourt shall include feature paving materials and patterns and shall be landscaped using low raised planters with feature turf grass and feature planting selections to enhance this area.

A clearly defined public access corridor has been provided from Trinity Point Drive through the site to the south of the function centre, pool-restaurant area linking to the public foreshore. This public access corridor is a key public access and visual gap linking to the foreshore land, pool and

restaurant cafe area. The access corridor-pathway includes an appropriately graded walkway and steps. To enhance and reinforce the pedestrian use of this area the paving finishes shall be pedestrian style rather than bitumen or monolithic concrete surfaces. The foreshore interface now includes the pool area intended to enhance the restaurant cafe area with raised planters and clumps of planting. The pool creates a softening of the building foreshore interface.

The use of endemic palm species shall be selective as their root balls are suited to limited growing spaces. Species shall include the endemic *Livistona* [Cabbage palm] and *Archontophoenix* [Bangalow palm]. The landscape at this boundary interface now includes areas of bioswale planting to manage water quality prior to leaving site.



**Figure 9.**  
The tourist-hospitality precinct.

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## TOURIST RESIDENTIAL APARTMENTS

The landscape diagram 'Landscape Open Zones' indicates a basic landscape design methodology for the tourist residential apartment areas to the site consisting of an entry feature landscape - forecourt zone, a landscape buffer-separation zone and the more open landscape zone adjoining the foreshore where solar access is provided into the northern living areas of the apartments.

The new approval submission creates larger areas of open landscaped space provided between apartments with a staggered orientation allows views out to the foreshore area where the open space integrates with the foreshore land. The new staggered design by the architects reduces the hard edge interface and better integrates the foreshore land with the site open space whilst allowing improved solar access to the apartments.

To allow the developed areas to integrate with the protected foreshore zone the landscape intent is to use tiered mass planted retaining walls that wrap around the eastern ends of the apartment buildings in a variety of organic forms. This minimises the hard edge interface with the foreshore, allows the creation of flat areas and provides separation of the private outdoor balconies from the public accessed areas.

The dual use tourist - residential apartments to the south will have small areas of landscape between the buildings

carefully fenced off to provide some limited secure garden area for residents. Public access is provided around each of these areas.

The building arrangement allows extensive areas of deep soil zones between the buildings not previously provided. Underground parking has been designed to generally occur under the building footprints in the tourist residential apartment area.

Taller planting can be accommodated in these areas. Other planting areas over the underground parking areas shall be provided with raised planters to maximise stormwater retention, reduce summer heat load and generally landscape the areas.

The formal layout of these planters help create the character of the design and direct pedestrian flows, encourage pedestrian use. Plant types shall be selected to be appropriate to the limited soil conditions where over carpark areas. A stylised palette of plants has been scheduled to match the building style.



**Figure 10.**  
Artists indicative image of tourist apartment landscape spaces.