

Landscape Intent

Sapphire City Lifestyle Village

31 Brownleigh Vale Drive, Inverell, NSW

Lot 1 / DP 1152567

Project Reference: L20145

Revision C | June 2022

Gold Coast

1638 Tweed Street, Burleigh Heads QLD 4220
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Gladstone

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Document Revisions

Rev.	Comments	Date	Initial
-	Issue for Lodgement	29/04/21	HL
A	Issue for Review	23/05/22	HL
B	Issue for Lodgement	24/05/22	HL
C	Issue for Lodgement (Responding to clients feedback)	15/06/22	HL

Document Sources

Rev.	Base Information	Issued By	Issued
-	Preliminary Civil Design	GeoLINK	21/04/21
-	Architectural Plans	Miskell Concepts & Design	16/04/21
A	Architectural Plans	Miskell Concepts & Design	06/05/22
	Civil Design	DNBS	23/05/22

1.0 Site Context.





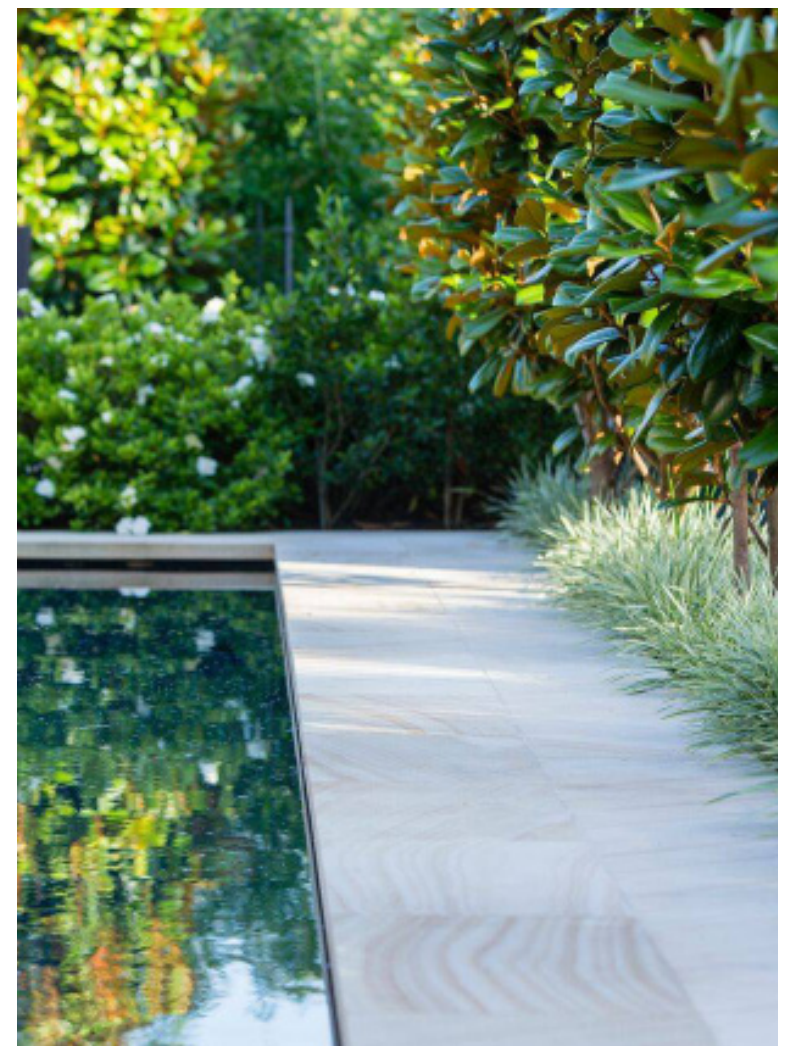
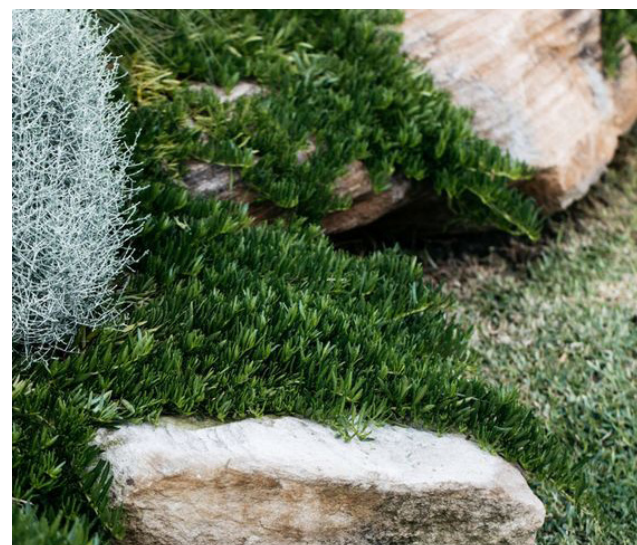
Site Analysis

1.1 Site Locality



2.0 Landscape Design.





Landscape Design

2.1 Character Imagery



ZONE LANDSCAPE ARCHITECTURE | L20145 31 BROWNLEIGH VALE DRIVE, INVERELL

REVISION C | June 2022



Subject Site
31 Brownleigh Vale Drive, Inverell

- 1 Estate Entry**
Primary vehicular entry and gate. Potential to incorporate entry statement / signage and associated pedestrian gatehouse. Refer to materials and architectural package for additional information.
- 2 Streetscape Plantings**
Streetscape tree planting to soften built form and provide shade to the streetscape realm. Refer to dwelling lots for details. Streetscape planting to ensure a strong coherent design character is achieved within the streetscape through the repetition of tree species. All street tree placements to be confirmed to achieve required offsets from civil services.
- 3 Landscape Buffers**
Landscape buffers to all embankments and development boundaries as illustrated, to provide dense screening. Planting areas to feature large tree species where space/offsets allow.
- 4 Communal Open Space**
Communal centre and associated open space to include bowling green and pool. All areas to connect through clearly delineated pathway network. Large feature trees to provide shade and frame the open space area.
- 5 General Planting Areas**
Estate garden beds to include plantings of feature development character species (refer plant palettes for full listings). Mass groundcover plantings with feature accents to frame entry points and visually prominent areas. Large shade trees to be provided where space/offsets allow.
- 6 Entry Road**
Verge treatment to tie in with existing streetscape and comply with all local council requirements. Potential for additional street trees to be planted along frontage to frame development entry road.
- 7 Internal Road**
Hardscape elements to stay consistent within the development to provide a coherent design character. All hardscape elements to tie in with proposed architectural materials. Potential to incorporate contrasting pavement or banding to highlight entrance, pedestrian connections and parking bays.
- 8 Lot Types**
Refer to sheet 11-14 for further lot details. Refer to architectural package for all building details.

Landscape Design

2.2 Landscape Plan | Overall Masterplan

REVISION C | June 2022

ZONE LANDSCAPE ARCHITECTURE | L20145 31 BROWNLEIGH VALE DRIVE, INVERELL

0M 10M 50M





Subject Site

31 Brownleigh Vale Drive, Inverell



Streetscape Plantings

Streetscape tree planting to soften built form and provide shade to the streetscape realm. Refer to dwelling lots for details. Streetscape planting to ensure a strong coherent design character is achieved within the streetscape through the repetition of tree species. All street tree placements to be confirmed to achieve required offsets from civil services.



General Planting Areas

Estate garden beds to include plantings of feature development character species (refer plant palettes for full listings). Mass groundcover plantings with feature accents to frame entry points and visually prominent areas. Large shade trees to be provided where space/offsets allow.



Landscape Buffers

Landscape buffers to all embankments and development boundaries as illustrated, to provide dense screening. Planting areas to feature large tree species where space/offsets allow. Services to be considered when planting trees. Sewer and storm-water treatment to be confirmed.



Open Lawn Space

Open lawn space to provide residence a passive recreation area. Refer to architectural plan for further details.



Bowling Rinks

Refer to architectural plan for further details.



Communal Vegetable garden

Potential to incorporate communal gardens within this area. Area can also function as an extension of open turf.



Communal Amenities area

Approximate Area: 4720M²

Communal Amenities Area include areas of planting, passive and active recreation and communal facilities. Refer to architectural plan for further details.



Storm-water and sewer Easement

Refer to civil package for further information.



Spring Creek

Approximate location of spring creek per survey report provided by Geo Link.



100 Year Flood Line

Approximate location as per architectural package.

0M 10M 50M



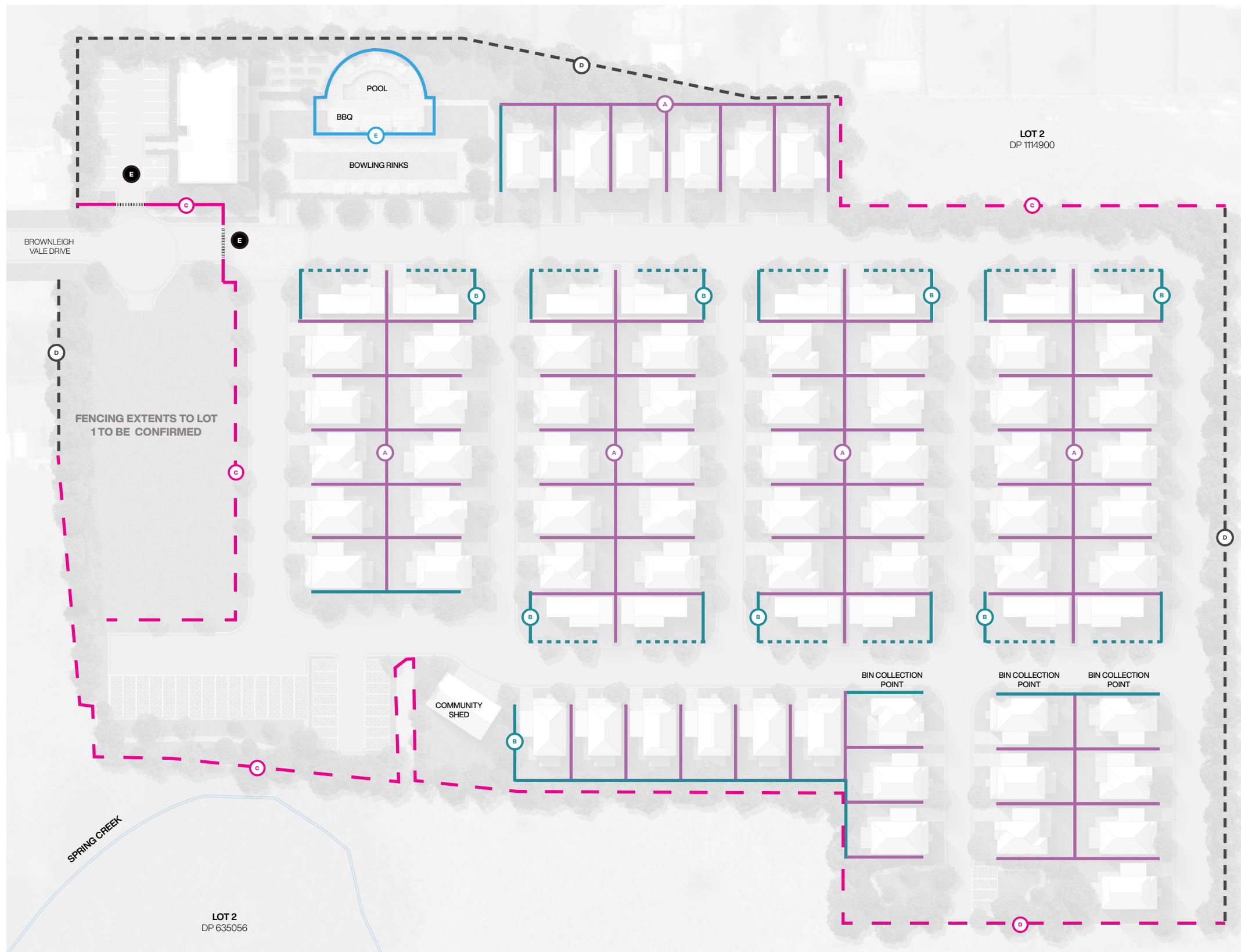
Landscape Design

2.3 Landscape Plan | Treatment Zones



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REVISION C | June 2022



Subject Site
31 Brownleigh Vale Drive, Inverell

- Fence Type A**
Timber Batten Fence
Typical height: 1.8m
Timber fence to height 1.8m associated with proposed lot boundaries. Fence type proposed to ensure privacy between dwellings. 100% solid.
- Fence Type B**
Feature Fence
Typical height: 1.8m
Proposed lot frontage fence will be at 50% transparency.
- Fence Type C**
Entry Statement and Boundary fence
Typical height: 1.8m - 2m
Feature batten fence located along external services.
- Fence Type D**
Existing Fence
Typical height: TBC
Retain existing boundary fence where possible.
- Fence Type E**
Pool Fence
Typical height: 1.2m
Proposed pool fence to be located within the communal open space.
- Entry Gate**
Typical height: to be confirmed
Access gate into development.

Landscape Design

2.4 Landscape Plan | Fence & Edges

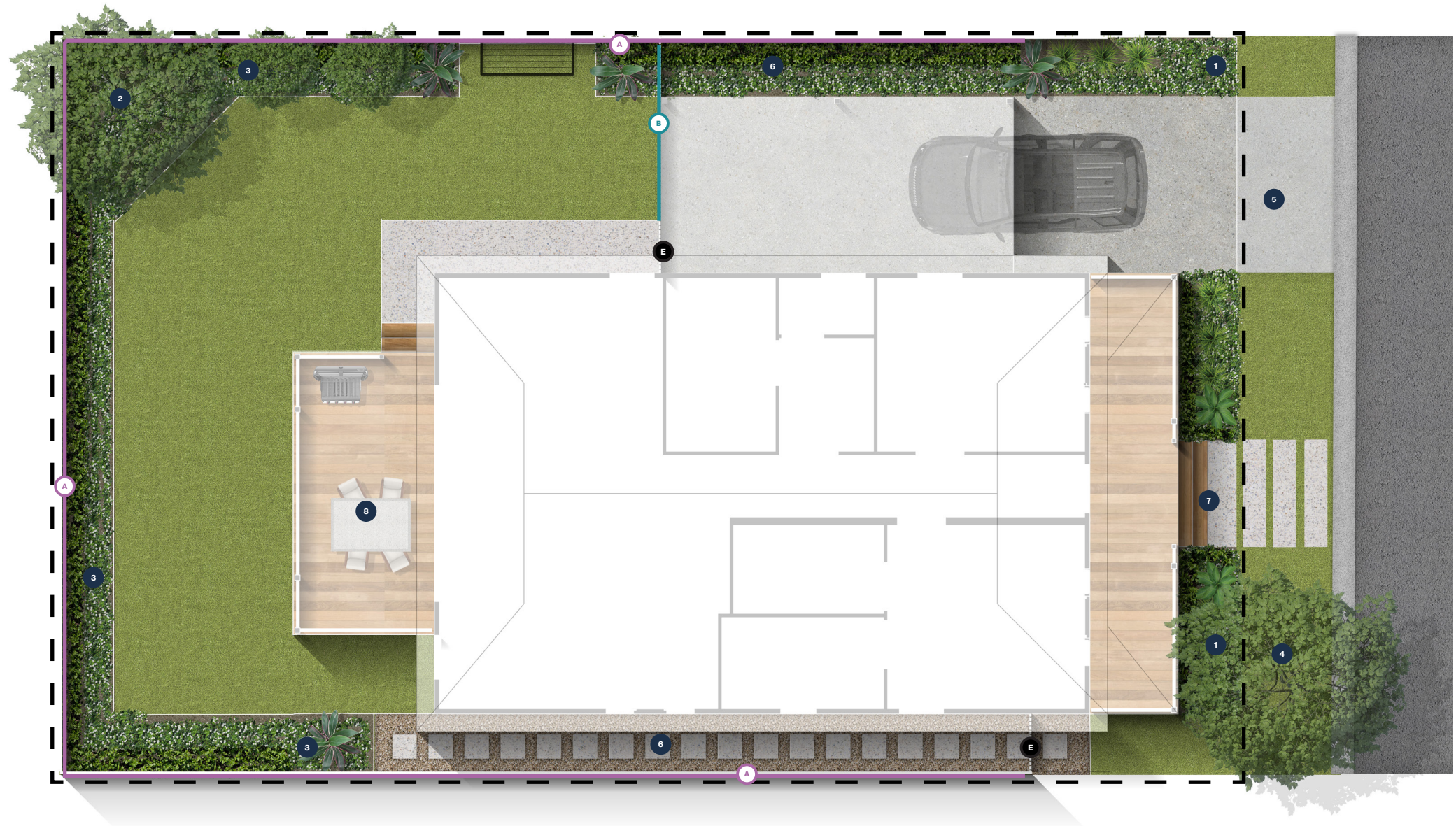
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ZONE LANDSCAPE ARCHITECTURE | L20145 31 BROWNLEIGH VALE DRIVE, INVERELL



3.0 Lot Details.





- 1 Frontage Landscape**
Entry garden beds to feature low groundcovers. Layered species to rear to provide softening of the built form to the streetscape. Potential accent plantings to be provide to delineate entry points.
- 2 Primary Tree**
Planting area to feature small to medium trees within layered plantings.
- 3 Rear Screening Planting**
Screening landscape zone located to the rear of the dwelling to feature dense shrub species to screen boundary fence and neighbouring lots. Small shade tree and feature accent species to be provided where space allows.
- 4 Streetscape Plantings**
Streetscape tree planting to soften built form. Strong coherent design character is achieved within the streetscape through the repetition of tree species.
- 5 Driveway**
Contrasting finish to driveways to compliment architectural finishes palette.
- 6 Maintenance Access**
Side access to dwellings to include a mix of hardstand, pebble and pavers. Hardstand to be provided to all high use/service areas.
- 7 Dwelling Access**
Pathway to primary dwelling access. Potential to incorporate hardstand extension to link to streetscape or driveway
- 8 Dwelling Patio**
Private open space patio. Refer to architectural package for further details.

- A Fence Type A**
Proposed Lot Privacy Fence (100% solid).
- B Fence Type B**
Proposed Lot Frontage Feature Fence (50%).
- E Entry Gate**
Proposed entry gate into private garden.

Landscape Design | 2 Bed Home
3.1 Lot Details | Typical Armidale

REVISION C | June 2022

ZONE LANDSCAPE ARCHITECTURE | L20145 31 BROWNLEIGH VALE DRIVE, INVERELL





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Screening landscape zone located to the rear of the dwelling to feature dense shrub species to screen boundary fence and neighbouring lots. Small shade tree and feature accent species to be provided where space allows.
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- 5 Driveway**
Contrasting finish to driveways to compliment architectural finishes palette.
- 6 Maintenance Access**
Side access to dwellings to include a mix of hardstand, pebble and pavers. Hardstand to be provided to all high use/service areas.
- 7 Dwelling Access**
Pathway to primary dwelling access.
- 8 Dwelling Patio**
Private open space patio. Refer to architectural package for further details.

- A Fence Type A**
Proposed Lot Privacy Fence (100% solid).
- B Fence Type B**
Proposed Lot Frontage Feature Fence (50%).*
- E Entry Gate**
Proposed entry gate into private garden.

Landscape Design | 2 Bed Home

3.2 Lot Details | Typical Stanthorpe

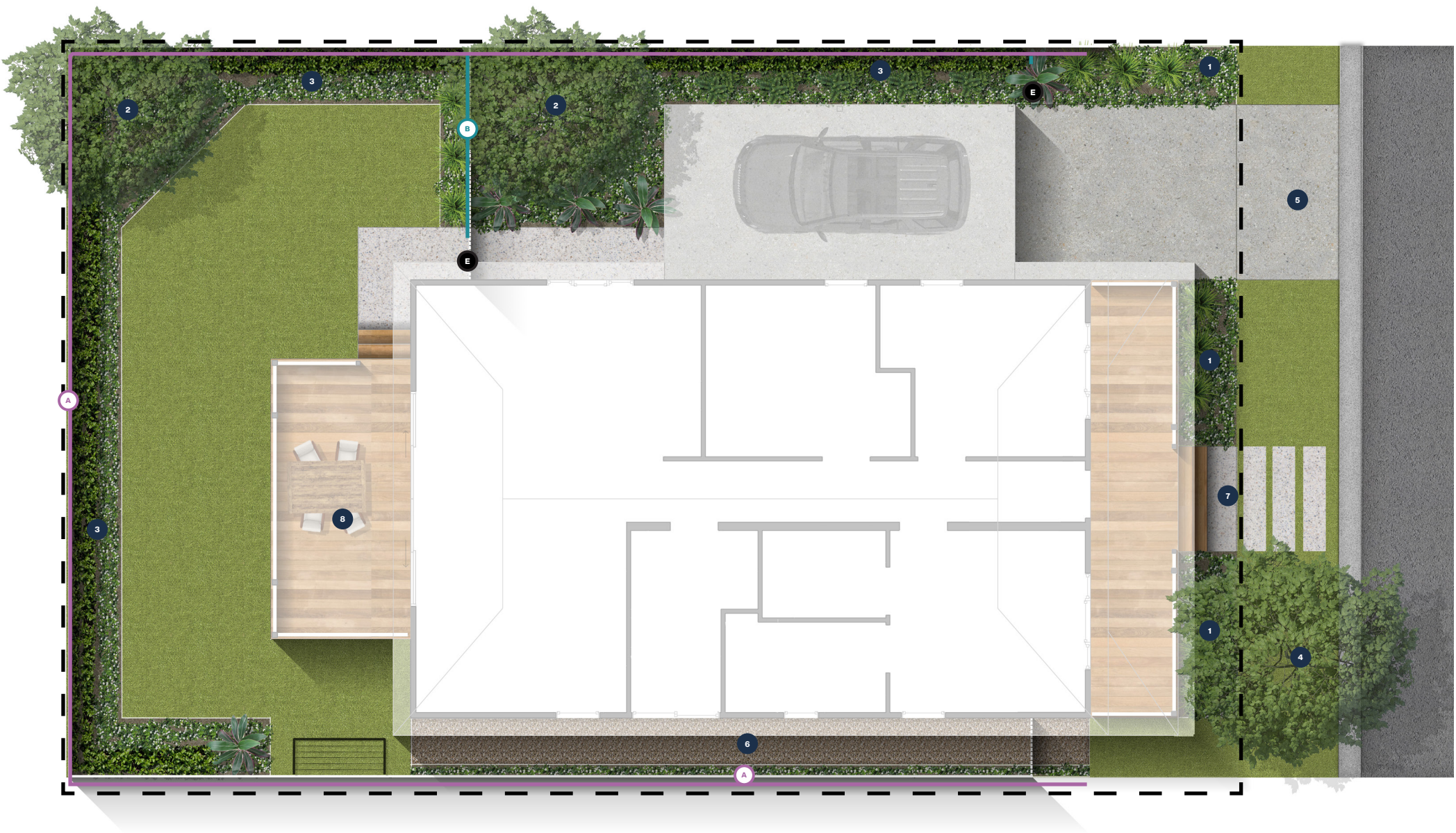


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0M 1M 2M 3M 4M 5M



REVISION C | June 2022



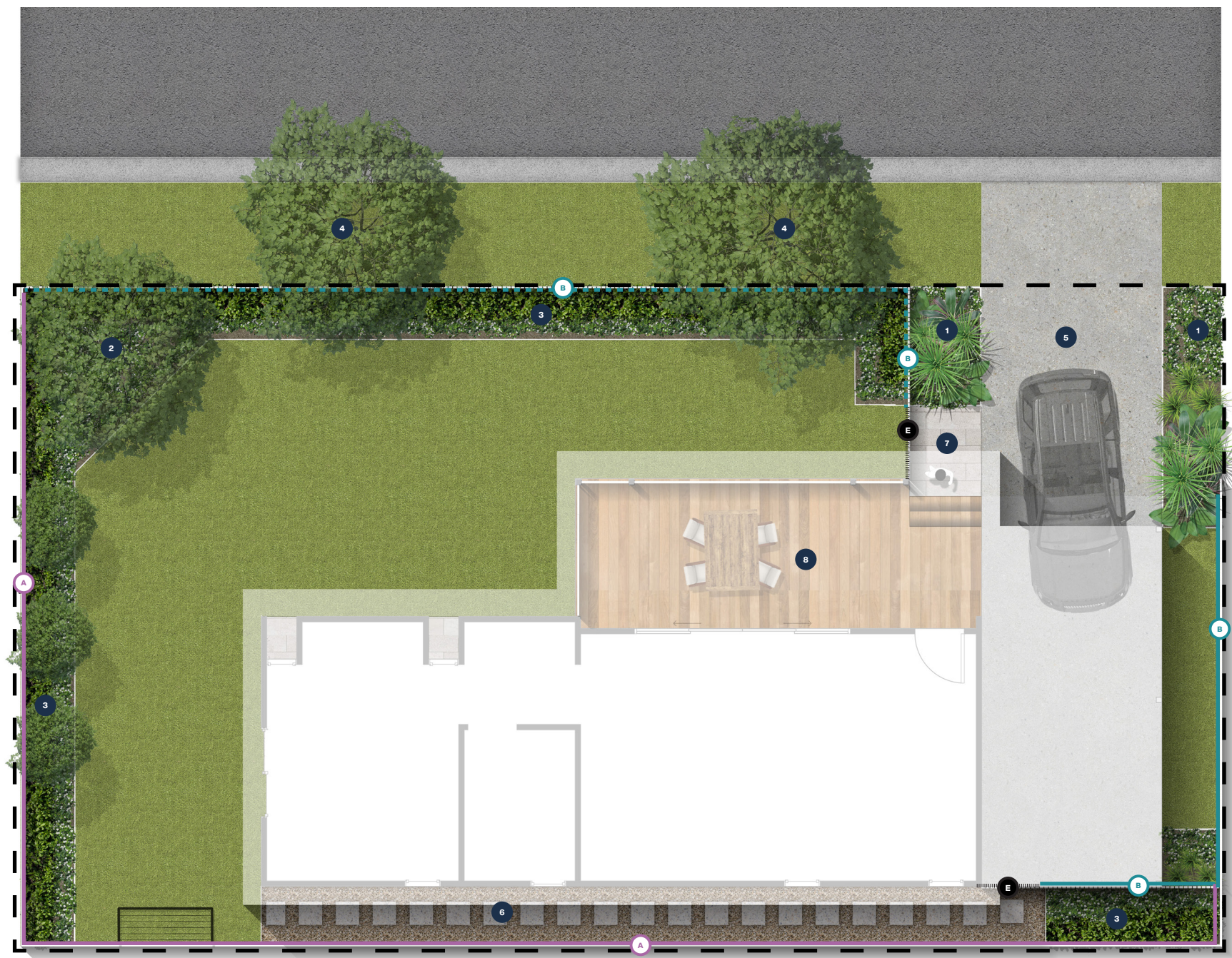
- 1 Frontage Landscape**
Entry garden beds to feature low **groundcovers**. Layered species to rear to provide softening of the built form to the streetscape. Potential accent plantings to be provide to delineate entry points.
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Planting area to feature small to medium trees within layered plantings.
- 3 Rear Screening Planting**
Screening landscape zone located to the rear of the dwelling to feature dense shrub species to screen boundary fence and neighbouring lots. Small shade tree and feature accent species to be provided where space allows.
- 4 Streetscape Plantings**
Streetscape tree planting to soften built form. Strong coherent design character is achieved within the streetscape through the repetition of tree species.
- 5 Driveway**
Contrasting finish to driveways to compliment architectural finishes palette.
- 6 Maintenance Access**
Side access to dwellings to include a mix of hardstand, pebble and pavers. Hardstand to be provided to all high use/service areas.
- 7 Dwelling Access**
Pathway to primary dwelling access.
- 8 Dwelling Patio**
Private open space patio. Refer to architectural package for further details.

- A Fence Type A**
Proposed Lot Privacy Fence (100% solid).
- B Fence Type B**
Proposed Lot Frontage Feature Fence (50%).
- E Entry Gate**
Proposed entry gate into private garden.

Landscape Design | 3 Bed Home

3.3 Lot Details | Typical Tamworth





- 1 Frontage Landscape**
Entry garden beds to feature low **groundcovers**. Layered species to rear to provide softening of the built form to the streetscape. Potential accent plantings to be provide to delineate entry points.
- 2 Primary Tree**
Planting area to feature small to medium trees within layered plantings.
- 3 Screening Planting**
Screening landscape zone located to the rear & front of the dwelling to feature dense shrub species to screen boundary fence and neighbouring lots. Small shade tree and feature accent species to be provided where space allows. Potential to extend fence along frontage to provide further screening.
- 4 Streetscape Plantings**
Streetscape tree planting to soften built form. Strong coherent design character is achieved within the streetscape through the repetition of tree species.
- 5 Driveway**
Contrasting finish to driveways to compliment architectural finishes palette.
- 6 Maintenance Access**
Side access to dwellings to include a mix of hardstand, pebble and pavers. Hardstand to be provided to all high use/service areas.
- 7 Dwelling Access**
Pathway to primary dwelling access.
- 8 Dwelling Patio**
Private open space patio. Refer to architectural package for further details.

- A Fence Type A**
Proposed Lot Privacy Fence (100% solid).
- B Fence Type B**
Proposed Lot Frontage Feature Fence (50%).
- E Entry Gate**
Proposed entry gate into private garden.

Landscape Design | 1 Bed Home

3.4 Lot Details | Typical Tenterfield

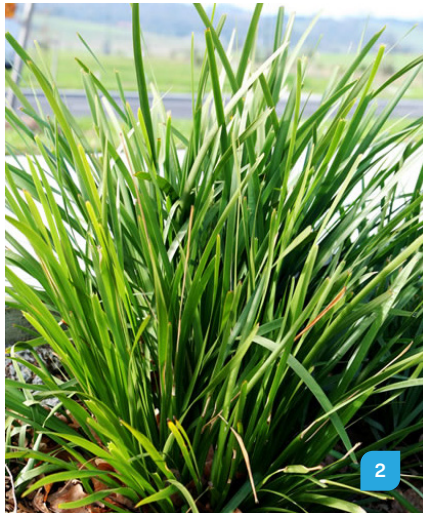


4.0 Design Details.





1



2



3



4



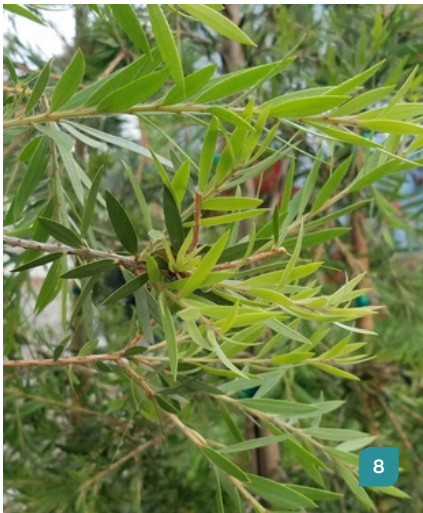
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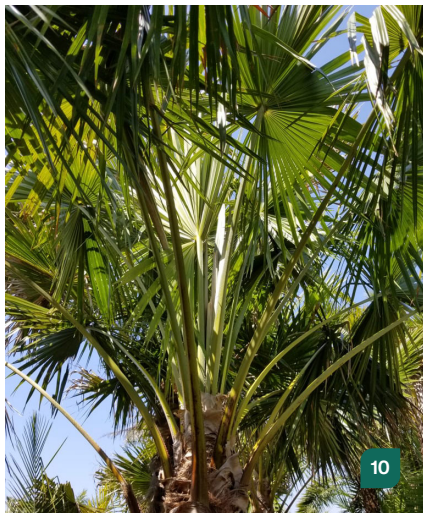
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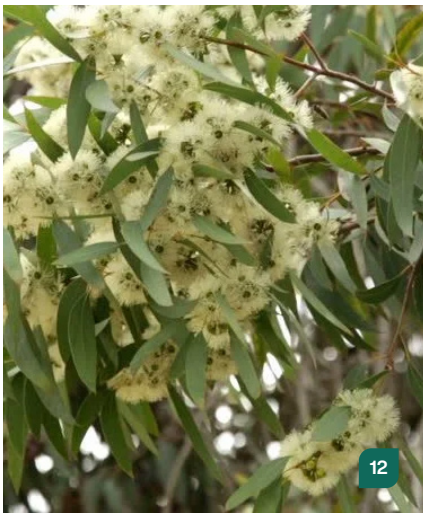
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10



11



12

Groundcover

		SIZE	DENSITY	QTY
1	Liriope muscari Liriope Evergreen Giant	140MM	3 P/M2	TBC
2	Lomandra Longifolia Spiny-header Mat-rush	140MM	4 P/M2	TBC
	Lomandra Hystrix Mat-rush	140MM	4 P/M2	TBC
3	Agapanthus species African lily	140MM	4 P/M2	TBC
4	Phormium tenax New Zealand Flax	140MM	1 P/M2	TBC
5	Eremophila maculata Spotted Emu Bush	140MM	2 P/M2	TBC

Shrubs

6	Grevillea Scarlet Sprite	300MM	2 P/M2	TBC
	Grevillea rosmarinifolia Rosemary Grevillea	300MM	2 P/M2	TBC
7	Buxus sempervirens English Box	300MM	2 P/M2	TBC
	Leptospermum petersonii Lemon-scented teatree	300MM	2 P/M2	TBC

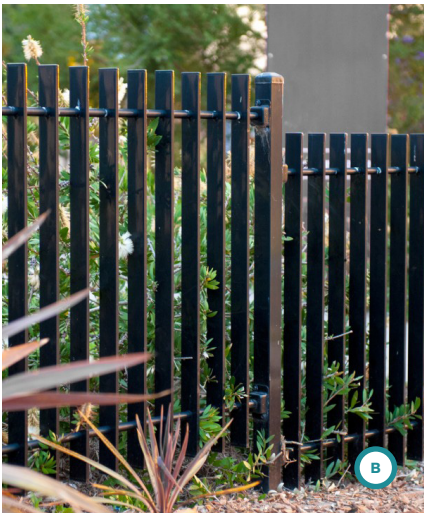
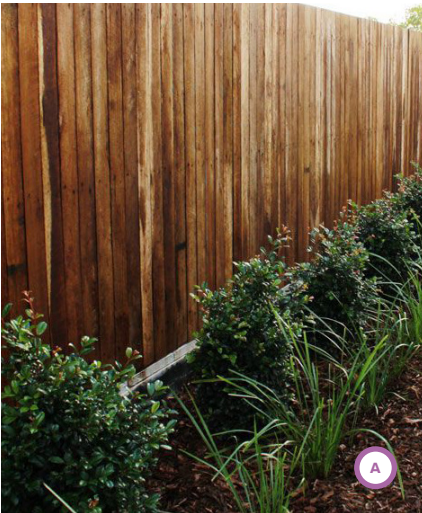
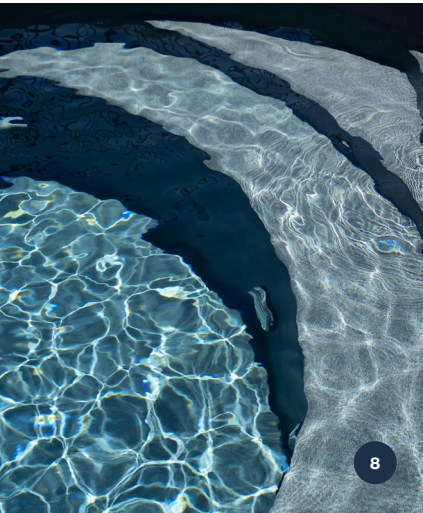
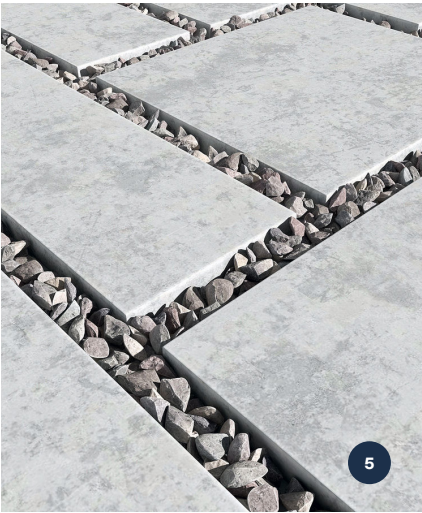
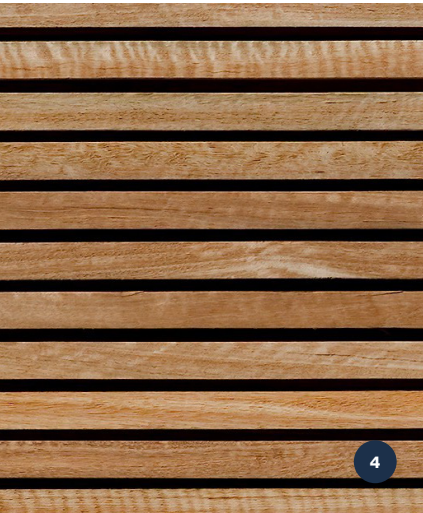
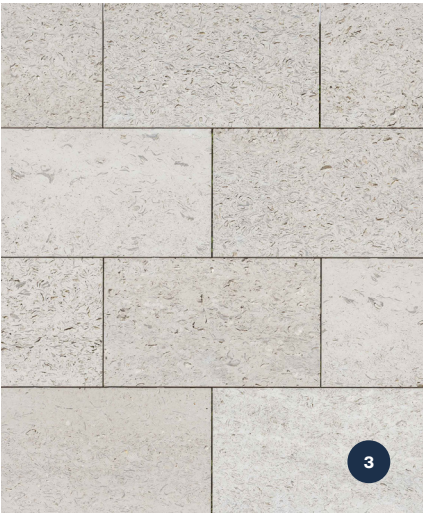
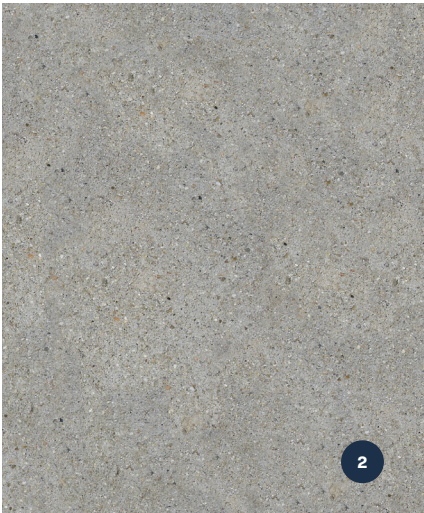
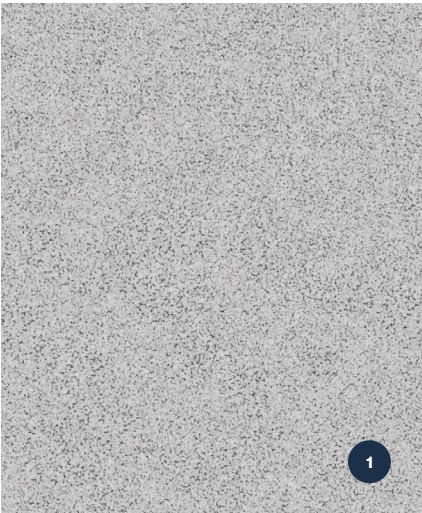
Trees & Palms

	Melaleuca quinquenervia Weeping Paperbark	45LTR	N/A	TBC
8	Callistemon viminalis Bottlebrush	45LTR	N/A	TBC
9	Geijera parviflora Wilga	45LTR	N/A	TBC
10	Livistona australis Cabbage Palm	100LTR	N/A	TBC
11	Grevillea robusta Silky Oak	100LTR	N/A	TBC
12	Eucalyptus microcorpa Western Grey Box	100LTR	N/A	TBC

All planting quantities to be confirmed during OPW/CC phase. All quantities shown within the table above are approximate and based on proposed planting areas as per the Treatment Zone Plan. All final quantities to reach Council native percentage requirements.

Design Details

4.1 Planting Palette: General Planting



Surfaces & Materials

1	Hardscape Type 1	Concrete/Exposed Aggregate 01
2	Hardscape Type 2	Concrete/Exposed Aggregate 02
3	Hardscape Type 3	Feature Entry
4	Hardscape Type 4	Timber decking Refer to architectural package for details.
5	Access Pavers	Pavers in Pebble
6	Turf	Turf
7	Gavel Type 1	Tumbled sandstone
8	Pool and Planting	TBC by pool designer
A	Fence 01	Feature 100% solid lot privacy fence
B	Fence 02	Feature 50% transparent fence
C	Fence 03	1.8 - 2m 50% transparent fence
E	Entry Statement	Design TBC

Design Details

4.2 Materials & Finishes



