

19 December



Daniel Quinn  
Ausbuild Developments  
PO Box 1425  
BEENLEIGH QLD 4207

Dear Daniel

**Re: 177 Central Street, Labrador Information Request**

Please find enclosed revised Landscape Intent Plan for 177 Central Street, Labrador Issue C.

As requested the drawings have been updated to reflect the latest changes to site layout and building design. This enables lodgment of the revised package to GCCC prior to Christmas. As advised we will charge our time for these changes at our nominated hourly rates.

Should you have any queries, please do not hesitate to contact this office.

Yours sincerely

A handwritten signature in black ink, appearing to read 'S. Bloomfield', written in a cursive style.

Sarah Bloomfield  
Landscape Architect

cc. Tamara Wiseman, Dredge & Bell  
Adam Garton, MPS Architects

# STATEMENT OF LANDSCAPE INTENT

This Statement of Landscape Intent includes the following drawings:

- 063601-03 Landscape Intent: Context and Summary
- 063601-04 Landscape Intent: Plan
- 063601-05 Landscape Intent: Sections
- 063601-06 Landscape Intent: Details
- 063601-07 Landscape Intent: Planting
- 063601-08 Landscape Intent: Plant Schedule and Images



## COMPLIANCE WITH PERFORMANCE CRITERIA OF GCCC SPECIFIC DEVELOPMENT CODE CHAPTER 21 LANDSCAPE WORK

Client Ausbuild Developments  
111 Lahrs Road ORMEAU QLD 4207  
RPD Lot 140 on RP 7396

### LOCAL LANDSCAPE CHARACTER

PC1: Landscape Work must minimise impact on the environmental values and contribute to the visual amenity and character of the site and local neighbourhood

In accordance with AS1, new plantings will avoid those species identified as prohibited or restricted for use by Gold Coast City Council. The only exception to this is *Lomandra longifolia*, the use of which will be restricted within and around children's play areas and small intimate spaces including private courtyards, in accordance with GCCC policy.

### LANDSCAPE CHARACTER

PC2: Landscape Work must contribute to the achievement of high quality landscape character, City Image and townscape for the Gold Coast. With reference to AS2.5, the site lies within the Southport Character Area, within the residential areas that surround the waterfront-oriented core of the local area. The residential area surrounding this site consists of built forms of various ages and styles, with a mix of townhouse and villa-style residential developments and traditional free standing homes. The area is remote from the area's waterfront-oriented core in Southport, with no apparent visual or physical associations present. The proposed landscape works is consistent with Planning Scheme Policy 12 as follows:

- Existing cultural vegetation on the site is in the form of one hoop pine (*Araucaria cunninghamii*) which will be retained if possible, however due to its proximity to the neighbouring residences (ie within 1m) it may require removal. The landscape proposal incorporates new hoop pine plantings across the site frontage, to provide a sense of scale, contribute positively to a greener streetscape and reinforce landscape character of the street and the development.
- Gardens are provided in the front setback area to contribute to the overall streetscape character. Street tree plantings are also proposed for this purpose.
- The site is not located along Scarborough, Nerang or Short Streets, is not located on a ridgetop crest or upper slope of a foothill, nor does it include or sit adjacent to a creek and/or river system.

With reference to AS2.9, while the site does not lie within the Suburban Estates Character Area, it does share a lot of similarities with it, and appears to have greater associations with this character area than with Southport. In light of this strong association, the proposed landscape works also include the following:

- A primary planting framework of native species, many of which occur locally
- Retention of existing vegetation as far as practical
- Enhancement of visual and physical linkages to open space areas, specifically through to the streetscape and to the small linkage park created by, and to the rear of this development
- Some small scale buffering to the communal spaces is recommended, which can be achieved within narrow 1500mm - 2000mm wide garden areas against the boundary fence, and will incorporate native species as the primary planting framework
- Street tree plantings to provide shade and amenity to the street
- The site does not include any drainage reserves in open space areas, nor does it require any buffering to non-compatible land uses

### LANDSCAPE DESIGN

PC3: The Landscape Work, including that within streetscapes, public open space and private property, must complement new and existing development through the provisions of Landscape Work that: responds to opportunities and constraints of the existing site characteristics; reinforces and enhances identified local character; is best suited to the use and function of the site and environmental/climatic conditions; and has regard for ongoing maintenance

Referring specifically to AS3.1, the Landscape Work will retain existing vegetation as far as practical, bearing in mind that most of the existing vegetation is located very close to adjacent properties and that some may require removal as a result. The site's natural fall to the street has been retained.

In accordance with AS3.2, the Landscape Work reinforces local landscape character as described in the preceding sections.

As suggested in AS3.3, the Landscape Work within the open space areas provides a well shaded, functional environment with passive recreation spaces available for use by both users and visitors to the site. Plant species will be selected accordingly.

The communal area provides a range of recreational opportunities for residents and their visitors. The arrangement of the various recreational spaces and the selection of plant material within and around them will be designed and maintained to promote passive surveillance, enhance sightlines from private to public spaces and reduce concealment opportunities within the landscape, as required by AS3.4. This concept will be reinforced and expounded in the detailed landscape design phase.

Acceptable solutions AS3.5, 3.6, 3.7 and 3.8 will also be incorporated into the landscape work during the detailed landscape design process, with plants grouped according to their water requirements, a general preference for plants that perform well with low water and maintenance requirements while generally providing sufficient ground coverage to discourage soil erosion.

PC4: Landscape Work in public open space (or that open space to be dedicated as part of an open space contribution) must provide for effective management of the landscape of the site during construction, at on and off maintenance and for future ongoing maintenance regimes.

The proposed public open space component is located to the rear of the development. It is a narrow strip of land approximately 16m wide intended to connect two existing linkage parks and replace an existing awkward and potentially dangerous connection. Existing vegetation within this proposed park area will be protected and retained, and the ground will be generally trimmed to fill holes and generally smooth out the ground plane before re-surfacing with grass. Further details will be provided as part of the detailed design and documentation phase. The on-ground work will be undertaken in conjunction with the development of the balance of the site.

S.P.L.A.T.

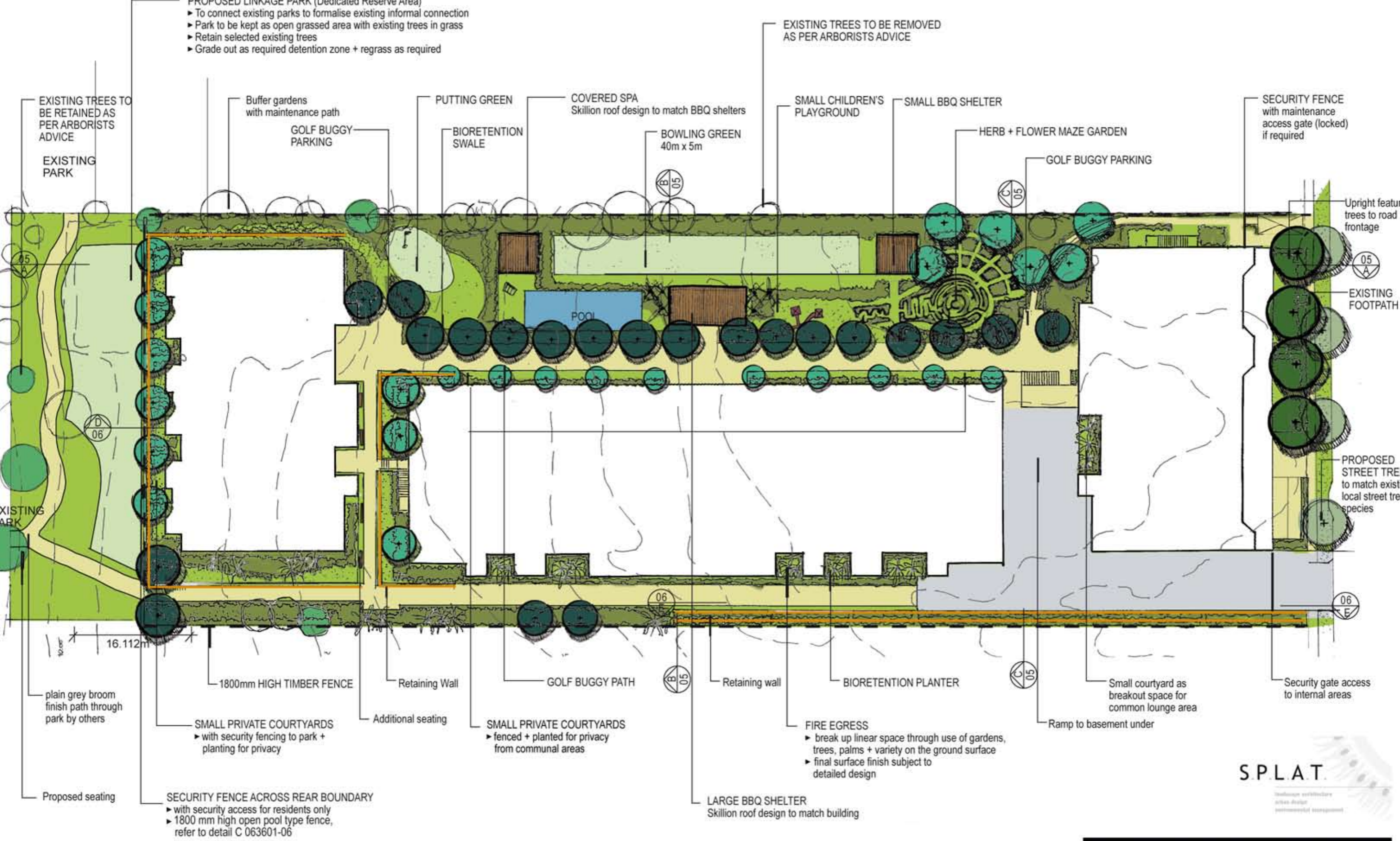
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12/33 Tallebudgera Creek Road WEST BURLEIGH Q 4219

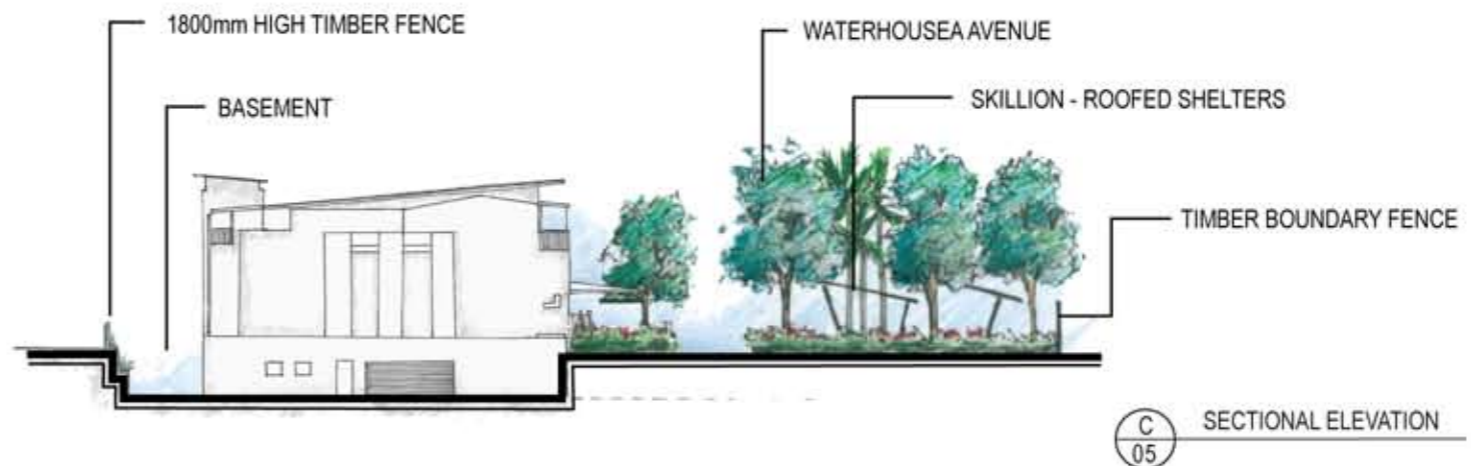
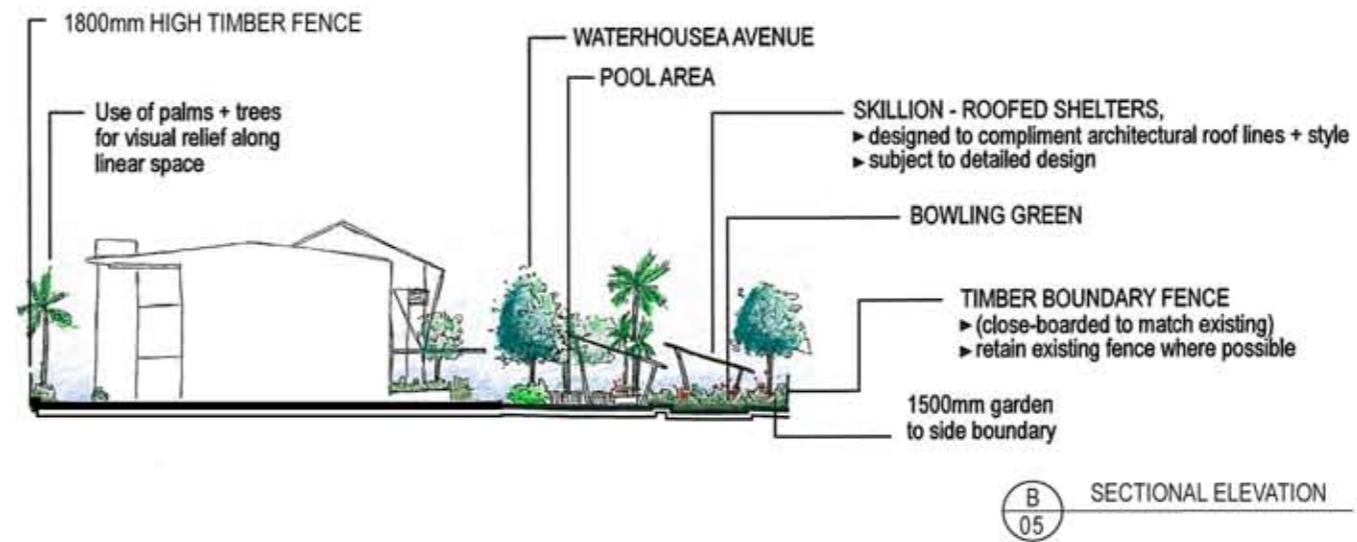
**PROPOSED LINKAGE PARK (Dedicated Reserve Area)**

- ▶ To connect existing parks to formalise existing informal connection
- ▶ Park to be kept as open grassed area with existing trees in grass
- ▶ Retain selected existing trees
- ▶ Grade out as required detention zone + regrass as required

EXISTING TREES TO BE REMOVED AS PER ARBORISTS ADVICE



**Retirement Living Units**  
177 Central Street, Labrador



S.P.L.A.T.

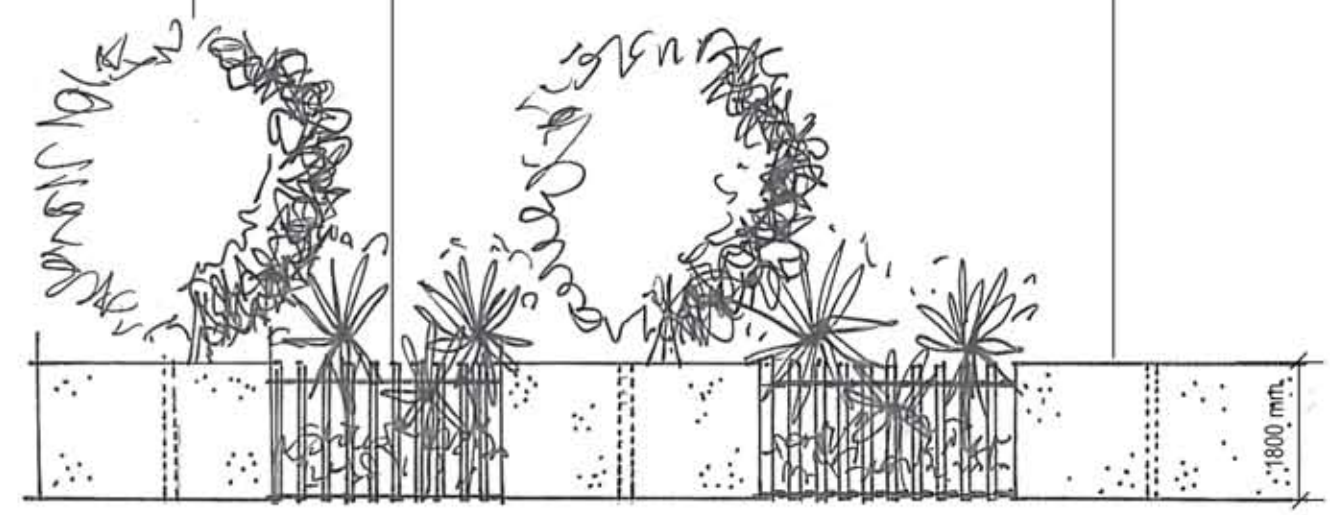
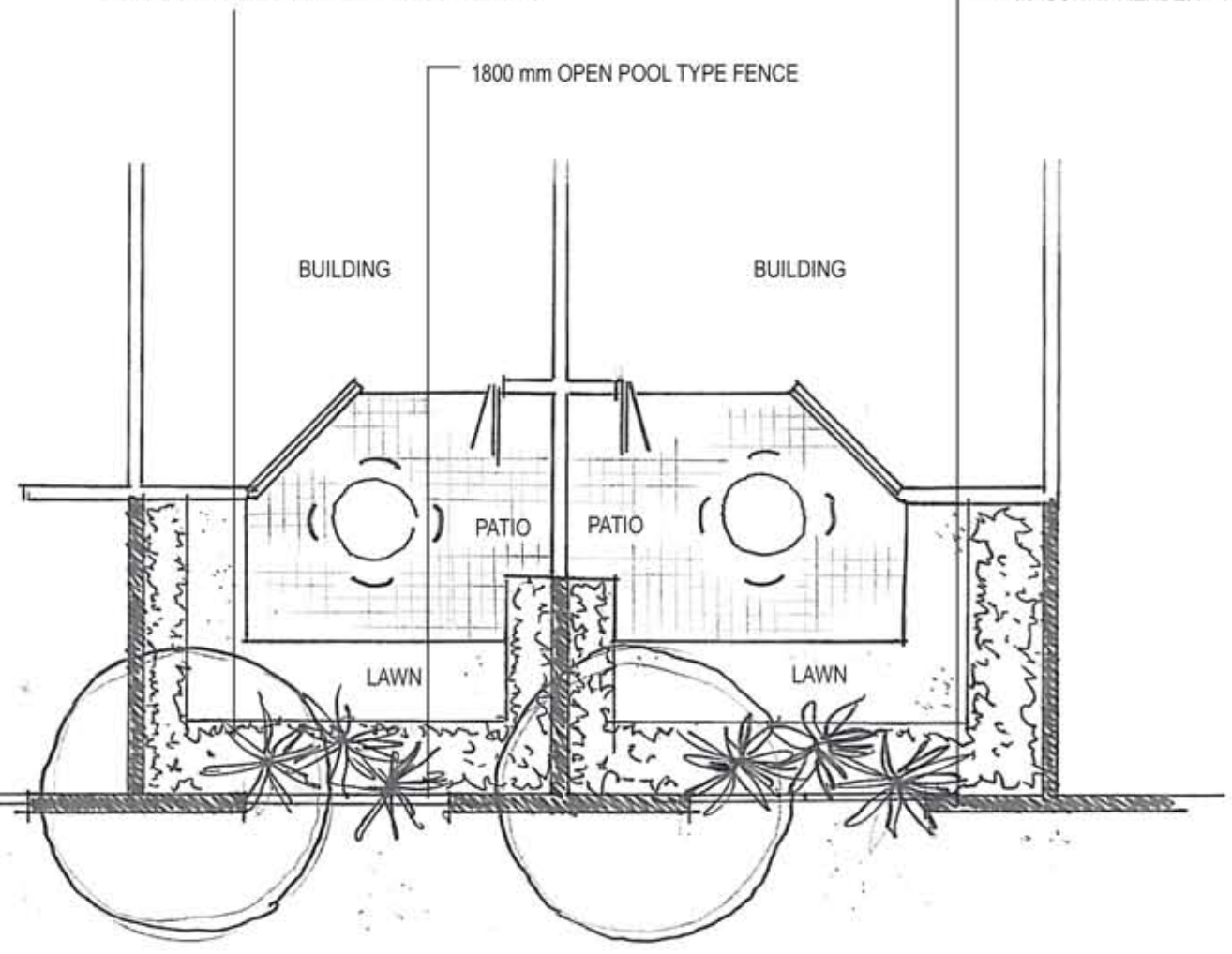
BUFFER PLANTING TO PRIVATE COURTYARDS

MASONRY RENDER + PAINT

BUFFER PLANTING TO PRIVATE COURTYARDS

1800 mm OPEN POOL TYPE FENCE

MASONRY RENDER + PAINT



D PLAN - PRIVATE COURTYARD FENCE DETAIL  
SCALE: 1:100 @ A3

D ELEVATION - PRIVATE COURTYARD FENCE DETAIL  
SCALE: 1:100 @ A3

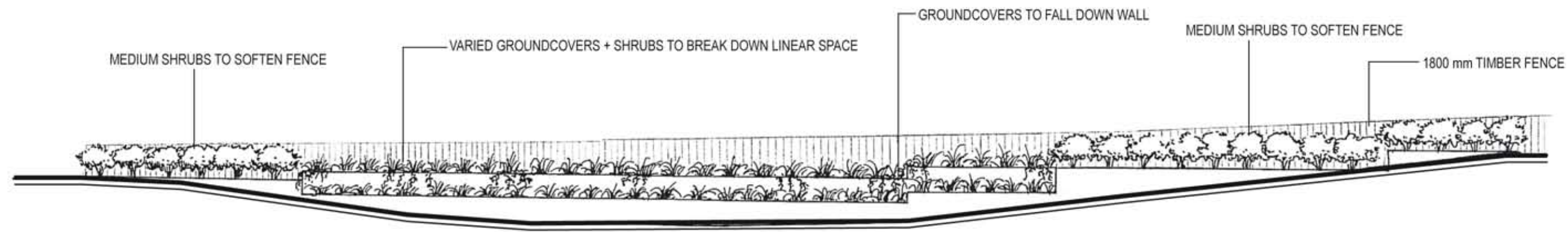
MEDIUM SHRUBS TO SOFTEN FENCE

VARIED GROUNDCOVERS + SHRUBS TO BREAK DOWN LINEAR SPACE

GROUNDCOVERS TO FALL DOWN WALL

MEDIUM SHRUBS TO SOFTEN FENCE

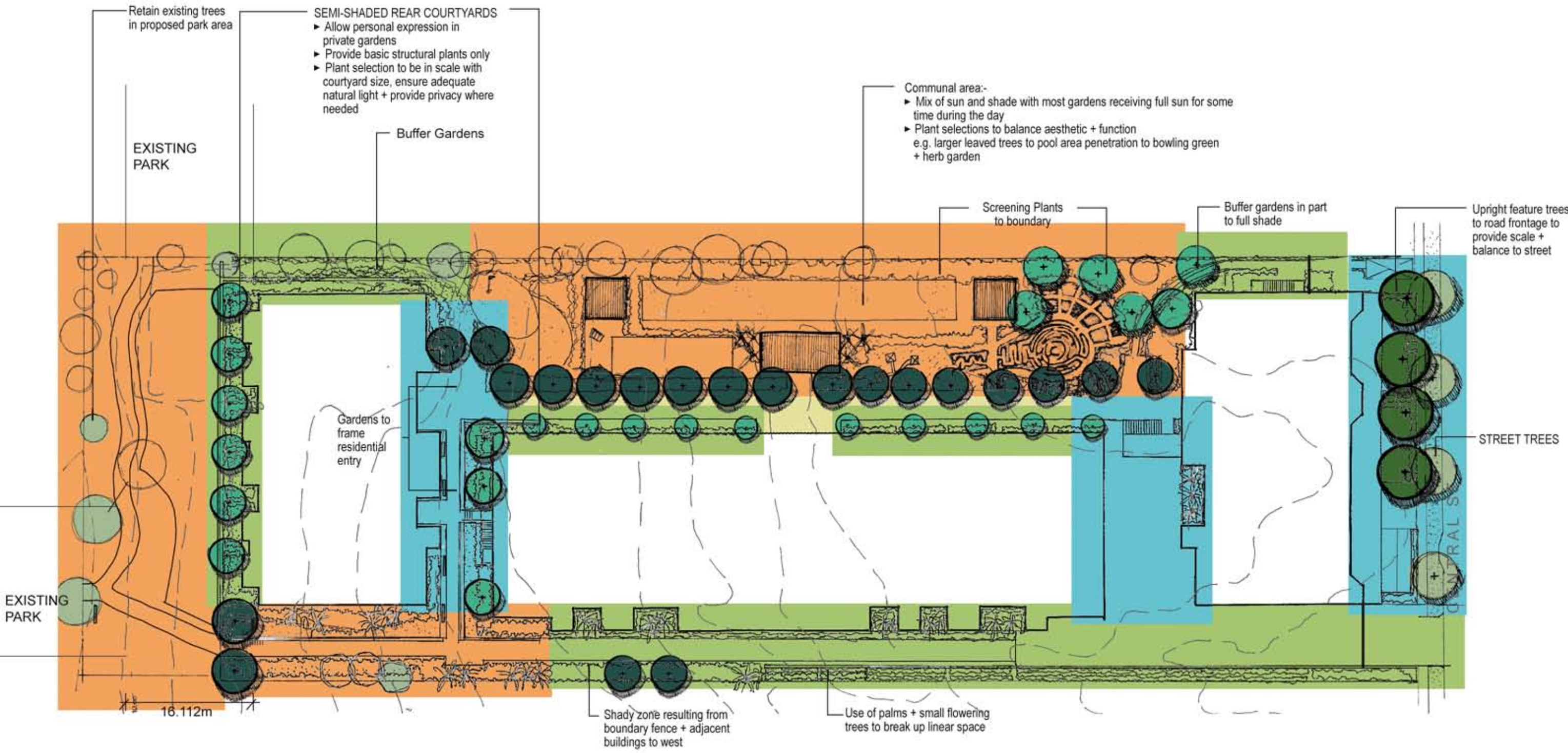
1800 mm TIMBER FENCE



E SECTIONAL ELEVATION - RETAINING WALL PLANTING  
SCALE: 1:250 @ A3

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**SEMI-SHADED REAR COURTYARDS**

- ▶ Allow personal expression in private gardens
- ▶ Provide basic structural plants only
- ▶ Plant selection to be in scale with courtyard size, ensure adequate natural light + provide privacy where needed

**Communal area:-**

- ▶ Mix of sun and shade with most gardens receiving full sun for some time during the day
- ▶ Plant selections to balance aesthetic + function e.g. larger leaved trees to pool area penetration to bowling green + herb garden

- GARDENS IN FULL SHADE**
  - ▶ limited exposure to direct sunlight
  - ▶ plants to tolerate full shade
- GARDENS IN PART SUN**
  - ▶ sun tolerant plants that will tolerate some morning or afternoon shade
  - ▶ some pockets of full shade or full sun will occur
- GARDENS IN PART SHADE**
  - ▶ exposure to some morning, afternoon or overhead sunlight
  - ▶ plants to tolerate some sun

- STRUCTURAL TREE PLANTING**
  - ▶ primary character tree (external)
- STRUCTURAL TREE PLANTING**
  - ▶ primary character tree (internal)
- STRUCTURAL TREE PLANTING**
  - ▶ private courtyards + general tree plantings in communal spaces

- EXISTING TREES TO BE RETAINED\***
- EXISTING TREES TO BE REMOVED**

\* Decision to remove or retain subject to arborist's inspection and report. All hazard trees will be removed and replaced with trees and gardens where appropriate.

**KEYS**

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**RECOMMENDED PLANT LIST**

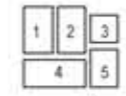
Project: 177 Central Street, Labrador

Botanical Name	Common Name	Height (m)	Spread (m)	Part-Full Sun	Part Shade	Full Shade	Comment
<b>TREES</b>							
<i>Acmena hemilampra</i>	Blue Satinash	6.0	3.0	■	■		Red new growth, screen tree
<i>Araucaria cunninghamii</i>	Hoop Pine	30.0	4.0	■			Primary character tree external
<i>Elaeocarpus eumundii</i>	Eumundi Quandong	10.0	4.0	■			Primary character tree internal
<i>Elaeocarpus reticulatus</i> 'Prima Donna'	Blueberry Ash	6.0	3.0	■			
<i>Grevillea baileyana</i>	White Oak	8.0	3.0	■	■		Requires well drained soil
<i>Waterhousea floribunda</i>	Weeping Lilly Pilly	8.0	3.0	■	■		
<i>Xanthostemon chrysanthus</i>	Golden Penda	6.0	3.0	■	■		Moist well drained soil
<i>Xanthostemon chrysanthus</i> 'Expo Gold'		5.0	2.5	■	■		
<b>PALMS</b>							
<i>Archontophoenix cunninghamiana</i>	Bangalow Palm	15.0	3.0	■	■	■	
<i>Chamaedorea atrovirens</i>	Cascade Palm	1.5	1.5		■	■	
<i>Raphis excelsa</i>	Lady Palm	3.0	1.5		■	■	
<b>SHRUBS</b>							
<i>Acmena smithii</i> minor 'Allyn Magic'		0.5	0.5	■	■		
<i>Alpinia caerulea</i>	Native Ginger	1.5	1.0		■	■	
<i>Alpinia caerulea</i> red form	Native Ginger	1.5	1.0		■	■	
<i>Asplenium australasicum</i>	Bird's Nest Fern	1.0	1.5		■	■	
<i>Blechnum brasiliense</i> 'Silver Lady'						■	Requires moist shaded position
<i>Blechnum patersonii</i>	Strap Water Fern	0.4	0.4			■	Requires moist shaded position
<i>Buxus microphylla microphylla</i>	Box	0.4	0.4	■	■		
<i>Codiaeum species</i>	Croton	1.5	1.0	■	■		
<i>Cordyline baueri</i> Red Sensation		2.5	1.2	■			
<i>Cordyline congesta</i>					■	■	
<i>Cordyline fruticosa</i> hybrids					■	■	
<i>Cordyline petiolaris</i>	Broad-leaved Palm Lily	3.0	2.0		■	■	Protect from afternoon sun & strong winds
<i>Cordyline rubra</i>		3.0	1.0		■	■	
<i>Cordyline stricta</i>	Slender Palm Lily	3.0	1.0	■	■	■	
<i>Cordyline terminalis</i> Negra		1.5	1.0	■			
<i>Cyathea cooperii</i>	Tree Fern	8.0	3.0		■	■	
<i>Cycas revoluta</i>	Sago Palm	2.5	2.0	■	■	■	Feature plant
<i>Dichorisandra thyrsiflora</i>	Blue Ginger	1.0	1.0		■	■	
<i>Dicksonia antarctica</i>	Soft Tree Fern	3.0	2.0		■	■	
<i>Doryanthes excelsa</i>	Gynea Lily	2.0	1.5	■			Feature plant
<i>Doryanthes palmerii</i>	Spear Lily	2.0	1.5	■			Feature plant
<i>Dracaena drago</i>	Dragon Tree	3.0	3.0	■			Feature plant
<i>Macrozamia communis</i>	Burrawang	2.0	3.0		■		Requires good drainage
<i>Melastoma affine</i>		1.0	0.8		■	■	
<i>Philodendron</i> 'Xanadu'		1.0	1.0		■	■	
<i>Stelitzia reginae</i>	Bird of Paradise	1.2	1.0	■	■		
<i>Syzygium australe</i> 'Bush Christmas'		1.5	1.0	■	■		
<i>Syzygium australe</i> 'Select'		2.5	1.5	■	■		
<i>Syzygium cv. Cascade</i>		2.5	2.0	■	■		
<i>Syzygium francisii</i> 'Little Gem'		1.5	1.2	■	■		
<i>Syzygium paniculatum</i> dwarf		2.5	1.5	■	■		
<i>Syzygium wilsonii</i>	Powderpuff Lilly Pilly	2.0	2.0		■	■	Well composted soil
<i>Xanthostemon chrysanthus</i> 'Fairhill Gold'		3.0	2.0	■	■		Requires ample moisture
<i>Xanthostemon verticillata</i> 'Cream Dancer'		1.2	1.0	■	■		
<i>Zamia furfuracea</i>	Cardboard Plant	0.8	0.8	■	■		
<b>GROUND COVERS</b>							
<i>Cissus antarctica</i>	Kangaroo Vine	0.3	1.0		■	■	Requires ample moisture
<i>Cissus</i> 'Ellen Danica'		0.3	0.5		■	■	Requires ample moisture
<i>Hibbertia scandens</i>	Snake Vine	0.3	1.0	■			Requires good drainage
<i>Ophiopogon japonica</i>	Mondo Grass	0.2	0.2		■	■	
<i>Ophiopogon japonica</i> dwarf	Mini Mondo Grass	0.2	0.2		■	■	
<i>Trachelospermum jasminoides</i>	Chinese Star Jasmine	0.4	1.0	■	■		
<i>Trachelospermum jasminoides</i> tricolor	Tricoloured Star Jasmine	0.4	0.5	■	■		
<i>Viola hederacea</i>	Native Violet	0.1	0.2		■	■	Requires ample moisture
<b>GRASSES &amp; STRAP-LEAVED PLANTS</b>							
<i>Clivea miniata</i>		0.5	0.5		■	■	Drought hardy
<i>Crinum pedunculatum</i>	Swamp Lily	1.5	1.5		■	■	Requires moist soil
<i>Dianella caerulea</i>	Flax Lily	0.6	0.4	■	■		
<i>Dietes robinsoniana</i>	Lord Howe Island Lily	1.0	0.8		■		
<i>Hymenocallis littoralis</i>	Filmy Lily	0.6	0.6		■		Requires ample moisture
<i>Hymenocallis speciosa</i>		1.0	0.8		■		Requires ample moisture
<i>Liriope</i> 'Evergreen Giant'		0.5	0.3	■	■		
<i>Liriope</i> 'Stripey White'		0.3	0.3		■		
<i>Lomandra longifolia</i>	Mat rush	1.0	1.0	■	■		



**TREES**

- 1 *Araucaria cunninghamii*
- 2 *Xanthostemon chrysanthus*
- 3 *Xanthostemon chrysanthus*
- 4 *Waterhousea floribunda*
- 5 *Grevillea baileyana*



**SHRUBS**

- 1 *Cycas revoluta*
- 2 *Asplenium nidus*
- 3 *Cordyline fruticosa* hybrids
- 4 *Syzygium wilsonii*
- 5 *Cordyline rubra*
- 6 *Cordyline petiolaris*
- 7 *Alpinia caerulea* red trim
- 8 *Acmena smithii* minor
- 9 *Doryanthes excelsa*



**RECOMMENDED PLANT LIST FOR BIO RETENTION BASIN (based on recommendations in Land Development Guidelines, section 13.13 - WSUD)**

Project: 177 Central Street, Labrador

Botanical Name	Common Name	Height (m)	Spread (m)
<b>TREES</b>			
	Blue Satinash	6.0	3.0
<i>Elaeocarpus obovatus</i>	Hard Quandong	30.0	4.0
<i>Lophostemon suaveolens</i>	Swamp Box	30.0	4.0
<i>Callistemon salignus</i>	White Bottlebrush	7.0	3.0
<i>Melaleuca nodosa</i>	Prickly-leaved Paperbark	3.0	3.0
<b>SHRUBS</b>			
<i>Leptospermum polygalifolium</i>	Wild May	3.0	3.0
<i>Callistemon sieberi</i>	River Bottlebrush	3.0	2.0
<i>Callistemon viminalis</i>	Weeping Bottlebrush	8.0	2.0
<i>Lomatia silaifolia</i>	Crinkle Bush	2.0	1.0
<i>Hardenbergia violacea</i>	Purple Coral Pea Bush	1.5	5.0
<i>Carex appressa</i>	Tail sedge	0.8	0.6
<i>Carex fascicularis</i>	Tassel Sedge	0.6	0.4
<i>Carex polyantha</i>	Creek Sedge	1.0	1.0
<i>Dianella brevipedunculata</i>	Flax-Lily	0.5	0.4
<i>Dianella caerulea</i>			
<i>Dianella longifolia</i> var. <i>longifolia</i>	Pale Flax Lily	0.6	1.0
<i>Gahnia aspera</i>		1.0	1.2
<i>Juncus kraussii</i>	Sea Rush	1.5	0.5
<i>Juncus usitatus</i>	Common Rush	1.0	1.5
<i>Lepidosperma laterale</i>	Variable Sword Sedge	1.0	0.8

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**Retirement Living Units**  
177 Central Street, Labrador