

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

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PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2024/1481

Date: 14/04/2026



02LA10 YEARS

GOLD COAST HEALTH & KNOWLEDGE PRECINCT

LANDSCAPE CONCEPT DESIGN REPORT



Client
NorthWest Healthcare
Properties REIT

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Introduction

Design Intent

Key Objectives

The following are key objectives for external space to the surrounds of built form:

- Reflect and integrate with the urban contemporary character/form of the architecture and Parklands Village
- Blur the edges of the building via breaking the scale of the built form and through “soft” transitions at interfaces with the Piazza Landscape Strip and existing streetscapes.

Interface with Piazza Landscape Strip

Key outcomes for the interface with the Piazza Landscape Strip are listed below:

- Trellis/climbers sit forward of the acoustic screen to the loading dock/basement ramp, providing visual softening at the north-western corner of the site (refer Figure 1).
- Shrubs, groundcover & climbers within planters to visually-soften built form. Planters on podium are designed to be continuous, varying in depth to accommodate the various forms of vegetation.

Nexus Drive and Interface

The existing streetscape treatments on Nexus Drive comprise:

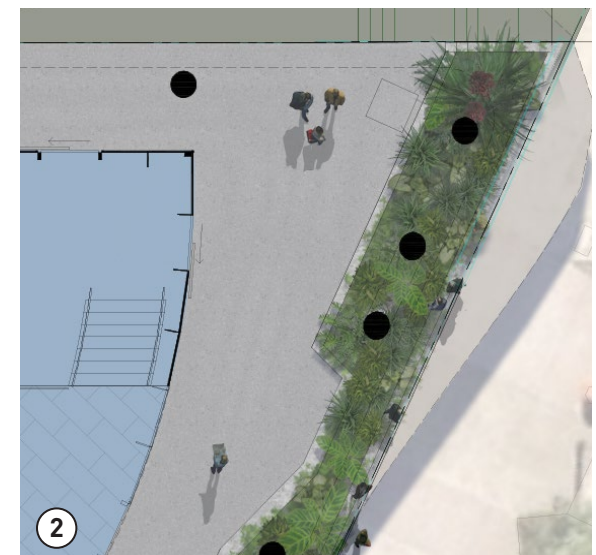
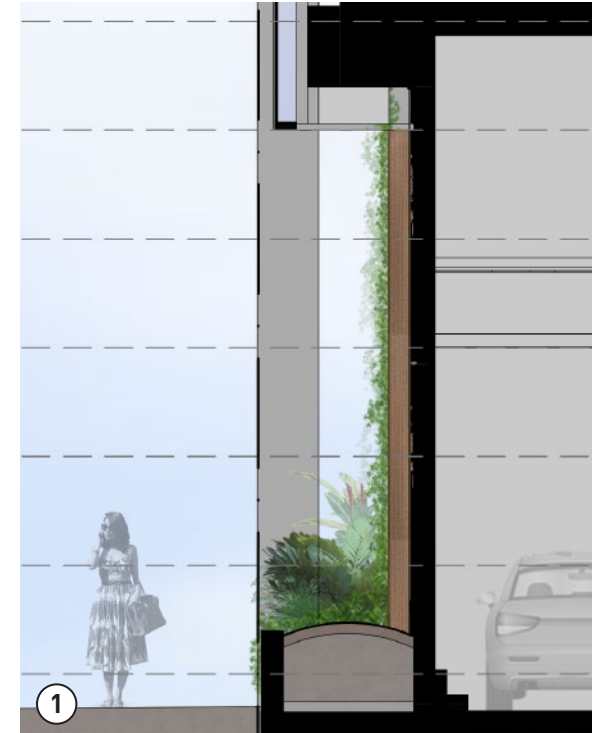
- Regularly spaced semi-mature street/shade trees within mass understorey pockets of planting
- intermittently placed existing seats, providing opportunities for gathering/rest
- broad expanse of decorative concrete pavements, providing opportunities for alfresco dining associated with the proposed café
- bollards providing separation to on-street carparks.

An existing street tree is to be removed due to a clash with the proposed awning. This will be replaced with a small growing canopy tree such as *Atractocarpus fitzalanii*.

The interface of the streetscape with the built-form/café is visually-softened via a planted terrace (refer Figure 2). The planting ensures clear lines of sight between the café and streetscape for CPTED and to further assist in activation.

Further south, Nexus Way provides the primary pedestrian access to the building via the forecourt (refer Figure 3). Key elements of the forecourt and immediate surrounds include the following:

- Generous pavement for arrival zone, allowing for circulation and gathering opportunities
- Seats integrated within planters
- At-grade and stepped access to streetscape
- Mass understorey planting providing semi-enclosure to the forecourt whilst allowing sightlines to Nexus Way.
- Feature tree to centre of forecourt, providing a focal point and assists in drawing patrons to view the atrium
- Modified streetscape pavement at the corner of Nexus Way and Hill Street to integrate with, and embrace the forecourt.



Introduction

Design Intent

Hill Street Interface

The interface with Hill Street (south and west) primarily comprises mass understorey planting to visually-soften built form while enhancing the amenity of the existing streetscape (refer Figure 4). Key elements are as follows:

- Continuous planters to maximise soil volume for small-medium shrubs and groundcover.
- Broadened planting into the road verge (between the boundary and existing path) to maximise opportunities for visual-softening
- Maintenance access path alongside the edge of the building, and access to fire stairs/services via breaks in the planters
- Existing 1.5m wide concrete path, verge planting and street trees. An existing street tree at the eastern corner is to be removed due to a clash with the proposed awning. This will be replaced with a small growing canopy tree such as *Atractocarpus fitzalanii*. Along Hill Street west, a replacement street tree is proposed where removed to accommodate the driveway.

Upper Levels

The level 1 terrace (refer Figure 5) comprises:

- A seating nook, accessible from the lift Lobby
- Pavement/gathering zone along the balustrade to view the atrium and forecourt below
- Mass understorey planting visible from the lift lobby and tenancies (continuous planters with 400mm deep topsoil, and locally mounded to achieve greater depth of soil where needed)
- Climbers and cascading plants to edge of atrium to enhance the forecourt below
- Blurred edges between pavement and planting to create a softer transition.

The level 8 roof garden (refer Figure 6) provides enclosure, via mass understorey planting to all edges of the terrace. Key elements include:

- Low understorey planting to promote views from outdoor function zone to the atrium
- Continuous planter along its eastern edge to maximise soil volume available for plants (Generally, 700mm depth and locally mounded to achieve greater depth of soil where needed).

Plant Species Character

A subtropical plant species palette is proposed, as indicated on pages 13-15 of this report. Planting with the verge would also incorporate existing native species in the streetscape.

Automatic Irrigation

All proposed planting areas on podium/within containerized environments are intended to be automatically irrigated.

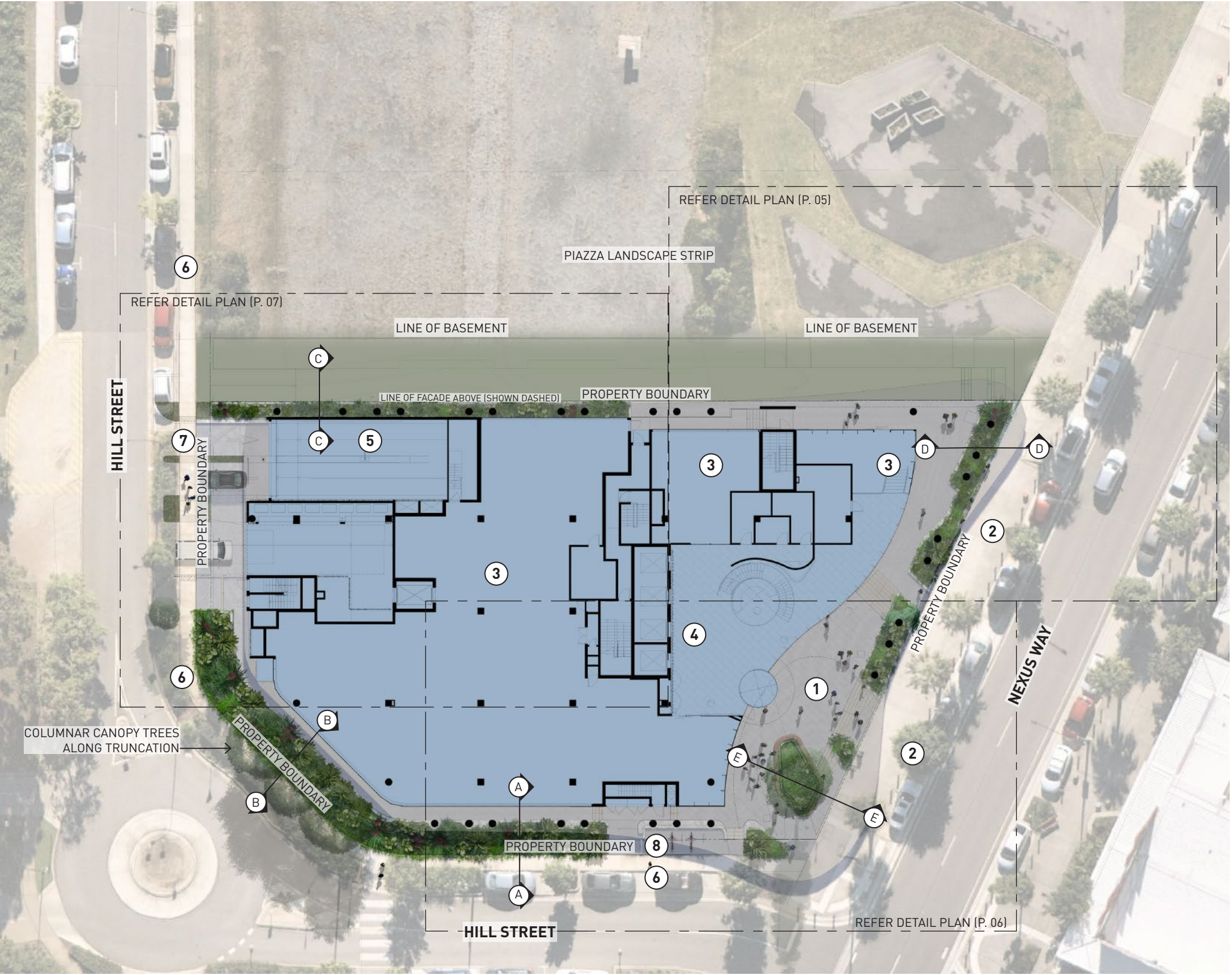


Plans

Site Landscape Concept Plan

LEGEND

- ① Forecourt
- ② Existing Streetscape on Nexus Way
- ③ Tenancy
- ④ Lobby
- ⑤ Basement Ramp
- ⑥ Existing Streetscape on Hill Street
- ⑦ Driveway
- ⑧ Bicycle Parking Spaces



Plans

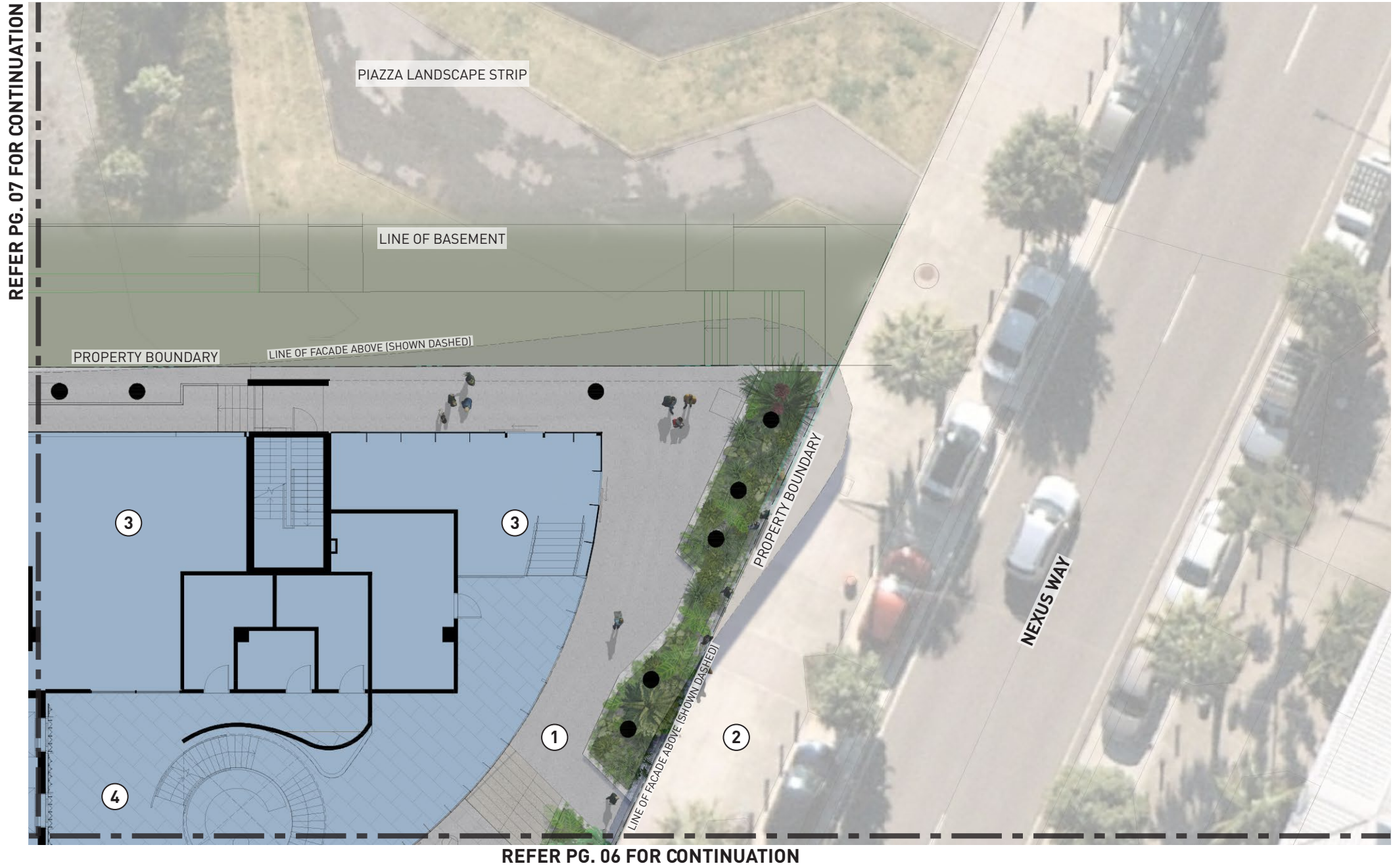
Landscape Concept Plan Ground Floor (North East)

KEY

-  Pavements
-  Mass Understorey Planting/Planters

LEGEND

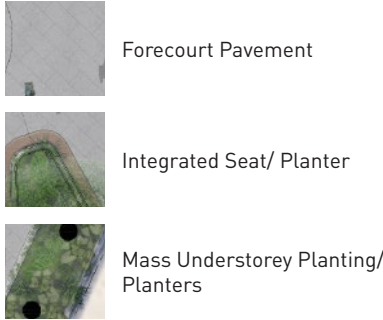
- ① Alfresco Terrace
- ② Existing Streetscape on Nexus Way
- ③ Tenancy
- ④ Lobby



Plans

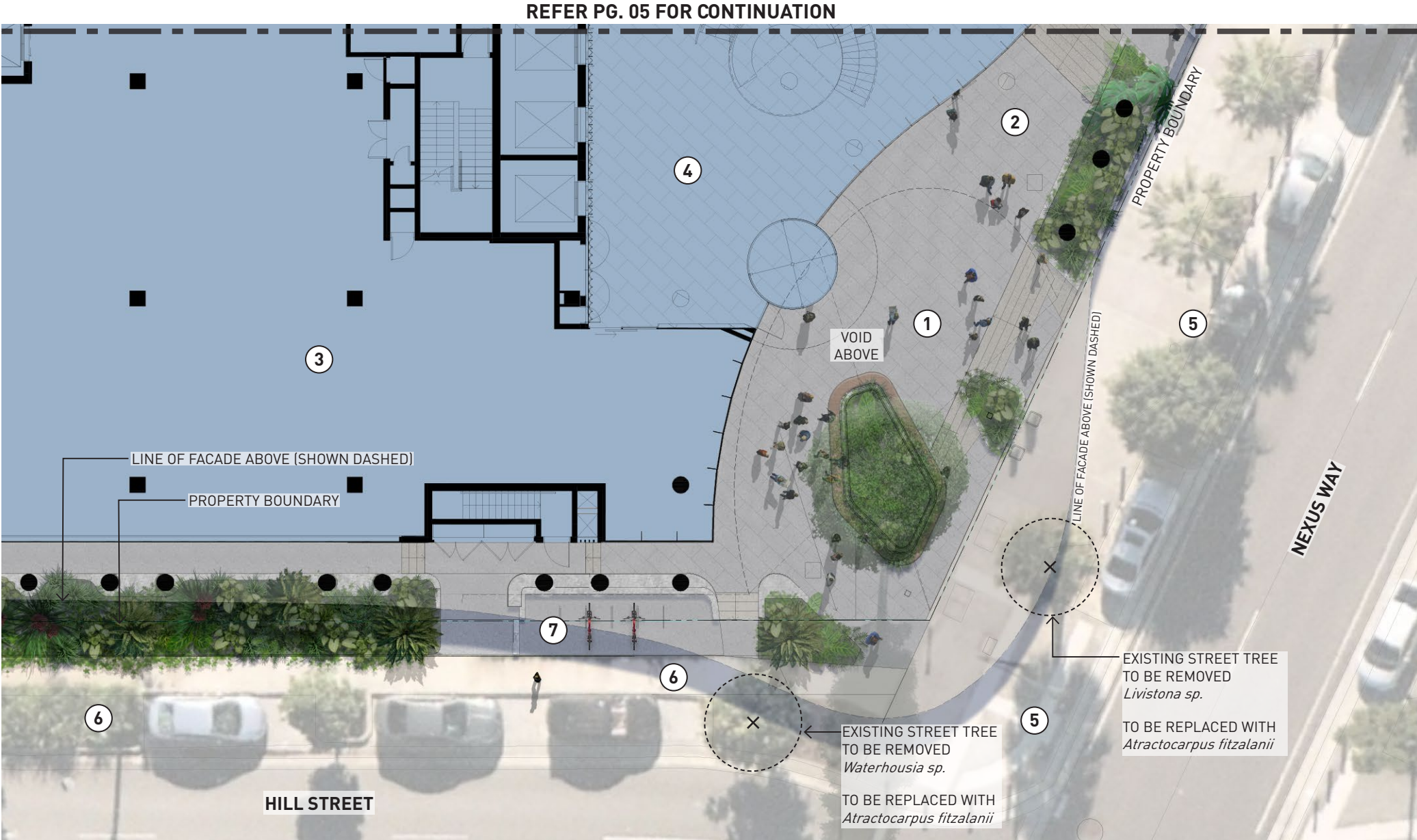
Landscape Concept Plan Ground Floor (South East)

KEY



LEGEND

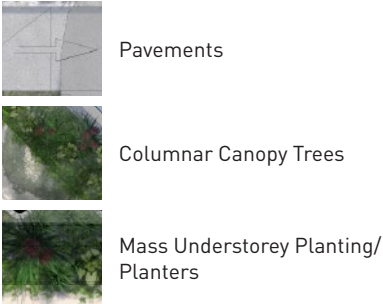
- ① Forecourt
- ② Passageway
- ③ Tenancy
- ④ Lobby
- ⑤ Existing Streetscape on Nexus Way
- ⑥ Existing Streetscape on Hill Street
- ⑦ Bicycle Parking Spaces



Plans

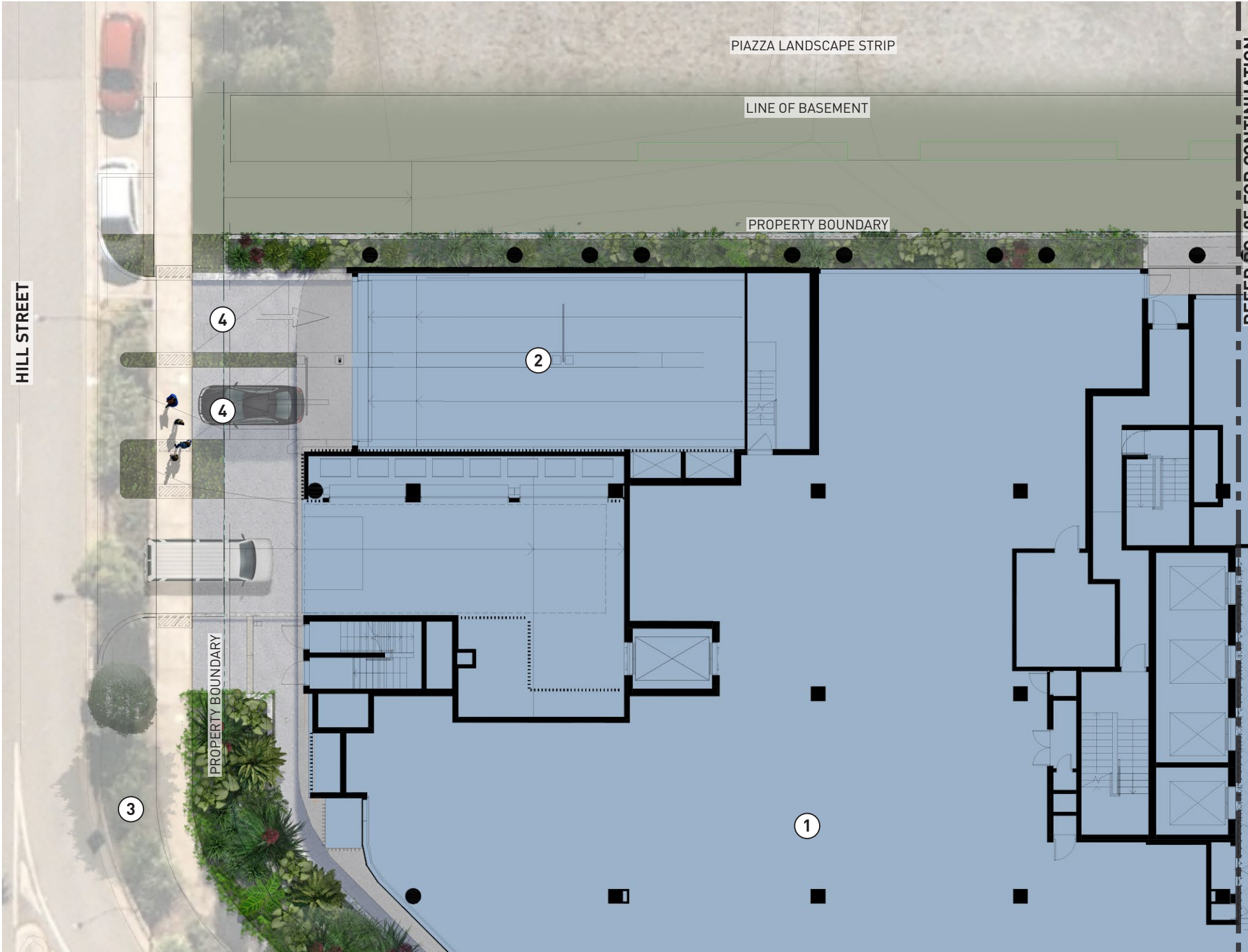
Landscape Concept Plan Ground Floor (West)

KEY



LEGEND

- ① Tenancy
- ② Basement Ramp
- ③ Existing Streetscape on Hill Street
- ④ Driveway



Plans

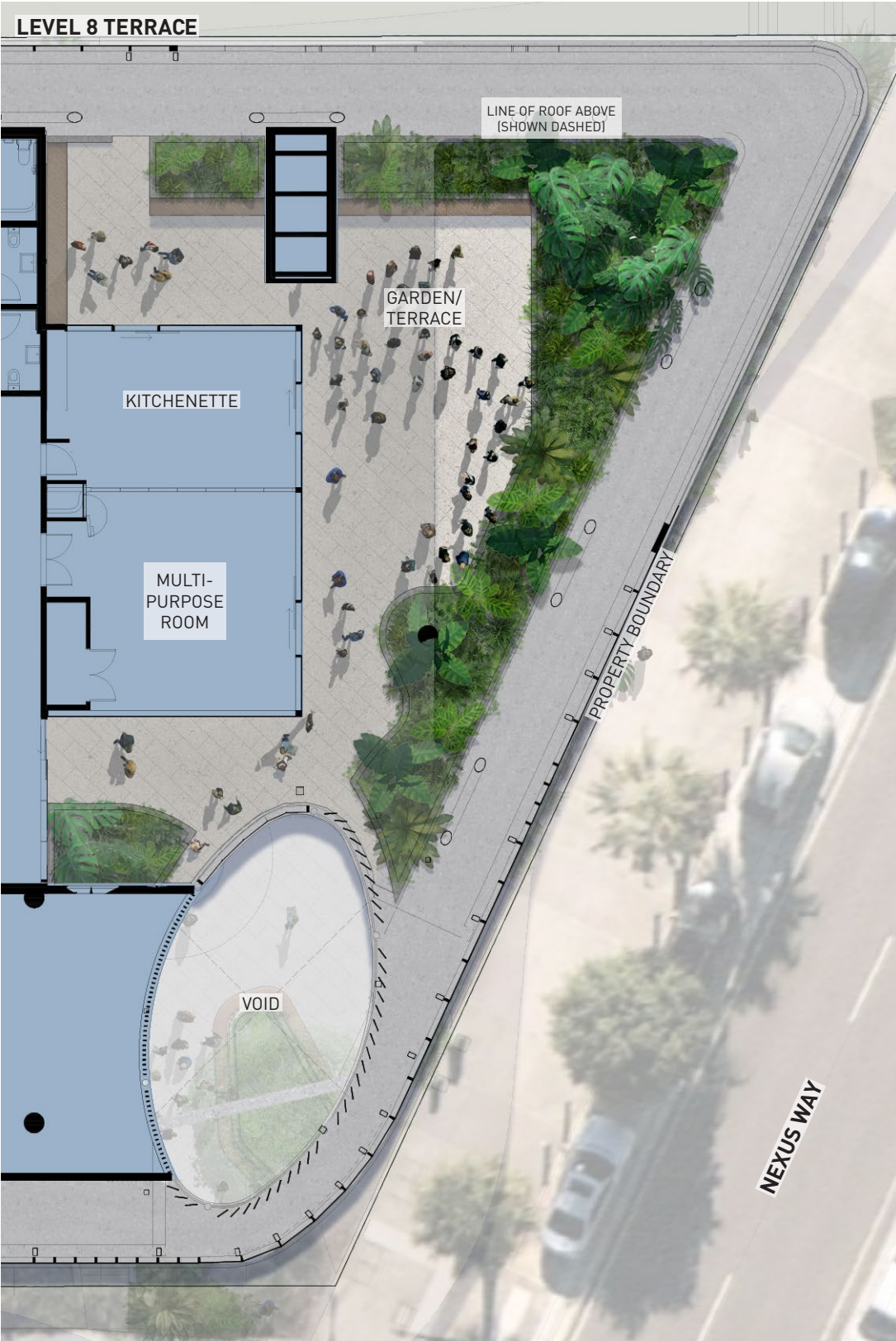
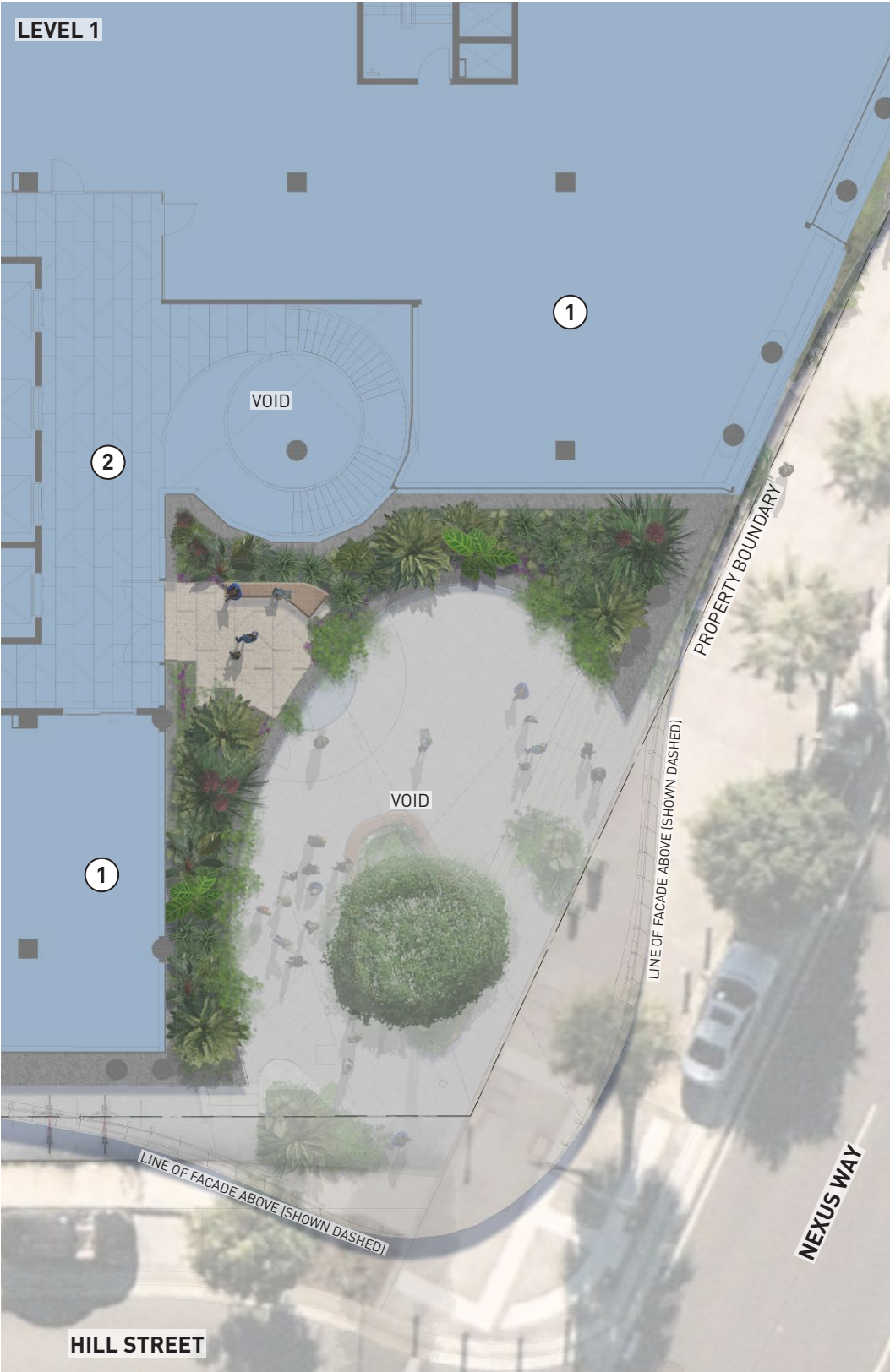
Landscape Concept Plan Level 1 Terrace and Level 8 Terrace

KEY

- Feature Pavement
- Seating
- Understorey Planting
- Cascading Planting

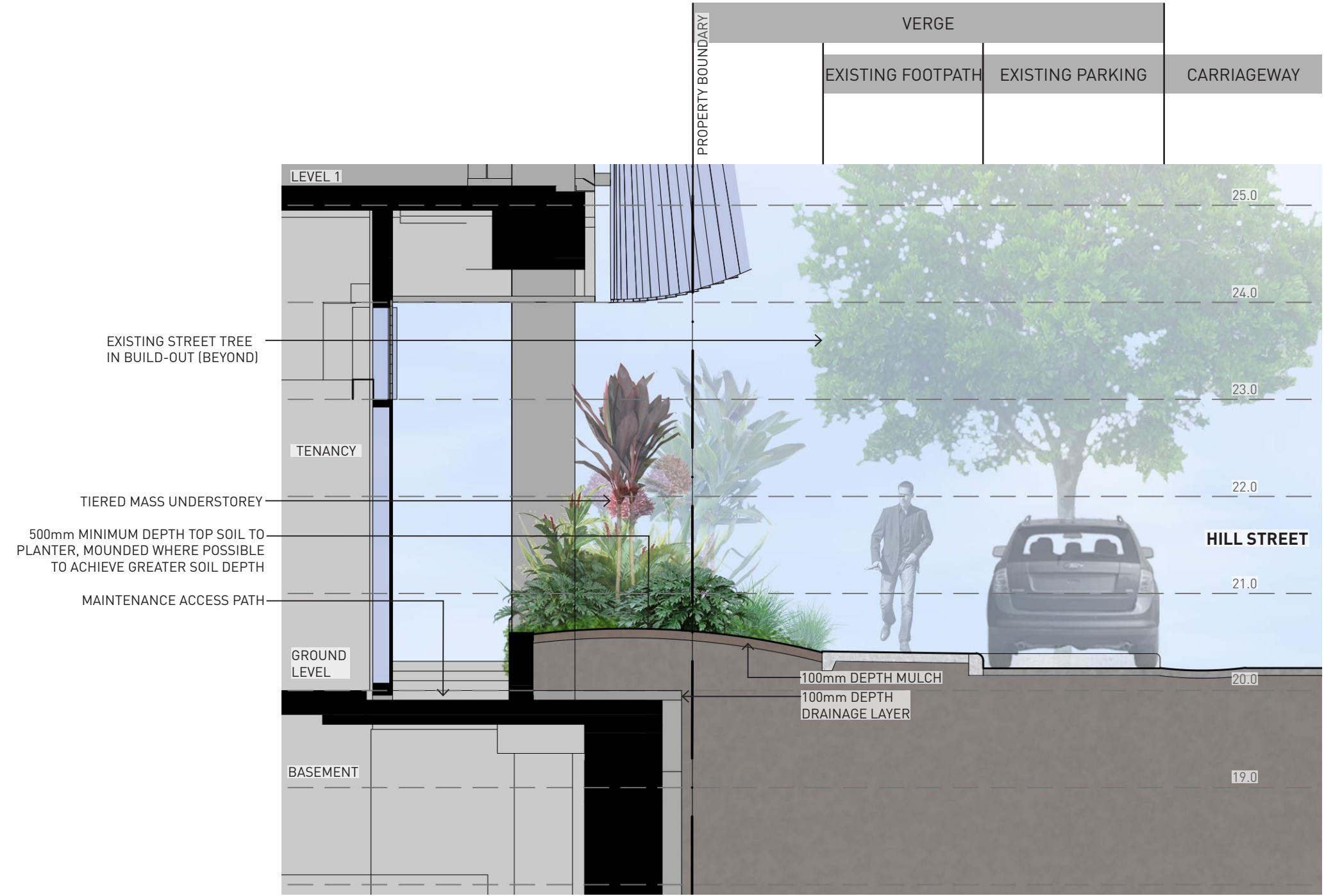
LEGEND

- ① Tenancy
- ② Circulation



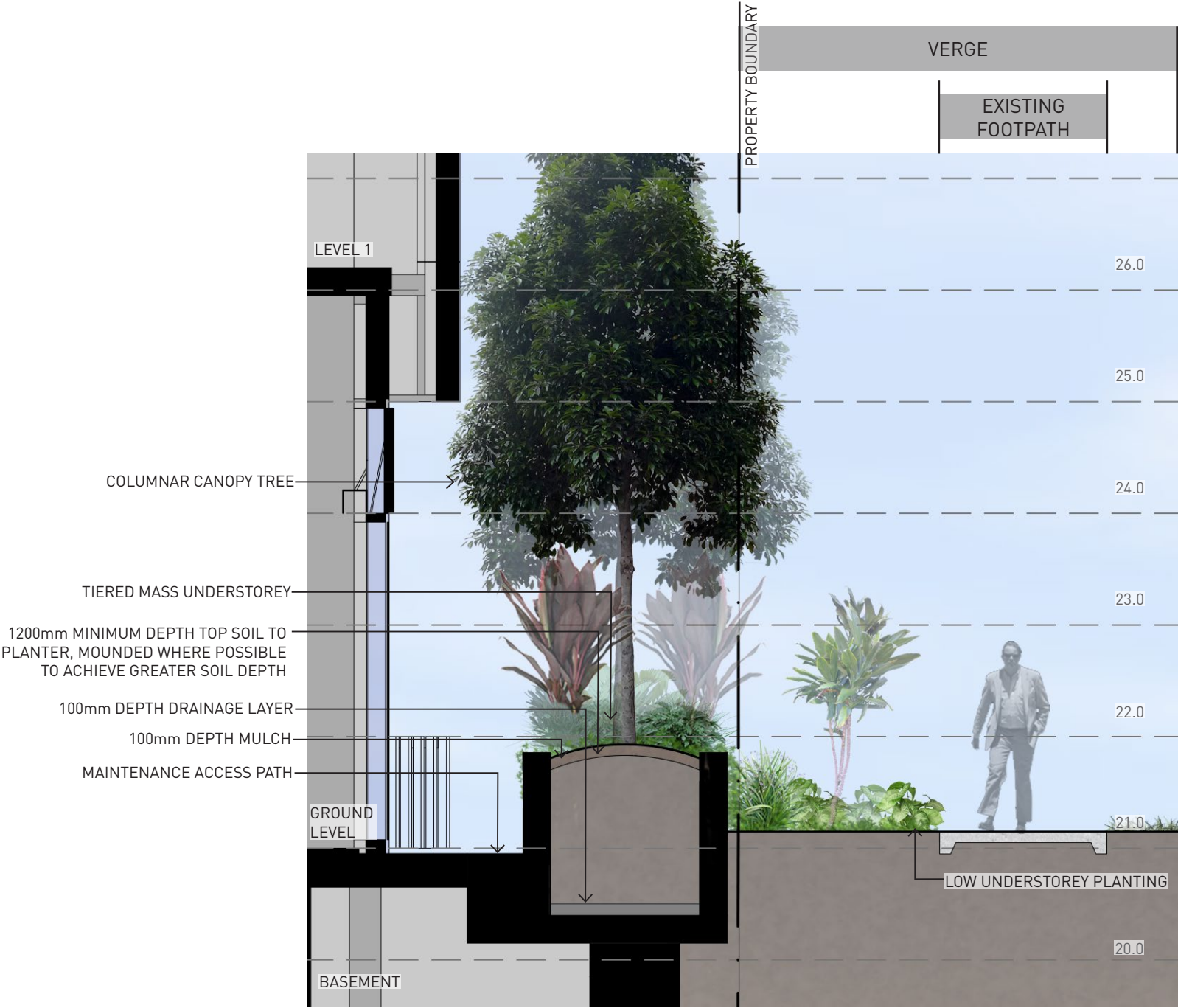
Sections

Section A-A: Hill Street (South) Interface

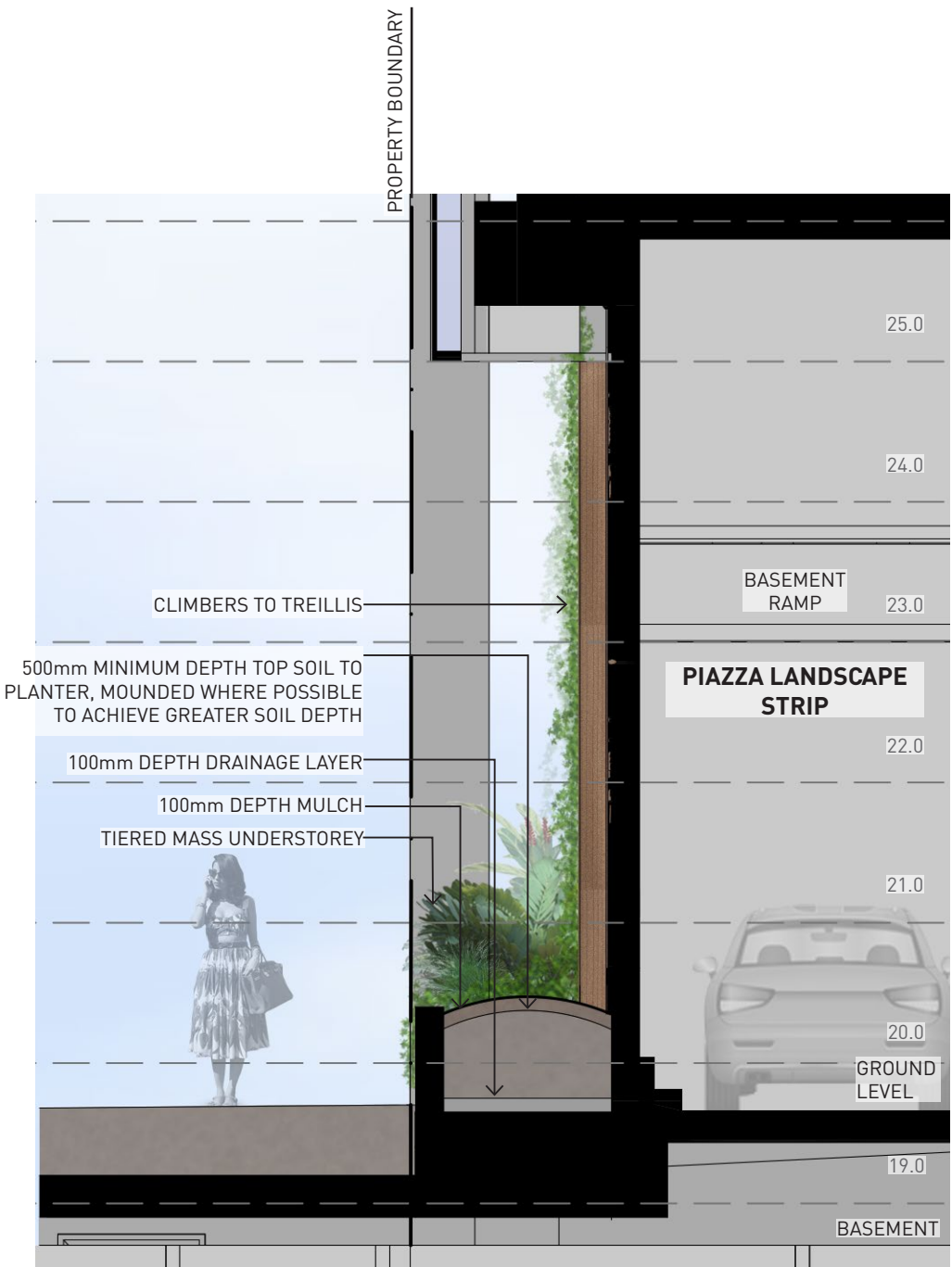


Sections

Section B-B: Hill Street (West) Interface

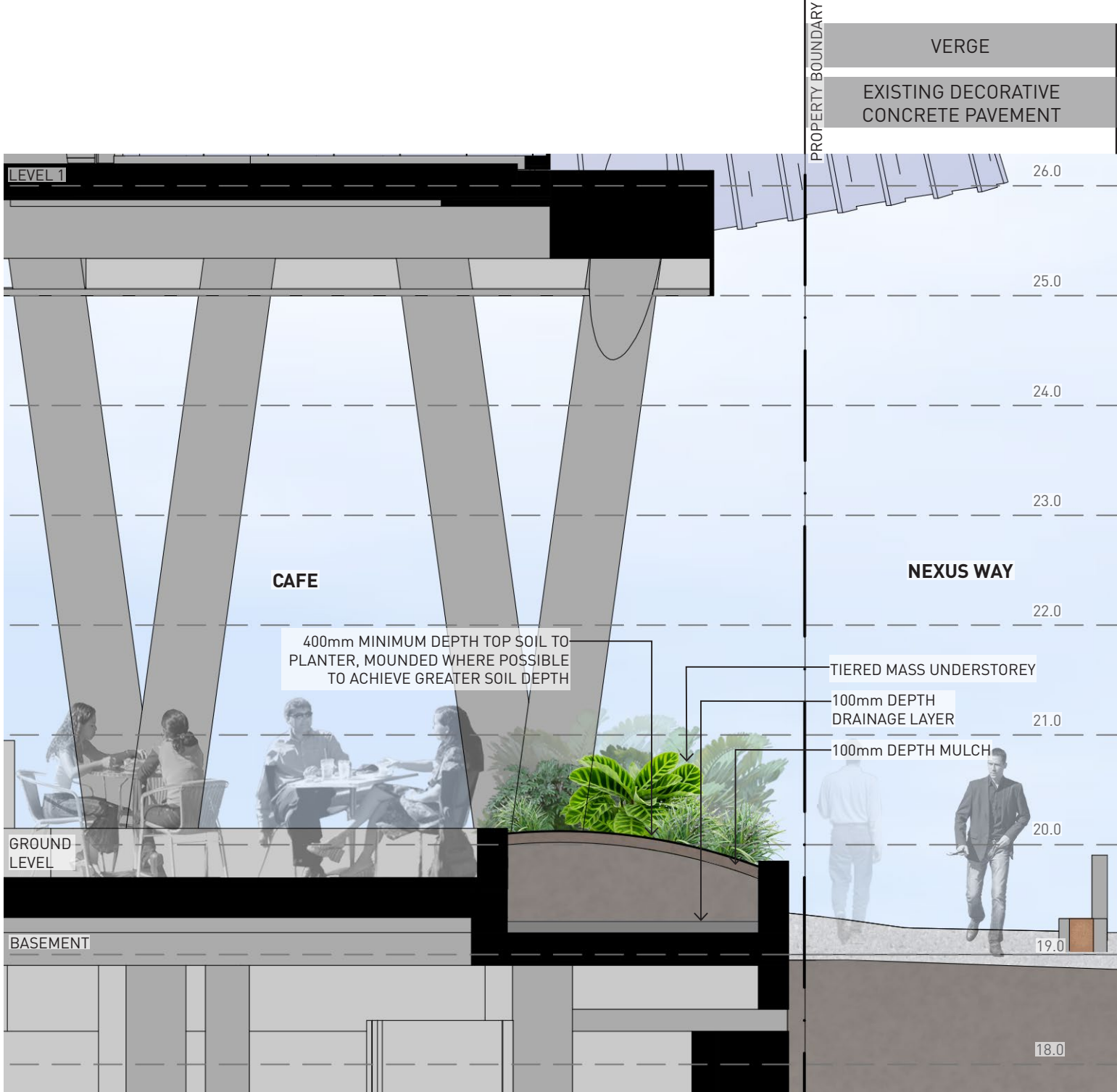


Section C-C: Piazza Landscape Strip Interface



Sections

Section D-D: Nexus Way Interface



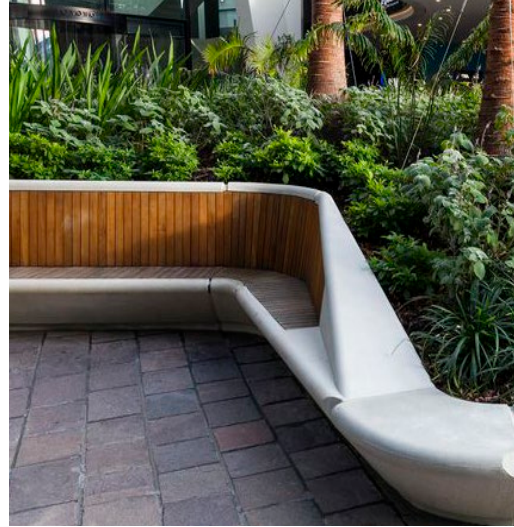
Sections

Section E-E: Forecourt Planter Nexus Way Interface



Hardworks & Soft Works Character

Hardworks Character Images



Tree Species Palette



AGATHIS robusta
H: 15-20m | W: 6-10m



ATRACTOCARPUS fitzalanii
H: 6-10m | W: 2-4m



BACKHOUSIA citriodora
H: 6-8m | W: 3-4m



ELAE0CARPUS eumundii
H: 8-10m | W: 3-5m



TRISTANIOPSIS 'Luscious'
H: 5-15m | W: 4-8m

Soft Works Character

Understorey Species Palette



Atrium Soft Works Character

Understorey Species Palette





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Industry Affiliations



Australian Institute of
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PLANT SCHEDULES

PLANT SCHEDULE						
CODE	PLANT NAME	SIZE	HEIGHT x SPREAD x CALLIPER	QTY	STAKES	DENSITY
TREES						
AGA rob	AGATHIS robusta					as shown
ATR fit	ATRACTOCARPUS fitzalanii					as shown
BAC cit	BACKHOUSIA citriodora					as shown
ELA eum	ELAEOCARPUS eumundi	400L	3.5-5.0m High x 2.0-3.0m Spread x 75-100mm calliper			as shown
FIC lyr	FICUS lyrata	EX-GROUND	5.0-80m High x 3.0-4.0m Spread x 120-160mm calliper			as shown
TRI lau	TRISTANIOPSIS laurina					as shown
UNDERSTOREY						
ALO mac	ALOCASIA macrorrhiza	300mm				as shown
ALP nut	ALPINIA nutans	200mm				2/m2
CAL LJ	CALLISTEMON 'Little John'	200mm				2/m2
CAR app	CAREX appressa	140mm				4/m2
COR man	CORDYLINE manners-suttoniae	300mm				as shown
COR PD	CORDYLINE 'Pink Diamond'	300mm				as shown
DIE bic	DIETES bicolor	140mm				2/m2
DOR exc	DORYANTHES excelsa	25L				as shown
HYM lit	HYMENOCALLIS littoralis	140mm				3/m²
LIR EG	LIRIOPE 'Evergreen Giant'	140mm				4/m²
LOM TC	LOMANDRA 'Tropic Cascade'	140mm				4/m2
LOM VE	LOMANDRA 'Verday'	140mm				4/m2
MOL cap	MOLINERIA capitulata (syn. CURCULIGO)	140mm				2/m2
MON del	MONSTERA deliciosa	25L				as shown
MYO ell	MYOPORUM ellipticum	140mm				2/m²
NEO gra	NEOMARICA gracilis	140mm				4/m²
PHI XA	PHILODENDRON 'Xanadu'	200mm				2/m²
PLE ver	PLECTRANTHUS verticillatus	140mm				3/m2
POA lab	POA labillardieri	200mm				2/m²
RHA exc	RHAPIS excesla	45L				as shown
RUS equ	RUSSELIA equisetiformis	140mm				1/m²
ZOY ten	ZOYSIA tenuifolia	140mm				9/m2

PLANT STOCK QUANTITIES

PA1, PA2 PLANT STOCK QUANTITIES		
SIZE	HEIGHT x SPREAD x CALLIPER	QTY
Ex-Grnd	5.0 High x 3.0m Spread x 120-160mm calliper	1
400L	3.5-5.0m High x 2.0-3.0m Spread x 75-100mm calliper	5
200L	2.5-3.5m High x 1.5-2.0m Spread x 60-75mm calliper	3
45L	1.5-1.8m High x 0.7-1.0m Spread x 25-40mm calliper	161
25L	0.9-1.2m High x 0.5-0.7m Spread x 15-25mm calliper	161
300mm	0.6m-0.9m high x 0.5m spread	482
200mm	0.5-0.8m high x 0.5m spread	964
140mm	0.3m-0.5m high x 90% of pot size diameter	1446

PA3 PLANT STOCK QUANTITIES		
SIZE	HEIGHT x SPREAD x CALLIPER	QTY
45L	1.5-1.8m High x 0.7-1.0m Spread x 25-40mm calliper	1
25L	0.9-1.2m High x 0.5-0.7m Spread x 15-25mm calliper	7
300mm	0.6m-0.9m high x 0.5m spread	55
200mm	0.5-0.8m high x 0.5m spread	191
140mm	0.3m-0.5m high x 90% of pot size diameter	273

NOTE: THE ABOVE LISTED QUANTITIES FOR "PA3" ARE TO BE PRICED SEPARATELY

PA4 PLANT STOCK QUANTITIES		
SIZE	HEIGHT x SPREAD x CALLIPER	QTY
300mm	0.6m-0.9m high x 0.5m spread	4
200mm	0.5-0.8m high x 0.5m spread	6
140mm	0.3m-0.5m high x 90% of pot size diameter	11