

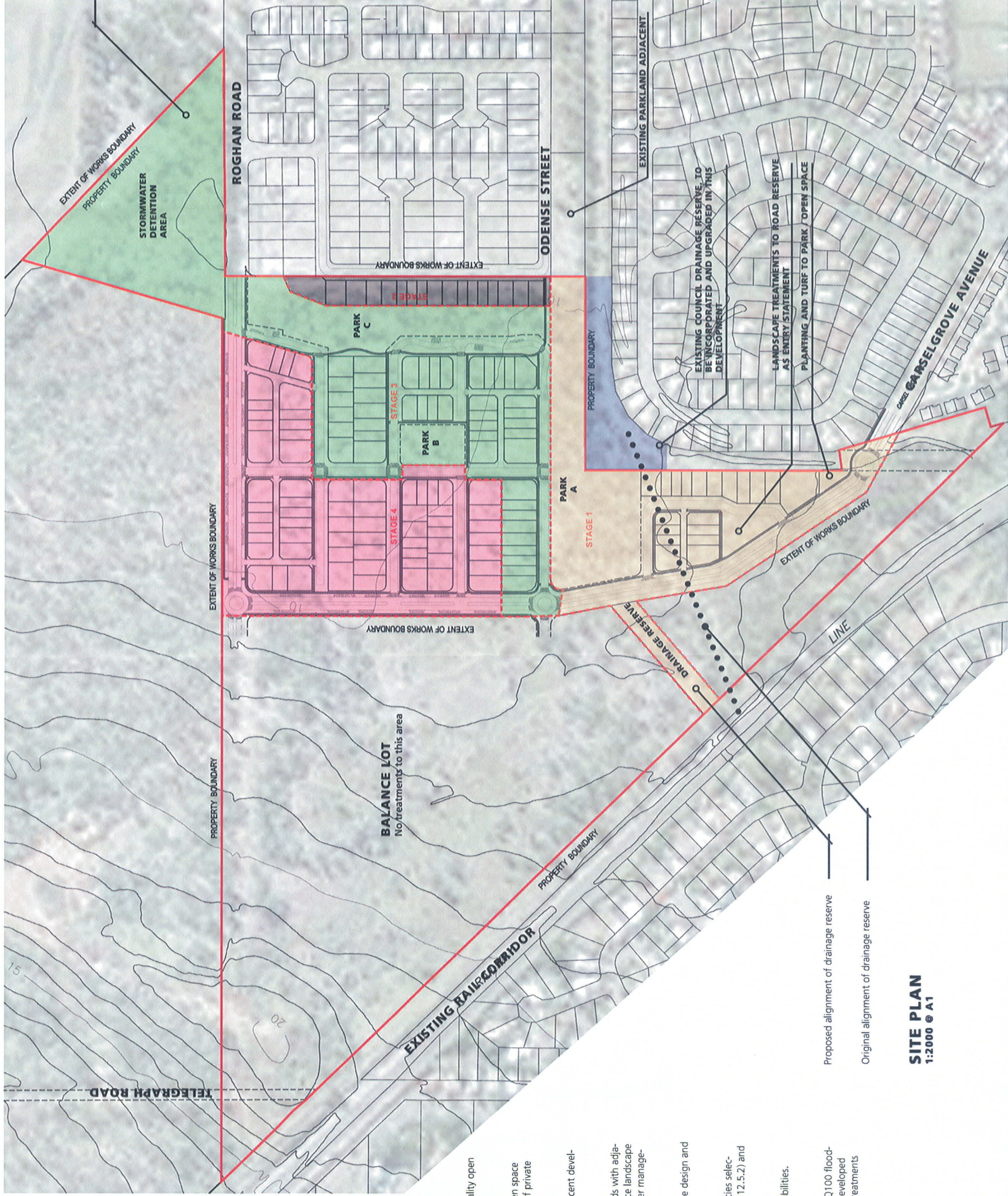
LEGEND

- STAGE 1**
Includes estate entry landscape works (park and road reserve) and Park A (drainage reserve / parkland)
- STAGE 2**
- STAGE 3**
Includes Park B, Park C and Stormwater Detention Area north of Roghan Road
- STAGE 4**
- EXISTING COUNCIL RESERVE**

Note: All stages include street tree planting & verge turf

LANDSCAPE OBJECTIVES:

- Provision of affordable housing solutions supported by high quality open space and landscape treatments
- Small lot housing is concentrated around areas of multi-use open space which provides a 'village green' atmosphere and an extension of private open space.
- Incorporation of extensive pathway networks which link to adjacent developments via open space to promote pedestrian connectivity
- Promoting a streetscape character which is traditional and blends with adjacent developments, while also incorporating current best practice landscape management practices (species selections, integrated stormwater management, CPTED and passive surveillance principles)
- Integration of stormwater treatment and filtering with landscape design and landscape treatments
- Minimum 50% of all species used on site are to be native. Species selections are derived from local regional ecosystems (RE 12.3.6 and 12.5.2) and Brisbane City Council preferred street tree species lists.
- Parks and recreational areas are to be accessible to users of all abilities. Maximum grades of 1:20 are preferred for all pathways.
- Fill is required on site to maintain lot and road areas above the Q100 flooding level. Batters to adjacent parks, drainage reserve and non-developed areas are to be sensitively integrated using turfed and planted treatments



SITE PLAN
1:2000 @ A1

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 13/12/08

Refer to Engineer's report for details
Landscape treatments to incorporate screen planting to perimeter and appropriate groundcover treatments (turf or planting) for filtration of stormwater



PARK A - DRAINAGE RESERVE / PARKLAND
1:500 @ A1
REFER DA04 [B] FOR SECTIONS

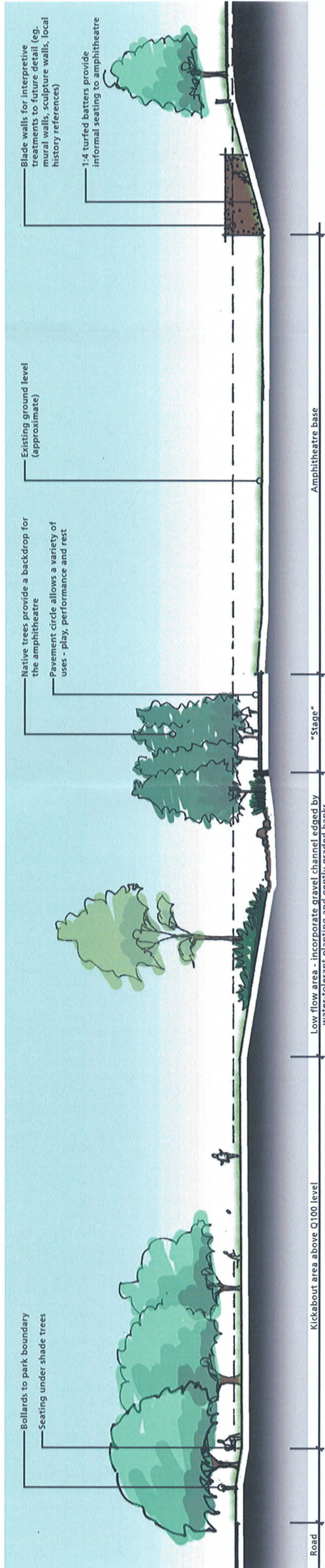
LEGEND

- TURF**
- SHRUB & GROUND COVER PLANTING**
- CONCRETE PATHS**
1200mm to 2500mm (varying width)
- BOULDER RETAINING WALL**

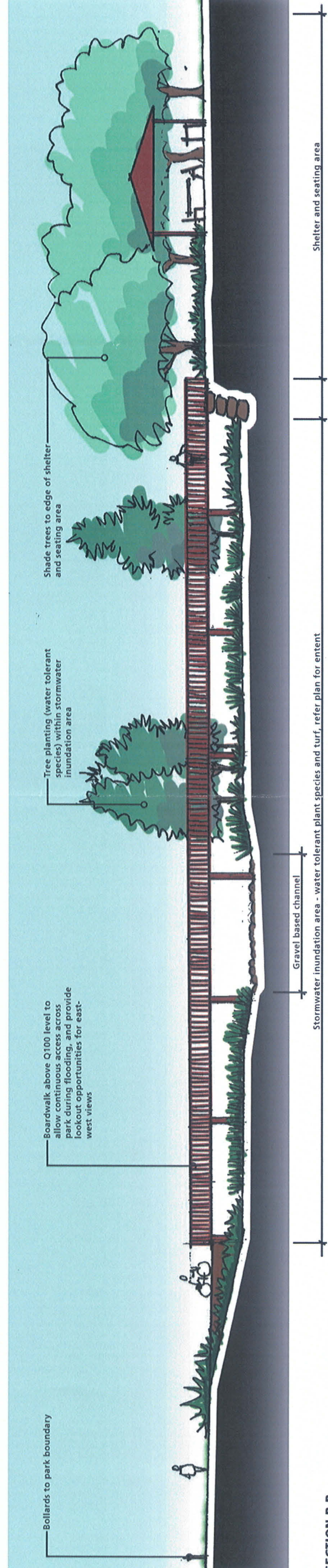
PROPOSED PLANT SPECIES LIST

- TREES:**
- Angophora leiocarpa
 - Buckinghamia celicissima
 - Cryptocarya triplinervis
 - Callitris collumellaris
 - Casuarina glauca
 - Eucalyptus tereticornis
 - Eucalyptus acmenoides
 - Ficus spp
 - Hibiscus tiliaceus
 - Lophostemon suaveolens
 - Lophostemon confertus
 - Melaleuca bracteata
 - Melaleuca quinquenervia
 - Pongamia pinnata
- SHRUBS**
- Acacia spp
 - Breynia oblongifolia
 - Banksia spp
 - Callistemon spp
 - Leptospermum polygalifolium
 - Notelaea longifolia
 - Pittosporum revolutum
- WETLAND SPECIES**
- Baumea articulata
 - Baumea rubiginosa
 - Crinum pedunculatum
 - Gahnia aspera
 - Juncus spp
 - Lomandra spp

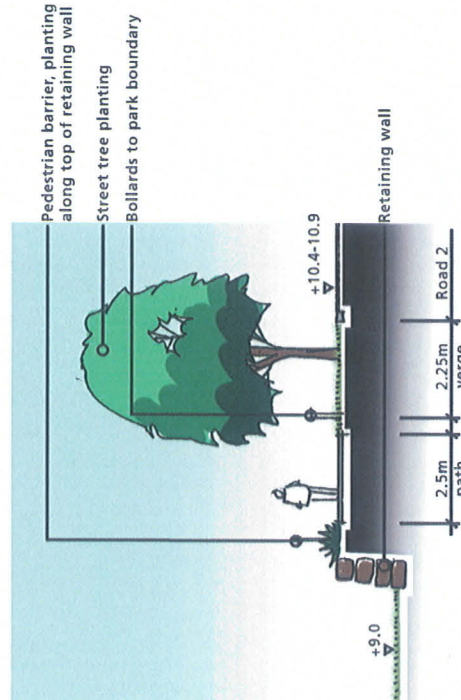
- GROUNDCOVERS**
- Dianella caerulea
 - Ottochloa gracillima
 - Lomandra spp
 - Nyctoporum spp



SECTION A-A
1:150 AT A1



SECTION B-B
1:100 AT A1



SECTION C-C
1:100 AT A1

PLANS AND DOCUMENTS
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PROPOSED PLANT SPECIES LIST

TREES:

- > Callitris collumelaris
- > Eucalyptus tereticornis
- > Eucalyptus crebra
- > Eucalyptus siderophloia
- > Hibiscus tiliaceus
- > Livistona australis
- > Livistona decipiens
- > Pongamia pinnata

SHRUBS:

- > Acacia spp
- > Babingtonia spp
- > Callistemon spp
- > Grevillea spp
- > Myoporum ellipticum

GROUNDCOVERS

- > Blechnum indicum
- > Dianella spp
- > Dietes grandiflora
- > Dietes bicolor
- > Lomandra spp
- > Liriope muscari

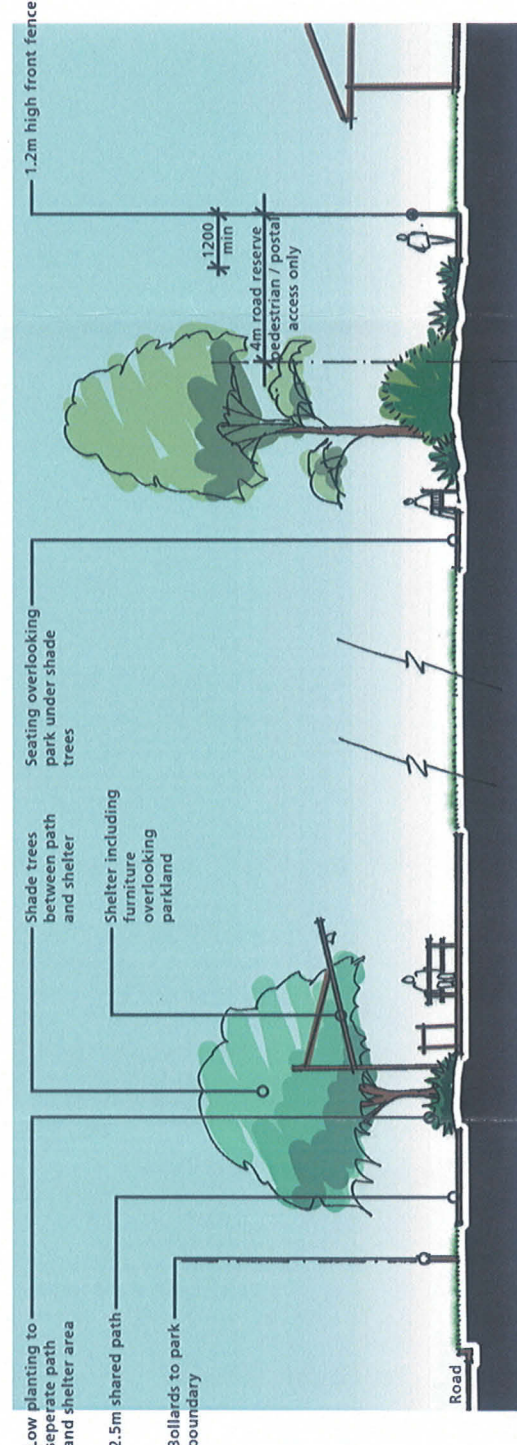
PARK DESIGN OBJECTIVES

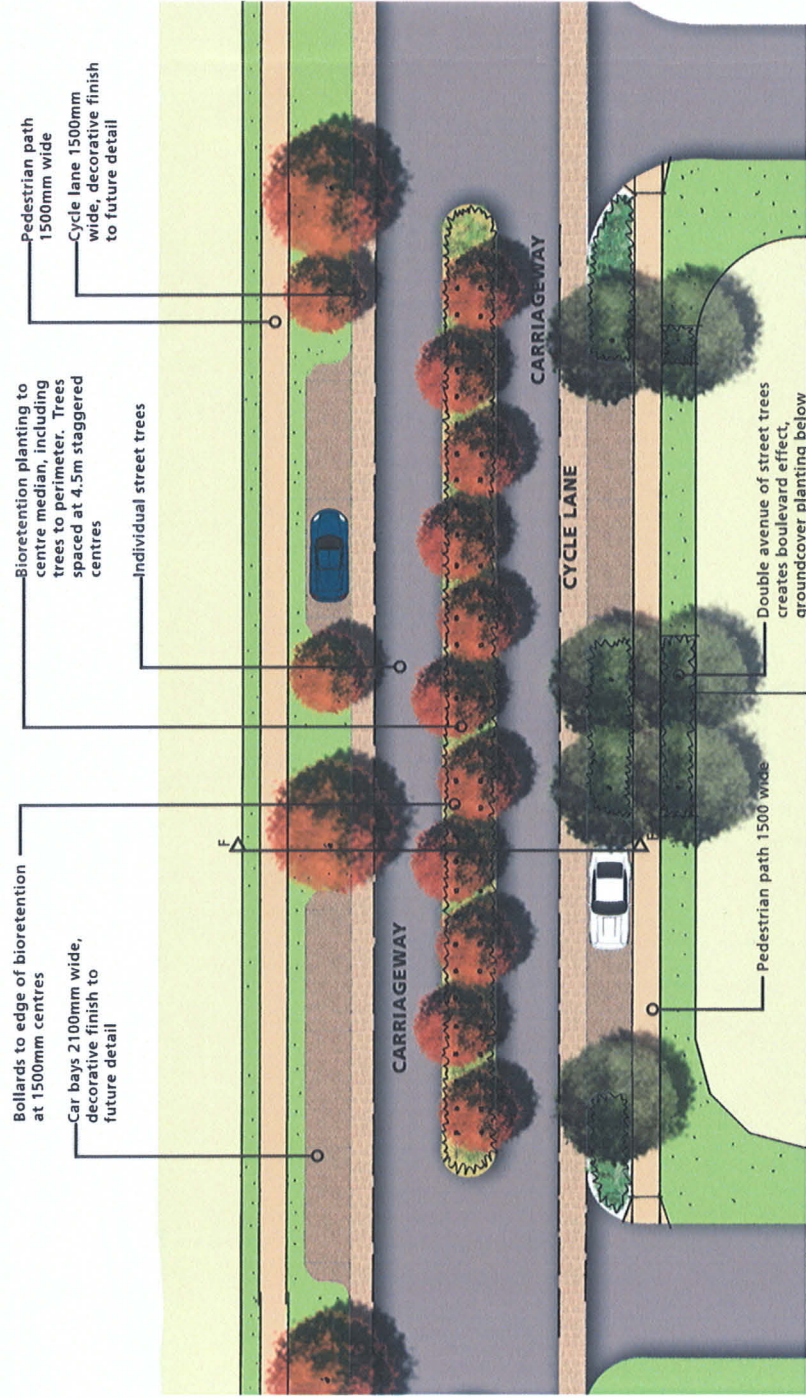
- > Provide amenity to small lot housing fronting the park by treating park edges as pedestrian spaces. Incorporate shaded pathways, tree and groundcover planting and sheltered seating areas.
- > 4m wide road reserves to eastern and southern park edges allow pedestrian and postal access. Other service access (and all service alignments) from rear laneways
- > Continuous access to each house from a road reserve is maintained for pedestrian and postal servicing. Minimum path width 1200mm



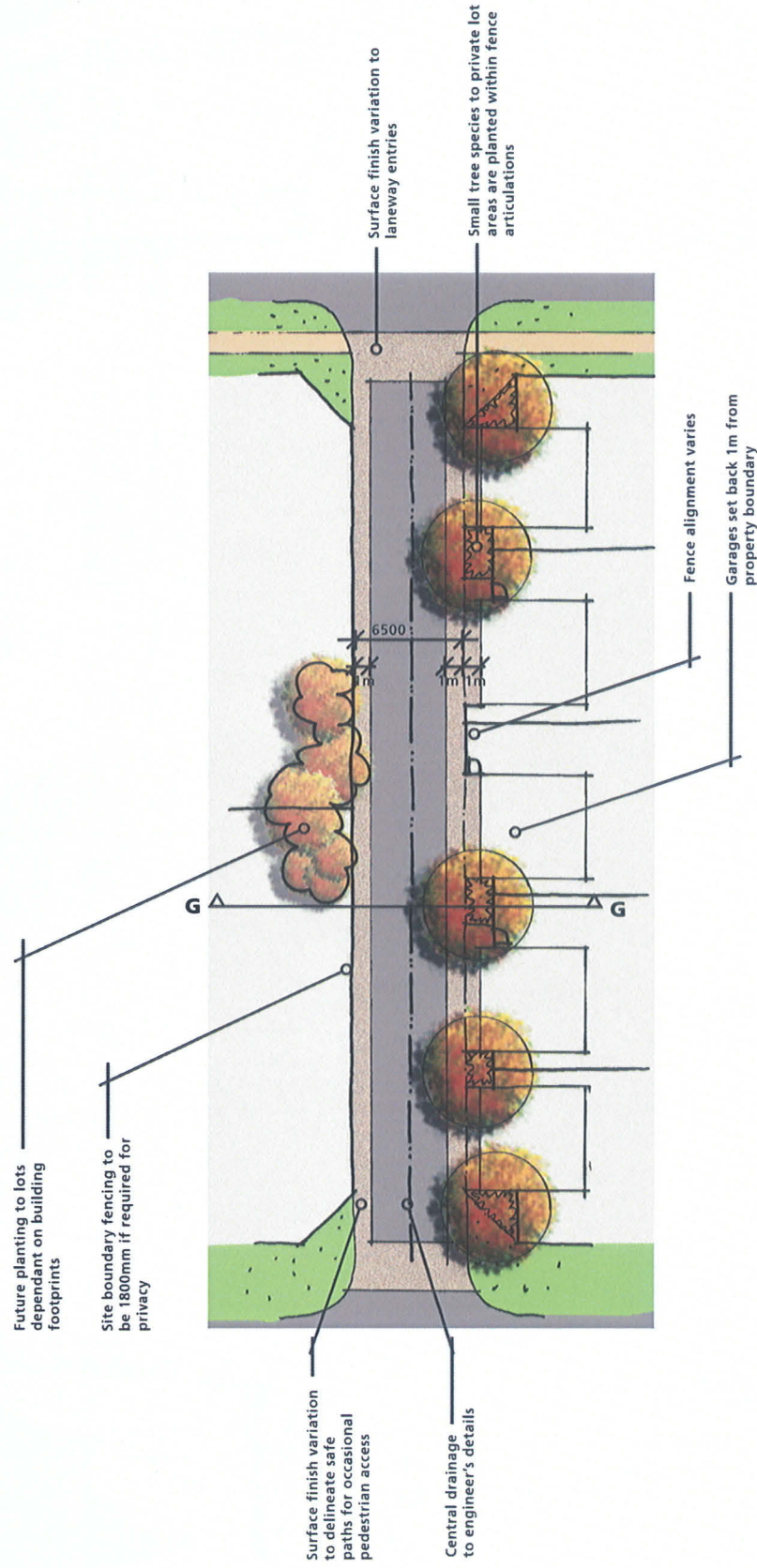
PARK B - DETAIL PLAN
1:250 AT A1

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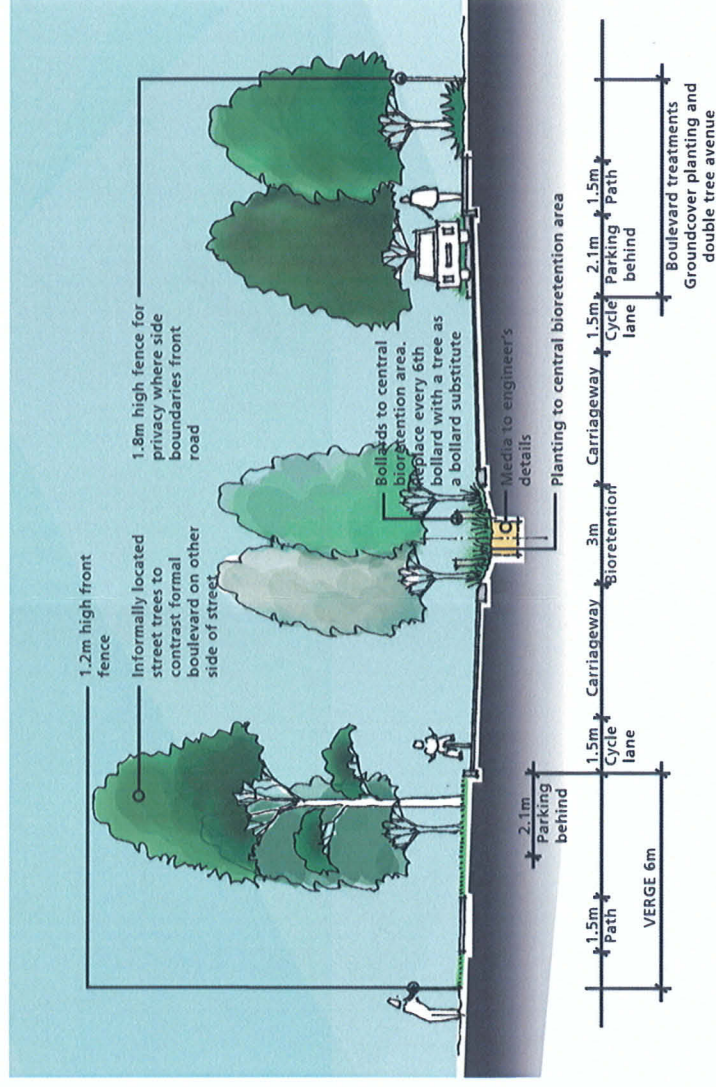




DETAIL C - TYPICAL ROAD 1 TREATMENTS
1:200 AT A1

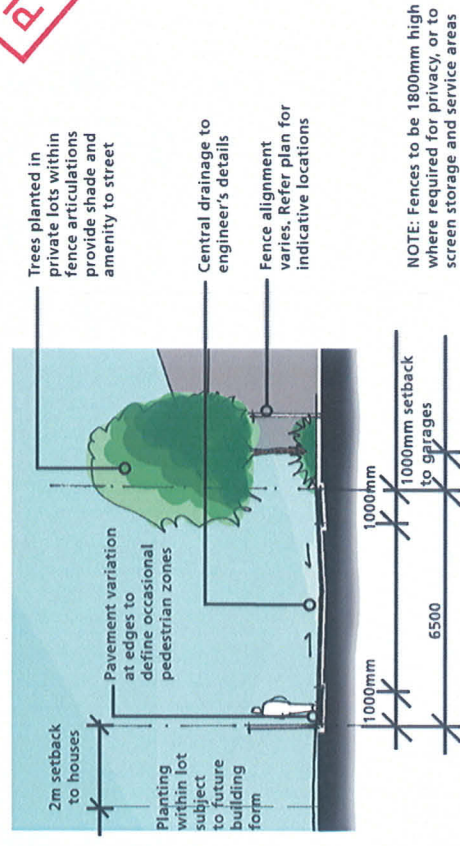


DETAIL D - TYPICAL LANEWAY TREATMENTS
1:200 AT A1



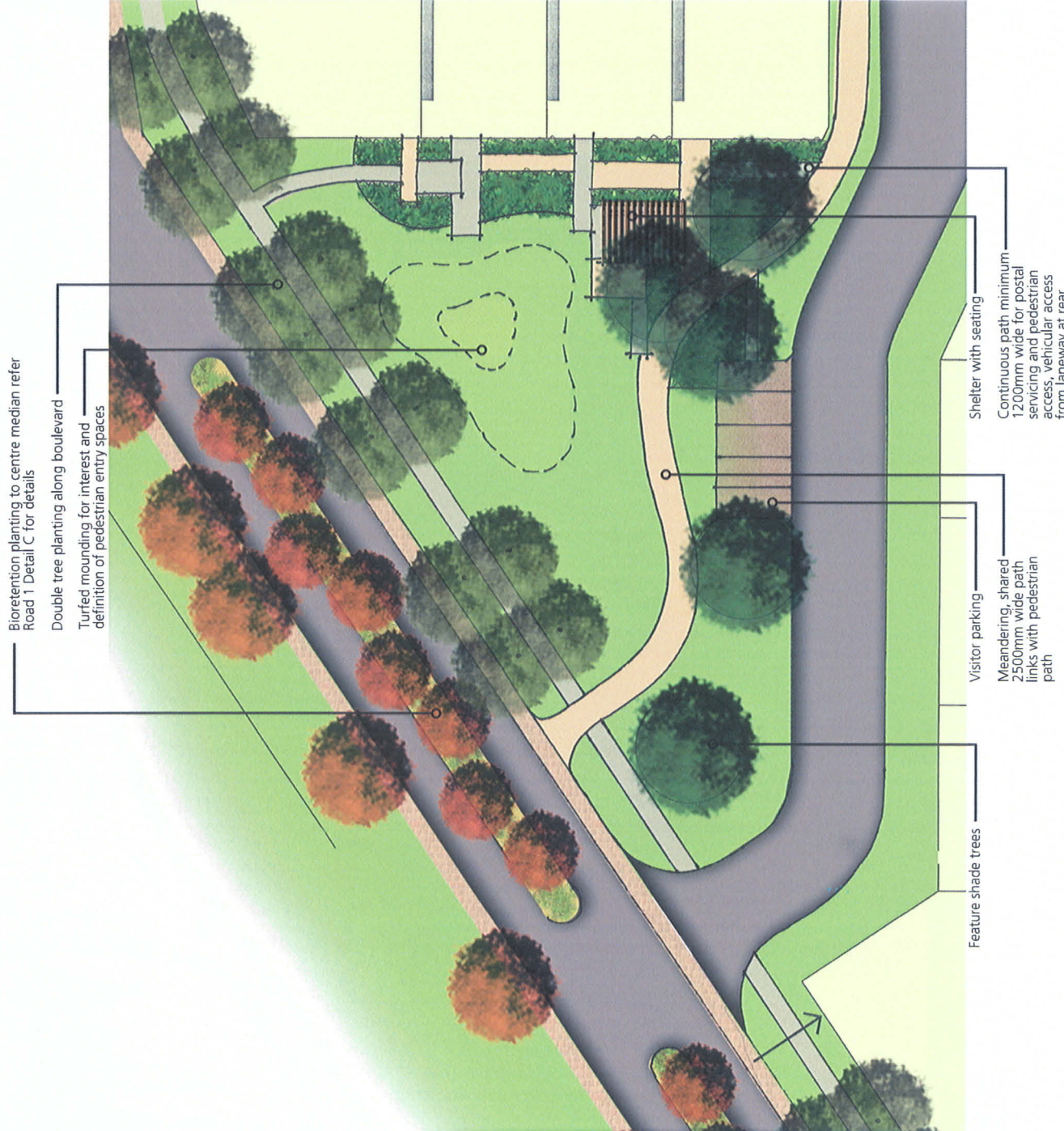
SECTION F-F
1:100 AT A1

Note: Carriageway and parking bay widths to engineer's details



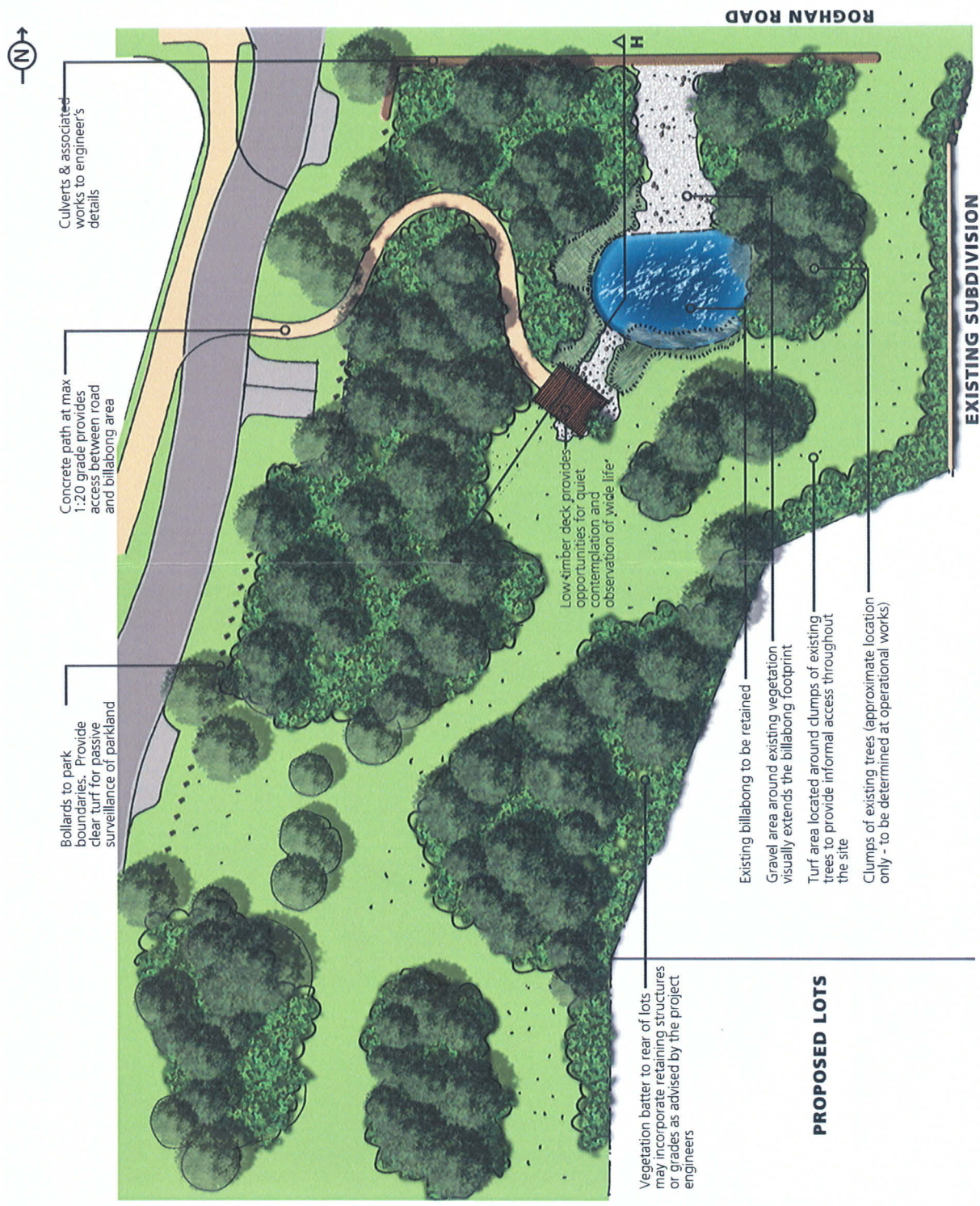
SECTION G-G
1:100 AT A1

PLANS AND DOCUMENTS
Approval dated 13/12/08
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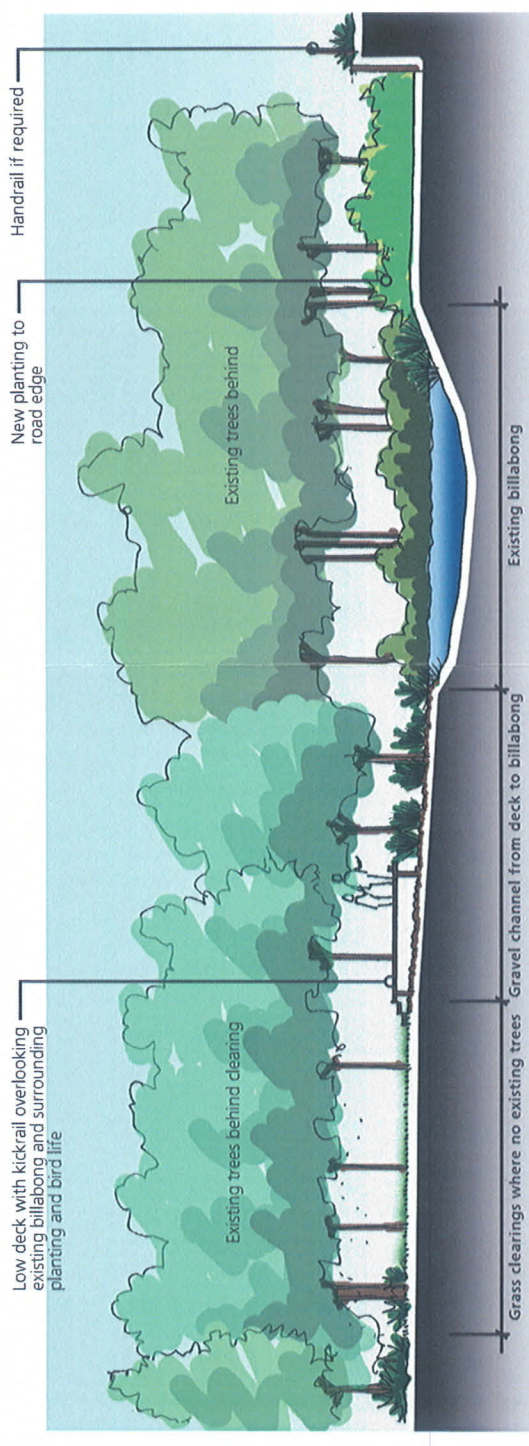


DETAIL E - ESTATE ENTRY
1:250 AT A1

PLANNED DOCUMENTS
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DETAIL F - BILLABONG
1:250 AT A1



SECTION H-H
1:100 AT A1