

INTRODUCTION

General

"Moranbah Urban Village" is a new Accommodation project proposed for Moranbah, and is to be developed by AUSCO Modular. The project follows numerous other Successful accommodation developments recently developed by AUSCO.

This project is subject to the provisions of the Moranbuh Urban Development Area Development Scheme, with the application being assessed by the ULDA. Specifically, the ULDA will assess the Development Application against the Non-resident worker accommodation guideline. Appendix 2 of this Guideline is very specific about the urban and landscape design requirements for this type of development. Further to a formal request by the ULDA for additional information, we hereby submit the current version of the Landscape Design Intent for this project. This issue of drawings includes detailed plans with information specifying what is proposed for improving visual amenity and landscape presentation. Also included are a series of inset plans as well as detailed sections through the site at various locations.

General Design Intent

At present, the site consists of a number of individual and clusters of dry-forest trees with dense native grasses and understory planting. Significant trees and understory planting identified will be retained and protected where possible, providing greater visual amenity and shade to new buildings.

The Landscape Design Intent is to provide sufficient visual amenity to the development so that it better integrates the new pre-fabricated buildings with the surrounding vegetation, whilst maximising shade wherever possible, providing a self sustainable landscape design outcome.

The ULDA landscape design guidelines pays particular attention to the boundaries between this type of development and adjacent land uses especially where projects about other existing residential projects. This item has been addressed in more detail in this current set of plans. In addition to this, further information has also been provided on how the development proposes to address the road frontage through landscape design.

Specific Landscape Elements

It is expected that many of the workers will spend most of their time inside in the air-conditioning throughout the hot summer months, however, in the colder months, it may be more desirable to recreate an outdoor environment suitable to warm up during the days. It is important therefore to provide attractive and useable outdoor settings for the comfort and use for those workers who will spend long periods of time here, often away from family. Facilities within the outdoor setting if requested may include picnic settings, bench seats, and shade structures as well as outdoor barbecues so that workers can self-cater if they desire.

It is also important to provide a variety of facilities that may encourage a range of passive recreational activities. If requested, a range of informal infrastructure items may be provided for fitness exercises including benches and rails, etc, for steps ups, push ups, and other associated exercises.

Landscape Planting Theme

Given the location of the "Urban Village" project and the expected level of maintenance to be implemented, it is imperative that the landscape design be developed in such a manner as to provide a neat and presentable image with a low maintenance requirement.

The final plant species for planting beds, etc must be hardy, drought tolerant and self-sustaining (i.e. require absolute minimal maintenance for establishment). Trees should and will be tough, hardy, reasonably fast growing, and appropriate to the local conditions with a great emphasis on providing as much shade as possible. Shade provided will help reduce glare, provide direct shade to paths and buildings, and will help create a more relaxed and comfortable atmosphere in which to reside. Shrubs and ground covers will be hardy and drought resistant, and will be used to create an array of colours and textures at eye-level and again used to help improve visual amenity where possible.

The completed Landscape Design Intent consists of the Landscape Master Plan showing the overall design of the site, a series of inset plans of selected areas within the site which shows greater detail, as well as a series of sections showing the proposed visual character of the site. The final three pages identify the proposed plant species to be used for the project including trees, shrubs and ground covers.

PLANS AND DOCUMENTS

referred to in the ULDA

APPROVAL dated 19/12/12

 HILL & EVANS LANDSCAPE ARCHITECTS		Unit 2 / 58 Perkins St West, Thornville, CO 8270 Ph 4771 2555 www.hill.com.au	
LANDSCAPE DESIGN INTENT Moranbah Urban Village		 AUSCO MODULAR	
PROJECT:		COMMENTS:	
Client:		CONTRACT NO:	
Design By:		DRAWN BY:	
TYPED:		DATE:	
CHECKED BY:		SCALE:	
HJ		DIMENSIONS ARE IN MM	
AUG 12		DO NOT SCALE	
AUS-12-170		SHEET NO.	
1		1	
02		A	



A Buffer planting with a variety of trees, shrubs and ground covers adjacent to the fencing along the property boundary. Fencing as detailed.

B Buffer planting to property boundary consisting of a mixture of trees, medium to small shrubs and ground covers.

C Fencing along property boundary to enclose adjacent private courtyards with pathways to each courtyard and a mixture of ground covers between.

D Street trees with clear canopy's underneath not to block visibility to be placed at 10-15m intervals.

E Large shade trees with a variety of small to medium shrubs and ground covers below, acting as a buffer between car parking and living areas.

F Shade sails in the centre of car park facilities to provide additional shade to parking, by others.

G A variety of medium trees, small shrubs and ground covers lining pathways to provide visual interest, amenity and shade.

H Planting beds with ground covers and small shrubs lining the entrances of buildings to improve visual amenity.

I Large feature tree in the centre of pathways to create visual interest, amenity and shade.

J Open spaces with a variety of medium to large trees to create visual interest, amenity and shade.

K Existing vegetation to be retained and supplemented with additional native planting.

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 19/12/12

- INSET D - Refer Dwg No. SK10
- INSET C - Refer Dwg No. SK09
- INSET B - Refer Dwg No. SK08
- INSET A - Refer Dwg No. SK07



HILL TOPS
LANDSCAPE ARCHITECTS
Unit 2/58 Parkins St West Townsville Q 4810
Ph 4771 2558
www.hilltops.com.au

Rev	Date	By	Description
1	15 AUG 12	REVISED	
2	15 AUG 12	REVISED	
3	15 AUG 12	REVISED	
4	15 AUG 12	REVISED	
5	15 AUG 12	REVISED	
6	15 AUG 12	REVISED	
7	15 AUG 12	REVISED	
8	15 AUG 12	REVISED	
9	15 AUG 12	REVISED	
10	15 AUG 12	REVISED	

AUSCO
MODULAR
LANDSCAPE DESIGN
INTENT
LANDSCAPE MASTER PLAN

Project	Moranbah Urban Village
Client	AUSCO Modular Pty Ltd
Drawn by	TWR
Checked by	HJ
Project No	AUS-12-172
Dwg No	LSK-02
Scale	03
Sheet	A



- A** Buffer planting to property boundary consisting of a mixture of trees, medium to small shrubs and ground covers.
- B** Fencing along property boundary to enclose adjacent private courtyards with pathways to each courtyard and a mixture of ground covers between.
- C** Street trees with clear canopy's underneath not to block visibility to be placed at 10-15m intervals.
- D** Large shade trees with a variety of small to medium shrubs and ground covers below, acting as a buffer between car parking and living areas.
- E** Shade sails in the centre of car park facilities to provide additional shade to parking.
- F** A variety of medium trees, small shrubs and ground covers lining pathways to provide visual interest, amenity and shade.
- G** Planting beds with ground covers and small shrubs lining the entrances of buildings to improve visual amenity.
- H** Large feature tree in the centre of pathways to create visual interest, amenity and shade.
- I** Open spaces with a variety of medium to large trees to create visual interest, amenity and shade.
- J** Existing vegetation to be retained and supplemented with additional native planting.

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 19/12/12

SCALE: 0 2.5 5 12.5m

1:250@A1
1:500@A3

Unit 2/58 Perkins St West, Townsville Q 4810
Ph 4771 2555
www.hjla.com.au

HJ LA
LANDSCAPE ARCHITECTS

Unit 2/58 Perkins St West, Townsville Q 4810
Ph 4771 2555
www.hjla.com.au

AUSCO
MODULAR
OR RE-CONFIGURABLE
OR RE-CONFIGURABLE
OR RE-CONFIGURABLE

LANDSCAPE DESIGN
INTENT
LANDSCAPE PLAN 2 of 4

Project: Moranbah Urban Village

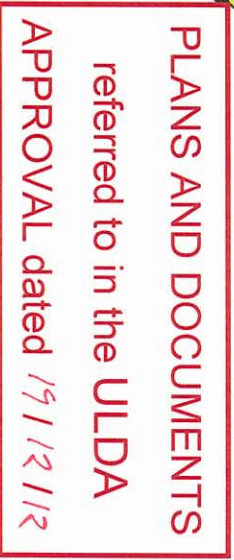
Client: AUSCO Modular Pty Ltd

Drawn by: TWR
Checked by: TWR
Date: 12/12/12

Project No: AUS-12-172

Sheet No: 05

Scale: A



Order By	Item Desc	Scale	☒	A1
TWR	AUG-12	1:250		
Ordered By	Order Desc	DIMENSIONS ARE IN MM		
HJ	AUG 12	DO NOT SCALE		
Project No	Order No.			
AUS-12-172				
Org No.	Sheet		Scale	
LSK-05	06		A	



- A** Buffer planting to property boundary consisting of a mixture of trees, medium to small shrubs and ground covers.
- B** Street trees with clear canopy's underneath not to block visibility to be placed at 10-15m intervals.
- C** Large shade trees with a variety of small to medium shrubs and ground covers below, acting as a buffer between car parking and living areas.
- D** Shade sails in the centre of car park facilities to provide additional shade to parking.
- E** A variety of medium trees, small shrubs and ground covers lining pathways to provide visual interest, amenity and shade.
- F** Planting beds with ground covers and small shrubs lining the entrances of buildings to improve visual amenity.
- G** Open spaces with a variety of medium to large trees to create visual interest, amenity and shade.

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 19/12/12

SCALE: 0 2.5 5 12.5m

1:250@A1
1:500@A3

THIEL
LANDSCAPE ARCHITECTS

Unit 2 / 59 Parkside St West Townsville Q 4810
Ph 4771 2555
www.thiel.com.au

Rev	Date	Description	By	Check
1	Aug 12	REVISED	TW	HL
2	15 Nov 12	REVISED	TW	HL

FOR THE CLIENT: AUSCO

AUSCO
MODULAR
28 ST CHARLES DRIVE WEST TOWNSVILLE

LANDSCAPE DESIGN
INTENT
LANDSCAPE PLAN 4 of 4

Project: Moranbah Urban Village

Client: AUSCO Modular Pty Ltd

Drawn By	Issue Date	Issue	Scale
TW	AUG 12	1:250	A1

NOTES: DIMENSIONS ARE IN MM
DO NOT SCALE

Project No: AUS-12-172

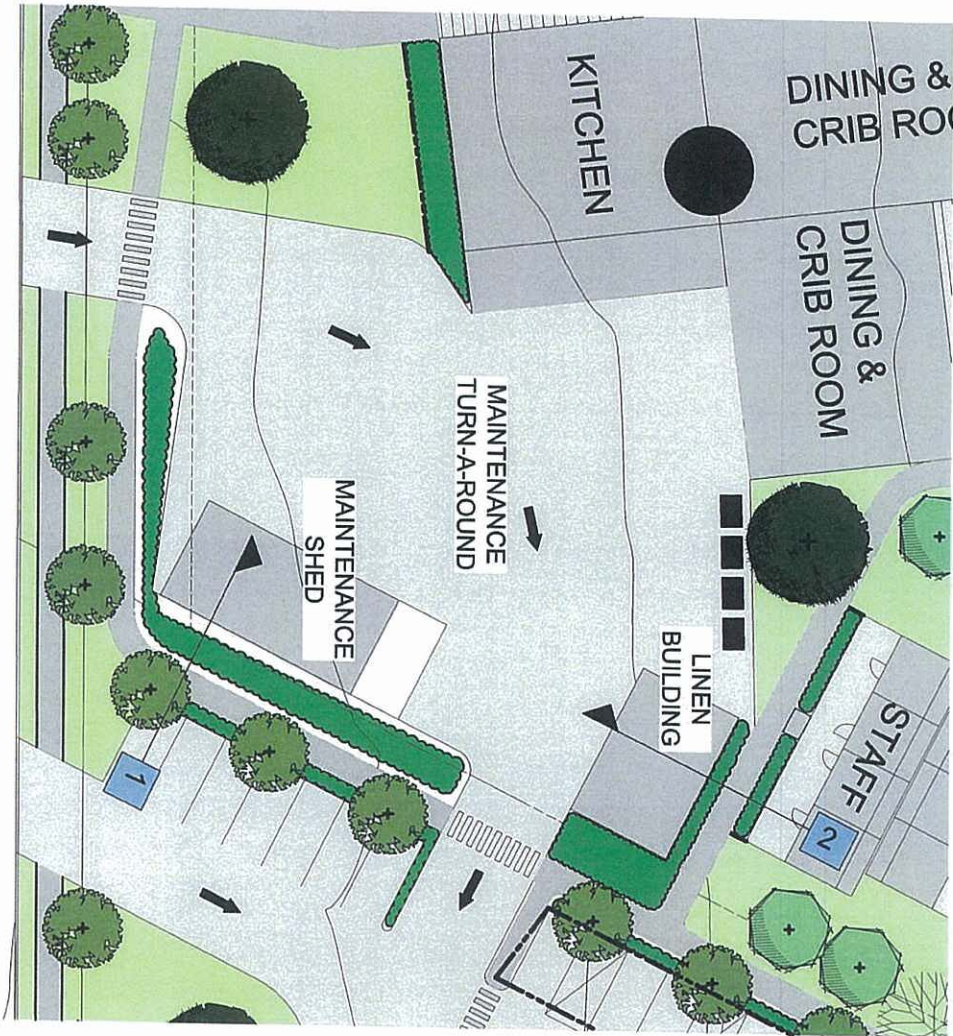
Drawn By: TW

Check By: HL

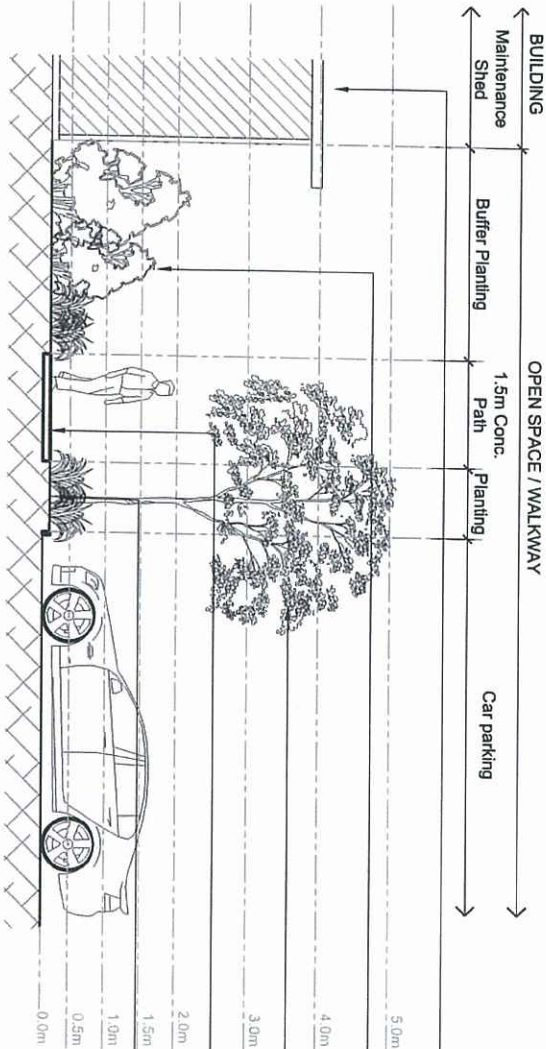
Issue Date: 07

Issue: A

LSK-06

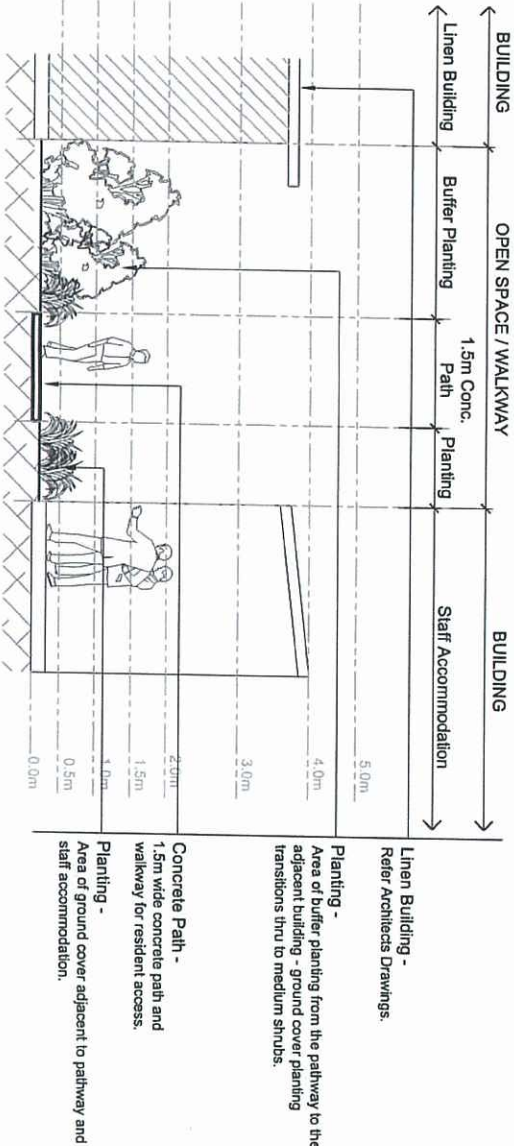


INSET PLAN A (Refer to Landscape Master Plan Aug '12)



1 Inset A - Typical Section To Show Screen Planting

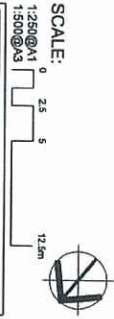
Not To Scale



2 Inset A - Typical Section to Show Planting Between Buildings

Not To Scale

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 19/12/12



1250@A1
13500@A3

Unit 2/58 Perkins St West, Townsville, Q. 4810
Ph 4771 2555
www.hylla.com.au

HYLLA
LANDSCAPE ARCHITECTS

Rev	Description	By	Date
C	Rev'd 12	REVISED	TWR/HJ
B	Aug 12	REVISED	TWR/HJ
A	15 NOV 12	08/01/12	TWR/HJ

Scale: 1:500
Rev'd 12 (08/01/12)

AUSCO
MODULAR
LANDSCAPE DESIGN
INTENT
SCREEN PLANTING

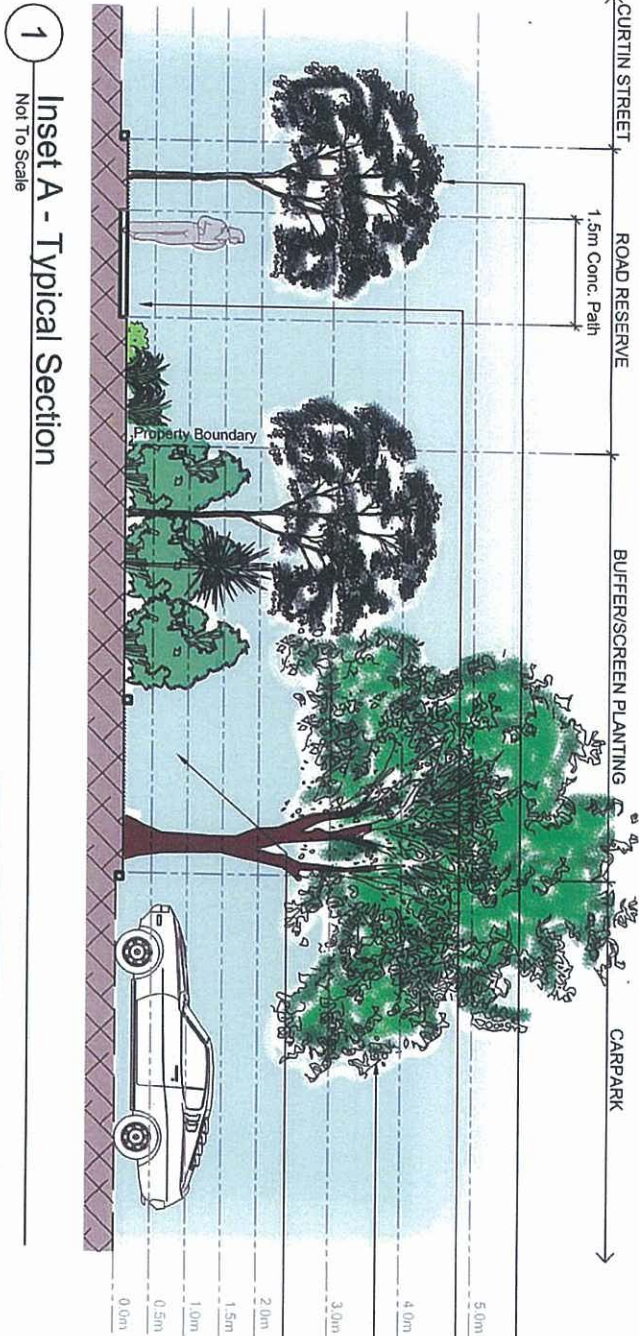
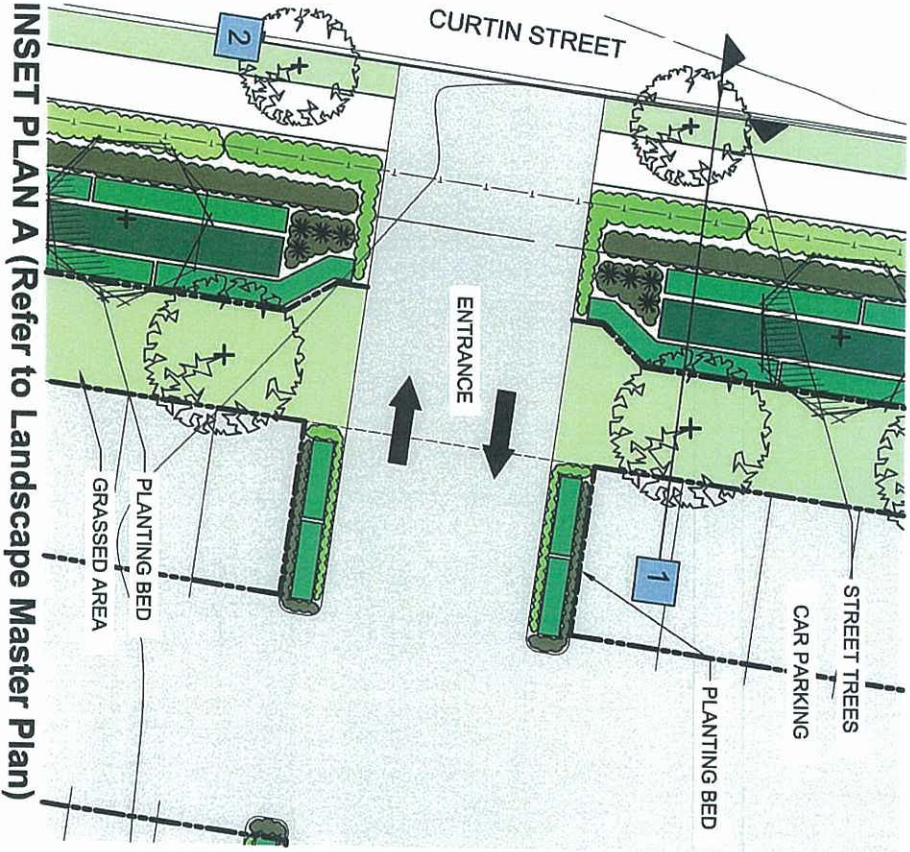
Project: Moranbah Urban Village

Client: AUSCO Modular Pty Ltd

Drawn by: TWR
Checked by: TWR
Project No: AUS-12-172

Scale: 1:500
Rev'd 12 (08/01/12)

Sheet: 01 of 01



Street Tree -
Medium to large size trees with high canopies evenly spaced at 10m centres.

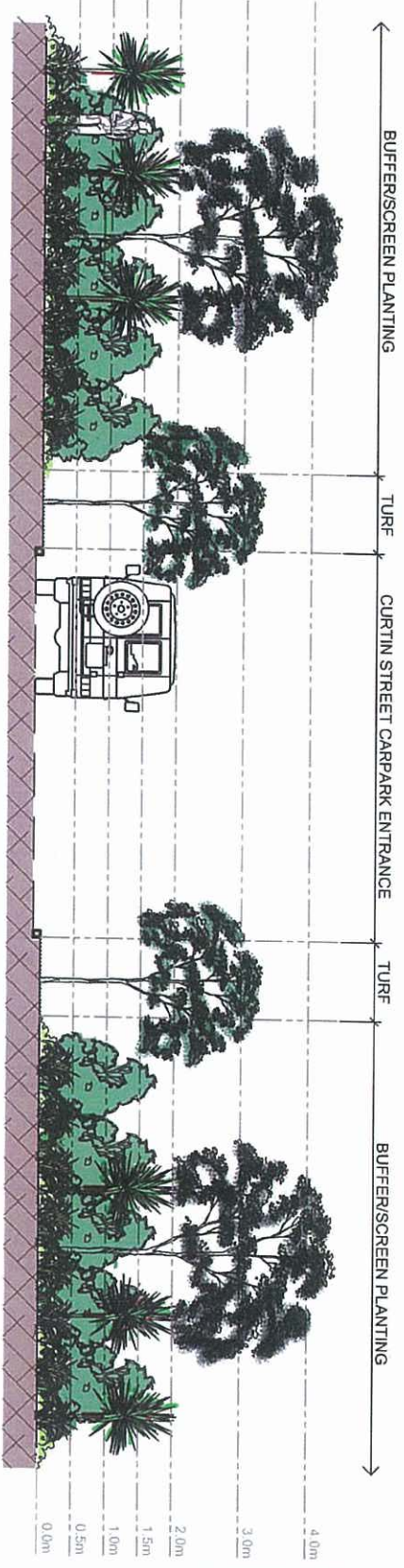
Concrete Path -
1.5m wide concrete path and walkway for pedestrian access.

Shade Tree -
Large shade trees to centre of buffer planting zone - singular trunk with large shade canopy to provide dense screening into the property.

Buffer Planting -
Area of planting to property boundary - ground cover planting transitions thru to large hedging plants with large tree planting and then transitioning back to ground cover planting to form a visual barrier and provide soliscape screening.

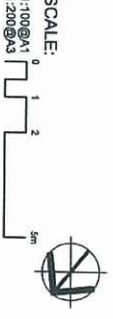
The inset plan and sections indicate the proposed landscape treatment to the boundaries fronting the adjacent roads. As per ULDA's requirements, significant landscape treatment has been indicated along the property boundary to provide an improved streetscape and to not block view points from entrances/ exits points.

2 Inset A - Typical Elevation
Not To Scale



1 Inset A - Typical Section
Not To Scale

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 19 / 12 / 12



HILLTOPS
LANDSCAPE ARCHITECTS

Unit 2 / 58 Perkins St West, Townsville Q 4810
Ph: 4771 2556
www.hilltops.com.au

Rev	Date	By	Description	Check
1	Aug 12	REVISION		
2	Aug 12	REVISION		
3	Aug 12	REVISION		
4	Aug 12	REVISION		
5	Aug 12	REVISION		
6	Aug 12	REVISION		
7	Aug 12	REVISION		
8	Aug 12	REVISION		
9	Aug 12	REVISION		
10	Aug 12	REVISION		

AUSCO
MODULAR

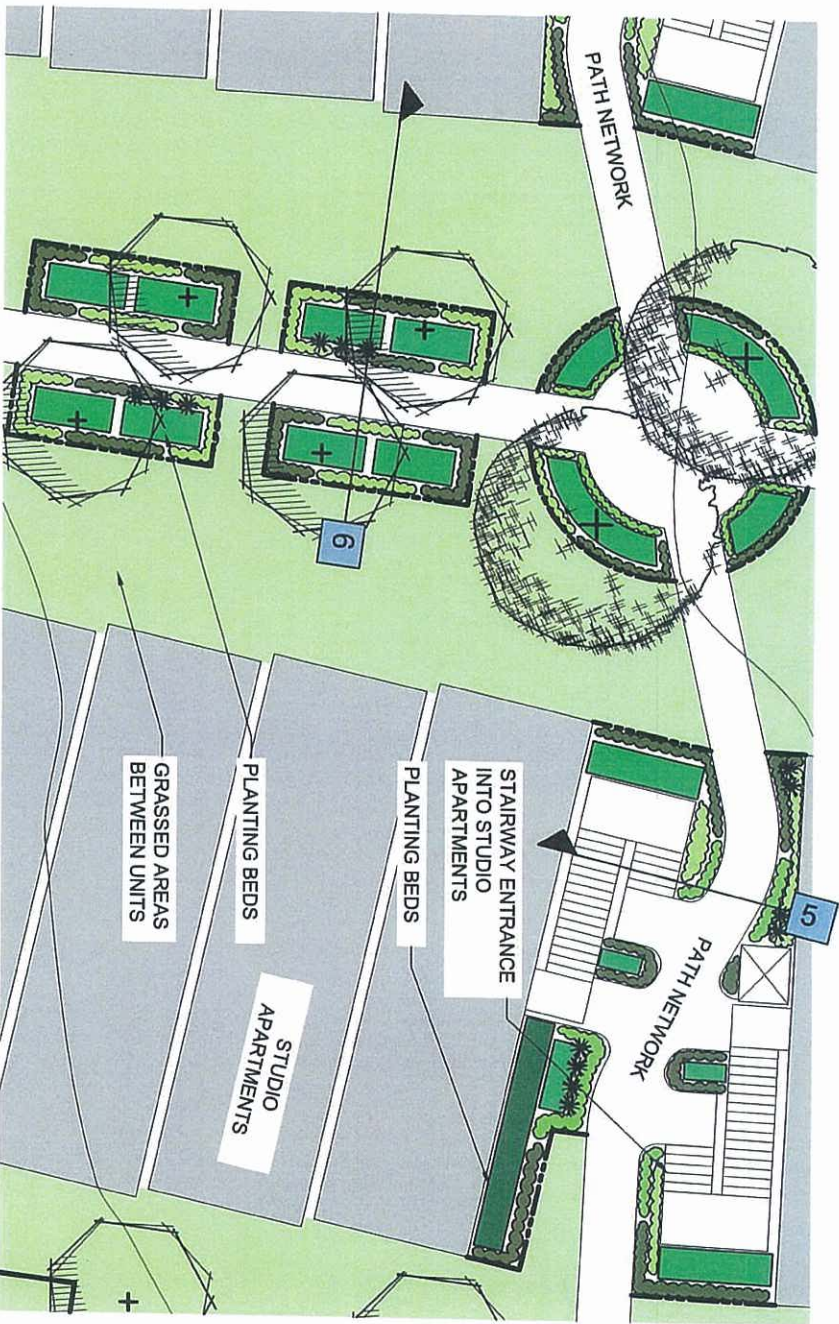
CONCRETE MODULAR FOR UP TO 100 SQM
ST 12 CONCRETE MODULAR HOUSES AND OFFICES

INTENT
SUPPLEMENTARY
LANDSCAPE PLAN 1 of 5

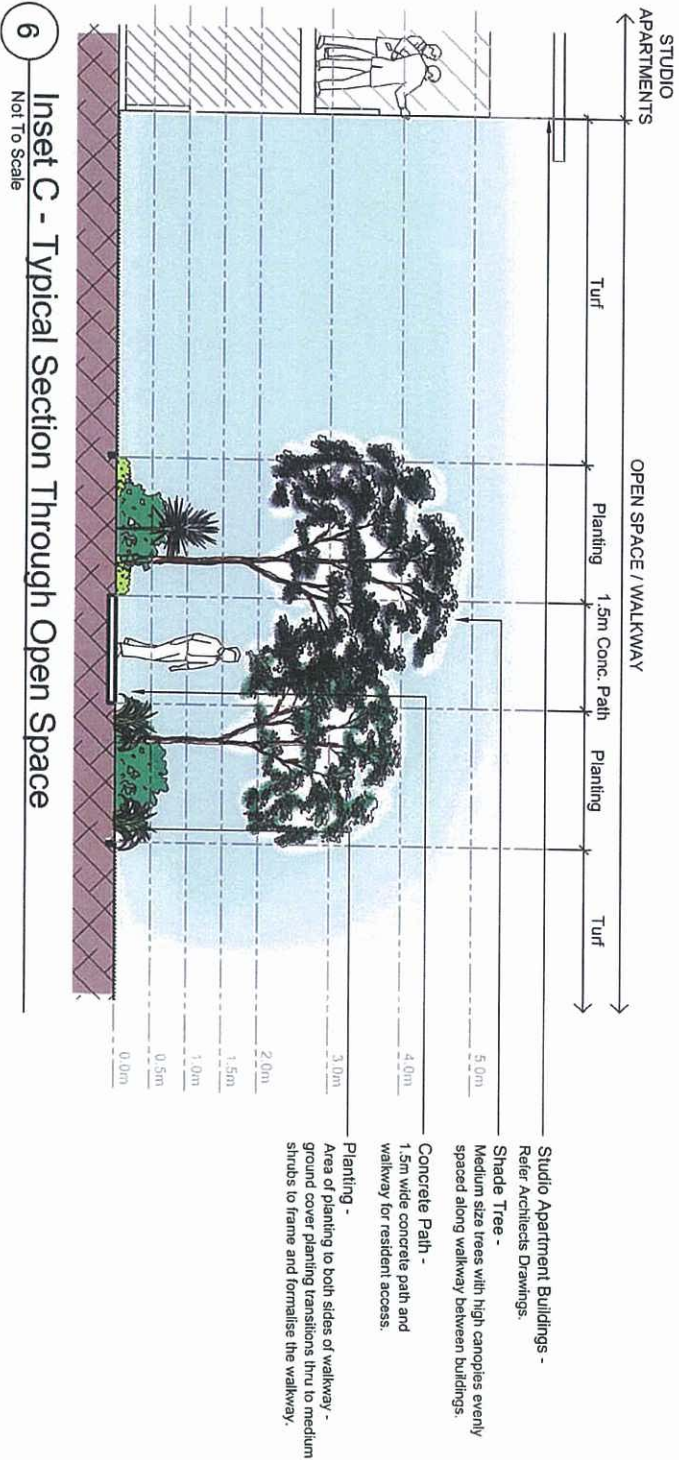
Project
Moranbah Urban Village

Client
AUSCO Modular Pty Ltd

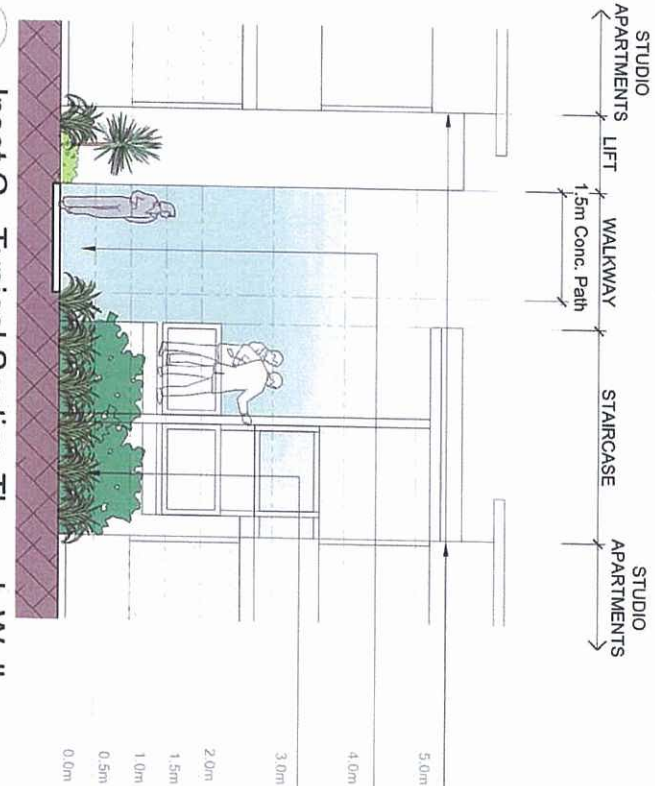
Drawn by	Drawn Date	Scale	Sheet
TWR	AUG 12	1:100	A1
Checked by	Check Date	DIMENSIONS ARE IN MM	
HJ	AUG 12	DO NOT SCALE	
Project No	Order No		
AUS-12-172			
Proj File	Sheet	Issue	
LSK-07	08	A	



INSET PLAN C (Refer to Landscape Master Plan)



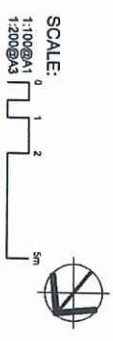
Inset C - Typical Section Through Open Space



Inset C - Typical Section Through Walkway

The Inset plan and sections indicate the typical landscape treatment to be implemented in and around the studio apartments. Plant species will be selected to provide visual amenity and improved landscape presentation, however, low maintenance will be a key objective, so that the grounds look presentable at all times.

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 19/11/2012



Rev	Date	By	Check	Description
1	Aug 12	TDH	TDH	ISSUED FOR TENDERS
2	Aug 12	TDH	TDH	REVISED
3	Aug 12	TDH	TDH	REVISED
4	Aug 12	TDH	TDH	REVISED
5	Aug 12	TDH	TDH	REVISED

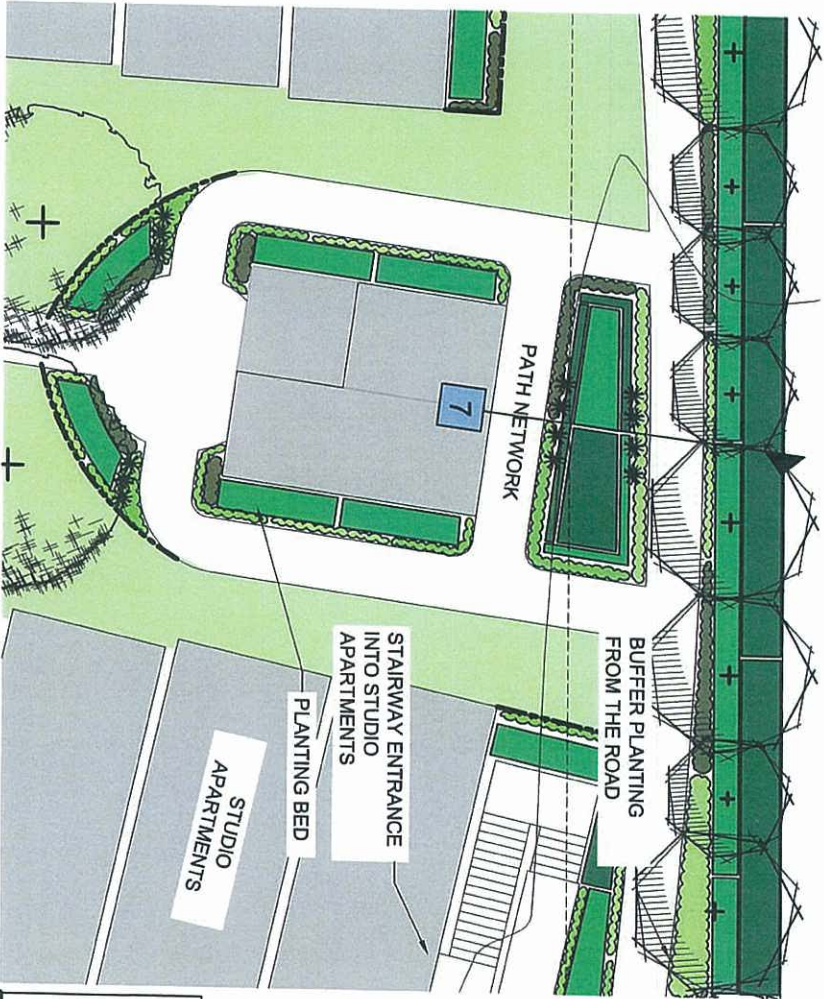


Rev	Date	By	Check	Description
1	Aug 12	TDH	TDH	ISSUED FOR TENDERS
2	Aug 12	TDH	TDH	REVISED
3	Aug 12	TDH	TDH	REVISED
4	Aug 12	TDH	TDH	REVISED
5	Aug 12	TDH	TDH	REVISED

Rev	Date	By	Check	Description
1	Aug 12	TDH	TDH	ISSUED FOR TENDERS
2	Aug 12	TDH	TDH	REVISED
3	Aug 12	TDH	TDH	REVISED
4	Aug 12	TDH	TDH	REVISED
5	Aug 12	TDH	TDH	REVISED

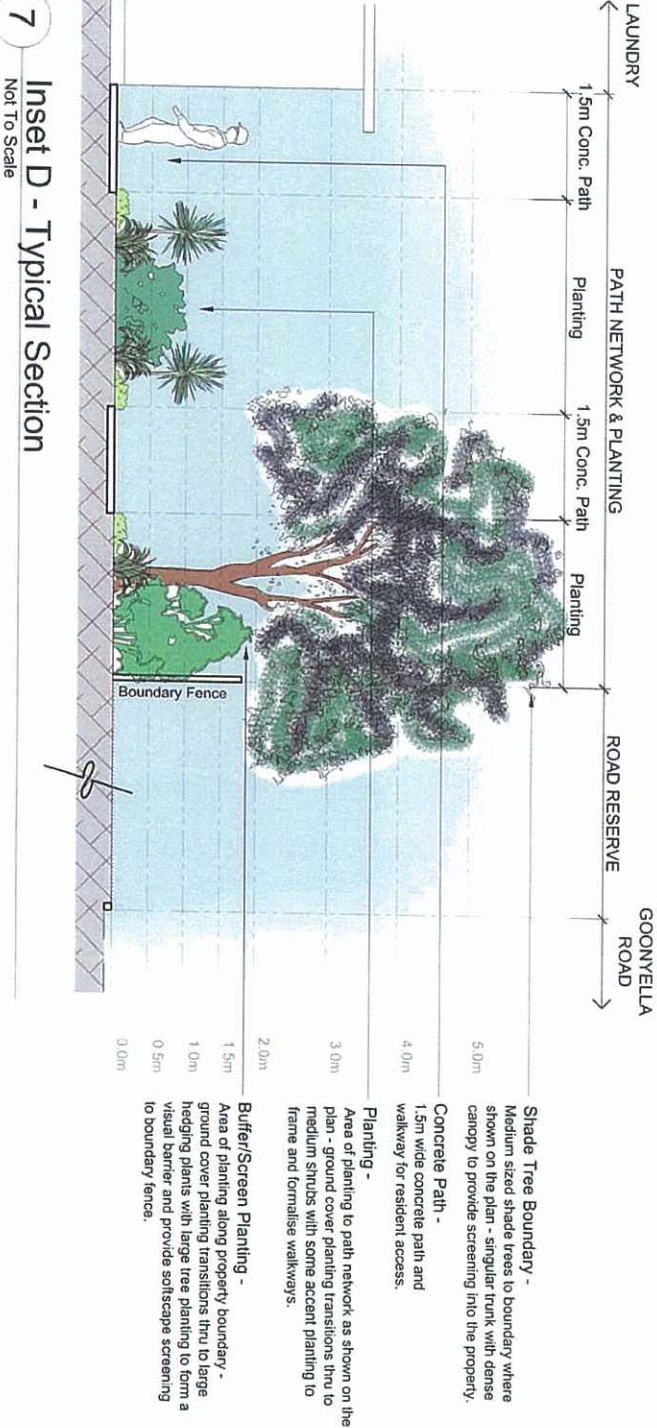
Rev	Date	By	Check	Description
1	Aug 12	TDH	TDH	ISSUED FOR TENDERS
2	Aug 12	TDH	TDH	REVISED
3	Aug 12	TDH	TDH	REVISED
4	Aug 12	TDH	TDH	REVISED
5	Aug 12	TDH	TDH	REVISED

Rev	Date	By	Check	Description
1	Aug 12	TDH	TDH	ISSUED FOR TENDERS
2	Aug 12	TDH	TDH	REVISED
3	Aug 12	TDH	TDH	REVISED
4	Aug 12	TDH	TDH	REVISED
5	Aug 12	TDH	TDH	REVISED



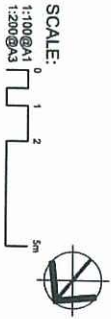
The Inset plan and sections indicate the typical landscape treatment to be implemented in and around the studio apartments and adjacent facilities, ie. laundry's. Plant species will be selected to provide visual amenity and improved landscape presentation, however, low maintenance will be an key objective, so that the grounds continue to look good at all times.

INSET PLAN D (Refer to Landscape Master Plan)



7 Inset D - Typical Section
Not To Scale

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 19 / 12 / 12



THIEL ARCHITECTS
LANDSCAPE ARCHITECTS
Unit 2 / 59 Parkins St West Townsville Q 4810
Ph 4771 2555
www.thiela.com.au

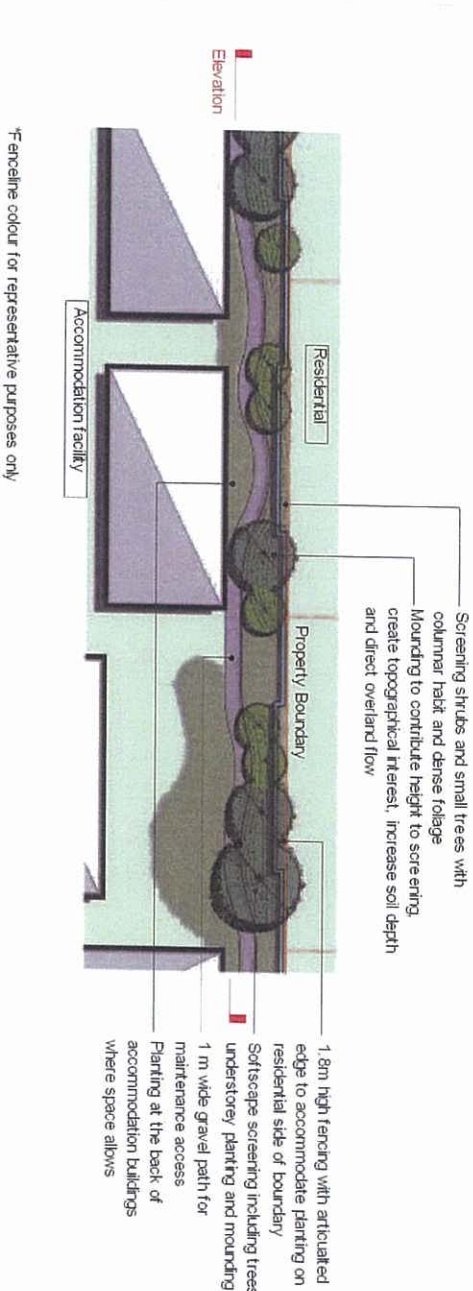
Rev	Date	By	Description
A	12/12/12	THIEL	ISSUED FOR TENDERS

AUSCO
MODULAR
LANDSCAPE DESIGN
INTENT
SUPPLEMENTARY
LANDSCAPE PLAN 4 of 5
Moranbah Urban Village
AUSCO Modular Pty Ltd

Drawn By	Checked By	Scale	Sheet
THIEL	THIEL	1:100	A1
Project No.	Drawn No.	Sheet	Scale
AUS-12-172	11	11	A

One of the major ULDA requirements for the project is how the developer proposes to treat the boundaries adjacent other existing industrial areas. Below is an extract from the ULDA Guidelines. We propose to implement what is indicated on the 2 sketch plans where possible, with the exception of the earth mounding.

Fence types shall be generally as indicated on the attached photographs. All fences shall be 1.8m high, with 100x100mm HWD timber posts at 2.4m centres, and clad with 100mm timber pailings, and fully stained with a clear, oil based stain for greater longevity.



Mounding to contribute height to screening, create topographical interest, increase soil depth and direct overland flow

1.8m high fencing with articulated edge to accommodate planting on residential side of boundary

Softscape screening including trees, understory planting and mounding

INDICATIVE PLAN & ELEVATION OF FENCING TO BOUNDARIES WITH INTEGRATED SOFT PLANTING (As per ULDA Guidelines).



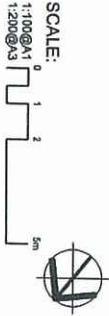
Typical view of the proposed fence (best side to present to the adjacent residential land).



Typical rear view of the proposed fence (indicating construction of the fence).

It is proposed that the back side of the fence remains visible to the development. The design intent will be to ensure proper and adequate planting to ensure that the fence ultimately remains the secondary form of visual treatment along the boundaries, and that the planting will be the main visual element along the boundaries.

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 19 / 12 / 12



THINEL VONB
LANDSCAPE ARCHITECTS

Unit 2 / 58 Perinla St West Townsville Q 4810
Ph: 4771 2558
www.thinelvonb.com.au

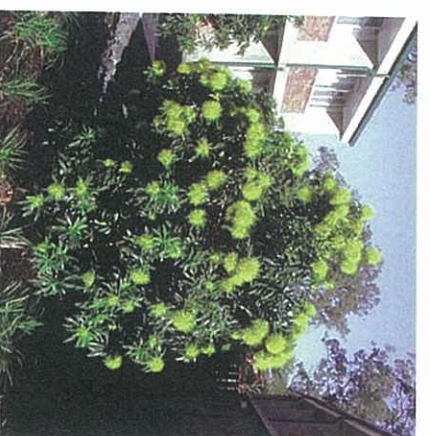
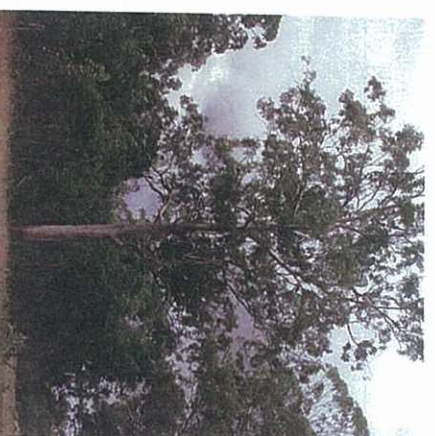
Rev	Date	Description	By	Check
B	Aug 12	REVISED	TWR	HJ
A	AS NOTED	ORIGINAL	TWR	HJ

AUSCO
MODULAR

DESIGNING AND BUILDING MODULAR HOMES
FOR THE FUTURE OF RURAL AUSTRALIA

LANDSCAPE DESIGN
INTENT
FENCING OPTIONS

Moranbah Urban Village			
AUSCO Modular Pty Ltd			
Drawn By:	Drawn Date:	Issue:	
TWR	AUG 12	N/A	A1
Checked By:	Check Date:	DIMENSIONS ARE IN MM	
HJ	AUG 12	DO NOT SCALE	
Drawn No:	Drawn No:	Sheet:	
AUS-12-172	-		
Drawn No:	Sheet:	Issue:	
LSK-11	12	A	



The trees identified herein have been selected for use throughout the project, and have been selected based on their rate of growth, hardness, general availability, and appropriateness to the local conditions.

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 19 / 12 / 12



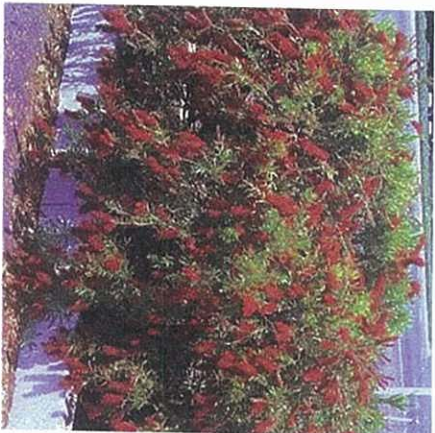
Unit 2 / 56 Parkins St West
Ph: 4771 2556

THIEL JONES
LANDSCAPE ARCHITECTS

www.tjla.com.au

0	Aug 12	REVISED	TWIS HU	
A	AS NOTED	ORDINAL	TWIS HU	
Issue	Date	Description	By	Direct

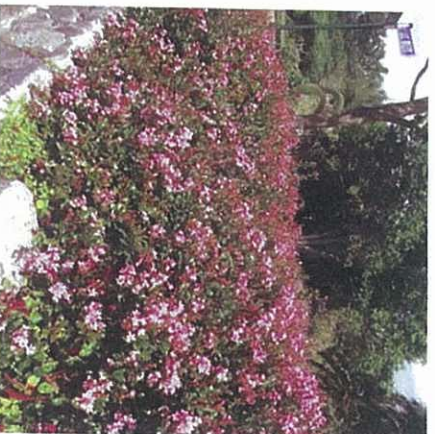
[illegible]



CALLISTEMON 'Captain Cook'
"Callistemon"



SYZYGIUM australe
"Scrub Cherry"



RHAPHIOLEPIS indica
"Indian Hawthorn Native"



MURRAYA paniculata
"Mock Orange"



MURRAYA min-a-min
"Dwarf Mock Orange"



GARDENIA florida
"Gardenia Florida"



CORDYLINE 'Red Wings'
"Red Wings"



WESTRINGIA fruticosa
"Coastal Rosemary"

The shrubs identified herein have been selected for use throughout the project, and have been selected based on their rate of growth, hardness, general availability, and appropriateness to the local conditions.

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 19 / 12 / 12



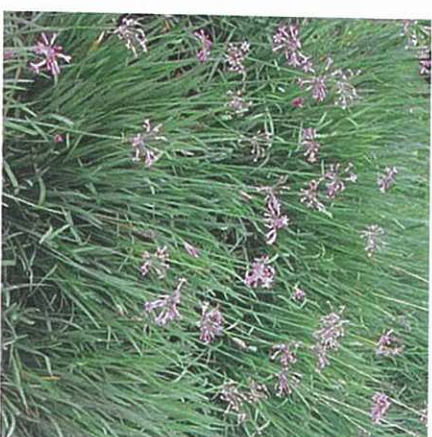


HUEL TANS
LANDSCAPE ARCHITECTS

Unit 2 / 59 Parkins St West, Townsville, Q 4810
Ph 4771 2555
www.hula.com.au

AUSCO		AUSCO	
LANDSCAPE DESIGN		LANDSCAPE DESIGN	
INTENT		INTENT	
PROPOSED SHRUBS		PROPOSED SHRUBS	

AUSCO		AUSCO	
LANDSCAPE DESIGN		LANDSCAPE DESIGN	
INTENT		INTENT	
PROPOSED SHRUBS		PROPOSED SHRUBS	
Project		Project	
Moranbah Urban Village		Moranbah Urban Village	
Client		Client	
AUSCO Modular Pty Ltd		AUSCO Modular Pty Ltd	
Drawn By		Drawn By	
TWR		TWR	
Checked By		Checked By	
HJ		HJ	
Project No		Project No	
AUS-12-172		AUS-12-172	
Sheet		Sheet	
LSK-19		LSK-19	



The groundcovers identified herein have been selected for use throughout the project, and have been selected based on their rate of growth, hardness, general availability, and appropriateness to the local conditions.

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 19/12/12



Unit 2 / 59 Pordine St West
Tomerville Q 4810
Ph 4771 2556
www.jfile.com.au

Issue	Date	Description	By	Time
B	Aug 12	REVISED	TWY	HJ
A	AS NOTED	ORIGINAL	TWY	HJ

FROM THE COMPTROLLER

		CEMENT ALUMINUM MODULAR SYSTEMS ARE THE MOST VERSATILE, ECONOMICAL AND EASY TO CONSTRUCT BUILDING METHOD AVAILABLE ANYWHERE	
LANDSCAPE DESIGN		INTENT	
PROPOSED GROUND		COVERS	
Moranbah Urban Village		Project	
AUSCO Modular Pty Ltd		Detail	
Drawn By:	Issue Date:	Scale:	Notes:
TMR	AUG 12	N/A	DIMENSIONS ARE IN MM DO NOT SCALE
Checked By:	Date Issd:	Issued By:	A1
HJ	AUG 12		
AUS-12-172			
Project No:	Sheet:	Total:	Size:
LSK-14	15	1	A