

An aerial photograph of a city block with a semi-transparent site plan overlaid. The site plan shows building footprints in light blue, parking lots in light grey, and landscaped areas in green. Elevation markers (17000, 17500, 18000, 19000, 20000, 21000, 22000) are visible along the left edge. The text '02LA10 YEARS' is prominently displayed in the center-left.

**02LA10** YEARS

# **BENOWA GARDENS URBAN VILLAGE**

LANDSCAPE CONCEPT DESIGN REPORT



**Client**

Neylan Architecture

**Project Address**

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Benowa, QLD 4217

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**Document Number**

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This document presents work  
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association with Neylan Architecture.

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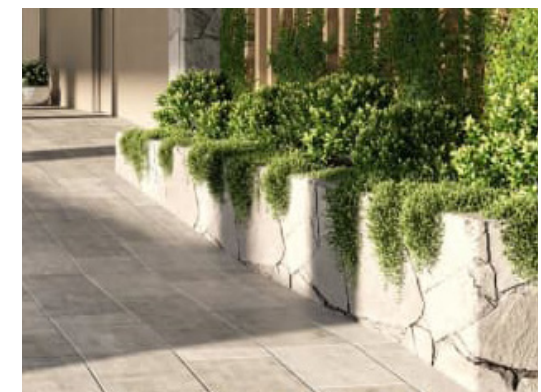
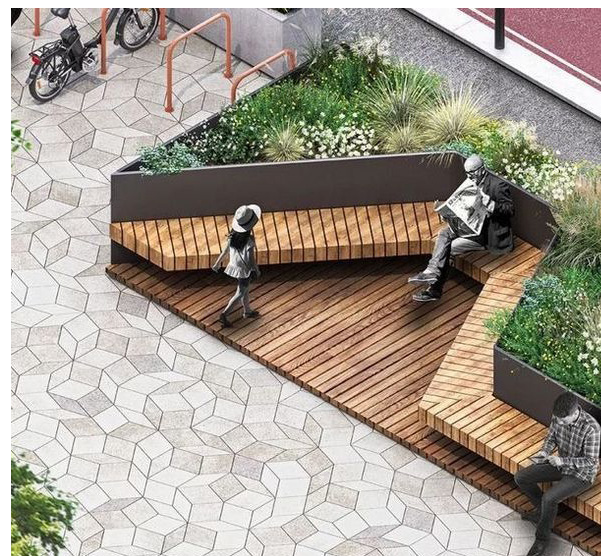
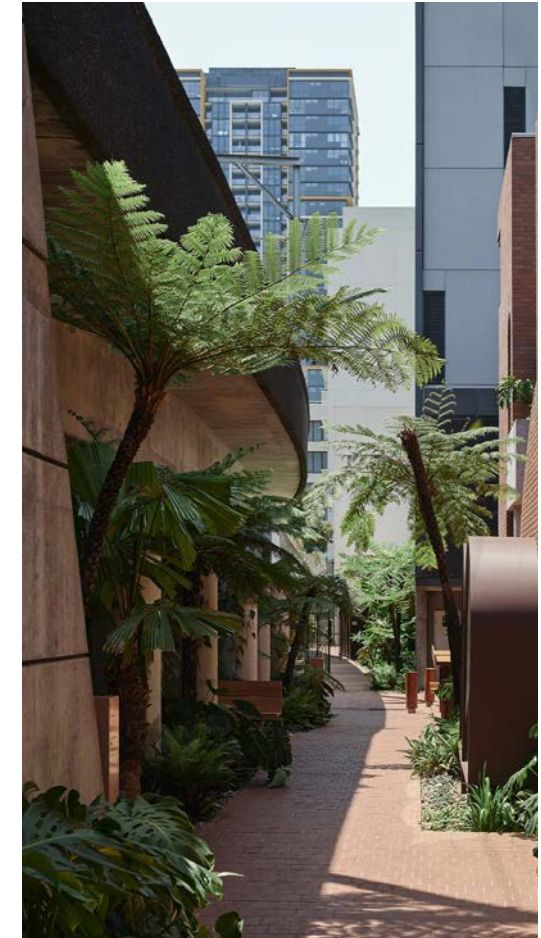


# Introduction

## Design Intent

This Landscape Concept Design Report is to be read in conjunction with Neylan Architects Design Framework Report. It complements and enhances the key concepts of that report, from a landscape perspective as well as incorporating City of Gold Coast Landscape Code design principles. This document focuses on 8 Key Landscape Design principles:

1. Sense of Place and Landscape Character
2. Arrivals & Thresholds
3. Movement & Circulation
4. Scale
5. Visual Amenity
6. Safety & Inclusivity
7. Comfort & Shelter
8. Quality



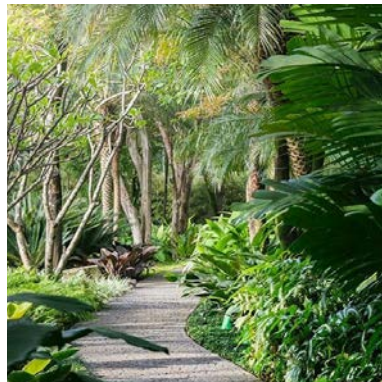


# Design Principles

## 1. Sense of Place and Landscape Character

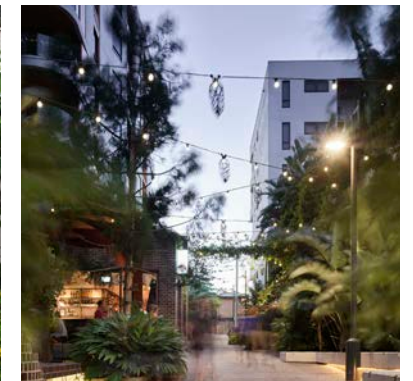
The character of the landscape will be crafted to enhance a strong sense of place, reinforcing existing and emerging Gold Coast landscape values:

- Key feature species used throughout the site create a strong identity for the development
  - Located at key points to anchor the site
  - Visually prominent from key external vantage points
- A coastal/subtropical planting palette is planned which will re-enforce the Gold Coast identity
- Materiality is reflective of the coast with warm stone, timber and light-coloured paving
- Layered planting softens the built form whilst creating transition from the street to the building
- Edible or sensory species have been utilised in communal garden areas enhancing resident experience and interaction with a more residentially designed space
- Podium planting creates a relaxing nature to the gallery and communal open space



## 2. Arrivals & Thresholds

- Feature trees, palms and tiered feature planting highlights the entry points, acting as a visual marker
- Trees, layered planting and cascading planting creates green gateways marking pedestrian entries, where root volume allows
- Lighting and paving patterns signal entry points and transition thresholds
- Fragrant plants frame pathways for a welcoming and sensory arrival experience
- Planting around building edges mediates a transition between building and human use spaces

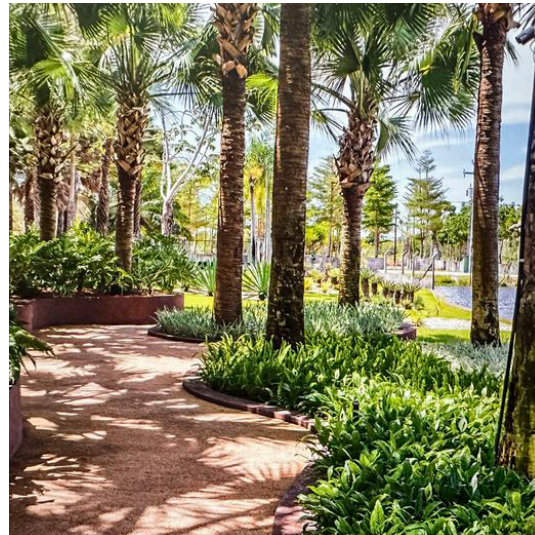




## Design Principles

### 3. Movement & Circulation

- Planting patterns highlight key routes and destinations, promoting intuitive wayfinding
- Streetscape planting softens built form and creates a welcoming pedestrian environment around the site
- Clear entry points signified by feature trees, palms and tiered feature planting
- Canopy and street trees provide shade to pedestrian pathways, improving comfort and useability year-round
- Planting is designed to maintain sightlines and natural surveillance, consistent with CPTED principles



### 4. Scale

- Canopy trees and palms visually soften the extent of the built form, and break up its vertical nature
- Cascading and climbing plants further add to the softening of the built form
- Medium-scale planting around building edges mediates between building and human use spaces
- Multi-layered underplanting provide depth

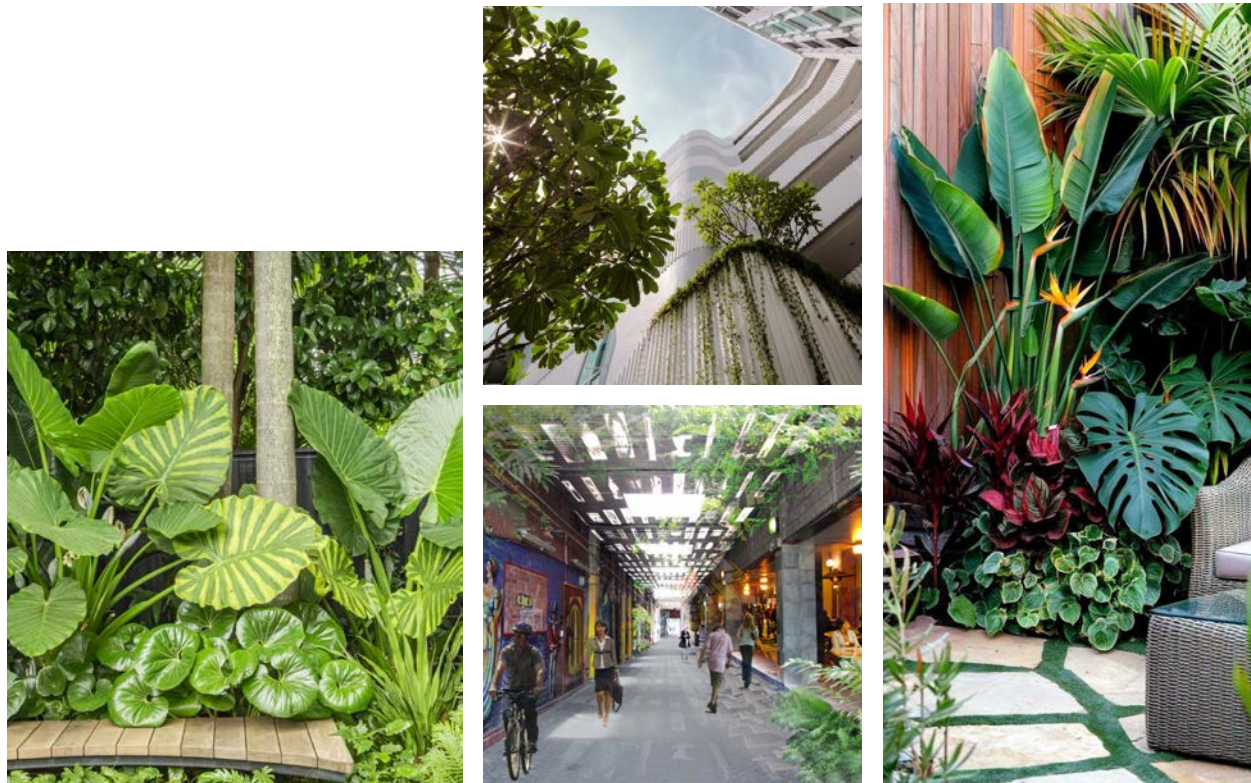




## Design Principles

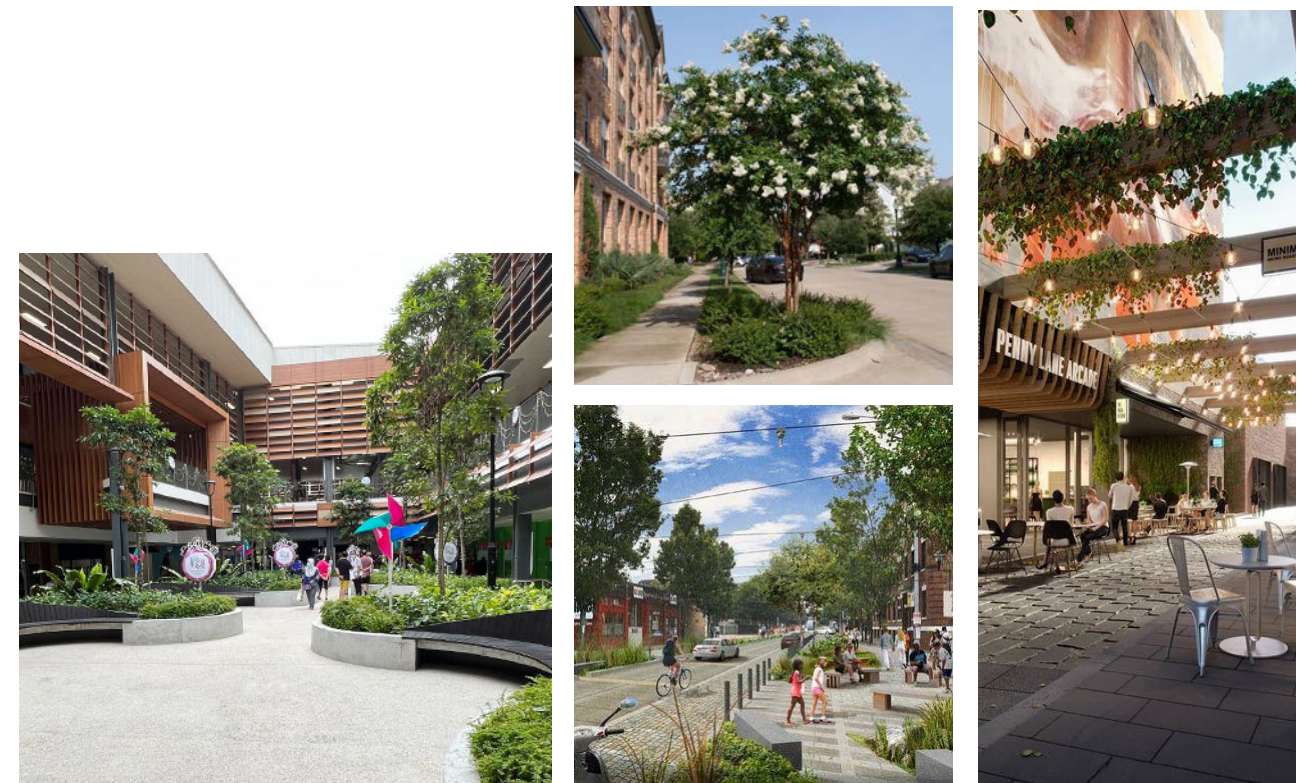
### 5. Visual Amenity

- Colour and visual interest provided by foliage colour and texture, as well as flowering trees and shrubs
- Layering of the planting design provides depth
- Accent and emergent species enhance and provide differentiation within the planting design
- Elevated planter boxes and rooftop planting provide vertical interest drawing the eye through the space and softening the built form
- Views and entry points are framed through strategic planting placement, offering visual connections throughout the site and beyond



### 6. Safety & Inclusivity

- CPTED principles guide planting design, with carefully arranged understorey planting to ensure visibility and safety
- Inclusive activity zones support universal access and intergenerational use
- Clear wayfinding is supported by accent plants, purposeful sightlines, specific planting palettes, including feature species at key junctions and entry points
- Planting maintains open sightlines to ensure safety while creating inviting, usable spaces for all users.





## Design Principles

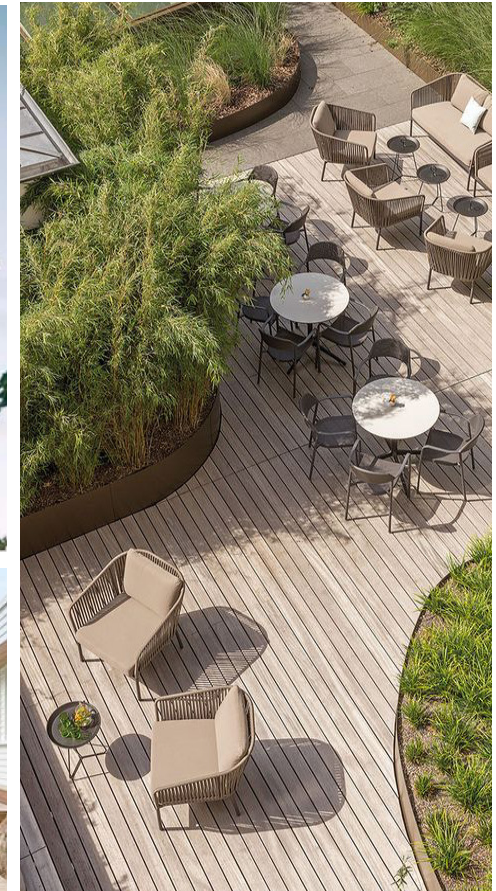
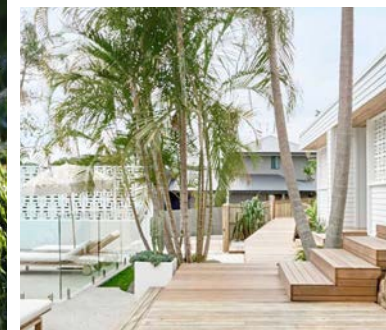
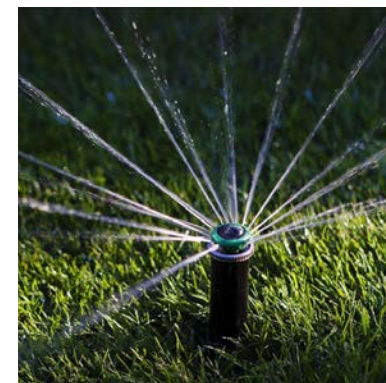
### 7. Comfort & Shelter

- Shade structures, pergolas and tree canopies provide shade throughout the site
- Buffer planting along edges creates separation from the streetscape, filtering noise and softening hard urban interfaces
- Planting supports a balance of prospect and refuge: open areas provide outlook and space for gathering, while shaded groves, palms, and denser pockets create quieter, more private spaces



### 8. Quality

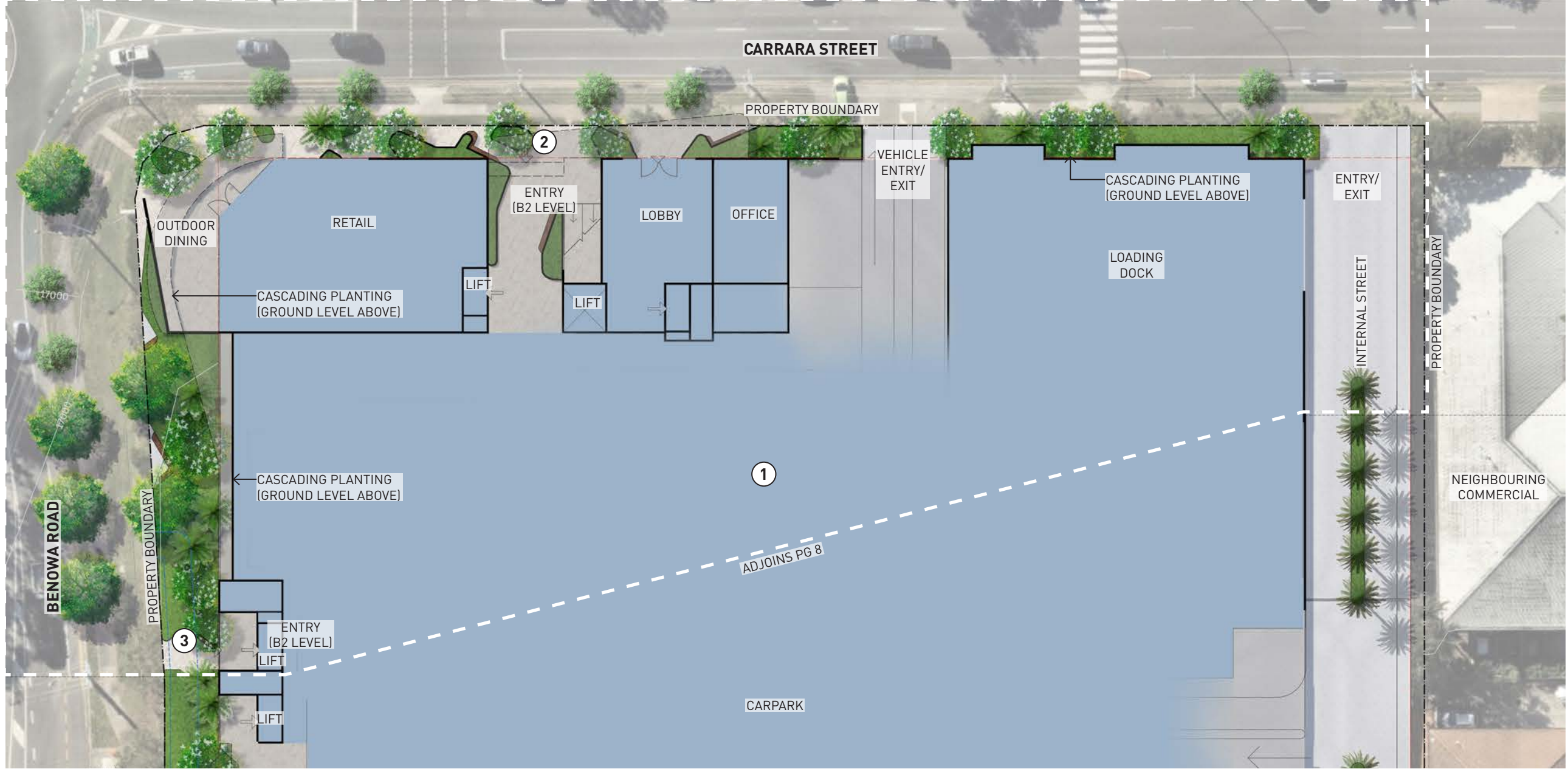
- Low maintenance and durable materials, suitable for the coastal environment are utilised
- Low-maintenance planting species are prioritised, with hardy natives and subtropical selections suited to the locality, with particular focus on wind tolerance where required
- Automatic irrigation is provided to all podium, walled and under roof planting beds
- Planting supports biodiversity through inclusion of nectar and pollen rich species for bees, butterflies, and native birds
- High quality outcome for residents/amenity shall be achieved by a finer grade, more residential approach to planting on the residential podium levels





Plans

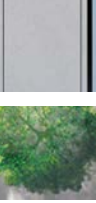
Landscape Concept Plan: Basement Level 2



LEGEND

- ① Proposed Development
- ② Major Retail Entry
- ③ Residential Entry

KEY



Hardstand



Large Canopy Tree



Medium Canopy Tree



Small Canopy Tree



Columnar Tree/Palm



Understorey Planting



Existing Sewer Easement  
(Blue dashed line)



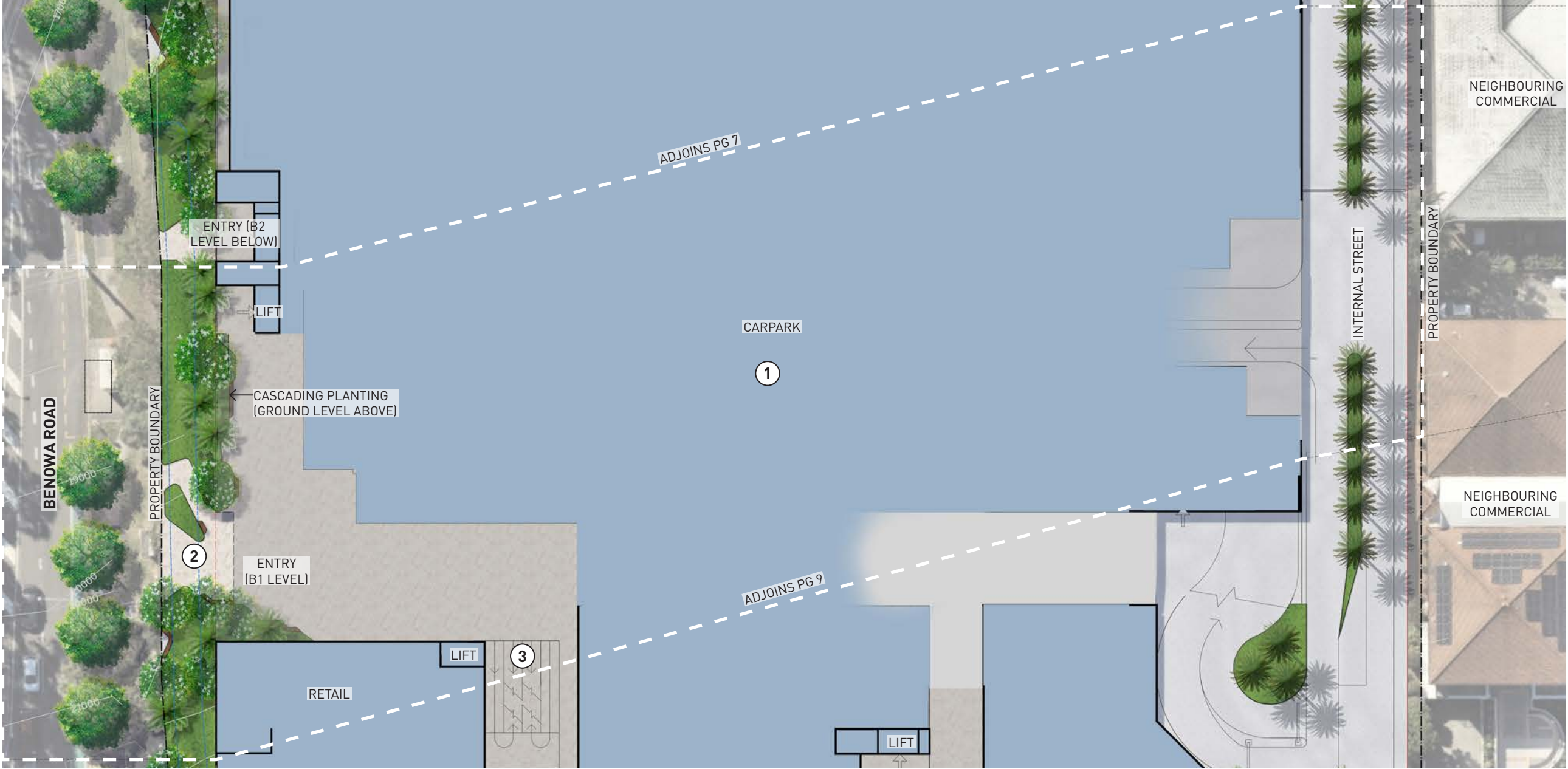
Proposed Basement below  
(Red dashed line)





# Plans

## Landscape Concept Plan: Basement Level 1



### LEGEND

- ① Proposed Development
- ② Retail Entry
- ③ Travelators

### KEY



Hardstand



Large Canopy Tree



Medium Canopy Tree



Small Canopy Tree



Columnar Tree/Palm



Understorey Planting



Existing Sewer Easement  
(Blue dashed line)

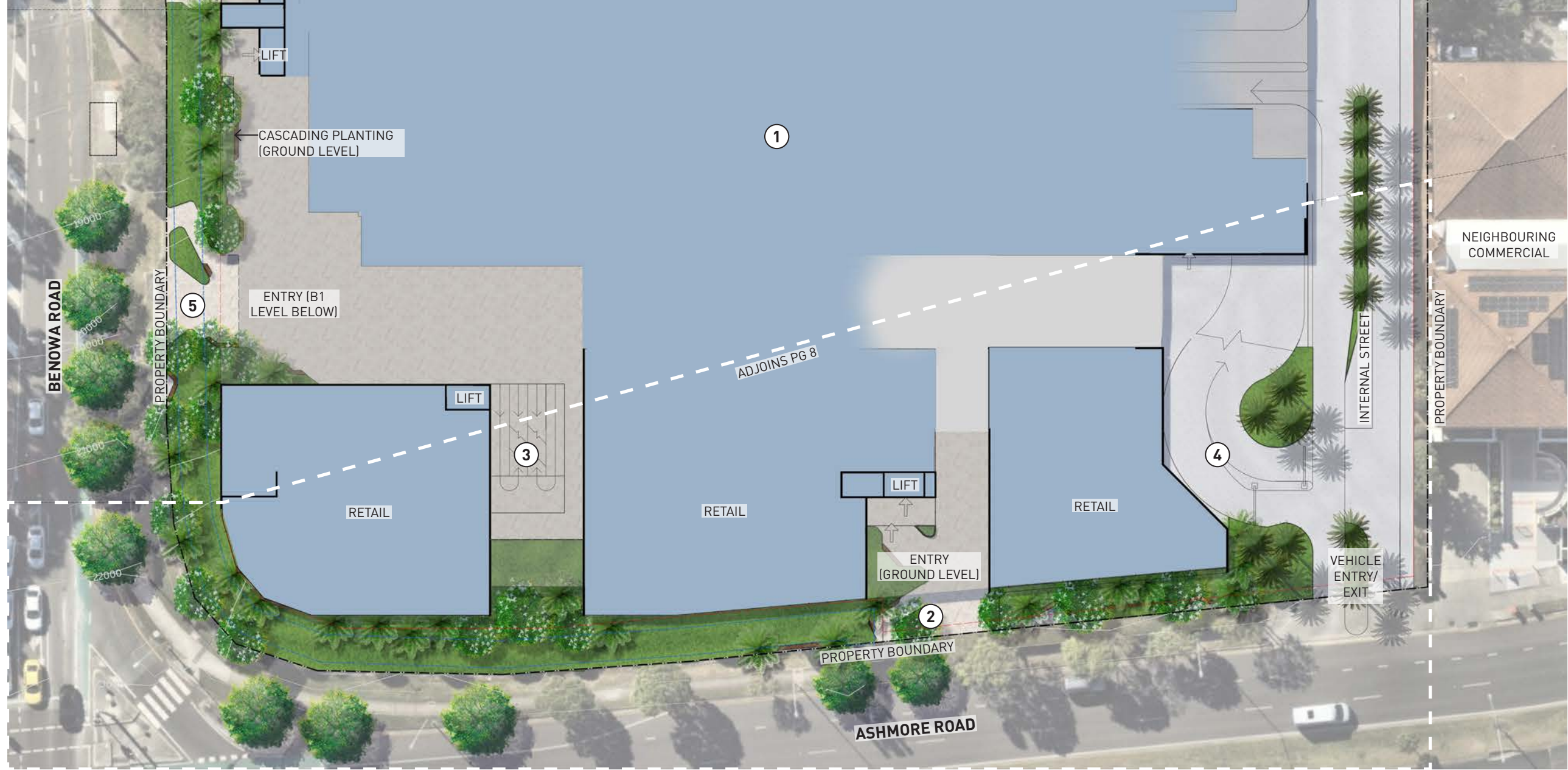


Proposed Basement below  
(Red dashed line)



Plans









Landscape Concept Plan: Ground Level



LEGEND

- ① Proposed Development
- ② Combined Retail & Residential Entry
- ③ Travelators (accessed via Benowa Rd entry)
- ④ Ramp to Residential Carparks
- ⑤ Retail Entry

KEY

- |  |  |  |  |
|--|--|--|--|
|  Hardstand         |  Medium Canopy Tree |  Columnar Tree/Palm   |  Existing Sewer Easement (Blue dashed line) |
|  Large Canopy Tree |  Small Canopy Tree  |  Understorey Planting |  Proposed Basement below (Red dashed line)  |



# Plans

## Landscape Concept Plan: Ground





# Plans

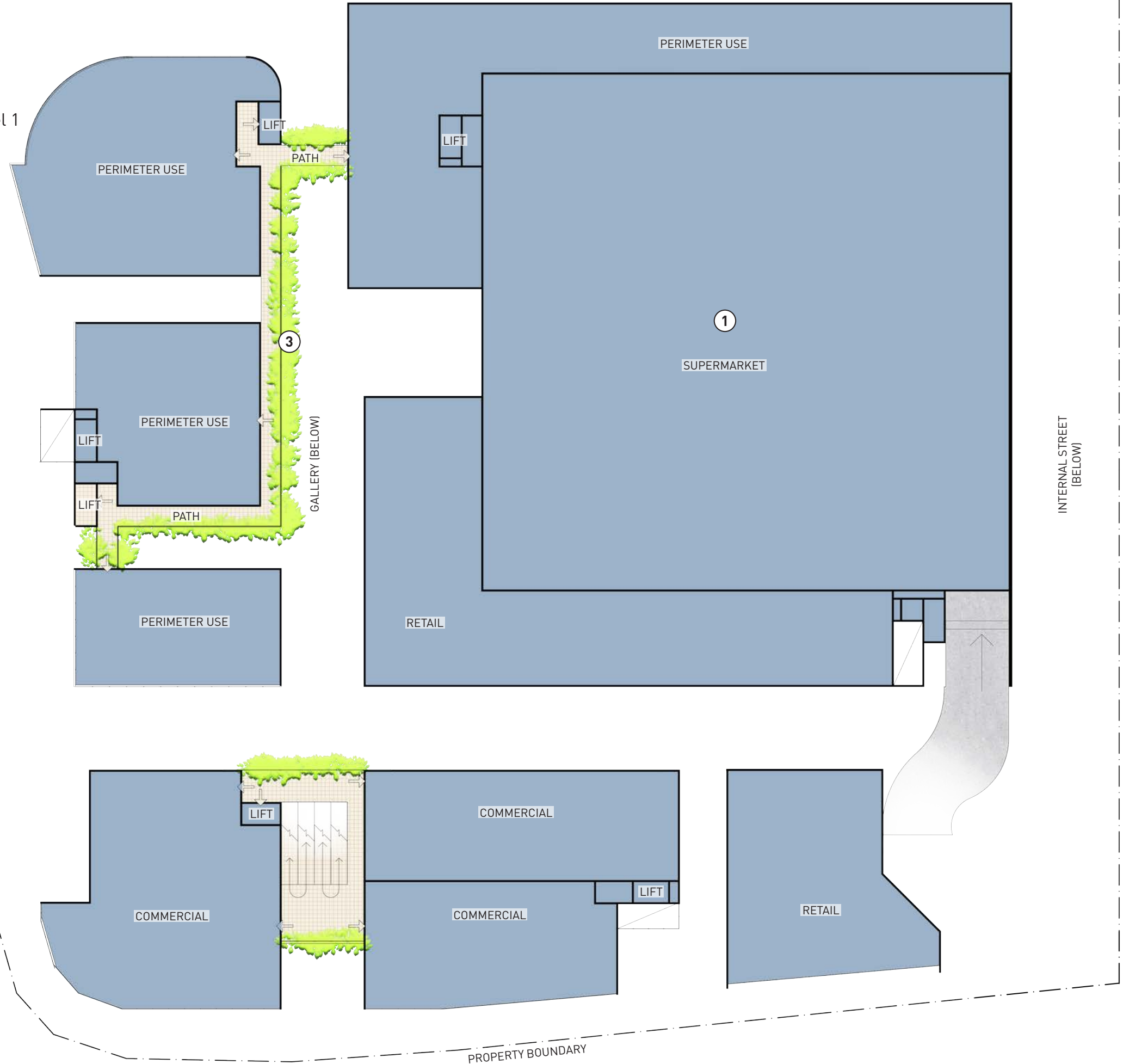
## Landscape Concept Plan: Level 1

### LEGEND

- ① Proposed Development
- ② Softscape
- ③ Cascading plants

BENOWA ROAD

PROPERTY BOUNDARY



PROPERTY BOUNDARY

NEIGHBOURING  
COMMERCIAL





# Plans

Landscape Concept Plan: Level 2

## LEGEND

- ① Proposed Development
- ② Softscape
- ③ Cascading Plants
- ④ Travelators

BENOWA ROAD

PROPERTY BOUNDARY



PROPERTY BOUNDARY

NEIGHBOURING COMMERCIAL



# Plans

## Landscape Concept Plan: Level 3

### LEGEND

- ① Proposed Development
- ② Softscape
- ③ Cascading Plants

BENOWA ROAD

PROPERTY BOUNDARY



PROPERTY BOUNDARY

INTERNAL STREET (BELOW)

NEIGHBOURING COMMERCIAL

PROPERTY BOUNDARY

ASHMORE ROAD

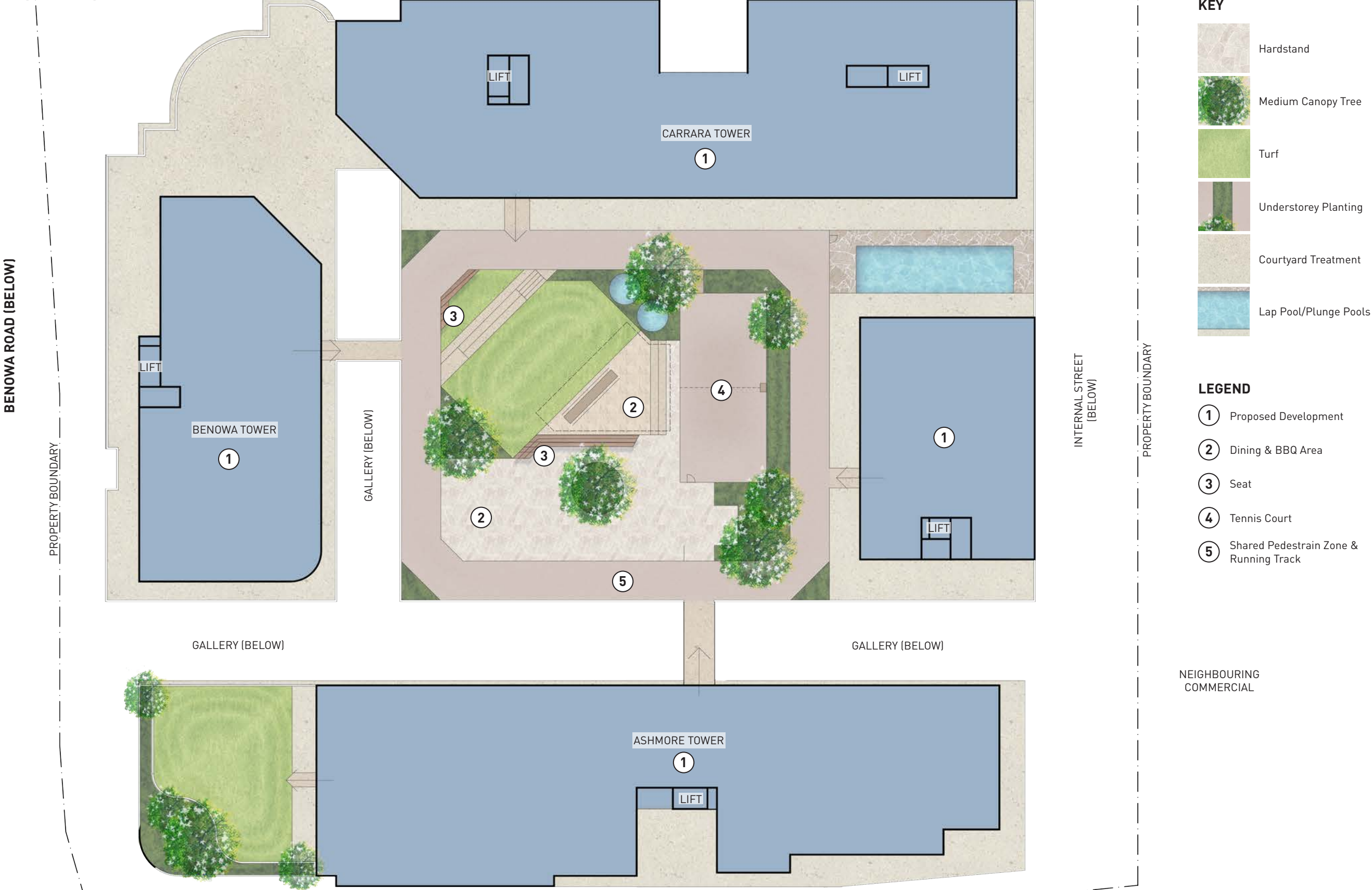


1:500 - A3 0 2 5 10 20 35m



Plans

Landscape Concept Plan: Level 4





# Plans

## Landscape Concept Plan: Overview Residential Apartments with Private Terraces

### General Terrace Design Principles

The private terraces on the upper levels of the residential towers will provide a high level of outdoor amenity for residents and reinforce the residential nature of the towers. Below are some general spatial design principles that will be used to guide the design of the private terraces.

#### 1. Climate Considerations

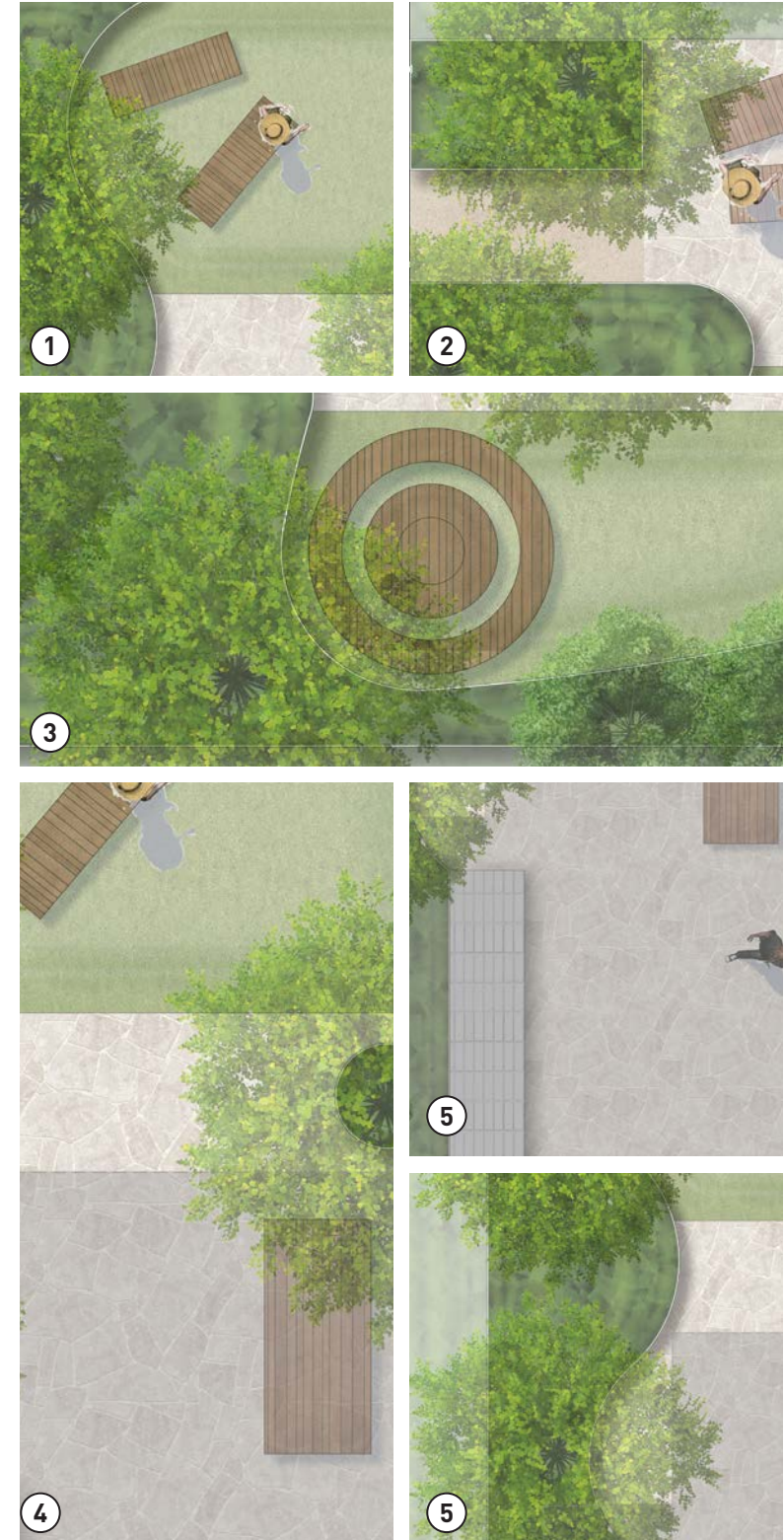
- Each tower orientation has its own climate specific design principles which will be incorporated in the design of the terraces, these are outlined within the following pages

#### 2. Landscape Character

- Trees will be positioned thoughtfully to maintain a harmonious scale that complements the terrace courtyard's proportions
- Planters will be designed to provide inviting opportunities to sit and immerse in the views or to look back into the residence (as shown in Figure 1)
- The softscape design will include intentional gaps, allowing residents to stand near the balcony edge (as shown in Figure 2) and fully appreciate the surroundings
- The depth of planters will be varied to establish a well-defined, appropriately scaled 'edge' to the balcony (as shown in Figure 3)
- A diverse array of materials will be selected to evoke a welcoming, residential ambiance rather than a commercial feel
- Tiered planting will be implemented to accentuate both internal and external vistas, enhancing the overall aesthetic
- Protected softscape spill out spaces will soften the terrace space and provide respite
- The terraces will create a sense of privacy and respite for residents whilst maintaining views and prospect to their surroundings
- Planting further softens the build form of the residential towers

#### 3. Materials

- Different surface textures are utilised to create different activity zones within the terrace spaces (as shown in Figure 4)
- Outdoor fixed elements such as built in BBQs, benchesm walls etc will be of high quality, durable and will take into consideration aspect.
- Planting will be used to create buffering between neighbours and terraces (as shown in Figure 6)





# Plans

## Landscape Concept Plan: North Facing Residential Apartments with Private Terraces

## Design Principles

### 1. Climate Considerations

- Canopy trees will be strategically placed in northern and western positions to mitigate the overhead northern sun and strong western afternoon sun
- Podium planters positioned primarily on the west and north, to reduce the solar heat gain, light intensity and afternoon heat
- Additional planting and trees will be concentrated on the western side for terraces with an exposed western interface

### 2. Landscape Character

- Trees will be positioned thoughtfully to:
  - Enable view opportunities to north-east and eastern coastline
  - Facilitate the flow of refreshing, cooling breezes throughout the space
- Awnings will be carefully positioned to provide shade from the overhead northern sun and especially mitigate the strong western sun
- The softscape design maximises the north and north-eastern edge, allowing residents to stand near the balcony edge and views to the surrounds
- Softscape spill out to the north provides a flexible respite area whilst providing a nice sunny spot for residents to enjoy
- Pockets and indents in the podium edge create separation between activity zones

### 3. Materials

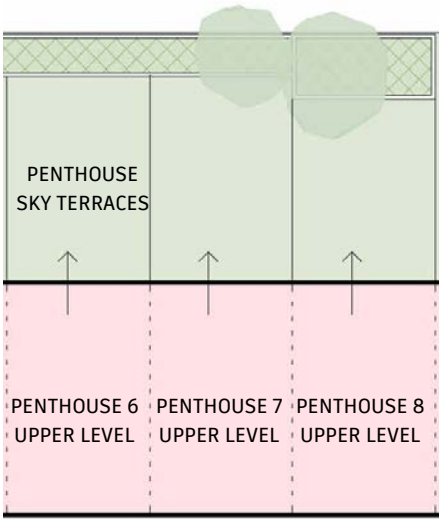
- Low-reflective materials and surfaces will be selected that reduce the glare throughout the day and especially from the western sun
- Plant species selected to handle consistent northern sun, and even more resilient species where exposed to harsh western sun
- Softscape spill out material/s will be suitable for shade/part-shade location and wind conditions

### LEGEND

- ① Podium Planters      ④ Seating Zone with retractable awning for morning summer sun
- ② Connection to Balcony
- ③ Outdoor Kitchen



TYPICAL NORTHERN FACING LANDSCAPE TERRACE



TYPICAL NORTHERN FACING  
RESIDENCES

### KEY

- Feature Pavement
- Softscape Spill Out
- Medium Canopy Tree
- Small Canopy Tree
- Understorey Planting



# Plans

## Landscape Concept Plan: West Facing Residential Apartments with Private Terraces

## Design Principles

### 1. Climate Considerations

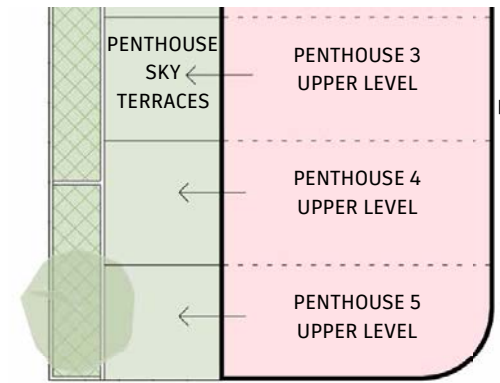
- Medium-canopy trees will be strategically placed in podium planters to mitigate the strong western sun, effectively blocking the intense afternoon heat.
- Planted trellises will be incorporated to alleviate both midday and afternoon sunlight, providing shade and shelter from the heat and glare.

### 2. Landscape Character

- Trees will be positioned thoughtfully to:
  - Create deliberate gaps that frame picturesque views of the Western mountain range
  - Facilitate the flow of refreshing, cooling breezes throughout the space
- The softscape design will include intentional gaps, allowing residents to stand near the balcony edge and fully appreciate the surroundings
- Awnings will be carefully positioned to provide shade, especially to mitigate the strong afternoon sun
- Planting and podiums will be concentrated on the west while still providing view opportunities beyond

### 3. Materials

- Low-reflective surfaces will be chosen to effectively reduce glare, particularly in the afternoon.
- Plant species that are resilient and can withstand the harsh western sun will be selected
- Softscape spill out material/s will be selected to handle the heat and part shade location



TYPICAL WESTERN FACING RESIDENCES



TYPICAL WESTERN FACING LANDSCAPE TERRACE

#### LEGEND

- ① Podium Planters
- ② Connection to Balcony
- ③ Outdoor Kitchen
- ④ Seating Zone

#### KEY

- Hardstand
- Softscape Spill Out
- Feature Pavement
- Medium Canopy Tree
- Small Canopy Tree
- Understorey Planting



# Plans

## Landscape Concept Plan: South Facing Residential Apartments with Private Terraces

## Design Principles

### 1. Climate Considerations

- Trees will be strategically placed to maximise solar access whilst mitigating impacts of western heat and strong prevailing winds
- Podium planters positioned and enlarged close to the building face and especially on the west, to maximise terrace solar access and protect from the afternoon sun
- Additional planting and trees will be concentrated on the western side for terraces with an exposed western interface

### 2. Landscape Character

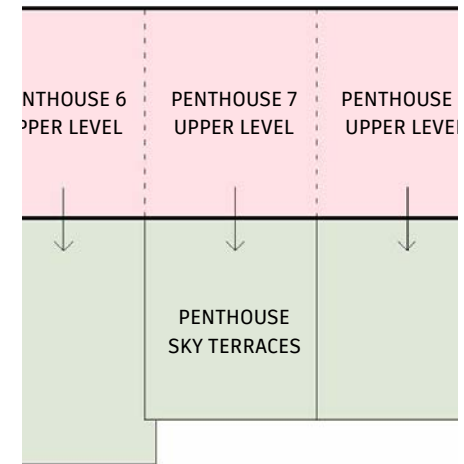
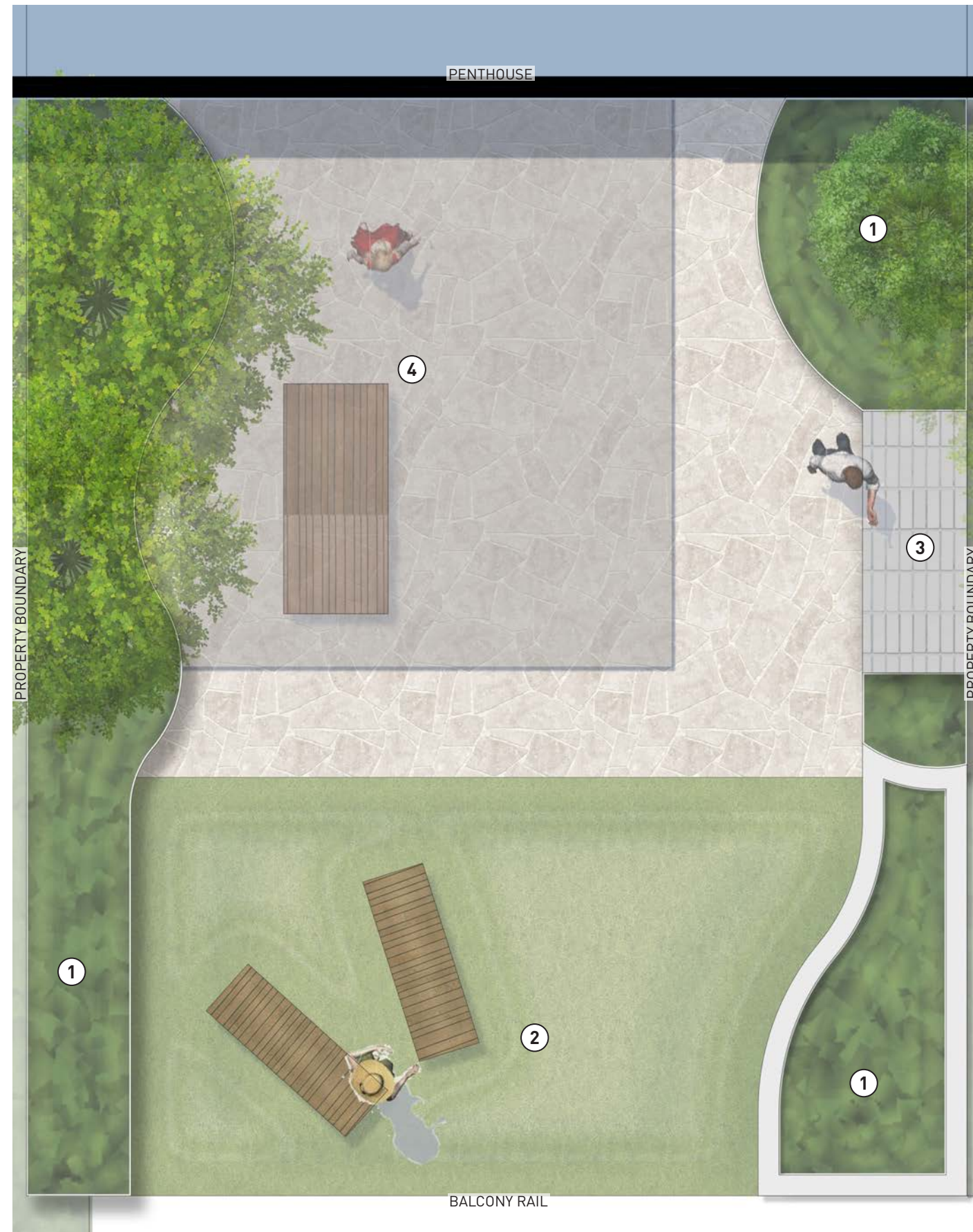
- Trees will be positioned thoughtfully to:
  - Create view opportunities to southern mountain range and eastern coastline
  - Allow flow of breezes while protecting from the prevailing southern and strong south-eastern winds
- A retractable awning creates the opportunity for shade while facilitating the access to winter sun
- The softscape design maximises the southern edge, allowing residents to stand near the balcony edge and access to views throughout the terrace
- Podium planters of sufficient height are positioned to mitigate wind gusts from the south-east

### 3. Materials

- Materials and surfaces that reduce the glare from the western sun, but are light in colour to enable enhancement of indirect light penetration
- Plants selected to handle prevailing south/south-eastern wind and shade/part-shade conditions
- Softscape spill out material/s will be suitable for shade/part-shade location and wind conditions

### LEGEND

- ① Podium Planters
- ② Connection to Balcony
- ③ Outdoor Kitchen
- ④ Seating Zone with retractable awning



### TYPICAL SOUTHERN FACING RESIDENCES

### KEY

- Feature Pavement
- Softscape Spill Out
- Medium Canopy Tree
- Small Canopy Tree
- Understorey Planting





Perspectives

Typical Example - Ashmore Road Entry





Softworks Character

Street Tree Species Palette



**ATRACTOCARPUS fitzalanii**  
H: 5-10m | W: 2-4m



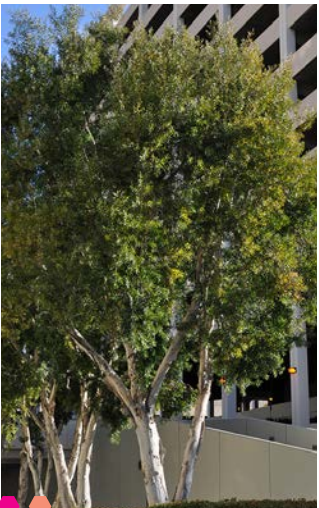
**BANKSIA integrifolia**  
H: 5-15m | W: 3-10m



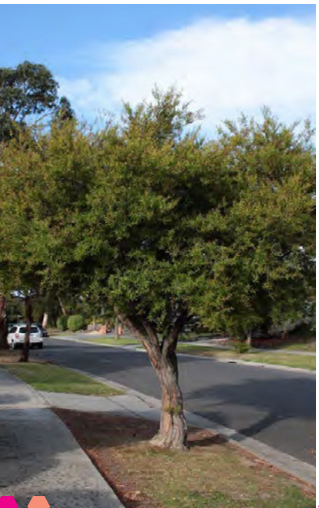
**BUCKINGHAMIA celsissima**  
H: 6-12m | W: 4-5m



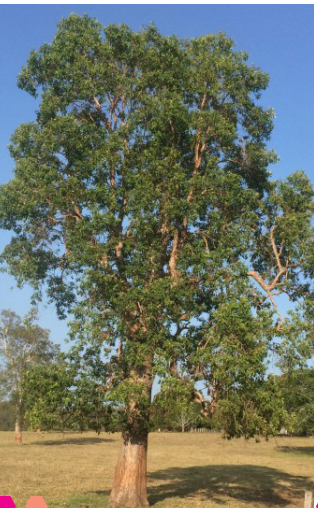
**CUPANIOPSIS anacardioides**  
H: 8-12m | W: 4-8m



**MELALEUCA quinquenervia**  
H: 8-15m | W: 5-10m



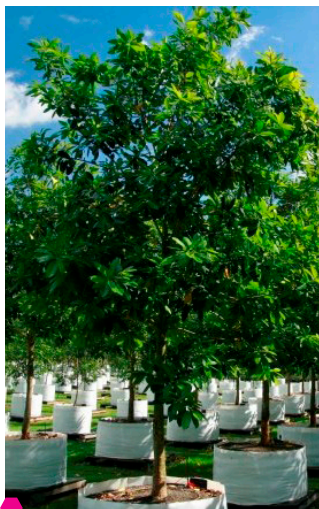
**LEPTOSPERMUM petersonii**  
H: 3-5m | W: 2-3m



**LOPHOSTEMON suaveolens**  
H: 15-20m | W: 8-10m



**LIVISTONA australis**  
H: to 20m | W: 4-5m



**TRISTANIOPSIS 'Luscious'**  
H: 5-10m | W: 4-8m

- Supports Wildlife (Bees, Birds and/or Butterflies)
- Plants of Gold Coast



Softworks Character

Private Open Space Tree Species Palette



**ATRACTOCARPUS fitzalanii**  
H: 5-10m | W: 2-4m



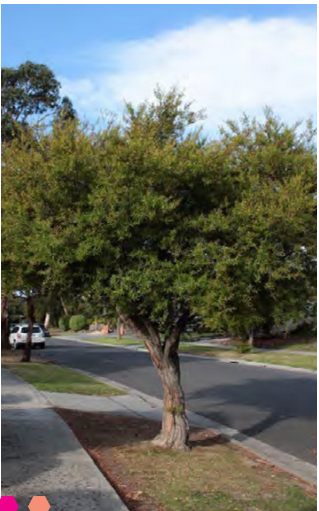
**BRACHYCHITON rupestris**  
H: 8-20m | W: 5-12m



**DRACAENA draco**  
H: 5-15m | W: 5-10m



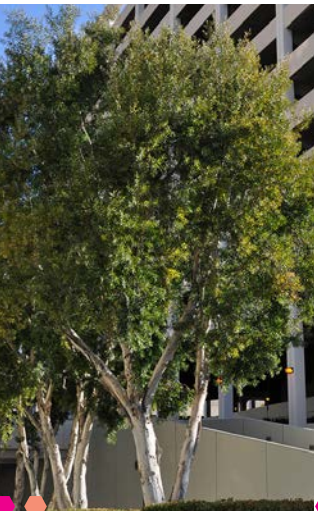
**ELAEOCARPUS reticulatus**  
H: 5-10m | W: 5-7m



**LEPTOSPERMUM petersonii**  
H: 3-5m | W: 2-3m



**LIVISTONA australis**  
H: to 20m | W: 4-5m



**MELALEUCA quinquenervia**  
H: 8-15m | W: 5-10m



**MELALEUCA linariifolia**  
H: 5-8m | W: 3-5m



**OLEA europaea**  
H: 6-9m | W: 6-9m



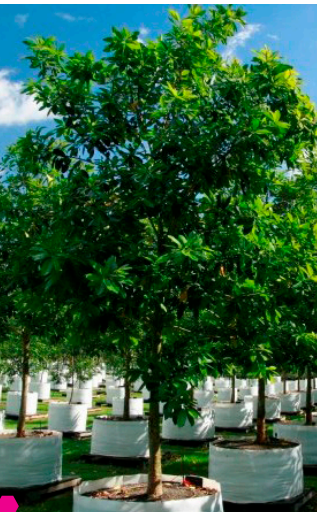
**PANDANUS pedunculatus**  
H: 5-15m | W: 5-10m



**PLUMERIA obtusa**  
H: 4-10m | W: 4-10m



**STREITZIA nicolai**  
H: 5-8m W: 2-5m



**TRISTANIOPSIS 'Luscious'**  
H: 5-10m | W: 4-8m

- Supports Wildlife (Bees, Birds and/or Butterflies)
- Plants of Gold Coast



Softworks Character

Understorey Key Species - Site Wide



ALOCASIA brisbanensis



BURSARIA spinosa



CAREX 'Feather Falls'



CISSUS antarctica



DICHONDRA repens



EREMOPHILA glabra  
'Kalbarri Carpet'



EUPHORBIA 'Silver Fog'



GAURA lindheimeri  
'Gaudwhhi'



GREVILLEA 'Dorothy  
Gordon'



LEPTOSPERMUM 'Little  
Bun'



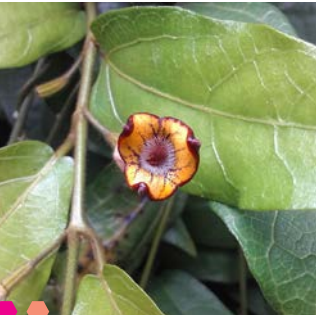
METROSIDEROS thomasi



MYOPORUM parvifolium



MYOPORUM parvifolium  
'Purpurea'



PARARISTOLOCHIA  
praevanosa



PENNISETUM 'Nafray'



PHLEBODIUM aureum



PLECTRANTHUS argentea



PLECTRANTHUS  
verticillatus



POA labillardieri



RHAPHIOLEPIS  
intermedia



SALVIA chamaedryoides



SENECIO serpens



SOWERBAEA juncea



WAHLENBERGIA stricta



WESTRINGIA 'Low  
Horizon'



XANTHORRHOEA fulva



XANTHORRHOEA  
johnsonii

- Supports Wildlife (Bees, Birds and/or Butterflies)
- Plants of Gold Coast