

APPENDIX I

Landscape Intent prepared by Place Design Group

brazier motti



NORTH SHORE COMMERCIAL STAGE 1

LANDSCAPE DA PACKAGE

PREPARED FOR
OREANA

13/02/2026



North Queensland
South East Queensland
New South Wales



placedesigngroup.com

Report Title:	Landscape DA Package
Document Number:	250141_North Shore Commercial
Prepared for:	Oreana
Authors:	AJ / NP / CG
Revision Number:	C
Revision Issue Date:	13/02/2026
Approved:	HJ
Reason for Revision:	Concept Development

Disclaimer: This report has been prepared in accordance with the scope of services described in the contract or agreement between Place Design Group Pty Ltd Can 082 370 063 and the Client. The report relies upon data, surveys, measurements and results taken at or under the particular times and conditions specified herein. Any findings, conclusions or recommendations only apply to the aforementioned circumstances and no greater reliance should be assumed or drawn by the Client. Furthermore, the report has been prepared solely for use by the Client and Place Design Group accepts no responsibility for its use by other parties.

+ CONTENTS

+ LANDSCAPE PLANS

Concept Plan	001
--------------	-----

+ LANDSCAPE PALETTES

Dining Precinct Palette	101
Carpark & Streetscape Palette	102
Internal Centre Palette	103
Plant Palette - Dining and Internal	104
Plant Palette -Carpark and Streetscape	105

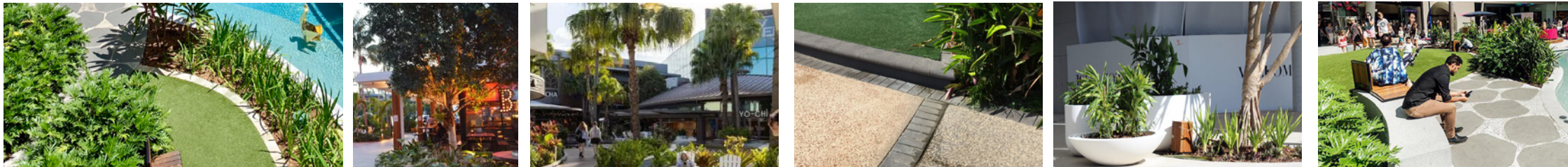
CONCEPT PLAN

- FEATURE TREE TO GARDEN BED
- GARDEN BED WITH SMALL TREES AND LOW LEVEL PLANTS ADJACENT ACTIVITY ZONE TO INCORPORATE KIDS SENSORY PLAY AREA.
- SCREENING SHRUBS ALONG BUILDING WALL
- SHADE TREES & LOW LEVEL PLANTS IN CARPARK
- LOW HEIGHT PLANTS AND GRASSES IN GARDENBED UNDER SHADE SAIL
- SMALL SHADE TREES AND LOW LEVEL PLANTS TO DINING AREA
- FUTURE DEVELOPMENT
- FEATURE PLANTING AND TREES TO GARDEN BEDS AROUND MAIN ENTRANCE
- SMALL TREES AND LOW LEVEL PLANTS TO CENTRAL PEDESTRIAN PATH THROUGH CARPARK
- LOW LEVEL SCREENING PLANTINGS TO LOADING BAY
- SMALL TREES ALONG BUILDING FRONTAGE AND ACCESS DRIVEWAY
- FUTURE DEVELOPMENT
- SMALL TREES & LOW HEIGHT PLANTS IN CARPARK
- COLES CLICK AND COLLECT
- EV CHARGING BAYS
- PYLON SIGN



DINING PRECINCT PALETTE

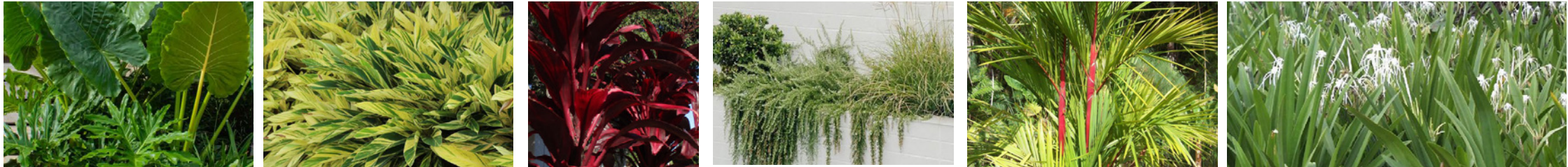
- + CHARACTER**
- Landscape complimentary to Architecture
 - Modern tropical design intent
 - Variety of surface finishes
 - Framed views



- + COMFORT**
- Urban Heat dilution
 - Diversity of gathering and seating options
 - Scale, enclosure and softness
 - Variety of shading types



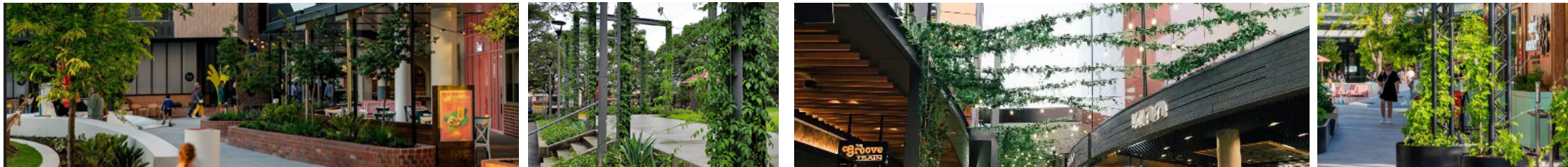
- + PLANTING**
- Local y informed planting design
 - Dry Tropics suitable planting
 - Varying height, colour, texture
 - Feature plants for visual interest



- + PLAY**
- Create a clear theme for interest
 - Equipment suitable for a range of ages
 - Clear designation of play space area
 - Passive barriers for road safety
 - Fully shaded



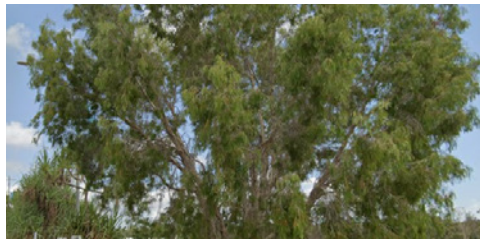
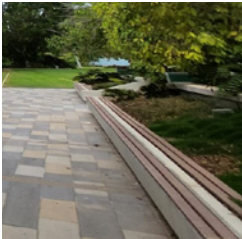
- + VALUE**
- Strategic cost effective design choices
 - Focus on hero elements
 - Vertical features
 - Low maintenance finishes



● CARPARK & STREETSCAPE PALETTE

+ CHARACTER

- Complimentary to existing streetscape
- Landscape complimentary to Architecture
- Integrate complex into the streetscape
- Locally informed design typology
- Variety of surface finishes



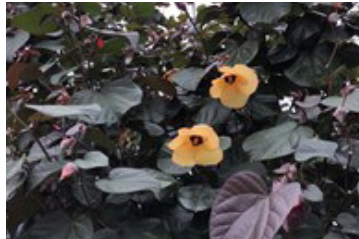
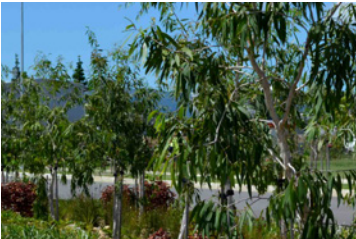
+ COMFORT

- Urban heat reduction with passive shading
- Shading & amenity throughout the site
- Shade trees to carpark where required



+ PLANTING

- Dry Tropics suitable planting
- Large shading feature trees
- Planting to support pollinator habitat
- Screening planting where suitable



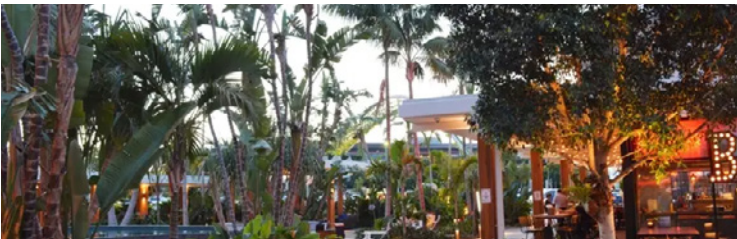
+ WSUD

- WSUD carpark planting catchment areas
- Use of locally suitable species
- Shade trees to support plant establishment
- Suitable plant density to reduce weeds



+ VALUE

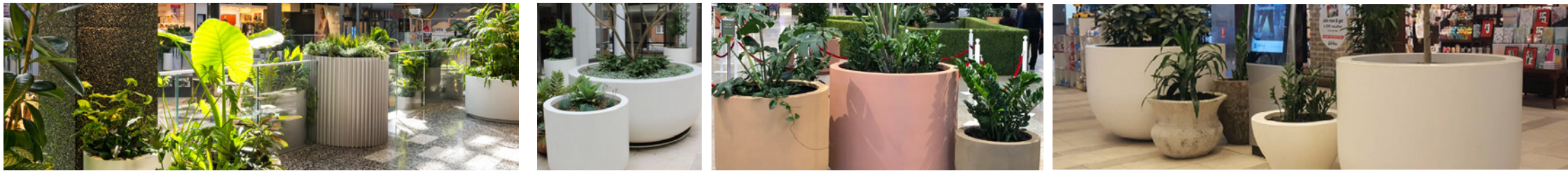
- Strategic cost effective design choices
- Focus on hero elements
- Framing key entry spaces
- Vertical features



● INTERNAL CENTRE PALETTE

+ CHARACTER

- Large & oversized planters
- Seamless integration
- Planting as a feature element



+ COMFORT

- Integrated seating options
- Diversity of gathering and seating options
- Scale, enclosure and softness



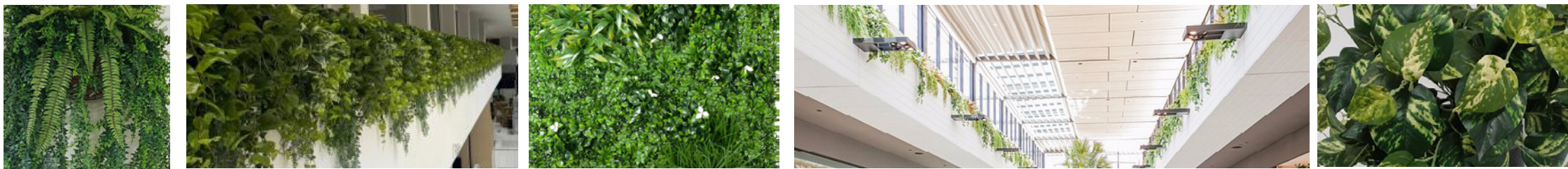
+ PLANTING

- Indoor suitable plant species
- Create visual interest
- Varying height, colour, texture
- Larger feature trees



+ ARTIFICIAL PLANTING

- To achieve a 'green' design aesthetic
- Vertical design feature
- Low maintenance
- Complimentary to live plant selection



● PLANTING PALETTE

DINING



ALCANTAREA
imperialis



ALOCASIA
Macrorrhiza



ALPINIA
caerulea



ALPINIA
purpurata



ALPINEA
zerumbet



ASPLENIUM
nidus



CARPOBROTUS
Glauca



CASUARINA
Cousin It



CORDYLINE
Red Wings



CYRTOSTACHYS
renda



DRACAENA
spp.



LOMANDRA
hystrix



PHYLLANTHUS
multiflorus



STRELITZIA
reginae



TRACHELOSPERMUM
jasminoides



ZOYSIA
Tenuifolia

INTERNAL



ALCANTAREA
imperialis



ALPINIA
caerulea



ALPINEA
zerumbet



ASPLENIUM
nidus



CORDYLINE
Red Wings



CYRTOSTACHYS
renda



TRACHELOSPERMUM
jasminoides



ZOYSIA
Tenuifolia

●

PLANTING PALETTE - CARPARK & STREETScape

TREES



BARRINGTONIA
calyptrata



BUCKINGHAMIA
celissima



CALLISTEMON
'Dawson River'



CUPANIOPSIS
anacardioides



MANILTOA
lenticellata



MELALEUCA
viminalis



MIMUSPOS
elengi



TRISTANIOPSIS
laurina

UNDERSTOREY



CALLISTEMON
'Captian Cook'



CALLISTEMON
'Rocky Rambler'



CAREX
appressa



CARPOBROTUS
glauscens



CASUARINA
'Cousin It'



DIANELLA
caerulea



DIANELLA
'Silver Streak'



DIETES
bicolor



GARDENIA
'Glennie River'



GARDENIA
radicans



HYMENOCALLIS
speciosa



LOMANDRA
hystrix



CALLISTEMON
'Claret Tops'



SYZYGIIUM
'Resilience'



RHAPHIOLEPSIS
'Apple Blossom'