

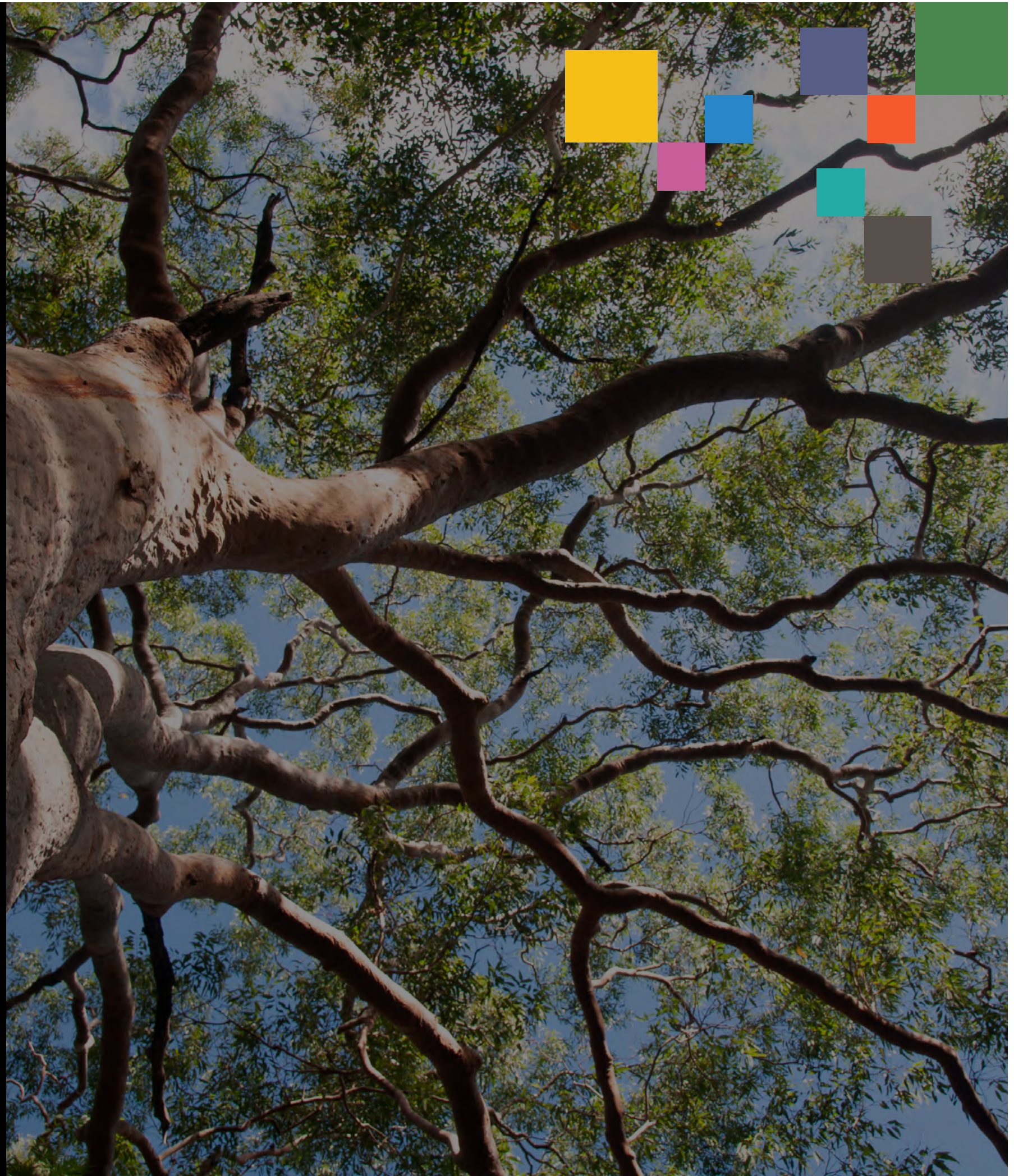
Mirabel

THORNLANDS

LANDSCAPE CONCEPT REPORT

Stages 1 & 2 of Precinct 1

APRIL 2026 - REVISION C



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SECTION ONE

Site Understanding

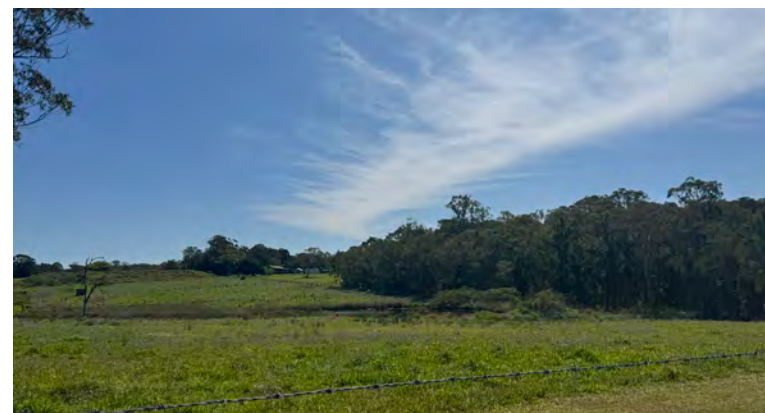
Site Context



- 1 Sheldon College
- 2 Coles Thornlands
- 3 Pinklands Sporting Complex
- 4 Sirromet Winery
- 5 Eastern Escarpment Conservation Area
- 6 Point Halloran Conservation Area
- 7 Victoria Point Shopping Centre
- 8 Sandy Creek Conservation Area
- 9 Swamp Box Conservation Area

Precinct 1 Context

- Precinct 1 boundary
- RAL application 1 boundary
- Sub-arterial road
- Centre connector street
- Neighbourhood collector street
- Off-road bike path (2.5m)
- Shared path (3m)
-→ Possible 'bush track' pedestrian connection

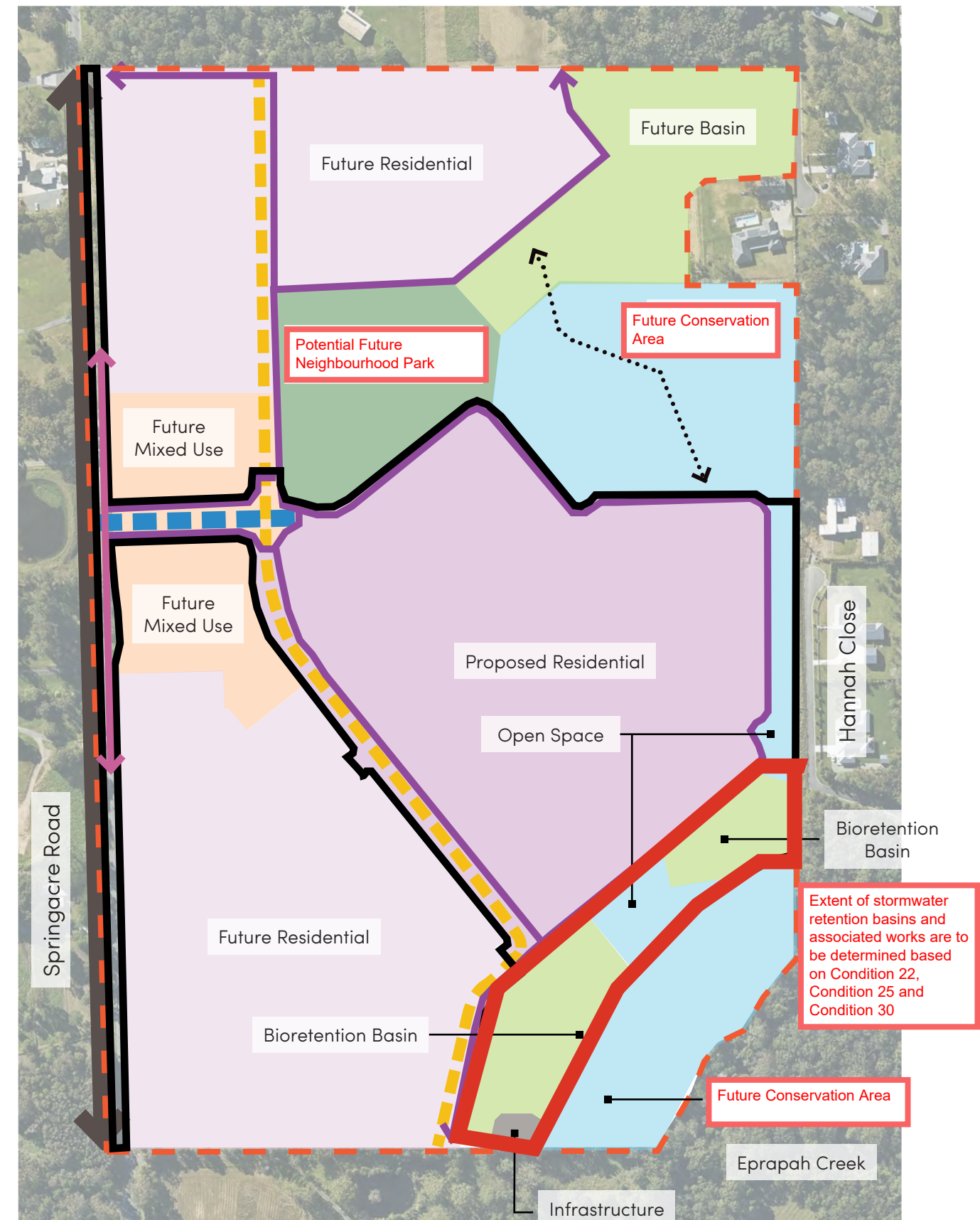


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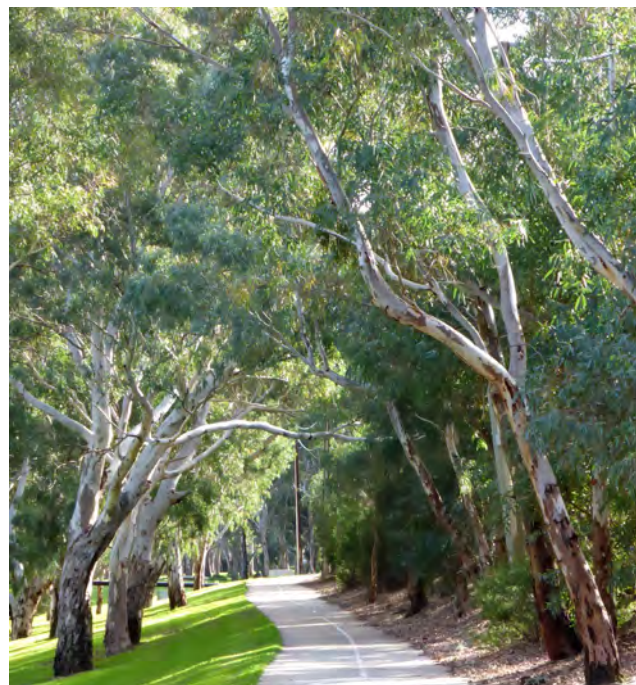
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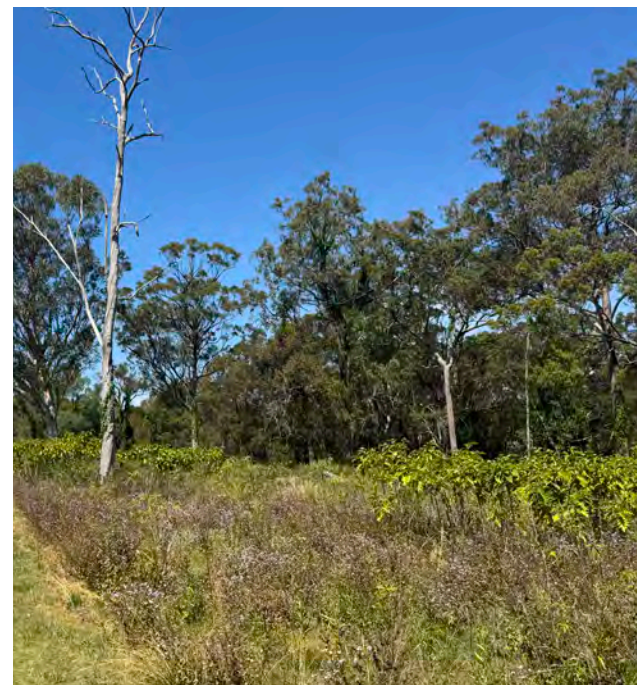


Environmental Context

- Precinct 1 boundary
- RAL application 1 boundary
- Defined watercourse
- 150m Eprapah Creek Offset (regional ecological corridor)
- 100m Eprapah Creek Offset (regional ecological corridor)
- Transition Corridor
- Indicative disturbance footprint (subject to detailed design)
- Existing dam

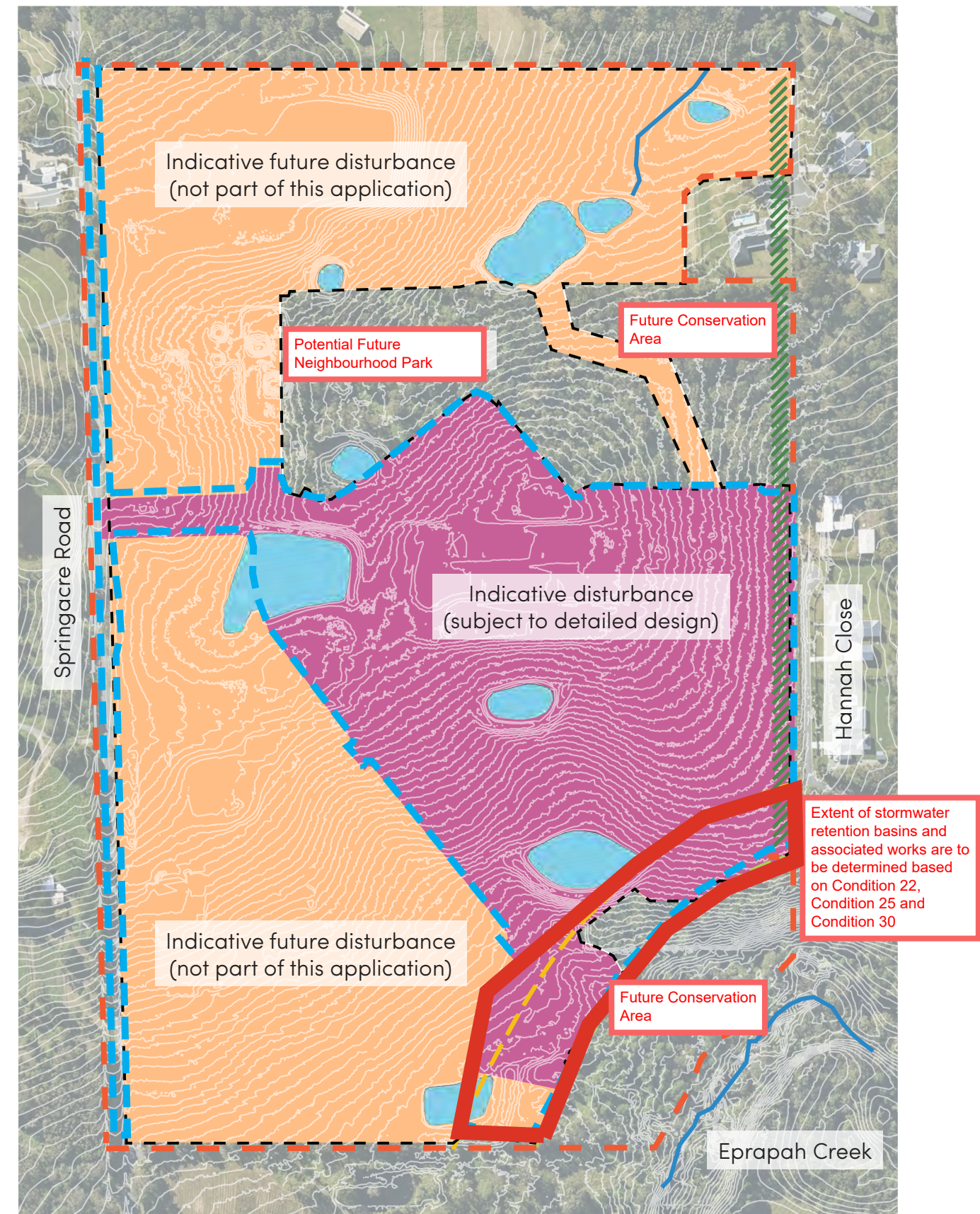


Example transition corridor to enable koala movement between key habitat areas



Significant vegetation along Eprapah Creek regional corridor

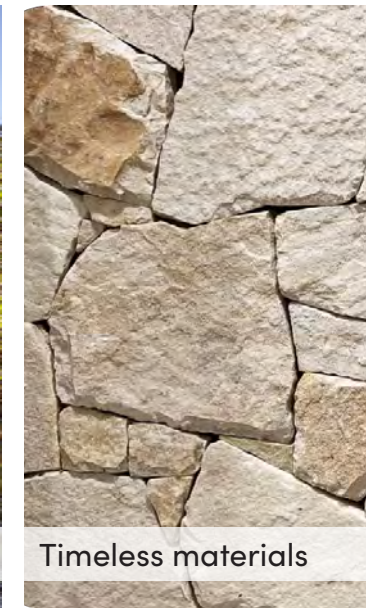
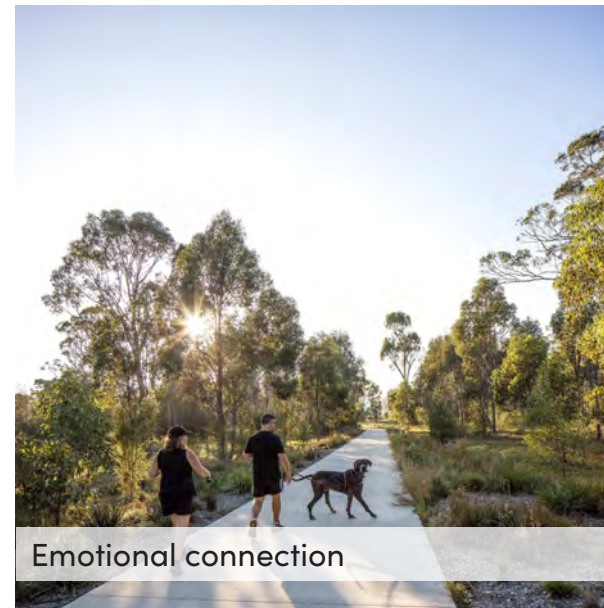
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SECTION TWO

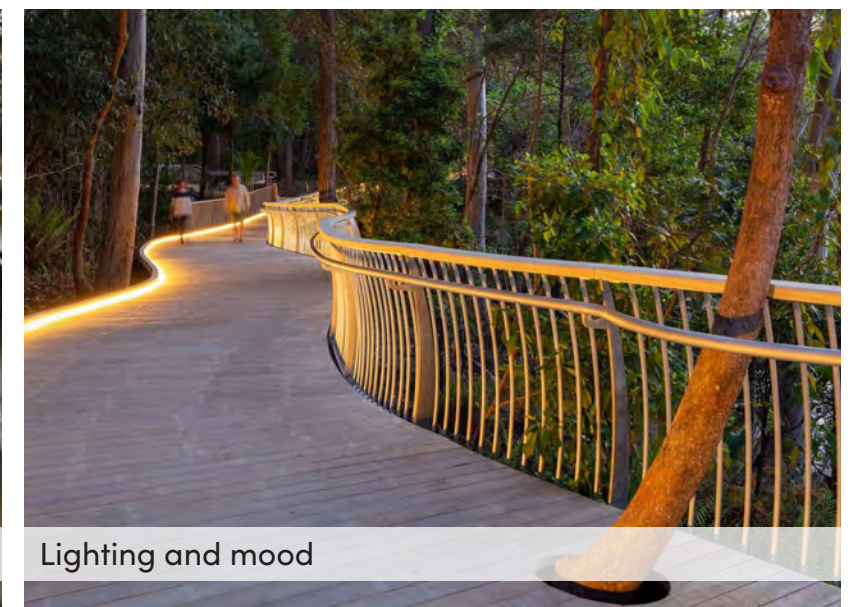
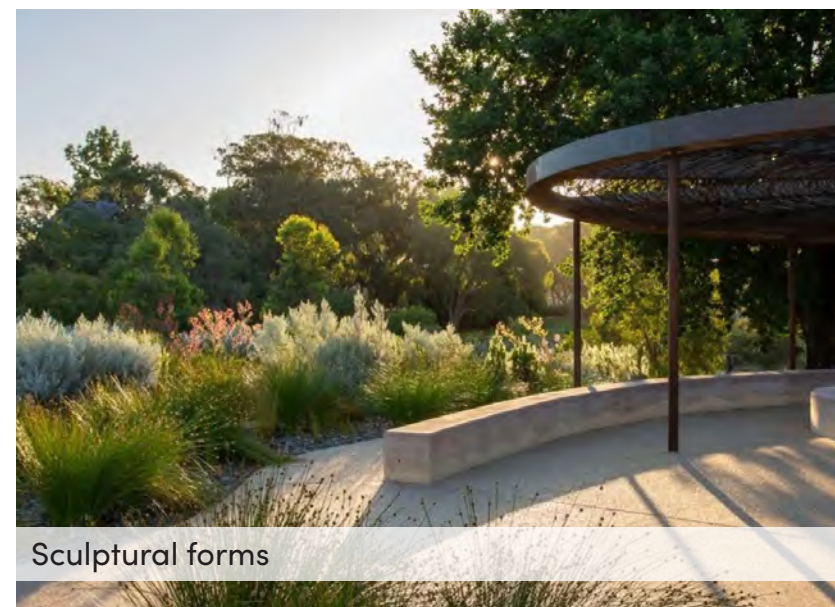
Site Visioning

Project Vision



Mirabel

Derived from the latin word 'mirabilis' meaning 'wondrous' or 'of wondrous beauty'



Project Objectives

Mirabel will provide:

- « a life of abundance in the bayside hinterland
- « an emerging community where you can flourish and set down roots to feel at home, at every stage of life
- « flexibility for the way you choose to live – today and into the future
- « a community grounded in nature, with connected parks, woodlands and walking trails
- « an abundant choice of diverse homes and the convenience of contemporary living, with shops, schools and public transport all close by
- « a place for family and friends to gather and enjoy the good life
- « connecting the past and present

Landscape Drivers & Objectives

1. Grounded in nature:

- « support natural processes
- « promote biodiversity
- « accessible outdoors
- « development brought together by open space

2. A life of abundance:

- « wide range of landscape experiences
- « quality materials and finishes
- « attention to detail
- « lush and dense planting

3. Connecting the past and present:

- « respectful interventions born of the site
- « significant vegetation celebrated
- « strong placemaking principles
- « a storytelling landscape

1



2



3



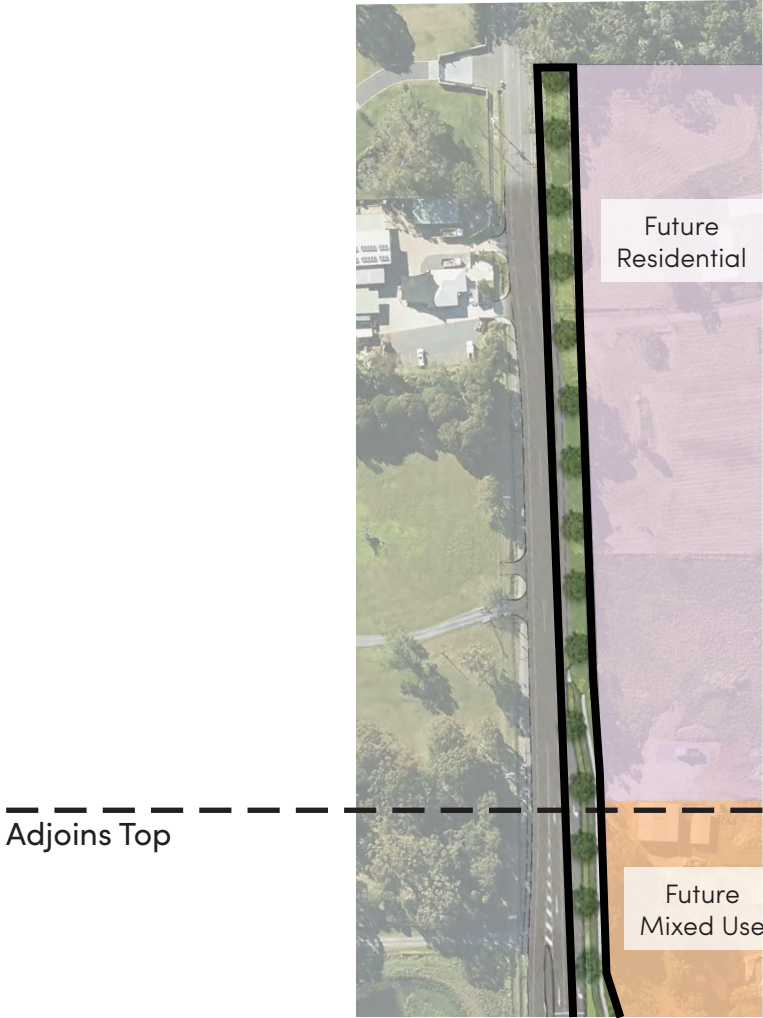
SECTION THREE

Landscape Plans

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Landscape Masterplan of Stages 1 & 2

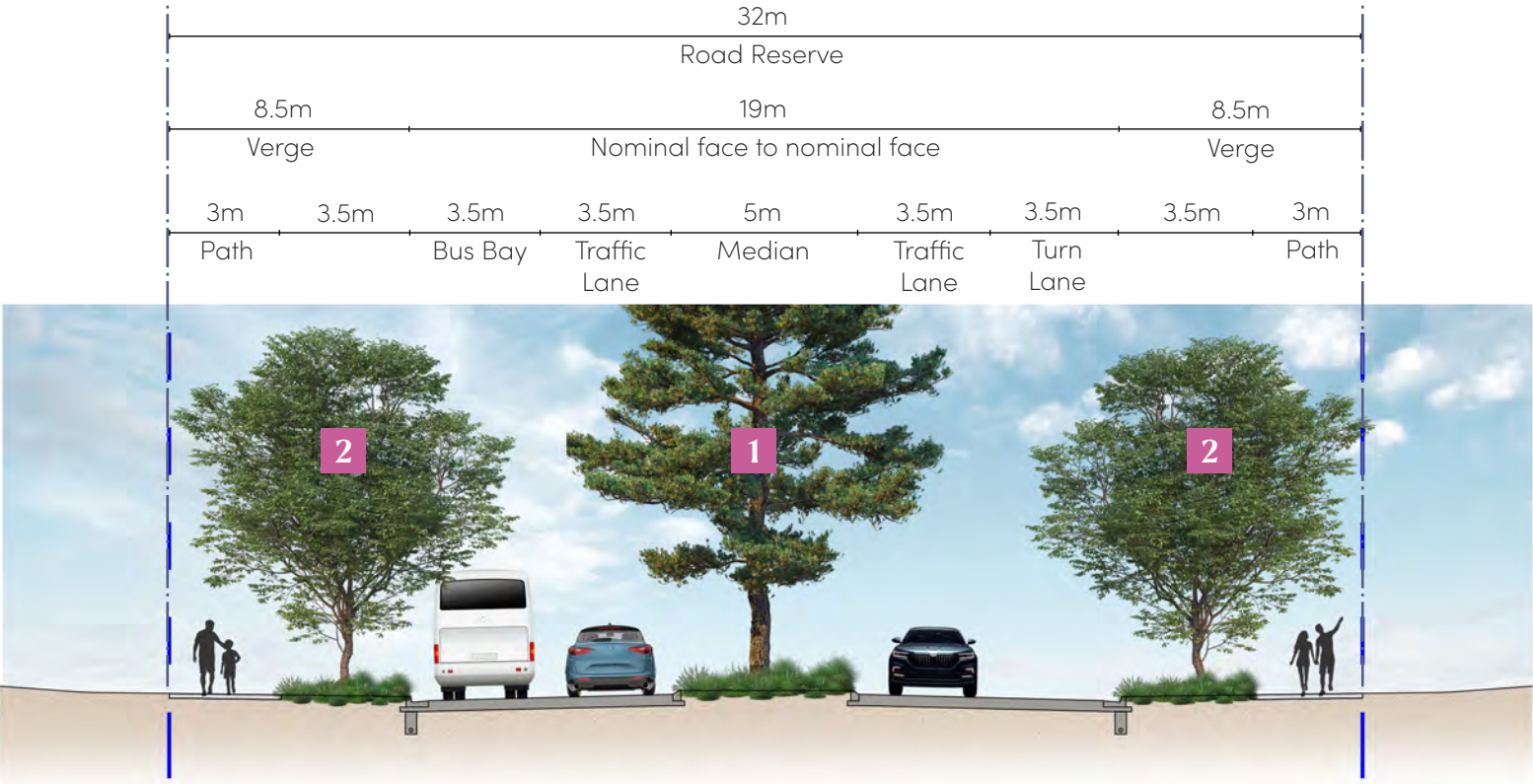
- Stage 1 & 2 boundary
- Key view lines
- Spot levels



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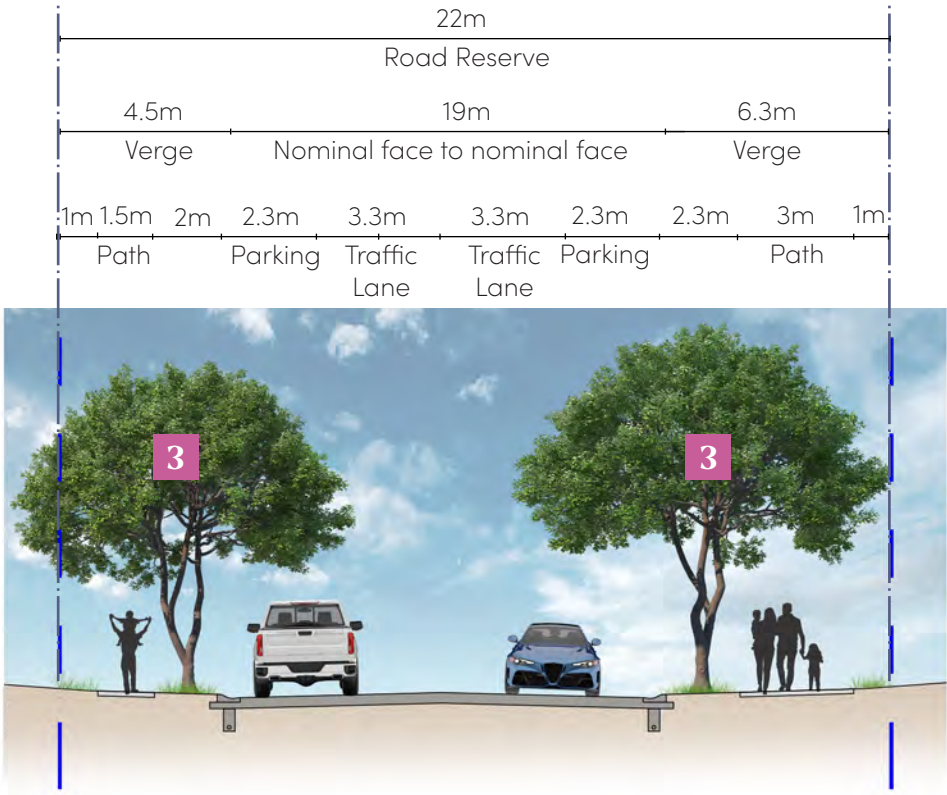
Streetscape Sections



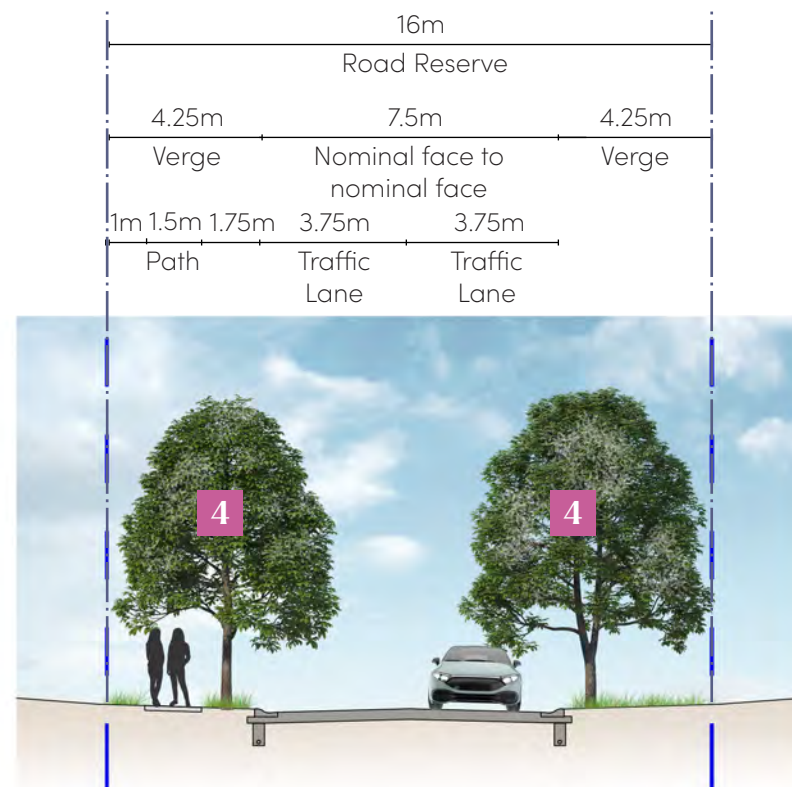
A Centre Connector
1:200 @ A3

- 1 Feature tree (TBA) **Must align with RCC Standards**
- 2 *Waterhousia floribunda* (Weeping Lilly Pilly)
- 3 *Elaeocarpus obovatus* (Hard Quandong)

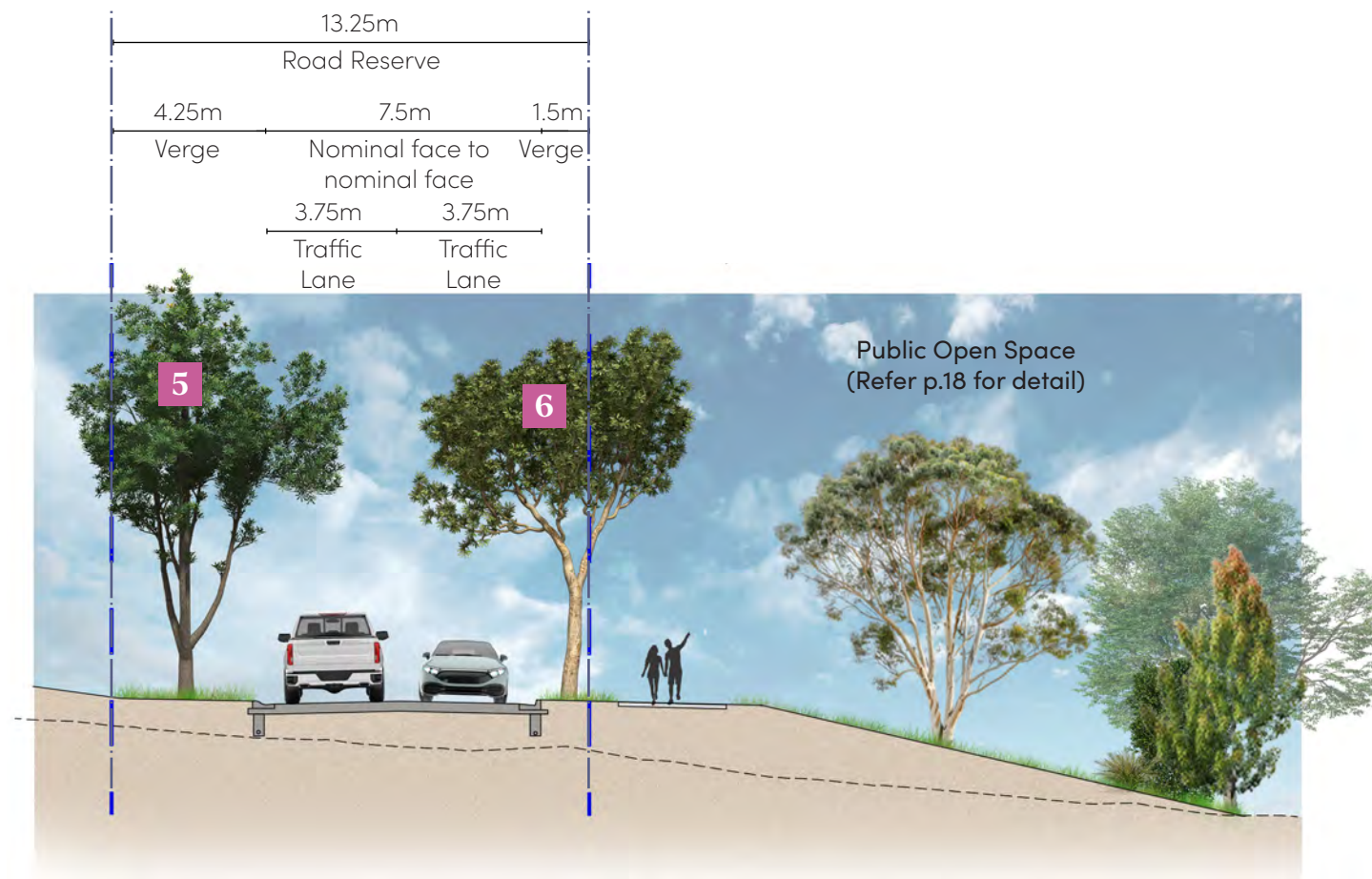
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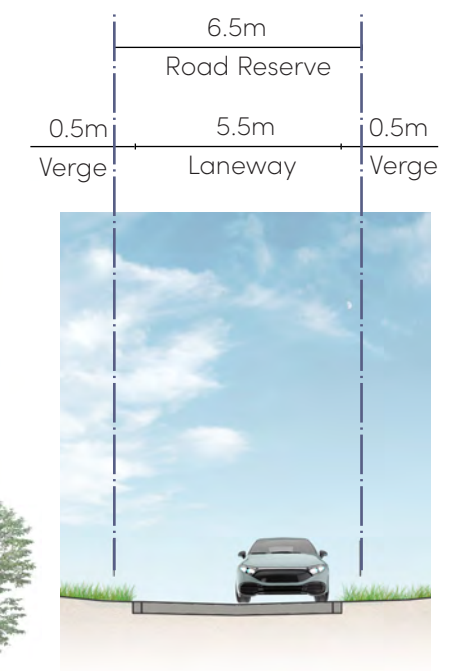
B Parking Collector (Neighbourhood Connector)
1:200 @ A3



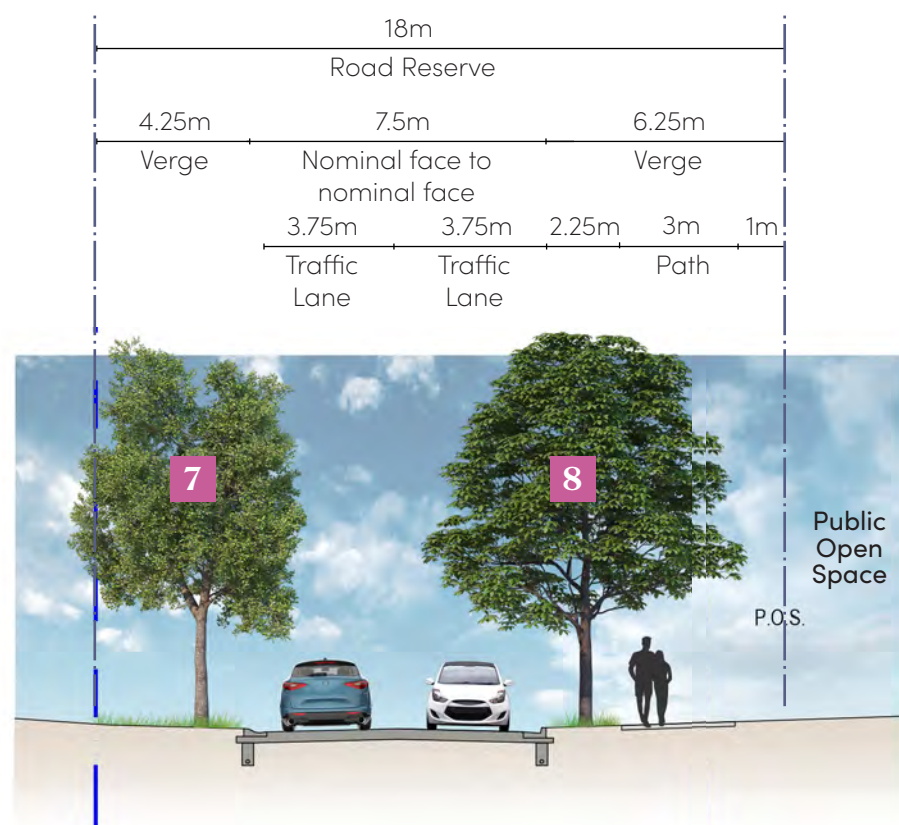
C Access Street - 7.5m
1:200 @ A3



E Access Street - 13.25m
1:200 @ A3



F Access Laneway
1:200 @ A3



D Access Street - 7.5m with 3m path
1:200 @ A3

All plantings and landscaping are to align with RCC standards

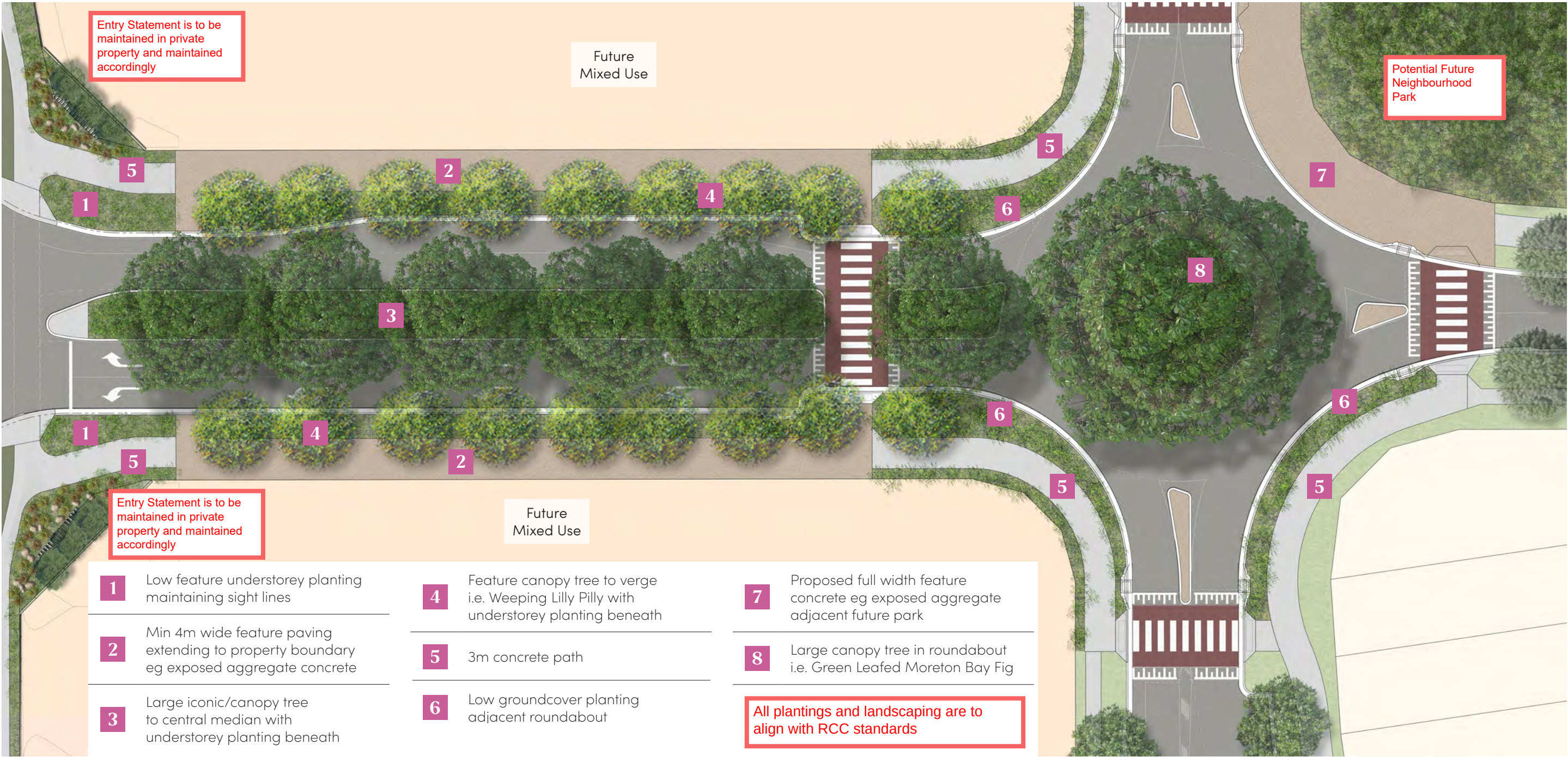
- 4** Backhousia citriodora (Lemon Myrtle) / Tristaneopsis laurina 'Luscious' (Water Gum)/ Cupaniopsis anacardioides (Tuckeroo) / ~~Grevillea baileyana (White Oak)~~
- 5** Lepiderma pulchella (Fine Leaf Tuckeroo)
- 6** Flindersia australis (Crow's Ash)
- 7** Banksia integrifolia (Coastal Banksia) / Lepiderma pulchella (Fine Leaf Tuckeroo) / ~~Grevillea baileyana (White Oak)~~
- 8** Flindersia australis (Crow's Ash) / Callistemon viminalis (Weeping Bottlebrush)

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Detail Plan 1 – Entry Boulevard



1:400 @ A3



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Detail Plan 2 – Springacre Road

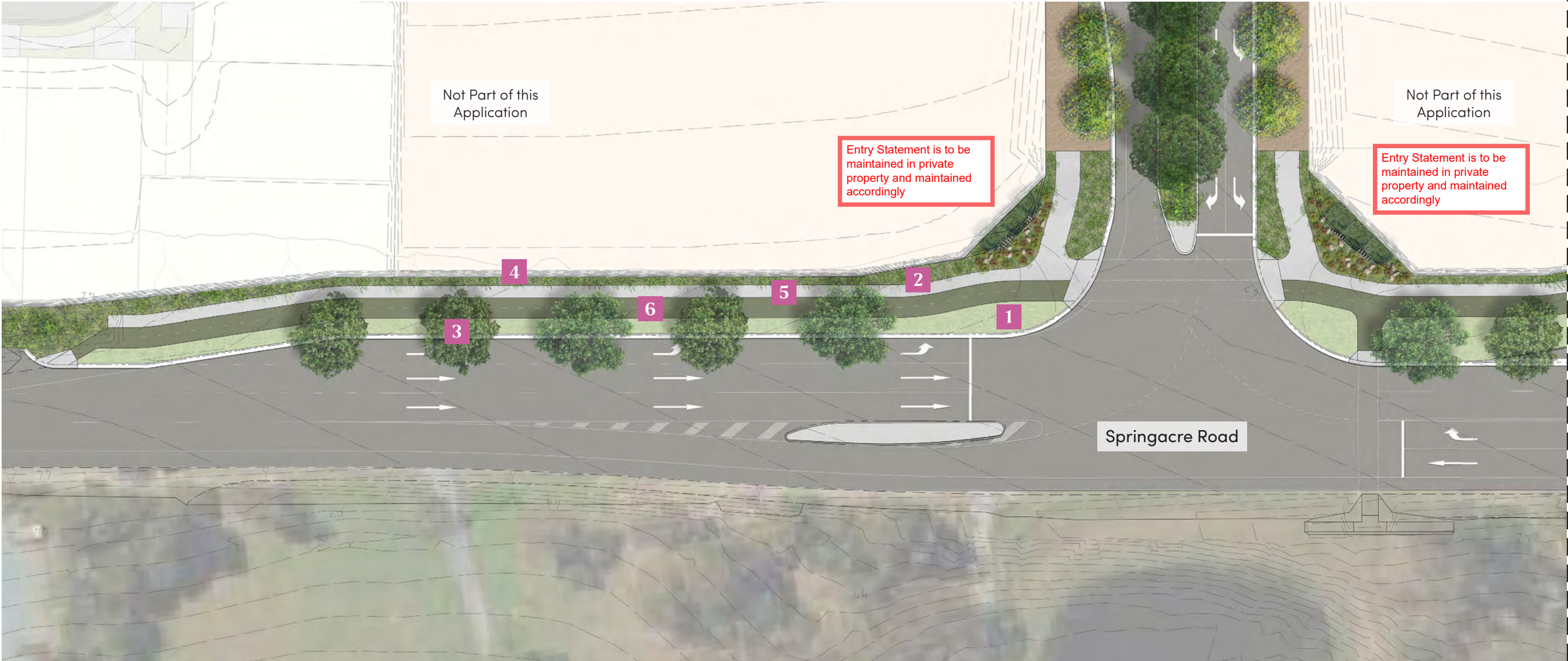
All plantings and landscaping are to align with RCC standards

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- 1 Turfed verge
- 2 Low planting against fence
- 3 Proposed street tree i.e. Flindersia australis (Crow's Ash) @ 10m CCS
- 4 Possible acoustic fence – design details to be resolved in future stage
- 5 1.5m pedestrian path
- 6 2.5m cycle path



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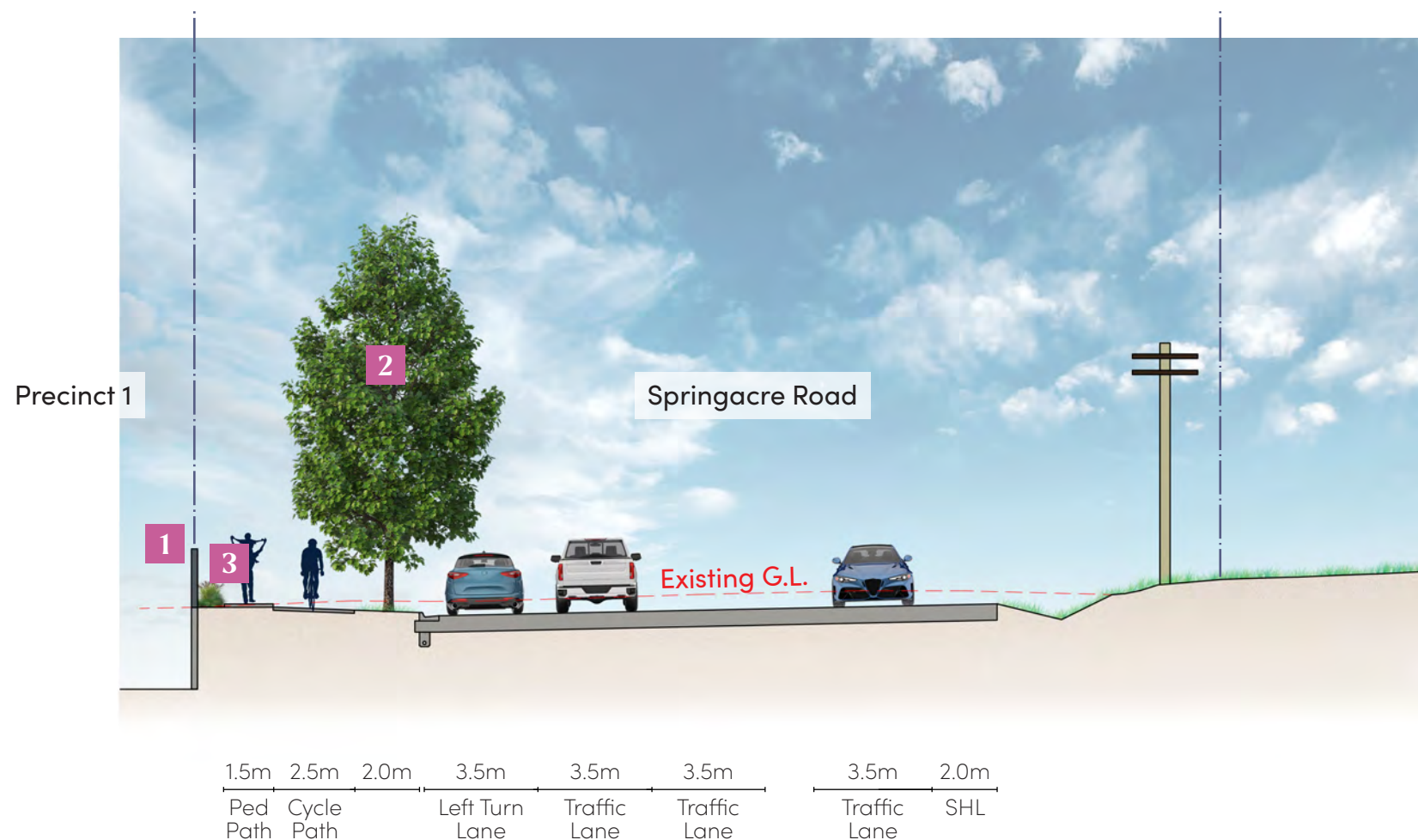
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- | | |
|---|---|
| <p>1 Turfed verge</p> <hr/> <p>2 Low planting against fence</p> <hr/> <p>3 Proposed street tree
i.e. Flindersia australis (Crow's Ash) @ 10m CCS</p> <hr/> <p>4 Possible acoustic fence – design details
to be resolved in future stage</p> | <p>5 1.5m pedestrian path</p> <hr/> <p>6 2.5m cycle path</p> <hr/> <p>7 Bus stop</p> |
|---|---|
- All plantings and landscaping are to align with RCC standards**





1 Future acoustic fence not exceeding 2m height positioned on top of concrete sleeper retaining wall. Proposed composite material for acoustic wall

2 Proposed street tree i.e. *Flindersia australis* @ 10m CCS

3 Low planting against fence

All plantings and landscaping are to align with RCC standards

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Typical Section Springacre Road
1:200 @ A3

Riparian Buffer





Section A-A
1:200 @ A3

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1 Street tree i.e. Lemon Myrtle

2 Turfed verge

3 Street tree i.e. ~~Brush Box~~

4 Concrete footpath

**Flindersia sp. or
Brachychiton sp.**

5 Turf

6 Existing tree (behind)

7 Shrub/ groundcover
planting on batter

**All plantings and landscaping are to
align with RCC standards**

8 Existing large tree (in foreground)

9 New tree to complement
existing vegetation

10 Existing tree (in foreground)

Detail Plan 4 – Linear Park Transition Corridor



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- 1 Open turfed area
- 2 Scattered park trees i.e. QLD Bluegum, Pink Bloodwood, Tallowood, etc.
- 3 5m planted buffer strip along boundary consisting of canopy trees, columnar trees/ shrubs, shrubs and groundcovers. Refer Park Plant Schedule for species.

All plantings and landscaping are to align with RCC standards



Section B-B
1:200 @ A3

- | | |
|---|--|
| 1 | Street tree i.e. Lemon Myrtle |
| 2 | Turfed verge |
| 3 | Street tree i.e. Flindersia australis (Crow's Ash) |
| 4 | Concrete footpath |
| 5 | Turf |
| 6 | Scattered park trees i.e. QLD Bluegum, Pink Bloodwood, Tallowood, etc. |
| 7 | 5m vegetated buffer along boundary consisting of canopy trees, columnar trees/ shrubs, shrubs and groundcovers. Planting density to support fauna connectivity. Refer Park Plant Schedule for species. |

All plantings and landscaping are to align with RCC standards

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SECTION FOUR

Planting Strategy

4

Street Tree Strategy

All plantings and landscaping are to align with RCC standards

- Feature tree (TBA)
- Waterhousia floribunda (Weeping Lilly Pilly)
- Elaeocarpus obovatus (Hard Quandong)
- Flindersia australis (Crow's Ash)
- Callistemon viminalis (Weeping Bottlebrush)
- Banksia integrifolia (Coastal Banksia)
- Backhousia citriodora (Lemon Myrtle)
- Tristanopsis laurina 'Luscious' (Water Gum)
- Cupaniopsis anacardioides (Tuckeroo)
- Grevillea baileyana (White Oak)
- Lepiderema pulchella (Fine-leafed Tuckeroo)

- Small-leaved Fig (Ficus obliqua)
- Agathis robusta (Queensland Kauri Pine)
- Feature tree (TBA)

Select non-weed species for planting

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Adjoins Bottom

Adjoins Top

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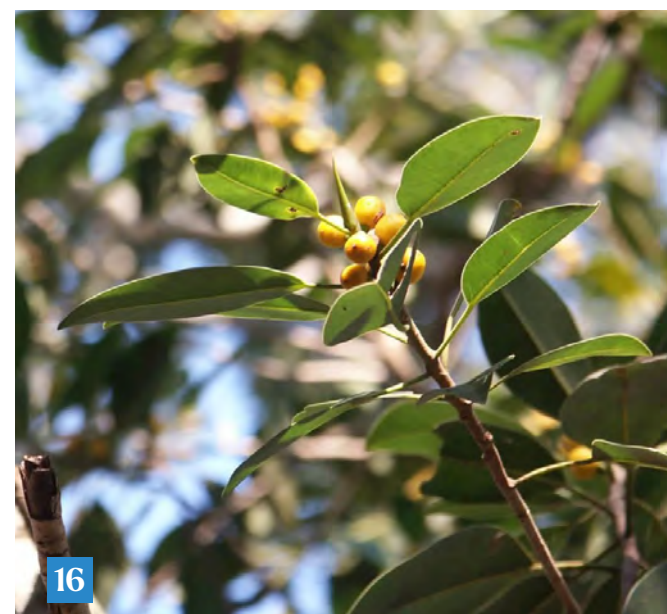
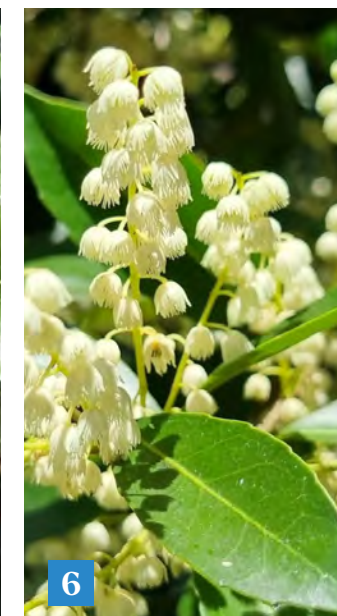
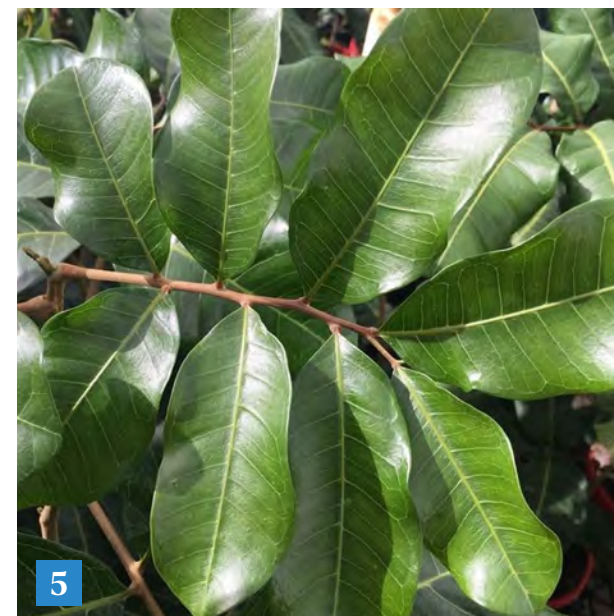
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Streetscape Planting Palette (Trees)

All plantings and landscaping are to align with RCC standards

Ref	Species	Common Name	Mature H x W	Queensland Native	Indigenous to site	Notes
Street Trees						
1	BACKHOUSIA citriodora	Lemon Myrtle	6x4m	Yes	No	Culinary uses and strong antimicrobial properties. Wildlife attracting.
2	BANKSIA integrifolia	Coastal Banksia	8x6m	Yes	Yes	Reported cultural significance to first nations people. Wildlife attracting.
3	BUCKINGHAMIA celsissima	Ivory Curl Tree	10x6m	Yes	No	A vital food and habitat source for native wildlife, including various birds and insects.
4	CALLISTEMON viminalis	Weeping Bottlebrush	5x3m	Yes	Yes	Riparian identity. Wildlife attracting.
5	CUPANIOPSIS anacardioides	Tuckeroo	12x10m	Yes	Yes	Hardy evergreen canopy tree. Edible fruit. Wildlife attracting.
6	ELAEOCARPUS obovatus	Hard Quandong	10x5m	Yes	Yes	Reported cultural significance to first nations people. Wildlife attracting.
7	FLINDERSIA australis	Crow's Ash	10x6m	Yes	No	Strong avenue species. Important ecosystem value.
8	GREVILLEA baileyana	White Oak	10x5m	Yes	No	Named in honor of botanist Frederick Manson Bailey. Wildlife attracting.
9	LEPIDEREMA pulchella	Fine Leaf Tuckeroo	8x5m	Yes	No	Vulnerable tree due to habitat loss.
10	SYZYGIUM floribundum	Weeping Lilly Pilly	8x6m	Yes	No	Still commonly referred to by its previous genus (Waterhousia).
11	SYZYGIUM hemilampra	Broad-leaved Lilly Pilly	8x3m	Yes	No	Attractive tree. Provides for pollinators and berry eating wildlife.
12	TRISTANIOPSIS laurina 'Luscious'	Water Gum	12x5m	Yes	No	Reported cultural significance to first nations people. Wildlife attracting.
Possible Feature Trees (Subject to approval)						
13	AGATHIS robusta	Queensland Kauri Pine	30x8m	Yes	No	Possible feature tree in appropriate locations - subject to approval. Reported cultural significance to first nations people. Heavily logged. Iconic form.
14	ARAUCARIA cunninghamii	Hoop Pine	30x10m	Yes	No	Possible feature tree in appropriate locations - subject to approval. Reported cultural significance to first nations people and european settlers. Iconic form.
15	EUCALYPTUS microcorys	Tallowwood	30x10m	Yes	Yes	Possible feature tree in appropriate locations - subject to approval.
16	FICUS obliqua	Small-leaved Fig	15x10m	Yes	No	Possible feature tree in roundabout - subject to approval. Wildlife attracting. Root barrier required.
17	LOPHOSTEMON confertus	Brush Box	15x10m	Yes	Yes	Possible feature tree in appropriate locations - subject to approval. Historically popular street tree due to hardiness and neat form.



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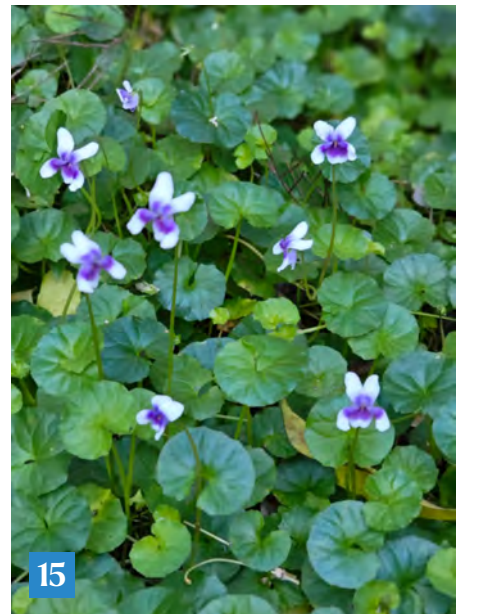
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Streetscape Planting Palette (Shrubs & Groundcovers)

All plantings and landscaping are to align with RCC standards

Ref	Species	Common Name	Mature H x W	Queensland Native	Indigenous to site	Notes
Shrubs						
1	AUSTROMYRTUS 'Copper Tops'	Copper Tops	0.5x0.5m	No	No	Cultivar of A. dulcis. True form is native to Queensland.
2	BANKSIA spinulosa collina	Golden Candlesticks	2x1.5m	Yes	No	Banksia spinulosa indigenous to site. 'Collina' variety selected due to size and form.
3	GREVILLEA 'Robyn Gordon'	Robyn Gordon	1.5x1.5m	No	No	Not a naturally occurring species - hybrid of Queensland Grevillea banksii.
4	MELALEUCA Mini Quini	Dwarf Paperbark	1x1m	No	No	Cultivar of Melaleuca quinquenervia (which is endemic to site).
5	WESTRINGIA 'Zena'	Coastal Rosemary	1x1m	No	No	Cultivar of Westringia fruticosa which has naturalised in Queensland.
6	XANTHORRHOEA latifolia	Grass Tree	3.5x1m	Yes	Yes	Iconic native plant with reported significance to first nations people
Groundcovers/Grasses						
7	DIANELLA caerulea	Flax Lily	0.5x0.5m	Yes	Yes	
8	DIANELLA revoluta	Blueberry Lily	0.5x0.5m	Yes	Yes	
9	GOODENIA rotundifolia	Star Goodenia		Yes	Yes	
10	LOMANDRA filiformis	Wattle Mat Rush	0.3x0.2m	Yes	Yes	
11	LOMANDRA longifolia	Mat Rush		Yes	Yes	
12	MYOPORUM parvifolium	Fine-leaf Boobialla	0.1m x mat	No	No	
13	POA labillardierei	Tussock Grass	1.2x1.2m	Yes	Yes	
14	SCAEVOLA aemula	Fairy Fan Flower		No	No	
15	VIOLA hederacea	Native Violet	0.1m x mat	Yes	Yes	



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All plantings and landscaping are to align with RCC standards

Drainage Reserve / Open Space Areas

Amenity Areas

Aiming at Low Hazard VHC 41.4 Discontinuous low grass or tree cover. Broad palette assumes spatial separation, predominantly mown areas, fragmentation by pathways and non combustible elements. Island planting <20m in any direction, preferably <15m.

Rehabilitation Planting

Planting species for each rehabilitation zone will be selected to restore habitat, improve connectivity, and support koala and other fauna movement. The revegetation palette specific to RE 12.9-10.4 & Re 12.3.11

Less Combustible Planting

Plant species to be selected based on low flammability characteristics. This zone may overlap rehabilitation, bio-retention and detention areas. Plants will be chosen with the multi-purpose of building on the desired environmental and functional outcomes for these areas, while ensuring compliance with the Bushfire Management Plan.

Linear Park Transition Corridor - 5m Buffer Planting Strip

Amenity screen planting with dual function of fauna connectivity.

Linear Park Transition Corridor - Open Space Area

Bio-Retention Basin Floor

Filtration function. No trees to preserve infrastructure and function.

Detention Basin Floor

Species to form an extension of rehabilitation strategy. Inclusion of tree species.

Bio-retention & Detention Basin Batters

Species to form an extension of rehabilitation strategy. Inclusion of tree species.

Species	Common Name	Amenity Areas	Rehabilitation Planting	Less Combustible Planting	Linear Park Transition Corridor (Buffer)	Linear Park Transition Corridor (Open Space)	Bio-Retention Basin Floor	Detention Basin Floor	Bio-retention & Detention Basin Batters
Canopy Trees									
ALLOCASUARINA littoralis	Black She-oak		✓						
ALPHITONIA excelsa	Red Ash	✓	✓					✓	
ANGOPHORA leiocarpa	Rusty Gum	✓	✓					✓	
BANKSIA integrifolia	Coast Banksia		✓					✓	
CORYMBIA intermedia	Pink Bloodwood	✓	✓					✓	
CORYMBIA gummifera	Red Bloodwood		✓					✓	
CUPANIOPSIS anacardioides	Tuckeroo	✓		✓				✓	
ELAEOCARPUS eumundii	Eumundi Quandong			✓	✓			✓	
ELAEOCARPUS obovatus	Hard Quandong		✓	✓					
ELAEOCARPUS reticulatus	Blueberry Ash			✓	✓				
EUCALYPTUS microcorys	Tallowwood		✓			✓			
EUCALYPTUS racemosa	Scribbly Gum	✓	✓			✓			
EUCALYPTUS seeana	Narrow Leafed Red Gum	✓	✓			✓			

Species	Common Name	Amenity Areas	Rehabilitation Planting	Less Combustible Planting	Linear Park Transition Corridor (Buffer)	Linear Park Transition Corridor (Open Space)	Bio-Retention Basin Floor	Detention Basin Floor	Bio-retention & Detention Basin Batters
EUCALYPTUS siderophloia	Northern Grey Ironbark		✓			✓			
EUCALYPTUS resinifera	Red Mahogany		✓						
EUCALYPTUS tereticornis	Queensland Blue Gum	✓	✓			✓		✓	✓
FLINDERSIA australis	Crows Ash			✓	✓				
GLOCHIDION ferdinandii	Cheese Tree			✓				✓	✓
LOPHOSTEMON confertus	Brush Box	✓	✓	✓				✓	
LOPHOSTEMON suaveolens	Swamp Box	✓	✓					✓	
MELALEUCA quinquenervia	Broad Leaved Paperbark		✓					✓	
MELALEUCA salicina	Willow Bottlebrush		✓						
SYZYGium luehmannii	Cherry Satinash	✓			✓				
SYZYGium hemilampra	Broad leafed Lilly Pilly	✓		✓					✓
WATERHOUSEA floribunda	Weeping Lilly Pilly				✓				✓
Shrubs									
ACACIA disparrima	Hickory Wattle		✓						
BANKSIA robur	Swamp Banksia	✓		✓				✓	✓
BANKSIA spinulosa	Hairpin Banksia	✓	✓					✓	✓
BORONIA rosmarinifolia	Forest Boronia	✓						✓	
BREYNIA oblongifolia	Coffee Bush	✓	✓					✓	✓
CASUARINA glauca	Swamp Oak		✓						
CALLISTEMON sieberi	River Bottlebrush	✓			✓			✓	
DODONAEA triquetra	Forest Hop Bush	✓	✓					✓	
FICUS coronata	Sandpaper Fig	✓		✓				✓	
GLOCHIDION sumatranum	Broad-Leaved Cheese Tree	✓	✓	✓				✓	✓
HOVEA acutifolia	Pointed-leaved Hovea	✓						✓	
HYMENOSPORUM flavum	Native Frangipani	✓						✓	✓
JACKSONIA scoparia	Dogwood	✓	✓						
JAGERA pseudorhus	Foambark Tree	✓	✓	✓					✓
LEPTOSPERMUM polygalifolium	Wild May		✓						
MELALEUCA linariifolia	Snow in Summer		✓						
MELASTOMA malabathricum	Malabar Melastrome	✓						✓	
MELICCOPE elleryana	Pink Euodia	✓						✓	
PULTANEA retusa	Notched Bush-Pea	✓						✓	
PULTANEA villosa	Hairy Bush Pea	✓		✓				✓	
WESTRINGIA eremicola	Native Westringia	✓						✓	

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Species	Common Name	Amenity Areas	Rehabilitation Planting	Less Combustible Planting	Linear Park Transition Corridor (Buffer)	Linear Park Transition Corridor (Open Space)	Bio-Retention Basin Floor	Detention Basin Floor	Bio-retention & Detention Basin Batters
Groundcovers and Grasses									
ALLOTEROPSIS semialata	Black Seed Grass	✓	✓					✓	
BAUMEA rubignosa	Soft Twigrush	✓						✓	
CALOCHLAENA dubia	Soft Bracken Fern							✓	
CAPPILIPEDIUM spicigerum	Scented Top Grass								
CAREX appressa	Tall Sedge	✓					✓	✓	
CAREX brunnea and/or C. maculata	Sedge Grass		✓				✓	✓	✓
CYMBOPOGON refractus	Barbed Wire Grass	✓	✓						✓
CYPERUS haspan and/or C. leiocaulon			✓						
DIANELLA brevipedunculata	Blueberry Lily	✓	✓	✓	✓	✓	✓	✓	✓
DIANELLA caerulea	Blue Flax Lily	✓	✓	✓	✓	✓	✓	✓	✓
DIANELLA longifolia	Smooth Flax Lily	✓	✓	✓	✓	✓	✓	✓	✓
DIANELLA revoluta	Blueberry Lily	✓	✓	✓					
DORYANTHES palmeri	Spear Lily			✓			✓	✓	
ENTOLASIA stricta	Wiry Panic	✓	✓						
EUSTREPHUS latifolius	Wombat Berry	✓	✓	✓					
FICINIA nodosa	Knobly Club Rush	✓					✓	✓	
GAHNIA aspera	Rough Saw Sedge		✓				✓	✓	✓
GAHNIA sieberina	Red Fruited Saw Sedge						✓	✓	✓
IMPERATA cylindrica	Blady Grass		✓				✓	✓	✓
JUNCUS polyanthemus	Juncus		✓				✓	✓	
JUNCUS usitatus	Common Rush	✓					✓	✓	
LEPIDOSPERMA laterale	Variable Saw Sedge	✓	✓				✓	✓	✓
LOMANDRA hystrix	Slender Mat Rush	✓		✓	✓		✓	✓	✓
LOMANDRA laxa	Broad-leaf Mat-Rush		✓						✓
LOMANDRA longifolia	Spiny-headed Mat Rush	✓	✓	✓	✓		✓	✓	✓
LOMANDRA multiflora	Many-flower Mat Rush	✓	✓	✓	✓		✓		✓
LOMANDRA spicata	Mountain Mat Rush	✓		✓			✓	✓	
OTTOCHLOA gracillima	Graceful Grass	✓	✓						
PTERIDIUM esculatum	Hard Bracken Fern		✓					✓	
THEMEDA triandra	Kangaroo Grass	✓	✓					✓	✓
VIOLA hederacea	Native Violet	✓	✓	✓				✓	



SECTION FIVE

Materials Strategy

5

AMENDED IN RED

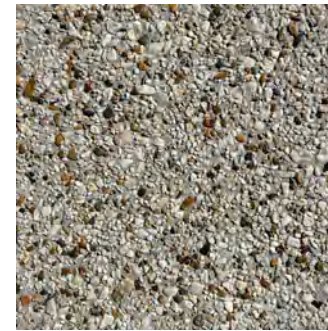
By: Nicole Tobias

Date: 19 April 2026



Material Palette

All materials and treatments are to align with RCC standards



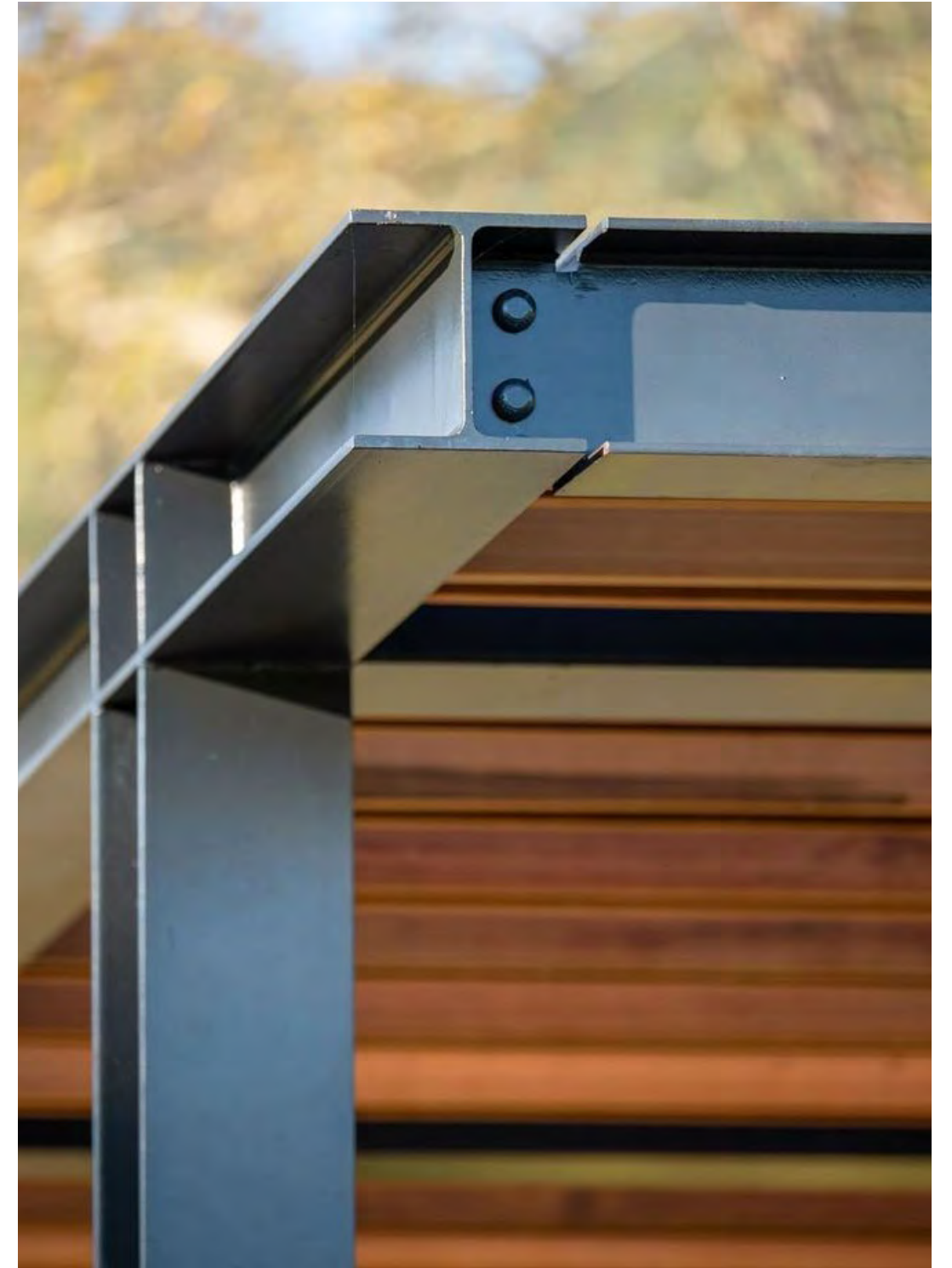
AMENDED IN RED

By: Nicole Tobias

Date: 19 April 2026

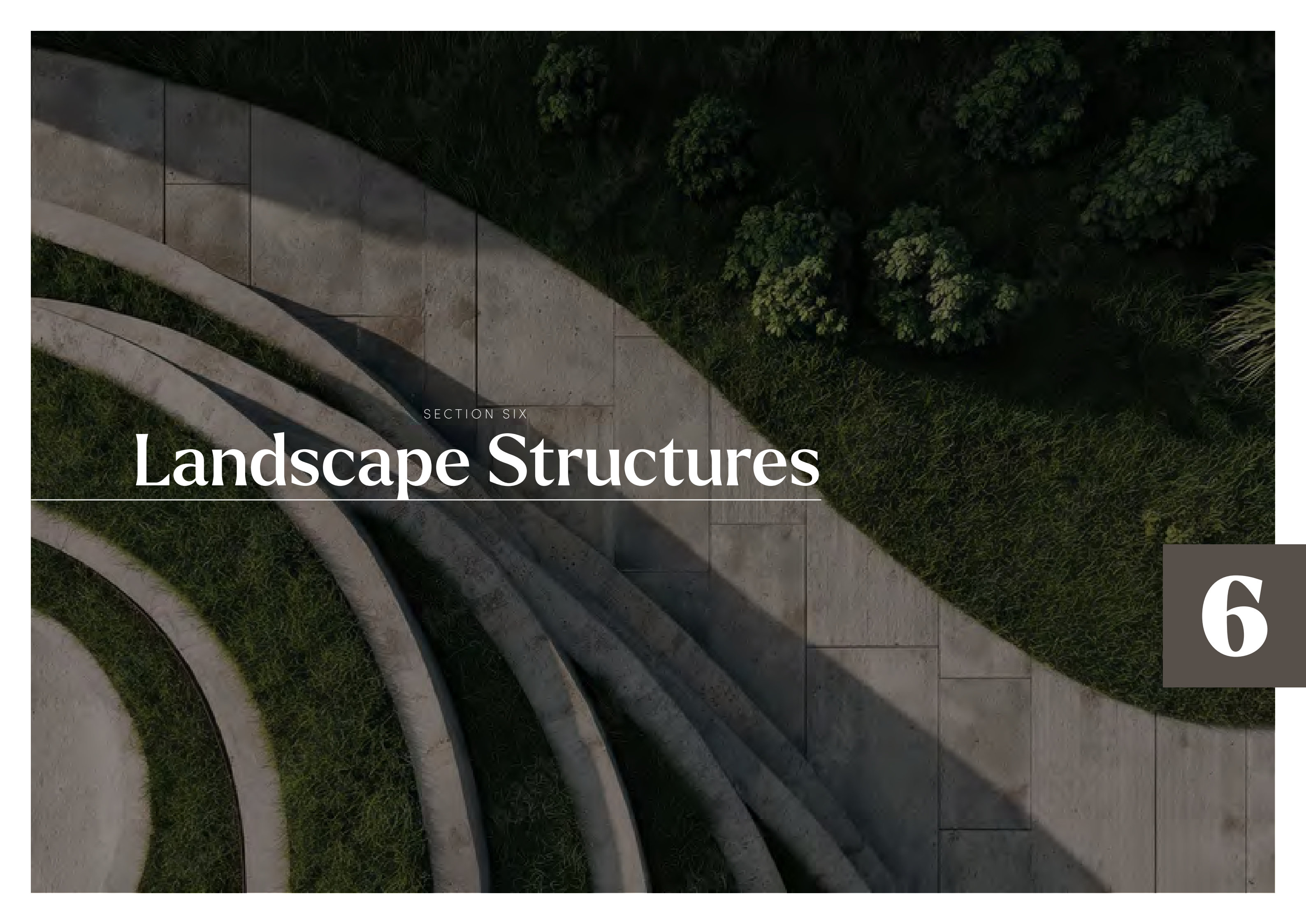


All materials and treatments are to align with RCC standards



Colour Palette

PARCHMENT	SAND	DECO BLUE	STONE	MINTY BREEZE	WHISPERING RED	TUDOR
OLIVE	SAGE	VANILLA	EARTH	SLATE	GOLDEN BRONZE	MOSS
BARK	OLIVEWOOD	CREAM	CHAI	FORM	CASHMERE	MARRAKESH
TOBACCO	MAHOGANY	WALNUT	WARM BLUSH	ANTIQUE GREEN	ASH GREY	SOFT SKIN



SECTION SIX

Landscape Structures

6

AMENDED IN RED

By: Nicole Tobias

Date: 19 April 2026



Entry Sign

All materials and treatments are to align with RCC standards

All plantings and landscaping are to align with RCC standards

1 Pedestrian path

2 2m wide x 1.8m high Fitta acoustic fence

3 2m wide x 2m high patterned precast concrete panels

4 Feature entry sign (with signage lettering) contained wholly within private lot **and maintained privately**

5 Low native planting in front and behind entry sign

6 Feature entry sign

7 Feature sandstone boulders

8 Kauri Pines

9 Bike lane



1:200 @ A3



1 Feature 'I-Beam' entry sign structure

2 Trees (Set-Back)



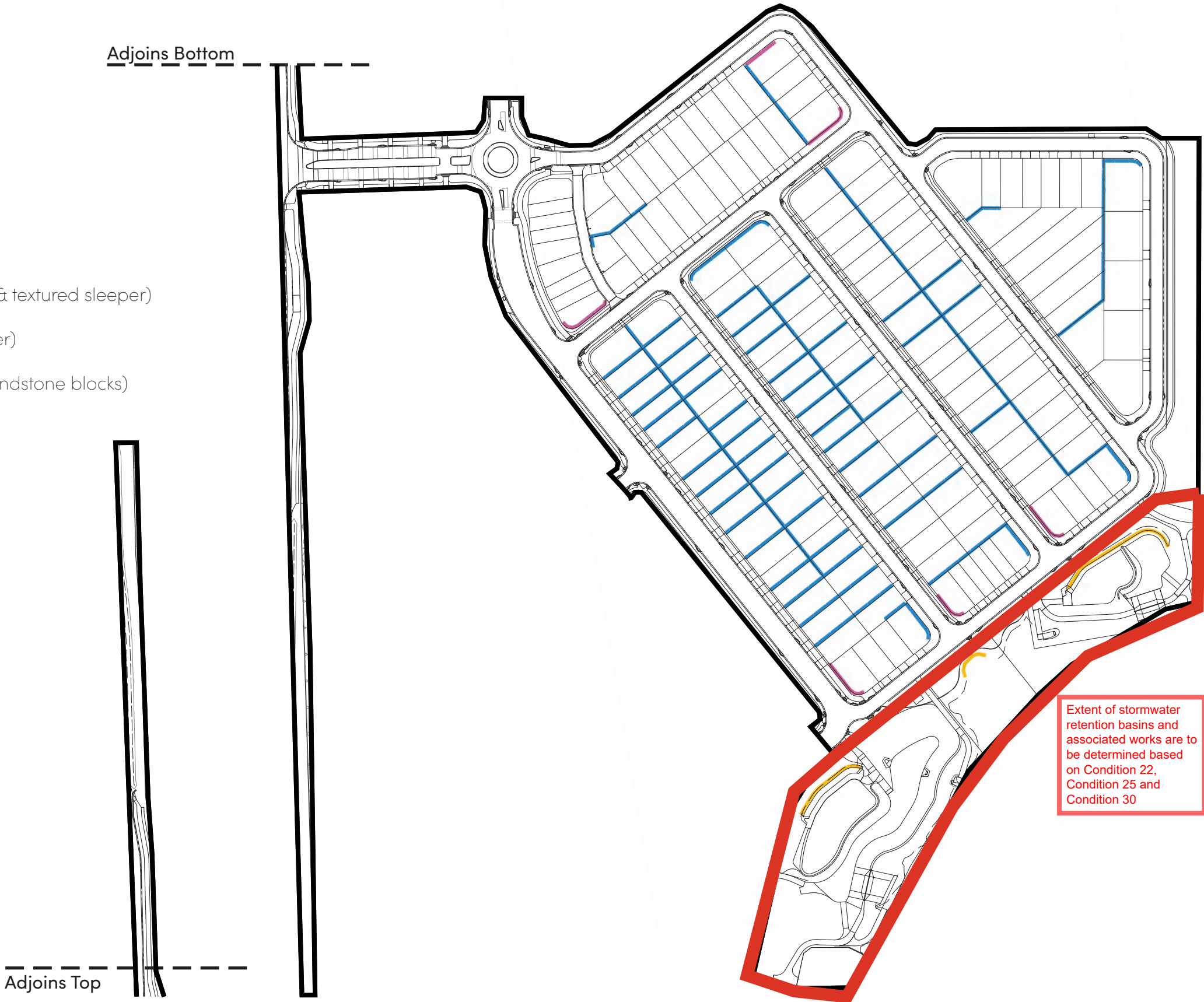
Entry Sign Elevation
1:30 @ A3



Entry Sign Plan View
1:30 @ A3

Retaining Wall Plan

- RAL Application 1 Boundary
- Public realm facing retaining wall (coloured & textured sleeper)
- Private facing retaining wall (coloured sleeper)
- Drainage reserve / open space retaining (sandstone blocks)



Extent of stormwater retention basins and associated works are to be determined based on Condition 22, Condition 25 and Condition 30

AMENDED IN RED

By: Nicole Tobias

Date: 19 April 2026

Queensland Government

SECTION SEVEN

Vegetation Management

7

Tree Retention / Removal

Replacement planting in accordance with BAAM Ecological Consultants assessment and recommendations.

AMENDED IN RED

By: Nicole Tobias

Date: 19 April 2026

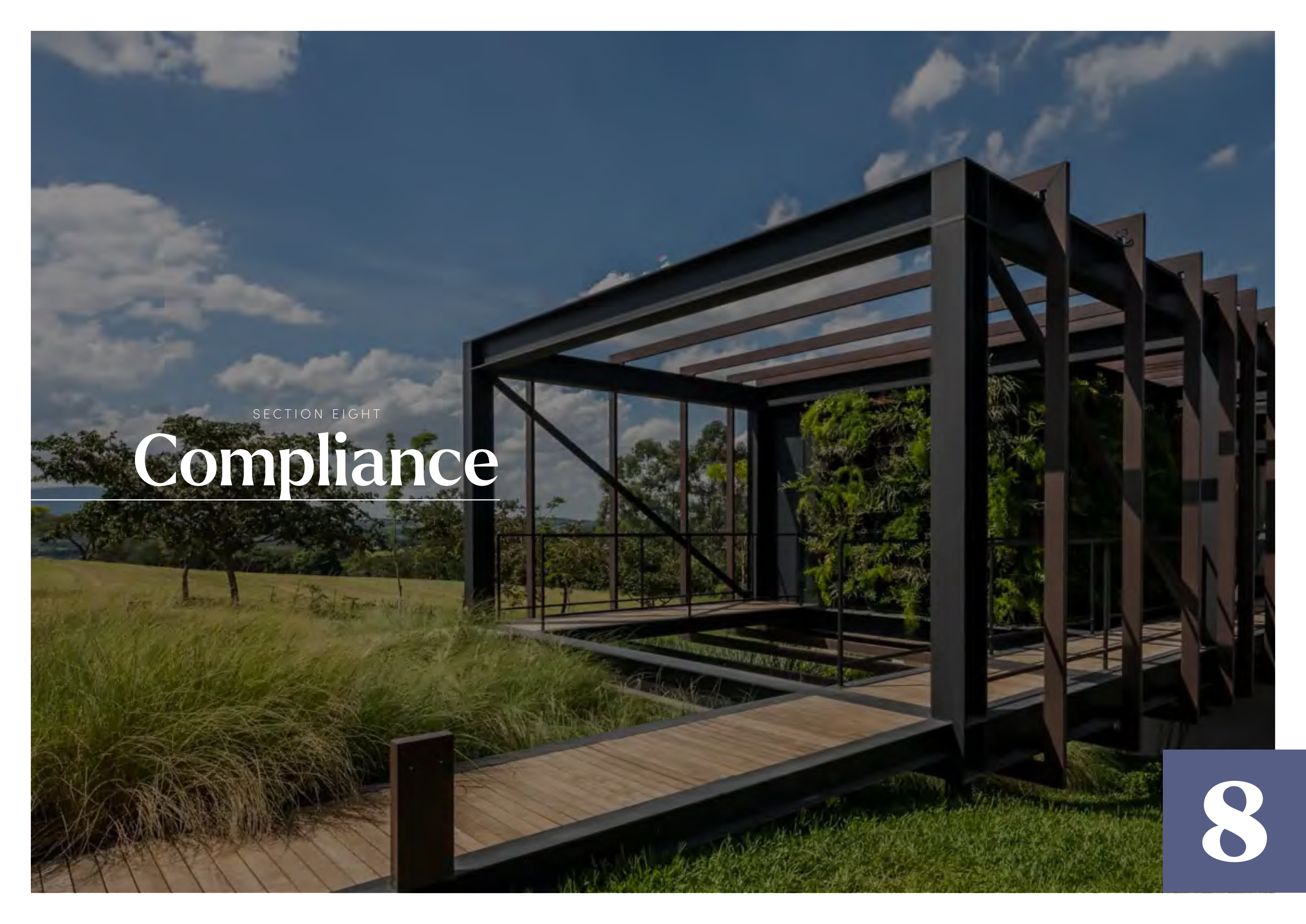


Adjoins Bottom

Adjoins Top

1:2500 @ A3





SECTION EIGHT

Compliance

Landscape Code – Specific benchmarks for assessment

Benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Comments
All landscaping		
PO1 Landscaping is undertaken to be consistent with the streetscape and landscape setting.	No acceptable outcome is nominated.	The landscape is consistent with the drivers identified in this document. The landscape is focused on respectful interventions that achieve a cohesive development via the public realm.
PO2 Landscaping provides for sensory interest through form, texture, fragrance and variations in seasonal colour.	No acceptable outcome is nominated.	Variety of species with varying colours, textures and fragrances are proposed. Refer Proposed Plant Palette for proposed species.
PO3 Landscaping within on-site open space areas is fit for purpose, is predominantly comprised of soft landscape elements and provides substantial shading for users.	AO3.1 Landscaping in open space areas achieves: 1. planted landscaping (other than turf) over a minimum of 50% the area; and 2. tree canopies which cover a minimum of 30% of the area within 8 years.	The Open Space Area predominantly consists of dense planting comprising of canopy trees, shrubs and groundcovers. Tree canopies will cover a minimum of 30% of the area within 8 years.
PO4 Fences and walls: 1. provide visual interest to the streetscape and complement the built form; 2. assist in highlighting entrances and pedestrian paths; and 3. allow casual surveillance of all public areas, pedestrian and cycle paths.	No acceptable outcome is nominated.	Retaining walls have a higher specification (coloured and textured) where facing public domain. Fences will be designed to complement the landscape materials and provide CPTED surveillance.
PO5 Landscaping responds to climatic conditions and provides comfortable and pleasant spaces for users by: 1. providing summer shade, especially to west-facing windows and open car parking areas; 2. allowing winter sun to outdoor and indoor living areas; 3. allowing summer breezes; and 4. screening cold winter winds.	No acceptable outcome is nominated.	The plant palette has been selected in accordance with RCC recommended plant lists, with a priority on using endemic plants. Canopy shade trees have been used wherever practical to provide a climate responsive landscape outcome.
PO6 Landscaped surfaces are stable, non-slip and useable in all weather conditions.	No acceptable outcome is nominated.	All paving types will be non-slip and useable in all weather conditions.
PO7 Landscape design reduces the potential for crime and vandalism by: 1. maintaining sightlines to public and semi-public spaces, and along the entire length of pedestrian and cycle paths; 2. avoiding the creation of concealment spots and 'blind' corners; and 3. incorporating adequate lighting, particularly: (a) at site and building entries; (b) in driveways; (c) in car parking areas; and (d) along pedestrian and cycle paths	No acceptable outcome is nominated.	Lawn areas along major pathways have been designed where possible to achieve "extended verge" feel to assist with CPTED. Pathways are typically located close to the roadway to have spillover lighting from street lights. Trees to be clear trunked to maintain sightlines.

Performance outcomes	Acceptable outcomes	Comments
PO8 Landscaping and planting is located and designed so that it does not interfere with or adversely affect structural integrity of buildings and structures or the function of existing or proposed utility infrastructure.	No acceptable outcome is nominated.	Appropriate planting has been selected in accordance with the RCC planting guidelines. Root barrier may be necessary in specific areas, such as the entry road roundabout containing the proposed ficus.
PO9 Plant species used are suited to: - the function of the open space area; - the local climate and soil conditions; - optimum long term survival and easy maintenance; - minimisation of water use; and - contribution to local ecological functions wherever possible.	AO9.1 Plant species used are selected from the species list contained in Planning Scheme Policy 2 – Infrastructure works.	The plant species chosen are entirely Australian native, with an emphasis on endemic plants. The streetscapes need to consider appropriate species for this context, and as such are mostly Queensland native, with the endemic plants located more in open space areas where there are less restrictions. Refer Proposed Plant Palette for proposed species.
PO10 Landscape design ensures maximum plant growth and health, having regard to: - access to sunlight; - clearance from buildings, hardstand areas and infrastructure; and - soil conditions.	No acceptable outcome is nominated.	All landscape areas will be suitably located. Soil tests will be undertaken and amelioration to occur in line with the recommendations.
PO11 Landscaping is designed for efficient and effective maintenance, with turfed areas accessible by standard lawn maintenance equipment, and where the area is not readily accessible, incorporates hardy plant species with long life expectancy and minimal litter drop, pruning, watering and fertilising requirements.	No acceptable outcome is nominated.	All turfed and planting areas are easily accessible by standard lawn maintenance equipment.
PO12 Landscaping avoids the introduction or spread of weed species and pests.	No acceptable outcome is nominated. Editor’s note—Planning Scheme Policy 2 – Infrastructure works contains guidance regarding the risk of pest and weed species. Applicants may also refer to Council’s pest management plan.	There are no weed species nominated in the Proposed Plant Palette. The landscape specification will outline weed mitigation requirements at detailed design stage.
PO13 Landscaping is designed to: - be adequately drained; - avoid alteration to natural drainage flow paths; - minimise water usage; and - maximise permeable surfaces and water infiltration on site.	No acceptable outcome is nominated.	All landscape areas will be designed to promote infiltration and maintain natural water movement.
PO14 Where incorporating podium and container planting, connection is made to stormwater outlets to allow for flush out and clearance of blockages.	No acceptable outcome is nominated.	NA
PO15 Retained vegetation is to be protected from damage during construction.	AO15.1 Retained planting is protected by in accordance with AS 4970 2009 (as amended) – Protection of Trees on Development Sites.	Vegetation to be retained will be protected in accordance with AS 4970:2025 (Protection of Trees on Development Sites)

Performance outcomes	Acceptable outcomes	Comments
Street trees		
PO16 Street trees are provided in road reserves to: (1) reinforce the character and identity of a locality; 1. provide shade for pedestrians; 2. soften the appearance of hard stand areas and the built form; and 3. avoid interfering with overhead and underground infrastructure.	AO16.1 Street trees: 1. are provided at whichever is the greater of: (a) 1 tree per 10m of road frontage; or (b) 1 tree per 400m ² of site area; 2. are selected from Planning Scheme Policy 2 – Infrastructure works, Street Trees; and 3. are planted in accordance with Planning Scheme Policy 2 – Infrastructure works.	Refer street tree strategy for overarching approach to the street trees. The strategy will assist in wayfinding and building streetscape character. Tree species are in accordance with Planning Scheme Policy 2 – Infrastructure works, refer Proposed Plant Palette for species.
Street furniture		
PO17 Street furniture is provided to: 1. reinforce the character and identity of a locality; 2. create a safe, convenient and comfortable environment for pedestrians; 3. avoid interfering with overhead and underground infrastructure; and 4. be durable and low maintenance.	AO17.1 Street furniture is provided in accordance with the standards set out in Planning Scheme Policy 2 – Infrastructure works.	Complies.
Car parks and accessways		
PO18 Car parking and movement areas are provided with landscaping which provides substantial shade and softens the appearance of hardstand areas.	AO18.1 Landscaping consists of: 1. shade trees: (a) provided at a rate of a minimum of one shade tree for every 4 car parking spaces as shown in Figure 9.3.3.3.1 landscaping in car parking areas; and (b) that achieve maximum shade coverage within 10 years; and 2. planted landscaping areas which include (as shown in Figure 9.3.3.3.1 landscaping in car parking areas): (a) planting beds 2m wide between every 4 car parking spaces or at the end of each row; and (b) planting beds 2m wide between every 4 rows of parking bays.	Not applicable.
PO19 Landscaping maintains sight lines for vehicles and pedestrians, especially near intersections.	AO19.1 Landscaping is undertaken in accordance with the Australian Standard 2890.1: 1993 – Off-Street Parking.	Not applicable.
PO20 Landscaping within or beside vehicle movement areas is protected from damage by vehicles or pedestrians.	No acceptable outcome is nominated.	Planting adjacent vehicle, bicycle and pedestrian movement areas will maintain appropriate clearances to avoid conflict.

Establishment

Establishment period

Commencement: The Planting Establishment period commences at the time of installation to 12 weeks beyond the date of Practical Completion.

Recurrent works

General

Throughout the Planting Establishment and maintenance period continue to carry out maintenance work including, but not limited to mowing to maintain a height not exceeding 50mm, monthly checking of irrigation systems, weeding, rubbish removal, fertilising, pest and disease control, staking and tying, replanting, cultivating, pruning, hedge clipping, aerating, reinstatement of mulch, renovating, clean down paving and furniture and keeping the site neat and tidy.

Production and maintenance generally

The plants shall be watered, fertilised, and treated for pests and diseases all as necessary to maintain continuing healthy growth. An approved pruning programme shall be carried out regularly during the Establishment Period to promote trunk and foliage canopy formation in trees all as directed by the Superintendent.

All plants must have the approval of the Superintendent before delivery to site.

Mulched surfaces

Maintain the surface in a clean and tidy condition and re-mulch all garden areas at the end of the maintenance period.

Planting

Establishment shall also include making good any settlement in planting. Lift plants and mulch and place additional topsoil as required. Replace all material to approval.

Seasonal spraying shall be in accordance with the manufacturer’s recommendations. Spray material shall be applied at an appropriate

time to manufacturer’s specification and only to control pests and diseases as specified.

Immediately replace failed, damaged or stolen plants (at the expense of the Contractor).

Where existing planting is within the landscape contract area, maintain it as for the corresponding classifications of new planting.

Stakes and ties

Adjust or replace as required. Remove those not required at the end of the Planting Establishment Period.

Fertilising

Apply a balance of man made and natural slow release fertiliser to all planting areas. A slow release fertiliser equal to Nutricote or other granular fertiliser (e.g. Osmocote), 3 month formulation, 16 – 4. 4– 8.3 NPK should be used as well as a natural fertiliser such as Dynamic Lifter or equal.

The fertilising program shall be determined on the basis of the periodic soil test results, and amended as necessary. Soil tests shall be carried out by the contracts on a 2 monthly basis.

Generally check for signs of nutrient deficiencies (yellowing of leaves, failure to thrive), and adapt fertiliser regime to suit. Fertiliser should be applied at the beginning and the end of the (summer) growing season.

Soil mixes

Soil depths are to be maintained at the specified depths. Replenish any areas of subsidence with topsoil equal to that nominated in the Specification.

Drainage

Ensure drains are working in an efficient manner, free from sediment build-up, litter and obstructions. Flush out and clean drain as required: Reinststate damaged or sunken drains.

Paving

Clean down all paved surfaces removing any stains and replace any damaged surfaces and / or edges. Ensure all surfaces pass slip resistant test requirements before site handover. Ensure no evidence of vandalism is evident (if required).

Furniture

Ensure all furniture and fixings have been fastened in accordance with manufacturer’s specifications and Council’s requirements. All damaged / scratches surfaces to be rectified. Ensure no evidence of vandalism is evident (if required).

Program

Furnish a proposed landscape maintenance program, and amend it as required. Comply with the amended program.

Log book

Keep a log book recording when and what maintenance work has been done and what materials, including toxic materials, have been used. Make the log book available for inspection on request.

Completion

Trees and shrubs shall show signs of healthy vigorous growth and be free from disease and not exhibit signs of stress. Submit the supplier’s written statement certifying that plants are true to the required species and type, and are free from diseases, pests and weeds. Trees shall be appropriately staked.

Top up mulch levels to prior to hand-over.

Stakes and ties: Remove those no longer required at the end of the planting establishment period.

Temporary fences: Remove temporary protective fences at the end of the planting establishment period.

Maintenance plan

General

The work contained in this section comprises the establishment maintenance and defects liability of all works executed under this contract. Maintain the contract areas for a period of 12 months after the date of Practical Completion and 24 months for Bio-Basin / Stormwater Facilities. Maintenance of the works prior to the date of Practical Completion shall not be included in this period.

Complete maintenance works schedules and submit to the Landscape Architect as a record of the maintenance activities. Promptly make good any defects or damage resulting from defective construction, materials or workmanship to the complete satisfaction of the Landscape Architect during this period.

In the event of any failure rectify defective work the Landscape Architect may instruct that the work be carried out by another company, the cost of which will be charged to the Contractor.



Maintenance schedule

- Establishment phase – months 1 – 3
- « Monitoring – Weekly
 - « Watering – Twice a week for the first month, and then weekly for months 2-3. (unless heavy rain has occurred in the week)
 - « Weeding – Fortnightly or as needed (note: site to be thoroughly weeded prior to planting. The only weed killing chemical which can be used in this environment is frog friendly glyphosate)
 - « Mulching – As needed (note: spot mulching required amongst existing vegetation, blanket mulching required in more open space areas)
 - « Rectify and basin floor treatment if required

- Maintenance phase – months 4 -12
- « Monitoring – Fortnightly
 - « Watering – Fortnightly for months 4-6, monthly for months 7-12 (unless heavy rain has occurred in that month)
 - « Weeding – Monthly or as needed. The only weed killing chemical which can be used in this environment is frog-friendly glyphosate.
 - « Mulching – As needed
 - « Rectify and basin floor treatment if required

Watering

Implement an appropriate watering regime to suit growing conditions, weather and plant growth. Ensure that plants thrive and do not suffer drought stress.

Frequency: As per maintenance schedule above.

Weeding

During the Contract period remove weed growth that occurs throughout all contract areas.

Frequency: As per maintenance schedule above.

Planting / tree replacement

Immediately replace plants / trees that die or fail to thrive, are damaged or stolen, with plants of the same species and of similar size and quality, unless otherwise specified.

Replacement plant material shall have the maintenance period extended in accordance with the Contract conditions.

Frequency: as required

Stakes and guys

Adjust and/or replace stakes and ties where required. Remove staking and guying when the tree no longer needs support or when instructed by the Landscape Architect.

Frequency: monthly

Pruning

The design character of planting areas determines the intensity of the pruning program and recognized pruning practices for each species. Heavy pruning prior to public events and the like may be required at the direction of the Manager.

In the event of major pruning or tree surgery a qualified Horticulturist or tree surgeon shall undertake these works. In general, shrubs and trees will be tip pruned to ensure a strong, sound form and dense, bushy appearance.

Removal of overhanging branches or foliage that prevents proper function of a space, e.g. pathways, seating areas, etc shall be implemented.

A thinning out pruning practice will be implemented to remove plants that are in decline, die or inhibit the growth of surrounding plants. All prunings and other debris shall be disposed of off-site.

Tree Surgery: Tree surgery work required to maintain trees shall be carried out by a qualified horticulturist or tradesman skilled in arboricultural techniques, in a safe and if necessary, progressive manner and subject to prior approval.

Remove dead and decayed wood or limbs that have been broken or damaged. Make all cuts into live wood. If the trees show signs of deterioration after the work has been done, carry out a program of feeding or soil amelioration such as soil aeration, irrigation or incorporation of organic material.

Avoid damage to trees being treated or to nearby trees and surroundings. Provide bracing as necessary before cutting to prevent uncontrolled breakages and damage to surroundings.

Remove all pruning, branches, debris, etc. from site. If the Manager deems the material suitable for mechanical chipping, this operation may be approved.

Frequency: weekly.

Mulched surfaces

Organic Mulch: Mulched surfaces are to be kept clean and tidy and free of any deleterious material and foreign matter. Reinstall depths to a uniform level of 100mm with organic mulch equal to medium grade hoop pine bark mulch, free of any wood material impregnated with CCA or similar toxic treatment.

Frequency: monthly

Pest and disease control

Spray for pests and disease infestations when the pest and fungal attack has been positively identified and when their populations have increased to a point that will become detrimental to plant growth. Apply all pesticides to manufacturer's directions.

All safety controls shall be implemented prior to chemical spraying and site administration notified of the intent to spray.

Frequency: weekly inspection

Fertilising

Apply a balance of chemical and natural slow release fertiliser to all planting areas. A slow release fertilizer equal to Nutricote or other granular fertiliser (e.g. Osmocote), 3 month formulation, 16 - 4- 4- 8.3 NPK should be used as well as a natural fertiliser such as Dynamic Lifter or equal.

The fertilising program shall be determined on the basis of the periodic soil test results, and amended as necessary. Soil tests shall be carried out by the contractor on a 2 monthly basis.

Generally check for signs of nutrient deficiencies (yellowing of leaves, failure to thrive), and adapt fertilizer regime to suit. Fertiliser should be applied at the beginning and the end of the (summer) growing season.

Soil mixes

Soil depths are to be maintained at the specified depths. Replenish any areas of subsidence with topsoil equal to that nominated in the Specification.

Maintenance schedule and log book

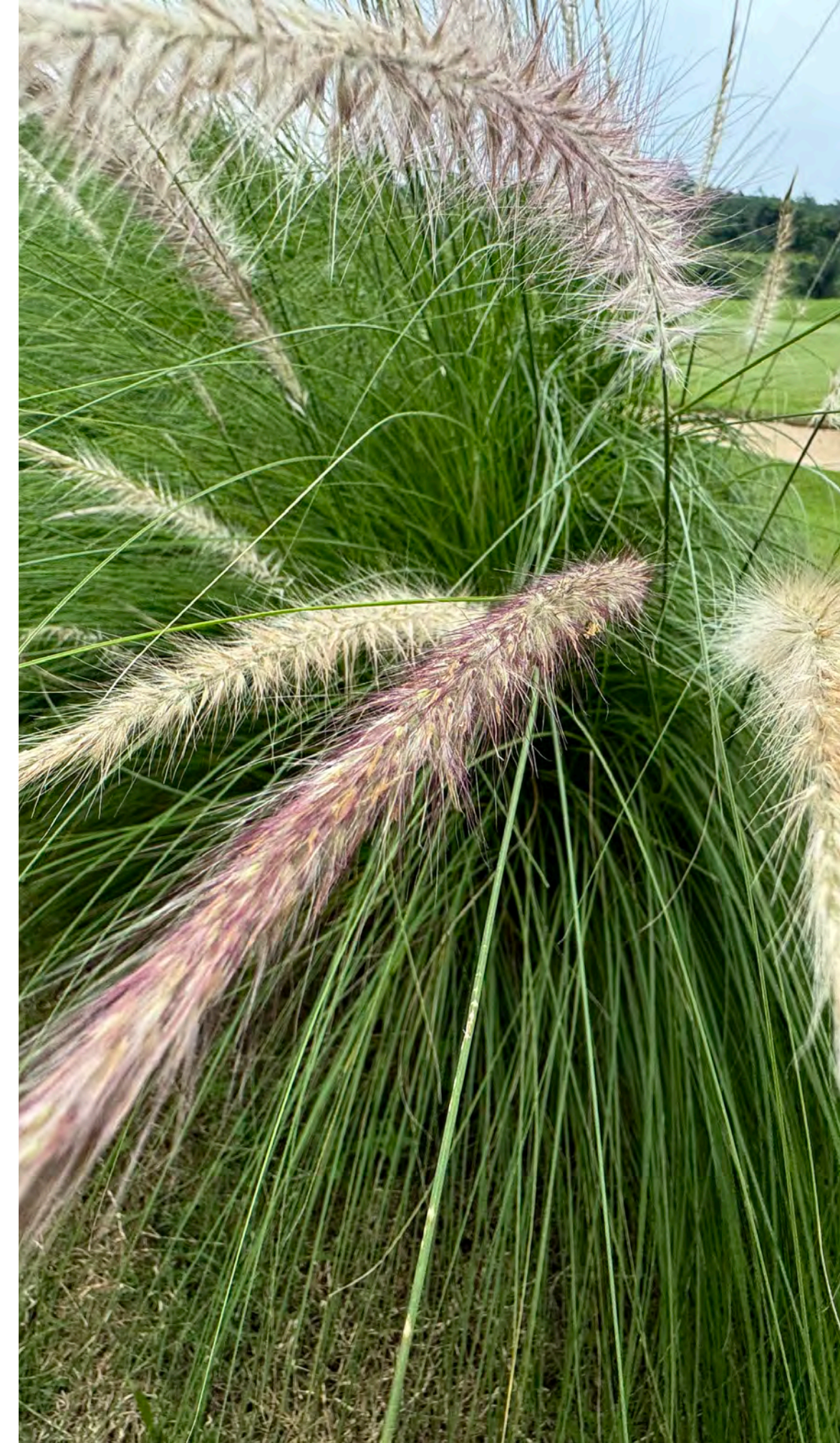
Keep a log book recording when and what maintenance work has been done and what materials, including toxic materials, have been used. Make the log book available for inspection on request.

Completion

Notwithstanding anything to the contrary of the Contract, the Landscape Architect may instruct to perform urgent maintenance works.

Trees and shrubs shall show signs of healthy vigorous growth and be free from disease and not exhibit signs of stress. Trees shall be appropriately staked.

Top up mulch levels prior to handover.





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