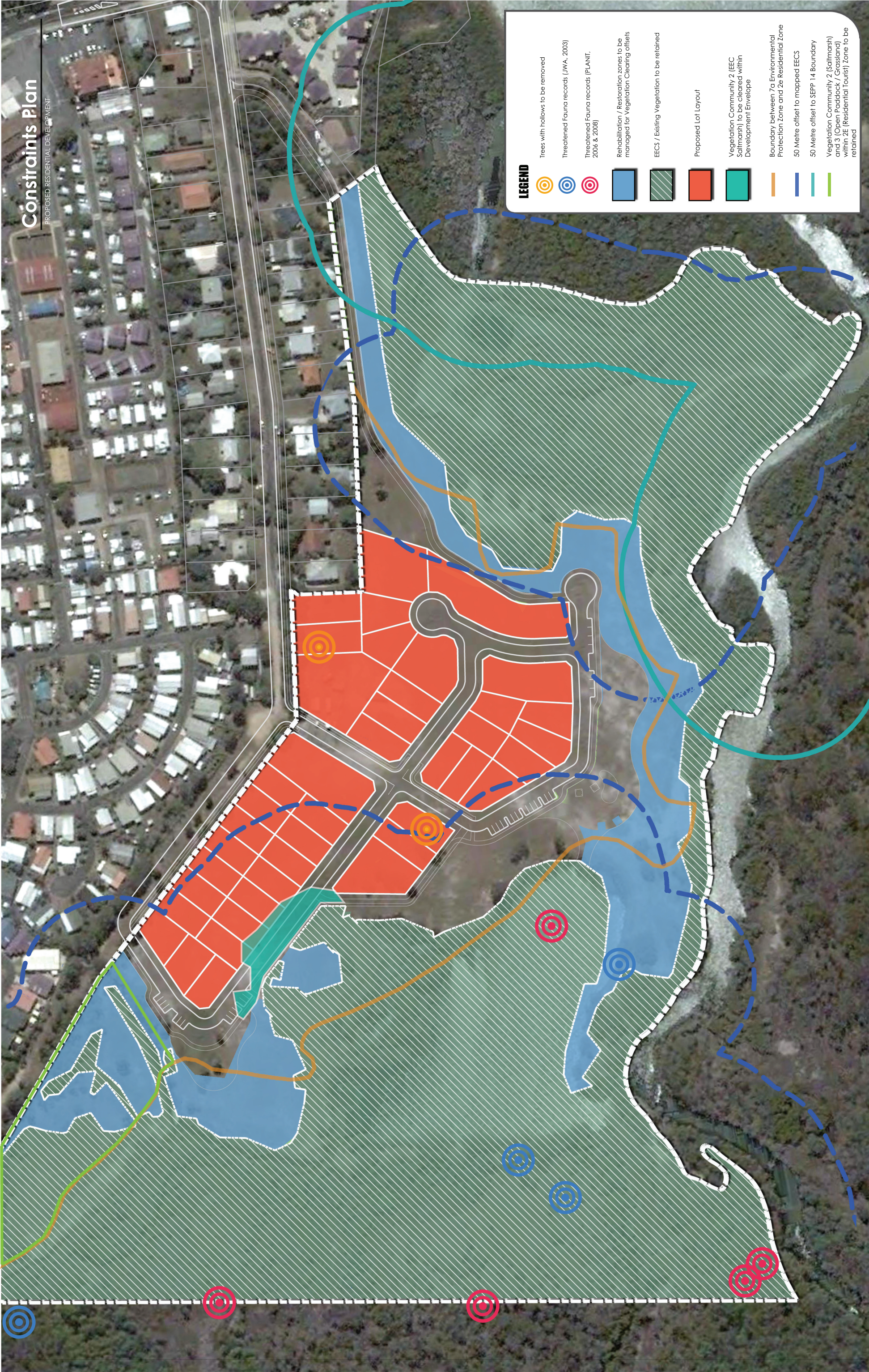




Masterplan

PROPOSED RESIDENTIAL DEVELOPMENT

- 1 6 meter fire trail to rear of lots to include 2.5 meter pedestrian/cycle way - refer to typical section 4 + 6 for further details

2 Visitor parking within development, associated with public open space
- 3 Native species to be used within streetscapes, eg Casuarina equisetifolia and Glochidion ferdinandi - refer to species list for full listings

4 Existing native vegetation buffer to the south side of Creek Street to be retained and rehabilitated where required - refer to typical section 1 for further details

5 Retaining wall and planting to rear of lots - refer to typical cross section 4 for further details

6 2.5 meter pedestrian/cycle way to top of retaining wall with views over lowlying revegetated and existing vegetation

7 Area of public open space open turf, native shade trees and seating takes advantage of views across the existing lagoon and to the hills to the south-east
- 8 1.5 meter pedestrian pathway to Creek Street continues into internal street network and links to 2.5 meter pedestrian/cycle way at the Community Park area

9 Extended area of Public Open Space to be maintained with cleared understorey with existing vegetation to remain

10 Fire trail / pedestrian linkage to Creek Street
- 11 Entry road off Creek Street, potential to feature signature landscape treatment and signage

12 Area of rehabilitated Coastal Salt Marsh - refer to Rehabilitation Plan Area C and Terrestrial Flora and Fauna Assessment prepared by Planit November 2008

Extent of Retaining Wall

Boundary between 7a Environmental Protection Zone and 2e Residential Zone - refer to Sheet 2 LEP this document



Site Context



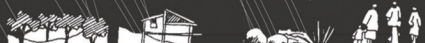
Statement of Landscape Intent

156 Creek Street Hastings Point
RESIDENTIAL SUBDIVISION

CLIENT: WALTER ELLIOT HOLDINGS PTY LTD
DATE: JANUARY 2009
DRAWN: JB



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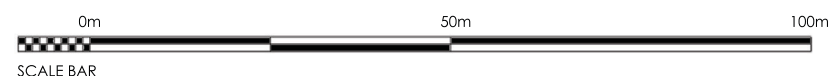
Callout 1

PROPOSED RESIDENTIAL DEVELOPMENT



Callout 1

PUBLIC OPEN SPACE
SCALE AS SHOWN



LANDMARK SHELTER

Timber skillion shelters to public open space areas and community park

Public Open Space

The community park will feature shelters that take advantage of views across the lagoon and existing natural vistas. A three module playground area will be shaded with a number of large trees eg *Ficus macrophylla*. Garden bed plantings of native tussock species reinforce pathway nodes and help to delineate areas of public open space and those of rehabilitated wetland. The open space has been designed to create a number of multi-use areas including turf kick-around spaces, picnic areas and childrens playground. The interface of rehabilitated wetland areas, open turf and landscaped planting beds is reinforced with native feature tree plantings



Indicative images



- 6 meter fire trail to rear of lots to include 2.5 meter pedestrian/cycle way - refer to typical section 6 for further details
- Native species to be used within streetscapes, eg *Casuarina equisetifolia* and *Glochidion ferdinandi* - refer to species list for full listings
- Existing access to Lagoon to be retained (extension to turf open space)
- Property boundary



Indicative images

- Pedestrian pathway**
2.5 meter pedestrian/cycle way with native shade trees (refer Section 5.0)
- 1.5 meter pedestrian pathway to Creek Street continues into internal street network and links to 2.5 meter pedestrian/cycle way at the Community Park area
- Bollards to park boundary with council access gate / removable bollards to fire trail, bollards continue within garden beds the length of the private access road and visitor parking bays
- Garden beds of native tussock species (refer to species lists for full details) reinforce path nodes and create a boundary between the park and the adjacent wetlands and provides an informal barrier to deter foot traffic access into the wetland area
- Planting beds to the road adjacent to POS to reinforce park boundary whilst maintaining clear lines of sight in and out of the park area
- Turfed Public Open Space
- Area of existing vegetation to be retained and rehabilitated with regional vegetation types, refer to rehabilitation details and plant lists. Low sedges and groundcovers only will be used to lagoon/park interface to retain existing views
- 3 module playground with natural fall eg sand/mulch with natural shading eg *Ficus macrophylla*
- Carparking area - to provide easy access to the POS including parking and access for disabled persons



Site Context

Site photo



Indicative image



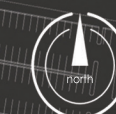
Indicative image



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RESIDENTIAL SUBDIVISION

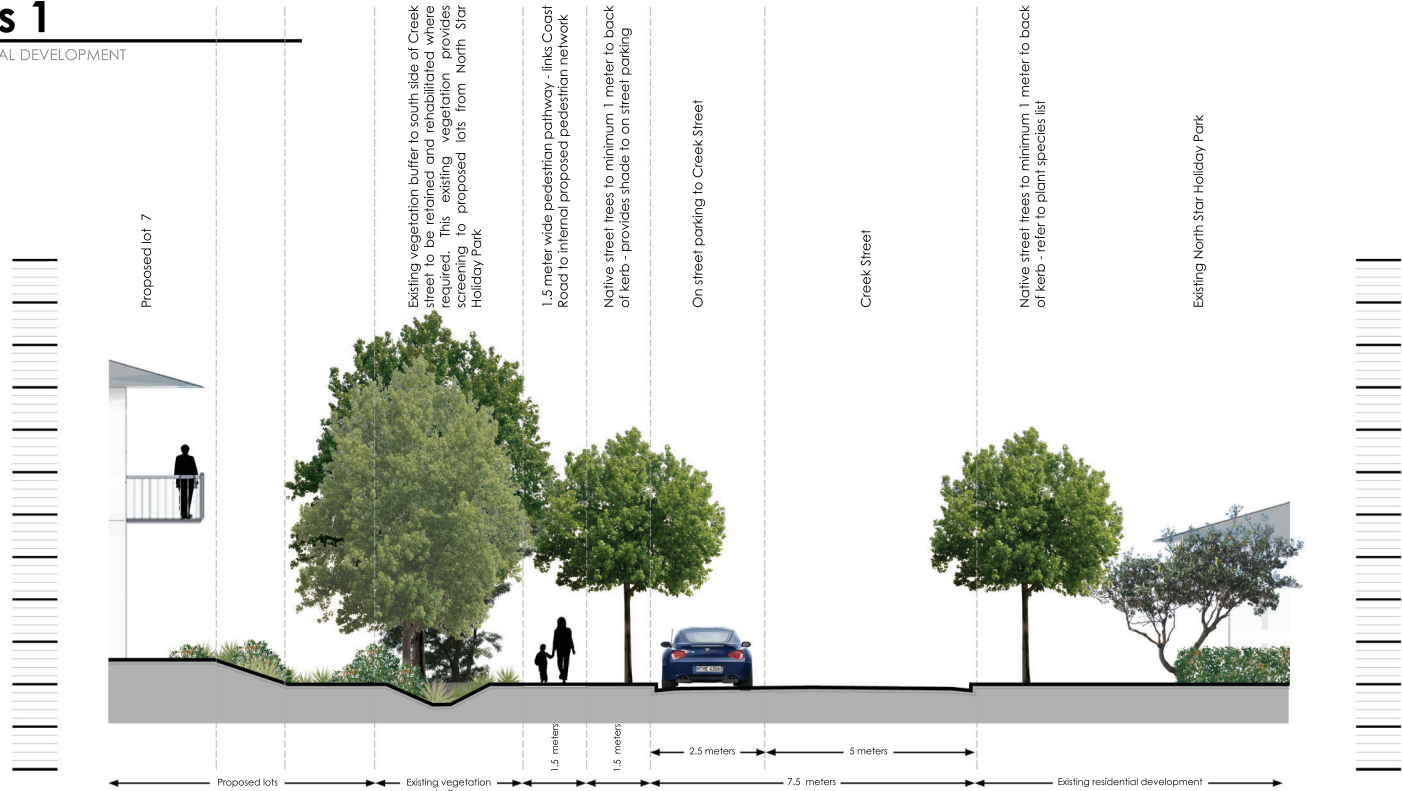
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CONSULTING

Sections 1

PROPOSED RESIDENTIAL DEVELOPMENT



Section elevation 1

TYPICAL STREETSCAPE SECTION (CREEK STREET) - REFER TO MASTERPLAN
NTS - 1 METER SCALE SHOWN



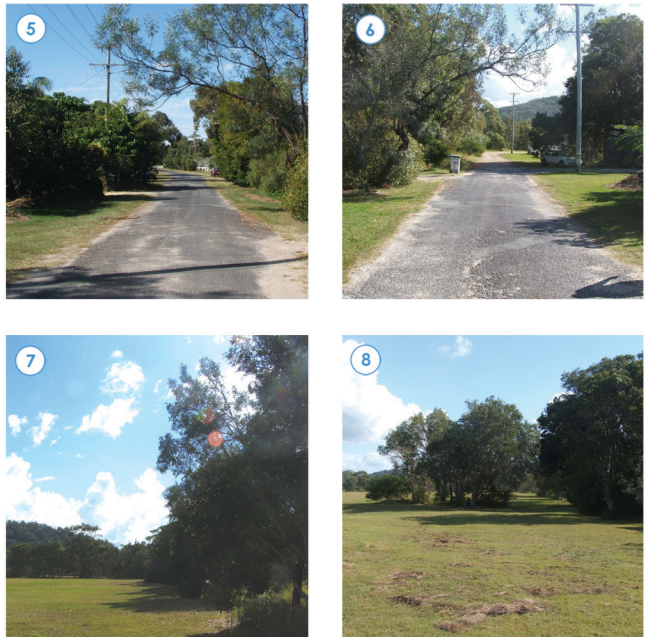
Section elevation 2

TYPICAL FIRE TRAIL SECTION - REFER TO MASTERPLAN
NTS - 1 METER SCALE SHOWN



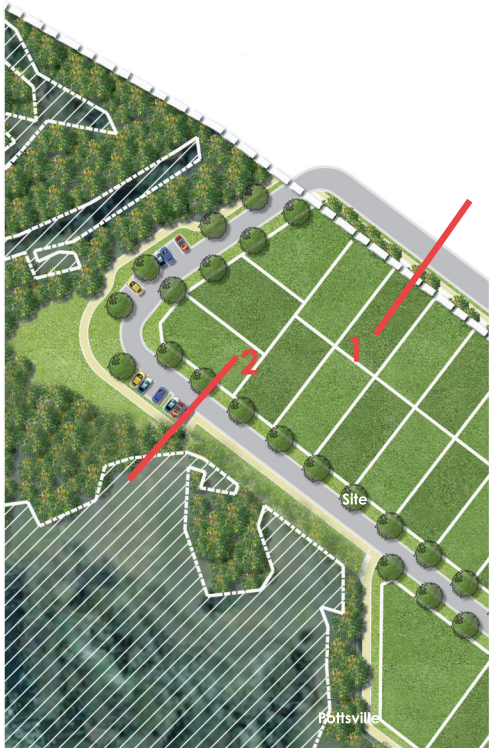
Site Photos

- 1, 2 + 4. Existing mangrove vegetation to Lagoon to be rehabilitated, vantage points to be embellished with timber board walk within the 2.5 meter pedestrian / cycle way
3. Wetland vegetation fringe to be rehabilitated.



Site Photos

5. View of existing streetscape to Creek Street facing east, vegetation buffer visible on the right of the image
6. View of existing streetscape to Creek Street facing west, vegetation buffer visible on the left of the image
7 + 8. Existing vegetation buffer facing east, viewed from within site



Site Context



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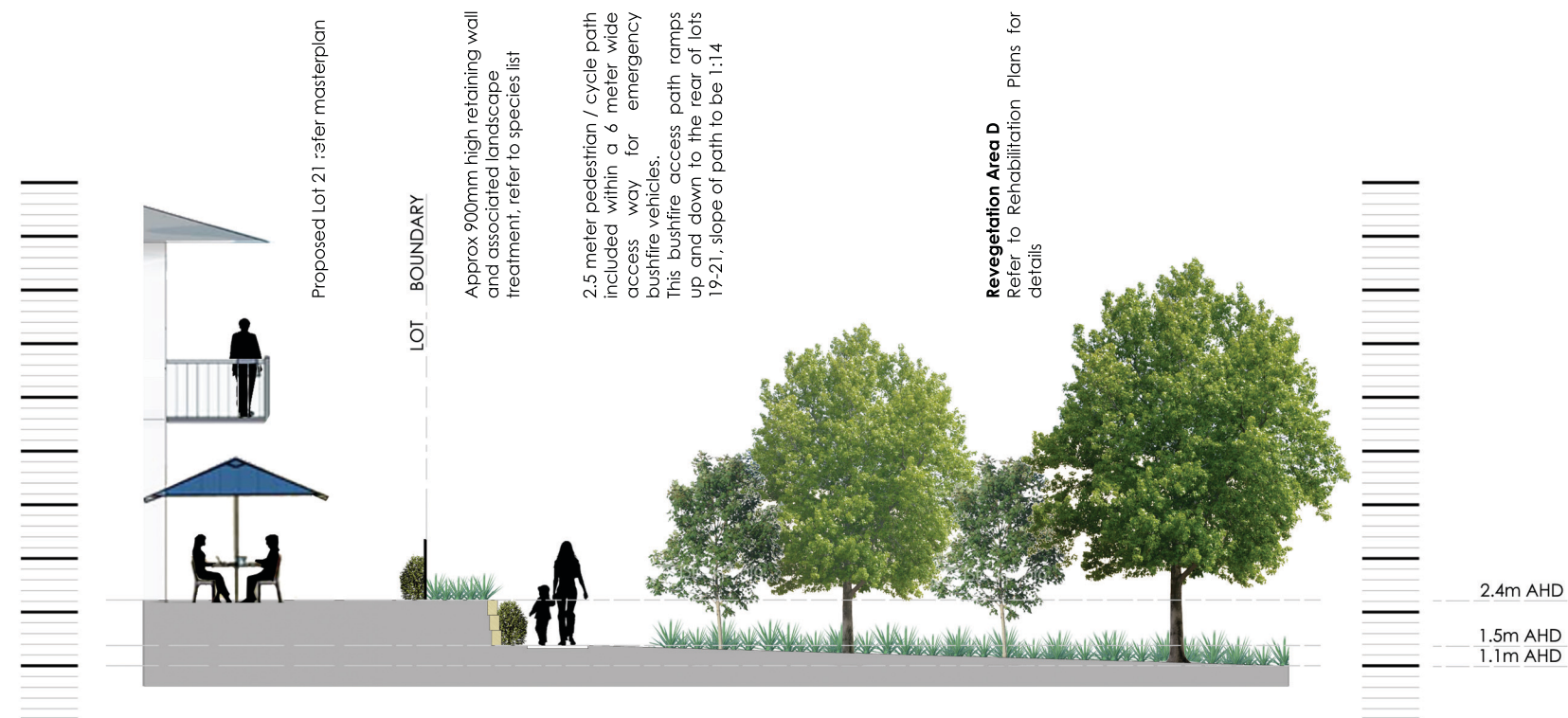
Sections 2

PROPOSED RESIDENTIAL DEVELOPMENT



Section elevation 3

TYPICAL SECTION - REFER TO MASTERPLAN
NTS - 1 METER SCALE SHOWN



Section elevation 4

TYPICAL SECTION - REFER TO MASTERPLAN
NTS - 1 METER SCALE SHOWN



Site Context



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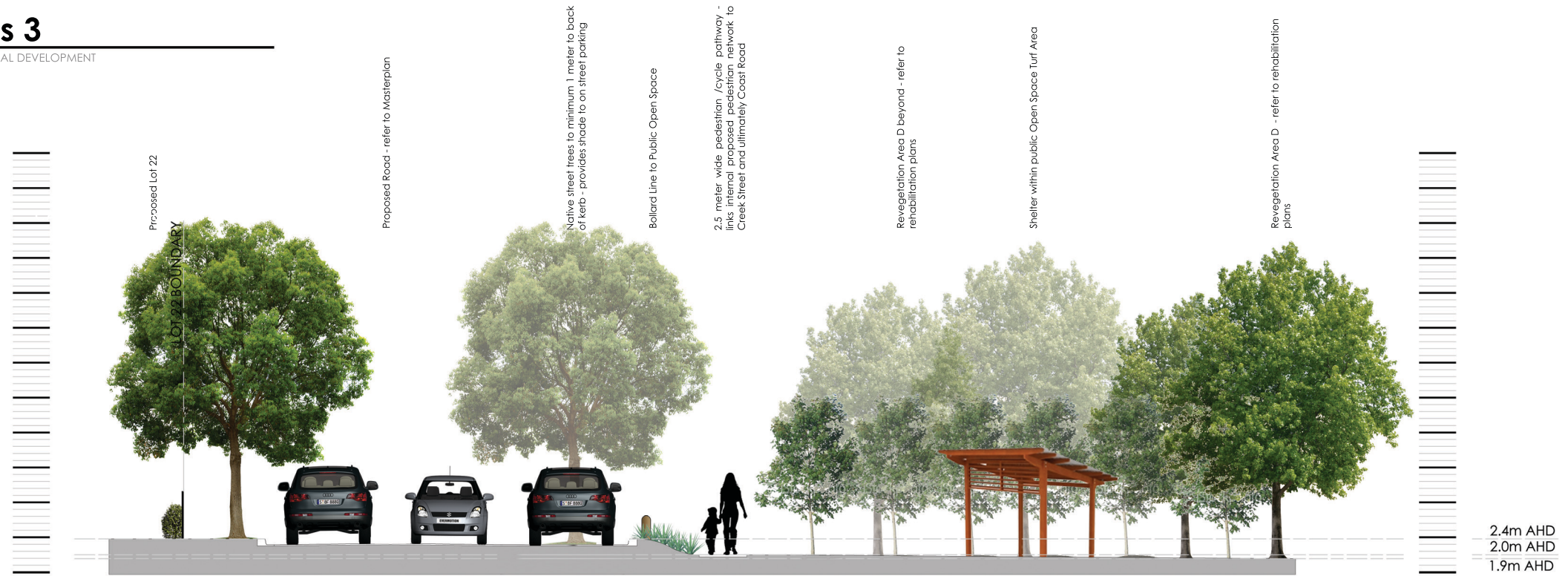
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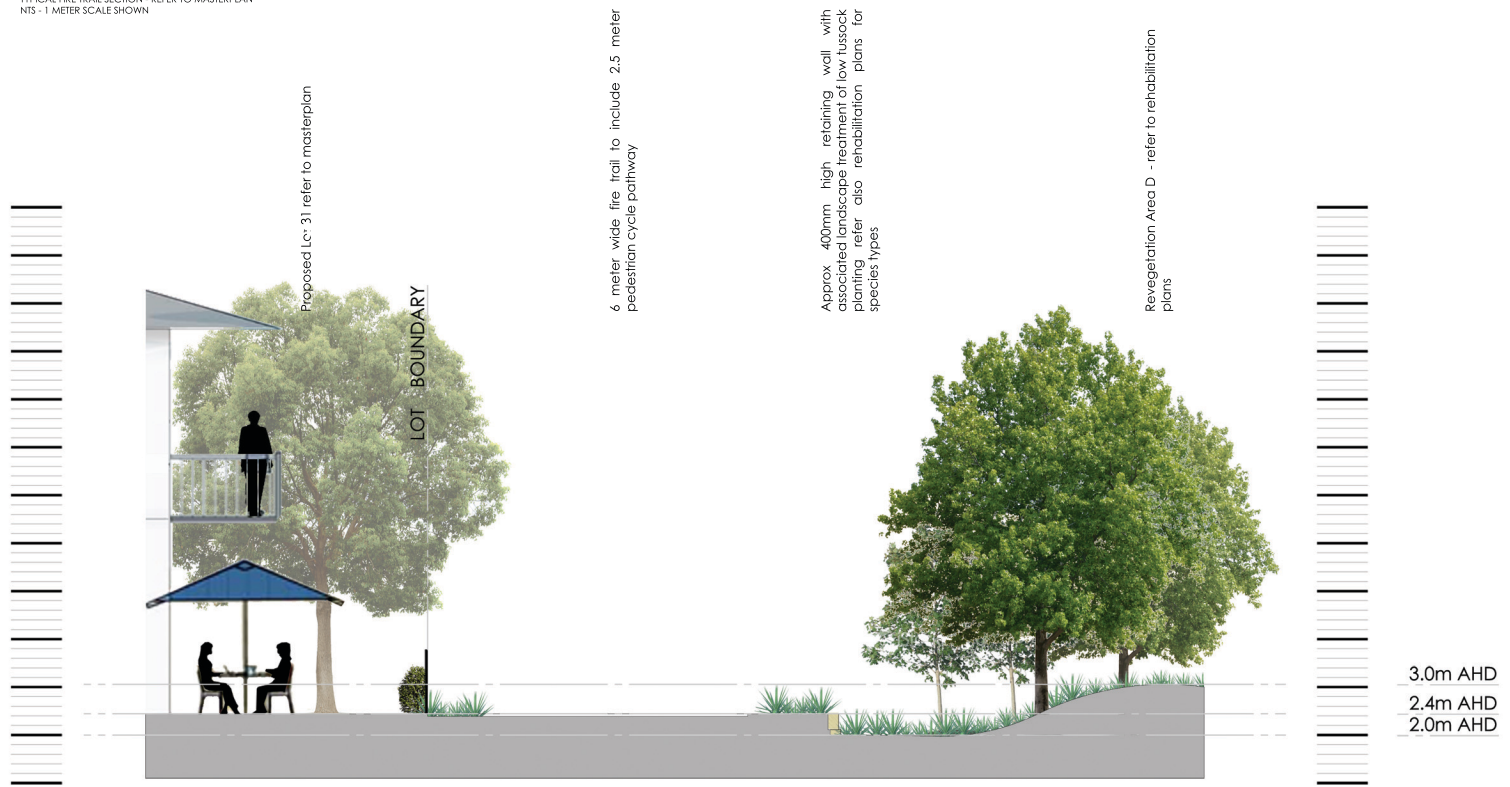
Sections 3

PROPOSED RESIDENTIAL DEVELOPMENT



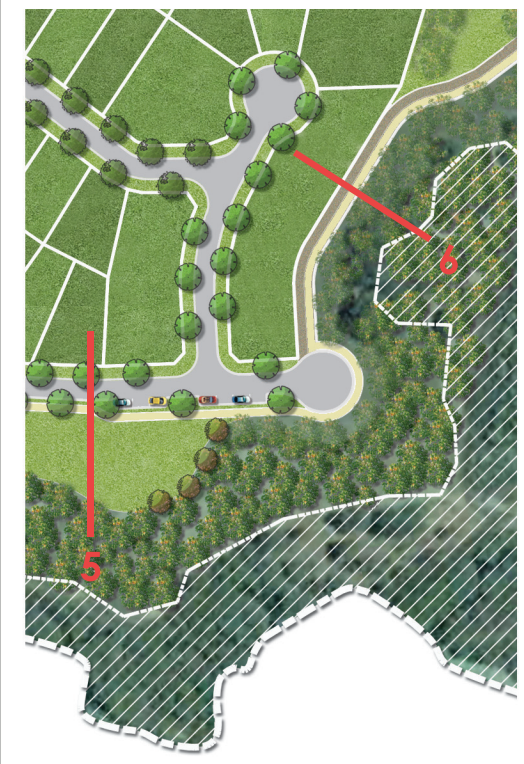
Section elevation 5

TYPICAL FIRE TRAIL SECTION - REFER TO MASTERPLAN
NTS - 1 METER SCALE SHOWN



Section elevation 6

TYPICAL STREETSCAPE SECTION (CREEK STREET) - REFER TO MASTERPLAN
NTS - 1 METER SCALE SHOWN



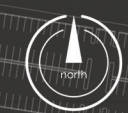
Site Context



Statement of Landscape Intent

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Rehabilitation Plan

PROPOSED RESIDENTIAL DEVELOPMENT

Note:

- All revegetation to include Koala foraging trees *Eucalyptus robusta* and *Eucalyptus tereticornis*
- All revegetation to include Glossy Black Cockatoo foraging trees *Allocasuarina littoralis*, *Allocasuarina torulosa*
- Revegetation to include Banksias and Winter flowering *Eucalytus* sp for Squirrel Gliders
- Swamp Sclerophyll and Subtropical Flood Plain Forest to include heavy fruiting species for Rainforest Pigeons and Flying Foxes
- Installed nestboxes to be a variety of sizes suitable for microchiropteran bats, Squirrel Gliders, small birds (ie Lorickeets), Parrots and Owls

LEGEND

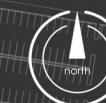
-  Nest Boxes to be installed
-  Raptor Pole to be installed
-  Boundary between 7a Environmental Protection Zone and 2e Residential Zone
-  **Rehab Area A**
Subtropical Flood Plain Forest
7,088m²
-  **Rehab Area B**
Swamp She-oak
4,700m²
-  **Rehab Area C**
Coastal Salt marsh
640m²
-  **Rehab Area D**
Swamp Sclerophyll
6,972m²
-  **Area of intact Remnant Vegetation**
To be retained and monitored for environmental weed presence and removal outlined in the Rehabilitation Plan - Planit 2010
-  Proposed Lot Layout
-  Formal Public Open Space
5,100m²
-  Informal Open Space
(Existing vegetation maintained with clear understorey) 4,800m²



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Rehabilitation Plan

PROPOSED RESIDENTIAL DEVELOPMENT

GENERAL GUIDELINES

Do not vary from the 200ml of Pulse per 100L of spray solution because as has been shown, this is the optimum rate for Pulse. Do not reduce the rates of Roundup as all trial work has shown that the recommended label rates of Roundup are needed to achieve control. AVOID EXCESSIVE AGITATION BOTH WHEN MIXING AND WHEN SPRAYING, AS FOAMING CAN OCCUR IF SOLUTION IS OVER AGITATED. Wear gloves and a face shield or goggles when handling Pulse undiluted as it is severely irritating to the eyes.

Mixing:

1. Half fill tank with water.
2. Add the correct amount of Roundup and mix.
3. Fill tank until almost full.
4. Add Pulse at the rate of 200ml per 100L of spray solution & mix.
5. Complete filling tank.
6. Mix.

RESTRAINTS ON USE

Pulse should not be added to Roundup as a general-purpose surfactant as some antagonism can occur between Roundup and Pulse on typically easy-to-kill grasses such as wild oats and Brome grass. Currently there are no other herbicides recommended for use with Pulse on the Pulse label. Users should check with the manufacturer before using any particular herbicide or other pesticide with Pulse. Pulse is not a general-purpose surfactant but rather a specific spray additive for Roundup herbicide for the improved control of brush and woody weeds.

Referenced Material:

Mann, M. (2000) *Toxicological Impact of Agricultural Surfactants on Australian Frogs* (PHD Thesis). Curtin University of Technology, Perth

Nufarm Australia Limited (undated) Roundup Biactive Herbicide by Monsanto NRA Approval No. 48518/1102

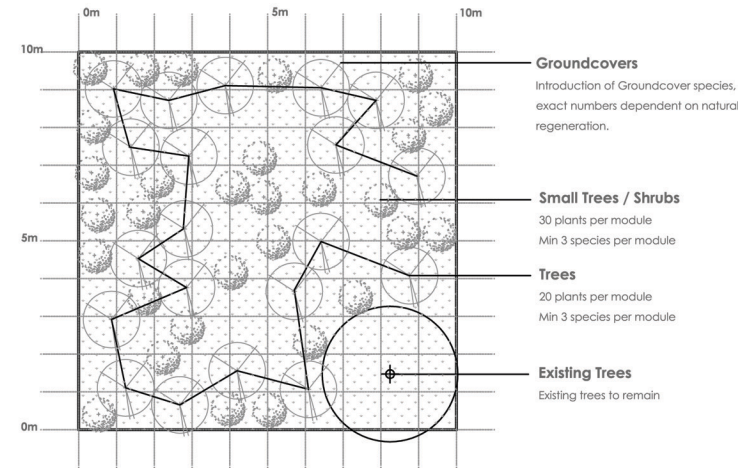
Pulse Penetrant online @ <http://www.nrrbs.com.au/chemicalspulse.htm>

Walker, S. (2004) *Fleabane: Proceedings of a workshop held at DPI&F in Toowoomba*. DPI&F, Toowoomba.

Contingency Requirements	
Circumstance	Response
Planting Failure	Restoration plantings are to achieve a survival rate of minimum 90% at the expiry of the 6-month establishment period. Failed plantings in excess of this rate are to be replaced by the owner to achieve the approved planting density throughout this area. Similarly a survival rate of minimum 90% of plantings is to be evident for all ecological monitoring and reporting works at the prescribed intervals.
Weed Invasion	A significant reduction in weed occurrence throughout all Rehabilitation Zones and retained vegetation community areas at each prescribed weed control interval. In practice it is acknowledged that complete removal of all individuals of all weed species is unachievable, therefore it is considered reasonable that the following performance criteria for weed occurrence be achieved across all areas of the site: All weed trees are treated; Scattered shrub weeds may occur but are not to exceed a maximum density of 1 individual per 10m²; and Scattered groundcover weeds may occur but are not to exceed an area of 20m²
Water Restrictions	In the case of natural drought imposing restrictions of water usage on revegetation-plantings on the site and subsequent failure of planting stock as a result, combined supplementary works on the site are to be discussed between the owner and Council.
Bushfire	In the case of natural bushfire resulting in failure of planting stock and recurrence of weed invasion on the site, combined supplementary restoration works are to be discussed between the owner and Council.

Table 3
CONTINGENCY REQUIREMENTS

Rehab Area A
Subtropical Flood Plain Forest



Planting Module

10 x 10 meter module

NTS

REHABILITATION AREA A

TREES

CODE	PLANT SPECIES	COMMON NAME	NO PER MODULE	SIZE	QTY
cal sal	Calistemon salignus	White Bottlebrush	20	75MM TUBE	
cor int	Corymbia intermedia	Pink Bloodwood			
euc ler	Eucalyptus lereticornis	Blue Gum			
euc rob	Eucalyptus robusta	Swamp Mahogany			
mel qui	Melaleuca quinquenervia	Paperbark			
lop sau	Lophostemon sauveolens	Swamp Box	Minimum 3 species selected per module		

SMALL TREES / SHRUBS

CODE	PLANT SPECIES	COMMON NAME	NO PER MODULE	SIZE	QTY
all tor	Allocasuarina torulosa	Forest Oak	30	75MM TUBE	
acr imp	Acrornychia imperforata	Beach Acrornychia			
ban int	Banksia integrifolia	Coastal Banksia			
cup ana	Cupaniopsis anarcardioides	Tuckeroo			
dub myo	Dubautia myoporoides	Corkwood			
hov acu	Hovea acutifolia	Hovea			
nat lan	Natalaea longifolia	Long-leaved Mack-olive			
plt rev	Plittosporum revolutum	Forest Plittosporum	Minimum 3 species selected per module		
syz ole	Syzygium oleosum	Blue Lillypilll			
tro lau	Trocarpa laurina	Tree Heath			

GROUNDCOVERS

CODE	PLANT SPECIES	COMMON NAME	NO PER MODULE	SIZE	QTY
aus dul	Austromyrtus dulcis	Midyim	50	75MM TUBE	
ble ind	Blechnum indicum	Swamp Water Fern			
cen asi	Centella asiatica	Pennywort			
cyp pol	Cyperus polystachyos	Flat Sedge			
dia cae	Dianella caerulea	Blue Flax Lilly			
gah asp	Gahnia aspera	Saw Sedge			
hib sca	Hibbertia scandens	Snake Vine			
har vio	Hardenbergia violacea	Native sarsaparilla			
lom lon	Lomandra longifolia	Matrush			
pte esc	Pteridium esculentum	Braken Fern			
sch val	Schoenoplectus validus	Clubrush	Minimum 5 species selected per module		
xyr com	Xyris complanata	Yelloweyed Grass			



Site Context



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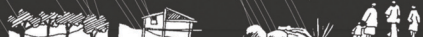
DATE: FEBRUARY 2010

DRAWN: JB



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PO Box 206 Nobby Beach QLD 4218

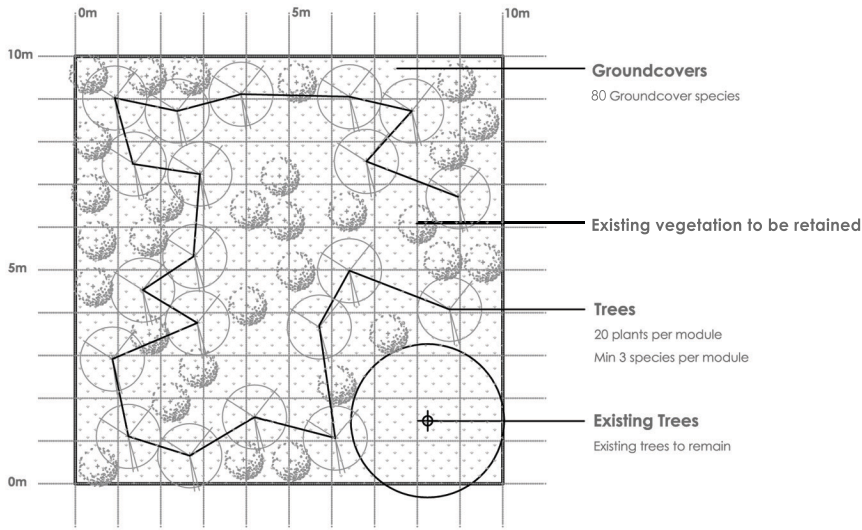
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Rehabilitation Plan

PROPOSED RESIDENTIAL DEVELOPMENT

Rehab Area B
Swamp She-oak



REHABILITATION AREA B

TREES

CODE	PLANT SPECIES	COMMON NAME	NO PER MODULE	SIZE	QTY
ban int	Banksia integrifolia	Coastal Banksia	20 Minimum 3 species selected per module	75MM TUBE	
cas gla*	Casuarina glauca	Swamp She-oak			
euc ter	Eucalyptus tereticornis	Forest Redgum			
mel qui	Melaleuca quinquenervia	Paperbark			

* Casuarina glauca to make up 90% of the canopy

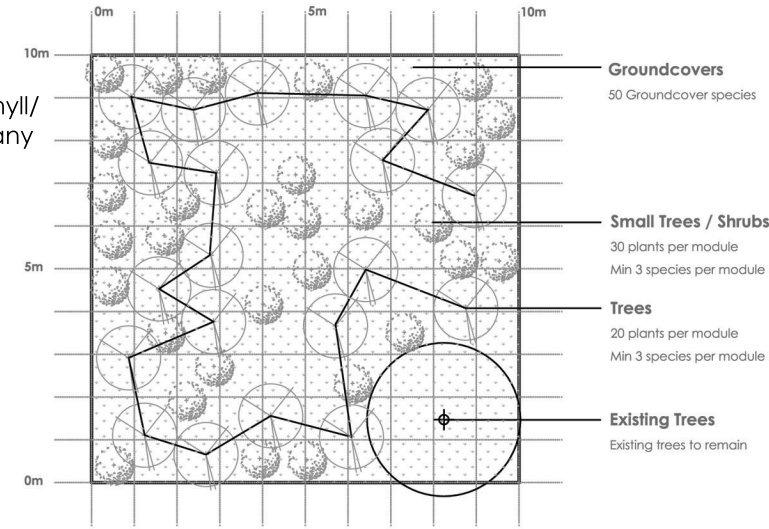
GROUNDCOVERS

CODE	PLANT SPECIES	COMMON NAME	NO PER MODULE	SIZE	QTY
adi his	Adiantum hispidulum	Rough Maidenhair	80 Minimum 5 species selected per module	75MM TUBE	
aus dul	Austromyrtus dulcis	Midyim			
bau art	Baumea articulata	Saltrush			
bau pre	Baumea presissii	Bare Twigrush			
spo vir	Sporobolus virginicus	Saltcouch			
gah asp	Gahnia aspera	Saw Sedge			
lom lon	Lomandra longifolia	Matrush			

Rehab Area C
Coastal Salt marsh

This cleared Saltmarsh from within the development envelope with associated minimum 100mm soil depth to be translocated to Rehab Area C as Detailed on Rehabilitation Plan 1 within this document. Approx total area: 640m²

Rehab Area D
Swamp Sclerophyll/
Swamp Mahogany
Open Forest



Planting Module

10 x 10 meter module NTS

REHABILITATION AREA D

TREES

CODE	PLANT SPECIES	COMMON NAME	NO PER MODULE	SIZE	QTY
cal sal	Callistemon salignus	White Bottlebrush	20 Minimum 3 species selected per module	75MM TUBE	
car int	Corymbia intermedia	Pink Bloodwood			
euc ter	Eucalyptus tereticornis	Blue Gum			
euc rob	Eucalyptus robusta	Swamp Mahogany			
mel qui	Melaleuca quinquenervia	Paperbark			
lop sau	Lophostemon sauveolens	Swamp Box			

SMALL TREES / SHRUBS

CODE	PLANT SPECIES	COMMON NAME	NO PER MODULE	SIZE	QTY
all tar	Allocasuarina torulosa	Forest Oak	30 Minimum 3 species selected per module	75MM TUBE	
acr imp	Acronychia imperforata	Beach Acronychia			
ban int	Banksia integrifolia	Coastal Banksia			
cup ana	Cupaniopsis anarcardioides	Tuckeroo			
dub myo	Duboisia myoporoides	Corkwood			
hov acu	Hovea acutifolia	Hovea			
not lon	Notolaea longifolia	Long-leaved Mock-olive			
plt rev	Pittosporum revolutum	Forest Pittosporum			
syz ole	Syzygium oleosum	Blue Lillypilli			
tra lau	Trocodarpha laurina	Tree Heath			

GROUNDCOVERS

CODE	PLANT SPECIES	COMMON NAME	NO PER MODULE	SIZE	QTY
aus dul	Austromyrtus dulcis	Midyim	50 Minimum 5 species selected per module	75MM TUBE	
ble ind	Blechnum indicum	Bungwall Fern			
cen asi	Centella asiatica	Pennywort			
cyp pol	Cyperus polystachyos	Flat Sedge			
dla cae	Dianella caerulea	Blue Flax Lilly			
gah asp	Gahnia aspera	Saw Sedge			
hib sca	Hibbertia scandens	Snake Vine			
har vio	Hardenbergia violacea	Native sarsaparilla			
lom lon	Lomandra longifolia	Matrush			
pte esc	Pteridium esculentum	Braken Fern			
sch val	Schoenoplectus validus	Clubrush			
xyr com	Xyris complanata	Yelloweyed Grass			



Site Context



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Site Images

PROPOSED RESIDENTIAL DEVELOPMENT



Existing Site Images

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Site Images

PROPOSED RESIDENTIAL DEVELOPMENT



Existing Site Images

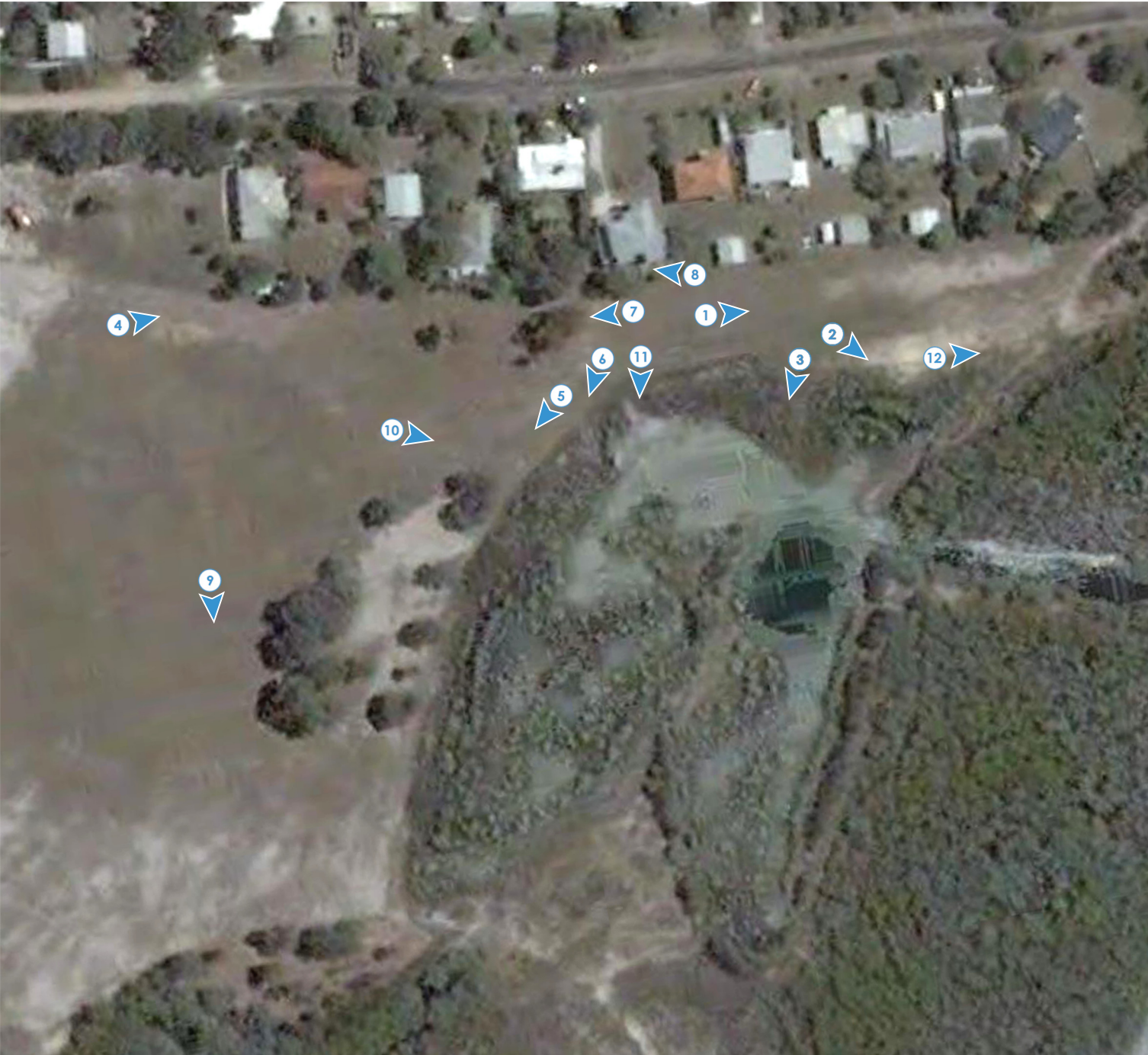
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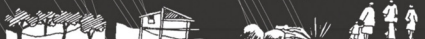
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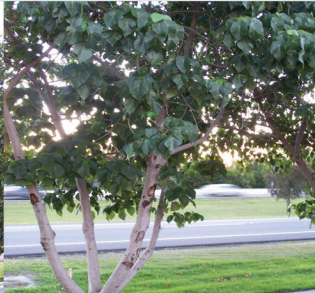
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8.0 Proposed Plant Palette

PROPOSED RESIDENTIAL DEVELOPMENT

STREET TREES



Acmena smithii

Banksia integrifolia

Banksia integrifolia detail

Cupaniopsis anacardioides

Elaeocarpus reticulatus

Macaranga tanarius

PARK TREES



Acacia concurrens

Aegiceras corniculatum

Casuarina equisetifolia

Ficus macrophylla

Melaleuca quinquenervia

GENERAL PLANTING



Dianella caerulea

Diets grandiflora

Cyperus polystachos

Juncus usitatus

Lomandra longifolia

Pultenaea villosa

PROPOSED PLANT PALETTE

STREET TREES		PARK TREES	GENERAL PLANTING BEDS / BATTER PLANTING	
Acmena smithii	Lilly Pilly	Acacia concurrens	Banksia integrifolia	Coastal Banksia
Banksia integrifolia	Coastal Banksia	Aegiceras corniculatum	Banksia oblongifolia	Dwarf Banksia
Casuarina glauca	Swamp Oak	Avicennia marina var. australasica	Banksia robor	Swamp Banksia
Corymbia intermedia	Pink Bloodwood	Casuarina equisetifolia	Baumea articulata	Curly Wigs
Cupaniopsis anacardioides	Tuckeroo	Clerodendrum floribundum	Baumea juncea	Bare Twig Rush
Duboisia myoporoides	Duboisia	Cryptocarya triplinervis	Cyperus eragrostis	Tussock Sedge
Elaeocarpus reticulatus	Blueberry Ash	Eucalyptus robusta	Cyperus polystachos	Bunchy Flat Sedge
Endlandra sieberi	Corkwood	Eucalyptus tereticornis	Dianella caerulea	Blue Flax Lilly
Glochidion ferdinandi	Cheese Tree	Ficus macrophylla	Diets grandiflora	Wild Iris
Macaranga tanarius	Macaranga	Fiucus platypoda	Gahnia sieberiana	Red-fruited Saw Sedge
		Ficus obliqua	Hovea acutifolia	Bush Pea
		Glochidion ferdinandi	Isolepsis nodosa	Knobby Club Rush
		Lophostemon confertus	Lomandra longifolia	Mat Rush
		Livinsonia australis	Pultenaea villosa	Hairy Bush Pea
		Melaleuca Quinquenervia	Juncus usitatus	Rush
			Themeda australis	Kangaroo Grass



Site Context

