

HEIGHT OF TREES WITHIN THE
POWERLINK EASEMENT IS NOT
TO EXCEED A MATURE HEIGHT
OF 3.5M

PROPOSED DRIVEWAY CROSSOVER
Refer Engineering drawings and
LCC Standard drawings

RAMPS
Refer Architectural drawings

PEDESTRIAN ENTRY
Refer Architectural drawings

PYLON SIGN
Refer Architectural drawings

Two additional small
canopied trees to be
planted

PROPOSED GARDEN EDGE
To future detail

YARRABILBA DRIVE

RESTAURANT
FFL 33.850

AMENITIES

SHOPS
FFL 33.850

BIN
STORE

FOOD & DRINK
OUTLET
FFL 33.850

BIN
STORE

DRIVE THRU
Refer Architectural drawings

BIKE PARKING
Refer Architectural drawings

FAUNA WAY

PROPOSED GARDEN EDGE
To future detail

POTENTIAL TRANSFORMER LOCATION
Refer Architectural drawings

PROPOSED DRIVEWAY CROSSOVER
Refer Engineering drawings and
LCC Standard drawings

BIKE PARKING
Refer Architectural drawings

BOULDER RETAINING WALL
Refer Engineering drawings

BIN
STORE

RECREATIONAL
FFL 33.350

BIO-RETENTION BASIN
Refer Engineering drawings

AMENDED IN RED

By: Gabrielle Shepherd

Date: 19 December 2022



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2022/1316

Date: 21 December 2022



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PROPOSED MIXED USE DEVELOPMENT
LOT 13 YARRABILBA DRIVE,
YARRABILBA
LANDSCAPE CONCEPT PLAN

- LARGE SHADE / SCREEN TREE**
Large canopied screen trees to provide visual amenity and landscape softening;
Refer Proposed Planting Schedule
(ie: *Cupaniopsis anacardioides*)
- SMALL CANOPIED TREE**
Tree planting for visual and climatic amenity, to soften development's presentation;
Refer Proposed Planting Schedule
(ie: *Tristaniopsis laurina* 'Luscious')
- COLUMNAR TREE**
Columnar planting to assist in providing vertical softening of the proposed development to adjoining residences; Refer Proposed Planting Schedule
(ie: *Elaeocarpus eumundii*)
- SCREEN PLANTING**
Planting to provide visual amenity and privacy screening; refer Proposed Planting Schedule
(ie: *Syzygium australe* Resilience)
- SHRUBS AND GROUNDCOVERS**
Mass planting to large areas to assist in development presentation to the streetscape and to provide visual amenity; Refer Proposed Planting Schedule
- CLIMBERS**
Vertical plant screening for visual amenity and to soften hardstand/ fence;
Refer Proposed Planting Schedule
(ie: *Trachelospermum jasminoides*)
- BIO-RETENTION PLANTING**
Refer Proposed Planting Schedule

LEGEND

- BOULDER RETAINING WALL
Refer Engineering drawings
- PROPOSED GARDEN EDGE
To future detail

A	07/07/22	FOR SUBMISSION TO LCC
ISSUE	DATE	REASON
1:400@A3		
JOB NUMBER 22.148	SHEET NO. 1	ISSUE A
		DRAWN BY AG / CP

THESE DRAWINGS ARE AT A PRELIMINARY STAGE AND NOT A FULLY DETAILED AND CHECKED DESIGN READY FOR CONSTRUCTION. THIS DRAWING HAS BEEN PREPARED WITH ALL CARE FROM BASE INFORMATION AVAILABLE AT THE TIME OF PREPARATION. AGLA CAN NOT BE LIABLE OR RESPONSIBLE FOR ANY LIABILITIES, CLAIM OR LOSSES ARISING FROM RELIANCE FOR CONSTRUCTION.

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PLANT AND TREE SIZES ARE INDICATIVE TO SUPPORT THE GRAPHIC NATURE OF THE REPRESENTATION AND ARE TYPICALLY SHOWN AT FULL MATURITY RATHER THAN INSTALLATION SIZE. FINAL PLANT AND TREE DENSITIES/ SIZES ARE DEPENDENT ON A RANGE OF FACTORS CONFIRMED DURING THE DETAILED DESIGN AND CONSTRUCTION PHASE.



CODE	SPECIES	COMMON NAME	SIZE**	SPACING(m)	HEIGHT(m)	WIDTH(m)
1 PROPOSED LARGE SHADE / SCREEN TREES						
1.1	Cupaniopsis anacardioides	Tuckeroo	45L	as shown	15	10
2 PROPOSED SMALL CANOPIED TREES						
2.1	Tristaniaopsis laurina	Luscious Water Gum	45L	as shown	12	5-6
2.2	Xanthostemon chrysanthus	Golden Penda	45L	as shown	12	6
3 PROPOSED COLUMNAR TREES						
3.1	Elaeocarpus eumundii	Smooth Leaved Quandong	100L	as shown	8	4-5
3.2	Elaeocarpus reticulatus	Blueberry Ash	45L	as shown	9	5

**PLANT CONTAINER SIZE:

100L	100 Litre container stock min	Min. height at time of planting: 2.4m
45L	45 Litre container stock min	Min. height at time of planting: 1.9-2.3m

The spacing of plants shown on plan have been derived as a compromise between growth rate, anticipated size, and the ability to provide a good vegetative cover within a reasonable space of time.

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PROPOSED MIXED USE DEVELOPMENT
LOT 13 YARRABILBA DRIVE,
YARRABILBA
PROPOSED PLANTING
SCHEDULE



CODE	SPECIES	COMMON NAME	SIZE**	SPACING(m)	HEIGHT(m)	WIDTH(m)
4 PROPOSED SCREEN PLANTING						
4.1	<i>Syzygium australe</i> Aussie Boomer	Lillypilly	200mm	1.2	1.5	1.5
4.2	<i>Syzygium australe</i> Elite	Lillypilly	200mm	1.5	3	1.5
4.3	<i>Syzygium australe</i> Resilience	Lillypilly	200mm	1.5	3	2.5
5 PROPOSED SHRUBS AND GROUNDCOVERS						
5.1	<i>Carissa grandiflora</i> Desert Star	Desert Star	200mm	1	1	1
5.2	<i>Casuarina glauca</i> Cousin It	Prostrate Casuarina	200mm	1	0.3	1.5
5.3	<i>Juniperus conferta</i>	Shore Juniper	200mm	1.5	0.3	2
5.4	<i>Lomandra hystrix</i> Katie Belles	Mat Rush	140mm	1.2	1.8	1.5
5.5	<i>Rhaphiolepis indica</i> Cherry Blossom	Indian Hawthorn Hybrid	200mm	0.8	1	15
5.6	<i>Westringia</i> Flat n Fruity	Prostrate Native Rosemary	200mm	1	0.3	2
5.7	<i>Westringia</i> Zena	Dwarf Rosemary	200mm	0.9	1	1
6 PROPOSED CLIMBERS						
6.1	<i>Chonemorpha fragrans</i>	Climbing Frangipani	140mm	as shown	6	
6.2	<i>Trachelospermum jasminoides</i>	Star Jasmine	140mm	as shown	3	
7 PROPOSED BIO-RETENTION PLANTING						
	<i>Ficinia nodosa</i> (Syn. <i>Isolepis nodosa</i>)	Knobby Club Rush	Tube	4 per m ²		
	<i>Juncus usitatus</i>	Common Rush	Tube	4 per m ²		
	<i>Lomandra longifolia</i>	Mat Rush	Tube	4 per m ²		
	<i>Myoporum parviflorum</i>	Creeping Boobialla	Tube	4 per m ²		

**PLANT CONTAINER SIZE:

200mm	200mm dia minimum pot size
140mm	140mm dia minimum pot size

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