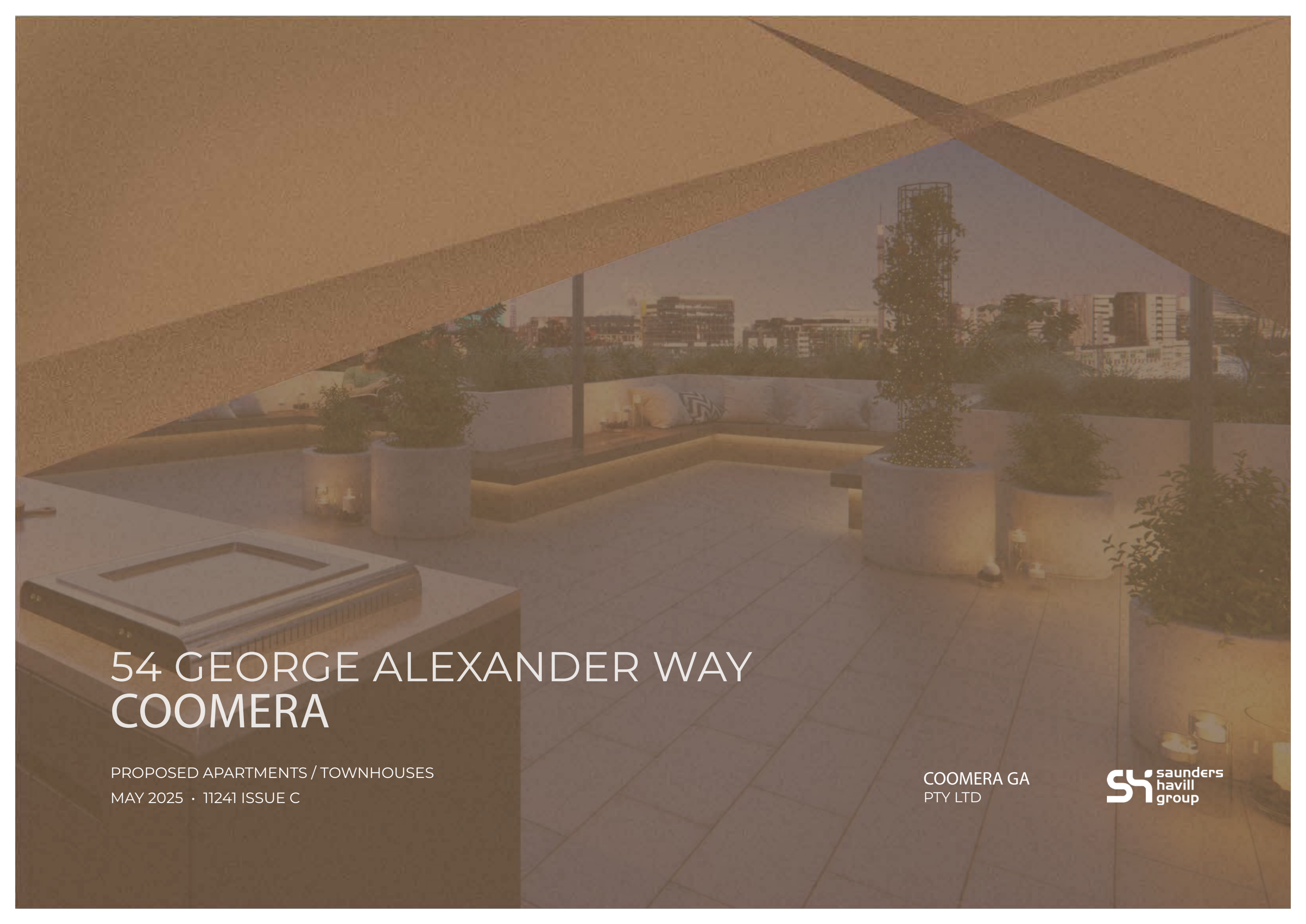




# 54 GEORGE ALEXANDER WAY COOMERA

PROPOSED APARTMENTS / TOWNHOUSES  
MAY 2025 • 11241 ISSUE C

COOMERA GA  
PTY LTD

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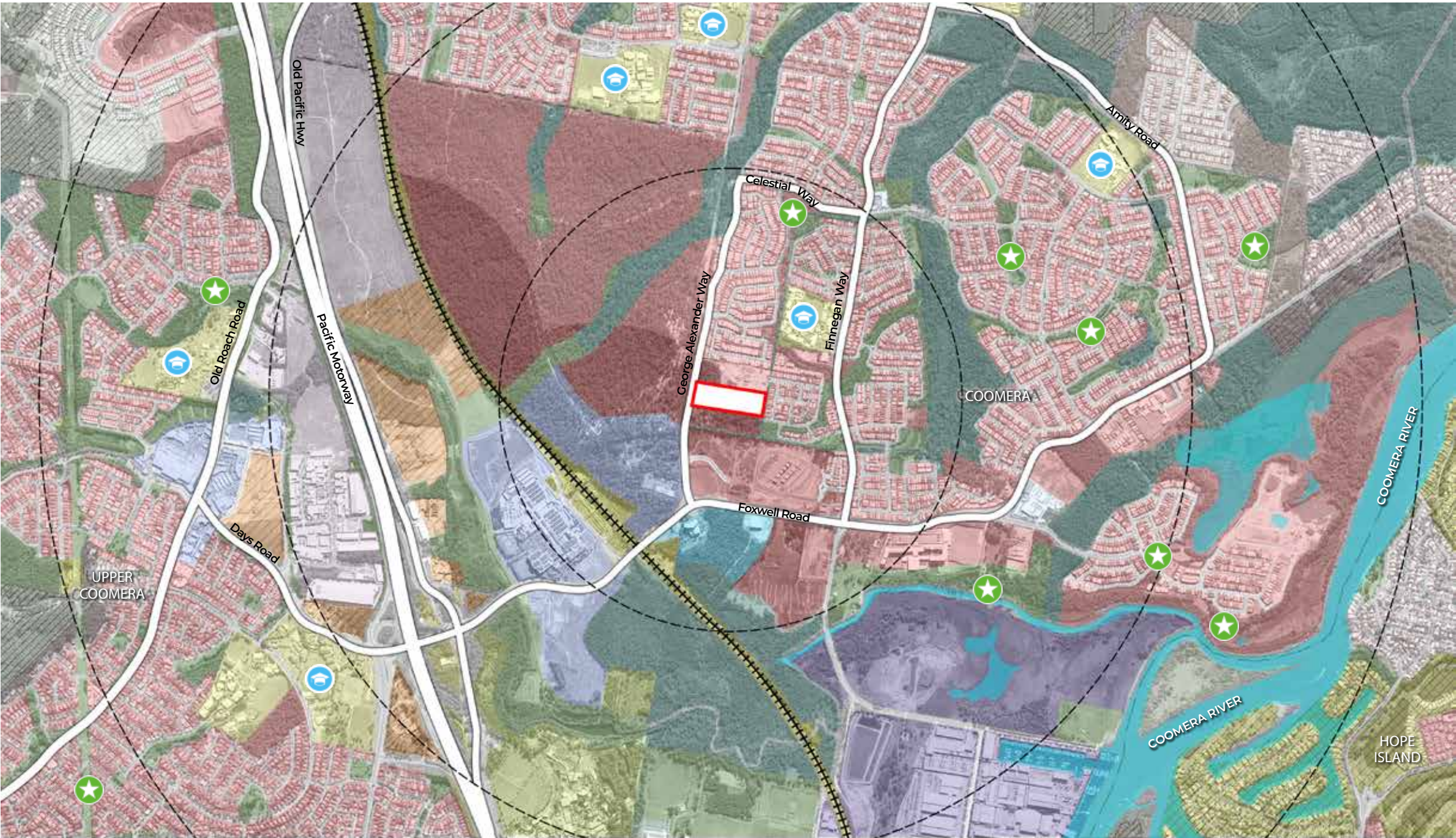
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LEGEND

- SITE LOCATION
- CENTRE
- COMMUNITY FACILITY
- EMERGING COMMUNITY
- ENVIRONMENTAL
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- MIXED USE
- OPEN SPACE
- RURAL
- INDUSTRIAL
- TOURISM
- WATERBODIES
- PARK/ RECREATION
- SCHOOL
- CATCHMENT
- RAILWAY LINE



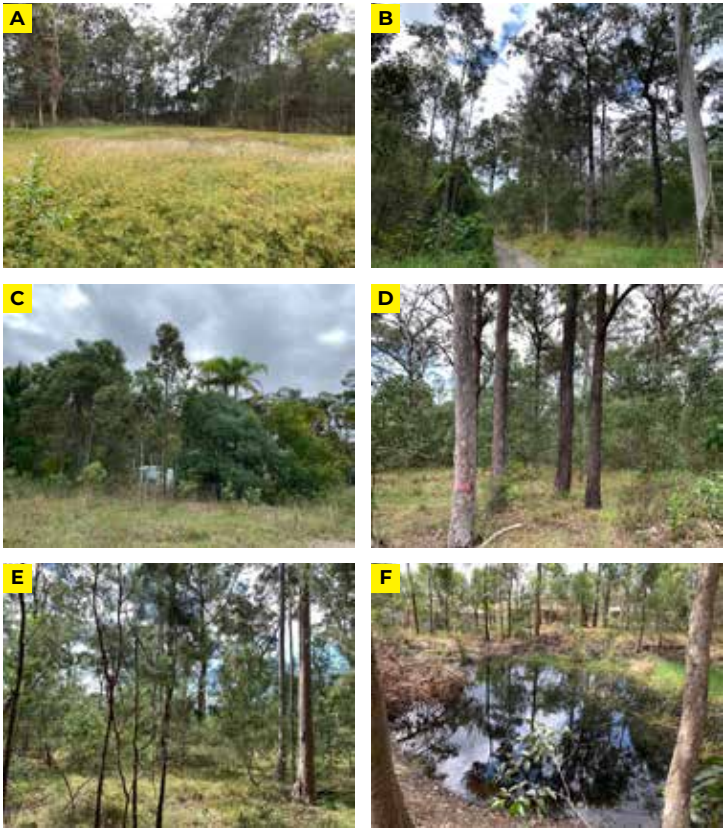
- SITE BOUNDARY
- DAMS / WATER BODIES
1.

EXISTING BUILDING/ STRUCTURE
2.

EXISTING VEGETATION THROUGHOUT
3.

ADJACENT PROPERTY
4.

ADJOINING DEVELOPMENT





- |                                                                                                  |                                          |                                                                 |                                                                                                                           |
|--------------------------------------------------------------------------------------------------|------------------------------------------|-----------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|
| SITE EXTENTS                                                                                     | 1. BUILDING ONE                          | 9. FUTURE ROAD CONNECTION                                       | 15. PODIUM PLANTING AREAS ADJOINING UNITS TO CREATE LUSH ENVIRONMENT ON THE GROUND PLAIN AND WHEN VIEWING FROM APARTMENTS |
| SITE BOUNDARY                                                                                    | 2. BUILDING TWO                          | 10. PEDESTRIAN BRIDGE CONNECTION TO LOBBY                       | 16. BASEMENT PARKING                                                                                                      |
| STAGE BOUNDARY                                                                                   | 3. BUILDING THREE                        | 11. INDICATIVE FEATURE PLANTING TO TOWNHOUSE COURTYARDS         | 17. SEATING FIXED TO PODIUM WALLS / PLANTERS                                                                              |
| 20M BUSHLAND RESERVE<br>Retained existing canopy<br>and mown grass underneath.<br>Refer Ecology. | 4. INDICATIVE TOWNHOUSES                 | 12. INDICATIVE 1.5M WIDE FOOTPATH                               | 18. PEDESTRIAN ACCESS / LINK TO ENTRY PATHWAY SEQUENCE                                                                    |
|                                                                                                  | 5. DEEP PLANTING                         | 13. HARDSTAND VEHICLE ACCESS RAMP TO BASEMENT PARKING           | 19. EXISTING DEVELOPMENT<br>(Not included in this application)                                                            |
|                                                                                                  | 6. OVERLAND FLOW PATH                    | 14. TURF / SYNTHETIC TURF BREAKOUT AREA WITH PLANTING SURROUNDS | 20. ADJOINING REHABILITATION AREA.<br>- Refer seperate concept rehabilitation plan.                                       |
|                                                                                                  | 7. INDICATIVE STREET TREES               |                                                                 |                                                                                                                           |
|                                                                                                  | 8. MASS PLANTING TO SHARED ZONE FRONTAGE |                                                                 |                                                                                                                           |



SITE EXTENTS



SITE BOUNDARY

- |                                             |                                                                                                       |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------|
| 1. INDICATIVE STREET TREES                  | 6. SHADE TOLERANT PLANTING TO INFILL GREENSPACE / COMMUNAL TRANSITION AREAS                           |
| 2. MASS PLANTING TO SHARED ZONE FRONTAGE    | 7. PODIUM PLANTING                                                                                    |
| 3. FEATURE PLANTING TO TOWNHOUSE COURTYARDS | 8. FEATURE PEDESTRIAN ACCESS / LINK                                                                   |
| 4. INDICATIVE 1.5M WIDE FOOTPATH            | 9. COMMUNAL OPEN SPACE AREA WITH INDICATIVE FEATURE PLANTING, SHADE TREES, BREAKOUT TURF AND SEATING. |
| 5. FUTURE ROAD CONNECTION                   | 10. SERVICE AREAS (PMT, TANKS, PUMP ROOM, SWITCH ROOM, ETC.)                                          |



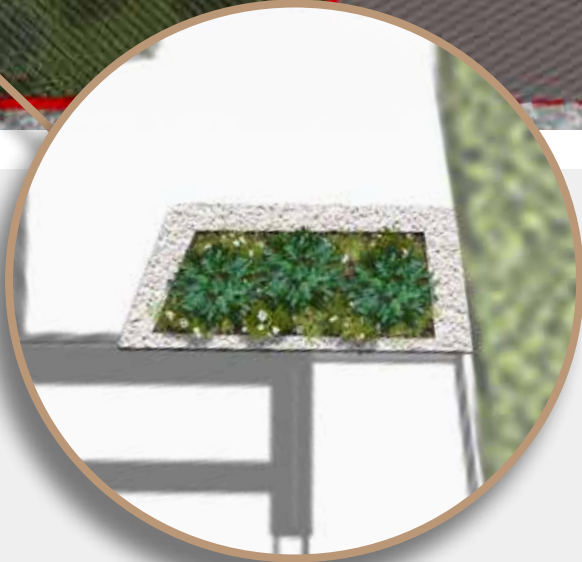


SITE EXTENTS



SITE BOUNDARY

- 1. CASCADING PLANTING AND SHADE TOLERANT SPECIES WHERE NEEDED TO BREAK UP ARCHITECTURE FACADES WITH PLANTING
- 2. PODIUM PLANTING
- 3. ARBOUR OVER MRV / RCV SERVICE VEHICLE BAY. (6500 CLEAR HEIGHT)







1. TREES TO PODIUM GARDEN AREAS. FINAL LOCATION TO ALIGN WITH, AND SUBJECT TO STRUCTURAL COLUMNS AND DESIGN

2. OPPORTUNITIES FOR PODIUM PLANTING AREAS THROUGHOUT ROOFTOP TERRACE

3. OPPORTUNITIES FOR SEATING ADJOINING PODIUM PLANTING AREAS THROUGHOUT

4. INFORMAL BAR / BALCONY TO OVERLOOK ADJOINING LAND AREAS AND VEGETATION
5. HARDSTAND AREAS TO ALIGN WITH GROUND FLOOR COS PALETTE.  
- Refer Architect for hardstand finishes

6. OPPORTUNITIES FOR SECONDARY TABLE / INFORMAL TABLE SETTING AREAS

7. TABLE SETTINGS / OPPORTUNITIES FOR DINING

8. INDICATIVE OPPORTUNITIES FOR OUTDOOR BBQ AND KITCHEN
9. LIFT ACCESS

10. PRIMARY UPPER FLOOR TENANT COS ACCESS

11. INFORMAL SEATING NODES / REST AREA

12. INFORMAL MULTI-FUNCTIONAL LAWN AREA (Outdoor cinema, yoga classes, moveable furniture etc.)

13. INDICATIVE STAIR ACCESS / EGRESS
14. OPPORTUNITY FOR ROOFTOP HERB / VEGETABLE GARDEN



1. TREES TO PODIUM GARDEN AREAS. FINAL LOCATION TO ALIGN WITH, AND SUBJECT TO STRUCTURAL COLUMNS AND DESIGN

2. OPPORTUNITIES FOR PODIUM PLANTING AREAS THROUGHOUT ROOFTOP TERRACE

3. OPPORTUNITIES FOR SEATING ADJOINING PODIUM PLANTING AREAS THROUGHOUT

4. INFORMAL BAR / BALCONY TO OVERLOOK LOWER COS AREA
5. HARDSTAND AREAS TO ALIGN WITH GROUND FLOOR COS PALETTE. Refer Architect for hardstand finishes.

6. OPPORTUNITIES FOR SECONDARY TABLE / INFORMAL TABLE SETTING AREAS

7. TABLE SETTINGS / OPPORTUNITIES FOR DINING

8. INDICATIVE OPPORTUNITIES FOR OUTDOOR BBQ AND KITCHEN

9. LIFT ACCESS
10. PRIMARY UPPER FLOOR TENANT COS ACCESS

11. INFORMAL SEATING NODES / REST AREA

12. INFORMAL MULTI-FUNCTIONAL LAWN AREA (Outdoor cinema, yoga classes, moveable furniture etc.)

13. INDICATIVE STAIR ACCESS / EGRESS

14. OPPORTUNITY FOR OUTDOOR TABLE TENNIS TABLE OR SIMILAR

PROPOSED DEVELOPMENT: RESIDENTIAL APARTMENTS

- 35 x 1 Bed
- 129 x 2 Bed
- 19 x 3 Bed

For the purpose of this assessment we have assumed the following:

100% Occupancy

- 1.5 people x 35 (1 Bedroom) = 52.5 people
- 2.5 people x 129 ( 2 Bedroom) = 322.5 people
- 2.5 people x 19 ( 3 Bedroom) = 47.5 people

90% Occupancy

- 422.5 people x 90% = 380 people

Occupants utilising recreation areas at any one time (assume 33%)

- 380 people x 33% = 125 people

The Recreation Capacity Plan will need to demonstrate that 125 people can recreate in the communal recreation space area provided in the proposed development.

The current Recreational Capacity Plan, based on usable communal recreation space, demonstrates 197 people can recreate comfortably in the area provided and should be viewed as compliant.



| FUNCTION OF SPACE                                                                  |                                   | AREA(m <sup>2</sup> )<br>(approx)                                                            | SPACIAL<br>REQUIREMENTS<br>(m <sup>2</sup> /Person) |            |
|------------------------------------------------------------------------------------|-----------------------------------|----------------------------------------------------------------------------------------------|-----------------------------------------------------|------------|
|  | BBQ / Rest Area                   | BBQ / Outdoor Kitchen, Outdoor table setting and rest nodes                                  | 135m <sup>2</sup>                                   | 3      45  |
|  | General Area                      | Transition / Pathway spaces, Planting areas, Seating nodes, Balance COS landscape areas etc. | 1,445m <sup>2</sup>                                 | 15      96 |
|  | Exercise Facilities<br>Yoga Areas | Active Recreation, Breakout Spaces<br>Lawn Areas etc.                                        | 205m <sup>2</sup>                                   | 4      51  |
| TOTAL ROOFTOP COMMUNAL<br>RECREATION SPACE                                         |                                   | 1,785m <sup>2</sup>                                                                          | RECREATION<br>CAPACITY                              | 192        |





LEVEL 0



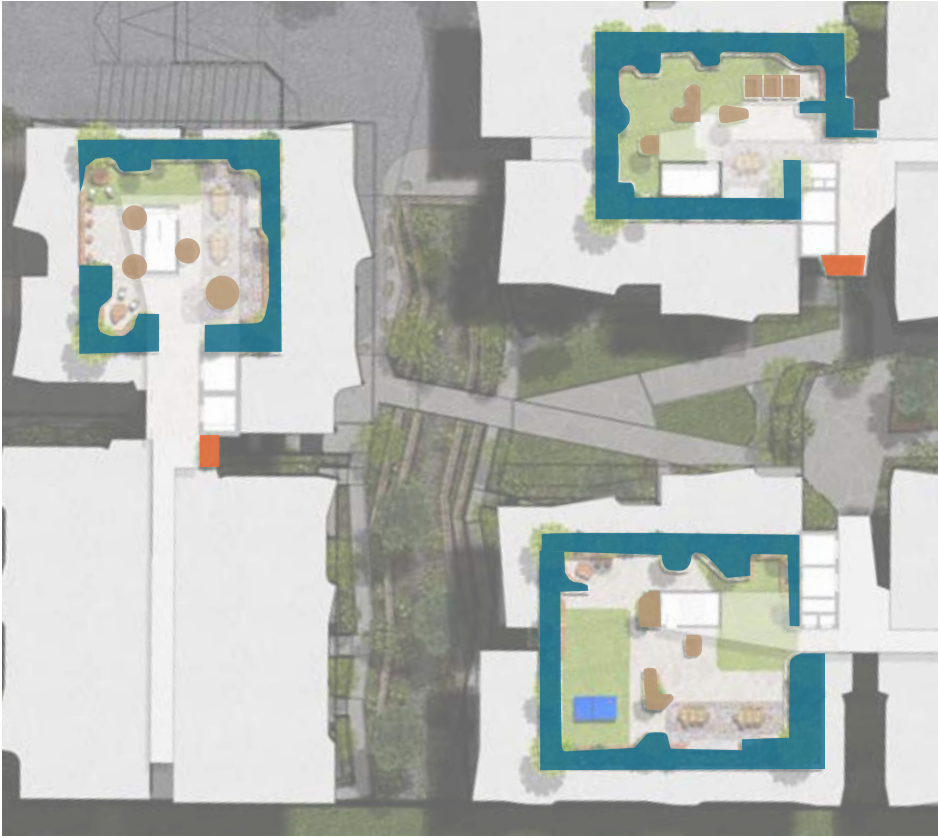
LEVEL 1



LEVEL 2



TYPICAL (LEVELS 3-5)



ROOFTOP TERRACES (LEVELS 6-8)

-  Podium Planting Depth --- 400mm TYP.
-  Podium Planting Depth --- 400mm - 600mm TYP.
-  Podium Planting Depth --- 1000mm TYP.

PALMS / TREES



PALMS / TREES

- 1. PANDANUS TECTORIUS
- 2. DRACAENA DRACO
- 3. LIVISTONA AUSTRALIS
- 4. TRISTANIOPSIS LUSCIOUS
- 5. STRELITZIA NICOLAI
- 6. ARAUCARIA HETEROPHYLLA
- 7. CUPANIOPSIS ANACARDIOIDES
- 8. WATERHOUSEA FLORIBUNDA

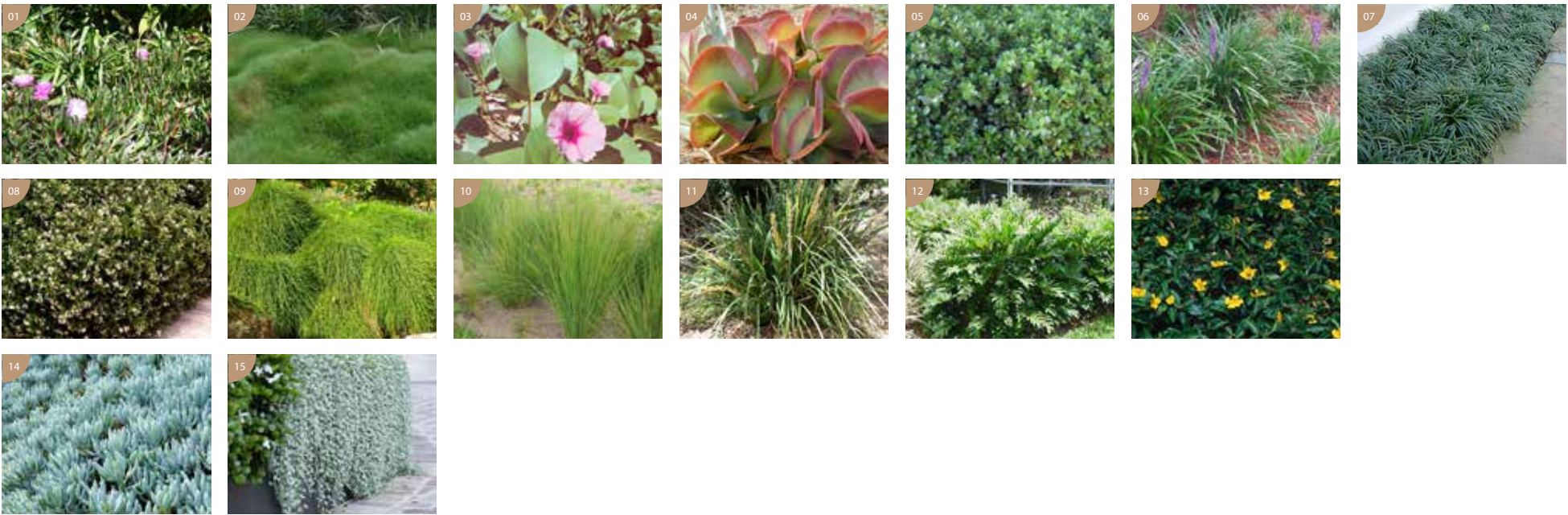
SHRUBS



SHRUBS

- 1. RHAPIS EXCELSA
- 2. PHILODENDRON ROJO CONGO
- 3. FICUS GREEN ISLAND
- 4. ALCANTAREA IMPERIALIS
- 5. ALCANTAREA ODORATA
- 6. ALPINIA ZERUMBET
- 7. ACMENA SMITHI 'FIRESCREEN'
- 8. KALANCHOE BRACTEATA
- 9. LEUCOPHYTA BROWNII
- 10. ZAMIA FURFURACEA
- 11. CARISSA DESERT STAR
- 12. CORDYLINE NEGRA
- 13. SANSEVIERIA TRIFASCIATA
- 14. WESTRINGIA SPP
- 15. CORDYLINE RUBRA

GROUNDCOVERS



GROUNDCOVERS

- 1. CARPOBROTUS GLAUCESCENS
- 2. ZOYSIA TENUIFOLIA
- 3. IPOMOEA PES-CAPRAE
- 4. KALANCHOE THYRSIFLORA
- 5. FICUS PUMILA MINIMA
- 6. LIRIOPE EVERGREEN GIANT
- 7. OPHIOPOGON JAPONICUS
- 8. TRACHELOSPERMUM JASMINOIDES
- 9. CASUARINA GLAUCA 'COUSIN IT'
- 10. JUNCUS USITATUS
- 11. LOMANDRA LONGIFOLIA
- 12. PHILODENDRON XANADU
- 13. HIBBERTIA SCANDENS
- 14. SENECIO SERPENS
- 15. DICHONDRA ARGENTEA

NOTE: PLANT SPECIES ARE ONLY INDICATIVE AND ARE TO BE CONFIRMED WITHIN FUTURE OPW APPLICATIONS



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