

LANDSCAPE SPECIFICATION NOTES

1. SURFACE LEVELS AND FALLS: Grade all surface finishes evenly away from buildings for a minimum of 1000mm. Set down planting and turfing areas minimum 200mm below finished floor level.
2. PLANTING AND TURFING AREA PREPARATION: Weed growth on sub-grade to receive an application of Glyphosate herbicide (or equivalent frog friendly product) prior to works commencing. Trim sub-grade to desired level, cultivate 150mm deep place 100 g/m2 of Blood and Bone and 100 g/m2 of Gypsum.
3. TURFING AREAS: Prepare as noted, place 100mm of imported topsoil (to AS4419) and lay min 25mm thick A-grade Green Couch. All turf grass and topsoil to be certified weed free.
4. DEEP PLANTING AREAS: Prepare as noted, place 300mm deep of imported topsoil (to AS4419) and place 100mm deep of max 25mm grade hoop pine mulch.
5. TOPSOIL: Topsoil quality and sample testing to comply with AS4419 Soils for Landscaping and Garden Use. All imported topsoil shall be free from weeds, sticks, rocks over 25mm dia, plastic, contaminants, construction rubbish and other deleterious materials.
6. GRAVEL MULCH DWELLINGS: Gravel mulch shall be 20mm grade smooth washed river gravel, place 100mm deep on A12 bidum fabric.
7. KERB CHANNEL AND KERB RAMPS: Refer to Engineer's drawings for locations of all kerb ramps.
8. ROAD SURFACE TREATMENTS: Refer to Engineer's drawings for surface treatments
9. MOWING EDGE TO REAR OF LOTS: Timber edge.
10. MOWING EDGES TO STREET FRONTAGES: Paver edge, charcoal finish.
11. MOWING EDGES TO PUBLIC INTERFACE: Spade cut edge.
12. FENCING: Refer to Architects details.
13. RETAINING WALLS: Refer to Engineer's drawings.
14. PEDESTRIAN PAVEMENTS: Refer Engineer's drawings for all pedestrian pavements. .
15. VEHICULAR PAVEMENTS: Refer Engineer's drawings for all vehicular pavements.
16. LIGHTING AND ELECTRICAL: TBC.
17. TREE INSTALLATION: New trees are to be located clear of underground services - 1.5m clearance between tree trunk and civil sevice (water/ sewerage). For all adjustments to tree locations to suit site conditions, seek Superintendent approval prior to commencement of work.
18. BMZ: No organic mulch. Density of groundcovers increased. Canopy trees spaced out so no continuous canopy. Plants chosen for BMZ requirements including fire retardant species.
19. ENTRY STATEMENT: Laser cut screen located within private property. Supplied by builder.
20. GREEN WASTE BINS: Three locations used for maintenance team to store green waste from site. 1500mm fence and gate enclosure.
21. BIN TO DWELLINGS: Permeable batten screen. Supplied by builder.
22. BIN WASHDOWN: 600mm wide turf strip to back of kerb per lot.

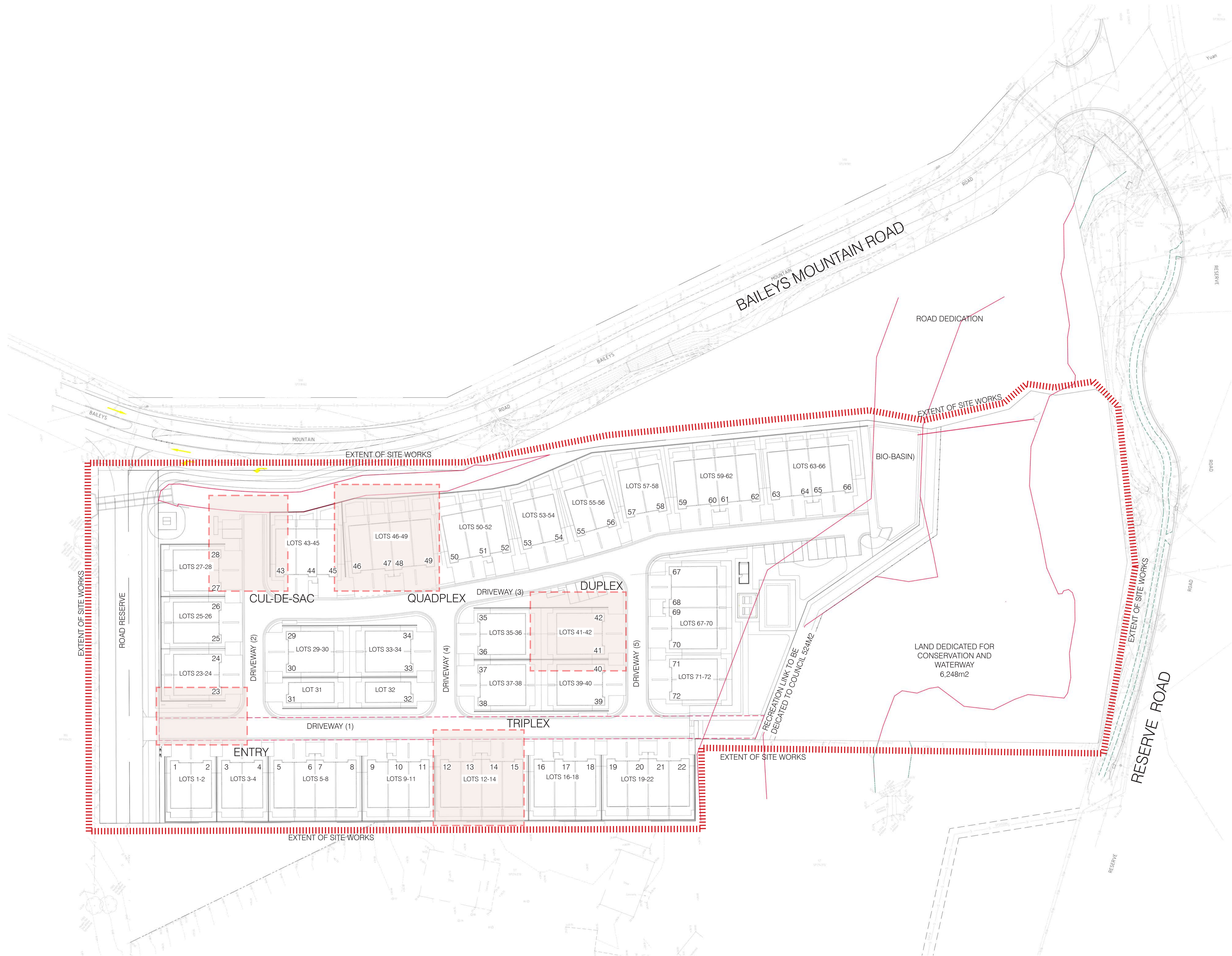
- 1800mm timber fence to northern side of drainage channel. Refer Architects drawings.
- 1500mm pool type fence to rear of units 44-66 on the southern side of drainage channel. Refer Architects drawings.
- Green waste bin store (1 of 3).
- 5.5m wide overland flow channel. Refer Civil drawings for profile.
- PMT. Fenced and gated as per CoGC requirements.
- Unallocated visitor parking.
- Street trees to GCCC requirements.
- Bin collection point 4 x 1m (dwellings 27-28).
- Water meter. Refer civil drawings.
- Mailbox bank. 1200mm wide pedestrian path.
- New crossover. Refer Civil drawings.
- Sight line area 2.5 x 2m.
- Entry signage supplied by builder with inground uplighting, within private property.

- Road dedication as per .drawing 27144.P304 by Burchills
- Retaining wall setback from property boundary. Screen planting in front of wall within private property. Waterhousia floribunda Sweeper' proposed species. Basin outlet. Refer Civil drawings.
- Vehicle access gate.
- 30m setback from top of bank.
- 5m wide recreation link (525.59m2) with 2.5m wide shared path with 1m min. level turf strip either side of path.
- Bio retention basin within private property.
- Bio retention maintenance access with gate.
- Vehicle turn around bay.
- Bin collection point 16 x 1m (dwellings 60-67).
- Feature trees within common areas.
- Green waste bin store (2 of 3).
- Approximate top of outer bank.
- Communal open space including pool and shelter.
- Screen planting to rear property boundary.
- Shade trees at 8m centres inside fenceline to boundary.
- Planting within Bush Fire Buffer requirements: Trees further distance apart and fire retardant species proposed. Separation between canopy of trees and lower level of plants. Goundcovers more densely planted in absense of organic mulch.
- Top of outerbank.
- 30m setback from top of bank (Blue line)
- Green waste bin store (3 of 3).

NOTE:
Limited trees and shrubs proposed within 18500mm wide Bushfire Buffer. Densely planted groundcover species to eliminate the need for organic mulch. Use of prostrate species under trees, Lomandras and other fire retardant species where appropriate. Refer to Bushfire Consultants report.

SCHEMATIC DESIGN - MASTER PLAN

202 BAILEYS MOUNTAIN ROAD, UPPER COOMERA



SCHEMATIC DESIGN - DWELLING BLOCK TYPES

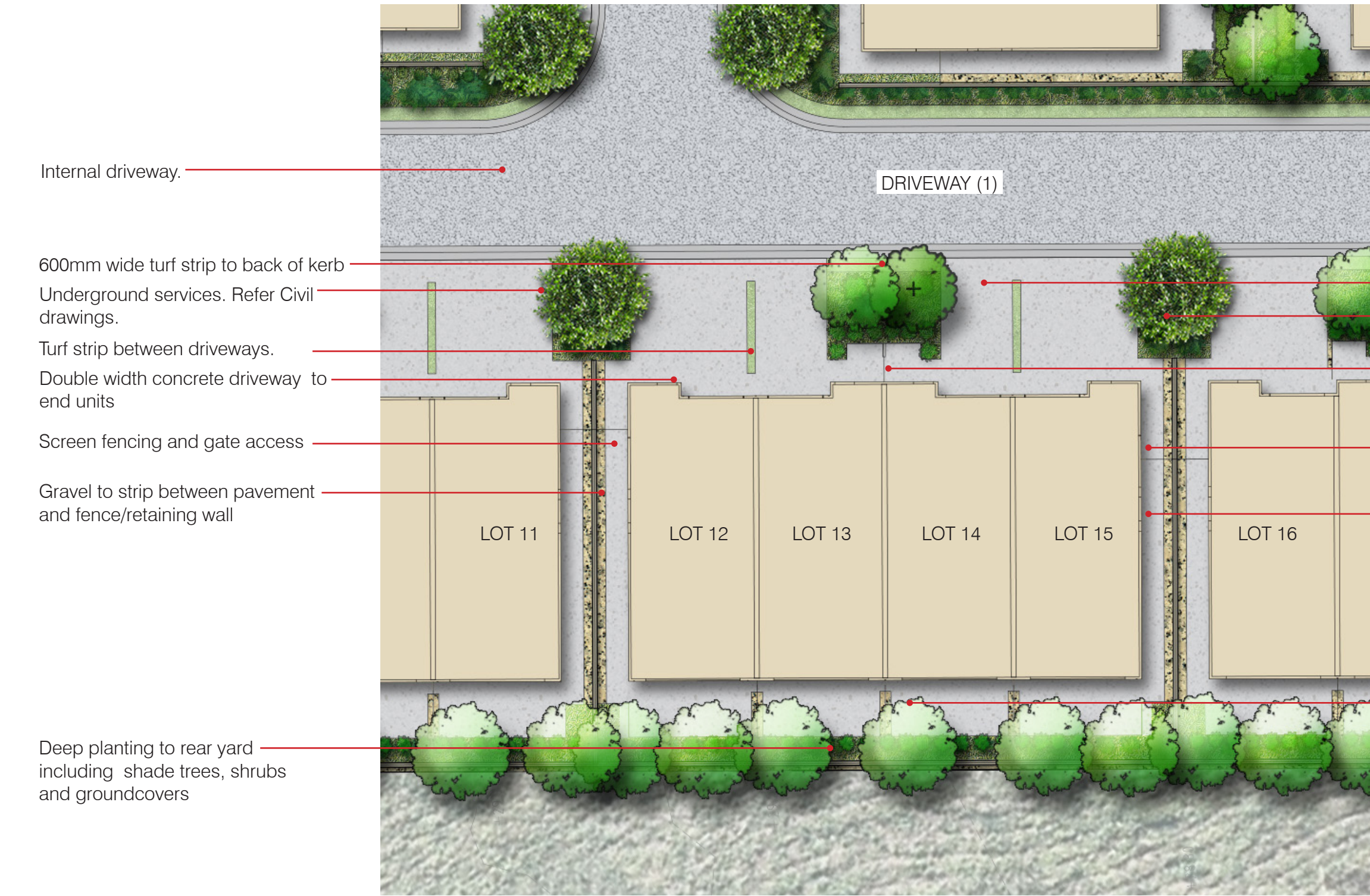
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SCHEMATIC DESIGN - TYPICAL LOT PLANS

202 BAILEYS MOUNTAIN ROAD, UPPER COOMERA



CUL-DE-SAC
SCALE: 1:200 @ A1, 1:400 @ A3



TYPICAL TRIPLEX
SCALE: 1:200 @ A1, 1:400 @ A3

NOTE:
Driveway widths to dwellings. Refer Civil Engineers drawings.

NOTE:
For all fencing. Refer Architects drawings.

Green waste bin store. Fully enclosed 1500mm batten fence with gate

Paved area surrounding dwelling

Deep planting to rear yard including shade trees, shrubs and groundcovers

Paved entertaining area in rear yard.

Gravel mulch to side of dwelling along fence line.



TYPICAL DUPLEX
SCALE: 1:200 @ A1, 1:400 @ A3

Rock lined overland flow channel. Refer Civil drawings.

Deep planting to rear yard including shade trees, shrubs and groundcovers.

Paved entertaining area in rear yard.

Gravel mulch to side of dwelling along fence line.

Screened bin area to central units located at front.

Single driveway to central units.

Trees to be clear of services. If required use of root barrier recommended.



TYPICAL QUADPLEX
SCALE: 1:200 @ A1, 1:400 @ A3

1.8m high timber fencing to top of retaining wall. Refer to Architects drawings.

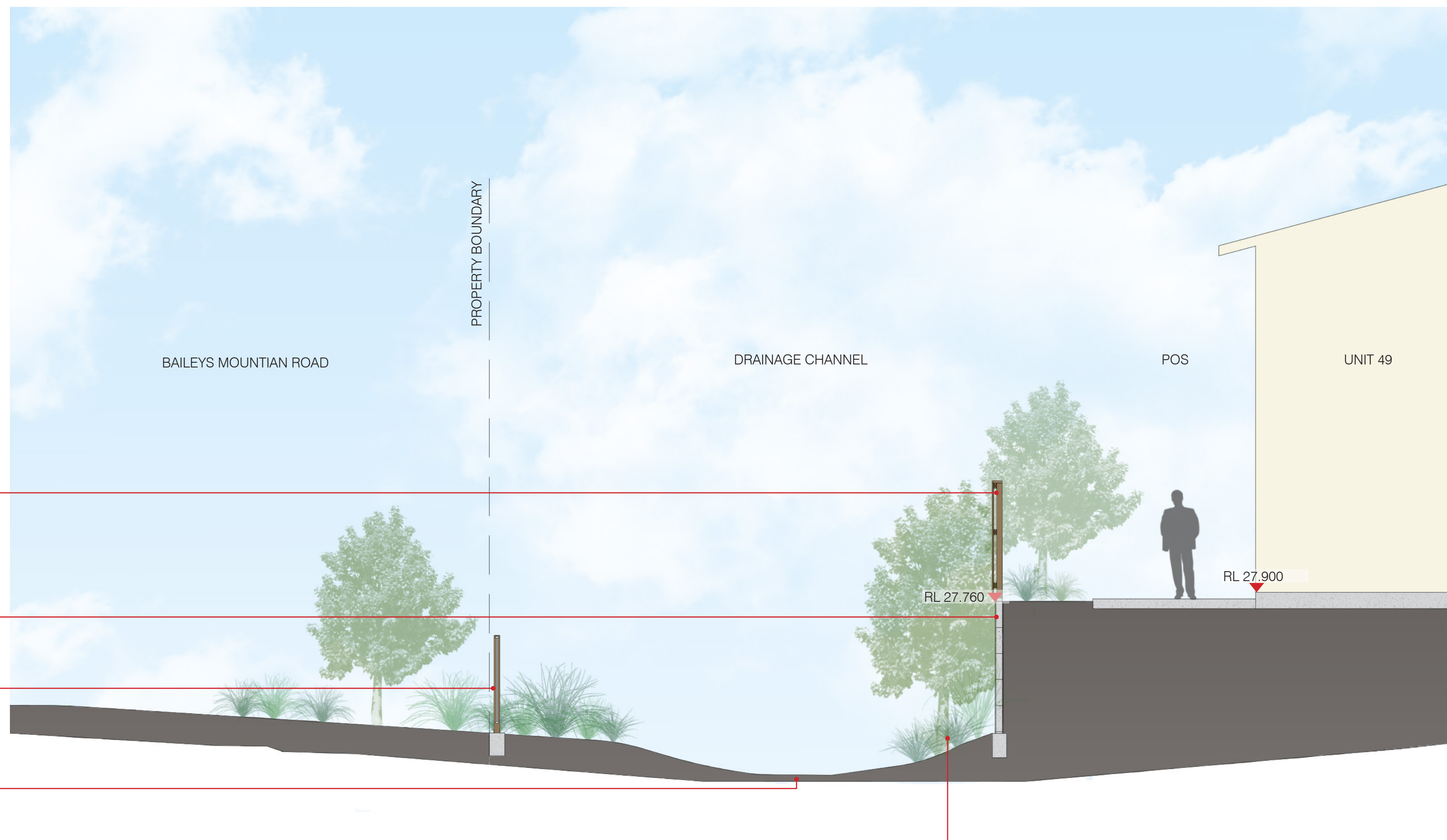
Concrete sleeper retaining wall. Refer to Civil drawings.

1.5m high pool type fence to northern boundary of drainage swale. Refer to Architects drawings.

Rock lined overland flow channel. Refer Civil drawings.

Screen planting to top of batters.

SECTION A
SCALE REFER CALLOUT



SCHEMATIC DESIGN - SECTIONS

202 BAILEYS MOUNTAIN ROAD, UPPER COOMERA



1200mm high black flat top aluminium pool type fence with timber posts to top of retaining walls at frontage of lots.



Hot water units located in rear areas.



Acoustic fence with alternating panels and variety of vegetation in front.



Low height split face, charcoal block wall at frontage to adjust levels between dwellings.



Mail bank with vehicle pull in bay and pedestrian path access.



Services located in rear yard for central units.



Concrete bin pad for dwellings on road stubs.



Fence and gate to fully enclose PM1 with planting to sides and rear and turf to front.



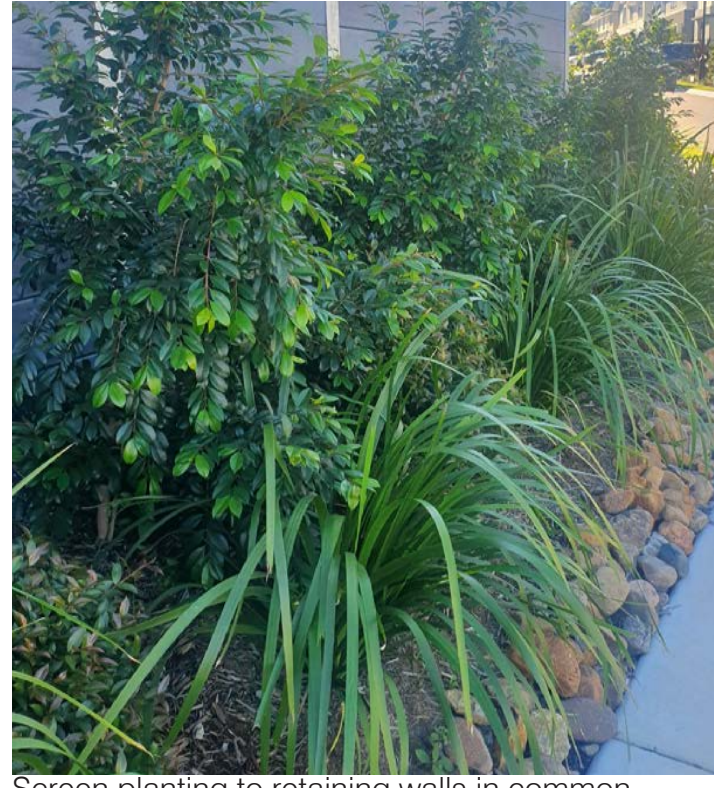
Fence and gate to green waste bin pad, 1500mm high.



Unallocated visitor parking with wheelstops. Planting adjacent to deter parking on grass.



Pedestrian connectivity through recreation link.



Screen planting to retaining walls in common areas and streetscape.



ELAEOCARPUS eumundi - Native Quandong



MAGNOLIA species - Magnolia



TABEBUIA palmeri - Pink Trumpet Tree



TRISTANIOPSIS laurina 'Luscious' - Water Gum



WATERHOUSIA floribunda - Weeping Lilly Pilly



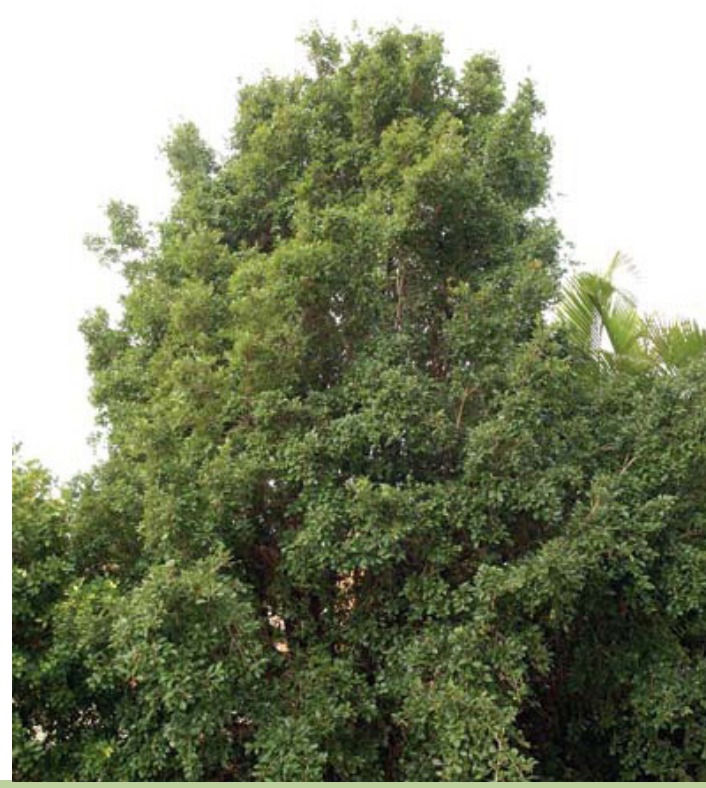
ACMENA smithii 'Allyn Magic' - Small Lilly Pilly



MICHELIA figo - Port Wine Magnolia



MURRAYA paniculata - Mock Orange



SYZYGium australe 'Superior' - Lilly pilly



SYZYGium australe 'Resilience' - Lilly pilly



LIRIOPE muscari 'Evergreen Giant'



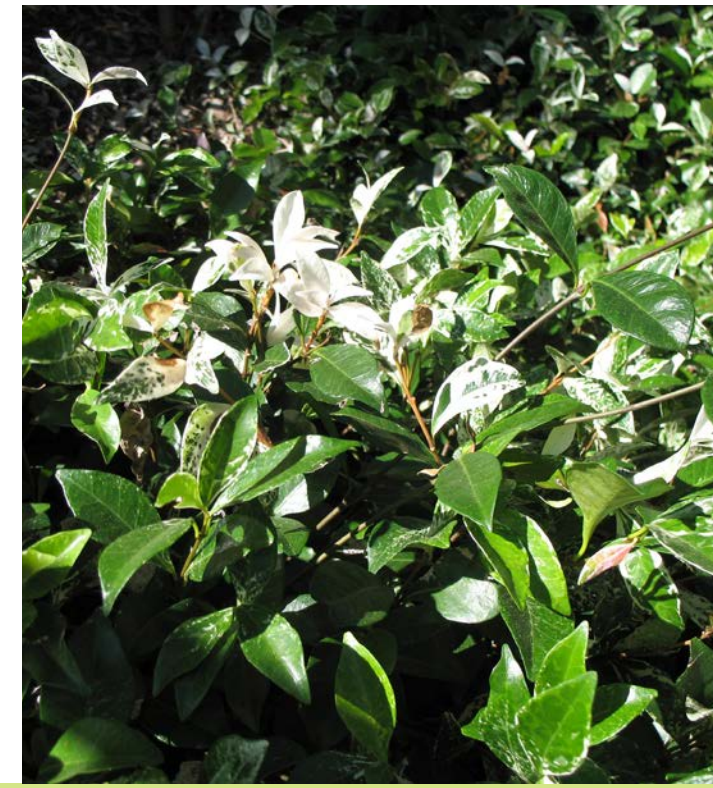
LOMANDRA Lime Tuff - Mat Rush



MURRAYA paniculata 'Min a Min' PBR



OPHIOPOGON intermedius 'Stripey White'



TRACHELOSPERMUM jasminoides - Tricolor

PLANT PALETTE - LOTS + COMMON AREAS

SPECIES	COMMON NAME
TREES	
ELAEOCARPUS eumundi	Eumundi Quandong
MAGNOLIA grandiflora 'Little Gem'	Little Gem Magnolia
MAGNOLIA grandiflora 'Teddy Bear'	Teddy Bear Magnolia
TABEBUIA palmeri	Pink Trumpet Tree
TRISTANIOPSIS laurina 'Luscious'	Water Gum
WATERHOUSIA floribunda 'Sweeper'	Weeping Lilly Pilly
SHRUBS	
ACMENA smithii 'Allyn Magic'	Small Lilly Pilly
MICHELIA figo	Port Wine Magnolia
MURRAYA paniculata	Mock Orange
SYZYGium australe 'Superior'	'Superior' Lilly Pilly
SYZYGium australe 'Resilience'	'Resilience' Lilly Pilly
GROUNDCOVERS	
LIRIOPE 'Evergreen Giant'	Evergreen Giant
LOMANDRA 'Lime Tuff'	Mat Rush
MURRAYA paniculata 'Min a Min' PBR	Dwarf Orange Jessamine
OPHIOPOGON intermedius	Stripey White
TRACHELOSPERMUM jasminoides 'Tricolor'	Variegated Star Jasmine

INDICATIVE IMAGERY

SCHEMATIC DESIGN - TYPICAL PLANT PALETTE & SITE IMAGERY

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ENTRY AREA TYPICAL IMAGERY



typical entry signage in planted bed (private property) surrounded by trees, shrubs and groundcovers. Hard mowing edge within boundary.

Vehicle crossover between street and internal driveways.

Communal mailbox with temporary car park.

BAILEYS MOUNTAIN ROAD BOUNDARY INTERFACE



Waterhousia floribunda Sweeper* to be planted in front of retaining walls and fences at Property Boundary adjacent to Baileys Mountain Road (Example - Urbane Rifle Range Road)

BIO BASIN SEDGES AND TUFTER PLANTS



SPECIES	COMMON NAME
GROUNDCOVERS	
LOMANDRA hystrix	Mat Rush
MYOPORUM ellipticum	Coastal Boobialla
SEDGES/TUFTED PLANTS	
CAREX appressa	The Tall Sedge
FICINIA nodossa	The Knotted Club-rush
GAHNIA clarkei	Saw Sedge
JUNCUS usitatus	Common Rush
LOMANDRA hystrix	Mat Rush

BIO BASIN TYPICAL IMAGERY



Sacrificial turf to basin floor until 80% development completed. Batters planted earlier.

basin floor planted and irrigated with temporary irrigation.

Established planting within basin.

Water meter.
Letterbox bank.

Vehicle crossover. Refer Civil drawings..

Entry signage including uplighting, all located within private property.



ENTRY SCALE: 1:300 @ A1, 1:600 @ A3



BIO-BASIN SCALE: 1:300 @ A1, 1:600 @ A3

SCHEMATIC DESIGN - BASIN & ENTRY

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