Proposed 4 Townhouses 67 North Road Woodridge. Qld. For - SMITHRD PTY, LTD.

LOGAN CITY COUNCIL

APPROVED PLAN OF DEVELOPMENT

This is the approved plan of development for Development Application MCUC/129/2022

Drawings:

01 SITE PLAN - 1:200

O2 GROUND FLOOR PLAN - 1:100

03 FIRST FLOOR PLAN - 1:100

04 ELEVATIONS NORTH & WEST - 1:100

05 ELEVATIONS SOUTH & EAST - 1:100

06 FINISHES - 1:125



John McDonald

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Jerome Fang

Registered Planner RPIA. 48043 m 0430 113 189 enquiry@oasistownplanning.com.au

Lot 1 on RP 156544

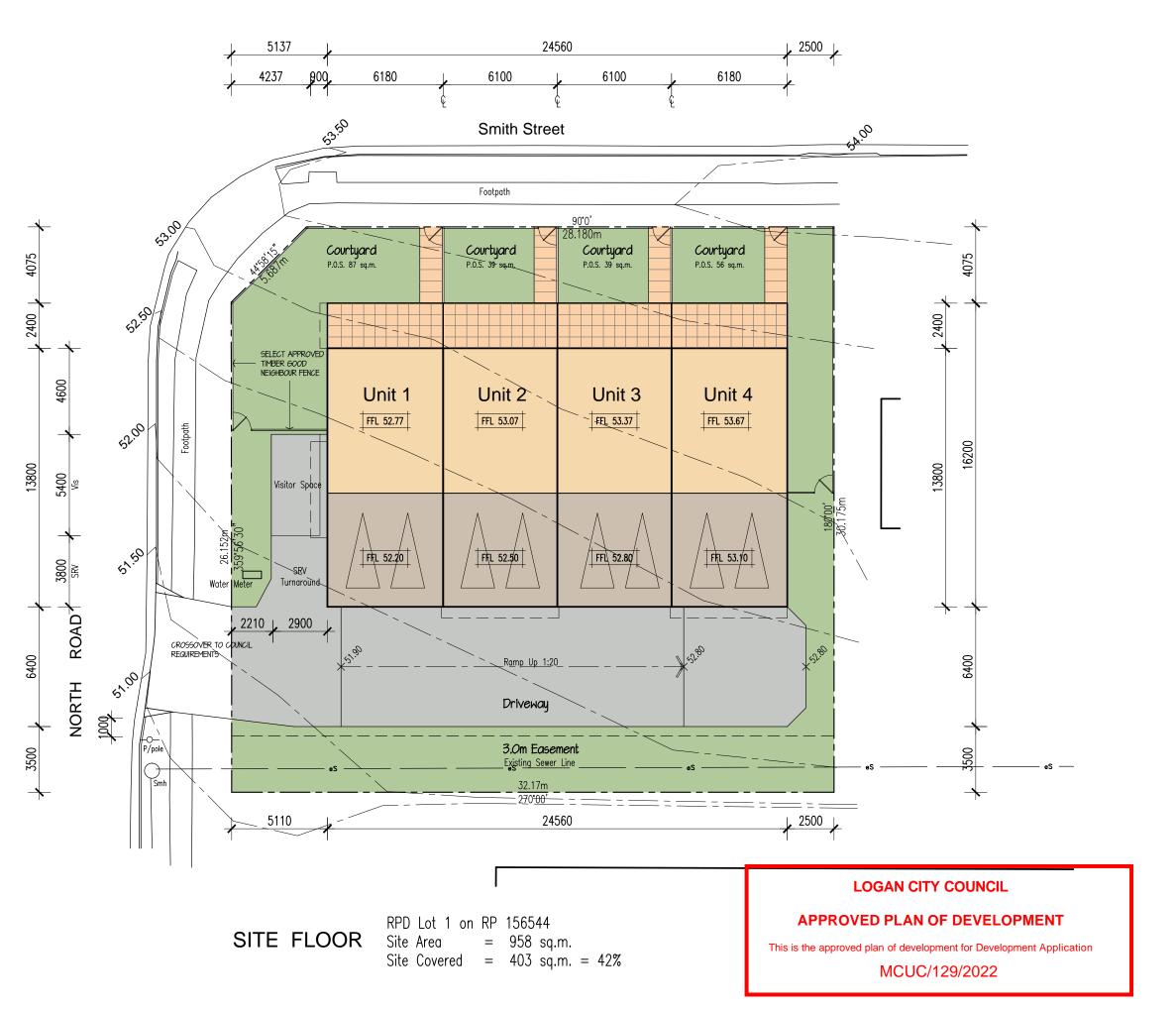
Site Area = 958 sq.m

Site Covered = 403 sq.m = 42%

DEVELOPMENT APPLICATION

Issue date: D 09.12.2022











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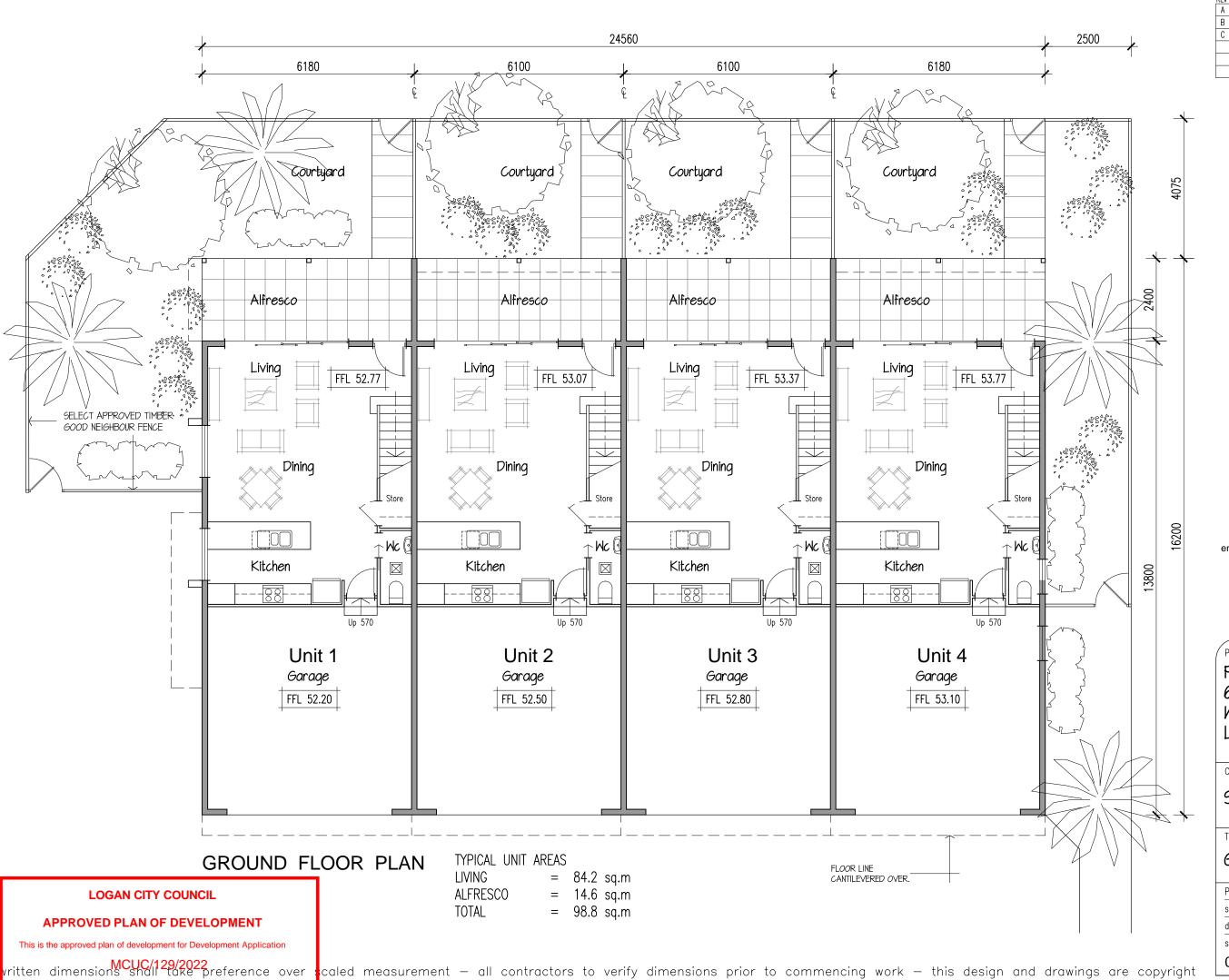
Proposed Townhosuse 67 North Road. Woodridge. Qld. Lot I on RP 156544

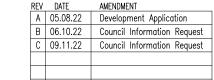
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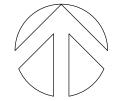
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Site Plan

220505 Project No. scale @ A3 1:200 JMcD drawn sheet no. revision D 01









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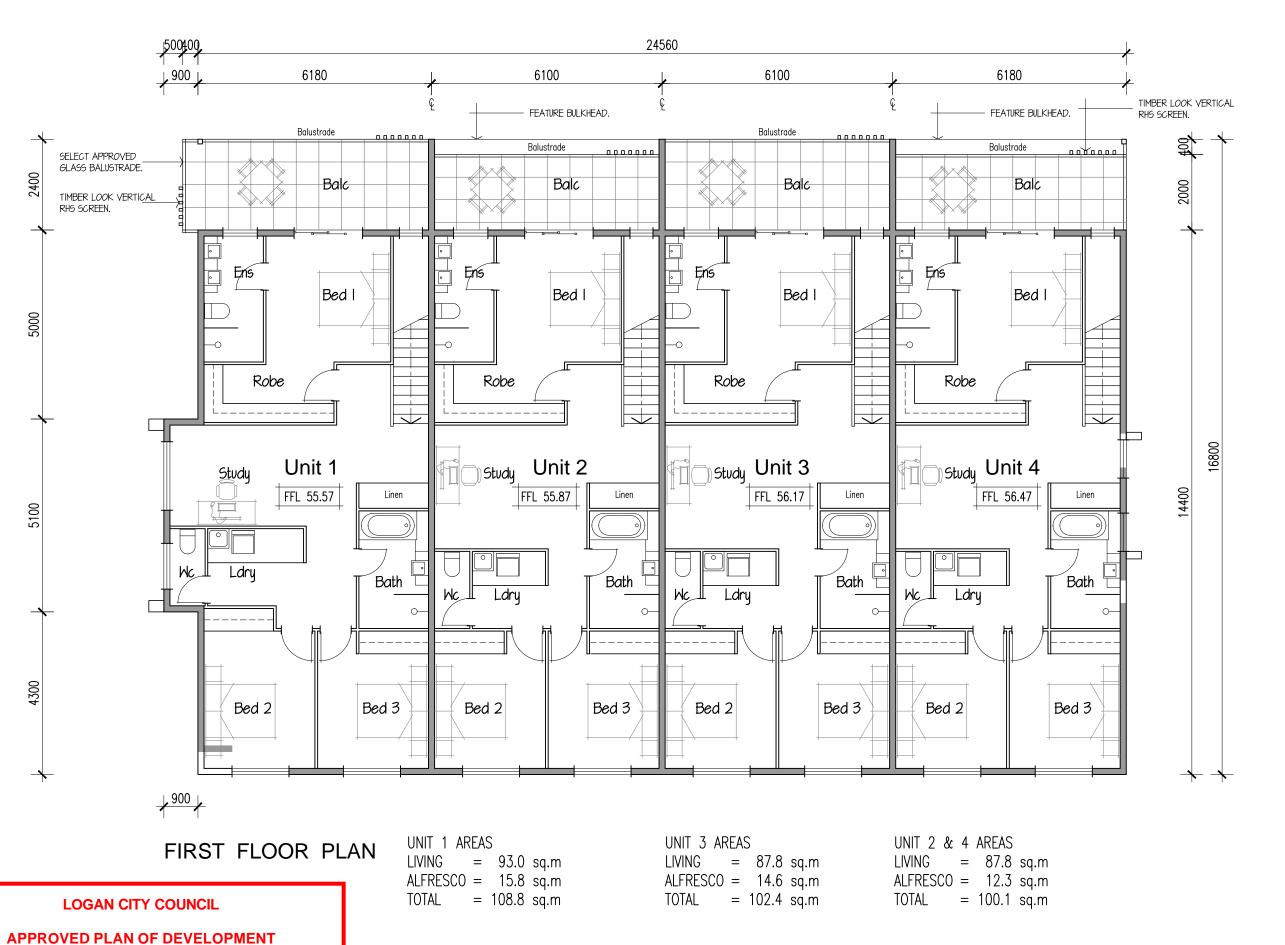
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Client

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Ground Floor Plan

Project No.	220505
scale @ A3	1:100
drawn	JMcD
sheet no.	revision
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REV	DATE	AMENDMENT
Α	05.08.22	Development Application
В	06.10.22	Council Information Request
С	09.11.22	Council Information Request





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Proposed Townhosuse 67 North Road. Woodridge. Qld. Lot I on RP 156544

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Title

First Floor Plan

 Project No.
 220505

 scale @ A3
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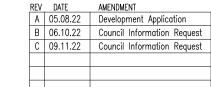
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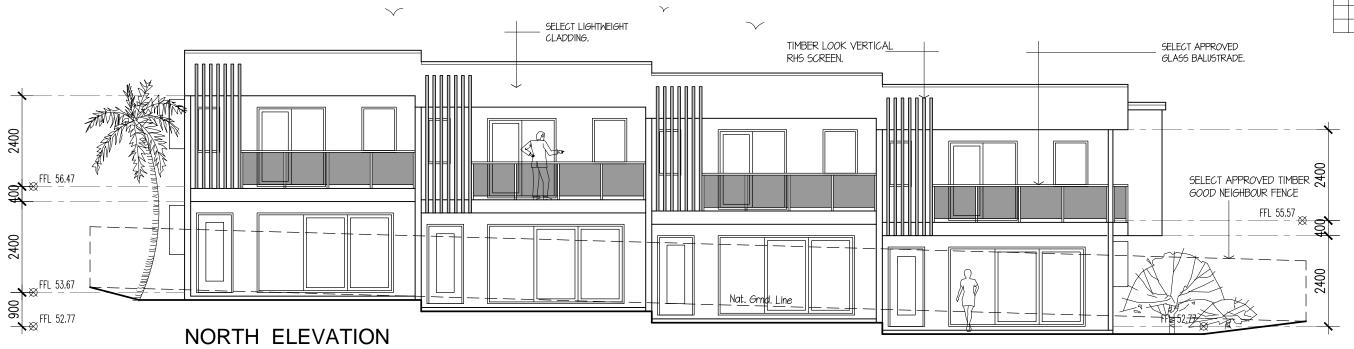
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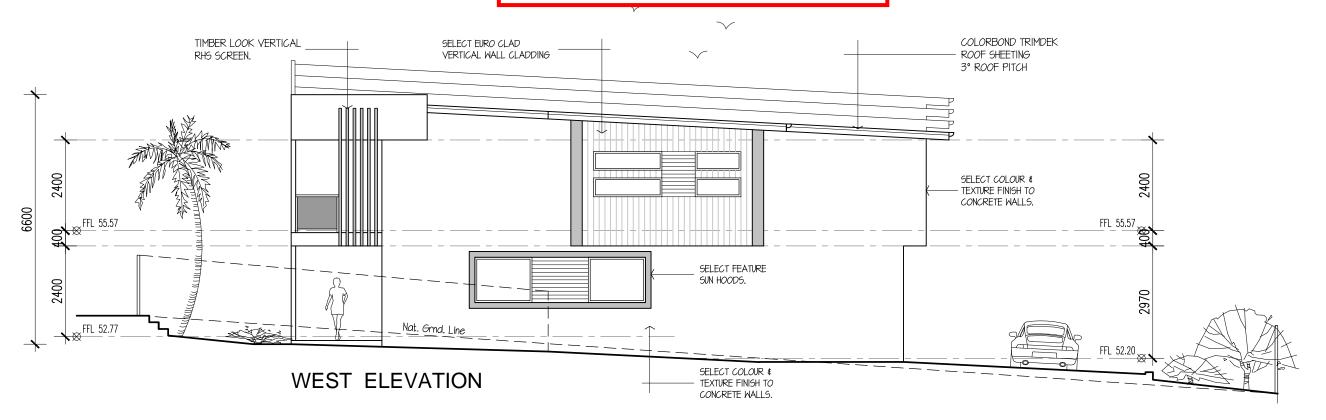
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Proposed Townhosuse 67 North Road. Woodridge. Qld. Lot I on RP 156544

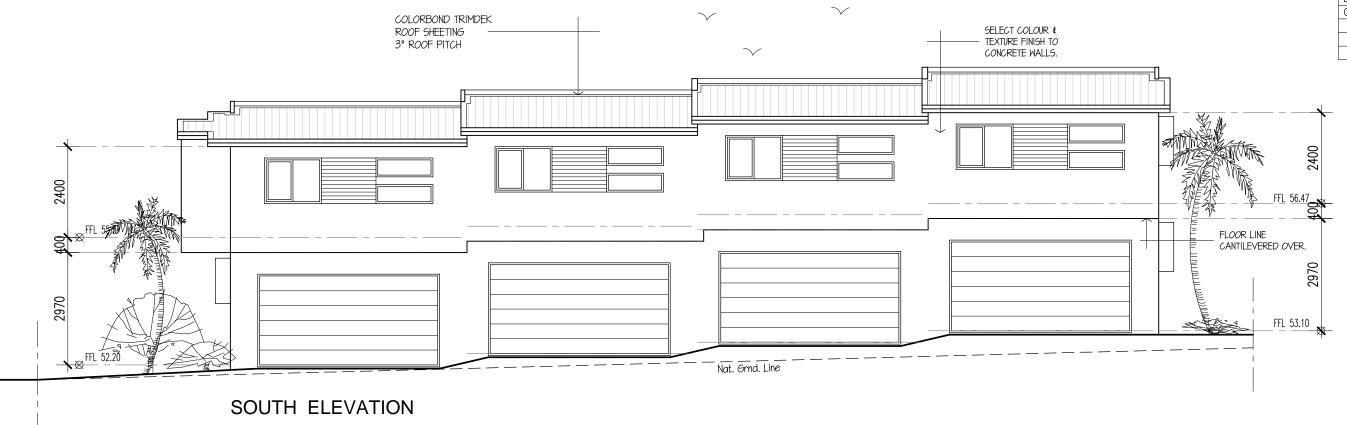
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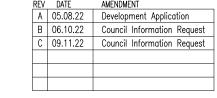
SMITHRD PTY LTD

Title

Elevations North & West

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John McDonald

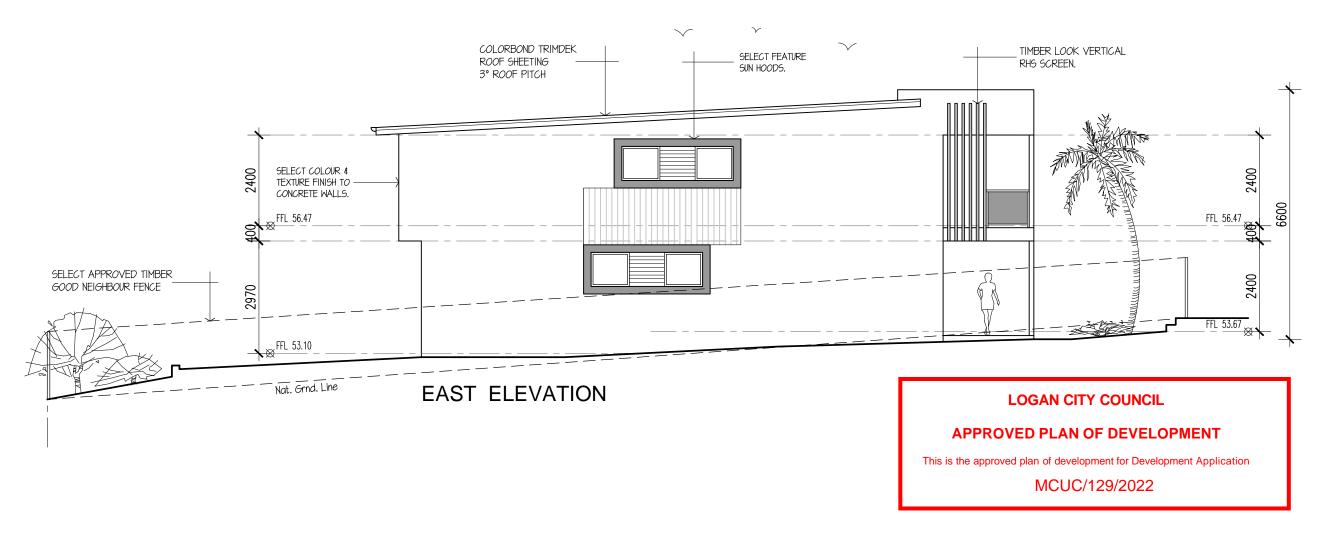
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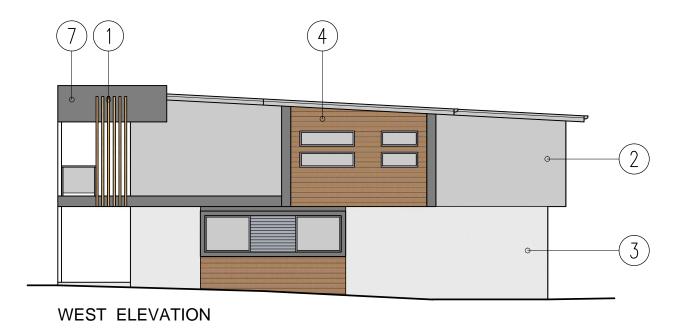
Elevations South & East

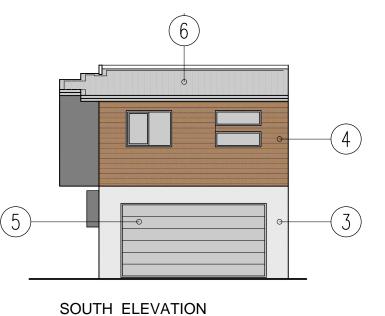
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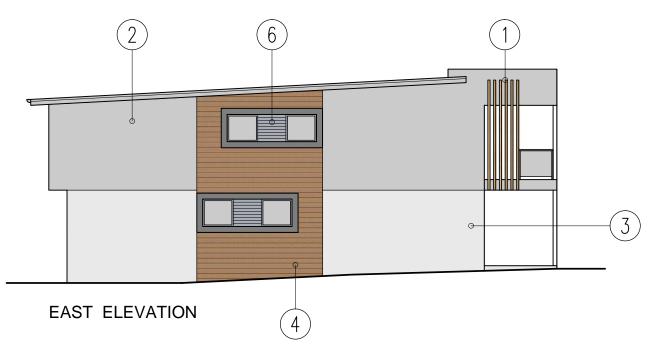


DATE 1.11.22	AMENDMENT Development Application
	1 11
	1.11.22









- Aluminium Battens 'Timber Look'
- Render Cladding 'Dulux-Surfmist'
- Blockwork Wall 'Textured Dulux-Quarter Lexicon'
- James Hardie Linear Cladding 'Dulux-Muted Gold'
- Sectional Garage Door 'Inspiration Aluminium-Face Fixed'
- Trimdek Roof 'Colorbond- Surfmist'
- Render Cladding 'Dulux-Endless Dusk'



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Proposed Townhosuse 67 North Road. Woodridge. Qld. Lot I on RP 156544

Client

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Finishes

Project No.	220505
scale @ A3	1:125
drawn	JMcD
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specification for all requirements. BCA: All works to be in accordance with the Building Code of Australia (BCA)

AUSTRALIAN STANDARDS: All works to be in accordance with the following

- Australian Standards: - Concrete AS 3600
- Slip Resistance AS 4586
- Formed Surfaces AS 3610.1
- Steel AS 4100
- Galvanising AS 4680
- Timber Preservative Treatments AS 1604.1
- Mulchina AS 4454
- Soils AS 4419 - Tree Protection AS 4970

DESIGN FOR EQUITABLE ACCESS: All external works to comply with building

certifier requirements for equitable access. STREETSCAPE WORKS: All works with local authority streets shall be in

accordance with local authority requirements and standards. PEDESTRIAN PAVEMENT SURFACES: Longitudinal grades shall be no steeper than 1:20 and cross-fall grades no steeper than 1:40.

SURFACE LEVELS: Final surface levels to be verified on site. Notify of any discrepancies. FALLS: All surfaces falls to be directed away from buildings for a minimum of

1200mm. All paved areas to be graded evenly. NON-SLIP: All pedestrian trafficable pavement surfaces to comply with non-slip

CONCRETE WORK: Refer to Structural Engineer for all structural and jointing requirements. Refer to material and finishes schedule for decorative finish to

FOOTPATHS/CROSSOVERS: To comply with Local Authority requirements. Refer to Engineer's drawings.

SERVICE CONDUITS: Conduits to be installed under pavements to facilitate installation of future drainage systems.

SUBSURFACE DRAINAGE: Subsurface drainage to be installed to eliminate

SERVICES LIDS: All service lids within pavements to be an infillable service lid. Lids to be "Deep Pan" style to accept either unit paving or insitu concrete

CODE LIGHTING: Refer to Electrical Engineer's drawings for all code lighting

STEELWORK: All steelwork and fixings to be Hot Dip Galvanised unless otherwise noted as Stainless Steel. All stainless steel to be grade 316L. DRAINAGE: Refer to Civil and Hydraulic Engineer's drawings for locations of all pipework, connections and sumps.

TIMBER PRESERVATIVE TREATMENTS: All timber to be preservative treated in accordance with AS 1604.1

RETAINING WALLS: Refer to Structural Engineer's requirements. TREE PROTECTION: Unless identified for removal, all existing trees shall be protected in accordance with AS 4970

WEED REMOVAL FROM EXISTING SITE: Ensure all weeds are removed from site through direct excavation and/or herbicide treatment.

SOIL FOR TURF AND PLANTING AREAS: To include imported soil blend or site improved soil in compliance with AS 4419. Site improved soil must be tested and certified to be in compliant with AS 4419. Cultivation and soil depth as per schedule.

MULCHING: All planting areas to include either organic or inorganic mulch. Unless otherwise nominated, use organic mulch.

PLANT MATERIAL: Plant material to be true to species, well established, free from disease and pests and of form and shape consistent to species. VEGETATION MANAGEMENT: Refer to Ecology.

MAINTENANCE & ESTABLISHMENT: Maintain turf and plants to provide optimal growth for the full establishment period. Works to include manual watering, fertilizing, pest and disease control, moving, weeding, aerating, removal of cuttings, pruning (to AS 4373, with the intention to maintain healthy foliage or remove damaged growth), maintaining stakes and ties, replacing damaged or failed planting, top dressing & soil replacement / re-topping and mulch maintenance / re-topping as required during the period. Maintain paths for cleanliness and slip resistance (to AS4663).

MAINTENANCE & ESTABLISHMENT PERIOD (STREET WORKS & PARKLAND PRECINCT WORKS): 52 weeks after award of Practical Completion. At completion the works shall be inspected by the Local Authority for compliance. If any incomplete works are identified, the maintenance and establishment period shall be extended until these are completed to the

satisfaction of the Local Authority.

MAINTENANCE & ESTABLISHMENT PERIOD (PRIVATE SITE WORKS): 12 weeks after award of Practical Completion. At completion the works shall be inspected by the Principal for compliance. If any incomplete works are identified, the maintenance and establishment period shall be extended until these are completed to the satisfaction of Deep Rainforest Company Pty Ltd. DEFECTS LIABILITY PERIOD: After award of Practical Completion a 52 week defects liability period shall commence. During the defects liability period the contractor shall make good any omissions in the works and rectify any defective work or materials that becomes apparent through normal use. Rectification works shall be at the contractor's expense

LANDSCAPE SPECIFICATION

-Landscape drawings shall be read in conjunction with the site survey and architectural and civil engineering design

-Works to be carried out in accordance with all relevant Australian and industry standards unless directed otherwise

-For any discrepancies consult with the superintendent before proceeding with any works -Finished levels of landscape works must not exceed civil design finished levels. Refer to architectural, civil design drawings for

finisheD levels -Contractor is to verify all setout points and dimensions prior to proceeding with any works

-All dimensions are in millimetres unless otherwise noted. Do not scale from drawings

-Verify all dimensions on site prior to construction Verification of Services

prior to installation

-The contractor shall be responsible for the Verification of services within the extent of works.

-Service lines are to be marked and brought to the attention of all workers.

-Permission shall be obtained for any modification or temporary interruption of services from respective authorities or as otherwise organised by construction services. Protection of Existing Trees

-All vegetation within and adjoining the works area, shall be protected from damage incurred during the works program -All tree protection works to be in accordance with AS4970 - Protection of Trees on Development Sites and recommendations

listed in the project vegetation management plan. Any variation from the standard is to be approved by the project arborist -Following the construction phase, existing trees to be retained shall be managed in accordance with the post construction phase recommendations listed in the project vegetation management plan.

-Any damage to the existing trees and vegetation must be rectified at contractors cost

-Pruning of existing retained trees to improve form and shape shall be undertaken in accordance with the requirements of AS4373 — pruning of amenity trees Ripping and Topsoil Requirements

-The areas to be treated with landscape works shall be sprayed with herbicide prior to ground preparation. Herbicide to be applied in accordance with manufacturers" specification

-Imported topsoil shall comply with AS4419 soils for landscaping and garden use' and shall be delivered to site with certification

-Where site topsoil is to be used, it shall be tested for compliance with AS4419, and where found deficient ameliorated in accordance with the recommendations of a qualified soil analyst

-Cultivation and topsoil depths should be applied to planting areas in accordance with tables 1 and 2 - refer below -Topsoil, whether reused from site or imported is to be non-dispersible. It shall be the responsibility of the contractor to certify that the topsoil is non-dispersive by obtaining a test from an approved site soil analyst and providing it to the superintendent

-Any hydraulic flows directed onto landscapes batters should be managed by contractor to prevent any possible riling or gullying from Occurring **Podium Soils**

- Imported growing media with suitable characteristics are imperative to the success of all plantings within podium beds- do not vary specifications. Media should have the following characteristics- pH 6.0, weight 375kg/m3 @ 30% moisture, 500kg/m3 fully saturated weight (field capacity), air filled porosity 18-22% and WHC @ 60-68%. Media should include organic based fertilisers, organic water wetting granules plus major and minor elements in suitable ratios for satisfactory growth. Total dissolved salts should be between 1500dS/m and 2000dS/m. Specialist advices and supply should be obtained prior to site delivery. Certification must be obtained prior to delivery. No supply of media without certification. Do not install podium media mixes by truck mounted blowers due to bulking factor and subsequent slumping.

Sourcing Plants -The quality of container stock, 45I and greater, shall conform to the requirements of the Natspec guide to specifying trees

-Local provenance stock should be used where possible -Where particular plant species cannot be sourced, plant species substitutions must not be made without written approval from

the superintendent -Each species to arrive on site must have identification tags. Tags are to be removed after planting. The contractor shall notify

the —superintendent of any issues sourcing plants. -Refer to the master plant species schedules for species use for particular areas, spacing"s and container volumes

-Sourcing, purchasing, collection and delivery shall be the responsibility of the contractor. It is the contractor's responsibility to make sure that plant stock is suitable to meet specifications. -At the time of inspection the superintendent shall accept or reject the plant material. Any damaged or poor quality plant specimens are to be rejected and replacements organised. All plants shall be free from living insect pests, any plant material not

contractor shall replace any rejected plant material. -It is the responsibility of the contractor to ensure that all plant material is to be transported correctly. Plants in transit shall be kept moist, protected from the sun and any damaging winds and shall be securely held in position such that movement is minimised.

meeting the minimum size requirements as shown on the plant schedule shall be rejected by the superintendent, and the

Planting Procedure -Water plants in containers immediately prior to planting.

-Square holes should be dug and the bottom and sides lightly disturbed so that roots can penetrate more easily. Planting holes shall be 1.5 the depth of the root ball and 2 x the width of the rootball at the time of planting

-The hole should be lightly watered and allowed to soak away before planting the freshly watered plant. -Planting holes shall be prepared no more than 24 hours prior to planting.

-Agriform slow release fertiliser tablets or approved equivalent are to be installed where required. Apply tablets at a rate and depth as per the manufacturer's specifications. Typically 150mm below soil surface and 100mm away from the root ball. -Compliant topsoil shall be placed around the plant as specified in specification notes.

-Avoid leaving air pockets in backfill by carefully firming soil progressively. -An indentation around the new plant should be formed to aid water retention.

45lt and larger stock are to be staked only as necessary to prevent wind damage, with 2x 1800x50x50mm hardwood stakes. The plants shall be secured to the stakes with ties made from 50mm wide hessian webbing

-Water all plants thoroughly after planting and for the duration of the establishment/maintenance period. -All plant material is to be hardened off, not forced or soft, and suitable for planting in the natural climatic conditions prevailing at

-For further planting details refer to Local Authority Standard Drawings.

Turfing -All areas disturbed by construction activities are to be topsoiled and turfed as directed by the superintendent unless specified otherwise.

-Turf as specified in master plant schedule -Turf shall be free of weeds, soil pests and diseases and supplied as roll width not less than 300mm

-Turf rolls shall be placed butt hard against each other and perpendicular to the direction of water flow -Maintain turfed areas until the attainment of a dense continuous sward of healthy grass over the whole turfed area, evenly

green and of a consistent height. -Where turf fails: lift failed turf and relay with new turf.

-Levels: where levels have deviated from the design levels after placing and watering, lift turf and regrade topsoil to achieve -Top dressing - when the turf is established mow, remove cuttings and lightly top dress with 5mm layer of coarse pit sand. Rub

Organic Mulch -All planted areas and individual tree plantings are to be mulched to AS 4454.

the dressingwell into the joints and correct any unevenness in the turf surface.

maintenance period

-All surface treatments are to smoothly transition into existing surfaces. -Planting mulch to be organic friable mulch (imported or site sourced where compliant with these requirements)

-Mulch to be hoop pine fines or other approved wood material. -The material must be free of soil, weeds, stones, vermin, insects or other foreign material.

-Planting is to be mulched at approximately 100mm thick and replenished if mulch layer degrades below 75mm depth during

-Mulch to be kept clear of tree stems by 75mm and all other plants stems by 50mm. Concrete Edging -Concrete Edge to be installed between all planting and mowable grassed areas. Refer locations specified on plans and to be

installed as per detail. Spade Edging -Spade Edge to be installed between all planting and mowable grassed areas. Refer locations specified on plans and to be installed as per detail.

Subsoil Drains Subsoil drains are to be installed to all garden beds to assist with drainage and dewatering.

-Subsoil drainage is to be laid out in a linear arrangement with a mainline drain connected to the hydraulic drainage network. The contractor is to ensure compliance with authority requirements with regard to the connection requirements. -Subsoil drainage construction is to accord with the typical details

-Agricultural pipe at the base of a laser graded trench. The trench is to be graded to achieve uniform falls to the outlet hydraulic network connection/stormwater outlets at a minimum grade of 1.0% and back-filled with washed river gravel and coarse drainage sand

-Subsoil drainage laterals are to be constructed of 100mm 0 agricultural pipe laid on a PVC membrane at the base of trenches. Laterals are to be laser graded to uniformly drain to the mainline at a minimum grade of 0.5% and trenches back-filled with washed river gravel and coarse drainage sand.

-All agricultural pipe is to be slotted and surrounded by geotextile filter cloth.

-The contractor is to reinstate to the extent of disturbance required for installation of subsoil drainage beyond the excavation works.

DRAWING SCHEDULE Sheet No. | Sheet Name Sheet Size Rev. No. Rev. Date CS1 A1 No Revision Cover Sheet DT1 No Revision Α1 Details ST Surface Treatment A2 No Revision

A2

A2

A2

No Revision

No Revision

No Revision

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GENERAL NOTES All Architectural, Civil, Structural, Hydraulic and Electrical information shown on this drawing is for co-ordination purposes only. Refer to the relevant consultants documentation for construction purposes. Refer to legend. Do not scale from drawings, dimensions take precedence. Notify of any discrepancies between drawings and site conditions including levels and locations of trees & services.

Planting plan

Function

Compliance

Disestablishment and Make-Good any Areas Damaged by Construction

-The contractor is to make good any damage to existing works incurred as a result of his/her actions or subcontractors. Restoration requires repair of the damaged area and / or replacement of damaged items to return the damaged area to its predisturbed condition. All restoration work is to be in accordance with the landscape specification notes and details and to the satisfaction of the superintendent

Damage to existing planting areas: -Replace plants damaged as a result of construction activities with the same number, species and size of plant at time of damage, and conforming to the plant quality notes. Replace soil and mulch as required to return disturbed area to the original

-Damage to existing paths (concrete, pavers, brickwork):

-Replace any concrete paths, pavers or brickwork damaged as a result of construction activities with new materials to match

-Remove all unwanted materials from site including excess construction material

Irrigation System Design and construct:

-It is recommended to install automatic irrigation

-In-ground fixed position irrigation, including pumps, controllers, backflow device and ancillary components as necessary. -The design of new irrigation components shall be carried out by a suitably qualified, certified irrigation designer. Prior to installation, the proposed design shall be submitted to the superintendent for approval and determination as to its suitability.

Extent of irrigation: -All soft landscape planted garden beds

Turfed areas -All automatic spray - zoned as required

-Exclude hard pavement/footpath areas. Irrigation private open spaces to include:

-All soft landscape planted garden beds -Turfed areas

-Exclude hard pavement areas. Irrigation to Road Reserve

-Emitters to also be installed (within private property along the property street frontages) allowing watering of the turfed verge and street trees.

-Exclude hard pavement/footpath areas.

-Irrigation system to be connected to mains supply (town water) contractor to value the irrigation system appropriately to ensure pressure is adequate

-Contractor to ensure a backflow prevention device is installed to council"s requirements.

-Irrigation system to be fully automatic programmable spray system (no in-ground drip irrigation proposed).

-Spray sprinklers are to be located for head to head coverage and minimal overspray onto adjacent hard finish surfaces. -Emitters to deliver sufficient precipitation for maximum soil absorption and water uptake by plants with minimum run-off. Prioritize deep, less frequent watering periods.

-Set up zonal precipitation capacity in consultation with superintendent.

-Ensure all irrigation pipes (mains, sub-mains and laterals) in planting beds are min. 300mm below finished ground levels and pinned wherenecessary to ensure they remain at specified depth. -The contractor is to confirm if the system is required to communicate with a central controls system and incorporate suitable

controller as required. -The contractor is to liaise with relevant authorities and obtain any approvals required.

-Testing of the system, including existing controllers is to be undertaken as part of the irrigation works.

Commissioning: -The entire irrigation system shall be flushed on completion of installation and each water outlet device shall be removed from the supply line. -Any high or low pressure sections of the irrigation system shall be tested at current local government supply pressure or design

pressure respectively for a min. period of 30 minutes. All testing to be undertaken prior to planting and mulching. -Automatic controllers shall be tested by individually operating each solenoid valve from the irrigation controller. The irrigation system shall then be tuned and balanced so that the required quantity of water is delivered to each output device and the timer

program set. -The contractor shall provide training to the superintendent in the setting up and operation of the irrigation system.

-Provide as constructed' drawings as part of the practical completion requirements. Establishment Period

-The contractor shall care for installed landscape treatments to ensure their establishment for a period of 12 weeks from the date of practical completion

-Until the landscape works are granted 'off maintenance' following the completion of the 12 week establishment period, the responsible for the following with regard to plant material:

-The replacement of dead or dying plant material as a result of incorrect installation -The replacement of dead or dying plant material due to poor maintenance practices (including the failure of automatic irrigation

-The replacement of poor plant stock as supplied by the nursery (including diseased plant material)

-Plants stolen during the establishment period are to be replaced at the principal's expense prior to 'off maintenance' -Pest or disease outbreaks to be controlled as required for specific outbreak, according to best environmental practices, upon

-Keep site clean, tidy and safe for use continuously throughout establishment period

-Any abnormal plant growth and missing plants are to be reported immediately to the superintendent Watering:

-Water as required and in response to prevailing weather conditions

-Manually water all planting areas or until an automatic irrigation system is operational (if proposed) -Water quality - pH between 5.5 - 7.5, total soluble salts less than 1000mg/l, no substances that would be toxic to plant growth -Watering program - subject to time of year and climate, each plant to receive 4 litres of water per week during the first 6 weeks (minimum 40mm and no more than 150mm) - subject to site conditions watering frequency to be as follows: -Week 1= Daily

-Week 2= every other day

-Week 3= every 3rd day -Weeks 4-12= Weekly

-Co-ordinate the water supply and confirm the watering regime against commonwealth, state and local government legislation and restrictions at the time Planting Areas:

-Re-mulching - inspect bi-weekly to determine mulch requirements. Maintain at specified depth and levels around the base of

-Weeding - remove weeds as required to maintain planting areas weed free when observed at bi-weekly intervals

Reporting to superintendent: -A maintenance log should be kept for the duration of the establishment period outlining a monthly program and inspection reporting and

issue to the project superintendent at the end of each fortnight. Compliance criteria- the plant establishment period shall be deemed complete at the end of 12 weeks, subject to the following

-Vegetation is established and well formed, and shows evidence of growth typical of the species and seasonal conditions

-Plants have healthy root systems that have penetrated into the surrounding ground and not able to be lifted out of its planting

-Surfaces are covered with the specified treatment to the specified depths -Pests, disease, nutrient deficiencies or toxicities are not evident -Organic mulch surfaces have been maintained in a weed free and tidy condition and to the specified depth

-All fixtures and irrigation system have been installed and are operating as specified

-Collection and removal of litter from within the planters -Removal of mulch from drainage and access areas -All non-conformance reports and defects notifications have been closed out

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MCUC/129/2022

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67 NORTH RD WOODRIDGE

Drawing

Scale

Project **PROPOSED** RESIDENTIAL UNITS

Cover Sheet

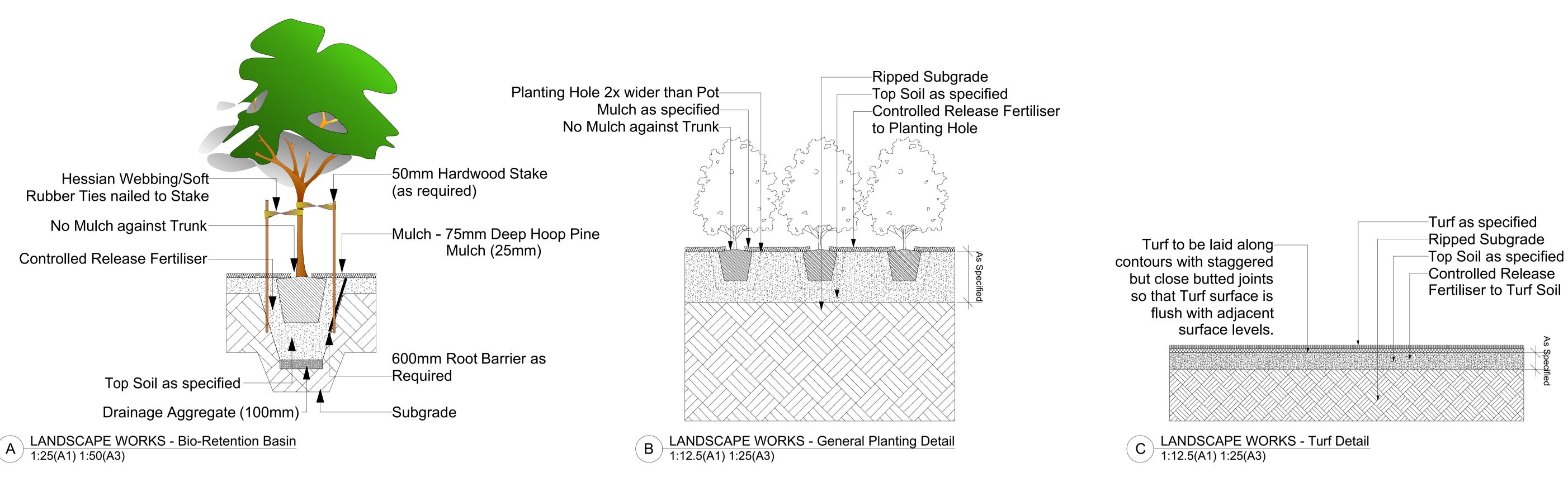
e. john@deeprainforest.com.au

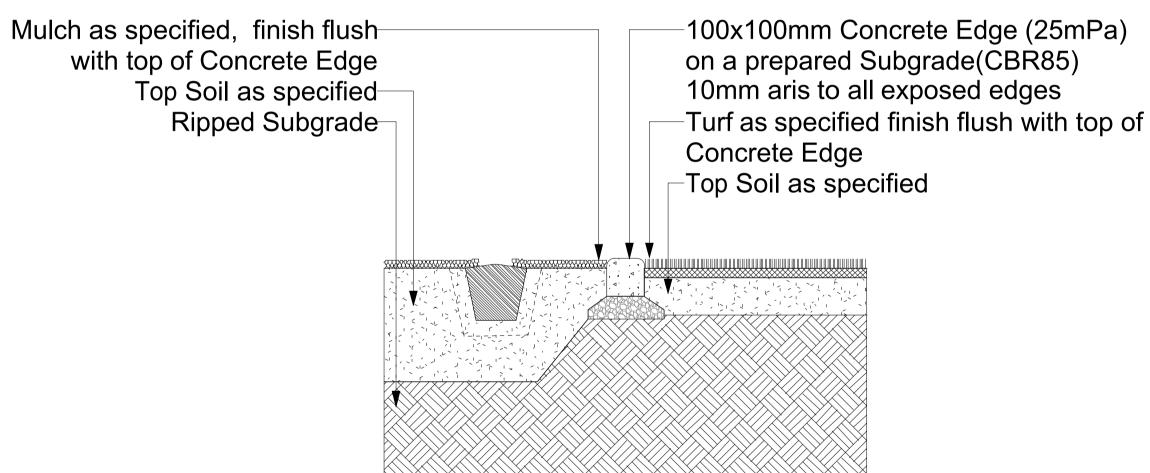
Date 24.08.22

North Job No. LP22-35 Issue.

Dwg No.

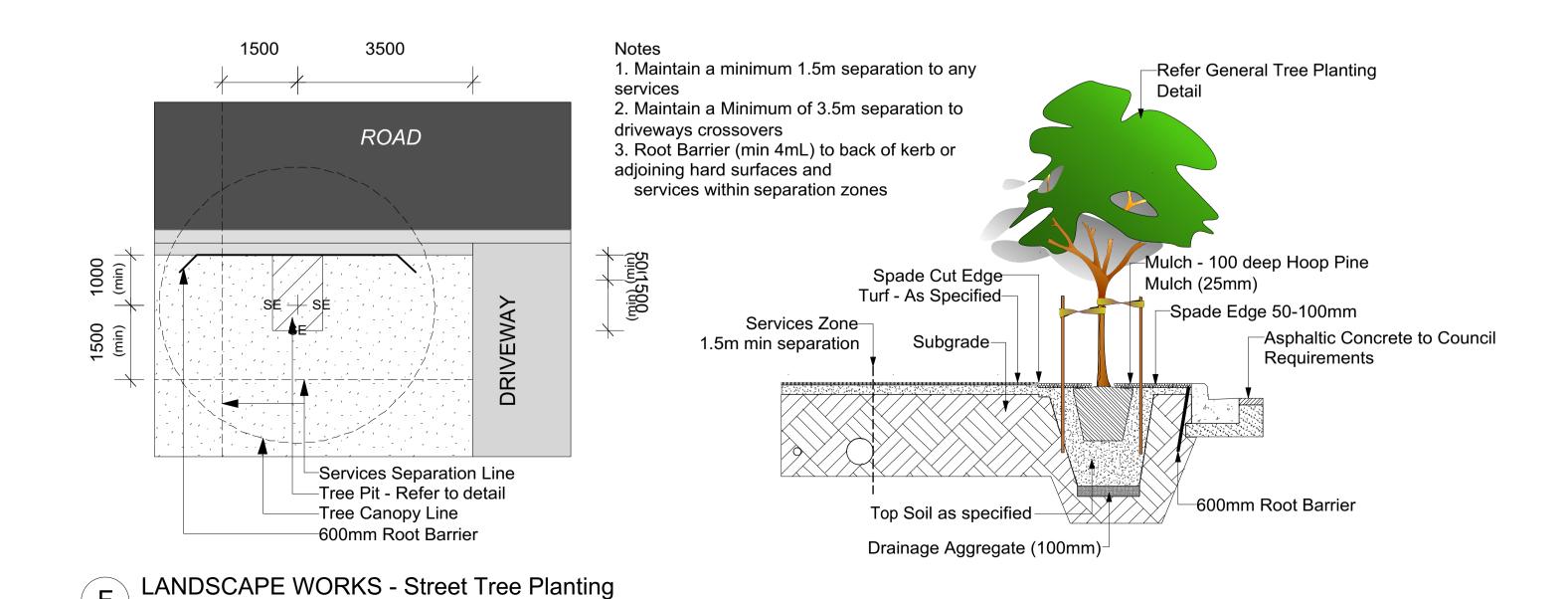
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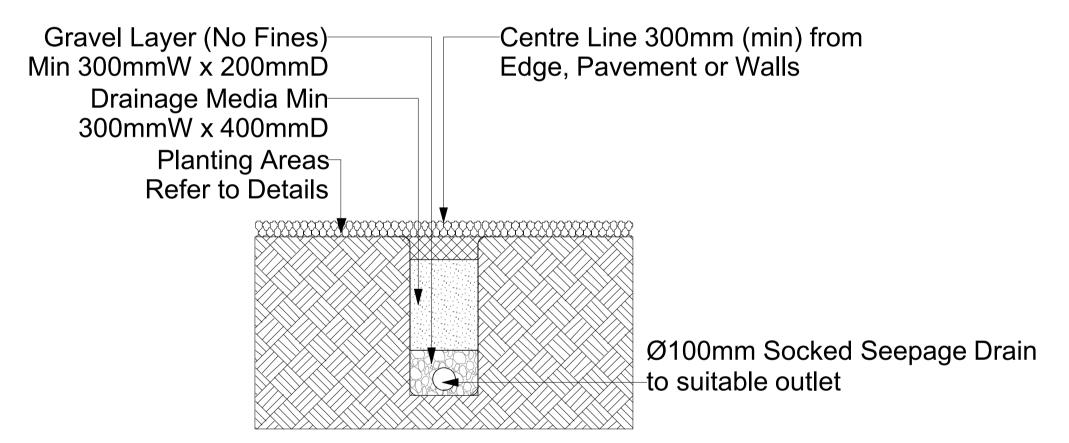




D LANDSCAPE WORKS - Concrete Edge 1:10(A1) 1:20(A3)

1:75(A1) 1:150(A3)





E LANDSCAPE WORKS - Sub-Surface Drainage (SSD) 1:10(A1) 1:20(A3)

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MCUC/129/2022

Deep	Rainforest
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	e. john@deeprainforest.com.au
	T: 07 55 330211

RESIDENTIAL UNITS

NO. DATE NOTE

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Address 67 NORTH RD

WOODRIDGE

PROPOSED

Project

Drawing

Details

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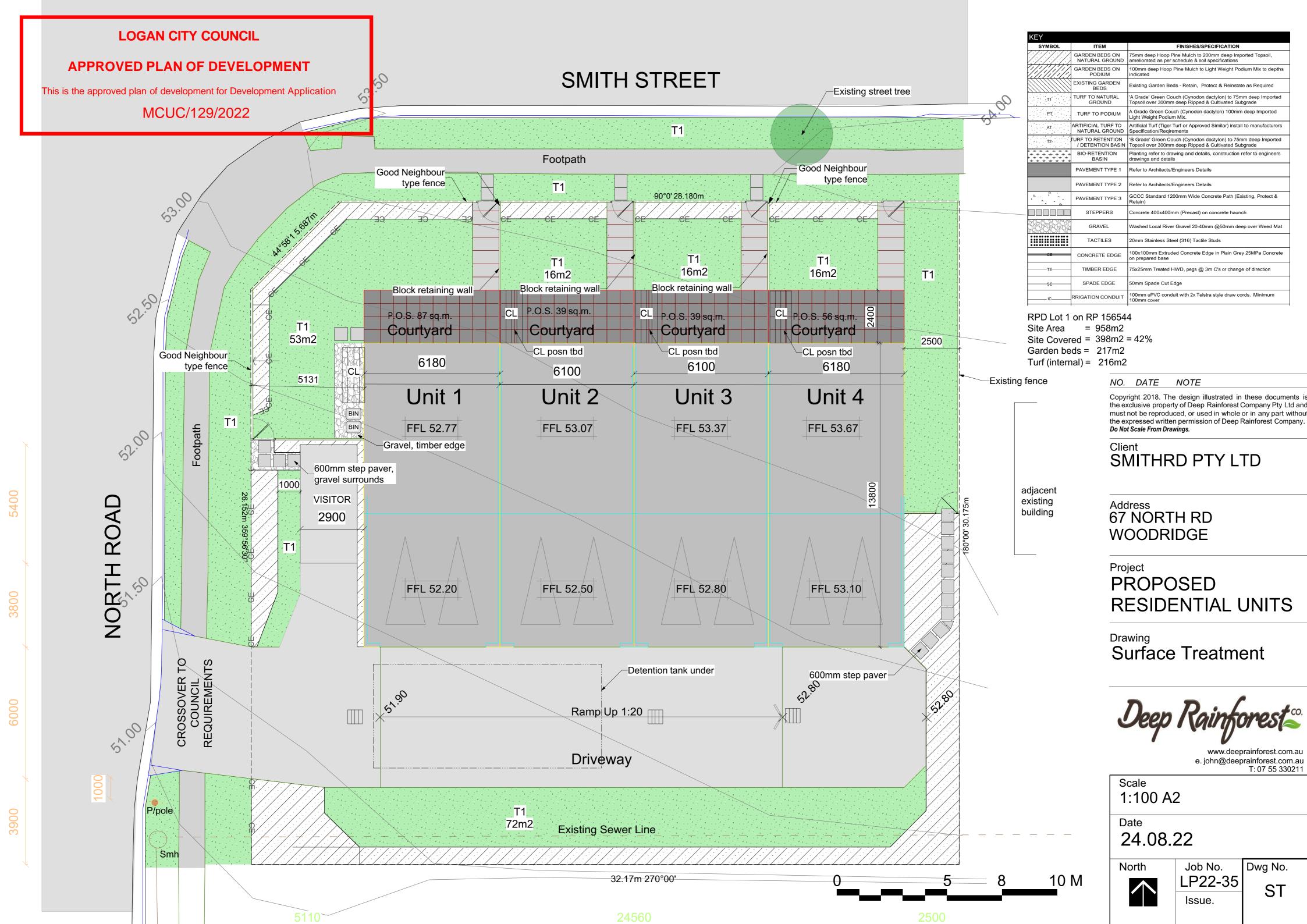
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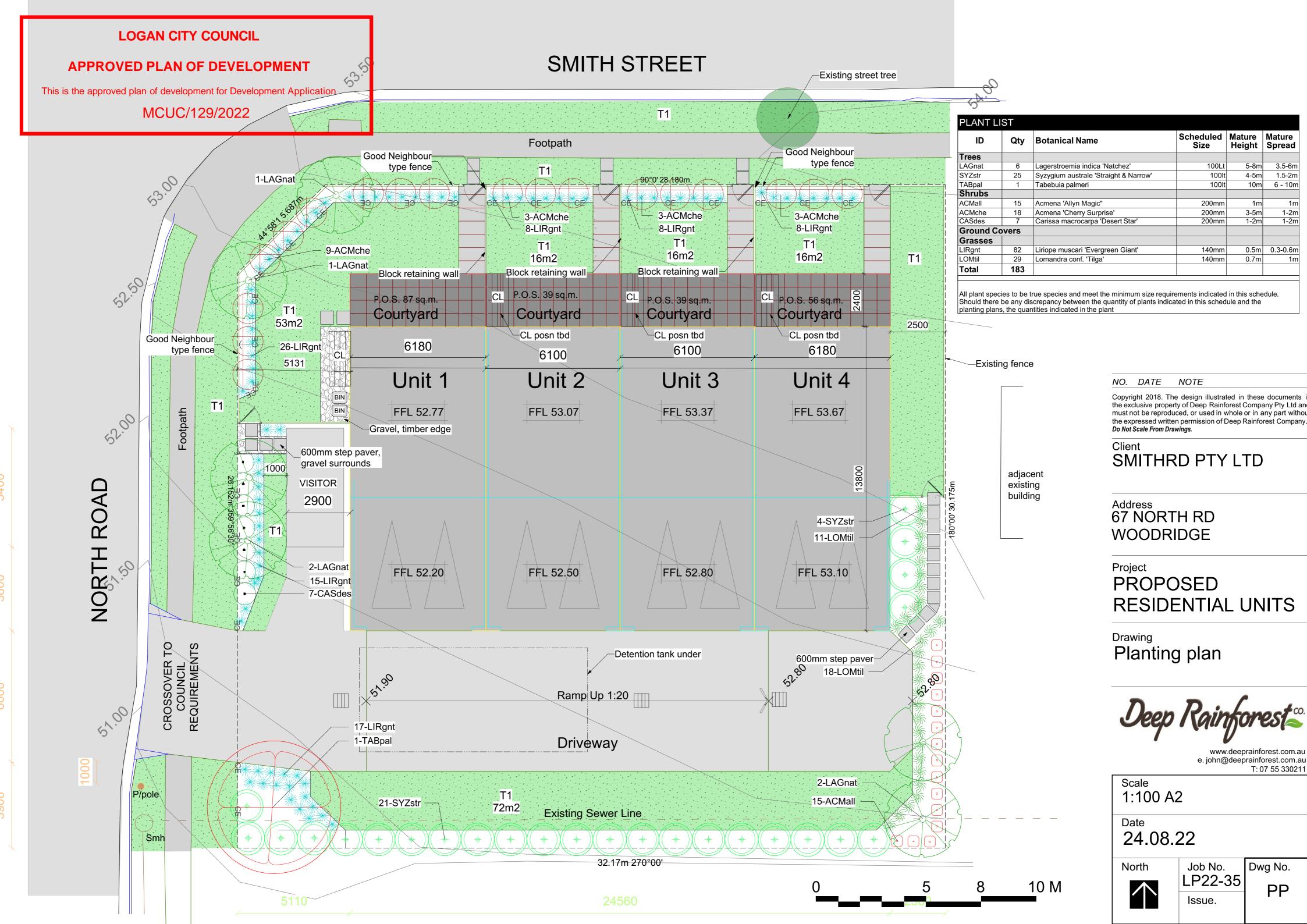
Date
24.08.22

North

Job No.
LP22-35
Issue.

Dwg No.
DT1







TABEBUIA PINK





Existing path- adequate pedestrian thoroughfare

Fence provides security

3-ACMche

Ramp Up 1:20

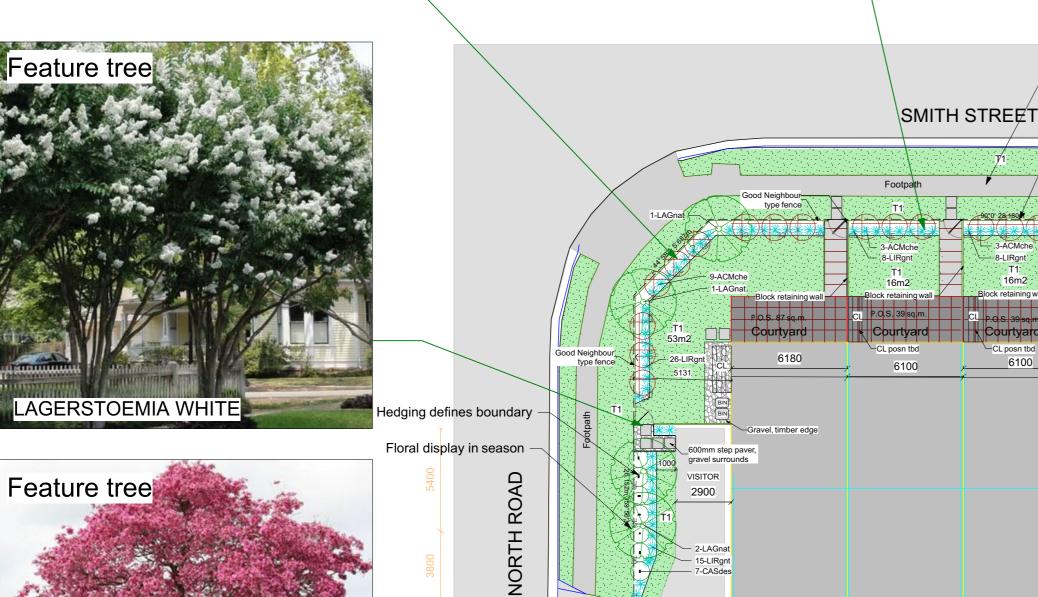
Driveway

Existing Sewer Line

Planting behind to soften internal view

PLANT LIST					
ID	Qty	Botanical Name	Scheduled Size	Mature Height	Mature Spread
Trees					
LAGnat	6	Lagerstroemia indica 'Natchez'	100Lt	5-8m	3.5-6m
SYZstr	25	Syzygium australe 'Straight & Narrow'	100lt	4-5m	1.5-2m
TABpal	1	Tabebuia palmeri	100lt	10m	6 - 10m
Shrubs					
ACMall	15	Acmena 'Allyn Magic"	200mm	1m	1m
ACMche	18	Acmena 'Cherry Surprise'	200mm	3-5m	1-2m
CASdes	7	Carissa macrocarpa 'Desert Star'	200mm	1-2m	1-2m
Ground Covers					
Grasses					
LIRgnt	82	Liriope muscari 'Evergreen Giant'	140mm	0.5m	0.3-0.6m
LOMtil	29	Lomandra conf. 'Tilga'	140mm	0.7m	1m
Total	183				

All plant species to be true species and meet the minimum size requirements indicated in this schedule. Should there be any discrepancy between the quantity of plants indicated in this schedule and the planting plans, the quantities indicated in the plant



2900

Screening to soften boundary fence -

Low hedge to 1.2m ACMENA 'ALLYN MAGIC'

Screening to 2.5m LILLY PILLY 'Straight and Narrow' NO. DATE NOTE

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SMITHRD PTY LTD

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Project

PROPOSED RESIDENTIAL UNITS

Drawing **Function**



e. john@deeprainforest.com.au T: 07 55 330211

Scale 1:400

> Date 24.08.22

Dwg No. Job No. North LP22-35 Issue.

LOGAN CITY COUNCIL APPROVED PLAN OF DEVELOPMENT This is the approved plan of development for Development Application MCUC/129/2022