



**PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL**

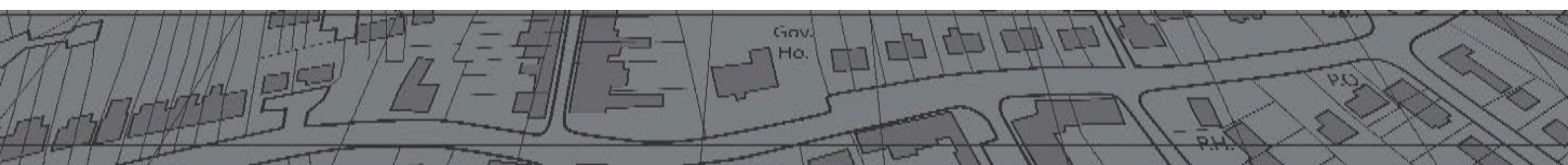
Approval no: DEV2022/1290

Date: 08/03/2023



ATTACHMENT 5

Revised Statement of Landscape Intent





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DEVELOPMENT APPROVAL

Approval no: DEV2022/1290
Date: 08/03/2023



AMENDED IN RED

By: Elizabeth Piper
Date: 10/02/2023



Landscape Intent

17 Weinam + 57 Hamilton Street

Redland Bay, QLD

Project Reference: L21191

Revision C | October 2022

Gold Coast

1638 Tweed Street, Burleigh Heads QLD 4220
PO Box 3805, Burleigh Town QLD 4220


Gladstone

2/172 Goondoon Street, Gladstone, QLD 4680
PO Box 5332, Gladstone QLD 4680

admin@zonelandscape.com.au

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Queensland
Government

Document Revisions

Rev.	Comments	Date	Initial
-	Issue for Review	20/04/22	HL
-	Roof Top Design	28/04/22	EP
-	For Review	28/04/22	HL
A	For Lodgement	29/04/22	HL
B	For Lodgement	25/08/22	HL
C	For Lodgement	20/10/22	HL

Document Sources

Rev.	Base Information	Issued By	Issued
A	Architectural Plans	Archidiom	28/04/22
	Civil Report	ADG	28/04/22
	Stormwater Catchment & Treatment Plan	Biome	27/04/22
B	Architectural Plans	Archidiom	06/08/22
A	Civil Report	ADG	16/08/22

1.0 Site Context.

Legend

- 1 Subject Site
- 2 Redland Bay Marina
- 3 Redland Bay Hotel
- 4 Cleveland Redland Bay Road
- 5 Victoria Point Shopping Centre
- 6 Pitt Street Park
- 7 Weinham Creek
- 8 Redland Bay Golf Course

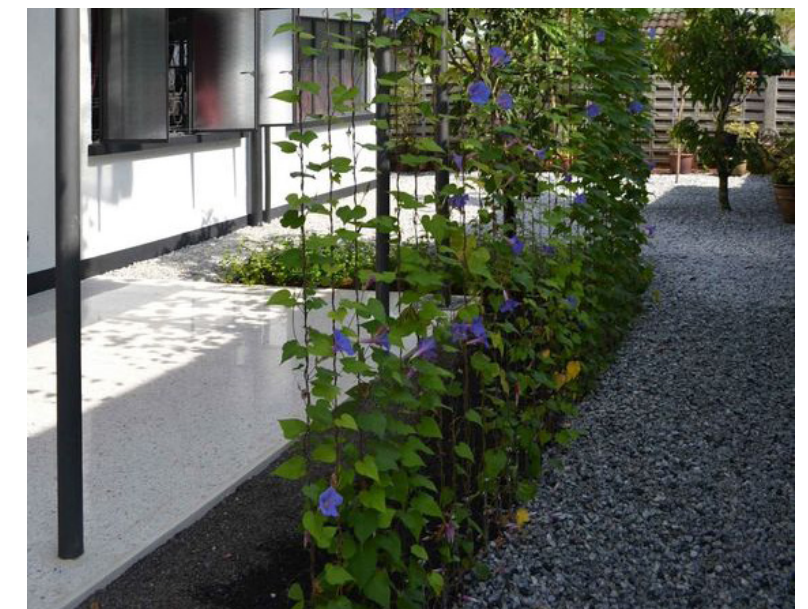
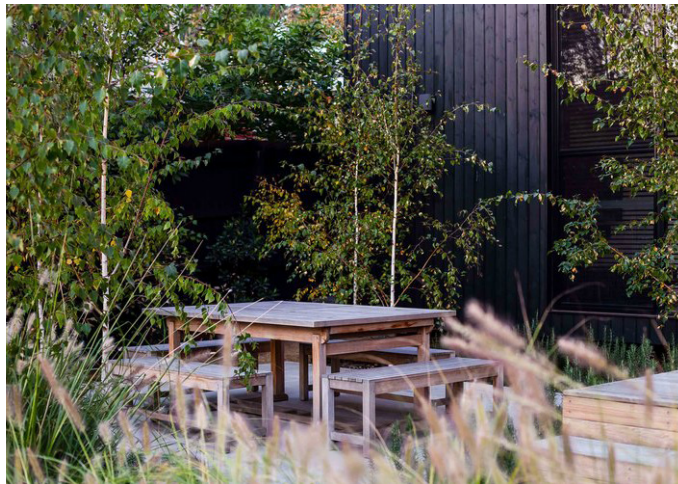
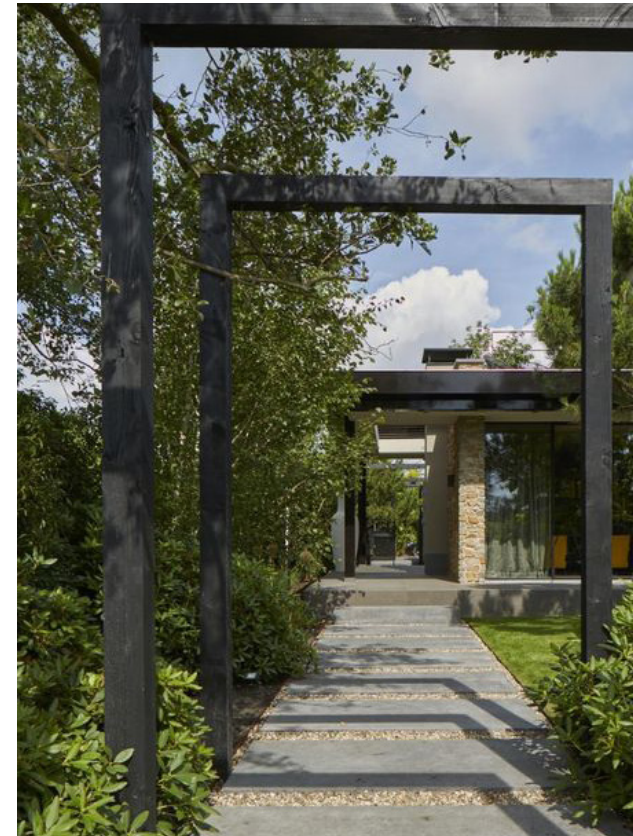


Site Analysis

1.1 Site Locality

2.0 Landscape Design.





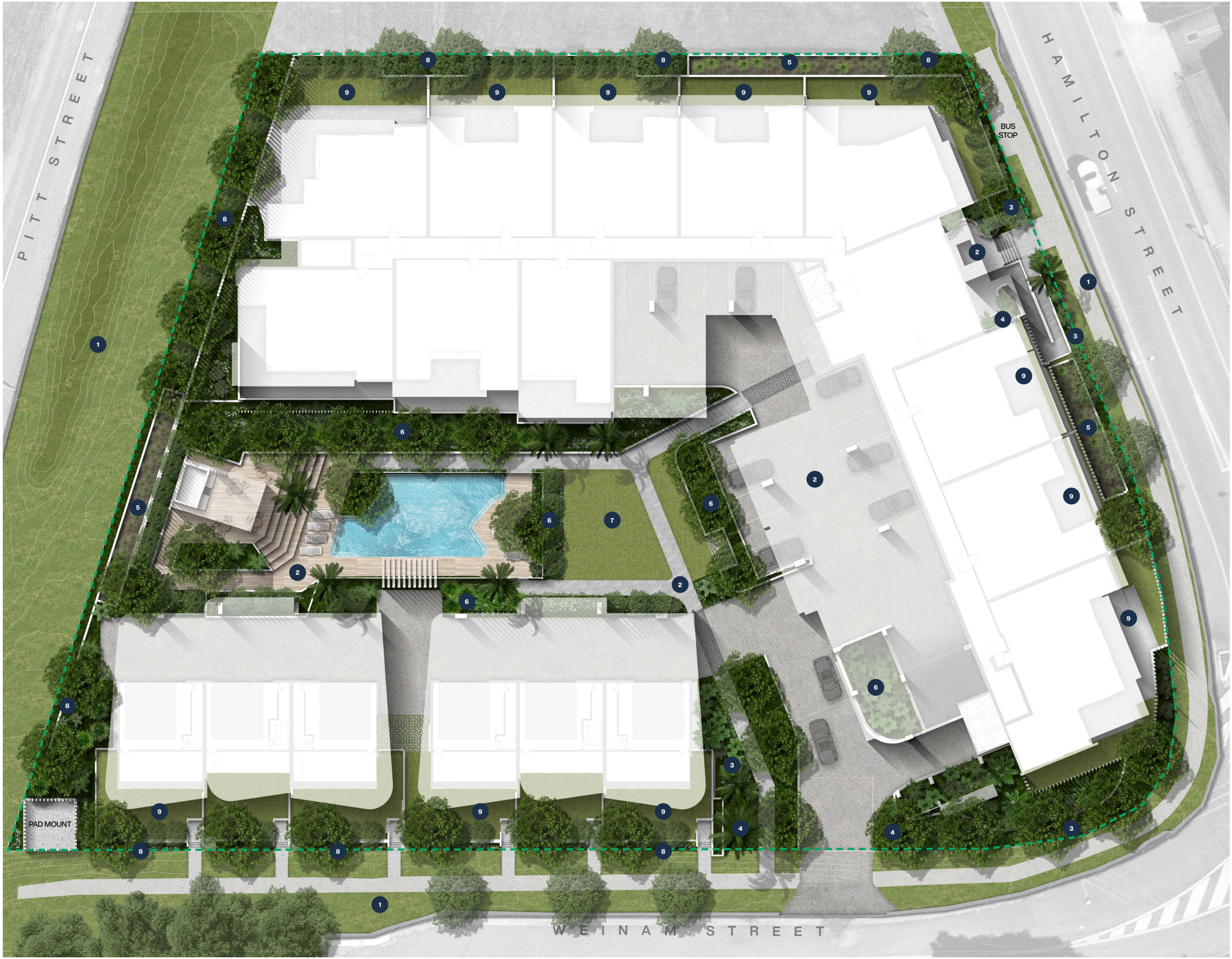
2.3 Landscape Design Character Imagery



Approval no: DEV2022/1290
Date: 08/03/2023

Subject Site
57 Hamilton Street, Redland Bay Lot 1/SP169111 and SP115173.

- Existing Streetscape**
All streetscape works to tie into existing established streetscape finishes. Potential to incorporate additional street trees along Hamilton Street. All street trees to comply with Council requirements. Weinam St. Powerlines to be re located underground and existing street light to the corner of Weinam and Hamilton is proposed to be replaced.
- Hardstand**
All hardstands to stay consistent with architectural material and finishes palette. Potential to incorporate contrasting hardstand finishes to delineate entry areas. Refer to architectural package for further details.
- Feature Frontage Planting Areas**
Deep planting areas located along Weinam and Hamilton Street entrance to be planted with layered ground cover species and large accents. Shrubs to be planted along fence lines. Large shade trees and palms to be planted where offsets allow.
- Entry Elements**
Entry statement and entry elements to be incorporated to development entry points. Formal pedestrian and vehicular entry points to be delineated with signage where possible.
- Bio Basin**
Bio Basin to be planted with WSUD approved species. Basement line to be considered. Refer to civil package for further details.
- Communal Open Space Planting Area**
Internal podiums and deep planting areas to be planted with feature palm and shade tree species. Layered ground cover species to be planted to base. Shade tolerant species planted in low light areas.
- Open Turf**
Open turf areas for multipurpose activities within the communal open space.
- Boundary Perimeter Planting**
Perimeter planting bed located along the development boundary. Screening hedges and accent species to be planted to front of boundary walls and fencing.
- Private Open Space**
Private yards to feature open turf areas with layered landscaping to rear, mass planted ground-cover and screening species. Large shade trees where space and offsets allow.



Landscape Design
2.2 Landscape Design Ground Level



Subject Site
57 Hamilton Street, Redland Bay Lot 1/SP169111 and SP115173.

1 Hardstand
All hardstands to stay consistent with architectural material and finishes palette. Refer to architectural package for further details.

2 Podium Planter
Perimeter podium planters to contain ground covers and cascading species. Larger accent species to be incorporated where space allows. Shade tolerant species to be used for internal and high shaded areas.

Landscape Design

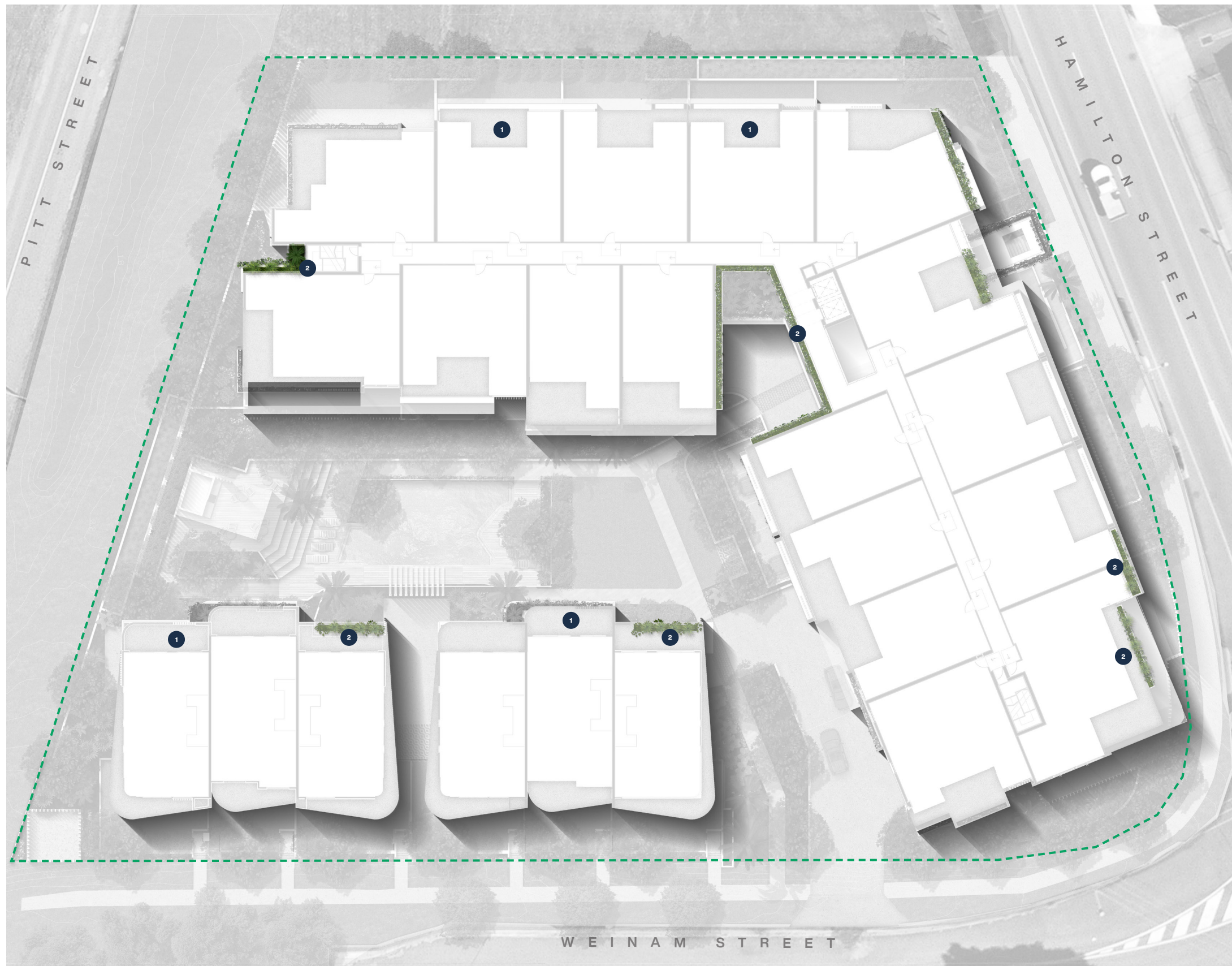
2.3 Landscape Design Level 2



Zone Landscape Architecture | L21191 | 17 Weinam + 57 Hamilton Street, Redland Bay, QLD



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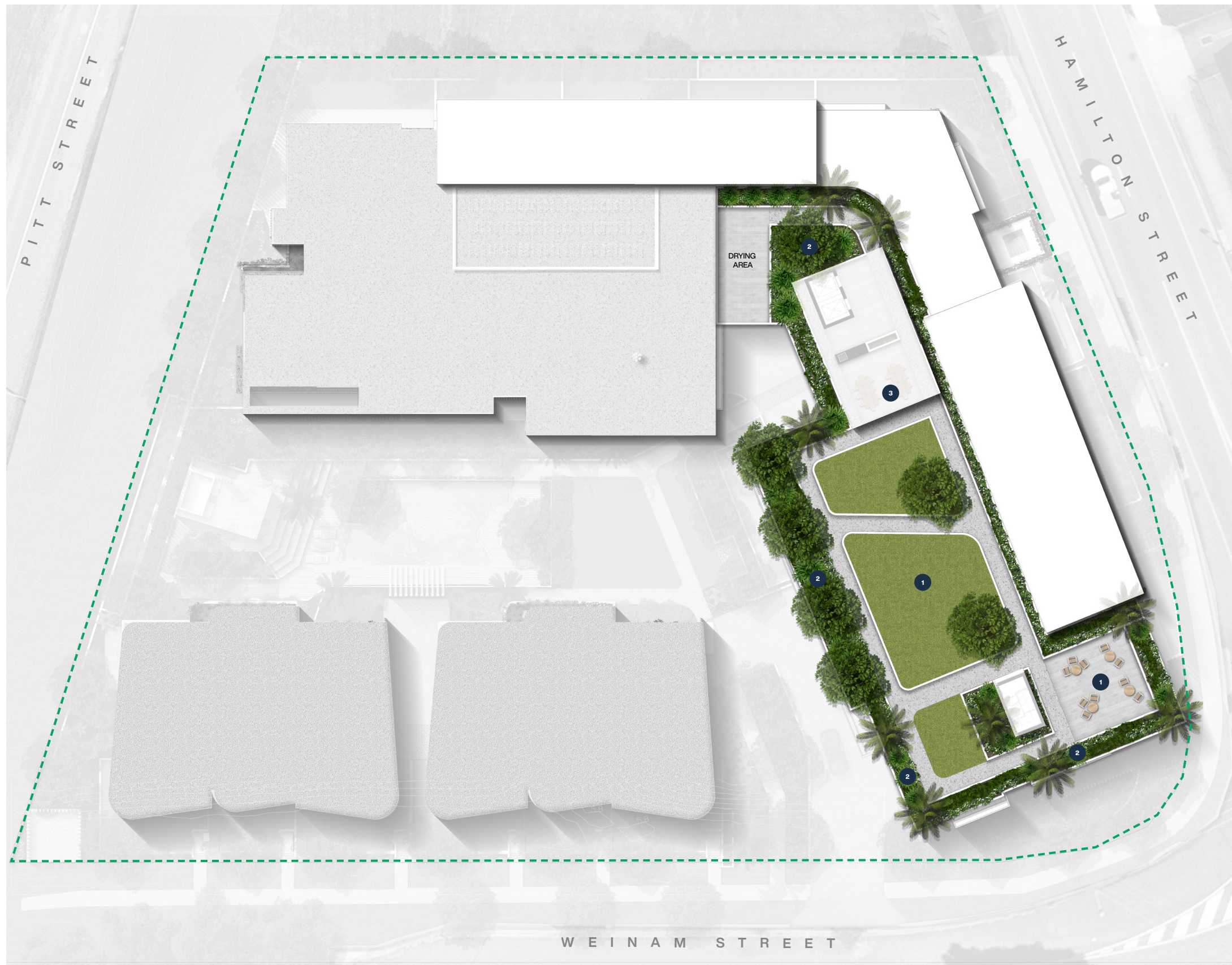
Landscape Design

2.4 Landscape Design Level 3 - 5

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- Subject Site**
57 Hamilton Street, Redland Bay Lot 1/SP169111 and SP115173.
- 1 Hardstand**
All hardstands to stay consistent with architectural material and finishes palette. Potential to incorporate contrasting hardstand finishes to delineate areas uses. Potential to incorporate artificial turf to break up large hardstand areas.
- 2 Podium Planter**
Perimeter podium bed areas to feature layered landscaping with mass planted ground-cover and cascading species. Large feature screening species to be planted where space allows. Small shade trees or palms where space and offsets allow.
- 3 Communal Facilities**
BBQ area and associated seating area with surrounding hardstand.

Landscape Design

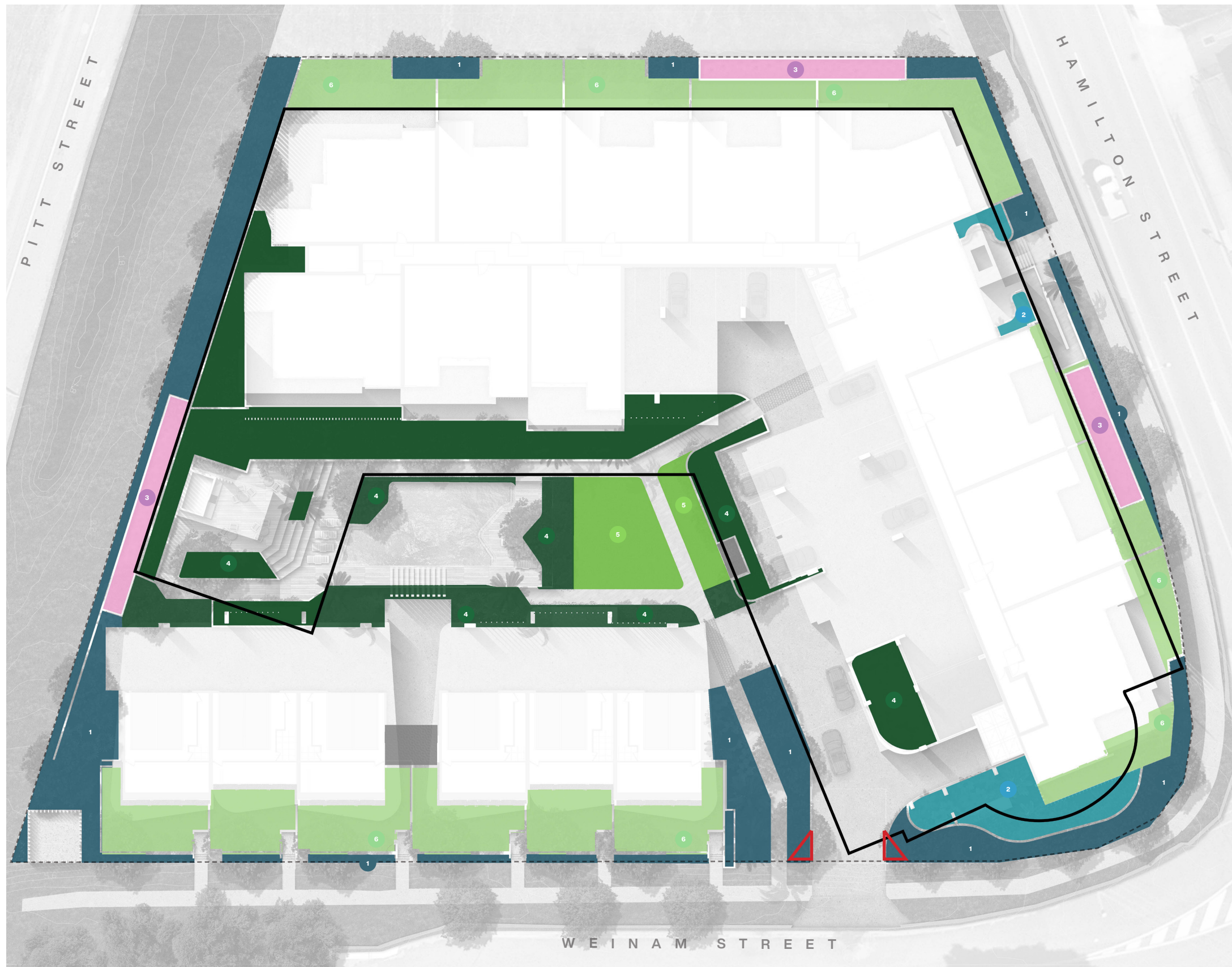
2.5 Landscape Design Roof



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Subject Site
57 Hamilton Street, Redland Bay Lot 1/SP169111 and SP115173.

Basement Line Below
Refer to architectural plans for further details.

1 Deep Soil Frontage Planting
Deep Soil planters located along Weinam and Hamilton Street entrance to be planted with ground cover species and large accents and shade trees.

2 Feature Podium Planters
Podium depth (over basement): 1m
Podium planters located along development entrance to be planted with layered ground cover species and large accents.

3 Bio Basin
Bio Basin to be planted with WUSD approved species. Basement line to be considered. Please refer to civil package for further details.

4 Communal Open Space Planting Area
Podium depth (over basement): 1m
Internal podiums and deep planting area to be planted with feature palm and shade tree species. Layered ground cover species to be planted under large accents. Shade tolerant species planted in low light areas.

5 Open Turf
Open turf areas for multipurpose activities will be implemented within the communal open space.

6 Internal Lot planting
Private yards to feature open turf areas with layered landscaping to rear, mass planted ground-cover and screening species. Large shade trees where space and offsets allow. No trees to be planted to top of detention tanks.

Sight Triangle
Refer to civil package for further details.

Landscape Design

2.6 Landscape Plan Ground Level Treatment Areas

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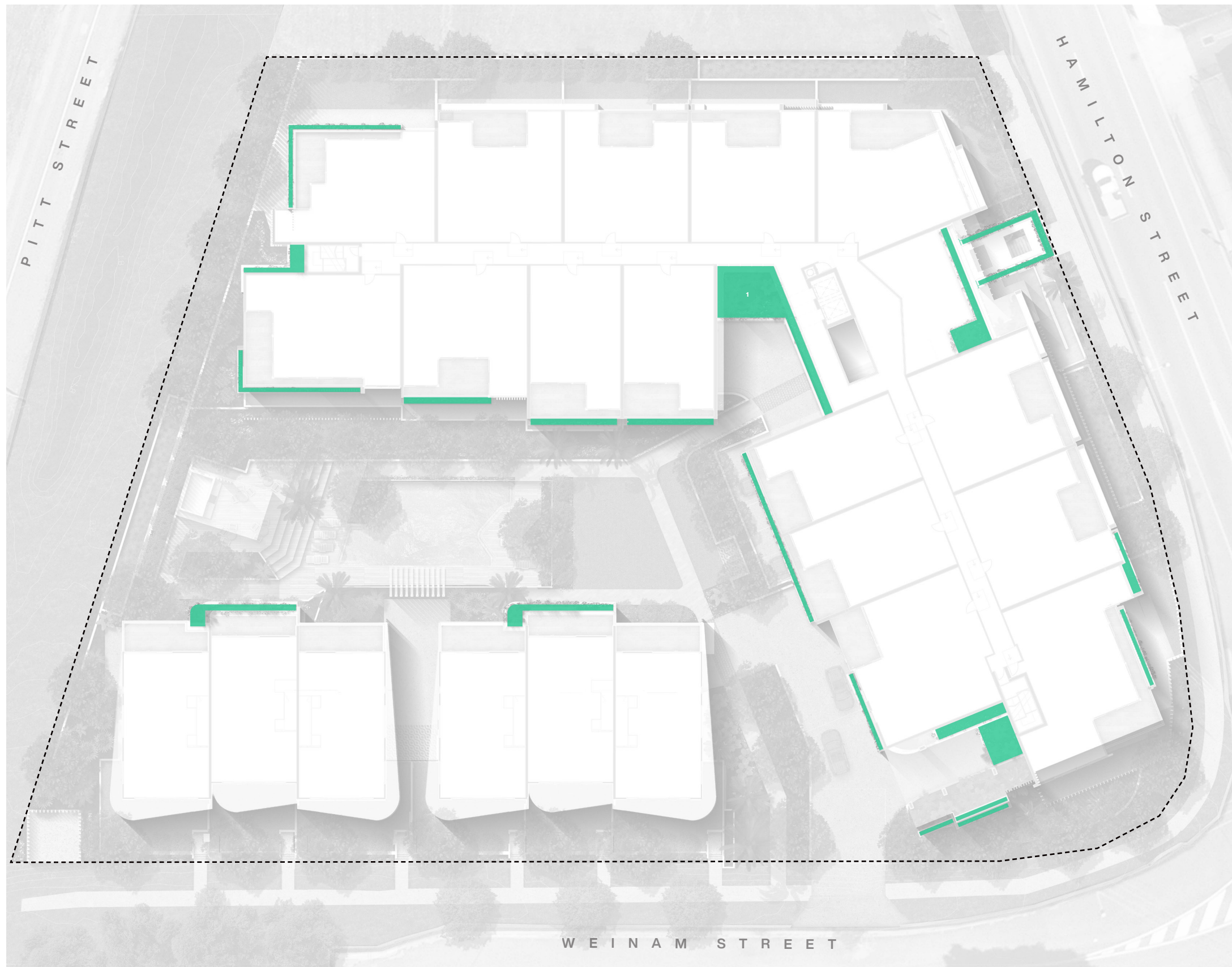
Subject Site

57 Hamilton Street, Redland Bay Lot 1/SP169111 and SP115173.



Podium Planter

Proposed depth: 0.6 m
Perimeter podium planters to contain ground covers and cascading species. Potential to incorporate shade tolerant species where space allows.



Landscape Design

2.7 Landscape Design Level 2 Treatment Areas



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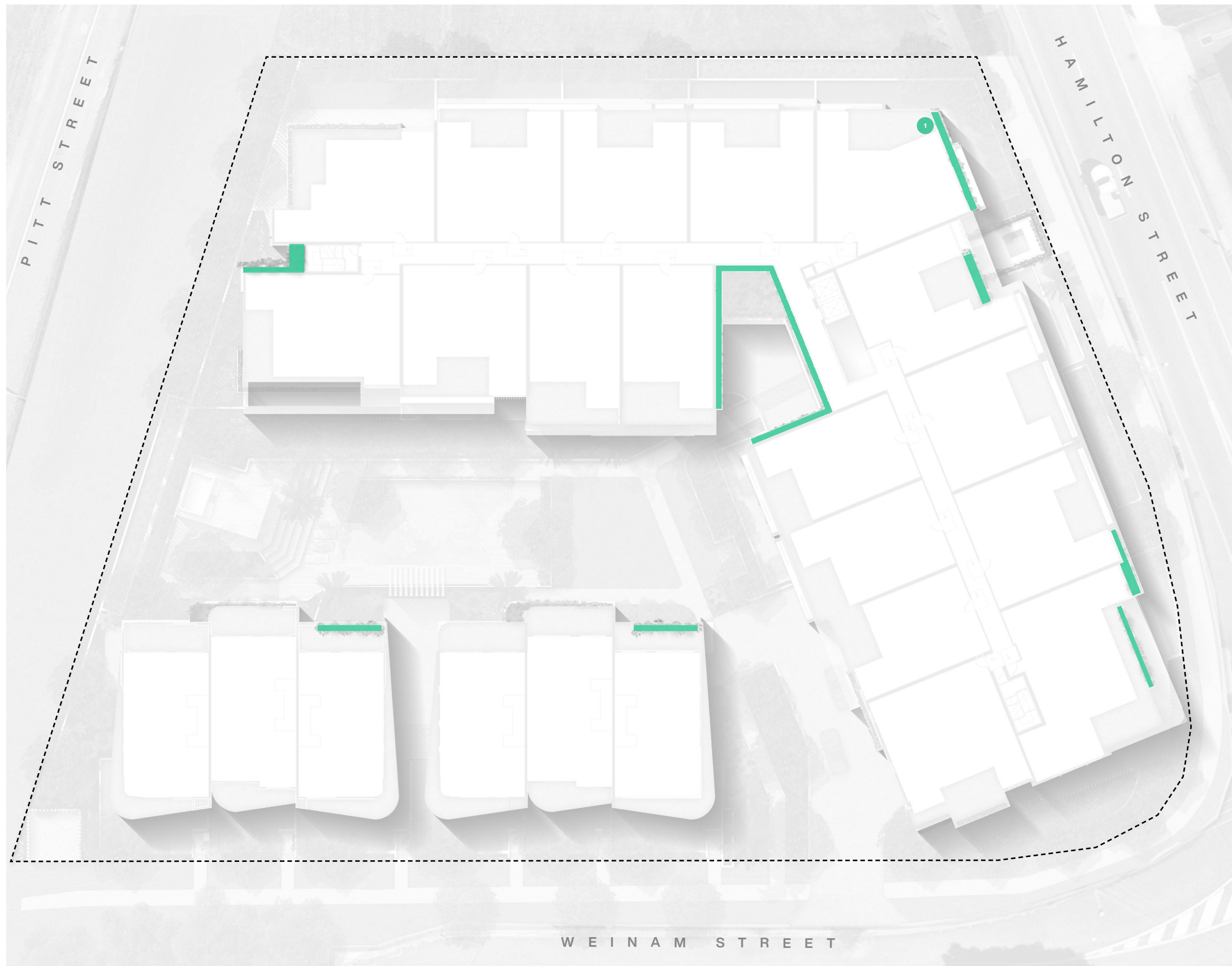
Subject Site

57 Hamilton Street, Redland Bay Lot 1/SP169111 and SP115173.



Podium Planter

Proposed depth: 0.6 m
Perimeter podium planters to contain ground covers and cascading species. Potential to incorporate shade tolerant species where space allows.

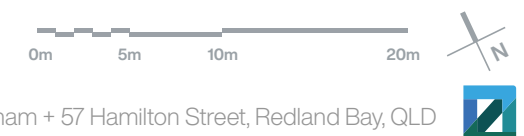


Landscape Design

2.8 Landscape Design Level 3 - 5 Treatment Areas

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Subject Site
57 Hamilton Street, Redland Bay Lot 1/SP169111 and SP115173.

Potential Shade Tree/ Palm Locations
Ensure 3m offset from building/roof line.

1 Podium Planter
Proposed depth: 12 m
Perimeter podium bed areas to feature layered landscaping with mass planted ground-cover and cascading species. Large feature screening spices to be planted where space allows. Small shade trees or palms where space and offsets allow.

2 Turf
Proposed open turf zone to act as a multi purpose spill out zone.

Landscape Design

2.9 Landscape Design Roof Treatment Areas



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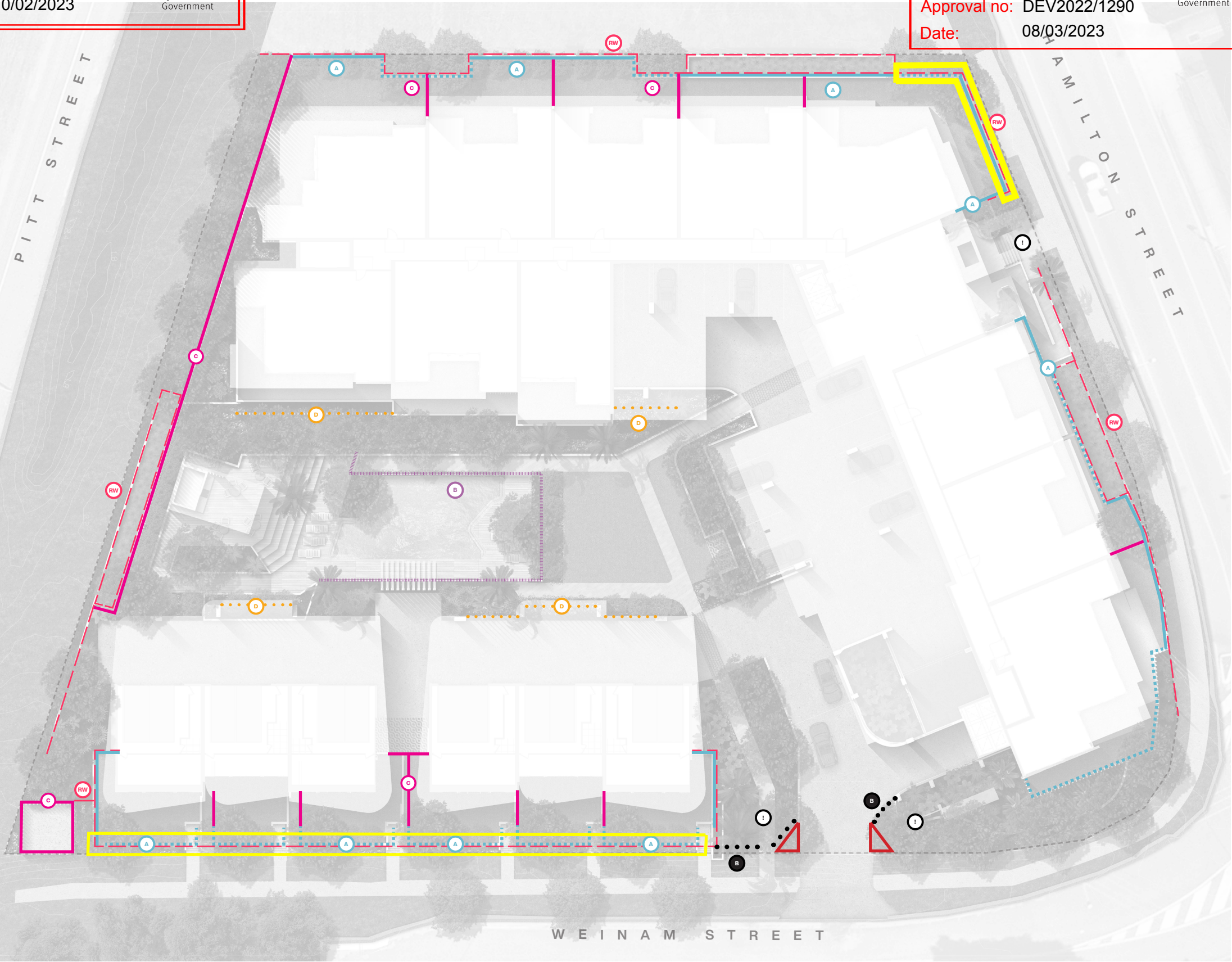
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Boundary fencing and retaining wall
design is subject to compliance
assessment under the requirements
of condition 29



- Subject Site**
57 Hamilton Street, Redland Bay Lot 1/SP169111 and SP115173.
- Fence Type A
Feature Frontage Fence**
Typical height: 1.2m
Masonry wall and feature transparent fencing (dashed line) along development boundary. Materials and finishes to be confirmed further in detailed design.
- Fence Type B
Pool Fence**
Typical height: 1.2m
Pool safety barrier fence to 1.2m high. Materials and finishes to be confirmed further in detailed design.
- Fence Type C
Batten Fence**
Typical height: 1.8m
Batten fence to height 1.8m associated with the development front of house area to screen services.
- Fence Type D
Feature Trellis/Batten/Screening**
Feature screening treatment along car-park and communal open space interface. Potential to mirror feature elements within entry statement.
- Low Retaining Wall**
Approximate maximum height to be confirmed, located to the developments edge. Refer to civil engineering plans for all details regarding retaining wall heights and alignments.
- Entry Elements**
Entry statement and entry elements to be incorporated to development entry points. Formal pedestrian and vehicular entry points to be delineated with signage where possible.
- Bollards**
Potential to divide the streetscape and development with the use of bollards along the frontage boundary.
- Sight Triangle**
Refer to civil package for further details.

Note: Retaining wall locations included for reference only. Refer to civil engineering plans for all details regarding retaining wall heights, location and alignments. This plan set does not seek approval for any retaining structures.

0m 5m 10m 20m









Landscape Design

2.10 Landscape Plan Fence & Edges Ground Level





-  **Subject Site**
57 Hamilton Street, Redland Bay Lot 1/SP169111 and SP115173.
-  **Pedestrian Access**
Communal Open space to be accessible from the streetscape and internal pathways.
-  **Private Dwelling Access**
Access from Weinam street into private dwellings.
-  **Public Pathway**
Pathway along Hamilton Street to be 1.8m wide and Weinam Street pathway to be 1.5m wide.
-  **Bus stop**
Bus stop located along Hamilton Street.
-  **Visitor Bike spaces**
7 visitor bike parks within communal open space.

Landscape Design

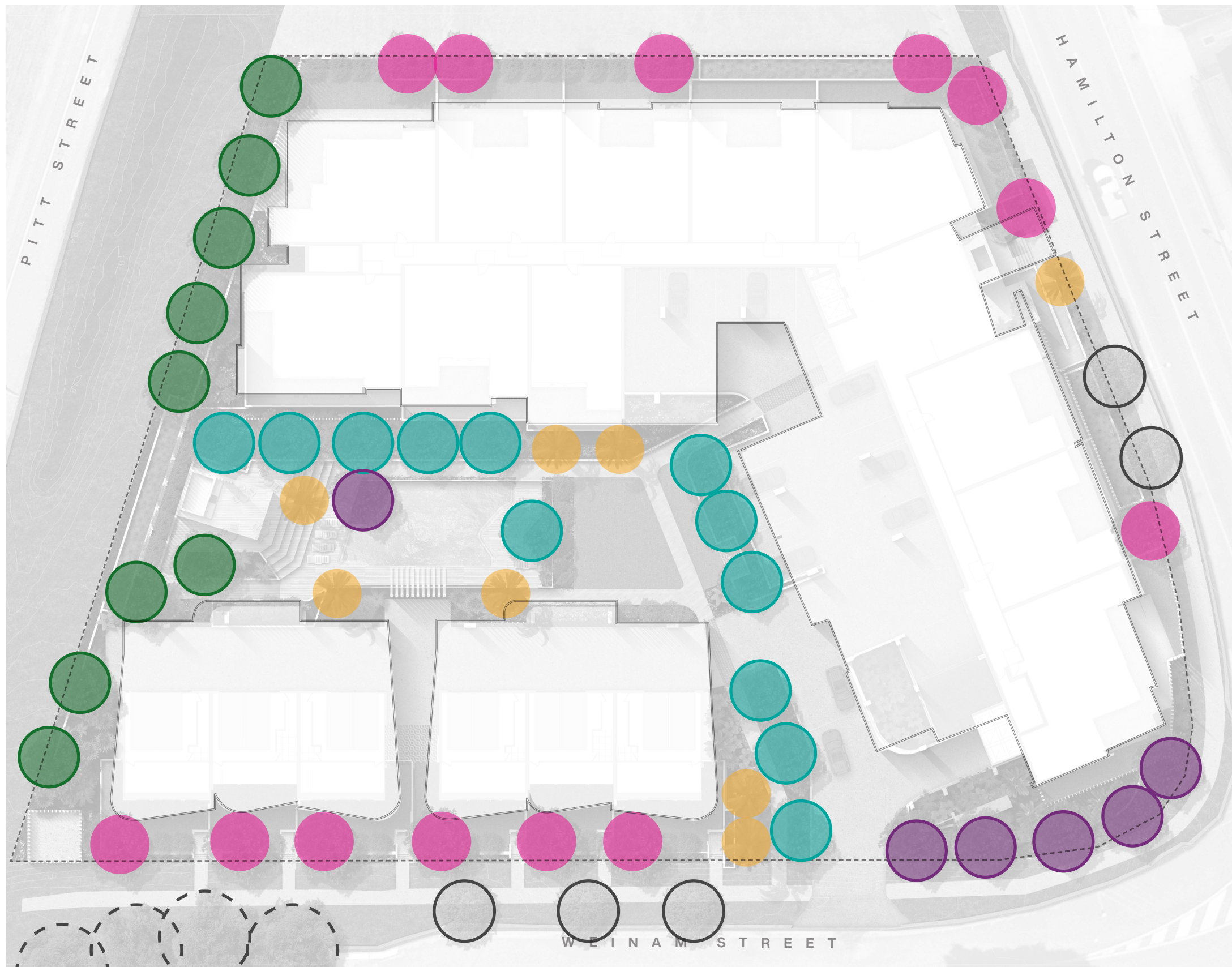
2.11 Landscape Plan Circulation plan Ground Level



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-  **Subject Site**
57 Hamilton Street, Redland Bay Lot 1/SP169111 and SP115173.
-  **Roof Line Above**
Refer to architectural plans for further details.
-  **Existing Trees**
Existing trees to be retained.
-  **Proposed Street Tree Locations**
Proposed street tree locations. Potential to install *Callistemon viminalis* along Weinam Street per existing street character. Potential to use *Melaleuca quinquenervia* 'paper bark tea tree' along Hamilton Street.
-  **Palm Locations**
Ensure 3m offset from building/roof line.
-  **Proposed Shade Trees along Pitt Street**
Potential to install *Lophostemon confertus* 'brush box' along Pitt Street boundary landscaping.
-  **Proposed Feature Shade Trees**
Potential to install *Waterhousea floribunda* 'Weeping Lilly Pilly' or *Tristanopsis laurina* 'Luscious'.
-  **Proposed Shade Trees**
Potential to install *Randia fitzalanii* 'Native Gardenia' within private open space.
-  **Proposed Trees within Communal Open space**
Potential to install *Backhousia citriodora* 'Lemon Myrtle' within proposed communal open space.

Landscape Design

2.12 Landscape Plan Ground Level Tree Location Plan

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Subject Site
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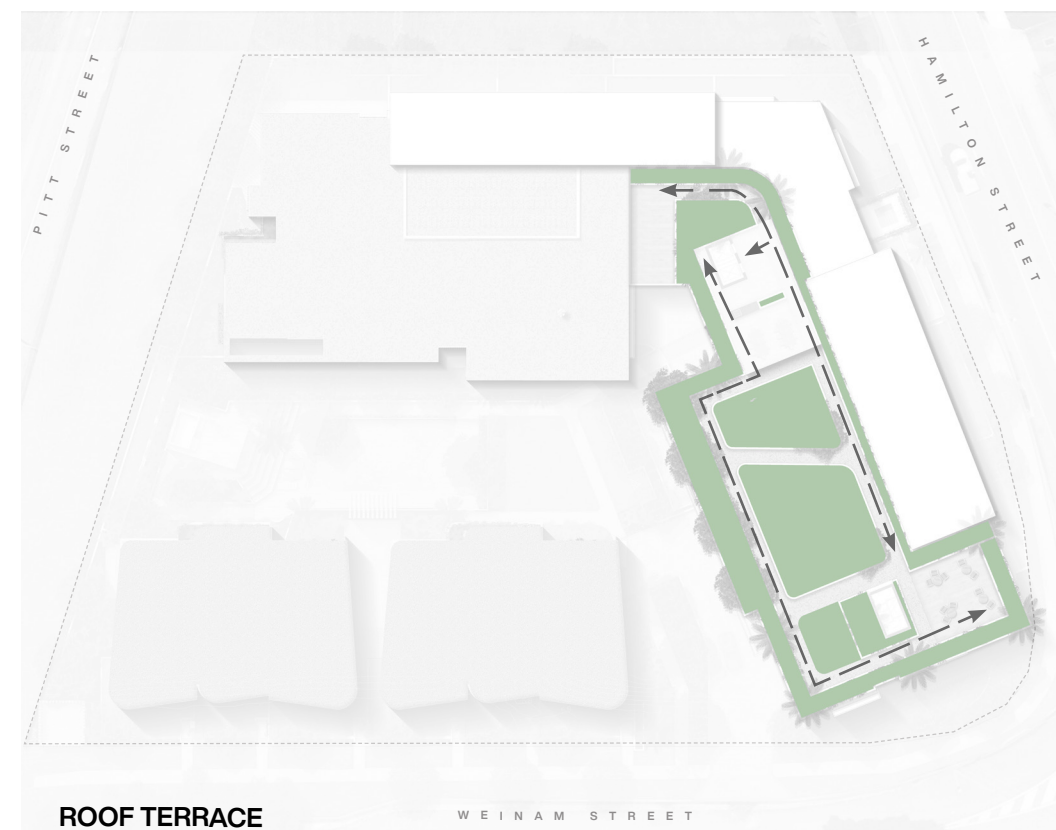
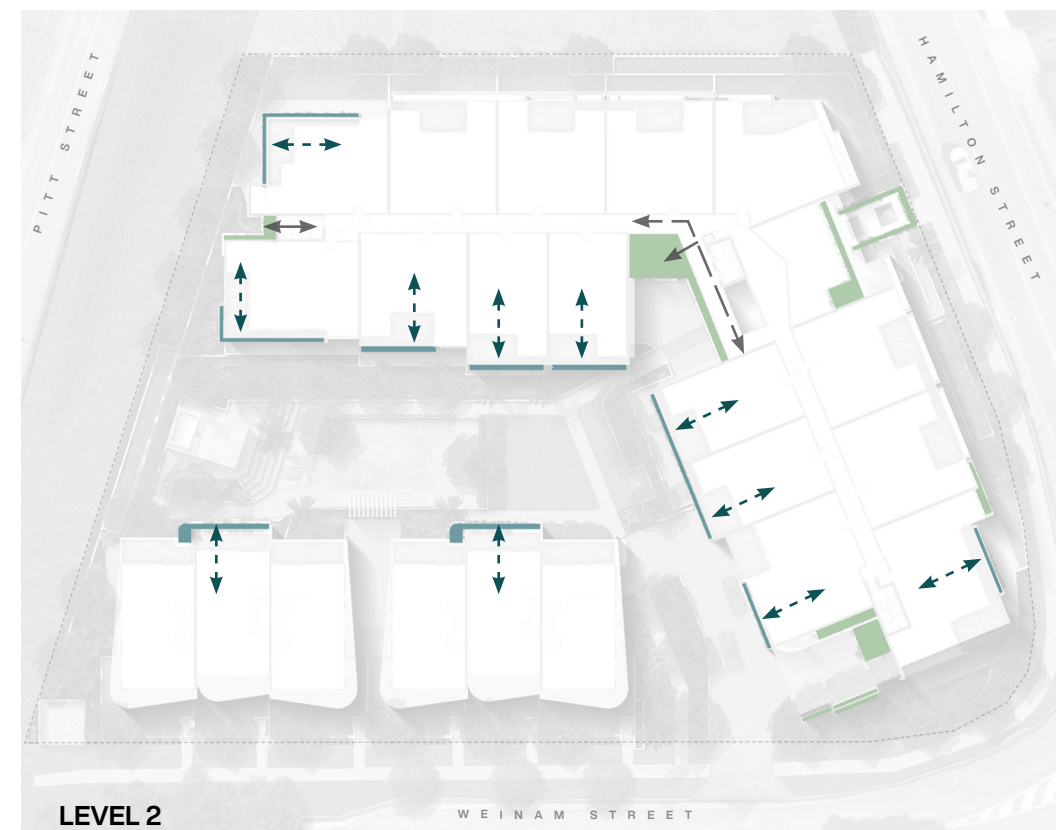
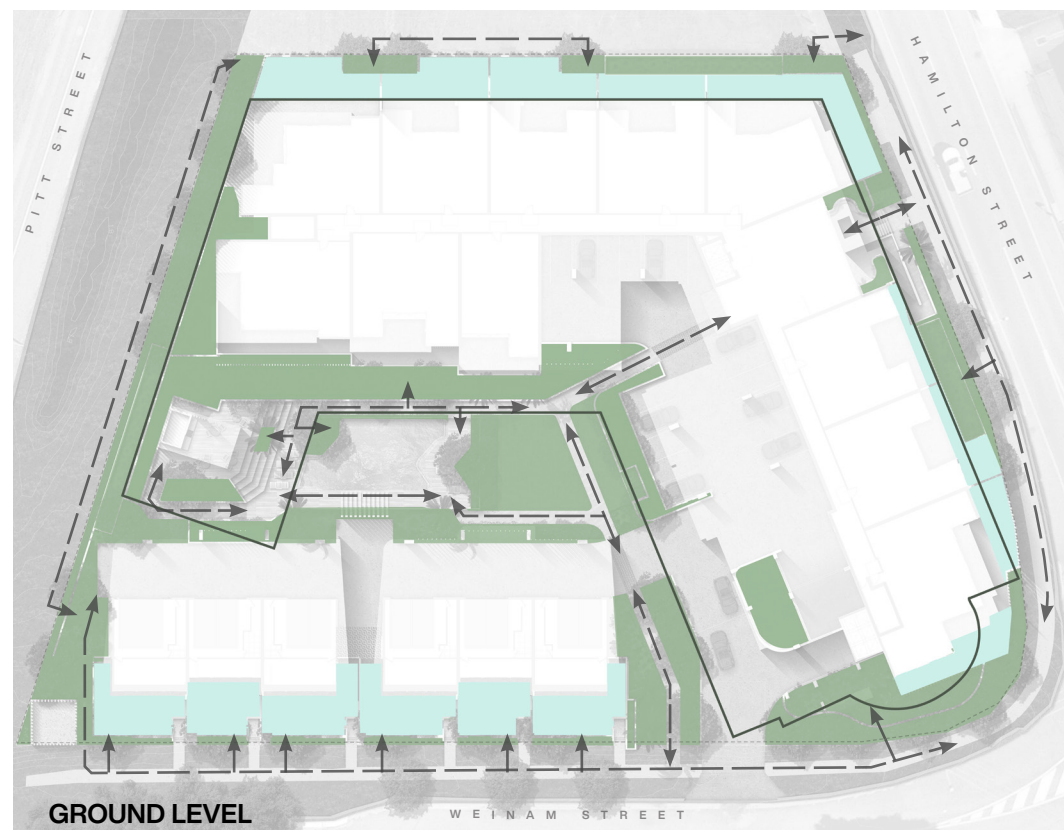
Maintenance Access
Communal Open space, boundary and frontage landscape to be accessible from streetscape. Roof planting to be accessed via designated pathways. Some planters on levels 2-5 to be accessible from communal hallways/ maintenance access doors.

Levels 2-5 Maintenance Access
Access to Podium planters through private dwellings.

1 Private Open Space
Private lot gardens to be maintained by lot residence.

2 Podium Planters within Private Balconies
Podium planters to be accessible from private unit balconies. To be maintained by Body Corporate.

3 Communal Planting
Planters within communal open space, boundary and development frontage to be maintained by Body Corporate.



Landscape Design

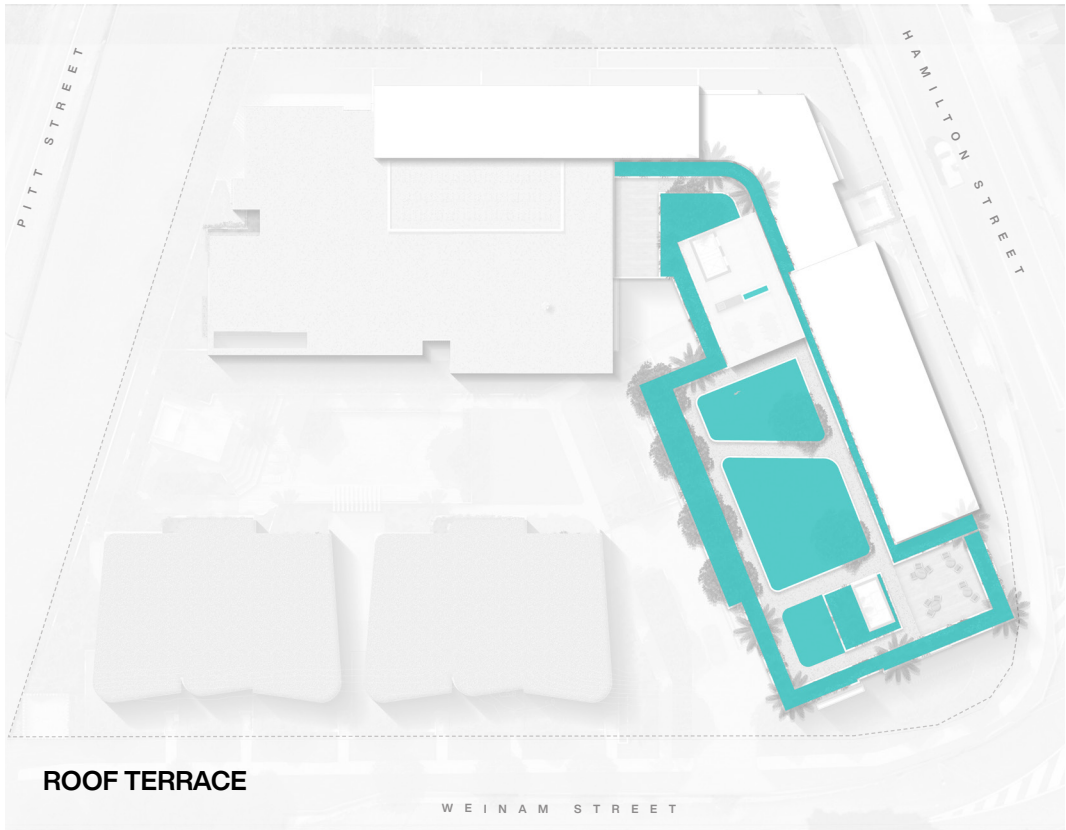
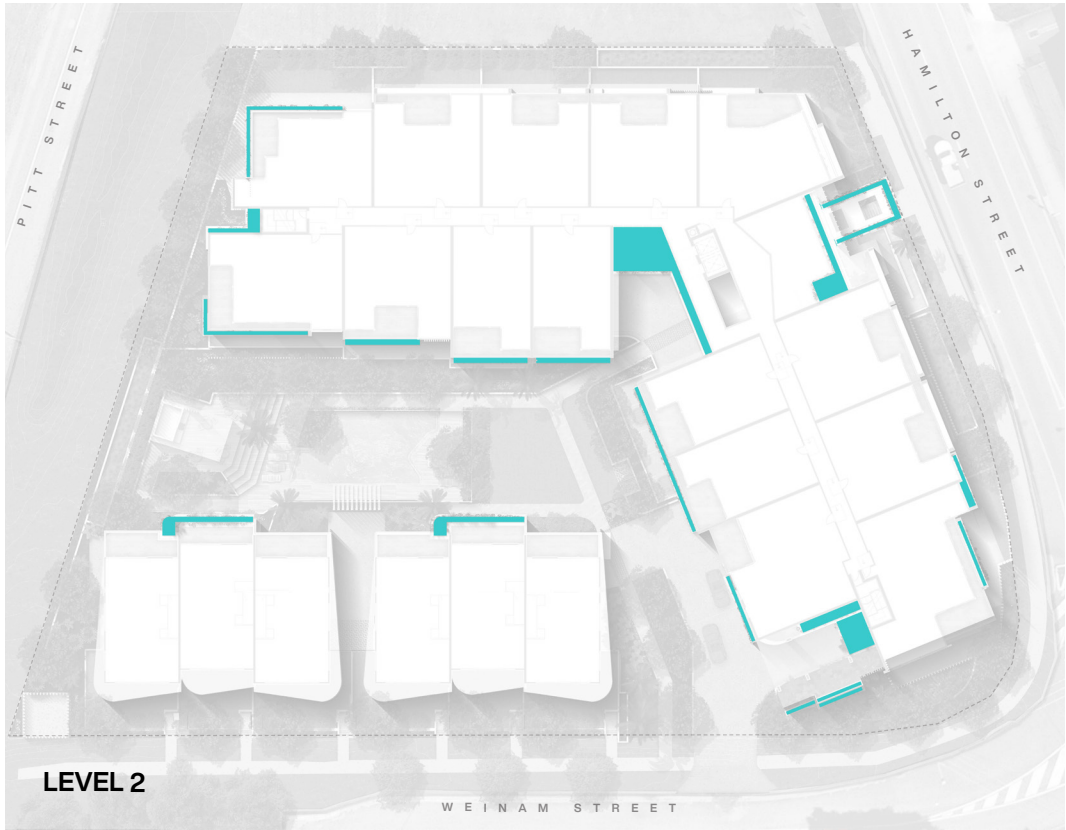
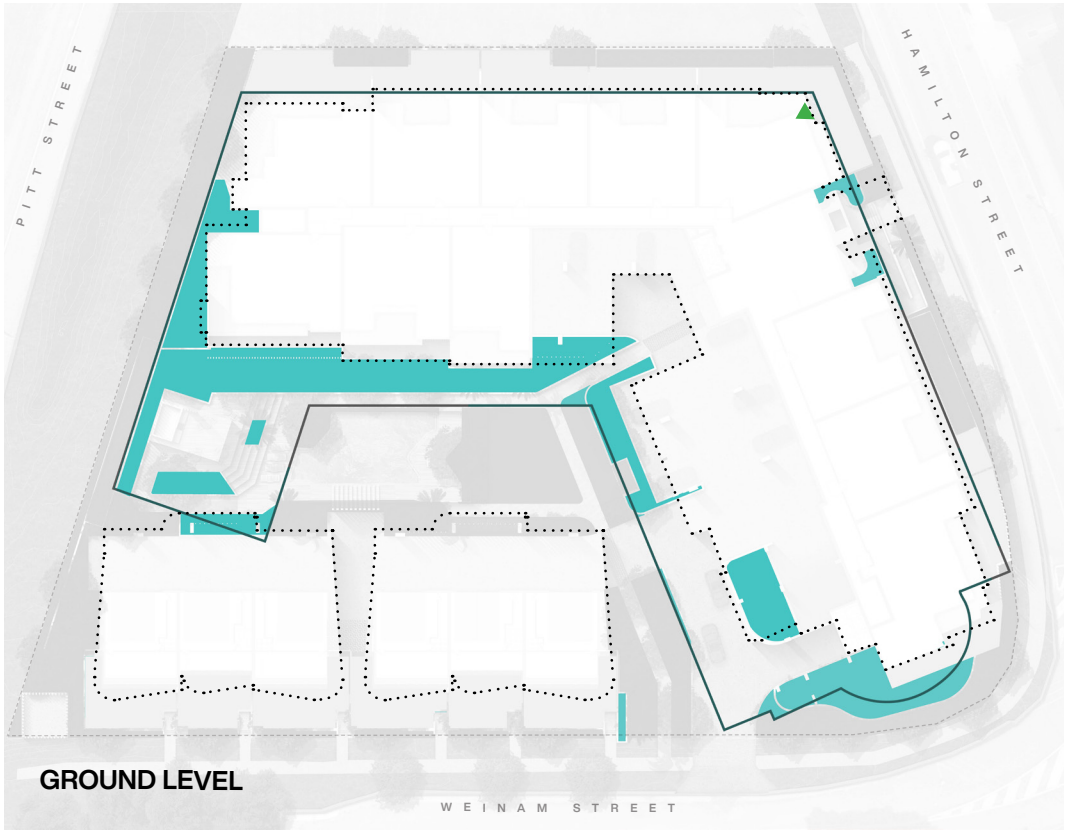
2.13 Landscape Plan Maintenance plan



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Revision C | October 2022



Subject Site
57 Hamilton Street, Redland Bay Lot 1/SP169111 and SP115173.

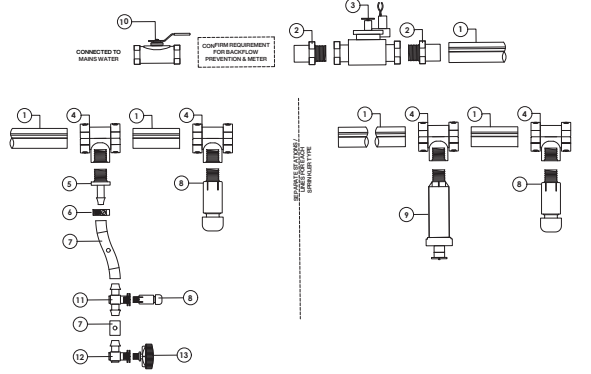
1 Proposed Irrigation Areas
Areas over basement, within proposed podium planters and with limited access to natural rainfall to be irrigated.

Point of Connection (POC)
Potential for Solenoid control box to be location with basement service room.

Roof Line
Refer to architectural bases for further information.

Basement Outline
Refer to architectural bases for further information.

Important note: the below irrigation specification is provided as typical only. Contractor to provide full specification and detailed design and specifications prepared by a certified irrigation designer for approval by project manager and grc prior to all installation works. As per below, 100mm conduits will be installed under civil scope, all balance works to be completed under landscape contractor scope of works.



D03 TYPICAL DETAIL 03 - STANDARD IRRIGATION SPECIFICATION

REFER TO LANDSCAPE PLANS RE LOCATION AND SETOUT. CONFIRM ALL MATERIAL SPECIFICATIONS IN THE MATERIALS AND FINISHES SCHEDULE FOR THIS PROJECT.

RETICULATION PLAN / GUIDELINES
THE CONTRACTOR SHALL SUPPLY ALL MATERIALS NECESSARY TO INSTALL A COMPLETE AND EFFICIENT AUTOMATIC LANDSCAPE DRIP IRRIGATION SYSTEM TO ALL AREAS AS INDICATED ON PLAN. THIS BEST PRACTICE POP-UP SPRINKLER TO ALL AREAS OF TURF AS INDICATED IN THIS DOCUMENT. SUPPLY AND INSTALL AN AUTOMATED POP-UP IRRIGATION SYSTEM TO NEW TURFED AREAS TO THE EQUIVALENT OF 35MM OF RAINFALL PER WEEK IN ACCORDANCE WITH THE FULL SPECIFICATIONS OF THIS DOCUMENT.

THE CONTRACTOR'S IRRIGATION WORKS SHALL INCLUDE BUT NOT BE LIMITED TO THE SUPPLY AND INSTALLATION FOR CONNECTION TO MAINS WATER SUPPLY IN ACCORDANCE WITH GRC REQUIREMENTS AND GUIDELINES. IPRO BACKFLOW PREVENTION INCLUSION OF CUT OFF VALVES AND WATER METER SUPPLY AND INSTALL OF ALL CONTROLLERS, CONDUITS, MAINLINE PREWORK, SOLENOID VALVES, FILTERS, PRESSURE REGULATORS, AUTOMATIC CONTROLLERS, WATER SAVING DEVICE (SENSORS), SOLENOID CABLE, SUB MAINS, CUT OFF VALVES, GRC APPROVED WATER METER AND DRIPPER LINES.

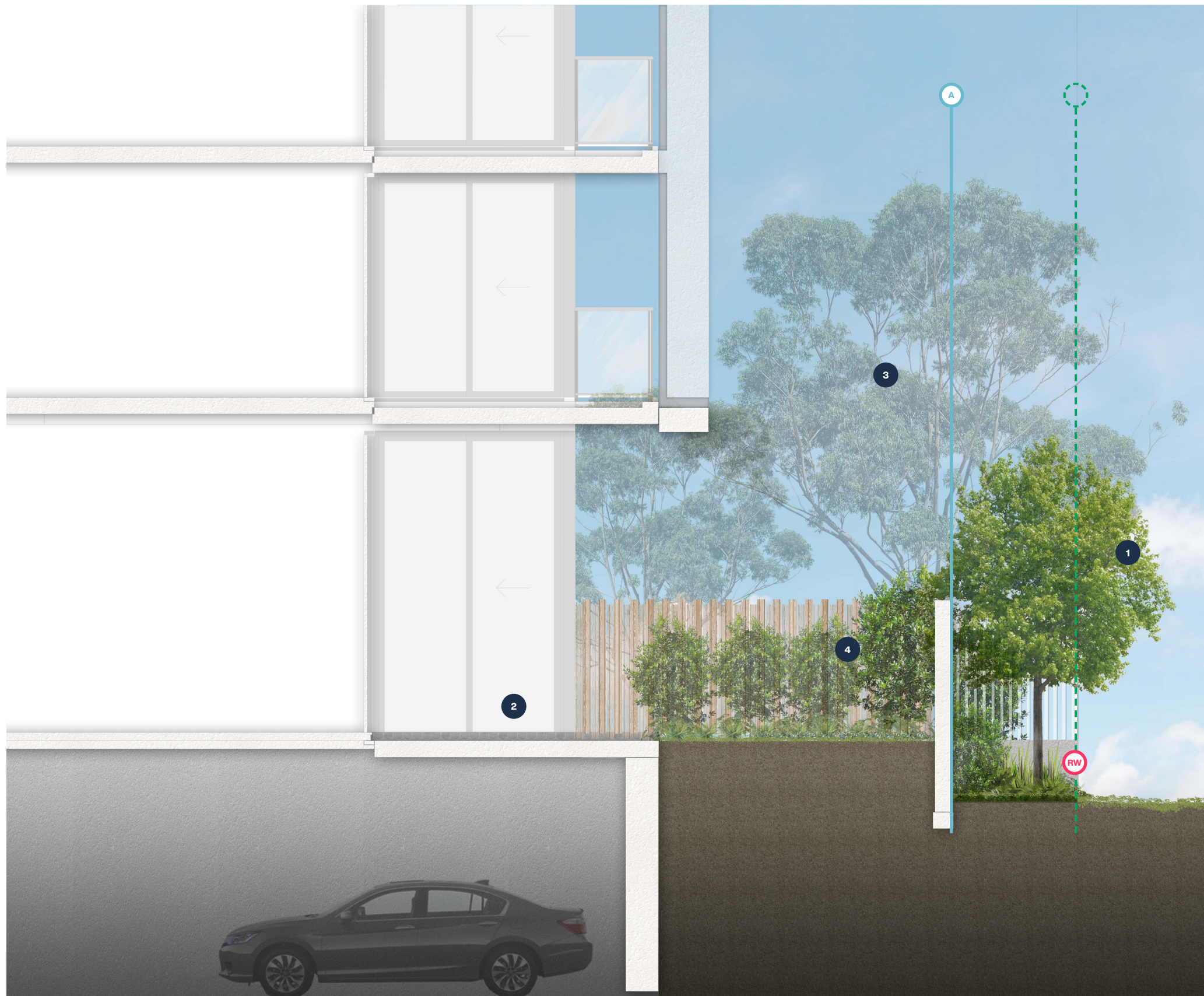
RETICULATION STANDARDS
INSTALLATION IN ACCORDANCE WITH ALL RELEVANT STANDARDS AND INDUSTRY BEST PRACTICE
PRESSURE REGULATOR TO BE INCORPORATED INTO THE RETICULATION SYSTEM BEFORE THE SOLENOIDS IF LOCAL WATER PRESSURE EXCEEDS 60PSI.
FLUSH LINE THOROUGHLY PRIOR TO INSTALLING VALVES. USE TEFLON PIPE TAPE ON MALE THREADS AS SEALANT.
FOR EACH SOLID RAIN RUN WIRE THAT WILL SERVE AS THE COMMON WIRE WIRE TO BE SECURED TO THE UNDERSIDE OF THE 25MM PVC RETIC PIPE. USE 8 GAUGE SOLID PLASTIC JACKETED THERMOSTAT CONTROL WIRE - FOLLOW MANUFACTURERS INSTALLATION SPECIFICATIONS. 11 CORE MINIMUM ACTIVE MINIMUM 1.5MM COMMON THE REMAINING WIRE ON EACH SOLENOID ACTS AS THE LEAD WIRE - ONE WIRE PER STATION - FOLLOW MANUFACTURERS INSTALLATION SPECIFICATIONS.
TIMER TO BE A CLASS 2 24VOLT CONTROL WITH RAIN SENSOR LOCATION OF CONTROLLERS TO BE CONFIRMED WITH GRC DURING DETAILED DESIGN PHASE.

GENERAL SPECIFICATIONS

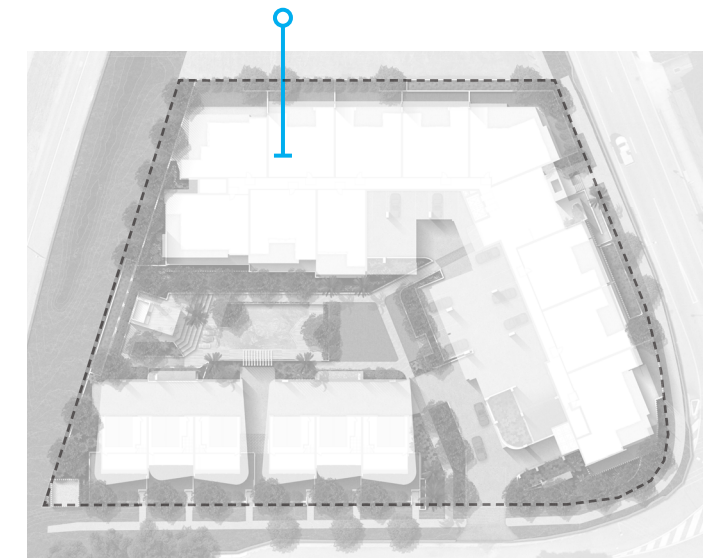
- 01 25mm Metric Poly (HDPE Blue Line Pipe)
- 02 25MM VALVE ADAPTER (Poly BSP Barrel Union)
- 03 IRRIGATION SOLENOID VALVE
- 04 65MM X 25MM POLY TAPPING SADDLE
- 05 13MM TAIL X 15MM BSPM DIRECTOR
- 06 13MM LOCK SURE CLAMP
- 07 13MM DRIP IRRIGATION LINE
- 08 25MM/13MM AIR RELEASE VALVE TO HIGHEST POINT IN RUN OR EQUIV.
- 09 GEARED POP-UP SUBSURFACE SPRINKLER/SPRAYER
- 10 SHUT OFF VALVE AT MAINS CONNECTION
- 11 13MM BARB X 13MM BSP POLY THREADED TEE
- 12 13MM BARB X 13MM BSP POLY THREADED ELBOW
- 13 FLUSH VALVE AT FURTHEST POINT FROM SUPPLY.

3.0 Sections.

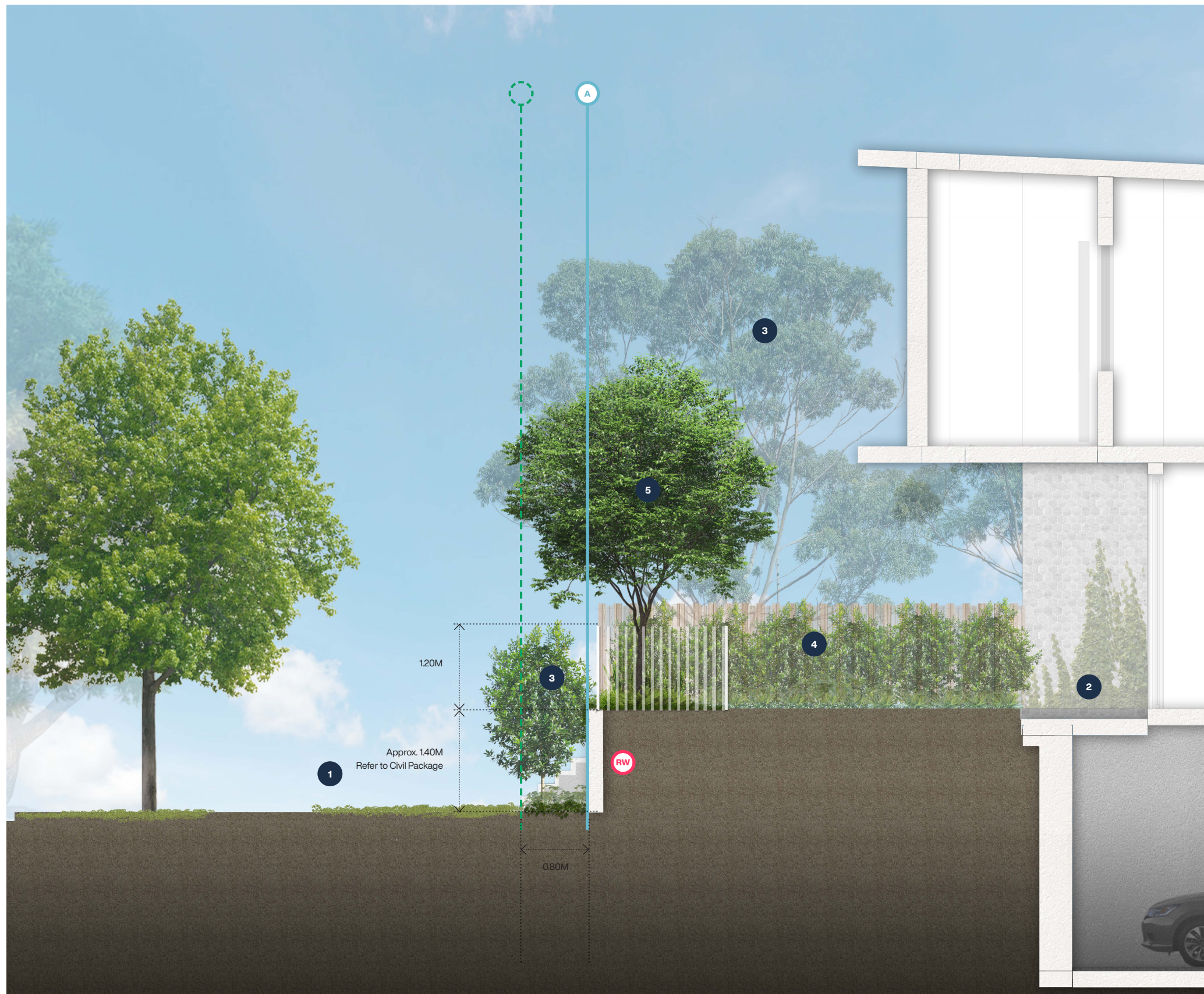




- Property Boundary**
57 Hamilton Street, Redland Bay Lot 1/SP169111 and SP115173.
- 1 Existing Hamilton Street Park**
All works to tie into existing established Hamilton Street Park. Potential to provide feature indentations to fence line to soften development interface.
- 2 Hardstand & Formal Open Space**
All hardstands to stay consistent with architectural material and finishes palette. Refer to architectural package for further details.
- 3 Boundary Perimeter Planting**
Perimeter planting bed located along the development boundary. Screening hedges and accent species to be planted to front of boundary walls and fencing.
- 4 Private Open Space**
Private yards to feature open turf areas with layered landscaping to rear, mass planted ground-cover and screening species. Large shade trees where space and offsets allow.
- A Fence Type A Frontage Fence**
Masonry wall and transparent fencing along development boundary. Refer to architectural package for further details.
- RW Low Retaining Wall**
Potential low retaining wall along development interface. Refer to civil engineering plans for all details regarding retaining wall heights and alignments.



3.1 Landscape Design Section A



Property Boundary
57 Hamilton Street, Redland Bay.

1 Existing Streetscape
All streetscape works to tie into existing established streetscape finishes. Potential to incorporate additional street trees along Hamilton Street. All street trees to comply with Council requirements.

2 Hardstand & Formal Open Space
All hardstands to stay consistent with architectural material and finishes palette. Refer to architectural package for further details.

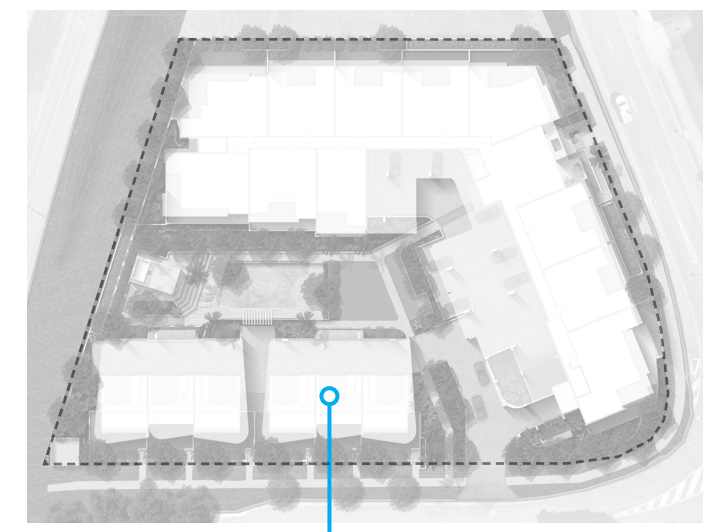
3 Boundary Perimeter Planting
Perimeter planting bed located along the development boundary. Screening hedges and accent species to be planted to front of boundary walls & fencing. Proposed Syzygium 'Resilience' to reach a mature height of 4m.

4 Private Open Space
Private yards to feature open turf areas with layered landscaping to rear, mass planted ground-cover and screening species.

5 Shade Tree
Large shade trees where space and offsets allow. Proposed within deep planting zone. Tree to be offset a minimum of 600mm from proposed retaining walls.

A Fence Type A
Feature Frontage Fence
Masonry wall and transparent fencing along development boundary. Refer to architectural package for further details.

RW Low Retaining Wall
Approximate maximum height to be confirmed, located to the developments edge. Refer to civil engineering plans for all details regarding retaining wall heights and alignments.



3.2 Landscape Design Section B









- Property Boundary**
57 Hamilton Street, Redland Bay Lot 1/SP169111 and SP115173.
- 1 Hardstand**
All hardstands to stay consistent with architectural material and finishes palette. Refer to architectural package for further details.
- 2 Podium Planter**
Perimeter podium planters to contain ground covers and cascading species. Larger accent species to be incorporated where space allows. Shade tolerant species to be used for internal and high shaded areas.
- 3 Communal Open Space Planting Area**
Podium depth (over basement): 1m
Internal podiums and deep planting area to be planted with feature palm and shade tree species. Layered ground cover species to be planted under large accents. Shade tolerant species planted in low light areas.
- 4 Proposed Feature Shade Tree**
Potential to install *Waterhousea floribunda* 'Weeping Lilly Pilly' or *Tristaniopsis laurina* 'Luscious'.
- B Fence Type B Pool Fence**
Typical height: 1.2m
Pool safety barrier fence to 1.2m high. Materials and finishes to be confirmed further in detailed design.



3.3 Landscape Design Section C

-  **Property Boundary**
57 Hamilton Street, Redland Bay Lot 1/SP169111 and SP115173.
-  **Hardstand**
All hardstands to stay consistent with architectural material and finishes palette. Refer to architectural package for further details.
-  **Podium Planter**
Perimeter podium planters to contain ground covers and cascading species. Larger accent species to be incorporated where space allows. Shade tolerant species to be used for internal and high shaded areas.
-  **Podium Planter**
Proposed depth: 1.2 m
Perimeter podium bed areas to feature layered landscaping with mass planted ground-cover and cascading species. Large feature screening species to be planted where space allows. Small shade trees or palms where space and offsets allow.



3.4 Landscape Design Section C



4.0 Design Details.





Accents & Shrubs

1	Crinum pedunculatum	Swamp Lily
2	Westringia fruticosa	Coastal Rosemary
3	Alpinia sp	Native Ginger
4	Philodendron Xanadu	Xanadu
5	Syzygium 'Resilience'	Lilly Pilly
	Murraya paniculata	Mock Orange
	Cordyline petiolaris	Broadleaved Palm Lily
6	Calathea lutea	Cuban Cigar

Groundcover

	Philodendron 'Xanadu'	Xanadu
7	Hymenocallis littoralis	Spider Lilly
8	Liriope 'Evergreen Giant'	Evergreen Giant
9	Carrisa gradiflora	Desert Star
	Myoporum parvifolium	Yareena
10	Crassula ovata Undulata	Curly Jade

Cascading & Climbing

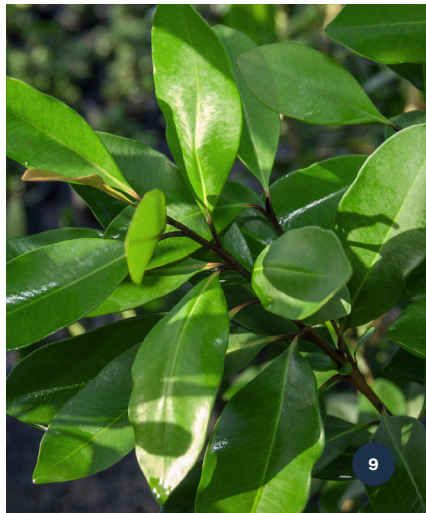
11	Ficus pumila	Climbing Ficus
12	Trachelospermum jasminoides	Star Jasmine
	Cissus antarctica	Kangaroo vine
	Epipremnum pinnatum	Devils Ivy
	Senecio rowleyanus	String of pearls

Street trees

1	Melaleuca quinquenervia	Paper bark tea tree
2	Callistemon viminalis	Weeping bottlebrush
	Cupaniopsis anacardioides	Tuckeroo
3	Banksia integrifolia	Coast banksia
4	Delonix regia	Royal Poinciana trees
	Casuarina equisetifolia	Sheoak horsetail

Shade Trees

5	Lophostemon confertus	Queensland Brush Box
6	Lophostemon suaveolens	Brush Box
7	Randia fitzlanii	Native Gardenia
8	Waterhousea floribunda	Weeping Lilly Pilly
9	Tristaniopsis laurina 'Luscious'	Luscious
10	Calodendron capense	Cape chestnut
11	Backhousia citriodora	Lemon Myrtle
12	Magnolia grandiflora	Bull Bay Magnolia Teddy Bear



Palms & Ferns

1	Chamaerops humilis	Fan Palm
2	Howea forsteriana	Kentia Palm
3	Rhapis excelsa	Lady Palm
4	Ptychosperma elegans	Solitaire Palm
5	Wodyetia bifurcata	Foxtail Palm
6	Cyrtostachys renda	Lipstick Palm
	Alocasia macrorrhizos	Elephant Ears
7	Chamaerops humilis	European Fan Palm
	Chamaedorea macrocarpa	Parlour Palm
8	Cycas revoluta	Sago Palm
	Hyophorbe lagenicaulis	Bottle Palm
	Licuala elegans	Elegant Fan Palm
	Licuala ramsayi	Queensland or Australian fan palm
	Asplenium nidus	Bird's-nest Fern
	Pinanga coronata	Ivory cane palm

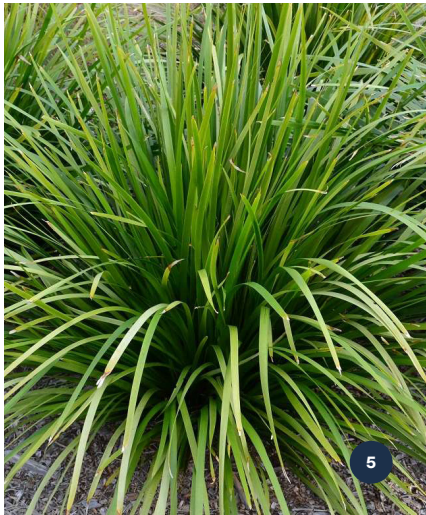


Design Details

4.3 Planting Palette: Palms & Ferns

WSUD Planting

1	Melaleuca thymifolia	Honey Myrtle
2	Banksia robur	Swamp Banksia
3	Carex appressa	Tall Sedge
4	Isolepis nodosa	Knobby Club Rush
6	Lomandra hystrix	Creek Mat Rush
6	Lomandra longifolia	Mat Rush



Design Details

4.4 Planting Palette WSUD



Surfaces & Materials

1	Hardscape Type 1	Concrete
2	Hardscape Type 2	Concrete/Exposed Aggregate
3	Hardscape Type 3	Feature Paving
4	Hardscape Type 4	Feature Cladding
5	Turf	Turf/Artificial Turf
6	Pebble	Drainage and Access
7	Timber Decking	Pool Side Timber Deck
8	Podium Planter	Podium Planter
9	Pool Fence	Pool Fence TBC
10	Feature Trellis	TBC
11	Feature Batten Screen	Design TBC
12	Pool	Pool - Design TBC

Typical finishes palette illustrated. Refer to Architectural documentation for all Architectural and built form finishes and general materials schedule.

