AVVA

19–21 Anne Ave, Broadbeach

Project No: LA2411501

06 May 2025



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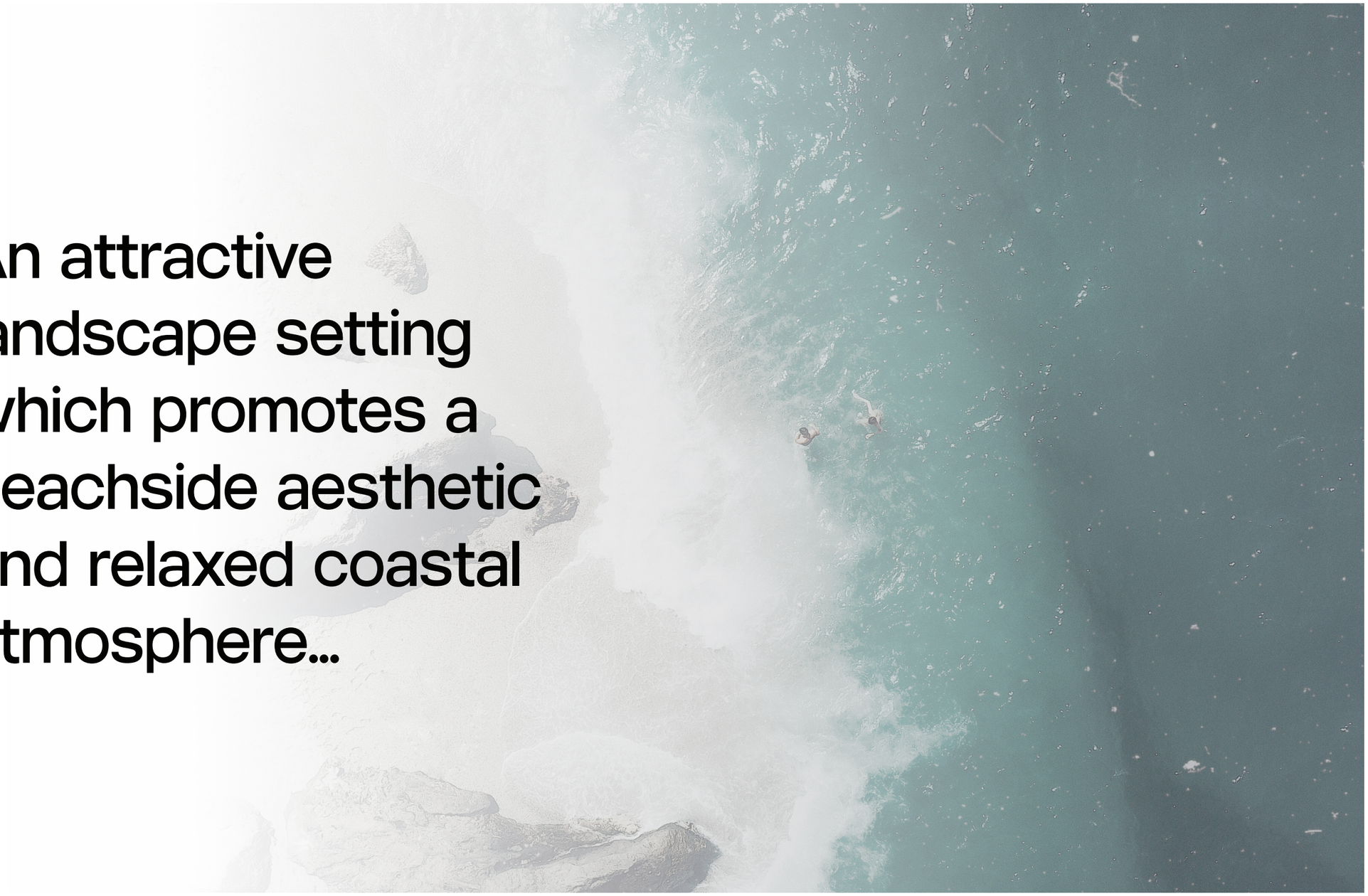
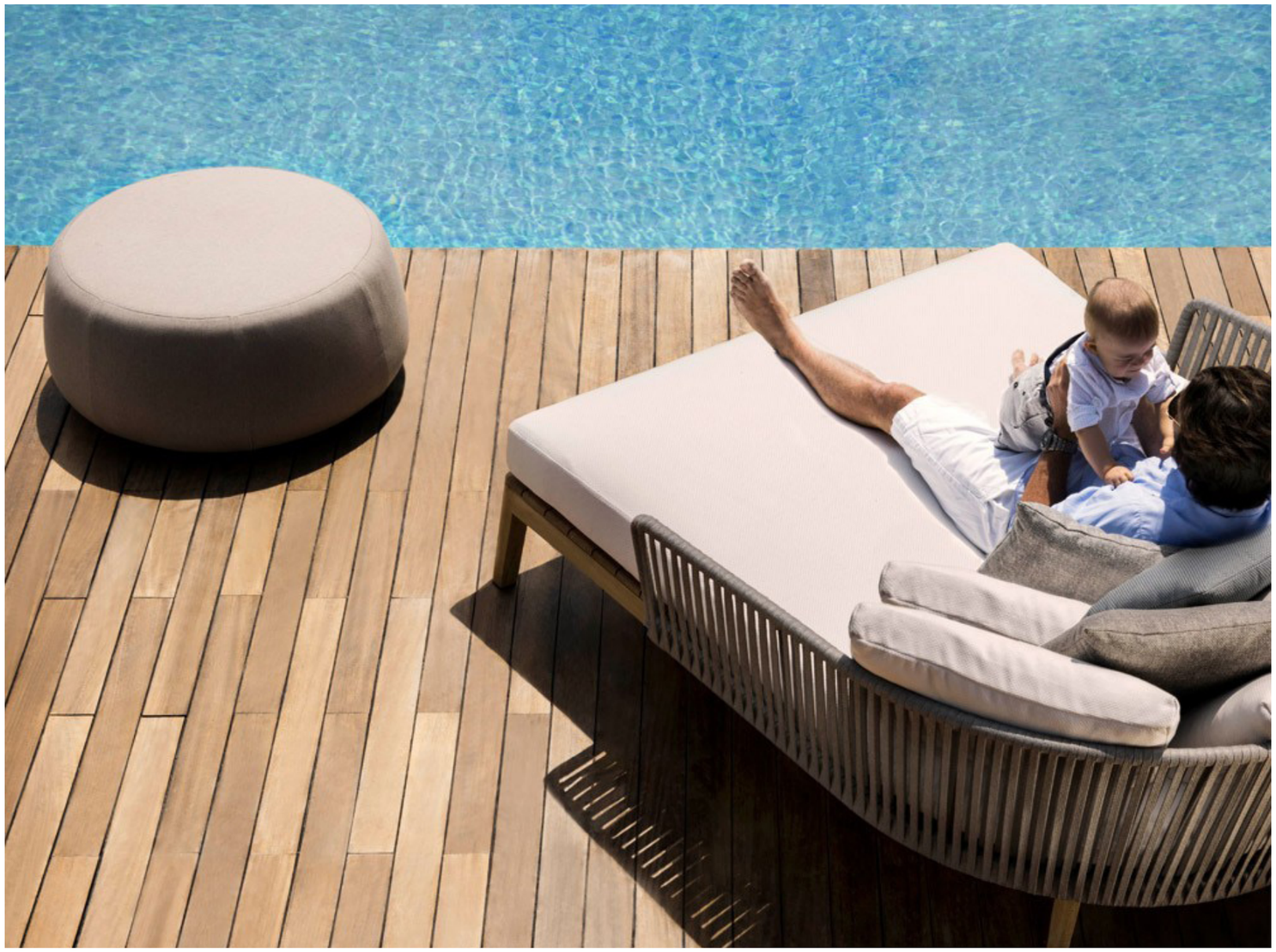
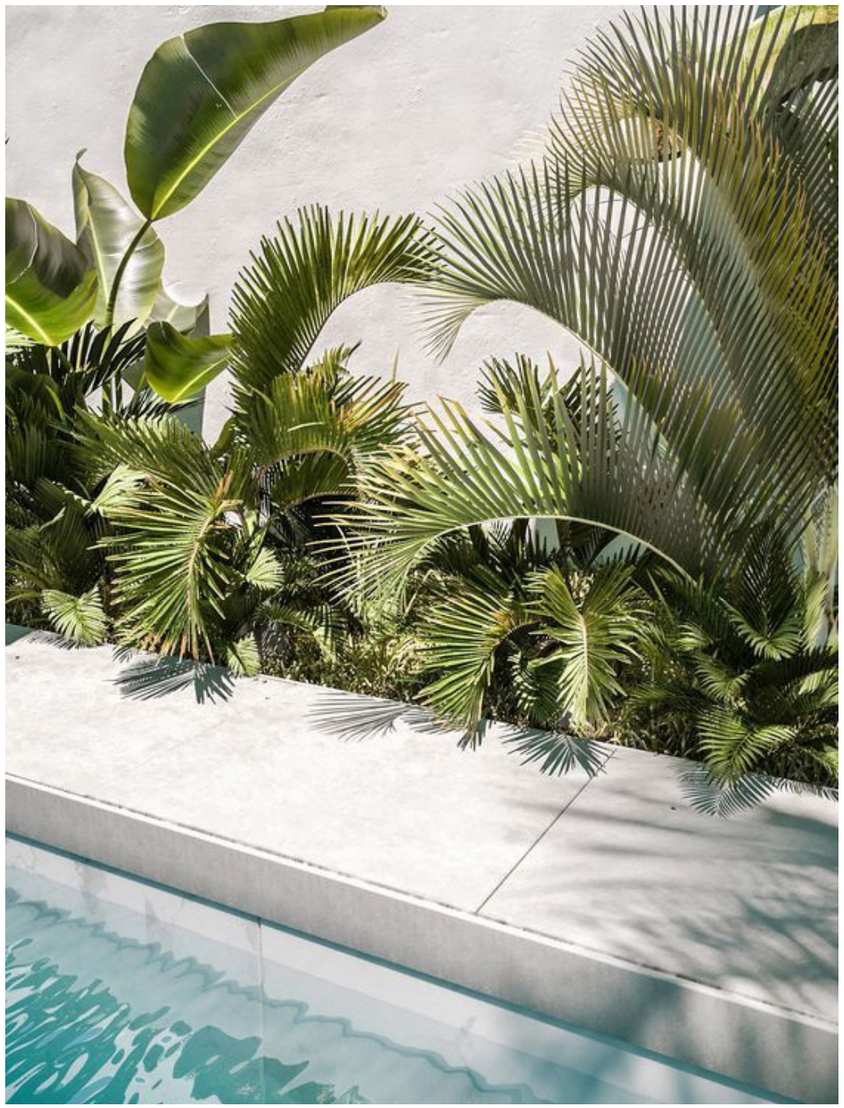
Design Analysis

An attractive landscape setting which promotes a beachside aesthetic and relaxed coastal atmosphere...





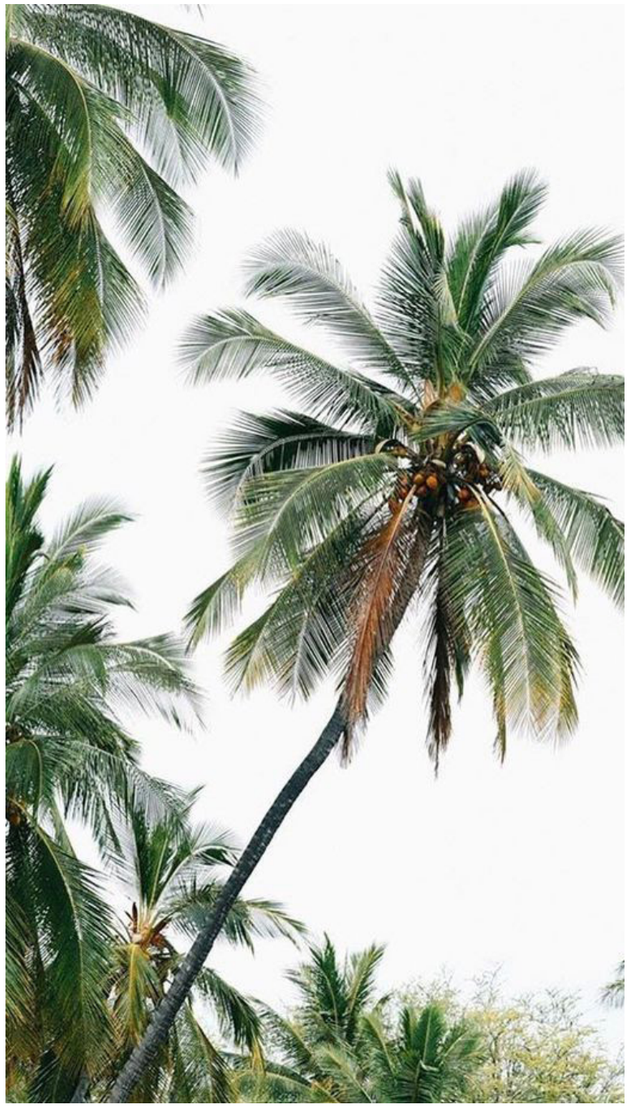
Resort Style Recreation



Modern Finishes



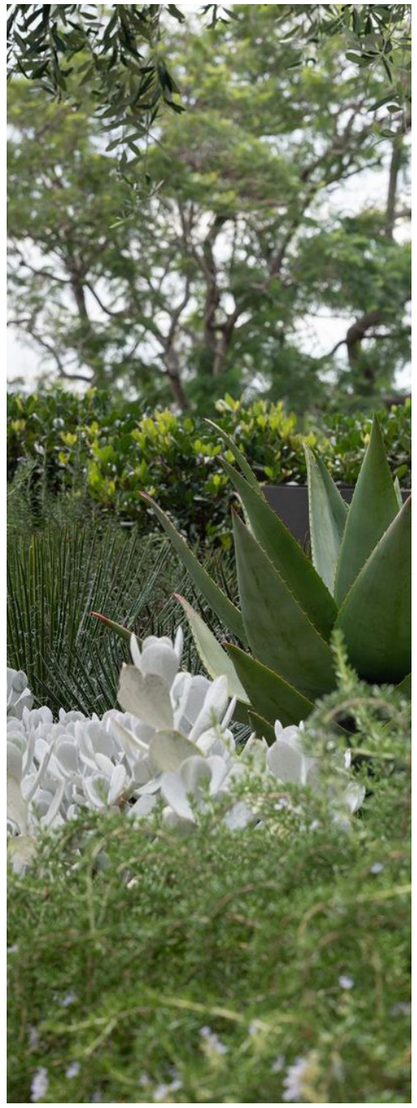
Sculptural Trees



Feature Palms



Cascading Planting



Textural Blends

Part One

Site Analysis


Exhibition Centre Park
TE Peters Dr
Gold Coast Hwy
Kurrawa Park
750M
Victoria Ave
Old Burleigh Rd
Kurrawa Beach
500M
Kurrawa Surf Club
Surf Pde
Elizabeth Ave
Sunshine Blvd
250M
The Star Gold Coast
Phillip Ave
Pratten Park
SITE
Anne Ave
Margaret Ave
Hooker Blvd
Broadbeach State School
Broadbeach Library
Pacific Fair
Alexandra Ave
North

SITE AERIAL PLAN















North

Part Two

Landscape Concept

Introduction

This Landscape Intent Statement has been prepared for the development of 19-21 Anne Ave, Broadbeach. The site is bordered by existing residential dwellings & units blocks. It is within close proximity to the Broadbeach, Kurrawa Beach, Kurrawa Park, Kurrawa Surf Club, Pratten Park, Broadbeach State School, Exhibition Centre Park, The Star Gold Coast, Pacific Fair, Broadbeach Library. This Landscape Intent Statement is to be read in conjunction with allied project consultant documentation and reports.

Design Intent

The landscape design provides a unique, contemporary and sophisticated character. The design complements the proposed architectural style whilst acknowledging the prominent coastal location of the site and context within Broadbeach and the Gold Coast region.

The design intends to cater for its residents' modern lifestyle requirements and encourage outdoor living and an active engagement with the beach environment.

The landscape provides a place of sanctuary with relaxed leisure opportunities, comfortable pedestrian access and spatial and visual variety for interest. Clean lines and uncomplicated design layouts provide an uncluttered, comfortable and visually legible landscape. A sophisticated yet understated elegance complements the building's finishes, blurring the spatial divide from inside to out.

Sense of Place

All softscape and hardscape elements reinforce the contemporary coastal lifestyle and modern urban living that resonates throughout the Broadbeach area. The architectural themes proposed for the development have been translated into the landscape design, taking direct and subtle cues that relate to architectural symmetry and the interior layouts.

Hardscape

The architectural language will be acknowledged into the landscape design through sympathetic colour, finishes and furniture suite selections. Hardscape elements including: pool, fences, arbour structures, benches etc. Take direct cues from the proposed architectural forms.

Softscape

The beachside ambience of the setting will be reinforced through the careful selection of appropriate plant species. The softscape palette will be selected in response to the site's location with contextually appropriate species chosen to provide a variety of forms to file niche roles within the landscape. Species will be chosen to provide screening, visual interest, low maintenance, shading and amenity and be carefully integrated with the surrounding hardscape elements.

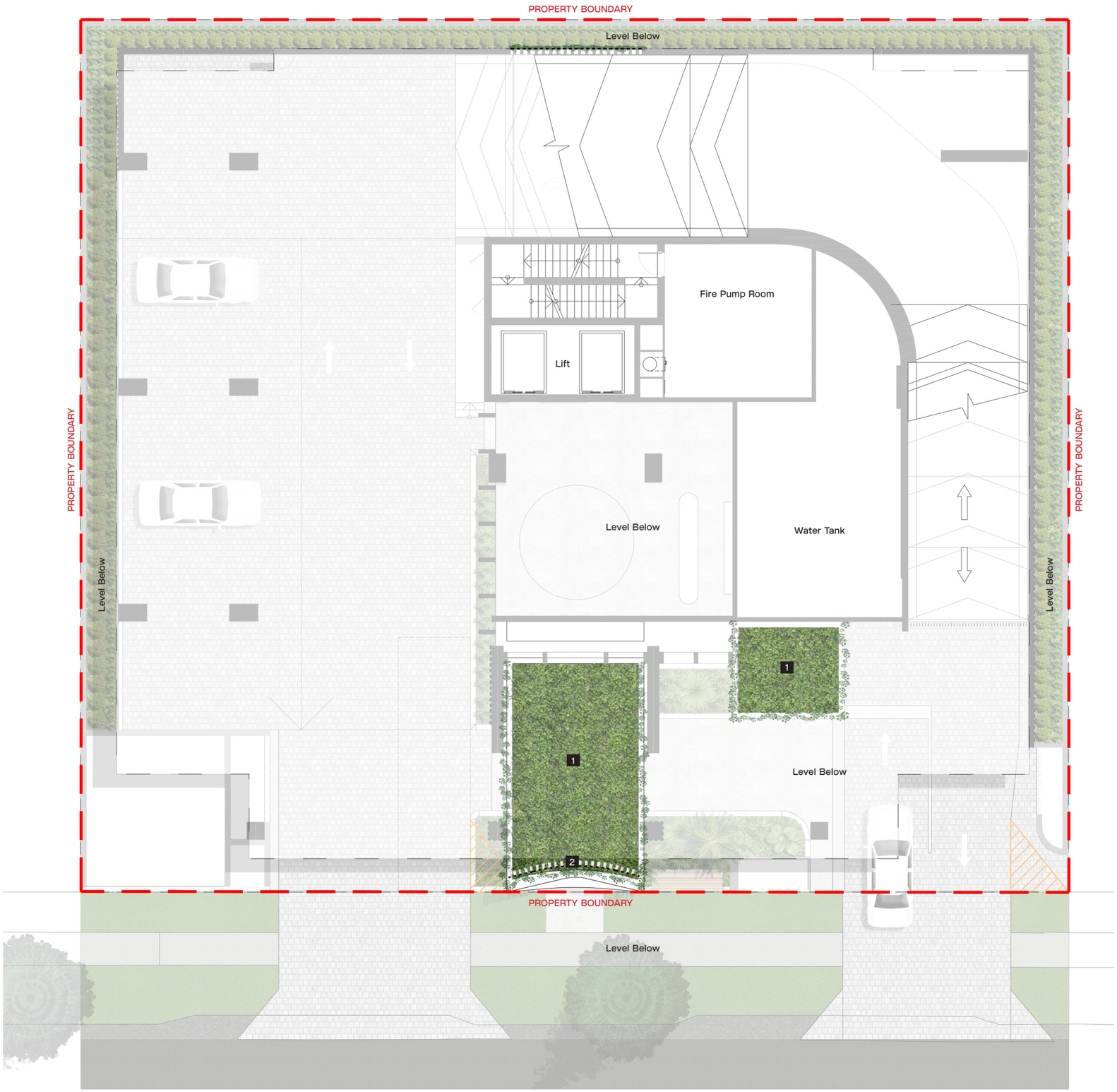
Trees, palms and shrubs spatially define areas whilst contributing to the amenity of the precinct. Mature tree species will be selected to reinforce CoGC streetscape guidelines to provide a sense of enclosure, shade and visual softening for these important public connections.

GROUND FLOOR CONCEPT PLAN



Legend

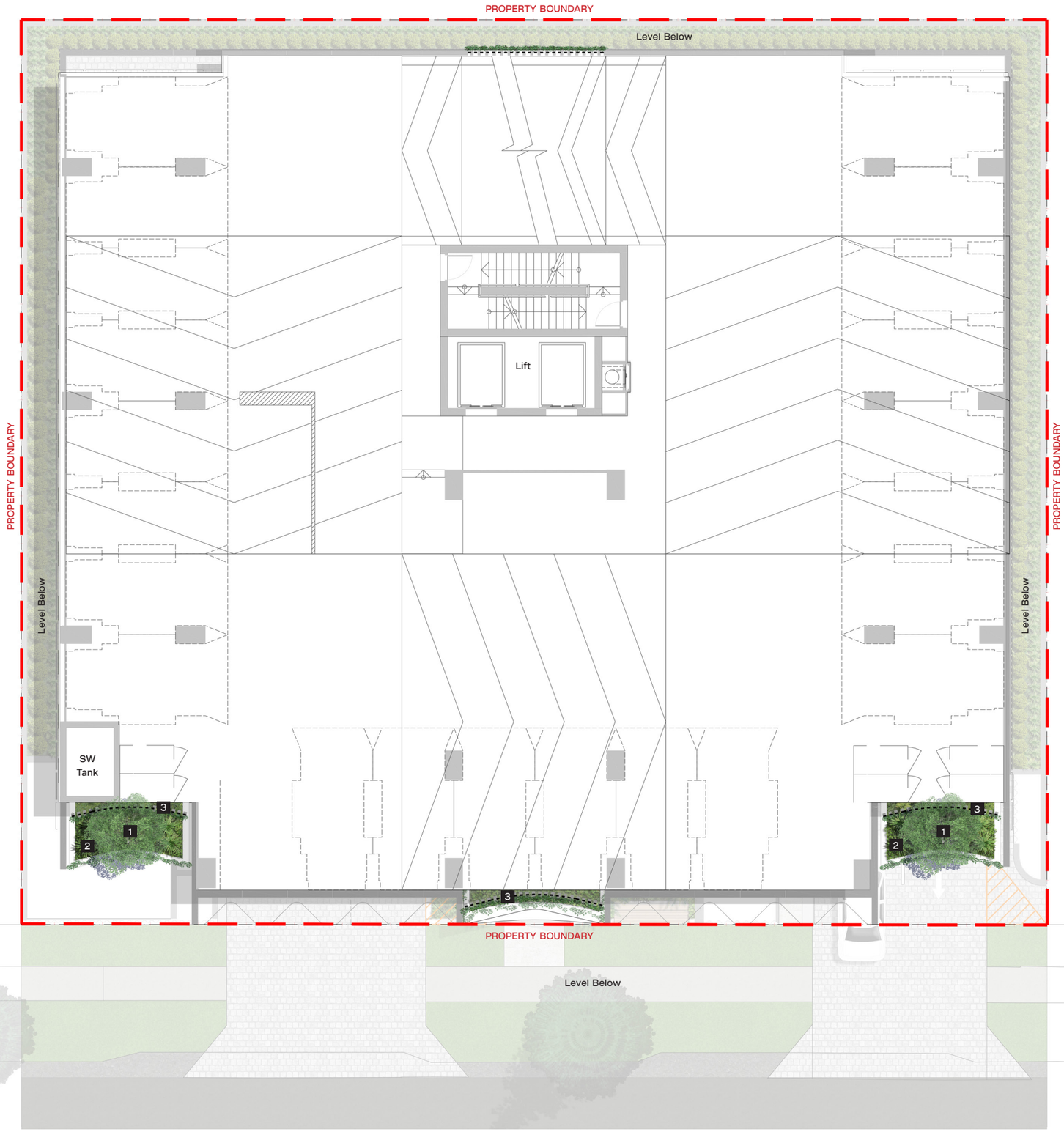
1. Large feature shrub
2. Screening shrubs
3. Feature lush understorey planting mix
4. Climbing plant species to wall structure
5. Climbing plant species to screen
6. Climbing plant species to column
7. Car parking
8. Walkway
9. Driveway
10. Bench seat
11. Sight triangle (max. landscape height 500mm)
12. Boundary fence - refer Architect
13. Street tree (Araucaria columnaris)
14. Turf Verge
15. Footpath



Legend

1. Groundcover w/ cascading plant species to edge of planter wall
2. Climbing plant species to screen

0 1 2 5M
SCALE 1:75 @ A1



Legend

1. Feature small tree
2. Feature lush understorey planting mix w/ cascading plant species to edge of planter wall
3. Climbing plant species to screen

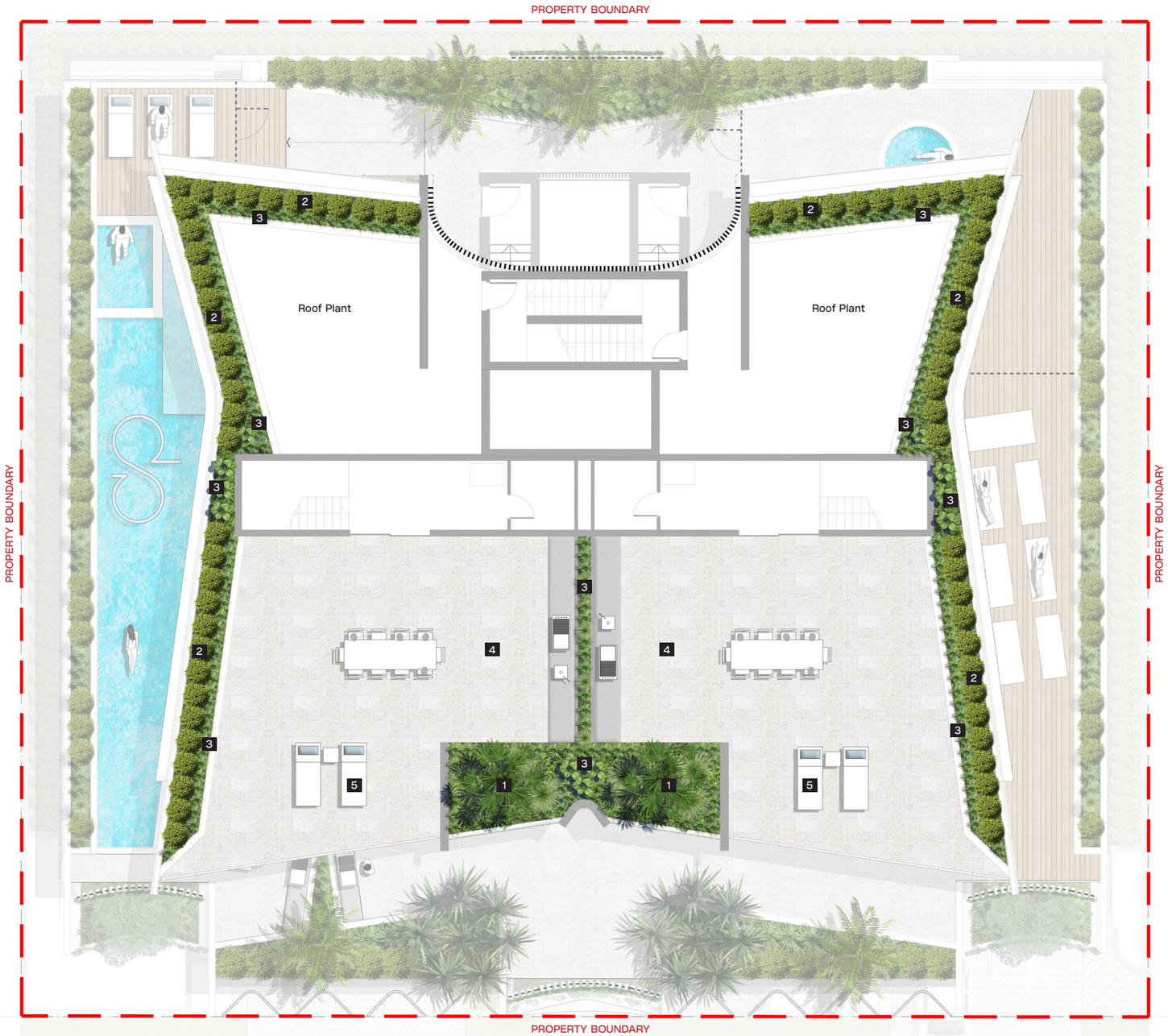
0 1 2 5M
SCALE 1 : 75 @ A1



Legend

1. Feature tree
2. Feature palm
3. Screening shrubs
4. Screening shrub mix
5. Feature lush understorey planting mix
6. Climbing plant species to screen
7. Seating nook
8. Timber deck terrace
9. Outdoor shower
10. Pool
11. Pool shallow zone
12. Pool seating terrace
13. Pool fence w/ gate
14. Spa
15. Hot water
16. Cold water
17. BBQ/outdoor dining terrace
18. Yoga deck
19. Walkway
20. Sauna
21. Steam

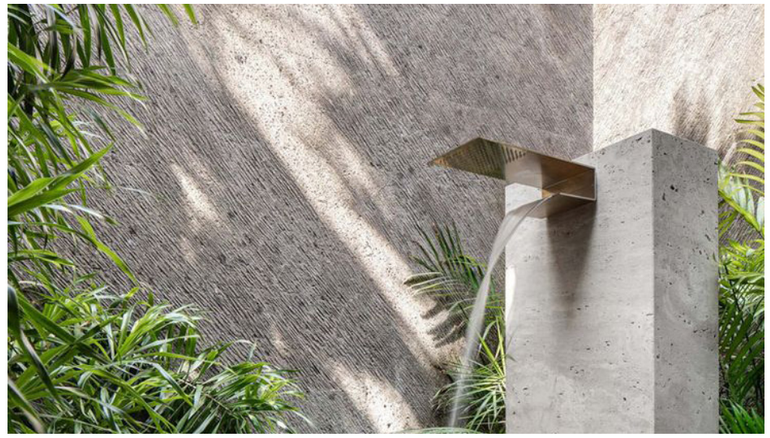
ROOF TERRACE CONCEPT PLAN



Legend

1. Large feature shrub
2. Screening shrubs
3. Feature lush understorey planting mix
4. BBQ/outdoor dining terrace
5. Outdoor lounge terrace

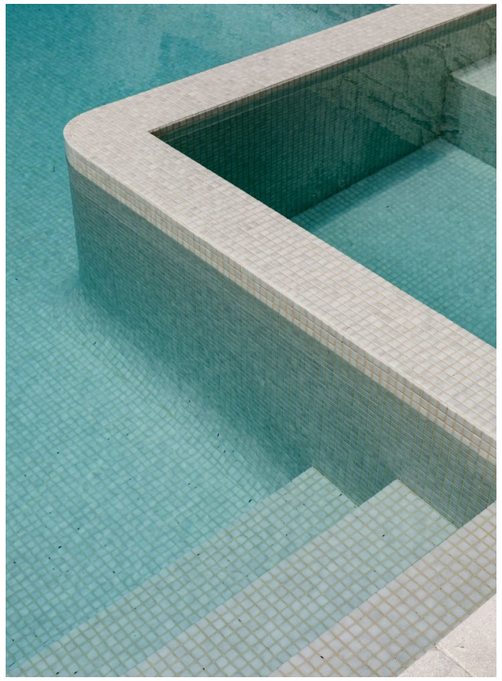












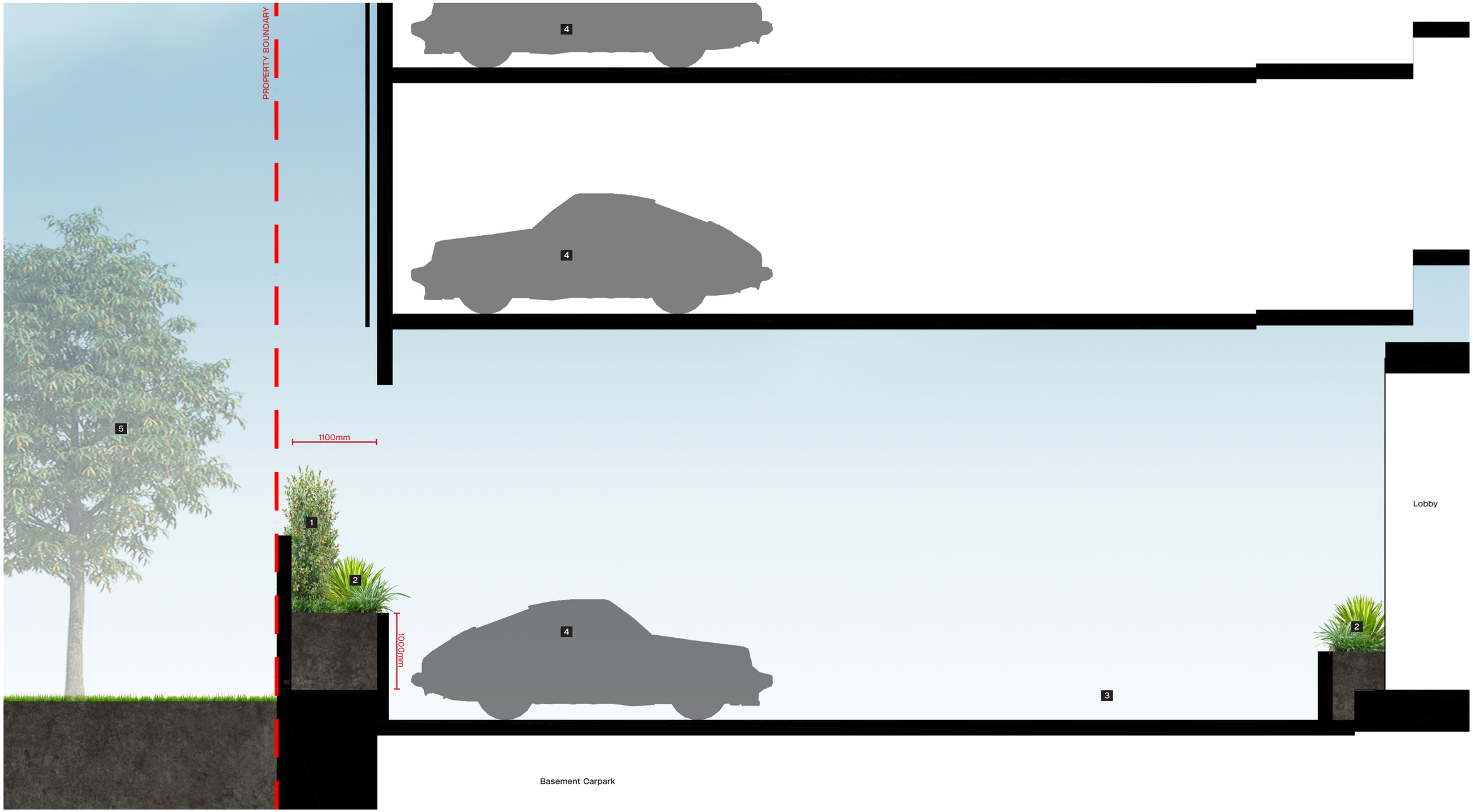
Legend

1. Feature tree
2. Feature palm
3. Feature small tree
4. Large feature shrub
5. Screening shrubs
6. Screening shrub mix
7. Feature lush understorey planting mix w/ cascading plant species to edge of planter wall
8. Feature lush understorey planting mix
9. Climbing plant species to column
10. Climbing plant species to screen
11. Climbing plant species to wall structure
12. Groundcover w/ cascading plant species to edge of planter wall
13. Street tree (Araucaria columnaris)
14. Bench seat
15. Walkway
16. Driveway



Legend

1. Screening shrubs
2. Feature lush understorey planting mix
3. Driveway
4. Carpark
5. Canopy tree



Part Three

Landscape Finishes



Softscape

Softscape Plan

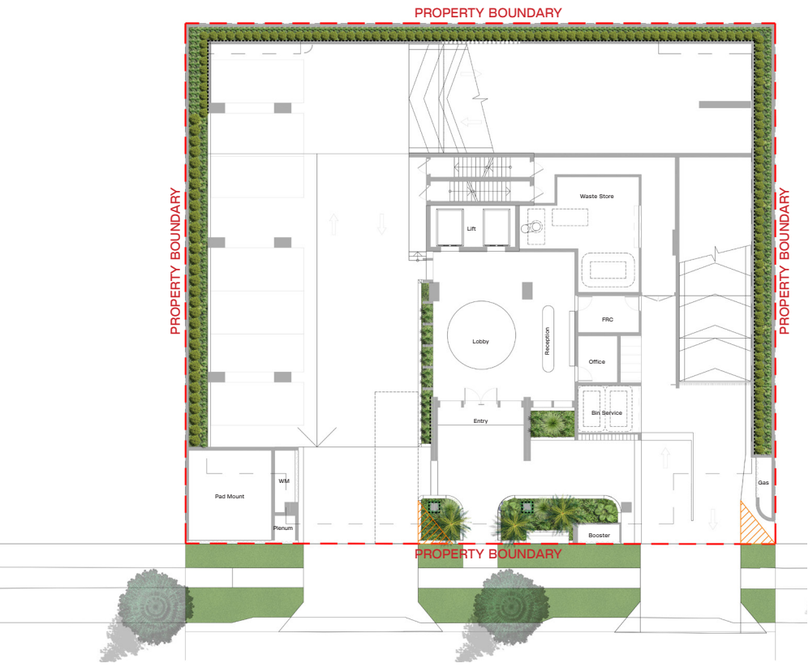
Indicative Softscape Palette

Hardscape

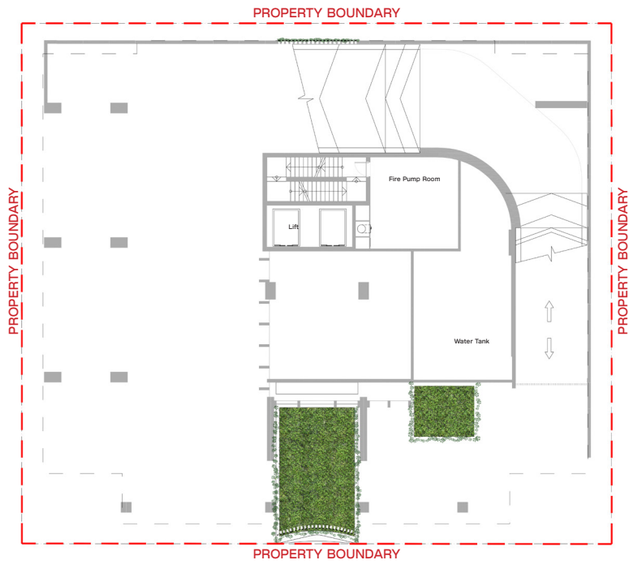
Hardscape Plan

Indicative Hardscape Palette

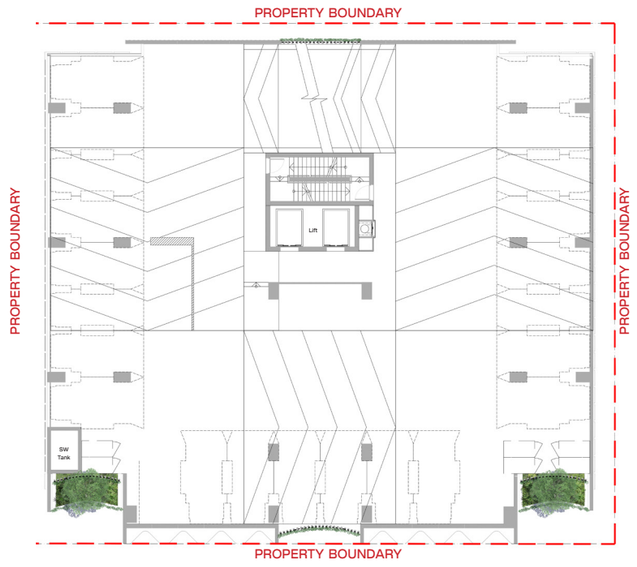




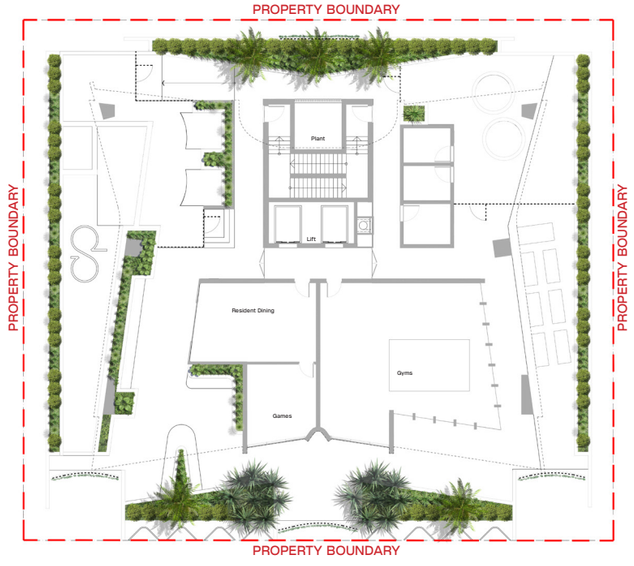
Ground Level Floor Plan



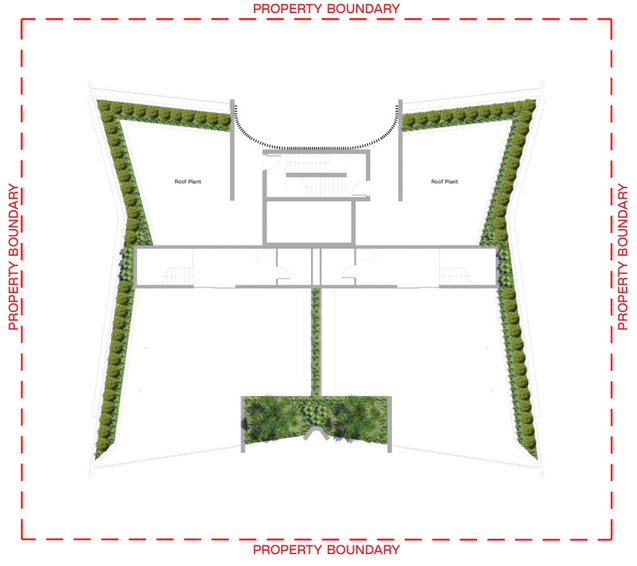
Mezzanine Floor Plan



Level 2 Floor Plan



Level 4 Floor Plan



Roof Terrace Floor Plan

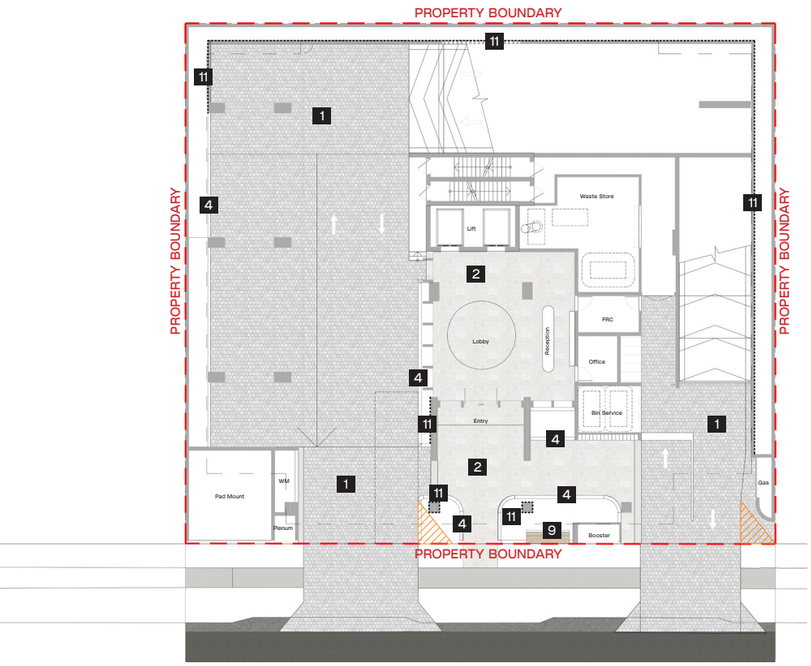
Tree & Palm Species

1. Acmena Smithii ‘Sublime’
2. Agathis Robusta
3. Alectryon Coriaceus
4. Atractocarpus Fitzalanii
5. Cocos Nucifera
6. Dracaena Draco
7. Elaeocarpus Reticulatus
8. Hibiscus Tiliaceus Rubra
9. Howea Forsteriana
10. Livistona Australis
11. Magnolia Grandiflora ‘Teddy Bear’
12. Pandanus Tectorius
13. Plumeria obtusa

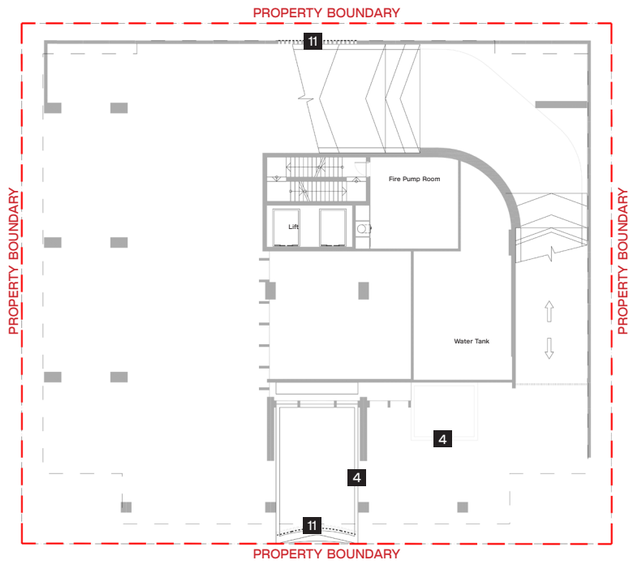
Shrubs & Groundcover Species

14. Alcantarea imperialis
15. Alocasia Brisbanensis
16. Asplenium Nidus
17. Carpobrotus Glaucescens
18. Casuarina Glauca ‘Cousin It’
19. Cordyline Petiolaris
20. Crassula Ovata
21. Dichondra ‘Silver Falls’
22. Doryanthes Excelsa
23. Ficus Microcarpa ‘Green Island’
24. Ficus Pumila
25. Heliconia Hot Rio Nights
26. Hymenocallis Littoralis
27. Myoporum Species
28. Philodendron Imperial Green
29. Rhapis Excelsa
30. Senecio Serpens
31. Syzygium Species
32. Trachelospermum Jasminoides
33. Viola Hederacea
34. Westringia Fruticosa
35. Zamia Furfuracea

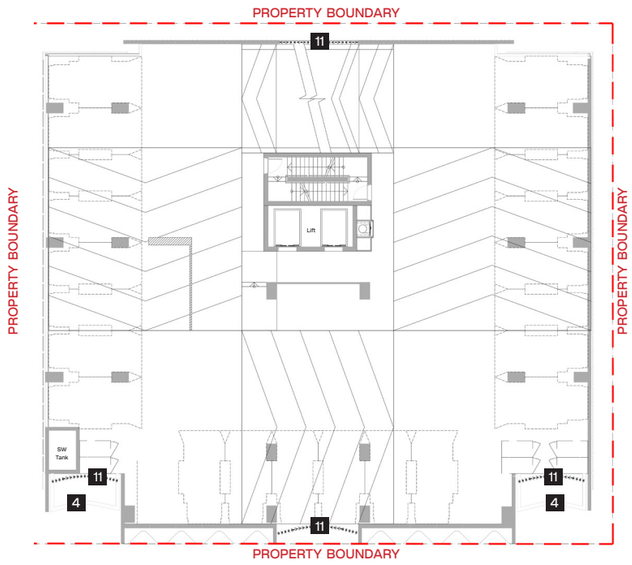




Ground Level Floor Plan



Mezzanine Floor Plan



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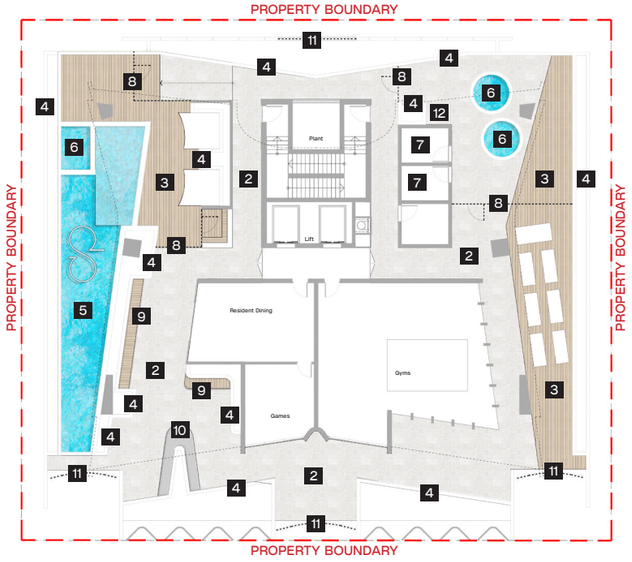

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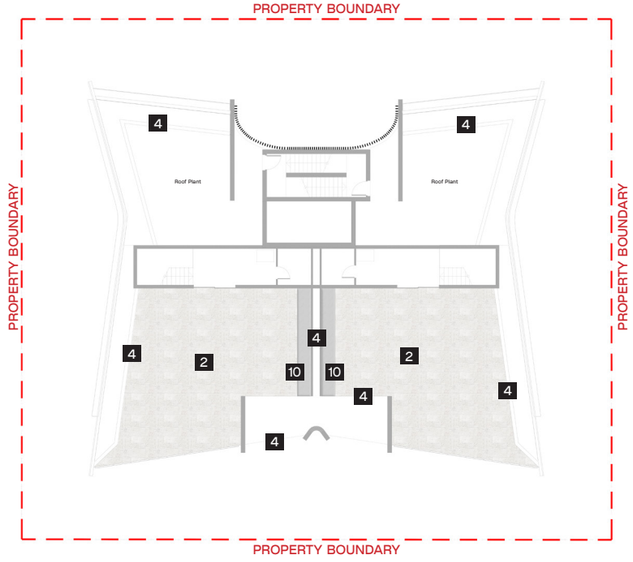


Roof Terrace Floor Plan

1



DRIVEWAY

Colour: Endicott/Blue Stone
Size: Varies
Finish: Split face

2



NATURAL STONE/PORCELAIN PAVERS

Colour: Light Grey Limestone
Size: 300 X 600
Finish: Tbc

3



TIMBER DECKING

Colour: Accoya
Size: 138 X 23mm
Finish: Dressed & Treated

4



GENERAL WALLS

Colour: White
Size: Tbc
Finish: Rendered & Painted

5



POOL TILE FINISH

Colour: White Mix
Size: 20x20mm
Finish: Trowelled

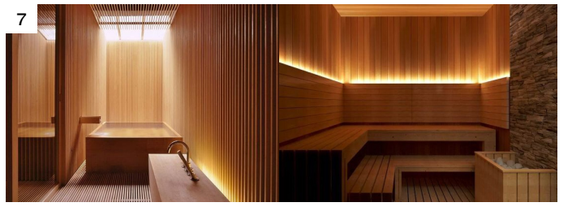
6



SPA

Colour: tbc
Size: tbc
Finish: tbc

7



SAUNA

Colour: Tbc
Size: Tbc
Finish: Tbc

8



FRAMELESS GLASS FENCE / BALUSTRADE

Colour: Clear
Size: 1200mm High
Finish: Tbc

9



HONED CONCRETE BENCH SEATING

Colour: /White
Size: N/A
Finish: Honed

10



BBQ BENCH

Colour: Tbc
Size: Tbc
Finish: Tbc

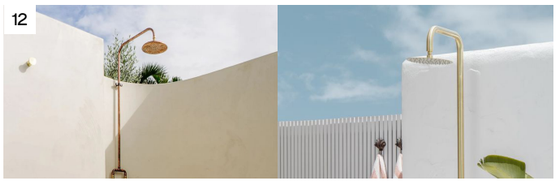
11



WIRE TRELLIS SYSTEM/GREENWALL

Colour: Tbc
Size: Tbc
Finish: Tbc

12



OUTDOOR SHOWER

Colour: Tbc
Size: Tbc
Finish: Tbc

Part Four

Design Analysis

Soil Depth & Maintenance Access Analysis

Soil Depth & Maintenance Access Analysis

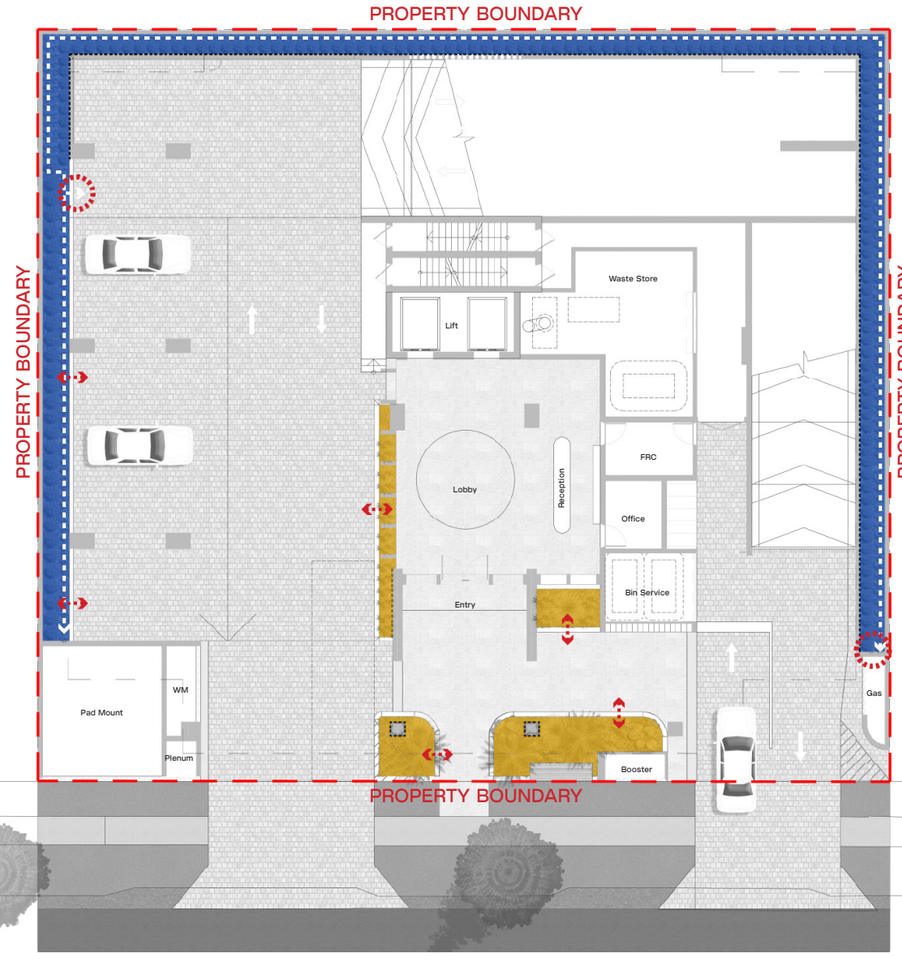
Soil Depth Analysis & Maintenance Details

Recreation Analysis

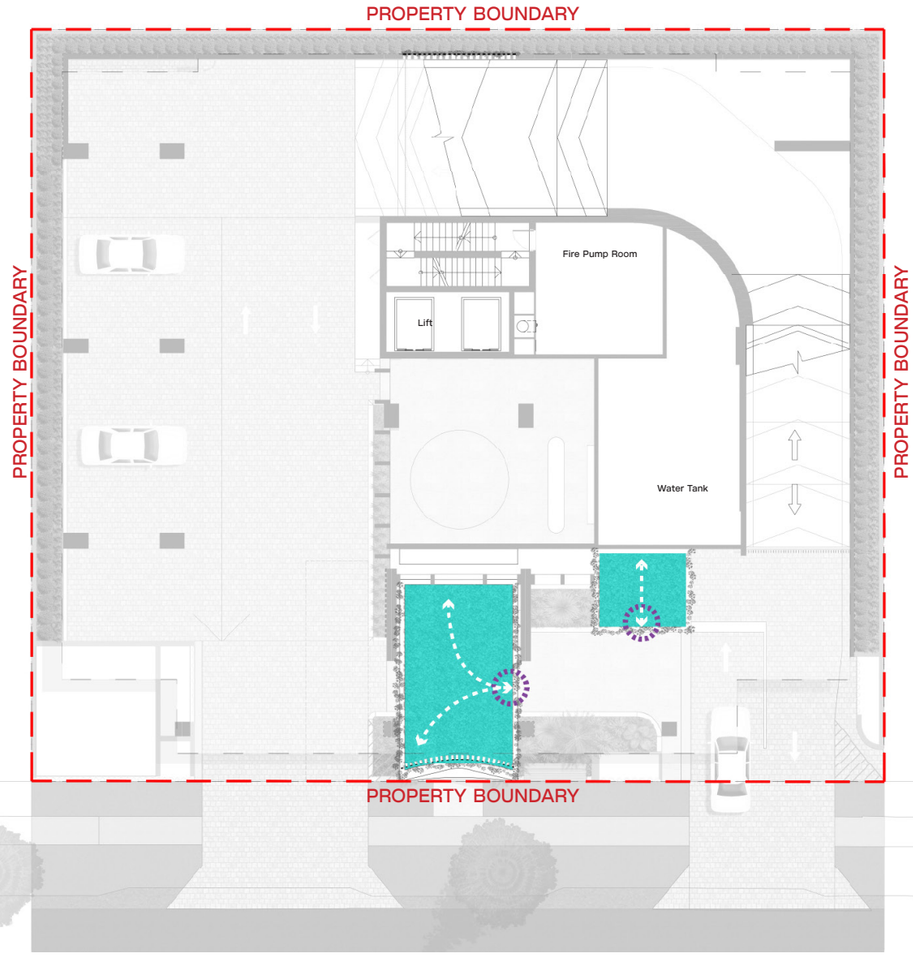
Recreation Analysis Plans

Recreation Analysis Details

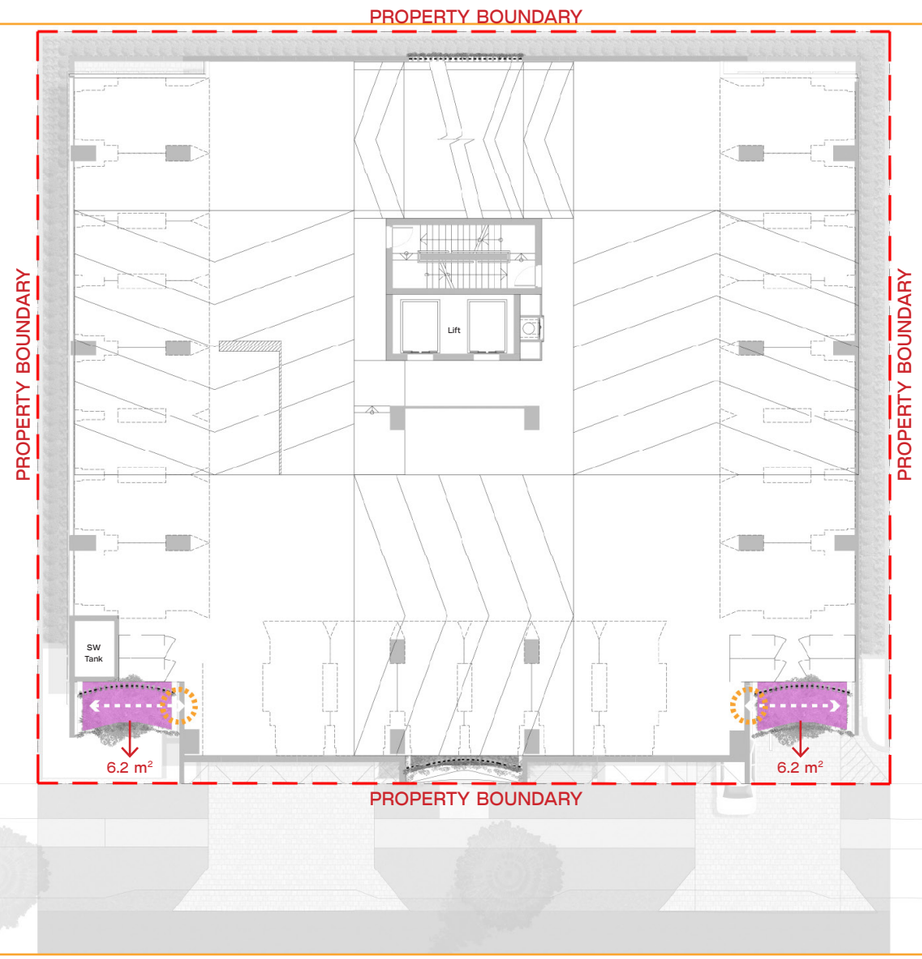




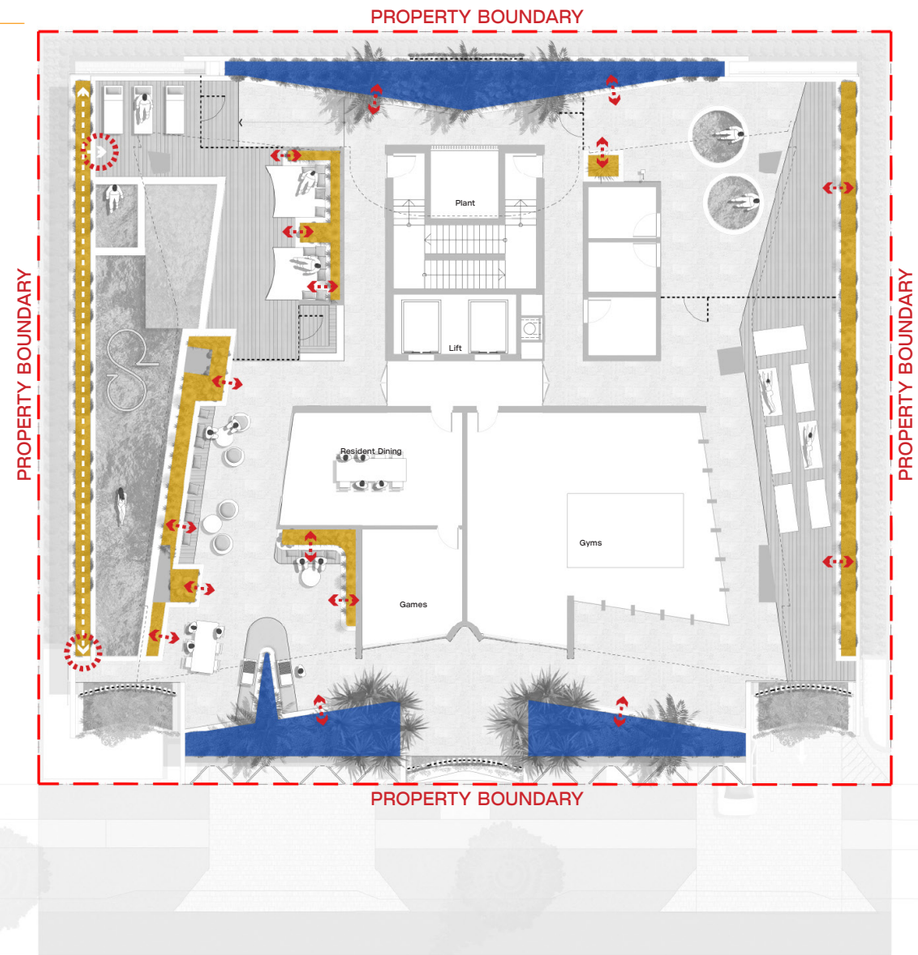
Ground Level Floor Plan



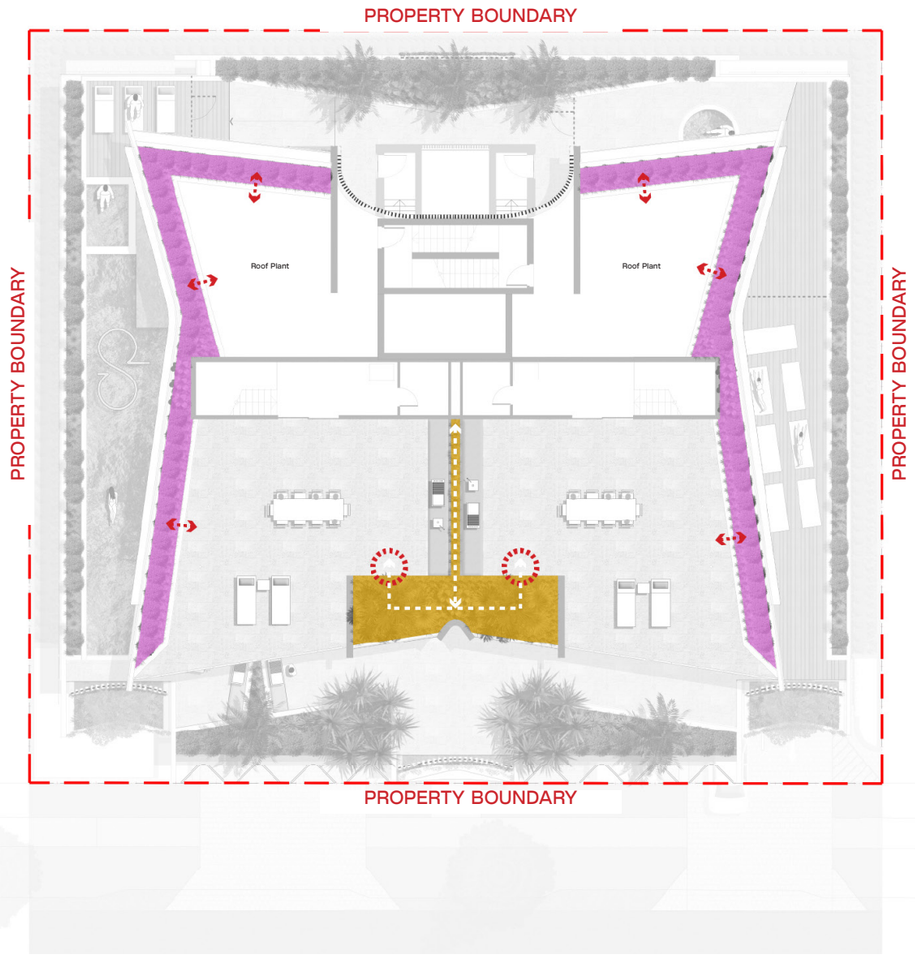
Mezzanine Floor Plan



Level 2 Floor Plan



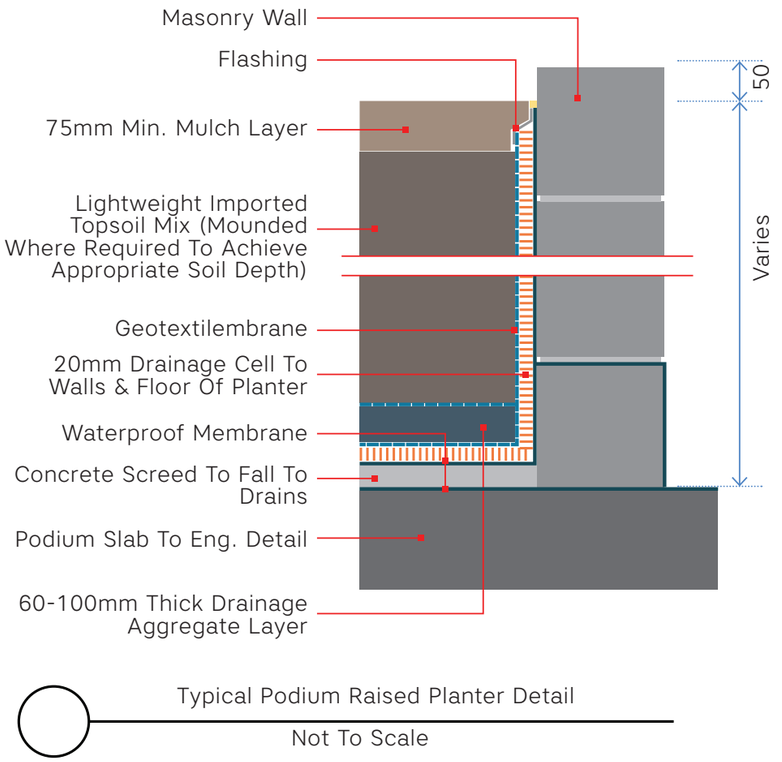
Level 4 Floor Plan



Roof Terrace Floor Plan

Legend

- 200mm Depth Raised Planter
- 300mm Depth Raised Planter
- 500mm Depth Raised Planter
- 1000mm Depth Raised Planter
- 1200mm Depth Raised Planter
- Maintenance Access
- Access door/gate
- Ladder Access
- Indicative maintenance access path w/ safety fall access system
- Indicative maintenance access



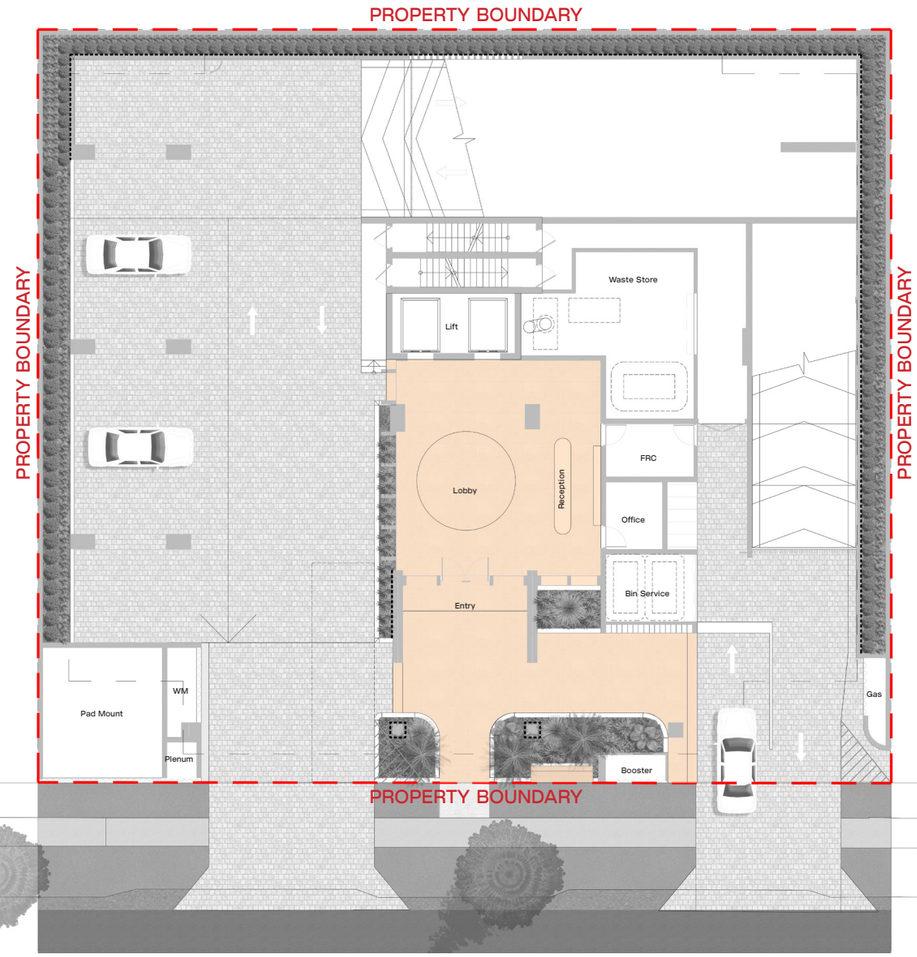
Typical Podium Raised Planter Detail

Not To Scale

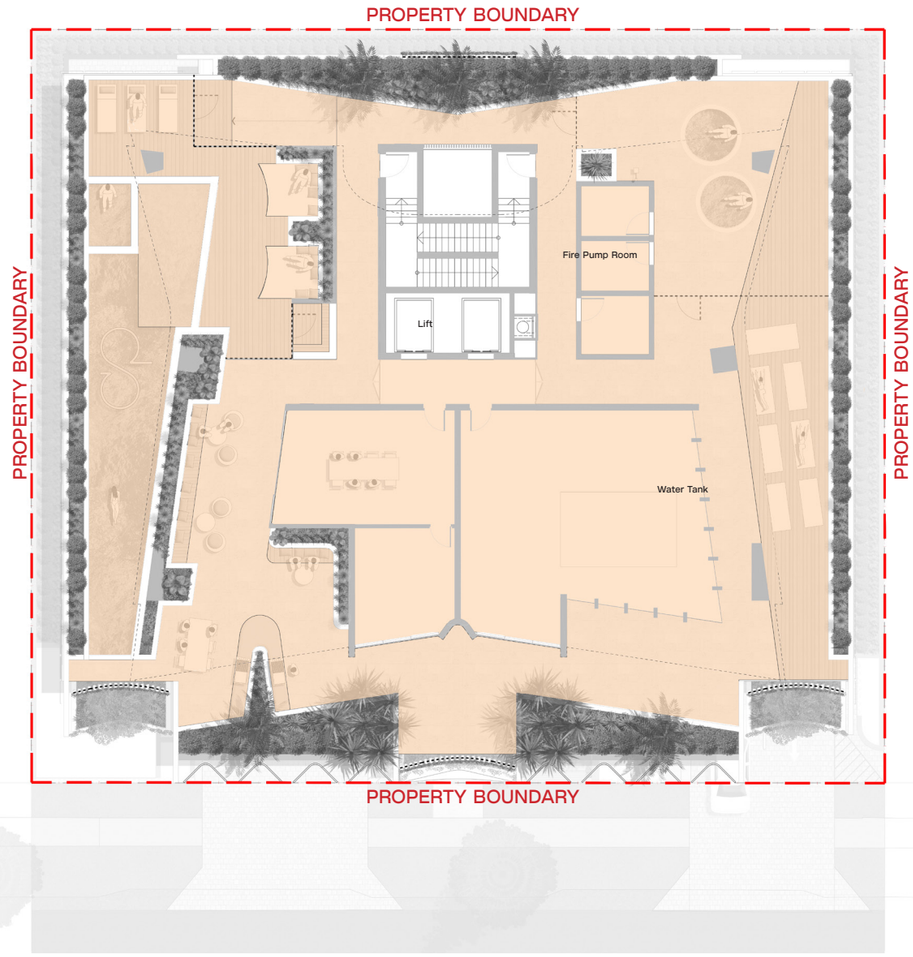








Ground Level Floor Plan



Level 4 Floor Plan

Recreation Capacity Assessment

Table 1					
No.	Facility	Function Of Space	Area m^2	m^2 Per Person	Recreational Capacity
01	Transitional Zone	Circulation		6	738
		Total			123

Occupancy Calculations				
Unit Products	QTY	Occupancy Ratios		Occupancy
3 Bed	56	4	Persons/Unit	224
Total Number Of Units	56		Max Occupancy	224
Total Occupancy				224
Factor 80% Maximum Occupancy At Any Given Time				179
Factor 33% Maximum Usage Of Onsite Rec/Facilities And Spaces At Any Given Time By Residents				60
Total Recreational Carrying Capacity Calculated In Table 1				123
Project Surplus Recreational Carrying Capacity				63

Reference images in this presentation are intended for in–house discussions only. LDGLA does not claim authorship. These images have been sourced from various publications.

15 Christine Avenue
Miami 4220. Queensland

E: admin@ldgla.com.au
P: 07 5654 5198