



Flourish

South Maclean Development

Stage 7, 9, and 10 Rear Boundary Interface Sections

FOR: Daleford Property Pty Ltd

SLR PROJECT No: 620.V13637.00001

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2019/1013/17

Date: 19 September 2024



August 2024



Document No.

620.V1367.00001 South Maclean Development

Revision History

001	20 February 2024	For Discussion	Chloe Wegener
002	15 March 2024	For EDQ Approval	Chloe Wegener
003	20 March 2024	Final for EDQ Approval	Chloe Wegener
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005	10 May 2024	Revised for EDQ Approval	Chloe Wegener
006	13 May 2024	Revised for EDQ Approval	Chloe Wegener
007	30 May 2024	Revised for EDQ Approval	Chloe Wegener
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009	08 August 2024	Revised for EDQ Approval	Chloe Wegener

Client

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Rear Lot Retaining Wall Layout Plan



- LEGEND**
- 1m WIDE ACCESS EASEMENT:**
Access easement for drainage channel maintenance. Access via Lot 931
 - SECTION A:**
1 tier 1m high retaining wall
 - SECTION B:**
2 tier 1m high retaining wall
 - SECTION C:**
3 tier 1m high retaining wall
 - SECTION D:**
3 tier 1m high retaining wall with 1.55m wide shotcrete drain installed along property boundary
 - SECTION E:**
3 tier 1m high retaining wall with 1.55m wide shotcrete drainage channel installed along property boundary
 - SECTION F:**
3 tier 1m high retaining wall with 1.55m wide shotcrete drainage channel installed along property boundary
 - SECTION G:**
2 tier 1m high retaining wall with 1.55m wide shotcrete drainage channel installed along property boundary
 - SECTION H:**
1 tier 1m high retaining wall with 1.55m wide shotcrete drainage channel installed along property boundary

Note: Layout plan shows extent of rear buffer section where retaining walls are required. All proposed rear lot interfaces to existing lots to have a minimum 4m wide landscape buffer.

Cedar Woods is to fund installation of retaining wall system and buffer planting. Upon agreement with the owner of the shared property boundary, Cedar Woods shall remove the existing boundary fence and replace with a 1.8m high close boarded timber fence or such fence as agreed with the owner.

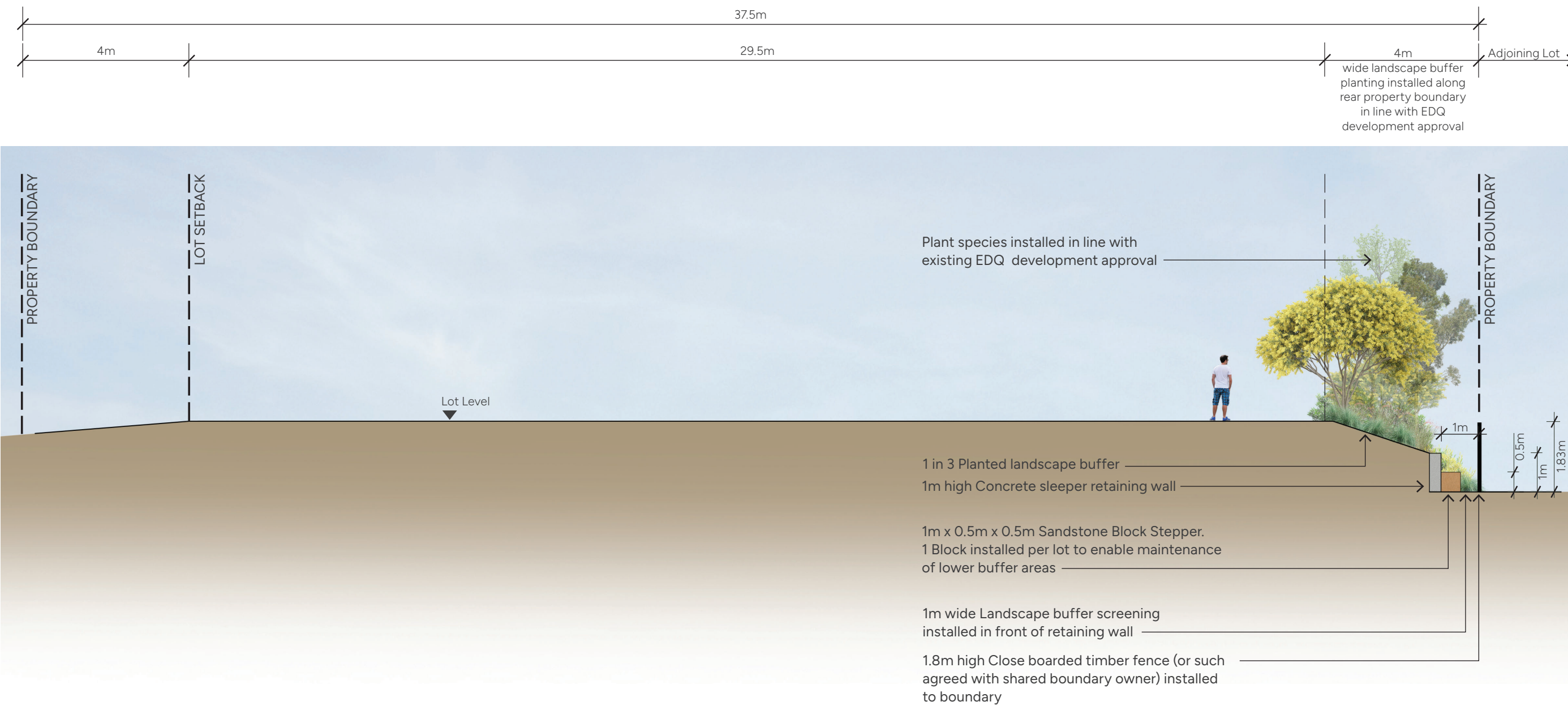


REAR LOT RETAINING WALL LAYOUT PLAN
Not to scale

Design Criteria

- Upon agreement with the owner of the shared property boundary, Cedar Woods shall remove the existing boundary fence and replace with a 1.8m high close boarded timber fence or such fence as agreed with the owner.
- Ensure bottom tier of retaining walls are setback a minimum of 1m from the Rear Property Boundary.
- Create a landscape buffer between the bottom tier retaining wall and the Rear Property Boundary.
- Limit all retaining walls to a maximum height of 1m.
- Maintain a minimum width of 1.5m between tiered retaining walls.
- Planted landscape buffers should not exceed a maximum grade of 1 in 3 (33.33%).
- Turf batters should not exceed a maximum grade of 1 in 4 (25%).
- Batters are an acceptable outcome between tiered retaining walls.
- Install a concrete drain as necessary along the Rear Property Boundary.
- Provide a minimum 1m wide maintenance easement for proposed drainage channels. Ensuring access to the rear property boundary is located within a Flourish Development Lot.
- Safe informal maintenance access to the Rear Property Boundary shall be achieved with each lot, through the placement of one (1) 1m long x 0.5m wide x 0.5 high sandstone block placed to the front of each retaining wall tier.

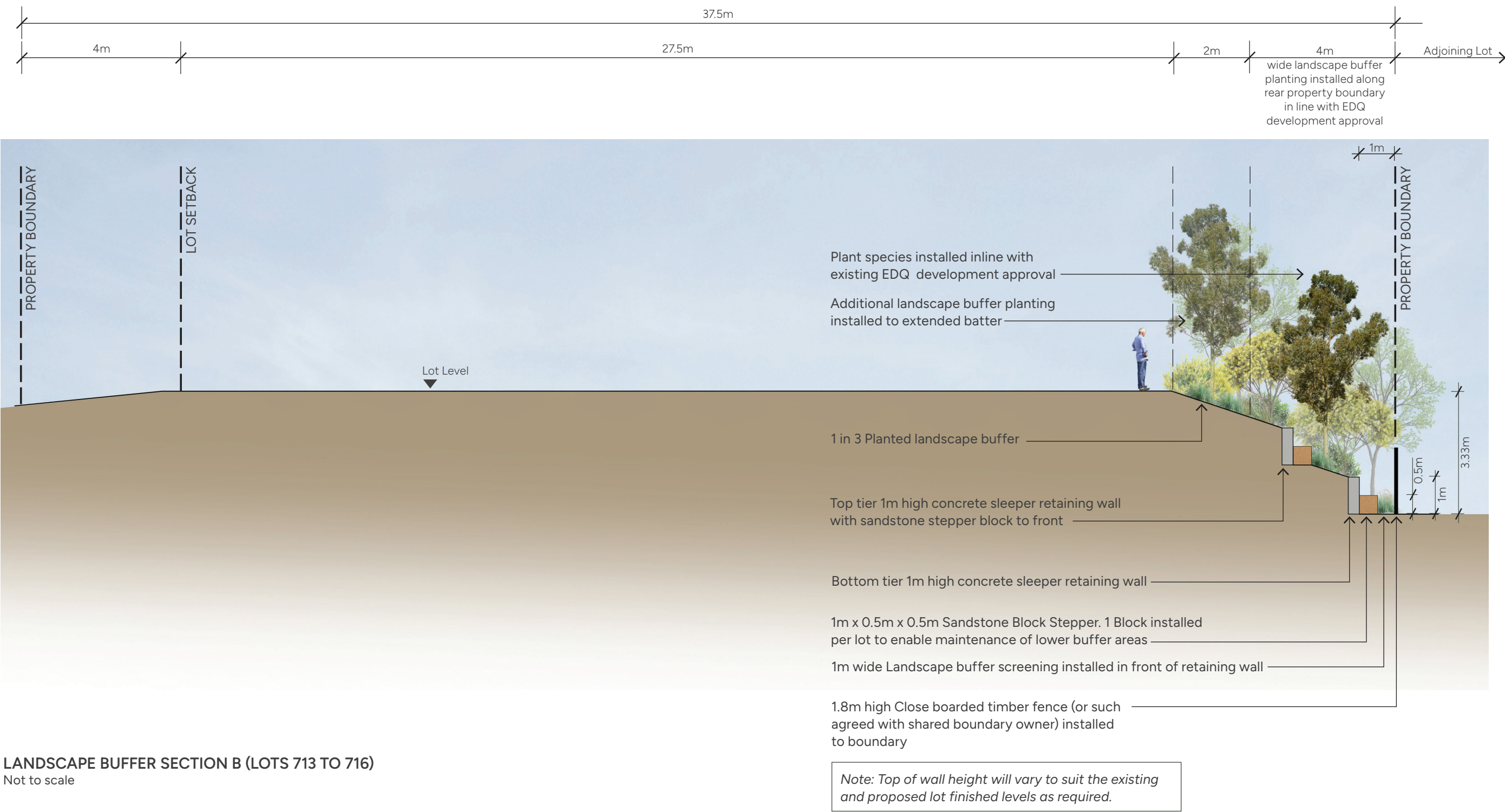
Section A



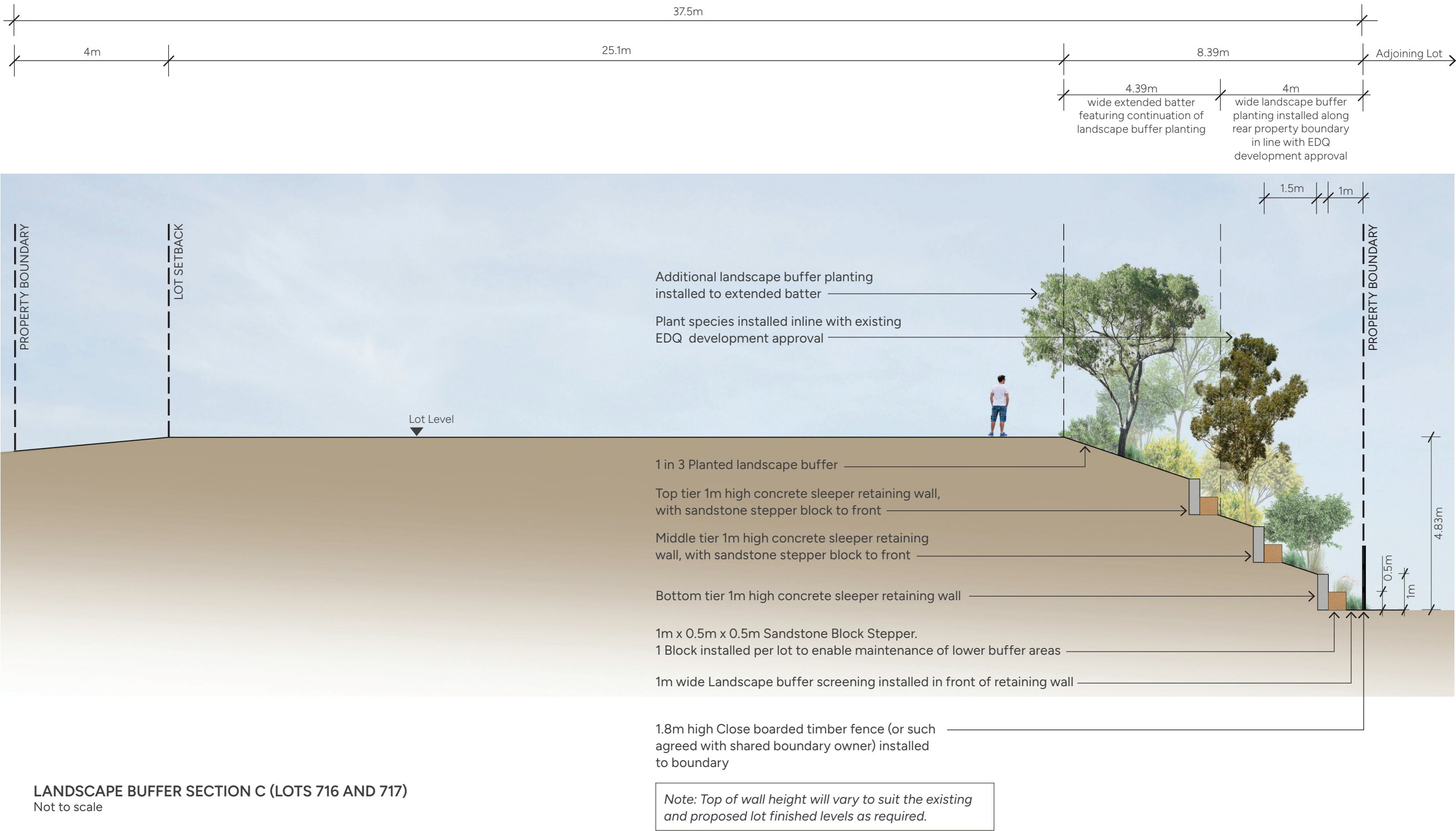
LANDSCAPE BUFFER SECTION A (LOTS 712 AND 713)
Not to scale

Note: Top of wall height will vary to suit the existing and proposed lot finished levels as required.

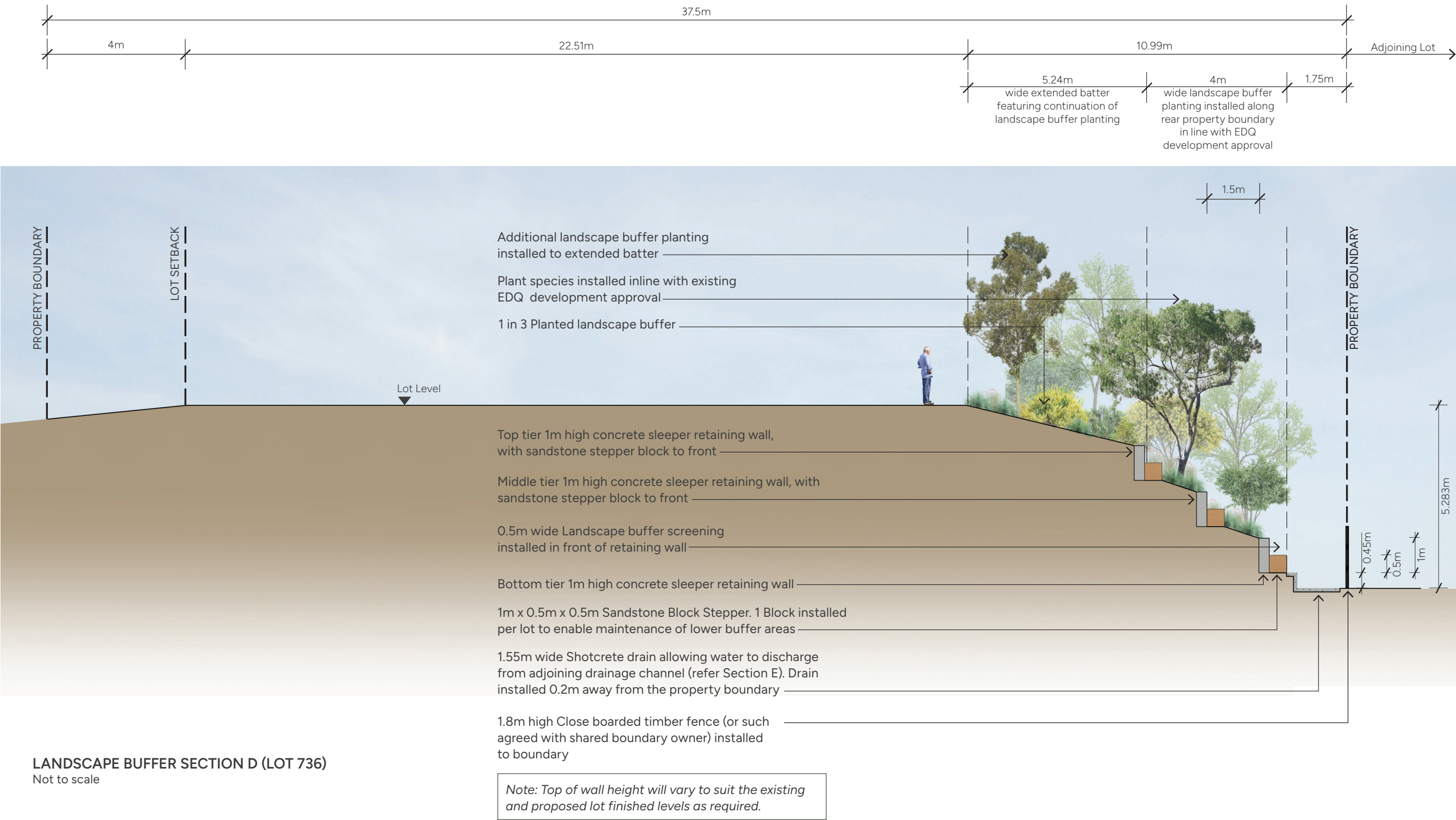
Section B



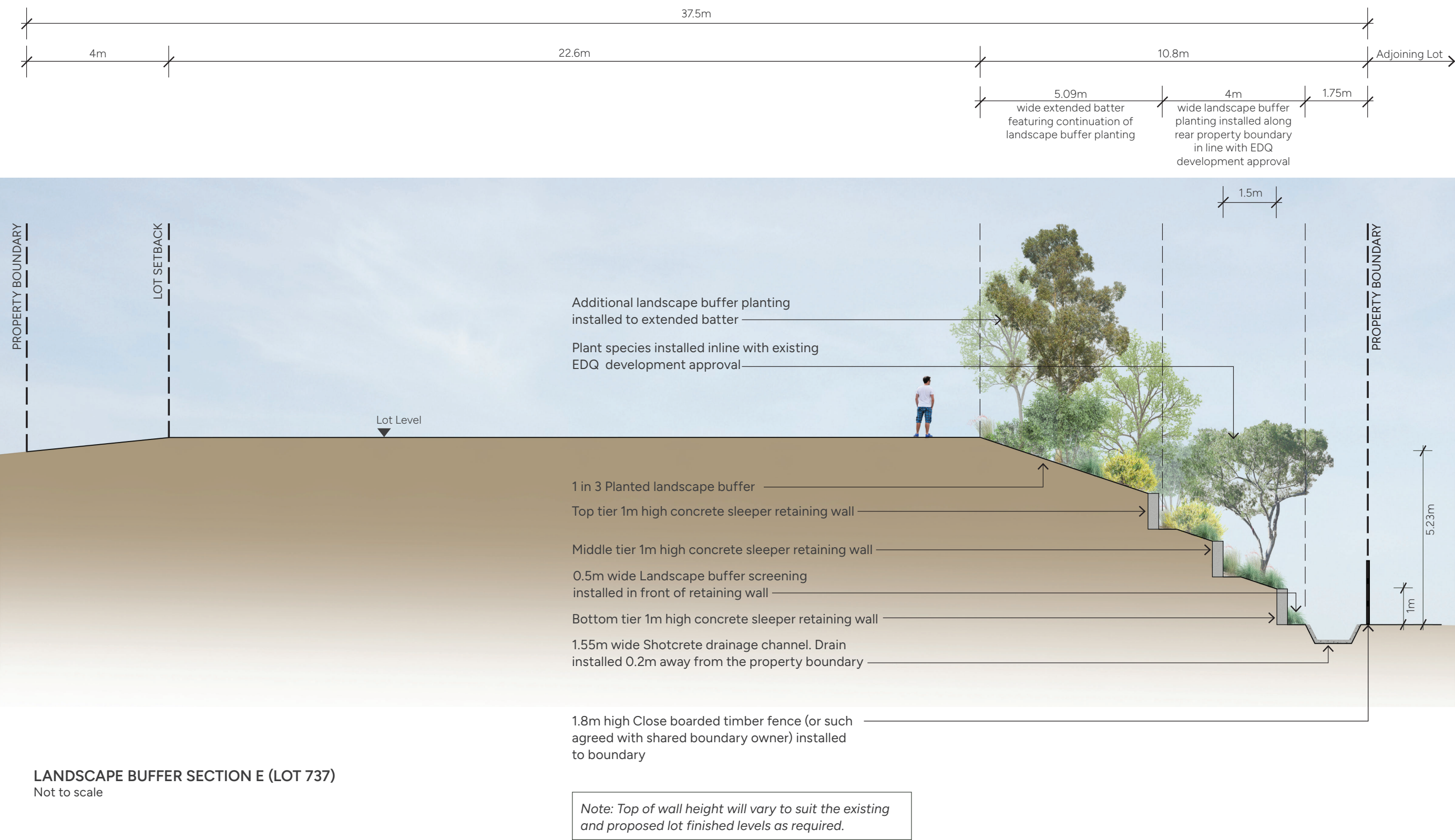
Section C



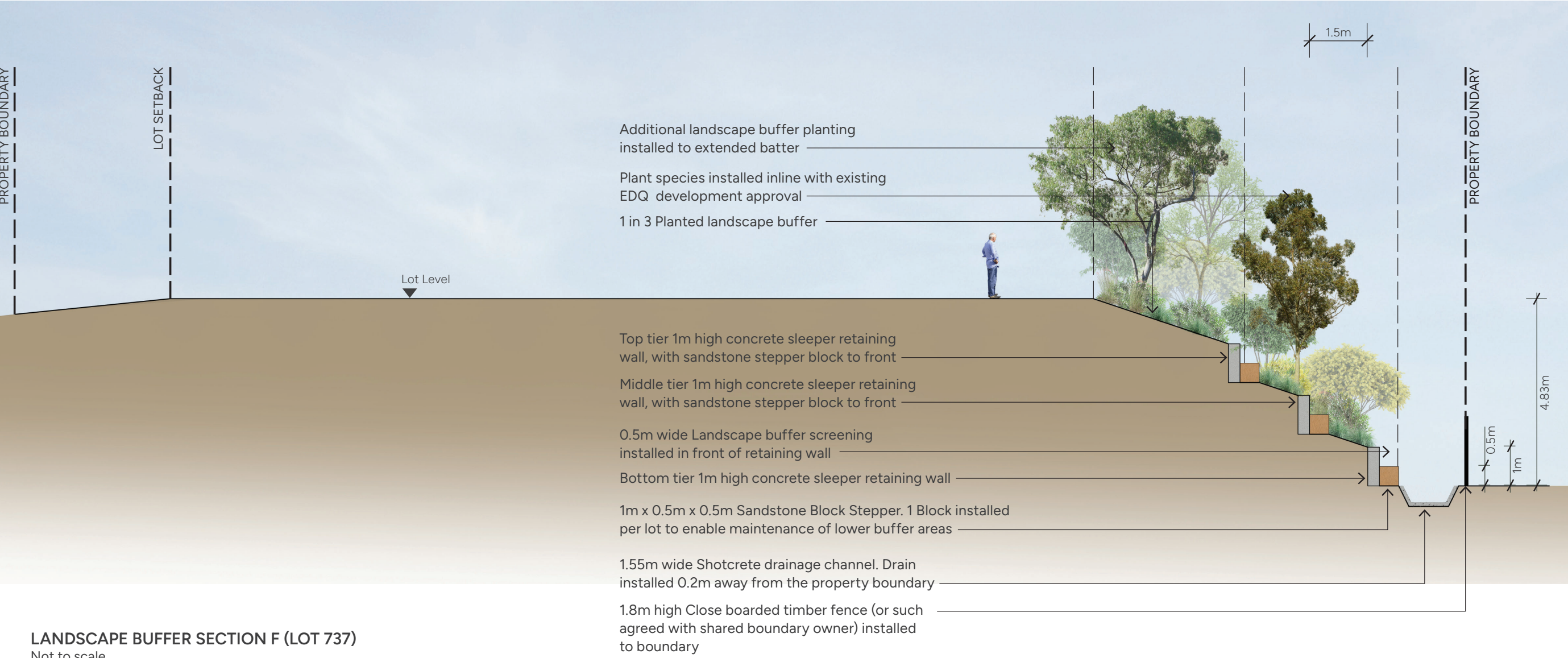
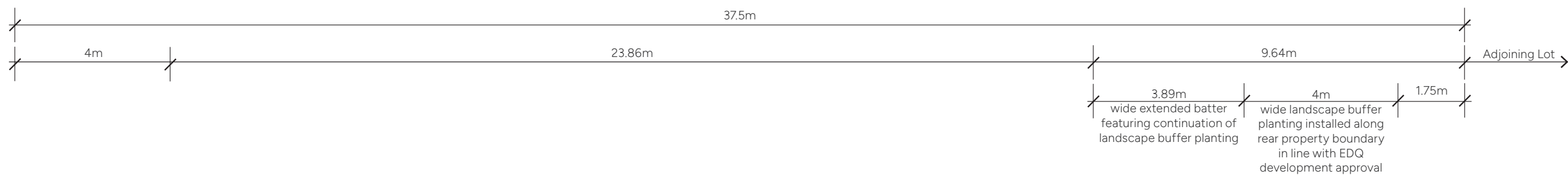
Section D



Section E

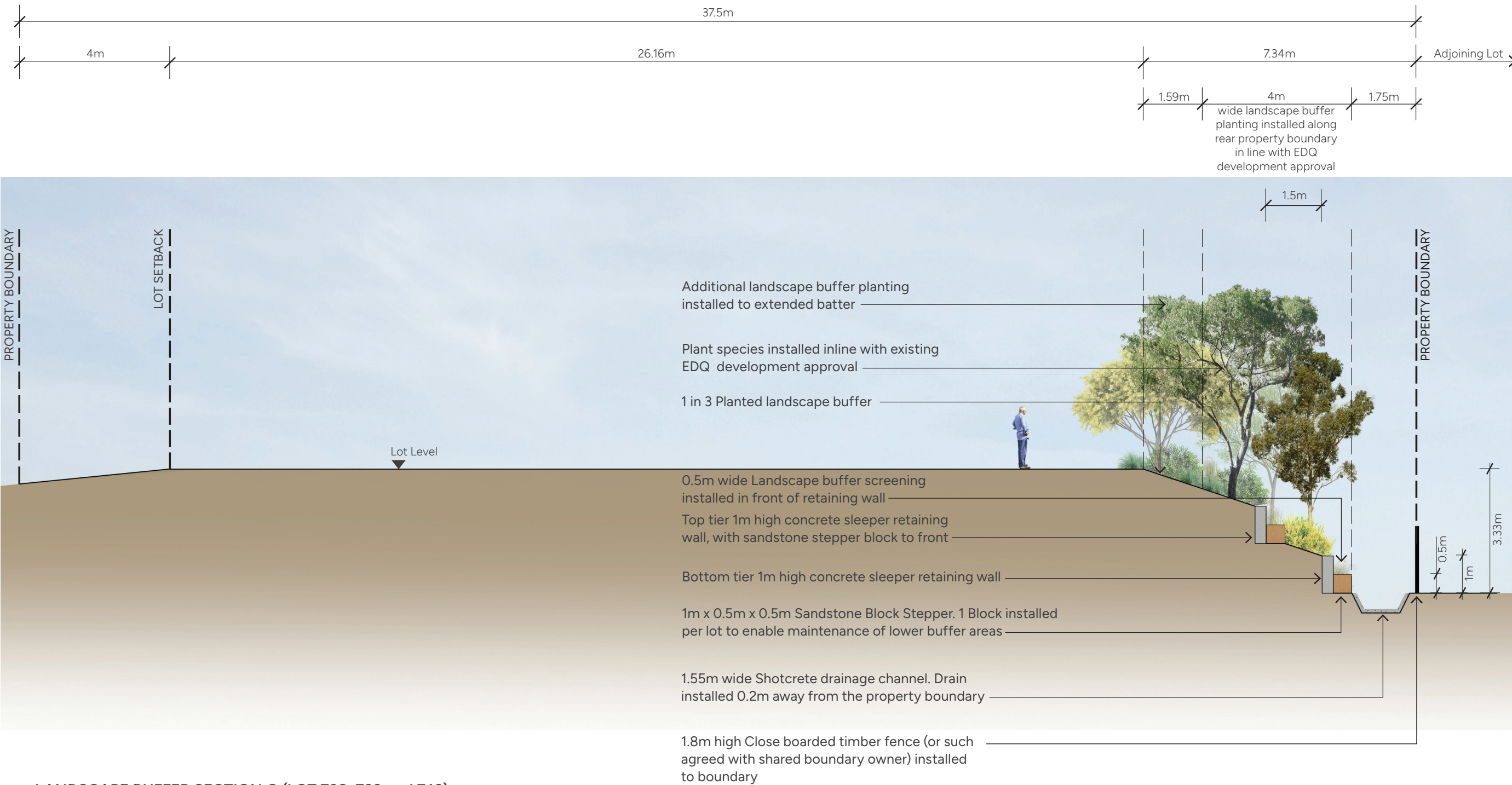


Section F



Note: Top of wall height will vary to suit the existing and proposed lot finished levels as required.

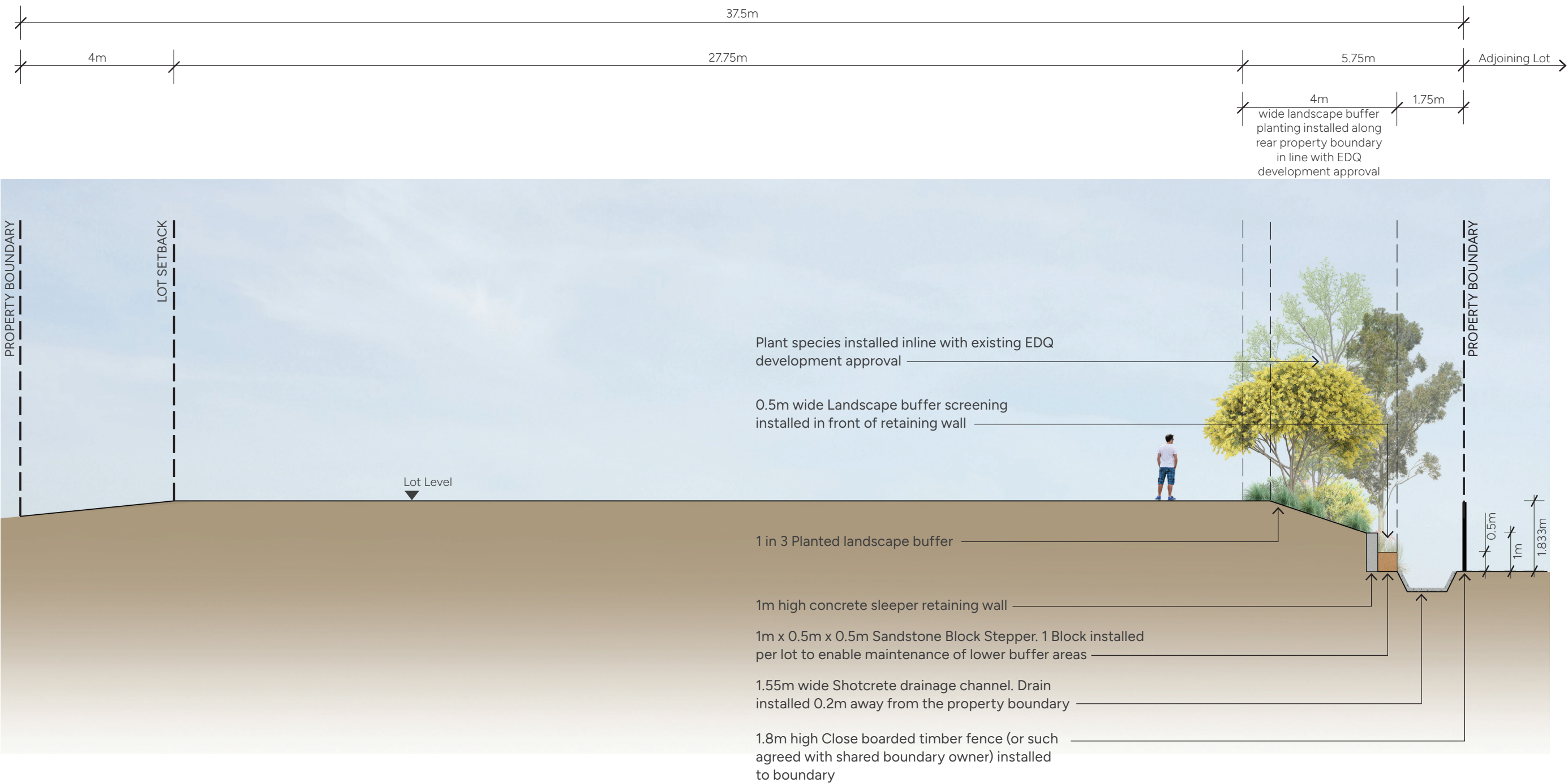
Section G



LANDSCAPE BUFFER SECTION G (LOT 738, 739 and 749)
Not to scale

Note: Top of wall height will vary to suit the existing and proposed lot finished levels as required.

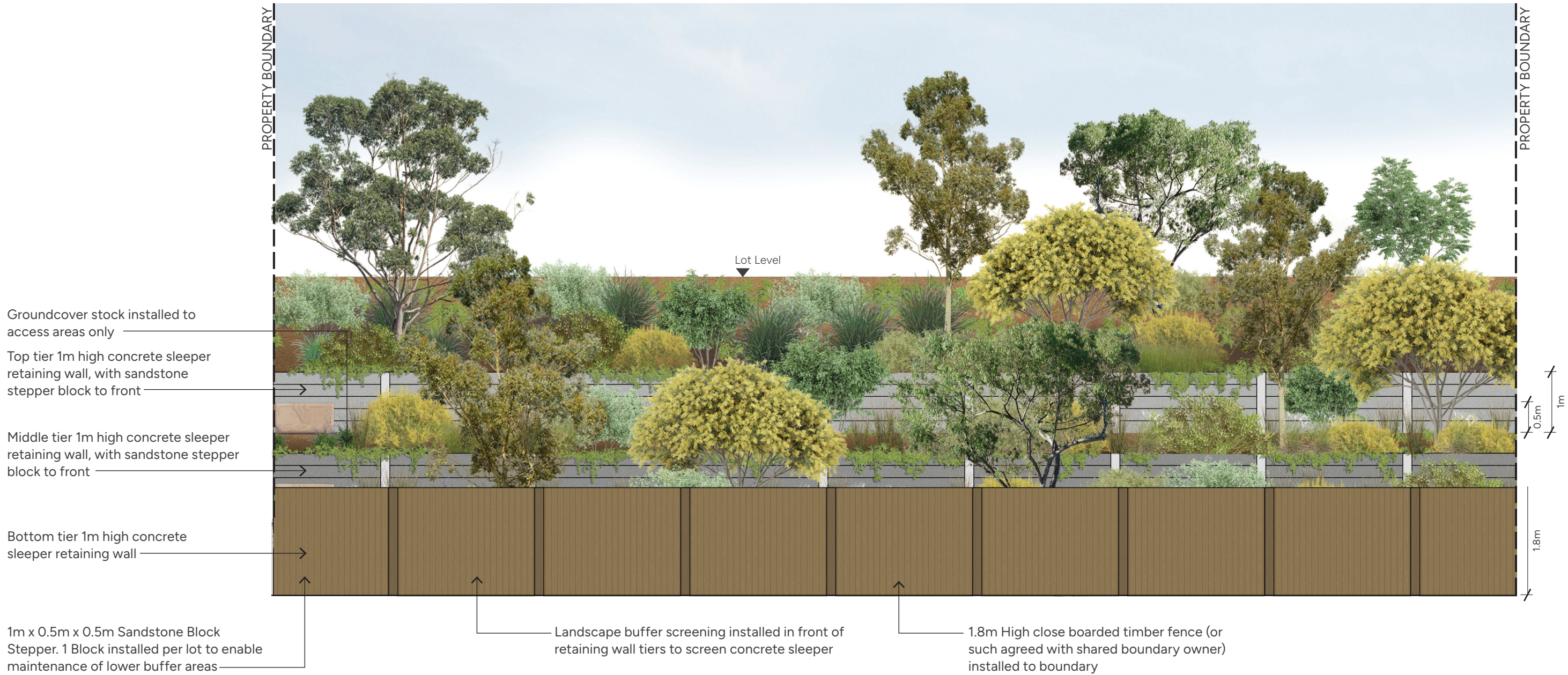
Section H



LANDSCAPE BUFFER SECTION H (LOTS 749 TO 757, AND 931)
Not to scale

Note: Top of wall height will vary to suit the existing and proposed lot finished levels as required.

Elevation A



Note: Top of wall height will vary to suit the existing and proposed lot finished levels as required.

Landscape Buffer Planting Intent

PLANT SCHEDULE

SPECIES	COMMON NAME	POT SIZE	MATURE HEIGHT
TREES			
<i>Allocasuarina littoralis</i>	Black She Oak	140mm	5-15m
<i>Alpitonia excelsa</i>	Soap Tree	140mm	8-10m
<i>Angophora subvelutina</i>	Broad-leaved Apple	140mm	15-20m
<i>Corymbia tessellaris</i>	Moreton Bay Ash	25L	20-30m
<i>Cupaniopsis parvifolia</i>	Small Leaf Tuckeroo	140mm	6-20m
<i>Lophostemon confertus</i>	Brush Box	25L	10-15m
<i>Waterhousea floribunda</i>	Weeping Lilly Pilly	25L	8-10m
SHRUBS			
<i>Acacia diaparrima</i>	Hickory Wattle	140mm	6m
<i>Acacia fimbriata</i>	Frindged Wattle	140mm	5-8m
<i>Acacia leiocalyx</i>	Early Flowering Black Wattle	140mm	6-7m
<i>Grevillea ‘Superb’</i>	Grevillea	140mm	2-3m
<i>Dodonaea triquetra</i>	Forest Hop Bush	140mm	2-6m
<i>Dodonaea viscosa</i>	Sticky Hop Bush	140mm	5m
<i>Breynia oblongifolia</i>	Coffee Bush	140mm	1-3m
<i>Trema tomentosa</i>	Poison Peach	140mm	5m
GROUNDCOVERS			
<i>Callistemon pearsonii</i>	Rocky Rambler	140mm	1m
<i>Cissus antarctica</i>	Kangaroo Vine	140mm	0.5m
<i>Cymbopogon refractus</i>	Barbed Wire Grass	140mm	1m
<i>Gahnia aspera</i>	Orange Fruited Sword Sedge	140mm	1m
<i>Hibbertia scandens</i>	Guinea Flower	140mm	0.5m
<i>Imperata cylindrica</i>	Blady Grass	140mm	1.2m
<i>Juncus usitatus</i>	Common Rush	140mm	1.1m
<i>Lomandra multiflora</i>	Mat Rush	140mm	0.9m
<i>Lomandra longifolia</i>	Mat Rush	140mm	1m
<i>Themeda triandra</i>	Kangaroo Grass	140mm	1.5m

APPROVED PLANTING DENSITIES:

- Trees planted at a typical density of 1 tree per 10m².
- Shrub species planted at a typical density 1 shrub per 3m².
- Groundcover species planted at a typical density of 2 plants per 1m².