

AMENDED STATEMENT OF LANDSCAPE INTENT

06.06.2024

LOT 28 WONGAWALLAN DVE YARRABILBA Q PJ DEVELOPMENTS

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

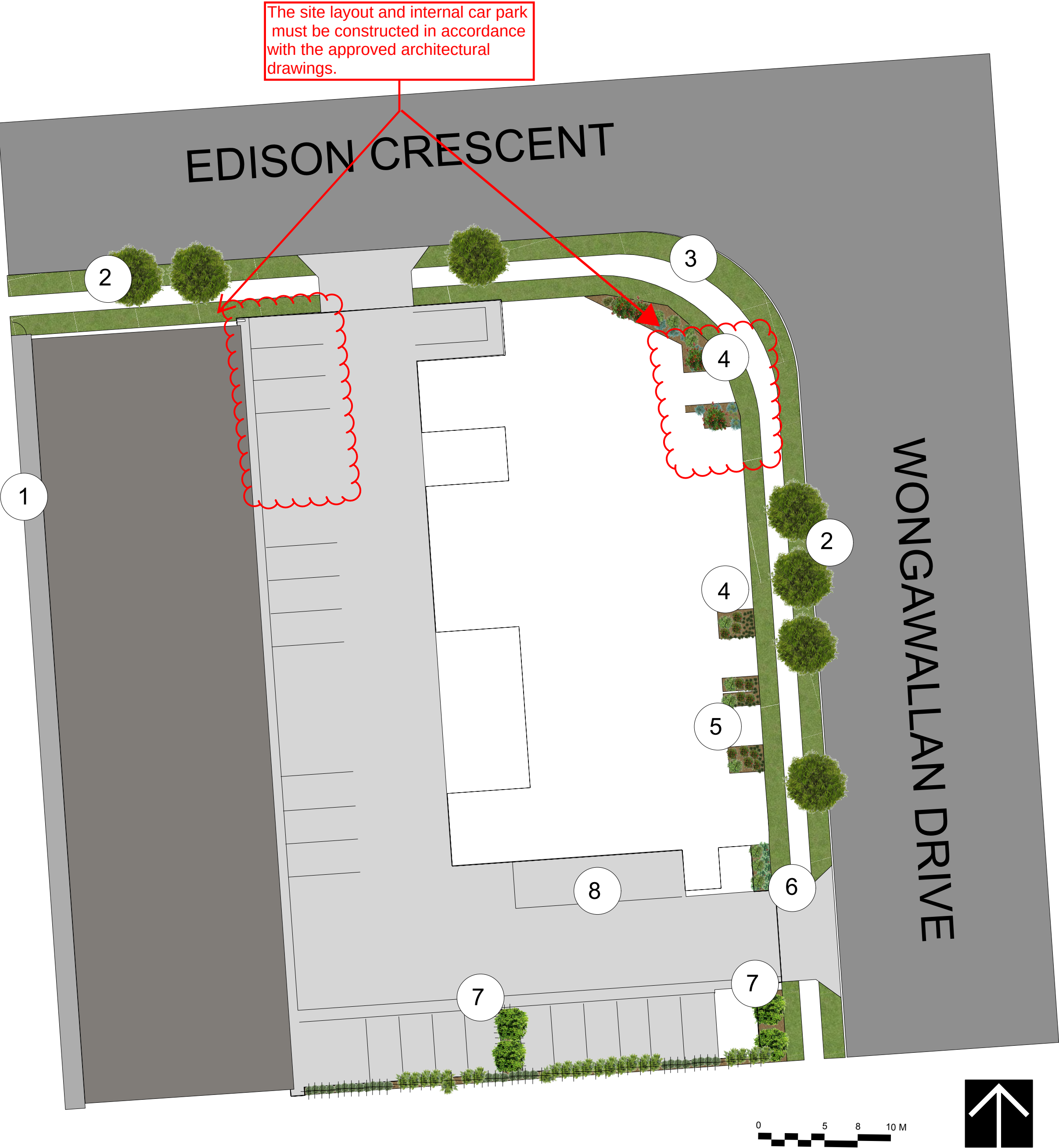
Approval no: DEV2024/1550

Date: 14 November 2024



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12 BAINS RD CURRUMBIN VALLEY Q
0412232877
john@deeprainforest.com.au



KEY

- 1. Spoon drain
- 2. Street trees to EDQ,Lendlease species and spacing
- 3. Turf- retain and protect, restore as required
- 4. Site frontage landscaping, native species
- 5. Unit pedestrian entrances
- 6. Low planting to preserve sight lines
- 7. Small trees as nominated to internal driveway
- 8. Truck parking

A 7/6/24 General revisions

NO. DATE NOTE

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Client
PJ DEVELOPMENTS

Address
LOT 28 WOGAWALLAN
DVE YARRABILBA

Project
PROPOSED NEW
INDUSTRY

Drawing
PLAN VIEW

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PLANS AND DOCUMENTS
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DEVELOPMENT APPROVAL

Approval no: DEV2024/1550
Date: 14 November 2024



AMENDED IN RED

By: Vivian Lun
Date: 25 October 2024



Scale 1:200 A2		
Date 29.05.24		
North	Job No. SLI24-16	Dwg No. Sht-1
	Issue.	

STATEMENT OF LANDSCAPE INTENT

KEY

- 1. Spoon drain
- 2. Street trees to EDQ,Lendlease species and spacing
- 3. Turf- retain and protect, restore as required
- 4. Site frontage landscaping, native species
- 5. Unit pedestrian entrances
- 6. Low planting to preserve sight lines
- 7. Small trees as nominated to internal driveway
- 8. Truck parking
- 9. Staff shelter (roof over)

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Client
PJ DEVELOPMENTS

Address
LOT 28 WONGAWALLAN
DVE YARRABILBA

Project
PROPOSED NEW
INDUSTRY

Drawing
WONGAWALLAN DVE,
VIEW TO NW



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Scale
1:200 A2

Date
29.05.24

North	Job No.	Dwg No.
	SLI24-16	Sht-2
	Issue.	

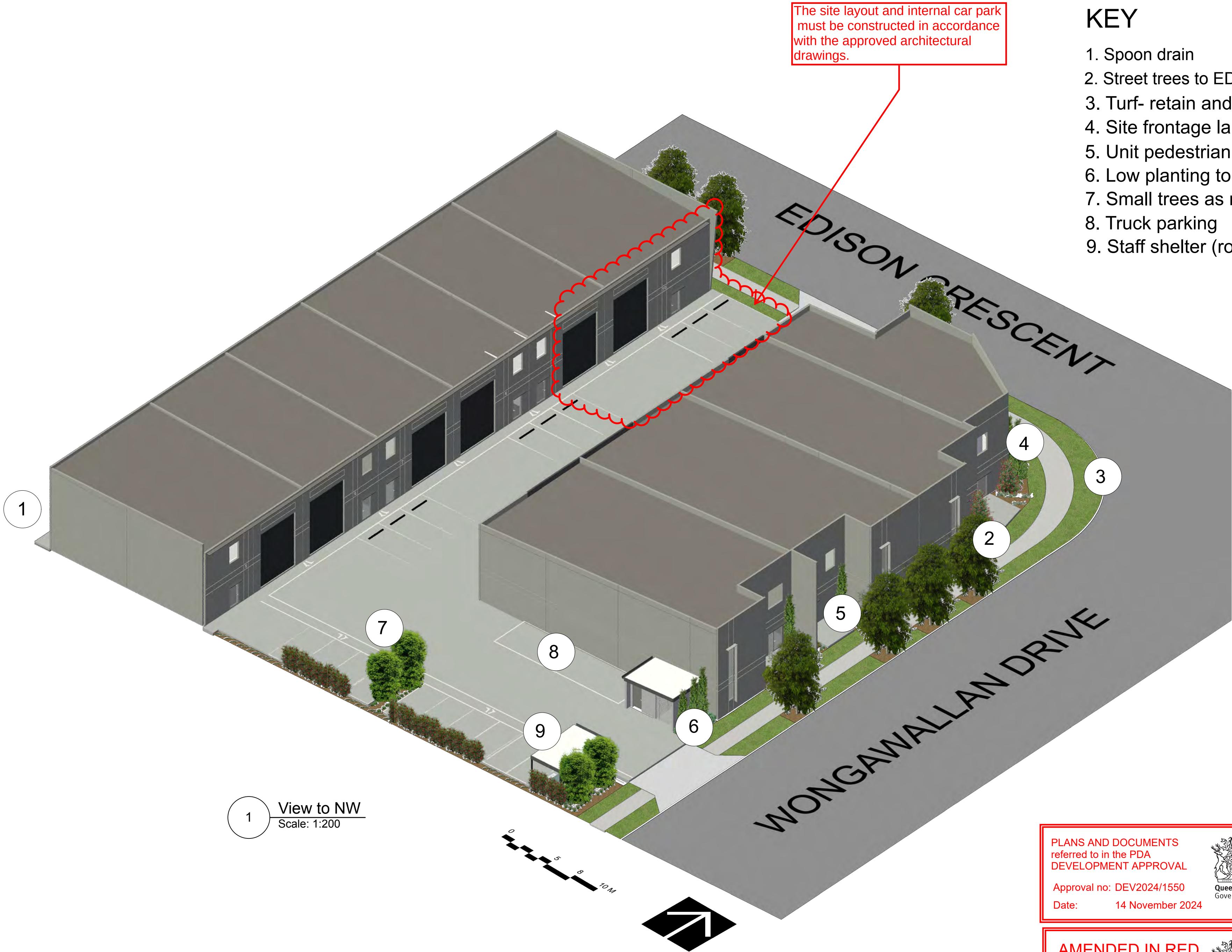
PLANS AND DOCUMENTS
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DEVELOPMENT APPROVAL

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AMENDED IN RED

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Date: 25 October 2024

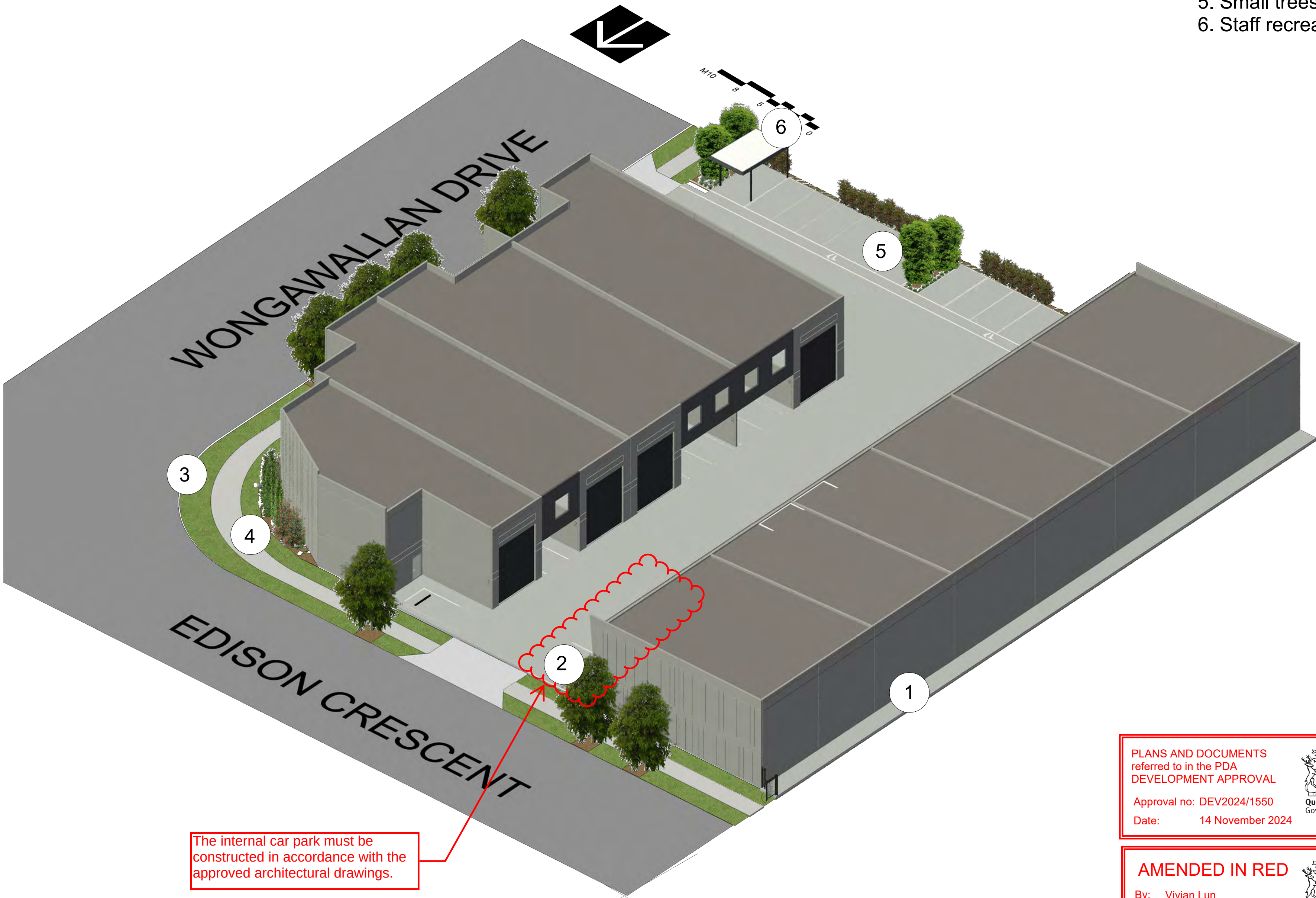


1 View to NW
Scale: 1:200

STATEMENT OF LANDSCAPE INTENT

KEY

- 1. Spoon drain
- 2. Street trees to EDQ,Lendlease species and spacing
- 3. Turf- retain and protect, restore as required
- 4. Site frontage landscaping, native species
- 5. Small trees as nominated to internal driveway
- 6. Staff recreation shelter



The internal car park must be constructed in accordance with the approved architectural drawings.

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Client
PJ DEVELOPMENTS

Address
LOT 28 WONGAWALLAN
DVE YARRABILBA

Project
PROPOSED NEW
INDUSTRY

Drawing
NE ASPECT/REAR
SCREENING

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Scale
1:200

Date
29.05.24

North	Job No. SLI24-16	Dwg No. Sht-3
	Issue.	

PLANS AND DOCUMENTS
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DEVELOPMENT APPROVAL

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Date: 14 November 2024



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Date: 25 October 2024



PLANS AND DOCUMENTS
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DEVELOPMENT APPROVAL


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Government

Approval no: DEV2024/1550
Date: 14 November 2024



3

WONGAWALLAN DVE ELEVATION
Scale: 1:200



4

EDISON CRESCENT ELEVATION
Scale: 1:200

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Client
PJ DEVELOPMENTS

Address
LOT 28 WONGAWALLAN
DVE YARRABILBA

Project
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INDUSTRY

Drawing
ELEVATIONS



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Scale 1:200 A2		
Date 29.05.24		
North	Job No. SLI24-16	Dwg No. Sht-4
	Issue.	

Statement of Landscape Intent

In accordance with the proposed industrial development at Lot 28 Wongawallan Dve Yarrabilba, this Statement of Landscape Intent outlines the principles and guidelines for the enhancement of the site's landscape. The intent is to create an aesthetically pleasing, sustainable, and functional environment that contributes positively to the streetscape, enhances the private space frontages, and provides screening to the rear of the site. Plants species will be of native origin for diminished irrigation requirements and to provide habita for fauna.

1. StreetscapeTrees:

- The road reserve will be planted with trees to enhance the visual appeal and provide shade and habitat unless existing as conditional of the previous lot reconfiguration. Species selection for street trees will conform to the determination of the Economic Development Queensland (EDQ). However, it is suggested to consider Elaeocarpus Blueberry Ash, Harpullia or Angophora costata for their suitability to the local climate and aesthetic qualities and previous successful use throughout the zone.

2. PrivateLandscaping on Site Frontages:

- Private landscaping along the site frontages will be designed in accordance with the landscaping requirements as directed by the EDQ.
- Trees within the site will primarily consist of Xanthostemon (Golden Penda),Tristania ‘Luscious’, or Elaeocarpus Prima Donna, chosen for its pleasing foliage and suitability to the local conditions.
- Shrubs will include Doryanthes and Cordyline australis as accent species with Westrinea dwarf and Callistemon hybrids to accompany. These are selected for their ornamental characteristics and tolerance to climatic conditions.
- Ground cover will consist of Myoporium species, Casuarina prostrate and Dianella species, selected for their low maintenance and ability to provide visual interest.
- Turf within the road reserve will be retained and repaired as needed to maintain a cohesive streetscape.

3. PlantingtoRear (West of Site):

- The rear of the site against the retaining wall will feature screen plantings of Lilly Pilly (Syzygium 'Straight and Narrow'). This selection is chosen for its dense foliage, which will provide effective screening.
- All planting to the rear will be spaced to ensure foliage coverage within 24 -36 months.

4. Compliance with EDQ, Lendlease Guidelines for Yarrabilba:

- All landscaping elements, including species selection, layout, and maintenance practices, will fully comply with the guidelines set out by EDQ for developments in Yarrabilba.
- Attention will be given to sustainable practices, water efficiency, and biodiversity enhancement to ensure the long-term health and resilience of the landscape.

By adhering to these guidelines, the proposed industrial development at Lot 28 Wongawallan Dve Yarrabilba will not only meet regulatory requirements but also contribute to the creation of a green, inviting and sustainable environment for both occupants and the broader community.



TREES

- 1.Tristaniopsis 'Lushious' ht 8m, sp 5m
2. Xanthostemon 'Golden Penda' ht 8m sp 6m
3. Elaeocarpus 'Prima Donna' ht 6m, sp 4m



SHRUBS

4. Doryanthes excelsa ht 2mt, flower spikes to 4m
5. Cordyline australis ht 4m, sp 2m
6. Westringia 'Maundi' ht 0.8m, sp 1m
7. Callistemon dwarf hybrids ht 1.5m, sp 1m



GROUND COVERS

8. Dianella species ht 0.6m, sp 0.7m
9. Myoporium spp ht 0.3m, sp1.5m
10. Casuarina prostrate ht 0.3, sp 1.5m

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Client
PJ DEVELOPMENTS

Address
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DVE YARRABILBA

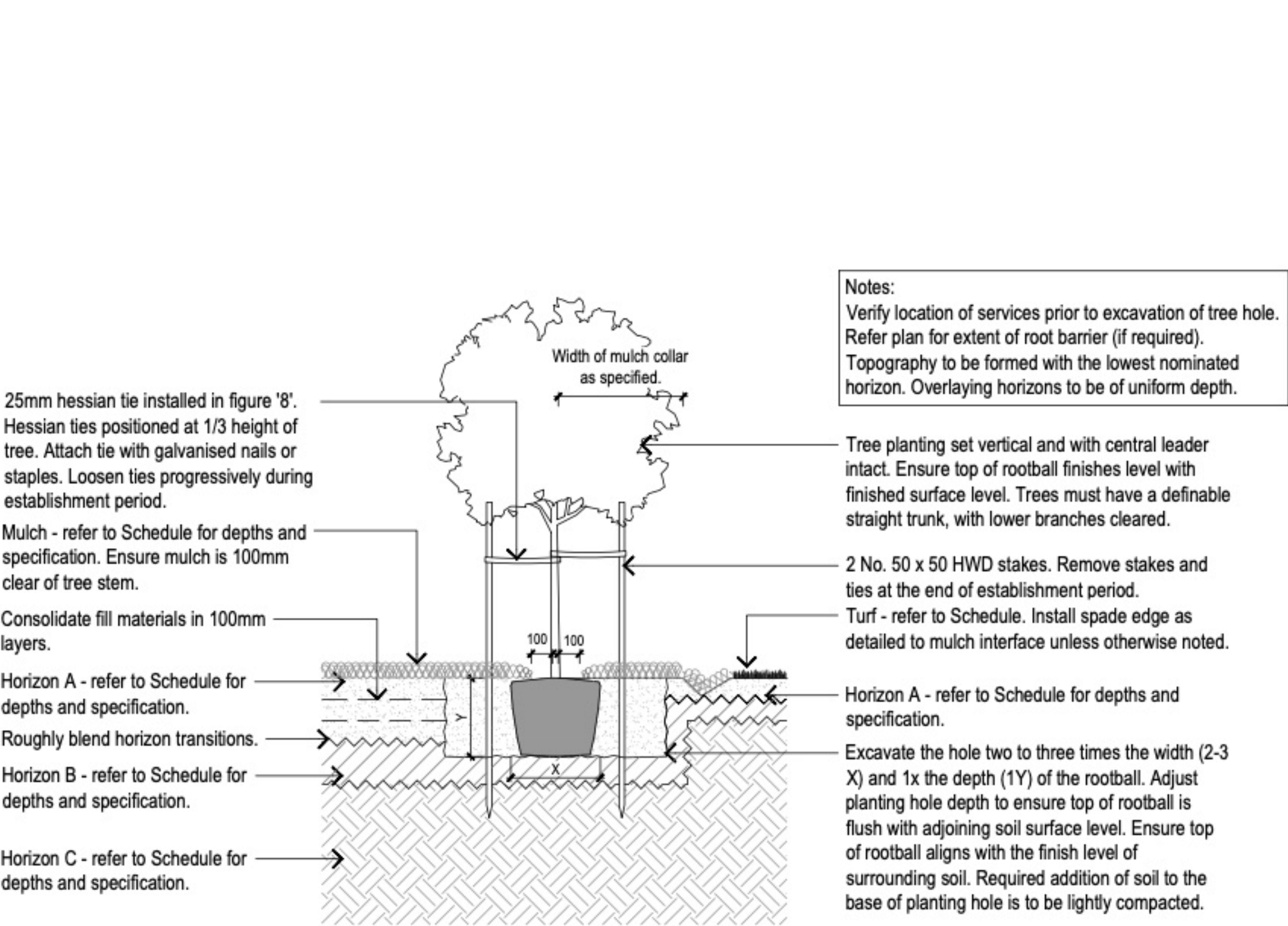
Project
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Drawing
TEXT RESOLUTION &
SPECIES SELECTION

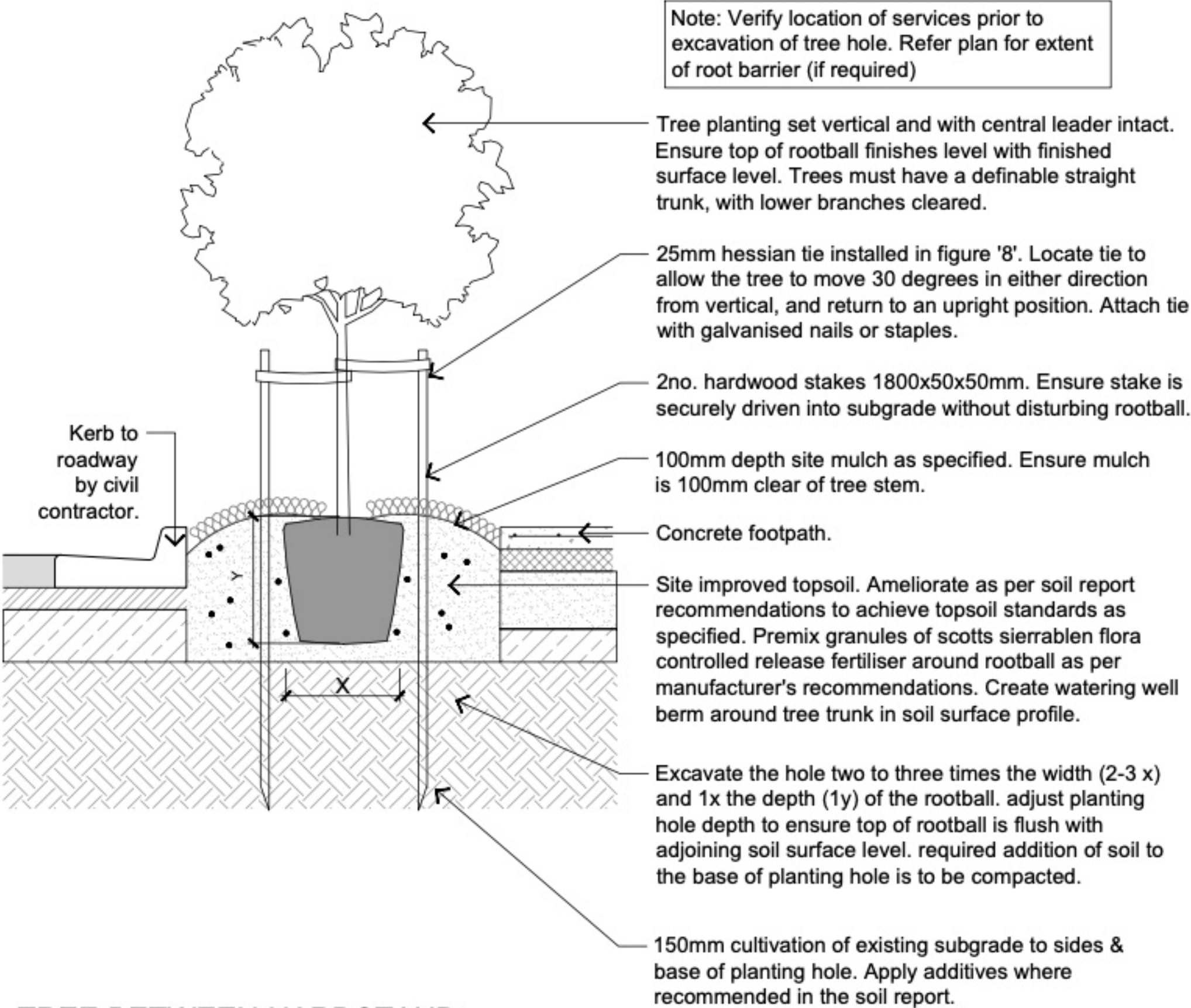
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Date 29.05.24		
North	Job No. SLI24-16	Dwg No. Sht-5
	Issue.	

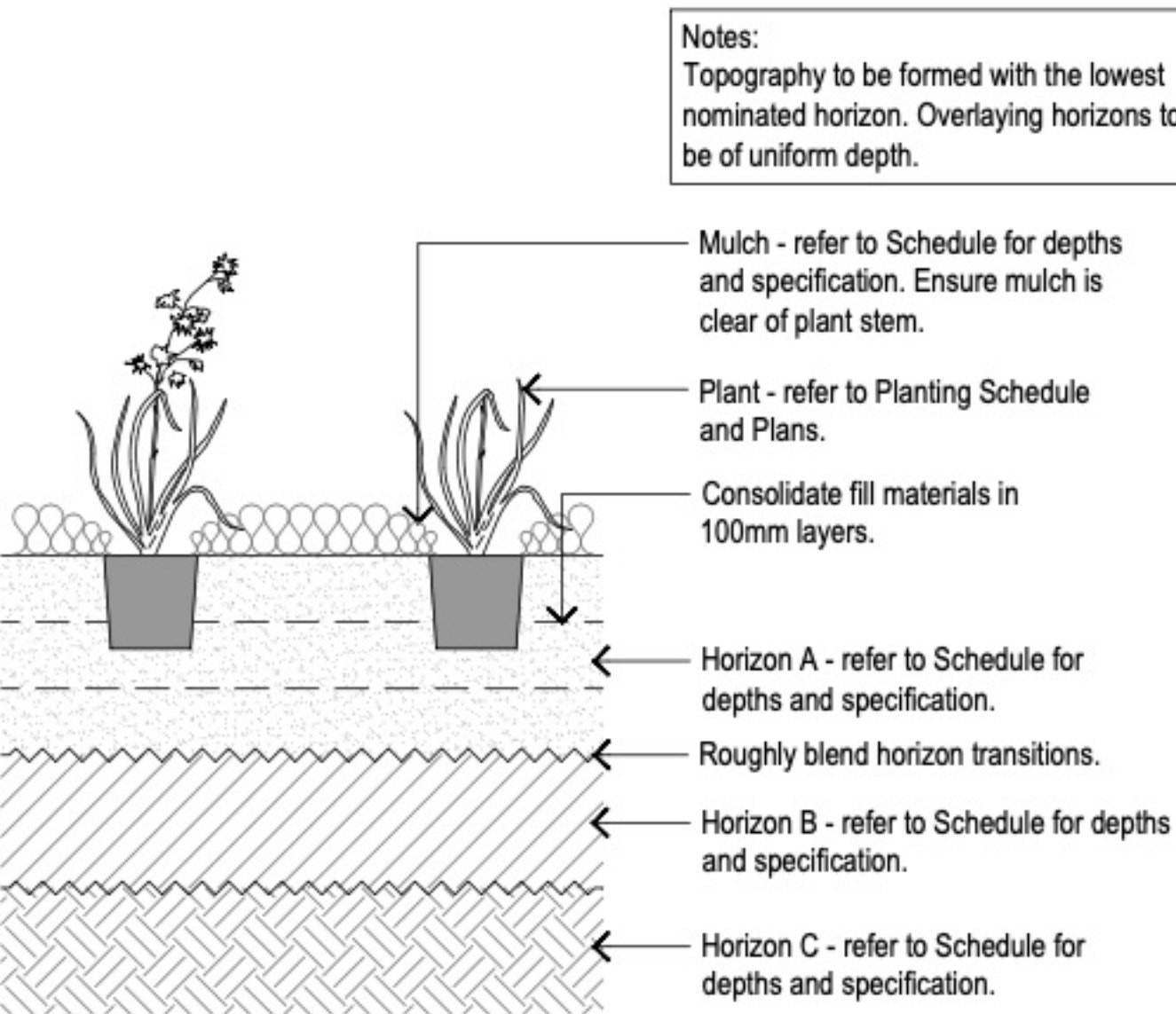
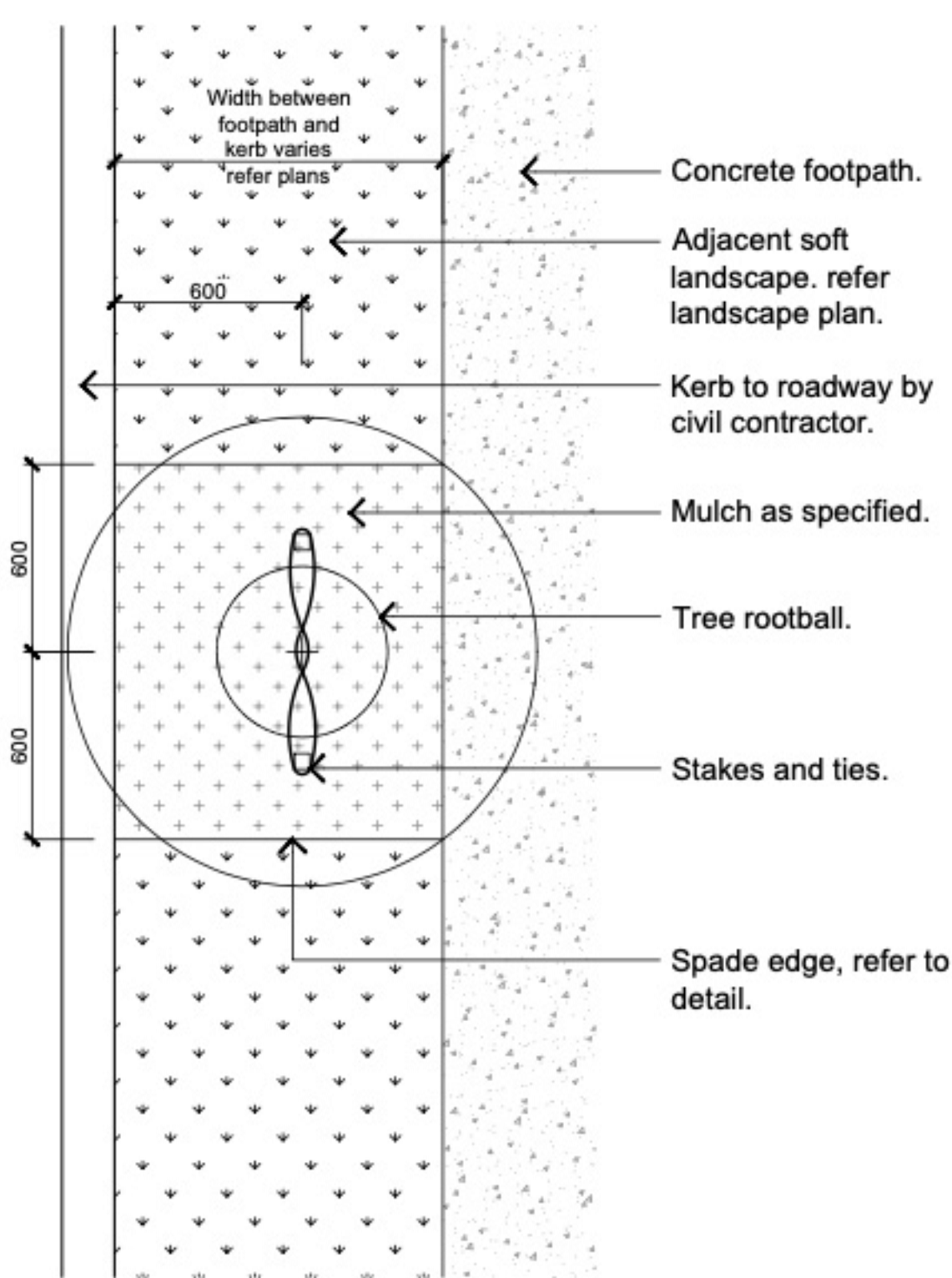
Details to RPS drawings



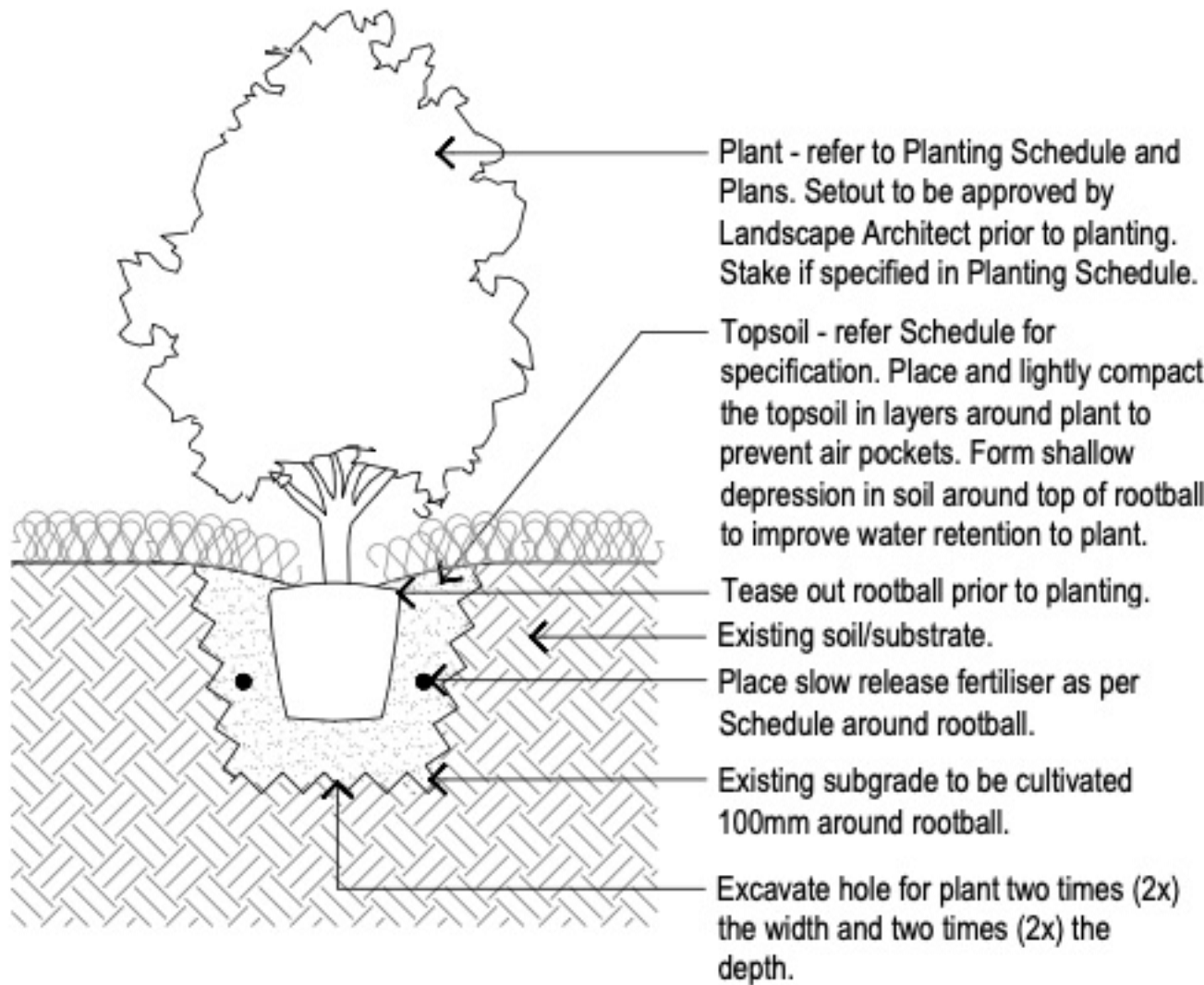
01 TYPICAL TREE PLANTING - 45L
SCALE 1:20



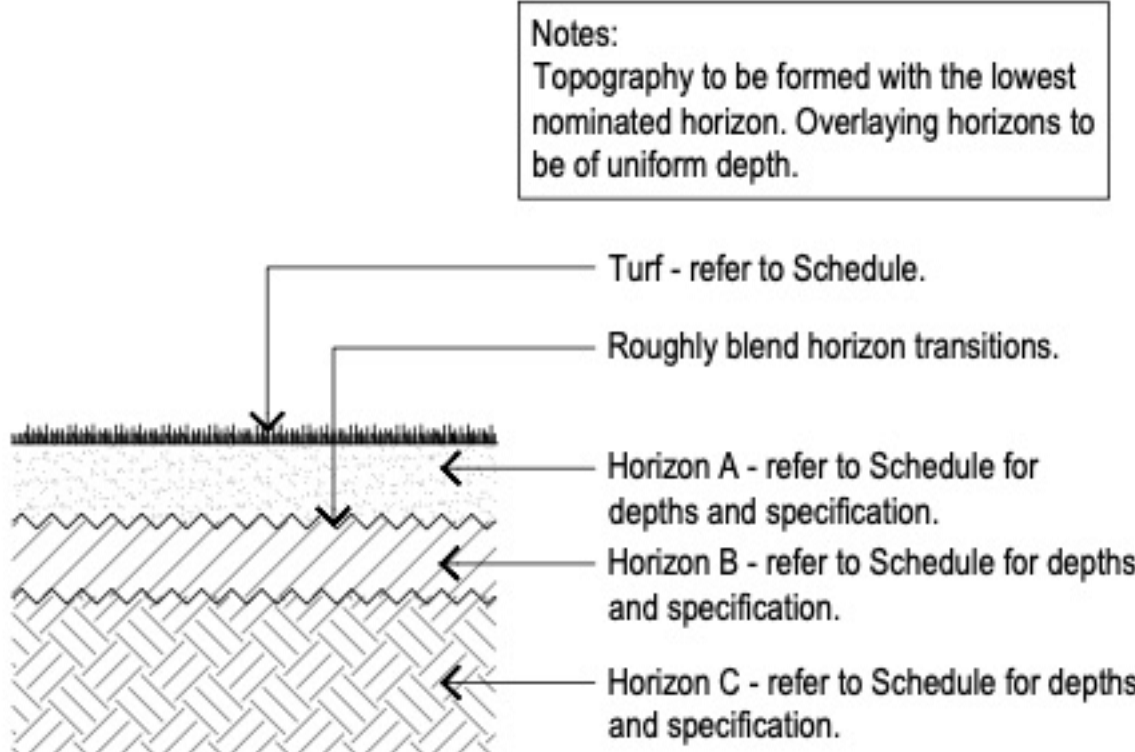
02 TREE BETWEEN HARDSTAND
SCALE 1:20



PA TYPICAL PLANTING
SCALE 1:10



HP PLANTING IN EXISTING SUBSTRATE
SCALE 1:10



TF1 TYPICAL TURF
SCALE 1:10

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

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Drawing
Details

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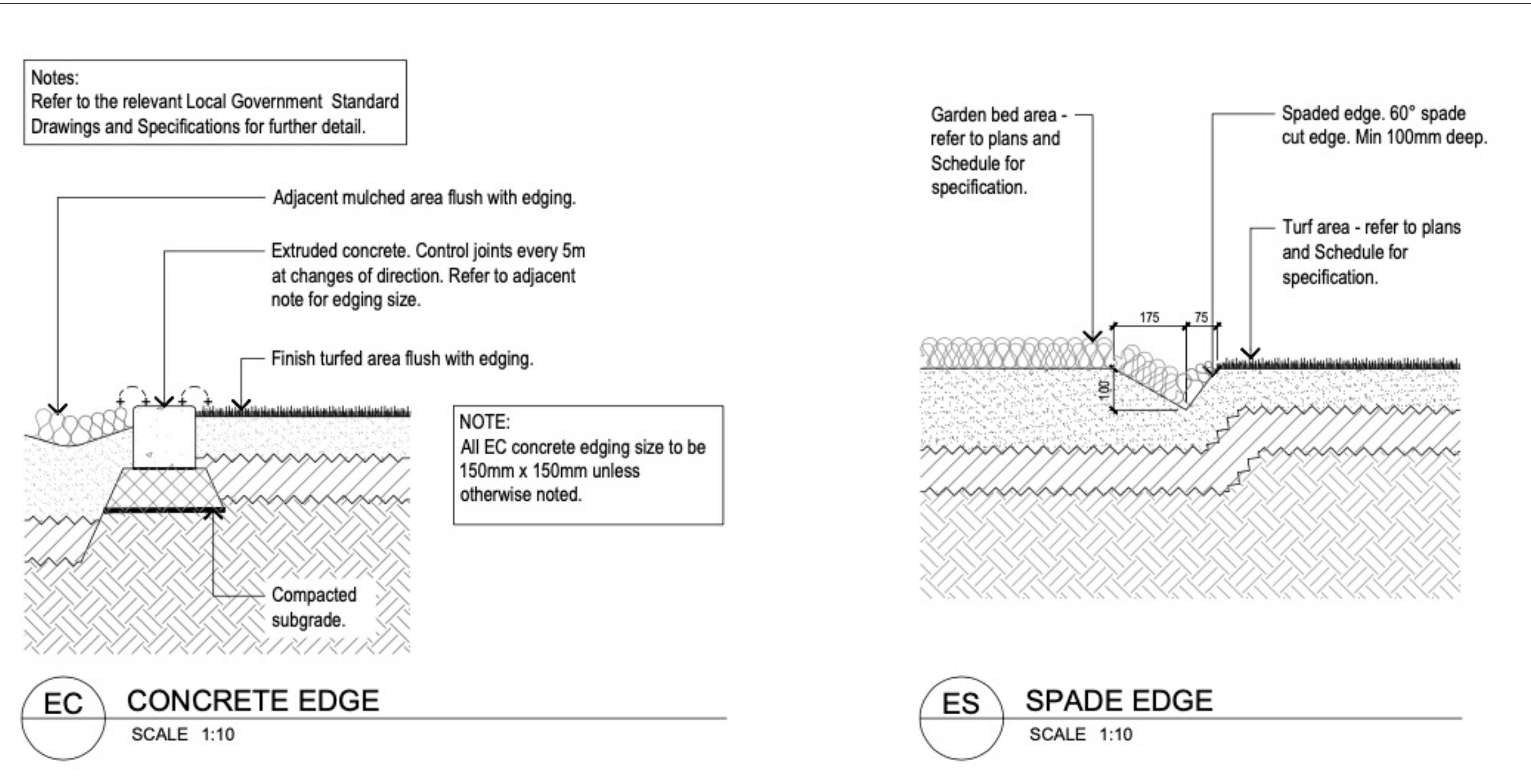
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Scale
As Shown

Date
Insert Date

North	Job No. SLI24-16	Dwg No. DT1
	Issue.	

Details to RPS drawings



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2024/1550

Date: 14 November 2024



Queensland Government

SAFETY IN DESIGN

Project:	Yarra MIBA North - Stage 1	Date:	11-Sep-23		
Project Number:	152168-1	Revision:	1		
RISK ANALYSIS TABLES					
Consequence Table					
Level	Consequence Description			Cost / Time	
5 - Catastrophic	Fatality or multiple persons onsite with life threatening health effect or inability to continue work.			Huge financial or time loss	
4 - Major	Extensive injuries, or onset of severe or life threatening health effect to single person onsite. Multiple persons with onset of irreversible health effects. Permanent injury to person on site.			Major financial or time loss	
3 - Moderate	Medical treatment required. Irreversible health effect to a single person. Multiple persons onsite with reversible health effects.			High financial or time loss	
2 - Minor	First aid, single or multiple injuries amongst person's onsite. Single person onsite with moderate short term reversible health effects. Over exposure to multiple persons onsite but no reported health effects.			Medium financial or time loss	
1 - Insignificant	No injuries. Over exposure to a single person onsite, but no reported health effects.			Low financial or time loss	
Likelihood Table					
Level	Description			Quantification Guide	
A - Almost Certain	The event is expected to occur in most circumstances			More than once per year	
B - Likely	The event will probably occur in most circumstances			At least once in 5 years	
C - Possible	The event should occur at some time			At least once in 10 years	
D - Unlikely	The event could occur at some time			At least once in 30 years	
E - Rare	The event may occur in exceptional circumstances			Less than once in 30 years	

Prepared by:	Rebecca Woodbridge		Client:	Lendlease		
Reviewed by:	Emma Fraser		Contractor:	To Be Advised		
Risk Analysis Matrix		CONSEQUENCE				
LIKELIHOOD		1 - Insignificant	2 - Minor	3 - Moderate	4 - Major	5 - Catastrophic
	A - Almost Certain	Moderate	High	Extreme	Extreme	Extreme
	B - Likely	Moderate	High	High	Extreme	Extreme
	C - Possible	Low	Moderate	High	Extreme	Extreme
	D - Unlikely	Low	Low	Moderate	High	Extreme
	E - Rare	Low	Low	Moderate	High	High
Risk Evaluation Table						
Risk Level	Action Required					
Extreme	Unacceptable risk. Re-design required. Do not proceed without additional controls.					
High	Unacceptable risk. Additional controls needed. Consider further review and consider re-design.					
Moderate	Risk may be acceptable. Management to determine actions required.					
Low	Acceptable. Manage risk through routine procedures and other administrative controls.					

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PJ DEVELOPMENTS

Address
LOT 28 WOGAWALLAN
DVE YARRABILBA

Project
PROPOSED NEW
INDUSTRY

Drawing
Details 2



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Scale As Shown		
Date Insert Date		
North	Job No. SLI24-16 Issue.	Dwg No. DT2

Safety in design relative to Landscaping

L13	All Excavation Works	Flooding of excavations/ingress of	Injury	2-Construction	WUC	D - Unlikely	3 - Moderate	Moderate	Suffocation/Drowni ng	Contractors safety plan	Landscape Architect / Project	Construction	Contractor during construction.
L14	Pathways/Trafficable Services	Tripping or slipping on trafficable surface	Falling	3-Use	All pavements	C - Possible	2 - Minor	Moderate	Falling injury	Hazard Designed out.	Landscape Architect	Closed	Council
L15	Noxious/poisonous or spikey plants	Splinter/Penetration Injury/ Poisoning	Injury	3-Use	Throughout	D - Unlikely	2 - Minor	Low	Injury	Hazard Designed out.	Landscape Architect	Closed	Council
L16	CPTED	Lack of visual surveillance	Injury	3-Use	Open space	D - Unlikely	3 - Moderate	Moderate	Injury	Maximise surveillance	Landscape Architect	Closed	Council
L17	Fencing	Finger Entrapment	Injury	3-Use	Private lots	D - Unlikely	2 - Minor	Low	Injury	Hazard to be Designed out.	Landscape Architect - Sport Equipment Supplier	Closed	Council
L18	Shade	Sunburn	Injury	3-Use	Throughout	B - Likely	1 - Insignificant	Moderate	Injury	Hazard Designed out.	Landscape Architect	Closed	Council
L19	Emergency Access	Personal Injuries	Injury	3-Use	Landscape	C - Possible	2 - Minor	Moderate	Injury	Hazard Designed out.	Landscape Architect	Closed	Council
L20	Security & Safety of park users and residents - especially after hours	Safety from human predators	Injury	3-Use	Landscape	D - Unlikely	3 - Moderate	Moderate	Injury	Hazard Designed out.	Landscape Architect	Closed	Council
L21	Vandalism/damage to works	Undesirable usage and tagging. Splinter/penetration injury	Property Damage	3-Use	Landscape	D - Unlikely	1 - Insignificant	Low	Property Damage	Hazard Designed out.	Landscape Architect	Closed	Council