

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2022/1325

Date: 17/05/2023



NORTH STAR BUILDING

LOT 3A-2 CNR OF KNOWLEDGE AND BONNER STREET, SOUTHPORT

LANDSCAPE DEVELOPMENT APPLICATION

PREPARED FOR GOLD COAST 888 TRUST

16.12.22

REV [D]

We acknowledge and pay respects to the Yugambeh people of the Gold Coast and all their descendants both past and present. We also acknowledge the many Aboriginal people from other regions as well as Torres Strait and South Sea Islander people who now live in the local area and have made an important contribution to the community.

THE PROJECT VISION

NORTH STAR WILL CREATE A LANDSCAPE BLENDING THE SOUTHPORT COASTLINE WITH THE SUBTROPICAL ENVIRONMENT OF THE HINTERLANDS, IN A WAY THAT IS AUTHENTIC TO PLACE AND PRECINCT.

THE DESIGN OF NORTH STAR WILL ENCOURAGE SMART LANDSCAPING RESPONSES THAT CELEBRATES THE GOLD COAST AND 'COLLABORATIVE GREEN' NARRATIVE.

LANDSCAPE DRIVERS



RESPONSIVE TO WIND AND SUN

The design will ensure plants are selected based on the micro-climatic conditions



ACCESS TO DEEP SOIL AND WATER

Planting areas will provide adequate soil depth and volumes for their function and include irrigation



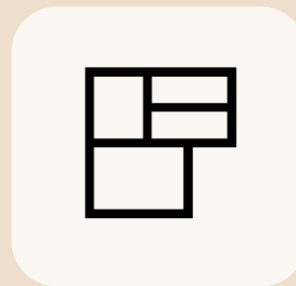
VERTICAL GREEN

The built form will include planting at various levels and blank walls will include climbers



DENSELY PLANTED EDGES

All site boundaries will be densely planted to create soft edges to neighbouring properties and the street



A SERIES OF LIVING SPACES

The landscape will create a series of functional outdoor spaces that include a combination of private and communal zones

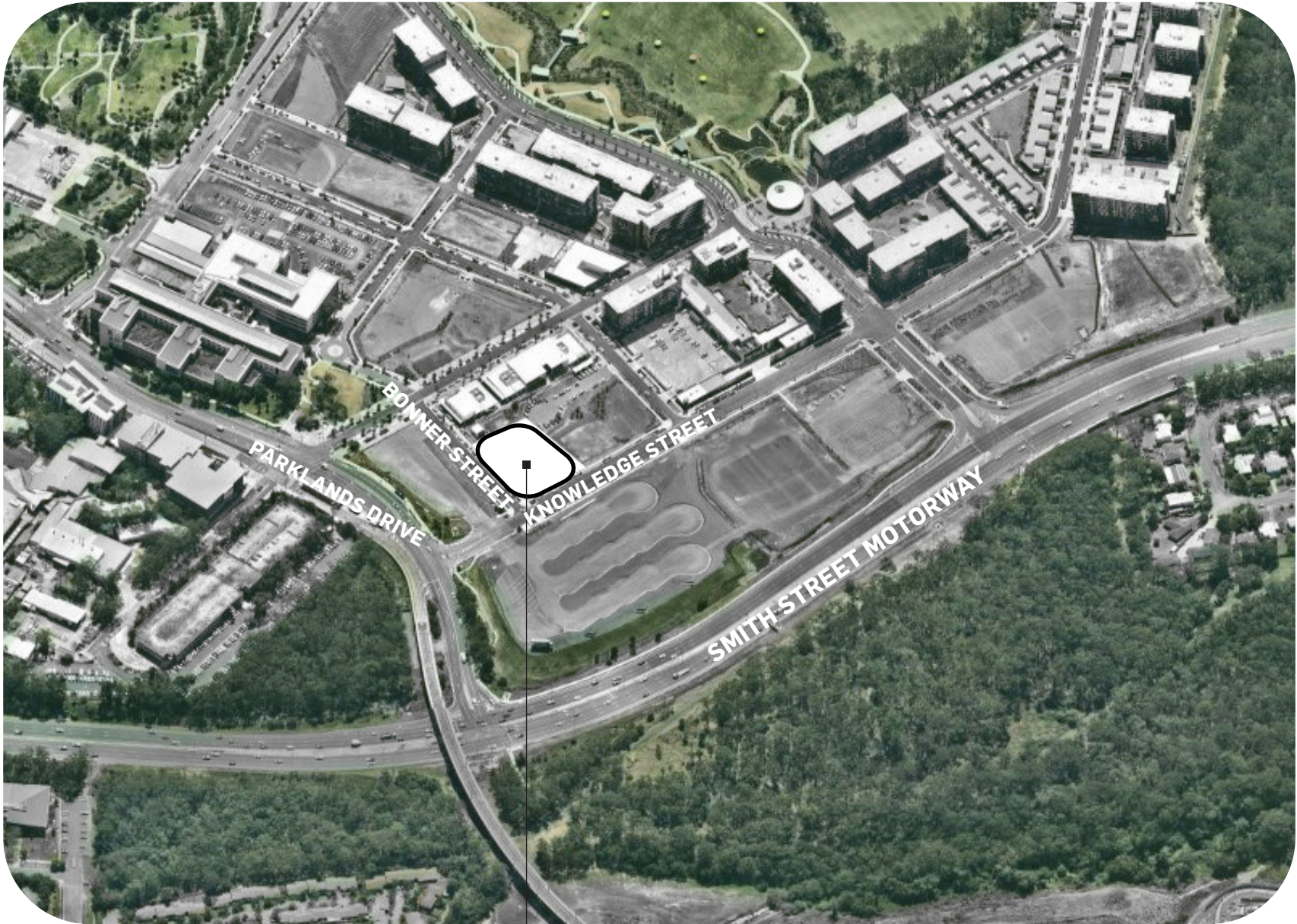


GREEN LIVING WITH LANDSCAPE VIEWS

The site layout will maximise landscape zones to create a strong connection with the landscape - both internally and externally

SITE CONTEXT

North Star is located between the corner of Knowledge and Bonner Street. North Star adjoins the envisaged 'Collaboration Green' Precinct, acting as a gateway to the Gold Coast Health and Knowledge Precinct. The site sits adjacent the Griffith University Gold Coast Campus, and nearby Hospitals.



Subject Site

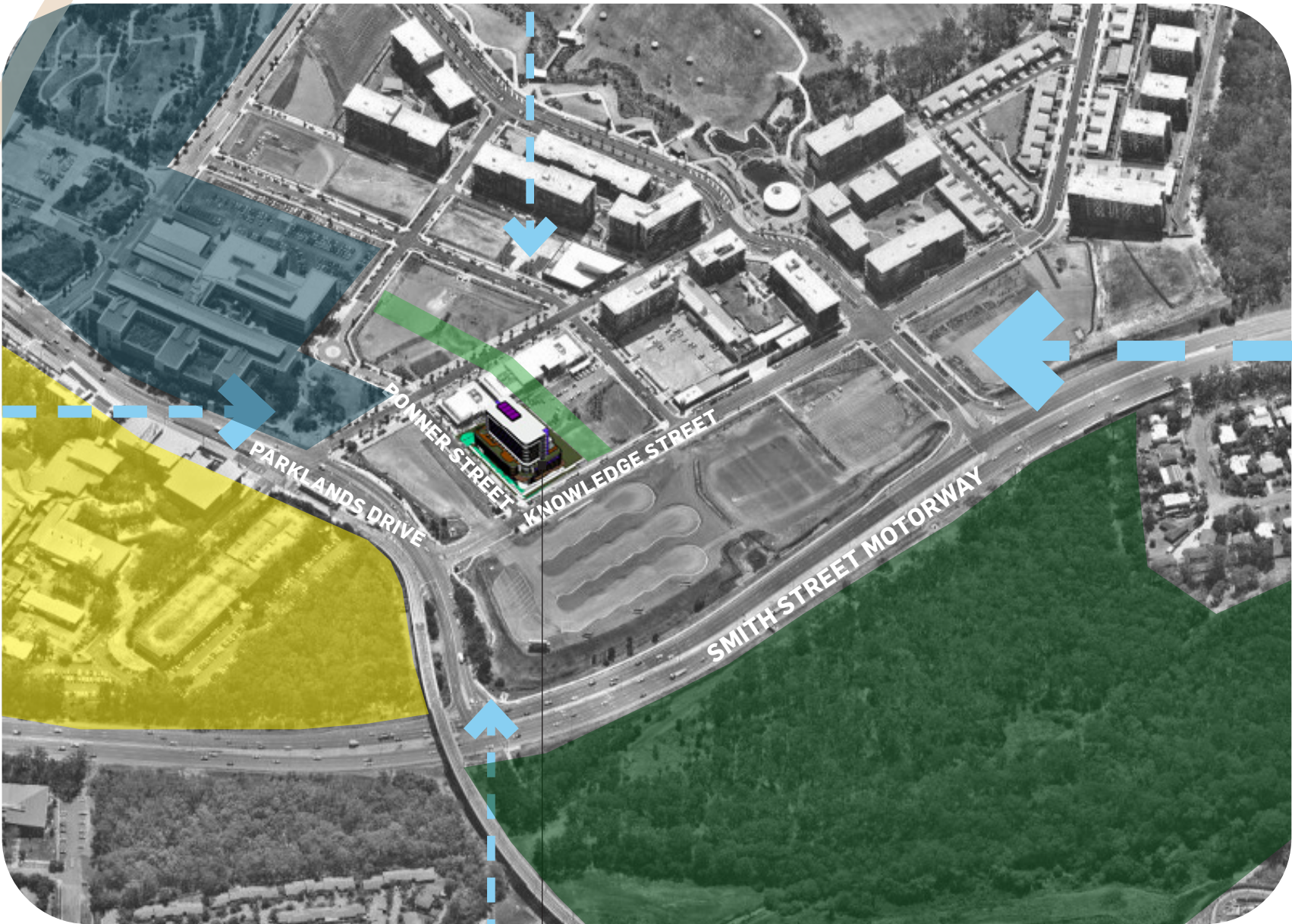
SITE ANALYSIS

LEGEND

- Collabrative Green
- Griffith University
- Southport Reserve
- Gold Coast Private Hospital

Western winds
June to July

W



Northern winds
August to December

E

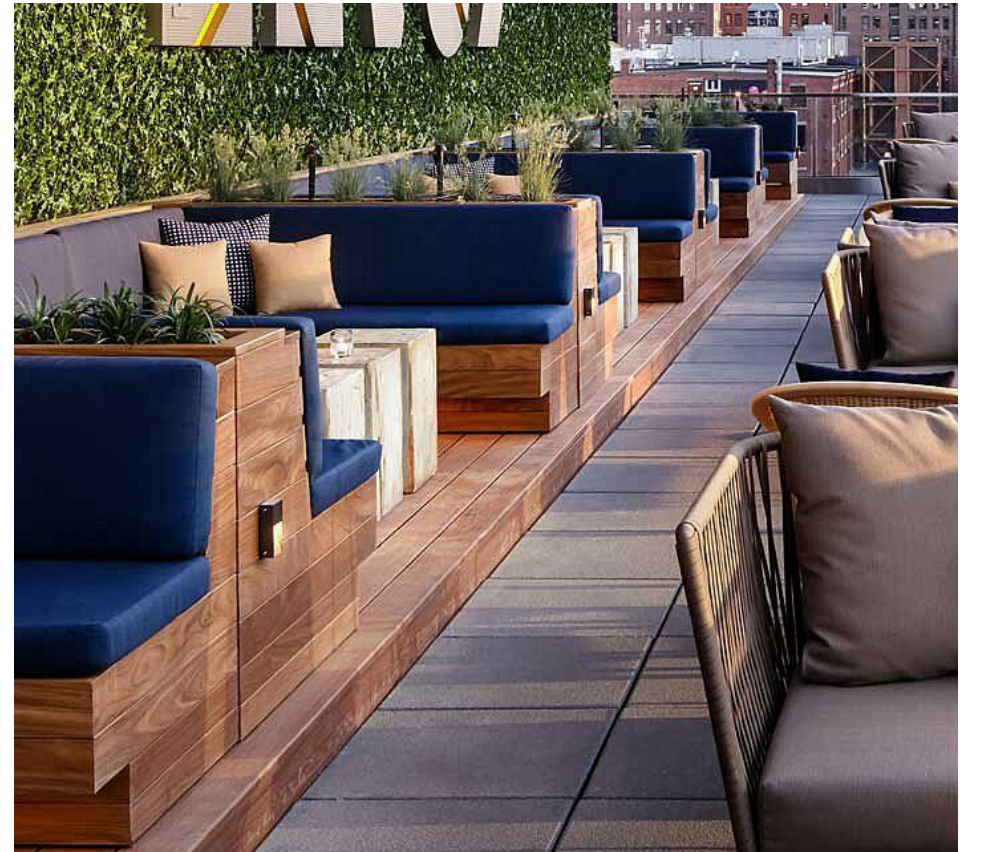
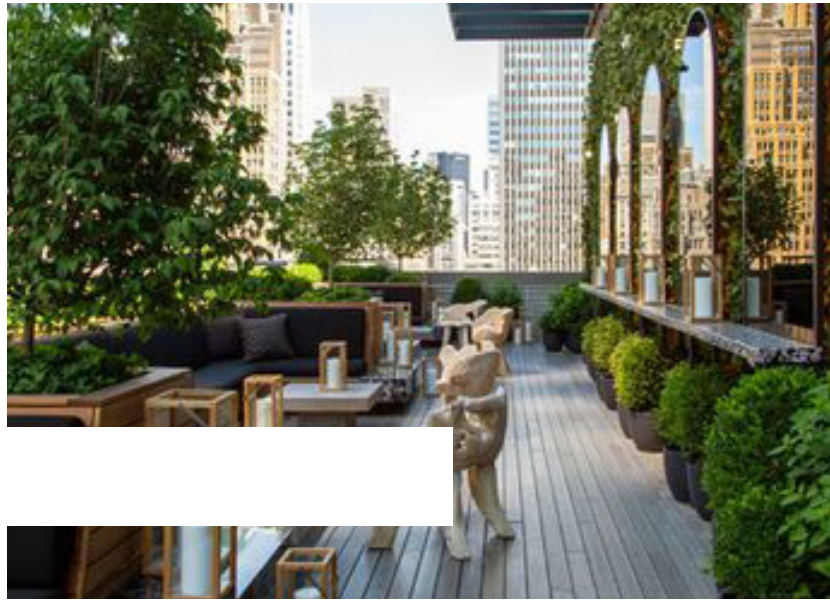
Eastern Winds
December to April

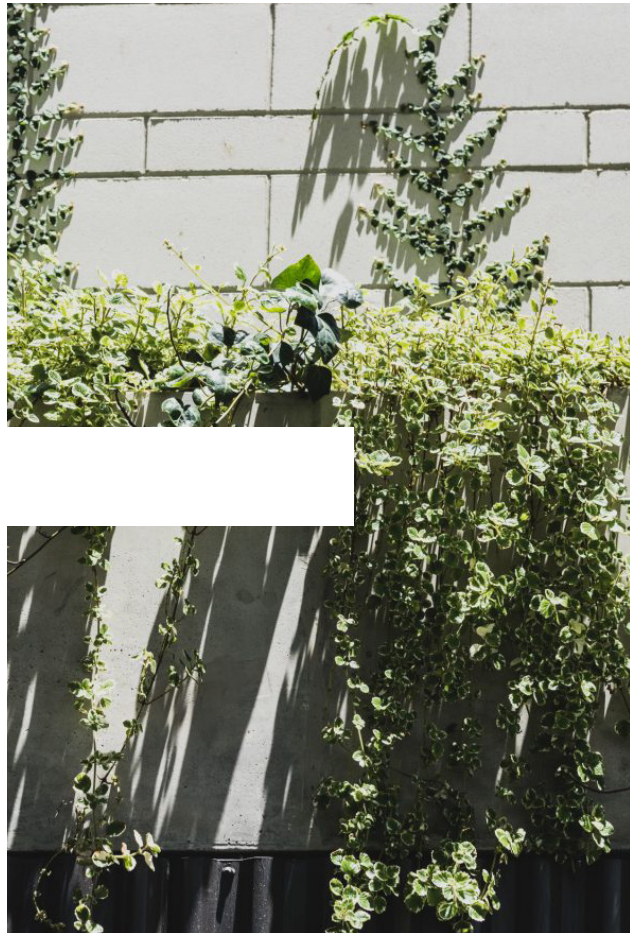
Subject Site

Southern winds
April to August

LANDSCAPE

INTENT





PLANS & SECTIONS

GROUND FLOOR

LEGEND

Building entrance	01
Proposed service easement	02
Access to level 1 carpark	03
Facade planting	04
Service turning bay	05
Removed street tree build-out for driveway	06
Planting to street front	07
Seat	08
Collective Green (Design by Others)	09
Planting facing Collective Green	10
Facade Planter with Vertical Trellis	11

TOTAL GROUND FLOOR SITE AREA:2,694m²

TOTAL DEEP PLANTING ON GROUND FLOOR96m²

TOTAL DEEP PLANTING TO SITE AREA RATIO ACHIEVED: 3.5%



LEVEL ONE

LEGEND

Carpark entrance	01
Proposed service easement	02
Ramp access to level 2 carpark	03
Facade planting	04
Service turning bay	05
Facade Planter with Vertical Trellis	06



LEVEL TWO

LEGEND

Ramp access	01
Facade planting	02
Facade Planter with Vertical Trellis	03



LEVEL THREE

LEGEND

Ramp access	01
Facade Planter with Vertical Trellis	02



LEVEL FOUR

LEGEND

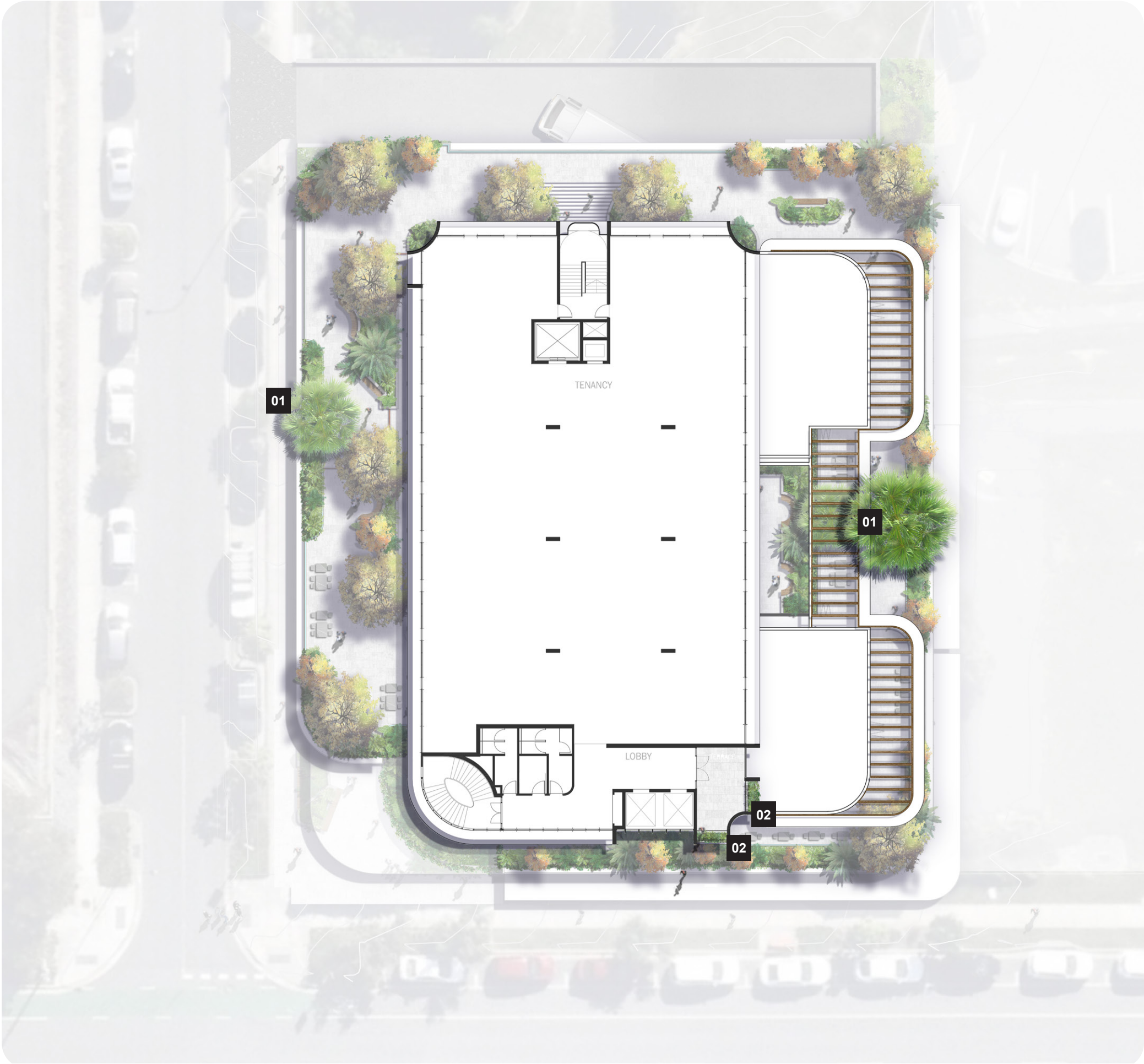
Facade planting	01
Outdoor terrace	02
Feature tree	03
Raised planter beds on podium	04
Planter flush with podium floor	05



LEVEL FIVE

LEGEND

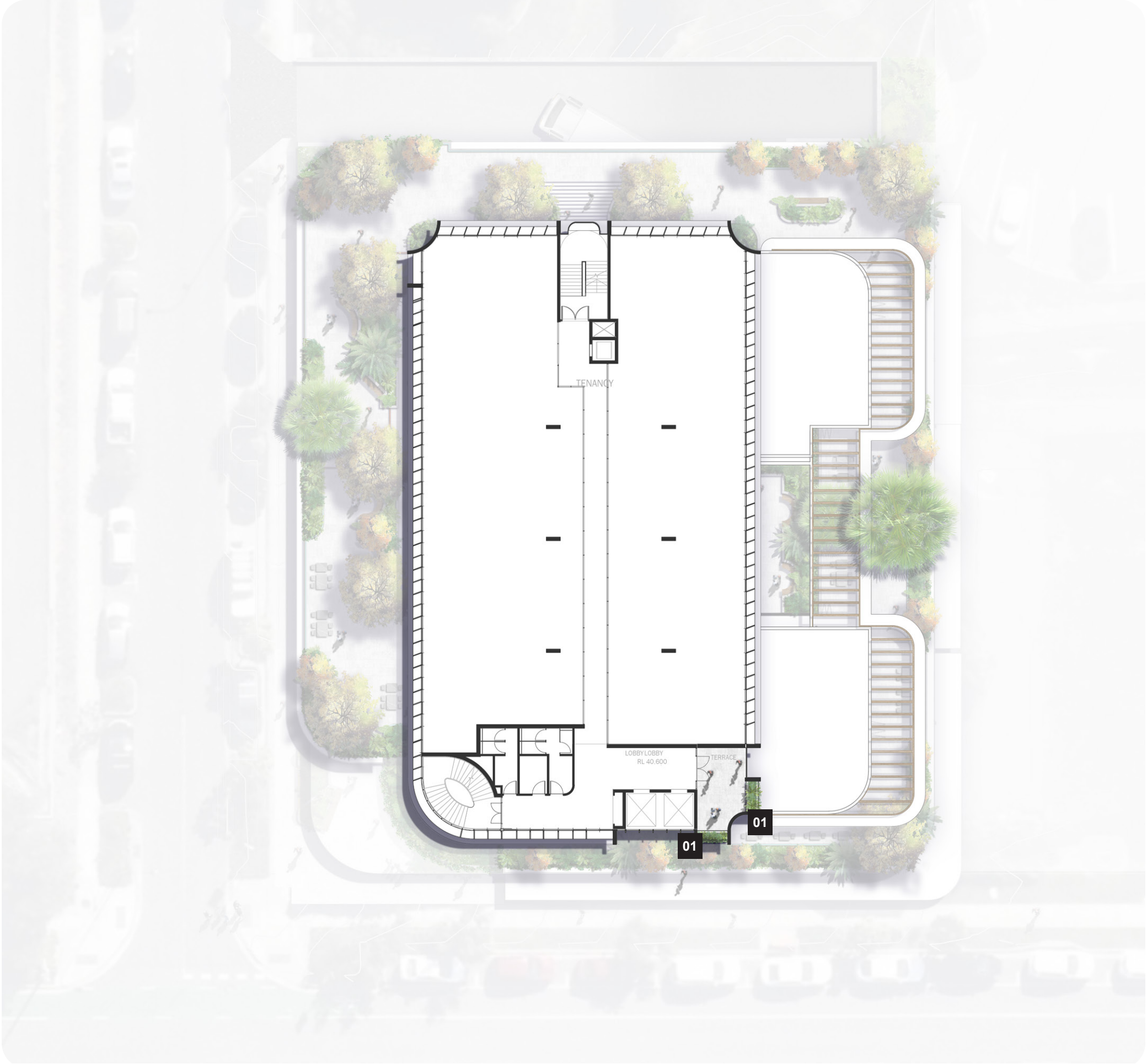
Feature tree (from level 4)	01
Facade planting	02



LEVEL SIX-NINE

LEGEND

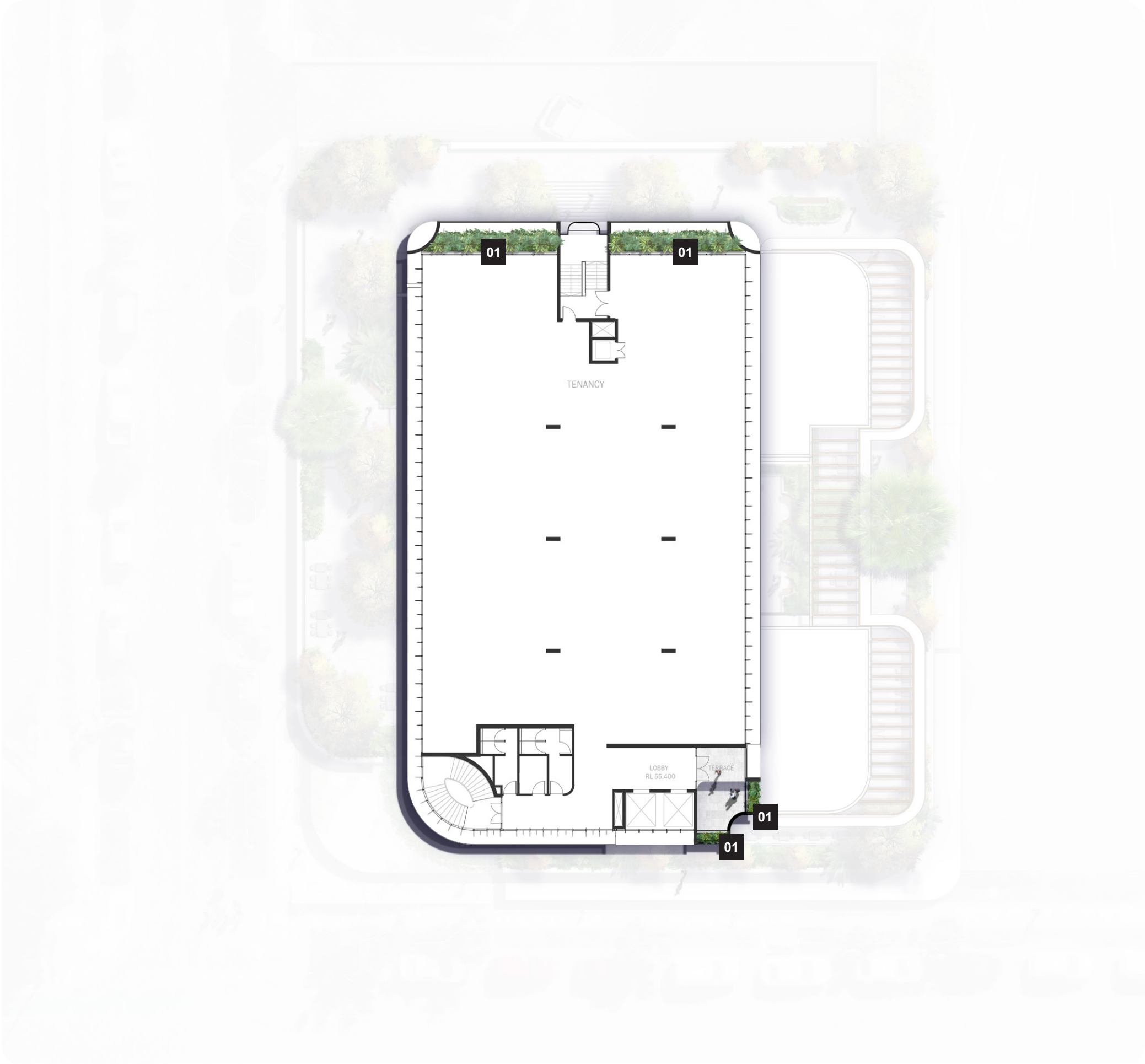
Facade planting 01



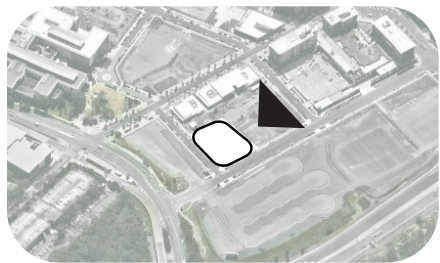
LEVEL TEN

LEGEND

Facade planting	01
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ELEVATIONS

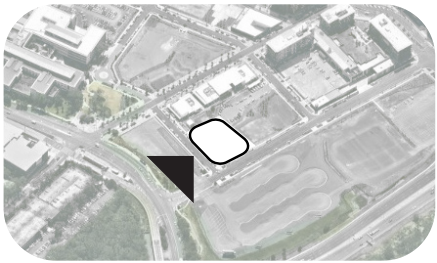


COLLABORATIVE GREEN SPINE ELEVATION

LEGEND

Facade planting	01
Feature tree	02
Building entrance	03
Podium courtyard	04
Collective Green landscaping	05



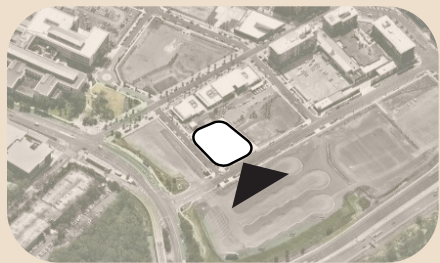


BONNER STREET ELEVATION

LEGEND

Feature tree	01
Facade planting	02
Service driveway	03
Building entrance	04
Podium courtyard	05
Facade planting with verticle trellis	06





KNOWLEDGE STREET ELEVATION

LEGEND

Facade planting	01
Feature tree	02
Building entrance	03
Podium courtyard	04
Entry planters	05



DETAILS

PLANTING PALETTE

The planting palette is made up predominantly of species native to the gold coast region as defined by CoGC.

The aim of the planting design is to create sustainable garden spaces that do not require constant resources to stay alive due to their ability to adapt to the coastal conditions.

This native palette will ensure that the project has a positive impact on the local ecology with many of the plants attracting birds, native bees (non-stinging) and butterfly's.

REAR BUFFER



STRELITZIA nicolai
Giant Bird of Paradise



MICHELIA figo
Port Wine Magnolia

FEATURE TREE



PANDANUS tectorius
Screw Pine

SMALL NATIVE TREE

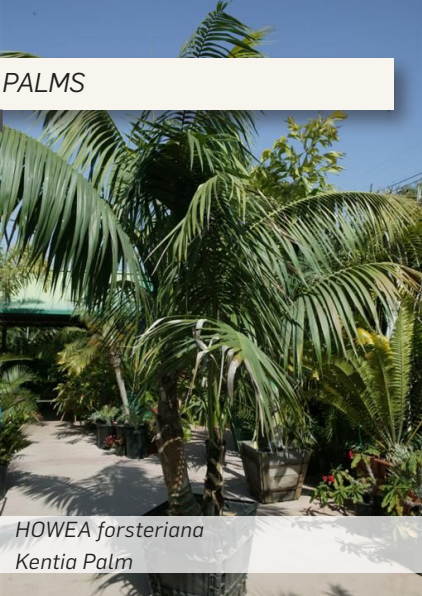


RANDIA fitzalanii
Native gardenia



BANKSIA spinulosa
Hairpin banksia

PALMS



HOWEA forsteriana
Kentia Palm



LIVISTONA australis
Cabbage Palm



IPOMEA pres-caprae
Bayhops



GAZANIA rigens'silver'
Bayhops

SUN ● SHADE ● NATIVE TO GC ● DROUGHT TOLERANT ● GREEN ROOF/FACADE PLANTER ●



WESTRINGIA fruticosa
Coastal rosemary



LOMANDRA longifolia
Mat Rush



DORYANTHES excelsa
Gynea Lily



CARPOBROTUS glaucescens
Pigface



FICUS pumila
Creeping fig



ALOCASIA macrorrhiza
Elephants ear



CASUARINA glauca
Cousin it



MYOPORUM parvifolium
Creeping boobialla



VIOLA hederaceae
Native violet



DOCHONDRA
Silver Falls



ALPINIA mutica
Native ginger



DENSE MAT REDUCING WEEDS

PLANTING STRATEGY AND SOIL DEPTHS

In order to achieve the optimal plant growth, the planting areas have been laid out in contiguous areas to maximise soil volume. Additional depth in the soil has also been included along boundaries to provide greater growth performance for screening.

In order to allow for safe maintenance of the facade landscape and accessibility of planting areas within POS, a harness system from the roof with safety anchors will be provided. This will also provide secondary access into other containerized planting areas and deep planting areas within private areas when direct access can not be achieved. This will allow for routine maintenance to occur across all planting areas. A maintenance program and schedule will be devised by a landscape contractor as part of the building maintenance under the body corporate that will ensure on-going successful growth of the planting.



LEVEL 01

LEGEND

600mm	
Inground	

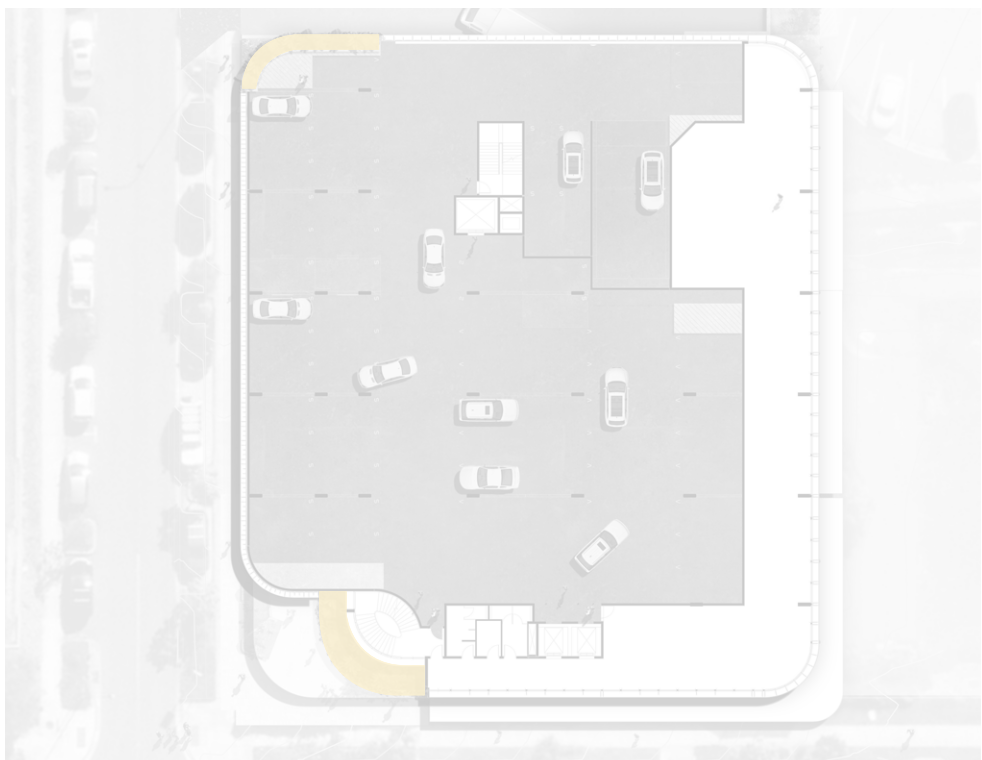


LEVEL GROUND

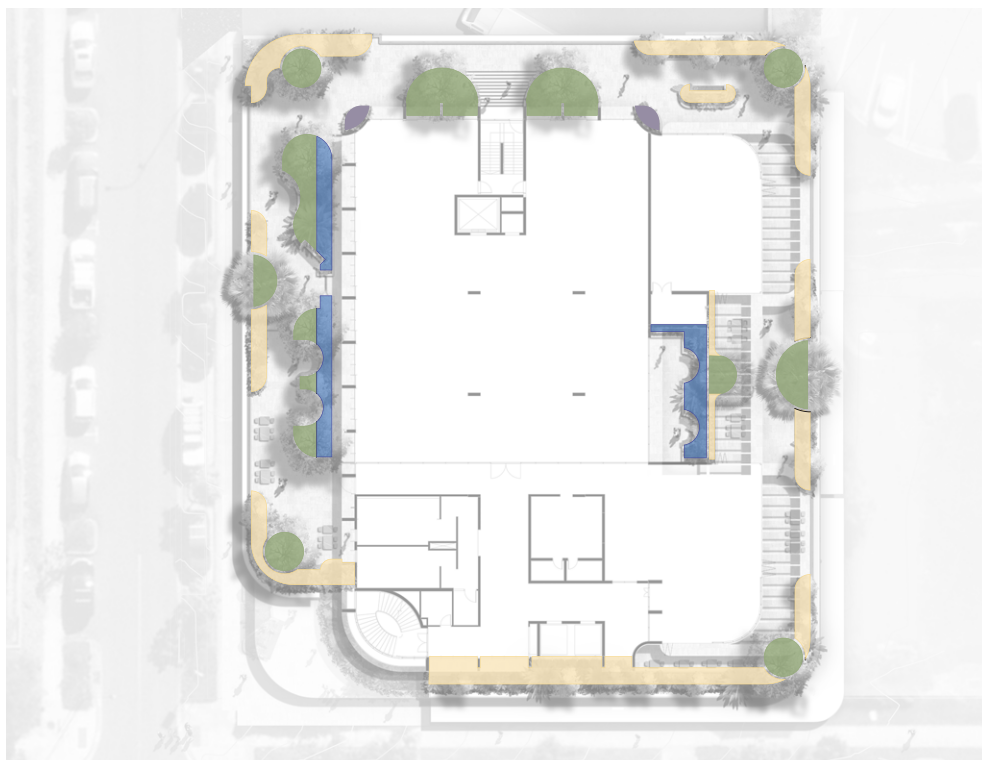


LEVEL 02

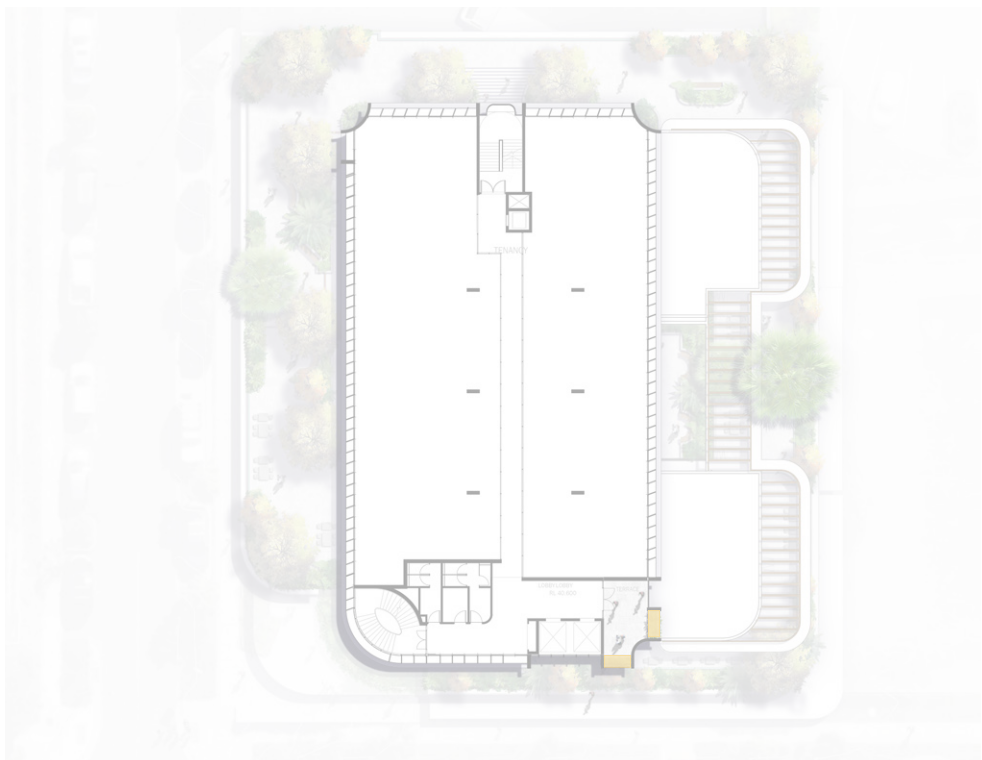
PLANTING STRATEGY AND SOIL DEPTHS



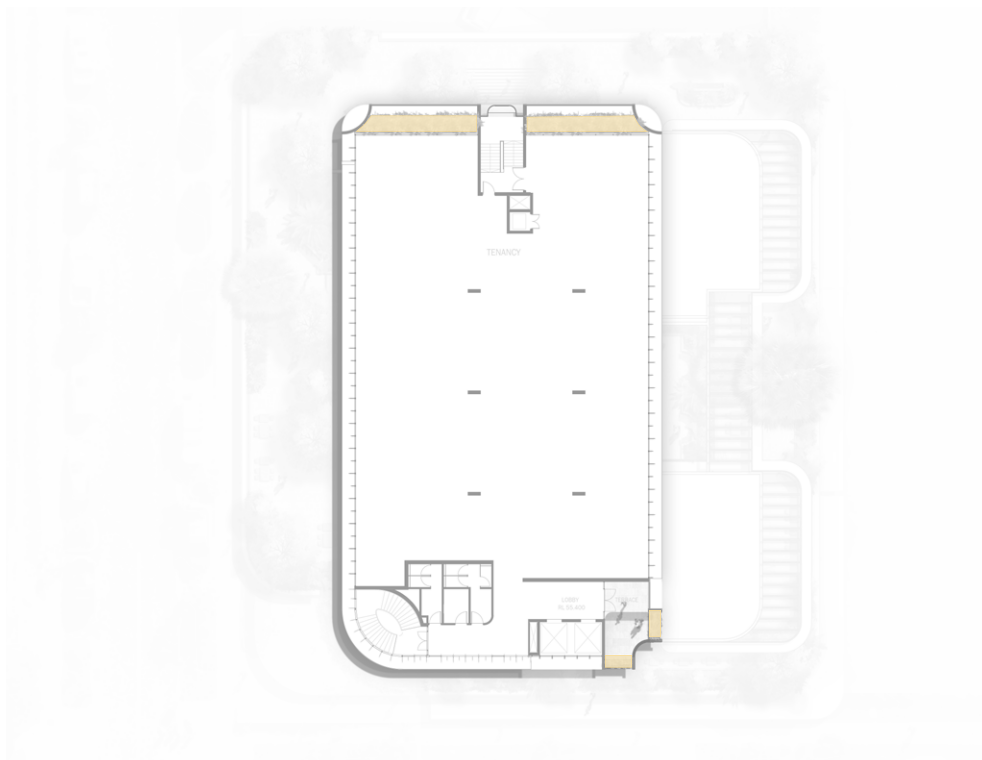
LEVEL 03



LEVEL 04



LEVEL 05-09



LEVEL ROOFTOP

LEGEND

600mm	
850mm	
1200mm	

