



# 550-578 RIVER ST & BURNS POINT FERRY RD

BURNS POINT, WEST BALLINA, NSW, 4278

# LS.

LANDSCAPE INTENT  
REVISION **L** | JULY **2021**  
**PROJECT REFERENCE L19104**

PREPARED BY ZONE LANDSCAPE ARCHITECTURE

**GOLD COAST**

1638 TWEED STREET, BURLEIGH HEADS QLD 4220  
PO BOX 3805, BURLEIGH TOWN QLD 4220

**GLADSTONE**

2/172 GOONDOON ST, GLADSTONE, QLD 4680  
PO BOX 5332, GLADSTONE QLD 4680 | PH 07 4972 3831

ADMIN@ZONELANDSCAPE.COM.AU

1.0

# Landscape Design.







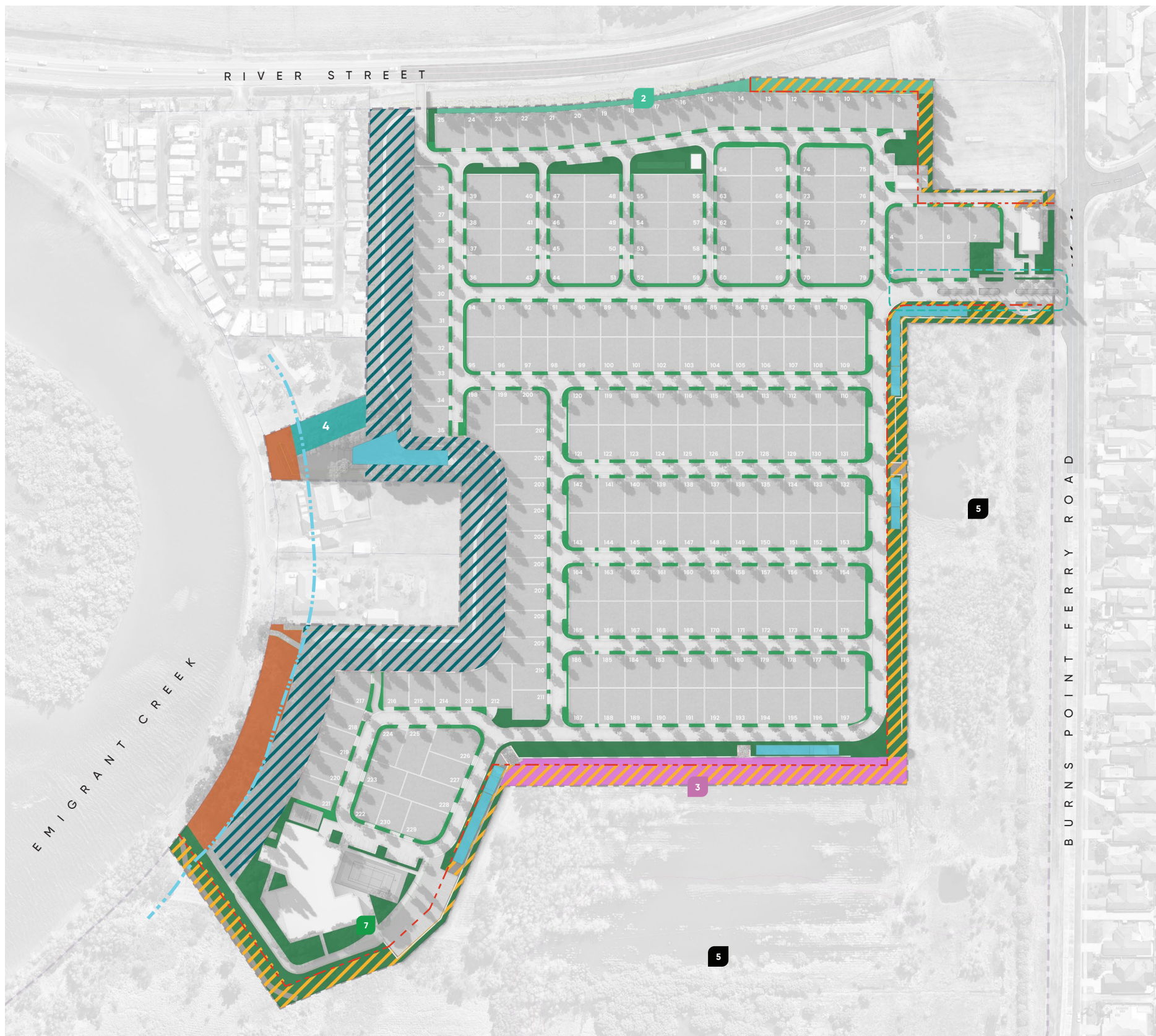
Legend

- 1 Site Boundary
- 2 Managers Workshop
- 3 Managers Unit
- 4 Primary Entry
- 5 Secondary Entry
- 6 RV Compound
- 7 Club House
- 8 Bio Banking Agreement Area
- 9 Stormwater Devices
- 10 Bocce Court
- 11 Community Landscape

Landscape Design  
1.1 Landscape Masterplan







#### APZ Perimeter Buffer Planting

Refer 4.6 Bushfire Species. Refer to bushfire report by Bushfire Certifiers for more details. As illustrated, this area is located over various Landscape Treatment Areas, species and planting densities within these areas will be in accordance with BF IPZ Guidelines.



#### APZ Line (8-10m)

Refer Bushfire Report



#### River Street Frontage

##### Refer Cross Section B & River Street Elevation

Landscaped batter and Retaining Wall Type A to River Street Frontage. Tree Planting to rear of planting bed offset minimum 1.5m from 2.0m high Acoustic Fence. Trees planted at average spacing of 4.0m. Tree species eg Cupaniopsis anacardioides, Elaeocarpus reticulatus, Tristaniopsis laurina 'Luscious' or Magnolia grandiflora. Mass planted understory of prostrate groundcovers with copes of accent species. Planting to ensure significant screening of acoustic fence and softening of retaining wall and provide a visually attractive facade to the development. refer to River Street Elevations this document.



#### Community Landscape Area A

##### Refer Cross Section Q

25m wide linear open space community landscaping area. Batter at average grade of 1:4 to the rear of lots to feature layered landscape planting. Shrub species planted along Fence Type C to provide screening. Layered plantings to balance of batters to include mass plantings of low groundcover species including Trachyloperum, Myoporum prostrate groundcover species. Accent plantings in copes to include Crinum and Doryanthes to base of tree species including Cupaniopsis anacardioides, Elaeocarpus reticulatus, Tristaniopsis laurina 'Luscious', Magnolia grandiflora and waterhousia floridunda. Area to feature areas of open turf with a (permeable) pathway to create a passive recreation area incorporating informal pedestrian circulation. Drainage swale to be incorporated to western boundary as detailed under civil scope.



#### Community Landscape Area B

15m wide linear open space community landscaping area. Area located within APZ Perimeter Buffer Planting. Refer to bushfire report by Bushfire Certifiers for more details. Refer 4.6 Bushfire Species.



#### Stormwater Devices

##### Refer 5.4 Species Schedules

Note: All proposed Bio Basins have a 1:4 access ramp to enable the removal of sediment from the sediment forebays and facilitate general maintenance works (including but not limited to general inspections and weed control). All access ramps to be concrete finish. Minimum 3.5m wide. Access to stormwater outlet structures at the interface to the BSA is achieved via a 1:4 batter (pedestrian access). Note: Maximum slopes to all basins is 1:4. Refer to Engineering Plans prepared by Westera Engineering for further information.



#### Existing Mangroves

Categorised as 'Mangroves PCT 916: Moderate Condition' (BDAR Ecological Report). This area is located outside of proposed earthworks extents. Vegetation to be retained with nil works within TPZ of existing mangroves.



#### Dwelling Frontage Planting

Average 2.0m wide planting beds to dwelling frontage. 2.8 Dwelling Frontage & Streetscape Refer 4.7-4.8 Species Schedules



#### General Planting Areas

Layered landscaped garden beds to reflect GemLife landscape character. Screening hedges to fencelines and rear or centre of planting beds with mass planted understory of prostrate species eg Trachyloperum with copes of accent plantings and estate character tree and palm species. Refer 4.1-4.3 Species Schedules.



#### Primary Entry & Median

Layered landscape planting to medians with feature tree and palm species. Refer 4.1-4.3 Species Schedules.



#### Waterway Buffer

Buffer to Emigrant Creek (refer BDAR Ecological Report).



#### Waterway Buffer Zone Planting

Located in area categorised as 'Swamp Oak PCT 1235 - Low Condition' within the Buffer to Emigrant Creek (BDAR Ecological Report). Planting within this area to reflect the vegetation communities identified within the Biobanking Agreement Site 444 and the BDAR. Revegetated in accordance with the relevant NSW Guidelines for works adjacent to a riverbank. Refer 4.5 Planting Palette: Environmental.



#### Bio Banking Agreement Area

Refer to Ecological Report for details on the Bio Banking Area.

Landscape Design

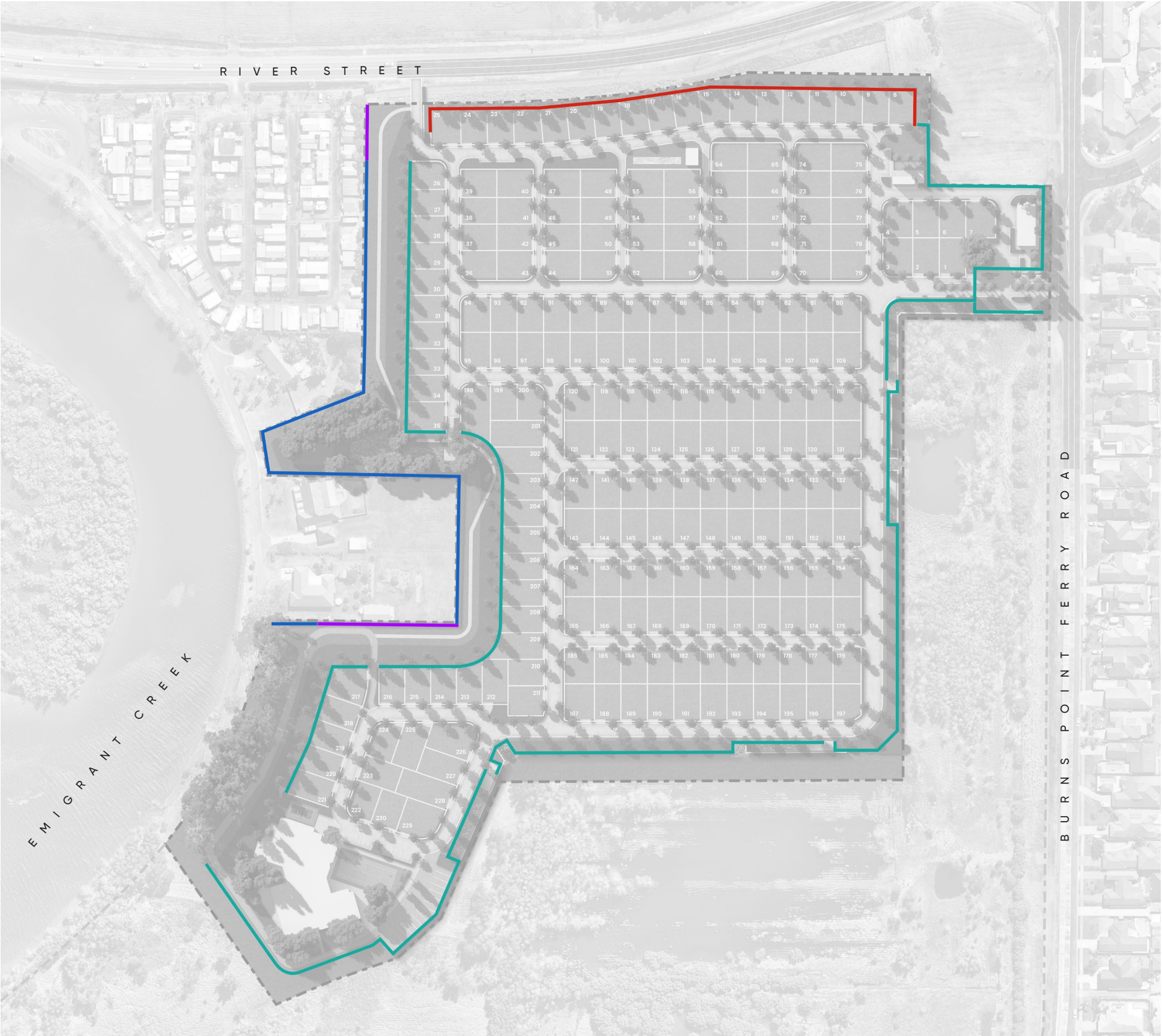
## 1.2 Landscape Treatment Areas



Zone Landscape Architecture | Burns Point Ferry Road

Rev L July 2021





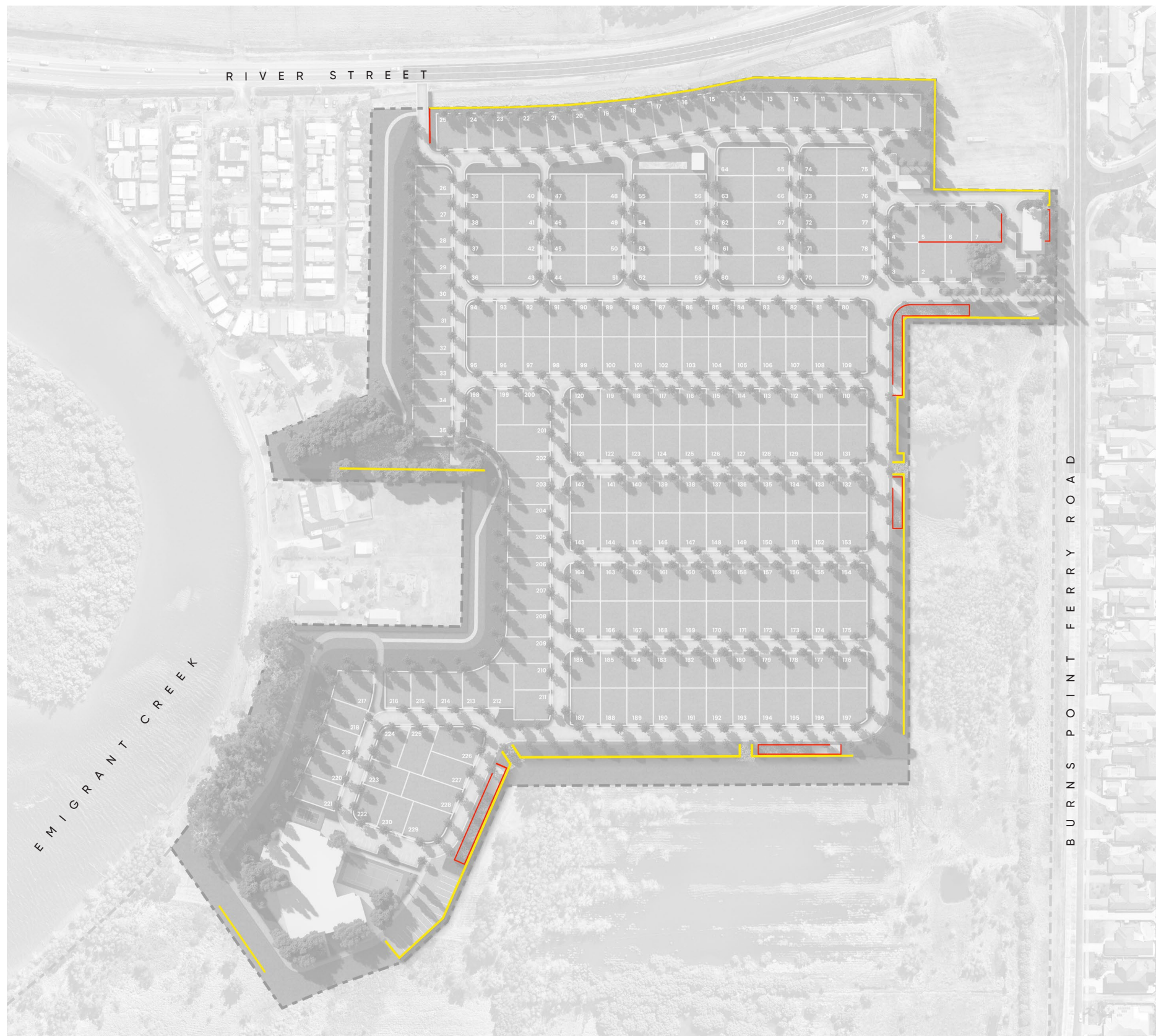
- Fence Type A**  
Horizontal slat fencing 50% transparent.  
Typical Height: 1800mm  
Internal fencing to Dwelling secondary frontages. Refer Typical Dwelling Landscape plans.  
(Not illustrated on this plan).
- Fence Type B**  
Privacy fencing 100% solid.  
Typical Height: 1800mm  
Refer also Typical Dwelling Landscape plans.  
(Location of this fence to all dwelling side boundaries not illustrated on this plan).
- Fence Type C**  
Primary development perimeter fencing. Minimum extents illustrated this plan.  
Typical Height: 1500 - 1800mm
- Acoustic Fence Type 1**  
Acoustic fencing in accordance with Acoustic Report.  
Height: 2000mm
- Acoustic Fence Type 2**  
Acoustic fencing in accordance with Acoustic Report.  
Height: 1800mm

Primary Development Perimeter fences Illustrated only.  
Refer to Section 3.0 Fence & Wall Types

Landscape Design  
1.3 Fencing Type Locations







- Retaining Wall Type A**  
MagnumStone Retaining wall system (or similar approved under civil scope). Geogrid reinforced segmental retaining wall system. Approximate block depth 600mm.
- Retaining Wall Type B**  
Core filled block work retaining wall. Typical block dimensions 390 x 190 x 190mm. Wall to be laid in stretcher bond format and located only in areas where internal and external views to not allow views of the retaining wall.





All retaining wall locations / types as per engineers plans. Refer to engineering plans prepared by Westera Engineering for further information.

## Landscape Design

# 1.4 Retaining Wall Locations





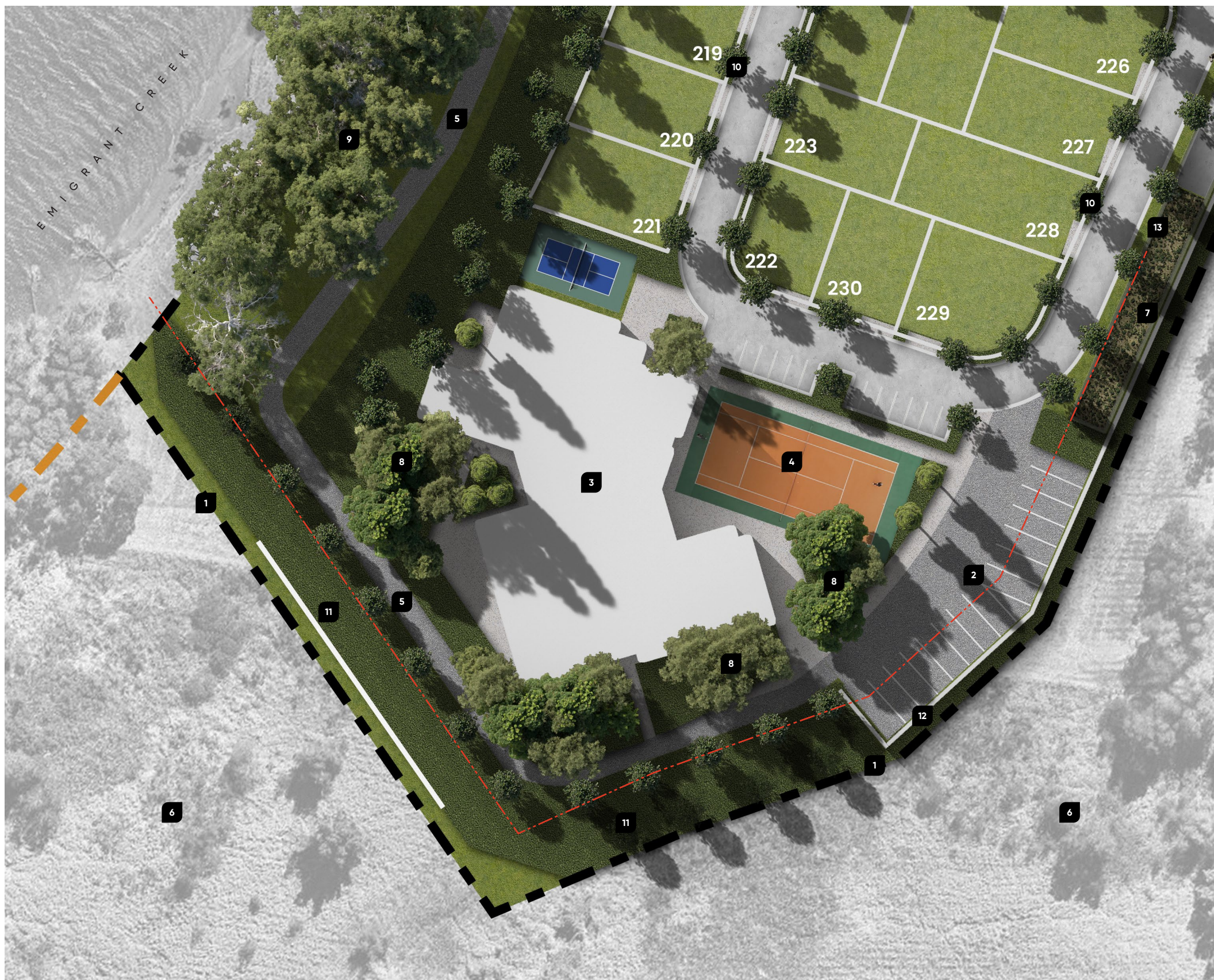
-  Lot Boundary
-  Biobank Site #444 LEP Zone Boundary
-  Sepp (Coast management) 2018 Coastal Wetlands
-  Sepp (Coast management) 2018 Proximity Area for Coastal Wetlands

## Landscape Design

# 1.5 Coastal Wetlands Area Map







Landscape Design

## 1.6 Communal Building

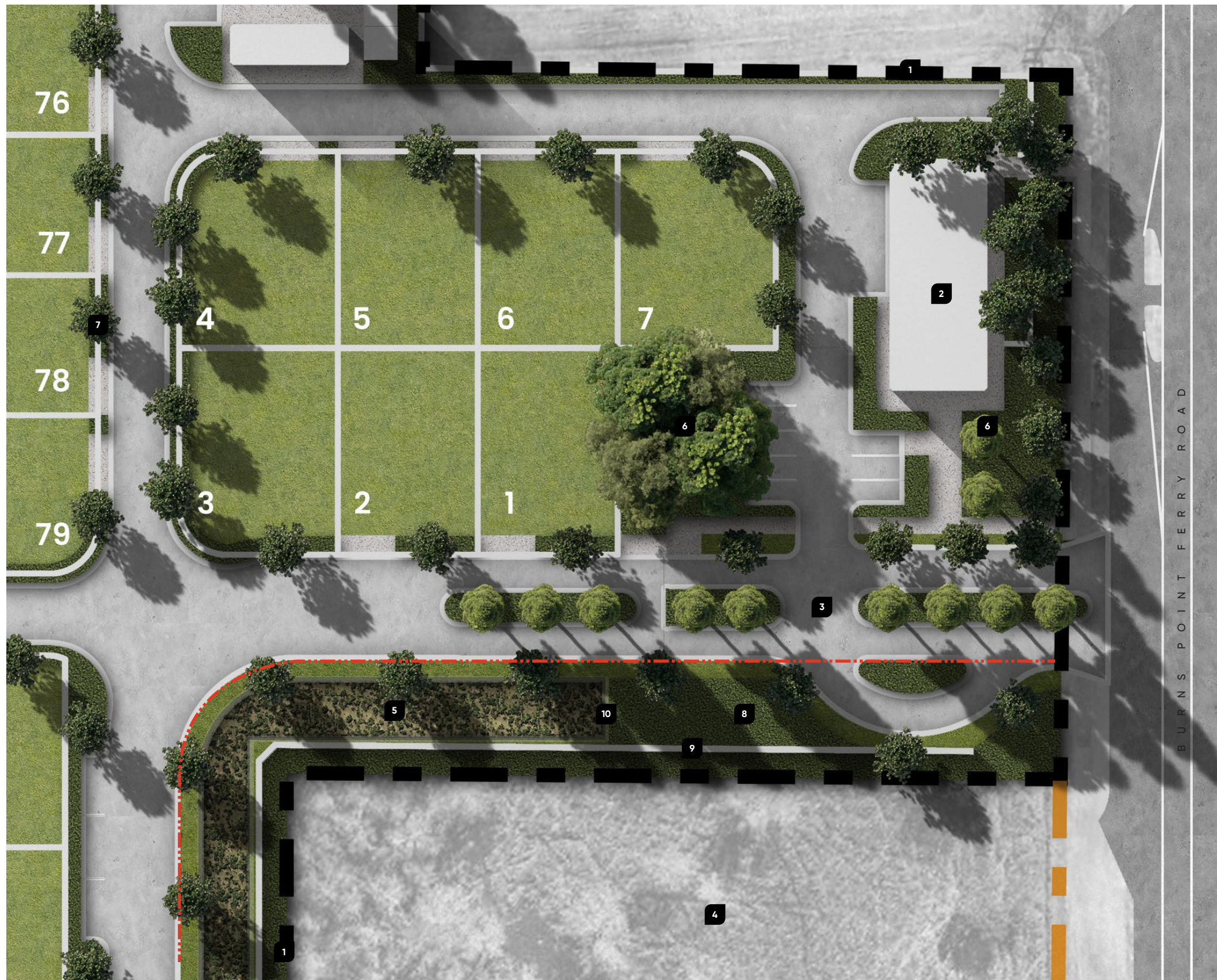


Zone Landscape Architecture | Burns Point Ferry Road

Rev L July 2021

- 1** Site Boundary
- 2** RV Compound
- 3** Club House
- 4** Tennis Court
- 5** Maintenance Access Path  
Permeable maintenance access 4m width. (Fire Trail)
- 6** Bio Banking Agreement Area  
Refer to Ecological Report for details on the Bio Banking Area.
- 7** Stormwater Devices  
**Refer 5.4 Species Schedules**  
Note: All proposed Bio Basins have a 1:4 access ramp to enable the removal of sediment from the sediment forebays and facilitate general maintenance works (including but not limited to general inspections and weed control). All access ramps to be concrete finish. Minimum 3.5m wide. Access to stormwater outlet structures at the interface to the BSA is achieved via a 1:4 batter (pedestrian access). Note: Maximum slopes to all basins is 1:4. Refer to Engineering Plans prepared by Westera Engineering for further information.
- 8** General Planting Areas  
Layered landscaped garden beds to reflect GemLife landscape character. Screening hedges to fencelines and rear or centre of planting beds with mass planted understorey of prostrate species eg Trachylopernum with copses of accent plantings and estate character tree and palm species. Refer 4.1-4.3 Species Schedules.
- 9** Waterway Buffer Zone Planting  
Area categorised as 'Swamp Oak PCT 1235 - Low Condition' within the Buffer to Emigrant Creek (BDAR Ecological Report). Planting within this area to reflect the vegetation communities identified within the Biobanking Agreement Site 444 and the BDAR. Refer 5.5 Planting Palette: Environmental.
- 10** Dwelling Frontage Planting  
Average 2.0m wide planting beds to dwelling frontage. 2.8 Dwelling Frontage & Streetscape Refer 4.7-4.8 Species Schedules
- 11** APZ Perimeter Buffer Planting  
Refer 4.6 Bushfire Species. Refer to bushfire report by Bushfire Certifiers for more details. Species and planting densities within these areas will be in accordance with BF IPZ Guidelines.
- APZ Line (8-10m)**  
Refer Bushfire Report  
Retaining Wall Type A  
MagnumStone Retaining wall system.
- 12** Retaining Wall Type A  
MagnumStone Retaining wall system (or similar approved under civil scope). Geogrid reinforced segmental retaining wall system. Approximate block depth 600mm.
- 13** Retaining Wall Type B  
Core filled block work retaining wall: Typical block dimensions 390 x 190 x 190mm. Wall to be laid in stretcher bond format and located only in areas where internal and external views to not allow views of the retaining wall. (To Stormwater Basin illustrated).





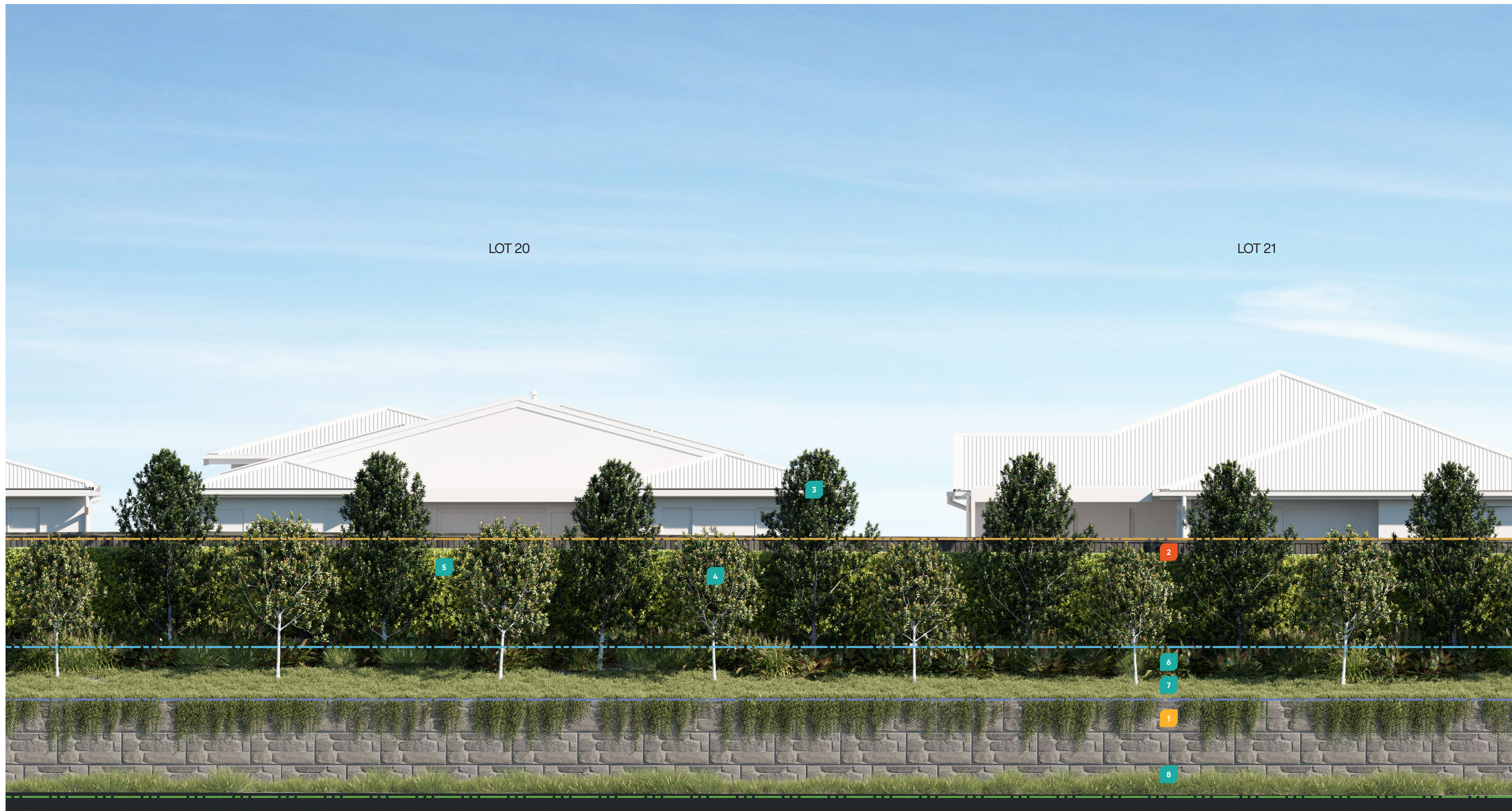
- 1 Site Boundary**
- 2 Managers Residence**
- 3 Primary Entry & Median**  
Layered landscape planting to medians with feature tree and palm species. Refer 4.1-4.3 Species Schedules.
- 4 Bio Banking Agreement Area**  
Refer to Ecological Report for details on the Bio Banking Area.
- 5 Stormwater Devices**  
**Refer 5.4 Species Schedules**  
Note: All proposed Bio Basins have a 1:4 access ramp to enable the removal of sediment from the sediment forebays and facilitate general maintenance works (including but not limited to general inspections and weed control). All access ramps to be concrete finish. Minimum 3.5m wide. Access to stormwater outlet structures at the interface to the BSA is achieved via a 1:4 batter (pedestrian access). Note: Maximum slopes to all basins is 1:4. Refer to Engineering Plans prepared by Westera Engineering for further information.
- 6 General Planting Areas**  
Layered landscaped garden beds to reflect GemLife landscape character. Screening hedges to fencelines and rear or centre of planting beds with mass planted understorey of prostrate species eg Trachyospermum with copses of accent plantings and estate character tree and palm species. Refer 4.1-4.3 Species Schedules.
- 7 Dwelling Frontage Planting**  
Average 2.0m wide planting beds to dwelling frontage. 2.8 Dwelling Frontage & Streetscape Refer 4.7-4.8 Species Schedules
- 8 APZ Perimeter Buffer Planting**  
Refer 4.6 Bushfire Species. Refer to bushfire report by Bushfire Certifiers for more details. Species and planting densities within these areas will be in accordance with BF IPZ Guidelines.
- APZ Line (8-10m)**  
Refer Bushfire Report  
Retaining Wall Type A  
MagnumStone Retaining wall system.
- 9 Retaining Wall Type A**  
MagnumStone Retaining wall system (or similar approved under civil scope). Geogrid reinforced segmental retaining wall system. Approximate block depth 600mm.
- 10 Retaining Wall Type B**  
Core filled block work retaining wall: Typical block dimensions 390 x 190 x 190mm. Wall to be laid in stretcher bond format and located only in areas where internal and external views to not allow views of the retaining wall. (To Stormwater Basin illustrated).

Landscape Design

## 1.7 Development Entry







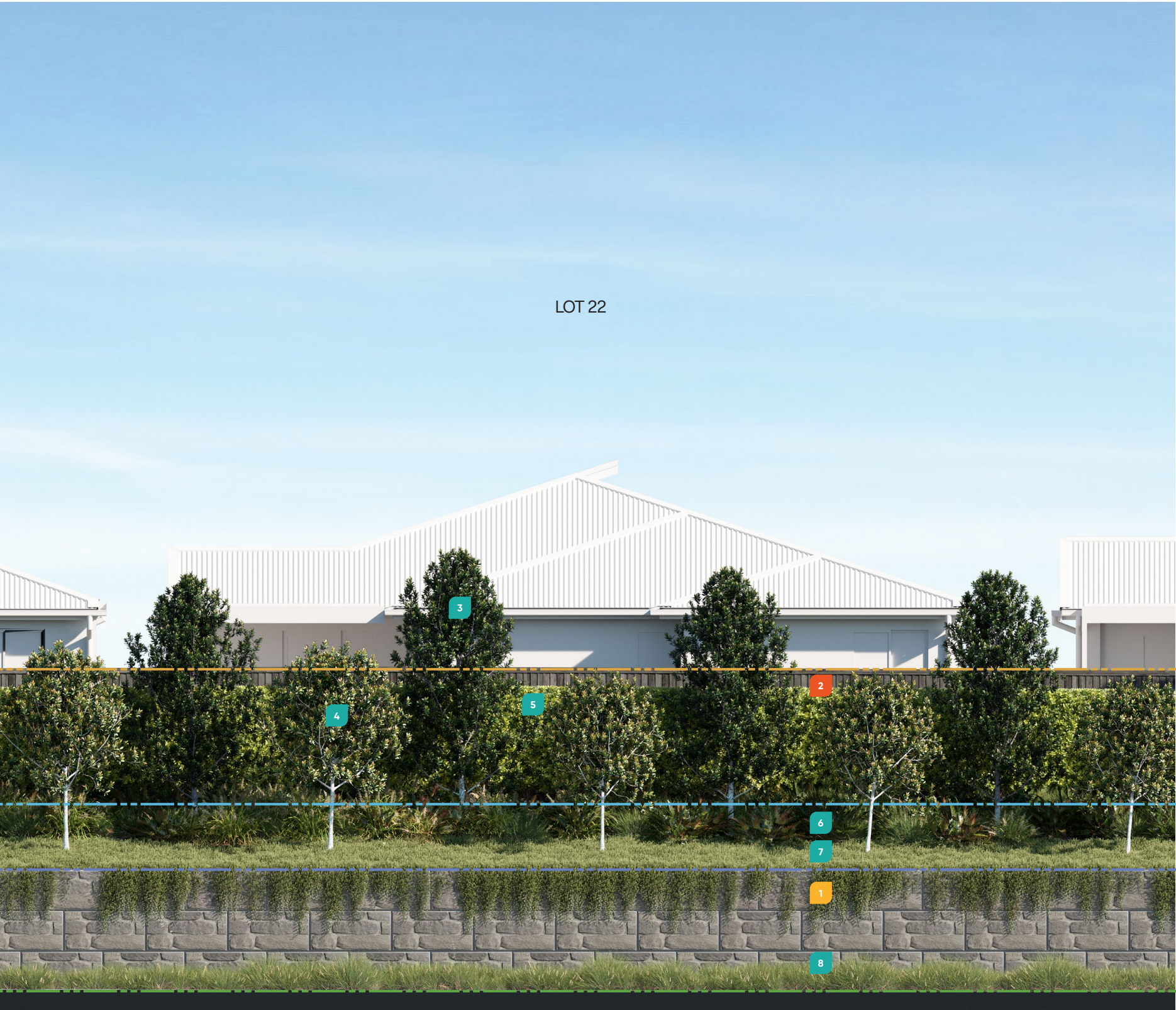
Landscape Design

## 1.8 Development Frontage River Street B

Scale Bar







**1 Retaining Wall Type A**  
MagnumStone Retaining wall system (or similar approved under civil scope). Geogrid reinforced segmental retaining wall system. Approximate block depth 600mm.

**2 Fence Type D**  
Acoustic Fence to 2.0m height. refer to Acoustic report.

**3 Tree Planting A**  
Tree Planting to rear of planting bed offset minimum 1.5m from Acoustic Fence alignment. Trees planted at average spacing of 4.0m. Tree species eg Cupaniopsis anarcardiodes, Elaeocarpus reticulatus, Tristaniopsis laurina 'Luscious' or Magnolia grandiflora. Refer Planting Palettes for full listings.

**4 Tree Planting B**  
Tree Planting to centre of planting bed, offset minimum 2.0m from Acoustic Fence alignment. Trees planted at average spacing of 4.0m. Tree species eg Magnolia Teddy Bear, Randia fitzalani or Hibiscus tiliaceus 'rubra'. Refer Planting Palettes for full listings.

**5 Shrub Planting A**  
Shrub planting (hedged) to rear of planting bed to soften acoustic fence. Hedge illustrated at ~1.8m. Syzygium species planted at average density of 1 per linear m to ensure dense screening is achieved. Species eg Syzygium Aussie Boomer, Syzygium Hinterland Gold. Species to be determined by local nursery availability and adjusted to suit required parameters.

**6 Secondary Planting Area**  
Layered landscape planting to front of Shrub Planting A. Species to include Westringea fruticosa, Dietes grandiflora with accent plantings of Crinum pendunculatum, Philodendron species and Zamia furfuracea.

**7 Groundcover Planting & Cascade Species**  
Mass plantings of Trachyllosperrum jasinodes, Casuarina Cousin IT or Myoporum elipticum to base of batter. Species to provide a dense understory to cascade over frontage of Retaining Wall Type A.

**8 Groundcover Planting**  
Groundcover planting to base of Retaining Wall Type A / drainage swale batter. Dense planting of hardy groundcover species to base of wall eg Lomandra hystrix and Lomandra longifolia. Potential for low hedge species to be incorporated pending detailed design phase and alignment of retaining wall base.

**Fence Type D - Acoustic Fence (TOF)**  
Line represents: Top of Fence  
2.0m High Acoustic Fence

**Finish Surface Level (FSL Lot)**  
Line represents: Top of Batter / Base of Acoustic Fence / Dwelling Lot Boundary and Dwelling Pad Level

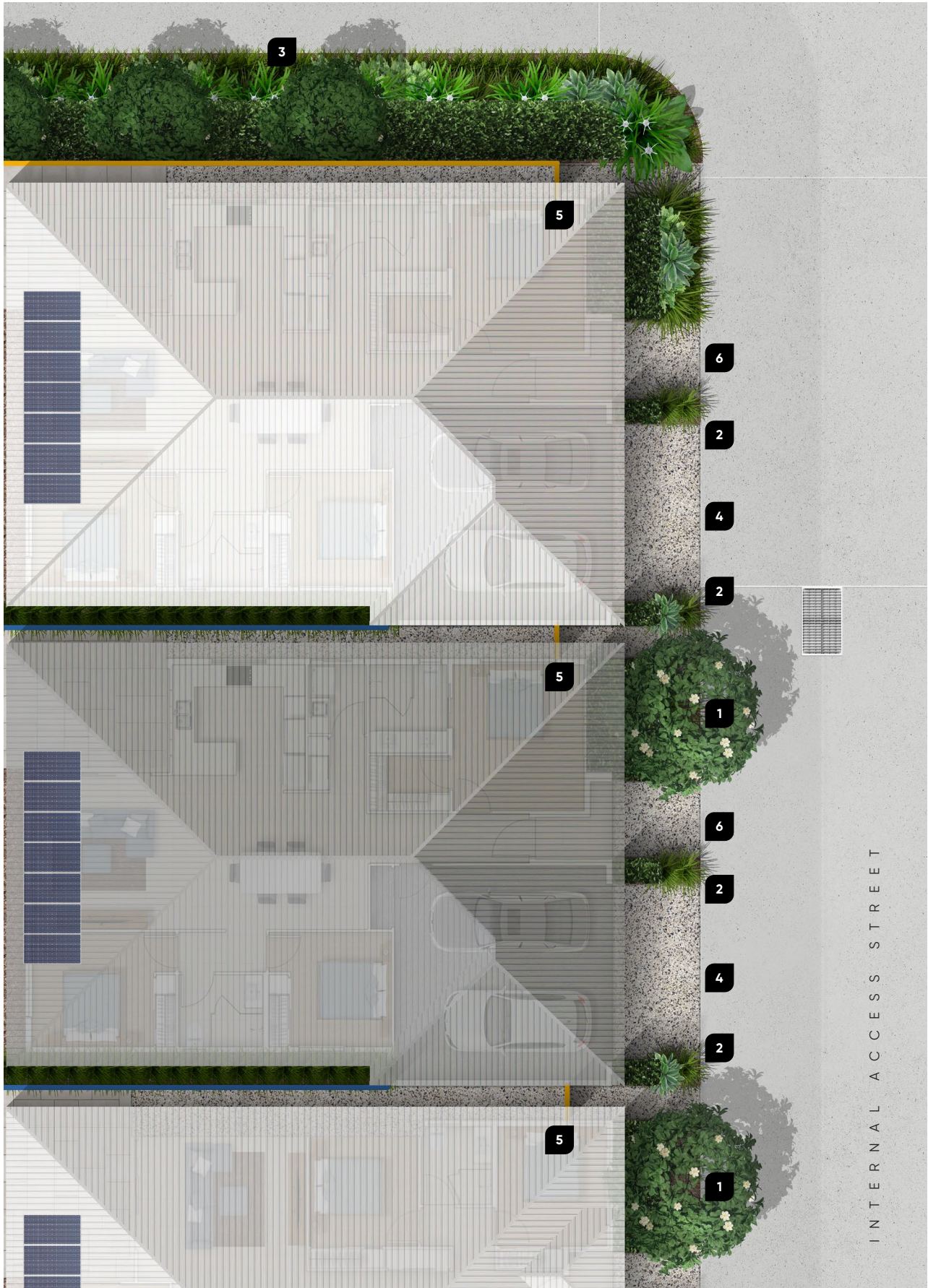
**Retaining Wall Type A (TOW)**  
Line represents: Top of Wall.  
MagnumStone Retaining wall system (or similar approved under civil scope). Geogrid reinforced segmental retaining wall system. Approximate block dimensions 600 x 600mm.

**Retaining Wall Type A (BOW)**  
Line represents: Bottom of Retaining Wall Type A / Top of Swale Batter





# 1.9 Dwelling Frontage & Streetscape



- 1 Primary Landscape Zone**  
Primary landscape zone located within the 2.0m dwelling setback as typically illustrated. Planting area to feature small to medium feature tree set within layered plantings (refer Dwelling Frontage species schedule). There are four planting schemes proposed within the development to ensure a range of treatments are incorporated. Signature character species will be repeated within these to ensure a coherent design outcome is achieved.
- 2 Secondary Landscape Zone**  
Secondary landscape zone located within the 2.0m dwelling setback as typically illustrated. The landscaped areas are located between access pathways and driveways and will range in width from 500mm to 2000mm depending on lot frontages and context within the development. Planting here will reflect the Primary landscape schemes. Planting will consist primarily of groundcovers with accent species incorporated where space permits.
- 3 Secondary Frontage Planting Zone**  
Secondary frontage landscape zone located within the 2.0m dwelling setback as typically illustrated. The secondary frontages of lots provides significant areas for planting. As illustrated these are typical 200mm in width . The use of Fence Type (semitransparent horizontal slat) allow for filtered views and assist in preventing a solid facade presenting to the streetscape. Planting here will feature the developments signature species (refer species schedules) including dense shrub or hedge species to the rear with layered groundcover species to the from. Accent species to be planted in copses between formal plantings of small tree species as typically illustrated.
- 4 Driveway Crossovers**  
Contrasting finish to driveways to compliment architectural finishes palette. Indicative colour and finish illustrated pending detailed design phase.
- 5 Gate**  
Side access to rear dwelling courtyard area.
- 6 Dwelling Access**  
Pathway to primary dwelling access.

- Fence Type A**  
Privacy screening fence. Horizontal slat fencing with 75mm aluminium blades with 10-15mm spacings to allow filtered views. Typical span is 2400mm. Powder coated aluminium to colour to match architectural finishes palette. Stratco EzySlat Fencing or approved equivalent. This fence is typically used to the secondary frontage of corner lots to provide privacy to the residence without the use of solid fencing to a typical height of 1800mm, this can be extended to 2100mm if required. Refer to Fence Details Section 3.0.
- Fence Type B**  
Privacy screening fence (100% solid). Colourbond Trimdek or approved equivalent to meet Australian Standard AS 1397. Colour to match architectural finishes palette. This fence is typically used to provide privacy between residences or to the boundary of the development where significant screening is required. Typical height 1800mm. Refer to Fence Details Section 3.0.

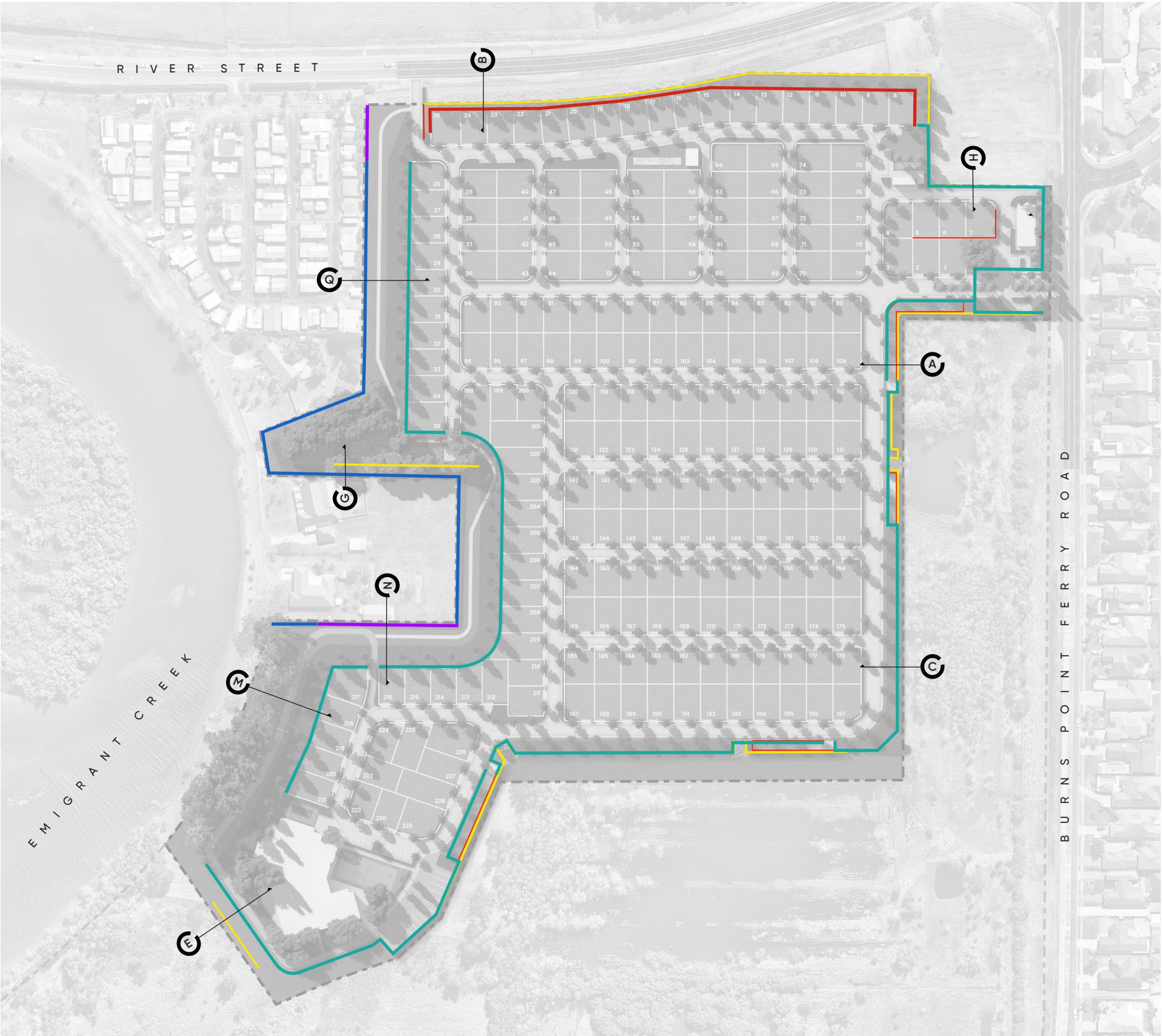
**TYPICAL DWELLINGS** Typical dwelling only. Refer to architectural plans for proposed dwelling types and detailed design.

2.0

# Site Sections & Elevations.







**Cross Section Reference**  
Cross Section references reflect Westera Engineers Plan Package for ease of reference.

A

B

C

E

G

H

M

N

Q

3.2 Section A  
3.3 Section B  
3.4 Section C  
3.5 Section E  
3.6 Section G  
3.7 Section H  
3.8 Section M  
3.9 Section N  
3.10 Section Q

**Fence Type B**  
Privacy fencing 100% solid.  
Typical Height: 1800mm  
Refer also Typical Dwelling Landscape plans.  
(Location of this fence to all dwelling side boundaries not illustrated on this plan).

**Fence Type C**  
Primary development perimeter fencing. Minimum extents illustrated this plan.  
Typical Height: 1500 - 1800mm

**Acoustic Fence Type 1**  
Acoustic fencing in accordance with Acoustic Report.  
Height: 2000mm

**Acoustic Fence Type 2**  
Acoustic fencing in accordance with Acoustic Report.  
Height: 1800mm

**Primary Development Perimeter fences Illustrated only.**  
Refer to Section 3.0 Fence & Wall Types

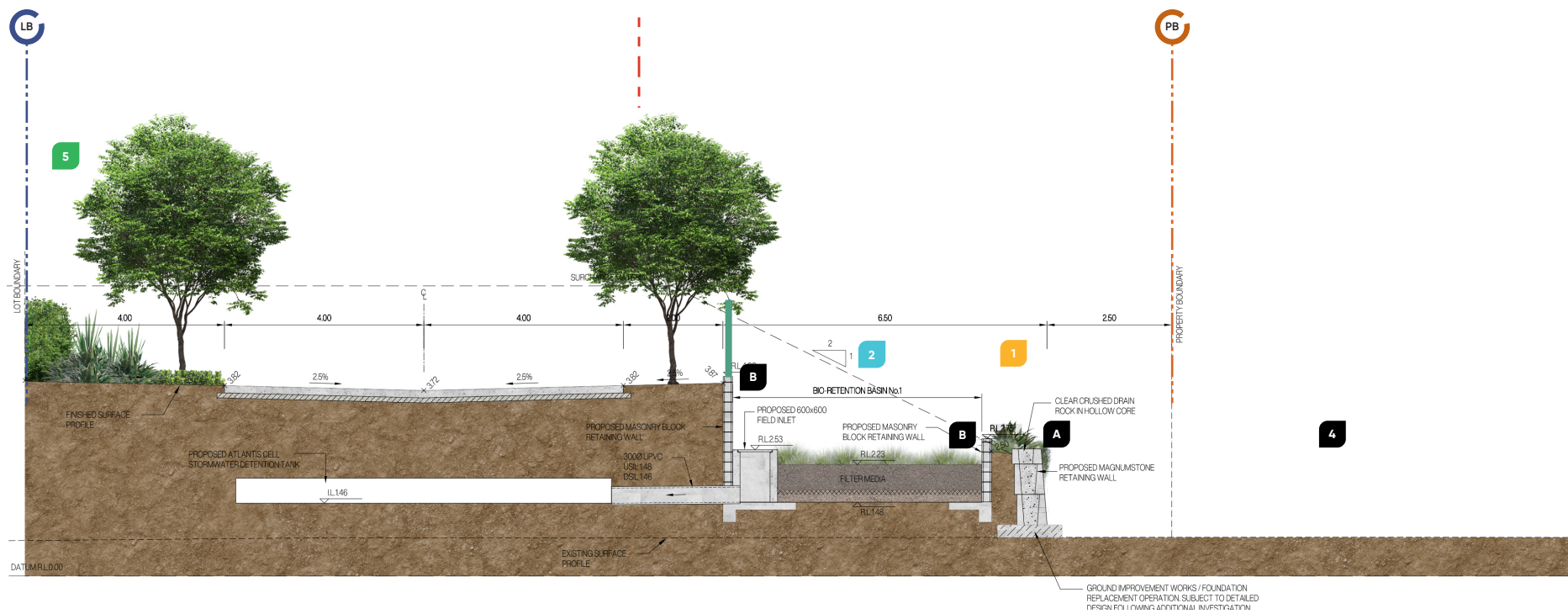
**Retaining Wall Type A**  
MagnumStone Retaining wall system (or similar approved under civil scope). Geogrid reinforced segmental retaining wall system. Approximate block depth 600mm.

**Retaining Wall Type B**  
Core filled block work retaining wall. Typical block dimensions 390 x 190 x 190mm. Wall to be laid in stretcher bond format and located only in areas where internal and external views to not allow views of the retaining wall.

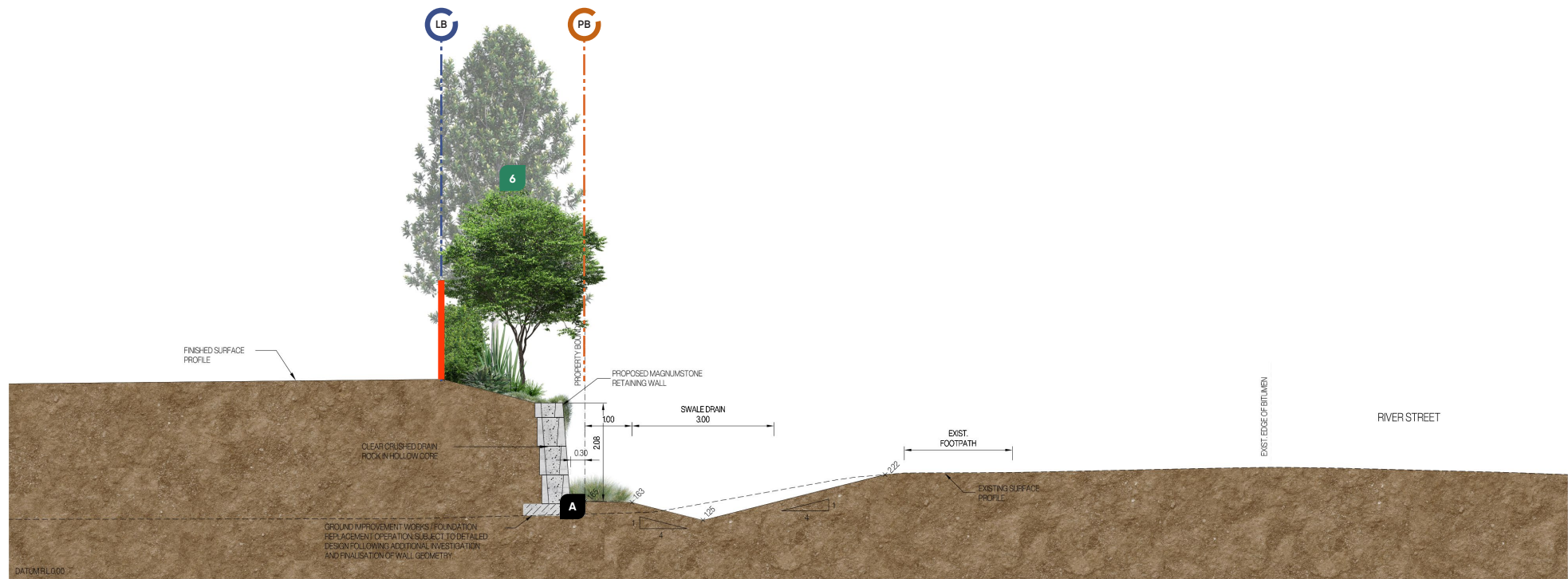
All retaining wall locations / types as per engineers plans. Refer to engineering plans prepared by Westera Engineering for further information.

Site Analysis  
2.1 Cross Section Context Plan





2.2 Section A



2.3 Section B

- Property Boundary**  
This boundary represents the development site cadastral boundary.
- Lot Boundary**  
This boundary represents the internal development lot boundaries.
- Fence Type B**  
Privacy fencing 100% solid.  
Typical Height: 1800mm
- Fence Type C**  
Primary development perimeter fencing. Minimum extents illustrated this plan.  
Typical Height: 1500 - 1800mm
- Acoustic Fence Type 1**  
Acoustic fencing in accordance with Acoustic Report.  
Height: 2000mm
- Acoustic Fence Type 2**  
Acoustic fencing in accordance with Acoustic Report.  
Height: 1800mm
- Retaining Wall Type A**  
MagnumStone Retaining wall system (or similar approved under civil scope). Geogrid reinforced segmental retaining wall system. Approximate block depth 600mm.
- Retaining Wall Type B**  
Core filled block work retaining wall: Typical block dimensions 390 x 190 x 190mm. Wall to be laid in stretcher bond format and located only in areas where internal and external views to not allow views of the retaining wall.
- APZ Perimeter Buffer Planting**  
Refer 4.6 Bushfire Species. Refer to bushfire report by Bushfire Certifiers for more details. As illustrated, this area is located over various Landscape Treatment Areas, species and planting densities within these areas will be in accordance with BF IPZ Guidelines.
- APZ Line (8-10m)**  
Refer Bushfire Report
- Stormwater Devices**  
**Refer 5.4 Species Schedules**  
Note: All proposed Bio Basins have a 1:4 access ramp to enable the removal of sediment from the sediment forebays and facilitate general maintenance works (including but not limited to general inspections and weed control). All access ramps to be concrete finish. Minimum 3.5m wide. Access to stormwater outlet structures at the interface to the BSA is achieved via a 1:4 batter (pedestrian access). Note: Maximum slopes to all basins is 1:4. Refer to Engineering Plans prepared by Westera Engineering for further information.
- General Planting Areas**  
Layered landscaped garden beds to reflect GemLife landscape character. Screening hedges to fencelines and rear or centre of planting beds with mass planted understorey of prostrate species eg Trachylopernum with copses of accent plantings and estate character tree and palm species. Refer 4.1-4.3 Species Schedules.
- Bio Banking Agreement Area**  
Refer to Ecological Report for details on the Bio Banking Area.
- Dwelling Frontage Planting**  
Average 2.0m wide planting beds to dwelling frontage. 2.8 Dwelling Frontage & Streetscape Refer 4.7-4.8 Species Schedules
- River Street Frontage**  
**Refer Cross Section B & River Street Elevation**  
Landscaped batter and Retaining Wall Type A to River Street Frontage. Tree Planting to rear of planting bed offset minimum 1.5m from 2.0m high Acoustic Fence. Trees planted at average spacing of 4.0m. Tree species eg Cupaniopsis anacardioides, Elaeocarpus reticulatus, Tristaniopsis laurina 'Luscious' or Magnolia grandiflora. Mass planted understorey of prostrate groundcovers with copses of accent species. Planting to ensure significant screening of acoustic fence and softening of retaining wall and provide a visually attractive facade to the development.



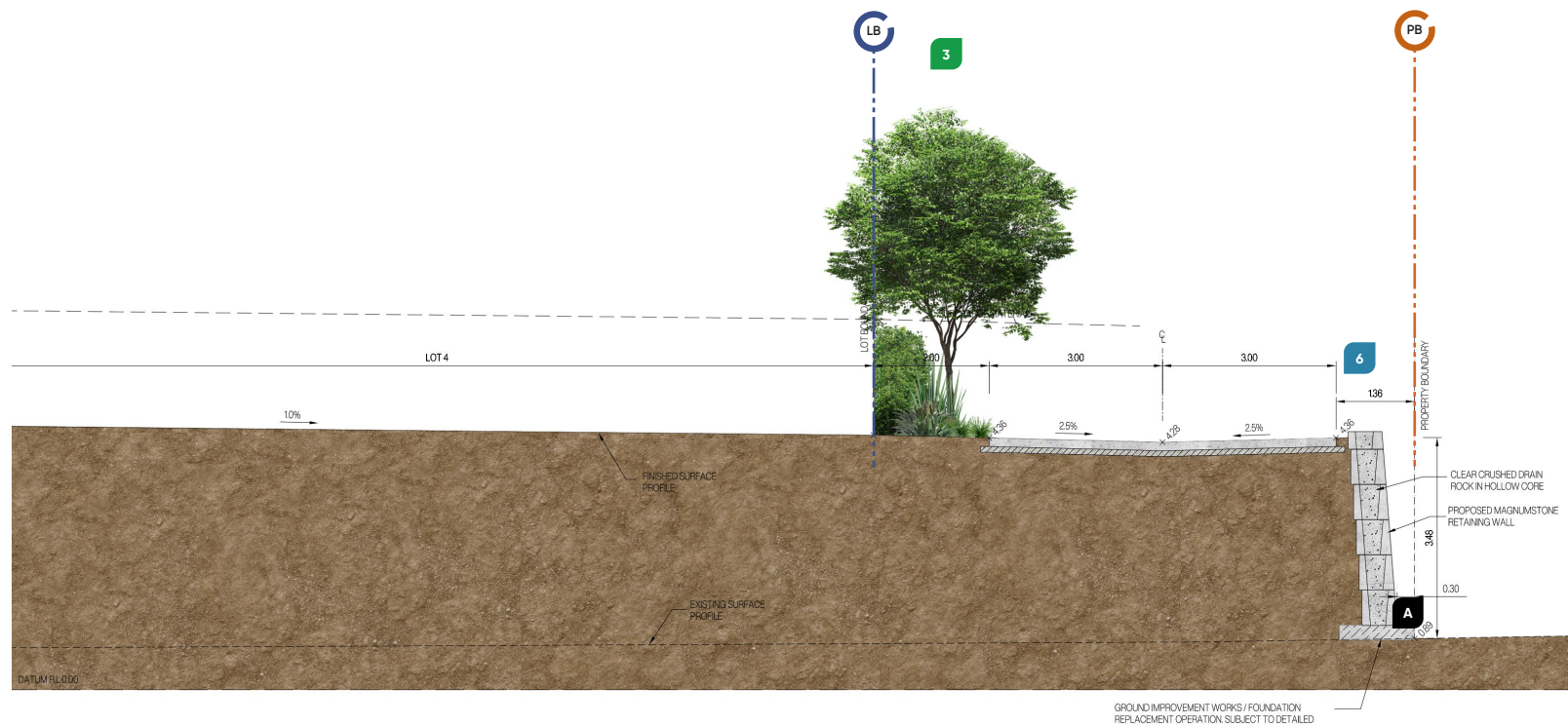


- Rev L July 2021





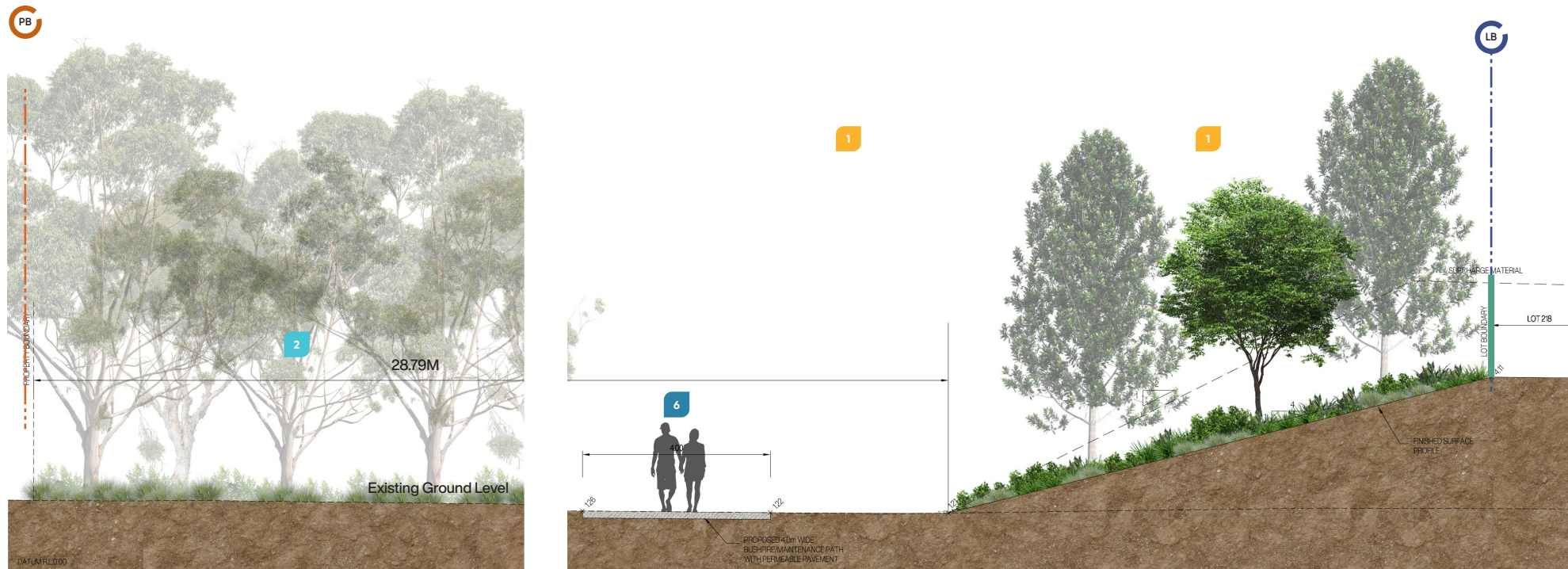
2.6 Section G



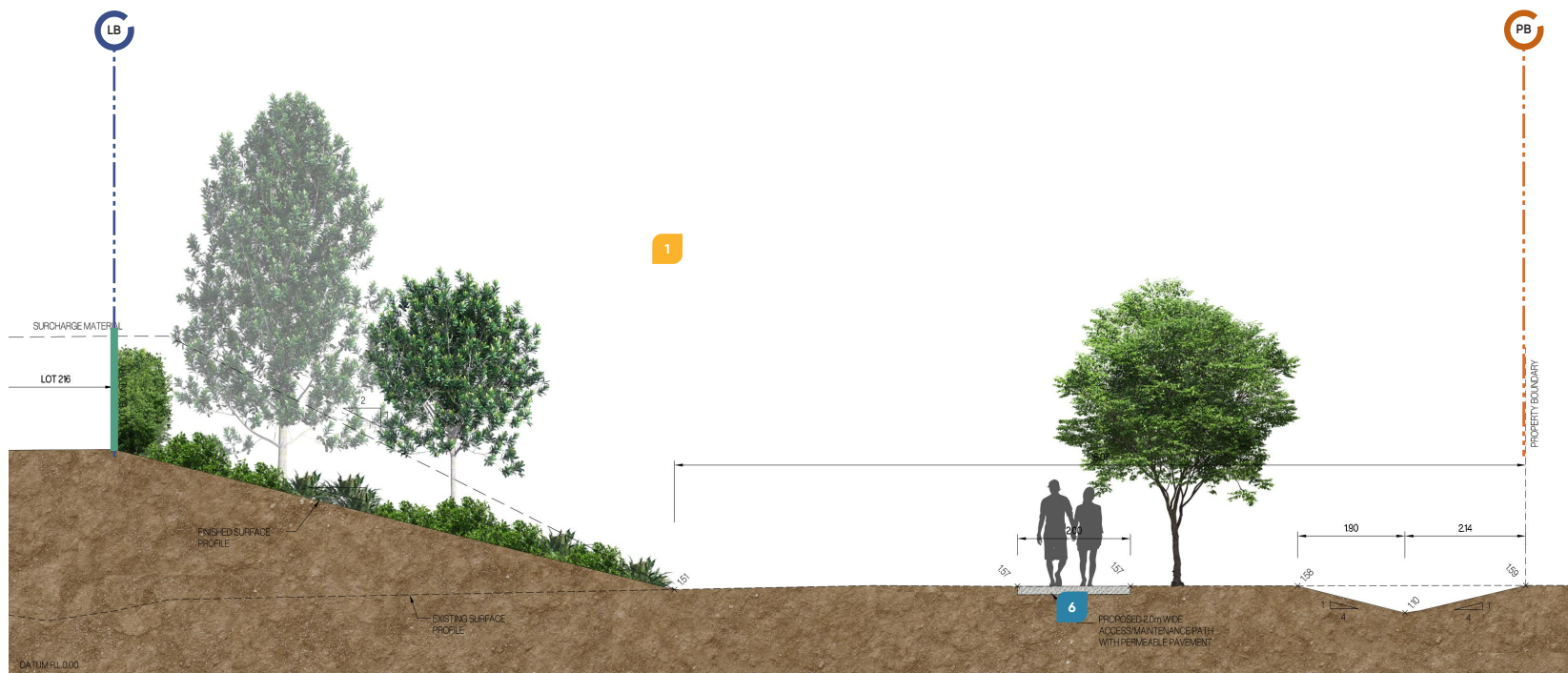
2.7 Section H

- Property Boundary**  
This boundary represents the development site cadastral boundary.
- Lot Boundary**  
This boundary represents the internal development lot boundaries.
- Fence Type B**  
Privacy fencing 100% solid.  
Typical Height: 1800mm
- Fence Type C**  
Primary development perimeter fencing. Minimum extents illustrated this plan.  
Typical Height: 1500 - 1800mm
- Acoustic Fence Type 1**  
Acoustic fencing in accordance with Acoustic Report.  
Height: 2000mm
- Acoustic Fence Type 2**  
Acoustic fencing in accordance with Acoustic Report.  
Height: 1800mm
- Retaining Wall Type A**  
MagnumStone Retaining wall system (or similar approved under civil scope). Geogrid reinforced segmental retaining wall system. Approximate block depth 600mm.
- Retaining Wall Type B**  
Core filled block work retaining wall: Typical block dimensions 390 x 190 x 190mm. Wall to be laid in stretcher bond format and located only in areas where internal and external views to not allow views of the retaining wall.
- Community Landscape Area A**  
25m wide linear open space community landscaping area. Batter at average grade of 1:4 to the rear of lots to feature layered landscape planting. Shrub species planted along Fence Type C to provide screening. Layered plantings to balance of batters to include mass plantings of low groundcover species including Trachylopernum, Myoporum prostrate groundcover species. Accent plantings in copses to include Crinum and Doryanthes to base of tree species including Cupaniopsis anacardioides, Elaeocarpus reticulatus, Tristaniopsis laurina 'Luscious', Magnolia grandiflora and waterhousia floridunda. Area to feature areas of open turf with a (permeable) pathway to create a passive recreation area incorporating informal pedestrian circulation. Drainage swale to be incorporated to western boundary as detailed under civil scope.
- APZ Line (8-10m)**  
Refer Bushfire Report
- Stormwater Devices**  
**Refer 5.4 Species Schedules**  
Note: All proposed Bio Basins have a 1:4 access ramp to enable the removal of sediment from the sediment forebays and facilitate general maintenance works (including but not limited to general inspections and weed control). All access ramps to be concrete finish. Minimum 3.5m wide. Access to stormwater outlet structures at the interface to the BSA is achieved via a 1:4 batter (pedestrian access). Note: Maximum slopes to all basins is 1:4. Refer to Engineering Plans prepared by Westera Engineering for further information.
- General Planting Areas**  
Layered landscaped garden beds to reflect GemLife landscape character. Screening hedges to fencelines and rear or centre of planting beds with mass planted understorey of prostrate species eg Trachylopernum with copses of accent plantings and estate character tree and palm species. Refer 4.1-4.3 Species Schedules.
- Dwelling Frontage Planting**  
Average 2.0m wide planting beds to dwelling frontage. 2.8 Dwelling Frontage & Streetscape Refer 4.7-4.8 Species Schedules
- Maintenance Access Path**  
Permeable maintenance access 4m width.





### 3.6 Section M



### 2.8 Section N



#### Property Boundary

This boundary represents the development site cadastral boundary.



#### Lot Boundary

This boundary represents the internal development lot boundaries.



#### Fence Type B

Privacy fencing 100% solid.  
Typical Height: 1800mm



#### Fence Type C

Primary development perimeter fencing. Minimum extents illustrated this plan.  
Typical Height: 1500 - 1800mm



#### Acoustic Fence Type 1

Acoustic fencing in accordance with Acoustic Report.  
Height: 2000mm



#### Acoustic Fence Type 2

Acoustic fencing in accordance with Acoustic Report.  
Height: 1800mm



#### Retaining Wall Type A

MagnumStone Retaining wall system (or similar approved under civil scope). Geogrid reinforced segmental retaining wall system. Approximate block depth 600mm.



#### Retaining Wall Type B

Core filled block work retaining wall: Typical block dimensions 390 x 190 x 190mm. Wall to be laid in stretcher bond format and located only in areas where internal and external views to not allow views of the retaining wall.



#### Community Landscape Area A

25m wide linear open space community landscaping area. Batter at average grade of 1:4 to the rear of lots to feature layered landscape planting. Shrub species planted along Fence Type C to provide screening. Layered plantings to balance of batters to include mass plantings of low groundcover species including Trachyllosporum, Myoporum prostrate groundcover species. Accent plantings in copses to include Crinum and Doryanthes to base of tree species including Cupaniopsis anarcardioides, Elaeocarpus reticulatus, Tristaniopsis laurina 'Luscious', Magnolia grandiflora and waterhousia floridunda. Area to feature areas of open turf with a (permeable) pathway to create a passive recreation area incorporating informal pedestrian circulation. Drainage swale to be incorporated to western boundary as detailed under civil scope.



#### Waterway Buffer Zone Planting

Located in area categorised as 'Swamp Oak PCT 1235 - Low Condition' within the Buffer to Emigrant Creek (BDAR Ecological Report). Planting within this area to reflect the vegetation communities identified within the Biobanking Agreement Site 444 and the BDAR. Revegetated in accordance with the relevant NSW Guidelines for works adjacent to a riverbank. Refer 4.5 Planting Palette: Environmental.



#### General Planting Areas

Layered landscaped garden beds to reflect GemLife landscape character. Screening hedges to fencelines and rear or centre of planting beds with mass planted understorey of prostrate species eg Trachyllosporum with copses of accent plantings and estate character tree and palm species. Refer 4.1-4.3 Species Schedules.



#### Dwelling Frontage Planting

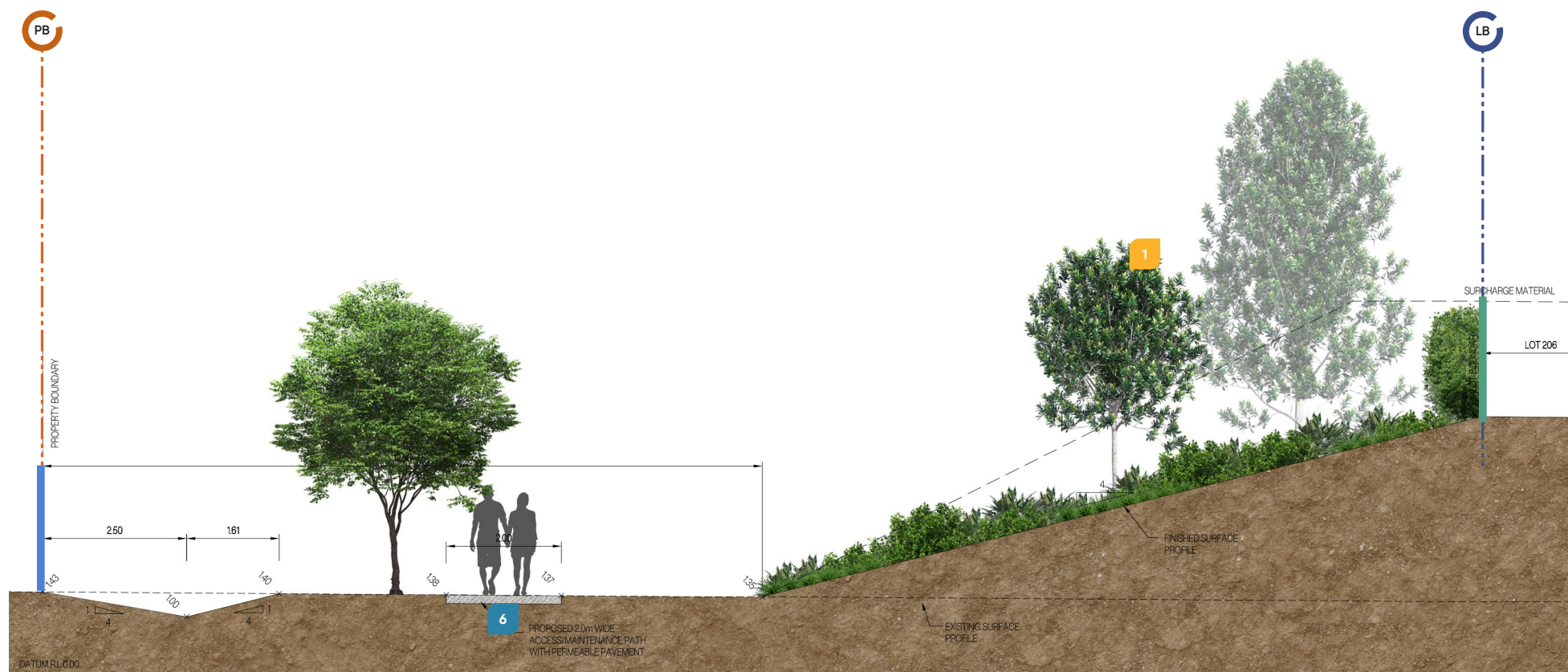
Average 2.0m wide planting beds to dwelling frontage. 2.8 Dwelling Frontage & Streetscape Refer 4.7-4.8 Species Schedules



#### Maintenance Access Path

Permeable maintenance access 2-4m width (refer noted dimensions).





## 2.9 Section Q

- Property Boundary**  
This boundary represents the development site cadastral boundary.
- Lot Boundary**  
This boundary represents the internal development lot boundaries.
- Fence Type B**  
Privacy fencing 100% solid.  
Typical Height: 1800mm
- Fence Type C**  
Primary development perimeter fencing. Minimum extents illustrated this plan.  
Typical Height: 1500 - 1800mm
- Acoustic Fence Type 1**  
Acoustic fencing in accordance with Acoustic Report.  
Height: 2000mm
- Acoustic Fence Type 2**  
Acoustic fencing in accordance with Acoustic Report.  
Height: 1800mm
- Retaining Wall Type A**  
MagnumStone Retaining wall system (or similar approved under civil scope). Geogrid reinforced segmental retaining wall system. Approximate block depth 600mm.
- Retaining Wall Type B**  
Core filled block work retaining wall: Typical block dimensions 390 x 190 x 190mm. Wall to be laid in stretcher bond format and located only in areas where internal and external views to not allow views of the retaining wall.
- Community Landscape Area A**  
25m wide linear open space community landscaping area. Batter at average grade of 1:4 to the rear of lots to feature layered landscape planting. Shrub species planted along Fence Type C to provide screening. Layerd plantings to balance of batters to include mass plantings of low groundcover species including Trachylopernum, Myoporum prostrate groundcover species. Accent plantings in copses to include Crinum and Doryanthes to base of tree species including Cupaniopsis anacardioides, Elaeocarpus reticulatus, Tristaniopsis laurina 'Luscious', Magnolia grandiflora and waterhousia floridunda. Area to feature areas of open turf with a (permeable) pathway to create a passive recreation area incorporating informal pedestrian circulation. Drainage swale to be incorporated to western boundary as detailed under civil scope.
- General Planting Areas**  
Layered landscaped garden beds to reflect GemLife landscape character. Screening hedges to fencelines and rear or centre of planting beds with mass planted understory of prostrate species eg Trachylopernum with copses of accent plantings and estate character tree and palm species. Refer 4.1-4.3 Species Schedules.
- Maintenance Access Path**  
Permeable maintenance access 2-4m width (refer noted dimensions).

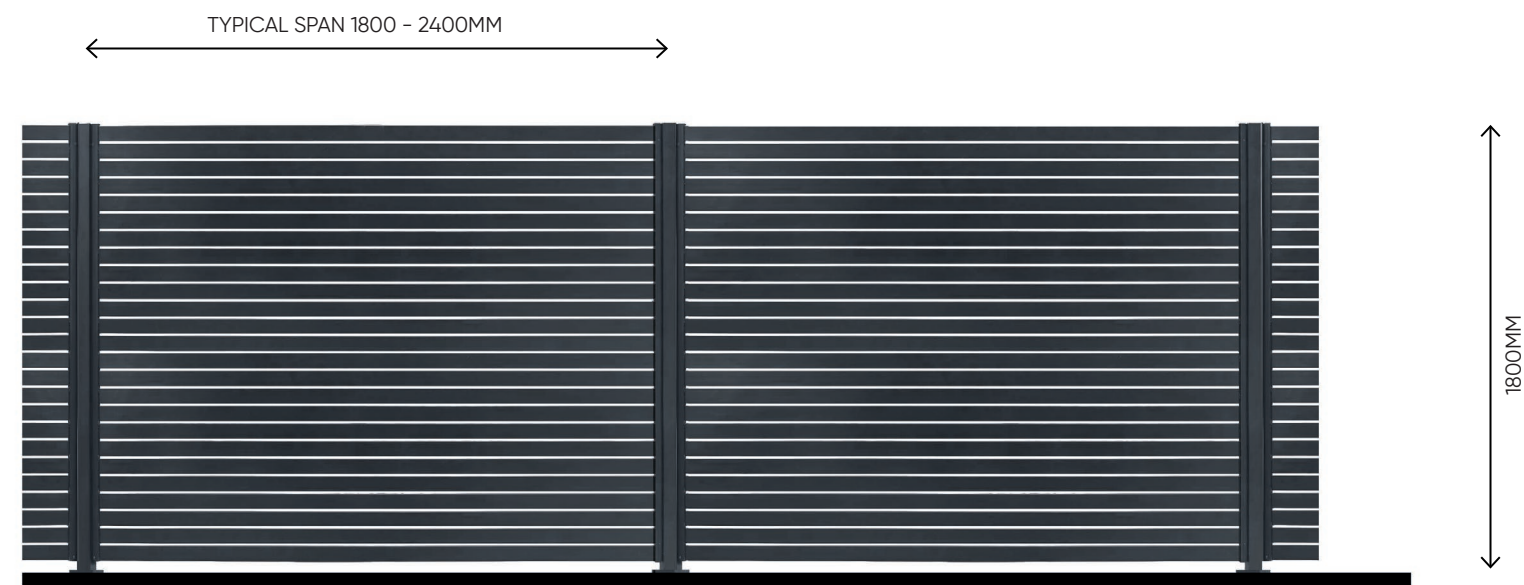


3.0

# Fencing & Wall Types.



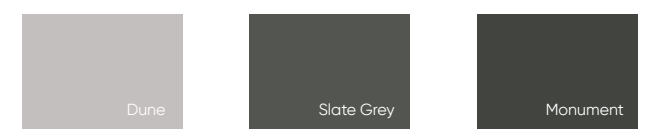




**Fence Type A**  
Horizontal slat fencing 50% transparent.  
Typical Height: 1800mm

Privacy screening fence. Horizontal slat fencing with 75mm aluminium blades with 10-15mm spacings to allow filtered views. Typical span is 2400mm. Powder coated aluminium to colour to match architectural finishes palette. Typical finishes illustrated below. Stratco EzySlat Fencing or approved equivalent. This fence is typically used to the secondary frontage of corner lots to provide privacy to the residence without the use of solid fencing to a typical height of 1800mm, this can be extended to 2100mm if required. If fencing above typical heights are proposed this will be noted on the fencing plan contained within this design package.

Landscaping to feature layered plantings to provide softening to fence line. Landscape form as per typical elevations this sheet.



FENCETYPE A :: TYPICAL ELEVATION



FENCETYPE A :: TYPICAL ELEVATION  
Fence Type A : Typical landscape treatment illustrated.



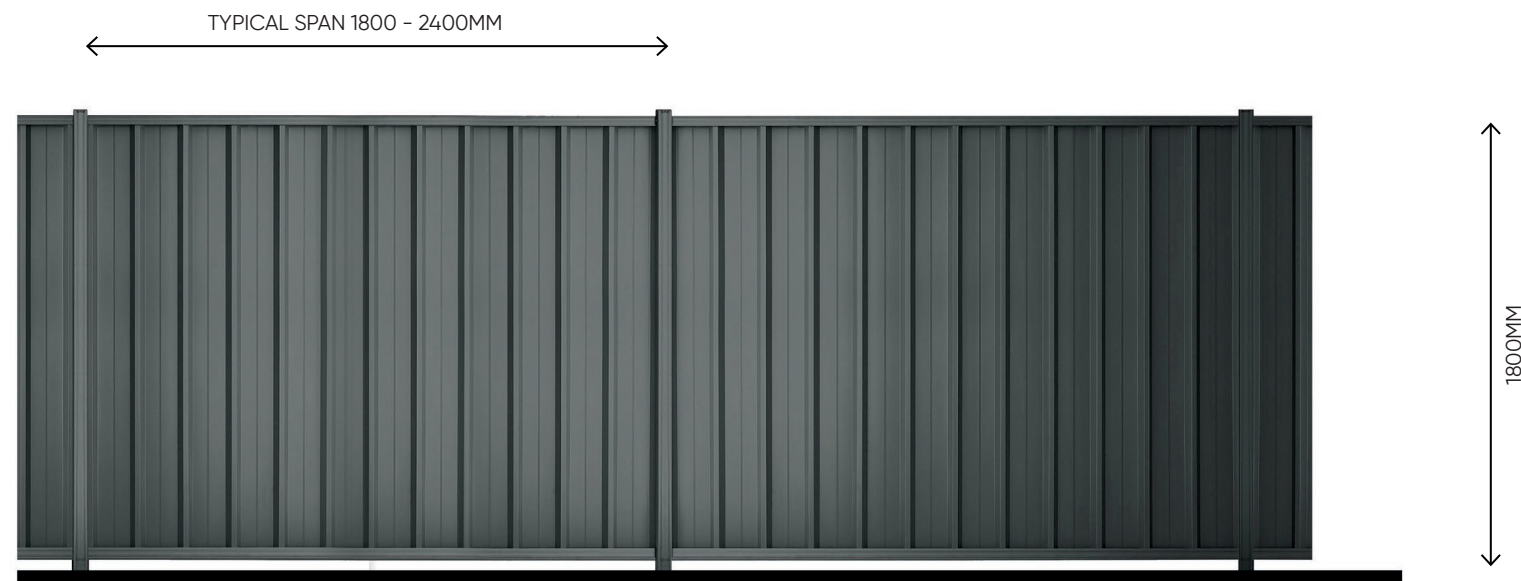
FENCETYPE A :: TYPICAL ELEVATION  
Fence Type A : Typical landscape treatment illustrated.



FENCETYPE A :: TYPICAL ELEVATION  
Fence Type A : Typical landscape treatment illustrated.

Fencing & Wall Types  
**3.1 Fence Type A**





FENCETYPE B :: TYPICAL ELEVATION

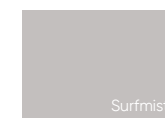


**Fence Type B**

Privacy fencing 100% solid.  
Typical Height: 1800mm  
Refer also Typical Dwelling Landscape plans.  
(Location of this fence to all dwelling side boundaries not illustrated on this plan).

Privacy screening fence (100% solid). Colourbond Trimdek or approved equivalent to meet Australian Standard AS 1397. Exterior grade lead-free paint (compliant with Australian Standard AS 2728) colour to match architectural finishes palette. Typical finishes illustrated below. This fence is typically used to provide privacy between residences or to the boundary of the development where significant screening is required. Typical height 1800mm, increased to 2100mm if deemed required. Posts 0.8mm min high tensile steel with fencing panels to min 0.35mm high tensile steel.

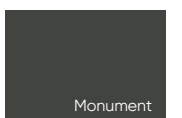
Landscaping to feature layered plantings to provide softening to fenceline. Landscape form as per typical elevations this sheet.



Surfmist



Woodland Grey



Monument



FENCETYPE B :: TYPICAL ELEVATION  
Fence Type B : Typical landscape treatment illustrated.



FENCETYPE B :: TYPICAL ELEVATION  
Fence Type B : Typical landscape treatment illustrated.



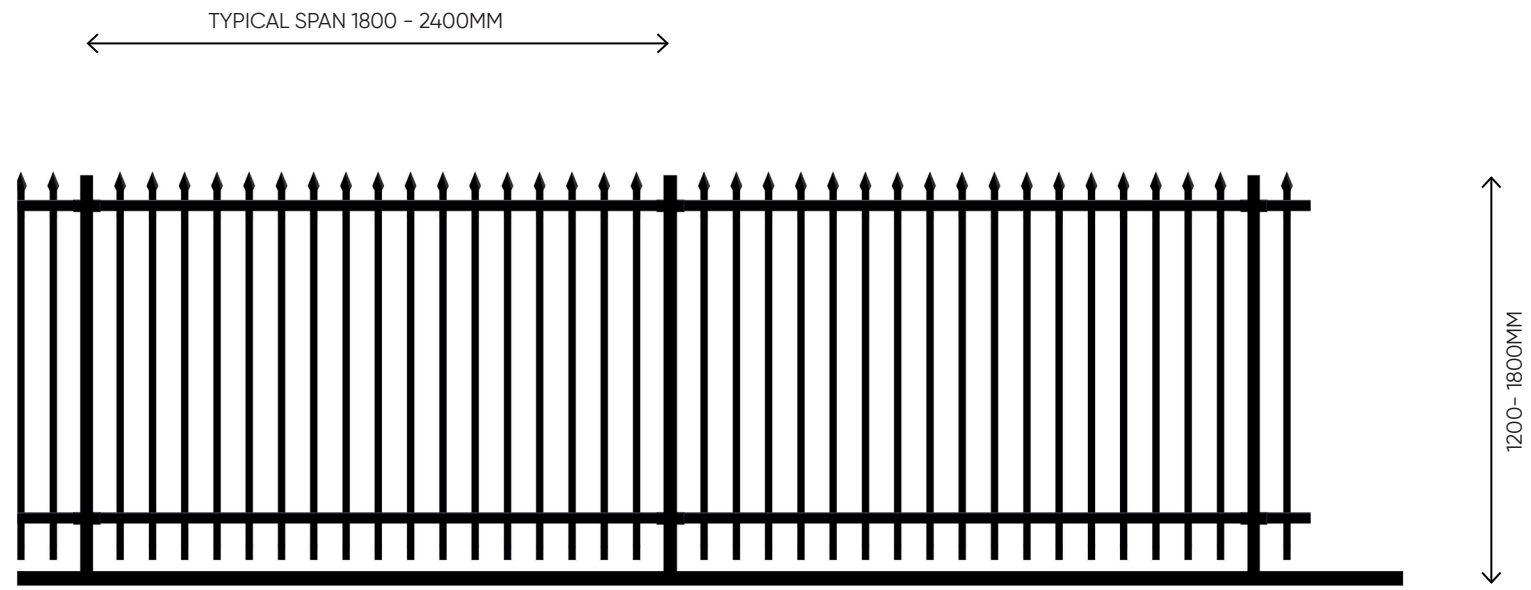
FENCETYPE B :: TYPICAL ELEVATION  
Fence Type B with nil retaining. Typical landscape treatment illustrated.

Fencing Types

## 3.2 Fence Type B







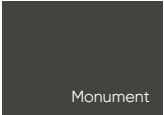
FENCETYPE C :: TYPICAL ELEVATION



**Fence Type C**  
Primary development perimeter fencing. Minimum extents illustrated this plan.  
Typical Height: 1500 - 1800mm

Aluminium spear top pool fence. Typical span is 2400mm. Powder coated aluminium to colour to match architectural finishes palette. Typical finishes illustrated below. This fence is typically used to the perimeter of the development where views are to be promoted. This fence is also used extensively when associated with significant planting buffers when the use of solid fencing is not required. Typical height of 1200mm, this can be extended to 1800mm if required. If fencing above typical heights are proposed this will be noted on the fencing plan contained within this design package.

Landscaping to feature layered plantings to provide softening to fence line. Landscape form as per typical elevations this sheet.



FENCETYPE C :: TYPICAL ELEVATION  
Fence Type C : Typical landscape treatment illustrated.



FENCETYPE C :: TYPICAL ELEVATION  
Fence Type C: Typical landscape treatment illustrated.



FENCETYPE C :: TYPICAL ELEVATION  
Fence Type C with nil retaining. Typical landscape treatment illustrated.

Fencing Types  
**3.3 Fence Type C**







**Fence Type 1/2** Typical Elevation



**Fence Type 1/2 :** Typical Elevation  
Typical landscape treatment illustrated.

↑  
Type D: 2.0m | Type E: 1.80m  
↓



**Acoustic Fence Type 1**

Acoustic fencing in accordance with Acoustic Report.  
Height: 2000mm



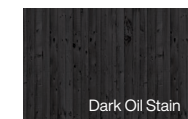
**Acoustic Fence Type 2**

Acoustic fencing in accordance with Acoustic Report.  
Height: 1800mm

Acoustic Fence locations illustrated on Plan 2.3 Fencing Types. Fence locations and types are in accordance with Acoustic Report prepared by Acoustic Works.

The acoustic barriers shall be constructed using visually attractive materials that blend with the landscape treatment and achieve a minimum surface density of at least 10kg/m<sup>2</sup>. The barriers shall be free of gaps and holes.

Typical Elevation this sheet: lapped 19mm thick pine palings with 40% overlap / Option: Dark Oil Stain and Natural Oil finishes illustrated.



## Fencing Types

# 3.4 Fence Type D & E Acoustic Fence







↑  
VARIED HEIGHT  
↓



**Retaining Wall Type A**  
MagnumStone Retaining wall system (or similar approved under civil scope). Geogrid reinforced segmental retaining wall system. Approximate block depth 600mm.

Refer to Section 2.4 Retaining Walls & Section 4.0 Sections & Elevations for additional information regarding wall alignments and associated landscape treatments.

All retaining wall details and specifications to engineers details.

**Retaining Wall Type A**



Myoporum ellipticum



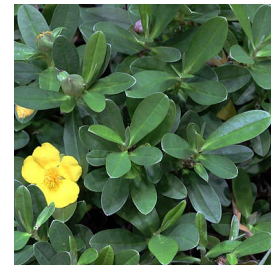
Lathyrus japonica



Liriope Evergreen Giant



Casuarina glauca 'Cousin It'



Hibbertia scandens



Dichondra Silver Falls

Colour Palette: Finish TBC (Natural Illustrated)



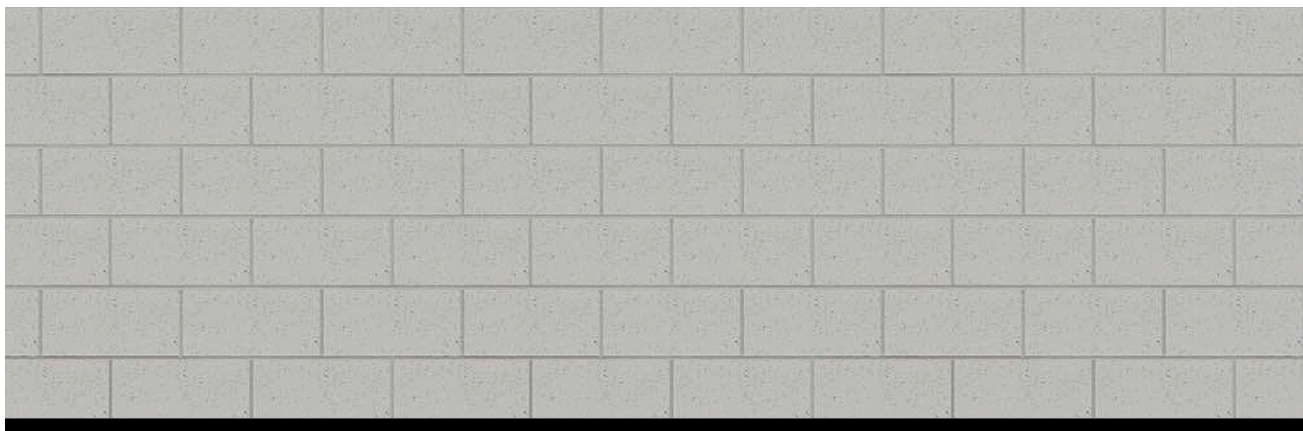
Natural



Ash



Canyon



↑  
VARIED HEIGHT  
↓



**Retaining Wall Type B**  
**Core filled block work retaining wall:** Typical block dimensions 390 x 190 x 190mm. Wall to be laid in stretcher bond format and located only in areas where internal and external views to not allow views of the retaining wall.

Refer to **Section 2.4 Retaining Walls & Section 4.0 Sections & Elevations** for additional information regarding wall alignments and associated landscape treatments.

Block work walls to engineers details. All retaining wall locations / types as per engineers plans. Refer to engineering plans prepared by Westera Engineering for further information.

**Retaining Wall Type B**

Fencing Types  
**3.5 Retaining Wall Types A & B**



4.0

# Planting Palettes.

## Important Note

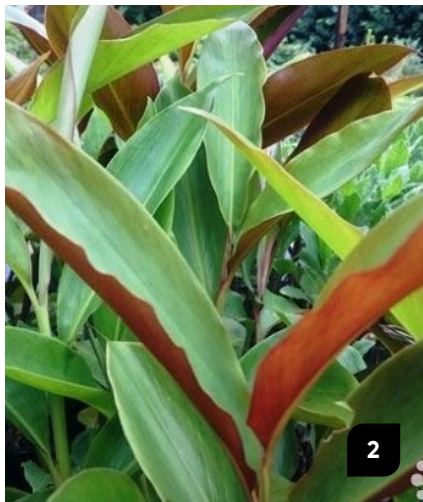
All planting palettes have been compiled with reference to the below guidelines. Additional species may be incorporated during detailed design phase to reflect the Ecological Report if required (and any relevant conditions etc).

- Ballina Shire Urban Garden Guide
- Ballina Shire Council: State of Environment Report
- DPI Guidelines for riparian corridors on waterfront land
- QLD Gov RE Mapping
- Local Council Native Vegetation Schedules (BSC TSC)

Planting Palette 5.5: Environmental This Species List has been prepared in collaboration with Peter Parker Environmental Consultants and with reference to the associated Biodiversity Development Assessment Report. The species palette enclosed for this area is based on vegetation communities identified within the Biobanking Agreement Site 444 and the BDAR. Additional species have been incorporated based on region vegetation types. These species are primarily proposed within the areas identified as Creek Buffer Planting Zone on Plan 2.2. The species listed are not exhaustive and are subject to detailed design phase. Refer also above noted disclaimer re detailed design phase.







Groundcover

			Planting Location			
1	Alocasia brisbanensis	Cunjevoi	●			
2	Alpinia caerulea	Native Ginger		●	●	
3	Austromyrtus dulcis	Midgenberry	●	●		
	Lomandra hystrix	Longleaf Mat Rush	●	●	●	●
4	Lomandra longifolia	Mat Rush	●	●	●	●
5	Persoonia species	Geebung	●			
	Grevillea species	Grevillea		●	●	
6	Carpobrotus glaucescens	Pigface				●
	Dianella caerulea	Blue Flax Lily	●	●	●	●
7	Dianella revoluta	Black Anther Flax Lily	●	●	●	●
8	Hibbertia scandens	Twining Guinea Flower	●	●	●	●
9	Acacia prostrate species	Wattles		●		●
10	Anigozanthos species	Kangaroo Paw		●	●	
	Banksia species	Banksia	●			
	Boronia floribunda	Pale Pink Boronia	●			●
11	Boronia serrulata	Native Rose	●			
	Callistemon prostrate sp	Bottle-brush	●	●		
	Goodenia varia	Goodenia	●			
	Myoporum parvifolium	Creeping Boobialla	●	●	●	●
	Patersonia sericea	Native Iris	●	●		●

Planting Locations

- Perimeter Buffer Planting
- Streetscape Planting
- Retaining Wall Planting
- General Landscape Planting

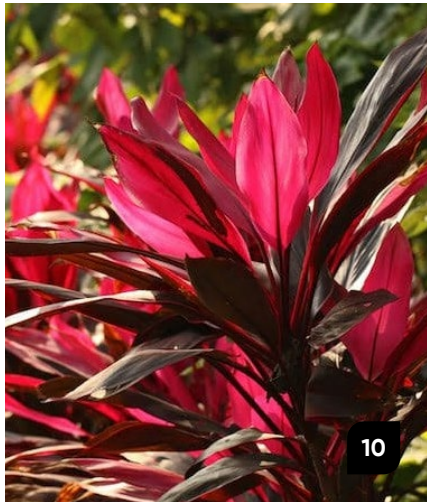
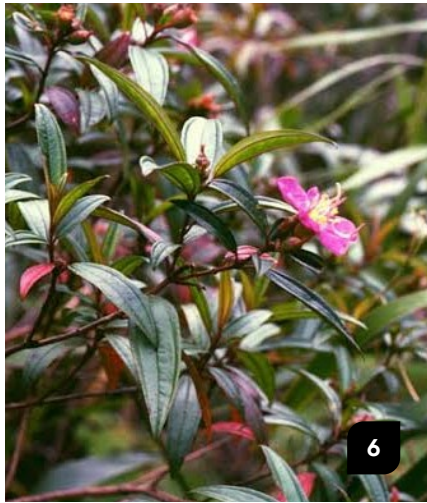
Species Listed within Planting Palette 5.5 Environmental to be incorporated where appropriate within the APZ Perimeter Buffer Planting Zone (with cross-reference to Bushfire Report) and the General Perimeter Buffer Planting Zone as identified within Plan 2.2 Landscape Treatment Zones. Refer to notations on 5.5 Planting Palette: Environmental

Design Details

4.1 Planting Palette: Groundcovers







Shrubs

Planting Location		
Acacia longifolia	Sydney Golden Wattle	●
Baeckea linifolia	Swamp Baeckea	●
Banksia ericifolia	Heath Leafed Banksia	●
Banksia robur	Swamp Banksia	● ●
1 Callistemon 'Little John'	Callistemon	● ● ● ●
2 Doryanthes palmeri	Spear Lilly	● ● ● ●
3 Grevillea species	Grevillea	● ● ● ●
4 Hakea species	Hakea	●
5 Leptospermum species	Tea Trees	● ●
6 Melastoma affine	Blue Tongue	●
Pittosporum revolutum	Hairy Pittosporum	●
7 Westringea fruticosa	Coastal Rosemary	● ● ● ●
8 Boronia Species	Boronia	●

Palms

9 Archontophoenix cunning.	Bangalow Palm	●
10 Cordyline rubra	Palm Lily – Cordyline	● ● ●
Cordyline stricta	Palm Lily – Cordyline	● ● ● ●
Cyathea cooperi	Straw Tree Fern	● ● ● ●
11 Zamia furfuracea	Cardboard Palm	● ● ●
12 Wodyetia bifurcata	Foxtail Palm	● ●

Planting Locations

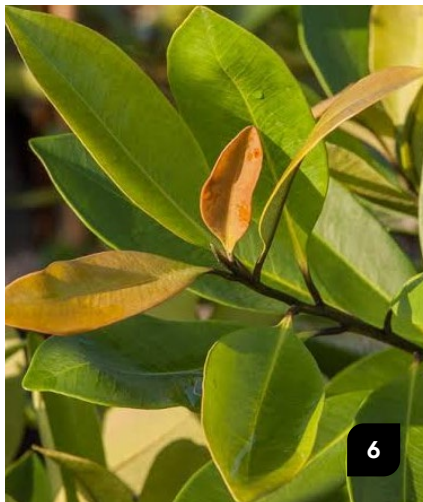
- Perimeter Buffer Planting
- Streetscape Planting
- Retaining Wall Planting
- General Landscape Planting

Species Listed within Planting Palette 5.5 Environmental to be incorporated where appropriate within the APZ Perimeter Buffer Planting Zone (with cross-reference to Bushfire Report) and the General Perimeter Buffer Planting Zone as identified within Plan 2.2 Landscape Treatment Zones. Refer to notations on 5.5 Planting Palette: Environmental

Design Details

# 4.2 Planting Palette: Shrubs & Palms





Design Details

# 4.3 Planting Palette: Trees

## Trees

			Planting Location
1	Acmena smithii	Lilly Pilly	<span>●</span> <span>●</span> <span>●</span> <span>●</span>
	Allocasuarina littoralis	Black She Oak	<span>●</span>
2	Brachychiton acerifolius	Flame Tree	<span>●</span>
	Callistemon salignus	Weeping Bottle Brush	<span>●</span>
3	Cryptocarya laevigata	Glossy Laurel	<span>●</span> <span>●</span>
	Cupaniopsis anacardiodes	Tuckeroo	<span>●</span> <span>●</span> <span>●</span> <span>●</span>
4	Elaeocarpus reticulatus	Blueberry Ash	<span>●</span> <span>●</span> <span>●</span> <span>●</span>
	Ficus fraseri	Sandpaper Fig	<span>●</span>
5	Glochidion sumatranum	Umbrella Cheese Tree	<span>●</span> <span>●</span> <span>●</span>
	Melaleuca leucadendra	Weeping Paperbark	<span>●</span>
6	Melaleuca quinquenervia	Broad-Leaved Paperbark	<span>●</span>
	Syzygium australe	Brush Cherry	<span>●</span> <span>●</span> <span>●</span> <span>●</span>
7	Syzygium oleosum	Blue Lilly Pilly	<span>●</span> <span>●</span> <span>●</span> <span>●</span>
	Syzygium paniculatum	Magenta Lilly Pilly	<span>●</span> <span>●</span> <span>●</span> <span>●</span>
8	Tristaniopsis laurina	Water Gum	<span>●</span> <span>●</span> <span>●</span>
	Waterhousia floribunda	Weeping Lilly Pilly	<span>●</span> <span>●</span> <span>●</span>
9	Agonis flexuosa	Willow Peppermint	<span>●</span>
	Alloxylon flammeum	QLD Tree Waratah	<span>●</span> <span>●</span>
10	Buckinghamia celissima	Ivory Curl Flower Tree	<span>●</span> <span>●</span> <span>●</span>
	Xanthostemon sp.	Golden penda	<span>●</span> <span>●</span> <span>●</span>
11	Harpullia pendula	Tulipwood	<span>●</span> <span>●</span> <span>●</span> <span>●</span>
	Hymenosporum flavum	Native Frangipani	<span>●</span> <span>●</span>
12	Lophostemon confertus	Brush Box	<span>●</span>

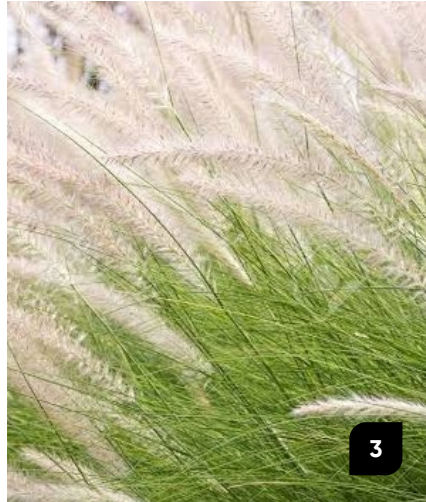
## Planting Locations

- Perimeter Buffer Planting
- Streetscape Planting
- Retaining Wall Planting
- General Landscape Planting

Species Listed within Planting Palette 5.5 Environmental to be incorporated where appropriate within the APZ Perimeter Buffer Planting Zone (with cross-reference to Bushfire Report) and the General Perimeter Buffer Planting Zone as identified within Plan 2.2 Landscape Treatment Zones. Refer to notations on 5.5 Planting Palette: Environmental







Sedges

			Density (Qty/m2)
1	Carrex Appressa	Tall Sedge	6-8
2	Finicia nodosa	Knobby Club Rush	4-6
3	Imperata cylindrica	Blady Grass	6-8
4	Lomandra hystrix	Creek Matt Rush	4-6
	Lomandra longifolia	Matt Rush	4-6
	Myoporum parvifolium	Creeping Boobialla	4-6
	Themeda australis	Kangaroo Grass	6-8

Shrubs

			Density (Qty/m2)
5	Breynia oblongifolia	False Coffee Bush	2-4
6	Callistemon sieberi	River Bottlebrush	1
7	Hardenbergia violacea	Purple Coral Pea	2-4
8	Leptospermum polygalifolium	Wild May	2-4
	Lomatia silaifolia	Crinkle Bush	2-4
	Myoporum acuminatum	Coastal Boobialla	2-4

Trees

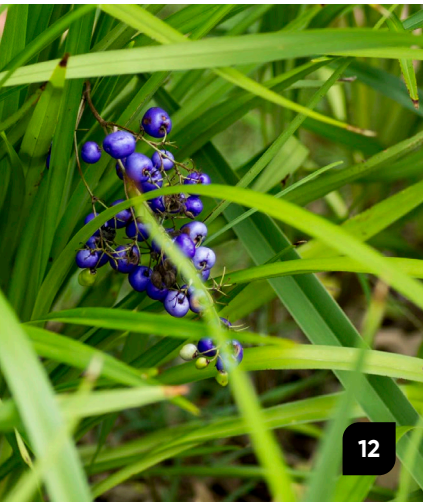
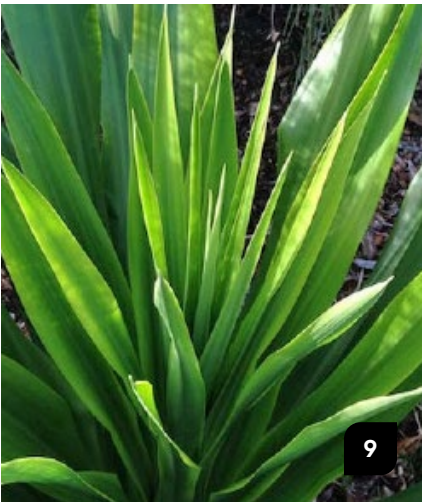
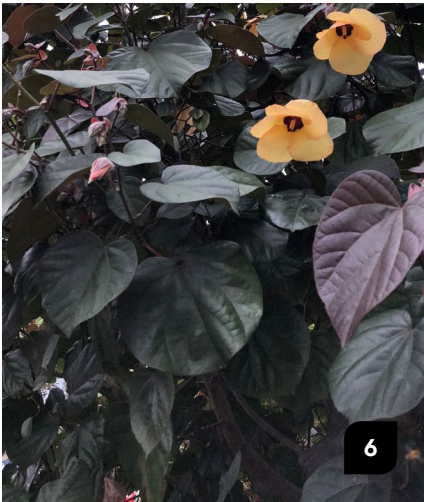
			Density (Qty/m2)
9	Callistemon viminalis	Weeping Bottle Brush	< 1
10	Elaeocarpus obovatus	Hard Quandong	< 1
11	Lophostemon confertus	Brush Box	< 1
12	Lophostemon suaveolens	Swamp Box	< 1
	Melaleuca nodosa	Prickly-leaf Paperbark	2-4
	Melaleuca quinquenervia	Broad-leaved Paperbark	< 1
	Melaleuca sieberi	Small -leaved Paperbark	< 1

Species Listed within Planting Palette 5.5 Environmental to be incorporated where appropriate within the APZ Perimeter Buffer Planting Zone (with cross-reference to Bushfire Report) and the General Perimeter Buffer Planting Zone as identified within Plan 2.2 Landscape Treatment Zones. Refer to notations on 5.5 Planting Palette: Environmental

Design Details

4.4 Planting Palette: Bio Basin





Environmental Species

Species List this sheet has been prepared in collaboration with Peter Parker Environmental Consultants and with reference to the associated Biodiversity Development Assessment Report. The species palette is based on vegetation communities identified within the Biobanking Agreement Site 444 and the BDAR (Field Survey Reports). Additional species have been incorporated based on region vegetation types with cross-reference made to commercial availability. These species are primarily proposed within the areas identified as Creek Buffer Planting Zone on Plan 2.2. All planting works are to be contained solely within the Subject Site on private land.

These species will also be incorporated where appropriate within the APZ Perimeter Buffer Planting (with cross-reference to Bushfire Report) and the General Perimeter Buffer Planting Zone as identified within Plan 2.2 Landscape Treatment Zones to increase the use of native / environmental species within the development.

The species listed are not exhaustive and are subject to detailed design phase.

	Acacia melanoxylon	Blackwood
1	Callistemon salignus	Willow Bottlebrush
3	Casuarina glauca	Swamp Oak
	Cryptocarya triplinervis	Three-veined Cryptocarya
3	Cupaniopsis anacardioides	Tuckeroo
4	Elaeocarpus reticulatus	Blueberry Ash
	Glochidion ferdinandi	Cheese Tree
	Glochidion sumatranum	Umbrella Cheese Tree
5	Melaleuca quinquenervia	Broad-leaved Paperbark
6	Hibiscus tiliaceus	Cottonwood Hibiscus
	Austromyrtus dulcis	Midgen Berry
	Melastoma affine	Blue Tongue
7	Callistemon sieberi	River Bottlebrush
8	Murraya paniculata	Orange jasmine
	Myoporum acuminatum	Coastal Boobialla
9	Doryanthes palmeri	Spear Lilly
10	Crinum pendunculatum	Swamp Lilly
11	Hibbertia scandens	Climbing Guinea Flower
12	Dianella caerulea	Blue Flax-lily

Design Details  
4.5 Planting Palette: Environmental







Groundcovers

1	Ajuga australis	Bugleweed
2	Brachyscome multifida	Cut-Leafed Daisy
3	Dampiera diversifolia	Blue Dampiera
4	Scaevola aemula	Aussie Crawl
5	Carpobrotus chilensis	Pig Face
6	Myoporum parvifolium	Creeping Boobialla

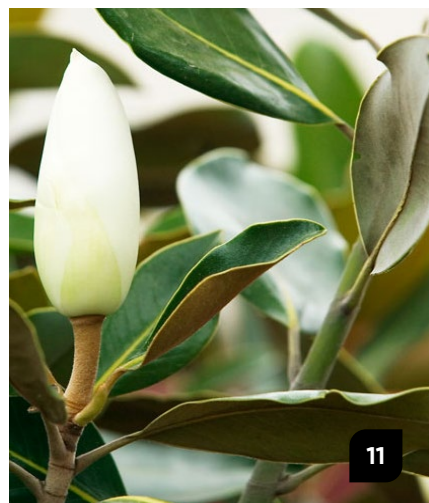
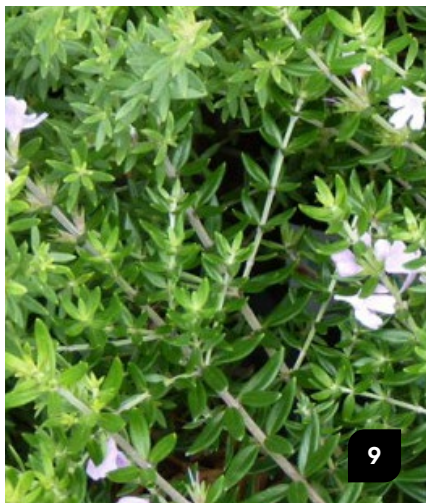
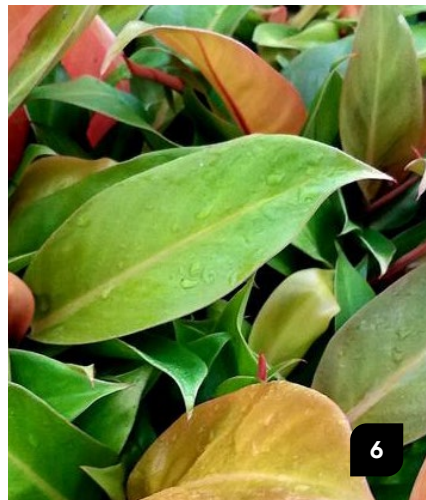
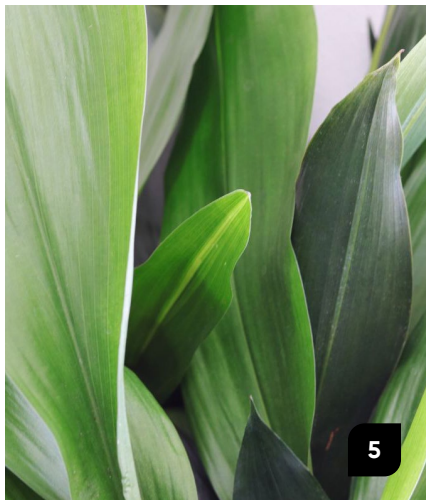
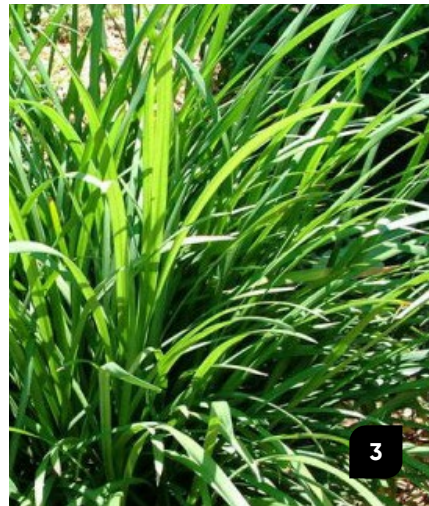
Trees

7	Magnolia grandiflora	Bull Bay Magnolia
8	Magnolia 'Little Gem'	Little Gem
9	Acacia howittii	Sticky Wattle
10	Acmena smithii	Lilly Pilly
11	Cupaniopsis anacardiodes	Tuckeroo
12	Eleocarpus reticulatus	Blueberry Ash

Species Listed within Planting Palette 5.5 Environmental to be incorporated where appropriate within the APZ Perimeter Buffer Planting (with cross-reference to Bushfire Report) and the General Perimeter Buffer Planting Zone as identified within Plan 2.2 Landscape Treatment Zones. Refer to notations on 5.5 Planting Palette: Environmental

Design Details  
4.6 Planting Palette: Bushfire Suitable Species





Design Details

4.7 Planting Palette: Dwelling Frontages 01

Groundcovers & Accents

1	Trachelospermum Jasminoides	Star Jasmine
2	Myoporum ellipticum	Coastal Myoporum
3	Liriope Evergreen Giant	Evergreen Giant
4	Dietes grandiflora	Wild Iris
	Ficus microcarpa	Ficus Green Island
5	Aspidistra elatior	Cast Iron Plant
6	Philodendron 'var	Hope
7	Zamia furfuracea	Cardboard Palm
8	Crinum pendunculatum	Swamp Lilly

Shrubs

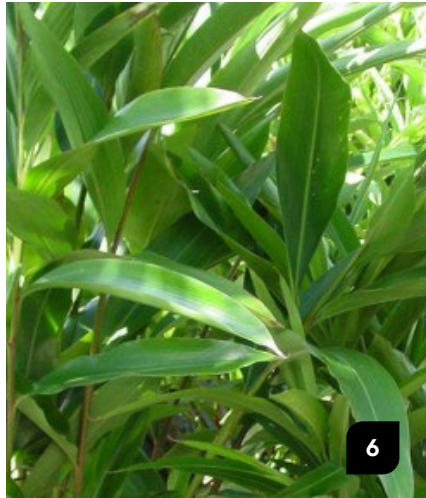
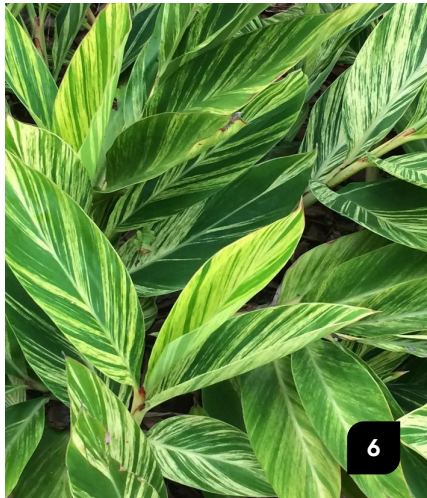
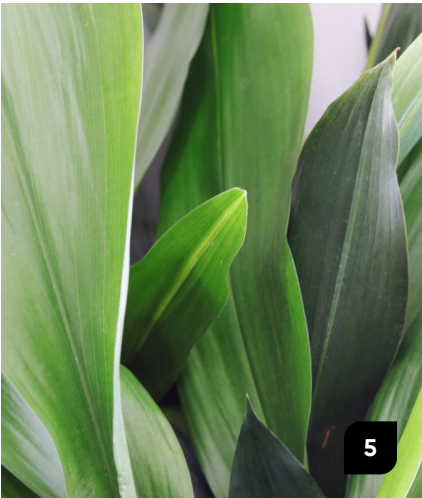
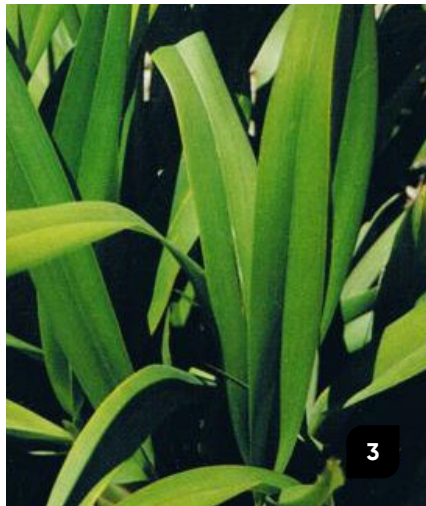
9	Westringea fruticosa	Coastal Rosemary
10	Syzygium Aussie Boomer	Aussie Boomer
	Syzygium Baby Boomer	Baby Boomer
	Buxus faulkner	Dwarf Japanese Box
	Gardenia sp.	Various

Trees

11	Magnolia grandiflora	Bull Bay Magnolia
	Magnolia grandiflora	Teddy Bear
	Magnolia grandiflora	Little Gem
12	Tristanopsis laurina 'Luscious'	Water Gum 'Luscious'
	Cupaniopsis anacardiodes	Tuckeroo
	Randia fitzalanii	Native Gardenia







Groundcovers & Accents

1	Myoporum parvifolium	Myoporum yareena
2	Myoporum ellipticum	Coastal Myoporum
3	Dianella Tasmanica	Tasmanian Flax Lilly
4	Dichondra sp	Kidney Weed
	Ficus microcarpa	Ficus Green Island
5	Aspidistra elatior	Cast Iron Plant
6	Alpinea sp	Native Ginger
	Zamia furfuracea	Cardboard Palm
	Crinum pendunculatum	Swamp Lilly

Shrubs

7	Westringia fruticosa	Coastal Rosemary
8	Westringia Mundi	Mundi
	Syzygium Baby Boomer	Baby Boomer
	Buxus faulkner	Dwarf Japanese Box
10	Gardenia sp.	Various

Trees

	Magnolia grandiflora	Bull Bay Magnolia
	Magnolia grandiflora	Teddy Bear
	Magnolia grandiflora	Little Gem
11	Tristaniopsis laurina 'Luscious'	Water Gum 'Luscious'
12	Cupaniopsis anacardiodes	Tuckeroo
	Randia fitzalanii	Native Gardenia

Design Details  
4.8 Planting Palette: Dwelling Frontages 02



