



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL



Approval no: DEV2021/1181
Date: 8 December 2021

INFIN8 LUMINA

48 VILLAGE BOULEVARD, SOUTHPORT

PROJECT REFERENCE L21012

SLI.

REVISION B | JULY **2021**

GOLD COAST

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Document Revisions

Rev.	Comments	Date	Initial
-	Preliminary for Review	24/03/21	EP
A	For Lodgement	25/03/21	EP
B	RFI Lodgement	29/07/21	HL

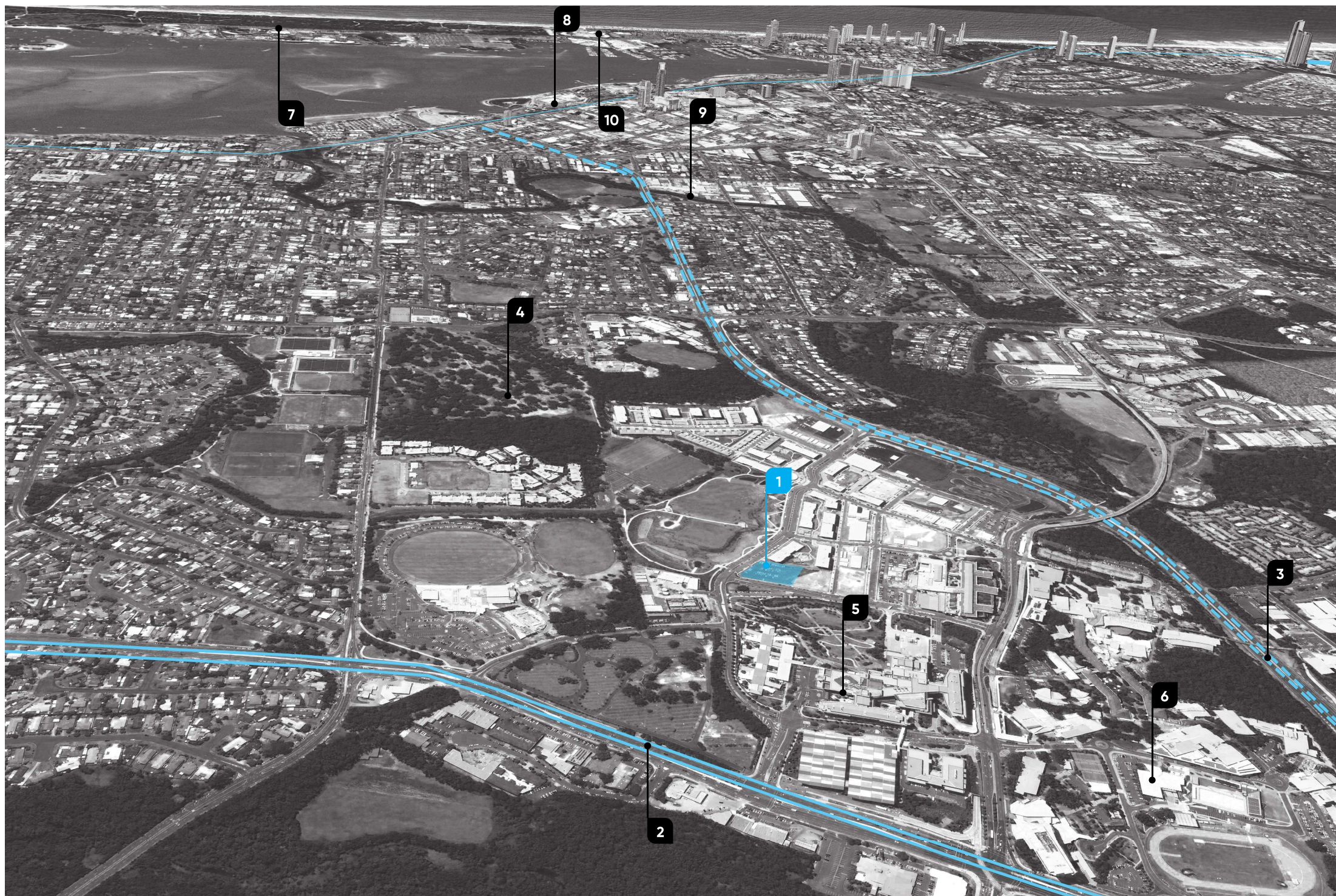
Document Sources

Rev.	Base Information	Issued By	Issued
6	Lumina Parklands Site Development Application: Issue 6	GJG Architects	29/07/21
-	Engineering Services Report	ADG	30/03/21



1.0 Site Analysis.





Legend

- 1 Subject Site
- 2 Olsen Ave
- 3 Smith St Motorway
- 4 Musgrave Park
- 5 Gold Coast University Hospital
- 6 Griffith University, Gold Coast Campus
- 7 Sea World Resort
- 8 Gold Coast Aquatic Centre
- 9 Loders Creek
- 10 Mariner's Cove Marina

Site Analysis

1.1 Site Locality

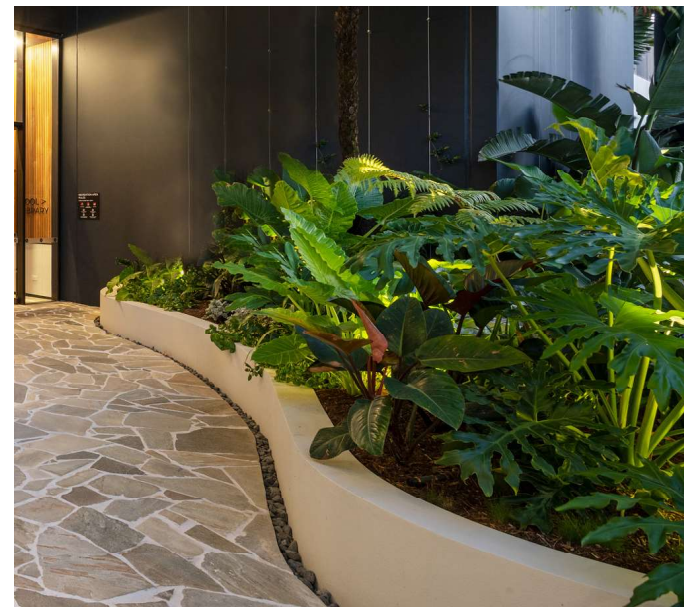




2.0

Landscape Design.

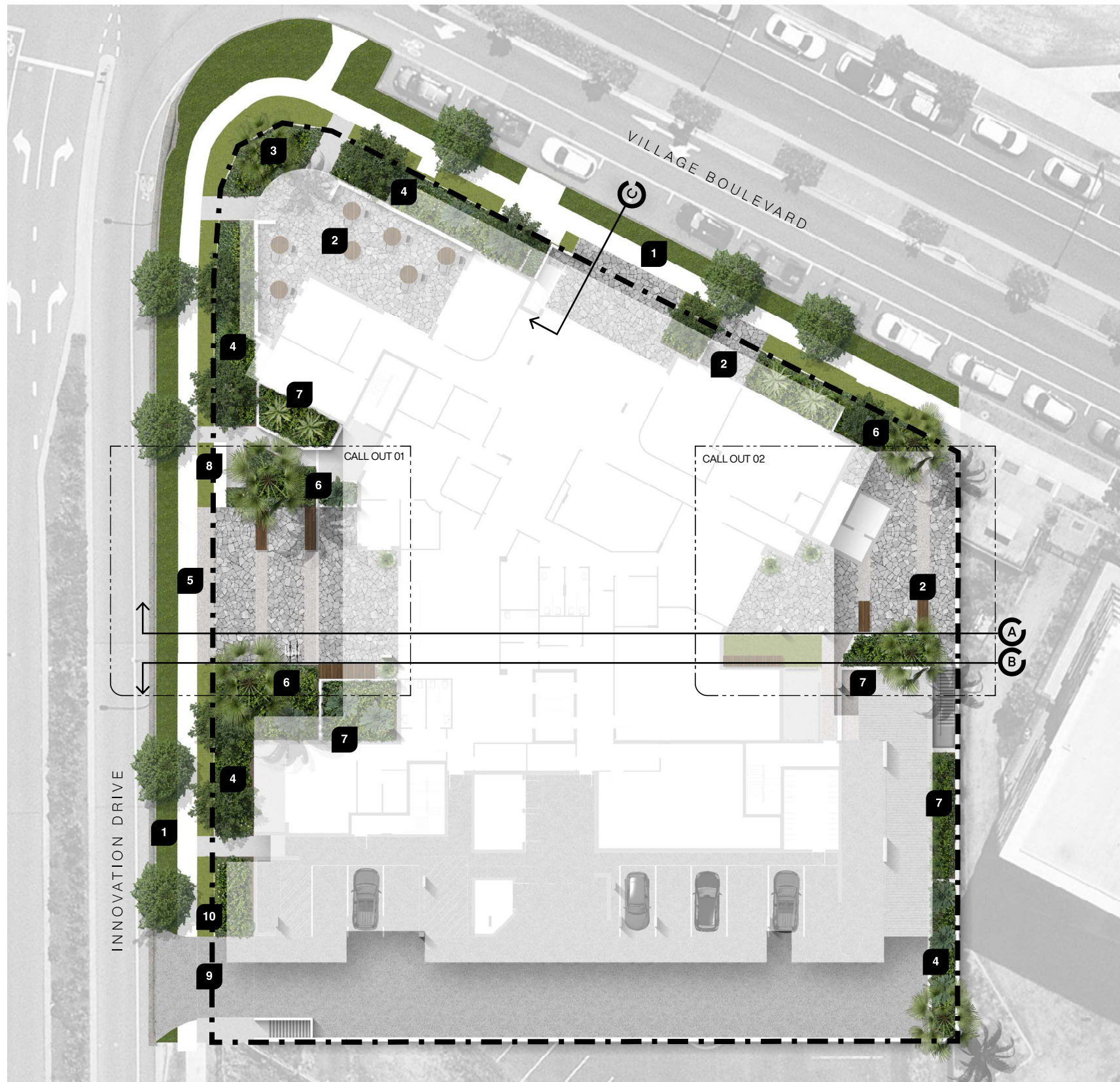




Design Details

2.1 Character Imagery





Legend

- 1** Verge treatment to tie in with existing streetscape and comply with all local council requirements. Access pathways to connect to streetscape footpath where possible (refer to architectural package for further details).
- 2** Hardscape elements to stay consistent within the development to provide a clean palette. Potential to use contrasting materials to highlight pedestrian connections and break up large areas of hardstand. All feature hardscape treatments to tie into architectural finishes.
- 3** Feature corner deep planting area to the primary corner of Village Boulevard and Innovation Drive to feature large ex ground palm or similar local character species (refer to species palettes). Garden bed to base to include mass plantings of groundcovers and feature accents to ensure clear sight-lines through to cafe terrace are maintained (CPTED).
- 4** Perimeter deep planting garden beds to consist of layered plantings including screening shrubs to rear eg Syzygium and Westringea sp. Mass planted groundcover species including Lomandra and Diets with accent plantings of Doryanthes. All species to tie into existing development area character where possible. Small tree/palm species to be incorporated where space allows. Refer to sections for further details.
- 5** Feature entry hardstand to extend to the streetscape to define pedestrian entry point.
- 6** Feature tree/palm (ex Livistona australis) to be located within frontage garden beds to further highlight entry point and compliment the scale of the building. Refer to call outs for further details.
- 7** Podium planters to feature mass planted groundcovers. Accent plantings of Doryanthes to be incorporated where space allows. Cascading species to be incorporated along edges to soften podium planter wall. Low layered plantings to maintain sight-lines around entry points.
- 8** Booster and water meter location. Refer to architectural package for additional details.
- 9** Vehicular entry point and associated hardstand. Refer to architectural package for further details.
- 10** Planting beds to ensure clear sight-lines are maintained for vehicular circulation. Low ground covers only within sight triangle.

Entry Landscape Area 01: Open Forecourt
Refer to Callout 01

Entry Landscape Area 02: Podium Court
Refer to Callout 02

Landscape Design

2.2 Landscape Design: Ground Floor





Legend

- 1** Verge treatment to tie in with existing streetscape and comply with all local council requirements. Access pathways to connect to streetscape footpath where possible (refer to architectural package for further details).
- 2** Hardscape elements to stay consistent within the development to provide a clean palette. Contrasting materials to highlight pedestrian connections and break up large areas of hardstand. All feature hardscape treatments to tie into architectural finishes.
- 3** Potential to incorporate seating to activate the space. Seating to be attached to podium planting walls where possible.
- 4** Perimeter deep planting garden beds to consist of layered plantings including screening shrubs to rear eg Syzygium and Westringea sp. Mass planted groundcover species including Lomandra and Dietes with accent plantings of Doryanthes. All species to tie into existing development area character where possible. Small tree species to be incorporated where space allows. Refer to sections for further details.
- 5** Feature entry hardstand to extend to the streetscape to define pedestrian entry point.
- 6** Feature tree/palm (ex Livistona australis) to be located within frontage garden beds to further highlight entry point and compliment the scale of the building. Refer to call outs for further details.
- 7** Podium planter to include low layered plantings to maintain sight-lines around entry point. Feature accent plantings of Doryanthes to be incorporated where space allows. Cascading species to be incorporated along edges to soften podium planter wall.
- 8** Booster and water meter location. Refer to architectural package for additional details.
- 9** Potential to incorporate pots to provide further softening of the built form. Refer to plant palette.
- 10** Visitor Bike racks.

Landscape Design

2.3 Landscape Design: Call Out 01





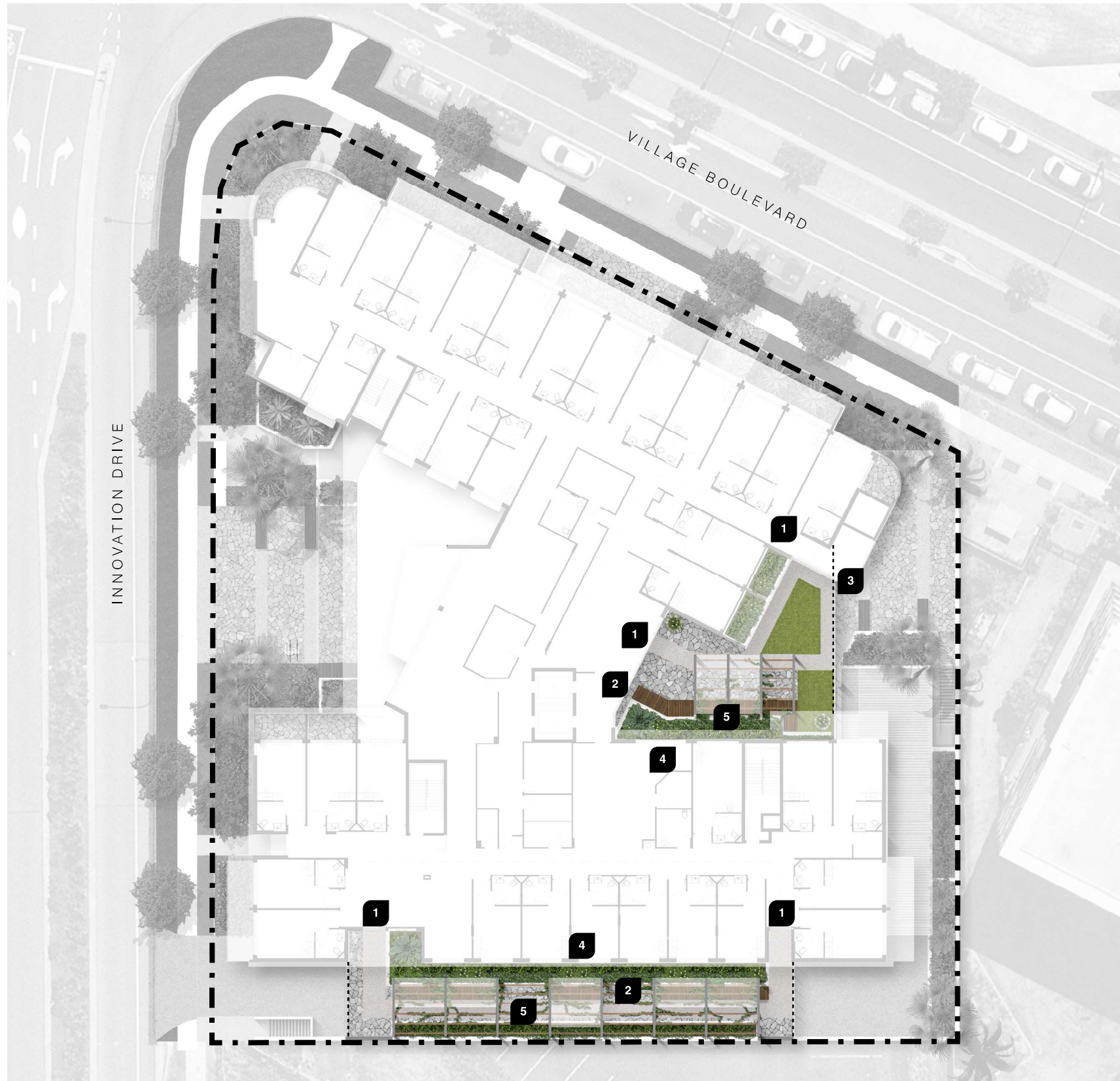
Legend

- 1 Verge treatment to tie in with existing streetscape and comply with all local council requirements. Access pathways to connect to streetscape footpath where possible (refer to architectural package for further details).
- 2 Hardscape elements to stay consistent within the development to provide a clean palette. Contrasting materials to highlight pedestrian connections and break up large areas of hardstand. All feature hardscape treatments to tie into architectural finishes.
- 3 Potential to incorporate seating to activate the space. Seating to be attached to podium planting walls where possible.
- 4 Perimeter deep planting garden beds to consist of layered plantings including screening shrubs to rear eg Syzygium and Westringea sp. Mass planted groundcover species including Lomandra and Dietes with accent plantings of Doryanthes. All species to tie into existing development area character where possible. Small tree species to be incorporated where space allows. Refer to sections for further details.
- 5 Feature tree/palm (ex Livistona australis) to be located within frontage garden beds to further highlight entry point and compliment the scale of the building. Refer to call outs for further details.
- 6 Podium planter to include low layered plantings to maintain sight-lines around entry point. Feature additional palm to be incorporated where space allows. Cascading species to be incorporated along edges to soften podium planter wall.
- 7 Potential to incorporate pots to provide further softening of the built form. Refer to plant palette.
- 8 Potential to incorporate areas of artificial turf to provide break out spaces and active recreation.

Landscape Design

2.4 Landscape Design: Call Out 02





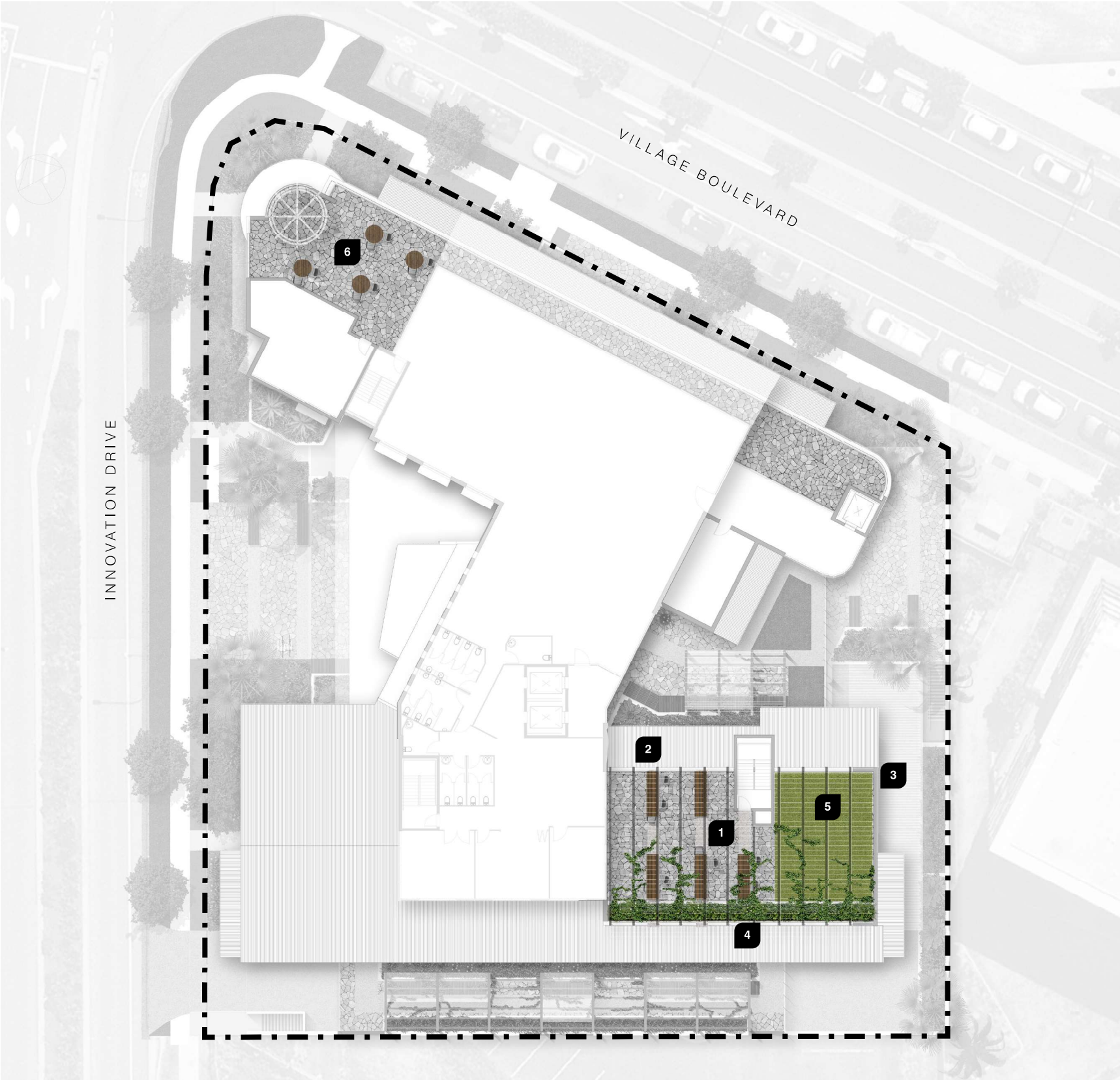
Legend

- 1** Hardscape elements to stay consistent within the development to provide a clean palette. Potential to use contrasting materials to highlight wanderers pathway and break up large areas of hardstand. All feature hardscape treatments to tie into architectural finishes.
- 2** Seating to be incorporated to activate the space. Seating to be attached into podium planting walls where possible.
- 3** Potential to incorporate areas of artificial turf to provide break out spaces and active recreation.
- 4** Podium planters to feature low layered plantings of philodendron and liriop. Feature accent plantings of sensory species to be incorporated where space allows. Cascading species to be incorporated along edges to soften podium planter wall.
- 5** Feature arbour and trellis system (refer to architectural package for further information). Climbing species to be planted to base of trellis where possible.
- Glazed balustrade to perimeter edges to allow views to open space below (refer to architectural package).

Landscape Design

2.5 Landscape Design: Level 2





Legend

- 1 Hardscape elements to stay consistent within the development to provide a clean palette. Potential to use contrasting materials to highlight pedestrian connections and break up large areas of hardstand. All feature hardscape treatments to tie into architectural finishes.
- 2 Seating to be incorporated to activate the space. Seating to be attached into podium planting walls where possible.
- 3 Potential to incorporate areas of artificial turf to provide break out spaces and active recreation.
- 4 Podium planters to feature low layered plantings of philodendron and liriop. Feature accent plantings of Doryanthes to be incorporated where space allows and to be positioned to not impede on views. Cascading species to be incorporated along edges to soften podium planter wall.
- 5 Feature arbour and trellis system (refer to architectural package for further information). Climbing species to be planted to base of trellis where possible.
- 6 Commercial tenancy outdoor space and associated furniture. Potential to incorporate feature deck under architectural circular arbour.

Landscape Design
2.6 Landscape Design: Level 5



1 Deep Planting Area
Total Area: 304m²

2 Podium Planters
1000mm deep

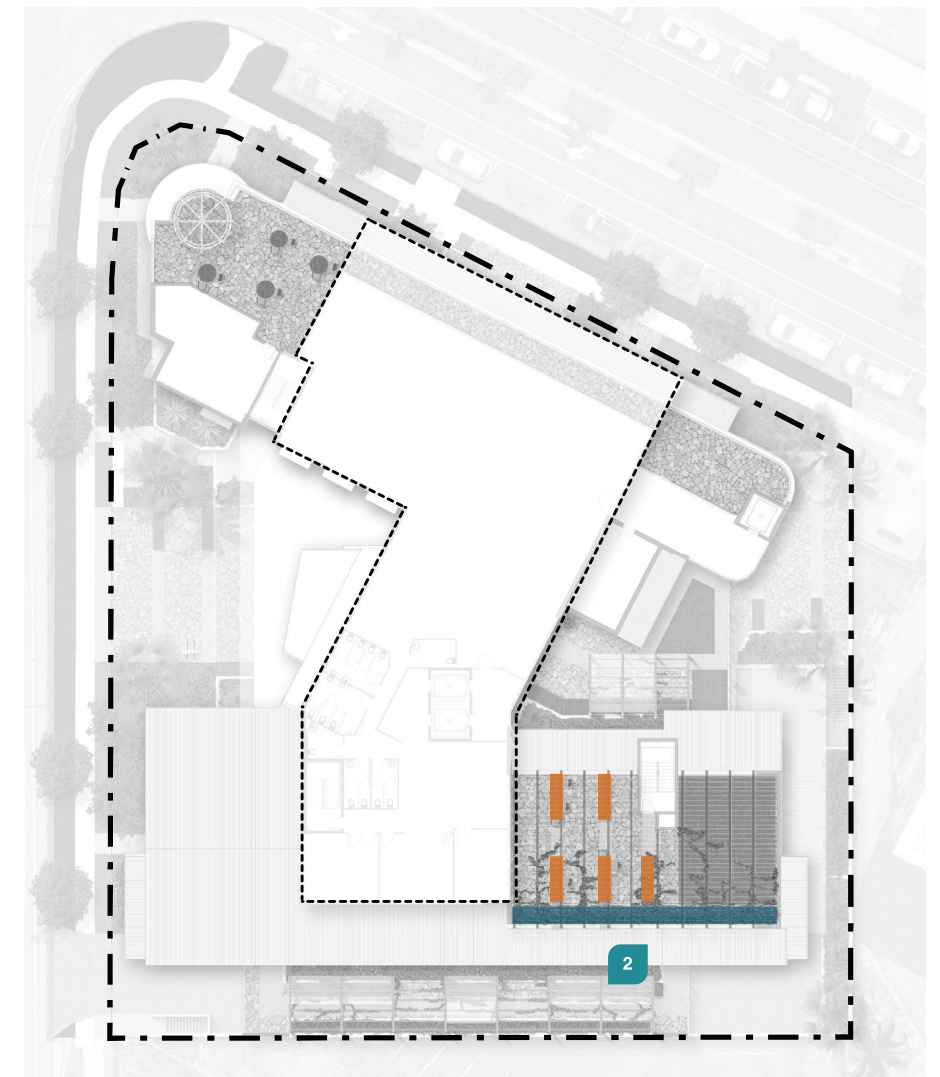
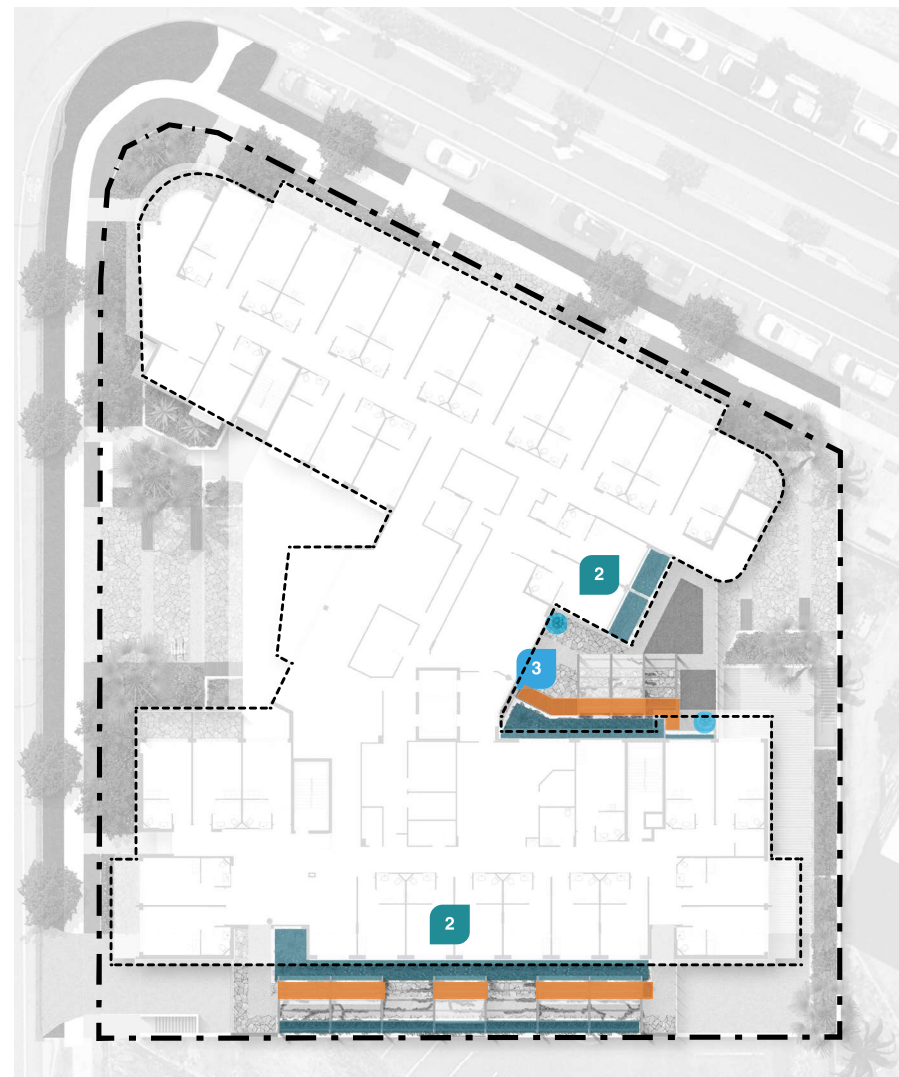
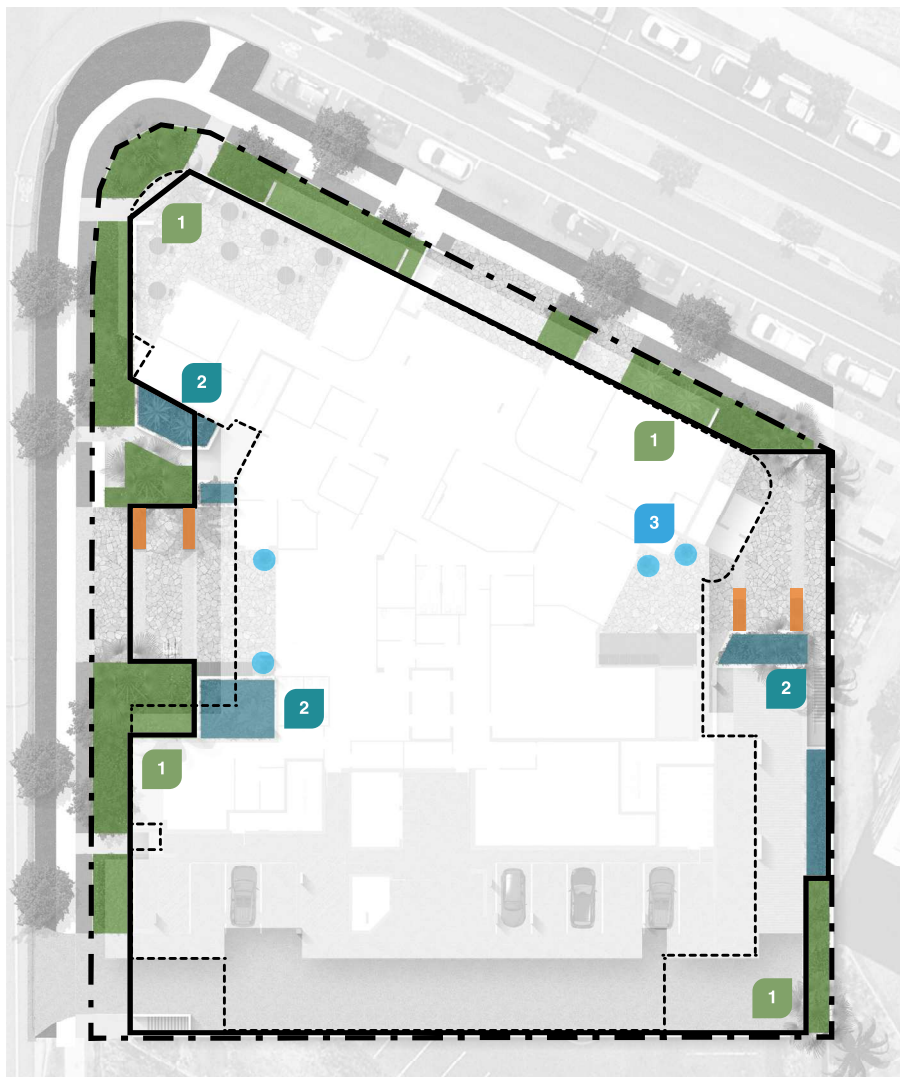
3 Pot Planting
Refer to design details

4 Seating
600mm high seating within
communal open space.

--- Roof Above
Refer to architect package

— Basement Below
Refer to architect package

Planting Area Note:
Irrigation to be provided to all planting areas within private
land. Irrigation details to be provided during OPW scope



Landscape Design

2.7 Landscape Areas: Landscape Zones



ZONE LANDSCAPE ARCHITECTURE | LUMINA PARKLANDS - 48 VILLAGE BOULEVARD, SOUTHPORT

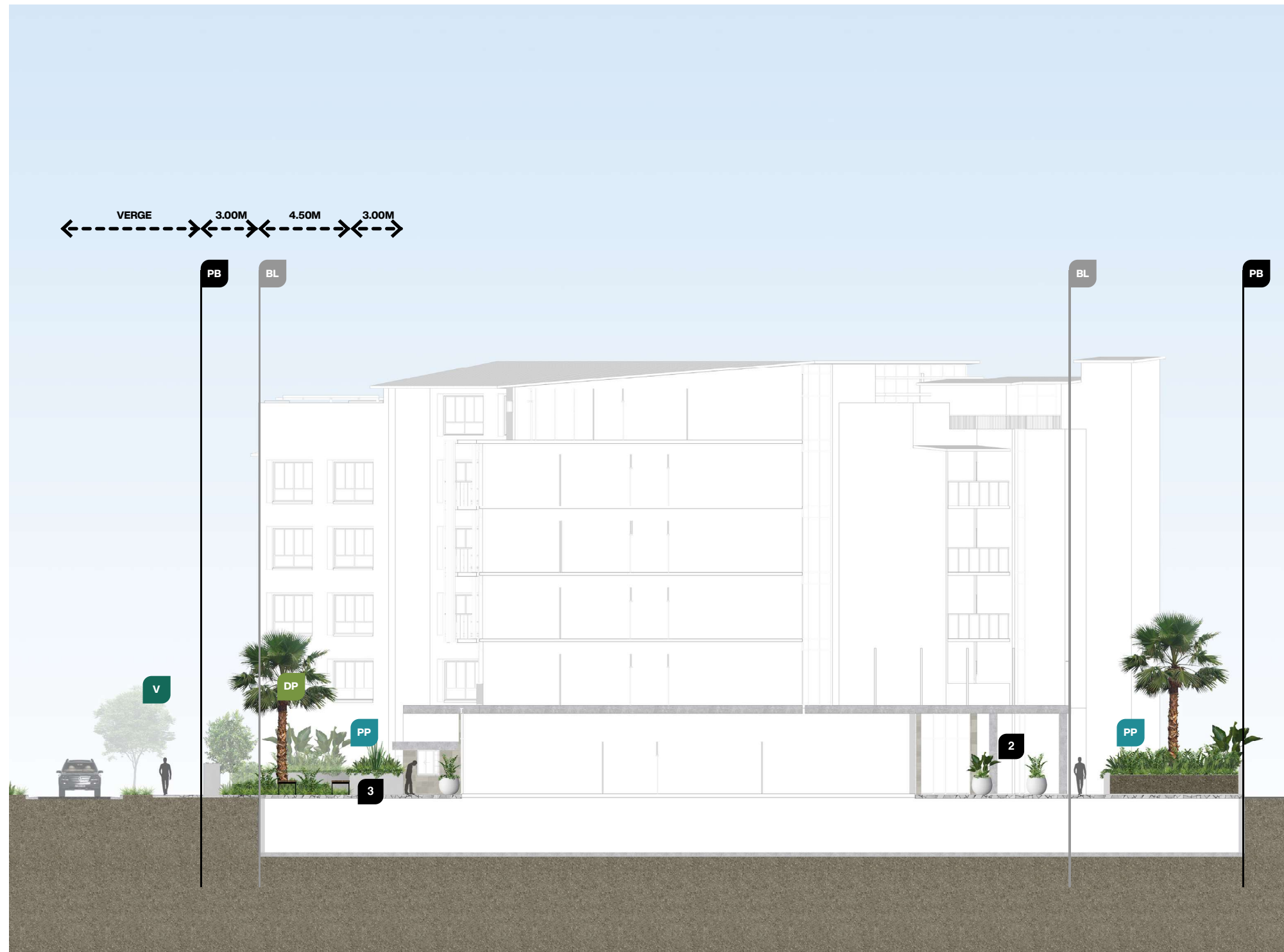


REV B JULY 2021



3.0 Sections.



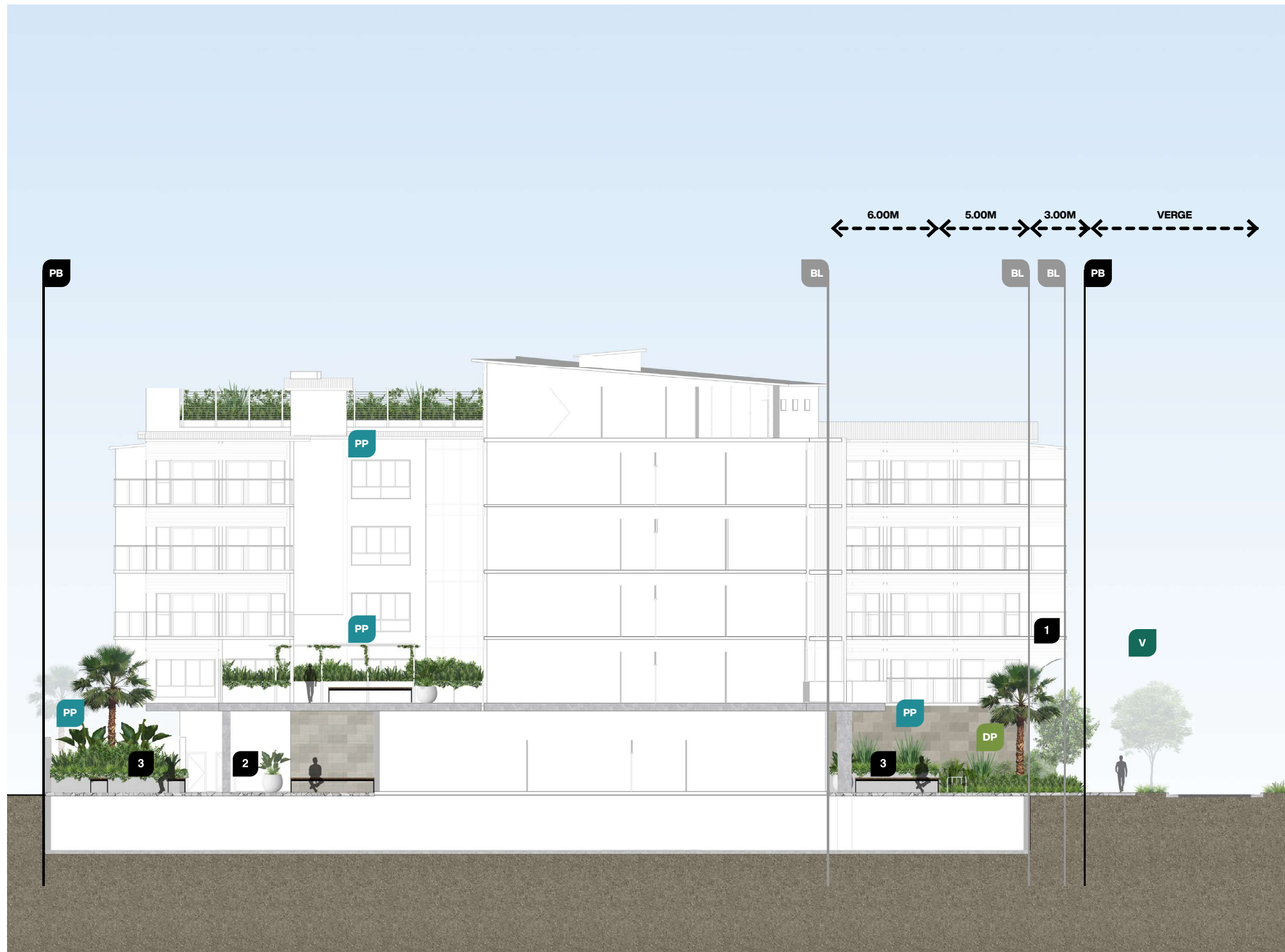


Legend

- PB** **Property Boundary**
Property Boundary of development site.
- LB** **Building Line**
Building offset
- V** **Verge**
Existing verge and associated planting areas and street tree species.
- DP** **Deep Planting Area**
Perimeter deep planting garden beds to consist of layered plantings including screening shrubs to rear eg Syzygium and Westringea sp. Mass planted groundcover species including Lomandra and Dietes with accent plantings of Doryanthes. All species to tie into existing development area character where possible. Small tree species to be incorporated where space allows. Refer to sections for further details.
- PP** **Podium Planters**
Podium planter with to feature low layered plantings to maintain sight-lines around entry point. Feature accent plantings of Doryanthes to be incorporated where space allows. Cascading species to be incorporated along edges to soften podium planter wall.
- 1** **Feature Architectural Balcony**
Feature scalloped balcony panels to allow mature growth of perimeter tree species. Refer to architectural palette for further details.
- 2** **Pots**
Potential to incorporate pots to provide further softening of the built form. Refer to plant palette.
- 3** **Seating**
Seating to be incorporated to activate the space. Seating to be attached to podium planting walls where possible.

Sections

3.1 Landscape Section: A



Legend

- PB** **Property Boundary**
Property Boundary of development site.
- LB** **Building Line**
Building offset
- V** **Verge**
Existing verge and associated planting areas and street tree species.
- DP** **Deep Planting Area**
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Potential to incorporate pots to provide further softening of the built form. Refer to plant palette.
- 3** **Seating**
Seating to be incorporated to activate the space. Seating to be attached to podium planting walls where possible.

Sections

3.2 Landscape Section: B





Legend

- PB** **Property Boundary**
Property Boundary of development site.
- LB** **Building Line**
Building offset
- V** **Verge**
Existing verge and associated planting areas and street tree species.
- DP** **Deep Planting Area**
Perimeter deep planting garden beds to consist of layered plantings including screening shrubs to rear eg Syzygium and Westringea sp. Mass planted groundcover species including Lomandra and Dietes with accent plantings of Doryanthes. All species to tie into existing development area character where possible. Small tree species to be incorporated where space allows. Refer to sections for further details.
- 1** **Feature Architectural Balcony**
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Sections

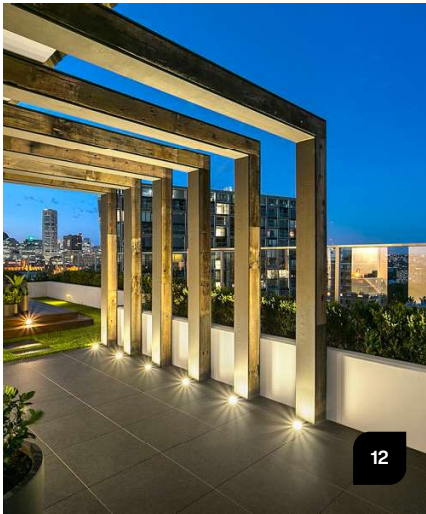
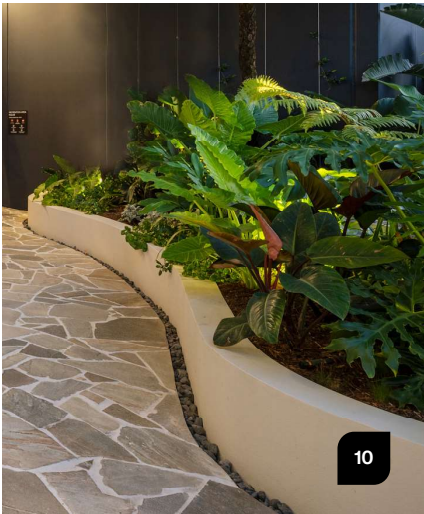
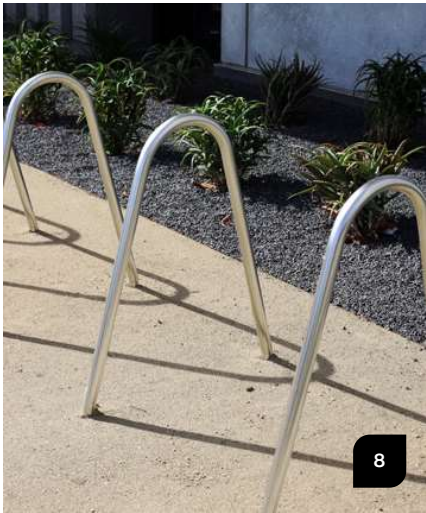
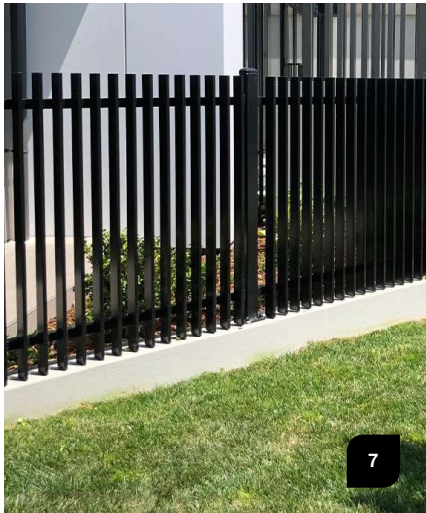
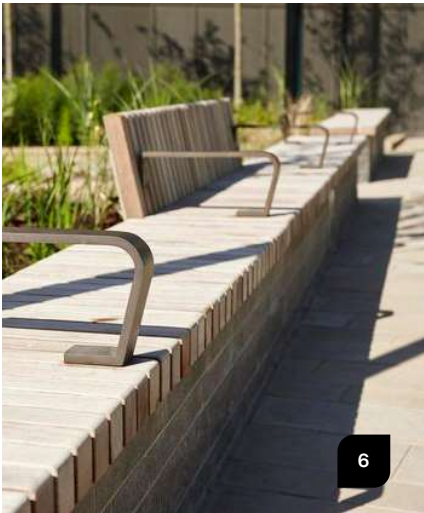
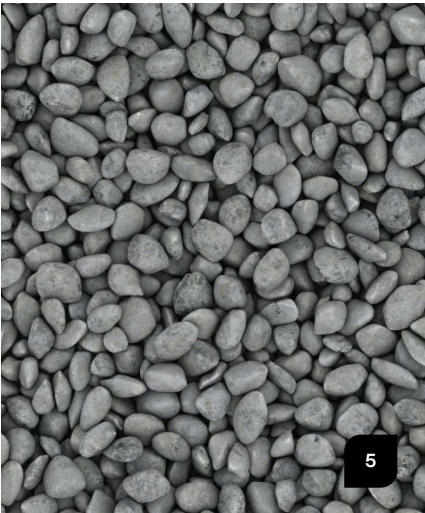
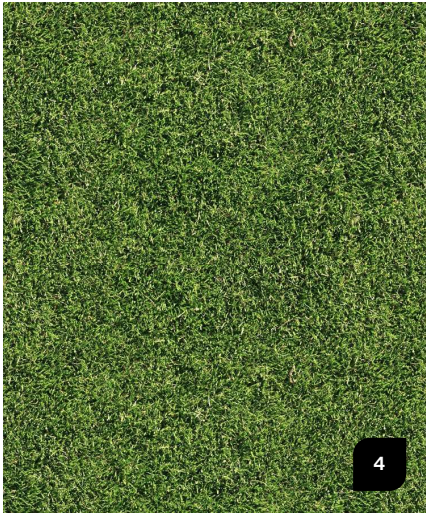
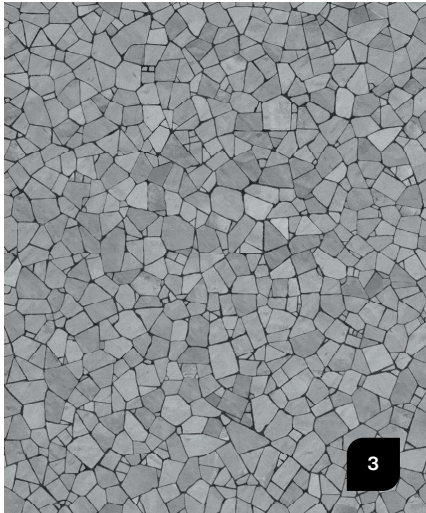
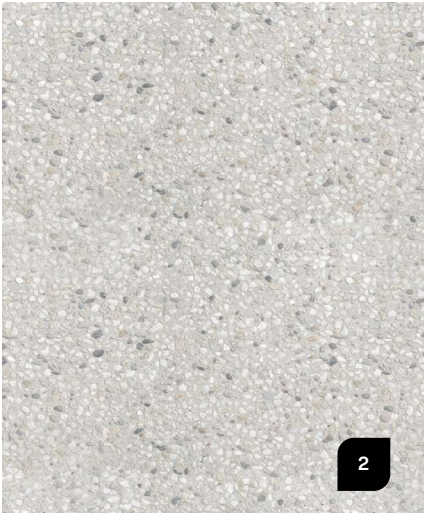
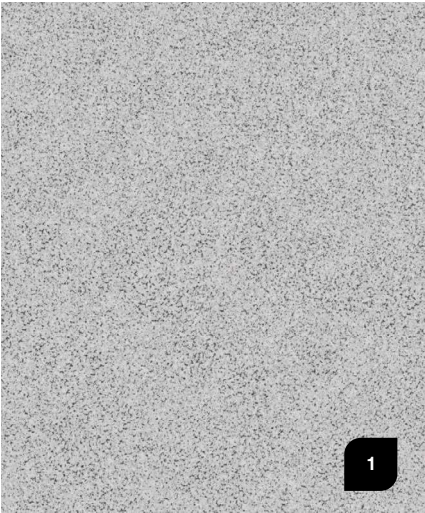
3.3 Landscape Section: C



4.0

Design Details.



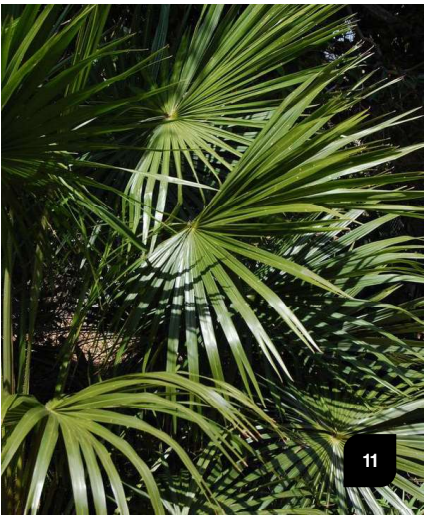
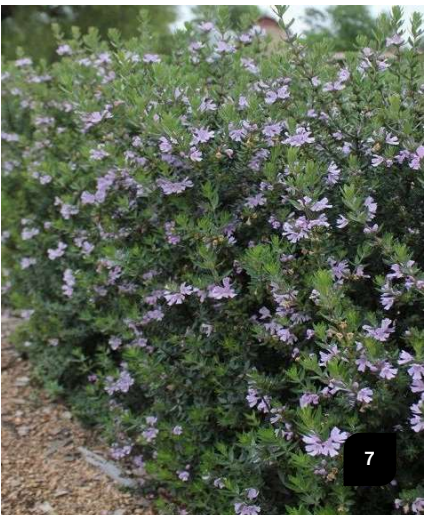
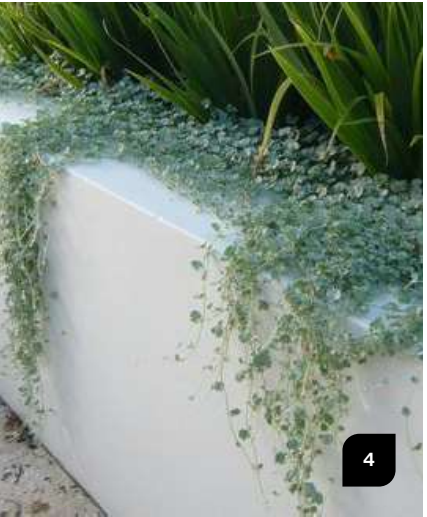
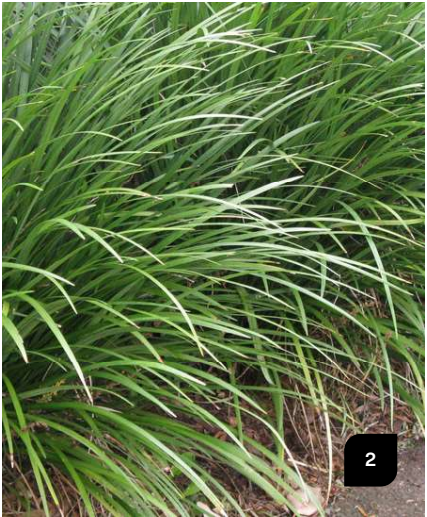


Surfaces & Materials

1	Hardscape Type 1	Concrete
2	Hardscape Type 2	Exposed Aggregate
3	Hardscape Type 3	Feature Paving
4	Surface Treatment	Artificial Turf
5	Gavel Type 1	Charcoal Pebble
6	Entry Planter Seat	Potential feature entry seating (with back rest)
7	Fence Type 01	Batten Frontage Fence
	Fence Type 02	Glass Balustrade
8	Bike Rack	Visitor Bike Rack
9	Pots	Potential Feature Pots
10	Podium Planter	Podium planter @ 1000mm deep
11	Trellis	Feature wire trellis system (SS Wire @ 100mm centres)
12	Arbour	Feature Aluminum Arbour/Battens & Roof Sheeting

Design Details

4.1 Materials & Finishes



Groundcover

1	Myoporum ellipticum	Myoporum
2	Liriope Evergreen Giant	Evergreen Giant
	Dietes grandiflora	Wild Iris
	Carissa desert star	Desert Star
3	Trachelospermum jasminoides	Star Jasmine
4	Dichondra Silver falls	Silver Falls

Shrubs & Accents

5	Philodendron 'Xanadu'	Xanadu
6	Syzygium Species	Resilience/Hinterland Gold etc
7	Westringia Wynyabbie Gem	Coastal Rosemary
8	Doryanthes excelsa	Giant Spear Lilly

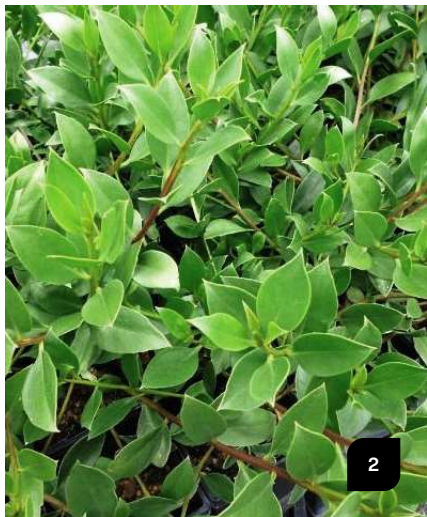
Trees

9	Randia fitzalanii	Randia
10	Melaleuca quinquenervia	Paperbark
11	Livistona australis	Cabbage Palm
12	Waterhousia floribunda	Weeping Lilly Pilly

Design Details

4.2 Planting Palette: General Planting





Groundcover

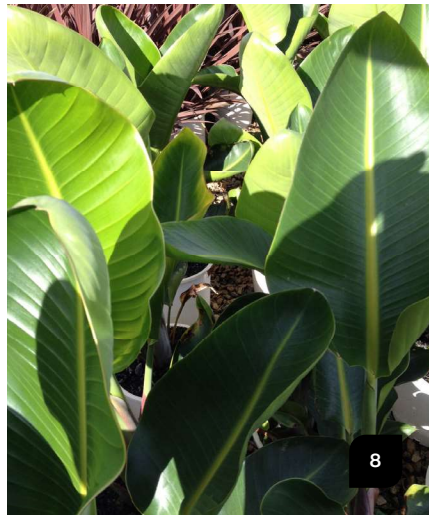
1	Dichondra Silver falls	Silver Falls
2	Myoporum elipticum	Coastal Myoporum
3	Liriope Evergreen Giant	Evergreen Giant
	Myoporum elipticum	Coastal Myoporum
4	Sansevieria trifasciata	Zeylanica

Shrubs & Accents

5	Philodendron 'Xanadu'	Xanadu
	Westringea fruticosa	Mundi
6	Zamia furfuracea	Cardboard Palm
	Strelitzia reginae	Bird of Paradise

Trees

7	Ficus lyrata	Fiddle leaf fig
8	Strelitzia nicolai	Giant Bird of Paradise
	Plumeria obtusa	Franjipani
9	Randia fitzlanii	Native Gardenia



Design Details

4.3 Planting Palette Pot Plants

