

PROPOSAL PLAN

NOT TO BE USED FOR ENGINEERING DESIGN
OR CONSTRUCTION

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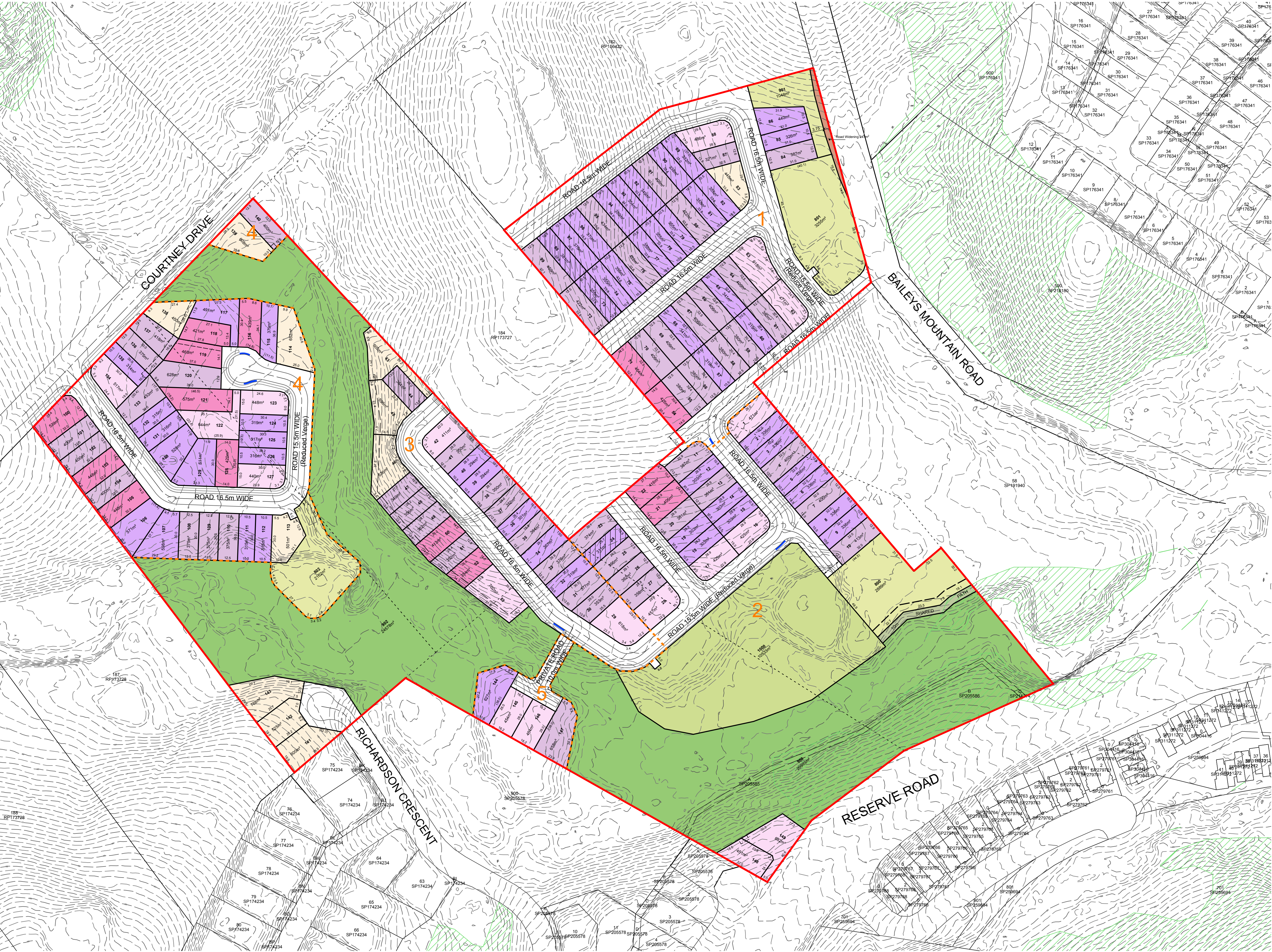
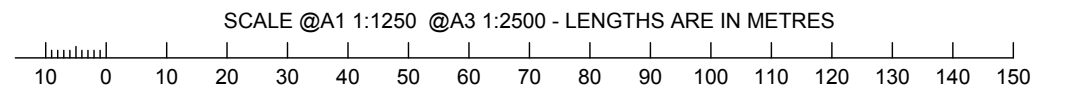
PROJECTION: GDA2020 MGA56
SUBJECT BOUNDARIES: LOT CALCULATIONS BY LANDPARTNERS
DATED 25/11/2024
LEGEND

- Site Boundary
- Major Contour (1.0m interval)
- Minor Contour (0.5m interval)
- Vegetation Management
- Temporary Turnaround Lot
- Stage Boundary
- Stage No.
- Indicative Bin Pad location
- Easement

DEVELOPMENT STATISTICS			
RESIDENTIAL ALLOTMENTS	No. Lots	%	Net Area
10.5m - 12.49m Frontage	54	36.2%	1.954 ha
12.5m - 13.99m Frontage	52	34.9%	2.056 ha
14m - 14.99m Frontage	14	9.4%	0.623 ha
> 15m Frontage	18	12.1%	0.917 ha
Irregular Frontage	11	7.4%	0.639 ha
Total Residential Allotments	149	100.0%	6.189 ha

Land Budget	Area (Ha)	%	
Area of Subject Site / Stage	15.251 ha	—	
Net Residential Area (no roads)	6.189 ha	40.6%	
Detention / Drainage	0.935 ha	6.1%	
Local Park	1.053 ha	6.9%	
Environmental Open Space	4.557 ha	29.9%	
Pedestrian Links	0.035 ha	0.2%	
Road Widening	0.025 ha	0.2%	
Road Areas	2.457 ha	16.1%	
Total	15.251 ha	100.0%	

RP DESCRIPTION: Lot 183 on RP 156422, Lot 185 on RP173727, Lot 186 on RP173728, Lot 57 on SP214370 & Lot 56 on RP162858, Lot 58 on SP191940



NORFOLK ESTATES PTY LTD ATF SOLANDER INVESTMENT UNIT TRUST

PROPOSAL PLAN - STAGE 1

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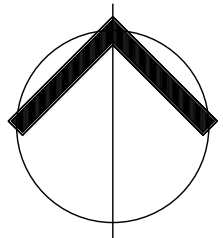
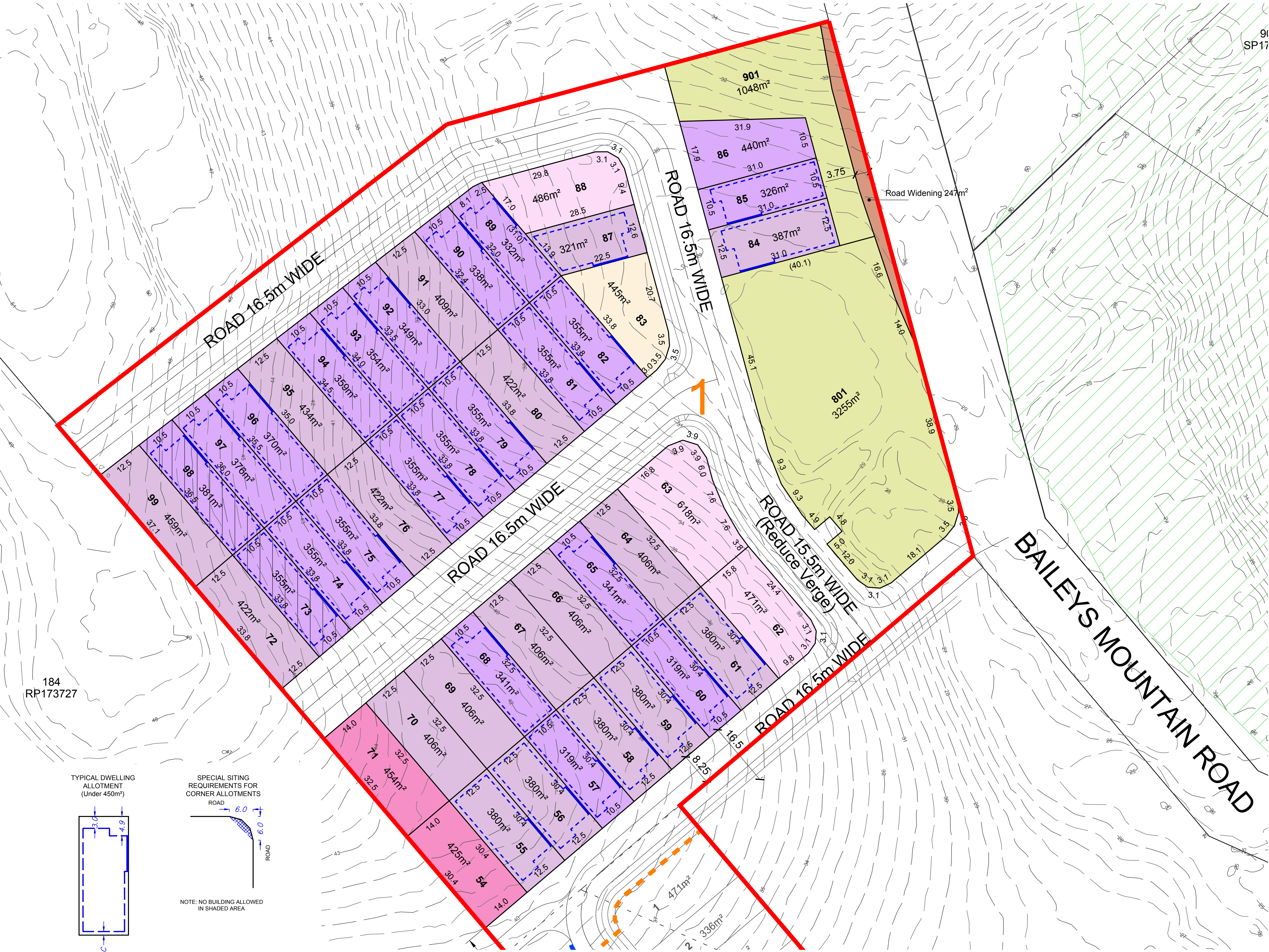
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- Stage Boundary
- Stage No.
- Indicative Bin Pad location
- Easement
- Building Envelope
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DEVELOPMENT STATISTICS - Stage 1			
RESIDENTIAL ALLOTMENTS	No. Lots	%	Net Area
10.5m - 12.49m Frontage	22	47.8%	0.779 ha
12.5m - 13.99m Frontage	18	39.1%	0.721 ha
14m - 14.99m Frontage	2	4.3%	0.088 ha
> 15m Frontage	3	6.5%	0.157 ha
Irregular Frontage	1	2.2%	0.045 ha
Total Residential Allotments	46	100.0%	1.790 ha

Land Budget	Area (Ha)	%	
Area of Subject Site / Stage	3.156 ha	—	
Net Residential Area (no roads)	1.790 ha	56.7%	
Detention / Drainage	0.430 ha	13.6%	
Road Widening	0.025 ha	0.8%	
Road Areas	0.911 ha	28.9%	
Total	3.156 ha	100.0%	

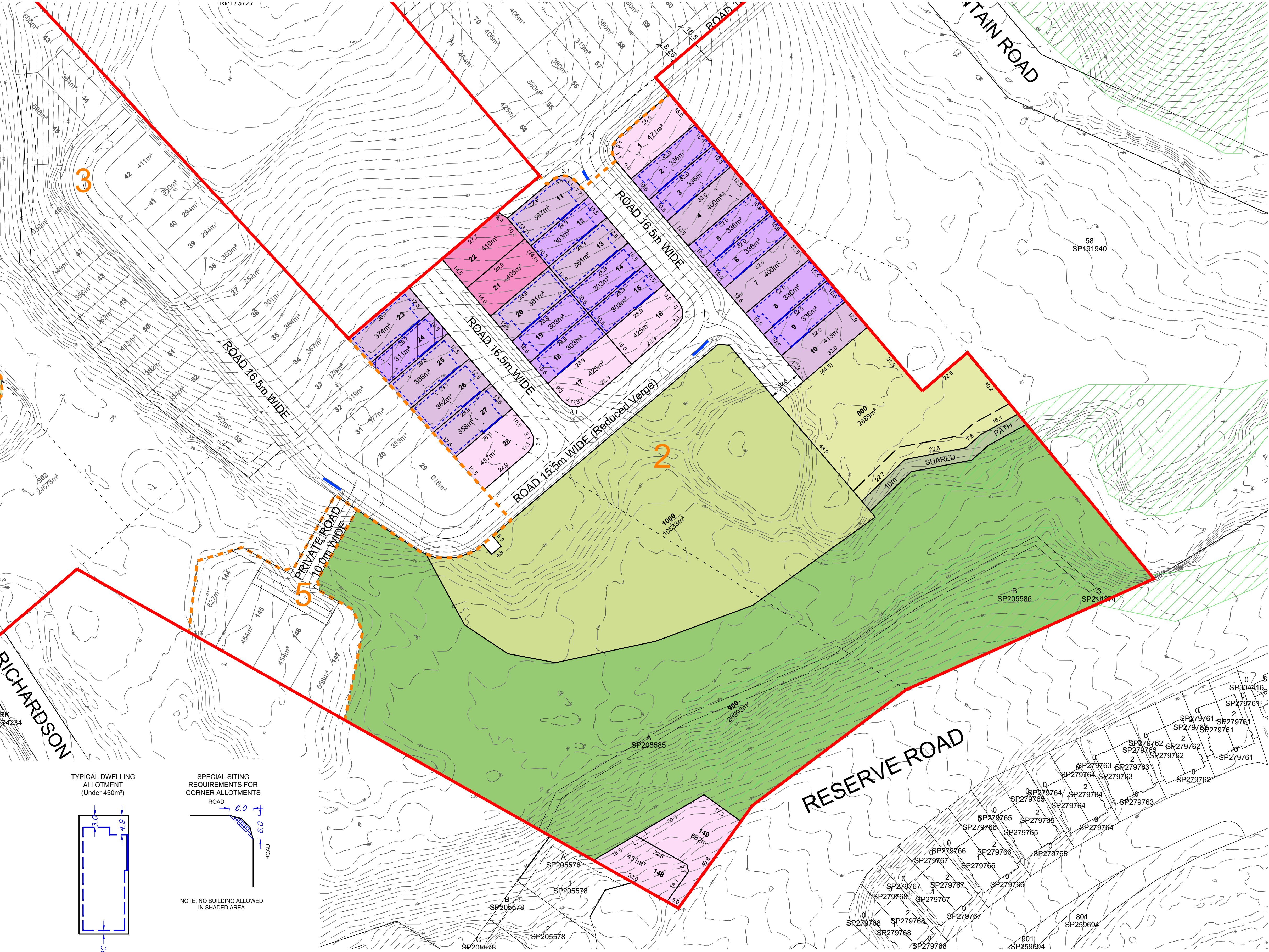
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SCALE @A1 1:500 @A3 1:1000 - LENGTHS ARE IN METRES



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PROPOSAL PLAN - STAGE 2



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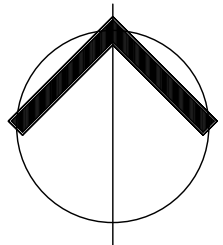
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- Stage Boundary
- Stage No.
- Indicative Bin Pad location
- Easement
- Building Envelope
- Built to Boundary Wall location

DEVELOPMENT STATISTICS - Stage 2			
RESIDENTIAL ALLOTMENTS	No. Lots	%	Net Area
10.5m - 12.49m Frontage	12	40.0%	0.384 ha
12.5m - 13.99m Frontage	10	33.3%	0.378 ha
14m - 14.99m Frontage	2	6.7%	0.082 ha
> 15m Frontage	6	20.0%	0.291 ha
Total Residential Allotments	30	100.0%	1.135 ha

Land Budget	Area (Ha)	%	
Area of Subject Site / Stage	5.080 ha	0.0%	
Net Residential Area (no roads)	1.135 ha	22.3%	
Detention / Drainage	0.289 ha	5.7%	
Local Park	1.053 ha	20.7%	
Environmental Open Space	2.099 ha	41.3%	
Pedestrian Links	0.035 ha	0.7%	
Road Areas	0.469 ha	9.2%	
Total	5.080 ha	100.0%	

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SCALE @A1 1:750 @A3 1:1500 - LENGTHS ARE IN METRES



PROPOSAL PLAN - STAGE 3

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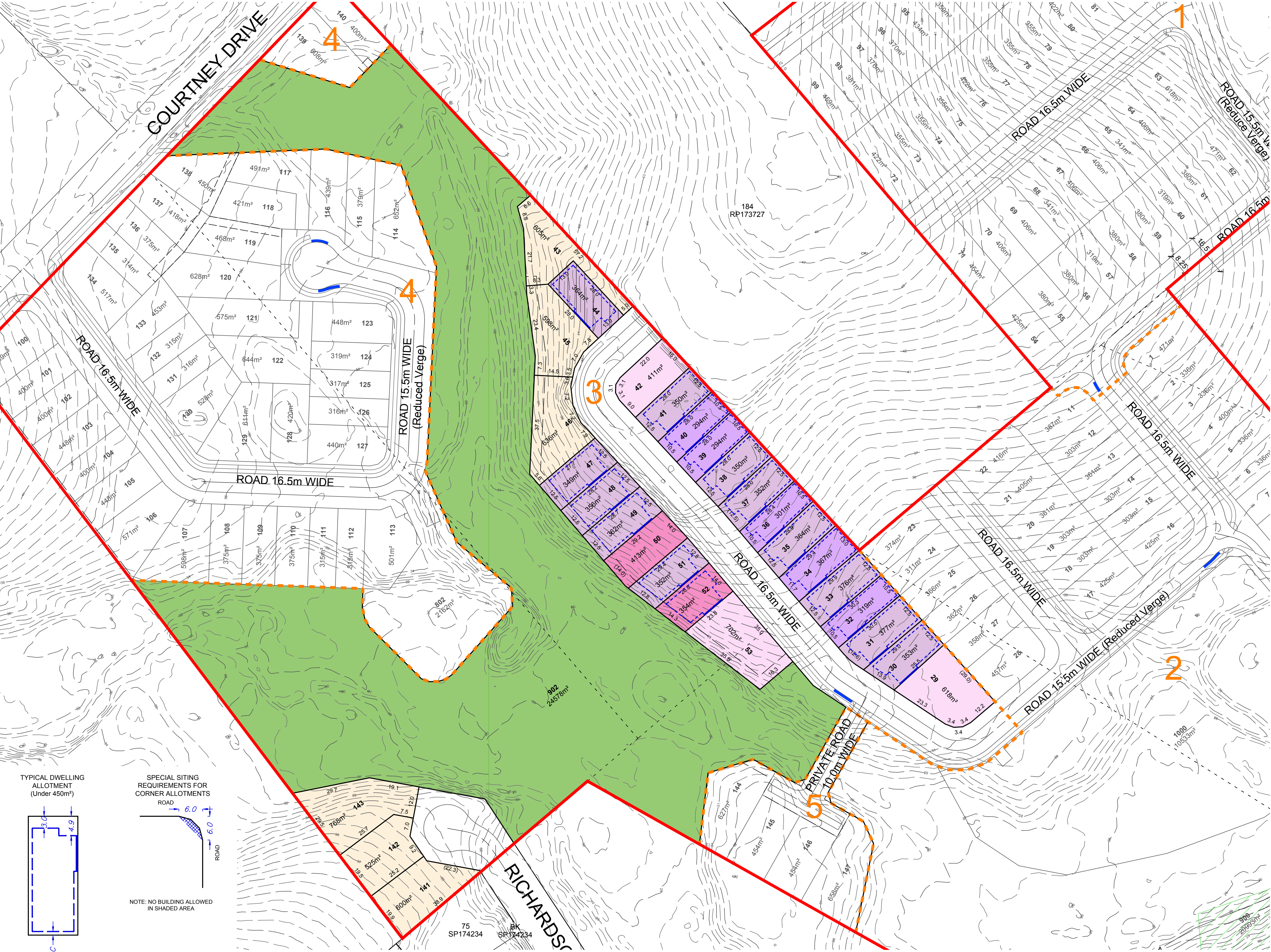
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- Minor Contour (0.5m interval)
- Vegetation Management
- Temporary Turnaround Lot
- Stage Boundary
- Stage No.
- Indicative Bin Pad location
- Easement
- Building Envelope
- Built to Boundary Wall location

DEVELOPMENT STATISTICS - Stage 3			
RESIDENTIAL ALLOTMENTS	No. Lots	%	Net Area
10.5m - 12.49m Frontage	5	17.9%	0.158 ha
12.5m - 13.99m Frontage	12	42.9%	0.431 ha
14m - 14.99m Frontage	2	7.1%	0.077 ha
> 15m Frontage	3	10.7%	0.173 ha
Irregular Frontage	6	21.4%	0.373 ha
Total Residential Allotments	28	100.0%	1.212 ha

Land Budget	Area (Ha)	%	
Area of Subject Site / Stage	4.168 ha	—	
Net Residential Area (no roads)	1.212 ha	29.1%	
Environmental Open Space	2.458 ha	59.0%	
Road Areas	0.498 ha	11.9%	
Total	4.168 ha	100.0%	

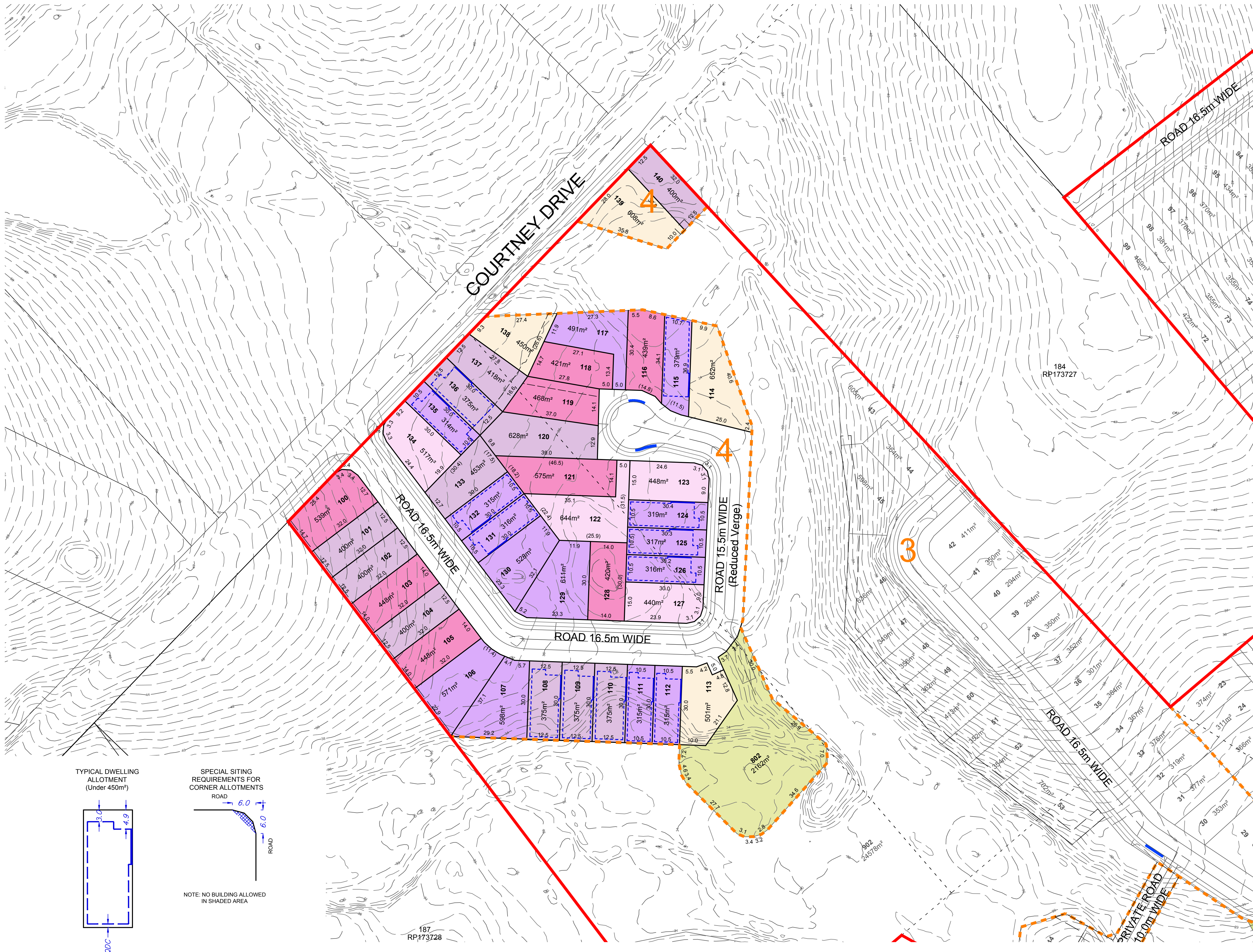
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NORFOLK ESTATES PTY LTD ATF SOLANDER INVESTMENT UNIT TRUST

PROPOSAL PLAN - STAGE 4



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SUBJECT BOUNDARIES: LOT CALCULATIONS BY LANDPARTNERS

DATED 25/11/2024

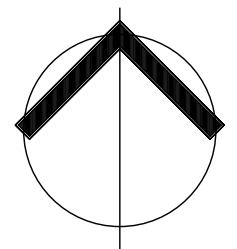
LEGEND

-
- Site Boundary
 Major Contour (1.0m interval)
 Minor Contour (0.5m interval)
 Vegetation Management
 Temporary Turnaround Lot
 Stage Boundary
 Stage No.
 Indicative Bin Pad location
 Easement
 Building Envelope
 Built to Boundary Wall location

DEVELOPMENT STATISTICS - Stage 4			
RESIDENTIAL ALLOTMENTS	No. Lots	%	Net Area
10.5m - 12.49m Frontage	14	34.1%	0.570 ha
12.5m - 13.99m Frontage	11	26.8%	0.460 ha
14m - 14.99m Frontage	8	19.5%	0.376 ha
> 15m Frontage	4	9.8%	0.205 ha
Irregular Frontage	4	9.8%	0.221 ha
Total Residential Allotments	41	100.0%	1.832 ha
Land Budget	Area (Ha)	%	
Area of Subject Site / Stage	2.560 ha	—	
Net Residential Area (no roads)	1.832 ha	71.6%	
Detention / Drainage	0.216 ha	8.4%	
Road Areas	0.512 ha	20.0%	
Total	2.560 ha	100.0%	

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PROPOSAL PLAN - STAGE 5

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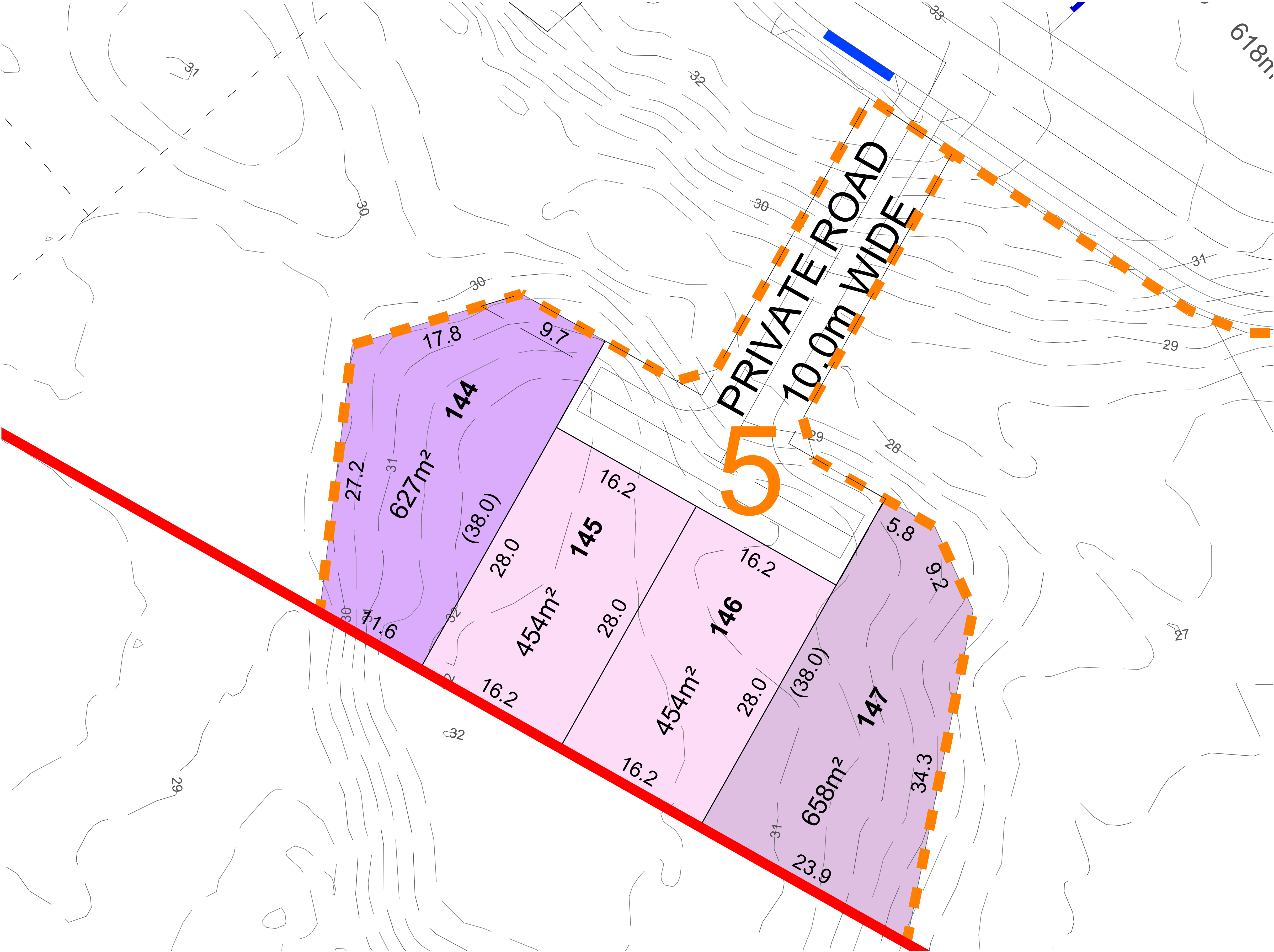
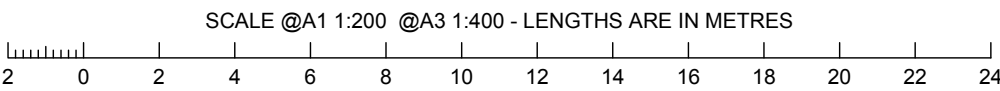
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- Vegetation Management
- Temporary Turnaround Lot
- Stage Boundary
- Stage No.
- Indicative Bin Pad location
- Easement

DEVELOPMENT STATISTICS - Stage 5			
RESIDENTIAL ALLOTMENTS	No. Lots	%	Net Area
10.5m - 12.49m Frontage	1	25.0%	0.063 ha
12.5m - 13.99m Frontage	1	25.0%	0.066 ha
> 15m Frontage	2	50.0%	0.091 ha
Total Residential Allotments	4	100.0%	0.220 ha
Land Budget	Area (Ha)	%	
Area of Subject Site / Stage	0.287 ha		
Net Residential Area (no roads)	0.220 ha	76.7%	
Road Areas	0.067 ha	23.3%	
Total	0.287 ha	100.0%	

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PLAN OF DEVELOPMENT - STAGE 1

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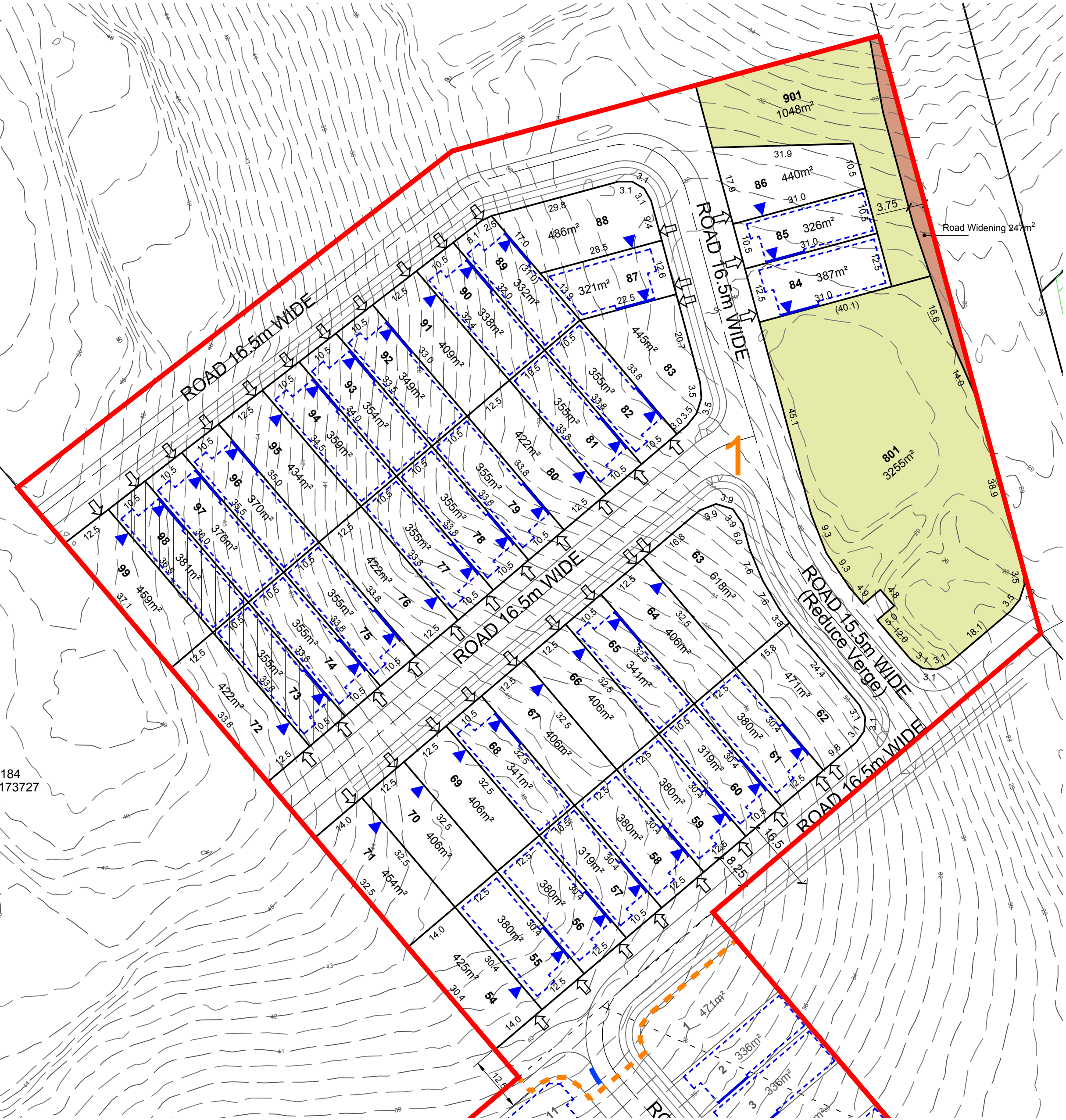
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DATED 25/11/2024

LEGEND

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- Minor Contour (0.5m interval)
- Detention/Drainage
- Temporary Turnaround Lot
- Road Widening
- Stage Boundary
- Stage No.
- Indicative Bin Pad location
- Built to Boundary Wall location
- Indicative Driveway Location
- Easement

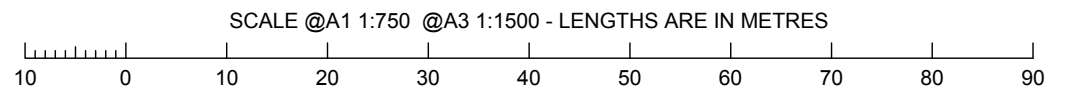


General Requirements:

- Site coverage is to be a maximum of 60%
- Setbacks are measures to the outside face of the brickwork/exterior wall
- A minimum of one window or balcony of a habitable room is to face the street
- The front building line of each dwelling must incorporate an architectural feature, articulation or wall variation of minimum of 0.9m
- Buildings to be a maximum of 2 storeys
- Built to Boundary walls are permitted on specified boundaries only
- Built to Boundary walls are to have a maximum length of 9m and a maximum height of 3.5m
- Eaves may encroach into setbacks a maximum of 600mm
- Each dwelling is to provide a minimum of 2 car spaces, one of which is to be a fully enclosed garage
- Only 1 driveway per dwelling is permitted, which is to be constructed in accordance with GCCC guidelines
- Outdoor living areas may be included within the private open space calculations
- All dwelling designs are to be approved by Norfolk Estates Pty Ltd or its successors prior to building certification
- Building is not permitted within easements
- On lots with frontage of equal to or less than 11m, fixed screens are provided on second storey windows setback less than 2m from the side boundary which face the side boundary of another lot with frontage equal to or less than 11m
- Access handles to rear lots are to provide 4.0m pavement with 500mm each side for services

	Single Dwelling Allotment of Width 10.5 - 12.49m	Single Dwelling Allotment of Width 12.5 - 13.99m	Single Dwelling Allotment of Width 14.0 - 14.99m	Single Dwelling Allotment of Width > 15.0m	Irregular Allotment
Minimum Dwelling Setbacks					
Front (Main Dwelling)	3.0m	3.0m	3.0m	4.0m	4.0m
Front (Entry Portico or Balcony)	3.0m	3.0m	3.0m	3.0m	3.0m
Front (Single Garage)	6.0m	6.0m	6.0m	6.0m	6.0m
Front (Double Garage)	5.0m	5.0m	5.0m	5.0m	5.0m
Secondary Road (Corner Allotments)	3.0m	3.0m	3.0m	3.0m	3.0m
Side (Non Built to Boundary)	1.0m	1.0m	1.0m	1.5m	1.5m
Side (First Floor)	1.5m	2.0m	2.0m	2.0m	2.0m
Rear	1.5m	1.5m	1.5m	1.5m	1.5m
Rear (First Floor)	2.0m	2.0m	2.0m	2.0m	2.0m
Private Open Space					
Minimum Area	16m²	16m²	16m²	16m²	16m²
Minimum Dimension	4.0m	4.0m	4.0m	4.0m	4.0m
Maximum Grade	10%	10%	10%	10%	10%

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NORFOLK ESTATES PTY LTD ATF SOLANDER INVESTMENT UNIT TRUST

PLAN OF DEVELOPMENT - STAGE 2

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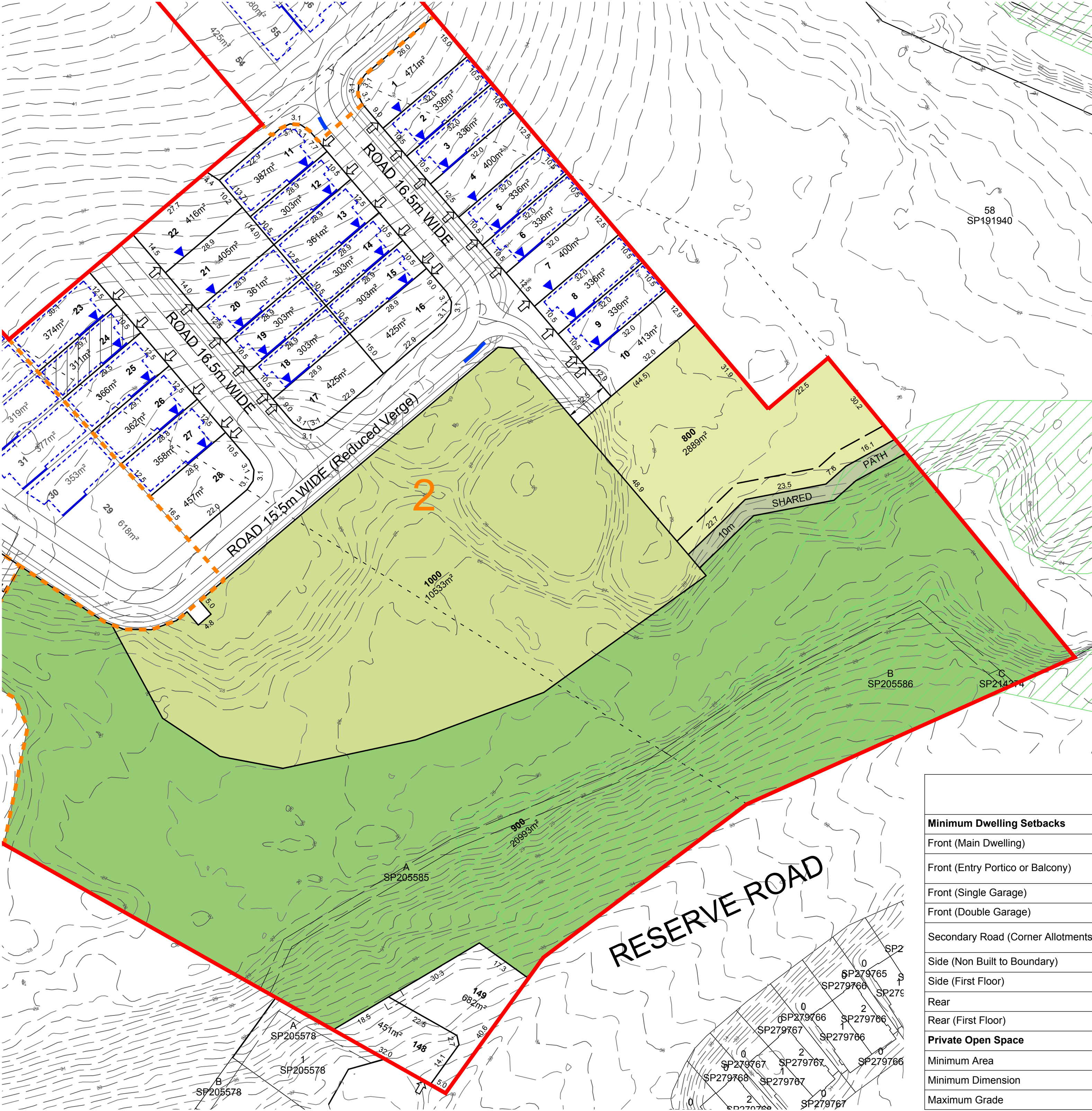
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- Environmental Open Space
- Detention
- Pedestrian Link
- Local Park
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PLAN OF DEVELOPMENT - STAGE 3

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PROJECTION: GDA2020 MGA56
SUBJECT BOUNDARIES: LOT CALCULATIONS BY LANDPARTNERS
DATED 25/11/2024

LEGEND

- Site Boundary
- Major Contour (1.0m interval)
- Minor Contour (0.5m interval)
- Environmental Open Space
- Temporary Turnaround Lot
- Stage Boundary
- Stage No.
- Indicative Bin Pad location
- Built to Boundary Wall location
- Indicative Driveway Location
- Easement

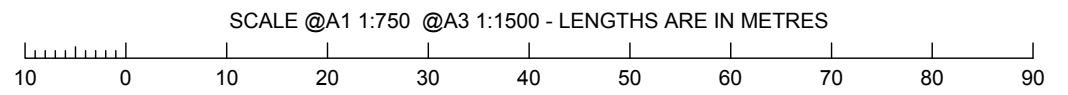
	Single Dwelling Allotment of Width 10.5 - 12.49m	Single Dwelling Allotment of Width 12.5 - 13.99m	Single Dwelling Allotment of Width 14.0 - 14.99m	Single Dwelling Allotment of Width > 15.0m	Irregular Allotment
Minimum Dwelling Setbacks					
Front (Main Dwelling)	3.0m	3.0m	3.0m	4.0m	4.0m
Front (Entry Portico or Balcony)	3.0m	3.0m	3.0m	3.0m	3.0m
Front (Single Garage)	6.0m	6.0m	6.0m	6.0m	6.0m
Front (Double Garage)	5.0m	5.0m	5.0m	5.0m	5.0m
Secondary Road (Corner Allotments)	3.0m	3.0m	3.0m	3.0m	3.0m
Side (Non Built to Boundary)	1.0m	1.0m	1.0m	1.5m	1.5m
Side (First Floor)	1.5m	2.0m	2.0m	2.0m	2.0m
Rear	1.5m	1.5m	1.5m	1.5m	1.5m
Rear (First Floor)	2.0m	2.0m	2.0m	2.0m	2.0m
Private Open Space					
Minimum Area	16m²	16m²	16m²	16m²	16m²
Minimum Dimension	4.0m	4.0m	4.0m	4.0m	4.0m
Maximum Grade	10%	10%	10%	10%	10%

General Requirements:

- Site coverage is to be a maximum of 60%
- Setbacks are measures to the outside face of the brickwork/exterior wall
- A minimum of one window or balcony of a habitable room is to face the street
- The front building line of each dwelling must incorporate an architectural feature, articulation or wall variation of minimum of 0.9m
- Buildings to be a maximum of 2 storeys
- Built to Boundary walls are permitted on specified boundaries only
- Built to Boundary walls are to have a maximum length of 9m and a maximum height of 3.5m
- Eaves may encroach into setbacks a maximum of 600mm
- Each dwelling is to provide a minimum of 2 car spaces, one of which is to be a fully enclosed garage
- Only 1 driveway per dwelling is permitted, which is to be constructed in accordance with GCCC guidelines
- Outdoor living areas may be included within the private open space calculations
- All dwelling designs are to be approved by Norfolk Estates Pty Ltd or its successors prior to building certification
- Building is not permitted within easements
- On lots with frontage of equal to or less than 11m, fixed screens are provided on second storey windows setback less than 2m from the side boundary which face the side boundary of another lot with frontage equal to or less than 11m
- Access handles to rear lots are to provide 4.0m pavement with 500mm each side for services



RP DESCRIPTION: Lot 183 on RP 156422, Lot 185 on RP173727, Lot 186 on RP173728, Lot 57 on SP214370 & Lot 56 on RP162858, Lot 58 on SP191940



NORFOLK ESTATES PTY LTD ATF SOLANDER INVESTMENT UNIT TRUST

PLAN OF DEVELOPMENT - STAGE 4

NOT TO BE USED FOR ENGINEERING DESIGN
OR CONSTRUCTION

NOTES

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No reliance should be placed on the information on this plan for detailed subdivision design or for any financial dealings involving the land.

Pavements and centrelines shown are indicative only and are subject to Engineering Design.

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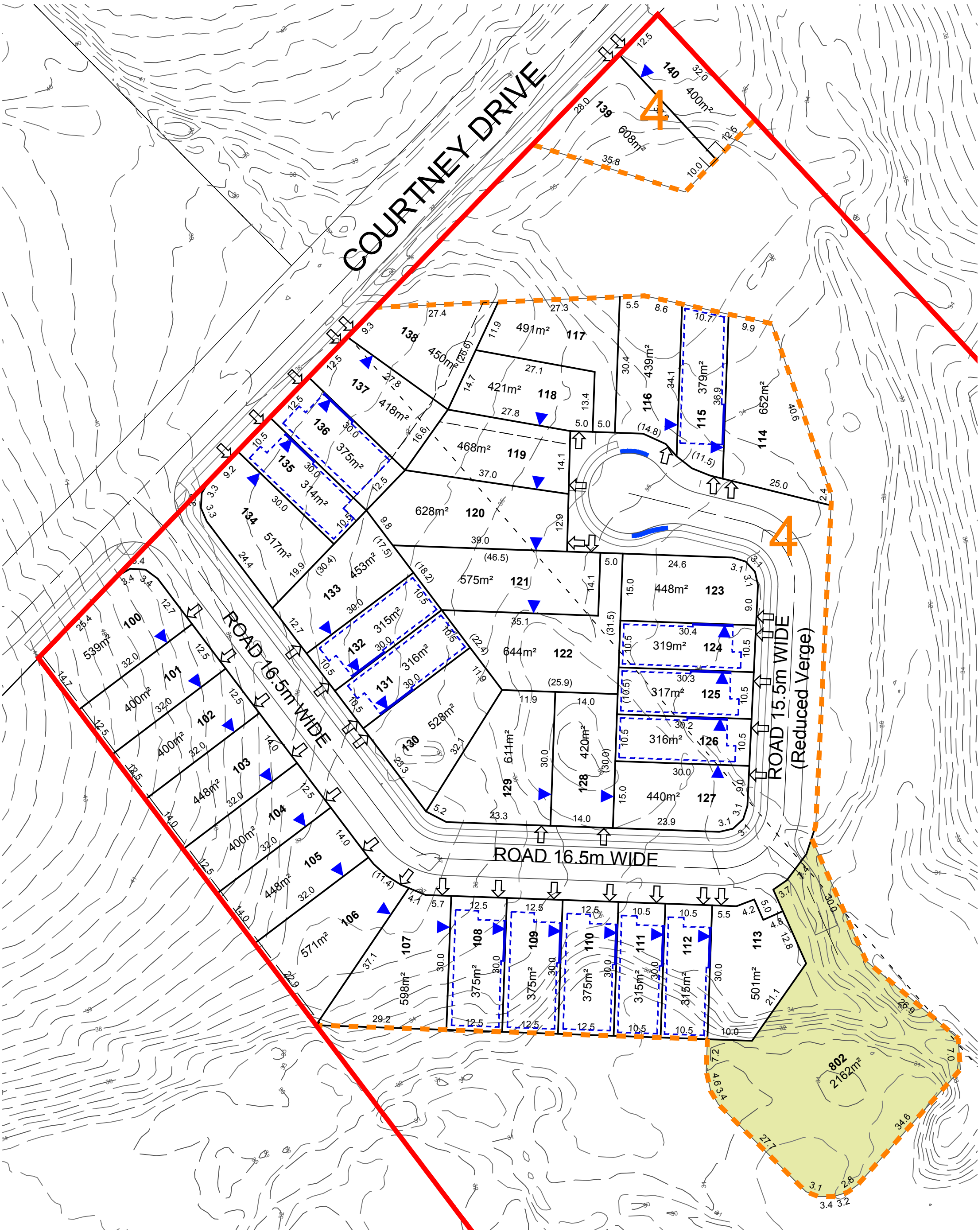
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PROJECTION: GDA2020 MGA56
SUBJECT BOUNDARIES: LOT CALCULATIONS BY LANDPARTNERS
DATED 25/11/2024

LEGEND
LEGEND

- Site Boundary
- Major Contour (1.0m interval)
- Minor Contour (0.5m interval)
- Detention
- Stage Boundary
- Stage No.
- Indicative Bin Pad location
- Built to Boundary Wall location
- Indicative Driveway Location
- Easement

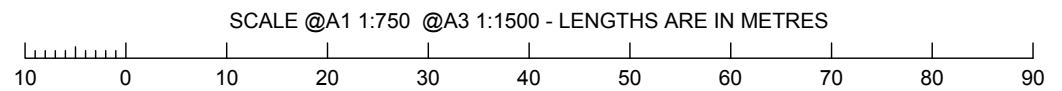


General Requirements:

- Site coverage is to be a maximum of 60%
- Setbacks are measures to the outside face of the brickwork/exterior wall
- A minimum of one window or balcony of a habitable room is to face the street
- The front building line of each dwelling must incorporate an architectural feature, articulation or wall variation of minimum of 0.9m
- Buildings to be a maximum of 2 storeys
- Built to Boundary walls are permitted on specified boundaries only
- Built to Boundary walls are to have a maximum length of 9m and a maximum height of 3.5m
- Eaves may encroach into setbacks a maximum of 600mm
- Each dwelling is to provide a minimum of 2 car spaces, one of which is to be a fully enclosed garage
- Only 1 driveway per dwelling is permitted, which is to be constructed in accordance with GCCC guidelines
- Outdoor living areas may be included within the private open space calculations
- All dwelling designs are to be approved by Norfolk Estates Pty Ltd or its successors prior to building certification
- Building is not permitted within easements
- On lots with frontage of equal to or less than 11m, fixed screens are provided on second storey windows setback less than 2m from the side boundary which face the side boundary of another lot with frontage equal to or less than 11m
- Access handles to rear lots are to provide 4.0m pavement with 500mm each side for services

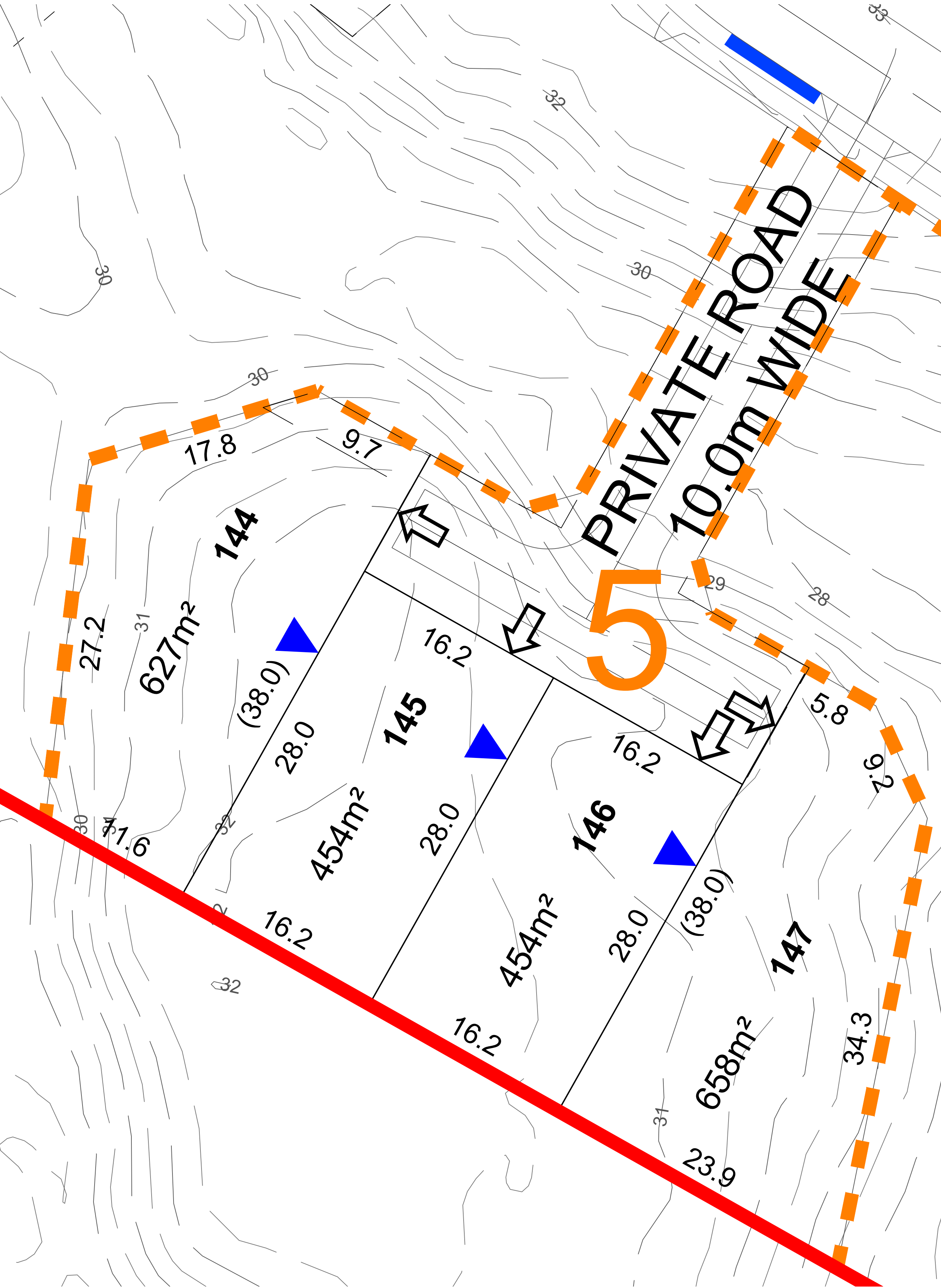
	Single Dwelling Allotment of Width 10.5 - 12.49m	Single Dwelling Allotment of Width 12.5 - 13.99m	Single Dwelling Allotment of Width 14.0 - 14.99m	Single Dwelling Allotment of Width > 15.0m	Irregular Allotment
Minimum Dwelling Setbacks					
Front (Main Dwelling)	3.0m	3.0m	3.0m	4.0m	4.0m
Front (Entry Portico or Balcony)	3.0m	3.0m	3.0m	3.0m	3.0m
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Front (Double Garage)	5.0m	5.0m	5.0m	5.0m	5.0m
Secondary Road (Corner Allotments)	3.0m	3.0m	3.0m	3.0m	3.0m
Side (Non Built to Boundary)	1.0m	1.0m	1.0m	1.5m	1.5m
Side (First Floor)	1.5m	2.0m	2.0m	2.0m	2.0m
Rear	1.5m	1.5m	1.5m	1.5m	1.5m
Rear (First Floor)	2.0m	2.0m	2.0m	2.0m	2.0m
Private Open Space					
Minimum Area	16m ²	16m ²	16m ²	16m ²	16m ²
Minimum Dimension	4.0m	4.0m	4.0m	4.0m	4.0m
Maximum Grade	10%	10%	10%	10%	10%

RP DESCRIPTION: Lot 183 on RP 156422, Lot 185 on RP173727, Lot 186 on RP173728, Lot 57 on SP214370 & Lot 56 on RP162858, Lot 58 on SP191940



NORFOLK ESTATES PTY LTD ATF SOLANDER INVESTMENT UNIT TRUST

PLAN OF DEVELOPMENT - STAGE 5



General Requirements:

- 1. Site coverage is to be a maximum of 60%
- 2. Setbacks are measures to the outside face of the brickwork/exterior wall
- 3. A minimum of one window or balcony of a habitable room is to face the street
- 4. The front building line of each dwelling must incorporate an architectural feature, articulation or wall variation of minimum of 0.9m
- 5. Buildings to be a maximum of 2 storeys
- 6. Built to Boundary walls are permitted on specifed boundaries only
- 7. Built to Boundary walls are to have a maximum length of 9m and a maximum height of 3.5m
- 8. Eaves may encroach into setbacks a maximum of 600mm
- 9. Each dwelling is to provide a minimum of 2 car spaces, one of which is to be a fully enclosed garage
- 10. Only 1 driveway per dwelling is permitted, which is to be constructed in accordance with GCCC guidelines
- 11. Outdoor living areas may be included within the private open space calculations
- 12. All dwelling designs are to be approved by Norfolk Estates Pty Ltd or its successors prior to building certification
- 13. Building is not permitted within easements
- 14. On lots with frontage of equal to or less than 11m, fixed screens are provided on second storey windows setback less than 2m from the side boundary which face the side boundary of another lot with frontage equal to or less than 11m
- 15. Access handles to rear lots are to provide 4.0m pavement with 500mm each side for services

	Single Dwelling Allotment of Width 10.5 - 12.49m	Single Dwelling Allotment of Width 12.5 - 13.99m	Single Dwelling Allotment of Width 14.0 - 14.99m	Single Dwelling Allotment of Width > 15.0m	Irregular Allotment
Minimum Dwelling Setbacks					
Front (Main Dwelling)	3.0m	3.0m	3.0m	4.0m	4.0m
Front (Entry Portico or Balcony)	3.0m	3.0m	3.0m	3.0m	3.0m
Front (Single Garage)	6.0m	6.0m	6.0m	6.0m	6.0m
Front (Double Garage)	5.0m	5.0m	5.0m	5.0m	5.0m
Secondary Road (Corner Allotments)	3.0m	3.0m	3.0m	3.0m	3.0m
Side (Non Built to Boundary)	1.0m	1.0m	1.0m	1.5m	1.5m
Side (First Floor)	1.5m	2.0m	2.0m	2.0m	2.0m
Rear	1.5m	1.5m	1.5m	1.5m	1.5m
Rear (First Floor)	2.0m	2.0m	2.0m	2.0m	2.0m
Private Open Space					
Minimum Area	16m²	16m²	16m²	16m²	16m²
Minimum Dimension	4.0m	4.0m	4.0m	4.0m	4.0m
Maximum Grade	10%	10%	10%	10%	10%

NOT TO BE USED FOR ENGINEERING DESIGN OR CONSTRUCTION

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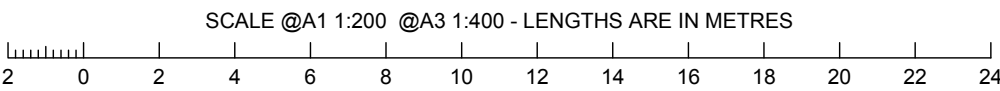
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PROJECTION: GDA2020 MGA56
SUBJECT BOUNDARIES: LOT CALCULATIONS BY LANDPARTNERS
DATED 25/11/2024

LEGEND

- Site Boundary
- Major Contour (1.0m interval)
- Minor Contour (0.5m interval)
- Stage Boundary
- Stage No.
- Indicative Bin Pad location
- Built to Boundary Wall location
- Indicative Driveway Location
- Easement

RP DESCRIPTION: Lot 183 on RP 156422, Lot 185 on RP173727, Lot 186 on RP173728, Lot 57 on SP214370 & Lot 56 on RP162858, Lot 58 on SP191940



NORFOLK ESTATES PTY LTD ATF SOLANDER INVESTMENT UNIT TRUST



41-53 COURTNEY DRIVE • UPPER COOMERA • QLD

LANDSCAPE CONCEPT

DECEMBER 2024 • 11694 ISSUE B

PREPARED BY

SH saunders
havill
group

14-53 COURTNEY DRIVE • UPPER COOMERA • QLD

LANDSCAPE CONCEPT

PREPARED BY

saunders
havill
group

PREPARED FOR

Norfolk Estates Pty Ltd
Richard Sefton
Via email: richard.sefton@qm.com.au

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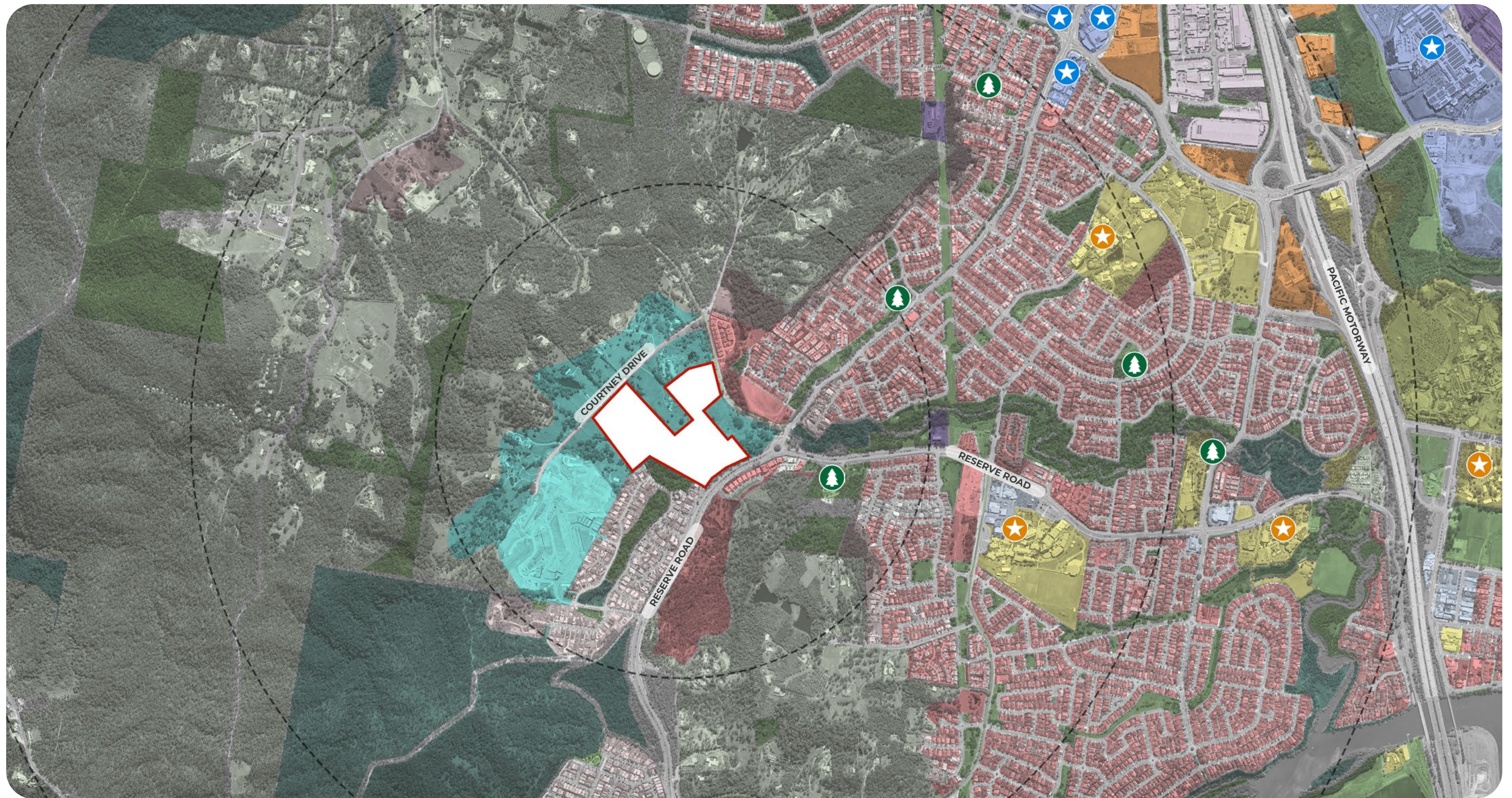
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CONTENTS

1. COVER PAGE
2. CONTENTS
3. SITE CONTEXT
4. SITE ANALYSIS
5. SITE MASTERPLAN
6. LOCAL PARK CONCEPT PLAN
7. INDICATIVE PARK SECTIONS
8. DSS CODE COMPLIANCE
9. REHABILITATION CONCEPT PLAN
10. INDICATIVE PLANT SPECIES
11. REHABILITATION PLANT SPECIES



LEGEND



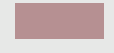
SITE BOUNDARY



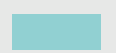
LOW DENSITY RESIDENTIAL



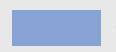
MEDIUM DENSITY RESIDENTIAL



RURAL RESIDENTIAL



EMERGING COMMUNITY



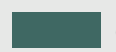
CENTRE



NEIGHBOURHOOD CENTRE



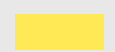
OPEN SPACE



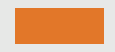
CONSERVATION



MAJOR TOURISM



COMMUNITY FACILITIES



MIXED USE FACILITIES



LOW IMPACT INDUSTRY



RURAL



SCHOOLS



PARKS



SHOPPING



0km

0.5km

1km



0m 100m 200m



LEGEND

- SITE BOUNDARY**
- STAGE BOUNDARY**
- SEMI-PERMEABLE FENCING FOR PASSIVE SURVEILLANCE**
(Pool style fencing with hardwood posts or similar approved)

- | | |
|--|--|
| 1. LOCAL PARK (REFER P06) | 5. PROPOSED LOT LAYOUT |
| 2. STORMWATER BASINS AND DRAINAGE RESERVES | 6. RECREATIONAL LINKAGE (REFER P06) |
| 3. EXISTING VEGETATION | 7. POTENTIAL BRIDGE STRUCTURE (REFER P06) |
| 4. STREET TREES THROUGHOUT | 8. REHABILITATION AREA
Refer to preliminary rehabilitation plan P08 |





LEGEND

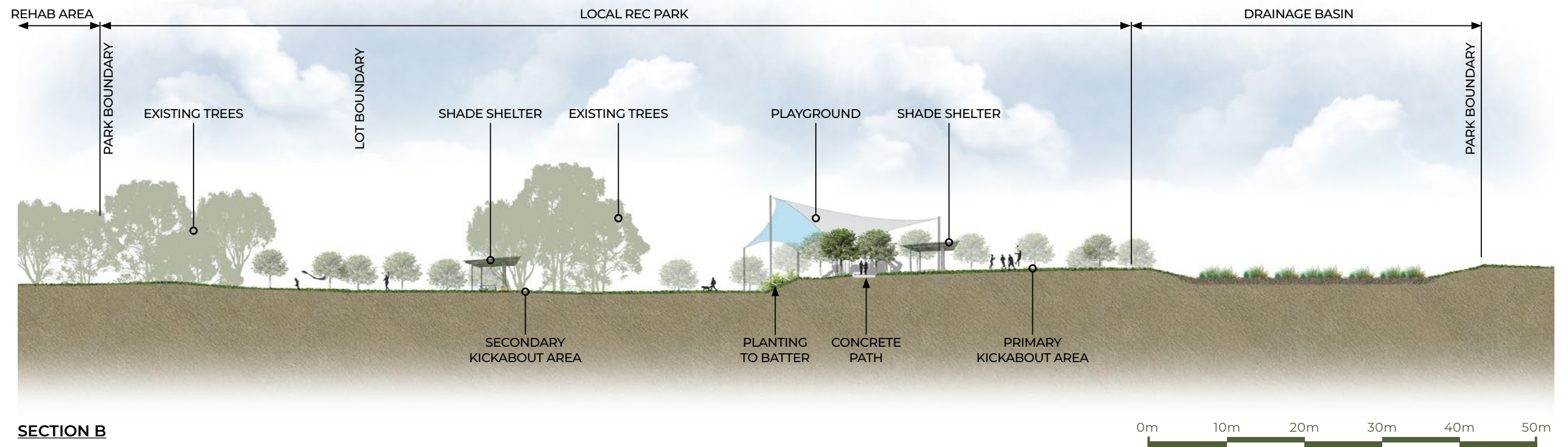
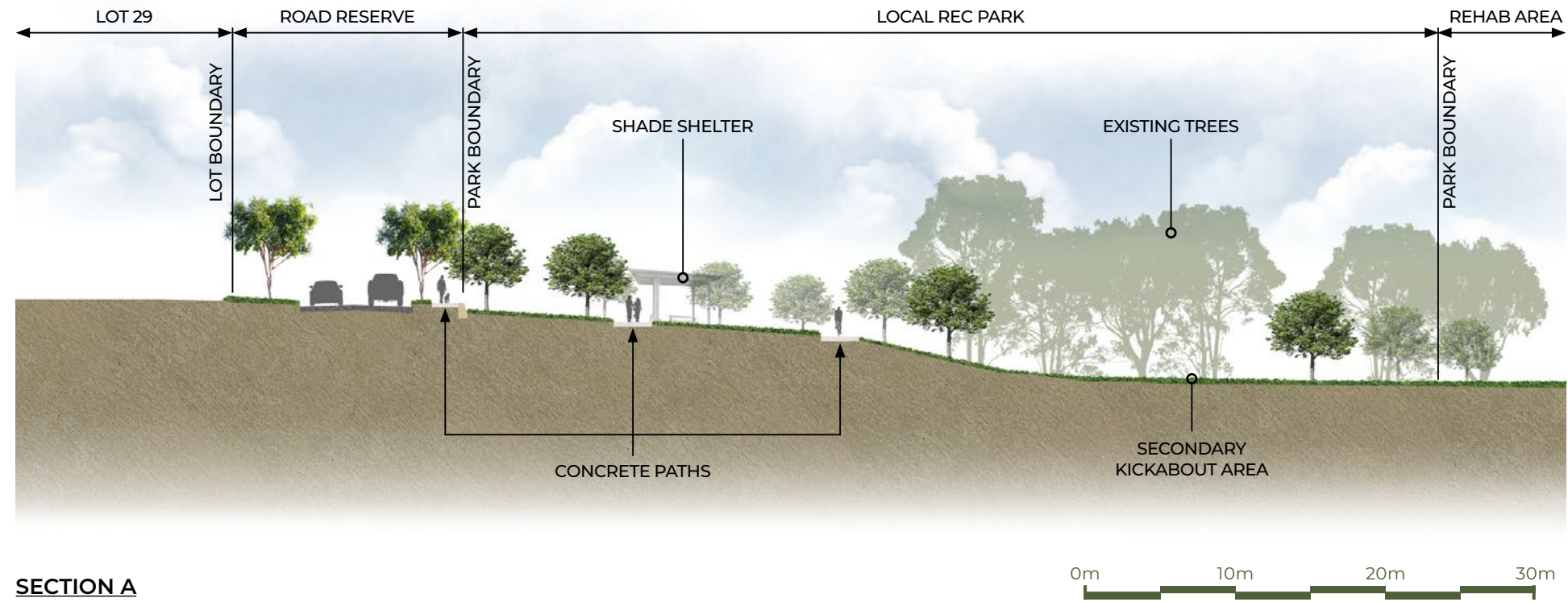
1. PLAYGROUND AREA
- With play equipment, soft fall, and shade sails
2. PEDESTRIAN PATH CONNECTION
3. 2.5M SHARED CONCRETE PATH
4. INDICATIVE SHADE SHELTER AND PICNIC SETTINGS/ SEATING
5. SANDSTONE RETAINING WALLS
6. POTENTIAL/ FUTURE MULTI-PURPOSE HALF COURT
7. PRIMARY KICKABOUT AREA
8. FEATURE PLANTING OF SHRUBS AND GROUNDCOVERS THROUGHOUT
9. FEATURE PARK SHADE TREES
10. SECONDARY KICKABOUT AREA
11. EXISTING TREES
- Final retention subject to detailed design / VMP
12. REHABILITATED AREA
13. DRAINAGE BASIN
14. PMT LOCATION
15. BOLLARDS
16. REFUSE BINS LOCATION
17. DRINKING FOUNTAIN
18. PARK SIGNAGE
19. SEMI-PERMEABLE FENCING TO LOTS FACING OPEN SPACE
20. RETAINING WALL
21. POTENTIAL BRIDGE STRUCTURE AT BASIN OUTLET FOR PATHWAY CONNECTIVITY
- To be confirmed at detailed design



0m



50m

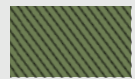


EDEN - UPPER COOMERA - LOCAL RECREATION PARK			
PARK DSS ANALYSIS SCHEDULE			
Refer to Saunders Havill Group's documentation including plans, details drawings & specifications for the requirements, locations, extents for all listed work items. Refer to Local Government drawings, details, policy and legislation as required for contract works.			
ITEM	GCCC LGIP DSS DESCRIPTION (LOCAL RECREATION PARK)	ANTICIPATED GCCC LGIP DSS COMPLIANCE	COMMENTS
CATCHMENT	0.5km	Y	Location as per Proposal Plans
SIZING	1.0 ha	Y	
SHAPE	Round or Square	Y	Rectangular in nature
FLOOD IMMUNITY	Q5 - Q50 = 25% Q50 - Q100 = 75%	Y	Subject to final design detail
GRADES	1:10 for 20%	Y	Subject to final design detail
QUALITY	Not encumbered by easements	Y	Park located adjacent to revegetated corridor
	Does not contain basins or buffers	Y	Park located adjacent to revegetated corridor
	Must not contain contamination or located in proximity to hazardous areas	Y	Park located adjacent to revegetated corridor
	Not planned for future inconsistent uses	Y	Park located adjacent to revegetated corridor
EMBELLISHMENTS	Bins	Y	Rubbish and recycling incorporated
	Bollards	Y	Timber bollards to park perimeter
	Drinking Fountain (1)	Y	DDA fountain
	Garden Beds	Y	Native vegetation provided in garden beds to assist with creating park interest and topography transitions
	Maintenance Access	Y	Via locking rail and suitably graded turf access
	Pathways	Y	Concrete pathways including incorporation of adjacent linear connections
	Picnic Node (1)	Y	Shelter including picnic setting (DDA table and chairs)
	Play Nodes (1)	Y	Target for all aged play
	Primary Access Points - Pedestrian	Y	Utilising pathway locations as above
	Seats	Y	Bench seating for passive recreation and park use
	Signage - Entrance	Y	Standard GCCC park signage as required
	Trees	Y	Shade trees throughout
	Turf (3/4 of area min)	Y	Turfing provided to all suitable areas



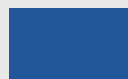
EXISTING NATIVE VEGETATION

Retain all existing native vegetation and undertake weed management throughout to encourage native regeneration. Supplementary/ infill planting to bare or denuded locations to suit RE12.3.11.



GENERAL REHABILITATION

Undertake weed management throughout to encourage native regeneration. Revegetation to suit RE12.3.11 including trees, shrubs and groundcovers. Utilise Tecmat to all erosion prone and areas and aged, site mulch to balance.



BASIN BATTER REHABILITATION

Basin / Drainage Reserve Batters and Surrounds
Weed management as required. 100mm min topsoil. Jutemat or mulch/ tecmat. Revegetation to WSUD Guidelines/ Bioretention Technical Guidelines - primarily utilising sedge species.



BASIN FLOOR REHABILITATION

Sacrificial turf to be installed to floor until 80% typ. catchment build out. Following appropriate civil conductivity testing to media, install revegetation to WSUD Guidelines/ Bioretention Technical Guidelines - primarily utilising sedge species (8/m2).

Note: Zoning and finishes is indicative only. Planting densities and areas to be confirmed at OPW Phase.

Retain existing site trees and native vegetation where possible. Weed management throughout in a staged manner including initial retention of larger species for fauna habitat and stabilisation within waterway.

Ongoing maintenance by rehabilitation contractors as required. Maintenance works to include scheduled weed management works, replacement planting as required, monitoring of erosion prone areas and removal of debris/ rubbish.

Final Rehabilitation design and outcomes subject to ultimate Bushfire Management requirements



0m

100m

200m

TREES



1



2



3



4



5



6



7

SHRUBS



8



9



10



11



12



13



14



15



16

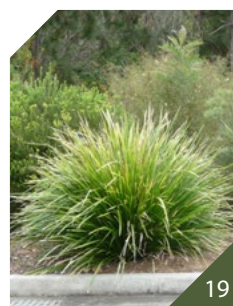
GROUND COVERS



17



18



19



20



21

TREES

1. WATERHOUSEA floribunda
2. RANDIA fitzalanii
3. ELAEOCARPUS reticulatus
4. TRISTANIOPSIS luscious
5. SYZYGium luehmannii
6. ELAEOCARPUS eumundi
7. BACKHOUSIA citriodora

SHRUBS

8. SYZYGium australe
9. SYZYGium cascade
10. SYZYGium resilience
11. VIBURNUM odoratissimum
12. PHOTINIA Red Robin
13. MELALEUCA "Claret Tops"
14. CALLISTEMON Little John
15. CARISSA desert star
16. FICUS green island

GROUNDCOVERS

17. JUNCUS usitatus
18. LIRIOPE Evergreen Giant
19. LOMANDRA longifolia
20. MYOPORUM ellipticum
21. TRACHELOSPERMUM jasminoides

NOTE: PLANT SPECIES ARE ONLY INDICATIVE
AND ARE TO BE CONFIRMED WITHIN FUTURE
OPW APPLICATIONS

TREES



TREES

1. ANGOPHORA leiocarpa
2. CORYMBIA intermedia
3. EUCALYPTUS siderophloia
4. LOPHOSTEMON confertus
5. LOPHOSTEMON suaveolens
6. CORYMBIA tessellaris
7. EUCALYPTUS tereticornis
8. EUCALYPTUS racemosa

SHRUBS

9. ACACIA disparrima
10. ACACIA falcata
11. ACACIA fimbriata
12. ACACIA leiocalyx
13. HAKEA florulenta
14. MELALEUCA linarifolia
15. ALLOCASUARINA littoralis
16. ACACIA concurrens
17. BANKSIA integrifolia
18. GLOCHIDION sumatranum
19. CASUARINA glauca
20. GLOCHIDION ferdinandi
21. MELALEUCA nodosa
22. ACACIA leiocalyx
23. BREYNIA oblongifolia

GROUNDCOVERS

24. CYMBOPOGON refractus
25. GAHNIA aspera
26. LOMANDRA longifolia
27. THEMEDA triandra
28. DIANELLA caerulea
29. HARDENBERGIA violacea
30. LOMANDRA hystrix
31. MYOPORUM ellipticum

NOTE: FINAL REHABILITATION SPECIES SUBJECT TO DETAILED DESIGN AND TO COMPLY WITH FINAL BUSHFIRE MANAGEMENT REQUIREMENTS.

SHRUBS



GROUND COVERS





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