

# 7-9 SURF PARADE BROADBEACH

## LANDSCAPE CONCEPT REPORT

PREPARED IN COLLABORATION WITH ROTHELOWMAN FOR  
H&F PROPERTY GROUP PTY LTD



This design report was created and prepared by the following people:

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Rev	Date	Purpose	Prepared	Reviewed
A	28.03.2025	Development Application	MG	AK

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URBIS ACKNOWLEDGES ABORIGINAL AND TORRES STRAIT ISLANDER PEOPLES AS THE TRADITIONAL CUSTODIANS OF ALL LANDS ON WHICH WE DO BUSINESS AND WE PAY OUR RESPECTS TO ELDERS, PAST AND PRESENT.

WE ACKNOWLEDGE THE IMPORTANT CONTRIBUTION THAT ABORIGINAL AND TORRES STRAIT ISLANDER PEOPLE MAKE IN CREATING A STRONG AND VIBRANT AUSTRALIAN SOCIETY.



LEGEND

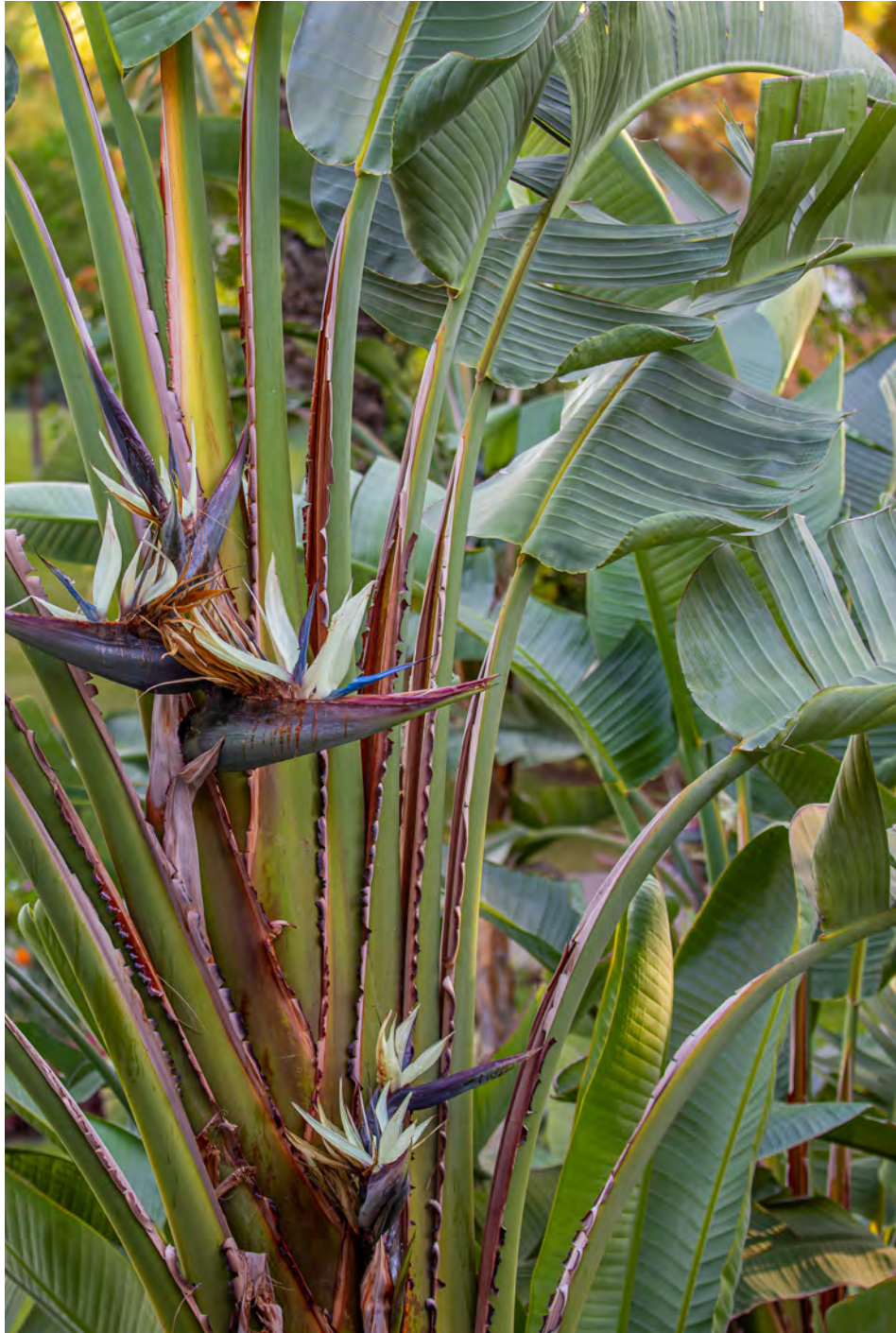
--- Title boundary





# LANDSCAPE INTENT







# PLANS



LEGEND

- Basement under
- Title boundary
- Tower over

LEGEND

- 01 Layered planting with feature Strelitzia nicolai in deep soil planter, with layered shrubs and groundcovers
- 02 Typical on-structure planter profile with low shrubs and groundcovers, mounded to approx 450mm soil depth, with placement of taller shrubs outside of sight triangle
- 03 Entry path flanked by low planting for sightlines
- 04 A row of Syzigium resilience - fast growing and hedging species of Lilly Pilly, offers screening to neighbouring properties and a continuous green perimeter to site boundaries in 500mm deep soil in on-structure planter





LEGEND  
--- Tower over

- LEGEND
- 01 On-structure planter with 800mm deep soil, featuring layered shrubs including Giant Bird of Paradise, medium shrubs, groundcovers and climbing plants to scramble up facade of building
  - 02 On-structure planter with 800mm deep soil, featuring layered shrubs including Giant Bird of Paradise, medium shrubs, groundcovers, climbing and draping plants to scramble up and cascade down facade of building





**LEGEND**

--- Tower over

- LEGEND**
- 01 On-structure continuous 600mm deep soil planter creates a green edge to podium. Layered planting with local mounding up to 800mm deep for palms, with a mix of shrubs, groundcovers and draping plants.
  - 02 600mm deep soil in on-structure planter with shrubs and groundcovers suited to low light conditions in undercroft location
  - 03 On-structure planter with 400mm soil depth featuring shrubs and groundcovers suited to internal, low light conditions in undercroft location
  - 04 Turf in 200mm deep on-structure soil with crazy pave blow out
  - 05 Dichondra repens in 200mm deep on-structure soil with stepping stones through to yoga deck, large pots with a mixture of shrubs and groundcovers, seating elements and large, shallow bowl water feature.





# SECTIONS



LEGEND

Property Boundary

LEGEND

- 01 Typical on-structure planter profile with low shrubs and groundcovers, mounded to approx 450mm soil depth, with placement of taller shrubs outside of sight triangle
- 02 On-structure planter with larger, feature shrubs, layered planting of shrubs, groundcovers and climbing species, in 600mm deep soil
- 03 On-structure planter with small and medium shrubs, layered with groundcovers and draping plants, in 600mm deep soil
- 04 Existing street tree retained - Cupaniopsis anarcardoides (Tuckeroo)
- 05 Layered planting with feature Strelitzia nicolai in deep soil planter, with layered shrubs and groundcovers at northwestern boundary



KEY PLAN



# ELEVATIONS





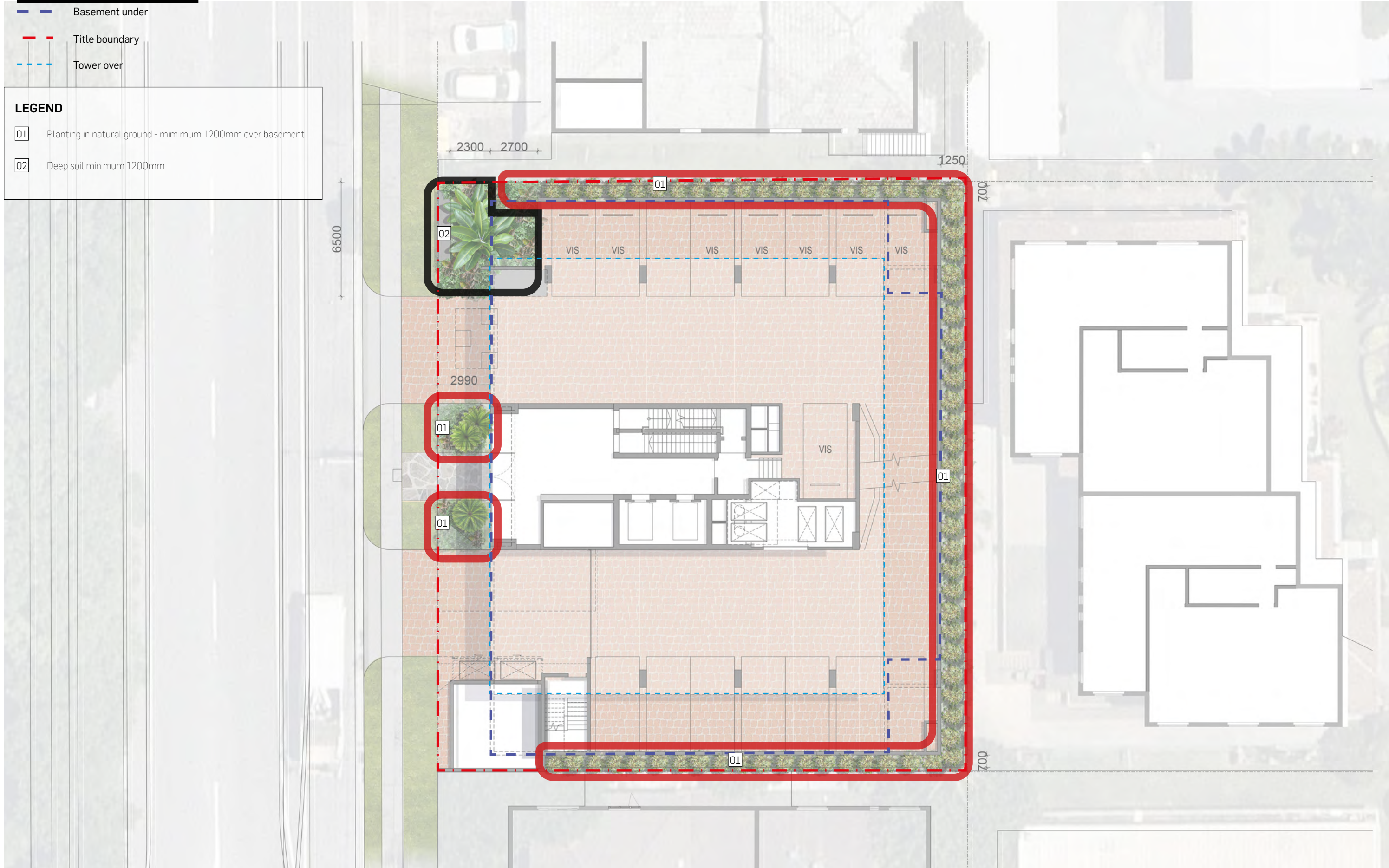


# PLANTING STRATEGY



- LEGEND**
- Basement under
  - Title boundary
  - Tower over

- LEGEND**
- 01 Planting in natural ground - minimum 1200mm over basement
  - 02 Deep soil minimum 1200mm





LEGEND

01

Minimum 300mm deep soil in on structure planter

02

Minimum 1200mm deep soil in on structure planter





LEGEND

01

Minimum 600mm deep soil in on structure planter

02

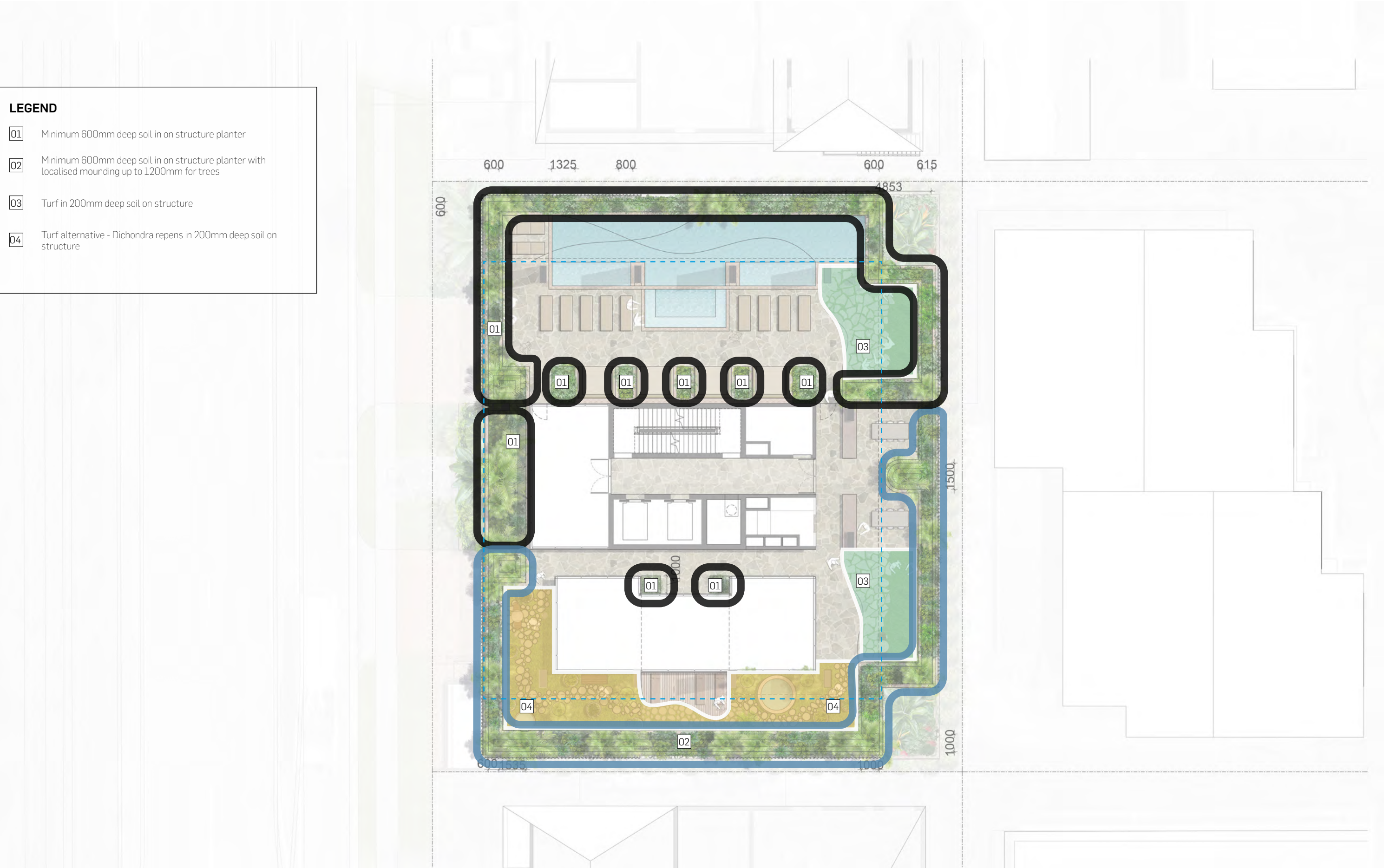
Minimum 600mm deep soil in on structure planter with localised mounding up to 1200mm for trees

03

Turf in 200mm deep soil on structure

04

Turf alternative - Dichondra repens in 200mm deep soil on structure





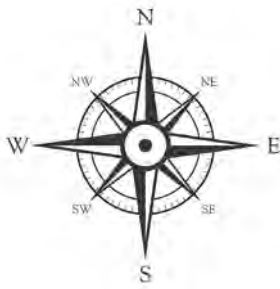
Understanding the environmental conditions of the site is fundamental to designing a scheme that is responsive and a place for people to thrive.

CLIMATE SUMMARY

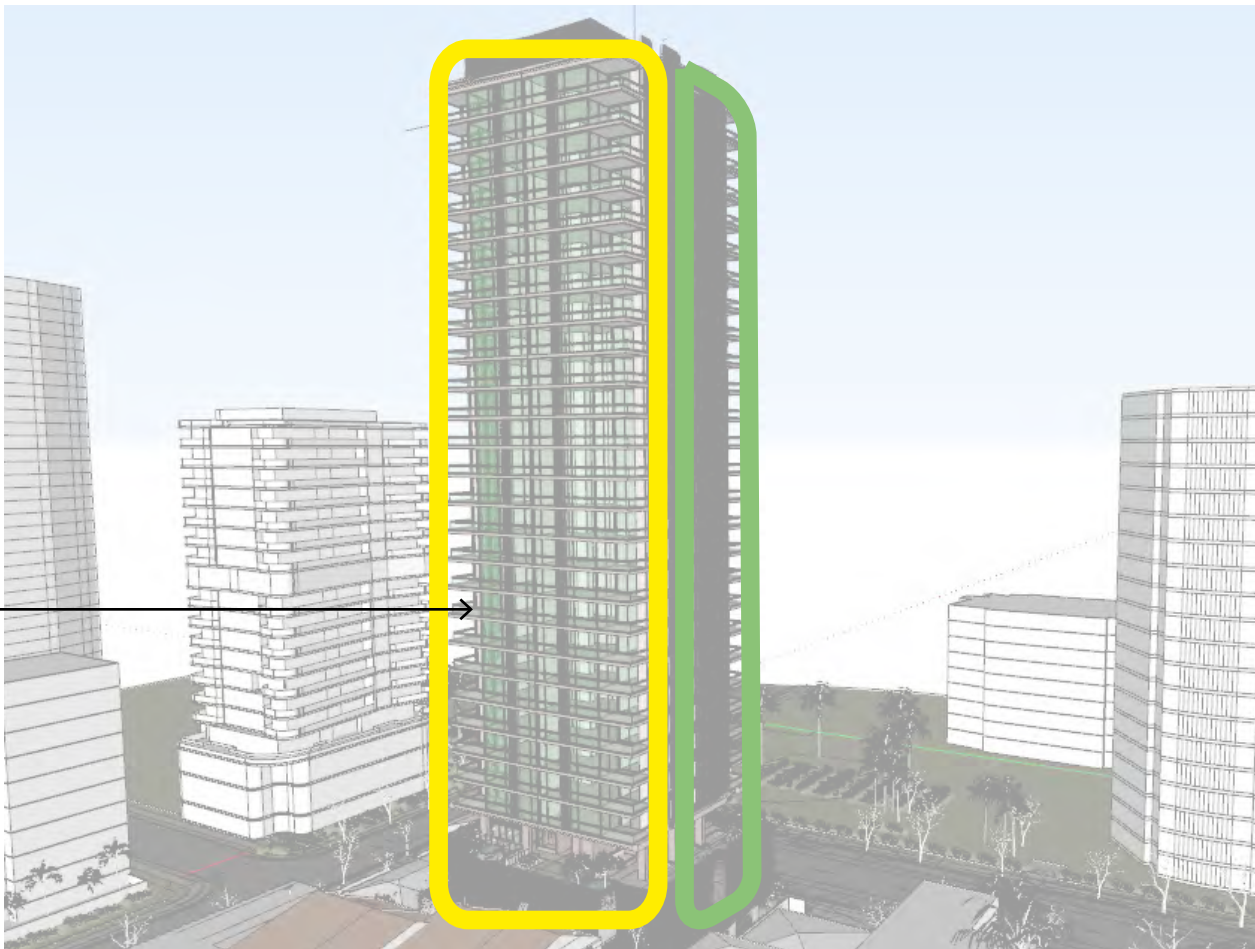
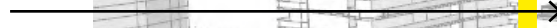
- In Brisbane, the summers are warm, muggy, and wet; the winters are short and cool; and it is mostly clear year round;
- The warm season lasts for 3.9 months, from November 27 to March 25;
- The cool season lasts for 2.8 months, from May 31 to August 24;
- Brisbane experiences extreme seasonal variation in monthly rainfall. Rain falls throughout the year in Brisbane. The most rain falls during the 31 days centred around February 10;
- The wind is most often from the south for 3.1 months, from May 2 to August 4;
- The wind is most often from the north for 1.7 months, from August 27 to October 18;
- The wind is most often from the east for 6.5 months, from October 18 to May 2

LEGEND

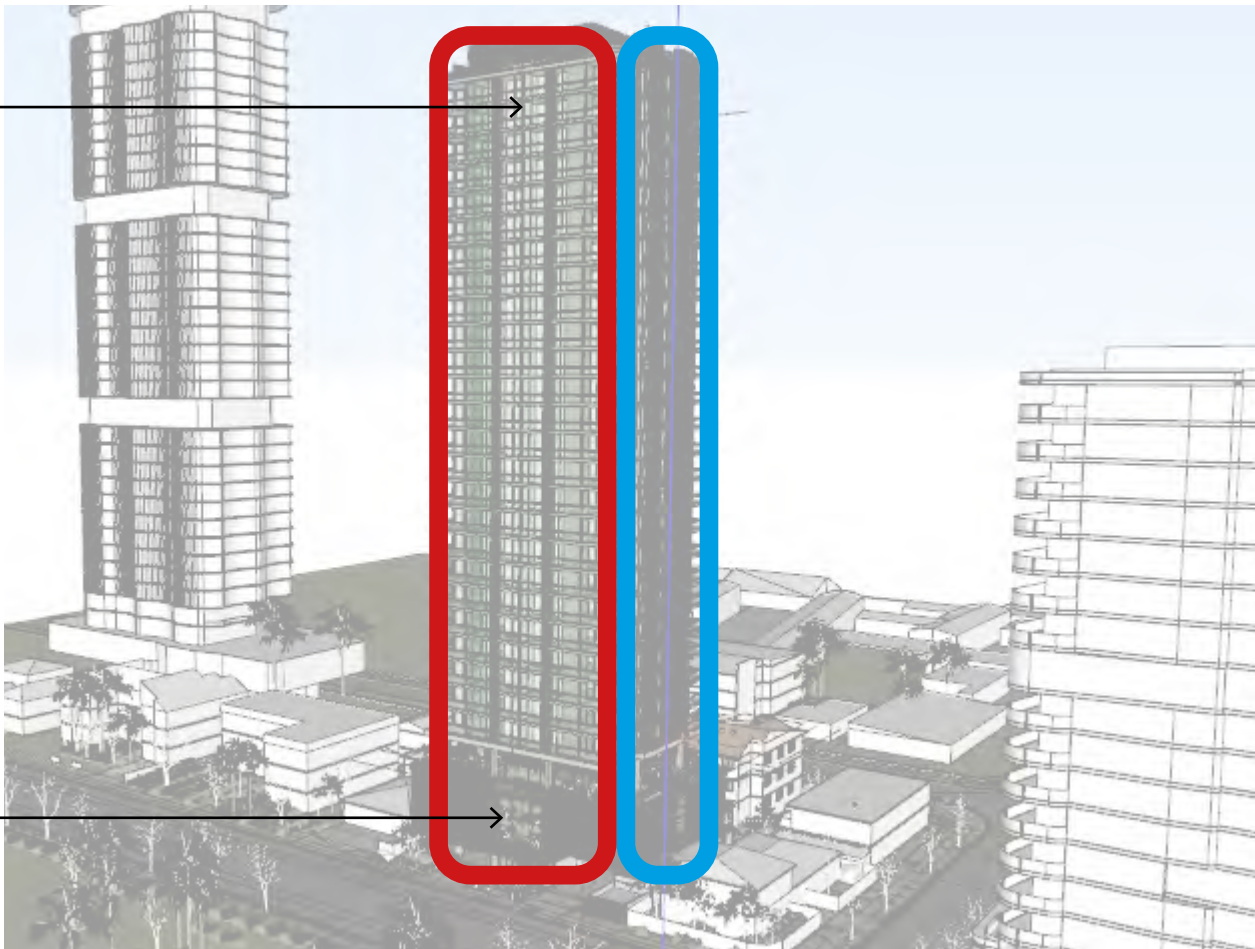
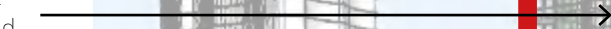
- █ Western aspect with hot afternoon sun and cold winter breeze
- █ Shaded and cool southern aspect
- █ Eastern aspect with morning sun and cold wind
- █ Northern aspect with mixed exposure



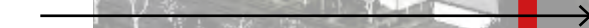
Plants that can deal with morning sun, mostly shade and windy conditions



Plants that can deal with full sun and cold winds



Draping and climbing plants on facade that are sun and shade tolerant and able to withstand exposure to wind.





LARGE SHRUBS

STRELITZIA nicolai  
Giant Bird of Paradise

SYZYGIUM resilience  
Lilly Pilly

SHRUBS

PHILODENDRON Xanadu -  
Xanadu

PHILODENDRON Rojo  
Congo - Rojo Congo

FICUS microcarpa -  
Ficus Green Island

NEOMARICA Gracilis -  
Walking Iris

LIRIOPE Muscari - Stripey  
White

ALCANTEREA Extensa -  
Brazilian Bromeliad

WESTRINGIA fruticosa 'Zena' - Coastal Rosemary

LIRIOPE muscari - Lily Turf

CYCAS revoluta - Cycad

GROUNDCOVERS

MYOPORUM parvifolium -  
Creeping Boobialla

CRASSULA Ovata - Jade

PITTOSPORUM tobira -  
Miss Muffet

JUNIPERUS Conferta -  
Shore Juniper

CRASSULA Bluebird- Blue  
Jade

CISSUS Antarctica -  
Kangaroo Vine



## LARGE SHRUBS



STRELITZIA nicolai - Giant Bird of Paradise

## PALMS



DYPsis Pembana - Pemba Palm

## SHRUBS



PHILODENDRON Xanadu - Xanadu



LIRIOPE Muscari - Stripey White



Amethyst LIRIOPE muscari



PHILODENDRON Rojo Congo - Rojo Congo



MONSTERA deliciosa - Swiss Cheese Plant



FICUS microcarpa - Ficus Green Island



ALOCASIA Brisbaneensis - Cunjevoi Lily



ZAMIOCULCAS zamiifolia - ZZ Plant



NEOMARICA Gracilis - Walking Iris



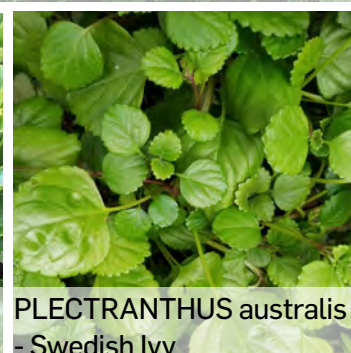
WESTRINGIA fruticosa 'Zena' - Coastal Rosemary



METROSIDEROS thomasi - New Zealand Christmas Bush



EUONYMUS Japonicus - Green Rocket



PLECTRANTHUS australis - Swedish Ivy



ALPINIA nutans - Dwarf Cardamom

## GROUNDCOVERS



MYOPORUM parvifolium - Creeping Boobialla



JUNIPERUS Conferta - Shore Juniper



FICUS Pumila - Creeping Fig



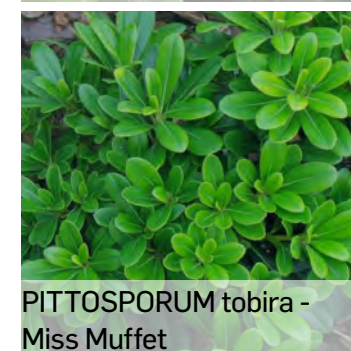
DICHONDRA repens - Kidney Weed



PEPEROMIA obtusifolia - Baby Rubber Plant



ROSMARINUS officinalis - Creeping Rosemary



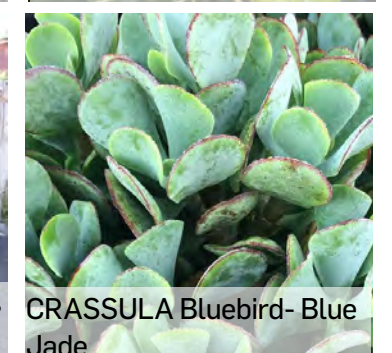
PITTOSPORUM tobira - Miss Muffet



CISSUS Antarctica - Kangaroo Vine



CARPOBROTUS glaucescens - Pigface



CRASSULA Bluebird - Blue Jade



# TECHNICAL INFORMATION



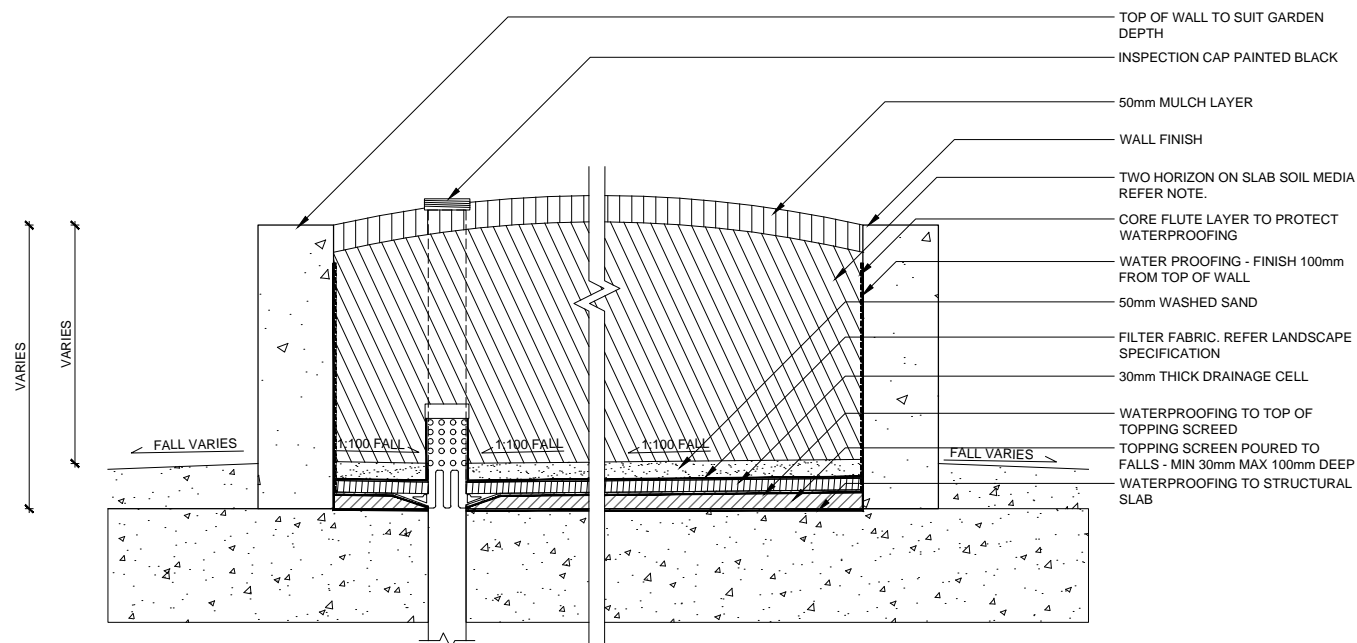
NOTE:

TWO HORIZON PODIUM SOIL MEDIA FROM TOP DOWN:

HORIZON A - HIGH ORGANICS MAX. 400mm DEEP

HORIZON B - LOW ORGANICS DEPTH VARIES

FOAM BLOCK OUT (OF REQUIRED TO ACHIEVE FINISHED LEVELS)



TYPICAL ON STRUCTURE PLANTING PROFILE

DETAIL SECTION

1:20 @ A3

## LANDSCAPE MAINTENANCE

Maintenance access for external terraces will be via common access points. All external terraces will have balustrades to remove fall from height risks. Access for facade planters will be via abseiling.

Where planting is outside of the balustrade line, the BMU will be used where practicable. In all other scenarios where the BMU is not an option, a safety cable access system integrated with the building, balustrade or planter wall will be designed and installed by an access specialist.

Plant species within planters outside of the balustrade line have been chosen to grow with little to no intervention. It is assumed a half yearly visual inspection would be needed to monitor the planting and identify plants requiring replacement. The intent for the planting is for it to grow to it's full potential with little to no pruning.

## IRRIGATION - Refer to Irrigation Report

A fully automated irrigation system will be provided to all garden areas using a sub-mulch drip system with moisture sensors and the control device located in a common area.

The irrigation system will be connected to both the building-wide harvested rainwater system and potable mains water. All external areas with plants will be serviced from harvested tank water whenever possible with remaining demand being provided from mains supply.

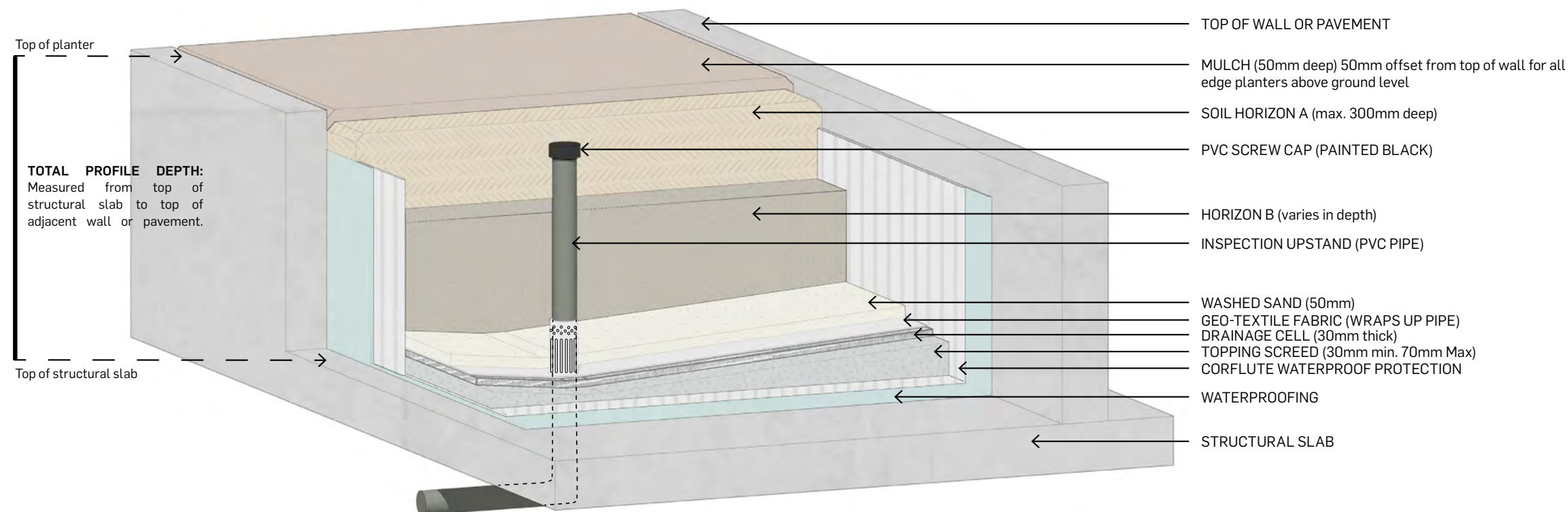
Plant species have been specifically chosen for their ability to thrive in the challenging micro-climates that an on-structure landscape present. This includes the use of both native and exotic species that are robust, hardy and proven performers on similar style projects within City of Gold Coast.

## SOIL DEPTHS

Soil depths shown on the plans are what is possible within the architectural intent at this conceptual level. All depths will be subject to detailed structural design in future phases. Void form will be used wherever soil depth is deeper than required i.e. groundcovers and shrubs in areas of 800mm deep.



General rule of thumb:  
Total planter profile =  
required soil depth  
+ 150mm for drainage and topping  
+ 50mm for mulch.



TYPICAL ON-STRUCTURE PLANTER BUILD-UP

PLANT TYPE	SOIL DEPTH
TREES AND PALMS <i>(over 5m)</i>	1000mm
SMALL TREES <i>(up to 5m)</i>	800mm
LARGE SHRUBS <i>(up to 3m)</i>	600mm
MEDIUM SHRUBS <i>(up to 1m)</i>	600mm
GRASSES AND SMALL SHRUBS <i>(up to 600mm)</i>	450mm
GROUNDCOVERS and TURF	200mm
VINES AND SCRAMBLING SPECIES	400mm

TYPICAL ON-STRUCTURE PLANTER SOIL DEPTHS



