





LEGEND

- 01 Circulation path continuing along the upper edge of the open space flooding precinct with associated shade tree planting and revegetated areas, resting areas and picnic facilities
- 02 Lake planting for water oxygenation and quality and for the provision of a fauna habitat. Minimum vegetation located in line of optimum vistas with the circulation path meandering towards and away from water views leading towards and from a timber overlooking platform. Vegetation to combine characteristics of mown grass and drainage path.
- 03 15m wide fire break with isolated low shrubs only
- 04 Paths connect the precinct shared space to the circulation path
- 05 Existing remnant vegetation community forming the open space canopy link. To be retained, protected and enhanced with weed removal and edge planting. Planting to be in accordance with Regional Ecosystem 12.2.8 as referenced in Litoria Consulting, Ecological Assessment Report, FEB 2010. Footpath link to be sited for minimum disturbance.
- 06 Revegetation species to be fire retardant as per recommendations of bush fire management plan prepared by the Consultancy Bureau.
- 07 Open space riparian corridor to be retained, protected and enhanced with weed removal and revegetation works. Circulation footpath and resting/information nodes to be sited for minimum disturbance and optimal scenic presentation. 2-3 widths of riparian trees to be provided along the bank at 2m centres to provide shading to the water column of Wooroi creek.
- 08 Pedestrian use of roads within built areas is encouraged with connecting paths to precinct communal areas.
- 09 Minimum two metre wide hardstand fire vehicle access track on inside of revegetation works.
- 10 Augmentation and rehabilitation of the drainage path assists in water quality and control and enhances habitat value for the Tusked Frog.
- 11 Bioretention swales adjacent internal roadways to provide water quality treatment for storm water run off from hardstand areas.
- 12 Timber outlook platforms reach over the creek banks within existing clearings
- 13 Roundabout forming a focal point at the end of the entry drive. Emphasized with colourful groundcovers and feature tree and palm planting.
- 14 Covered and uncovered picnic areas are located in prime settings around the circulation track as communal resting and congregation points.
- 15 Undercover area for outdoor recreational activities
- 16 Street tree planting softens the built environment and creates an individual and identifiable element to each street whilst reducing the impact of hard surfaces and provides shade to pedestrian and vehicular movement.
- 17 A vegetated buffer along the internal site boundary consists of tree, shrub and groundcover planting with incorporated mounding where appropriate to screen views of the development from McKinnon Drive, increase privacy to units and reduce the noise impact of passing traffic.
- 18 Main site path crosses McKinnon Drive to connect to the existing town access path.
- 19 Rendered blockwork signage walls with Agathis robusta behind creating an identifiable statement and establishing the development entry location from McKinnon Road.
- 20 Livistonia sp. And small tree planting to provide an elevated vegetated element in ratio to the height of the buildings.
- 21 Buffer and revegetation planting reinstates the natural character of the site and provide separation between the proposed and existing uses.
- 22 Paths connect precinct internal pedestrian movement to the communal site assets.
- 23 Shelter and Picnic facilities are set within the natural setting and of easy distance to the eastern retirement precincts.
- 24 Edge of existing Melaleuca Forest pocket to be retained and protected with maintenance track, lake and craft building sited for maximum retention. Pedestrian access provided around the lake with seating opportunities.
- 25 Existing pocket of Melaleuca Forest to be retained and protected. Regional Ecosystem 12.2.7 as referenced in Litoria Consulting, Ecological Assessment Report, FEB 2010.
- 26 A pedestrian path links the unit precinct to the remainder of the site and related facilities. Seating is positioned at regular intervals and grades minimized where possible.
- 27 Existing open drain to be retained and enhanced through weed removal and revegetation of Melaleuca Forest species. The revegetation serving to connect the existing Melaleuca Forest pocket to the larger area North East of the site.
- 28 Tree and shrub planting assists existing tree planting in providing a vegetated buffer between developments of unrelated nature.
- 29 Open grass areas around proposed units create a sense of space and enable possible movement before the closed character of the bushland.
- 30 Open space flooding zone revegetated with Melaleuca Forest species to assist in soil and water quality and enhance the natural character of the site. A path and shelter allows for open space integration.
- 31 Existing watercourse.
- 32 Access to water body suitable for drafting of water in bushfire emergency.
- 33 Supplementary landscaping to McKinnon Drive to provide attractive streetscape presentation.




MASTERPLAN KEY

-  Conceptual Rain Garden Locations
-  Riparian Zones
-  Proposed Fire Break to Revegetation
-  Proposed Revegetation area in accordance with the DERM approval conditions

Drawing Title			
LANDSCAPE DETAILS			
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Project	
SUNDALE COMMUNITY LIVING ENVIRONMENT, TEWANTIN	
Client	
SUNDALE GARDEN VILLAGE	
Architect	
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LANDGRAPHICS

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PROPOSED PLANT SCHEDULE

REVEGETATION SPECIES LIST – MCKINNON DVE TEWANTIN

Canopy Dominant
Corymbia intermedia Pink Bloodwood
Eucalyptus teriticornis Queensland Blue Gum
Lophostemon confertus Brush Box

Canopy Common / Associated
Eucalyptus pilularis * Blackbutt
Eucalyptus resinifera * Red Mahogany
Syzygium glomerata * Turpentine

Mid-Storey Dominant
Acacia melanoxylon Black Wattle
Endiandra sieberi Hard Corkwood

Mid-Storey Common/Associated
Acacia disparrima Hickory Wattle
Allocasuarina littoralis Coastal She-oak
Callistemon salignus * Pink Tass
Cryptocarpus glaucescens Silver Sycamore
Hibiscus tiliaceus Cotton Tree
Leptospermum suaveolans * Swamp Box
Macaranga tanarius Macaranga
Melaleuca quinquevnia * Paperbark
Melicope eleryana Pink Euodia
Glochidion sumatranum Cheese Tree
Syzygium oleosum Blue Lilly Pilly

Mid-Stratum Uncommon
Ficus virens White Fig

Shrubs Common
Astromyrtus dulcis Midyim
Dodonaea triquetra Hop-Bush
Elaeocarpus reticulatus Blueberry Ash
Hovea acutifolia Hovea

Shrub Associated
Allocasuarina littoralis Coastal She-oak
Alphitonia petrei Pink Ash
Banksia integrifolia Coastal Banksia
Conospermum taxifolium Devils Rice
Cordyline rubra Red fruited Palm Lilly
Elaeocarpus obovatus Hard Quandong
Jacksonia scoparia Dogwood
Mischocarpus pyriformis Yellow Pear Fruit
Persoonia virgata Geebung
Pultenea spp * Kerosene Bush

Understorey Common
Cissus hypoglauca Five-leaved Water Vine
Lomandra longifolia Matt Rush
Lygodium indicum Climbing Maidenhair
Smilax australis False Sarsparilla
Smilax glycyphylla Sweet Sarsparilla
Zieria minutifolia Ziergy Minieria
Zieria smithii Sandfly Zieria

Understorey Associated
Blechnum indicum Binung
Canthium coprosimoides Coast Canthium
Imperata cylindrica * Blady Grass
Causis blackei Foxtails
Cissus antarctica Kangaroo Vine
Dianella caerulea Flax Lilly
Geitnerium cymosum Scrambling Lilly
Hibbertia scandens Twining Guinea Flower
Lepironia articulata Jointed Twig Rush
Ludwigia octovalis Willow Primrose
Melastoma malabathricum Lasiandra
Phragmites australis Phragmites
Pteridium esculentum Bracken Fern
Themeda triandra Kangaroo Grass
Xanthorrhoea macronema * Bottlebrush Grass Tree

Density is to comply with condition 2.6 of DERM Decision Notice eLVAS-2007010193

SPECIES FOR STREETScape AND INTERNAL PRECINCT PLANTING

Trees
Acmena smithii Lilly Pilly
Agathis robusta Queensland Kauri
Elaeocarpus eumundi Eumundi Quandong
Elaeocarpus obovatus Hard Quandong
Grevillea robusta Silky Oak
Harpullia pendula Tulipwood
Hymenosporum flavum Native Frangipanni
Livistona australis Cabbage Palm
Stenocarpus sinuatus Firewheel Tree
Syzygium oleosum Lilly Pilly
Waterhousia floribunda Weeping Lilly Pilly

Shrubs & Groundcovers
Adiantum hispidulum Maidenhair Fern
Alpinia caerulea Native Ginger
Astromyrtus dulcis Midyim
Banksia spinulosa Golden Candlesticks
Cissus Antarctica Water Vine
Cordyline rubra Red-fruited Palm lily
Crinum pedunculatum River Lily
Dianella caerulea Flax Lilly
Helichrysum apiculatum Everlasting Paper Daisy
Hovea acutifolia Pointed Leaf Hovea
Leptospermum polygalifolium Wild May
Lomandra tanika Fine Leak Mat Rush
Melaleuca thymifolia Thyme Honey Myrtle
Pultenea sp. Blue Tounge
Riciniocarpus pinifolius prostrate Prostrate Wedding Bush
Themeda triandra Kangaroo Grass

Rain Garden Species
Baumea articulata Jointed Twig Club Rush
Baumea rubiginosa Soft Twig Rush
Blechnum sp. Water Fern
Crinum pedunculatum River Lily
Eleocharis sp. Spikerush
Isolepis nodosa Knobby Club Rush
Juncus usitatus Common Rush
Lomandra longifolia Mat-Rush
Phylidrum lanuginosum Frogmouth
Schoenoplectus litoralis Shore Club Rush
Schoenoplectus validus River Club Rush

NOTE: Plants listed are a selection of plants suitable for this project and application. Not all plants will be incorporated. Additional species may be added at final design stage. A comprehensive plant schedule will be prepared for operational works application stage of the assessment process.

* Denotes species that are to be located away from buildings and in liaison with a bushfire consultant

LANDSCAPING CODE

As per Table 14-52 - Landscaping under The Noosa Plan please note the following responses to Specific Outcomes and Probable Solutions relevant to the Streetscape Outcomes.

14.152 General requirements

Streetscape and amenity - O1
 a) Landscaped areas have been provided to enhance the natural landscape character
 b), c) Natural features such as existing trees will be retained and including in buffer areas where appropriate
 d), e), f) Landscape areas have been designed to soften the building bulk from the road and species have been selected for height and form responsive to the buildings and to screen and shade roads, carparks and visible service areas
 Existing vegetated buffering is to be retained and improved through selective undergrowth clearing and reinforcement plantings to major roadways and new buffering is to be installed where this development interfaces with adjoining existing developments.
 g), h) Landscaping has been designed and the Indicative Plant Selection has been made from the Woodlands / Open Forest Areas from PSP3

S1.2

Species Selection - O3
 a) Plant species are appropriate to the biophysical conditions and locality landscape character
 b) Species have been selected for the space available, visual and climatic exposure, as a functional component of the design and in relation to the scale of the development
 c) Species provide appropriate levels of shade and sunlight to the occupants and users of the development roadway access throughout the seasons
 d) The species selected will require minimal additional watering as they have been selected from species currently thriving on site naturally
 e) Road reserve trees will provide effective canopy shade and be in scale with the road reserve and relate to infrastructure
 f) Street Trees species are consistent with the locality and natural setting of this specific development and the developed Lots as a whole. Species will reflect adjoining developments species though will be low maintenance and selected as appropriate for this area and landscape character.
 g),h),i) Species have been selected for specific uses throughout the development, such as reinforcement plantings in Buffer/Open Space Areas, Shade and Feature Planting. Each species fulfills a specific function and is not suitable for all uses required. Species will be planted near structures that may cause damage and dangerous species will not be located near high pedestrian areas. Species in pedestrian areas will be hardy plants able to tolerate high levels of activity.
 S3.1 a) Plant species have been selected from Woodlands / Open Forest Areas from PSP3.
 b) There are no undesirable species proposed

S3.2 a) There are no palm plantings proposed except for some loose group plantings of *Livistona* species that reflect existing palm plantings. These species should be able to be transplanted from existing healthy specimens on site. Root guards will not be required as any species with potentially invasive roots will not be planted near any paved or built areas that may be damaged

S3.3 Safety and security - O4
 d) Safe sight distances to and from road corners and driveway entries will be maintained
 O6 S6.1 Street trees and trees in carpark areas will achieve a maximum 0.9m clear trunk for a 2.0m high tree. With a 1.9m clear trunk on maturity. All underplanting to be a maximum of 0.7m from finished road pavement level (not top of kerb).

S6.2 Services and utilities - O7
 S7.1 Any landscaping adjacent to substations or electricity transmission line easements are to be less than 4m high at maturity and will not encroach within 3m of any substation boundary
 S7.2 Any trees taller than 4m will be planted at least as far away from the electricity transmission line as they are expected to be high at maturity
 S7.3 It is expected that all power connections to buildings will be underground
 S7.4 However trees and large shrubs must follow the minimum locations as outlined in this section
 S7.5 Plantings will not interfere with trade access to service meters
 S7.6 Species with invasive roots will not be located near enough to services to cause damage

14.155 Open space areas and road reserves

Road reserves - O23
 e) Landscaping enhances the streetscape quality and natural landscape character of the area
 f) Allows for buffering to adjoining uses
 g) The functionality of the road reserve is maintained for vehicles and for pedestrians and bicycles through a shared pathway system
 h) All suitable existing trees and remnant vegetation will be retained and incorporated into the overall streetscape scheme
 i) Lawn and low planting allows for the opening of car doors along the roadway
 j) Landscaping allows for maintenance and emergency access to service corridors and utilities
 k) Sight distances are maintained to and from corners, intersections, driveways and pedestrian crossing points
 l) Landscaping maintains overland stormwater flow to avoid ponding to footpath, nature strips or adjoining premises. Landscaping is also integral to the treatment and of drainage devices.
 S23.1 A minimum of 1 street tree is provided for every 8m of frontage
 S23.2 Lawn and low planting only are within 500mm of the back of kerb to allow for any necessary access from parked vehicles
 S23.3 Street trees are planted a minimum of 1m from the back of kerb in the road reserve verge

14.156 Environment protection and conservation

Watercourses and drainage lines - O24
 a) Landscaping works along watercourses and as part of drainage solutions retains and enhances existing riparian vegetation including understorey
 b) Existing riparian zones will be rehabilitated by revegetation works that filter stormwater run off and improve and provide native wildlife habitat
 c) Lawn areas have been avoided at waterway and drainage line edges to prevent mowing damage and debris
 d) Engineering solutions to drainage have been avoided where possible with landscaping solutions implemented
 e) Natural materials have been used where possible in order to blend with the natural environment

Wildlife habitat protection - O25
 a) Landscaping retains and enhances habitat and native wildlife corridors by replicating adjacent remnant vegetation including understorey vegetation
 b) Landscaped areas have been sited to complement and integrate with existing vegetation
 c) Old trees including dead trees will be retained where possible to retain hollows for local native fauna
 d) Vegetation links will be created or enhanced through garden planting between existing habitats
 e) Adverse effects on koalas will be minimised by not planting koala food species near roadways and facilitating movement in koala habitat areas

Water Management - O26 - S26.1

a) The infiltration and conservation of water is optimised through the selection of native plant species from PSP3 Landscaping Plants and Guidelines - Woodlands / Open Forest
 b) Plants have been group in mulch garden beds
 c) Impervious surfaces have been minimised in the road reserve
 d) Hard surfaces will be drained to landscaped areas rather than the street drainage system

14.157 Carparking areas

On-street car parks - O29
 S29.1 A minimum of 500mm from back of kerb of low planting or lawn has been allowed for along the roadway to ensure adequate access from parallel parked vehicles
 S29.2 Street trees are planted a minimum of 1m from back of kerb in the road reserve verge

FURTHER INFORMATION
 Please refer to the Ecological Assessment Report for the Sundale Garden Village Site, McKinnon Drive, Tewantin by Litoria Consulting for further information relating to the existing and recommended environmental character of the site



REHABILITATION ZONES

Rehabilitation zones to be provided in accordance with DERM requirements.

SHRUBS



EXISTING SITE PICTURES



WOOROO CREEK
 Existing creek bank and vegetation along the open space riparian zone. Requiring revegetation of endemic species and suitable for pedestrian track and seating, information nodes and decking overlooking the water.



MCKINNON DRIVE
 Existing Eucalyptus sp. within the road reserve to be retained and protected. Proposed garden bed swales to incorporate tree locations to assist in future maintenance and provide the opportunity for additional tree, shrub and groundcover planting as buffer to the development.

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RAIN GARDEN PLANTING



STREET TREES

