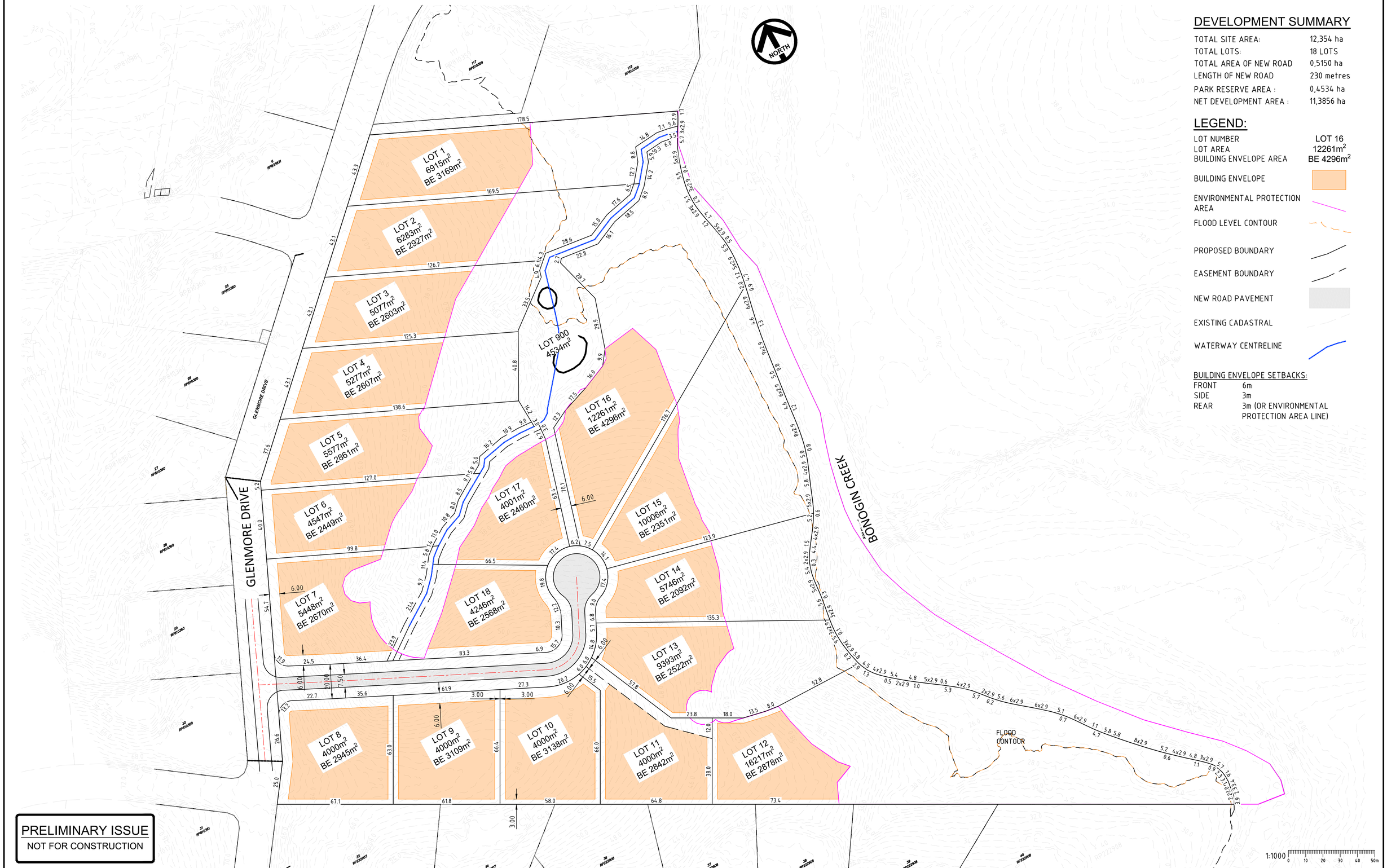
PLANS
APPENDIX A
ROL PLANS

98 Glenmore Drive, BONOGIN

Lot 1 on RP218875

April 2026

Urban Planning | Urban Design
Project Management | Development Advice



DEVELOPMENT SUMMARY

TOTAL SITE AREA:	12,354 ha
TOTAL LOTS:	18 LOTS
TOTAL AREA OF NEW ROAD	0,5150 ha
LENGTH OF NEW ROAD	230 metres
PARK RESERVE AREA :	0,4534 ha
NET DEVELOPMENT AREA :	11,3856 ha

LEGEND:

LOT NUMBER — LOT 16
LOT AREA — 12261m²
BUILDING ENVELOPE AREA — BE 4296m²

BUILDING ENVELOPE
ENVIRONMENTAL PROTECTION AREA
FLOOD LEVEL CONTOUR
PROPOSED BOUNDARY
EASEMENT BOUNDARY
NEW ROAD PAVEMENT
EXISTING CADASTRAL
WATERWAY CENTRELINE

BUILDING ENVELOPE SETBACKS:

FRONT	6m
SIDE	3m
REAR	3m (OR ENVIRONMENTAL PROTECTION AREA LINE)

PRELIMINARY ISSUE
NOT FOR CONSTRUCTION

Legend Consultants
Efficiency • Innovation • Quality
16 ANDORRA PLACE, VARSITY LAKES, QLD, 4227

A1 THE SCALE SHOWN IS ORIGINAL DRAWING SCALE

REV	DATE	REVISION DETAILS	APPROVED
E	12.02.26	FOR SUBMISSION	JW
D	09.02.26	WITH BUSHFIRE AND BUILDING ENVELOPES	JW
C	04.02.26	BUFFER ADJUSTMENT	JW
B	03.02.26	LAYOUT AMENDED	JW
A	11.12.25	ORIGINAL ISSUE	JW

PROJECT
98 GLENMORE DRIVE, BONOGIN
PROPOSED RURAL
RESIDENTIAL DEVELOPMENT

DRAWN	TV
DESIGNED	TV
CHECKED	JW
APPROVED	JW
DATE	DEC 25
GRID REF.	AHD

CLIENT
SALT DEVELOPMENT
PROJECTS

TITLE
CONCEPT DEVELOPMENT
LAYOUT PLAN

DRAWING NO. LC25079.C001
REV. E

PLANS
APPENDIX B
STATEMENT OF LANDSCAPE INTENT

98 Glenmore Drive, BONOGIN

Lot 1 on RP218875

April 2026

Urban Planning | Urban Design
Project Management | Development Advice

DUNE ST

LANDSCAPE CONCEPT PACKAGE

98 GLENMORE DRIVE, BONOGIN, QLD 4213

CLIENT: SALT DEVELOPMENT PROJECTS

REV B - MARCH 2026

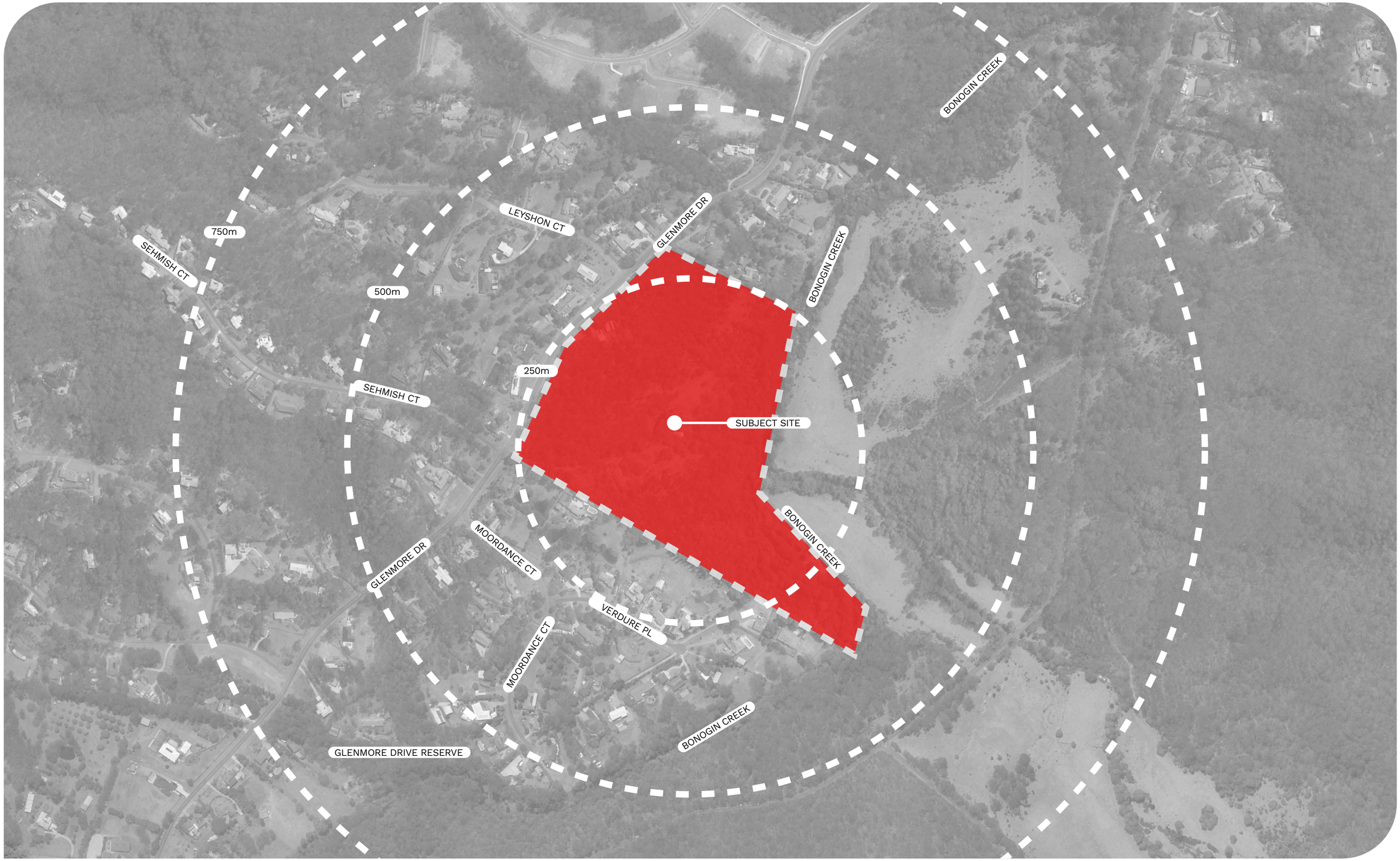
LANDSCAPE ARCHITECTURE - DESIGN / PLANNING / CONSULTANCY

DRAWING REGISTER

SHEET 01 – SITE CONTEXT PLAN
SHEET 02 – SITE LOCALITY PLAN
SHEET 03 – EXISTING SITE CONDITIONS
SHEET 04 – LANDSCAPE DESIGN STATEMENT
SHEET 05 – LANDSCAPE DESIGN STRATEGY
SHEET 06 – LANDSCAPE CHARACTER
SHEET 07 – LANDSCAPE CONCEPT PLAN
SHEET 08 – PLANTING INTENT PLAN
SHEET 09 – DETAILED AREA PLAN
SHEET 10 – DETAILED AREA PLAN - ENTRY
SHEET 11 – ENTRY STATEMENT
SHEET 12 – PLANT PALETTE

REVISION

DRAFT A	DRAFT LANDSCAPE CONCEPT PACKAGE FOR CLIENT REVIEW	MAR 2026
REV A	LANDSCAPE CONCEPT PACKAGE FOR DA SUBMISSION	MAR 2026
REV B	LANDSCAPE CONCEPT PACKAGE FOR DA SUBMISSION	MAR 2026



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DUNE ST - LANDSCAPE ARCHITECTS
BURLEIGH HEADS, 4220

SITE CONTEXT PLAN

98 GLENMORE DRIVE, BONOGIN, QLD 4213



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BURLEIGH HEADS, 4220

SITE LOCALITY PLAN

98 GLENMORE DRIVE, BONOGIN, QLD 4213

EXISTING SITE CONDITIONS




98 GLENMORE DR, BONOGIN QLD 4213 - STREET VIEW



98 GLENMORE DR, BONOGIN QLD 4213 - STREET VIEW

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DUNE ST - LANDSCAPE ARCHITECTS
BURLEIGH HEADS, 4220

LANDSCAPE DESIGN STATEMENT

INTRODUCTION
This Statement of Landscape Intent has been prepared for DA submission to City of Gold Coast Council for the proposed development at 98 Glenmore Drive, Bonogin, Gold Coast. The site is in the rural residential zone. The site borders Bonogin Creek & has proximity to Davenport Park.

DESIGN INTENT
The landscape design intent provides a native and complementary plant palette to support the character of the area. The use of street trees along Glenmore Drive & the internal road provide a sense of arrival to the development. Existing vegetation on the site is retain through an environmental protection area which will be enhanced with assisted regeneration. Feature entry walls enhance the sense of arrival to the development with stone cladding. Amenity planting is included around both walls within signage included on the southern wall.

HARDSCAPE
The hardscape elements will complement the design, colours, textures, and finishes of the architectural package to tie in with the development theme. This includes retaining structures, concrete, paving, and other structures.

SOFTSCAPE
The landscape design intent provides a complementary plant palette to the development. The use of mass planting of low shrubs and fine leaf strappy plantings, with street trees tie in with the existing landscape character.



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DUNE ST - LANDSCAPE ARCHITECTS
BURLEIGH HEADS, 4220

LANDSCAPE DESIGN STRATEGY

LEGEND

- Proposed - Street trees
- Proposed - 1.8m stone clad entry walls (signage on southern wall)
- Proposed - Low planting around northern entry wall
- Environmental protection area - Assisted regeneration

DESIGN INTENT
The landscape design intent provides a native and complementary plant palette to support the character of the area. The use of street trees along Glenmore Drive & the internal road provide a sense of arrival to the development. Existing vegetation on the site is retain through an environmental protection area which will be enhanced with assisted regeneration. Feature entry walls enhance the sense of arrival to the development with stone cladding. Amenity planting is included around both walls within signage included on the southern wall.

STRUCTURE
The landscape design intent provides a complementary plant palette to the development. The use of mass planting of low shrubs and fine leaf strappy plantings, with street trees tie in with the existing landscape character.

ASSISTED REGENERATION
An assisted regeneration process is to be undertaken within the Environmental Protection Area to support the recovery of native vegetation. This will involve targeted removal and management of invasive and exotic species to reduce competition and enable natural regeneration. Weed control methods may include manual removal and selective herbicide application where appropriate. This approach will enable the establishment of a self-sustaining native ecosystem.



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DUNE ST - LANDSCAPE ARCHITECTS
BURLEIGH HEADS, 4220

SOFTSCAPE INTENT


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01	COASTAL ROSEMARY	04	TULIPWOOD	07	TURF	10	COASTAL BANKSIA TREE	13	WEEPING LILLY PILLY
02	FIBRE OPTIC GRASS	05	WALL CHARACTER STYLE	08	HOOP PINE MULCH	11	BLUE FESCUE		
03	GREEN WAVE	06	CHARACTER STYLE	09	COASTAL ROSEMARY	12	INDIAN HAWTHORN		

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DUNE ST - LANDSCAPE ARCHITECTS
BURLEIGH HEADS, 4220

LANDSCAPE CHARACTER

98 GLENMORE DRIVE, BONOGIN, QLD 4213

LEYSHON COURT

GLENMORE DRIVE

BONOGIN CREEK

INTERNAL ROAD

SEHMISH COURT

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

LOT 7

LOT 8

LOT 9

LOT 10

LOT 11

LOT 12

LOT 13

LOT 14

LOT 15

LOT 16

LOT 17

LOT 18

LOT 900

LEGEND

01 Proposed - Street trees
02 Proposed - Turf
03 New road including connection to Glenmore Drive (by others)
04 Proposed - 1.8m stone clad entry walls (signage on southern wall)
05 Proposed - Low planting around entry walls
06 Building envelopes (by others)
07 Landscape treatment to internal lots by future owners
08 Existing waterway
09 Environmental protection area - Assisted regeneration

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DUNE ST - LANDSCAPE ARCHITECTS
BURLEIGH HEADS, 4220

0 20 40 60 80m
1:2000 @ A3

LANDSCAPE CONCEPT PLAN

98 GLENMORE DRIVE, BONOGIN, QLD 4213

SHEET - 07 OF 12

REV B - MARCH 2026



LEGEND (REFER SHEET 12 - PLANT PALETTE FOR NUMBER REFERENCES)

01 Proposed - Street trees (01-04)
02 Proposed - Low planting around entry walls (05-15)
03 Environmental protection area - Assisted regeneration

DUNE ST

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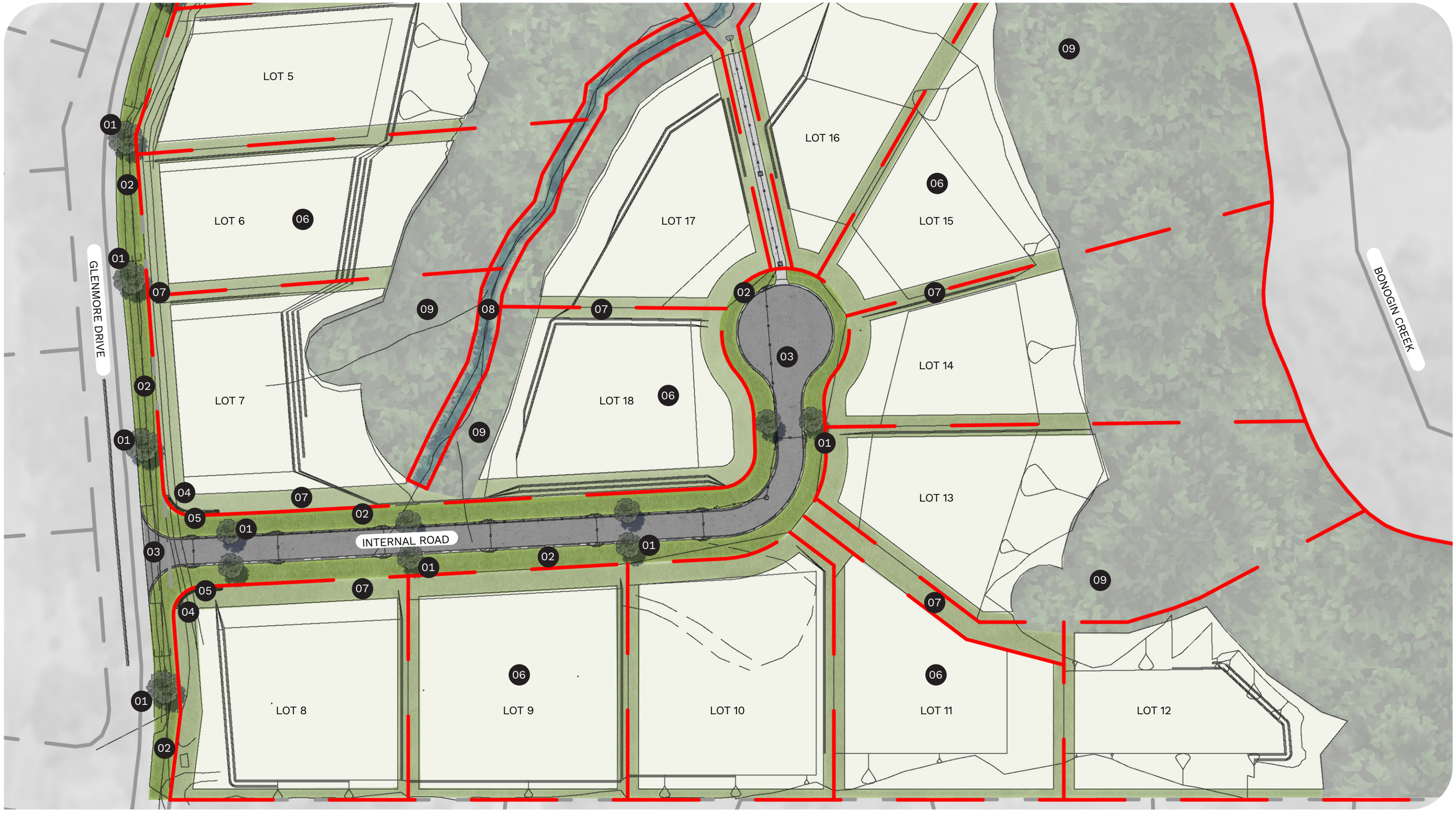
DUNE ST - LANDSCAPE ARCHITECTS
BURLEIGH HEADS, 4220

0 20 40 60 80m
1:2000 @ A3

PLANTING INTENT PLAN

98 GLENMORE DRIVE, BONOGIN, QLD 4213

REV B - MARCH 2026



LEGEND

01 Proposed - Street trees
02 Proposed - Turf
03 New road including connection to Glenmore Drive (by others)
04 Proposed - 1.8m stone clad entry walls (signage on southern wall)
05 Proposed - Low planting around entry walls
06 Building envelopes (by others)
07 Landscape treatment to internal lots by future owners
08 Existing waterway
09 Environmental protection area - Assisted regeneration

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BURLEIGH HEADS, 4220

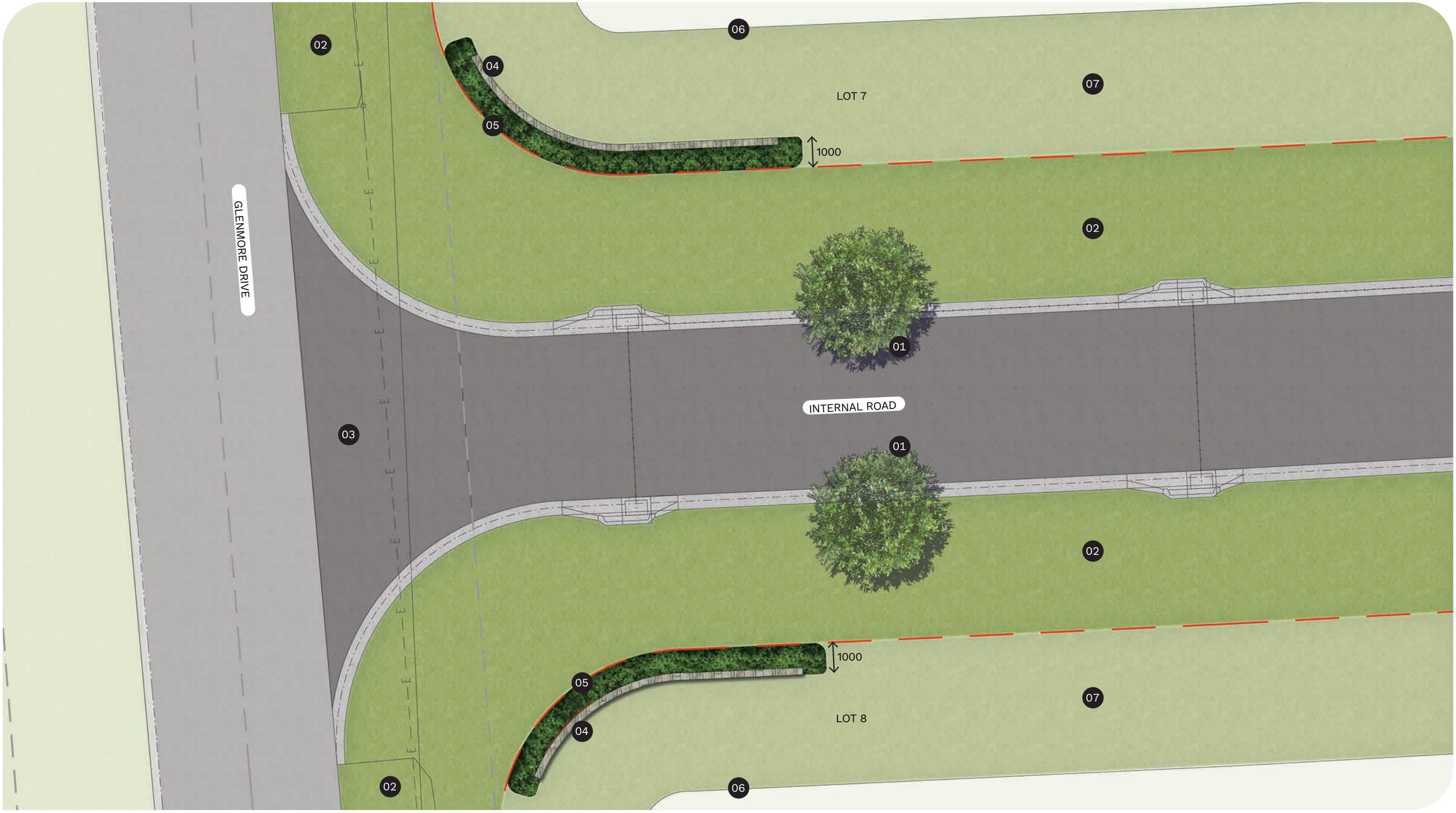
0 10 20 30 40m
1:1000 @ A3

DETAILED AREA PLAN

98 GLENMORE DRIVE, BONOGIN, QLD 4213

SHEET - 09 OF 12

REV B - MARCH 2026



LEGEND

01 Proposed - Street trees
02 Proposed - Turf
03 New road including connection to Glenmore Drive (by others)
04 Proposed - 1.8m stone clad entry walls (signage on southern wall)
05 Proposed - Low planting around entry walls
06 Building envelopes (by others)
07 Landscape treatment to internal lots by future owners
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09 Environmental protection area - Assisted regeneration

DUNE ST

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DUNE ST - LANDSCAPE ARCHITECTS
BURLEIGH HEADS, 4220

0 1.5 3 4.5 6m
1:150 @ A3

DETAILED AREA PLAN - ENTRY

98 GLENMORE DRIVE, BONOGIN, QLD 4213

SHEET - 10 OF 12

REV B - MARCH 2026



LEGEND (REFER SHEET 12 - PLANT PALETTE FOR NUMBER REFERENCES)

01 1.8m high stone clad wall tapering to 1.5m high - Baja stone by Stone Style
02 Bonogin Valley Estate (or logo) copper signage
03 Proposed - Low planting around entry walls (05-15)
04 Corten steel edging

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DUNE ST - LANDSCAPE ARCHITECTS
BURLEIGH HEADS, 4220

ENTRY STATEMENT

98 GLENMORE DRIVE, BONOGIN, QLD 4213

TREE & LARGE SHRUB SPECIES

No	CODE	SCIENTIFIC NAME	COMMON NAME
01	BAN int	BANKSIA integrifolia	Coastal Banksia
02	CUP ana	CUPANIOPSIS anacardioides	Tuckeroo
03	HAR pen	HARPULLIA pendula	Tulipwood
04	WAT flo	WATERHOUSEA floribunda	Weeping Lilly Pilly

SHRUB / STRAPPY LEAF SPECIES

No	CODE	SCIENTIFIC NAME	COMMON NAME
05	CAS gla GW	CASUARINA glauca ‘Green Wave’	Green Wave
06	FIC nod	FICINIA nodosa	Fibre Optic Grass
07	HEL ita	HELICHRYSUM italicum	Curry Plant
08	KAL hil	KALANCHOE hildebrandtii ‘Silver Spoons’	Silver Spoons
09	PIT tob MM	PITTOSPORUM tobira ‘Miss Muffet’	Miss Muffet
10	RHA ind OP	RHAPHIOLEPIS indica ‘Oriental Pearl’	Indian Hawthorn
11	WES fru GB	WESTRINGIA fruticosa ‘Grey Box’	Coastal Rosemary
12	WES fru zen	WESTRINGIA fruticosa ‘Zena’	Coastal Rosemary

GROUNDCOVER / CASCADING SPECIES

No	CODE	SCIENTIFIC NAME	COMMON NAME
13	CAS gla CI	CASUARINA glauca ‘Cousin It’	Groundcover Sheoak
14	FES gla	FESTUCA glauca	Blue Fescue
15	MYO par FL	MYOPORIUM parvifolium ‘Fine Leaf’	Creeping Myoporum


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DUNE ST - LANDSCAPE ARCHITECTS
BURLEIGH HEADS, 4220

PLANT PALETTE

98 GLENMORE DRIVE, BONOGIN, QLD 4213

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