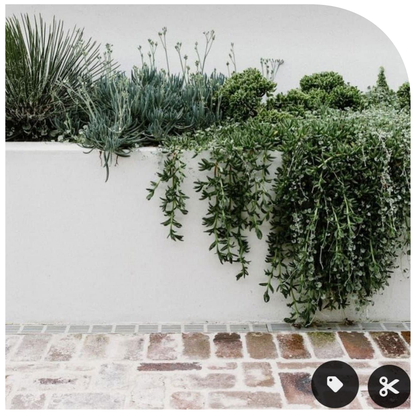
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We acknowledge the traditional owners of the land on which this project takes place, the Giabal, Jarowair, and Jagera people, and pay our respect to elders past, present and emerging

LANDSCAPE SCHEMATIC DESIGN

FALVEYS GOWRIE HOTEL | 208 Bridge Street, Toowoomba QLD

DUNN MORAN LANDSCAPE ARCHITECTS

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LEGEND

- Property Boundary
- 01 Existing Gowrie Hotel
- 02 Proposed Building Extension
- 03 Existing Bottleshop to be Refurbished
- 04 New Outdoor Dining Area
- 05 New Designated Outdoor Smoking Area/Deck
- 06 Existing Street Tree to be Retained and Protected
- 07 Four New *Acer buergerianum* Street Trees along Edmund Street
- 08 New 1.5m width Footpath along Edmund Street
- 09 New Carpark
- 10 New Crossover
- 11 Existing Crossover to be Retained
- 12 Existing Footpath to be Retained
- 13 New Buffer Planting
- 14 Bin Store

LANDSCAPE PLAN

FALVEYS GOWRIE HOTEL | 208 Bridge Street, Toowoomba QLD

0 2 4 6 8 10

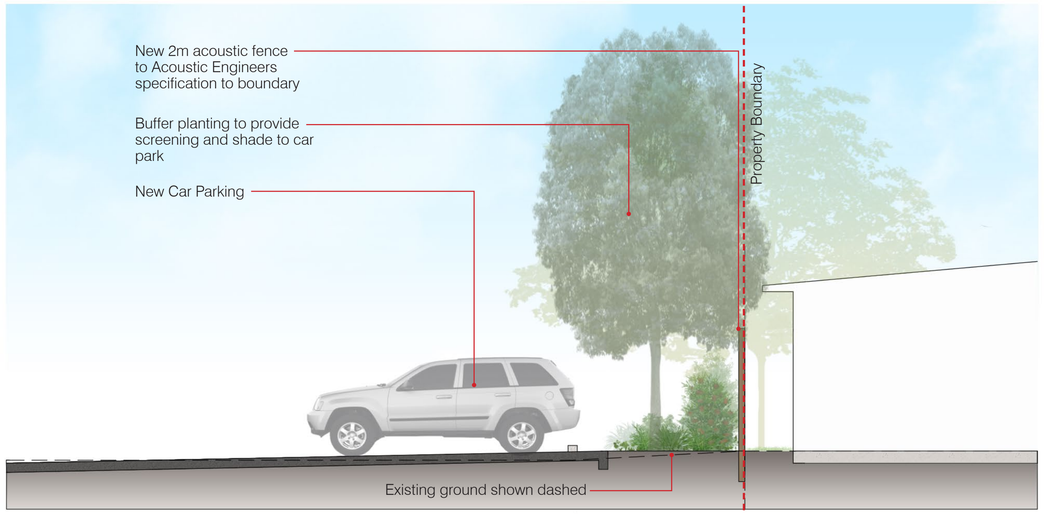
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2611100 SD-02

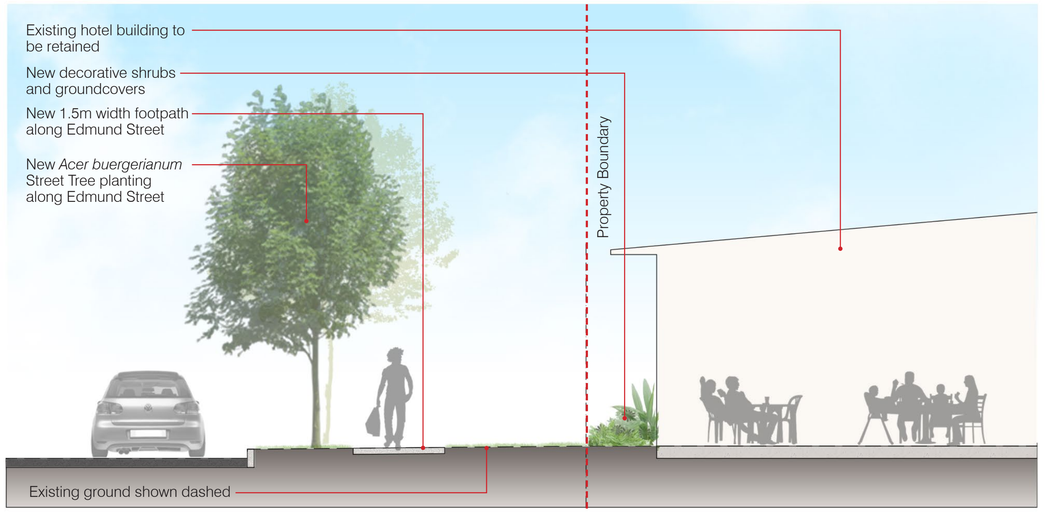
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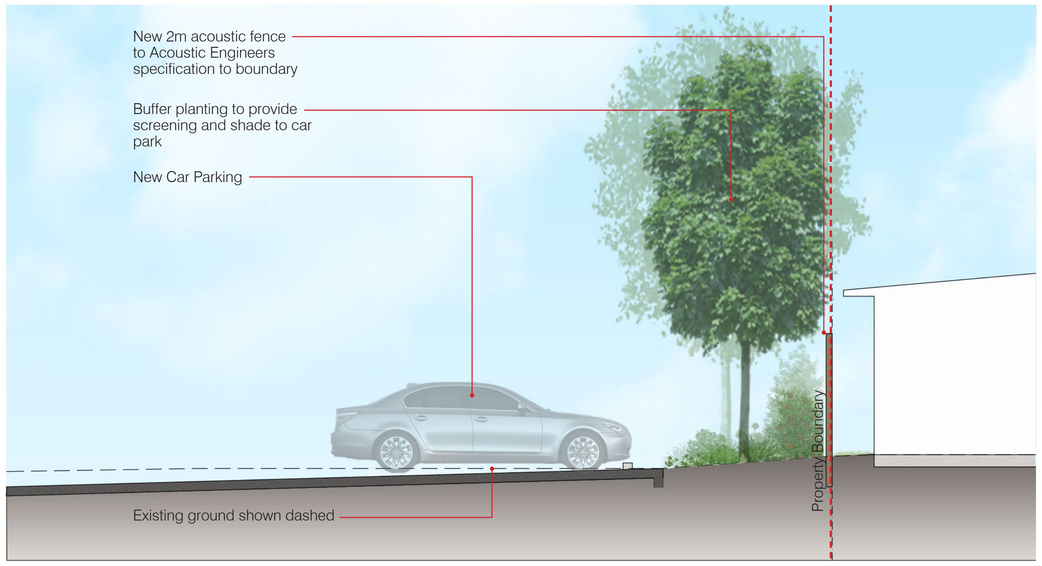
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SECTION A-A
1:50 @ A1; 1:100 @ A3



SECTION B-B
1:50 @ A1; 1:100 @ A3



SECTION C-C
1:50 @ A1; 1:100 @ A3

LANDSCAPE SECTIONS

FALVEYS GOWRIE HOTEL | 208 Bridge Street, Toowoomba QLD

0 0.5 1.0 1.5 2.0 2.5
SCALE : 1:50 @ A1; 1:100 @ A3

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ACER beurgerianum



CUPANIOPSIS anacardioides



FLINDERSIA australis



ELAEOCARPUS eumundii



XANTHOSTEMON chrysanthus

TREES

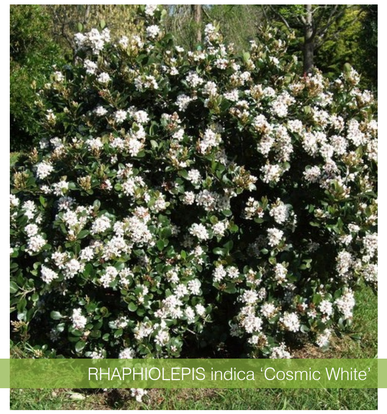
SPECIES	COMMON NAME
BRACHYCHITON populneus	Kurrajong
BUCKINGHAMIA celsissima	Ivory Curl Tree
ELAEOCARPUS reticulatus	Blueberry Ash
ELAEOCARPUS eumundii	Smooth Quandong
XANTHOSTEMON chrysanthus	Golden Penda



PITTOSPORUM 'Miss Muffet'



RADERMACHERA 'Summer Scent'



RHAPHIOLEPIS indica 'Cosmic White'



SYZYGIUM australe 'Elite'



WESTRINGIA fruticosa

SHRUBS

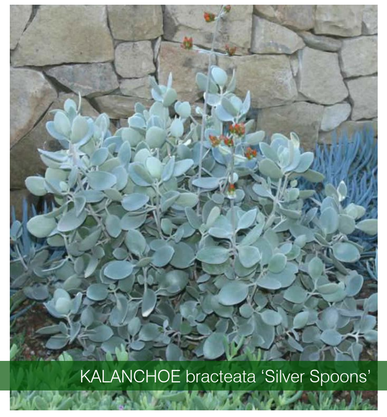
SPECIES	COMMON NAME
GREVILLEA juniperina	Grevillia
HYMENOCALLIS littoralis	Spider Lily
MYOPORUM ELLIPTICUM	Coastal Myoporum
RADERMACHERA 'Summerscent'	Summerscent
RHAPHIOLEPIS 'Snow Maiden'	Indian Hawthorn
Syzygium 'Resilience'	Lilly Pilly
SYZYGIUM australe 'SAN01'	Narrow Lilly Pilly



CRASSULA argentea



DICHONDRA ARGENTEA 'SILVER FALLS'



KALANCHOE bracteata 'Silver Spoons'



PANDOREA jasminoides



ROSMARINUS officinalis

GROUNDCOVER

SPECIES	COMMON NAME
DICHONDRA argentea 'Silver Falls'	
FICUS pumila	Climbing Fig
LIRIOPE 'Evergreen Giant'	Liriope
LOMANDRA hystrix	Mat Rush
PANDOREA jasminoides	Southern Belle
ROSMARINUS officinalis 'Tuscan Blue'	
VIOLA banksii	Native Violet

INDICATIVE PLANT PALETTE

FALVEYS GOWRIE HOTEL | 208 Bridge Street, Toowoomba QLD

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Table 9.4.4:1 Landscaping code —– Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Solution Response
PO1 Landscape design is developed by a suitably qualified landscape professional and demonstrates an integrated approach to planning/development issues and documents both hard and soft works proposed for the development.	AO1.1 Landscape documentation is prepared by the landscape professional identified in Table 9.4.4:2.	AO1.1 – Complies
PO2 Landscape construction is undertaken by a suitably qualified landscape professional.	AO2.1 Landscape construction is carried out by a member of the Queensland Association of Landscape Industries.	AO2.1 – Complies – to be included in future phases of project
PO3 Landscape design reflects the local context and incorporates cohesive and desirable aspects of the prevailing landscape character. (Desirable aspects are those considered necessary to maintain and enhance the character, setting and/or ambience, and ecological values of the location.)	AO3.1 Where a street or locality has an identifiable character derived from existing vegetation, similar or identical plant species are used.	AO3.1 – Complies
	AO3.2 Existing desirable landscape elements and treatments are incorporated into landscaping to integrate the development into the existing character of the area.	AO3.2 – Complies
	AO3.3 Existing site trees are integrated into the development.	AO3.3 – Complies – existing street tree has been retained
	AO3.4 Species selection is reflective of cool temperate species.	AO3.4 – Complies - A variety of species have been proposed, including drought hardy, low maintenance species.
PO4 Where the development involves the creation of a new road street tree planting is undertaken having consideration of: a) the hierarchy and function of the street; b) selection of appropriate species; c) avoidance of conflict between the street tree and utilities and services within the road reserve; d) soil conditions; e) existing street trees; f) solar access; and g) driveway access.	AO4.1 Street planting is carried out in accordance with the requirements of SC6.2 PSP No. 2 Engineering Services Infrastructure Roads and Drainage.	AO4.1 – Complies
	AO4.2 Species and materials are used that minimise the use of potable water	AO4.2 – Complies
	AO4.3 Street tree planting is in accordance with PSP No.8 – Street Trees.	AO4.3 – Complies – existing street tree has been retained and protected on Bridge Street and there are proposed new street trees along Edmund Street

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PO5 Fencing design and acoustic barriers: a) are compatible with the existing streetscape and proposed development type; and b) provide visual interest and address the street.	AO5.1 Front fences longer than 15m and greater than 1,400mm in height are visually fragmented with recesses at least 1.2m deep and 1.2m wide at 15m intervals, planted with at least one tree and groundcovers.	AO5.1 – not applicable
	AO5.2 Front fences longer than 15m and greater than 1,400mm in height are visually fragmented with recesses at least 1.2m deep and 1.2m wide at 15m intervals, planted with at least one tree and groundcovers.	AO5.2 – not applicable
	AO5.3 Where acoustic fencing is required by the planning scheme it is designed by an acoustic engineer and incorporates a minimum 3m vegetated buffer on either side of the fence with vegetation having a mature height equal to or above the height of the acoustic fencing	AO5.3 – not applicable
PO6 Location, design and provision of planting in carparks and internal roadways achieve a high degree of shade, amenity and safety.	AO6.1 Landscaping visually fragments and shades carparking areas with regular tree planting in individual planting bays evenly distributed throughout the car parking area at the rate of one planting bay per eight (8) carparking spaces	AO6.1 – Complies
	AO6.2 Individual planting bays have a minimum dimension of 1,500 x 1,500mm with permeable surface treatments and are flush with the finished surface levels of the car park	AO6.2 – Complies
	AO6.3 No raised kerbing is provided around planting bays. Wheelstops or bollards are used to delineate planting bays where necessary and finished carpark surface levels fall toward planting areas.	AO6.3 – Complies
	AO6.4 Planting bays incorporate ground covers less than 1,000mm height that allow unobstructed surveillance.	AO6.4 – Complies
PO7 Location and habit of tree planting must not interfere with the function and accessibility of any adjacent utility services.	AO7.1 Species mature height and siting must not interfere with or compromise overhead and underground utility assets including stormwater inlet pits.	AO7.1 - Complies
	AO7.2 Tree planting must be a minimum of 2m from any mains water easements and offset 4m from any sewer main or inspection chamber.	AO7.2 - Complies

LANDSCAPE CODE ASSESSMENT

FALVEYS GOWRIE HOTEL | 208 Bridge Street, Toowoomba QLD

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PO8 Maintenance access points must be considered and accommodated for in the site planning and design process.	AO8.1 by appropriate maintenance or utility vehicles must be demonstrated with ground surface treatments that are stable and usable in all weather.	AO8.1 – Complies
	AO8.2 Functional maintenance vehicle circulation and access gates to be provided.	AO8.2 – Complies
PO9 On-site stormwater harvesting is to be maximised for irrigating landscaping in development with reuse measures and amelioration of stormwater impacts provided.	AO9.1 Landscape design takes advantage of the flow of water along overland flow paths.	AO9.1 – Complies
	AO9.2 Landscaping is used to help maximise opportunities for on-site stormwater infiltration by: a) minimising impervious surfaces and incorporating semi-permeable paving products; b) falling hard surfaces towards pervious surfaces such as turf or mulched areas; c) maximise opportunities for turf and planting areas; d) align planting areas parallel to contours to slow the flow of surface water; and e) ensure planting palette comprises canopy tree species.	AO9.2 - Complies
	AO9.3 Provision for drainage is incorporated through treatments such as subsurface drains, swales, ponds and infiltration cells.	AO9.3 – Complies
	AO9.4 Sediment and erosion control measures are provided.	AO9.4 – Complies
	AO9.5 Planter boxes on podiums and building forecourts are plumbed to stormwater.	AO9.5 - Complies – planting details to be included in future phases of project
PO10 Landscape design is integrated with any existing urban design theme within the surrounding area and coordinates paving, planting, street furniture, lighting, signage and other elements to reflect that theme and assist in the creation of a sense of place.	No acceptable outcome is nominated.	PO10 – Complies

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PO11 Design of pedestrian paths and places reinforces the desired character of the area and/or place and includes features to enhance their use that are of universal design to ensure non-discriminatory access and use.	AO11.1 Design complies with AS1428 parts 1, 2, 3, and 4 – Design for Access and Mobility	AO11.1 – Complies
PO12 Risks to personal safety and the potential for crime, vandalism and fear are reduced through landscape design that has been informed by Crime Prevention Through Environmental Design (CPTED) principles in relation to: a) Surveillance. b) Access control. c) Territorial reinforcement. d) Space management.	AO12.1 The attractiveness of crime targets is minimised by providing opportunities for effective surveillance through: clear sight lines from private to public space, reducing concealment or entrapment opportunities, public facilities (toilets, shelters etc) located to promote use, dual access points, avoiding blind corners, and lighting where appropriate.	AO12.1 – Complies
	AO12.2 Barriers are used to attract, channel or restrict the movement of people by: clear spatial definition and legibility, optimising opportunity for public interaction, visually permeable screens and fencing, appropriate use of mechanical measures that correspond to actual risk.	AO12.2 – Complies
	AO12.3 Reinforcing definition of territory and ownership of private, semi-public and public spaces through: clear design cues for use and activities, transitions and boundaries between public and private, design that encourages public interaction and ownership, legible universal signage.	AO12.3 – Complies

LANDSCAPE CODE ASSESSMENT

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