URBIS

7-9 SURF PARADE BROADBEACH

LANDSCAPE CONCEPT REPORT

RFI RESPONSES CLOUDED RED

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

JUNE 2025

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.

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

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Melissa Gray	Consultant	Landscape Architect	

Rev	Date	Purpose	Prepared	Reviewed
A	28.03.2025	Development Application	MG	AK
B	20.06.2025	RFI Response Package	MG	AK

RFI Response - Pertaining to: Application No. MCU/2025/115

Environmental and Landscape Assessment

6. Frontage landscaping

Officers have identified several concerns with the proposed landscaping at the frontage:

- The deep planting area is obstructed by the booster cabinet.
  Urbis is referring to the front boundary planter as deep soil, not deep planting, given the services and built form above and below. We consider the planting area and available height to building over sufficient for the plants identified in the SLI planting palette, with the proposed feature Strelitzia the best plant for the project based on the current architectural design.
- The basement wall is located along the front boundary, separating the deep planting area and the verge.
  Refer architectural package for basement wall location. Landscape plans reflect this zone as having deep soil but not deep planting, due to services, structure above and below.
- No set down has been proposed for the central garden bed.
  There is a 288mm set down in the central garden beds flanking the arrival path. With the seating element forming the planter walls soil depth of 500mm is achieved and with localised mounding the planters are shown as 600mm deep soil for shrubs and groundcovers.

To improve the visual outcome of the proposal and reduce the dominance of the podium when viewed from the street, the applicant is requested to:

a. Ensure that no basement wall or planter wall be constructed between the basement set-down area and the public road verge.
   Refer also - architectural package. The northwestern corner planter at the ground floor is the only planter connecting to the public road verge - basement wall is shown as set back from the verge, with sufficient soil to support proposed planting.

b. Provide one tree planting area along the frontage, within the deep planting area.
   Per discussion with council 22 May 2025, the constraints of the planting location along the frontage limits the ability for a tree to thrive in this location. Strelitzia nicolai (Giant Bird of Paradise) has been selected to meet the planting and space conditions.

c. To facilitate tree planting, incorporate a minimum of 500 mm recess / articulation in the building set back to allow for an evergreen canopy tree to be planted in the deep planting area, ensuring 3m clearance from the building line
   As above.

d. Reorient the booster cabinet away from the front boundary so that it is positioned parallel to the side boundary.
   Refer architectural package for booster location.

7. Planters – trellis detail and access

There are inconsistencies between the provided Architectural drawings and SLI in relation to the proposed planter depths across all podium levels. Additionally, the site boundary setbacks range between 900mm and 1m with perimeter feature planters. Officers also raise concerns regarding accessibility and maintenance of the planters.

The applicant is requested to:

a. Demonstrate that the proposal can achieve a long-term resilient landscape outcome, and ensure the following parameters are met for all planter boxes:

i. A minimum soil depth is 600mm for shrub planting.
Minimum 600mm depth is shown for all planters with shrubs.
Planters with scrambling species only (draping plants) are shown as 400mm deep soil.
Turf or turf alternatives are shown in 200mm deep on-structure planting medium.

ii. A minimum soil depth is 1m for tree planting.
No trees are shown on this project. Strelitzia nicolai is called up as a large shrub, with adjusted soil volume 800mm in 1m overall planter or via localised mounding, to allow for larger root system. Strelitzia is shown on podium where localised mounding to 800mm is achieveable.

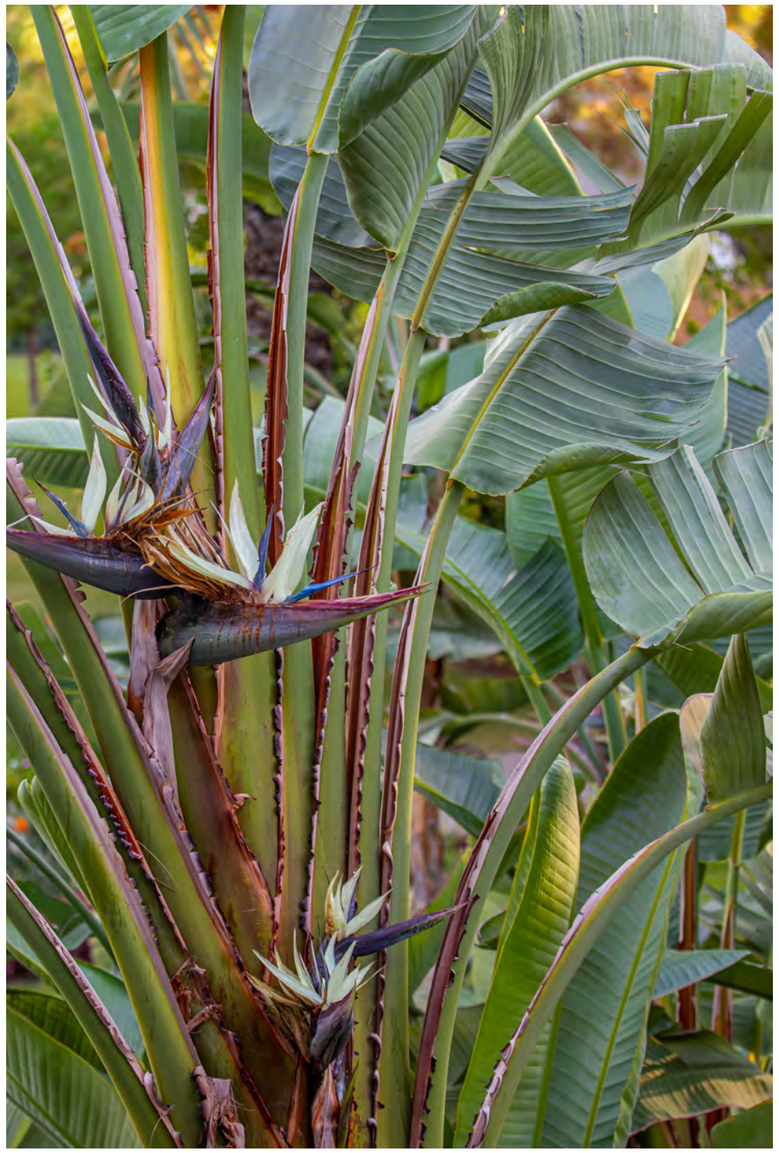
iii. Planter boxes intended for tree planting must have a minimum width of 1.5m and a minimum surface area of 6m2.
As above, no trees are shown in planters.

iv. Tree planting must be located a minimum of 3m from any structures or building lines.
As above, no trees are shown in planters.

LEGEND

Title boundary

LANDSCAPE INTENT



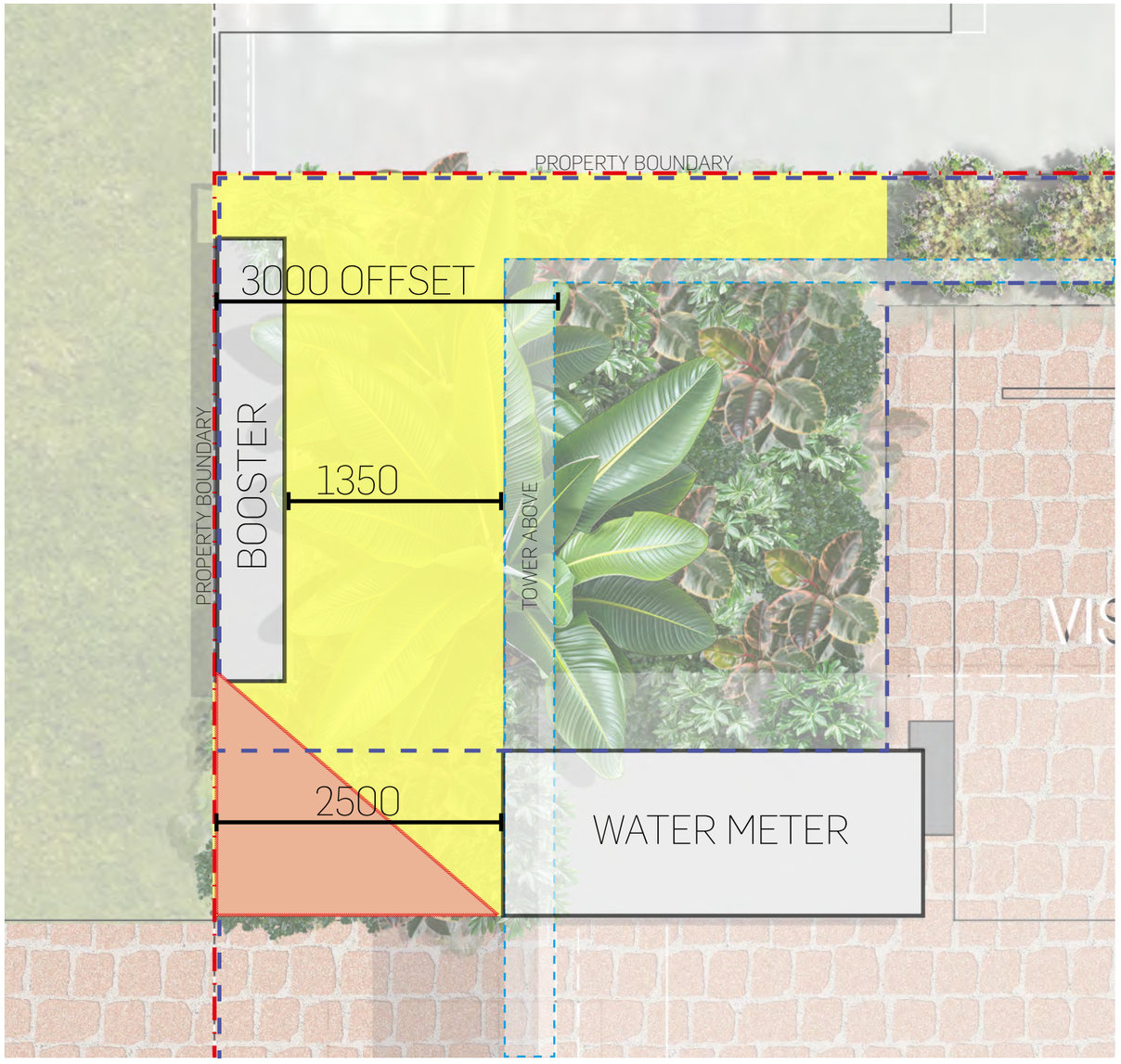
7-9 SURF PARADE

RFI 1
LANDSCAPE ITEMS

SPATIAL CONSTRAINTS - DEEP PLANTING / FIRE BOOSTER

LEGEND

- Basement under
- Title boundary
- Tower over
- Deep Planting
- Sight Triangle



We have considered and designed around the many constraints within this planting zone.

It is not possible to achieve a 3m offset from the built form due to:

- Fire Booster location
- Sight triangle
- Tower over
- Proximity to water meter

A shade canopy tree in this location would be constrained by services and overhead built form, limiting its ability to provide shade. A tree would also be largely obscured from the street if placed behind the booster.

Using Strelizia nicolai in this location allows for a plant of scale that is able to provide day one impact, responds to the constraints of the space and the built form, and speaks to the subtropical, deep green planting palette.

PLANTS OF SCALE - GIANT STRELITZIA

STRELIZIA nicolai is **large, green, drought tolerant, low maintenance** and **wind tolerant**. It has **low water requirements** once established and **low soil requirements**, making it ideal for this project.

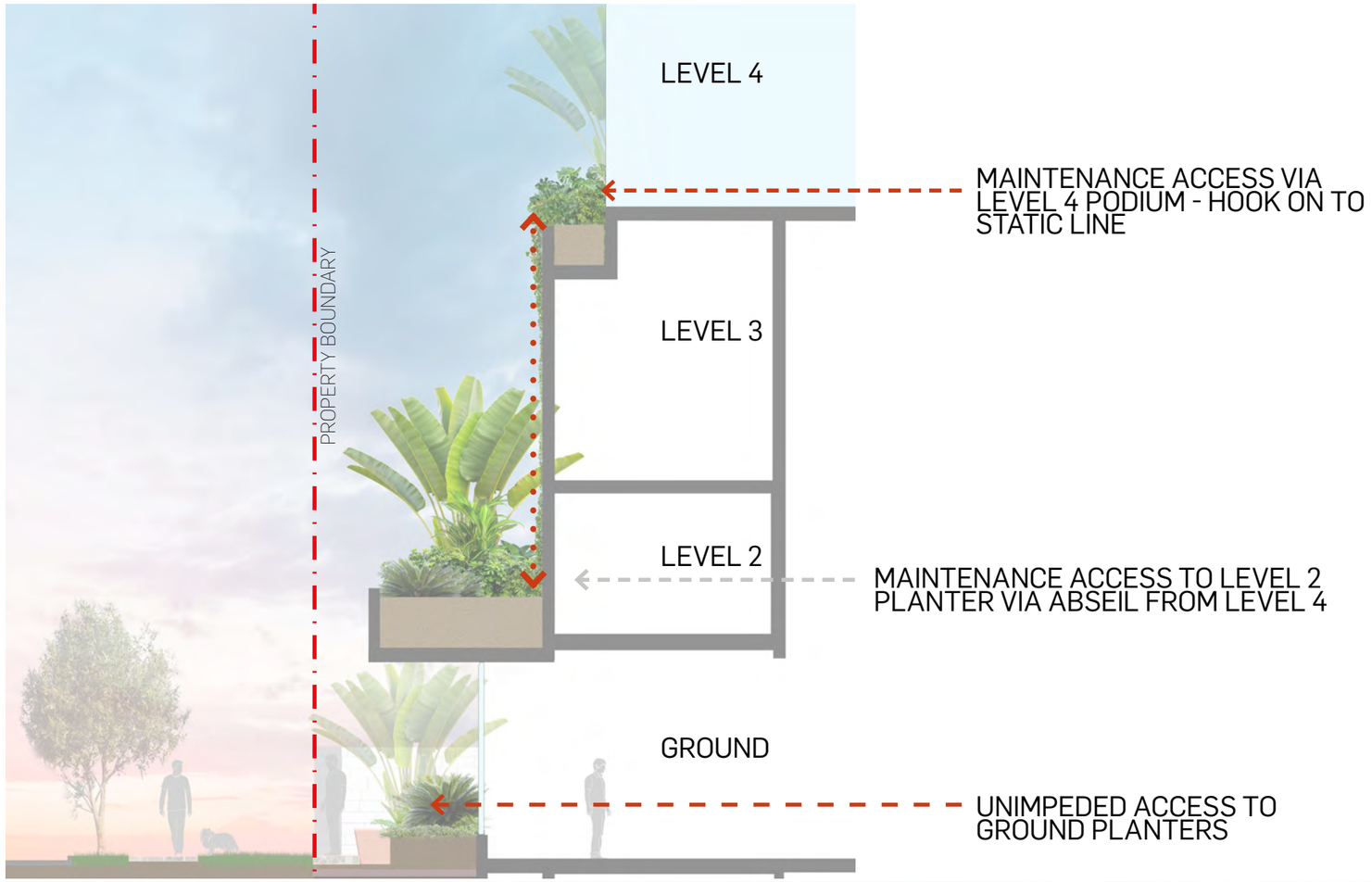
We have a supplier who is able to produce quality plants at 6-7m tall day 1.

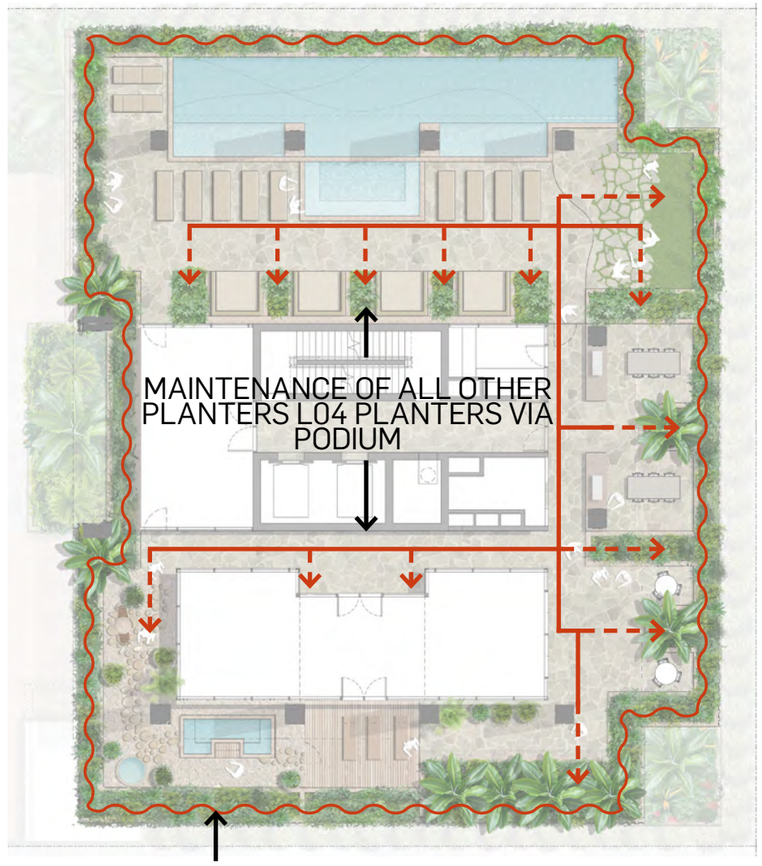
PROJECT EXPERIENCE - STRELIZIA NICOLAI

STRELIZIA nicolai installed at Westfield Chermside outdoor dining precinct, 2017

STRELIZIA nicolai installed at Westfield Chermside outdoor dining precinct, 2017

MAINTENANCE & ACCESS





PLANS

LEGEND

Basement under

Title boundary

Tower over

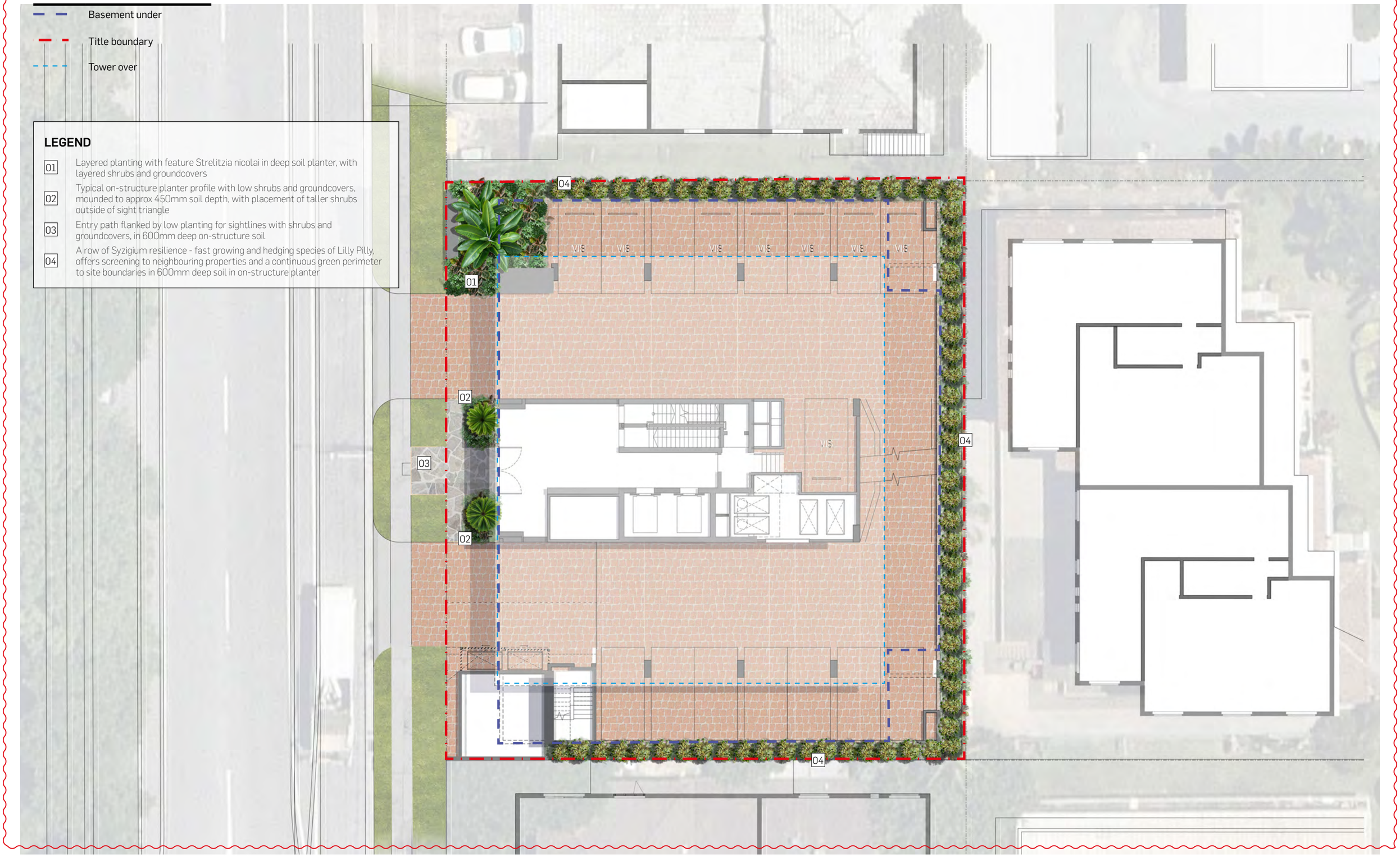
LEGEND

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 with shrubs and groundcovers, in 600mm deep on-structure soil

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 600mm deep soil in on-structure planter



GROUND PLAN

1:300 @ A3 0 2.5 5 7.5 10 12.5 15

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

LEVEL 2 PLAN

1:300 @ A3 0 2.5 5 7.5 10 12.5 15

LEGEND

Tower over

LEGEND

01 On-structure 600mm deep soil planter creates a green edge to podium. Layered planting with local mounding up to 800mm deep for large shrubs, with a mix of smaller 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 Groundcovers in 400mm deep soil in recessed planter

04 Groundcovers and shrubs in 600mm deep soil in recessed planter

05 River stones with steppers through to yoga deck, large pots with a mixture of shrubs and groundcovers, seating area and water feature alongside cold spa.

06 Turf in 200mm deep on-structure soil with crazy pave blow out

LEVEL 4 PLAN

1:300 @ A3 0 2.5 5 7.5 10 12.5 15

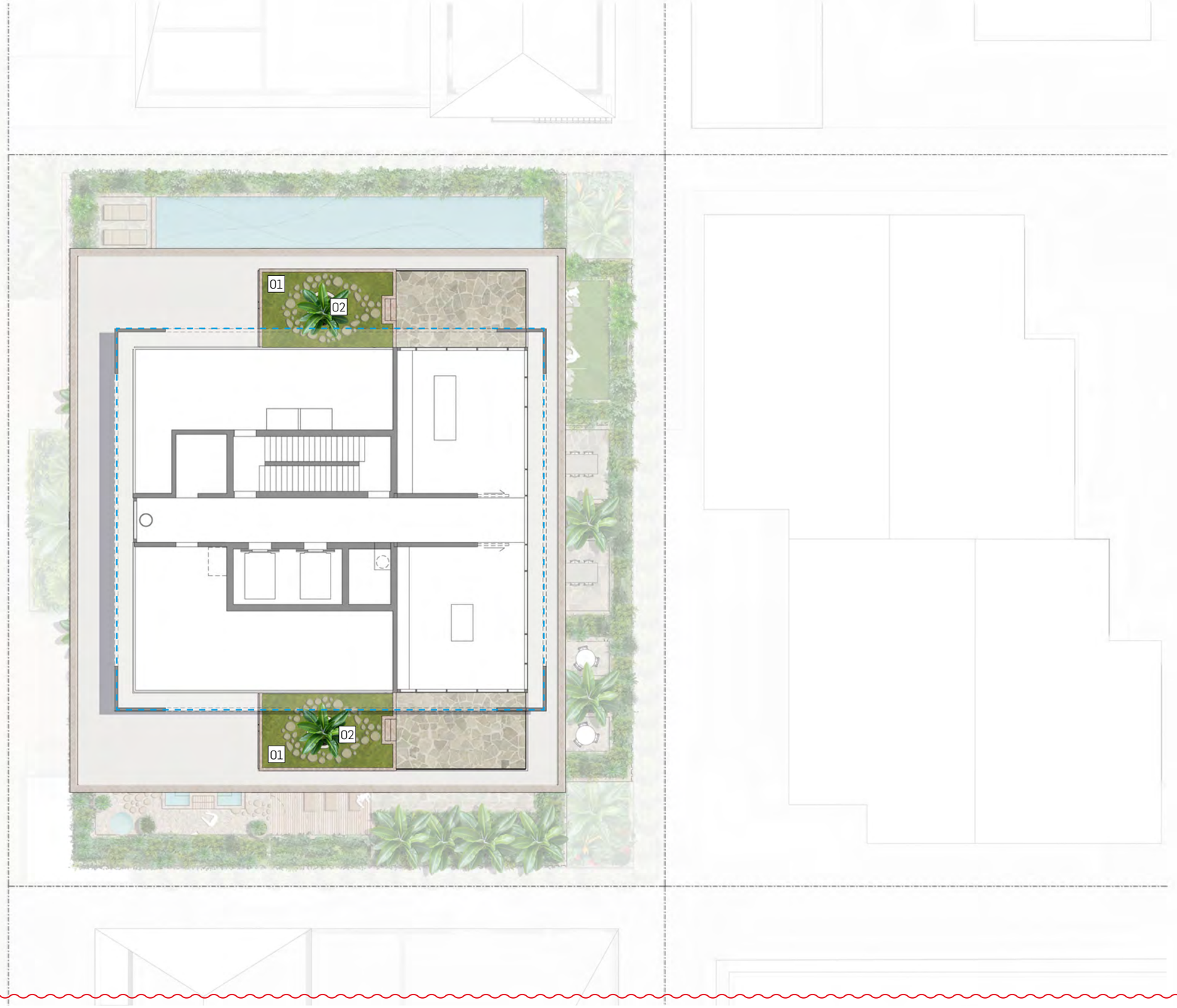
LEGEND

Tower over

LEGEND

01 Turf in 200mm deep on-structure soil with stepping stones for circulation

02 Large shrub in raised circular planter with soil depth 800mm



LEVEL 30 - PLANT LEVEL

SECTIONS

LEGEND

Property Boundary

LEGEND

01 Typical on-structure planter profile with low shrubs and groundcovers, mounded to approx 600mm soil depth, with placement of taller shrubs outside of sight triangle

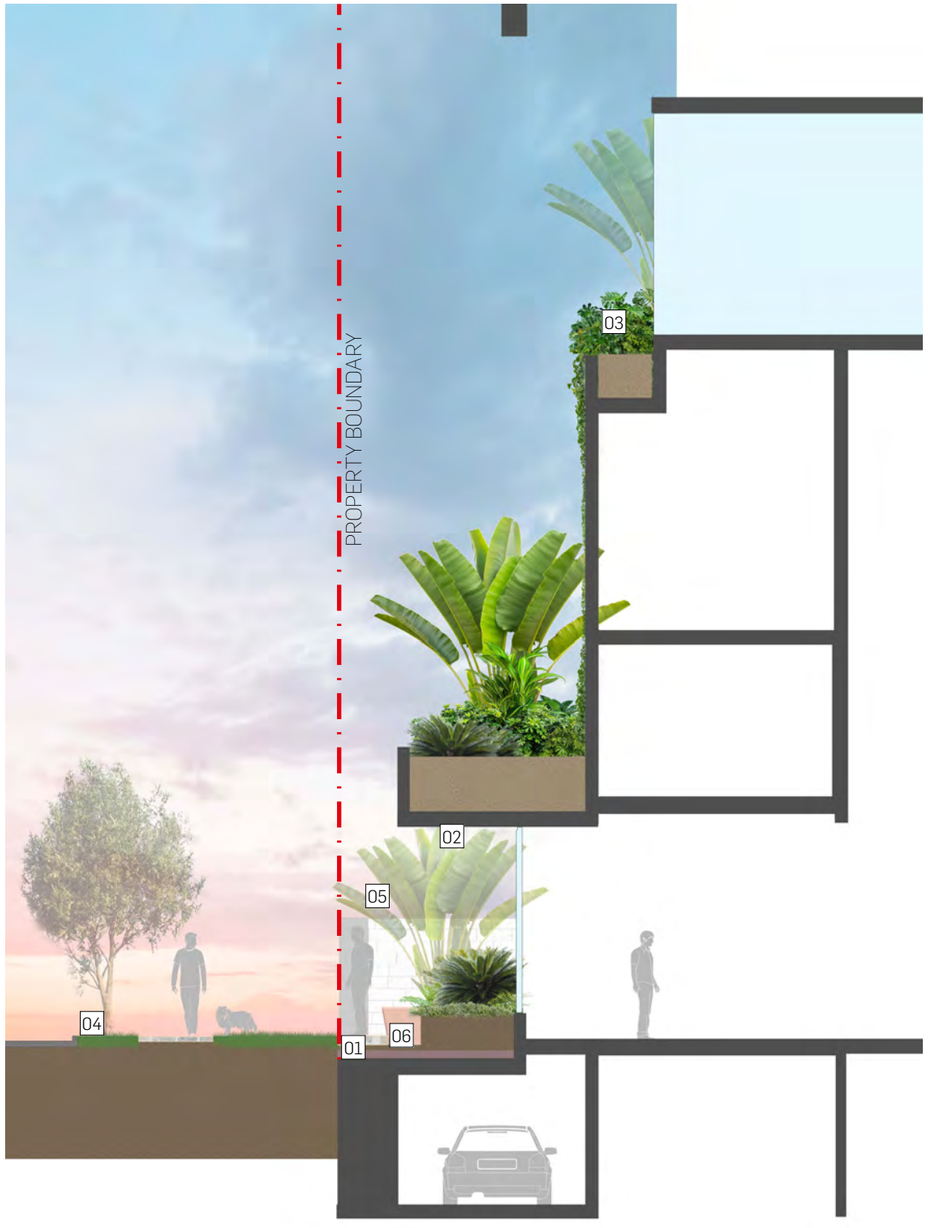
02 On-structure planter with larger, feature shrubs, layered planting of shrubs, groundcovers and climbing species, in 600mm deep soil

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

06 Seating element forms the planter walls and bookmarks arrival path



KEY PLAN

SECTION A

1:200 @ A3 0 2 4 6 8 10

ELEVATIONS

SURF PARADE ELEVATION

PLANTING STRATEGY

LEGEND

Basement under

Title boundary

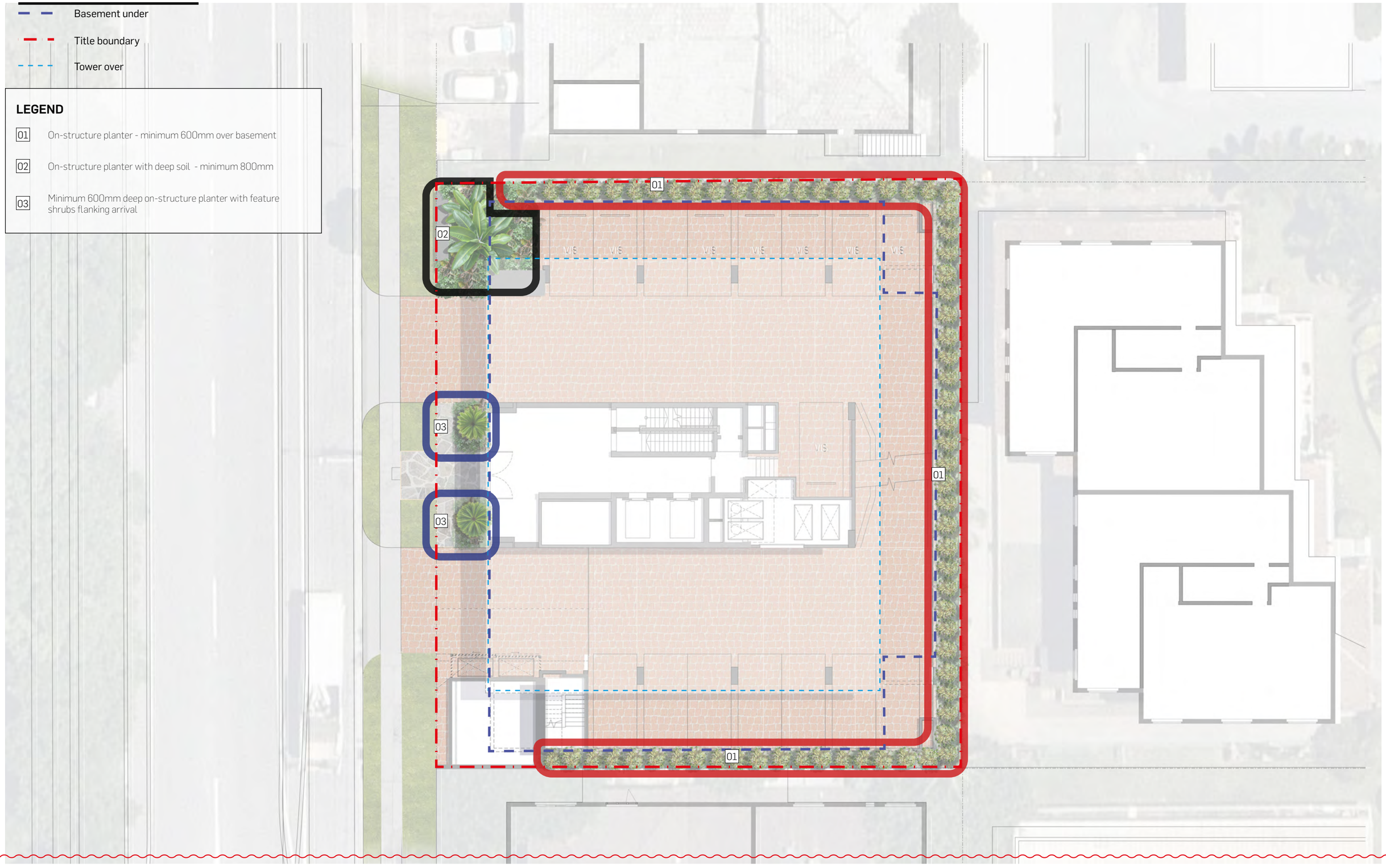
Tower over

LEGEND

01 On-structure planter - minimum 600mm over basement

02 On-structure planter with deep soil - minimum 800mm

03 Minimum 600mm deep on-structure planter with feature shrubs flanking arrival



URBIS

PLANTING DEPTHS AND DIMENSIONS - GROUND

1:300 @ A3 0 2.5 5 7.5 10 12.5 15

LEGEND

01 Minimum 800mm deep soil in on structure planter

PLANTING DEPTHS AND DIMENSIONS - L02 PODIUM

1:300 @ A3 0 2.5 5 7.5 10 12.5 15

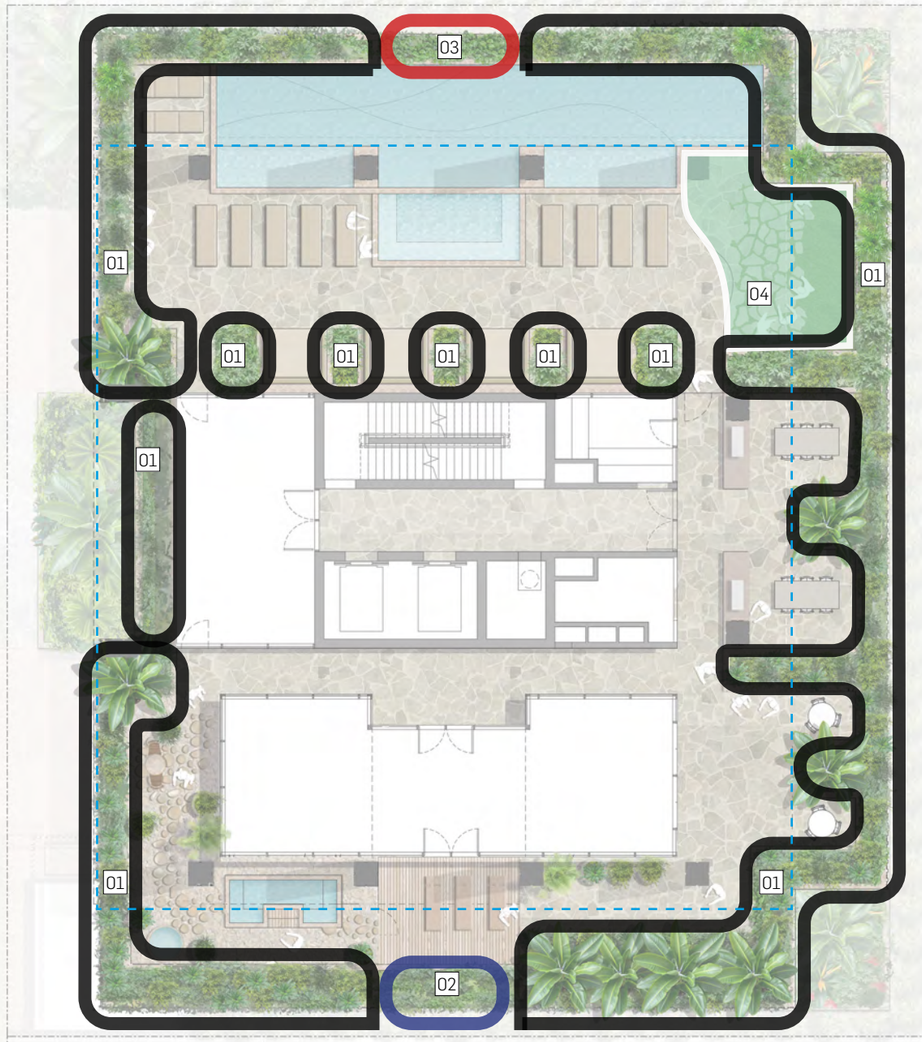
LEGEND

01 Minimum 600mm deep soil in on-structure planter with localised mounding to 800mm at large shrubs

02 Recessed planter with groundcovers in 400mm deep soil

03 Recessed planter with shrubs and groundcovers in 600mm deep soil

04 Turf in 200mm deep soil on structure



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PLANTING DEPTHS AND DIMENSIONS - L04 PODIUM

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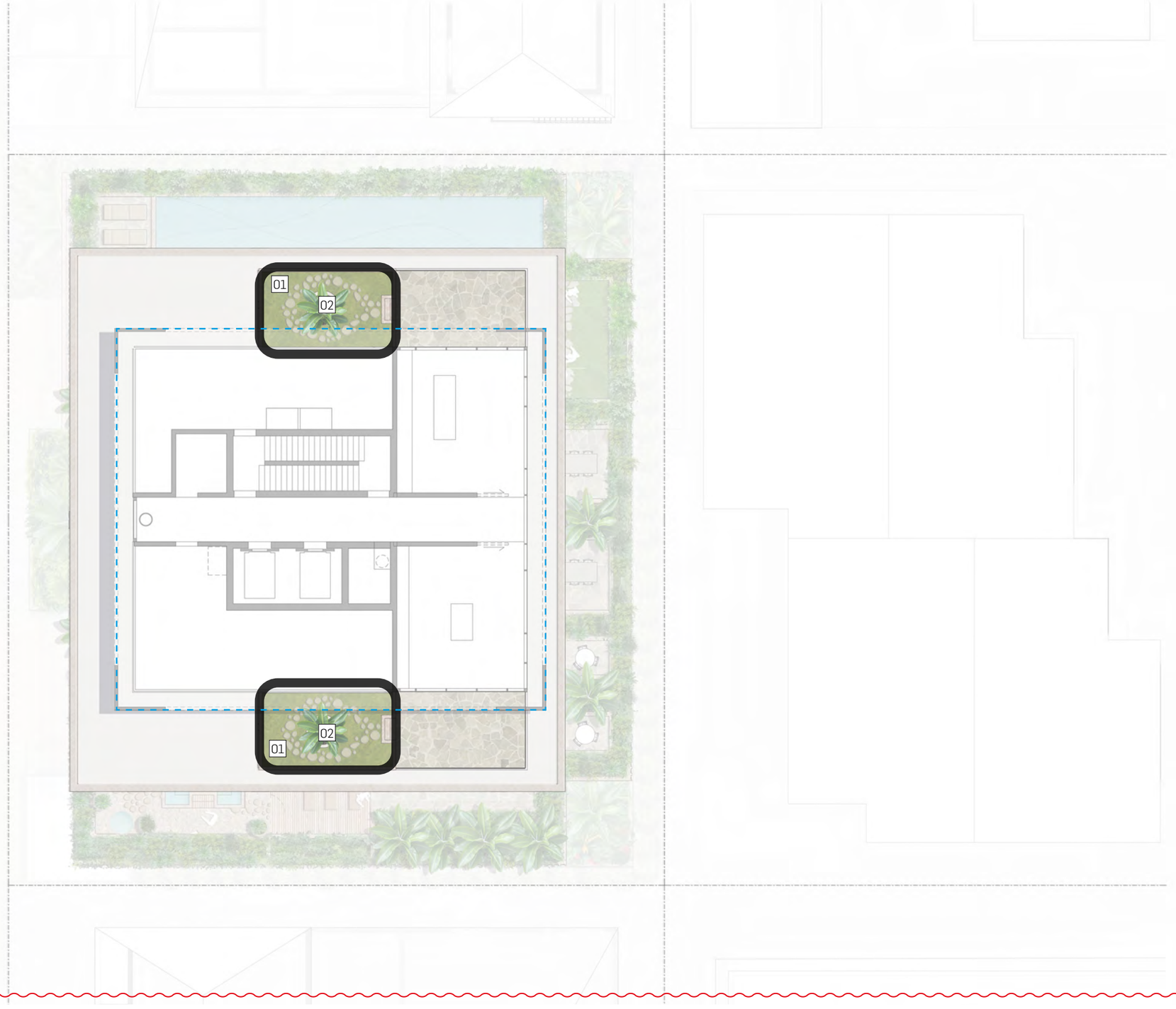
LEGEND

01 Turf in 200mm deep soil on structure

02 Minimum 800mm deep soil in on-structure planter with large feature shrubs



PLANTING DEPTHS AND DIMENSIONS - L30 PLANT

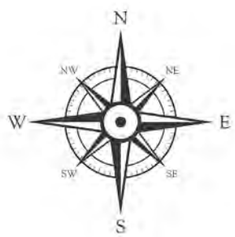
Understanding the environmental conditions of the site is fundamental to designing a scheme that is responsive and a place for people to thrive.

CLIMATE SUMMARY

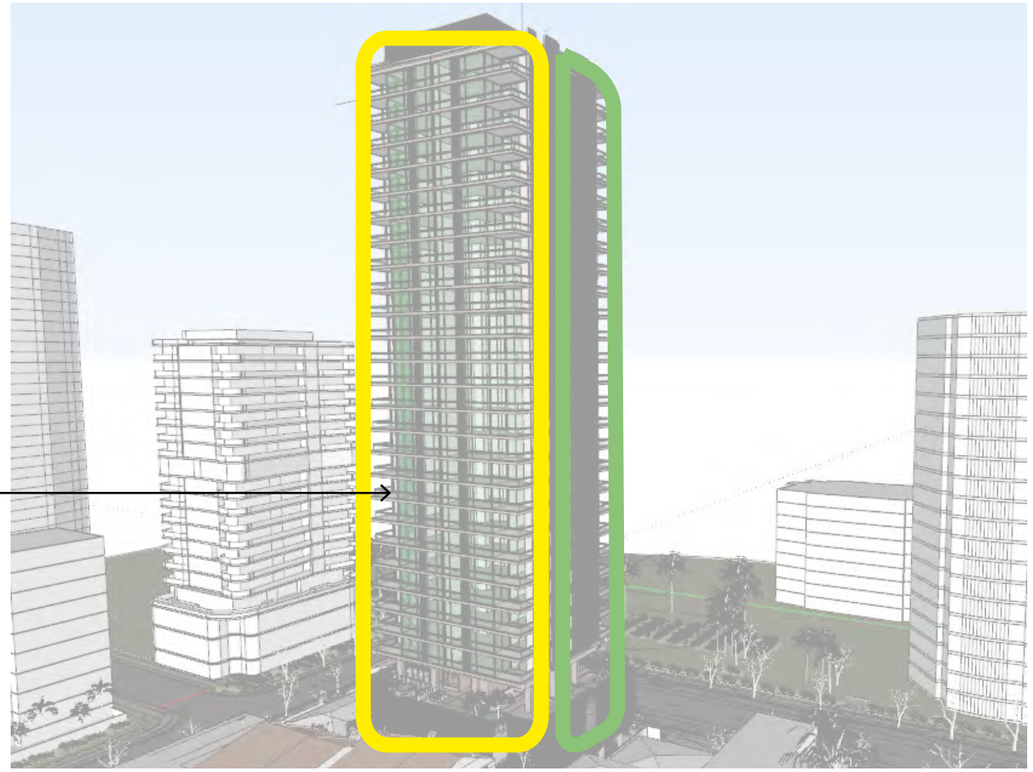
- In Brisbane, the summers are warm, muggy, and wet; the winters are short and cool; and it is mostly clear year round;
- The warm season lasts for 3.9 months, from November 27 to March 25;
- The cool season lasts for 2.8 months, from May 31 to August 24;
- Brisbane experiences extreme seasonal variation 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

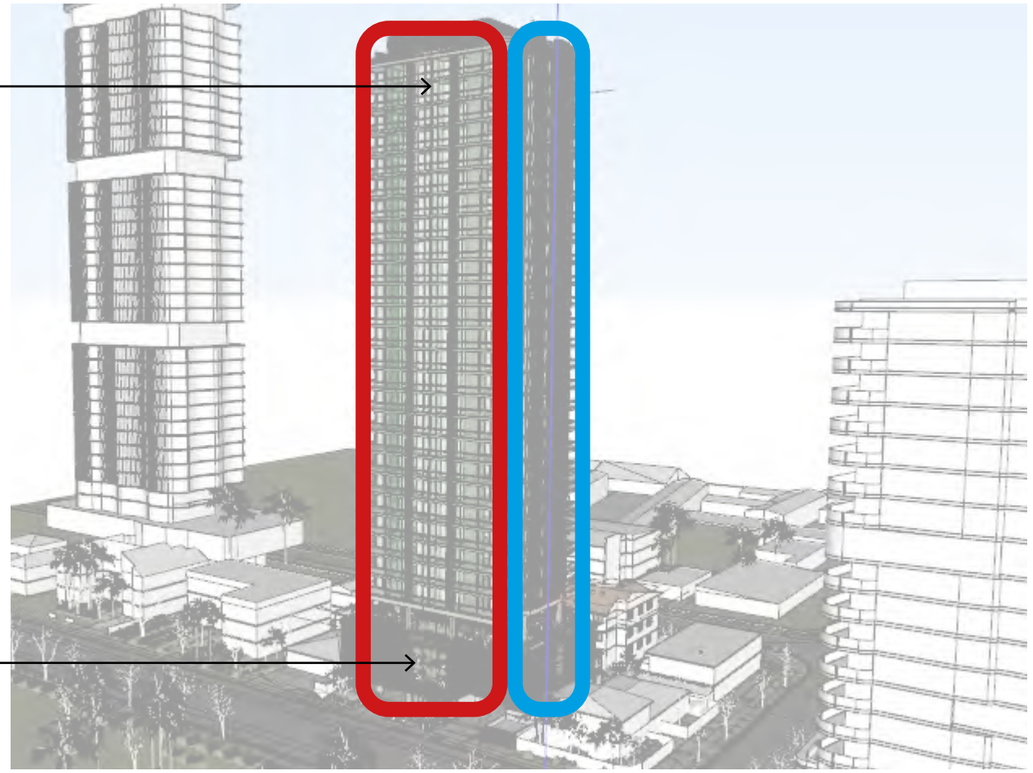


Plants that can deal with morning sun, mostly shade and windy conditions



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

LIRIOPE Muscari - Stripey White

LIRIOPE muscari - Lily Turf

PHILODENDRON Rojo Congo - Rojo Congo

ALCANTEREA Extensa - Brazilian Bromeliad

CYCAS revoluta - Cycad

FICUS microcarpa - Ficus Green Island

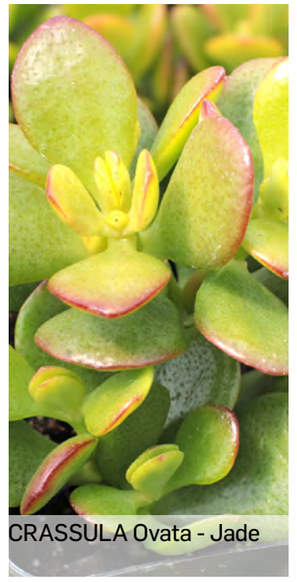
NEOMARICA Gracilis - Walking Iris

WESTRINGIA fruiticosa 'Zena' - Coastal Rosemary

GROUNDCOVERS

MYOPORUM parvifolium - Creeping Boobialla

JUNIPERUS Conferta - Shore Juniper



CRASSULA Ovata - Jade

CRASSULA Bluebird- Blue Jade

PITTOSPORUM tobira - Miss Muffet

CISSUS Antarctica - Kangaroo Vine

LARGE SHRUBS


STRELITZIA nicolai - Giant Bird of Paradise

SHRUBS


PHILODENDRON Xanadu - Xanadu


LIRIOPE Muscari - Stripey White


Amethyst LIRIOPE muscari


ALOCASIA Brisbanensis - Cunjevoi Lily


PHILODENDRON Rojo Congo - Rojo Congo


MONSTERA deliciosa - Swiss Cheese Plant


FICUS microcarpa - Ficus Green Island

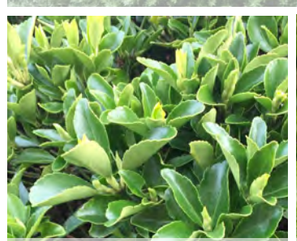

ZAMIOCULCAS zamiifolia - ZZ Plant

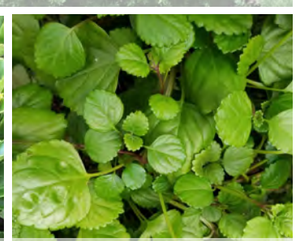

ALPINIA nutans - Dwarf Cardamom


NEOMARICA Gracilis - Walking Iris


WESTRINGIA fruiticosa ‘Zena’ - Coastal Rosemary


METROSIDEROS thomasii - New Zealand Christmas Bush


EUONYMUS Japonicus - Green Rocket


PLECTRANTHUS australis - Swedish Ivy

GROUNDCOVERS


MYOPORUM parvifolium - Creeping Boobialla


JUNIPERUS Conferta - Shore Juniper


FICUS Pumila - Creeping Fig

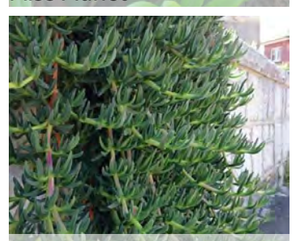

DICHONDRA repens - Kidney Weed

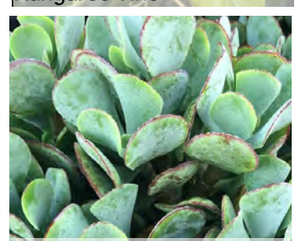

PEPEROMIA obtusifolia -Baby Rubber Plant


ROSMARINUS officinalis - Creeping Rosemary


PITTOSPORUM tobira - Miss Muffet


CISSUS Antarctica - Kangaroo Vine


CARPOBROTUS glaucescens - Pigface

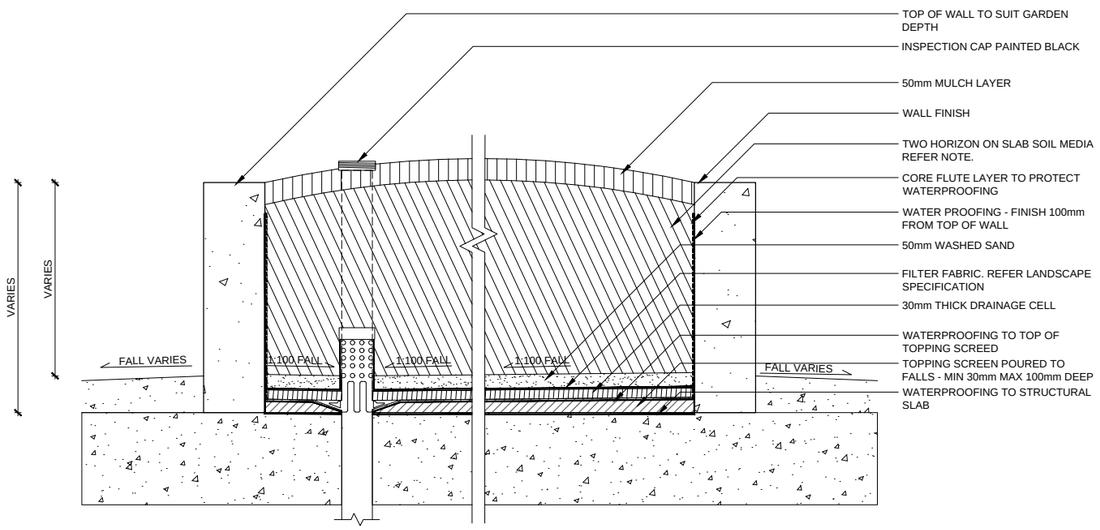

CRASSULA Bluebird- Blue Jade

TECHNICAL INFORMATION

NOTE:

TWO HORIZON PODIUM SOIL MEDIA FROM TOP DOWN:

HORIZON A - HIGH ORGANICS MAX.300mm 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 all planters above ground has been considered in the current design. The current design provides a range of opportunities for all planters to be accessed for maintenance. The methods of maintenance for each planter may vary once an accredited access consultant is engaged in future phases however efforts have been taken at this conceptual stage to ensure methods as per below are possible:

- Access to gardens from inside the balustrade line (preferred and wherever possible). we have worked with the architect to ensure glass balustrades are minimised to allow for a maintenance person to reach through an open slat style balustrade for maintenance.

- Static line in garden. This is the preferred option which will be undertaken as a detailed design exercise with the builder, architect, structural engineer, facade engineer, access contractor and landscape architect to ensure the static line is designed into the built form to ensure it is practice and usable for working at heights.

- Abseiling. Whilst this is the most common method of accessing planters outside of balustrade lines, we have aimed to reduce the need for this given it's risk profile. It will however be considered in the detail design phase.

In the detail design phase, plant species within planters outside of the balustrade line will 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.

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

The soil depths as shown in the planting depth diagrams are suitable for the long term viability of a planting palette that is robust and hardy.

The soil that will be specified for the on-structure areas will be an engineered lightweight low organic, two horizon profile. Horizon A will be maximum 300mm as it has some organic content. This depth has been established by Australia's leading soil scientist Simon Leake as the optimal depth to protect against slump and anaerobic conditions. Horizon B is a stable, low compacting, low to no organic profile that will make up the variable depths required.

We will be specifying additives in the soil profile such as slow release fertilisers and water saving additives such as hydro-cell or terracottum to ensure the gardens are efficient and sustainable.

Our construction documentation will require the landscape contractors to provide us with laboratory tests prior to ordering and installing any soils or mulch to ensure we approve that it is in accordance with our specification which has been written for us by Dr Simon Leake of SESL and is based on the Australian Standards.

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