



LEGEND

PROPOSED FEATURE TREES

PROPOSED SHADE TREES

PROPOSED SHRUB AND LOW LEVEL PLANTING

PROPOSED GROUNDCOVER PLANTING

PROPOSED BUFFER PLANTING

TURF

HARDSTAND SURFACE FINISH TO PEDESTRIAN PATHWAY

CONCRETE AREA - REFER CIVIL ENGINEERS DRGS FOR DETAILS

PAVED AREA - REFER ARCHITECTS DRGS FOR DETAILS

PROPERTY BOUNDARY

NOTES

1. REFER TO DRG 2509-039-SK020-SK030 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

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25m

SCALE 1:500 AT ORIGINAL SIZE

PRELIMINARY

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LANCINI PROPERTY GROUP

EVERLEIGH TOWN CENTRE

LANDSCAPE CONCEPT PLAN

MASTER PLAN

ANNOTATION NOTES

- 1

SITE ENTRY / EXIT
- 2

FEATURE TREES AREA AND SHADE TREES WATER TO PROPERTY BOUNDARY. TREES TO BE UNDERPLANTED WITH SHRUBS AND GROUNDCOVERS AS PER PLANT SPECIES SCHEDULE ON DRG 2509-015-SK020
- 3

DRIVEWAY AND CAR PARK SPACES TO ENGINEERS DETAILS
- 4

FEATURE TREES AREA TO LANDSCAPE ENTRY STATEMENTS. TREES TO BE UNDERPLANTED WITH SHRUBS AND GROUNDCOVERS AS PER PLANT SPECIES SCHEDULE ON DRG 2509-015-SK020
- 5

TOWN SQUARE DETAILS ON 2509-015-SK003
- 6

STREETSCAPE DESIGN AND DETAILS BY OTHERS
- 7

PLANTERS AROUND BUILDINGS TO CONTAIN FEATURE SHRUBS AND GROUNDCOVERS TO SOFTEN BUILDING FACADE.
- 8

CENTRE MEDIANS TO BE PLANTED OUT WITH SHADE TREES AND UNDERPLANTED WITH GROUNDCOVERS AND SHRUBS AS PER PLANT SPECIES SCHEDULE ON DRG 2509-015-SK020
- 9

BUS STOP TO TEVIOT ROAD
- 10

RAMPED ENTRY ACCESS FROM BUS STOP LOCATION ON TEVIOT ROAD
- 11

PLAYSPACE AREA AND TURF AREA TO TOWN SQUARE
- 12

CARPARK TO HAVE DIAMOND CUTOUTS FOR SHADE TREES AND PALMS TO CARWASH AREA
- 13

SHADE TREES AND GROUNDCOVERS TO PEDESTRIAN CROSSING

PLAN

SCALE 1:500

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

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E. NICHOLAOU*

SK002

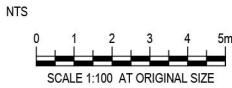


PLAN
SCALE 1:100

- LEGEND**
- PROPOSED FEATURE TREES
 - PROPOSED SHADE TREES
 - PROPOSED SHRUB AND LOW LEVEL PLANTING
 - PROPOSED GROUNDCOVER PLANTING
 - PROPOSED BUFFER PLANTING
 - TURF
 - HARDSTAND SURFACE FINISH TO PEDESTRIAN PATHWAY
 - CONCRETE AREA - REFER CIVIL ENGINEERS DRGS FOR DETAILS



KEY PLAN



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LANCINI PROPERTY GROUP
EVERLEIGH TOWN CENTRE
LANDSCAPE CONCEPT PLAN
DETAILED TOWN SQUARE

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ANNOTATION NOTES

- 1 SITE ENTRY / EXIT
- 2 FEATURE TREES AREA AND SHADE TREES WATER FLOW TO PROPERTY BOUNDARY. TREES TO BE UNDERPLANTED WITH SHRUBS AND GROUNDCOVERS AS PER PLANT SPECIES SCHEDULE ON DRG 2509-015-SK020
- 3 DRIVEWAY AND CAR PARK SPACES TO ENGINEERS DETAILS
- 4 SHADE STRUCTURES OVER INFORMAL SEATING AREAS BY PLAYGROUND AND TURF AREA
- 5 STREETScape DESIGN AND DETAILS BY OTHERS
- 6 BOARDWALK BRIDGES OVER MEANDERING GRAVEL LINED SWALE TO CIVIL ENGINEERS DETAILS. STRAPY LEAVED GRASSES TO DEFINE THE SWALES EDGE.
- 7 SANDSTONE BLOCK STEPS TO DEFINE OPEN MULTI PURPOSE LAWN AREA AND PROVIDE ADDITIONAL SEATING
- 8 WATER BUBBLER AND WASTE FACILITIES CLOSE TO SEATING AREAS
- 9 PLAYGROUND AREA TO HAVE A COMBINATION OF RUBBER SOFTFALL AND BARKCHIP SOFTFALL WITH SHADE SAILS ABOVE
- 10 PUMP TRACK WITH ELEVATION AND TEXTURE CHANGES AND OBSTACLES
- 11 WATER METER TO HYDRAULIC ENGINEERS DETAILS

NOTES

- 1. REFER TO DRG 2509-039-SK020-SK030 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

PLANS AND DOCUMENTS
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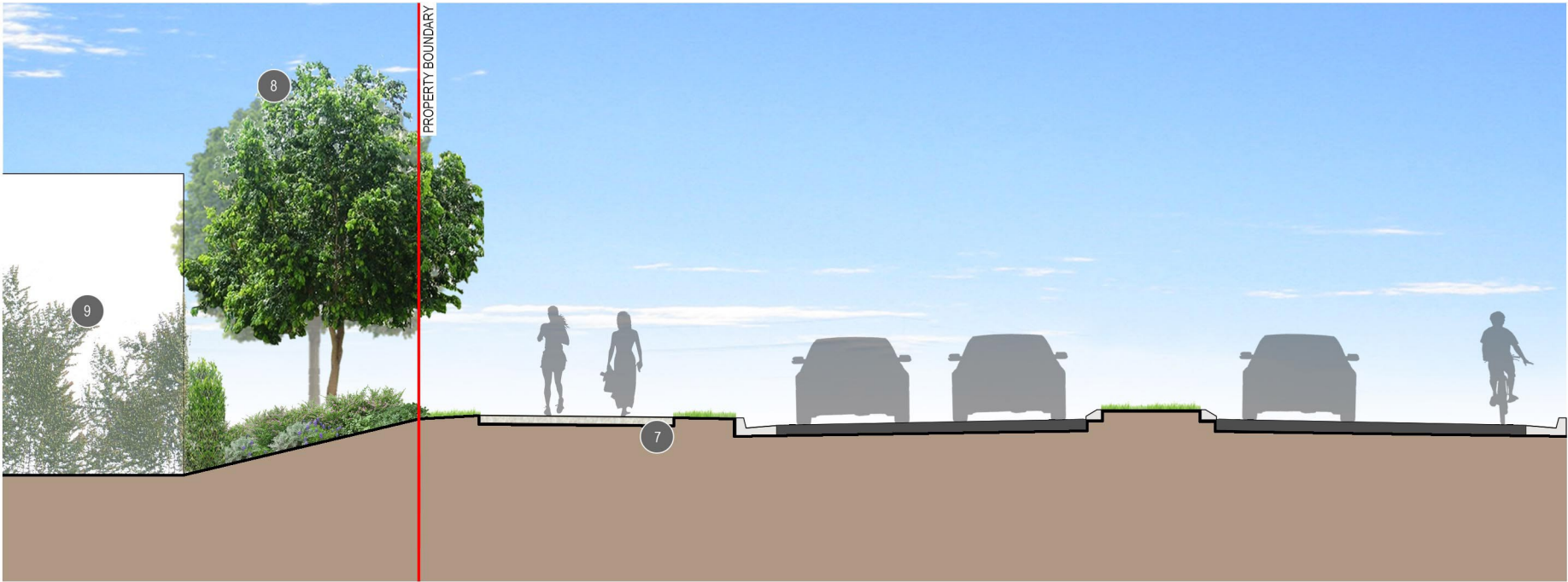


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SECTION A
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SECTION B
SCALE 1:50

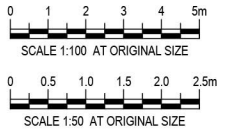


KEY PLAN
NTS

NOTES
1. REFER TO DRAWING 2509-039-SK020 FOR PLANT SPECIES SCHEDULE, IMAGES GENERAL NOTES

ANNOTATION NOTES

- 1 BESPOKE PLAY SPIRE TO TOWN SQUARE SUITABLE FOR MULTIPLE AGE RANGES WITH ADDITIONAL PLAY ELEMENTS SURROUNDING.
- 2 GARDEN BEDS TO BE PLANTED WITH SHADE TREES HAR pen AND SYZ tie UNDERPLANTED WITH GROUNDCOVERS AS SPECIFIED ON DRAWING SK020.
- 3 SANDSTONE BLOCK RETAINING WALL TO ENTRY DRIVE SIDE OF TOWN SQUARE CREATING A TIERED SEATING TO THE OPEN LAWN AREA.
- 4 CENTRE TO BE DEFINED BY LARGE PINE TREE ARA het. TREE TO BE UNDERPLANTED WITH WES fru, HYM lit AND PIT MM.
- 5 BOARDWALK STYLE BRIDGES OVER GRAVEL LINED SWALE WITH STRAPPY LEAVED PLANTS AND LARGE BOULDERS TO EDGES, LEADING TO ALFRESCO DINNING AREA.
- 6 SHADE STRUCTURES OVER INFORMAL SEATING ARRANGMENTS LOOKING OVER PLAYGROUND SPACE.
- 7 STREETScape DESIGN AND DEATILS BY OTHERS
- 8 SHADE TREES HAR pen, WAT flo AND SYZ tie UNDERPLANTED WITH SHRUBS AND GROUNDCOVERS AS SPECIFIED ON DRAWING SK020.
- 9 FIC pum AROUND CAR WASH BUILDING TO SOFTEN FACADE



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LANCINI PROPERTY GROUP
EVERLEIGH TOWN CENTRE
LANDSCAPE CONCEPT PLAN
SECTIONS - SHEET 1

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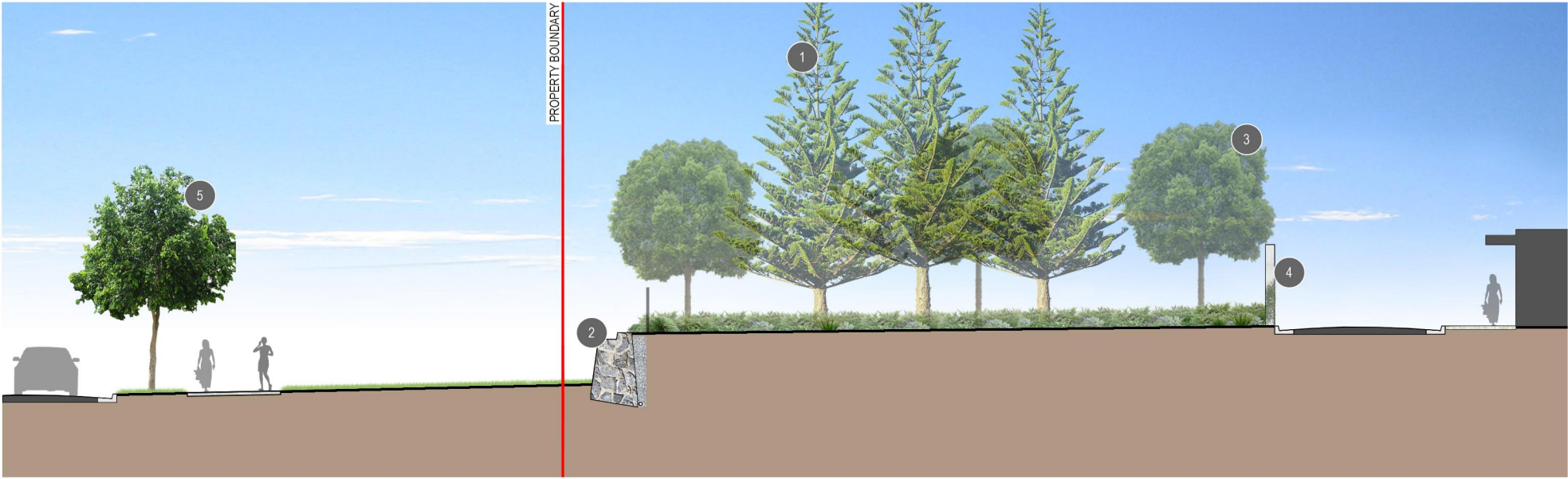
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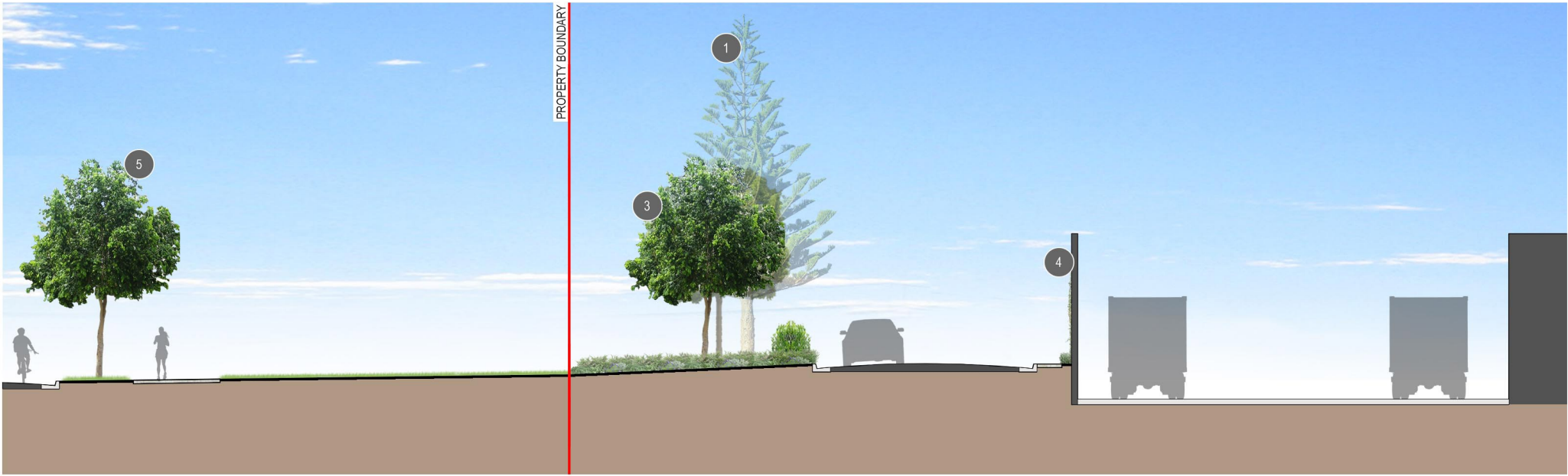
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SECTION C
SCALE 1:100



SECTION D
SCALE 1:100

PLANS AND DOCUMENTS
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Queensland
Government



- ANNOTATION NOTES
- 1 CENTRE LANDSCAPE ENTRY STATEMENT DESIGNED AND DETAILED BY OTHERS TO BE DEFINED BY LARGE PINE TREE ARA het. TREE TO BE UNDERPLANTED WITH WES fru, HYM lit AND PIT MM.
 - 2 STONE BLOCK RETAINING WALL TO ANDERSON DRIVE AND TEVIOT ROADREFER TO CIVIL DRAWINGS FOR DETAILS.
 - 3 SHADE TREES HAR pen, WAT flo AND SYZ tie UNDERPLANTED WITH SHRUBS AND GROUNDCOVERS AS SPECIFIED ON DRAWING SK020 TO BE PLANTED AROUND CARPARKS NEAR PROPOSED FAST FOOD PREMISE.
 - 4 FIC pum AROUND BUILDINGS TO SOFTEN FACADES FACING TEVIOT ROAD AND ANDERSON DRIVE
 - 5 STREETSCAPE DESIGN AND DEATILS BY OTHERS

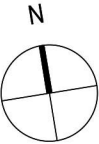
NOTES
1. REFER TO DRAWING 2509-039-SK020 FOR PLANT SPECIES SCHEDULE, IMAGES GENERAL NOTES



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LANCINI PROPERTY GROUP
EVERLEIGH TOWN CENTRE
LANDSCAPE CONCEPT PLAN
SECTIONS - SHEET 2


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TREES AND PALMS



ARAUCARIA heterophylla



CYATHEA cooperi



CYCAS revoluta



HYOPHORBE lagenicaulis



LICUALA elegans



LICUALA ramsayi



OLEA bambalina



RANDIA fitzalanii

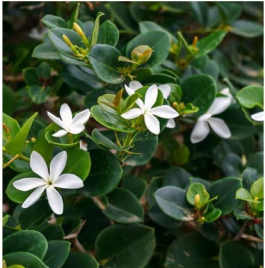


SYZYGIUM tierneyanum



WATERHOUSEA floribunda

SHRUBS



CARISSA macrocarpa



FICUS microcarpa 'Green Island'



KALANCHOE bracteata
'Silver Spoons'



PITTOSPORUM tobira
'Miss Muffet'



CRASSULA undulatifolia



WESTRINGIA fruticosa

GROUNDCOVERS



ASPIDISTRA elatior



DICHONDRA 'Silver Falls'



HYMENOCALLIS littoralis



LIGULARIA reniformis



LIRIOPE muscari



SENECIO mandraliscae

PROPOSED PLANT SPECIES IMAGES

PROPOSED PLANT SPECIES SCHEDULE

CODE	PLANT SPECIES	COMMON NAME	CENTRES (mm)	POT SIZE
TREES				
ARA het	ARAUCARIA heterophylla	Norfolk Island Pine	AS SHOWN	100L
ARC ale	ARCHONTOPHOENIX alexandrae	Alexandra palm	AS SHOWN	100L
CUP ana	CUPANIOPSIS anacardioides	Tuckeroo	AS SHOWN	45L
CYA coo	CYATHEA cooperi	Australian Tree Fern	AS SHOWN	100L
CYC rev	CYCAS revoluta	Sago Palm	AS SHOWN	45L
HAR pen	HARPULLIA pendula	Tulipwood	AS SHOWN	45L
HYO lag	HYOPHORBE lagenicaulis	Bottle Palm	AS SHOWN	100L
LIC ele	LICUALA elegans	Fan Palm	AS SHOWN	45L
LIC ram	LICUALA ramsayi	Australian Fan Palm	AS SHOWN	45L
OLE bam	OLEA bambalina	Dwarf Ornamental Olive	AS SHOWN	100L
RAN fit	RANDIA fitzalanii	Native Gardenia	AS SHOWN	100L
SYZ tie	SYZYGIUM tierneyanum	River Cherry	AS SHOWN	45L
WAT flo	WATERHOUSEA floribunda	Weeping Lilly Pilly	AS SHOWN	45L
SHRUBS				
BUX JAP	CARISSA macrocarpa	Desert Star	1000mm	300mm
CRA UND	CRASSULA arborescens undulatifolia	Ripple Jade	500mm	300mm
PHI RC	FICUS microcarpa 'Green Island'	Green Island Ficus	500mm	300mm
RHA exc	KALANCHOE bracteata 'Silver Spoons'	Silver Spoons	750mm	300mm
SYZ RES	PITTOSPORUM tobira 'Miss Muffet'	Miss Muffet	1000mm	300mm
WES fru	WESTRINGIA fruticosa	Coastal Rosemary	750mm	300mm
GROUNDCOVERS				
ASP ela	ASPIDISTRA elatior	Cast Iron Plant	750mm	140mm
DIC rep	DICHONDRA repens	Dichondra	350mm	140mm
HYM lit	HYMENOCALLIS littoralis	Spider Lilly	500mm	140mm
LIG ren	LIGULARIA reniformis	Tractor Seat plant	500mm	140mm
LIR EG	LIRIOPE muscari 'Evergreen Giant'	Evergreen Giant	500mm	140mm
SEN man	SENECIO mandraliscae	Blue Chalk Sticks	750mm	140mm
VIO hed	VIOLA hederacea	Native Violet	300mm	140mm
CLIMBERS				
CIS ant	CISSUS antarctica	Kangaroo Vine	500mm	140mm
FIC pum	FICUS pumilla	Creeping Fig	200mm	140mm
GRASS				
TURF	ZOYSIA japonica 'Empire Turf'	Empire Turf		

NOTES

- REFER TO LANDSCAPE CONCEPT PLAN 2509-039-SK001 AND SK003 FOR PLANTING ARRANGEMENT CONCEPT DESIGN PLAN
- REFER TO CIVIL ENGINEERS DRAWINGS FOR DRIVEWAY AND RETAINED CROSSOVER DETAILS
- REFER TO ARCHITECTS DRAWINGS FOR ALL FENCE DETAILS
- LANDSCAPE DETAILED DESIGN IS TO BE COORDINATED WITH HYDRAULIC AND ENGINEERING DESIGN TO CONFIRM LOCATIONS OF UNDERGROUND SERVICES PRIOR TO CONSTRUCTION
- LANDSCAPE GENERAL STANDARDS:
 - 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
 - MULCH TO AS 4454 PROVIDE MULCH WHICH IS FREE OF DELETERIOUS AND EXTRANEIOUS MATTER SUCH AS SOIL, WEEDS AND STICKS
 - 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.
- ALL WORKS PROPOSED WITHIN VERGE AREAS ARE TO BE UNDERTAKEN IN ACCORDANCE WITH LOGAN CITY COUNCIL STANDARD DRAWINGS:
 - SOFT WORKS
 - LCC 8-00204 LANDSCAPING AREAS ON VERGES PLANS AND SECTIONS
 - LCC 8-00233 GARDEN BED PLANTING DETAIL
- ALL PLANTS SELECTED FOR OUTDOOR PLAY AREAS TO COMPLY WITH KIDSAFE QLD GUIDELINES & EXCLUDE POTENTIALLY HAZARDOUS PLANT SPECIES AS IDENTIFIED ON THE CHILDREN'S HEALTH QUEENSLAND HOSPITAL AND HEALTH SERVICE

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LANCINI PROPERTY GROUP
EVERLEIGH TOWN CENTRE
LANDSCAPE CONCEPT PLAN
PLANT SPECIES LIST, IMAGES & NOTES

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PROPOSED FEATURE ELEMENTS

PLAYGROUND ELEMENTS



Product: Banksia Tower
Colour: Rainforest
Supplier: A Space PlayCo

WATER FEATURE ELEMENTS



INDICATIVE IMAGE

FITNESS ELEMENTS



Product: Aerobic & Strength Builder
Type: Fitness Circuits
Supplier: A Space PlayCo



Product: Multipurpose Court
Supplier: KOMPAN



Product: A Grade Sandstone Block
Supplier: Helidon Sandstone Queensland

FURNITURE AND SHELTERS ELEMENTS

SEATING



Product: Moda Lounge
Colour: Blackbutt and Serpentine
Supplier: GX Outdoors



Product: Moda Park Seat
Colour: Blackbutt and Serpentine
Supplier: GX Outdoors

WASTE



Product: Urbania Bin Enclosure
Colour: Flame Red, Yellow Gold and Charcoal
Supplier: GX Outdoors

DRINKING FOUNTAIN



Product: Akuna Drinking Fountain
Colour: Blaze Blue and Periwinkle
Supplier: GX Outdoors

SHELTERS & SHADESAILS



Product: Pandanus Shade System
Colour: Complementary shades of green
Supplier: GX Outdoors



Product: Commercial Outdoor Shade Sails
Colour: Complementary shades of blues and greens
Supplier: Advanced Shade Systems

HARDSCAPE AND SURFACE FINISHES

PAVEMENT



Product: Exposed Aggregate Concrete
Colour: 'Pearl'
Supplier: Boral



Product: Exposed Aggregate Concrete
Colour: 'River Red'
Supplier: Boral



Product: Broom Finished Plain Concrete
Supplier: Boral

SOFTFALL



Product: Gezolan EPDM
Supplier: Australian Surfacing Supplies

ENTRY STATEMENT

SIGNAGE



Supplier: Street + Garden

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LANCINI PROPERTY GROUP
EVERLEIGH TOWN CENTRE
LANDSCAPE CONCEPT PLAN
CHARACTER IMAGES & NOTES

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