PART 3
PLANS

- Architectural plans
- Subdivision drawing
- Statement of landscape intent

MCU, ROL & OPW

2 KARINGAL DRIVE, PIMPAMA

JOB – 25218

MICHEL
GROUP SERVICES



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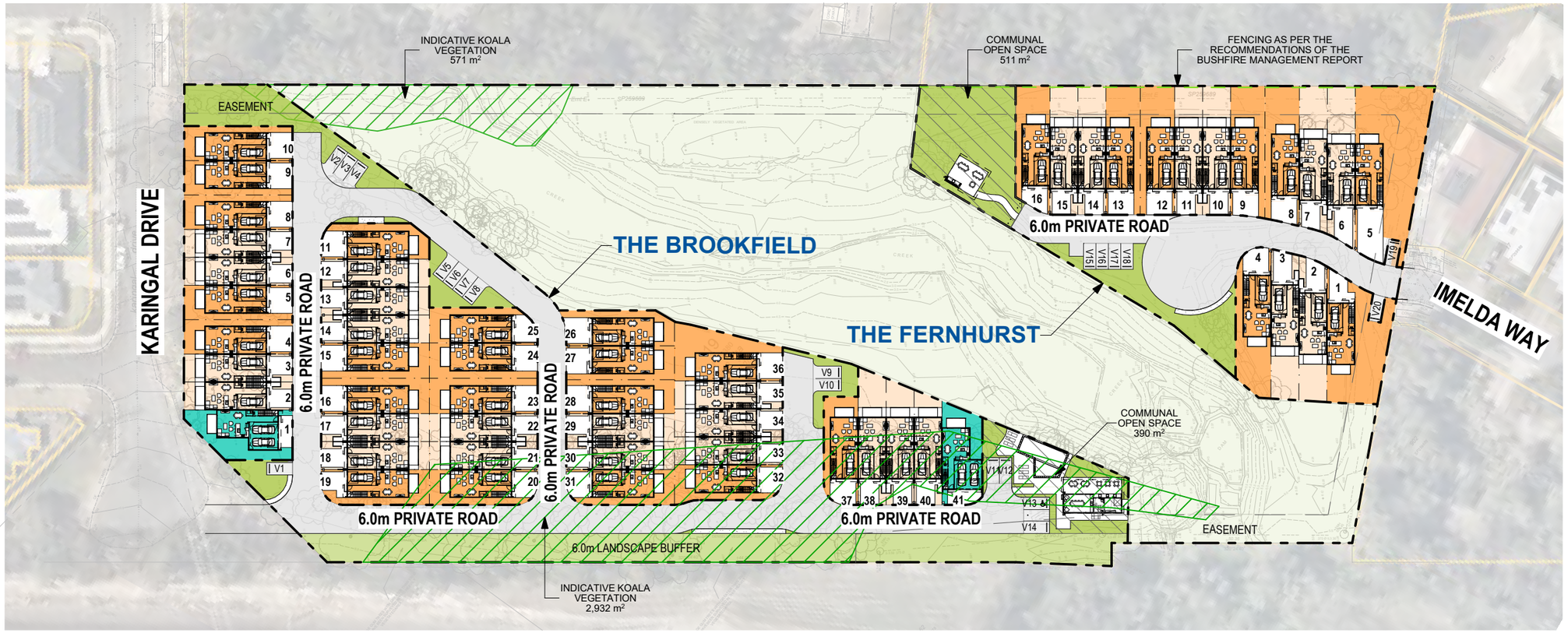
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PARCEL A - THE FERNHURST
60 IMELDA WAY

SITE SUMMARY
APPROX. NET SITE AREA 0.491 ha
APPROX. NET DENSITY 32.59 du/ha

DEVELOPMENT SUMMARY

TYPE A 3 BEDROOM 1+1 CAR 2 STOREY	8
TYPE A END 3 BEDROOM 1+1 CAR 2 STOREY	8
TOTAL	16

PARCEL B - THE BROOKFIELD
2 KARINGAL DRIVE

SITE SUMMARY
APPROX. NET SITE AREA 1.073 ha
APPROX. NET DENSITY 38.21 du/ha

DEVELOPMENT SUMMARY

TYPE A 3 BEDROOM 1+1 CAR 2 STOREY	19
TYPE A END 3 BEDROOM 1+1 CAR 2 STOREY	20
TYPE B 3 BEDROOM 1+1 CAR 2 STOREY	2
TOTAL	41

NOTE: GCCC

LOT BOUNDARIES AND AREAS ARE BASED OFF PDF PLAN AND ARE INDICATIVE ONLY SIZES TO BE CONFIRMED

INDICATIVE KOALA VEGETATION AREA

SITED STRUCTURE PLAN

0 10 20 30 40 50m
Scale 1:1000 @ A3

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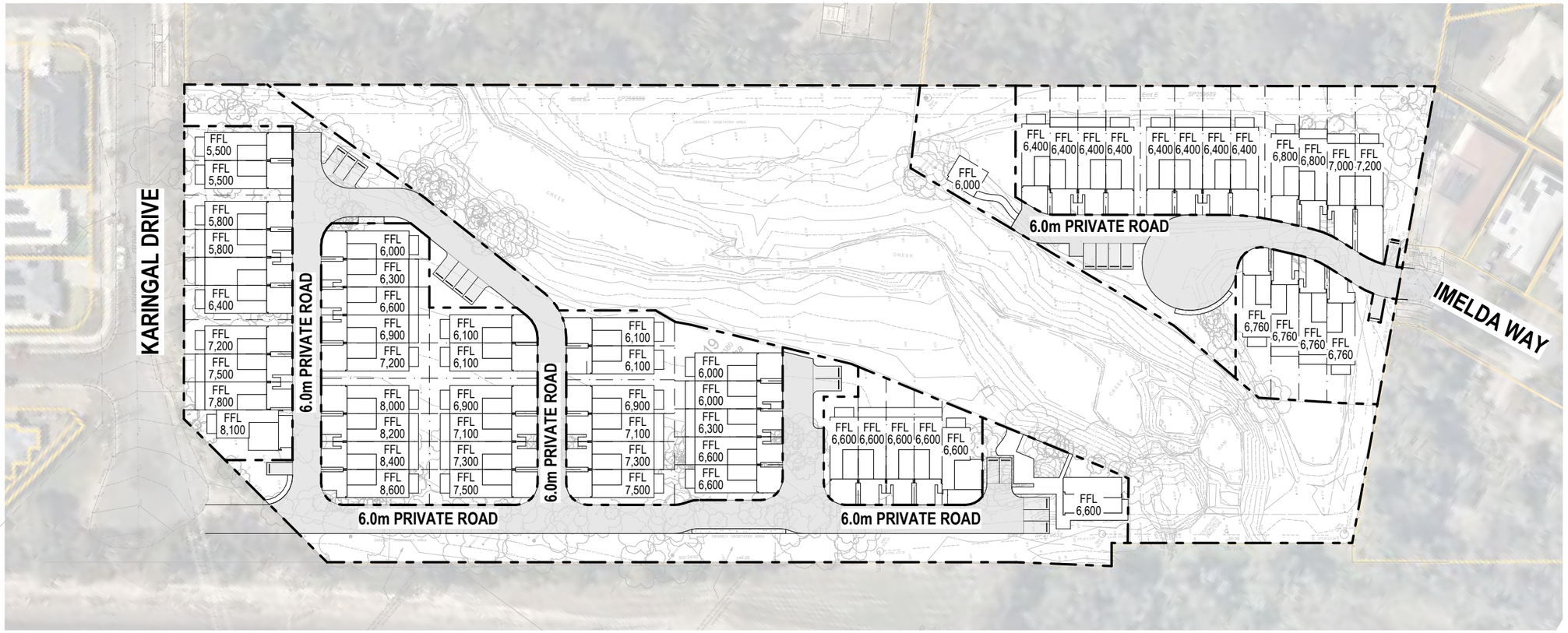
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OVERALL SITE PLAN

0 10 20 30 40 50m

Scale 1:1000 @ A3

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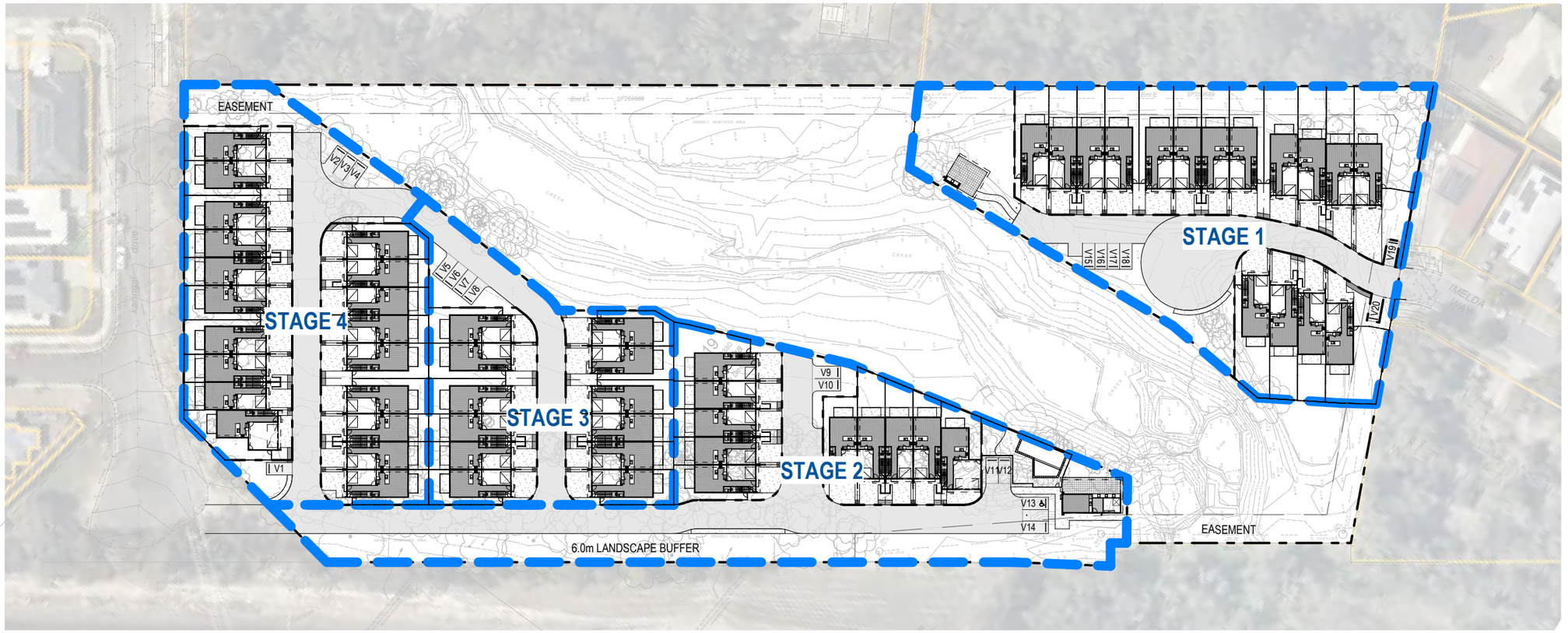
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STAGED SITE SUMMARY

STAGE 1		
	SITE AREA	0.491 ha
	DWELLINGS	**16**
STAGE 2		
	SITE AREA	0.4354 ha
	DWELLINGS	**10**
STAGE 3		
	SITE AREA	0.2430 ha
	DWELLINGS	**12**
STAGE 4		
	SITE AREA	0.3921 ha
	DWELLINGS	**19**
TOTAL		**57**



INDICATIVE STAGING PLAN

0 10 20 30 40 50m

Scale 1:1000 @ A3

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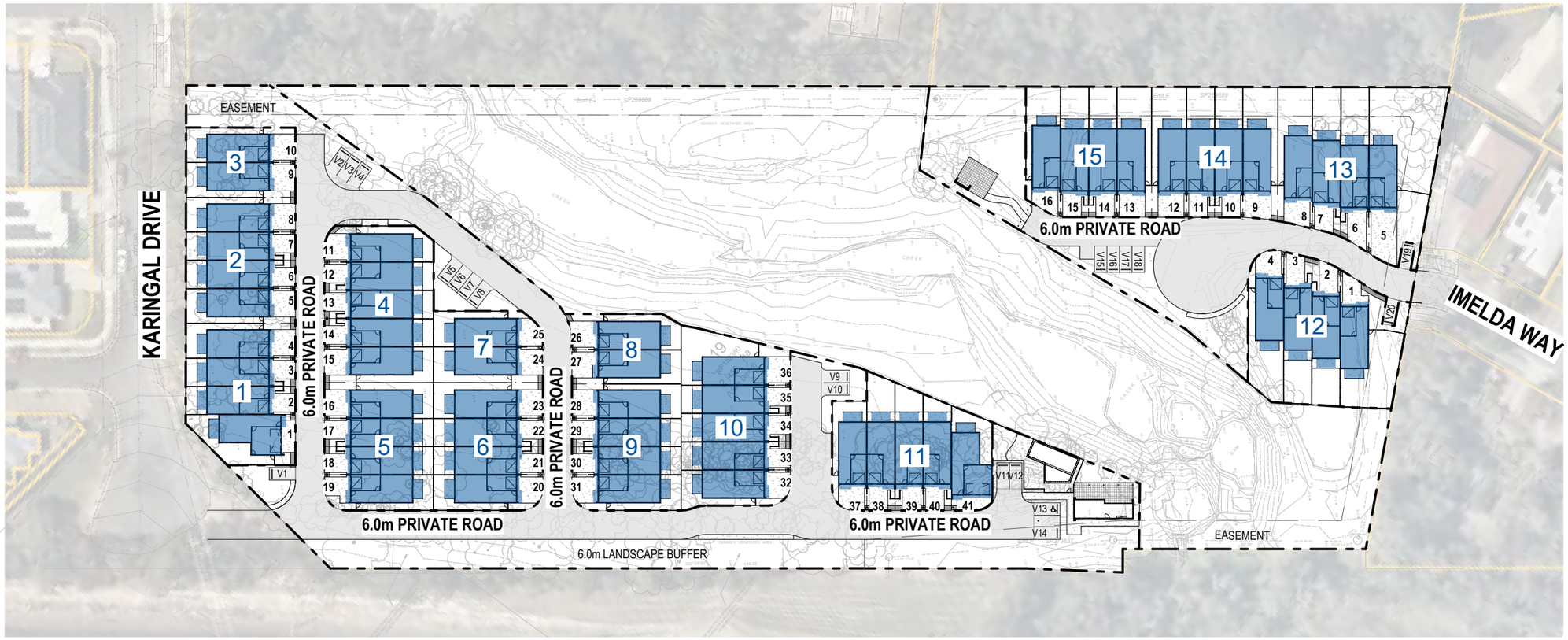
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Site Coverage (Clusters)			
Parcel	**Cluster**	**Lots**	**Site Coverage**
B	1	1-4	369m²
	2	5-8	355m²
	3	9-10	178m²
	4	11-15	443m²
	5	16-19	355m²
	6	20-23	355m²
	7	24-25	178m²
	8	26-27	178m²
	9	28-31	355m²
	10	32-36	443m²
	11	37-41	461m²
A	12	1-4	355m²
	13	5-8	355m²
	14	9-12	355m²
	15	13-16	355m²
		Total	**5,090m²**

OVERALL CLUSTER PLAN

0 10 20 30 40 50m

Scale 1:1000 @ A3

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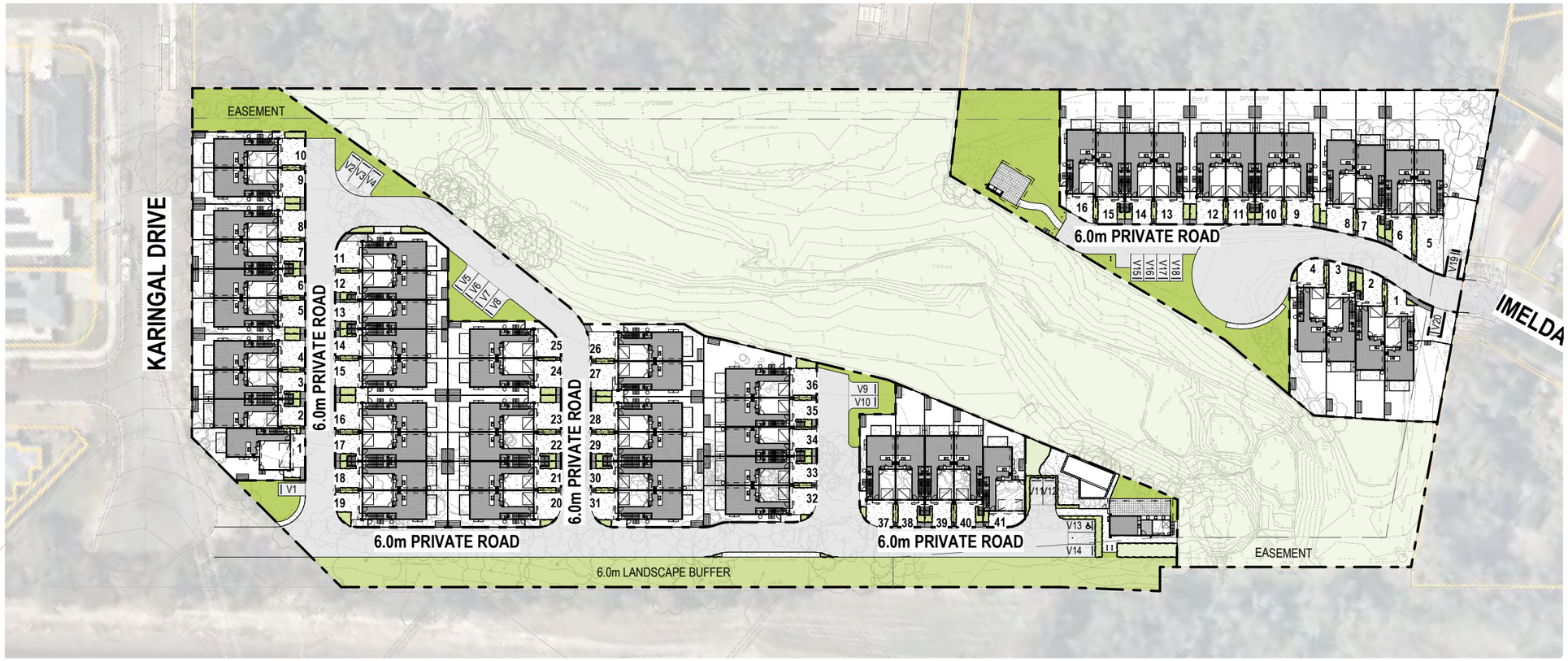
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Private Open Space The Brookefield	
Lot	**Proposed Area**
1	65m²
2	26m²
3	25m²
4	31m²
5	31m²
6	25m²
7	25m²
8	31m²
9	31m²
10	31m²
11	24m²
12	25m²
13	25m²
14	25m²
15	32m²
16	32m²
17	25m²
18	25m²
19	32m²
20	32m²
21	25m²
22	25m²
23	32m²
24	32m²
25	32m²
26	27m²
27	30m²
28	30m²
29	25m²
30	25m²
31	32m²
32	32m²
33	25m²
34	25m²
35	25m²
36	101m²
37	31m²
38	55m²
39	41m²
40	27m²
41	32m²
Total	**1,307m²**
Average	**32m²**

Private Open Space The Fernhurst	
Lot	**Proposed Area**
1	146m²
2	57m²
3	65m²
4	84m²
5	263m²
6	70m²
7	64m²
8	72m²
9	62m²
10	50m²
11	50m²
12	62m²
13	62m²
14	50m²
15	50m²
16	58m²
Total	**1,265m²**
Average	**79m²**

Communal Open Space	
Parcel	**Proposed Area**
The Brookefield	390m²
The Fernhurst	511m²
Total	**901m²**

OVERALL GROUND FLOOR PLAN

0 10 20 30 40 50m

Scale 1:1000 @ A3

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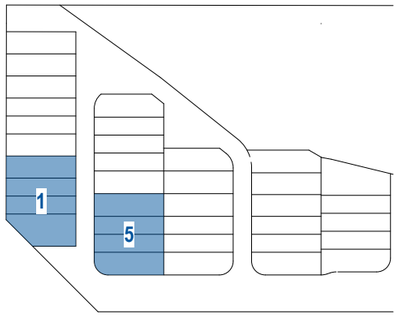
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- HWS — HOT WATER SYSTEM
- MB — METER BOX
- LB1 — SUNNI LETTERBOX 'KEY LARGO' H 830mm x W 470mm x D 370mm (OR SIMILAR)
- LB2 — SUNNI LETTERBOX 'KEY LARGO DUPLEX' H 1000mm x W 470mm x D 370mm (OR SIMILAR)
- GARBAGE BIN STORAGE LOCATION (REFER TO REFUSE PLAN)
- BR — BIKE RACK (2 SPACES EACH)



GROUND FLOOR PLAN (LOTS 1 - 4 & 16 - 19)

0 2 4 6 8 10m

Scale 1:200 @ A3

2 KARINGAL DRIVE & 60 IMELDA WAY

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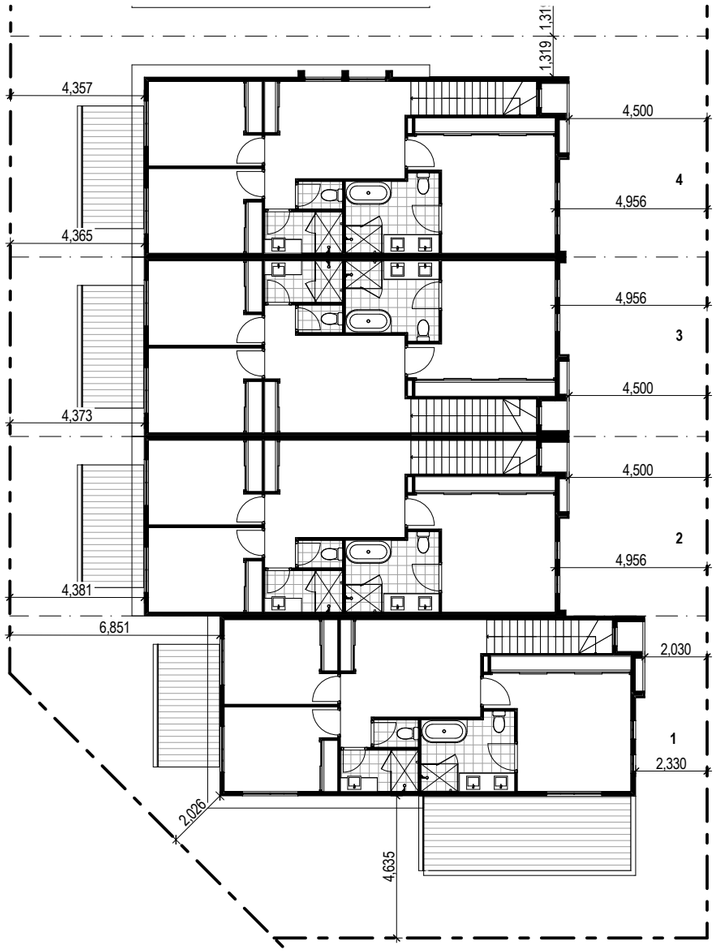
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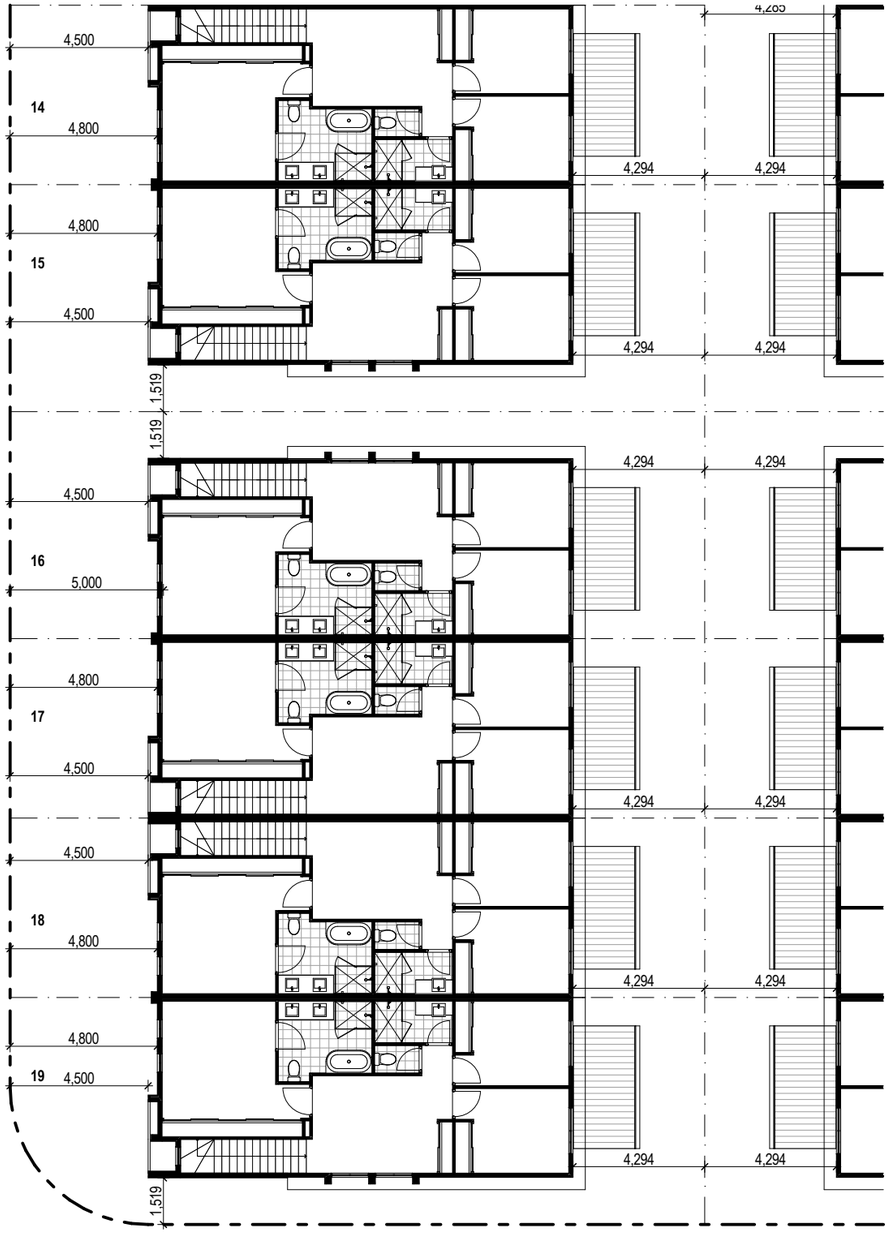
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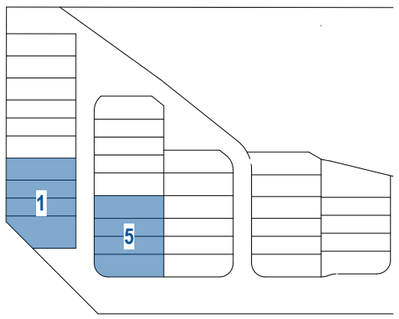
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- BR — BIKE RACK (2 SPACES EACH)



FIRST FLOOR PLAN (LOTS 1 - 4 & 16 - 19)

0 2 4 6 8 10m

Scale 1:200 @ A3

2 KARINGAL DRIVE & 60 IMELDA WAY

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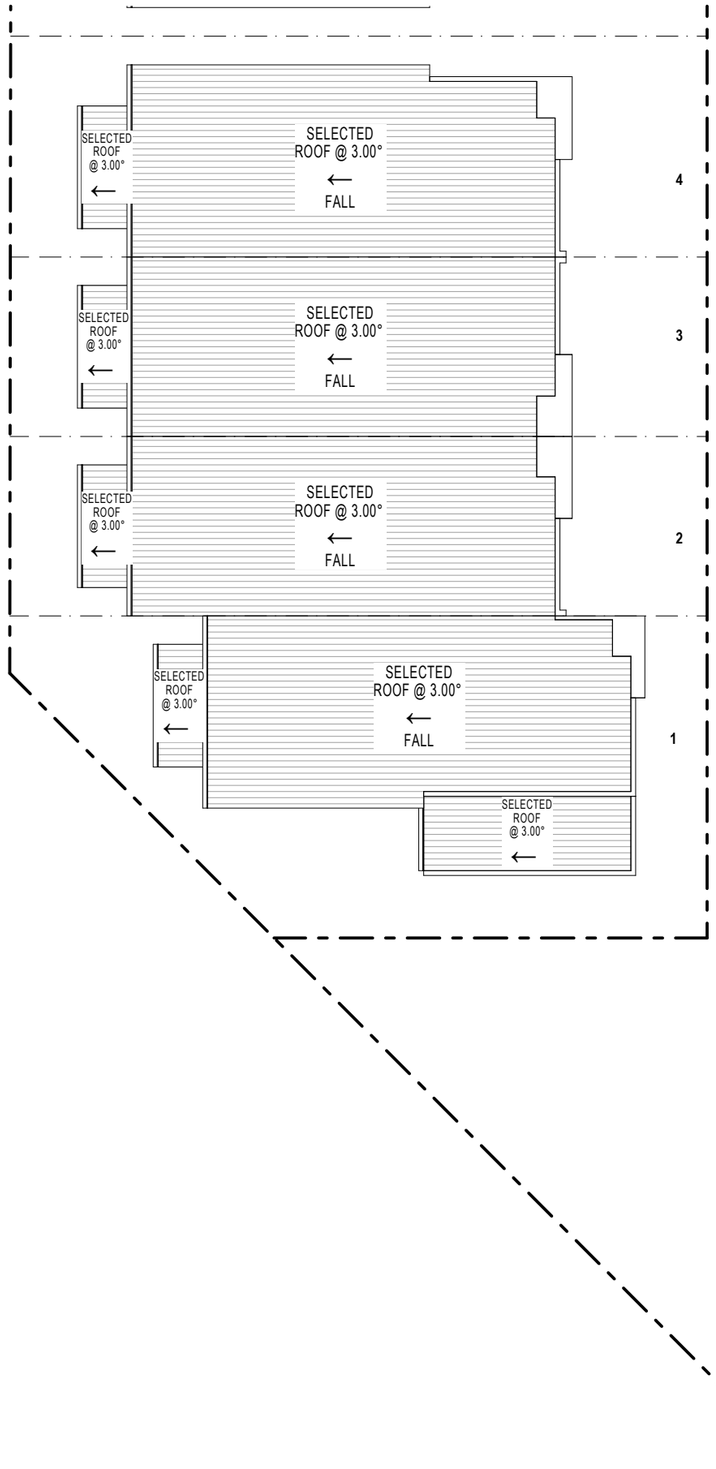
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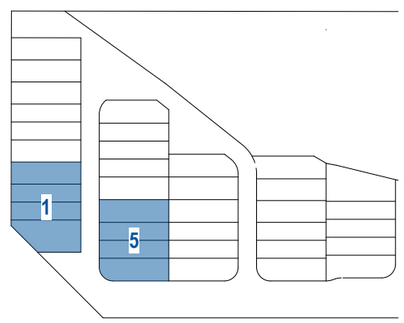
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- BR — BIKE RACK (2 SPACES EACH)



ROOF PLAN (LOTS 1 - 4 & 16 - 19)

0 2 4 6 8 10m

Scale 1:200 @ A3

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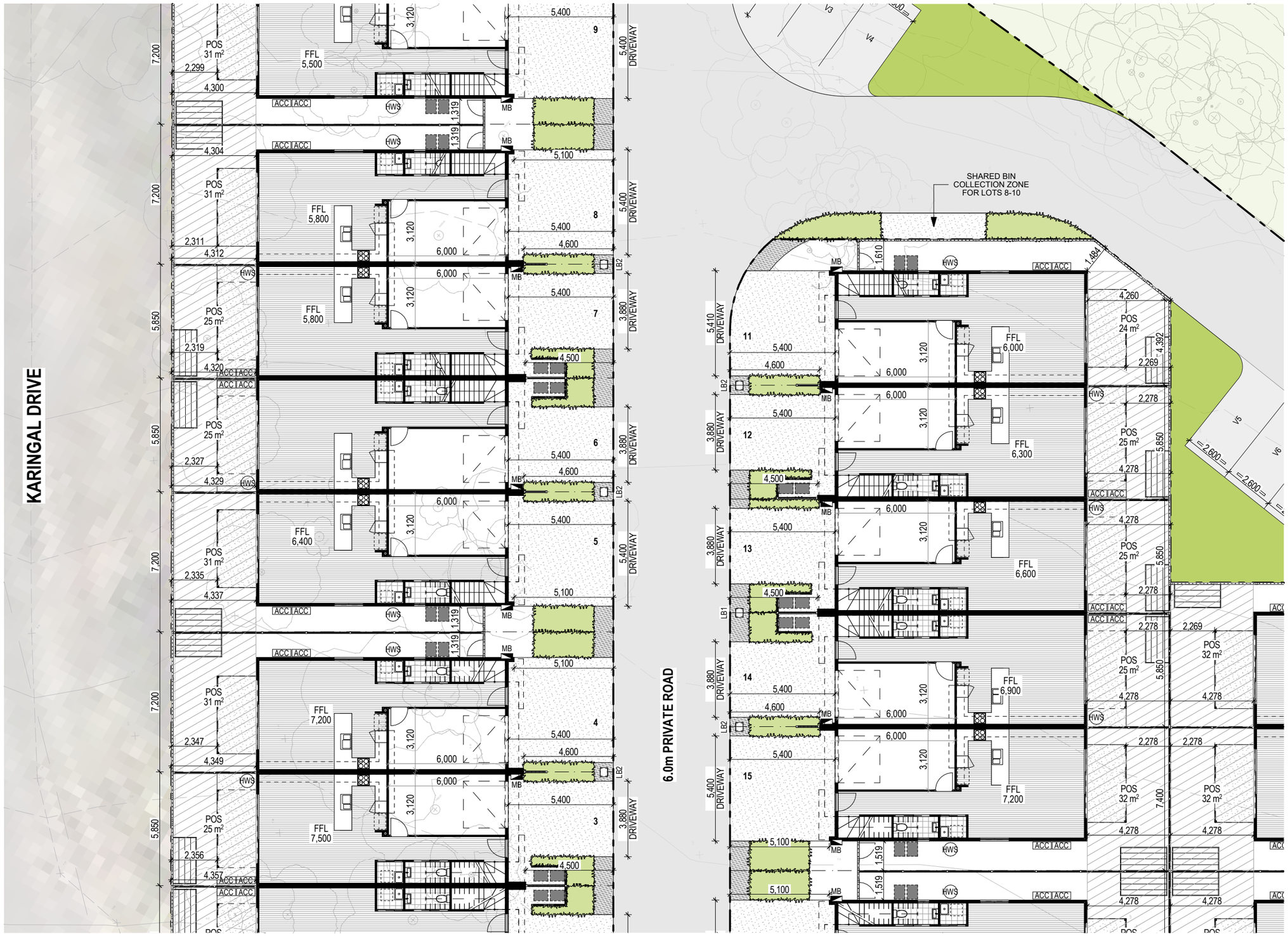
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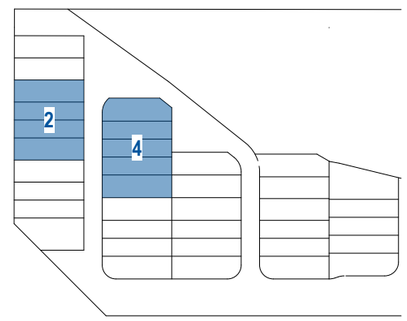
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- BR — BIKE RACK (2 SPACES EACH)



GROUND FLOOR PLAN (LOTS 5 - 8 & 11 - 15)

0 2 4 6 8 10m

Scale 1:200 @ A3

2 KARINGAL DRIVE & 60 IMELDA WAY

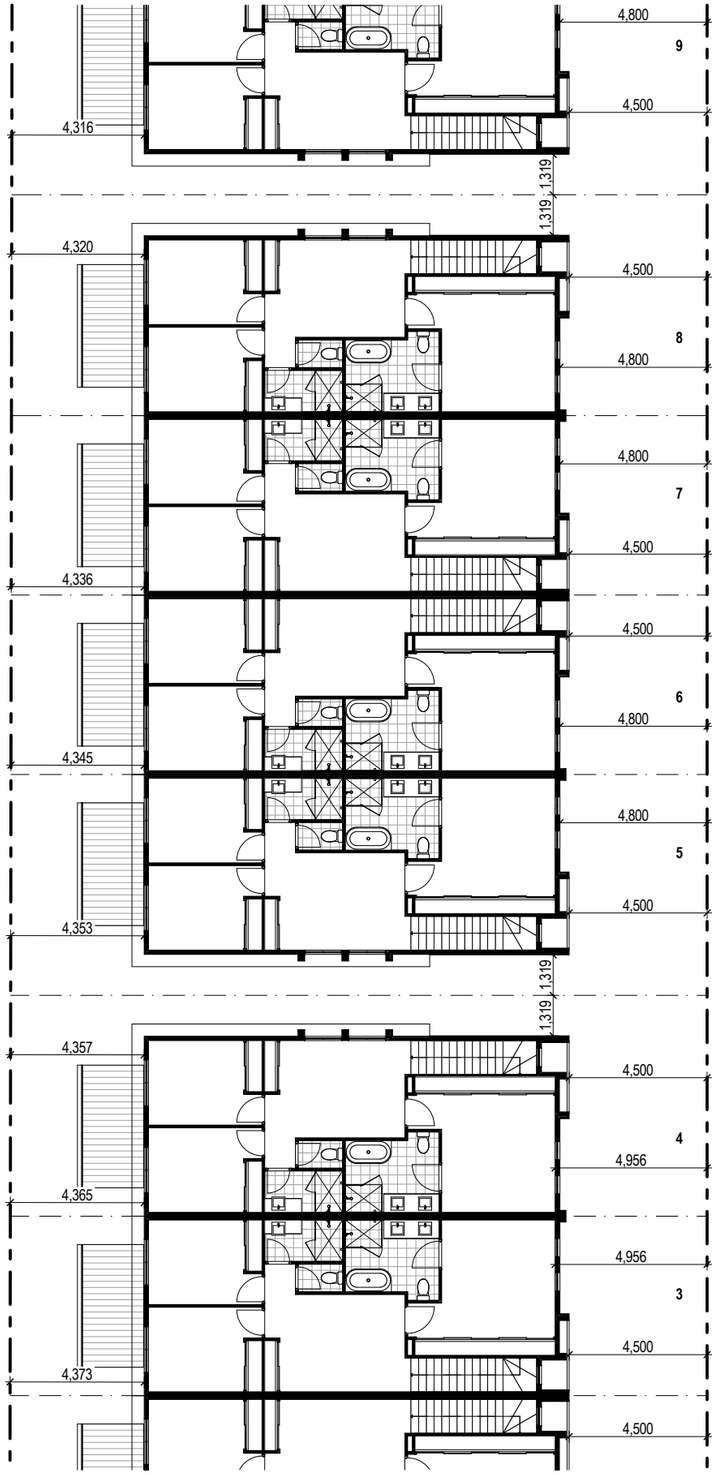
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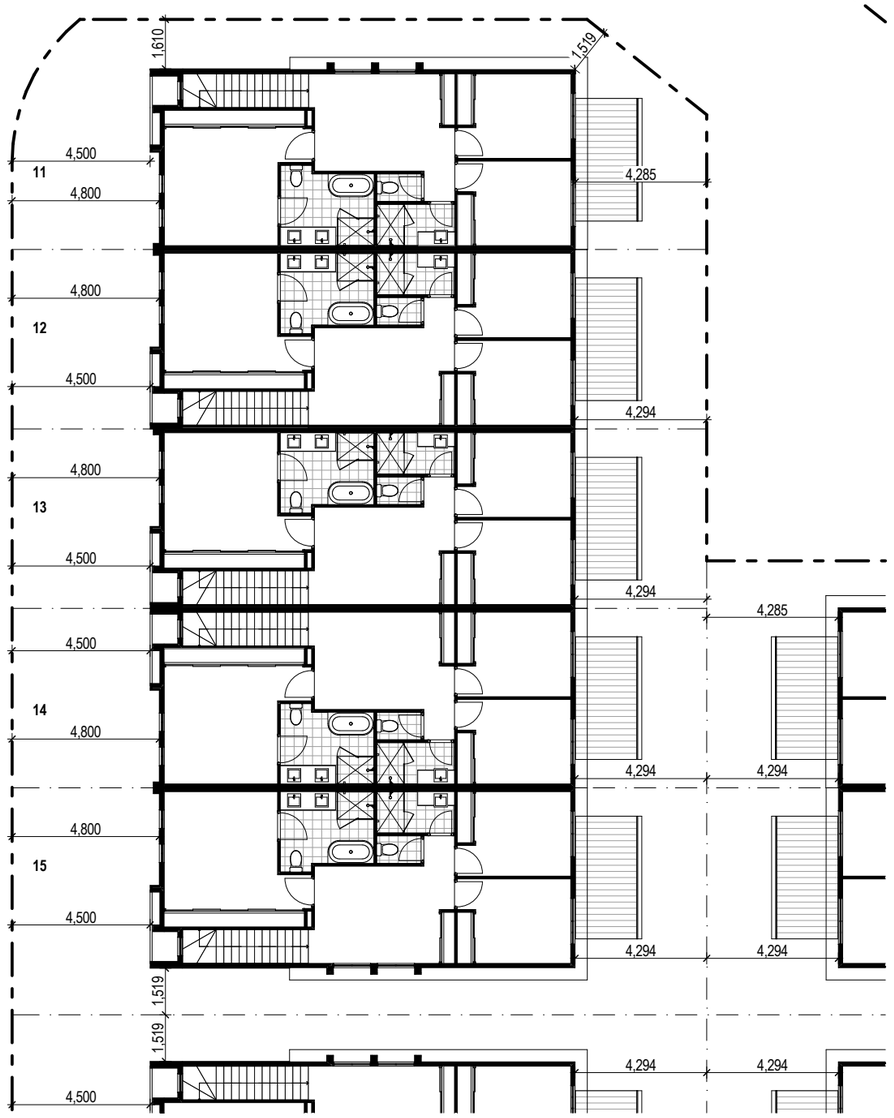
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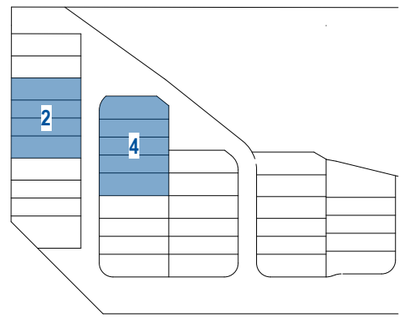
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FIRST FLOOR PLAN (LOTS 5 - 8 & 11 - 15)

0 2 4 6 8 10m

Scale 1:200 @ A3

2 KARINGAL DRIVE & 60 IMELDA WAY

PIMPAMA

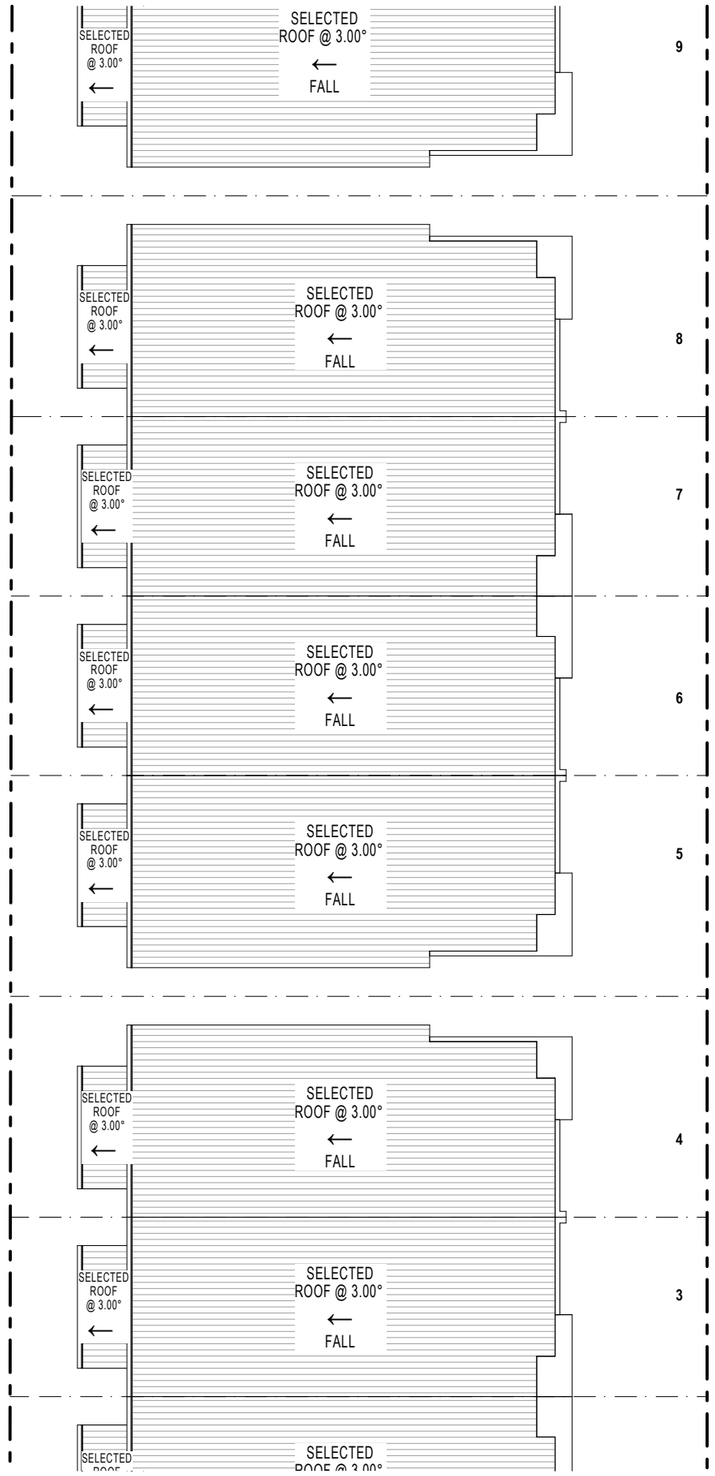
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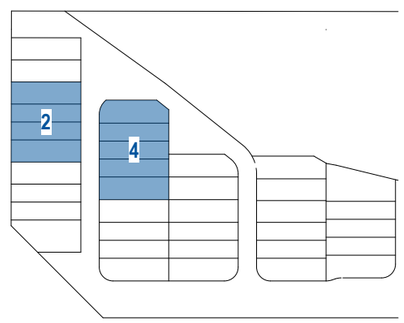
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NOTE: LEVELS ARE INDICATIVE AND SUBJECT TO CHANGE DUE TO ENGINEERING AND DESIGN REQUIREMENTS.

- INDICATIVE LANDSCAPING
- PEBBLE MULCH
- PRIVATE OPEN SPACE
- CLOTHESLINE
- ACC — AIR CON CONDENSER
- HWS — HOT WATER SYSTEM
- MB — METER BOX
- LB1 — SUNNI LETTERBOX 'KEY LARGO' H 830mm x W 470mm x D 370mm (OR SIMILAR)
- LB2 — SUNNI LETTERBOX 'KEY LARGO DUPLEX' H 1000mm x W 470mm x D 370mm (OR SIMILAR)
- GARBAGE BIN STORAGE LOCATION (REFER TO REFUSE PLAN)
- BR — BIKE RACK (2 SPACES EACH)

ROOF PLAN (LOTS 5 - 8 & 11 - 15)

0 2 4 6 8 10m

Scale 1:200 @ A3

2 KARINGAL DRIVE & 60 IMELDA WAY

PIMPAMA

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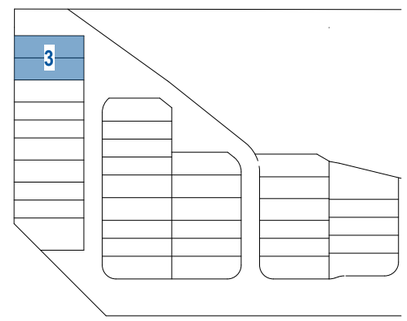
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- BR — BIKE RACK (2 SPACES EACH)



GROUND FLOOR PLAN (LOTS 9 - 10)

0 2 4 6 8 10m

Scale 1:200 @ A3

2 KARINGAL DRIVE & 60 IMELDA WAY

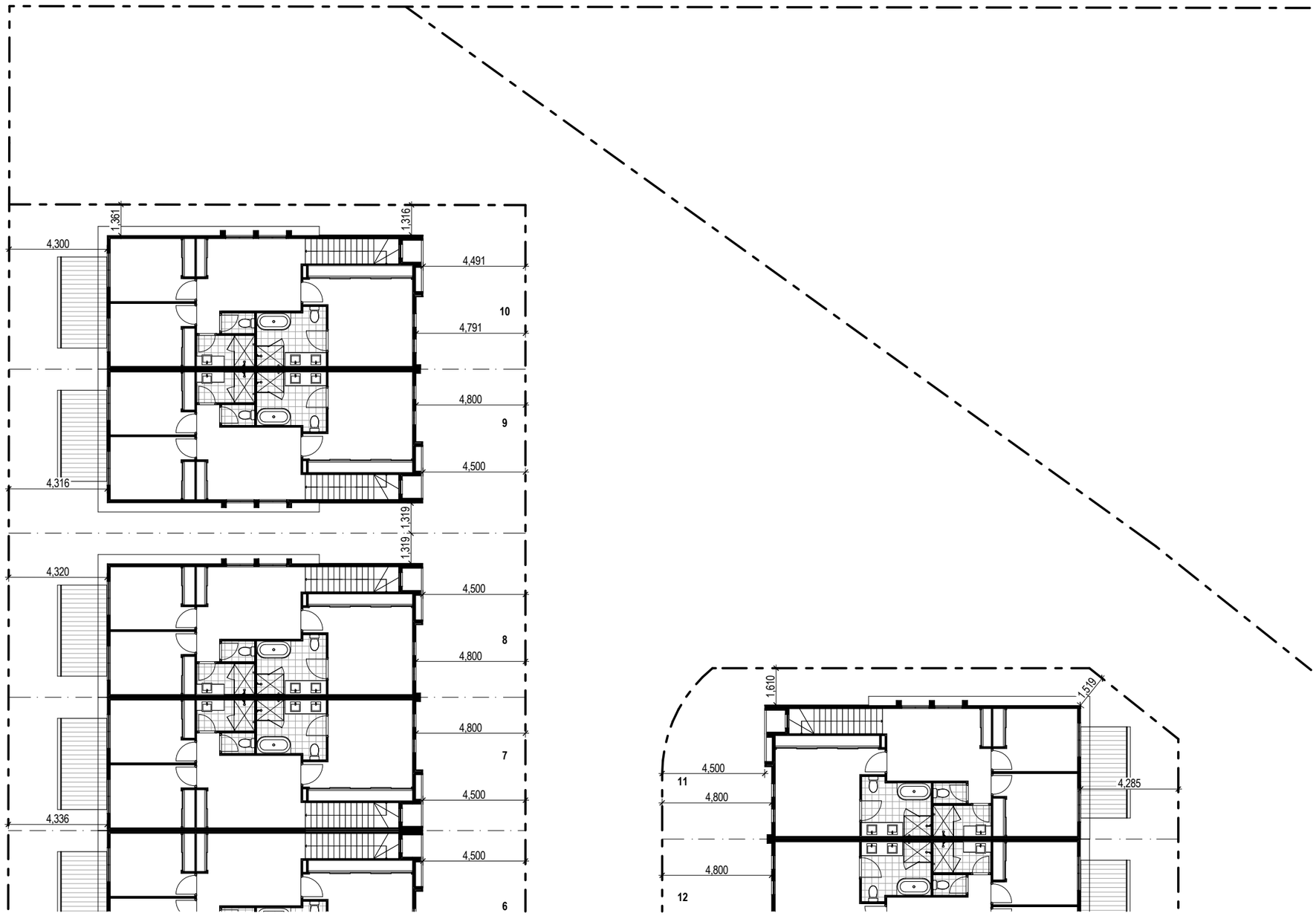
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INDICATIVE LANDSCAPING

PEBBLE MULCH

PRIVATE OPEN SPACE

CLOTHESLINE

ACC — AIR CON CONDENSER

HWS — HOT WATER SYSTEM

MB — METER BOX

LB1 — SUNNI LETTERBOX 'KEY LARGO'
H 830mm x W 470mm x D 370mm
(OR SIMILAR)

LB2 — SUNNI LETTERBOX 'KEY LARGO DUPLEX'
H 1000mm x W 470mm x D 370mm
(OR SIMILAR)

GARBAGE BIN STORAGE LOCATION
(REFER TO REFUSE PLAN)

BR — BIKE RACK (2 SPACES EACH)

FIRST FLOOR PLAN (LOTS 9 - 10)

0 2 4 6 8 10m
Scale 1:200 @ A3

2 KARINGAL DRIVE & 60 IMELDA WAY

PIMPAMA

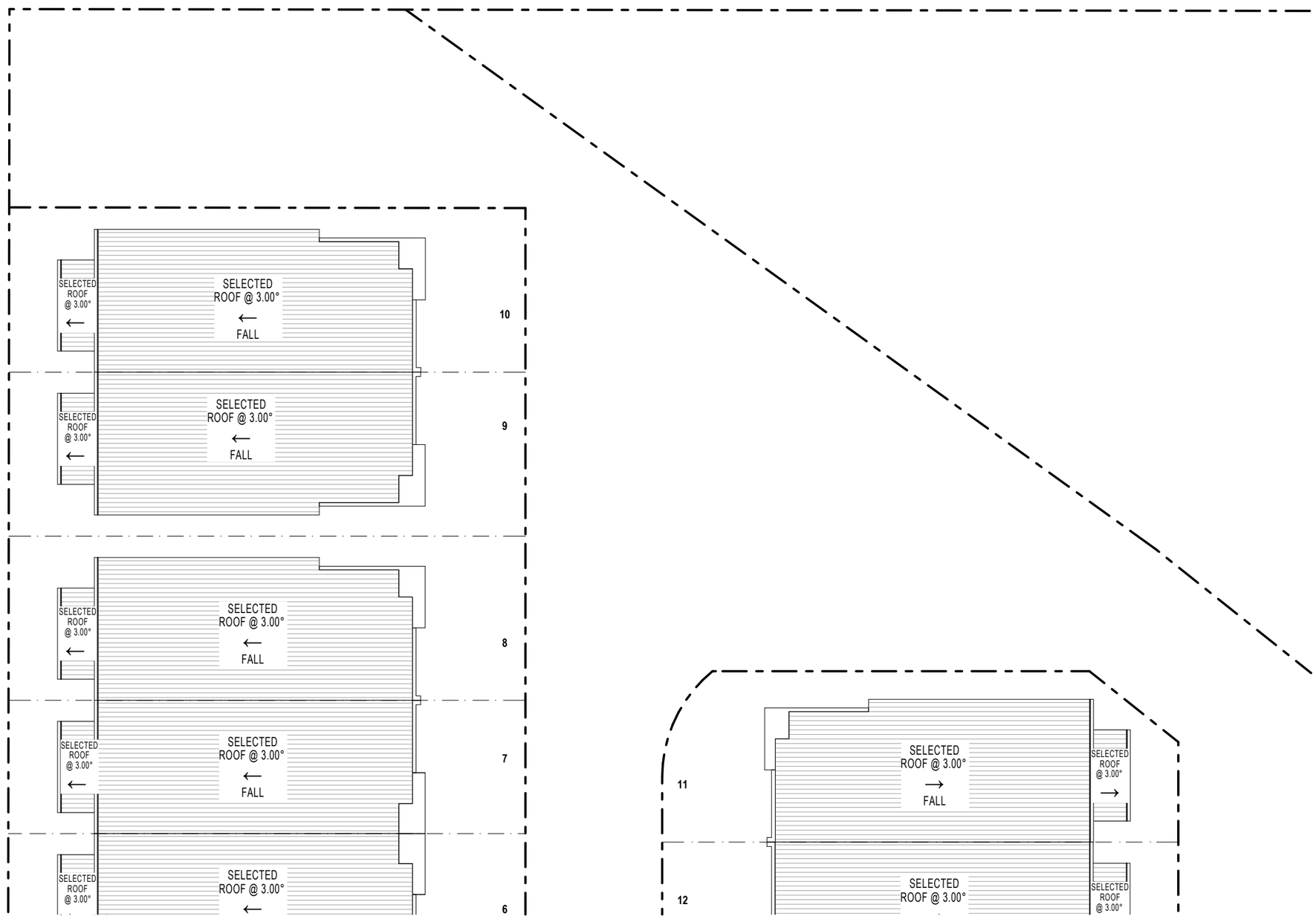
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- GARBAGE BIN STORAGE LOCATION (REFER TO REFUSE PLAN)
- BR — BIKE RACK (2 SPACES EACH)

ROOF PLAN (LOTS 9 - 10)

0 2 4 6 8 10m
Scale 1:200 @ A3

2 KARINGAL DRIVE & 60 IMELDA WAY

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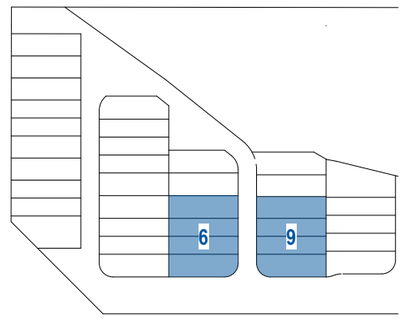
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GROUND FLOOR PLAN (LOTS 20 - 23 & 28 - 31)

0 2 4 6 8 10m

Scale 1:200 @ A3

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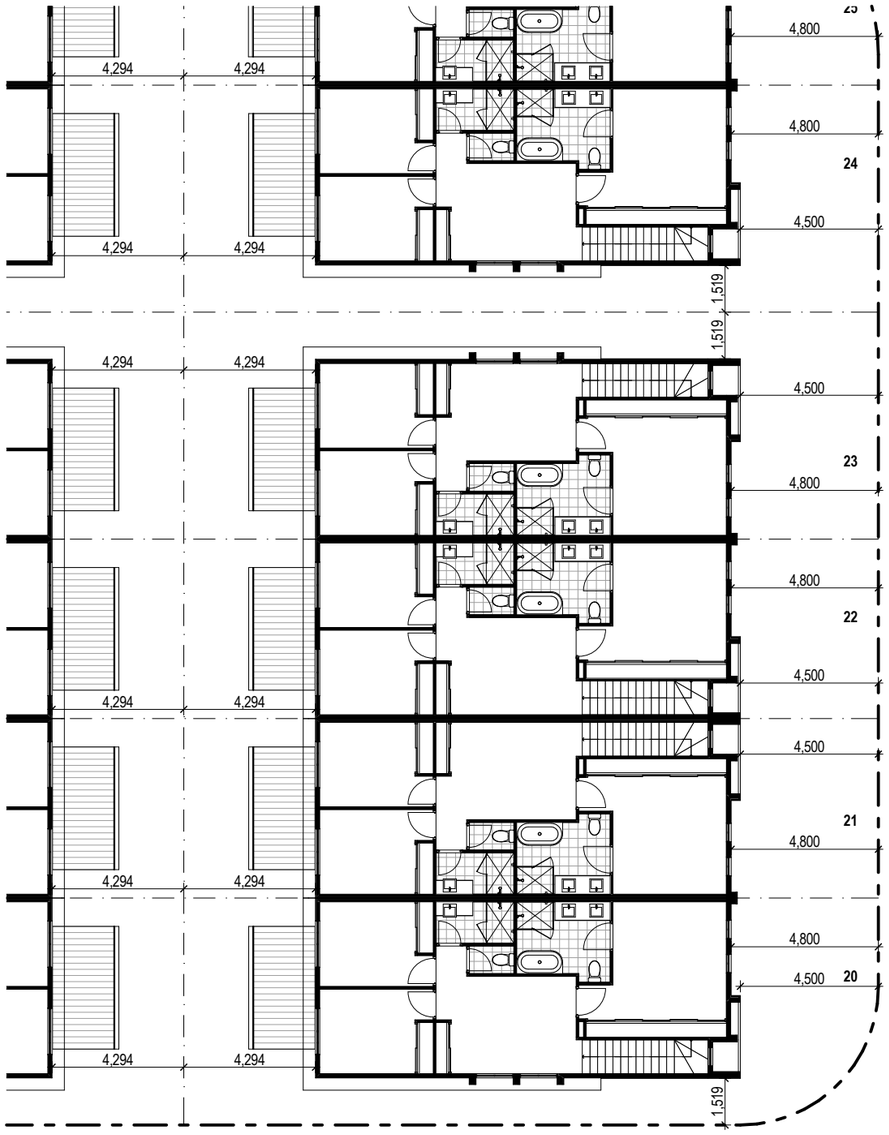
2 KARINGAL DRIVE & 60 IMELDA WAY

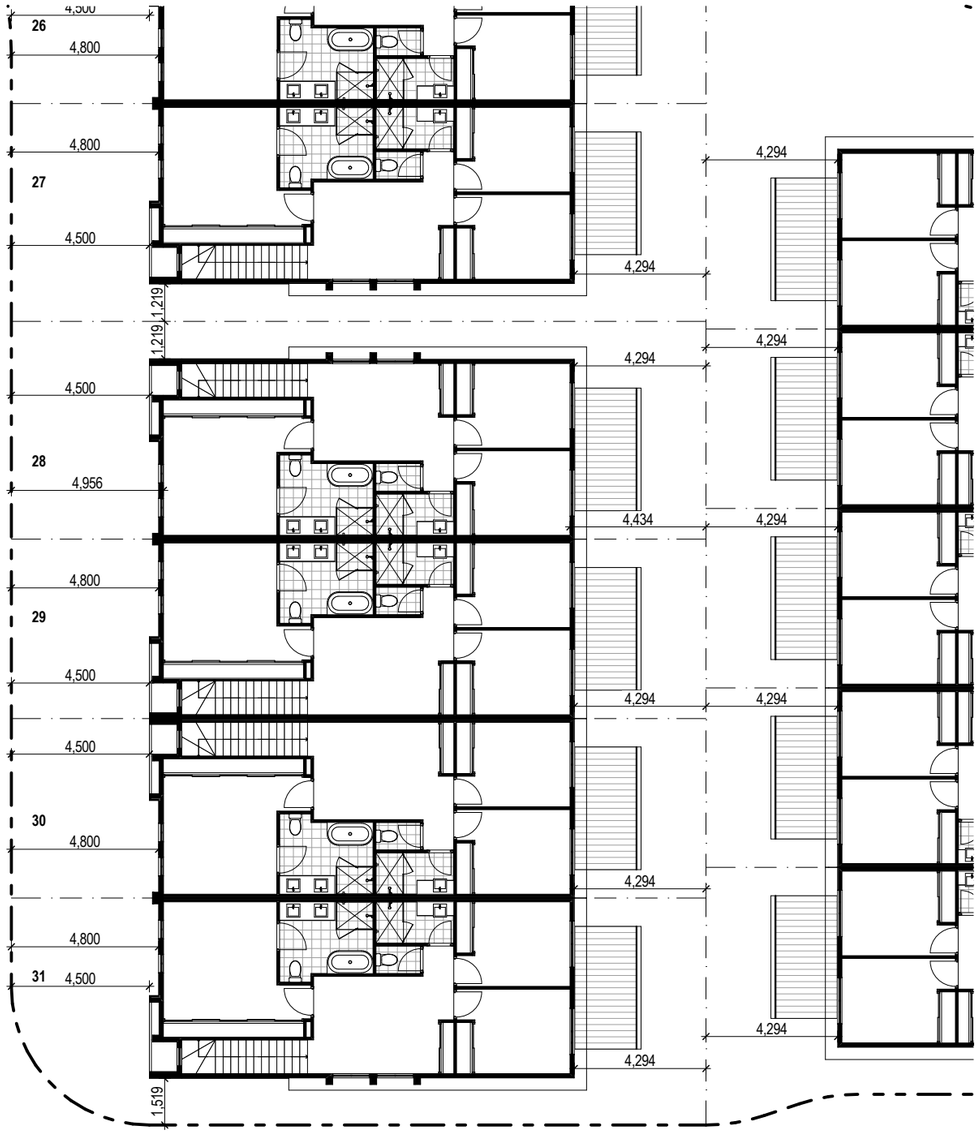
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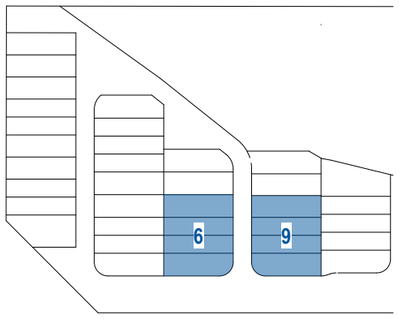
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FIRST FLOOR PLAN (LOTS 20 - 23 & 28 - 31)

0 2 4 6 8 10m

Scale 1:200 @ A3

2 KARINGAL DRIVE & 60 IMELDA WAY

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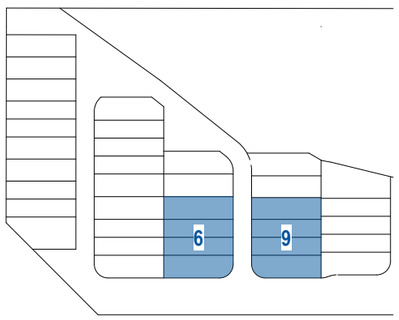
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- BR — BIKE RACK (2 SPACES EACH)



ROOF PLAN (LOTS 20 - 23 & 28 - 31)

0 2 4 6 8 10m

Scale 1:200 @ A3

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2 KARINGAL DRIVE & 60 IMELDA WAY

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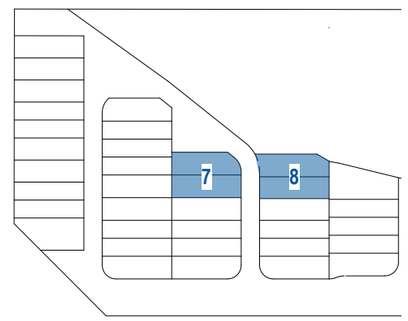
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GROUND FLOOR PLAN (LOTS 24 - 27)

0 2 4 6 8 10m

Scale 1:200 @ A3

2 KARINGAL DRIVE & 60 IMELDA WAY

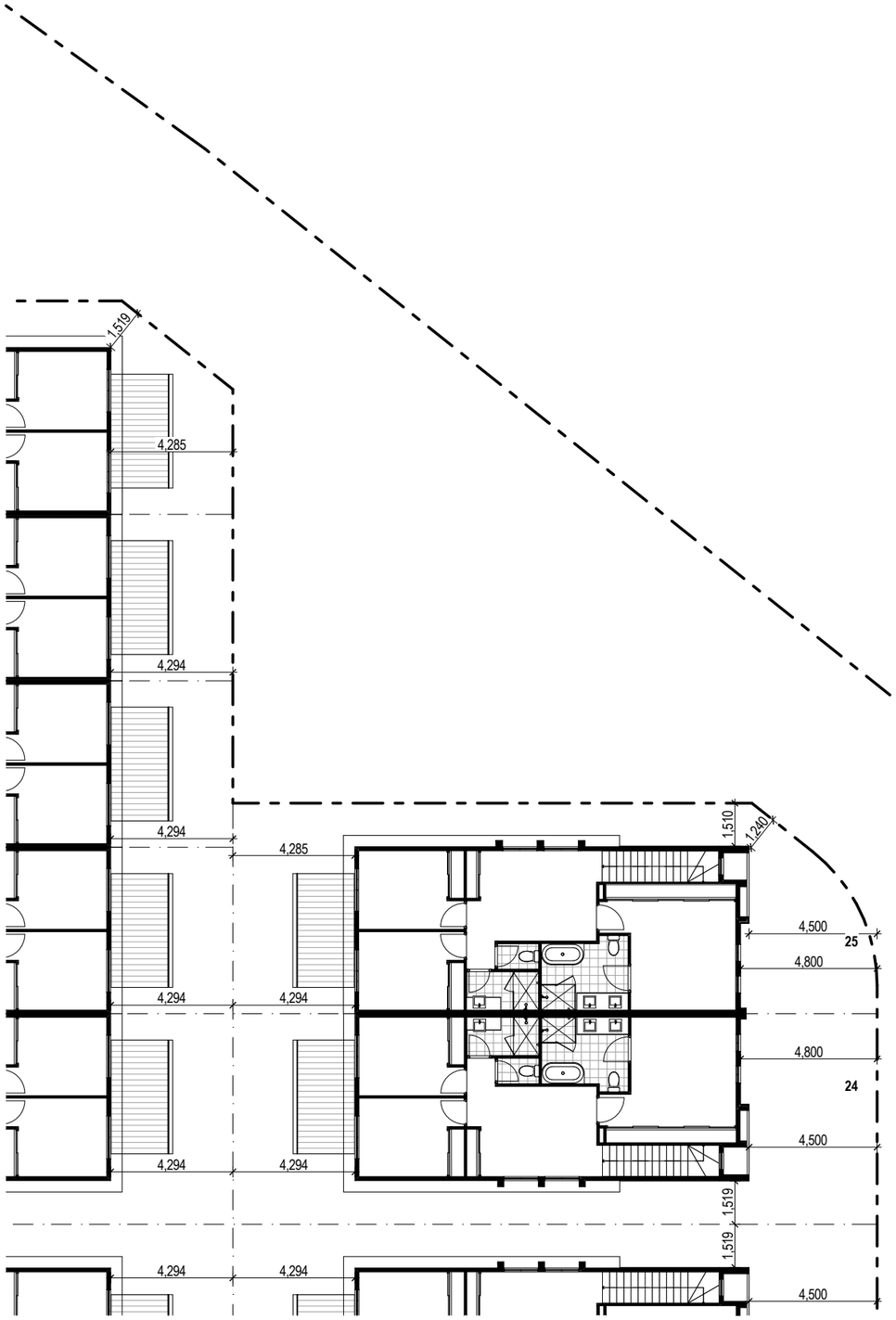
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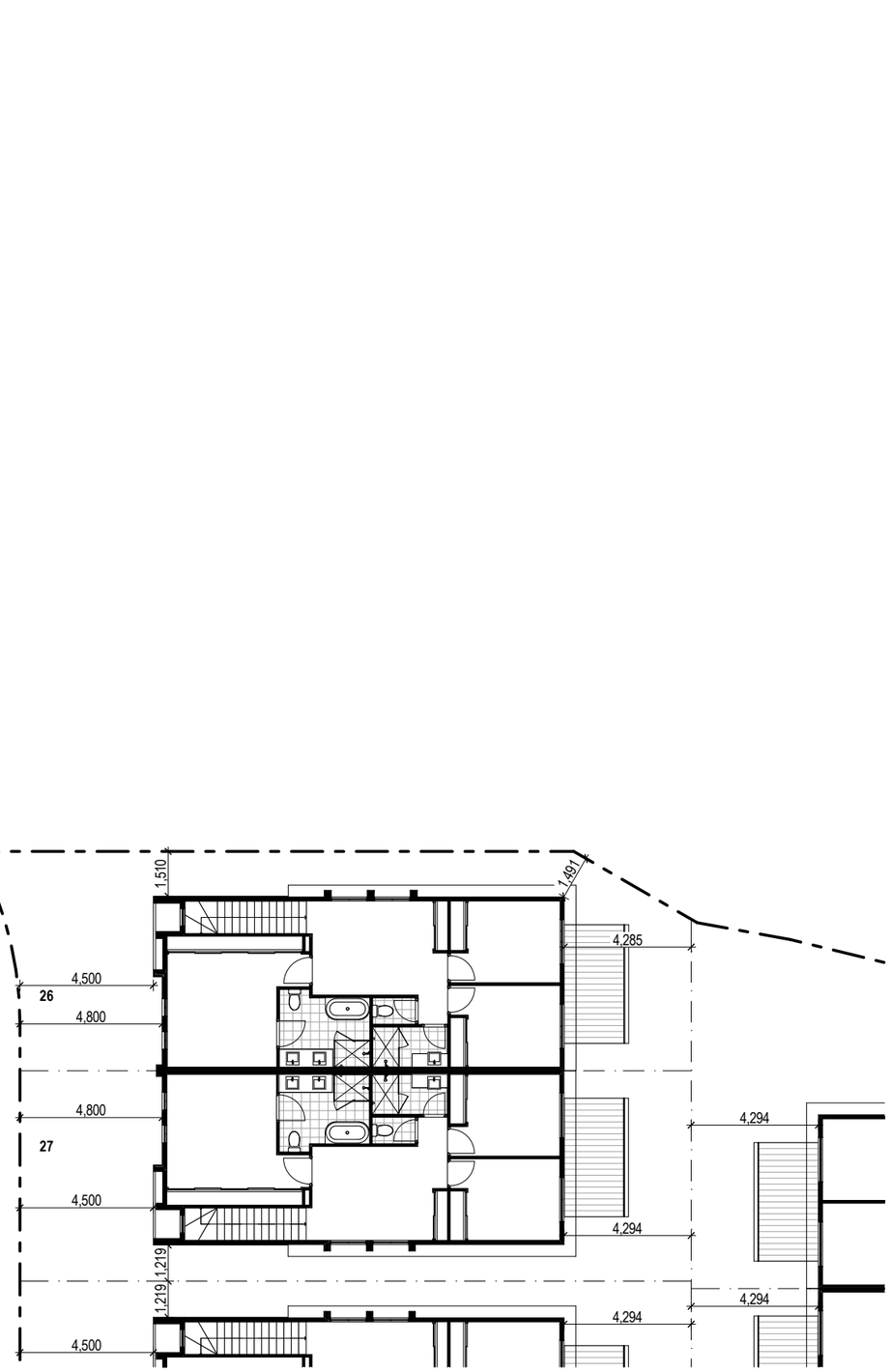
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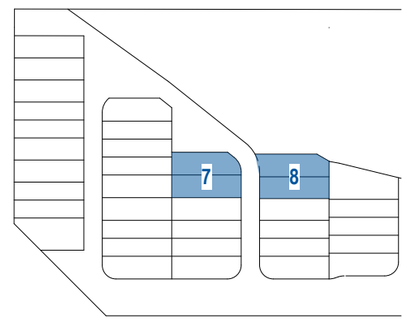
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- GARBAGE BIN STORAGE LOCATION (REFER TO REFUSE PLAN)
- BR — BIKE RACK (2 SPACES EACH)

FIRST FLOOR PLAN (LOTS 24 - 27)

0 2 4 6 8 10m

Scale 1:200 @ A3

2 KARINGAL DRIVE & 60 IMELDA WAY

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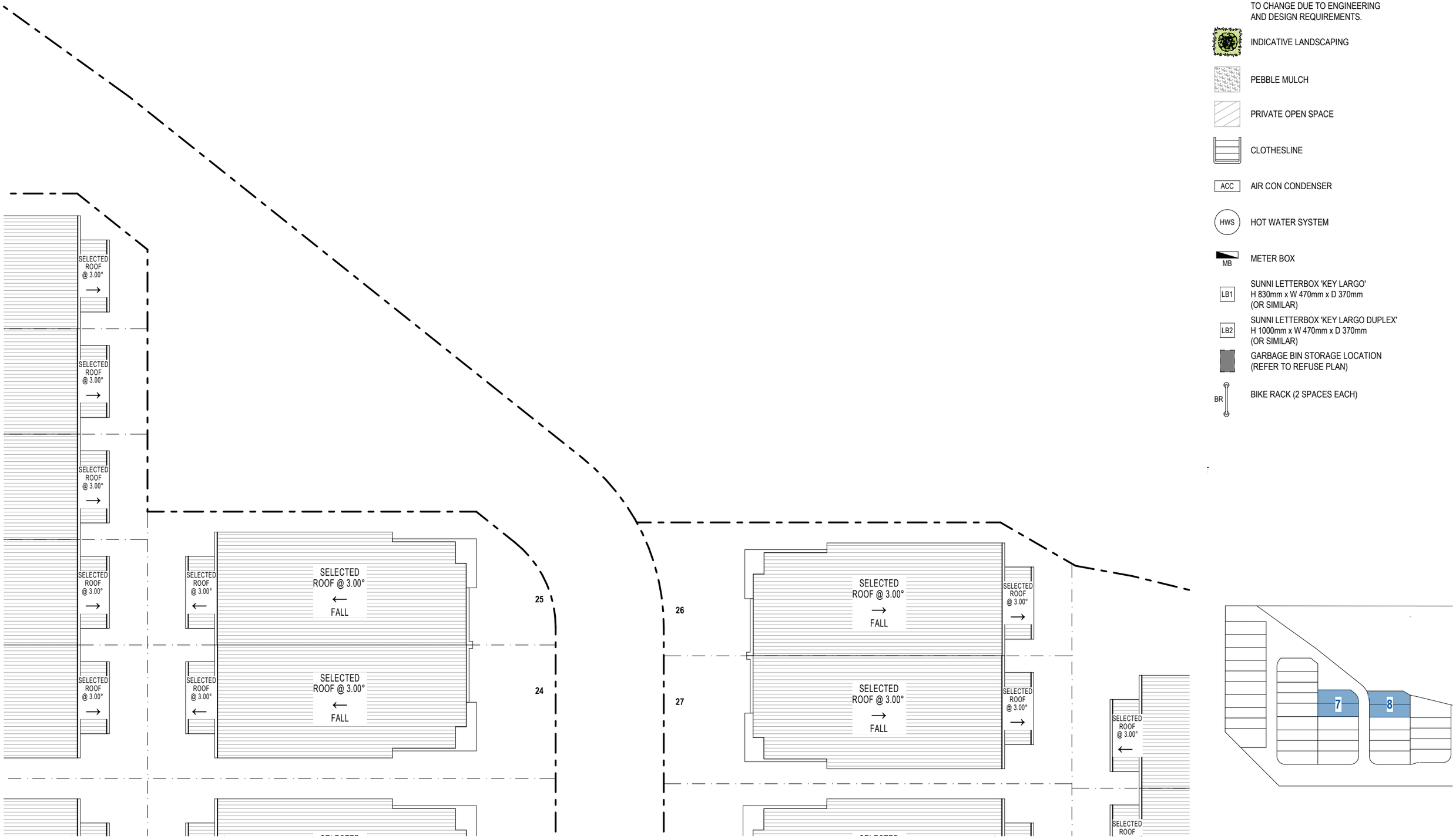
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ROOF PLAN (LOTS 24 - 27)

0 2 4 6 8 10m

Scale 1:200 @ A3

2 KARINGAL DRIVE & 60 IMELDA WAY

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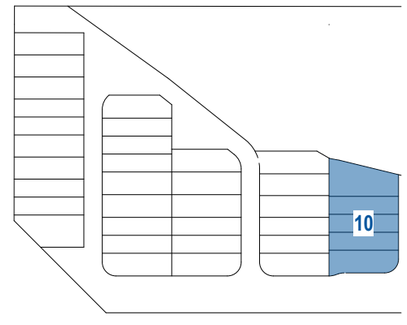
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- BR — BIKE RACK (2 SPACES EACH)

GROUND FLOOR PLAN (LOTS 32 - 36)

0 2 4 6 8 10m

Scale 1:200 @ A3

2 KARINGAL DRIVE & 60 IMELDA WAY

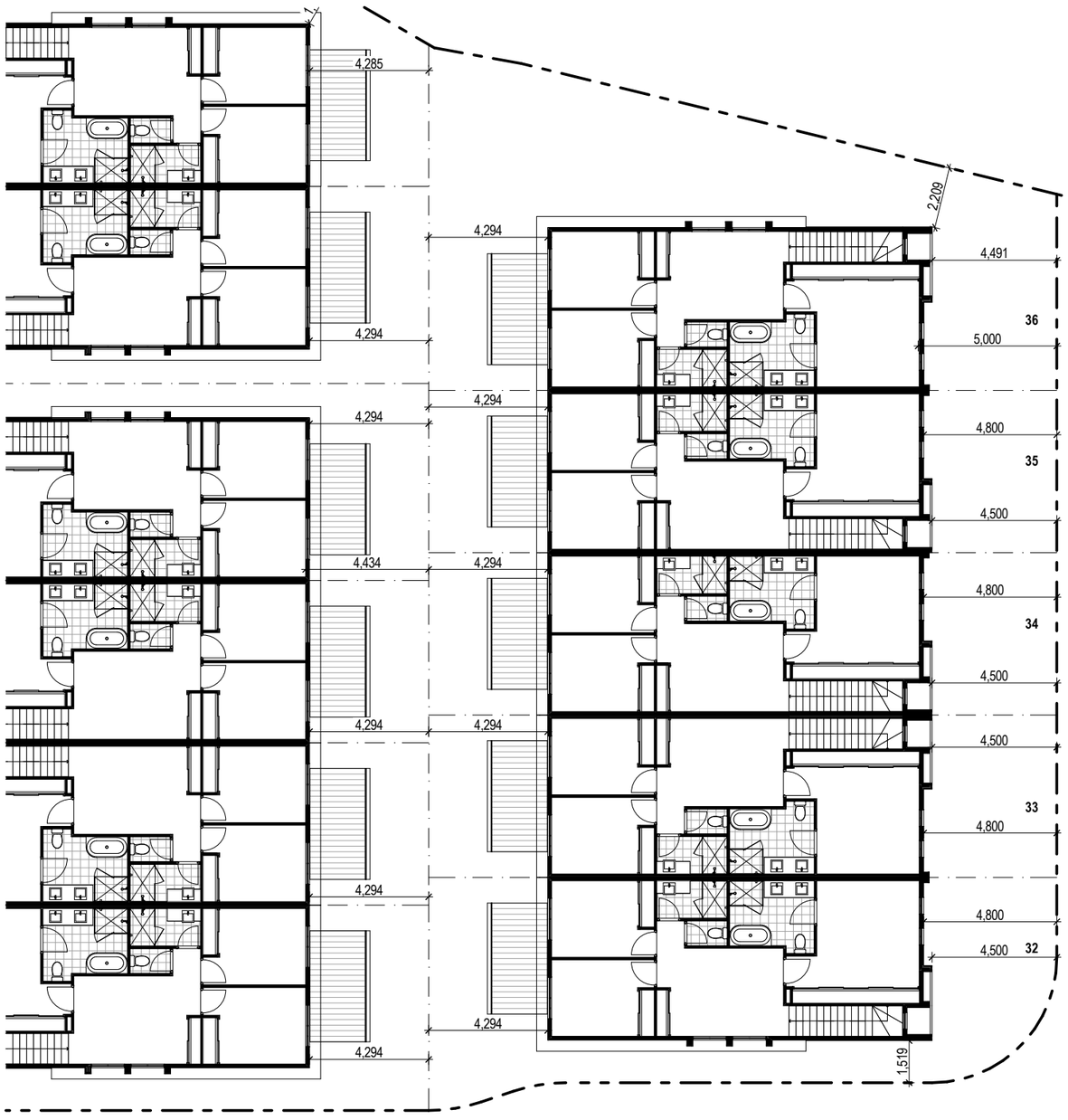
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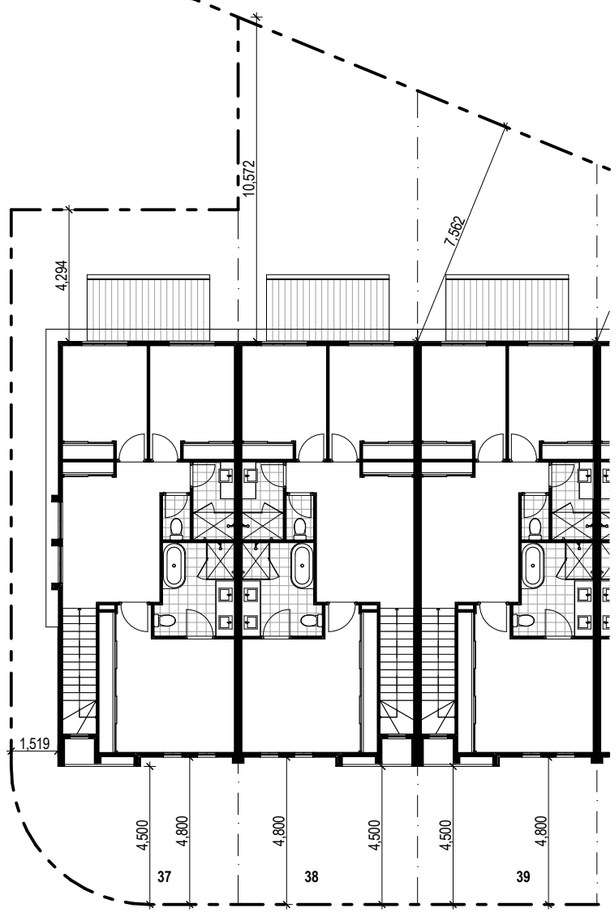
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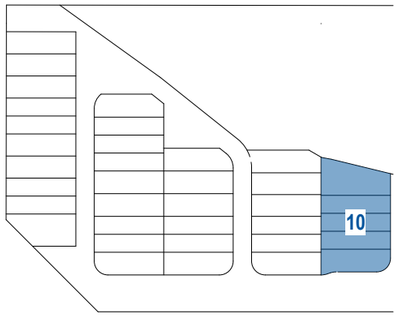
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- BR — BIKE RACK (2 SPACES EACH)

FIRST FLOOR PLAN (LOTS 32 - 36)

0 2 4 6 8 10m

Scale 1:200 @ A3

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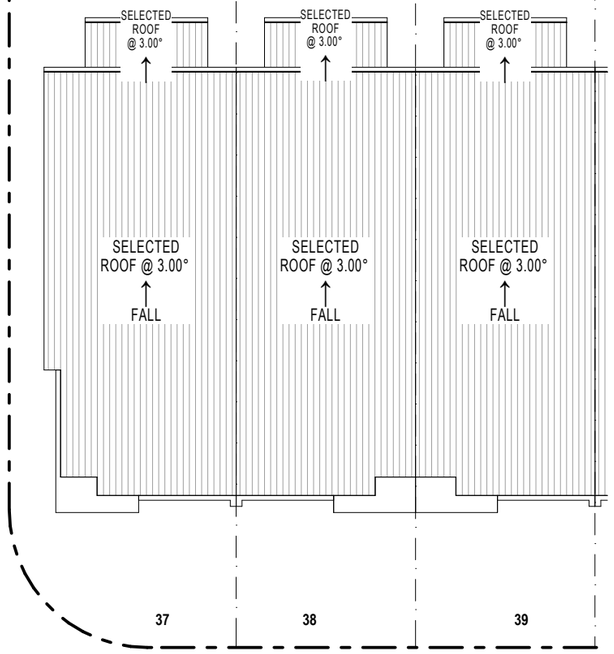
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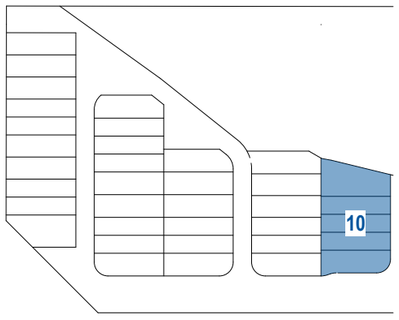
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- GARBAGE BIN STORAGE LOCATION (REFER TO REFUSE PLAN)
- BR — BIKE RACK (2 SPACES EACH)

ROOF PLAN (LOTS 32 - 36)

0 2 4 6 8 10m

Scale 1:200 @ A3

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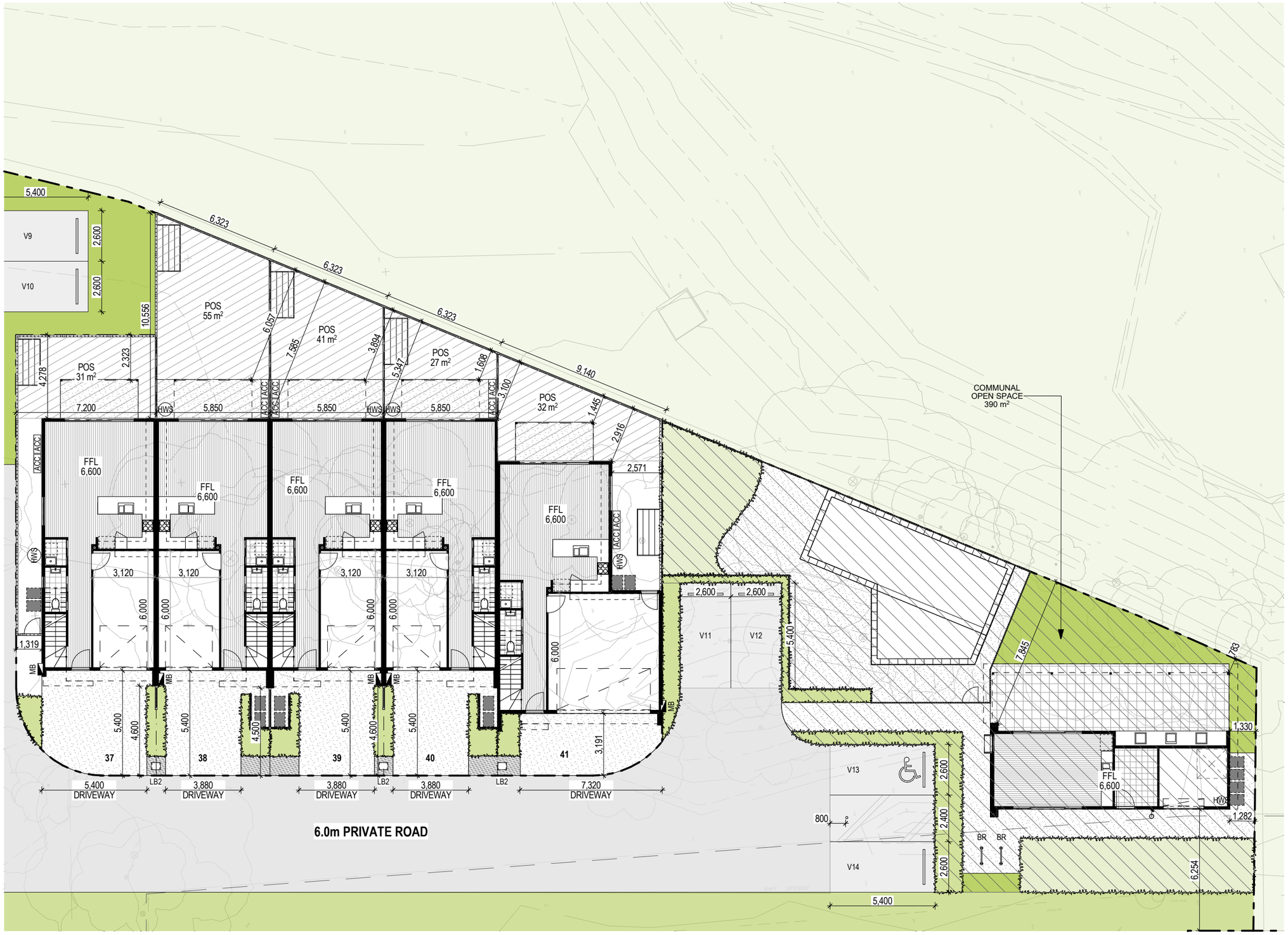
2 KARINGAL DRIVE & 60 IMELDA WAY

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- BR — BIKE RACK (2 SPACES EACH)

GROUND FLOOR PLAN (LOTS 37 - 41)

0 2 4 6 8 10m

Scale 1:200 @ A3

2 KARINGAL DRIVE & 60 IMELDA WAY

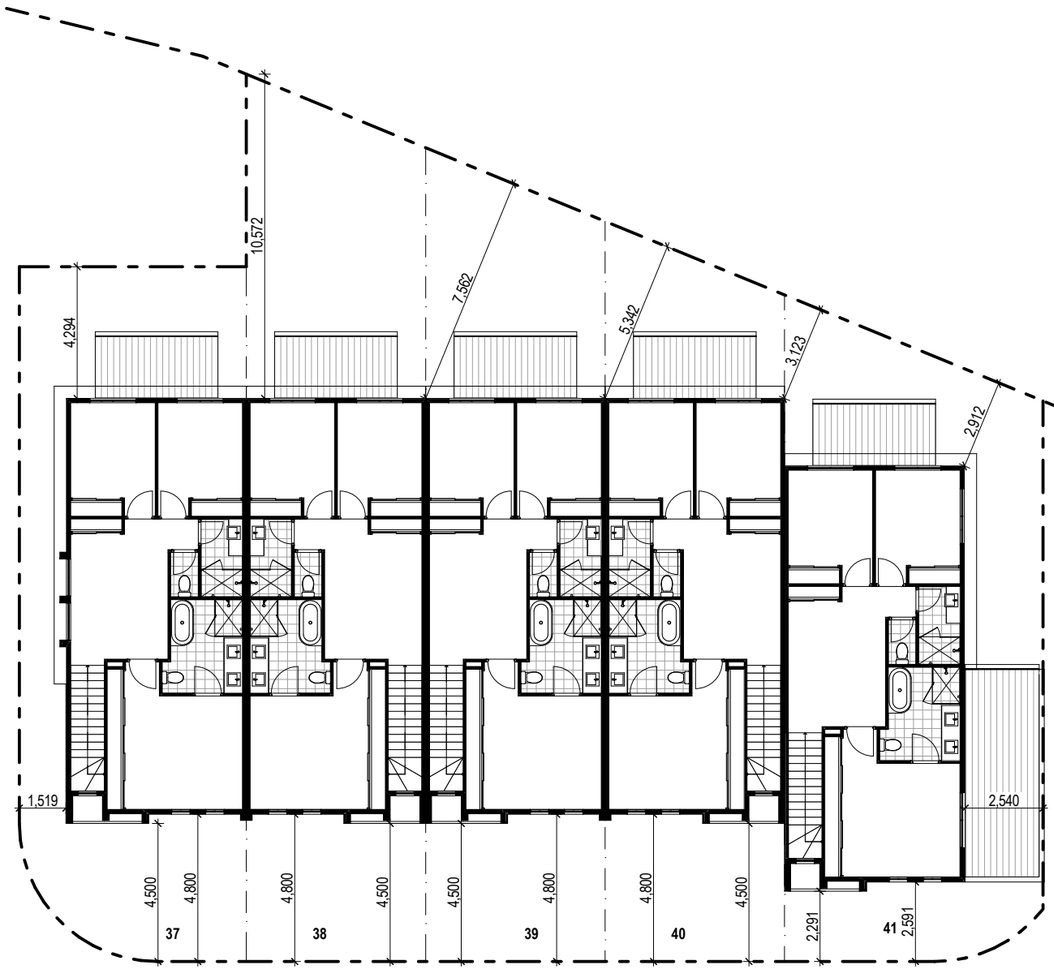
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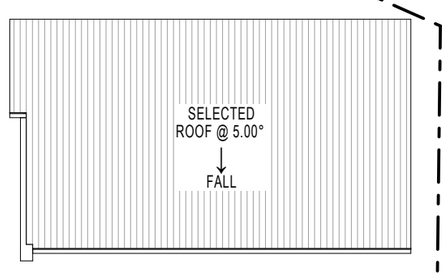
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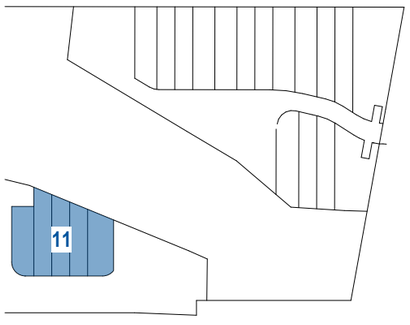
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- BR — BIKE RACK (2 SPACES EACH)

FIRST FLOOR PLAN (LOTS 37 - 41)

0 2 4 6 8 10m
Scale 1:200 @ A3

2 KARINGAL DRIVE & 60 IMELDA WAY

PIMPAMA

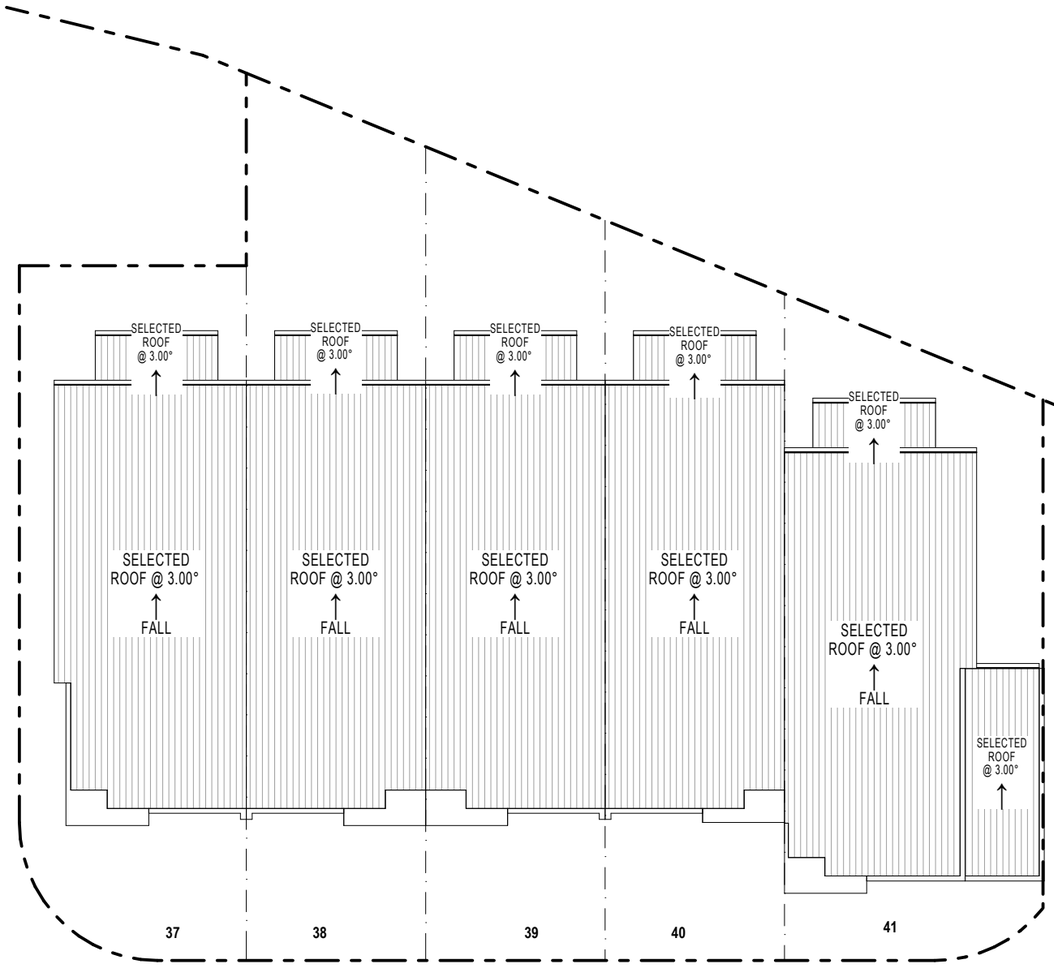
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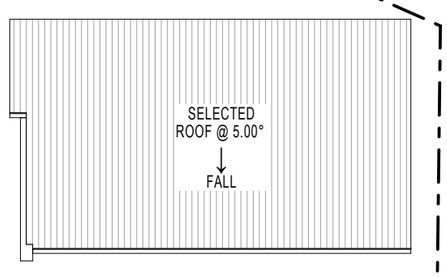
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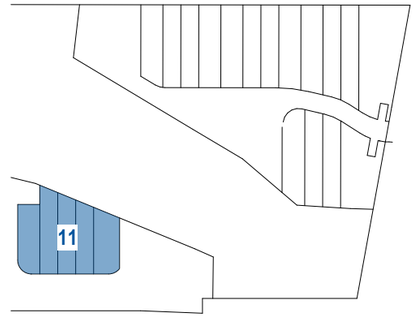
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- GARBAGE BIN STORAGE LOCATION (REFER TO REFUSE PLAN)
- BR — BIKE RACK (2 SPACES EACH)

ROOF PLAN (LOTS 37 - 41)

0 2 4 6 8 10m

Scale 1:200 @ A3

2 KARINGAL DRIVE & 60 IMELDA WAY

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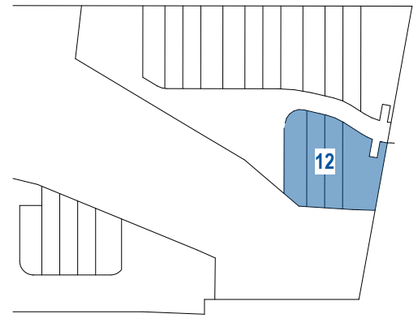
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- BR — BIKE RACK (2 SPACES EACH)



GROUND FLOOR PLAN (LOTS 1-4)

0 2 4 6 8 10m

Scale 1:200 @ A3

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2 KARINGAL DRIVE & 60 IMELDA WAY

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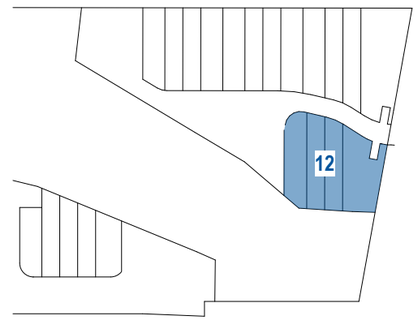
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- BR — BIKE RACK (2 SPACES EACH)



FIRST FLOOR PLAN (LOTS 1-4)

0 2 4 6 8 10m

Scale 1:200 @ A3

2 KARINGAL DRIVE & 60 IMELDA WAY

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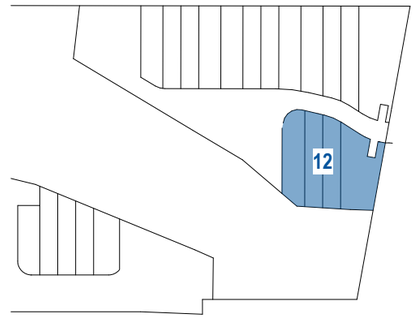
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- GARBAGE BIN STORAGE LOCATION (REFER TO REFUSE PLAN)
- BR — BIKE RACK (2 SPACES EACH)



ROOF PLAN (LOTS 1-4)

0 2 4 6 8 10m

Scale 1:200 @ A3

2 KARINGAL DRIVE & 60 IMELDA WAY

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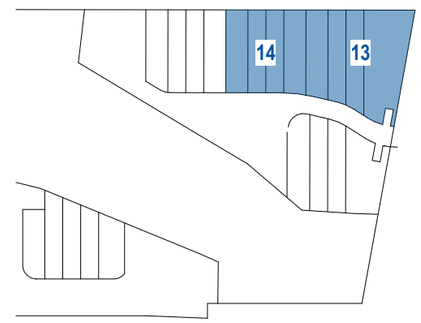
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- BR — BIKE RACK (2 SPACES EACH)

GROUND FLOOR PLAN (LOTS 5 - 12)

0 2 4 6 8 10m

Scale 1:200 @ A3

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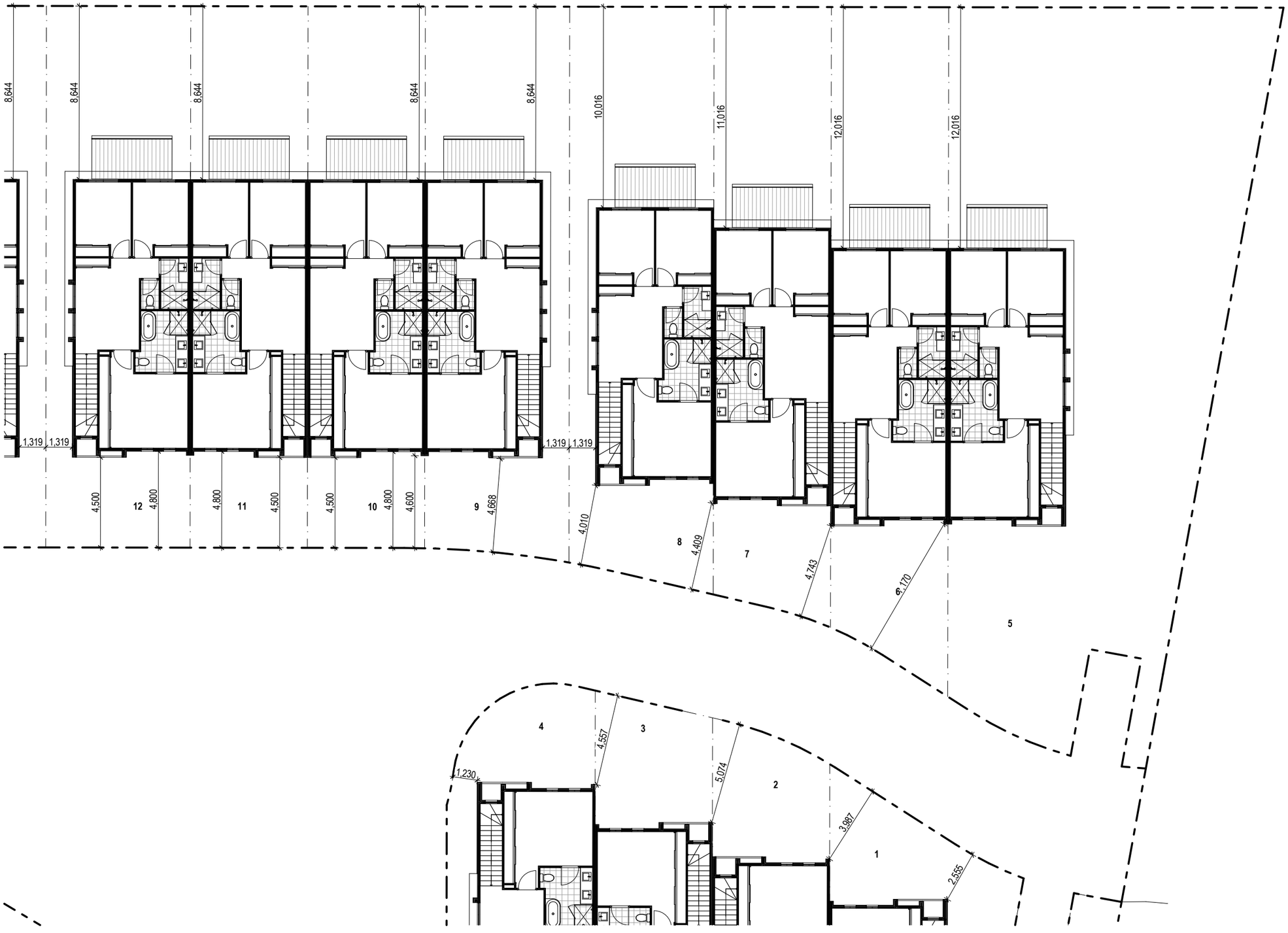
2 KARINGAL DRIVE & 60 IMELDA WAY

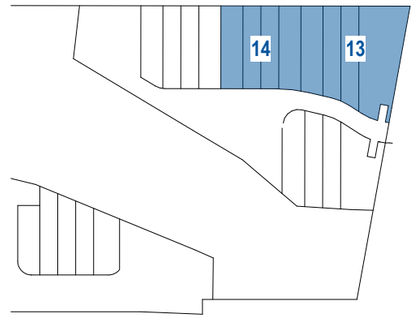
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- BR — BIKE RACK (2 SPACES EACH)

FIRST FLOOR PLAN (LOTS 5 - 12)

0 2 4 6 8 10m

Scale 1:200 @ A3

2 KARINGAL DRIVE & 60 IMELDA WAY

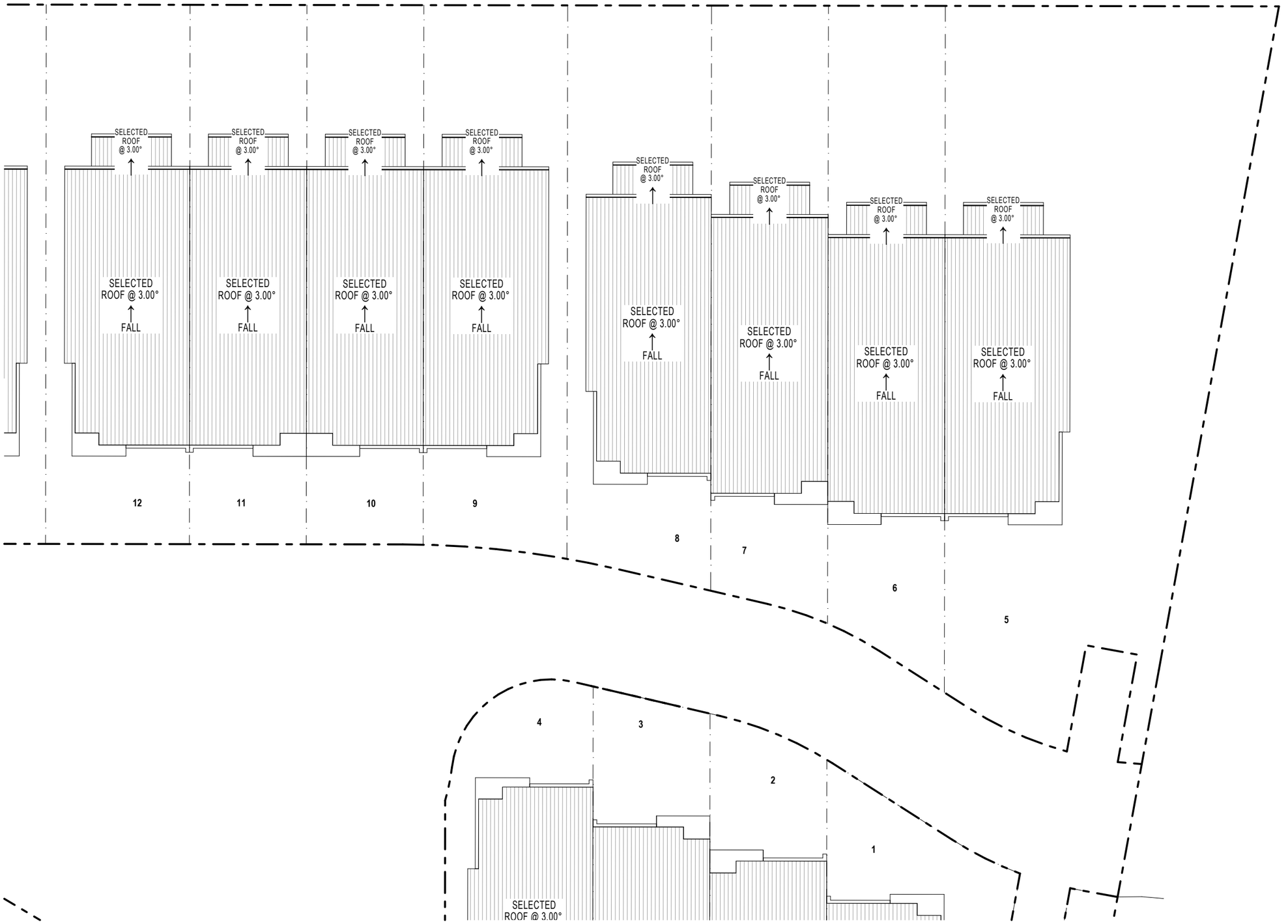
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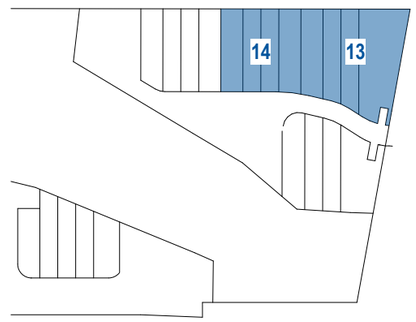
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ROOF PLAN (LOTS 5 - 12)

0 2 4 6 8 10m

Scale 1:200 @ A3

2 KARINGAL DRIVE & 60 IMELDA WAY

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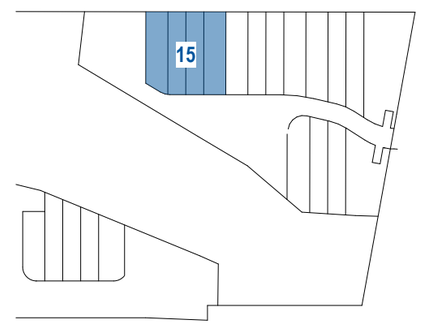
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- BR — BIKE RACK (2 SPACES EACH)

GROUND FLOOR PLAN (LOTS 13 - 16)

0 2 4 6 8 10m

Scale 1:200 @ A3

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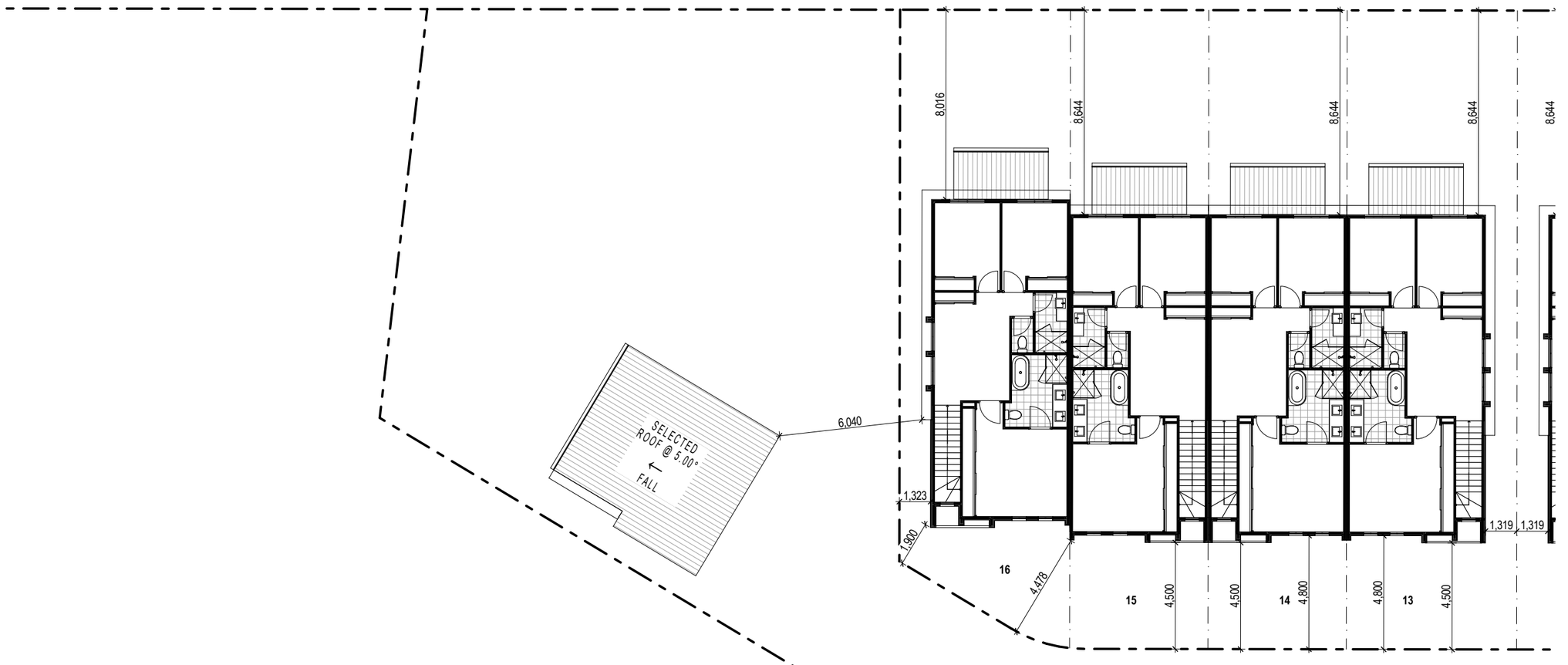
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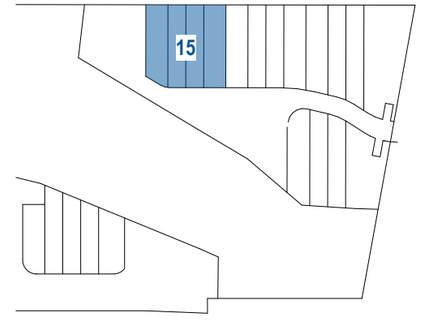
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- BR — BIKE RACK (2 SPACES EACH)



FIRST FLOOR PLAN (LOTS 13 - 16)

0 2 4 6 8 10m

Scale 1:200 @ A3

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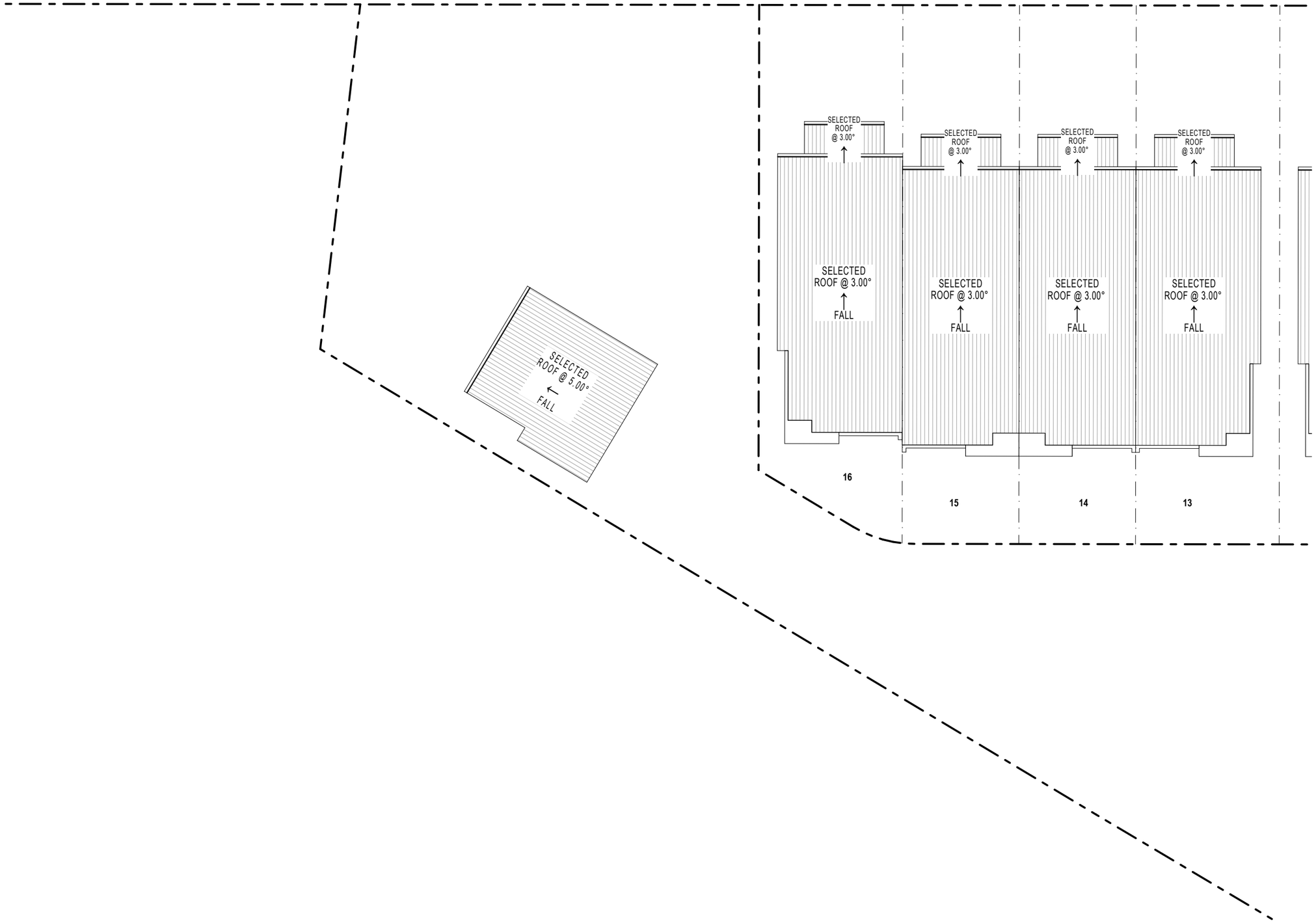
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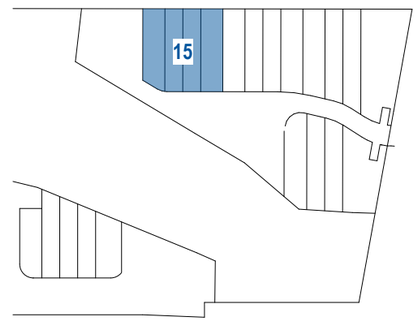
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ROOF PLAN (LOTS 13 - 16)

0 2 4 6 8 10m

Scale 1:200 @ A3

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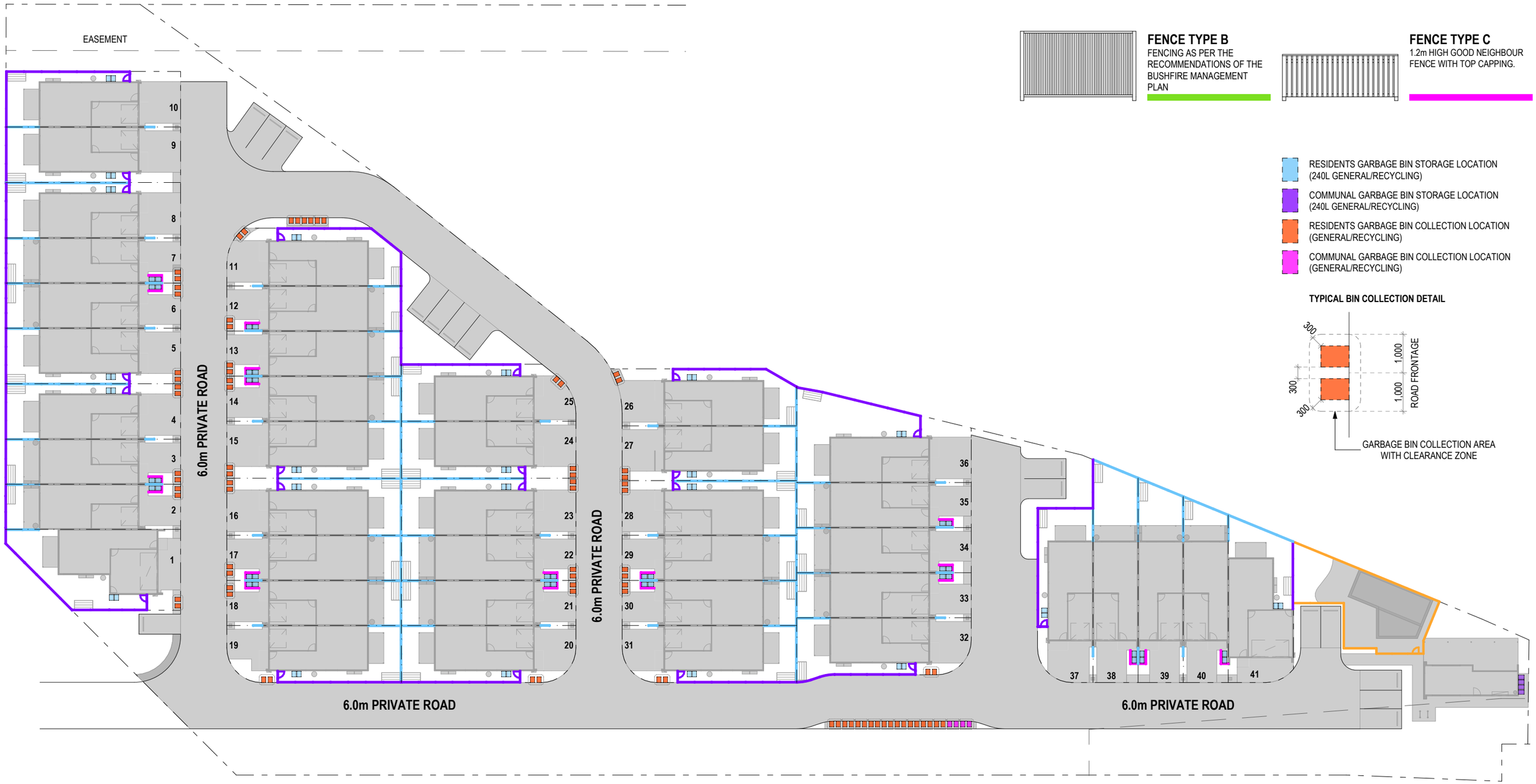
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FENCE TYPE A
1.8m HIGH GOOD NEIGHBOUR FENCE WITH TOP CAPPING.

FENCE TYPE E
1.8m HIGH CLOSED OVERLAP TIMBER FENCE WITH TOP CAPPING

FENCE TYPE B
FENCING AS PER THE RECOMMENDATIONS OF THE BUSHFIRE MANAGEMENT PLAN

FENCE TYPE C
1.2m HIGH GOOD NEIGHBOUR FENCE WITH TOP CAPPING.

RESIDENTS GARBAGE BIN STORAGE LOCATION (240L GENERAL/RECYCLING)

COMMUNAL GARBAGE BIN STORAGE LOCATION (240L GENERAL/RECYCLING)

RESIDENTS GARBAGE BIN COLLECTION LOCATION (GENERAL/RECYCLING)

COMMUNAL GARBAGE BIN COLLECTION LOCATION (GENERAL/RECYCLING)

TYPICAL BIN COLLECTION DETAIL

FENCING & REFUSE PLAN

0 5 10 15 20 25m
Scale 1:500 @ A3

F:\Projects\4104-Karingal Drive, Pimpama\03 Drawings\02 Da\260325 KARINGAL DRIVE, PIMPAMA.pln

2 KARINGAL DRIVE & 60 IMELDA WAY
PIMPAMA

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FENCE TYPE A
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FENCE TYPE E
1.8m HIGH CLOSED OVERLAP TIMBER FENCE WITH TOP CAPPING

FENCE TYPE B
FENCING AS PER THE RECOMMENDATIONS OF THE BUSHFIRE MANAGEMENT PLAN

FENCE TYPE C
1.2m HIGH GOOD NEIGHBOUR FENCE WITH TOP CAPPING.

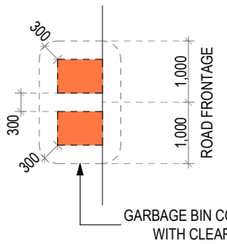
RESIDENTS GARBAGE BIN STORAGE LOCATION (240L GENERAL/RECYCLING)

COMMUNAL GARBAGE BIN STORAGE LOCATION (240L GENERAL/RECYCLING)

RESIDENTS GARBAGE BIN COLLECTION LOCATION (GENERAL/RECYCLING)

COMMUNAL GARBAGE BIN COLLECTION LOCATION (GENERAL/RECYCLING)

TYPICAL BIN COLLECTION DETAIL



FENCING & REFUSE PLAN

0 5 10 15 20 25m
Scale 1:500 @ A3

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2 KARINGAL DRIVE & 60 IMELDA WAY
PIMPAMA

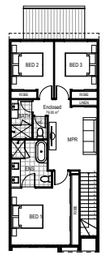
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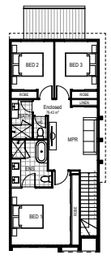
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FLT

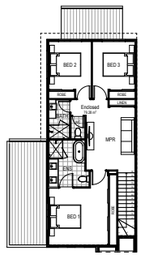
TYPE A	TYPE A END	TYPE B END
3 2+1 1+1 2	3 2+1 1+1 2	3 2+1 2 2
Areas	**Areas**	**Areas**
Ground	**Ground**	**Ground**
Enclosed 56.07	Enclosed 56.38	Enclosed 56.29
Garage 20.13	Garage 20.13	Garage 36.59
Terrace 8.00	Terrace 8.00	Terrace 8.00
First	**First**	**First**
Enclosed 79.00	Enclosed 79.43	Enclosed 79.28
163.20 m²	**163.94 m²**	**180.16 m²**



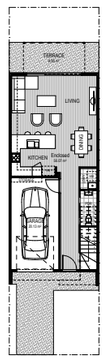
FIRST FLOOR



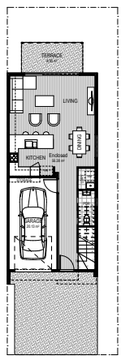
FIRST FLOOR



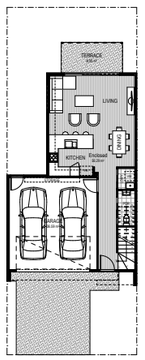
FIRST FLOOR



GROUND FLOOR



GROUND FLOOR



GROUND FLOOR

PRODUCT SUMMARY

NOTE: AREAS DO NOT INCLUDE VOIDS & STAIR VOIDS ON UPPER LEVELS

Not to Scale

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2 KARINGAL DRIVE & 60 IMELDA WAY

PIMPAMA

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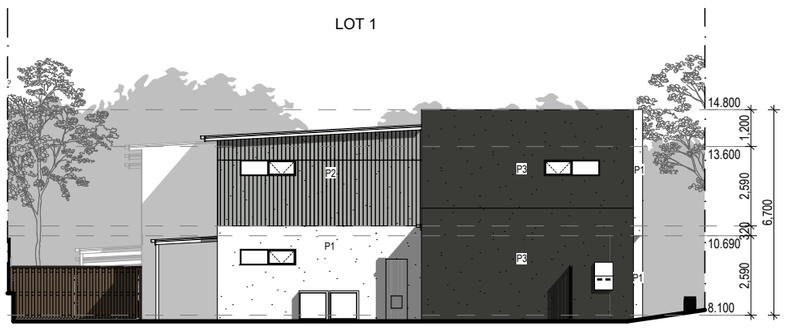
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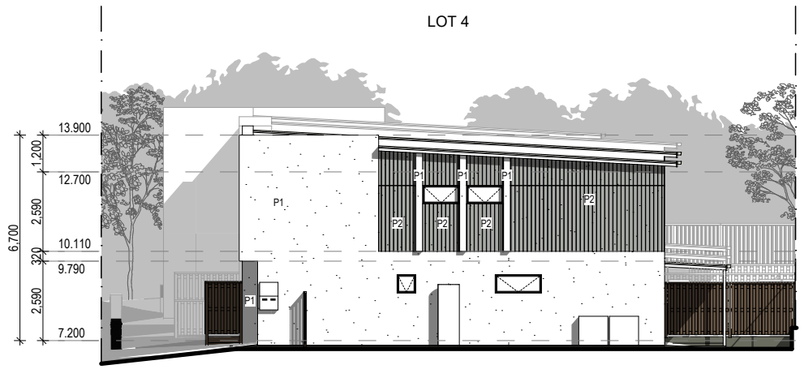
ELEVATION 1 - SOUTH EAST

Scale 1:200



ELEVATION 2 - SOUTH WEST

Scale 1:200



ELEVATION 4 - NORTH EAST

Scale 1:200



ELEVATION 3 - NORTH WEST

Scale 1:200

R RENDER FINISH

SA1 SCYON AXON 133

P1 RESENE QUARTER ALABASTER

P2 RESENE ATMOSPHERE

P3 RESENE ZEUS

T1 TIMBER LOOK

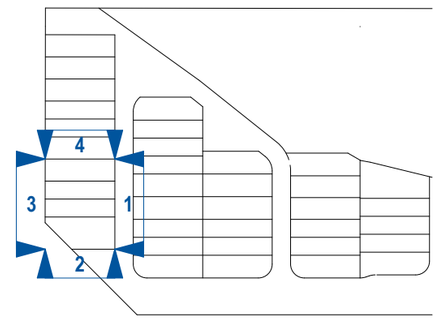
NOTES

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WINDOW FRAMES TO BE COLORBOND 'SURFMIST' FINISH

DOWNPIPES & RAINHEADS TO MATCH WALL COLOUR

ROOFS, GUTTERS & FASCIAS TO BE COLORBOND 'SURFMIST' FINISH



STREETSCAPE
CLUSTER 1 (LOTS 1-4)

0 2 4 6 8 10m

Scale 1:200 @ A3

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2 KARINGAL DRIVE & 60 IMELDA WAY
PIMPAMA

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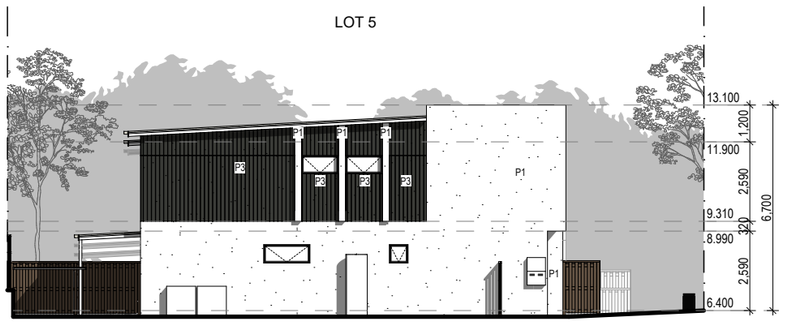
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ELEVATION 5 - SOUTH EAST

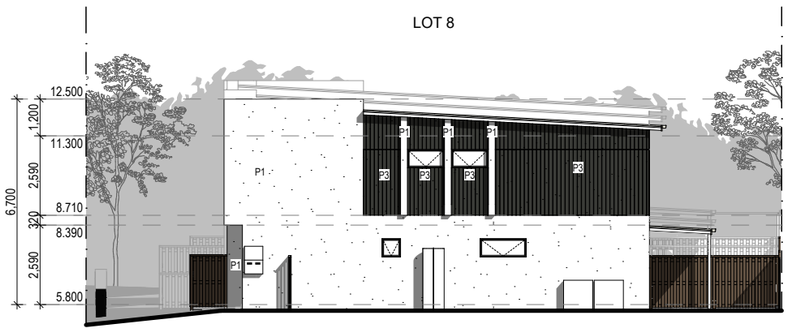
Scale 1:200

R	RENDER FINISH
SA1	SCYON AXON 133
P1	RESENE QUARTER ALABASTER
P2	RESENE ATMOSPHERE
P3	RESENE ZEUS
T1	TIMBER LOOK



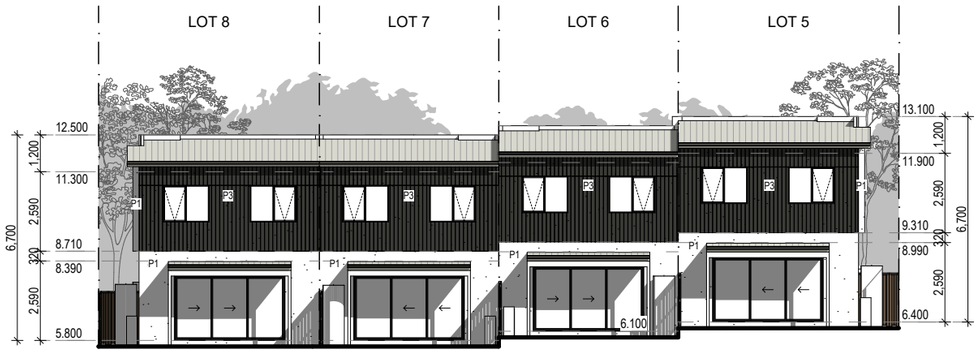
ELEVATION 6 - SOUTH WEST

Scale 1:200



ELEVATION 8 - NORTH EAST

Scale 1:200



ELEVATION 7 - NORTH WEST

Scale 1:200

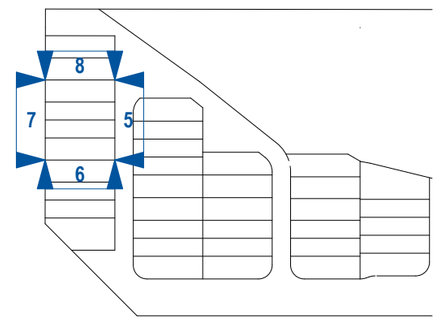
NOTES

COLOURS AND FINISHES ARE INDICATIVE ONLY

WINDOW FRAMES TO BE COLORBOND 'SURFMIST' FINISH

DOWNPIPES & RAINHEADS TO MATCH WALL COLOUR

ROOFS, GUTTERS & FASCIAS TO BE COLORBOND 'SURFMIST' FINISH



STREETSCAPE
CLUSTER 2 (LOTS 5-8)

0 2 4 6 8 10m

Scale 1:200 @ A3

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2 KARINGAL DRIVE & 60 IMELDA WAY

PIMPAMA

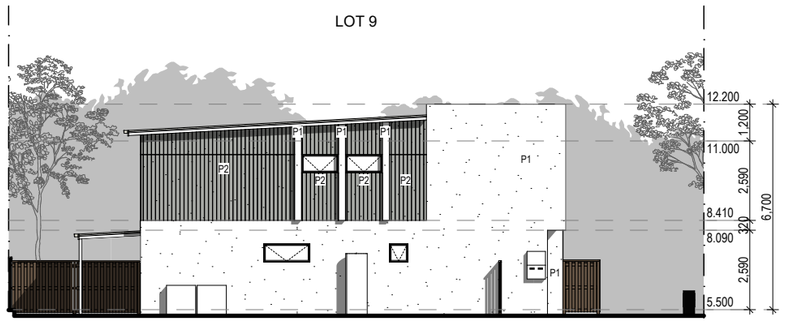
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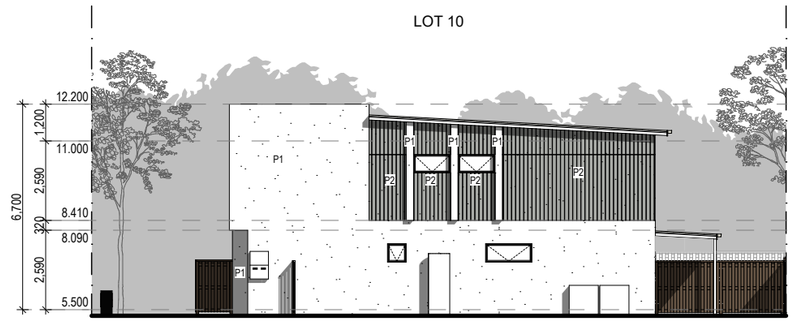
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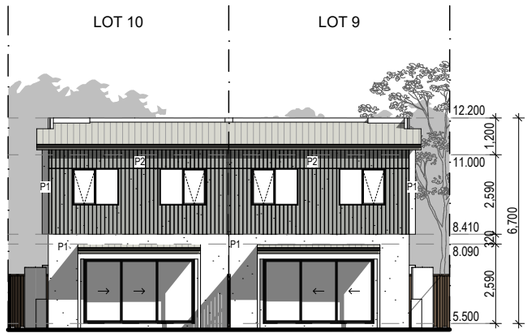
ELEVATION 9 - SOUTH EAST Scale 1:200



ELEVATION 10 - SOUTH WEST Scale 1:200



ELEVATION 12 - NORTH EAST Scale 1:200



ELEVATION 11 - NORTH WEST Scale 1:200

R RENDER FINISH

SA1 SCYON AXON 133

P1 RESENE QUARTER ALABASTER

P2 RESENE ATMOSPHERE

P3 RESENE ZEUS

T1 TIMBER LOOK

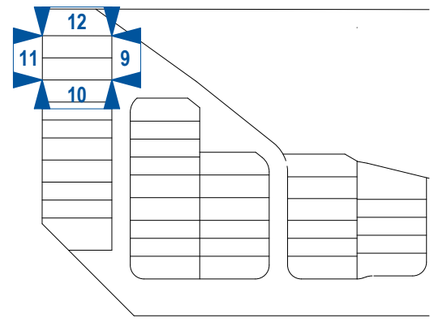
NOTES

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WINDOW FRAMES TO BE COLORBOND 'SURFMIST' FINISH

DOWNPIPES & RAINHEADS TO MATCH WALL COLOUR

ROOFS, GUTTERS & FASCIAS TO BE COLORBOND 'SURFMIST' FINISH



STREETSCAPE
CLUSTER 3 (LOTS 9-10)

0 2 4 6 8 10m

Scale 1:200 @ A3

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2 KARINGAL DRIVE & 60 IMELDA WAY
PIMPAMA

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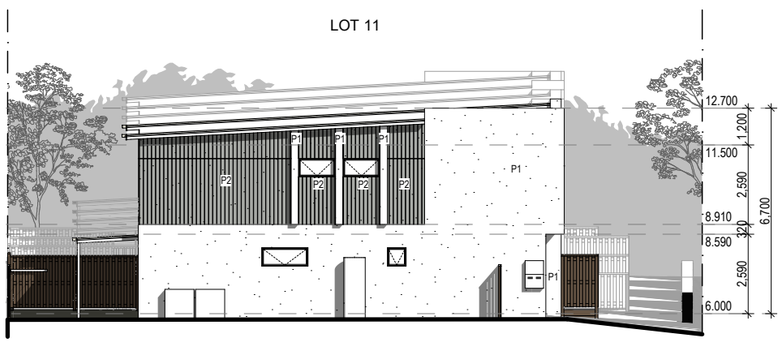
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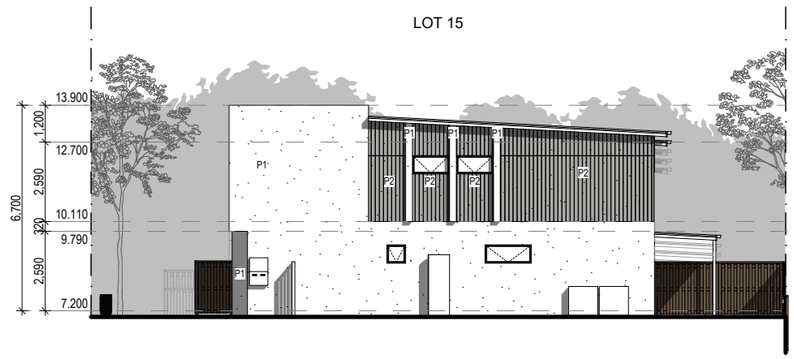
ELEVATION 13 - NORTH WEST

Scale 1:200



ELEVATION 14 - NORTH EAST

Scale 1:200



ELEVATION 16 - SOUTH WEST

Scale 1:200

R	RENDER FINISH
SA1	SCYON AXON 133
P1	RESENE QUARTER ALABASTER
P2	RESENE ATMOSPHERE
P3	RESENE ZEUS
T1	TIMBER LOOK

NOTES

COLOURS AND FINISHES ARE INDICATIVE ONLY

WINDOW FRAMES TO BE COLORBOND 'SURFMIST' FINISH

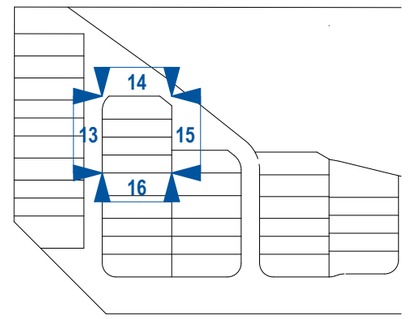
DOWNPIPES & RAINHEADS TO MATCH WALL COLOUR

ROOFS, GUTTERS & FASCIAS TO BE COLORBOND 'SURFMIST' FINISH



ELEVATION 15 - SOUTH EAST

Scale 1:200



STREETSCAPE
CLUSTER 4 (LOTS 11-15)

0 2 4 6 8 10m

Scale 1:200 @ A3

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2 KARINGAL DRIVE & 60 IMELDA WAY

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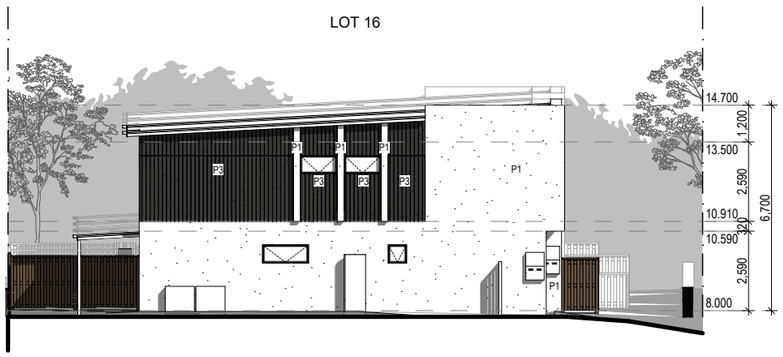
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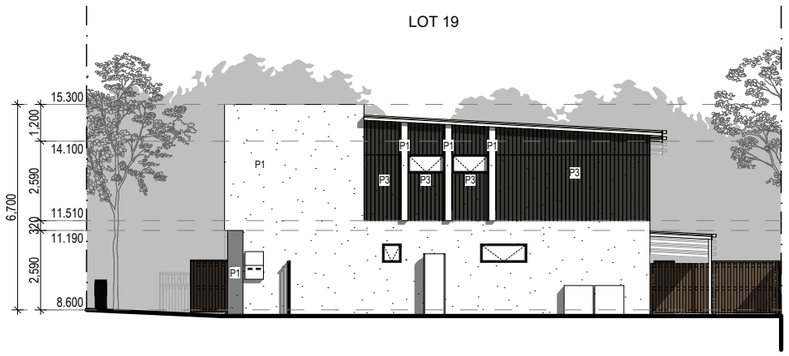
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ELEVATION 17 - NORTH WEST

Scale 1:200





ELEVATION 18 - NORTH EAST

Scale 1:200

ELEVATION 20 - SOUTH WEST

Scale 1:200



ELEVATION 19 - SOUTH EAST

Scale 1:200

R	RENDER FINISH
SA1	SCYON AXON 133
P1	RESENE QUARTER ALABASTER
P2	RESENE ATMOSPHERE
P3	RESENE ZEUS
T1	TIMBER LOOK

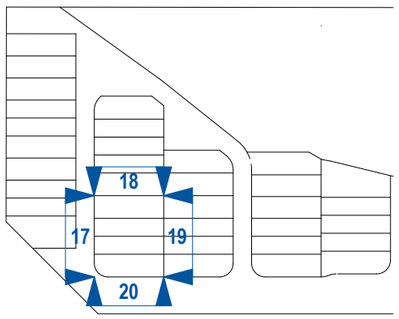
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DOWNPIPES & RAINHEADS TO MATCH WALL COLOUR

ROOFS, GUTTERS & FASCIAS TO BE COLORBOND 'SURFMIST' FINISH



STREETSCAPE
CLUSTER 5 (LOTS 16-19)

0 2 4 6 8 10m

Scale 1:200 @ A3

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2 KARINGAL DRIVE & 60 IMELDA WAY

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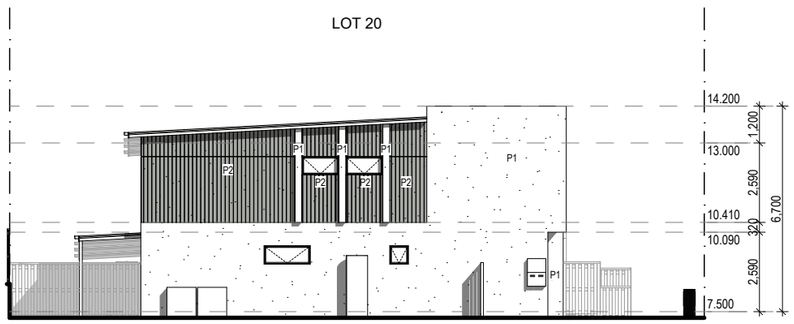
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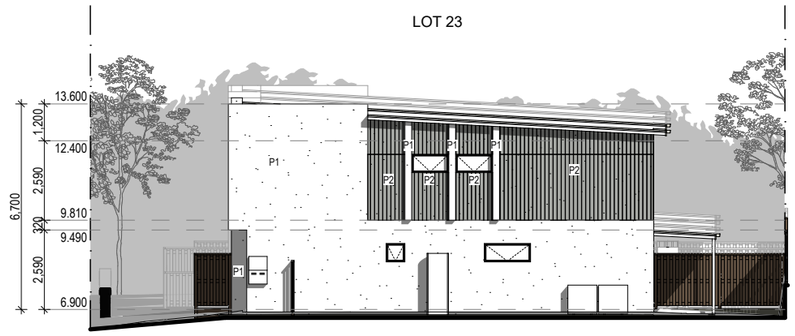
ELEVATION 21 - SOUTH EAST

Scale 1:200



ELEVATION 22 - SOUTH WEST

Scale 1:200



ELEVATION 24 - NORTH EAST

Scale 1:200



ELEVATION 23 - NORTH WEST

Scale 1:200

R RENDER FINISH

SA1 SCYON AXON 133

P1 RESENE QUARTER ALABASTER

P2 RESENE ATMOSPHERE

P3 RESENE ZEUS

T1 TIMBER LOOK

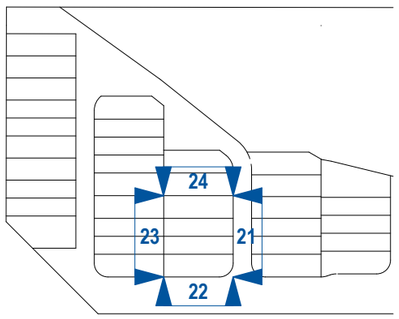
NOTES

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WINDOW FRAMES TO BE COLORBOND 'SURFMIST' FINISH

DOWNPIPES & RAINHEADS TO MATCH WALL COLOUR

ROOFS, GUTTERS & FASCIAS TO BE COLORBOND 'SURFMIST' FINISH



STREETSCAPE
CLUSTER 6 (LOTS 20-23)

0 2 4 6 8 10m

Scale 1:200 @ A3

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2 KARINGAL DRIVE & 60 IMELDA WAY
PIMPAMA

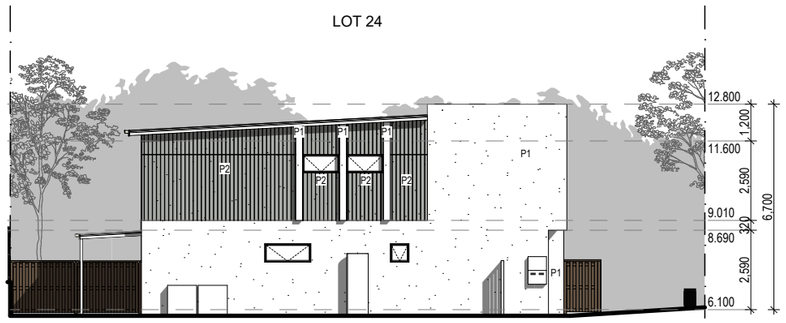
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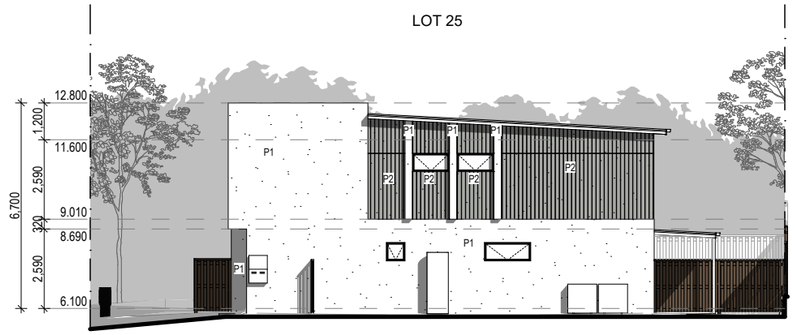
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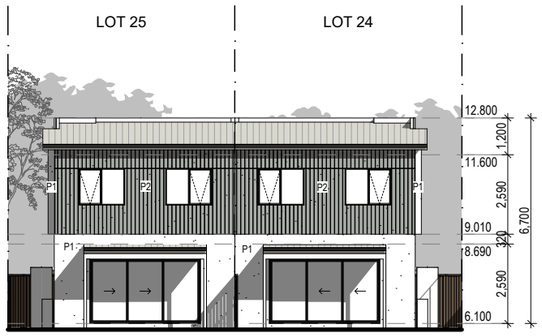
ELEVATION 25 - SOUTH EAST Scale 1:200



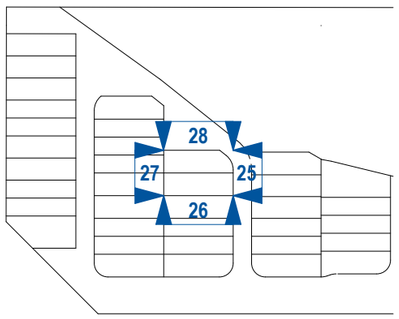
ELEVATION 26 - SOUTH WEST Scale 1:200



ELEVATION 28 - NORTH EAST Scale 1:200



ELEVATION 27 - NORTH WEST Scale 1:200



R RENDER FINISH

SA1 SCYON AXON 133

P1 RESENE QUARTER ALABASTER

P2 RESENE ATMOSPHERE

P3 RESENE ZEUS

T1 TIMBER LOOK

NOTES

COLOURS AND FINISHES ARE INDICATIVE ONLY

WINDOW FRAMES TO BE COLORBOND 'SURFMIST' FINISH

DOWNPIPES & RAINHEADS TO MATCH WALL COLOUR

ROOFS, GUTTERS & FASCIAS TO BE COLORBOND 'SURFMIST' FINISH

STREETSCAPE
CLUSTER 7 (LOTS 24-25)

0 2 4 6 8 10m

Scale 1:200 @ A3

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2 KARINGAL DRIVE & 60 IMELDA WAY
PIMPAMA

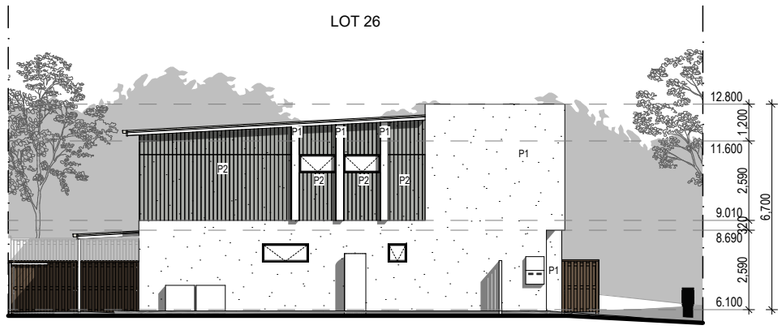
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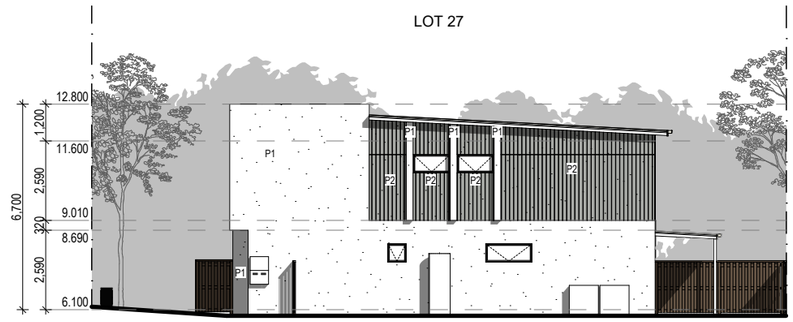
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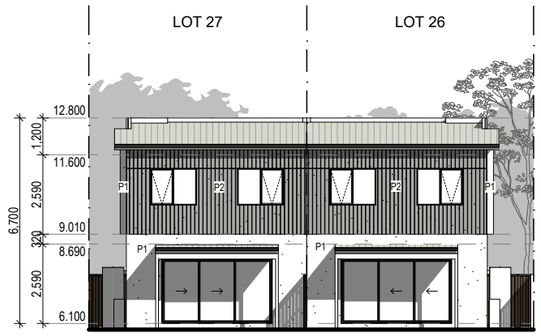
ELEVATION 29 - NORTH WEST Scale 1:200



ELEVATION 30 - NORTH EAST Scale 1:200



ELEVATION 32 - SOUTH WEST Scale 1:200



ELEVATION 31 - SOUTH EAST Scale 1:200

R	RENDER FINISH
SA1	SCYON AXON 133
P1	RESENE QUARTER ALABASTER
P2	RESENE ATMOSPHERE
P3	RESENE ZEUS
T1	TIMBER LOOK

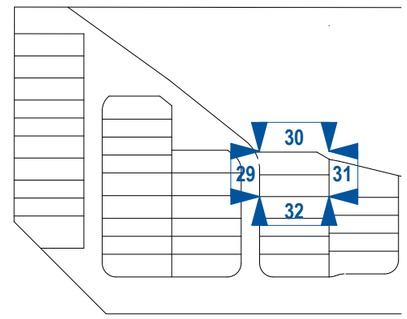
NOTES

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DOWNPIPES & RAINHEADS TO MATCH WALL COLOUR

ROOFS, GUTTERS & FASCIAS TO BE COLORBOND 'SURFMIST' FINISH



STREETSCAPE
CLUSTER 8 (LOTS 26-27)

0 2 4 6 8 10m

Scale 1:200 @ A3

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2 KARINGAL DRIVE & 60 IMELDA WAY
PIMPAMA

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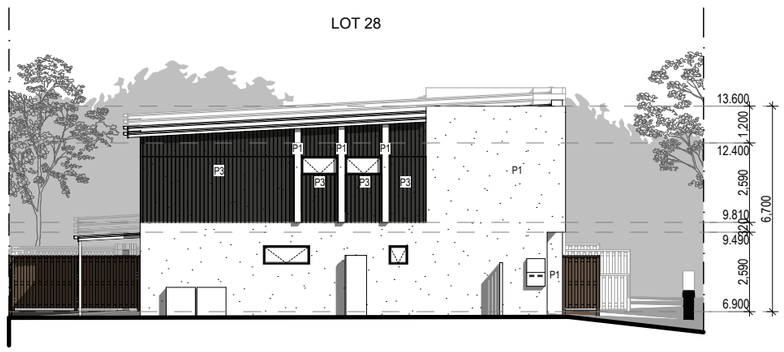
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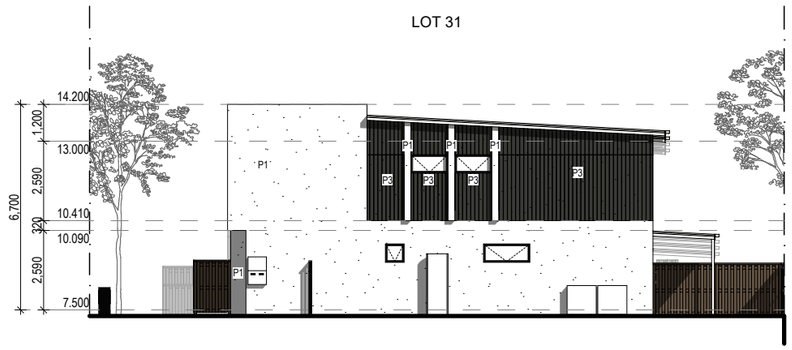
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ELEVATION 33 - NORTH WEST

Scale 1:200





ELEVATION 34 - NORTH EAST

Scale 1:200

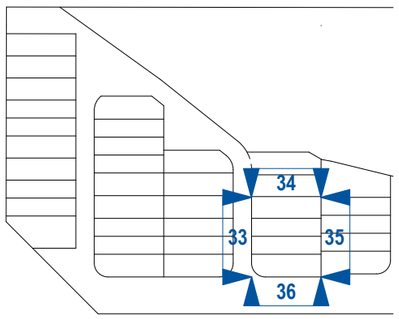
ELEVATION 36 - SOUTH WEST

Scale 1:200



ELEVATION 35 - SOUTH EAST

Scale 1:200



R RENDER FINISH

SA1 SCYON AXON 133

P1 RESENE QUARTER ALABASTER

P2 RESENE ATMOSPHERE

P3 RESENE ZEUS

T1 TIMBER LOOK

NOTES

COLOURS AND FINISHES ARE INDICATIVE ONLY

WINDOW FRAMES TO BE COLORBOND 'SURFMIST' FINISH

DOWNPIPES & RAINHEADS TO MATCH WALL COLOUR

ROOFS, GUTTERS & FASCIAS TO BE COLORBOND 'SURFMIST' FINISH

STREETSCAPE
CLUSTER 9 (LOTS 28-31)

0 2 4 6 8 10m

Scale 1:200 @ A3

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2 KARINGAL DRIVE & 60 IMELDA WAY
PIMPAMA

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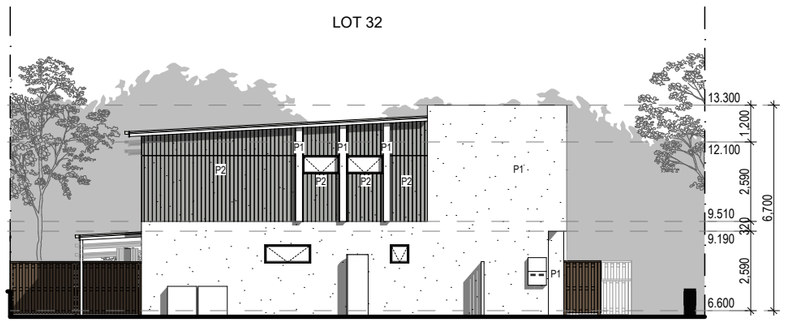
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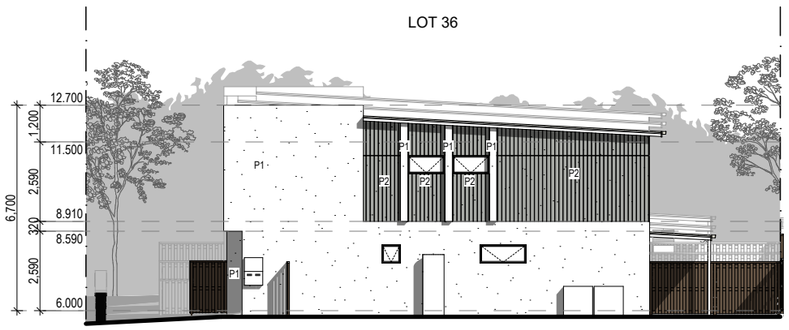
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ELEVATION 37 - SOUTH EAST

Scale 1:200





ELEVATION 38 - SOUTH WEST

Scale 1:200

ELEVATION 40 - NORTH EAST

Scale 1:200



ELEVATION 39 - NORTH WEST

Scale 1:200

R	RENDER FINISH
SA1	SCYON AXON 133
P1	RESENE QUARTER ALABASTER
P2	RESENE ATMOSPHERE
P3	RESENE ZEUS
T1	TIMBER LOOK

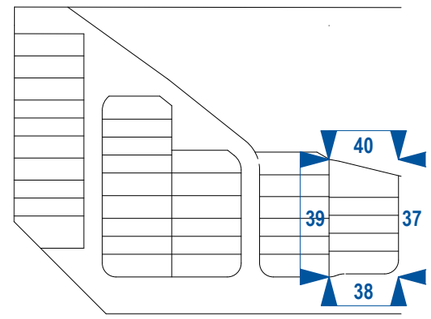
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COLOURS AND FINISHES ARE INDICATIVE ONLY

WINDOW FRAMES TO BE COLORBOND 'SURFMIST' FINISH

DOWNPIPES & RAINHEADS TO MATCH WALL COLOUR

ROOFS, GUTTERS & FASCIAS TO BE COLORBOND 'SURFMIST' FINISH



STREETSCAPE
CLUSTER 10 (LOTS 32-36)

0 2 4 6 8 10m

Scale 1:200 @ A3

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2 KARINGAL DRIVE & 60 IMELDA WAY
PIMPAMA

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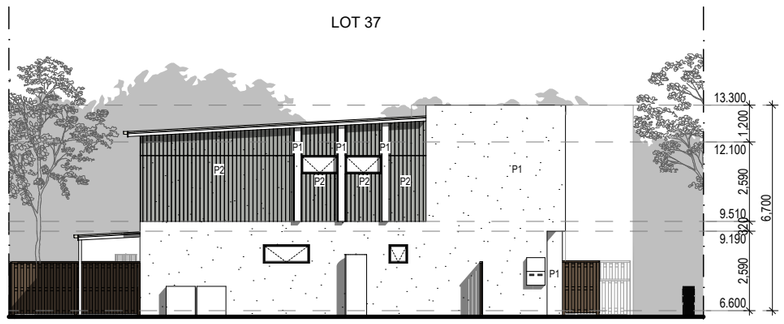
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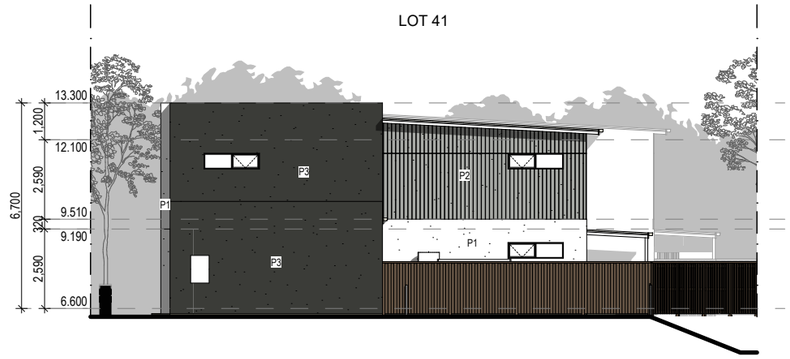
ELEVATION 41 - SOUTH WEST

Scale 1:200



ELEVATION 42 - NORTH WEST

Scale 1:200



ELEVATION 44 - SOUTH EAST

Scale 1:200

R	RENDER FINISH
SA1	SCYON AXON 133
P1	RESENE QUARTER ALABASTER
P2	RESENE ATMOSPHERE
P3	RESENE ZEUS
T1	TIMBER LOOK

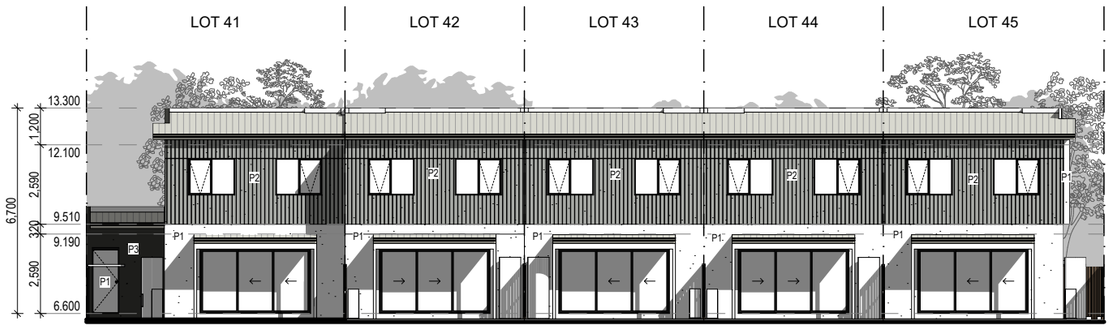
NOTES

COLOURS AND FINISHES ARE INDICATIVE ONLY

WINDOW FRAMES TO BE COLORBOND 'SURFMIST' FINISH

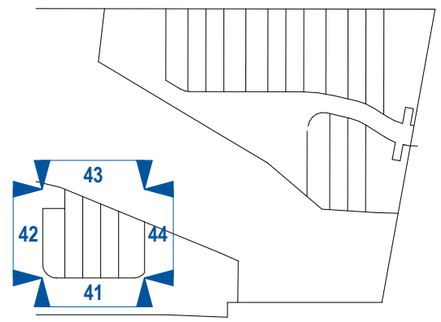
DOWNPIPES & RAINHEADS TO MATCH WALL COLOUR

ROOFS, GUTTERS & FASCIAS TO BE COLORBOND 'SURFMIST' FINISH



ELEVATION 43 - NORTH EAST

Scale 1:200



STREETSCAPE
CLUSTER 11 (LOTS 37-41)

0 2 4 6 8 10m

Scale 1:200 @ A3

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2 KARINGAL DRIVE & 60 IMELDA WAY

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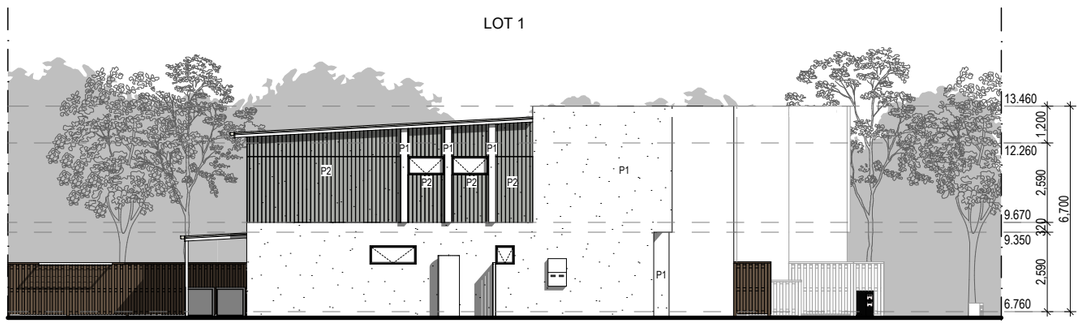
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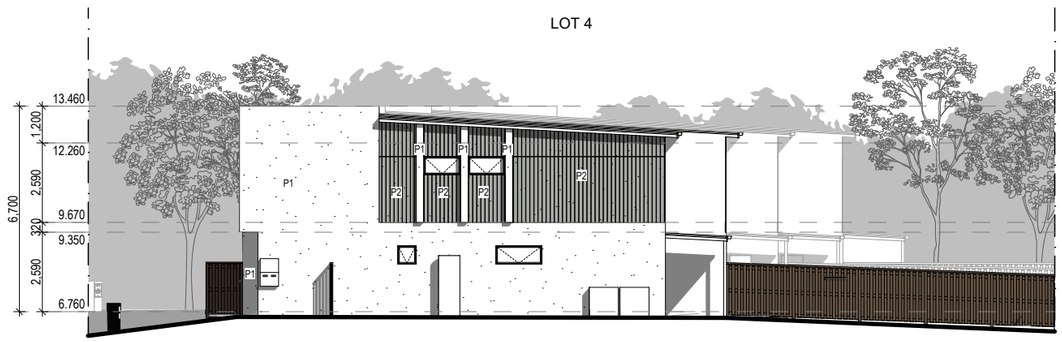


R	RENDER FINISH
SA1	SCYON AXON 133
P1	RESENE QUARTER ALABASTER
P2	RESENE ATMOSPHERE
P3	RESENE ZEUS
T1	TIMBER LOOK

ELEVATION 45 - NORTH EAST

Scale 1:200



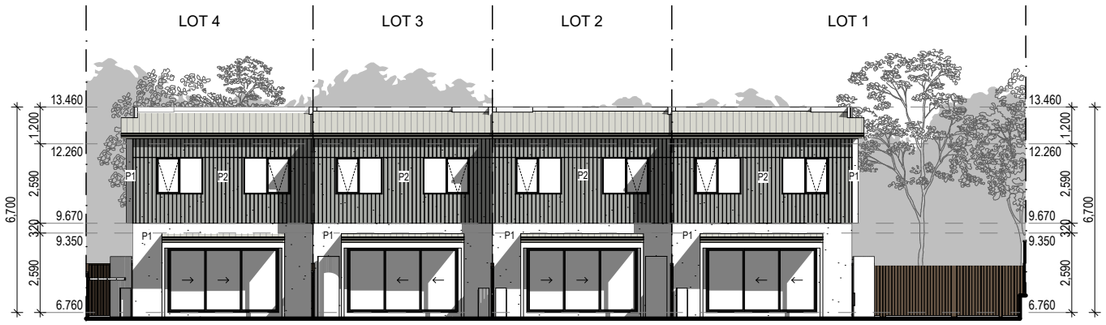


ELEVATION 46 - SOUTH EAST

Scale 1:200

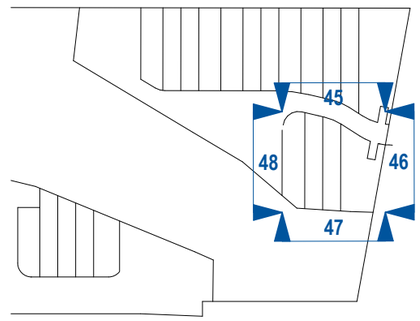
ELEVATION 48 - NORTH WEST

Scale 1:200



ELEVATION 47 - SOUTH WEST

Scale 1:200



NOTES

COLOURS AND FINISHES ARE INDICATIVE ONLY

WINDOW FRAMES TO BE COLORBOND 'SURFMIST' FINISH

DOWNPIPES & RAINHEADS TO MATCH WALL COLOUR

ROOFS, GUTTERS & FASCIAS TO BE COLORBOND 'SURFMIST' FINISH

STREETSCAPE
CLUSTER 12 (LOTS 1-4)

0 2 4 6 8 10m

Scale 1:200 @ A3

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2 KARINGAL DRIVE & 60 IMELDA WAY

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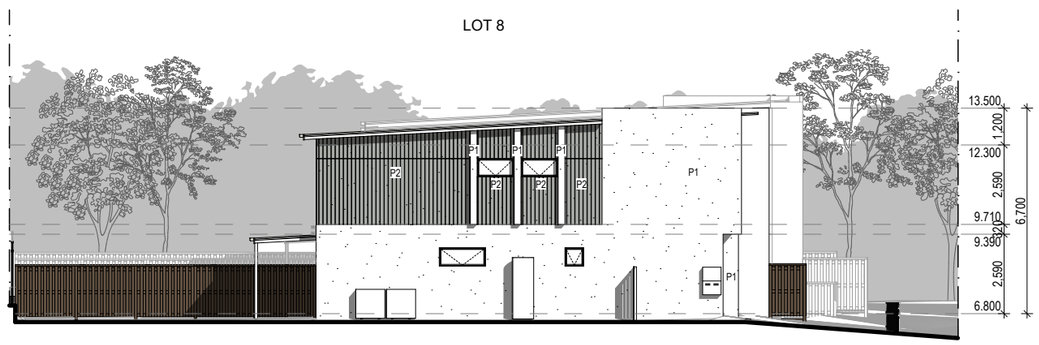
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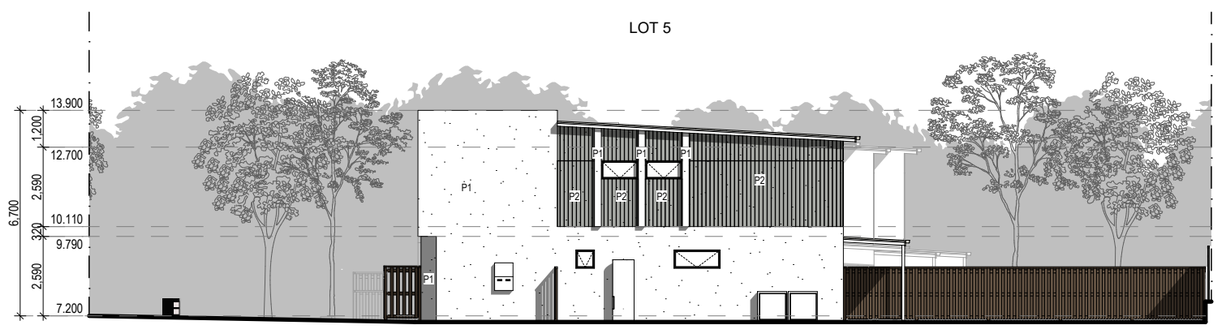
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ELEVATION 49 - SOUTH WEST

Scale 1:200





ELEVATION 50 - NORTH WEST

Scale 1:200

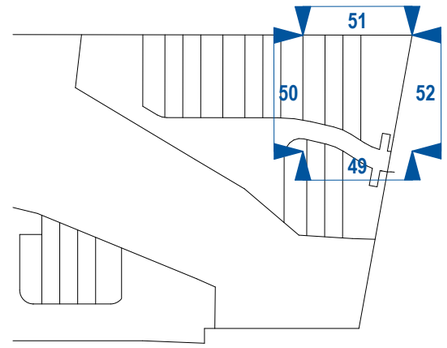


ELEVATION 51 - NORTH EAST

Scale 1:200

ELEVATION 52 - SOUTH EAST

Scale 1:200



R	RENDER FINISH
SA1	SCYON AXON 133
P1	RESENE QUARTER ALABASTER
P2	RESENE ATMOSPHERE
P3	RESENE ZEUS
T1	TIMBER LOOK

NOTES

COLOURS AND FINISHES ARE INDICATIVE ONLY

WINDOW FRAMES TO BE COLORBOND 'SURFMIST' FINISH

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ROOFS, GUTTERS & FASCIAS TO BE COLORBOND 'SURFMIST' FINISH

STREETSCAPE CLUSTER 13 (LOTS 5-8)

0 2 4 6 8 10m

Scale 1:200 @ A3

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2 KARINGAL DRIVE & 60 IMELDA WAY

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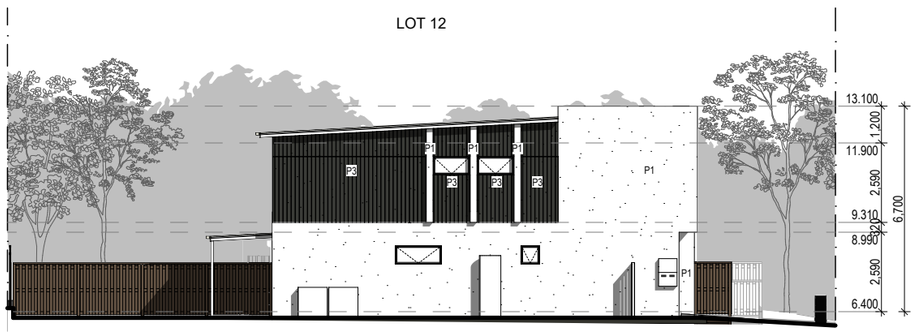
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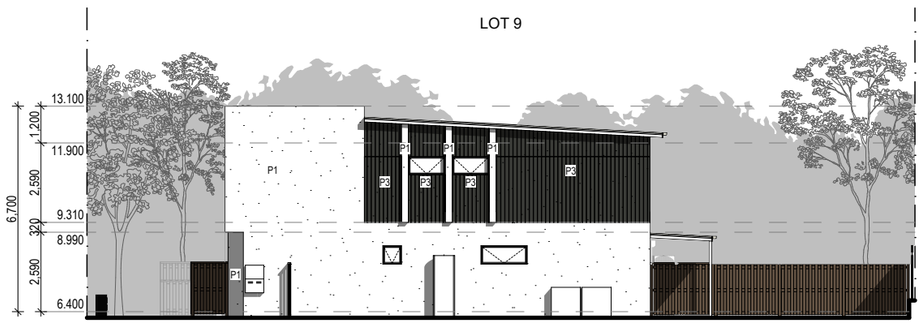
ELEVATION 53 - SOUTH WEST

Scale 1:200



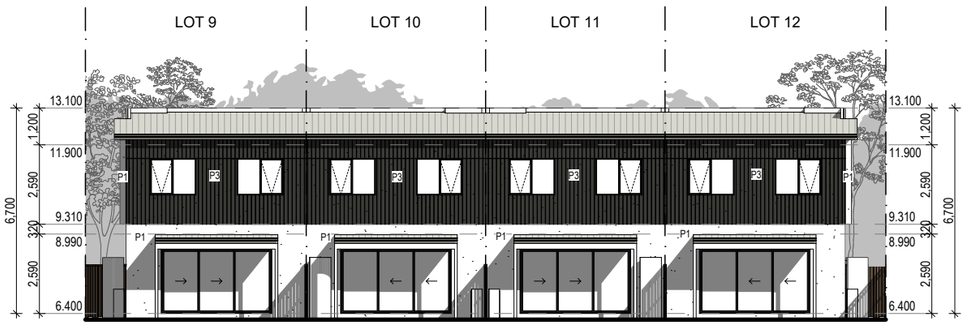
ELEVATION 54 - NORTH WEST

Scale 1:200



ELEVATION 56 - SOUTH EAST

Scale 1:200



ELEVATION 55 - NORTH EAST

Scale 1:200

R RENDER FINISH

SA1 SCYON AXON 133

P1 RESENE QUARTER ALABASTER

P2 RESENE ATMOSPHERE

P3 RESENE ZEUS

T1 TIMBER LOOK

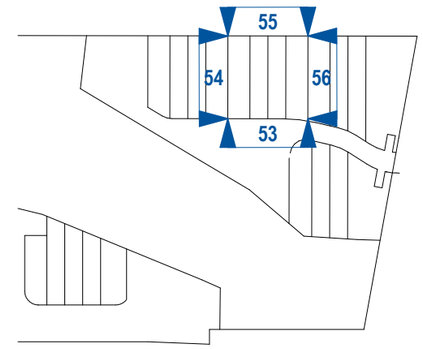
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DOWNPIPES & RAINHEADS TO MATCH WALL COLOUR

ROOFS, GUTTERS & FASCIAS TO BE COLORBOND 'SURFMIST' FINISH



STREETSCAPE
CLUSTER 14 (LOTS 9-12)

0 2 4 6 8 10m

Scale 1:200 @ A3

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2 KARINGAL DRIVE & 60 IMELDA WAY

PIMPAMA

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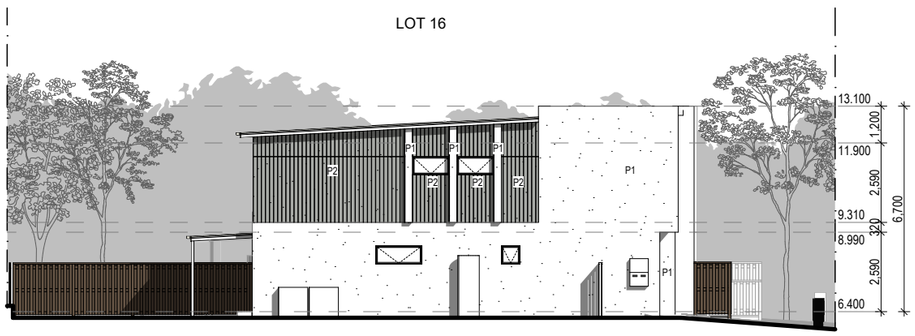
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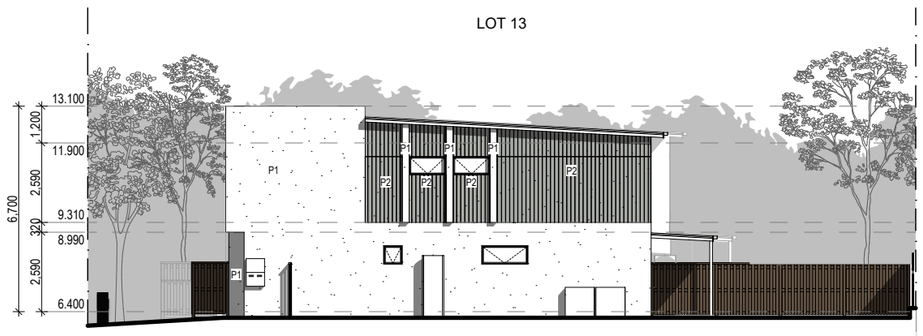
ELEVATION 57 - SOUTH WEST

Scale 1:200



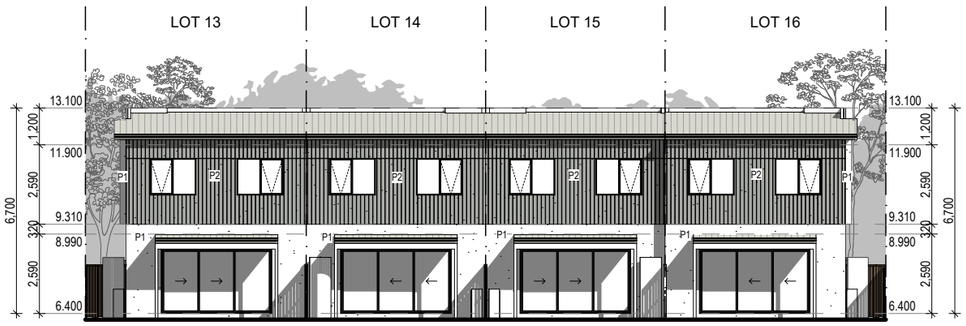
ELEVATION 58 - NORTH WEST

Scale 1:200



ELEVATION 60 - SOUTH EAST

Scale 1:200



ELEVATION 59 - NORTH EAST

Scale 1:200

R RENDER FINISH

SA1 SCYON AXON 133

P1 RESENE QUARTER ALABASTER

P2 RESENE ATMOSPHERE

P3 RESENE ZEUS

T1 TIMBER LOOK

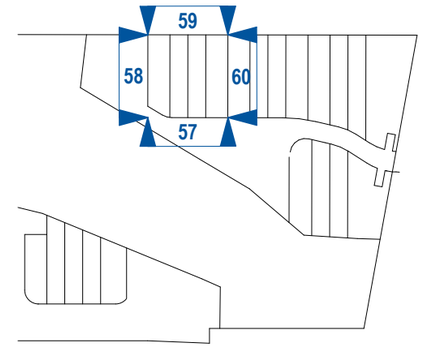
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DOWNPIPES & RAINHEADS TO MATCH WALL COLOUR

ROOFS, GUTTERS & FASCIAS TO BE COLORBOND 'SURFMIST' FINISH



STREETSCAPE
CLUSTER 15 (LOTS 13-16)

0 2 4 6 8 10m

Scale 1:200 @ A3

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2 KARINGAL DRIVE & 60 IMELDA WAY

PIMPAMA

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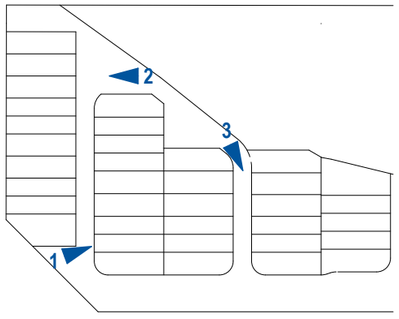
1. VIEW TOWARDS CLUSTER 5 (LOTS 16-19)



2. VIEW TOWARDS CLUSTER 2 & 3 (LOTS 7-10)



3. VIEW TOWARDS CLUSTER 8 & 9 (LOTS 16-31)



INDICATIVE PERSPECTIVES

0 2 4 6 8 10m

Scale 1:200 @ A3

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2 KARINGAL DRIVE & 60 IMELDA WAY

PIMPAMA

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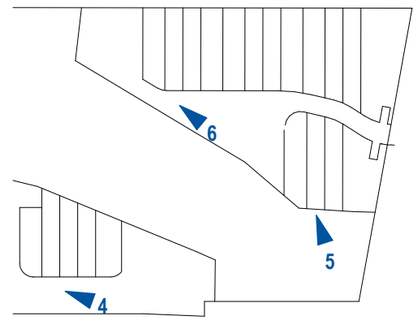
4. VIEW TOWARDS CLUSTER 11 (LOTS 37-41)



5. VIEW TOWARDS REAR OF CLUSTER 12 (LOTS 1-4)



6. VIEW TOWARDS CLUSTER 15 (LOTS 13-16)



INDICATIVE PERSPECTIVES

0 2 4 6 8 10m

Scale 1:200 @ A3

F:\Projects\4104-Karingal Drive, Pimpama\03 Drawings\02 Da\260325 KARINGAL DRIVE, PIMPAMA.pln

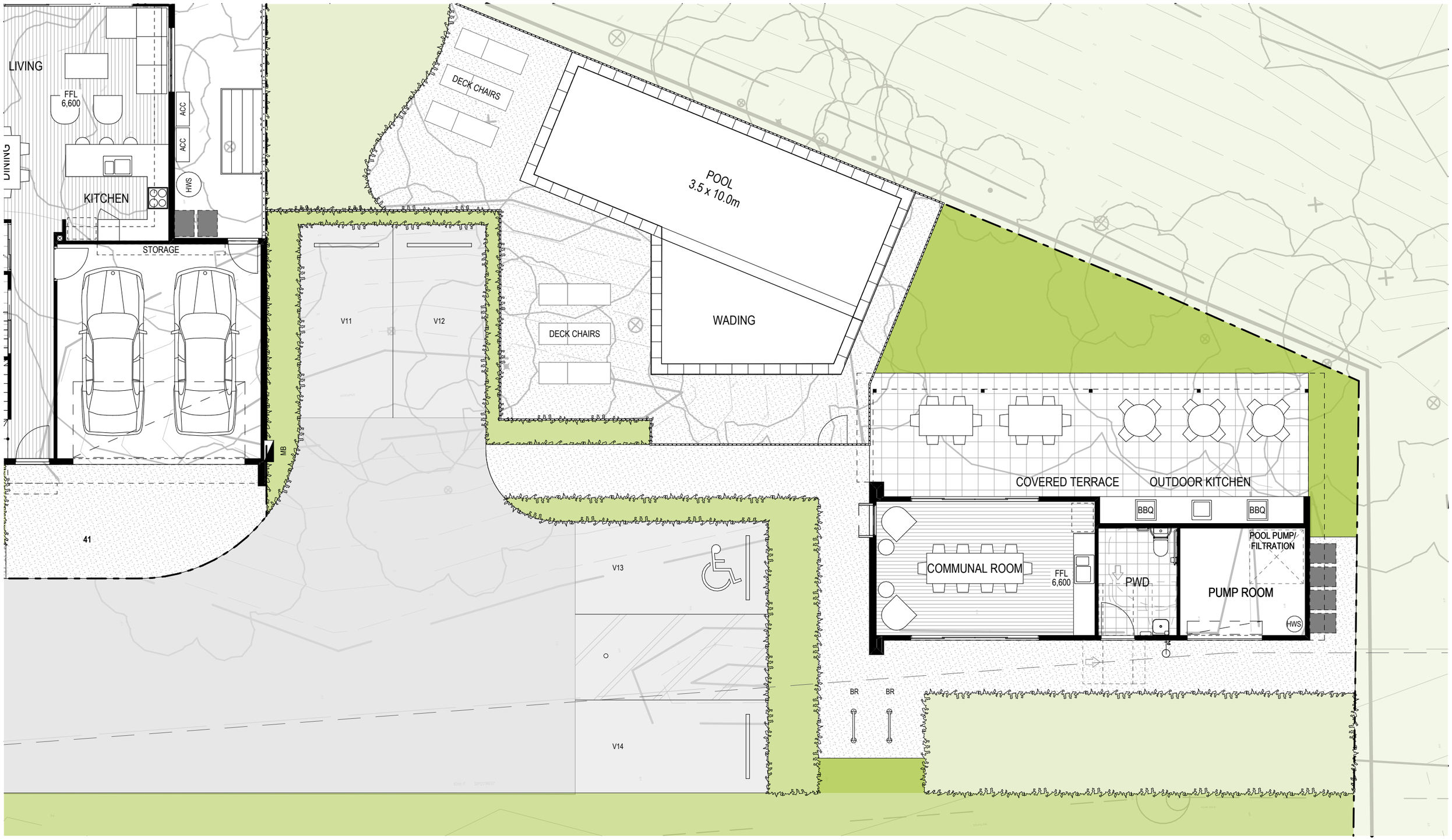
2 KARINGAL DRIVE & 60 IMELDA WAY

PIMPAMA

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BROOKFIELD COMMUNITY FACILITY
GROUND FLOOR

0 2 4 6 8 10m

Scale 1:200 @ A3

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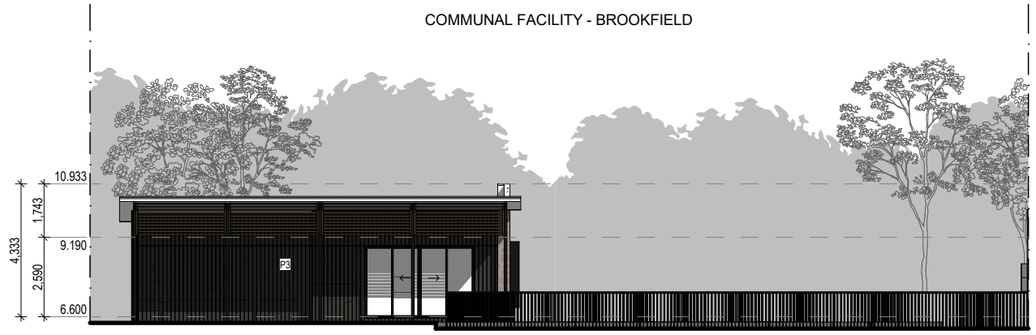
2 KARINGAL DRIVE & 60 IMELDA WAY
PIMPAMA

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R	RENDER FINISH
SA1	SCYON AXON 133
P1	RESENE QUARTER ALABASTER
P2	RESENE ATMOSPHERE
P3	RESENE ZEUS
T1	TIMBER LOOK



ELEVATION 61 - NORTH EAST

Scale 1:200



ELEVATION 62 - SOUTH EAST

Scale 1:200



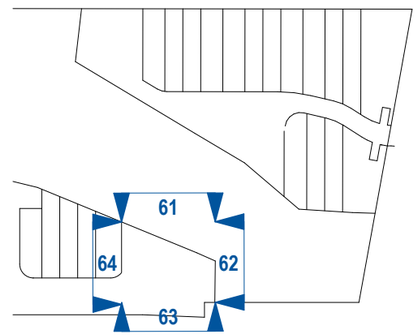
ELEVATION 64 - NORTH WEST

Scale 1:200



ELEVATION 63 - SOUTH WEST

Scale 1:200



BROOKFIELD COMMUNITY FACILITY STREETSCAPE

0 2 4 6 8 10m

Scale 1:200 @ A3

F:\Projects\4104-Karingal Drive, Pimpama\03 Drawings\02 Da\260325 KARINGAL DRIVE, PIMPAMA.pln

2 KARINGAL DRIVE & 60 IMELDA WAY

PIMPAMA

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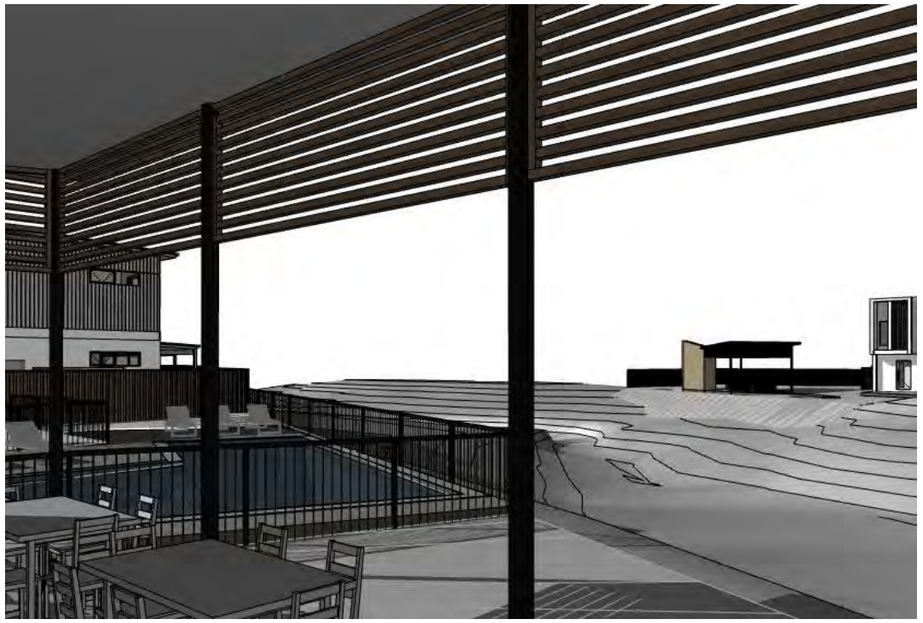
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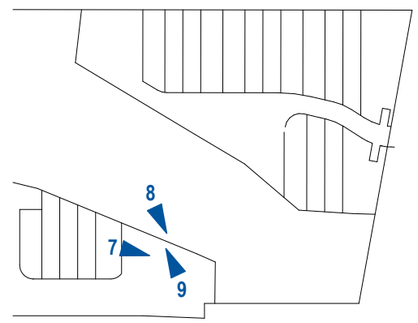
7. VIEW TOWARDS THE BROOKFIELD COMMUNITY FACILITY



8. VIEW TOWARDS THE BROOKFIELD COMMUNITY FACILITY



9. VIEW FROM THE BROOKFIELD COMMUNITY FACILITY



BROOKFIELD COMMUNITY FACILITY
INDICATIVE PERSPECTIVES

0 2 4 6 8 10m

Scale 1:200 @ A3

F:\Projects\4104-Karingal Drive, Pimpama\03 Drawings\02 Da\260325 KARINGAL DRIVE, PIMPAMA.pln

2 KARINGAL DRIVE & 60 IMELDA WAY
PIMPAMA

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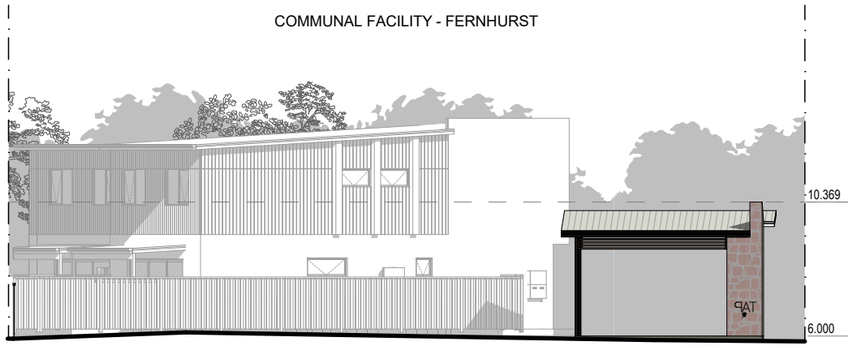
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R	RENDER FINISH
SA1	SCYON AXON 133
P1	RESENE QUARTER ALABASTER
P2	RESENE ATMOSPHERE
P3	RESENE ZEUS
T1	TIMBER LOOK

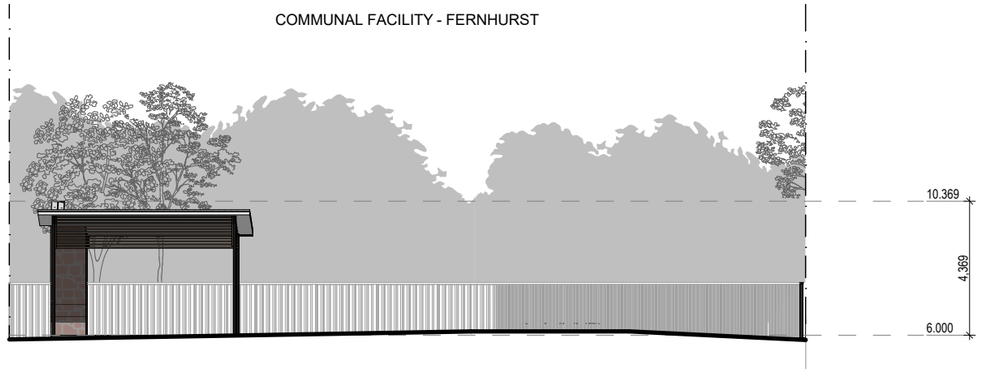
ELEVATION 65 - SOUTH WEST

Scale 1:200



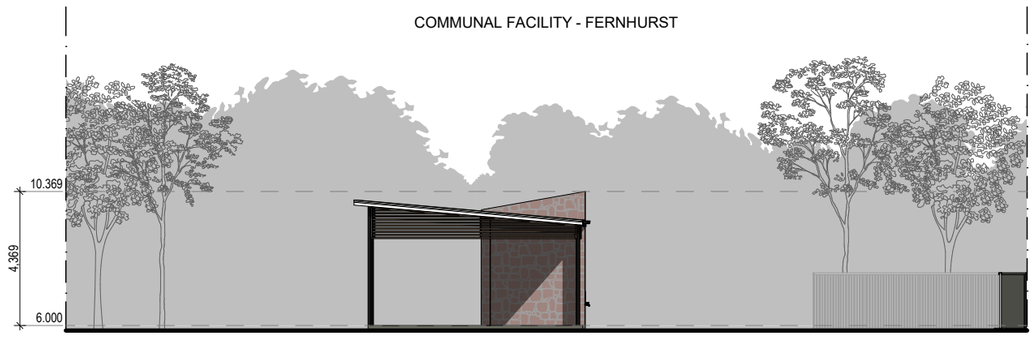
ELEVATION 66 - NORTH WEST

Scale 1:200



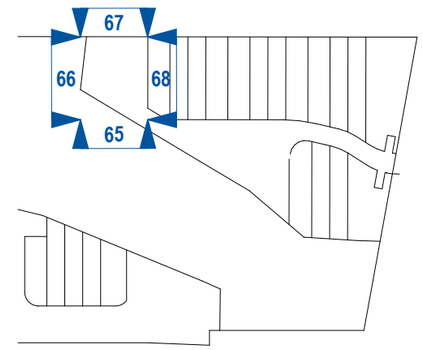
ELEVATION 68 - SOUTH EAST

Scale 1:200



ELEVATION 67 - NORTH EAST

Scale 1:200



FERNHURST COMMUNITY FACILITY STREETSCAPE

0 2 4 6 8 10m

Scale 1:200 @ A3

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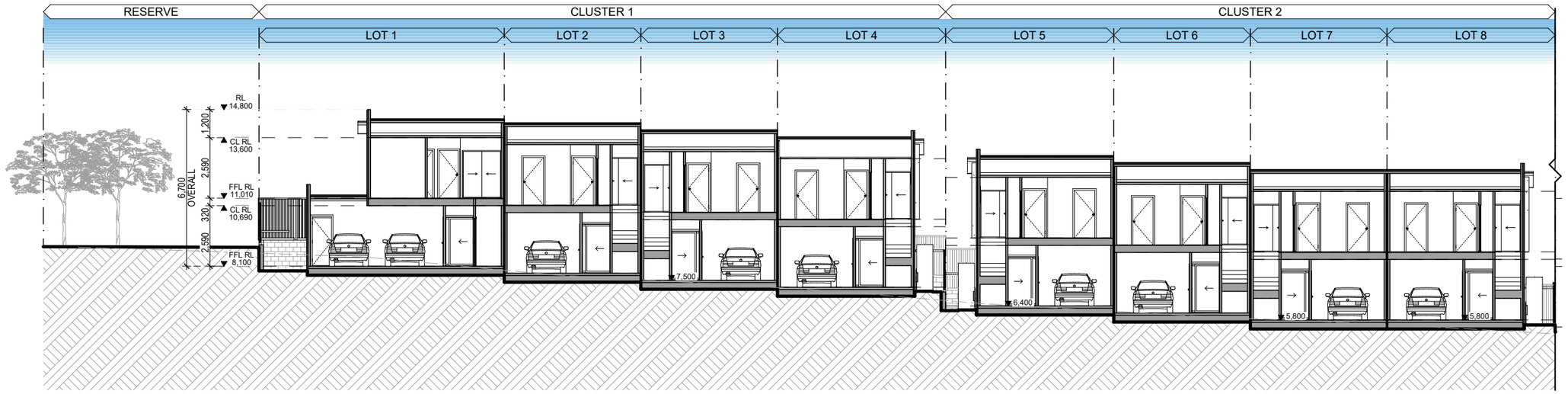
2 KARINGAL DRIVE & 60 IMELDA WAY

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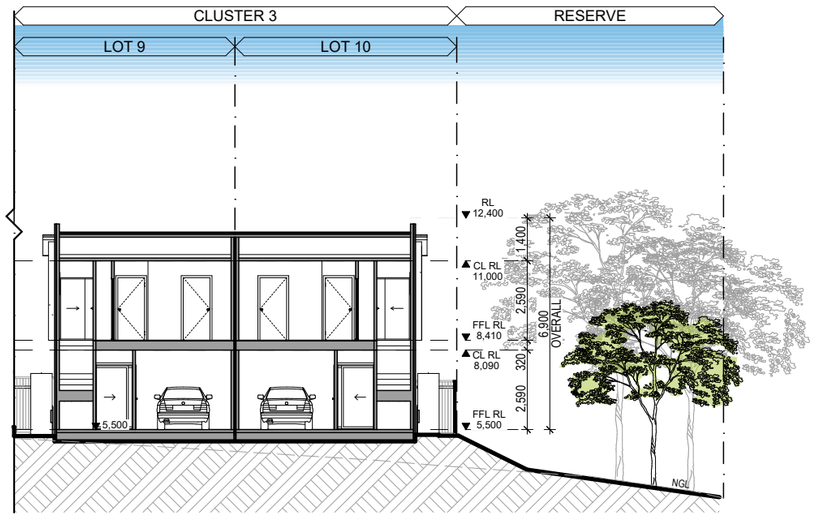
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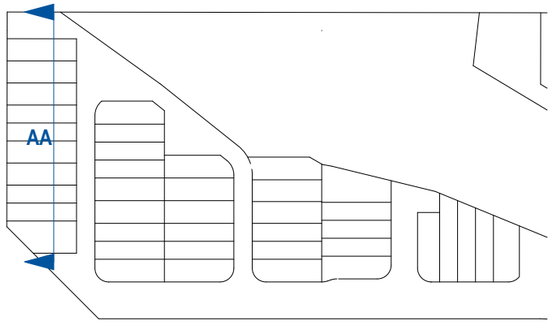
SECTION AA

Scale 1:200



SECTION AA

Scale 1:200



SECTION

0 2 4 6 8 10m

Scale 1:200 @ A3

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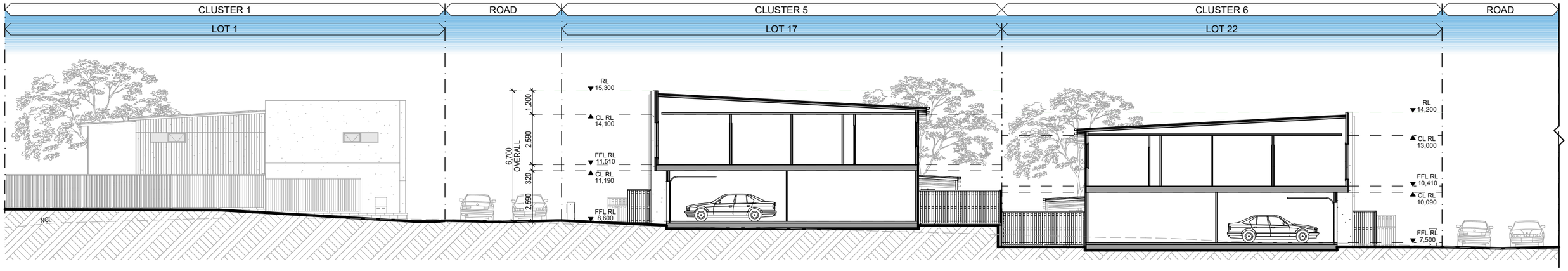
2 KARINGAL DRIVE & 60 IMELDA WAY

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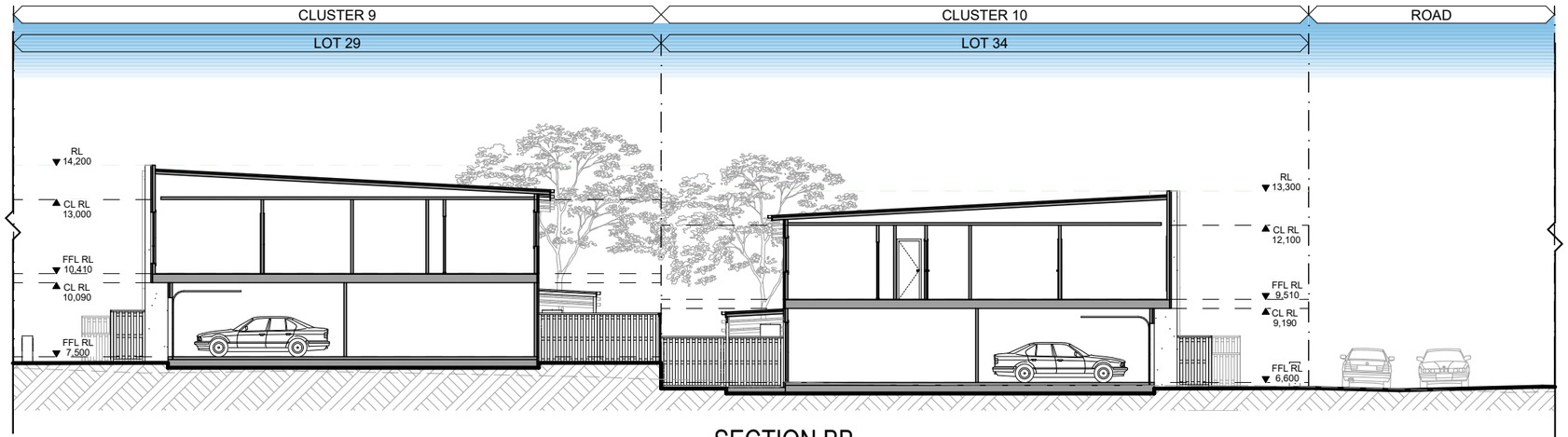
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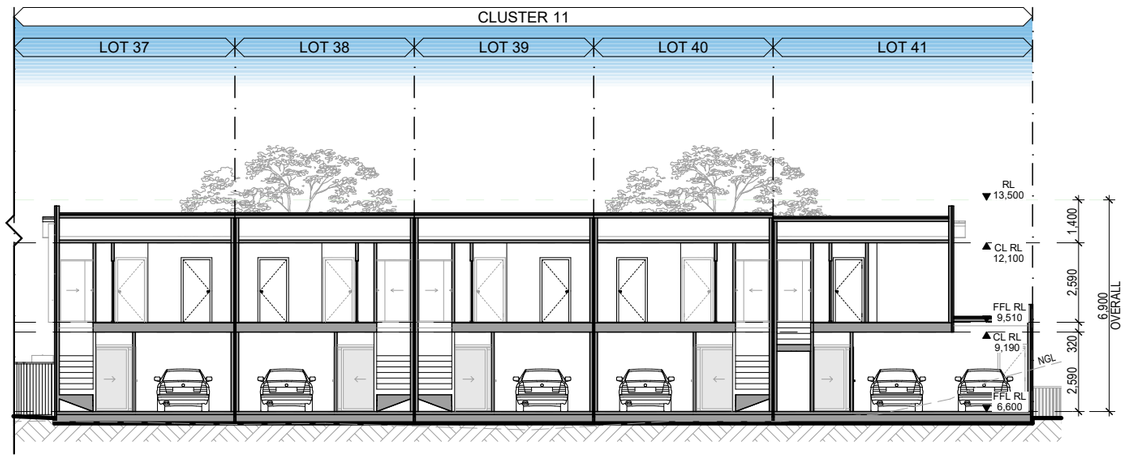
SECTION BB

Scale 1:200



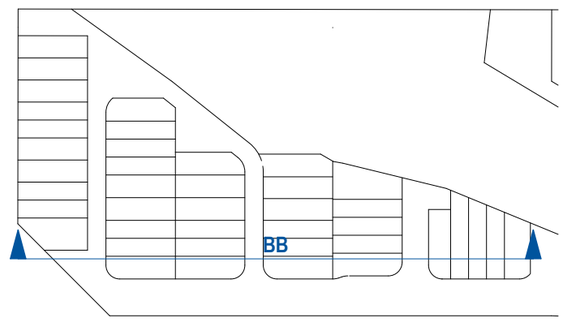
SECTION BB

Scale 1:200



SECTION BB

Scale 1:200



SECTION

0 2 4 6 8 10m

Scale 1:200 @ A3

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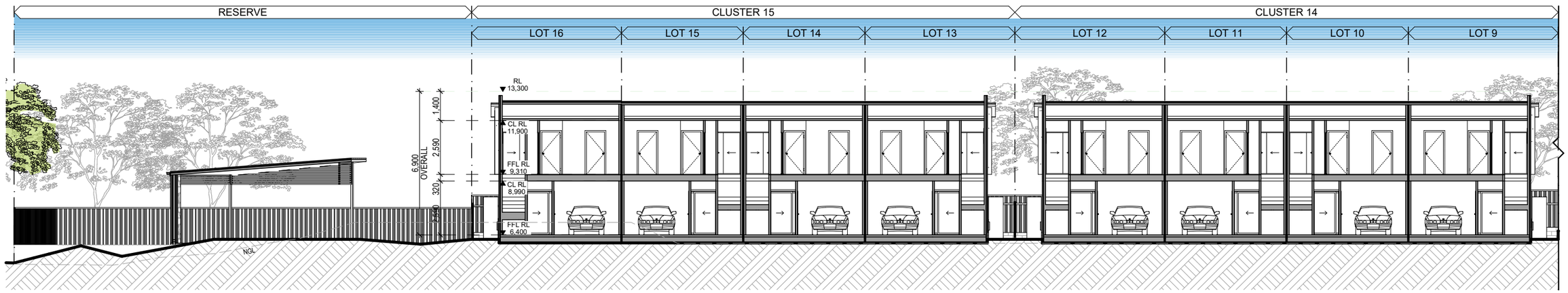
2 KARINGAL DRIVE & 60 IMELDA WAY

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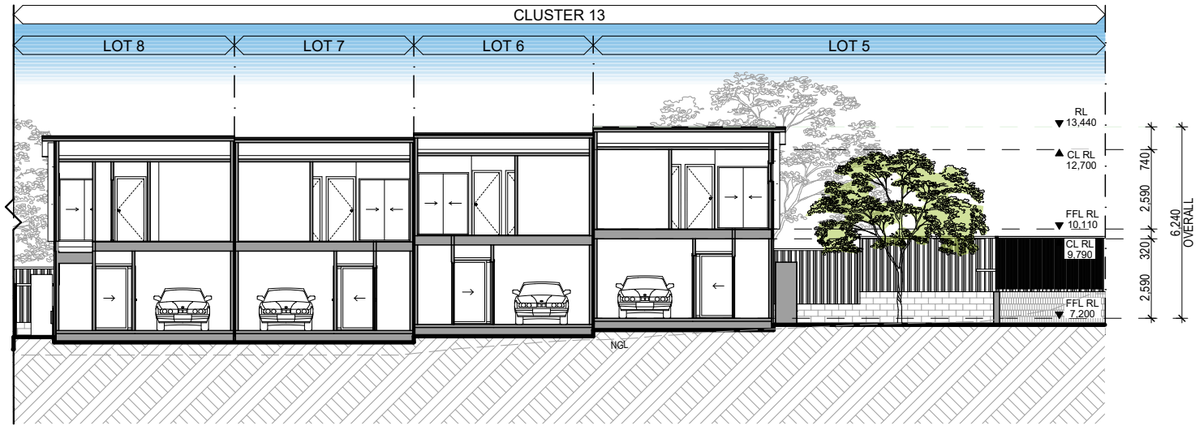
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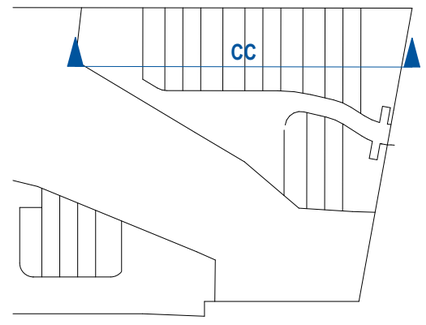
SECTION CC

Scale 1:200



SECTION CC

Scale 1:200



SECTION

0 2 4 6 8 10m

Scale 1:200 @ A3

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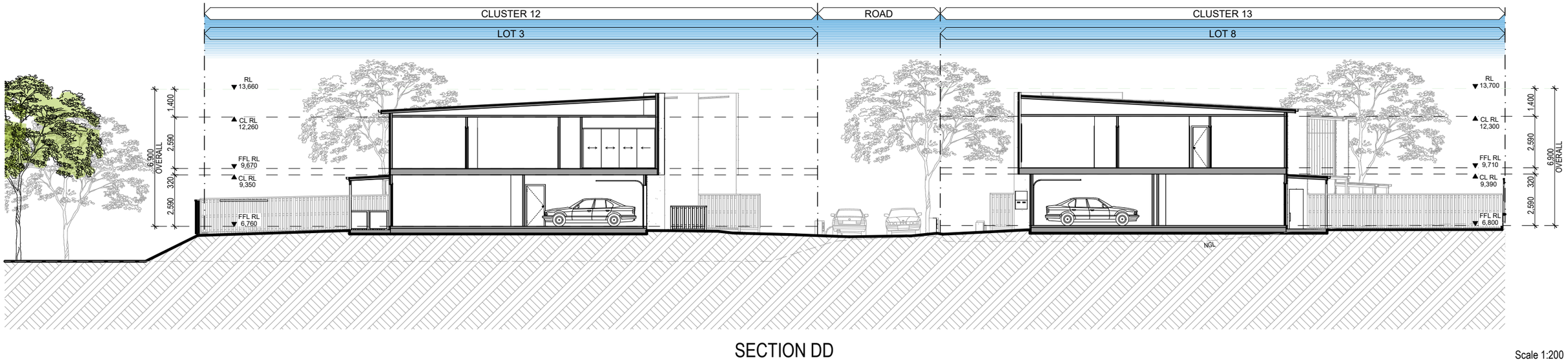
2 KARINGAL DRIVE & 60 IMELDA WAY

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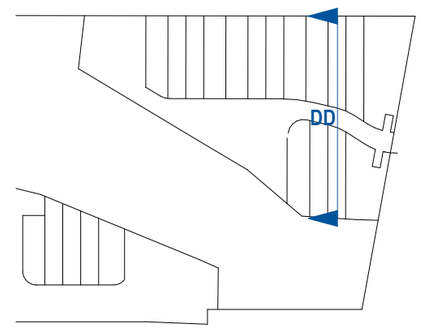
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SECTION DD

Scale 1:200



SECTION

0 2 4 6 8 10m

Scale 1:200 @ A3

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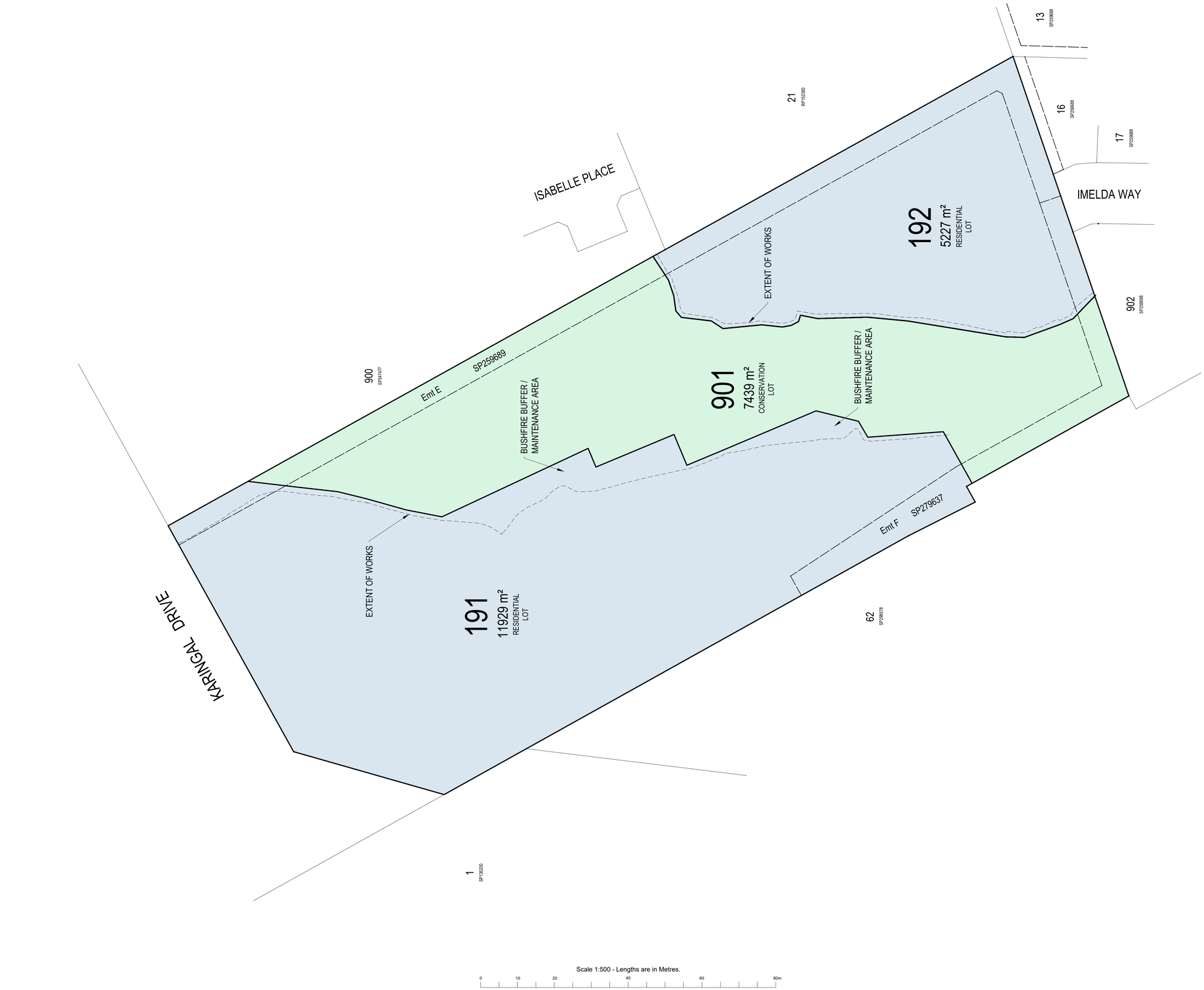
2 KARINGAL DRIVE & 60 IMELDA WAY

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Scale 1:500 - Lengths are in Metres.

0 10 20 40 60 80m

ISSUE	SUBJECT	BY	DATE
B	BUSHFIRE BUFFER INCLUSION	LF	16.3.26
A	LOT CHANGE	LF	9.3.26

AMENDMENTS

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2. The title boundaries shown on this plan were not surveyed as part of this survey and have been compiled from RP152380 and not by field measurement and therefore could be subject to error.
3. Underlay survey data per drawing 25218-2A.
4. Aerial photo is sourced from Nearmap (Image from 6 Feb 2026).
5. Services shown on the survey data underlay (25218-2A) have been located where possible by field survey. If underground and not able to be so located, services have been plotted from the records (where available) of the relevant Authority and have been noted accordingly on this plan. Only Council records of Stormwater, Sewer & Water have been searched and shown as per records. No Dial Before You Dig (DBYD) have been searched or shown on this plan, services may therefore be incomplete and/or erroneous.
6. Contour Interval is 0.5m.
7. This note is an integral part of this plan.

NOTE
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PROJECT
2 KARINGAL DRIVE PIMPAMA

CLIENT
BOSFORM PTY LTD

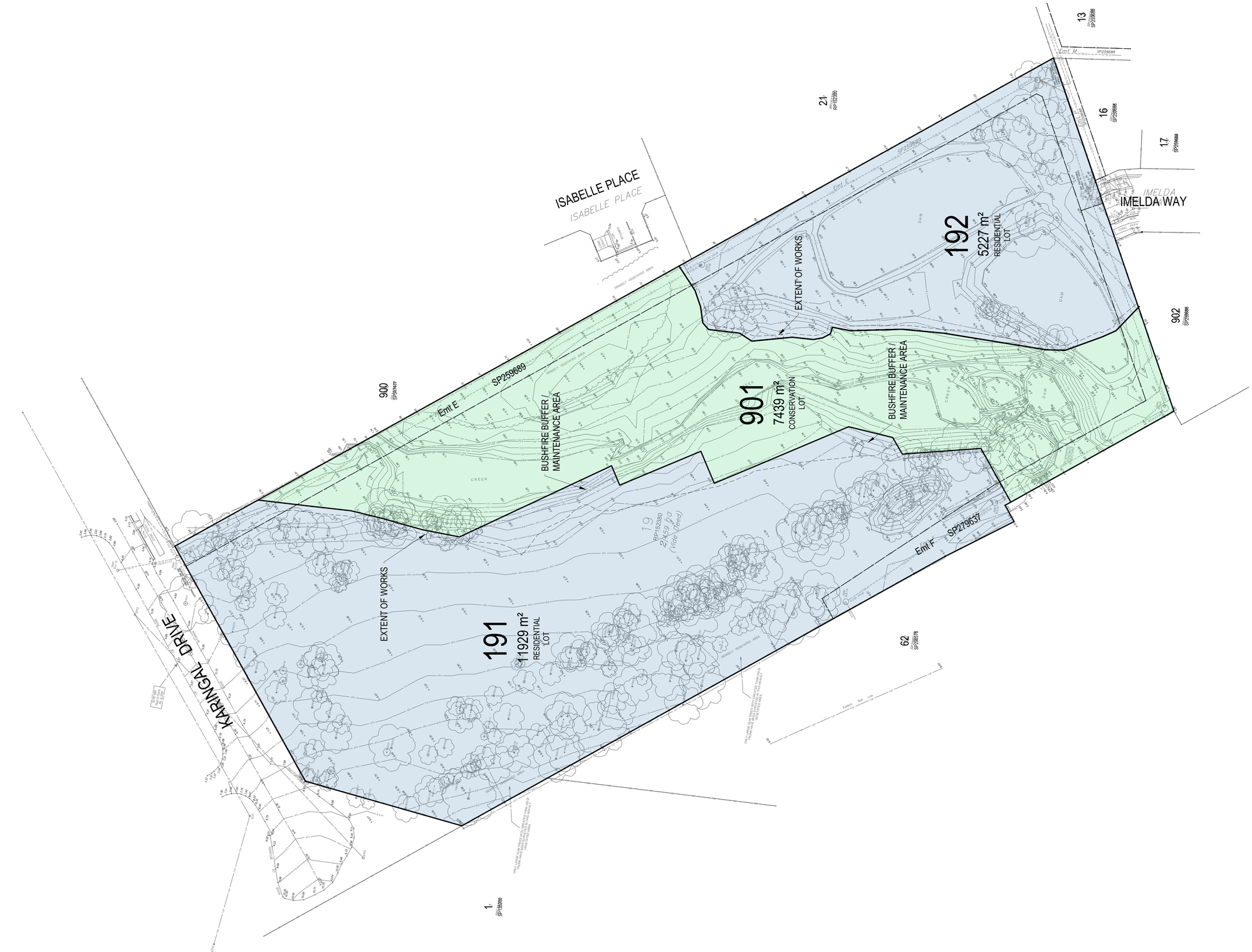
DRAWING TITLE
SUBDIVISION DRAWING LOT 19 ON RP152380 2 KARINGAL DRIVE PIMPAMA

SCALE	DATE	DRAWN
1:500 @ A1	4.3.26	LF
LEVEL DATUM	LEVEL ORIGIN	ORIGIN RL
AHD	PM 197770	4.521
AZIMUTH	CO-ORD SYSTEM	CO-ORD ORIGIN
RP152380		
EASTING	NORTHING	SURVEYOR
		DA
AUTOCAD FILE	SURVEY FILE	JOB No.
25218-3	25218009	25218-01
CHECKED	QT	DATE IMAGED
LF	TR	4.3.26

SHEET NUMBER 1 OF 3

PLAN No. **25218-3**

ISSUE **B**



Scale 1:500 - Lengths are in Metres.

0 10 20 40 60 80m

ISSUE	SUBJECT	BY	DATE
B	BUSHFIRE BUFFER INCLUSION	LF	16.3.26
A	LOT CHANGE	LF	9.3.26

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3. Underlay survey data per drawing 25218-2A.
4. Aerial photo is sourced from Nearmap (Image from 6 Feb 2026).
5. Services shown on the survey data underlay (25218-2A) have been located where possible by field survey. If underground and not able to be so located, services have been plotted from the records (where available) of the relevant Authority and have been noted accordingly on this plan. Only Council records of Stormwater, Sewer & Water have been searched and shown as per records. No Dial Before You Dig (DBYD) have been searched or shown on this plan, services may therefore be incomplete and/or erroneous.
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admin@michelservices.com.au
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PROJECT
2 KARINGAL DRIVE PIMPAMA

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DRAWING TITLE
SUBDIVISION DRAWING WITH SURVEY DATA LOT 19 ON RP152380 2 KARINGAL DRIVE PIMPAMA

SCALE 1:500 @ A1	DATE 4.3.26	DRAWN LF
LEVEL DATUM AHD	LEVEL ORIGIN PM 197770	ORIGIN RL 4.521
AZIMUTH RP152380	CO-ORD SYSTEM	CO-ORD ORIGIN
EASTING	NORTHING	SURVEYOR DA
AUTOCAD FILE 25218-3	SURVEY FILE 25218009	JOB No. 25218-01
CHECKED LF	QT TR	DATE IMAGED 4.3.26

SHEET NUMBER 2 OF 3

PLAN No. **25218-3**
ISSUE **B**



Scale 1:500 - Lengths are in Metres.

0 10 20 40 60 80m

ISSUE	SUBJECT	BY	DATE
B	BUSHFIRE BUFFER INCLUSION	LF	16.3.26
A	LOT CHANGE	LF	9.3.26

AMENDMENTS

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2. The title boundaries shown on this plan were not surveyed as part of this survey and have been compiled from RP152380 and not by field measurement and therefore could be subject to error.
3. Underlay survey data per drawing 25218-2A.
4. Aerial photo is sourced from Nearmap (Image from 6 Feb 2026).
5. Services shown on the survey data underlay (25218-2A) have been located where possible by field survey. If underground and not able to be so located, services have been plotted from the records (where available) of the relevant Authority and have been noted accordingly on this plan. Only Council records of Stormwater, Sewer & Water have been searched and shown as per records. No Dial Before You Dig (DBYD) have been searched or shown on this plan, services may therefore be incomplete and/or erroneous.
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PROJECT
2 KARINGAL DRIVE PIMPAMA

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DRAWING TITLE
SUBDIVISION DRAWING WITH AERIAL PHOTO LOT 19 ON RP152380 2 KARINGAL DRIVE PIMPAMA

SCALE 1:500 @ A1	DATE 4.3.26	DRAWN LF
LEVEL DATUM AHD	LEVEL ORIGIN PM 197770	ORIGIN RL 4.521
AZIMUTH RP152380	CO-ORD SYSTEM	CO-ORD ORIGIN
EASTING	NORTHING	SURVEYOR DA
AUTOCAD FILE 25218-3	SURVEY FILE 25218009	JOB No. 25218-01
CHECKED LF	QT TR	DATE IMAGED 4.3.26

SHEET NUMBER 3 OF 3

PLAN No. **25218-3**

ISSUE **B**











PROPOSED TOWNHOUSE DEVELOPMENT
2 KARINGAL DRIVE & 60 IMELDA WAY PIMPAMA

LANDSCAPE STATEMENT OF INTENT

DWG 202551 / ISSUE A / MARCH 2026

BYRNS LARDNER LANDSCAPE ARCHITECTS

2 KARINGAL DRIVE & 60 IMELDA WAY PIMPAMA



LEGEND

1. ‘THE BROOKFIELD’ PROPOSED TOWNHOUSE DEVELOPMENT
2. ‘THE FERNHURST’ PROPOSED TOWNHOUSE DEVELOPMENT
3. COMMUNAL FACILITIES
4. LANDSCAPED ROAD RESERVE
5. DRAINAGE CORRIDOR

0 10 20

NORTH

01 CONCEPTUAL LANDSCAPE MASTERPLAN



KEY PLAN



LEGEND

1. PROPOSED NATIVE STREET TREES TO ROAD RESERVE
2. PROPOSED NEW FOOTPATH TO LINK WITH EXISTING KARINGAL DRIVE PATH
3. ENTRY STATEMENT WITH LANDSCAPED SURROUNDS
4. TOWNHOUSE FRONTAGES LANDSCAPED WITH MEDIUM & SMALL EVERGREEN TREES, ACCENT SHRUBS & GROUNDCOVERS
5. DECORATIVE CONCRETE TREATMENTS TO DRIVEWAY AREAS
6. REAR TOWNHOUSES LANDSCAPED WITH TURF, SHRUBS AND GROUNDCOVERS TO THE SURROUNDS
7. 1.8m HIGH GOOD NEIGHBOUR FENCE WITH TOP CAPPING TO SIDE AND REAR BOUNDARIES OF TOWNHOUSES
8. EVERGREEN ROUND HEADED TREES ADJACENT TO VISITOR CAR PARKS TO PROVIDE NATURAL SHADE OPPORTUNITIES
9. LANDSCAPED BATTERS PLANTED WITH SUITABLE NATIVE STRAPPY LEAVED SHRUBS AND GROUNDCOVERS
10. 6m WIDE LANDSCAPE BUFFER

0 5 10

NORTH

02 CONCEPTUAL LANDSCAPE MASTERPLAN



KEY PLAN

LEGEND

1. BROOKFIELD COMMUNITY FACILITY
2. 1.2m HIGH OPEN STYLE FENCE TO REAR TOWNHOUSES ADJACENT TO OPEN SPACE
3. 6m WIDE LANDSCAPE BUFFER
4. THE FERNHURST ENTRY STATEMENT WITH LANDSCAPED SURROUNDS
5. TOWNHOUSE FRONTAGES LANDSCAPED WITH MEDIUM & SMALL EVERGREEN TREES, ACCENT SHRUBS & GROUNDCOVERS
6. DECORATIVE CONCRETE TREATMENTS TO DRIVEWAY AREAS
7. REAR TOWNHOUSES LANDSCAPED WITH TURF, SHRUBS AND GROUNDCOVERS TO THE SURROUNDS
8. 1.8m HIGH GOOD NEIGHBOUR FENCE WITH TOP CAPPING TO SIDE BOUNDARIES OF TOWNHOUSES
8. EVERGREEN ROUND HEADED TREES ADJACENT TO VISITOR CAR PARKS TO PROVIDE NATURAL SHADE OPPORTUNITIES
9. LANDSCAPED BATTERS PLANTED WITH SUITABLE NATIVE STRAPPY LEAVED SHRUBS AND GROUNDCOVERS
10. FERNHURST COMMUNITY FACILITY WITH COVERED SHELTER, OPEN TURF AREAS AND SHADE TREES TO SURROUNDS
11. BIO-RETENTION BASIN PLANTED WITH SUITABLE WSUD GRASSES & GROUNDCOVERS
12. 1.8m HIGH COLOURBOND FENCE TO REAR BOUNDARY AS PER BUSHFIRE RISK ASSESSMENT REPORT



03 CONCEPTUAL LANDSCAPE MASTERPLAN



KEY PLAN



LEGEND

1. MEDIUM SIZED EVERGREEN TREES- MAGNOLIA 'teddy bear' OR SIMILAR TO LARGER GARDEN BEDS BETWEEN TOWNHOUSES
2. SMALL EVERGREEN TREES OR LARGE SHRUBS TO SMALLER GARDEN BEDS BETWEEN TOWNHOUSES
3. ACCENT SHRUBS & GROUNDCOVERS IN DIVIDER GARDEN BEDS
4. DECORATIVE CONCRETE TREATMENTS TO DRIVEWAY AREAS
5. RUBBISH BIN ENCLOSURE - 1.2m HIGH GOOD NEIGHBOUR FENCE WITH TOP CAPPING
6. 1.8m HIGH GOOD NEIGHBOUR DIVIDER FENCE WITH TOP CAPPING BETWEEN TOWNHOUSES
7. WHITE PEBBLE MULCH STRIP FOR RUBBISH BIN COLLECTION POINT
8. 2 x SHARED LETTER BOX WITHIN PEBBLE MULCH SURROUNDS
9. SIDE ACCESS GATES

0 2.5 5

NORTH

04 TYPICAL STREETSCAPE LANDSCAPE TREATMENT



KEY PLAN



LEGEND

1. 10m LAP POOL WITH WADING SECTION
2. DECORATIVE CONCRETE SUNDECK TO POOL SURROUNDS
3. COVERED TERRACE WITH OUTDOOR KITCHEN
4. COMMUNAL ROOM
5. DECORATIVE CONCRETE ACCESS PATH
6. 1.2m HIGH OPEN STYLE POOL FENCE
7. ACCENT SHRUBS & GROUNDCOVERS TO FRAME FACILITIES
8. LOW GROWING GROUNDCOVERS TO COVERED TERRACE EDGE
9. EVERGREEN TREE AND LOW GROWING SHRUBS
10. 1.8m HIGH GOOD NEIGHBOUR DIVIDER FENCE WITH TOP CAPPING BETWEEN TOWNHOUSE & FACILITIES

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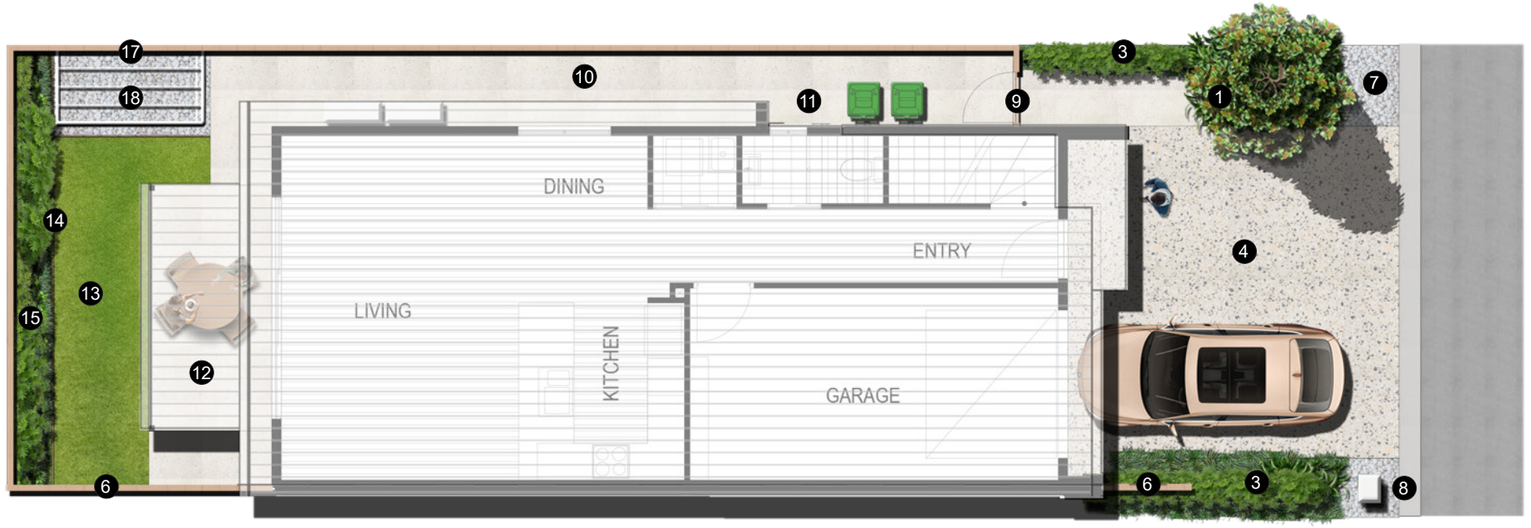
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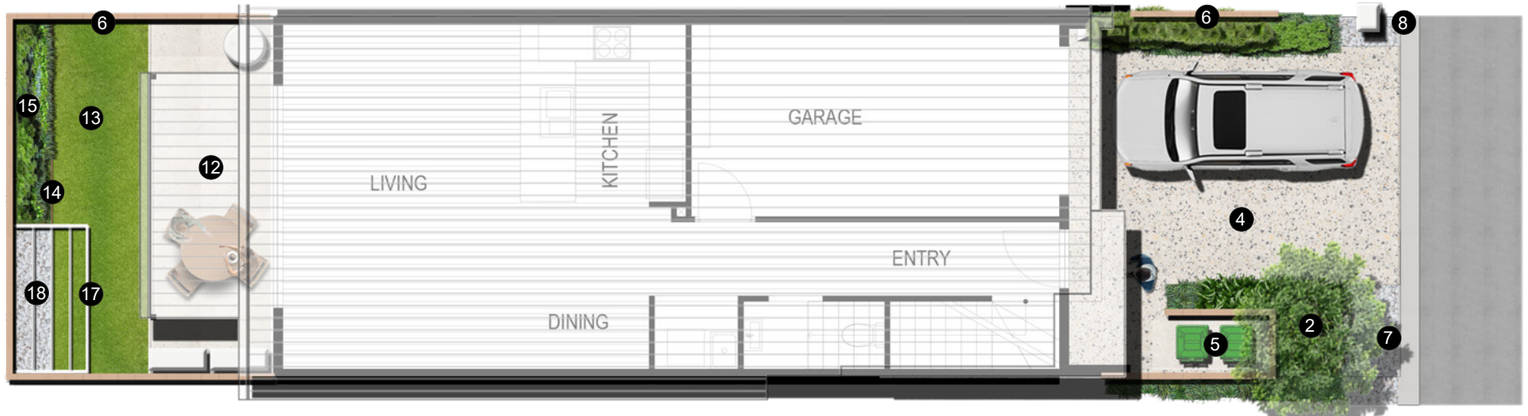
A - TOWNHOUSE TYPE A WITH LARGE REAR YARD



KEY PLAN



B - TOWNHOUSE TYPE A END WITH COURTYARD



C - TOWNHOUSE TYPE A WITH COURTYARD

0 2.5 5

LEGEND

1. MEDIUM SIZED EVERGREEN TREES- MAGNOLIA 'teddy bear' OR SIMILAR TO LARGER GARDEN BEDS BETWEEN TOWNHOUSES
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6. 1.8m HIGH GOOD NEIGHBOUR DIVIDER FENCE WITH TOP CAPPING BETWEEN TOWNHOUSES
7. WHITE PEBBLE MULCH STRIP FOR RUBBISH BIN COLLECTION POINT
8. 2 x SHARED LETTER BOX WITHIN PEBBLE MULCH SURROUNDS
9. SIDE ACCESS GATES
10. SIDE ACCESS PATH
11. SERVICES COURT
12. PAVED COVERED OUTDOOR TERRACE
13. TURF TO REAR GARDEN
14. TIMBER GARDEN EDGE
15. ACCENT PLANTING TO REAR GARDEN
16. MEDIUM SIZED EVERGREEN TREES TO LARGER REAR YARDS WHERE SPACE ALLOWS
17. CLOTHES LINE ATTACHED TO FENCE
18. WHITE PEBBLE MULCH BELOW

RESIDENTIAL PLANT SELECTION

TREES & PALMS

Acmena hemilampra	Broad leaved Lilly Pilly
Archontophoenix alexandrae	Alexander Palm
Livistona australis	Cabbage Tree Palm
Randia fitzalanii	Native Gardenia
Elaeocarpus Eumundii	Eumundii
Flindersia schottiana	Bumpy Ash
Magnolia teddy bear	Teddy Bear
Tristaniopsis laurina ‘luscious’	Luscious
Waterhousea floribunda	Weeping Lilly Pilly

SHRUBS

Agapanthus sp.	African Lilly
Alcantarea imperalis ‘rubra’	Giant Bromeliad
Anigozanthos sp.	Kangaroo Paw
Crassula ovata	Jade
Carissa macrocarpa	Desert Star
Dietes grandiflora	Wild Iris
Lomandra sp.	Mat Rush
Philodendron Xanadu	Xanadu
Strelitzia reginae	Bird of Paradise
Syzygium sp.	Lilly Pilly
Zamia furfuracea	Cardboard plant

GROUNDCOVERS / VINES

Cassuarina glauca	Cousin It
Cissus antarctica	Kangaroo Vine
Dianella caerulea	Blue Flax Lilly
Liriope muscari	Lilly Tuf
Myoporum elipticum	Creeping Boobialla
Trachelospermum jasminoides	Star Jasmine
Tulbaghia violacea	Society Garlic

BATTER & STORMWATER PLANT SELECTION

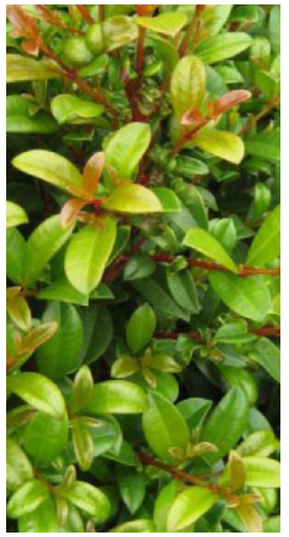
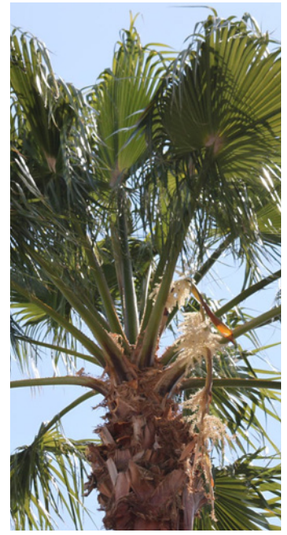
SHRUBS

Pouteria myrsinifolia	Blunt-leaved Coondoo
Alectryon coriaceus	Beach Alectryon
Alectryon diversifolius	Scrub boonaree
Guioa semiglauca	Gioua
Diospyros humilis	Small-leaved ebony
Capparis velutina	Native caper
Psydrax odorata	Stiff canthium
Cyclophyllum longipetalum	Canthium
Alyxia ruscifolia	Chain berry
Alyxia magnifolia	Long-leaved chain fruit
Cupaniopsis flagelliformis	Brown tuckeroo
Cupaniopsis shirleyana	Wedge-leafed tuckeroo

GROUNDCOVERS

Lomandra multiflora	Mat Rush
Lomandra confertifolia subsp. pallida	Mat Rush
Dianella caerulea	Blue Flax Lilly
Lepidosperma laterale	Sword grass
Eustrephus latifolius	Wombat berry
Goodenia rotundifolia	Star goodenia
Denhamia celastroides	Broad-leaved Boxwood
Hibiscus heterophyllus	Native Rosella

Species are indicative only- Refer to the Environ___mental Reports for any propsed revegetation works and further species selection







07 PLANTING PALETTE

BYRNS LARDNER

2020 UDIA National Award For Residential Development Category for Arundel Springs by Villaworld
2019 UDIA QLD Award For Excellence: Residential Subdivision Arundel Springs
2019 AILA QLD Award For Excellence: Infrastructure for Arundel Wetlands - A Collaborative Approach, City of Gold Coast
2019 UDIA QLD Finalist: President's Award for Arundel Springs

Discover the project: https://youtu.Be/ihqjzderl94

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