

ROYCORP

Saunders
Havill

141 FURSDEN ROAD CARINA QLD 4152

LANDSCAPE CONCEPT PLAN
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APPLICATION REF
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LEGEND

- SITE BOUNDARY
- CENTRE
- COMMUNITY FACILITY
- CONSERVATION
- OPEN SPACE
- SPORT/ RECREATION
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- CHARACTER RESIDENTIAL
- EMERGING COMMUNITY
- PARKS/ RECREATION
- SCHOOLS
- BULIMBA CREEK



SITE BOUNDARY



RETAINING WALLS AROUND SITE BOUNDARY



SITE BOUNDARY

1. VEHICLE ACCESS VIA FURSDEN ROAD
2. ENTRY SIGNAGE AND LETTERBOX
3. SCREENED PMT
4. INTERNAL 6.5M WIDE ROAD

5. VISITOR'S CAR PARK
6. LANDSCAPED DEEP PLANTING
7. PRIMARY COMMUNAL OPEN SPACE/ POOL & ENTERTAINMENT AREA
Refer P06 for details
8. INDICATIVE CHILDCARE BUILDING

9. COVERED SCREENED BIN REFUSE AREA
10. LARGE FEATURE SHADE TREE
11. 1.2m POOL STYLE FENCING TO SITE BOUNDARY FACING ADJOINING SCHOOL
12. PRIVATE OPEN SPACE WITH FEATURE PLANTING
13. PEDESTRIAN CONNECTING PATHWAY

14. 1.2m POOL STYLE FENCING TO COURTYARD LOT BOUNDARIES TO PROVIDE CASUAL SURVEILLANCE
15. 1.8M HIGH TIMBER FENCING
16. ADJOINING PROPERTY
17. ADJOINING SCHOOL AND SPORTING FIELDS

18. DISABLED PARKING AND ACCESS AREA
19. SPEED HUMPS
20. CHILDCARE CARPARK BENEATH
21. GAZEBO WITH PICNIC SETTING
22. INDICATIVE CHILDCARE PLAY



0m 10m 20m 30m 40m 50m

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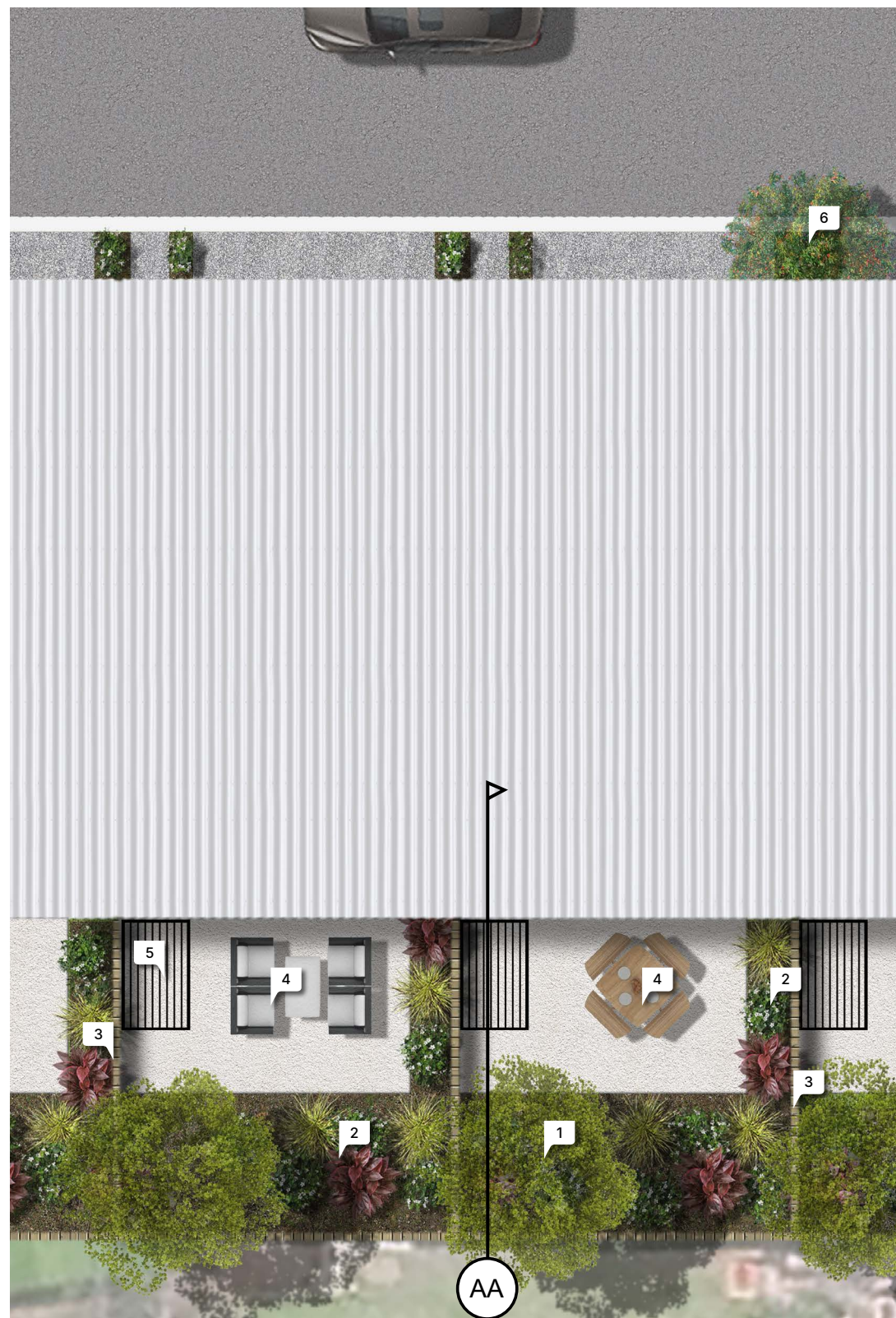
PRIMARY COMMUNAL OPEN SPACE: POOL AND ENTERTAINMENT AREA



1. POOL AND ENTERTAINMENT AREA
2. SHELTER/ AMENITIES
With pump room, BBQ facilities, picnic settings, and manager's office
3. SECURITY GATE TO POOL AREA
4. POOL FENCING
5. TURFED PICNIC AREAS
6. PERMEABLE PAVING PATH
7. FEATURE PLANTING THROUGHOUT
With groundcovers, shrubs, and shade trees
8. BUFFER PLANTING TO LOT BOUNDARIES
9. 1.8M HIGH TIMBER FENCING
10. LARGE FEATURE SHADE TREE
11. POOL TYPE FENCING TO COURTYARD
Secure gated access to communal area
12. BICYCLE PARKING AREA
13. VISITOR PARKING
14. SPEED HUMPS



1. PAVED PATHWAY CONNECTIONS
2. POOL TYPE FENCING TO CHILDCARE OUTDOOR PLAY
3. SHADE SHELTER/ GAZEBO WITH PICNIC SETTING
4. FEATURE PLANTING
5. DEEP PLANTING TO SITE BOUNDARY
6. LARGE FEATURE SHADE TREES
7. VISITOR PARKING AREA
8. BICYCLE PARKING AREA
9. CHILDCARE BUILDING
10. INDICATIVE OUTDOOR CHILDCARE PLAY ZONE
- Incorporating a mixture of softfall and astroturfed areas
11. INDICATIVE OUTDOOR ROOFTOP CHILDCARE PLAY ZONE
- Incorporating a mixture of softfall and astroturfed areas
12. CHILDCARE PARKING AREA DRIVEWAY ON GROUND FLOOR



TYPICAL PRIVATE OPEN SPACE PLAN (UNITS 34 and 35)

1. **FEATURE PLANT**
Minimum one shade tree/ large shrub per courtyard creates a cooler microclimate.
2. **TIERED LANDSCAPING**
Groundcovers, shrubs and screening shrubs create an enclosed green area for each townhouse. Potential inclusion of turf/ synthetic turf to courtyard areas where appropriate.
3. **PRIVACY FENCING**
1800 high fence plus landscape buffer creates privacy between courtyards and reduces overlooking between allotments.
4. **COVERED PATIO AREA**
Hardstand area creates opportunity for an outdoor room.
5. **FENCE/WALL MOUNTED FOLDABLE CLOTHESLINE LOCATION**
6. **LARGE SHADE TREE**
With shrubs and groundcovers to front of allotment where appropriate.

DWELLING LANDSCAPE NOTES:

Private courtyards to contain a mix of ground covers, tufted plants, shrubs and feature plants/ shrubs. Hardstand access is provided around the entry and side of each dwelling. Hard stand patio areas are included in private courtyards to allow for internal - external integration.

Planting themes and landscape finishes are to vary to avoid repetitive styles.

Screen planting to contain shrub species capable of screening courtyard fences (1.8m) within 3 to 5 years from planting. At least one shade / feature tree plant to be included in each private courtyard. More where space is available.

Side boundaries to contain a tiering of shrubs and ground covers along boundary fences.



SECTION AA - TYPICAL TOWNHOUSE COURTYARD LAYOUT

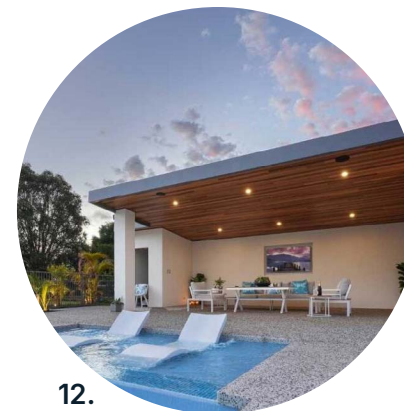


INDICATIVE USE OF LANDSCAPING TO SCREEN FRONT YARD AREA



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1. COMMUNAL OPEN SPACE
2. COMMUNAL OPEN SPACE
3. INDICATIVE LANDSCAPE TO TOWNHOUSE FRONTAGE
4. FENCE WITH SCREEN PLANTING
5. INTERNAL STREETSCAPE
6. VISITOR CAR PARKING ZONE
7. INDICATIVE LANDSCAPE TO TOWNHOUSE PRIVATE SPACE
8. SCREEN PLANTING TO SITE BOUNDARY
9. INDICATIVE SITE SIGNAGE
10. PLANTING TO REAR COURTYARD
11. POOL AMENITIES
12. POOL SURROUNDS



TREES



- TREES**
- 1. ELAEOCARPUS reticulatus
 - 2. BUCKINGHAMIA celsissima
 - 3. TRISTANIOPSIS luscious
 - 4. RANDIA fitzalanii
 - 5. ELAEOCARPUS eumundi
 - 6. HARPULIA pendula
 - 7. XANTHOSTEMON chrysanthus
 - 8. DELONIX regia
 - 9. WATERHOUSEA floribunda
 - 10. LOPHOSTEMON confertus
 - 11. SYZYGIVM tierneyanum\
 - 12. CUPANIOPSIS anacardioides
 - 13. MELALEUCA leucadendra

SHRUBS



- SHRUBS**
- 14. GREVILLEA Robyn Gordon
 - 15. FICUS green island
 - 16. MELALEUCA linariifolia
 - 17. BANKSIA integrifolia
 - 18. WESTRINGIA fruticosa
 - 19. GARDENIA species
 - 20. PHOTINIA Red Robin
 - 21. SYZYGIVM cascade

GROUND
COVERS



- GROUNDCOVERS**
- 22. LOMANDRA hystrix
 - 23. LIRIOPE muscari
 - 24. NANDINA domestica
 - 25. TRACHELOSPERMUM jasminoides

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

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PATHWAYS TO SUCCESS

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