

820 Greenbank Road

North Maclean

Statement of Landscape Intent - IR Response

September 2025

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2025/1661

Date: 27 November 2025



Project Details & Contents

Project Details

Project Name:
820 Greenbank Road

Client Name:
Norhart Development Pty Ltd

Project Address:
820 Greenbank Road, North Maclean QLD 4280

Project No.
2447

Revision:
A- 2025-06-27- Draft for Review
B- 2025-07-08- For Approval
C- 2025-07-09- For Approval
D- 2025-09-17- IR Response
E- 2025-09-26- IR Response
F- 2025-09-29- IR Response

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Site Description

The subject site located at 280 Greenbank Road, North Maclean. Lot description Lot 2 RP 868726. The site has a total area of 202,500m2. The site is located within the Greater Flagstone Priority Development Area.

Landscape Character

The landscape concept for the site focuses on creating an attractive natural landscape setting for the proposed development, while respecting and integrating with the visual integrity and the local character of the area. This will be achieved through the creation of a setting that enhances the visual features of the site and recognizes the area’s affinity with its natural vegetation and ecological systems. The lot layout will ensure that the visual significant and the significant features of the site are maintained. Retained and new landscaping will complementary to the existing.

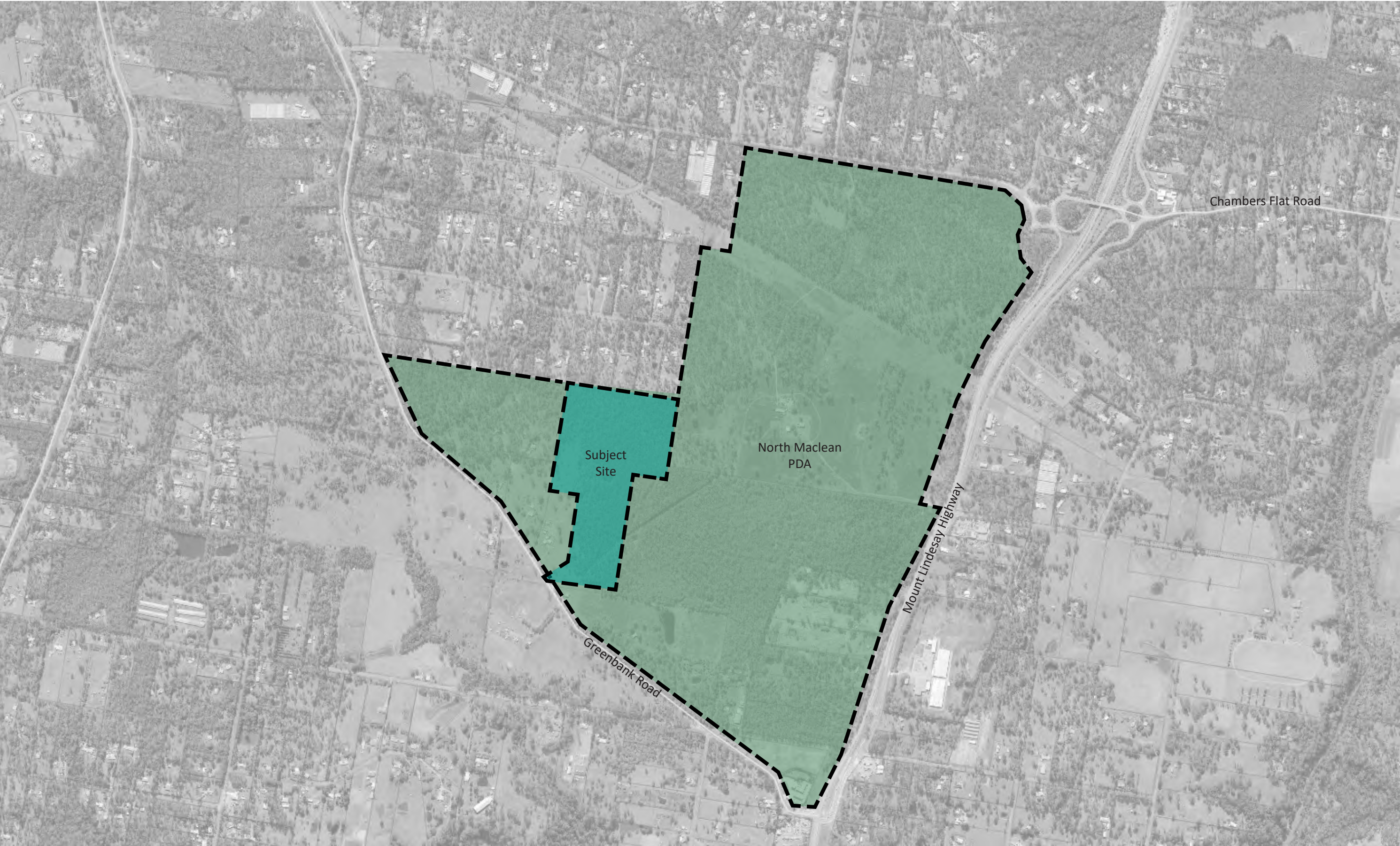
Native Species

The use of native species will provide functional amenity to the built form of the future workers and visitors whilst creating a balance with the natural surrounds. Shade tree planting has been proposed in an unstructured fashion using grouped plantings; this is preferred over a structured effect. Landscape areas will be designed with a strata layer effect incorporating low maintenance, native shrubs, grasses and groundcovers tolerant of local conditions which display different colours, forms and texture and resemble the regional ecosystems that is appropriate for its context being an industrial subdivision. This will be further enhanced by the addition of landscaping trees to provide shade and shelter to the site as well as softening visual lines.

Industrial Precinct Integration

An entrance statement from Greenbank Road will utilise natural materials and signage to provide a visually appealing entrance into the development. Passive site surveillance from the main movement lines will be softened by the landscaping components within perimeter buffers, therefore maintaining a ‘green’ appeal of the area. In summary, the concept behind the proposed landscaping areas of the development aims to provide a sustainable and natural landscape features which not only enhance the integration of the proposed development with both the natural and built environments that surround it, but also add to the value of the overall landscape character of the local precinct. The proposed estate signage will be subject to a future OPW advertising devices application.

Location & Context Plan





Clearly Defined Entry

- + Create an engaging entry experience for workers and visitors
- + Provide a sense of place and locality



Minimise Visual Impact

- + Maximise planting opportunities with verge, bio basins, batters and rehabilitation areas
- + Provide mature or advance stock planting at the time of construction for instant green impact



Shade Tree Planting

- + Provide shading to new road that reflects the local character

Overview

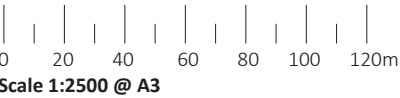
The ‘Design Moves’ represent the big ideas that are created from all Site Analysis and research. These design moves will give the site narrative, meaning and purpose alongside iconic design elements

Landscape Concept Plan - Master Plan

Legend

- 1 Indicative Industrial estate feature signage within the private lot (subject to future OPW Advertising Devices application)
- 2 Proposed shade street tree planting within turf verge (typical 6m wide) Refer Street Tree Master Plan
- 3 Proposed shade tree, shrub and groundcover planting to bio basin batters and floor. Ensure plant species appropriately reflects final civil. (refer to civil)
- 4 Proposed hydroseed to batter
- 5 Proposed covenant area Natural rehabilitation area Refer to Ecological report (25m wide)
- 6 Existing group of Melaleuca irbyana to be translocated to suitable location within the ecological area Refer to Ecological report
- 7 Proposed ecological natural rehabilitation area Refer to Ecological report

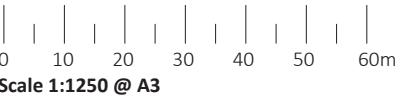
Note: The proposed development is for an industrial subdivision. Development of the lots will trigger a MCU development application which will be inclusive of additional landscaping.



Landscape Concept Plan - North Plan

Legend

- 1 Proposed shade street tree planting within turf verge (typical 6m wide)
Refer Street Tree Master Plan
- 2 Proposed shade tree, shrub and groundcover planting to bio basin batters and floor. Ensure plant species appropriately reflects final civil. (refer to civil)
- 3 Proposed hydroseed to batter
- 4 Proposed covenant area
Natural rehabilitation area
Refer to Ecological report (25m wide)
- 5 Proposed ecological natural rehabilitation area
Refer to Ecological report



Landscape Concept Plan - South Plan

Legend

- 1 Indicative Industrial estate feature signage within the private lot (subject to future OPW Advertising Devices application)
- 2 Proposed shade street tree planting within turf verge (typical 6m wide) Refer Street Treet Master plan
- 3 Proposed shade tree, shrub and groundcover planting to bio basin batters and floor. Ensure plant species appropriately reflects final civil. (refer to civil)
- 4 Proposed hydroseed to batter
- 5 Proposed ecological natural rehabilitation area Refer to Ecological report
- 7 Existing group of Melaleuca irbyana to be translocated to suitable location within the ecological area Refer to Ecological report



0 10 20 30 40 50 60m
Scale 1:1250 @ A3



Street Tree Master Plan

Legend

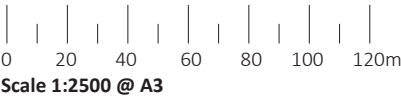
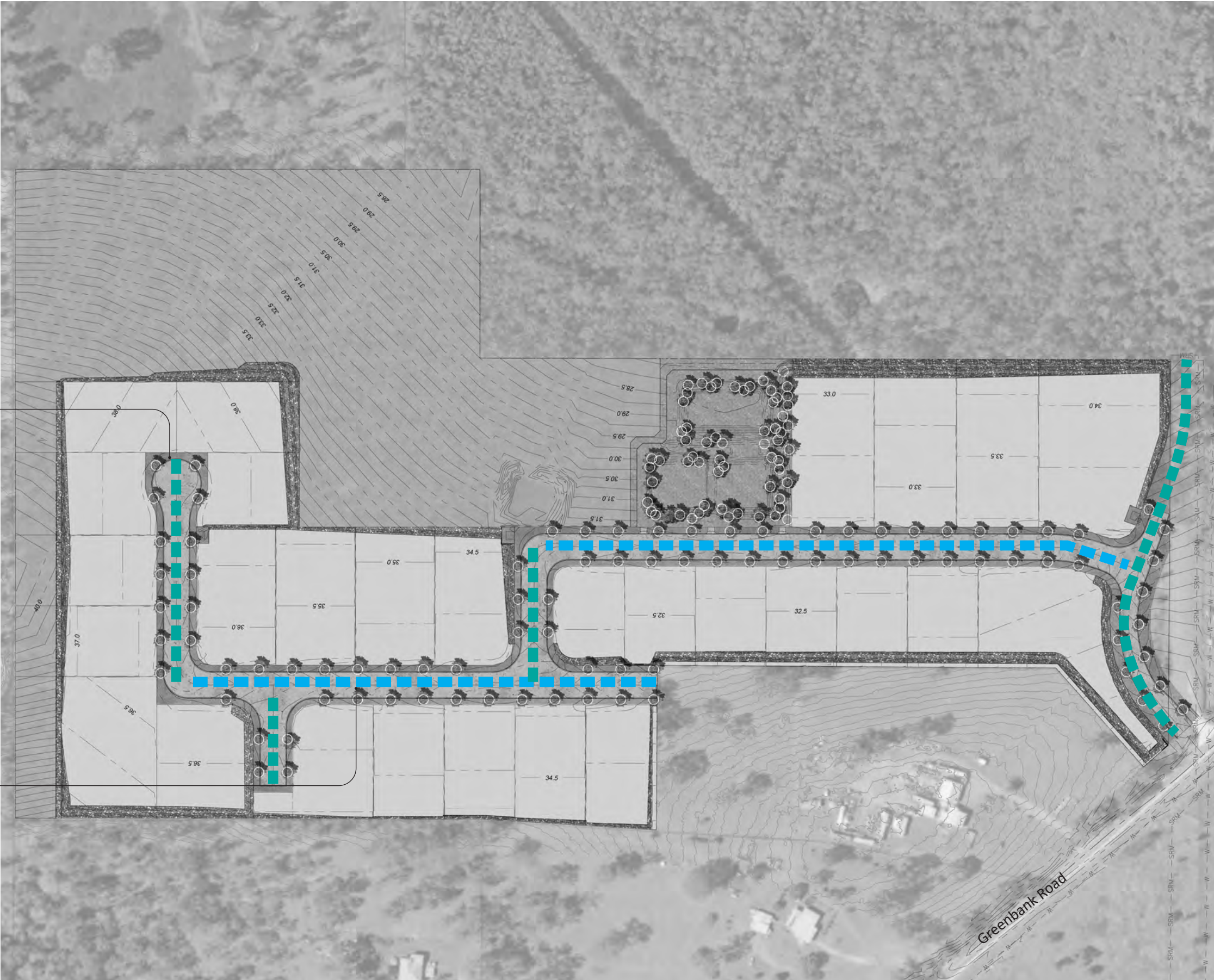
 Eucalyptus siderophloia

 Lophostemon confertus

Eucalyptus siderophloia



Lophostemon confertus



Native Planting Palette

Trees - Dominant

Botanical Name	Common Name
<i>Allocasuarina torulosa</i>	Forest Oak
<i>Corymbia intermedia</i>	Pink Bloodwood
<i>Eucalyptus carnea</i>	Broad-leaved Mahogany
<i>Eucalyptus siderophloia</i>	Grey Ironbark
<i>Eucalyptus tindaliae</i>	Tindales Stingybark
<i>Lophostemon confertus</i>	Brush Box
<i>Lophostemon suaveolens</i>	Swamp Box



Forest Oak
Allocassuarina torulosa
Tree
8 x 6m



Pink Bloodwood
Corymbia intermedia
Tree
8 x 6m



Borad-leaved Mahogany
Eculyptus carnea
Tree
8 x 6m

Trees - Associated

Botanical Name	Common Name
<i>Allocasuarina littoralis</i>	Woolly Oak
<i>Alphitonia excelsa</i>	Soap Tree
<i>Angophora leioarpa</i>	Rusty Gum
<i>Corymbia citriodora</i>	Lemon-scented Gum
<i>Corymbia tessellaris</i>	Moreton Bay Ash
<i>Eucalyptus microcorys</i>	Tallowwood
<i>Eculyptus propinqua</i>	Small-fruited Grey Gum
<i>Eculyptus resinifera</i>	Red Mahogany
<i>Eculyptus tereticornis</i>	Forest Red Gum



Grey Ironbark
Eculyptus siderophloia
Tree
8 x 6m



Tindales Stingybark
Eucalyptus tindaliae
Tree
8 x 6m



Brush Box
Lophostemon confertus
Tree
8 x 6m



Swamp Box
Lophostemon suaveolens
Tree
8 x 6m



Lemon-scented Gum
Corymbia citriodora
Tree
8 x 6m



Foerest Red Gum
Eculptus tereticornis
Tree
8 x 6m

Native Planting Palette

Shrubs - Dominant

Botanical Name	Common Name
Acacia concurrens	Curracabah
Acacia disparrima	Salwood



Curracabah
Acacia concurrens
Shrub
2 x 2m



Salwood
Acacia disparrima
Shrub
2 x 2m



Maidens Wattle
Acacia maidenii
Shrub
2 x 2m

Shrubs - Associated

Botanical Name	Common Name
Acacia maidenii	Maidens Wattle
Jacksonia scoparia	Dogwood
Trema tomentosa	Native Peach
Pultenaea spinosa	Spiny Bush-pea
Wikstroemia indica	Tie Bush



Dogwood
Jacksonia scoparia
Shrub
2 x 2m



Native Peach
Trema tomentosa
Shrub
2 x 2m



Spin Bush-pea
Pultenaea spinosa
Shrub
2 x 2m



Tie Bush
Wikstroemia indica
Shrub
2 x 2m

Native Planting Palette

Groundcovers - Dominant

Botanical Name	Common Name
Cymbopogon refractus	Barb-wire Grass
Eremochloa bimaculata	Poverty Grass
Imperata cylindrica	Blady Grass
Themeda triandra	Kangaroo Grass



Barb-wire Grass
Cymbopogon refractus
Groundcover
0.5 x 0.5m



Poverty Grass
Eremochloa bimaculata
Groundcover
0.5 x 0.5m



Blady Grass
Imperata cylindrica
Groundcover
0.5 x 0.5m

Groundcovers - Associated

Botanical Name	Common Name
Capillipdeium spicigerum	Scented-top Grass
Dianella caerulea	Blue Flax-lily
Entoalasia stricta	Wiry Panic
Digitaria parviflora	Small-flowered Finger Grass
Hardenbergia violacea	False Sarsaparilla
Lepidosperma laterale	Swordsedge
Lomandra confertifolia	Mat Rush
Lomandra longifolia	Spiny-headed Mat Rush
Lomandra multiflora	Many-flowered Mat Rush
Oplismenus aemulus	Creeping Mat Grass
Oplismenus imbecillis	Creeping Beard Grass
Ottochloa gracillima	Ottochloa
Panicum effusum	Hairy Panic



Kangaroo Grass
Themeda australis
Groundcover
0.3 x 2m



Scented-top Grass
Capillipdeium spicigerum
Groundcover
0.5 x 0.5m



False Sarsaparilla
Hardenbergia violacea
Groundcover
0.5 x 0.5m



Mat Rush
Lomandra confertifolia
Groundcover
0.5 x 0.5m



Mat Rush
Lomandra longifolia
Groundcover
0.5 x 0.5m



Mat Rush
Lomandra multiflora
Groundcover
1 x 1m

