

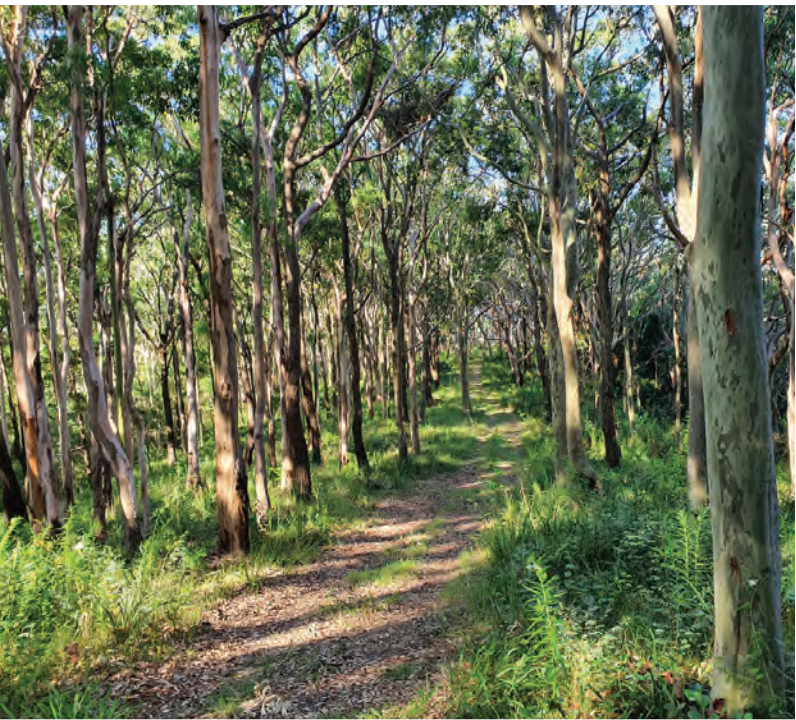


BLUEYS BEACH DEVELOPMENT

LANDSCAPE CONCEPT PACKAGE

DRAWING LIST

DRAWING NO.	DRAWING TITLE	SCALE
LC00	COVER SHEET	NTS @ A1
LC01	LANDSCAPE OVERALL SITE PLAN	1:2000 @A1
LC02	LANDSCAPE CONCEPT PLAN SHEET 1 OF 3	1:500 @A1
LC03	LANDSCAPE CONCEPT PLAN SHEET 2 OF 3	1:500 @A1
LC04	LANDSCAPE CONCEPT PLAN SHEET 3 OF 3	1:500 @A1
LC05	LANDSCAPE DETAIL CONCEPT PLAN - PARK	1:200 @A1
LC06	LANDSCAPE CROSS SECTION	1:200 @A1
LC07	LANDSCAPE INDICATIVE PLANT SCHEDULE AND MATERIAL PALETTE	NTS @A1





LEGEND

SITE BOUNDARY

EXTENT OF WORKS BOUNDARY

ROADWAY

FIRETRAIL

CONCRETE PATHWAY

RETAINING WALL TO RESIDENTIAL LOT

RETAINING WALL TO EXISTING BUSHLAND

INDICATIVE WALKING TRAIL THROUGH EXISTING BUSHLAND

DETENTION BASIN

STREET TREES

PLANTING

TURF (TO VERGE AND PARK)

NATIVE GRASSLAND TO TIE INTO LANDSCAPE BEYOND

REVEGETATION ZONE - REFER TO VEGETATION MANAGEMENT PLAN FOR MORE DETAILS OF MANAGEMENT ZONES.

VEGETATION ZONE TO BE RETAINED

SANDPAPER FIG - WHALEBONE TREE WARM TEMPERATE RAINFOREST

- DESIGN NOTES**
- 1

PROPOSED BUSH WALKING TRAIL ALONG THE RIDGELINE THROUGH EXISTING BUSH LAND. ROUTE SHOWN IS INDICATIVE AND IS TO BE DESIGNED TO FUTURE DETAILS WITH THE TRAIL TO BE DESIGNED IN THE MOST NATURAL WAY POSSIBLE TO LIMIT THE AMOUNT OF VEGETATION CLEARING. POTENTIAL OPPORTUNITIES TO PROVIDE OBSERVATION PLATFORM STRUCTURE AT THE HIGHEST POINT TO REWARD USERS WITH UNOBSTRUCTED VIEWS.
- 2

EXISTING BUSHLAND TO BE RETAINED.
- 3

EXISTING OPEN SPACE PASTURELAND TO BE RETAINED WITH NO TREE REMOVAL PROPOSED.
- 4

TERRACED RETAINING WALL WITH PLANTING TO HELP STRUCTURE BLEND INTO EXISTING ENVIRONMENT AND MITIGATE THE VISUAL IMPACT FROM SURROUNDING AREAS. REFER TO SHEET LC-07 FOR MATERIAL AND PLANTING PALETTE.
- 5

PROPOSED DRAINAGE RESERVE PROVIDING DETENTION BASINS, ASSOCIATED PLANTING AND A MEANDERING PATH THROUGH THE SPACES TO ENCOURAGE USE OF THE SPACE WHEN NOT INUNDATED WITH WATER AND PROVIDE INTERACTION WITH THE NATURAL ENVIRONMENT.
- 6

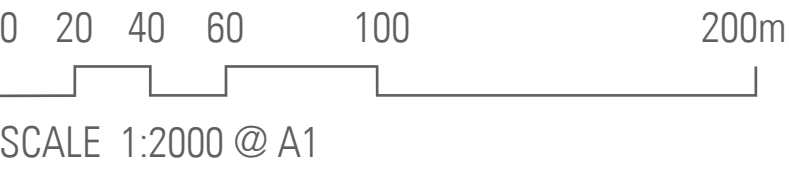
PROPOSED PARK AND PLAYGROUND AREA TO SERVICE THE SURROUNDING AREA AND TAKE ADVANTAGE OF THE TOPOGRAPHY OF THE LAND. REFER TO SHEET LC-05 FOR A DETAILED CONCEPT PLAN.
- 7

PROPOSED STREET TREES ALONG NEW ROADWAYS TO PROVIDE A SENSE OF CHARACTER AND AMENITY FOR RESIDENTS AND VISITORS. PATHWAYS ALONG TREE LINED STREETS PROVIDE CONNECTIVITY AROUND AND INTO THE SITE.
- 8

PROPOSED REVEGETATION AND RECONSTRUCTION ZONE TO REINSTATE A NATURAL PLANTED SPACE AND ENHANCE THE ENVIRONMENT. FOR MORE DETAILS REFER TO THE VEGETATION MANAGEMENT PLAN AS PREPARED BY AEP DATED MAY 2022.
- 9

PROPOSED EXTENSION AND ENHANCEMENT OF THE SANDPAPER FIG VEGETATION ZONE. ADDITIONAL PLANTING TO BE PROVIDED TO TIE IN WITH EXISTING VEGETATION AREAS NEARBY.
- 10

6m WIDTH OF BUFFER SCREENING PLANTING TO BE PROVIDED TO ALL ADJACENT RESIDENTIAL PROPERTIES.



LANDSCAPE OVERALL SITE PLAN

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DATE	PROJECT NO	DWG NO	REV
25.08.2022	50522033	LC01	2



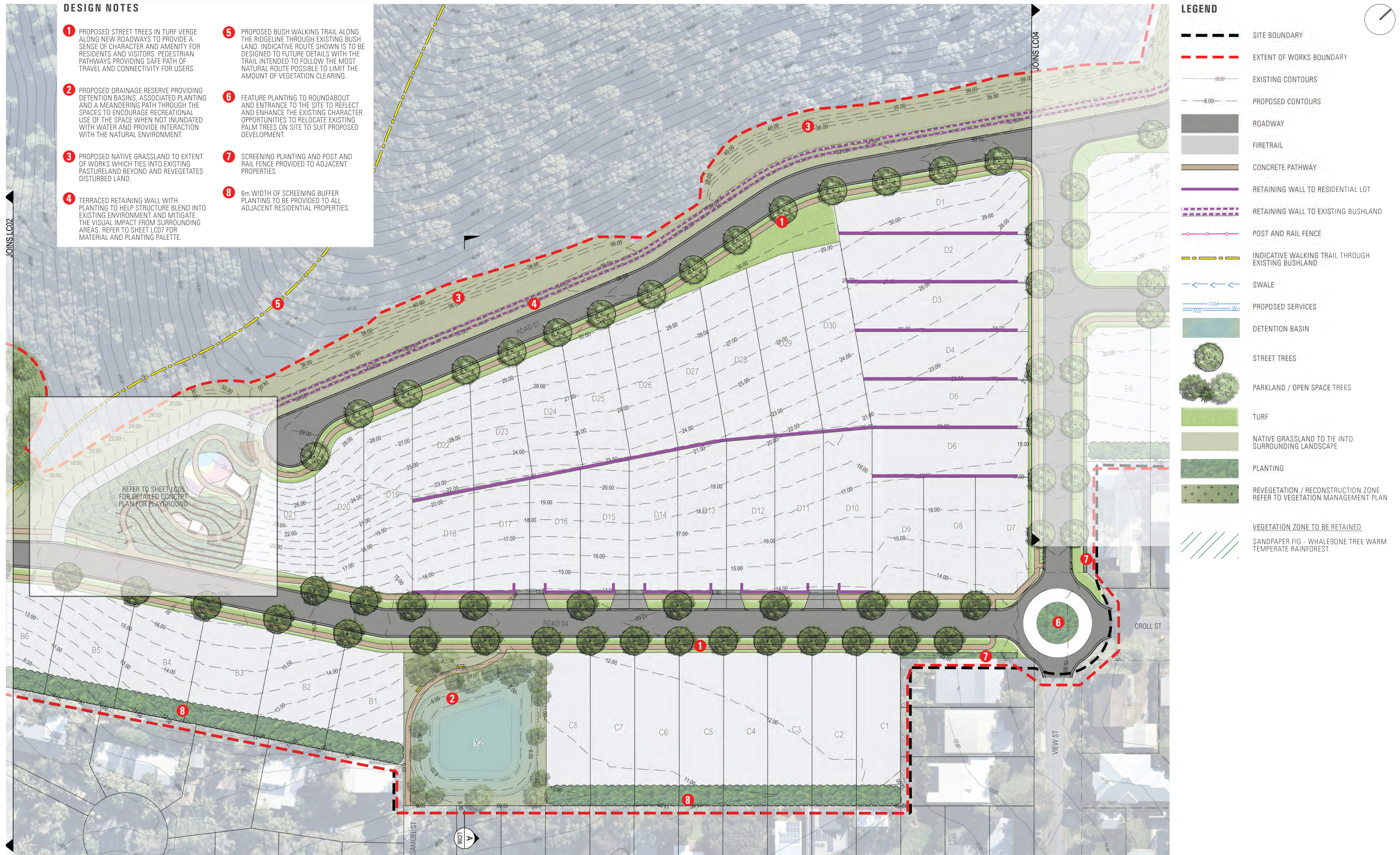
LEGEND

- SITE BOUNDARY
- EXTENT OF WORKS BOUNDARY
- EXISTING CONTOURS
- PROPOSED CONTOURS
- ROADWAY
- FIRETRAIL
- CONCRETE PATHWAY
- RETAINING WALL TO RESIDENTIAL LOT
- RETAINING WALL TO EXISTING BUSHLAND
- POST AND RAIL FENCE
- INDICATIVE WALKING TRAIL THROUGH EXISTING BUSHLAND
- SWALE
- PROPOSED SERVICES
- DETENTION BASIN
- STREET TREES
- PARKLAND / OPEN SPACE TREES
- TURF
- NATIVE GRASSLAND TO TIE INTO SURROUNDING LANDSCAPE
- PLANTING
- REVEGETATION / RECONSTRUCTION ZONE REFER TO VEGETATION MANAGEMENT PLAN
- VEGETATION ZONE TO BE RETAINED
- SANDPAPER FIG - WHALEBONE TREE WARM TEMPERATE RAINFOREST



DESIGN NOTES

- PROPOSED STREET TREES IN TURF VERGE ALONG NEW ROADWAYS TO PROVIDE A SENSE OF CHARACTER AND AMENITY. PEDESTRIAN PATHWAYS PROVIDING SAFE PATH OF TRAVEL AND CONNECTIVITY FOR USERS INTO AND AROUND THE SITE.
- PROPOSED DRAINAGE RESERVE PROVIDING DETENTION BASINS, ASSOCIATED PLANTING AND A MEANDERING PATH THROUGH THE SPACES TO ENCOURAGE RECREATIONAL USE OF THE SPACE WHEN NOT INUNDATED WITH WATER AND PROVIDE INTERACTION WITH THE NATURAL ENVIRONMENT.
- POST AND RAIL FENCE TO CREATE A DELINEATION BETWEEN RESIDENTIAL AND ADJOINING RESERVE WHILE RETAINING CHARACTER OF SURROUNDING AREA.
- PROPOSED EXTENSION AND ENHANCEMENT OF THE SANDPAPER FIG VEGETATION ZONE. ADDITIONAL PLANTING TO BE PROVIDED TO TIE IN WITH EXISTING VEGETATION AREAS NEARBY.
- PROPOSED MEANDERING PATHWAY CONNECTION WITH ENHANCED NATIVE PLANTING.
- PROPOSED BUSH WALKING TRAIL ALONG THE RIDGELINE THROUGH EXISTING BUSH LAND. INDICATIVE ROUTE SHOWN IS TO BE DESIGNED TO FOLLOW THE MOST NATURAL ROUTE POSSIBLE TO LIMIT THE AMOUNT OF VEGETATION CLEARING.
- PROPOSED REVEGETATION AND RECONSTRUCTION ZONE TO REINSTATE A NATURAL PLANTED SPACE AND ENHANCE THE ENVIRONMENT. FOR MORE DETAILS REFER TO THE VEGETATION MANAGEMENT PLAN AS PREPARED BY AEP DATED MAY 2022.
- 6m WIDTH OF BUFFER SCREENING PLANTING TO BE PROVIDED TO ALL ADJACENT RESIDENTIAL PROPERTIES.

LANDSCAPE CONCEPT PLAN - SHEET 1 OF 3



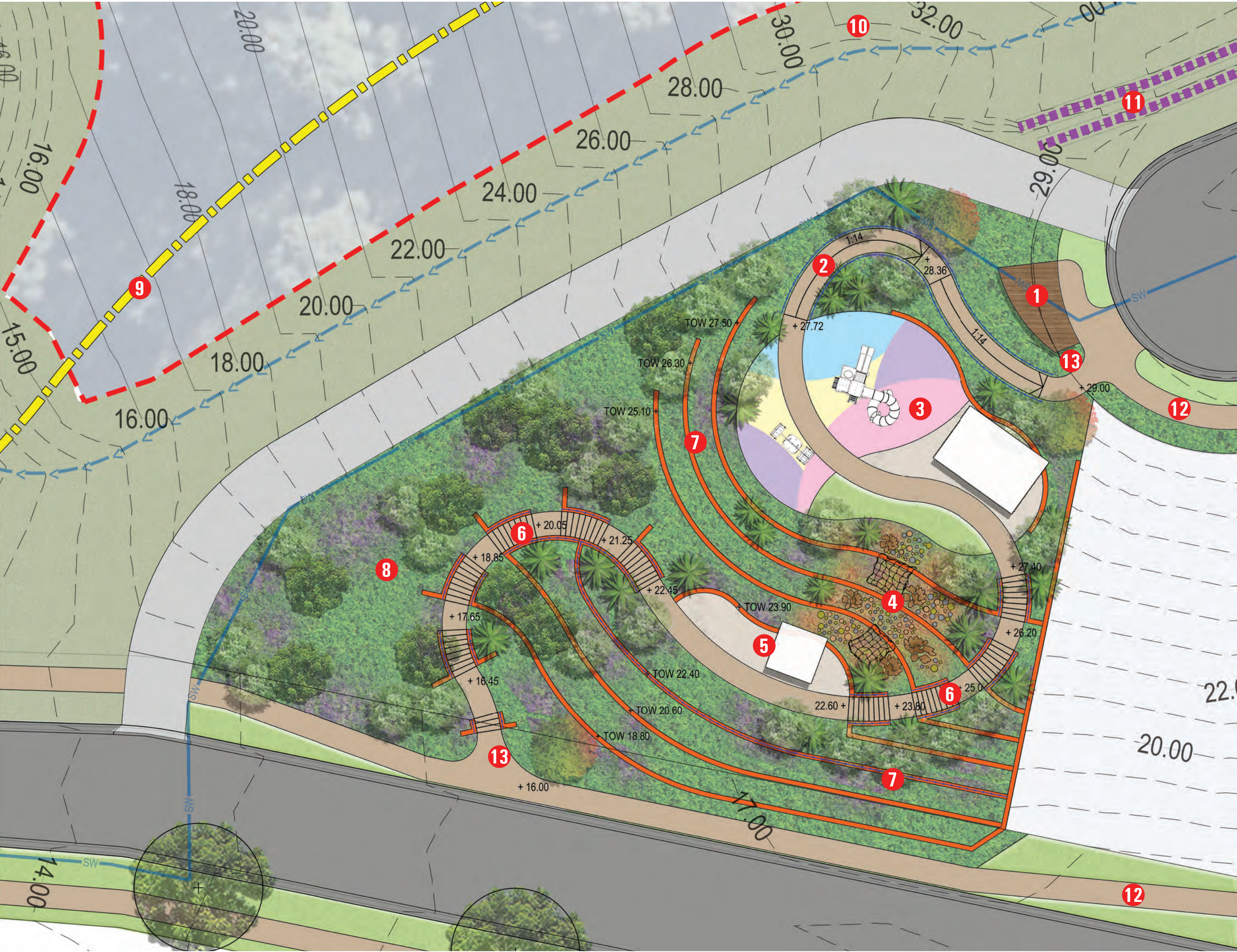


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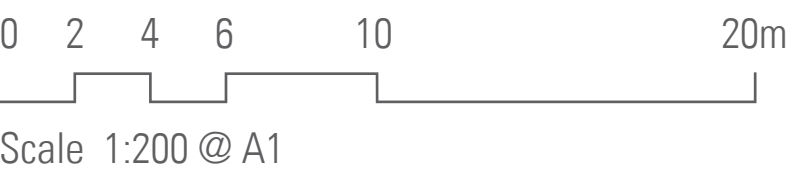
LANDSCAPE CONCEPT PLAN - SHEET 3 OF 3

DATE	PROJECT NO	DWG NO	REV
25.08.2022	50522033	LC04	2

- 1 PROPOSED STREET TREES IN TURF VERGE ALONG NEW ROADWAYS TO PROVIDE A SENSE OF CHARACTER AND AMENITY FOR RESIDENTS AND VISITORS. PEDESTRIAN PATHWAYS PROVIDING SAFE PATH OF TRAVEL AND CONNECTIVITY FOR USERS.
- 2 TERRACED RETAINING WALL WITH PLANTING TO HELP STRUCTURE BLEND INTO EXISTING ENVIRONMENT AND MITIGATE THE VISUAL IMPACT FROM SURROUNDING AREAS. REFER TO SHEET LC07 FOR MATERIAL AND PLANTING PALETTE.
- 3 PROPOSED GRASSLAND TO TIE INTO ADJACENT PASTURELAND TO REINSTATE NATURAL CHARACTER AND REVEGETATE ANY DISTURBED AREAS.
- 4 SCREENING PLANTING AND POST AND RAIL FENCE PROVIDED TO ADJACENT PROPERTIES.
- 5 6m WIDTH OF BUFFER SCREENING PLANTING TO BE PROVIDED TO ALL ADJACENT RESIDENTIAL PROPERTIES.
- 6 LOTS WITH THE POTENTIAL FOR BUSINESS OPPORTUNITY TO INCLUDE SELECTED SHOPS AND LIMITED CARPARKING. (DESIGN AND LAYOUT TO BE CONFIRMED).



PARK CONCEPT PLAN
1:200



landscape architecture
urban design
environmental management

DESIGN NOTES

- 1 PROPOSED VIEWING PLATFORM TO HIGHEST POINT OF PARK TO PROVIDE SWEEPING VIEWS DOWN OVER THE PARK AREA AND BEYOND. VIEWING PLATFORM TO PROVIDE BALUSTRADE FOR SAFETY.
- 2 ACCESSIBLE 1:14 RAMP PROVIDING ACCESS TO THE MAIN PLAYGROUND AREA FROM ROAD 01.
- 3 PLAYGROUND AREA PROVIDING OPPORTUNITIES FOR RECREATION. SHELTERS PROVIDE SHADE TO SEATING ELEMENTS BELOW WITH ADDITIONAL INFORMAL SEATING PROVIDED ALONG THE RETAINING WALL TO THE EDGE OF THE SPACE. PLAY EQUIPMENT IS PROVIDED TO ALLOW ACTIVE AND IMAGINATIVE PLAY WITH A SMALL OPEN TURF SPACE FOR FLEXIBLE USE.
- 4 NATURE PLAY CLIMB GIVING THE RETAINING WALLS A DUAL USE WITH THE INCORPORATION OF NETS, LOGS AND ROCKS ALLOWING USERS TO FIND A VARIETY OF ROUTES CLIMBING UP THE RETAINING WALLS. THIS ALSO CREATES AN INFORMAL CONNECTION BETWEEN THE TWO SPACES.
- 5 SECONDARY SEATING AREA WITH SHELTER AND SEATING PROVIDING UNOBSTRUCTED VIEWS TO THE SOUTH OVER THE DEVELOPMENT.
- 6 PROPOSED STAIRS PROVIDING ACCESS THROUGH THE SITE.
- 7 SERIES OF RETAINING WALLS TO ACCOUNT FOR LEVEL CHANGE WITH PLANTING TO SOFTEN AND CREATE A NATURAL FEATURE TO THE SPACE.
- 8 PROPOSED PLANTING AND TREES TO CREATE A CHARACTER AND PROVIDE AMENITY TO THE SPACE.
- 9 PROPOSED BUSH WALKING TRAIL ALONG THE RIDGELINE THROUGH EXISTING BUSH LAND. INDICATIVE ROUTE SHOWN IS TO BE DESIGNED TO FUTURE DETAILS WITH THE TRAIL INTENDED TO FOLLOW THE MOST NATURAL ROUTE POSSIBLE TO LIMIT THE AMOUNT OF VEGETATION CLEARING.
- 10 PROPOSED GRASSLAND TO TIE INTO ADJACENT PASTURELAND WITH SWALE PROVIDED TO DIRECT STORMWATER.
- 11 TERRACED RETAINING WALL WITH PLANTING TO HELP STRUCTURE BLEND INTO EXISTING ENVIRONMENT AND MITIGATE THE VISUAL IMPACT FROM SURROUNDING AREAS. REFER TO SHEET LC07 FOR MATERIAL AND PLANTING PALETTE.
- 12 PEDESTRIAN PATHWAYS CREATING A CONNECTION FROM THE PARK TO THE ENTIRE SITE CREATING A LOOP FOR PEOPLE TO WALK AND ENJOY.
- 13 POTENTIAL FOR SIGNAGE OR ENTRY FEATURE TO SIGNIFY ENTRANCES INTO THE PARK AS WELL AS WAYFINDING AND PLACEMAKING OPPORTUNITIES.

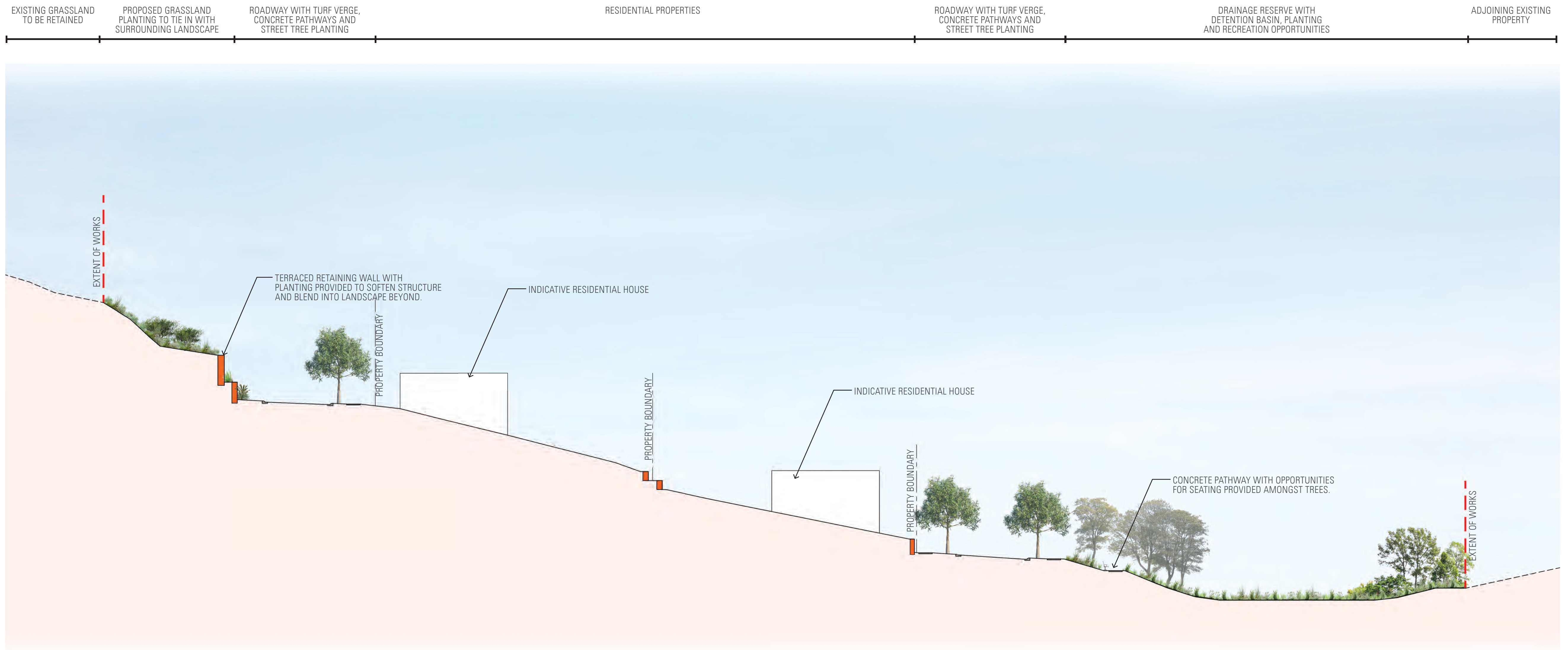
LEGEND

- EXTENT OF WORKS BOUNDARY
- EXISTING CONTOURS
- PROPOSED CONTOURS
- ROADWAY
- FIRETRAIL
- CONCRETE PATHWAY
- VIEWING PLATFORM AND BALUSTRADE
- RETAINING WALL TO EXISTING BUSHLAND
- RETAINING WALL TO PARK
- SAFETY BALUSTRADE
- SHELTER
- SOFTFALL PLAY AREA WITH EQUIPMENT
- NATURE PLAY AND CLIMBING ELEMENTS
- INDICATIVE WALKING TRAIL THROUGH EXISTING BUSHLAND
- SWALE
- PROPOSED SERVICES
- STREET TREES
- PARKLAND TREES
- TURF
- NATIVE GRASSLAND TO TIE INTO SURROUNDING OPEN SPACE
- PLANTING

LANDSCAPE DETAIL CONCEPT PLAN - PARK

BLUEYS BEACH ESTATE BLUEYS BEACH DEVELOPMENT

DATE	PROJECT NO	DWG NO	REV
25.08.2022	50522033	LC05	2



SECTION A
1:200

LANDSCAPE CROSS SECTION

INDICATIVE PLANTING SCHEDULE

Botanical Name	Common Name	Streetscape	Feature	Open Space	Drainage
TREES AND PALMS					
Acmena smithii*	Lilly Pilly	X			
Banksia integrifolia*	Coast Banksia			X	
Cupaniopsis anacardioides*	Tuckeroo	X		X	
Cycas revolut	Sago palm		X		
Dracaena draco	Dragon tree		X		
Elaeocarpus reticulatus*	Blueberry Ash	X			
Eucalyptus eugenioides*	Thinleaved Stringybark			X	
Hymenosporum flavum*	Native Frangipani		X	X	
Livistona australis*	Cabbage Palm		X	X	
Lophostemon confertus*	Brush Box			X	
Pandanus tectoris	Screw pine		X		
Waterhousia floribunda	Weeping Lilly Pilly	X		X	
SHRUBS					
Agave attenuata	Agave		X		
Banksia robur*	Swamp Banksia			X	X
Bromeliaceae genera		X	X		
Callistemon 'Little John'	Dwarf Bottlebrush	X	X	X	
Callistemon salignus*	Willow Bottlebrush			X	
Codiaeum variegatum	Croton	X	X		
Correa alba	White Correa	X		X	
Doryanthes excelsa	Gynea Lily		X	X	
Leptospermum laevigatum*	Coastal Tea Tree			X	
Philodendron 'Xanadu'	Xanadu	X	X		
Strelitzia reginae	Bird of paradise		X		
Syzygium australe*	Brush Cherry			X	
Westringia fruticosa*	Coastal Rosemary			X	
Westringia 'Mundi'	Native Rosemary	X	X	X	
GRASSES AND GROUNDCOVERS					
Anigozanthos Bush Baby	Bush Baby Kangaroo Paw		X	X	
Aristida ramosa					X
Bothriochloa decipiens					X
Brachyscome multifida	Cut Leaf Daisy			X	
Carex appressa	Tall sedge	X		X	X
Dianella caerulea	Blue flax-lily	X		X	
Dichondra repens	Kidney Weed			X	X
Echinopogon ovatus					X
Lomandra tanika	Tanika	X		X	
Myoporum parvifolium 'Yareena'	Boobialla	X		X	
Poa labillardieri	common tussock-grass				X
Themeda australis	Kangaroo Grass				X
Viola hederacea	Native Violet			X	

INDICATIVE PLANTING IMAGERY

STREETSCAPE



DRAINING RESERVE / OPEN SPACE



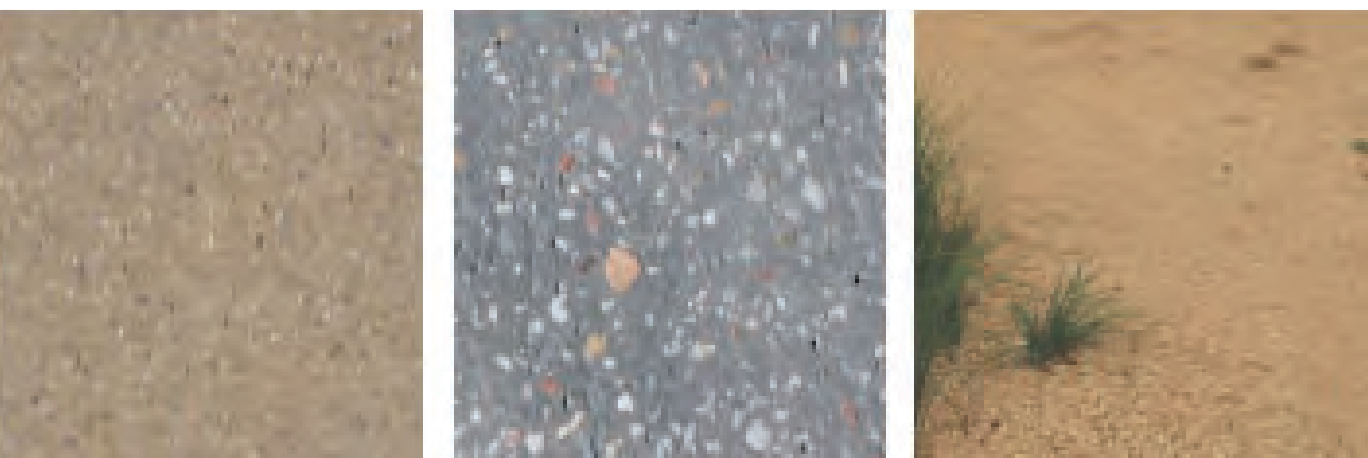
FEATURE STATEMENT PLANTING



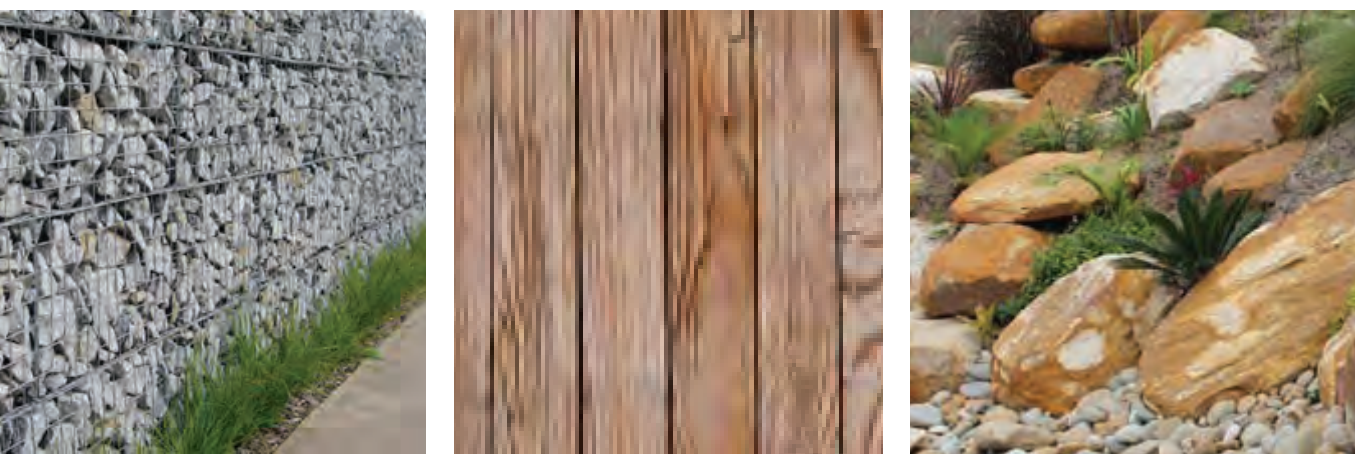
LANDSCAPING MATERIALITY

- Selection of natural materials (timber, stone)
- Light earthy tones to reflect the surrounding character of the area.

SURFACE TREATMENTS



LANDSCAPE DESIGN ELEMENTS



WATER SENSITIVE DESIGN



RETAINING WALLS TO EXISTING BUSHLAND



LANDSCAPE INDICATIVE PLANT SCHEDULE AND MATERIALITY PALETTE