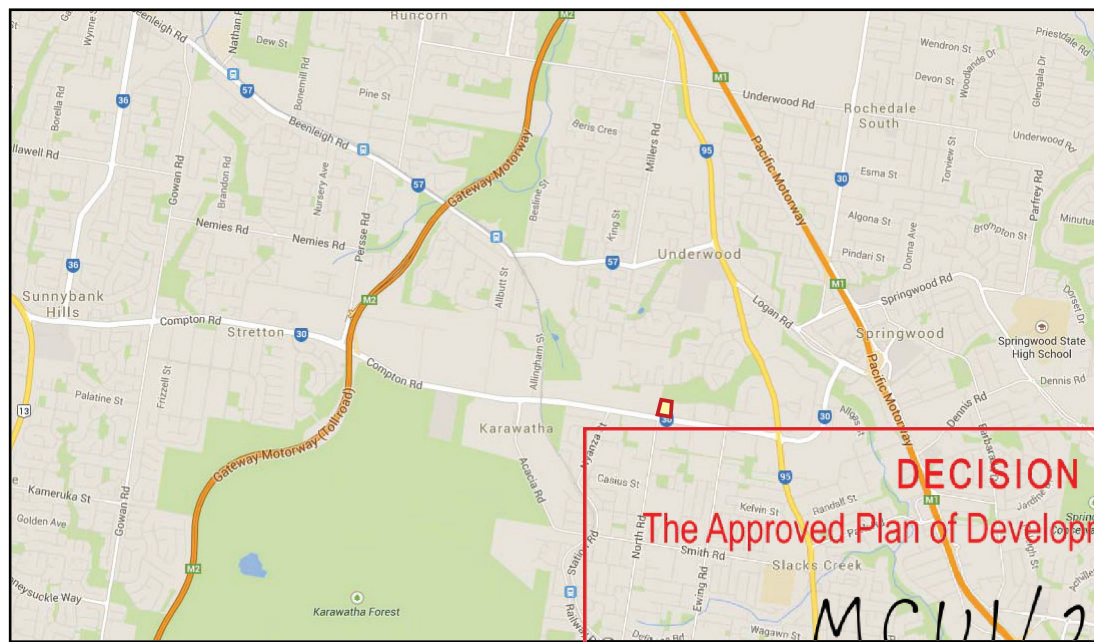




**SITE LOCATION**

from nearmap.com



from google.com

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**LANDSCAPE DESIGN INTENT**

The landscape design intent for the Masters Home Hardware Store located in Underwood, Qld, is to increase the site's environmental amenity and enhance the visual appearance of the development in complement with the proposed building, while making a positive contribution to the surrounding community.

This will be achieved through the implementation of the following landscape strategies:

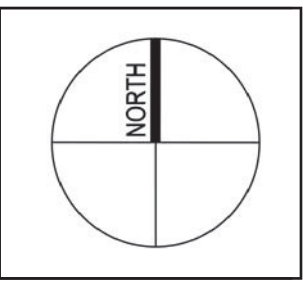
- The installation of feature garden beds (including sculptural statement planting, earth mounding, ground covers, boulders etc.) in high visibility locations and pedestrian circulation routes.
- Mitigation of site stormwater, with the inclusion of a proposed vegetated bioretention basin to the site's northeast corner.
- The careful selection and placement of appropriate, advanced endemic trees, floral shrubs and groundcover plants, to create a positive environment which maximises user comfort levels while ensuring a high level of pedestrian safety (e.g. the use of clear trunked canopy trees to the carpark to maintain safety sight lines) with reference to **CPTED principles**.
- Car park and amenity planting addresses the provision of natural shade. The selection of shrubs and trees are to complement the scale of the proposed building.
- Shrub, groundcover and tree planting beds between Compton Road and car parking are to be a minimum 2.7m to 2.8m width, however along with the adjacent pedestrian footway, street tree planting and dense shrub planting on gently mounded garden beds, this provides sufficient landscape screening.
- Street trees are specified to the Major Road Corridor of Compton Road and to the north of the site at 8m centres. Refer to drawing **LC-05** for details.
- **LANDSCAPE BUFFER:** The creation of a dense Landscape Buffer to the northern site boundary, to integrate the site with existing bushland. This will effectively protect the edge of the existing native vegetation to the northern edge of the site, this is in line with local ecological values and the **Vegetation Management Act (QLD)**. The Buffer will also provide visual screening of the proposed acoustic attenuation fencing and the proposed builtform, providing separation between the Site and existing residential dwelling.
- The buffer is to consist of native and locally endemic species, selected to provide variation in colour, texture and form. A priority of the buffer is to appear natural, through the creation of upper, mid and understory strata and create a transition corridor.
- The use of closely planted endemic screening species, with dense foliage and low growing canopies, to buffer undesirable views to building service areas and car park hardstands from adjacent properties and screen the building from adjacent residential dwellings north of Brookvale Drive. The visual depth of the Landscape Buffer varies to provide interest and convey a natural appearance. Vigorous pioneer species are selected in order to create a filtered visual screen in a relatively short time.
- The existing soft landscape treatment along Perrin Drive is to continue to the north of the site area, with the same tree selection (Brush Box, refer to drawing **LC-05**) and continuation of the low log guardrail permeable fencing.
- Mounding and batter slopes satisfy recommendations set out in **The Landscape Development Manual**.
- The above strategies satisfy **Logan City Planning Scheme 2006**, in particular;
  - The **Landscape Development Manual** with reference to plant selection, Landscape Buffers, Screening and slopes.
  - The site falls within the **Springwood Locality Zone**, under **District 10** and **Sub Area S9**.
- The landscape design also addresses the following Government Guideline:
  - **Subtropical Design in SEQ - a Handbook for Planners, Developers and Decision Makers.**

DRAWING LIST		
Drg no.	Drawing Title	Scale @ A3
LC-01	SITE LOCATION & DESIGN INTENT	nts
LC-02	LANDSCAPE CONCEPT PLAN	1:1,000
LC-03	LANDSCAPE CONCEPT - SOUTH ELEVATION	1:200
LC-04	LANDSCAPE CONCEPT - EAST ELEVATION	1:100
LC-05	LANDSCAPE CONCEPT - PROPOSED PLANT SPECIES	nts

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  2. Dimensions indicated on drawing take precedence over scaling from printed drawings.



PROJECT NAME: Masters Underwood, 115 Compton Road  
 Underwood QLD 4119  
 CLIENT: Hydrox Nominees  
 DRAWING TITLE: **SITE LOCATION & DESIGN INTENT**  
 DRAWING NUMBER: **LA105 LC-01**

SCALE: nts  
 SHEET: 1/5  
 DRAWN: SC/RA  
 DATE: 04/03/2015  
 ISSUE: E

**LANDSCAPE CONCEPT PLAN FOR DA**

**COUNCIL NOTE:**  
Land and stormwater infrastructure located within the site, to the north of the identified Perrin Drive extension, is to remain in private ownership.

**COUNCIL NOTE:**  
Perrin Drive to be extended through the development site in accordance with the conditions of approval.

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MCUI/21/2015

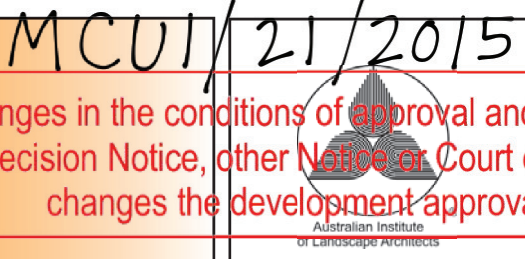


- LEGEND:**
- Site Boundary
  - Amenity car park trees, planted within garden beds including raised diamond (& half diamond) shaped planters
  - Floral feature tree avenue, planted within garden beds
  - Street trees, planted within lawn
  - Vegetated Landscape Buffer, native & locally endemic species, refer to drawings LC-05
  - Shrub and groundcover beds, refer to plant schedule and images on drawings LC-05
  - Fenced, vegetated bioretention basin, refer to plant schedule and images on drawings LC-05, refer Civil drawings
  - Turf
  - Grasscrete or similar approved subsurface turf protection system as a maintenance driveway, refer Civil drawings
  - Pedestrian footway
  - Ornamental pebble mulch with large decorative boulders, interplanted to create an entrance feature
  - Shade Sails, refer Architectural drawings
  - Retaining wall, sandstone coloured masonry block, refer Civil drawings
  - Low log rail, to match existing log rail along Perrin Drive
  - Acoustic fence, 1.8m ht. & guardrail, over sandstone coloured masonry block retaining wall, refer Civil drawings
  - Sprinkler Tank / Pump House
  - Rainwater Tank / Electrical Transformer - to include screen planting to obscure services structures

- NUMERICAL KEY:**
- 1 Emergency vehicle access.
  - 2 High canopy & low shrub /groundcover planting to maintain sight lines and passive surveillance opportunities from street to building, as per standard CPTED principles. Refer to drg LC-05 for plant species details & images. Refer to drg LC-01 for Landscape Design Intent.
  - 3 Advanced trees (min.45L) planted within garden beds, to enhance car parking areas & increase pedestrian comfort through increased shade levels and reduced visual impact of car park hardstand.
  - 4 Advanced street trees to provide visual continuity to street & provide shade to footpath for increased user comfort.
  - 5 Pylon sign within boulder & ornamental pebble area with feature planting to enhance the site entrance.
  - 6 Clear trunked native canopy shade trees to feature entrance avenue, minimum 100L container stock with non invasive roots.
  - 7 Acoustic Fence over low retaining wall, to mitigate any adverse effects associated with the development.
  - 8 Native landscape buffer planting to northern boundary, including batters, refer Civil drawings.
  - 9 Planted bioretention basin, 300mm depth, refer to drg LC-05. Safety pool fencing to basin surround at base of slope, 1.2m height, refer Civil drawings.

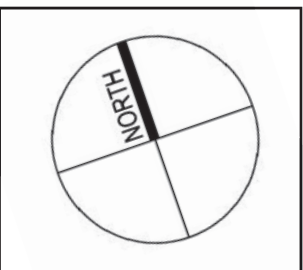
LANDSCAPE CONCEPT PLAN FOR DA

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PROJECT NAME: Masters Underwood, 115 Compton Road Underwood QLD 4119  
CLIENT: Hydrox Nominees  
DRAWING TITLE: LANDSCAPE CONCEPT PLAN  
DRAWING NUMBER: LA105 LC-02

SCALE: 1:1,000 @ A3  
SHEET: 2/5  
DRAWN: SC/RA  
DATE: 04/03/2015  
ISSUE: E

Vegetative screening to service structure

Street trees to provide shade to footpath and enhance views towards the site



FOR CONTINUATION OF THIS ELEVATION SEE BELOW

1  
LC-02

**ELEVATION 1: PROPOSED SOUTH ELEVATION**

SCALE 1:200 @ A3

Trees to car parking areas to provide shade

Floral feature trees to highlight site entrance



FOR CONTINUATION OF THIS ELEVATION SEE ABOVE

site boundary

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LANDSCAPE CONCEPT PLAN FOR DA

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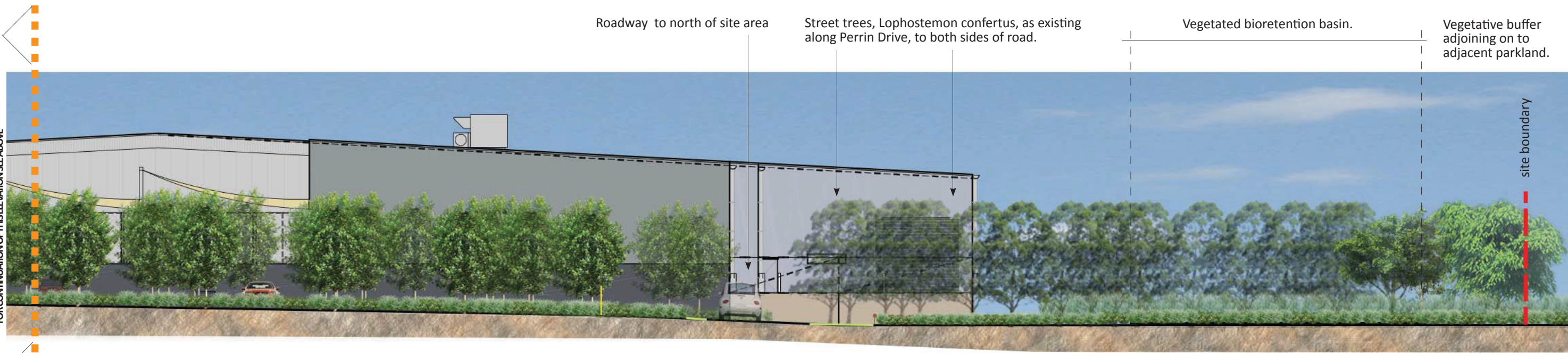
PROJECT NAME: Masters Underwood, 115 Compton Road Underwood QLD 4119  
CLIENT: Hydrox Nominees  
DRAWING TITLE: **LANDSCAPE CONCEPT - SOUTH ELEVATION**  
DRAWING NUMBER: **LA105 LC-03**

SCALE: 1:200 @ A3  
SHEET: 3/5  
DRAWN: SC/RA  
DATE: 04/03/2015  
ISSUE: E



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**2**  
**LC-02**  
**ELEVATION 2: PROPOSED EAST ELEVATION**  
 SCALE 1:100 @ A3



**LANDSCAPE CONCEPT PLAN FOR DA**

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PROJECT NAME: Masters Underwood, 115 Compton Road Underwood QLD 4119  
 CLIENT: Hydrox Nominees  
 DRAWING TITLE: **LANDSCAPE CONCEPT - EAST ELEVATION**  
 DRAWING NUMBER: **LA105 LC-04**

SCALE: 1:100 @ A3  
 SHEET: 4/5  
 DRAWN: SC/RA  
 DATE: 04/03/2015  
 ISSUE: E

AMENITY PLANTING



Colvillea racemosa

Buckinghamia celsissima

Gre. "Orange Marmalade"

Lophostemon confertus



Gazania sp.

Dietes bicolour

Gardenia radicans

Trachelospermum jasminoides "Tricolor"

LANDSCAPE BUFFER



Leptospermum polygalifolium

Melaleuca quinquenervia

Banksia "Giant Candles"

Eucalyptus ptychocarpa

BIORETENTION PLANTING



Juncus usitatus

Isolepis nodosa

Carex appressa

Lomandra hystrix

PLANT SPECIES LIST				
Botanical Name	Common Name	Pot Size	Type*	Notes
<b>Amenity Planting</b>				
<i>Buckinghamia celsissima</i> **	Ivory Curl Tree	45L	T	Street Tree
<i>Colvillea racemosa</i> ^	Colville's Glory	100L	T	Avenue Tree
<i>Cupaniopsis anacardioides</i> ^	Tuckeroo	45L	T	Car Park Tree
<i>Dietes bicolour</i>	Spanish Iris	140mm	GC	
<i>Harpullia pendula</i> ^	Tulipwood	45L	T	Car Park Tree
<i>Gardenia radicans</i>	Creeping Gardenia	140mm	US	
<i>Gazania hybrid species</i>	Gazania	140mm	GC	
<i>Grevillea "Orange Marmalade"</i>	Orange Grevillea	300mm	MS	
<i>Lophostemon confertus</i> ***	Brush box	45L	T	Street Tree
<i>Melaleuca linarifolia</i>	Snow in Summer	300mm	T	
<i>Trachelospermum jas. "Tricolor"</i>	Tricolour Chinese Star Jasmine	140mm	GC	
<b>Landscape Buffer</b>				
<i>Austromyrtus dulcis</i>	Midyim Berry	140mm	US	
<i>Backhousia myrtifolia</i>	Grey Myrtle	45L	T	
<i>Banksia "Giant Candles"</i>	Giant Candles	200mm	MS	
<i>Callistemon salignus</i>	White Bottlebrush	45L	T	
<i>Eucalyptus ptychocarpa</i>	Swamp Bloodwood	45L	T	
<i>Leptospermum polygalifolium</i>	Wild May	300mm	MS	
<i>Lophostemon confertus</i>	Brush box	300mm	MS	
<i>Melaleuca quinquenervia</i>	Broad leaved Paperbark	300mm	T	
<i>Myoporum ellipticum</i>	Coastal Boobialla	140mm	GC	
<i>Syzygium "Aussie Boomer"</i>	Lily Pilly	140mm	MS	
<i>Tristania laurina</i>	Water Gum	45L	T	
<i>Westringia fruticosa</i>	Coastal Rosemary	140mm	US	
<b>Bioretention Planting</b>				
<i>Carex appressa</i>	Tall Sedge	tube	GC	
<i>Isolepis nodosa</i>	Knobby Club Rush	tube	GC	
<i>Juncus usitatus</i>	Common Rush	tube	GC	
<i>Lomandra hystrix</i>	Mat Rush	tube	GC	

\*Type of plants:

T = Tree, MS = Middle Storey Shrub, US = Understorey Shrub, GC = Groundcover Plants

\*\**Buckinghamia celsissima* to be specified to Compton Road, as included in Logan City Council's "Major Road Corridors Tree Species" list, within the **Landscape Development Manual**.

\*\*\**Lophostemon confertus* (Brush Box) to be specified to the roadway to the north of the site area, to match existing along Perrin Drive.

^Feature Avenue tree to be specified as *Colvillea racemosa* (Colville's Glory), as included in Logan City Council's **Landscape Development Manual**, under District 10.

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PROJECT NAME: Masters Underwood, 115 Compton Road  
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CLIENT: Hydrox Nominees  
DRAWING TITLE: LANDSCAPE CONCEPT - PROPOSED PLANT SPECIES  
DRAWING NUMBER: LA105 LC-05

SCALE: nts  
SHEET: 5/5  
DRAWN: SC/RA  
DATE: 04/03/2015  
ISSUE: E