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New Farm Retirement Village

Development Application

Prepared for

Prepared by

Date



OCULUS

February 2026

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We acknowledge the Traditional Owners of the lands on which we work, and of this project.

We recognise the deep continuing connections of First Nations people to land, waters, and sky.

We honour Elders past and present, whose profound knowledge systems can teach us much about how we design for, and inhabit, this Country.

New Farm Retirement Village

Development Application Report

Project Number: M-2218

Project Address: 7 & 11 Sargent Street, New Farm QLD

Rev	Issue	Date	By	Checked
A	Draft	21.12.2022	GH	PM
B	Final	18.10.2023	PM	PM
C	Final	16.01.2026	RH	LA
D	Final	25.02.2026	LM	PM

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1.0 Introduction

1.1 Site Context

Introduction

This report has been prepared for the Client, Bolton Clarke, for the proposed Retirement Village located at 7 & 11 Sargent Street, New Farm. The landscape proposal has been developed in collaboration with Architect's Fender Katsalidis and the associated design team.

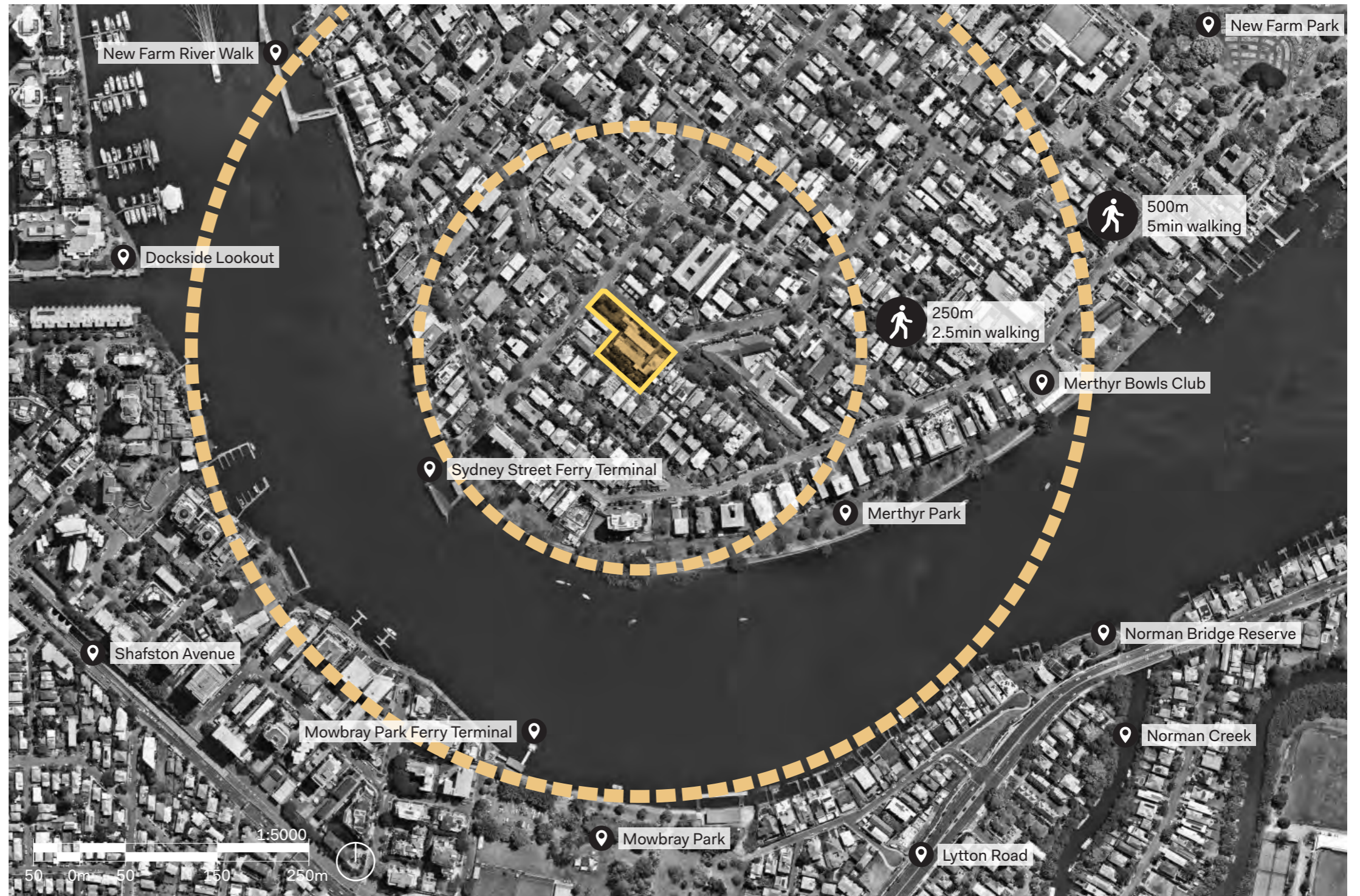
The landscape works illustrate an integrated approach to the site including the following

- + Landscaped interface to Sargent and Sydney Streets
- + Landscaped interface to adjacent residential neighbours
- + Integrated landscape facade elements
- + Residential amenity including communal rooftop and rooftop terraces
- + Nature based play opportunities
- + Planting on structure
- + Planting at grade & deep soil zones
- + An increase in biodiversity opportunities

Site Context

The site, 7 & 11 Sargent Street is an approx 3,350m² development located within New Farm, 10m east of Brisbane's CBD.

The development comprises of an independent living retirement village that responds to and is embedded within New Farm's urban context. The integrated landscape and architectural response, proposes a sensitivity to the site that creates a desirable place to live.



1.2 Design Principles



Context

Build on the urban and landscape character of New Farm to ensure the proposed design response is embedded within its context.



Community

Create a space for residents to come together and build a sense of community through shared activities and experiences.



Integrated greening

Integrate the landscape within the architectural form to deliver a unique residential offering that provides greater amenity and biophilic qualities for the residents and local community.



Access & Equity

Ensure that the amenity and offerings proposed within the development are equitable and meet DDA access requirements to encourage use for all residents, family members and friends.

2.0 Landscape Plan

2.1 Landscape Approach

Design intent

The landscape approach for New Farm Retirement Village focuses on the integration of landscape and architecture to deliver a unique and beautiful home for residents.

The landscape includes:

- + Terraced landscape interface to Sargent Street
- + Subterranean landscape within the ground floor that blurs the line between the internal and external spaces
- + Green facade opportunities
- + A communal terrace

The design priorities the needs of the future residents, providing them with opportunities to create an equitable development that engages with residents, and allows them to create their own community within the development.

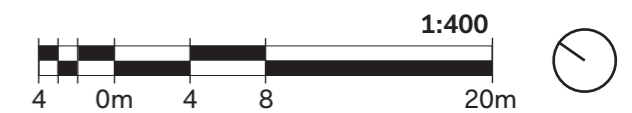


2.2 Landscape Master Plan



Legend

- ① The Sliver
- ② The Gables
- ③ The Queenslander
- ④ Level 3 Communal Terrace
- ⑤ The Meander



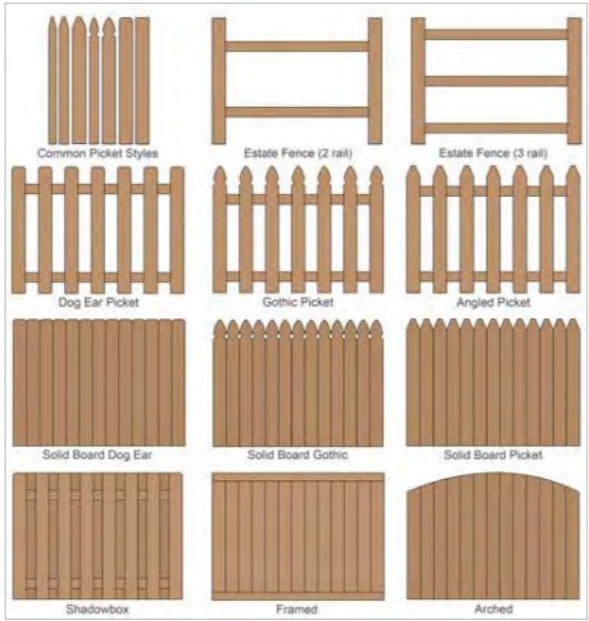
2.3 Sargent Street

Design intent

The proposed interface to Sargent Street has been driven by the pedestrian experience along the Street. Understanding the level transition across Sargent Street, the use of terraced planters has been used within the interface to reduce the overall scale and height of the proposed level transition.

A combination of tree, shrub, ground-cover and cascading species are proposed to frame view in and out of the site, and soften the hard-scape elements.

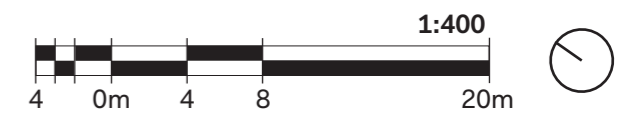
The proposed planting palette along the street interface has been drawn from the existing street character, ensuring the development is integrated within its context, and has been strengthened through the use of the Brisbane City Council's City Plan 2014 SC6.24 Planting species planning scheme policy. The planting palette incorporates plant species that strengthen the New Farm character and identity, but also contribute to the local biodiversity.

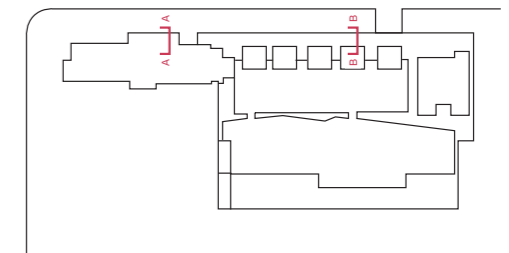




Legend

- ① The Sliver
- ② The Gables
- ③ The Queenslander
- ④ Terraced planting to soften level change from street
- ⑤ Planted interface to street with fence
- ⑥ Tree planting at grade





Key Plan

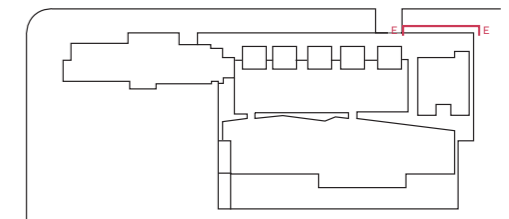


Section A - The Sliver
Scale: 1:50@A3



Section B - The Gables
Scale: 1:50@A3

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Key Plan

Existing staircase

Tree planting within landscape setback

Building entrance

Tiered landscape interface to street to soften level transitions between built form and the street

Section E - The Queenslander
Scale: 1:50@A3

2.4 The Grotto

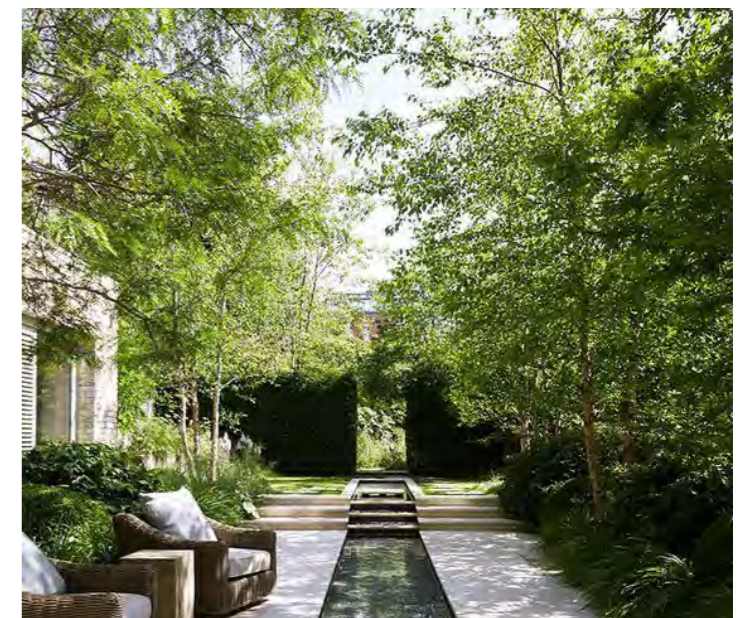
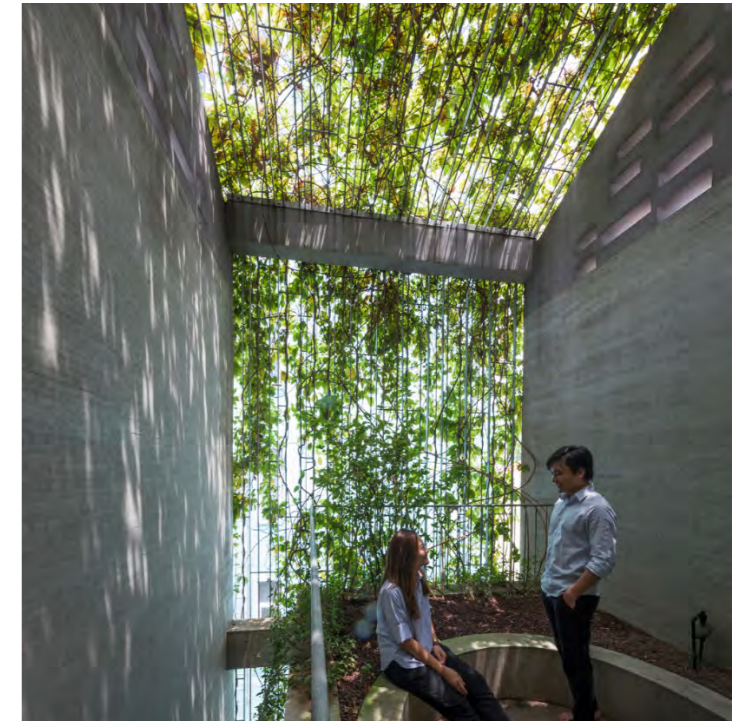
Design intent

The Grotto is an subterranean landscape that utilises shade tolerant planting to create a lush and verdant green environment for the residents.

The Ground Floor/Grotto design aims to blur the boundary between the internal and external spaces, extending the planting typology and pulling it through the entire Ground Floor.

The 4m (approx) level transition between the adjacent residential neighbour and the Grotto is mitigated through the use of a terraced landscape. The use of larger shrubs, ferns and climbers at the base of the wall are intended to reduce the scale of the wall, with cascading plants at the top allowing for the landscape to 'touch'.

Screening to the adjacent residential neighbour is provided through the use of medium/large evergreen trees that will provide a green screen mitigation the view towards the upper floors of the development.



Legend

- ① Entrance off Sargent Street
- ② Water feature with planting
- ③ The Meander
- ④ Planting to residential entries
- ⑤ The Grotto
- ⑥ Deep soil planting
- ⑦ Privacy planting buffer to existing residences





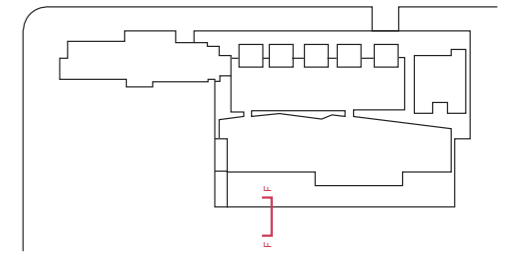
Privacy planter buffer to existing residential interface

Privacy fence along boundary

Planted landscape interface to adjoining residential property. Planting above capping beam provides additional landscape screening opportunities and a cascading landscape within the property boundary

Water feature
Shade tolerant understorey planting

Wellness spill-out terrace



Key Plan

Section F - The Grotto
Scale: 1:50@A3

2.5 The Meander

Design intent

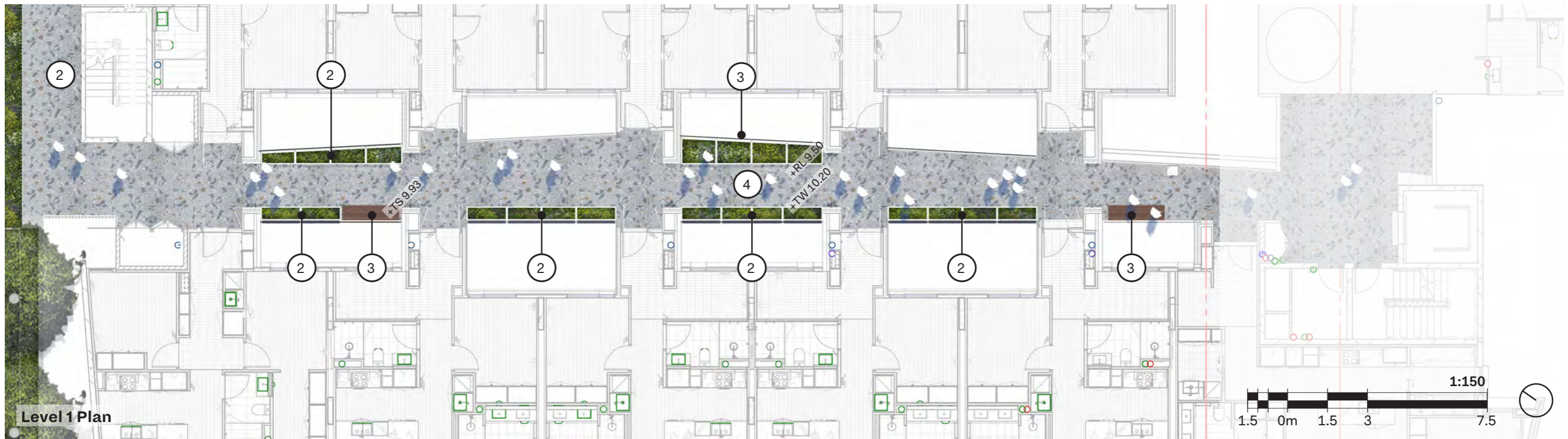
The Meander is an open to air circulation space that connects the Ground Floor through to the Rooftop terrace.

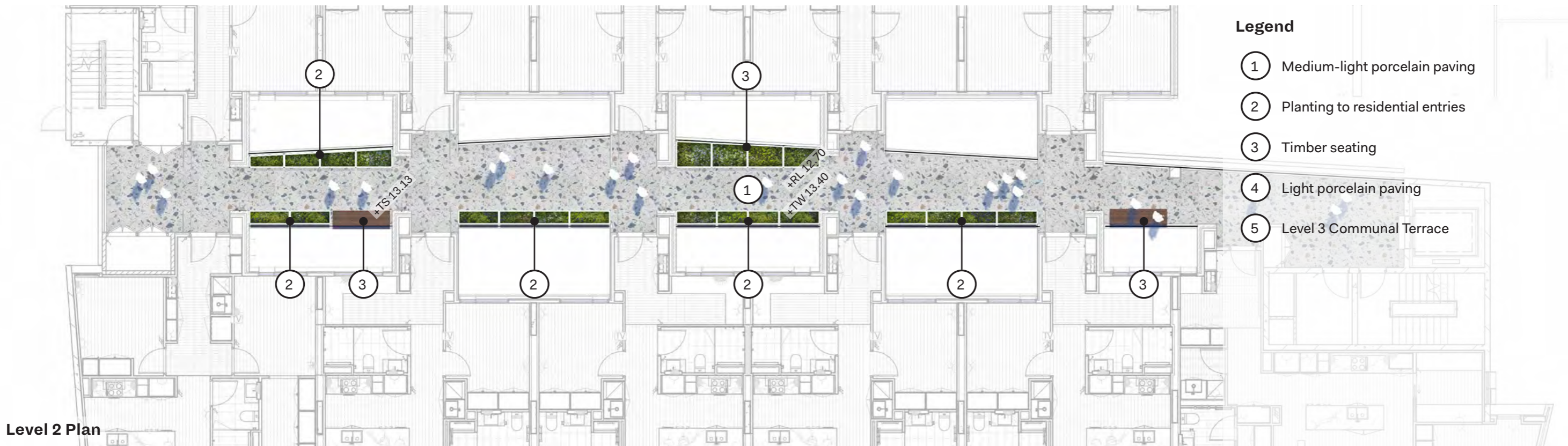
The pedestrian circulation space is boarded by planters and integrated seating elements that announce residential entries and provide amenity for the residents moving through the space.

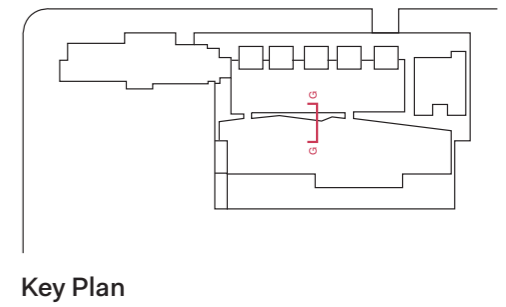
The integration of an frame and trellis system that runs from the Ground Floor up to the Rooftop provides a filtered view in and out of the Meander that is future enhanced within the integration of climbers.

The Meander is a critical landscape elements that highlights the overall planting approach within the site. Focusing on a lush, green planted landscape on the Ground Floor that anchors the built form, from which the planting palette evolves and changes in colour. The transition from the Ground Floor to the Rooftop provides lighter tones of green, integrating grasses and more floral colouring.









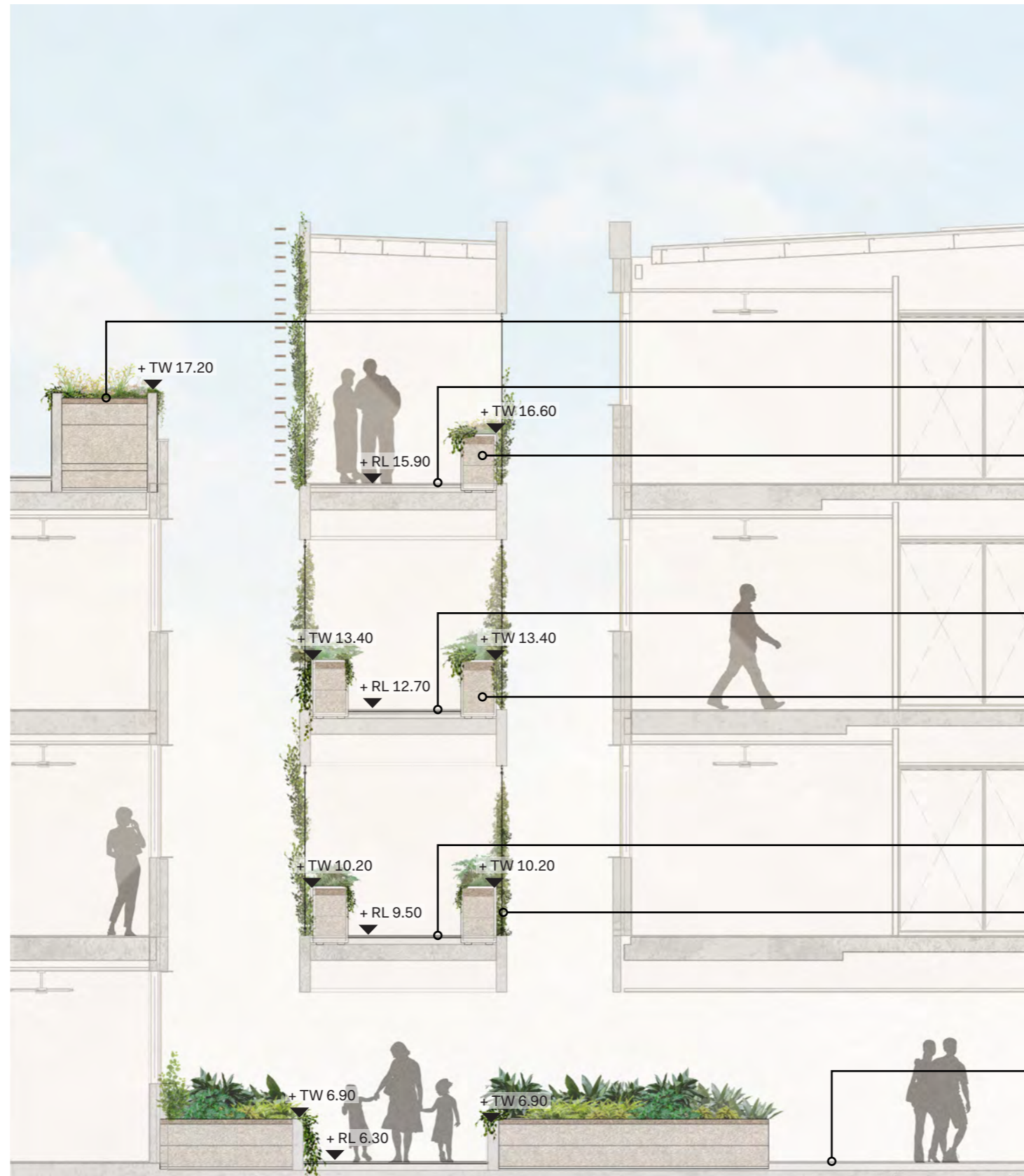
Rooftop

Level 3

Level 2

Level 1

Ground Floor



Level 3 Communal Terrace

Light porcelain paving

Planting to residential entries

Medium-light porcelain paving

Planting to residential entries

Medium-dark porcelain paving

Climbers integrated within architectural facade to provide dappled views for residents

Dark porcelain paving

Section G - The Meander
Scale: 1:75@A3

2.6 Level 3 Communal Terrace

Design intent

The Level 3 Communal Terrace is the social hub for the residents. The space has been designed with a series of landscape rooms that allow for:

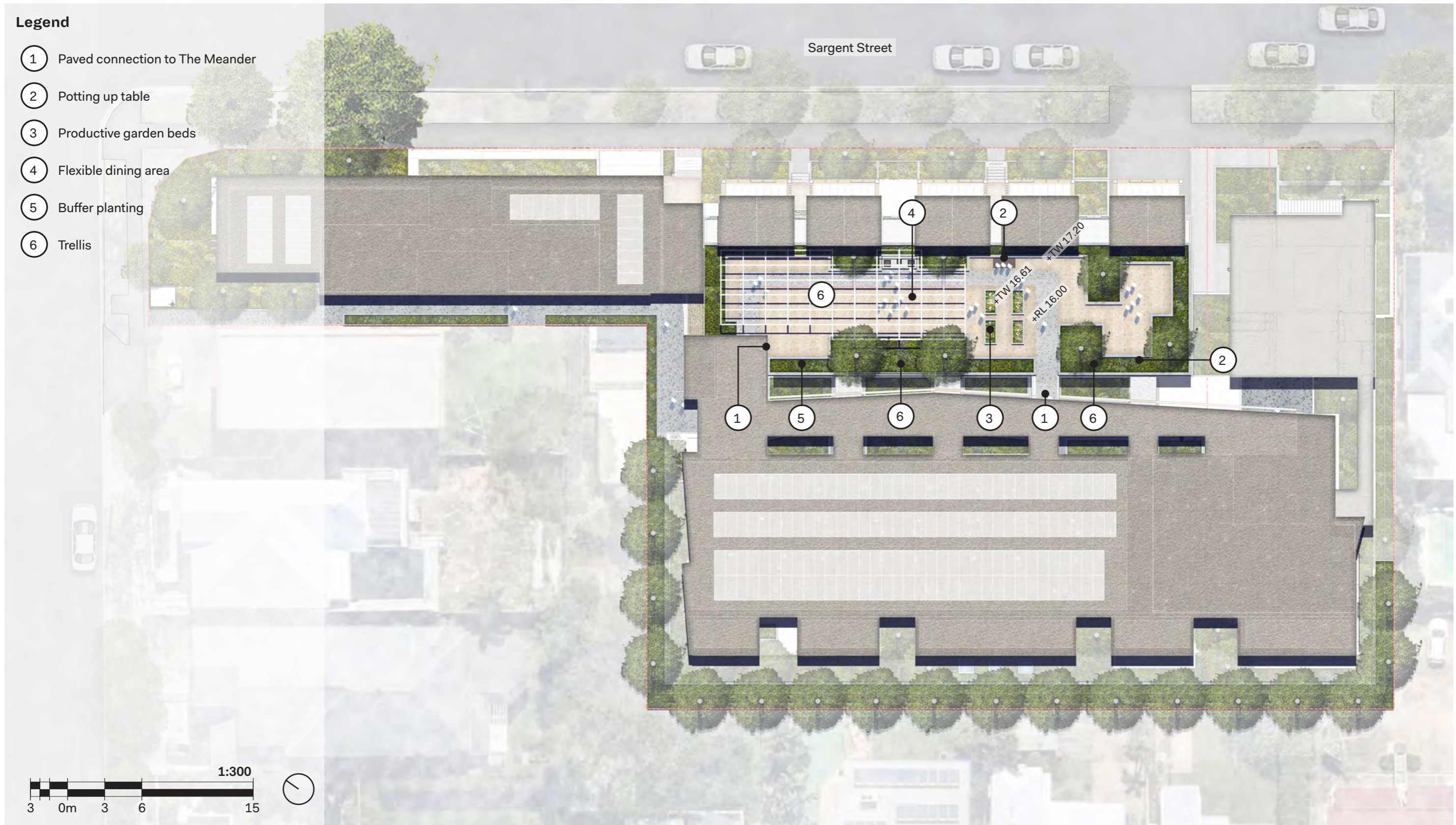
- + Intimate rooms nestled within the landscape
- + External dining opportunities
- + Communal gardens where you can work along side your neighbour - raised to minimise movement and ease of access
- + A green house which will provide additional produce opportunities for the residents
- + Nature based play space where residents can bring their grand children whilst they watch on or work within the garden
- + A potting table with integrated storage to enable access and maintenance of the communal gardens

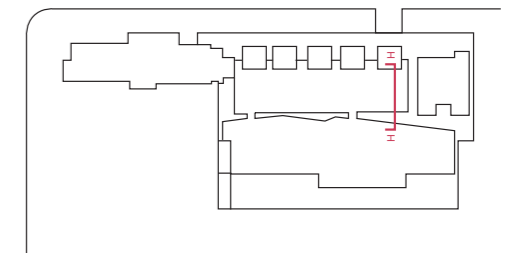
The terrace is boarded by a perimeter planter that assists in providing a green threshold that transports residents from their home into a communal space. Large trees have been proposed within the perimeter planter to frame views and out of the terrace and add to the overall amenity of the space.



Legend

- ① Paved connection to The Meander
- ② Potting up table
- ③ Productive garden beds
- ④ Flexible dining area
- ⑤ Buffer planting
- ⑥ Trellis





Key Plan



Section H - Level 3 Communal Terrace
Scale: 1:50@A3

- Electric BBQ with sink
- Buffer planting. Min 1200mm high planter walls with localised mounding to 1500mm to provide soil depth for trees and 600mm soil depth for small shrubs and groundcovers
- Paved pedestrian connection between the Meander and the Communal Rooftop

3.0 Planting

3.1 Planting Intent

Planting Design Intent

The preliminary plant selection for the site uses a mix of native and exotic species for their aesthetic and performance based qualities.

- + Deliver a landscape design with a diversity of spaces and uses to encourage user occupation;
- + Create a landscape that responds to analysis and environmental factors; and
- + Create a subtropical, verdant and vibrant landscape within the streetscape and residential communal areas.

Note that the planting palette will be further refined throughout the Design Development Phase to achieve a successful planting design.

Planting Maintenance

The maintenance needs of any landscape are absolutely tied to the resolution of the design at planning level. This proposal attempts to negotiate the desire for a verdant planted areas with the need to ensure that these plantings have longevity within a low-maintenance environment.

The proposal includes:

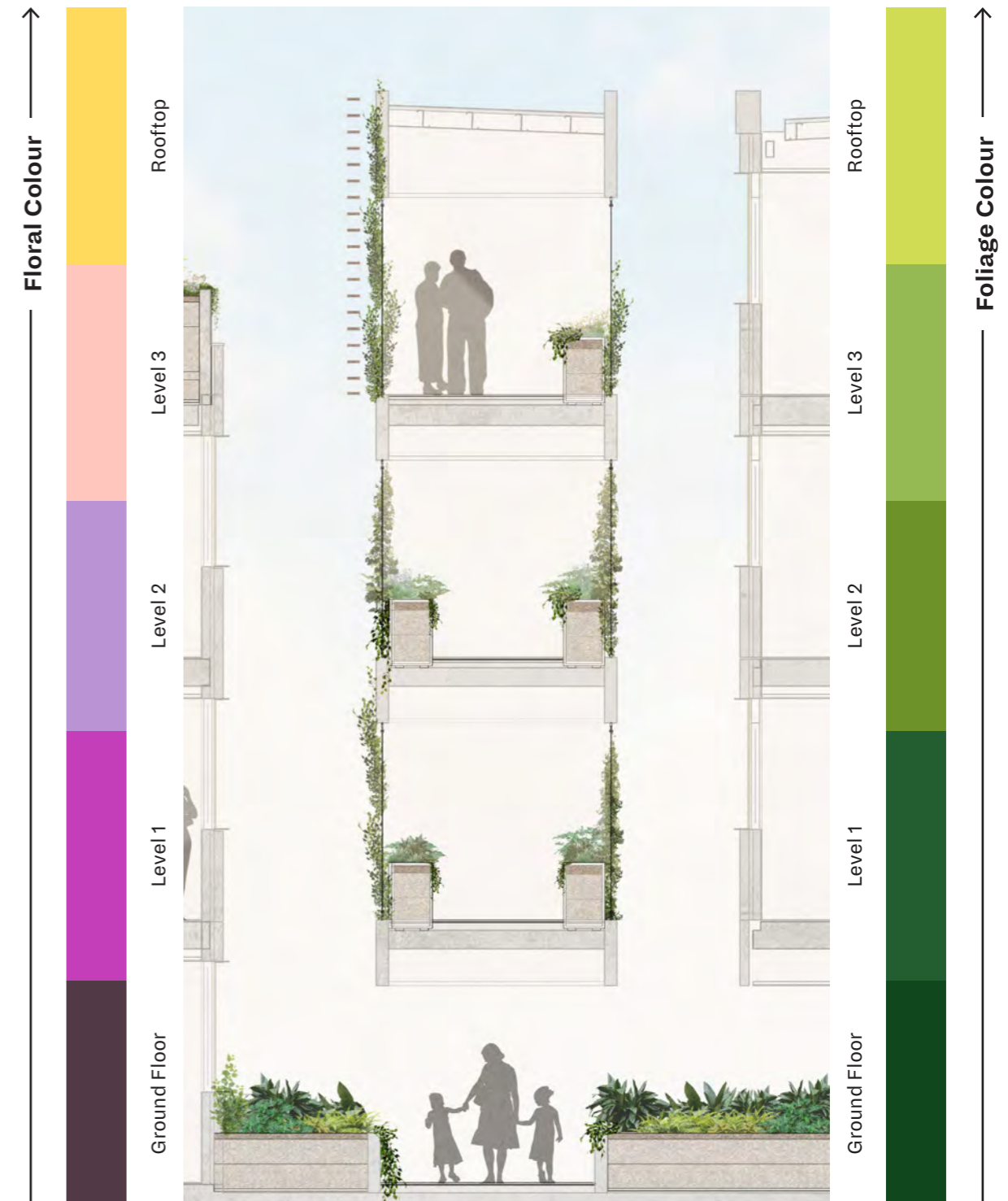
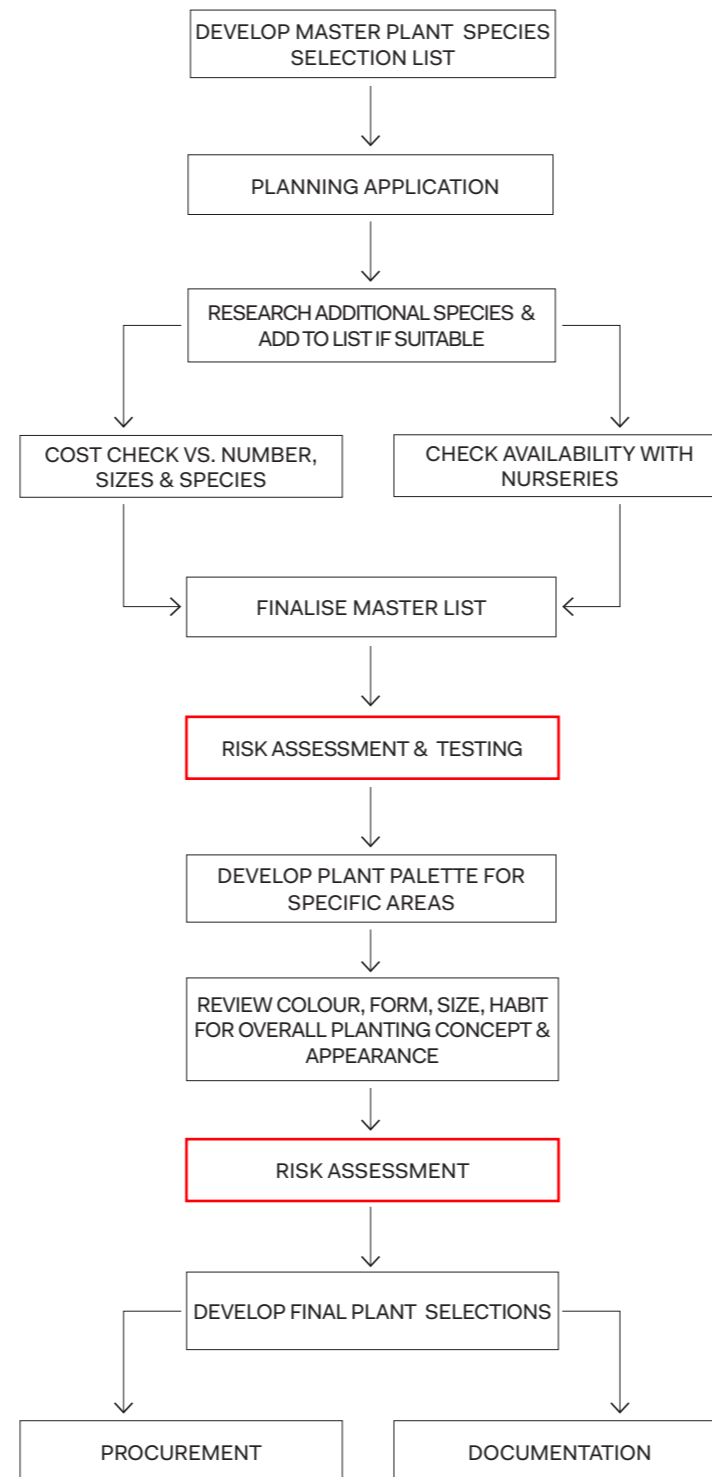
- + A strong palette of proven performing plants which are tolerant of low-water conditions and limited light;
- + A planting palette that utilises several species for each application ensuring seasonal change as well a consistent level of amenity should one of the species under perform;
- + Small scale mass planting within a well-designed suite of hard scape elements ensuring that the failure of an individual specimen will be contained, permitting delayed maintenance; and
- + Allowance for irrigation and maintenance of all communal spaces by the owners corporation.

Irrigation

The proposed landscape is to be irrigated with a sub-surface drip-line system to encourage plant growth, with tree rings proposed around all new trees on site.

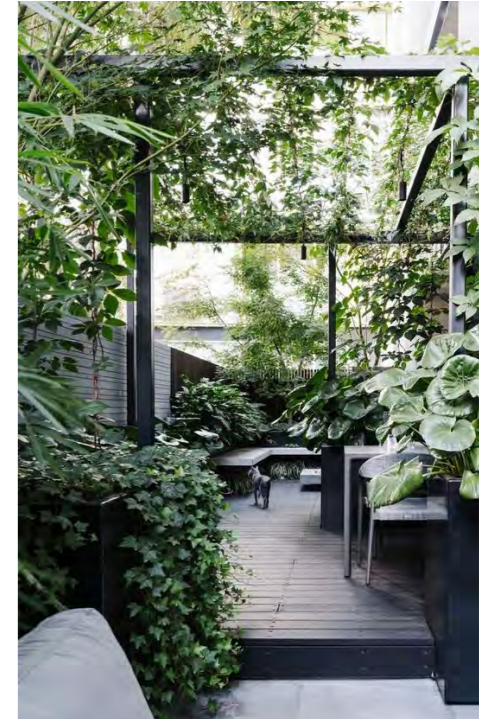
Planting Selection Process

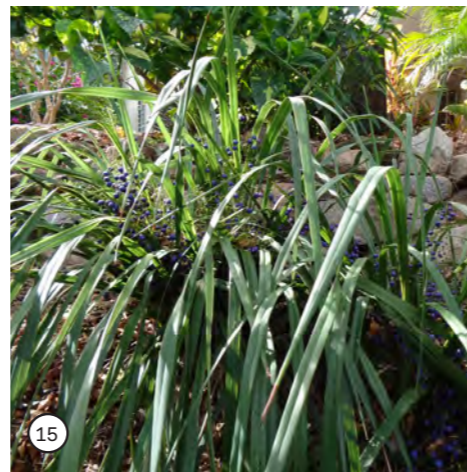
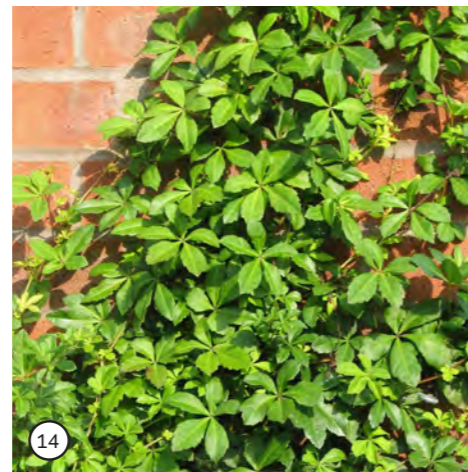
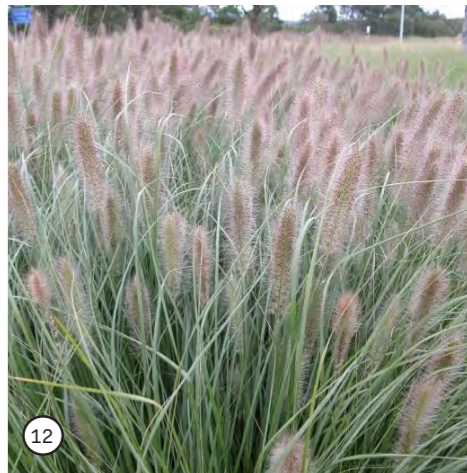
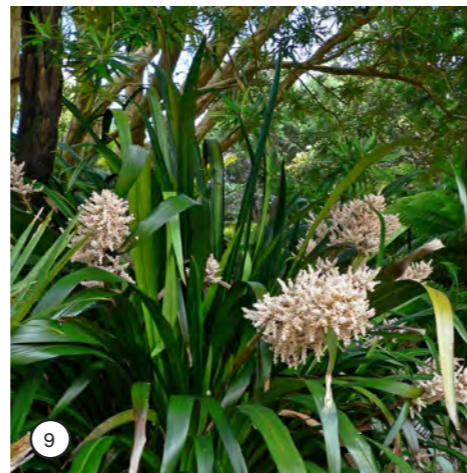
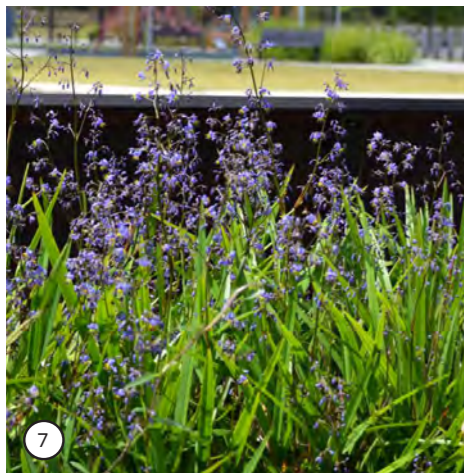
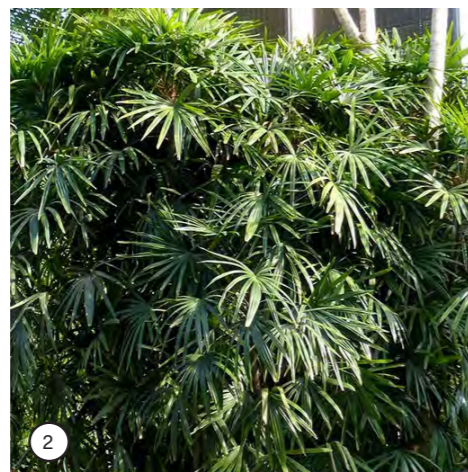
Understanding the design process, we have put in place a planting selection process that allows for the planting design to evolve along with the detailed design. This ensure that a robust and suitable planting palette will be installed at the finalisation of the project. The process is outlined in the following flow chart.

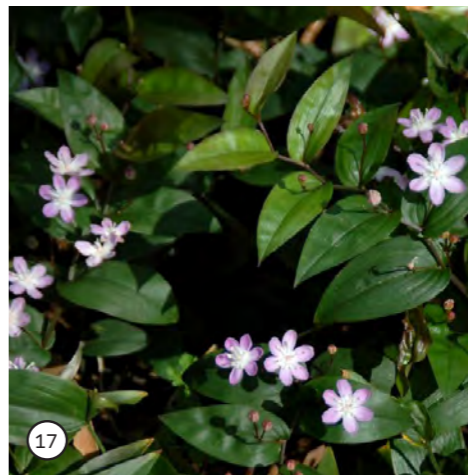
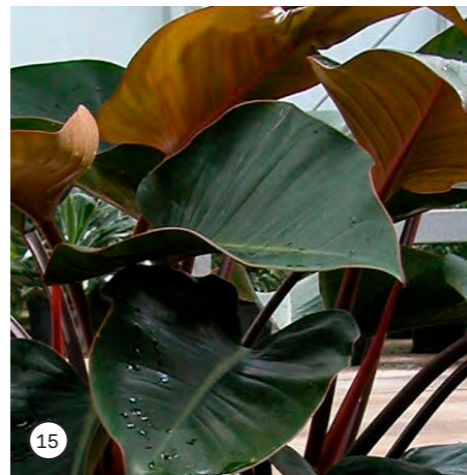
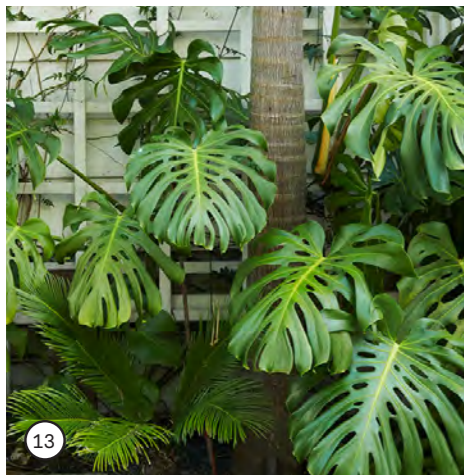
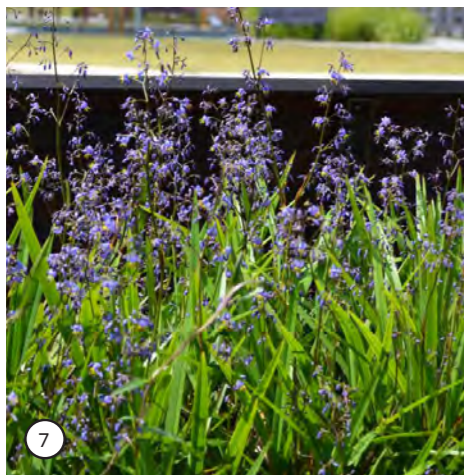
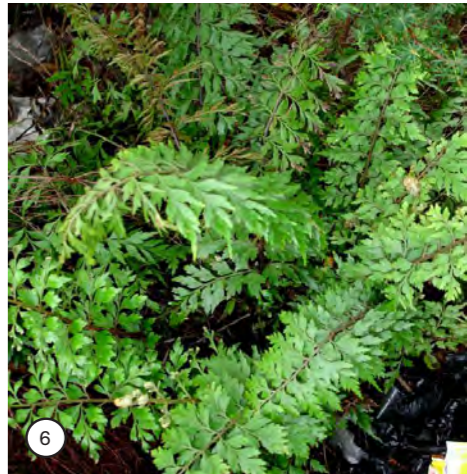
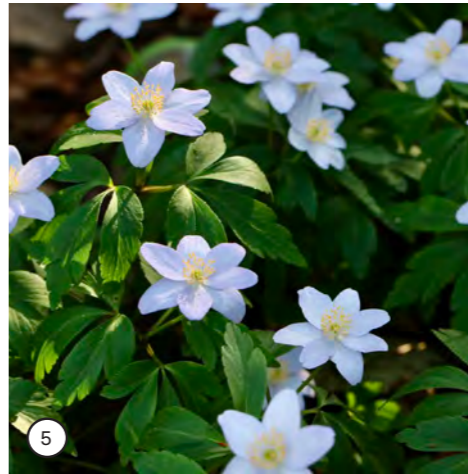
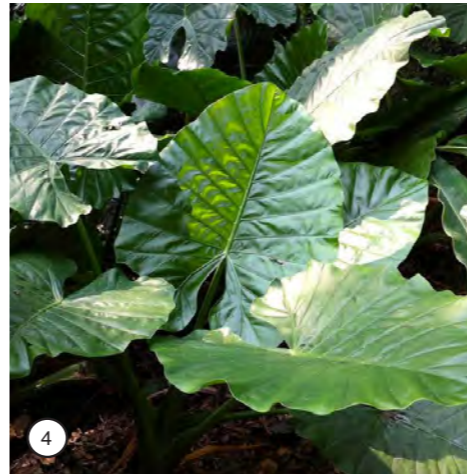
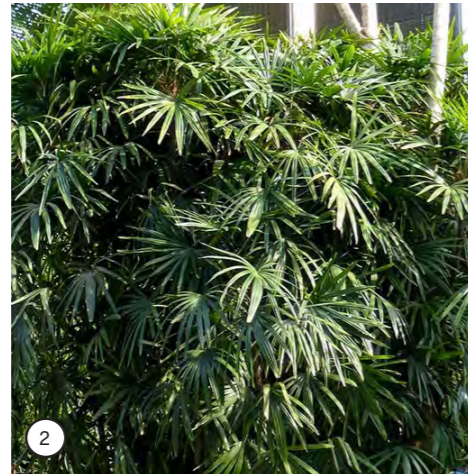


Planting Character

The proposed sub-tropical planting palette uses a variety of planting types to assist in curating habitable spaces for residences. Planting selection is based on the climatic response to ensure the palette is fit for purposes and enhances the user experience.

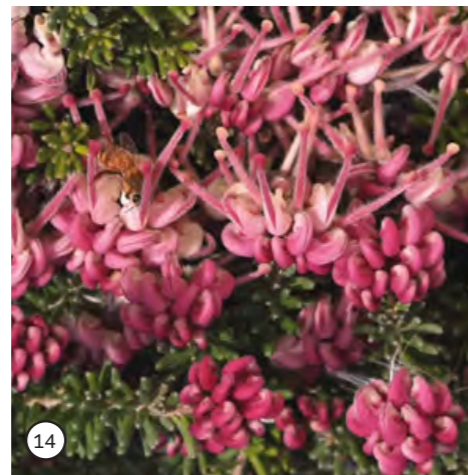
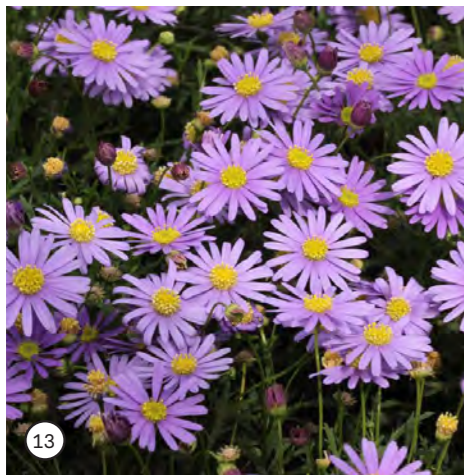
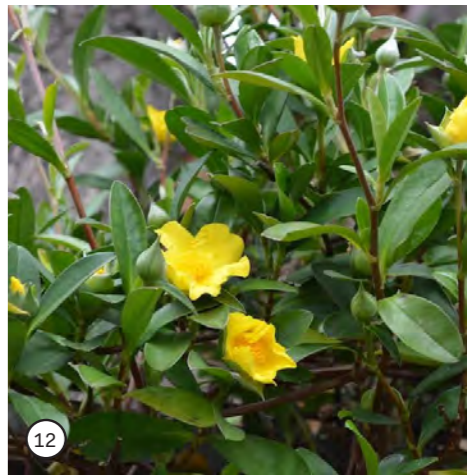
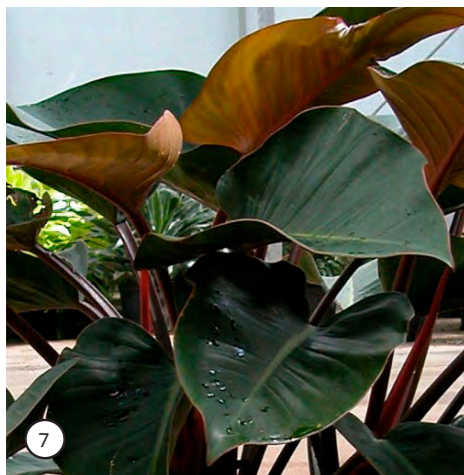
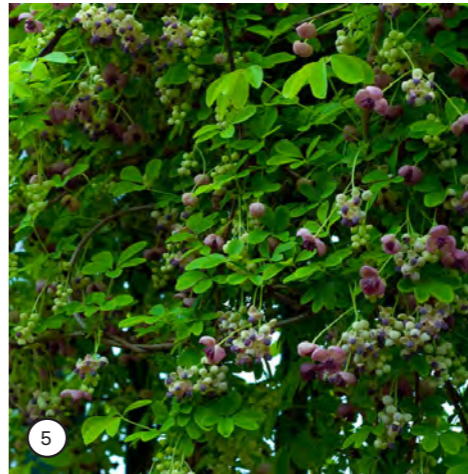
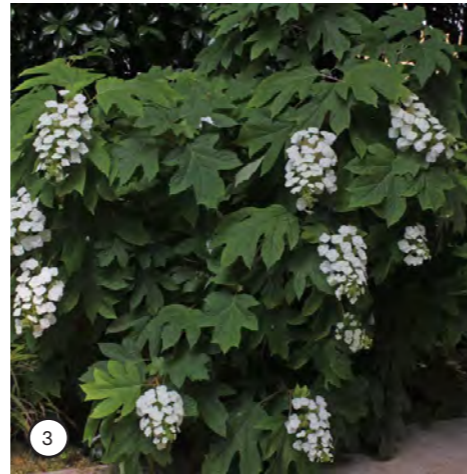
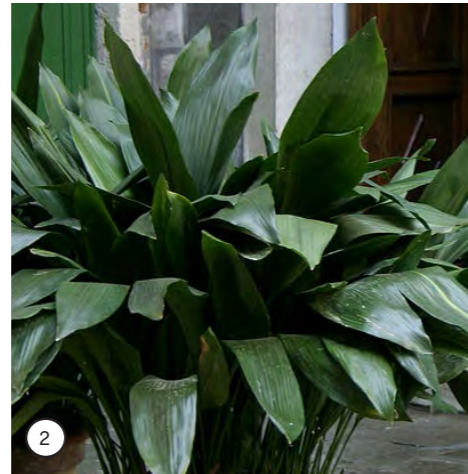


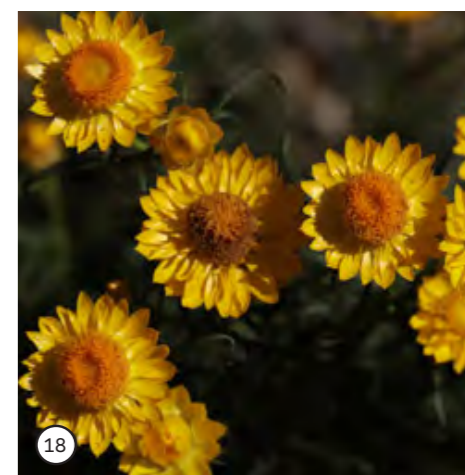
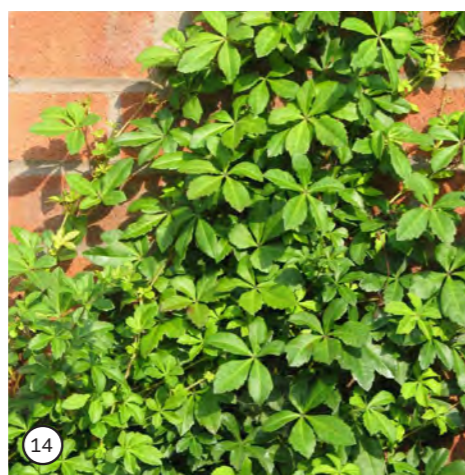
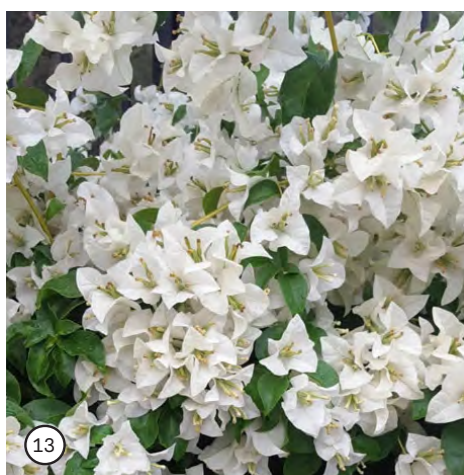
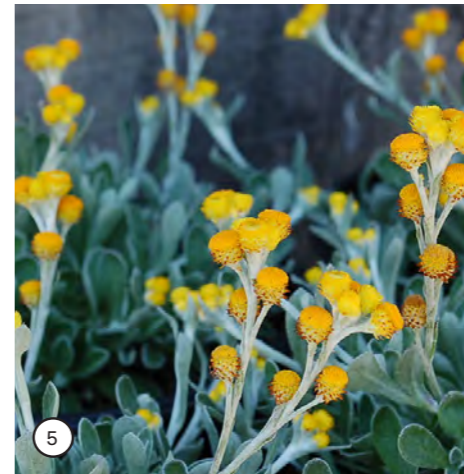
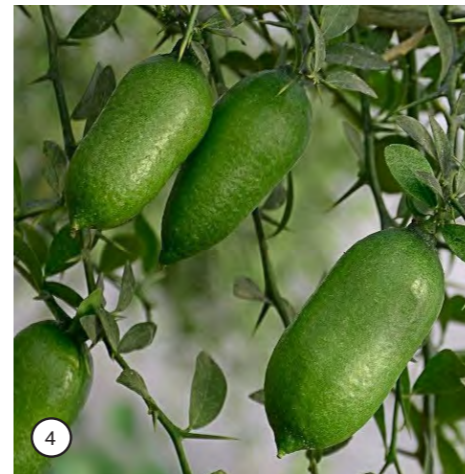
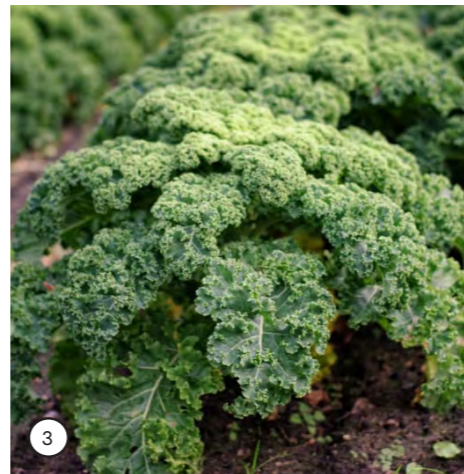




3.4 Planting Palette - The Meander

Image	Botanic Name	Common Name	Origin (Native / Exotic)	Mature Height (m)	Mature Width (m)	Installation Size	Light (0=shade 5=sun)	Foliage	Flowers	Seasonality												Comments			
										J	F	M	A	M	J	J	A	S	O	N	D				
The Meander - Ground Floor																									
Low Shrubs and Groundcovers																									
01	<i>Waterhousia floribunda</i>	Weeping Lilly Pilly	N	10	10	45L	4	Green	White														Beautiful weeping foliage; can be clipped		
02	<i>Aspidistra elatior</i>	Cast-Iron Plant	E	0.6	1.2	140mm	3	Dark Green	NA														Plant en masse		
03	<i>Hydrangea 'Sikes Dwarf'</i>	Oak-leaved Hydrangea	E	1.2	1.2	140mm	3	Dark Green	White														Large oak-like leaves; use as accent plant		
04	<i>Spathiphyllum wallisii 'Sensation'</i>	Giant Peace Lily	E	1	1	140mm	3	Dark Green	White														Use as tall accent plant		
The Meander - Level One																									
Low Shrubs and Groundcovers																									
05	<i>Akebia quinata</i>	Chocolate Vine	E	5	10	140mm	4	Green	Purple, Red														Train against trellis, prune to manage vigour		
06	<i>Dianella caerulea 'Little Jess'</i>	Blue Flax Lily	N	0.4	0.4	140mm	4	Green	Blue, Purple														Plant en masse		
07	<i>Philodendron 'Imperial Red'</i>	Philodendron Imperial Red	E	1	1	140mm	2	Red-tinged	NA														Red-tinged leaves, use as colour accent		
08	<i>Viola hederacea</i>	Ivy-leaved Violet	N	0.05	1	140mm	2	Dark Green	Purple, White														Shade tolerant groundcover		
The Meander - Level Two																									
Low Shrubs and Groundcovers																									
09	<i>Lamium maculatum</i>	Spotted Deadnettle	E	0.3	1.5	140mm	4	Green, Silver	White														Plant en masse		
10	<i>Philodendron 'Xanadu'</i>	Philodendron Xanadu	E	1.2	2	140mm	4	Green	NA														Shiny, serrated leaves; plant en masse		
11	<i>Dichondria argentea 'Silver Falls'</i>	Silver Nickel Vine	E	0.1	1.2	140mm	4	Silver	NA														Small, silver leaves; use as trailing plant		
12	<i>Hibbertia scandens</i>	Snake Vine	N	3	3	140mm	4	Green	Yellow														Yellow, winter flowers; train against trellis		
The Meander - Level Three																									
Low Shrubs and Groundcovers																									
13	<i>Brachyscome multifida</i>	Cut-leaf Daisy	N	0.2	0.75	140mm	4	Green	Purple														Small, daisy-like flowers; plant en masse		
14	<i>Grevillea langiera 'Mt Tamboritha'</i>	Grevillea Mt Tamboritha	N	0.5	1.5	140mm	4	Green	Pink														Fragrant flowers; low growing shrub		
15	<i>Pandorea jasminoides</i>	Bower Vine	E	5	5	140mm	5	Dark Green	Pink, White														Pink, trumpet-like flowers; train against trellis		
16	<i>Rhodanthe anthemoides</i>	Chamomile Sunray	N	0.3	0.6	140	4	Green	White														Small, paper-like flowers; plant en masse		





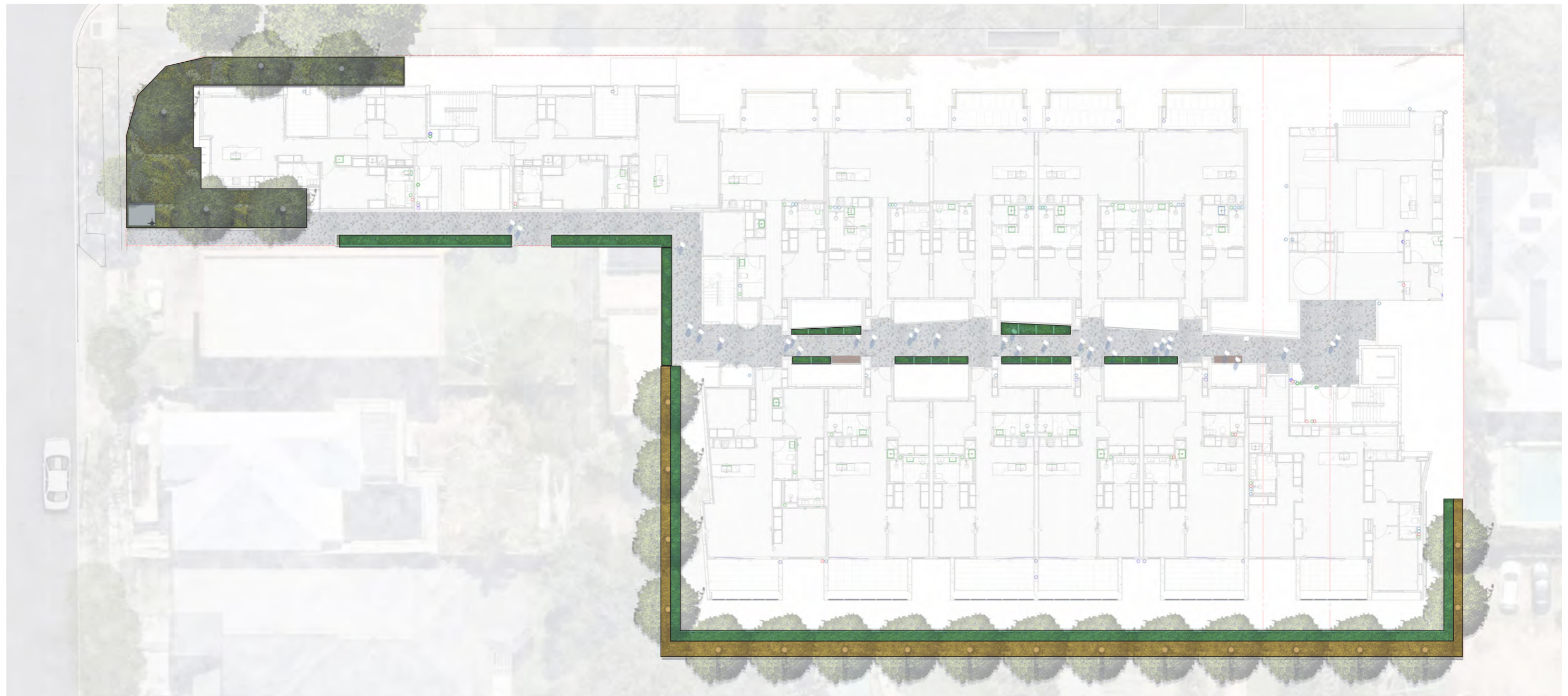
3.6 Soil Depth Plan - Ground Floor



3.7 Soil Depth Plan - Level 1

Legend

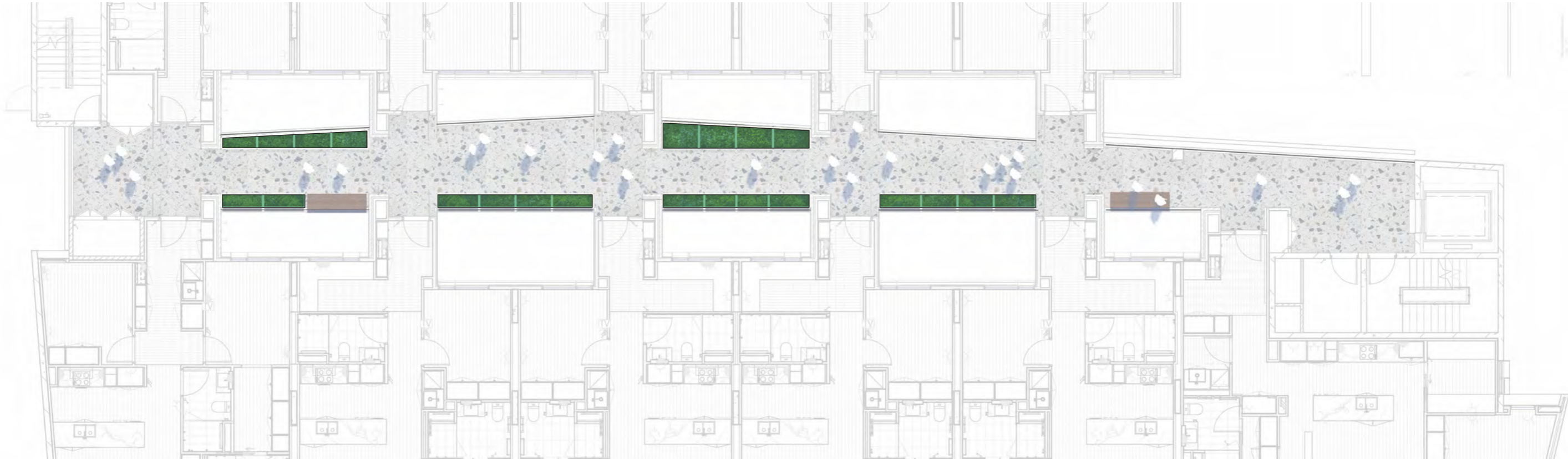
- Deep soil area
- Constrained deep soil area
- 600mm soil depth on structure
- 1200mm soil depth with localised mounding on structure



3.8 Soil Depth Plan - Level 2

Legend

- Deep soil area
- Constrained deep soil area
- 600mm soil depth on structure
- 1200mm soil depth with localised mounding on structure



3.9 Soil Depth Plan - Level 3 Communal Terrace



4.0 Materiality

4.1 Materials Palette

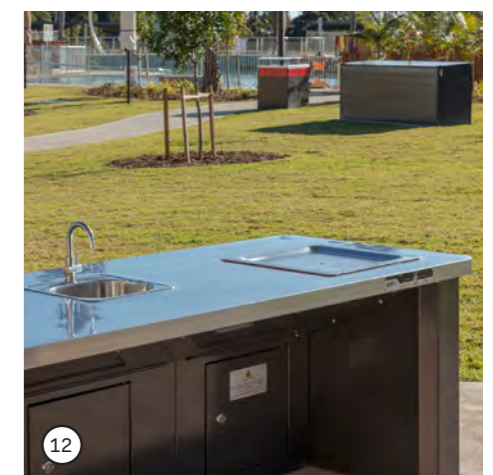
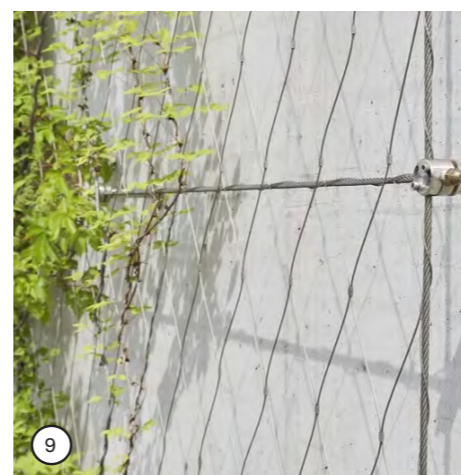
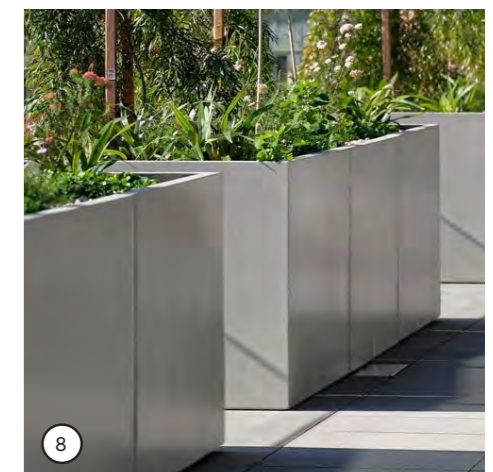
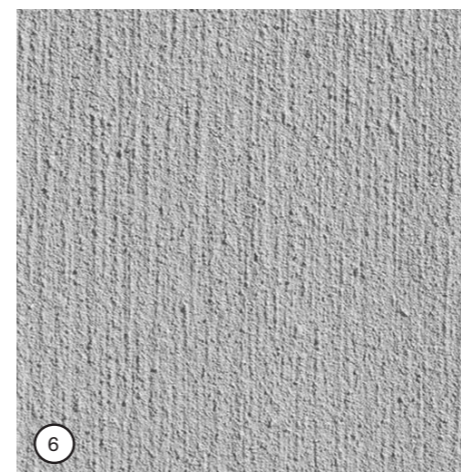
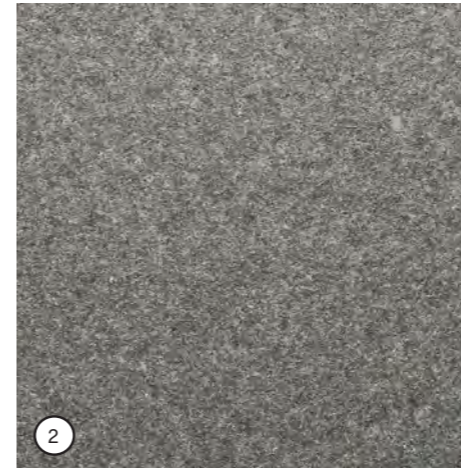
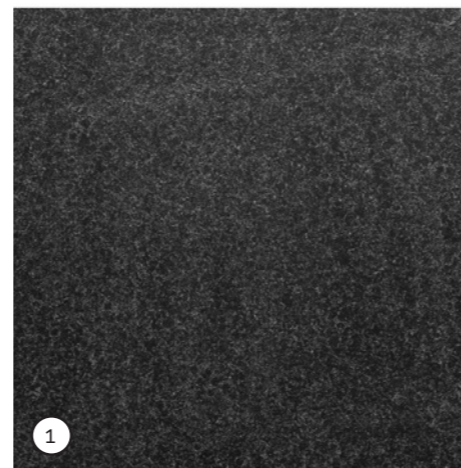
Design intent

The design intent for the materiality within the site mirrors the planting response, providing darker tones and textures within the Ground Floor and lower levels of the building, transitioning up to lighter tones towards the Rooftop.

Special areas within the communal spaces are intended to be denoted and announced through the use of a warmer textural paver that assists in establishing a more inviting space for the residents. Timber is intended to be used for seating elements.

Legend

- ① Porcelain paver - Quartz Anthracite
- ② Porcelain paver - Nero
- ③ Porcelain paver - Moca
- ④ Porcelain paver - Silver
- ⑤ Porcelain paver - Ivory
- ⑥ Rendered blockwork wall - Envoy
- ⑦ Stone-clad blockwork wall - Arrowmill
- ⑧ GRC planters
- ⑨ Steel greening system
- ⑩ Proprietary furniture
- ⑪ Stone bird bath
- ⑫ Stainless steel BBQ and sink



4.2 Materials Plan



5.0 Lighting

5.1 Lighting Strategy

Design intent

Lighting has been used to enhance the landscape through the following principles:

- + Highlight paths of travel with the use of bollard lighting;
- + LED strip lighting has been integrated within wall elements. The strip lighting will also assist in highlighting paths of travel when located between 200-300mm above the adjacent paved surface; and
- + Accentuate the landscape with the use of up-lighting to proposed trees. Lights will be positioned on an angle to minimise potential light pollution.

Note. Specialist Consultant to provide additional commentary on safety lighting within the public realm and to review lux levels.



Bollard lighting to illuminate paths



Up-lighting to trees



Bollards to recede within the landscape



LED Up-light within paving



LED Strip lighting

5.2 Lighting Plan



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