

LEGEND

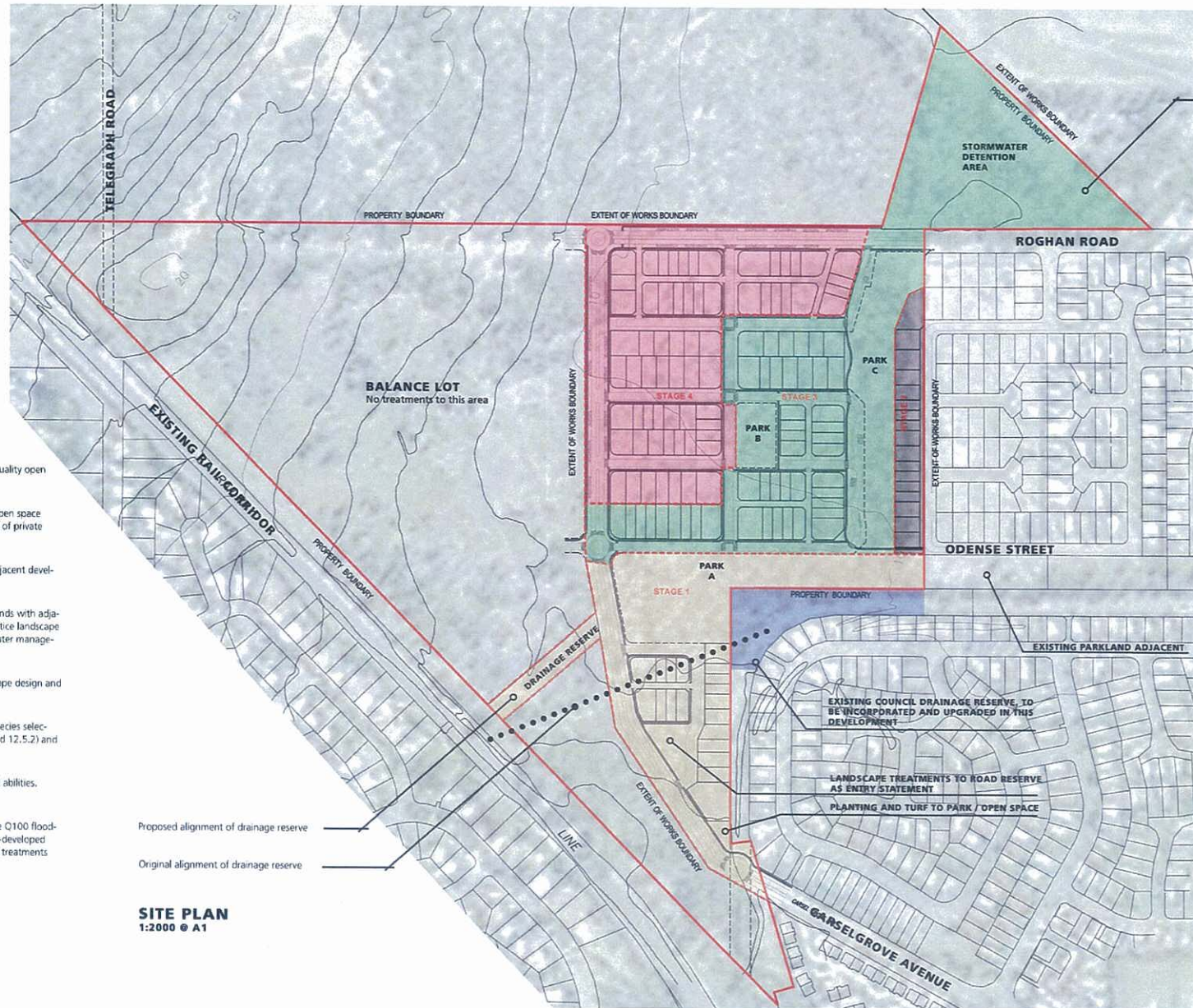
-  **STAGE 1**
Includes estate entry landscape works (park and road reserve) and Park A (drainage reserve / parkland)
-  **STAGE 2**
-  **STAGE 3**
Includes Park B, Park C and Stormwater Detention Area north of Roghan Road
-  **STAGE 4**
-  **EXISTING COUNCIL RESERVE**

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



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

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