ZLA

GALLERY DEVELOPMENTS

79-99 COURTNEY DRIVE

UPPER COOMERA, QLD

PROJECT REFERENCE L19124

SLI.

REVISION **A** | NOVEMBER **2019**

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1.0
Site Analysis.

Site Analysis

1.1 Project Description

188-192 Courtney Drive, Upper Coomera

Statement of Landscape Intent

Site Information:

The subject site consists of (5) lots totaling approximately 188,490m^2 of land within Division 1 of the City of Gold Coast comprising of lots:

- Lot 188 on RP173728 (79 Courtney Drive, 30,790m^2)
- Lot 189 on RP173728 (89 Courtney Drive, 30,340m^2)
- Lot 190 on RP173728 (91 Courtney Drive, 30,950m^2)
- Lot 191 on RP173728 (97 Courtney Drive, 30,390m^2)
- Lot 192 on RP173728 (99 Courtney Drive, 30,020m^2)

The land is currently zoned as the following:

- Rural
- Rural Residential
- Rural Landscape & Environmental Precinct

The following City of Gold Coast City Plan Overlay Maps impact the site:

- Bushfire Hazard
- Dwelling House
- Environmental Significance - Vegetation Management
  - Vegetation Management

- Environmental Significance - Wetlands & Watercourse
  - Natural Watercourse Line
  - Watercourse 30m Buffer Area

- Landslide Hazard

Design Intent:

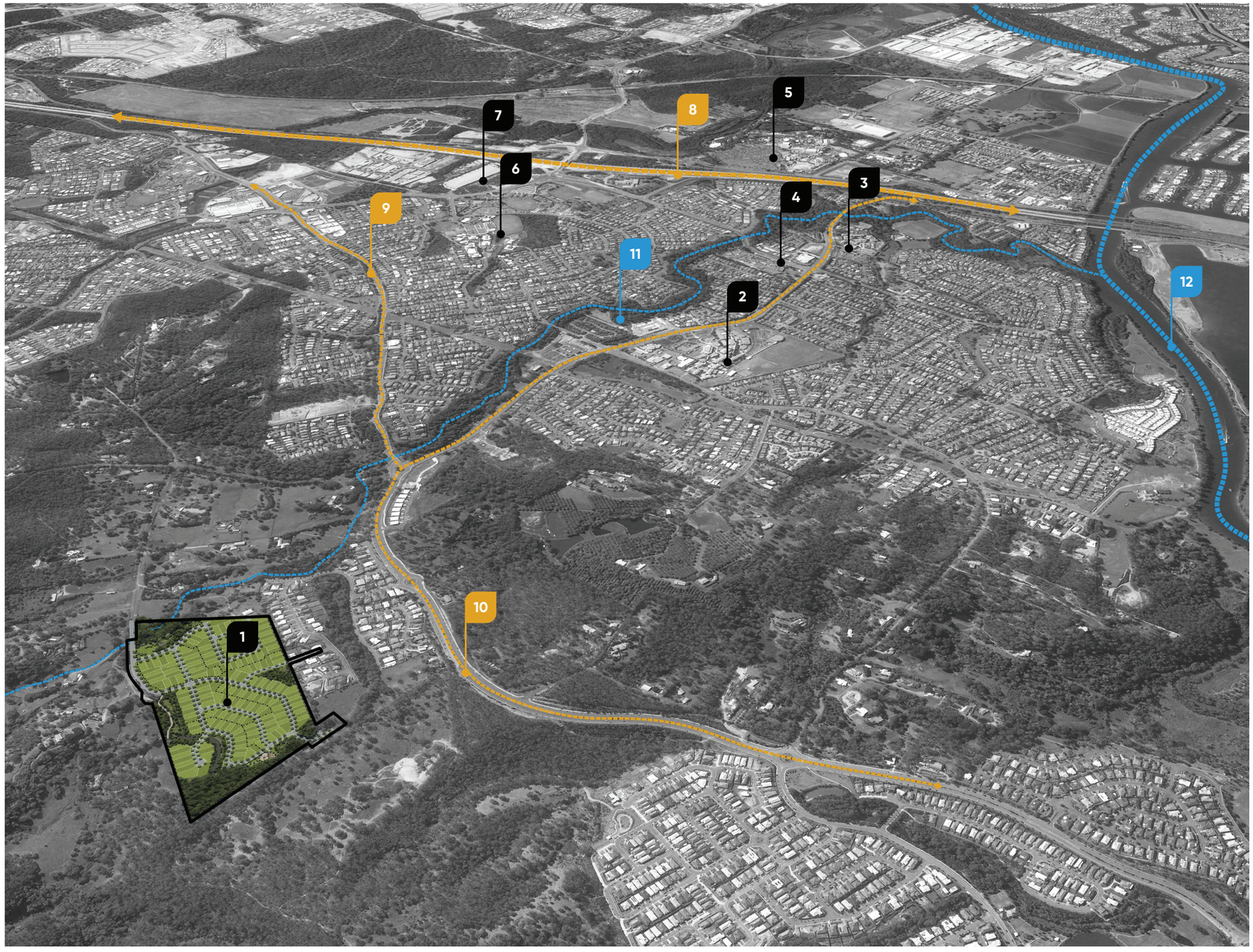
The landscape concept for proposed residential development is based on the surrounding context, response to the proposed urban and civil layout, and the desired outcomes of the City of Gold Coast City Plan.

The design intent is to contribute positively to the image, identity and character of Upper Coomera by providing a contemporary, sensitive and appropriate landscape environment.

The key landscape elements comprise:

- Provide leafy streets
- Connect and link open space typologies to create an interconnected and diverse open space character
- High quality recreation open space interconnected with environmental open space corridors
- Shaded playground and recreation pathways within green open space
- Assisted natural regeneration of environmental open spaces
- A contemporary textually appropriate softscape planting palette which includes a variety of native plant species
- Creating a safe and accessible space, characterised by open sight lines
- Integration of water sensitive urban design elements into residential layout

Landscape Intent to be read in conjunction with Open Space Management Report prepared by Biome Consulting.



Legend

1. Subject Site (77-99 Courtney Drive)
2. Upper Coomera State College
3. Saint Stephens College
4. Upper Coomera Library & Aquatic Centre
5. Dream World
6. Assisi Catholic College
7. Coomera Anglican College
8. Pacific Motorway
9. Old Coach Road
10. Reserve Road
11. Yuan Creek
12. Coomera River

Site Analysis

1.2 Site Context

2.0

Landscape Design.



Legend

1. Recreational Open Space
2. Environmental Open Space
   30m Yaun Creek Buffer
   Assisted Natural Regeneration
   Refer Environmental report for details
3. Proposed Environmental Open Space
   Assisted Natural Regeneration
   Refer Environmental report for details
4. Proposed Bio Basin & Batters
   Refer Stormwater Management Report
5. Adjacent Properties
6. Bushfire Management Buffer Zone
   Refer Bushfire Report

Landscape Design

2.1 Landscape Masterplan

0M 30M 60M 90M 120M



Legend

Street Tree Planting

Street tree planting to CoGC standards. The streets to feature a range of broadleaf species to establish a strong estate theming and character. Refer Street Tree Planting Page 9 for species and typical setout.

Environmental Areas

Refer Environmental Report (Biome) for details on treatment of these areas.

Bio-Retention Basins & Batters

Bio Retention basins and batters are to be treated with species identified with CoGC LDG Section 13 and WBD Guidelines. Refer also Bio Basin Planting palette Page 23 for proposed species. Refer Storm Water Management Report for Basin Design.

Fire Buffer Area (13m)

13.0, wide bushfire setback as per Bushfire Report. Planting treatment (densities and species selection) to these areas is to reflect best practice for limiting fuel . Fire suitable species palette is provided Page 23. Refer Bushfire Report for more details on acceptable outcomes for this area.

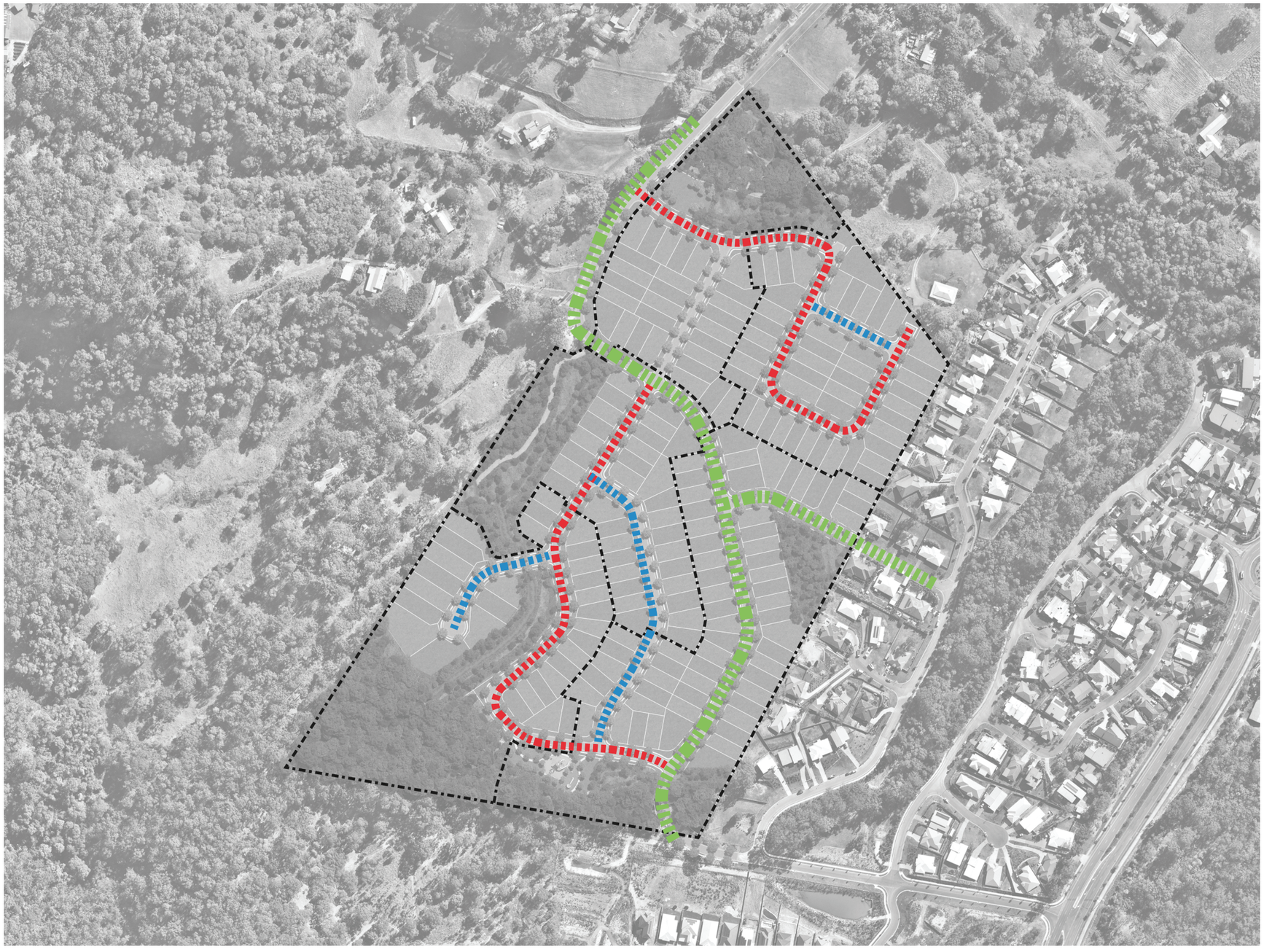
Rock Lined Swale

Area to be treated with rock lined swale with scattered planting throughout the base and larger tree plantings to the swales edge. Placement of larger rocks external to low flow to act as energy dissipaters and also protect copses of trees within this zone. Planting to this area is to ensure nil impedance to low flow channel and to maintain bushfire safe buffers to adjoining dwellings.

Landscape Design

2.2 Landscape Planting Zones

0M 30M 60M 90M 120M



Legend

1 Primary Street Tree
Melaleuca linariifolia (Flying Paperbark)
Flindersia brayleyana (QLD Maple)

2 Secondary Street Tree
Tristaniopsis laurina (Water Gum)
Harpulia pendula (Tulipwood)

3 Tertiary Street Tree
Cupaniopsis anacardiodes (Tuckeroo)
Buckinghamia celsissima (Ivory Curl)



Melaleuca linariifolia (Flying Paperbark)



Tristaniopsis laurina (Water Gum)



Cupaniopsis anacardiodes (Tuckeroo)

Landscape Design

2.3 Street Tree Planting

0M 30M 60M 90M 120M



Legend

1. 50% Transparent POS Interface
2. Proposed 1.8m Good Neighbour Fencing
3. Existing 1.8m Good Neighbour Fencing
4. Standard Council Bollard Line 1.5m Centres

Landscape Design

2.4 Fencing & Bollard Locations

0M 30M 60M 90M 120M

N



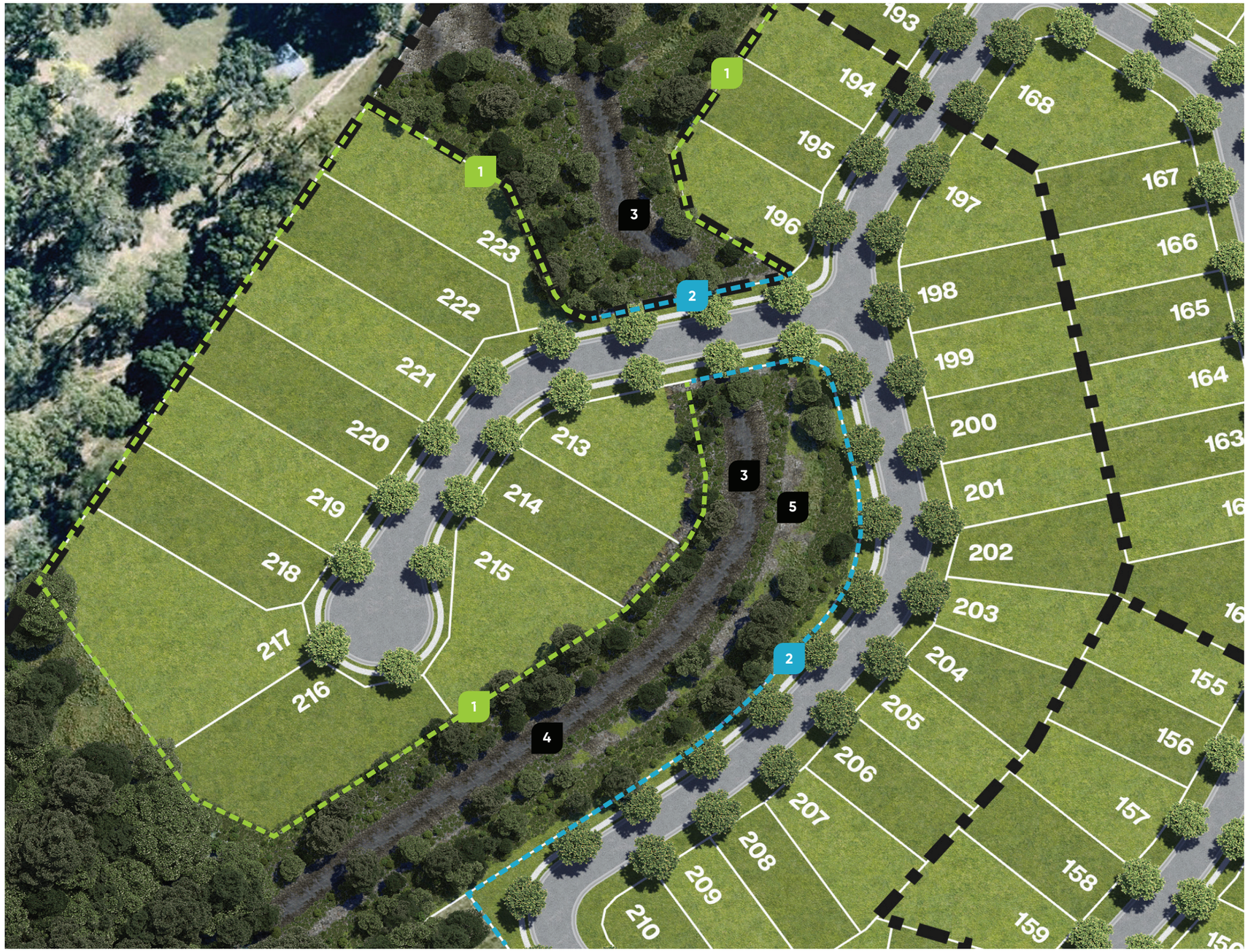
Legend

1 1.5m Wide Brushed Concrete Footpath

Landscape Design

2.5 Footpath Location Plan

0M 30M 60M 90M 120M



Legend

1. 50% Transparent POS Interface
2. Standard Council Bollard Line 1.5m Centres
3. Area to be treated with rock lined swale with scattered planting throughout the base and larger tree plantings to the swales edge. Planting at densities recomended by the Bushfire Report to maintain bushfire safe buffers to adjoining dwellings.
4. Low ground cover species ex. Gahnia sp. to ensure nil impedance to low flow channel .
5. Edges of swale to be constructed from larger rock formations for a natural aesthetic. Top of batter where space allows to be planted with larger broadleaf species ex Melalueca sp. or Casuarina sp. Placement of larger rocks external to low flow to act as energy dissipaters and also protect copses of trees within this zone. Planting to this area is to ensure nil impedance to low flow channel and to maintain bushfire safe buffers to adjoining dwellings. Example imagery provided below.

Refer Environmental Management Report for more details and sections proposed for the treatment of this area.



Example Image of Rock Lined Swale

Landscape Design

2.6 Natural Rock Lined Swale

0M 15M 30M



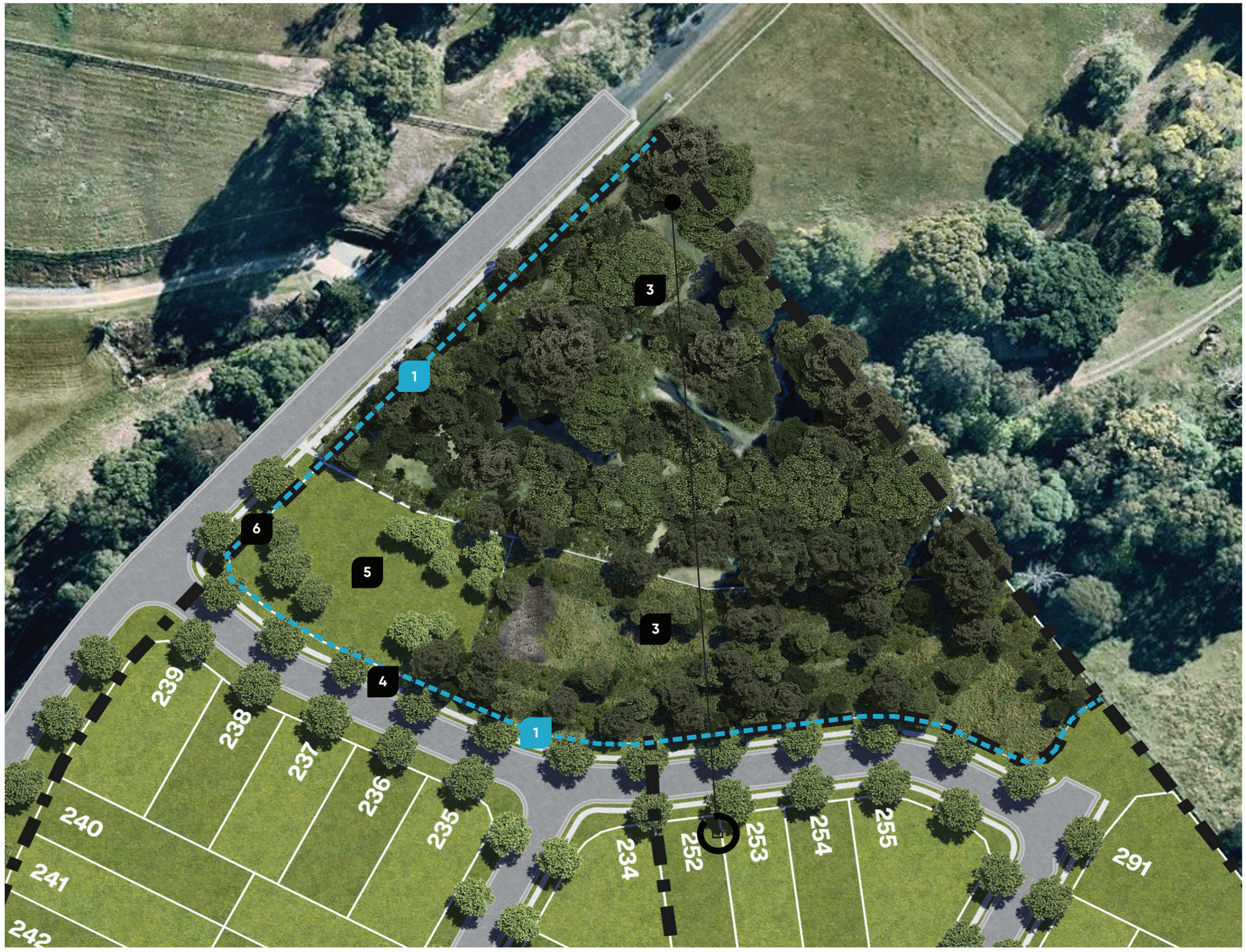
Legend

1. Standard Council Bollard Line 1.5m Centres
2. 50% Transparent POS Interface
3. Environmental Area - Refer Report (Biome) for details on treatment of these areas.
4. Bio Retention basins and batters are to be treated with a suitable palette for the basins and the stabalisation of the batters. Refer Bio Basin Planting palette this document for information on proposed species. Refer Storm Water Management Report for Basin Design.
5. 1.5m wide brushed concrete footpath to recreational open space and perimeter.
6. Proposed shaded playground comprising large feature climbing structure, swing set etc. Mulch softfall to base and skillion shelter / seating provided.
7. Street front access control comprising of timber bollards and maintenance access gate.

Landscape Design

2.7 Recreational Open Space

0M 15M 30M



Legend

1. Standard Council Bollard Line 1.5m Centres
2. Environmental Area - Refer Report (Biome) for details on treatment of these areas.
3. Bio Retention basins and batters are to be treated with a suitable palette for the basins and the stabalisation of the batters. Refer Bio Basin Planting palette this document for information on proposed species. Refer Storm Water Management Report for Basin Design.
4. 1.5m wide brushed concrete footpath to recreational open space and perimeter.
5. Large open turf 'Kick-a-bout' area is proposed to secondary recreational open space area. Pathway through POS allows connections through the site as well as connections through to future adjoining developments.
6. Street front access control comprising of timber bollards and maintenance access gate.

Landscape Design

2.8 Recreational Open Space

0M 15M 30M

3.0

Sections & Elevations.



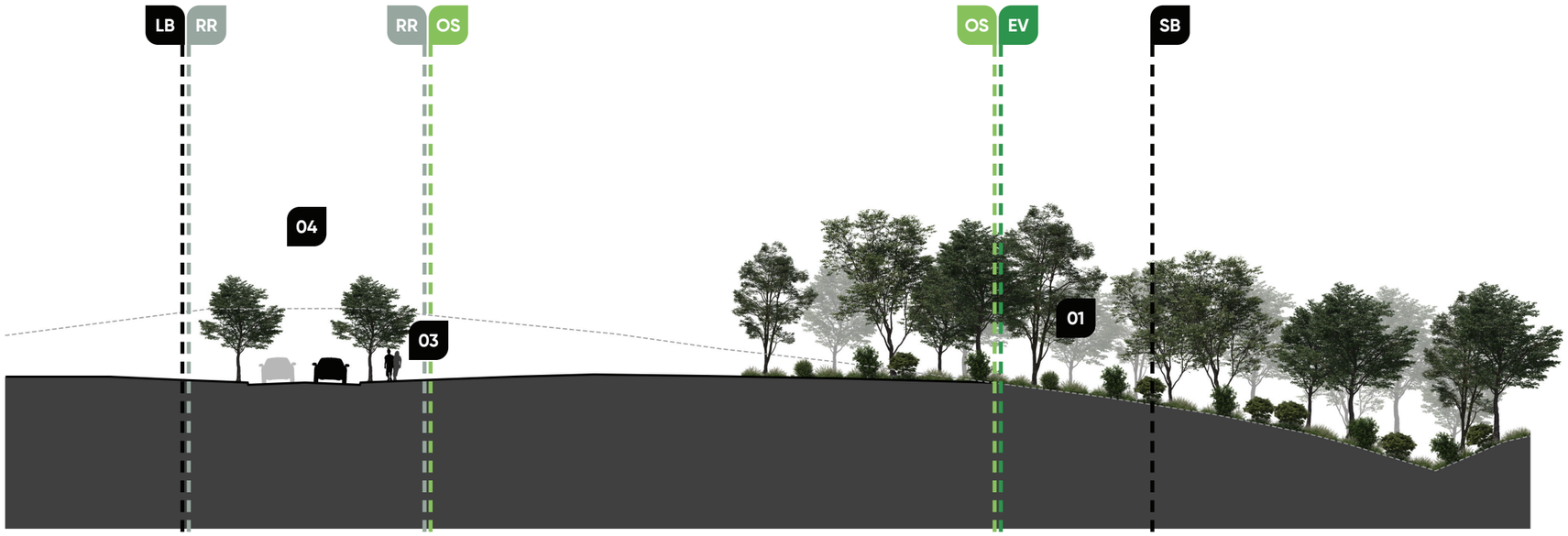
Legend

A 3.2 Section A | PG 17
B 3.2 Section B | PG 17
C 3.3 Section C | PG 18
D 3.3 Section D | PG 18
E 3.4 Section E | PG 19
F 3.4 Section F | PG 19

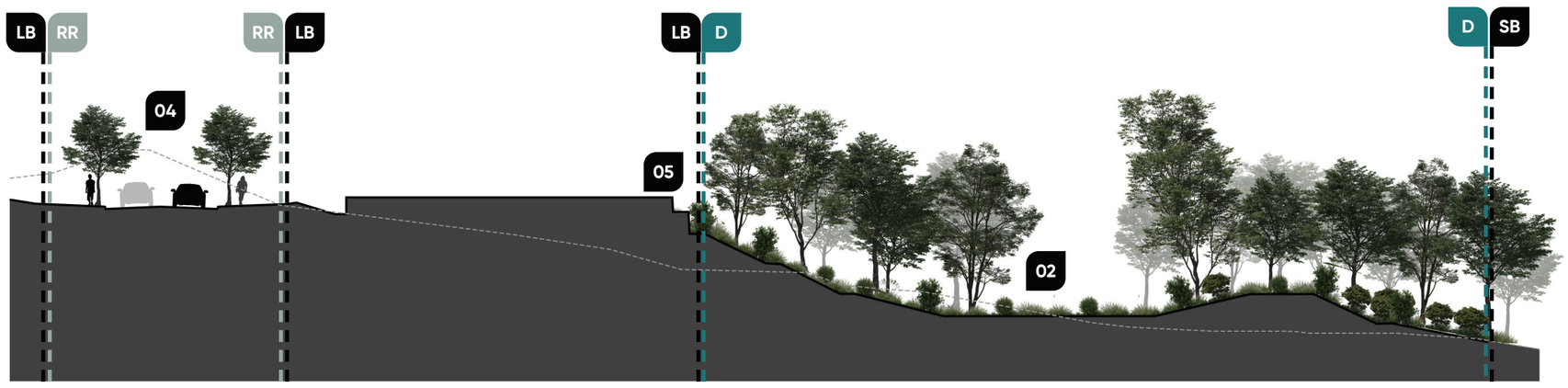
Sections & Elevations

3.1 Section Locations

0M 30M 60M 90M 120M



Section A | Refer Section 3.1 for location



Section B | Refer Section 3.1 for location

Legend

- SB — Site Boundary
- LB — Lot Boundary
- OS — Open Space
- D — Drainage (Bio Basin)
- RR — Road Reserve
- YC — Yuan Creek
- EV — Environmental

Notes

01 Environmental reserve area. Refer Environmental Report for details.

02 Proposed Bio Basin. Refer Stormwater Management Report and Planting Palette.

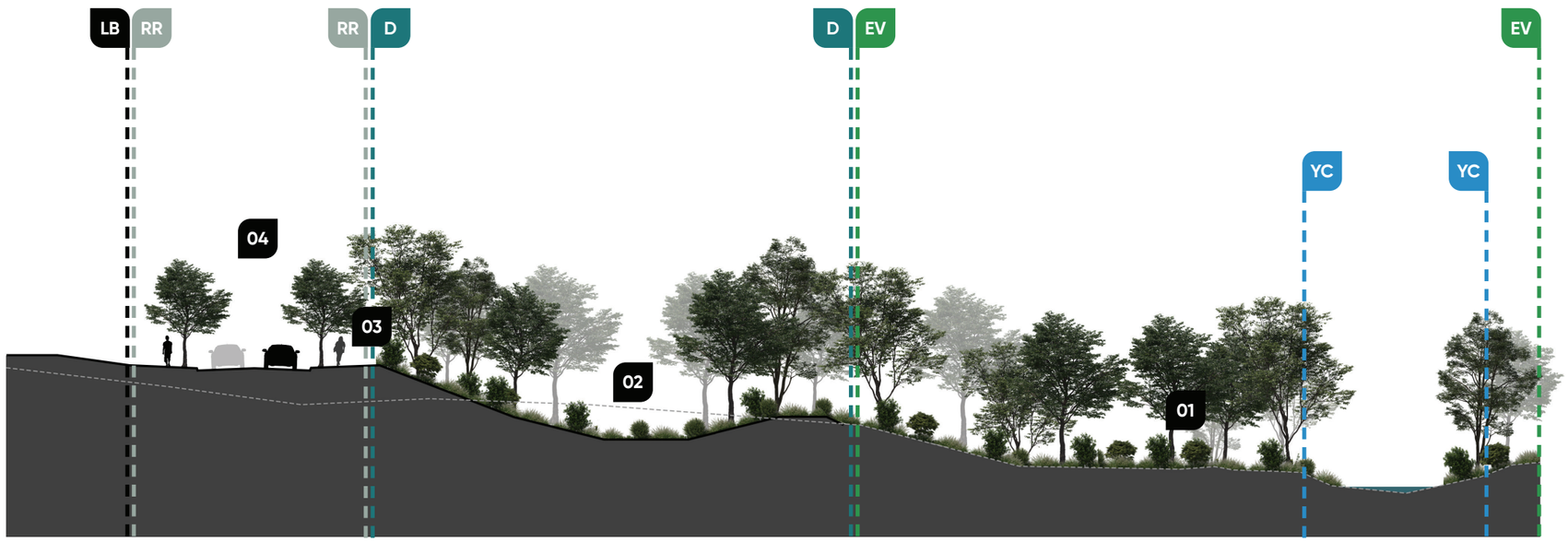
03 Council standard bollards to all Open Space / Environmental & Drainage Areas.

04 Road reserve street tree planting treatment. Refer Planting Palette & Street Tree Location Plan.

05 Proposed retaining wall to lot interface. 50% transparent interface fencing to top of wall.

Sections & Elevations

3.2 Sections



Section C - Refer Section 3.1 for location



Section D | Refer Section 3.1 for location

Legend

- SB — Site Boundary
- LB — Lot Boundary
- OS — Open Space
- D — Drainage (Bio Basin)
- RR — Road Reserve
- YC — Yuan Creek
- EV — Environmental

Notes

01 Environmental reserve area. Refer Environmental Report for details.

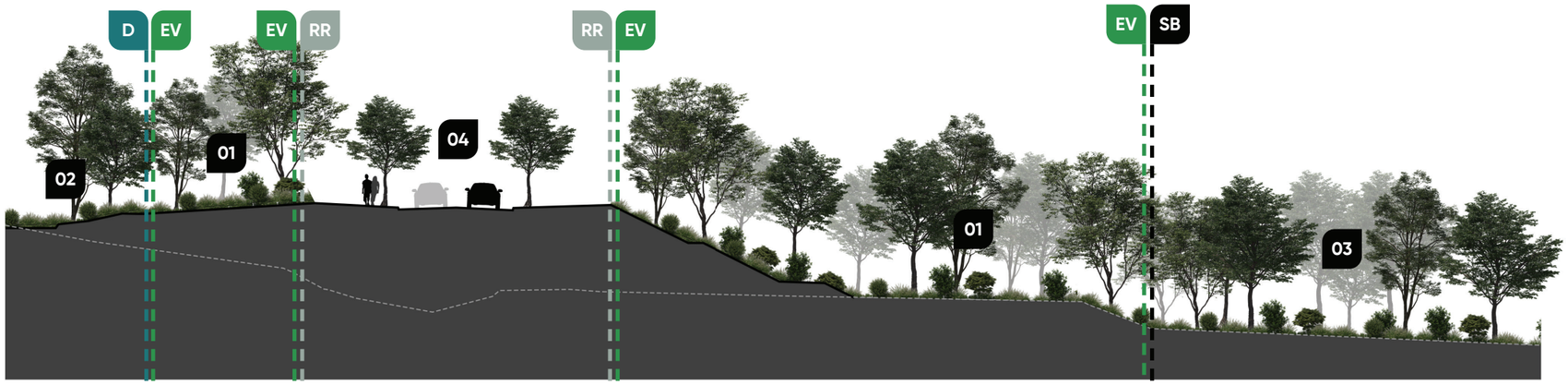
02 Proposed Bio Basin. Refer Stormwater Management Report and Planting Palette.

03 Council standard bollards to all Open Space / Environmental & Drainage Areas.

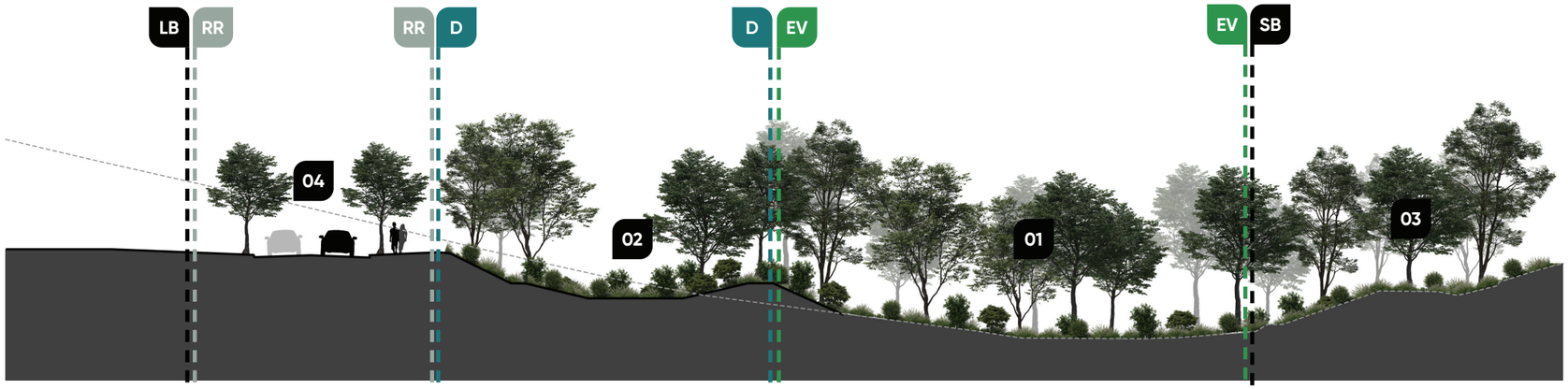
04 Road reserve street tree planting treatment. Refer Planting Palette & Street Tree Location Plan.

Sections & Elevations

3.3 Sections



Section E | Refer Section 3.1 for location



Section F | Refer Section 3.1 for location

Legend

- SB — Site Boundary
- LB — Lot Boundary
- OS — Open Space
- D — Drainage (Bio Basin)
- RR — Road Reserve
- YC — Yuan Creek
- EV — Environmental

Notes

01 Environmental reserve area. Refer Environmental Report for details.

02 Proposed Bio Basin. Refer Stormwater Management Report and Planting Palette.

03 Adjoining Lot

04 Road reserve street tree planting treatment. Refer Planting Palette & Street Tree Location Plan.

Sections & Elevations

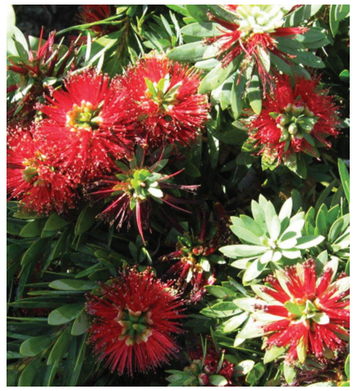
3.4 Sections

4.0

Design Details.














Trees

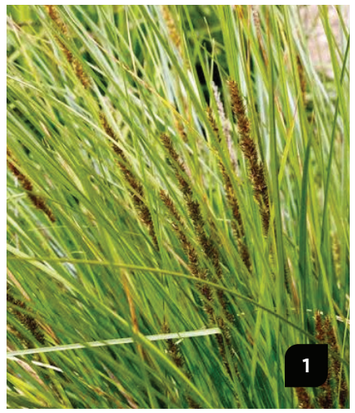
1	**Cupaniopsis anacardiodes**	Tuckeroo
2	**Tristaniopsis laurina**	Water Gum
3	**Callistemon viminalis**	Bottlebrush
4	**Casuarina equisetifolia**	Coastal She-Oak
	Corymbia maculata	Spotted Gum
	Elaeocarpus grandis	Blue Quandong
	Grevillea robusta	Water Gum
	Lophostemon confertus	QLD Brush Box
	Melaleuca linarifolia	Flying Paperbark

Shrubs & Strappy Plants

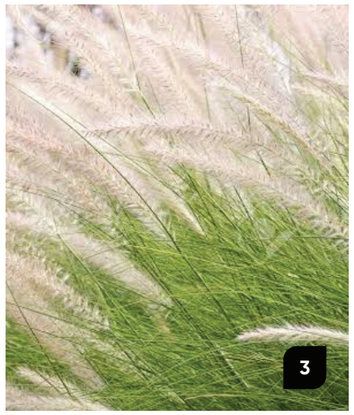
5	**Callistemon 'Little John'**	Karuri Pine
6	**Cordyline 'Rubra'**	Red Palm Lily
7	**Crinum pedunculatum**	River Lily
8	**Dianella caerulea**	Flax Lily
	Liriope 'Evergreen Giant'	Giant Liriope
	Rhagodia spinenscens	Aussie Flat Bush
	Syzygium sp.	Lilly Pilly
	Westringia 'Grey Box'	Coastal Rosemary

Groundcovers & Climbers

9	**Hardenbergia violacea**	Native Sarsparilla
10	**Myoporum ellipticum**	Coastal Boobialla
11	**Pandorea pandorana**	Wonga Wonga Vine
	Themeda triandra	Kangaroo Grass
12	**Trachelospermum jasminoides**	Star Jasmine

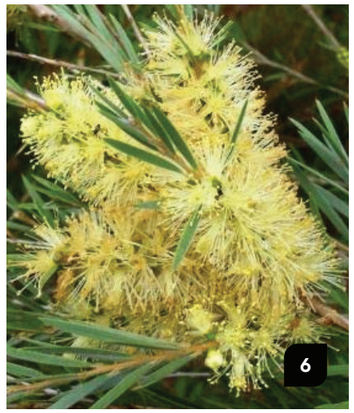




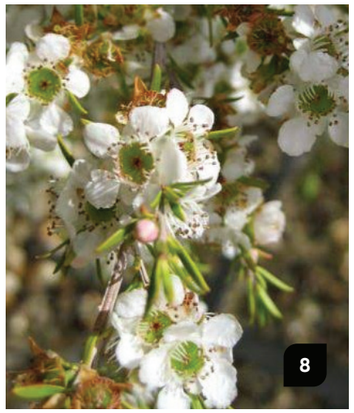


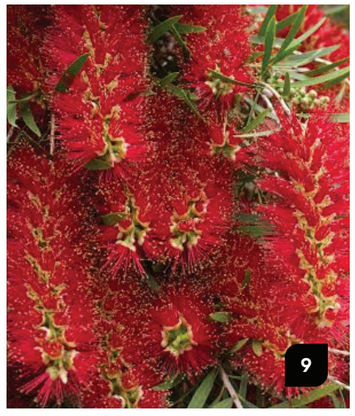


















Groundcovers

			Density (Qty/m2)
1	Carrex Appressa	Tall Sedge	6-8
2	Finicia nodosa	Knobby Club Rush	4-6
3	Imperata cylindrica	Blady Grass	6-8
4	Lomandra hystrix	Creek Matt Rush	4-6
	Lomandra longifolia	Matt Rush	4-6
	Myoporum parvifolium	Creeping Boobialla	4-6
	Themeda australis	Kangaroo Grass	6-8

Shrubs

			Density (Qty/m2)
5	Breynia oblongifolia	False Coffee Bush	2-4
6	Callistemon sieberi	River Bottlebrush	1
7	Hardenbergia violacea	Purple Coral Pea	2-4
8	Leptospermum polygalifolium	Wild May	2-4
	Lomatia silaifolia	Crinkle Bush	2-4
	Myoporum acuminatum	Coastal Boobialla	2-4

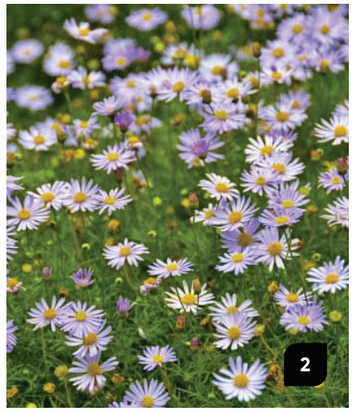
Trees

			Density (Qty/m2)
9	Callistemon viminalis	Weeping Bottle Brush	< 1
10	Eucalyptus obovatus	Hard Quandong	< 1
11	Lophostemon confertus	Brush Box	< 1
12	Lophostemon suaveolens	Swamp Box	< 1
	Melaleuca nodosa	Prickly-leaf Paperbark	2-4
	Melaleuca quinquenervia	Broad-leaved Paperbark	< 1
	Melaleuca sieberi	Small -leaved Paperbark	< 1

Design Details

4.2 Planting Palette: Bio Basins & Batters









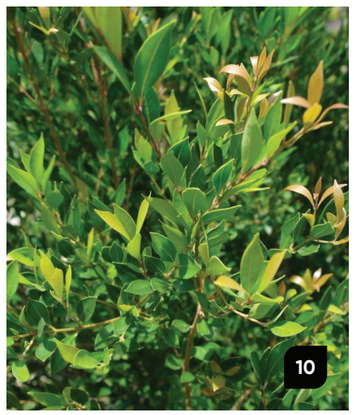
















Groundcovers

1	**Ajuga australis**	Bugleweed
2	**Brachyscome multifidia**	Cut-Leafed Daisy
3	**Dampiera diversifolia**	Blue Dampiera
4	**Scaevola aemula**	Aussie Crawl
5	**Carpobrotus chilensis**	Pig Face
6	**Myoporum parvifolium**	Creeping Boobialla

Trees

7	**Magnolia grandiflora**	Bull Bay Magnolia
8	**Magnolia 'Little Gem'**	Little Gem
9	**Acacia howittii**	Sticky Wattle
10	**Acmena smithii**	Lilly Pilly
11	**Cupaniopsis anacardiodes**	Tuckeroo
12	**Eleocarpus reticulatus**	Blueberry Ash

Design Details

4.3 Planting Palette: Bushfire Suitable Species


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