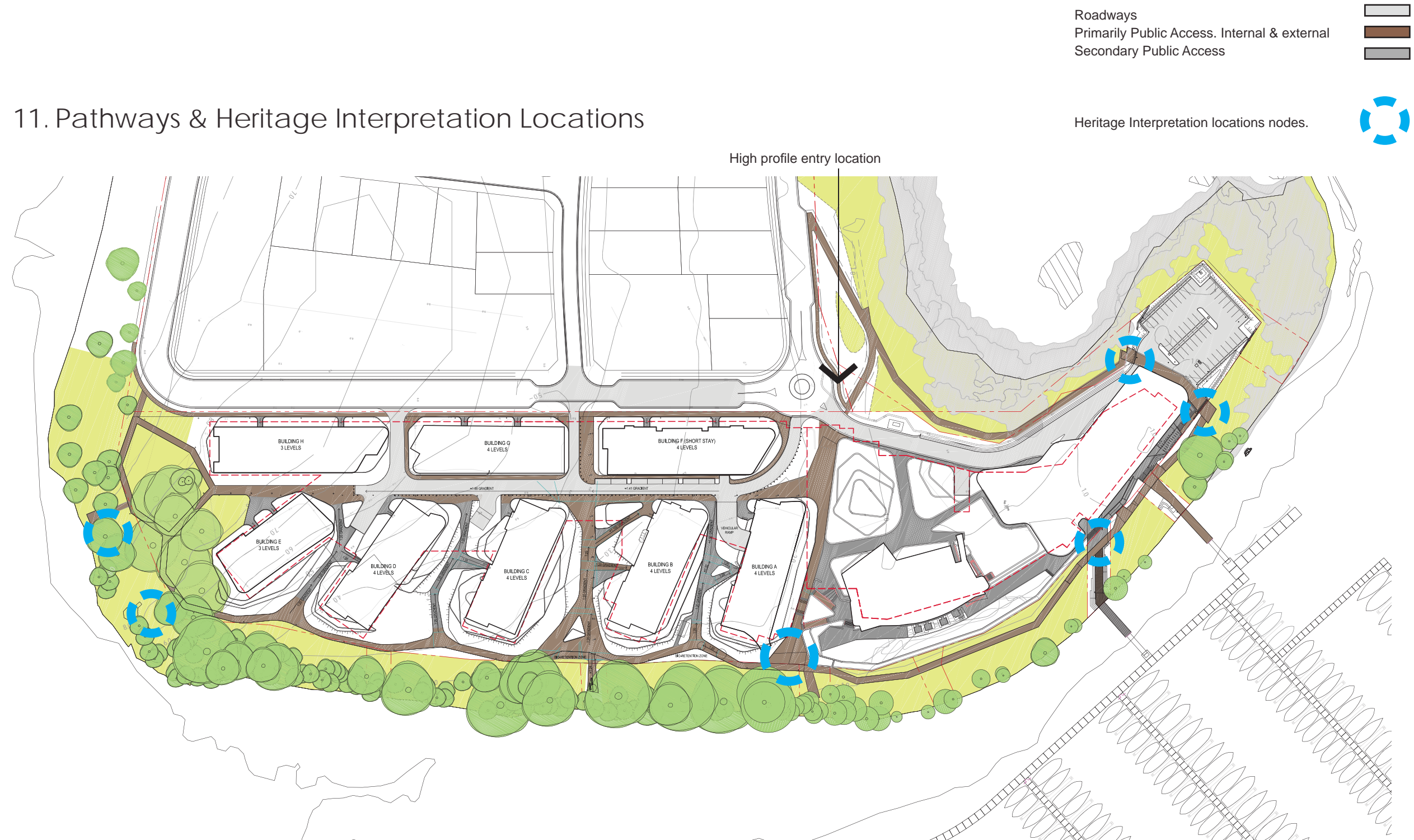


# 2 Landscape Principles

## 11. Pathways & Heritage Interpretation Locations



**Figure 8.**  
Pathways & heritage interpretation.

# 2 Landscape Principles

## 12. SOFT LANDSCAPE DESIGN

The soft landscaping design for the site needs to create a distinctive yet harmonious landscape style whilst addressing a number of design constraints.

The landscape theme consists of two plant palettes. The first planting palette is essentially native plants, typically endemic that would be used for the areas where the site interfaces with the adjoining protected foreshore areas. This will allow the development to blend into the existing landscape and minimise any visual disparity.

The second planting palette is a more stylised theme to create using distinctive 'architectural' plant forms that include natives but have a wider range of plant types. All the plants need to be suited to windy exposed conditions with some salt tolerance.

Due to the underground car parking planting in certain areas of site open space shall be located on the concrete car park roof slab. This will require raised planters to be constructed to enable soil depths to support landscape planting. This type of landscaping can be successful with attention to certain design parameters that will be employed.

Considerations include avoiding medium large sized trees, effective waterproofing and drainage, structural slab loading, sufficient depth of soil, irrigation and maintenance regimes and plant selections that are suited to hot dry

conditions to minimise irrigation requirements. The design proposes to collect roof water in tanks to be used for irrigation.

The design incorporates areas of deep soil, this is discussed further under the tourist and hospitality section below.

### MARINA & HOTEL

The Marina and Hotel are located to the northern site area forming a small peninsular of land surrounded by the remnant endemic vegetation communities. A vegetation management plan has been prepared by an Ecologist to rehabilitate parts of zoned foreshore vegetation as endangered species have been recorded in that area which will be extended as development progresses.

The internal site landscaping for this precinct is primarily intended to enhance the existing vegetation to the site perimeter with some internal site landscape such as around the carpark.

The site is currently cleared of vegetation and only very minor removal of some sapling regrowth is required. Public access across the foreshore land to access the marina berths has been done so that separate public access is not precluded.

The planting species shall be based on the endemic species of the adjoining foreshore land. Shade tree planting shall be provided in the carpark and bioswale areas constructed to manage stormwater quality on site.

To provide a clear public access way around this northern site area it has been decided to propose a separate shared pathway to the west of the site access road as well as the internal pathway.

The separate pathway provides a clear easy access way for the public and visitors to walk around the site without feeling they are on private land. Where existing trees need to be protected or near salt marsh the pathway shall be a raised 'eco-deck style platform'. Additionally a shared public access corridor has been provided between the marina building and the carpark to allow continuation of access to the eastern foreshore without the need to circulate around the carpark or impact on the endangered vegetation.



# 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.

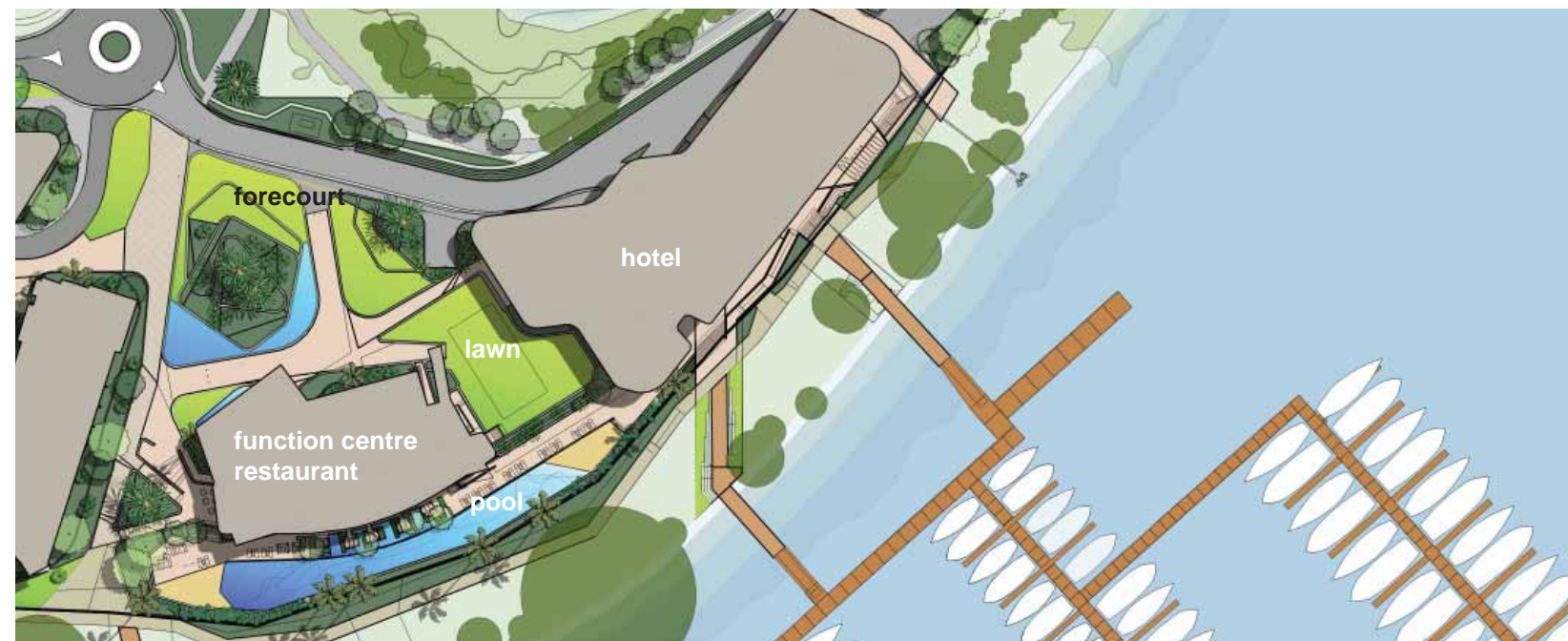
The tourist & hospitality precinct is now located centrally within the site and includes the principal point of access to the site from Trinity Drive. The new function centre, restaurant, cafe has been carefully designed by the architects so only a two building is visible from Trinity Point Drive. This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

# 2 Landscape Principles

## TOURIST RESIDENTIAL APARTMENTS

The landscape diagram 'Landscape Open Zones' indicates a basic landscape design methodology for the tourist residential apartment areas for 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 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.

There is some limitation in the type of plant that can be accommodated in these planter areas due to loading and available depth. In some cases the use of endemic palms is proposed for limited areas to enable some height and where suited to shaded areas.

A stylised palette of plants has been scheduled to match the building style however the interface between Trinity Drive and the foreshore shall be predominantly native to reinforce the local character. The street tree planting along Trinity Drive shall be *Corymbia maculata* to provide height and context.



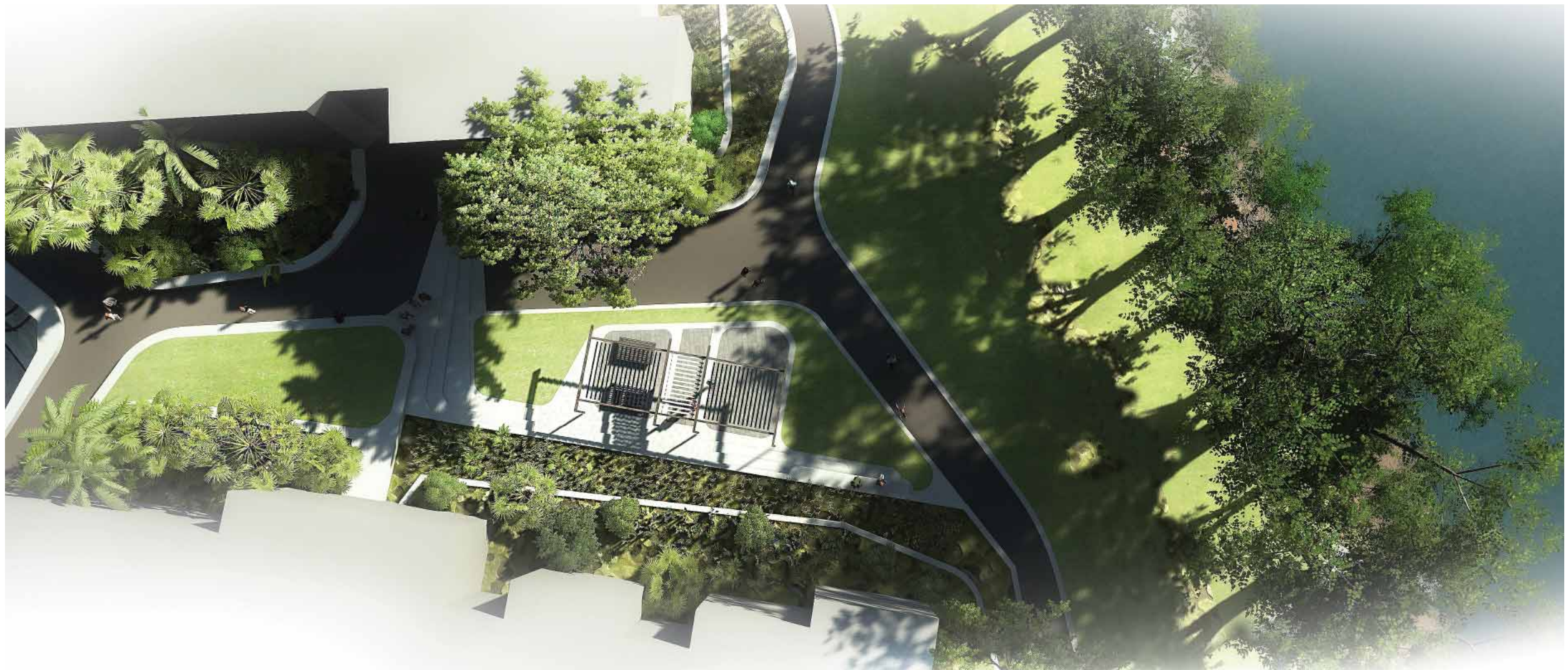
## 2 Landscape Principles



**Figure 10a.**  
Landscape imagery for the internal spaces showing proposed landscape character and extent of softworks and pedestrian zones.



## 2 Landscape Principles



**Figure 10b.**  
Landscape imagery for the internal spaces showing proposed landscape character of public access between accommodation buildings. [indicative].