

LOT 1195 AURA BLVD, GRAF DRIVE & PACKER ROAD, BARINGA



SITE LOCATION
NTS

DRAWING INDEX		
DRAWING No.	DRAWING TITLE	REVISION
SK001	COVERSHEET & DRAWING INDEX	E
SK002	SITE PLAN	D
SK010	TYPICAL DIAMOND SHAPED TREE PLANTING DETAILS	B
SK011	TYPICAL PLANTER BOX DETAILS	B
SK020	SECTION	E
SK030	LANDSCAPE SPECIES SCHEDULES, IMAGES & NOTES- SHEET 1	B
SK031	LANDSCAPE SPECIES SCHEDULES, IMAGES & NOTES- SHEET 2	B

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2023/1389/2

Date: 26 February 2025



Queensland Government

PRELIMINARY

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HUTCHIES

LOT 1195 AURA BLVD, GRAF DRIVE & PACKER ROAD, BARINGA

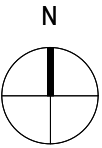
LANDSCAPE CONCEPT PLAN

COVERSHEET & DRAWING INDEX

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scale	NTS	for A1	job no.	2401-001
date	NOV 2024		rev no.	E

approved... E. NICHOLAOU* SK001

AMENDED IN RED

By: Ali Rizayee
Date: 25 February 2025



PLAN
SCALE 1:500

Landscaping in
existing car park to
be in accordance
with Landscape Plan
approved in
DEV2021/1209

ANNOTATION NOTES

- 1 VEHICLE SITE ENTRY / EXIT TO BE DEFINED BY FEATURE PALM TREES WOD bif. TREES TO BE UNDERPLANTED WITH LOW SHRUBS AND GROUNDCOVERS AS PER PLANT SPECIES SCHEDULE ON DRG 2401-001-SK030 & SK031 TO ALLOW FOR OPEN SIGHTLINES
- 2 PEDESTRIAN SITE ENTRY/ EXIT TO BE DEFINED BY FEATURE PALM TREES LIV aus. TREES TO BE UNDERPLANTED WITH LOW SHRUBS AND GROUNDCOVERS AS PER PLANT SPECIES SCHEDULE ON DRG 2401-001-SK030 & SK031 TO ALLOW FOR OPEN SIGHTLINES
- 3 EXISTING STREET TREES TO BE RETAINED
- 4 EXISTING VERGE, FOOTPATH, KERB TO BE RETAINED. MAKE IT GOOD IF DAMAGED DURING CONSTRUCTION
- 5 DRIVEWAY AND CAR PARK SPACES TO ENGINEERS DETAILS
- 6 SCREENING TREES ELA eum, ELA ret, FEATURE TREES LOP sua AND MEL qui AND SHADE TREES HAR pen, AND WAT flo TO PROVIDED SCREENING OF PROPERTY FRONTAGE. TREES TO BE UNDERPLANTED WITH GROUNDCOVERS LIR JR, LOM hys AND LOM LT
- 7 GARDENBED INCLUDING TREES CUP ana, ELA eum, HAR pen, SYZ hem AND WAT flo. TRESS TO BE UNDERPLANTED WITH SHRUBS PIT MM, RAD SUM, WES GB AND WES JG AND GROUNDCOVERS BRA mul, GOO rot, LIR JR, LOM hys, OPH jap
- 8 SHADE TREES RAN fit TO SOFTEN DRIVEWAY HARDSTAND. TREES TO BE UNDERPLANTED WITH SHRUBS CAR mc, GRE ban, RAD SUM AND GROUNDCOVERS LIR JR, LOM hys, OPH jap
- 9 SHADE TREES CUP ana TO SOFTEN CARPARK HARDSTAND
- 10 SHADE TREE WAT flo TO PROVIDE SHADE AND AMENITY TO PEDESTRIAN PATH.
- 11 BUFFERING SHRUBS SYZ ELI AND SYZ RES TO BE USED ALONG PROPERTY BOUNDARY
- 12 FEATURE TREES BAC cit, BAC myr AND TAB pal TO PROVIDE AMENITY AND SOFTEN HARDSTAND. TRESS TO BE UNDERPLANTED WITH SHRUBS PIT MM, RAD SUM, WES GB AND WES JG AND GROUNDCOVERS BRA mul, GOO rot, HAR vio
- 13 PLANTER TO INCLUDE LOW SHRUBS CAR mac, FIC mic, PHI XAN, AND RHA exc AND GROUNDCOVERS PEP obt TO ALLOW FOR OPEN SIGHTLINES
- 14 CASCADING SPECIES TO THE PLANTER EDGE. PROPOSED SPECIES AS PER PLANT SPECIES SCHEDULE ON DRG 2401-001-SK031
- 15 PROPOSED COVERED SEATING AREA
- 16 PROPOSED WATER TANKS
- 17 PROPOSED BIKE PARKING
- 18 PYLON SIGN WITH LOW PLANTING TO SURROUNDS ONLY TO MAXIMISE VISIBILITY
- 19 PLANTER TO BE FULLY PLANTED WITH GROUNDCOVERS APT cor, CIS ant AND PEP obt
- 20 FEATURE TREES BAC cit TO PROVIDE AMENITY AND SOFTEN HARDSTAND. TREES TO BE UNDERPLANTED WITH LOW SHRUBS AND GROUNDCOVERS AS PER PLANT SPECIES SCHEDULE ON DRG 2401-001-SK030 & SK031

LEGEND

- TREE TO BE REMOVED TO ACCOMMODATE NEW VEHICLE CROSSOVER
- EXISTING TREE TO BE RETAINED
- PROPOSED PALM TREES
- PROPOSED FEATURE TREES
- PROPOSED SHADE TREES
- PROPOSED SHRUB AND LOW LEVEL PLANTING
- PROPOSED GROUNDCOVER PLANTING
- PROPOSED BUFFER PLANTING
- TURF
- DECORATIVE GRAVEL
- HARDSTAND SURFACE FINISH TO PEDESTRIAN PRIORITY PATHWAY
- CONCRETE AREA - REFER CIVIL ENGINEERS DRGS FOR DETAILS
- STORMWATER - REFER CIVIL ENGINEERS DRGS FOR DETAILS
- SEWER - REFER CIVIL ENGINEERS DRGS FOR DETAILS
- BUILDING LINE OVER
- PROPERTY BOUNDARY
- OUTDOOR SEATING
- LIGHT POLE - REFER ELECTRICALS DRGS FOR DETAILS

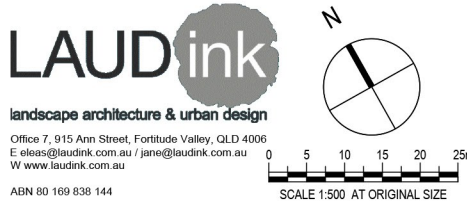
NOTES

1. REFER TO DRG 2401-001-SK030& SK031 FOR PLANT SPECIES SCHEDULE, IMAGES AND GENERAL NOTES
2. REFER ARCHITECTS DRGS FOR ALL FENCE DETAILS
3. REFER CIVIL ENGINEERS DRGS FOR ALL RETAINING WALL DETAILS

PRELIMINARY

D	REVISED ISSUE	AS	22.11.24
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HUTCHIES
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**LANDSCAPE CONCEPT PLAN
SITE PLAN**



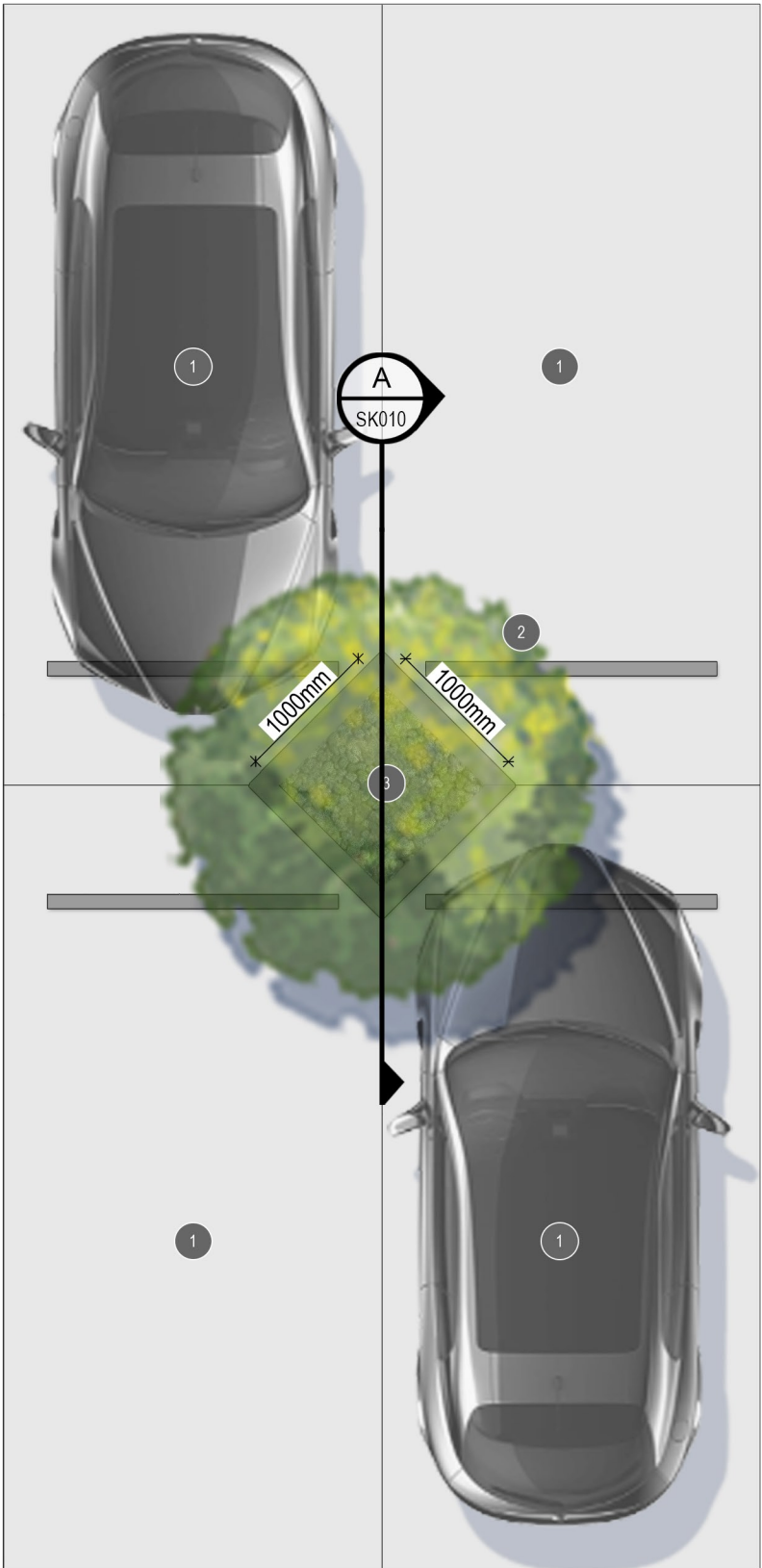
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scale 1:500 for A1 job no. 2401-001
date NOV 2024 rev no. D

approved E. NICHOLAOU* SK002

PLANS AND DOCUMENTS
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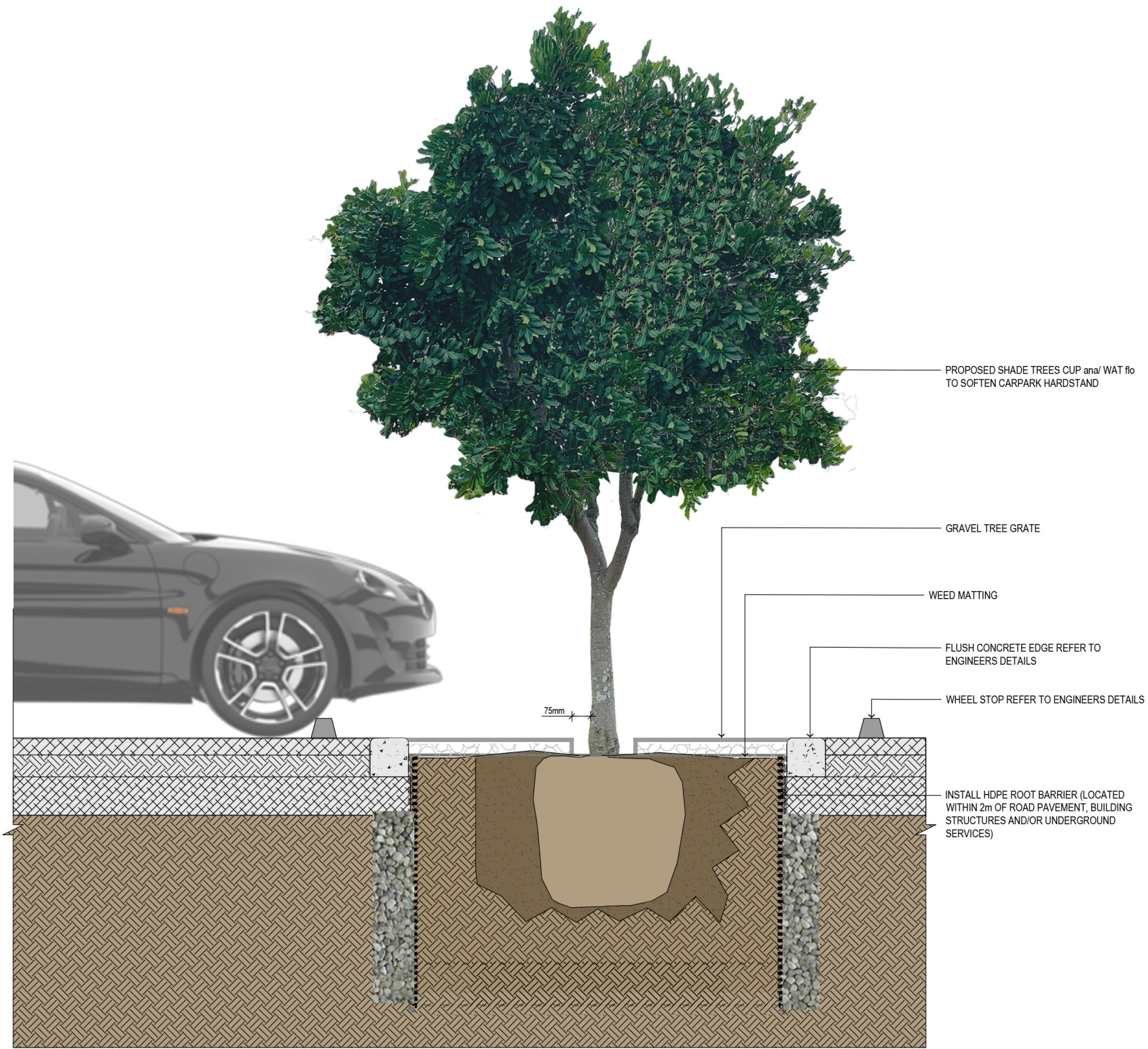


TYPICAL PLAN- DIAMOND TREE PLANTING AREA BEWTEEN CAR PARKING BAY

SCALE 1:25

ANNOTATION NOTES

- 1 PROPOSED CAR PARK SPACES
- 2 PROPOSED SHADE TREES CUP ana/ WAT flo TO SOFTEN CARPARK HARDSTAND
- 3 PROPOSED GARVEL OR TREE GRATE TO DIAMOND TREE PLANTING AREA



A
-
TYPICAL SECTION- CARPARK TREE DIAMOND

SCALE 1:10

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LANDSCAPE CONCEPT PLAN
TYPICAL DIAMOND SHAPED TREE PLANTING DETAILS

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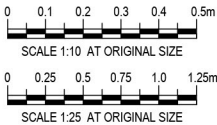
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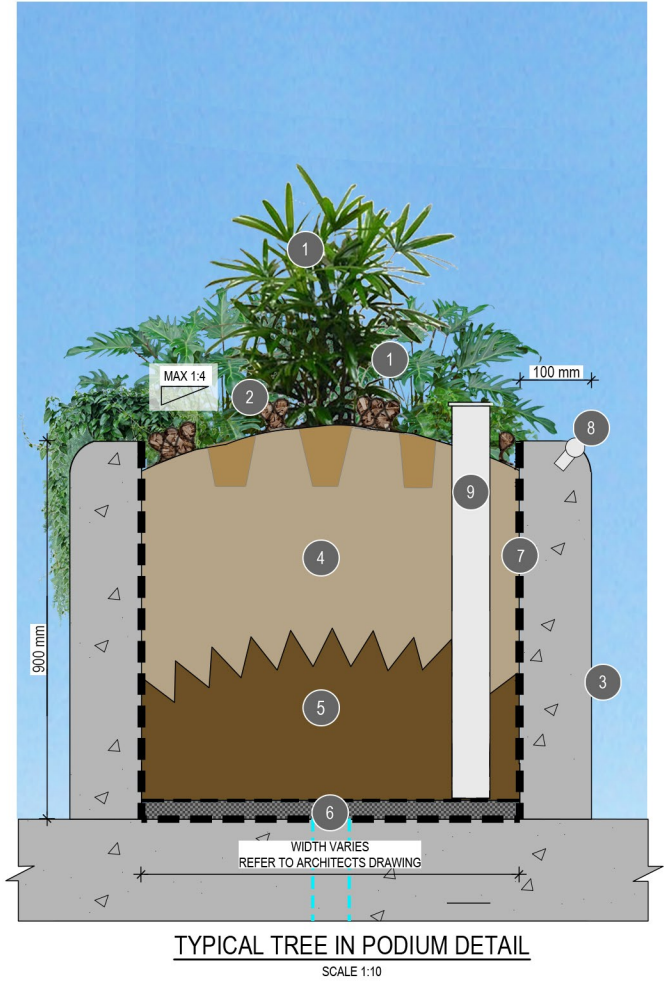
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approved E. NICHOLAOU* SK010





- LEGEND
- PROPERTY BOUNDARY
 - PLANTER BOX LOCATION



ANNOTATION NOTES

- 1 FEATURE PLANTING AND GROUNDCOVERS AS SPECIFIED
- 2 100mm DEPTH ORGANIC MULCH LAYER, TO FINISH 25mm BELOW TOP OF ADJACENT WALL WITH PLANTING MEDIA TO BE MOUNDED (MAX GARDE 1:4)
- 3 REFER ARCHITECTS PROJECT FINISHES AND FITMENTS SCHEDULE FOR PLANTER WALL FINISHES DETAILS
- 4 PLANTING MEDIA SHALL BE MINERAL BASED WITH LOW ORGANIC MATTER AND SHALL COMPLY WITH TABLE 1, "AS4419-2003" SOILS FOR LANDSCAPING AND GARDEN USE". PLANTING MEDIA MIX 1 TO HAVE 5-10% ORGANIC MATTER
- 5 PLANTING MEDIA MIX TYPE 2 TO COMPLY WITH THE ABOVE STANDARDS AND TO HAVE AN ORGANIC MATTER LESS THAN 5%
- 6 30mm DRAINAGE CELL - CONNECTED TO DRAINAGE SYSTEM. REFER TO HYDRAULIC DRAWINGS FOR POINT OF CONNECTION
- 7 WATER PROOFING MEMBRANE
- 8 SKATE DETERRENTS
- 9 INSPECTION OPENING - 100 PVC PIPE WITH CAP

NOTES
1. ALL PLANTING BOX AREA DRAINAGE TO BE CONNECTED TO BUILDING HYDRAULIC NETWORK.

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LANDSCAPE CONCEPT PLAN
TYPICAL PLANTER BOX DETAILS

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SCALE 1:10 AT ORIGINAL SIZE

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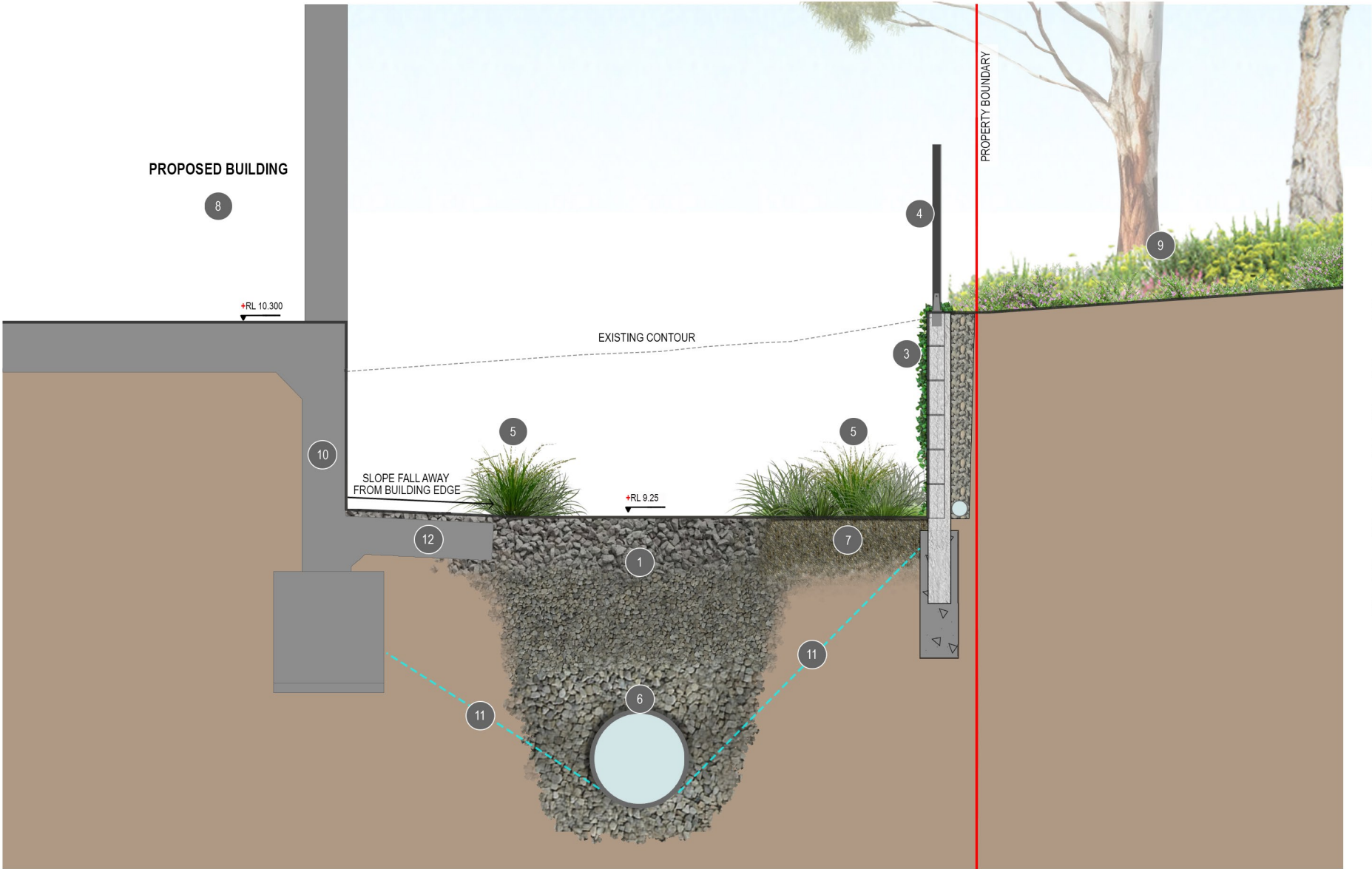
approved E. NICHOLAOU* SK011



KEY PLAN
NTS

LEGEND

- PROPERTY BOUNDARY
- IMPERMEABLE BARRIER - TO PROTECT BUILDING FOUNDATIONS FROM GROUND WATER REFER TO STRUCTURE ENGINEERS DRAWINGS FOR DETAILS



SECTION A
SCALE 1:20

ANNOTATION NOTES

- 1 STORMWATER FLOW PATH CHANNEL GRAVEL SPECIES REFER TO CIVIL ENGINEERS DRAWINGS FOR DETAILS
- 2 STORM RETAINING WALL ALL SIMILAR - REFER TO CIVIL ENGINEERS DRAWINGS FOR DETAILS
- 3 FIC pum TO SOFTEN THE RETAINING WALL TO CREATE A SOFT LANDSCAPE VERTICAL SCREEN
- 4 1200mm SAFETY FENCE WITH SHARK FIN FIXING TO FENCE ON TOP OF CONCRETE SLEEPER RETAINING WALL
- 5 PLANTING TO INCLUDE GROUNDCOVERS LIR JR, LOM hys, LOM LT TO EDGES OF STORMWATER FLOW PATH CHANNEL
- 6 INDICATIVE LOCATION OF STORMWATER PIPE- REFER TO CIVIL ENGINEERS DRAWING FOR DETAILS
- 7 RIVER GRAVEL
- 8 REFER TO ARCHITECTS DRAWINGS FOR DETAILS
- 9 EXISTING BRUSH/ VEGETATION AREA. MAKE IT GOOD IF DAMAGED DURING CONSTRUCTION
- 10 1400mm MAXIMUM BUILDING RETAINING WALL - TO STRUCTURE ENGINEERS DRAWINGS FOR DETAILS
- 11 APPROXIMATE ZONE OF INFLUENCE
- 12 IMPERMEABLE BARRIER - TO PROTECT BUILDING FOUNDATIONS FROM GROUND WATER REFER TO STRUCTURE ENGINEERS DRAWINGS FOR DETAILS

NOTES

1. REFER TO DRG 2401-001-SK030& SK031 FOR PLANT SPECIES SCHEDULE, IMAGES AND GENERAL NOTES
2. REFER ARCHITECTS DRGS FOR ALL FENCE DETAILS
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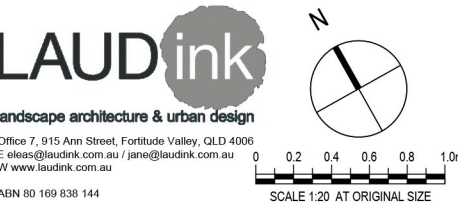
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LANDSCAPE CONCEPT PLAN
SECTION



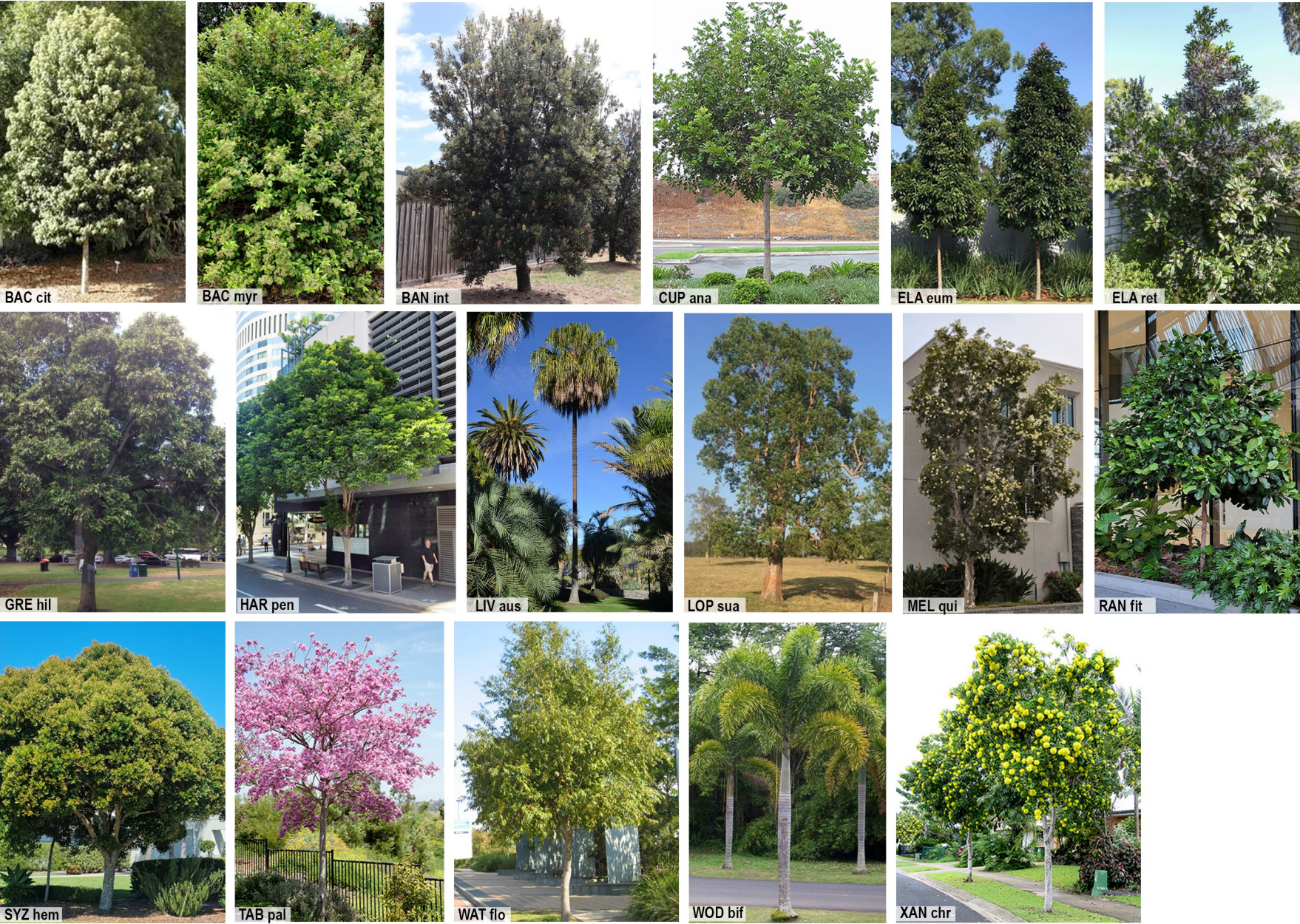
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approved E. NICHOLAOU* SK020

TREES

PROPOSED PLANT SPECIES IMAGES



SHRUBS



PROPOSED PLANT SPECIES SCHEDULE

CODE	PLANT SPECIES	COMMON NAME	CENTRES (mm)	POT SIZE	MATURE SIZE (HEIGHT x WIDTH)
TREES					
BAC cit	BACKHOUSIA citriodora	Lemon Myrtle	AS SHOWN	25L	4-6 x 3-5m
BAC myr	BACKHOUSIA myrtifolia	Grey Myrtle	AS SHOWN	25L	7 X 3m
BAN aem	BANKSIA aemula	Wallum Banksia	AS SHOWN	25L	5 X 2m
BAN int	BANKSIA integrifolia	Coast Banksia	AS SHOWN	25L	10 x 5m
BAN ser	BANKSIA serrata	Saw-Leaved Banksia	AS SHOWN	25L	10 X 4m
CUP ana	CUPANIOPSIS anacardioides	Tuckeroo	AS SHOWN	25L	10 X 4m
ELA eum	ELAEOCARPUS eumundii	Eumundii Quandong	AS SHOWN	25L	8-10 x 3-5m
ELA ret	ELAEOCARPUS reticulatus	Ash Quandong	AS SHOWN	25L	10 X 3m
GRE hil	GREVILLEA hilliana	White Silky Oak	AS SHOWN	25L	8-15 X 5m
HAR pen	HARPULLIA pendula	Tulipwood	AS SHOWN	25L	10 x 5m
LIV aus	LIVISTONA australis	Cabbage Tree Palm	AS SHOWN	25L	25 x 6m
LOP sua	LOPHOSTEMON suaveolens	Swamp Box	AS SHOWN	25L	15 x 8m
MEL qui	MELALEUCA quinquenervia	Paperbark tea tree (broadleaf	AS SHOWN	25L	15-12 x 5m
RAN fit	RANDIA fitzalanii	Native Gardenia	AS SHOWN	25L	6-10 x 2-4m
SYZ hem	SYZYGIUM hemilamprum	Broad-Leaved Lilly Pilly	AS SHOWN	25L	8 x 3m
TAB pal	TABEBUIA palmeri	Pink Trumpet Tree	AS SHOWN	25L	10 x 6m
WAT flo	WATERHOUSEA floribunda	Weeping Lilly Pilly	AS SHOWN	25L	10 x 8m
WOD bif	WODYETIA bifurcata	Foxtail Palm	AS SHOWN	25L	15 x 3m
XAN chr	XANTHOSTEMON chrysanthus	Golden Penda	AS SHOWN	25L	10-15 x 6-12m
SHRUBS					
ACE smi	ACMENA smithii	Lilly Pilly	750mm	300mm	
BAN obl	BANKSIA oblongifolia	Dwarf Banksi	500mm	300mm	
BAN rob	BANKSIA robur	Swamp Banksia	1500mm	200mm	
BAN spi	BANKSIA spinulosa	Hairpin Banksia	1000mm	200mm	
CAL end	CALLISTEMON endeavour	Bottlebrush	1500mm	200mm	
CAR mac	CARISSA macrocarpa	Desert Star	750mm	300mm	
DOR pal	DORYANTHES palmeri	Giant Spear Lily	750mm	300mm	
FIC mic	FICUS microcarpa	Ficus Green Island	200mm	140mm	
GRE ban	GREVILLEA banksii	Red Silky Oak	750mm	300mm	
MEL nod	MELALEUCA nodosa	Prickly-Leaved Paperbark	1500mm	300mm	
PHI XAN	PHILODENDRON 'Xanadu'	Xanadu	500mm	300mm	
PIT MM	PITTOSPORUM tobria 'Miss Muffet'	Miss Muffet	750mm	300mm	
RAD sum	RADERMACHERA Summerscent	Summerscent	1500mm	200mm	
RHA exc	RHAPIS excelsa	Lady Palm	750mm	300mm	
SYZ CAS	SYZYGIUM 'Cascade'	Cascade Lilly Pilly	1000mm	25L	
SYZ ELI	SYZYGIUM australe 'Elite'	Dwarf Magenta Cherry	1000mm	25L	
SYZ RES	SYZYGIUM 'Resilience'	Psyllid resistant Lilly Pilly	1000mm	300mm	
WES GB	WESTRINGIA fruticosa 'Grey Box' - 'WES04'	Grey Box Costal Rosemary	400mm	300mm	
WES JG	WESTRINGIA fruticosa 'Jervis Gem'	Coastal Rosemary	750mm	200mm	
XAN LG	XANTHOSTEMON Little Goldie	Little Goldie	500mm	300mm	

NOTES

1. REFER TO LANDSCAPE CONCEPT PLAN 2401-001-SK002 FOR PLANTING ARRANGEMENT CONCEPT DESIGN PLAN
2. REFER TO CIVIL ENGINEERS DRAWINGS FOR DRIVEWAY AND CROSSOVER DETAILS
3. REFER TO ARCHITECTS DRAWINGS FOR ALL FENCE DETAILS
4. LANDSCAPE DETAILED DESIGN IS TO BE COORDINATED WITH HYDRAULIC AND ENGINEERING DESIGN TO CONFIRM LOCATIONS OF UNDERGROUND SERVICES PRIOR TO CONSTRUCTION
5. LANDSCAPE GENERAL STANDARDS:
 - 5.1 SOIL TO AS 4419 PLANTING BEDS CULTIVATION MINIMUM DEPTH 100mm GRASSED AREAS (TURF) 150mm PLANTING AREAS 150mm. SOURCE IMPORT TOP SOIL THAT COMPLIES WITH AS 4419.
 - 5.2 MULCH TO AS 4454 PROVIDE MULCH WHICH IS FREE OF DELETERIOUS AND EXTRANEIOUS MATTER SUCH AS SOIL, WEEDS AND STICKS
 - 5.3 STAKE SIZES FOR PLANTS 1-2.5m HEIGHT TWO 50 x 50 x 1800mm STAKES PER PLANT PROVIDE TIES FIXED SECURELY TO THE STAKES, ONE TIE AT HALF THE HEIGHT OF THE MAIN STEM, OTHERS AS NECESSARY TO STABILISE PLANT. FOR PLANTS <2.5m HIGH 50mm HESSIAN WEBBING STAPLED TO THE STAKES
6. REFER TO THE FOLLOWING SUNSHINE COAST COUNCIL STANDARD DRAWINGS FOR LANDSCAPE CONSTRUCTION DETAILS: OPEN SPACE LANDSCAPE INFRASTRUCTURE MANUAL (LIM); EMBELLISHMENTS: PLANTING (LANDSCAPE): TECHNICAL DRAWINGS (DWGS) - TABLE 1: PLANTING (LANDSCAPE) - TECHNICAL DRAWING INDEX
 - PL-01 - TURF
 - PL-02 - TUBE STOCK
 - PL-03 - SHRUBS AND GROUNDCOVERS
 - PL-08 - ADVANCED TREE
 - PL-09 - TREE ROOTBALL GUYING PANDANUS TREE TYPES
- 8 ALL SUNSHINE COAST STANDARD DRAWINGS ARE TO BE READ IN CONJUNCTION WITH COUNCILS PLANTING (LANDSCAPE) SPECIFICATIONS (SPECS)

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LANDSCAPE CONCEPT PLAN
LANDSCAPE SPECIES SCHEDULES, IMAGES & NOTES- SHEET 1



landscape architecture & urban design
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scale | NTS for A1 job no. | 2401-001
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approved E. NICHOLAOU*

SK030



CODE	PLANT SPECIES	COMMON NAME	CENTRES (mm)	POT SIZE	MATURE SIZE (HEIGHT x WIDTH)
GROUNDCOVERS					
BAN spi	BANKSIA spinulosa	Hairpin Banksia	1000mm	200mm	
BRA mul	BRACHYSCOME Multifida	Cut-Leaved Daisy	500mm	140mm	
GOO rot	GOODENIA rotundifolia	Star Goodenia	200mm	140mm	
HAR vio	HARDENBERGIA violacea	Native Spasaparilla	500mm	140mm	
LIR JR	LIRIOPE muscari 'Just Right' - 'LIRJ'	Just Right	500mm	140mm	
LOM hys	LOMANDRA hystrix	Mat Rush	500mm	140mm	
LOM LT	LOMANDRA 'Lime Tuff' PBR	Lime Tuff Lomandra	400mm	140mm	
MYO par	MYOPORUM parvifolium	Creeping Boobialla	750mm	140mm	
OPH jap	OPHIPOGON japonicus	Mondo Grass	200mm	140mm	
PEP obt	PEPEROMIA obtusifolia	Baby Rubber Plant	350mm	140mm	
SEN man	SENECIO mandraliscae	Blue Chalk Sticks	500mm	140mm	
ZOY ten	ZOYSIA tenuifolia	Korean Velvet Grass	250mm	140mm	
CLIMBING / CASCADING					
APT cor	APTENIA cordifolia	Baby Sunrose	400mm	140mm	
CIS ant	CISSUS antarctica	Kangaroo Vine	750mm	140mm	
FIC pum	FICUS pumila	Creeping Fig	AS SHOWN	140mm	
GRE CC	Grevillea 'Cooroora Cascade'	Cooroora Cascade	AS SHOWN	140mm	
HIB sca	HIBBERTIA scandens	Snake Vine	AS SHOWN	140mm	
PAN jas	PANDOREA jasminoides	Bower of Beauty	AS SHOWN	140mm	
TRA jas	TRACHELOSPERMUM jasminoides	Star Jasmine	350mm	140mm	
GRASS					
CYN LEG	CYNODON dactylon 'Legend'	Green Couch			

NOTES

1. REFER TO LANDSCAPE CONCEPT PLAN 2401-001-SK002 FOR PLANTING ARRANGEMENT CONCEPT DESIGN PLAN

2. REFER TO CIVIL ENGINEERS DRAWINGS FOR DRIVEWAY AND CROSSOVER DETAILS

3. REFER TO ARCHITECTS DRAWINGS FOR ALL FENCE DETAILS

4. LANDSCAPE DETAILED DESIGN IS TO BE COORDINATED WITH HYDRAULIC AND ENGINEERING DESIGN TO CONFIRM LOCATIONS OF UNDERGROUND SERVICES PRIOR TO CONSTRUCTION

5. LANDSCAPE GENERAL STANDARDS:

5.1 SOIL TO AS 4419 PLANTING BEDS CULTIVATION MINIMUM DEPTH 100mm

GRASSED AREAS (TURF) 150mm PLANTING AREAS 150mm. SOURCE IMPORT TOP SOIL THAT COMPLIES WITHAS 4419.

5.2 MULCH TO AS 4454 PROVIDE MULCH WHICH IS FREE OF DELETERIOUS AND EXTRANEIOUS MATTER SUCHAS SOIL, WEEDS AND STICKS

5.3 STAKE SIZES FOR PLANTS 1-2.5m HEIGHT TWO 50 x 50 x 1800mm STAKES PER PLANT PROVIDE TIES FIXED SECURELY TO THE STAKES, ONE TIE AT HALF THE HEIGHT OF THE MAIN STEM, OTHERS AS NECESSARY TO STABILISE PLANT. FOR PLANTS <2.5m HIGH 50mm HESSIAN WEBBING STAPLED TO THE STAKES

6. REFER TO THE FOLLOWING SUNSHINE COAST COUNCIL STANDARD DRAWINGS FOR LANDSCAPE CONSTRUCTION DETAILS: OPEN SPACE LANDSCAPE INFRASTRUCTURE MANUAL (LIM); EMBELLISHMENTS: PLANTING (LANDSCAPE): TECHNICAL DRAWINGS (DWGS) - TABLE 1: PLANTING (LANDSCAPE) - TECHNICAL DRAWING INDEX

PL-01 - TURF

PL-02 - TUBE STOCK

PL-03 - SHRUBS AND GROUNDCOVERS

PL-08 - ADVANCED TREE

PL-09 - TREE ROOTBALL GUYING PANDANUS TREE TYPES

8 ALL SUNSHINE COAST STANDARD DRAWINGS ARE TO BE READ IN CONJUNCTION WITH COUNCILS PLANTING (LANDSCAPE) SPECIFICATIONS (SPECS)

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2023/1389/2
Date: 26 February 2025

Queensland
Government

PRELIMINARY			
B	REVISED ISSUE	AS	22.11.24
A	INITIAL ISSUE	AS	11.11.24
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HUTCHIES LOT 1195 AURA BLVD, GRAF DRIVE & PACKER ROAD, BARINGA LANDSCAPE CONCEPT PLAN LANDSCAPE SPECIES SCHEDULES, IMAGES & NOTES- SHEET 2			

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approved E. NICHOLAOU*

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