

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2016/813/6

Date: 24/03/2026



GREENBANK TOWN CENTRE

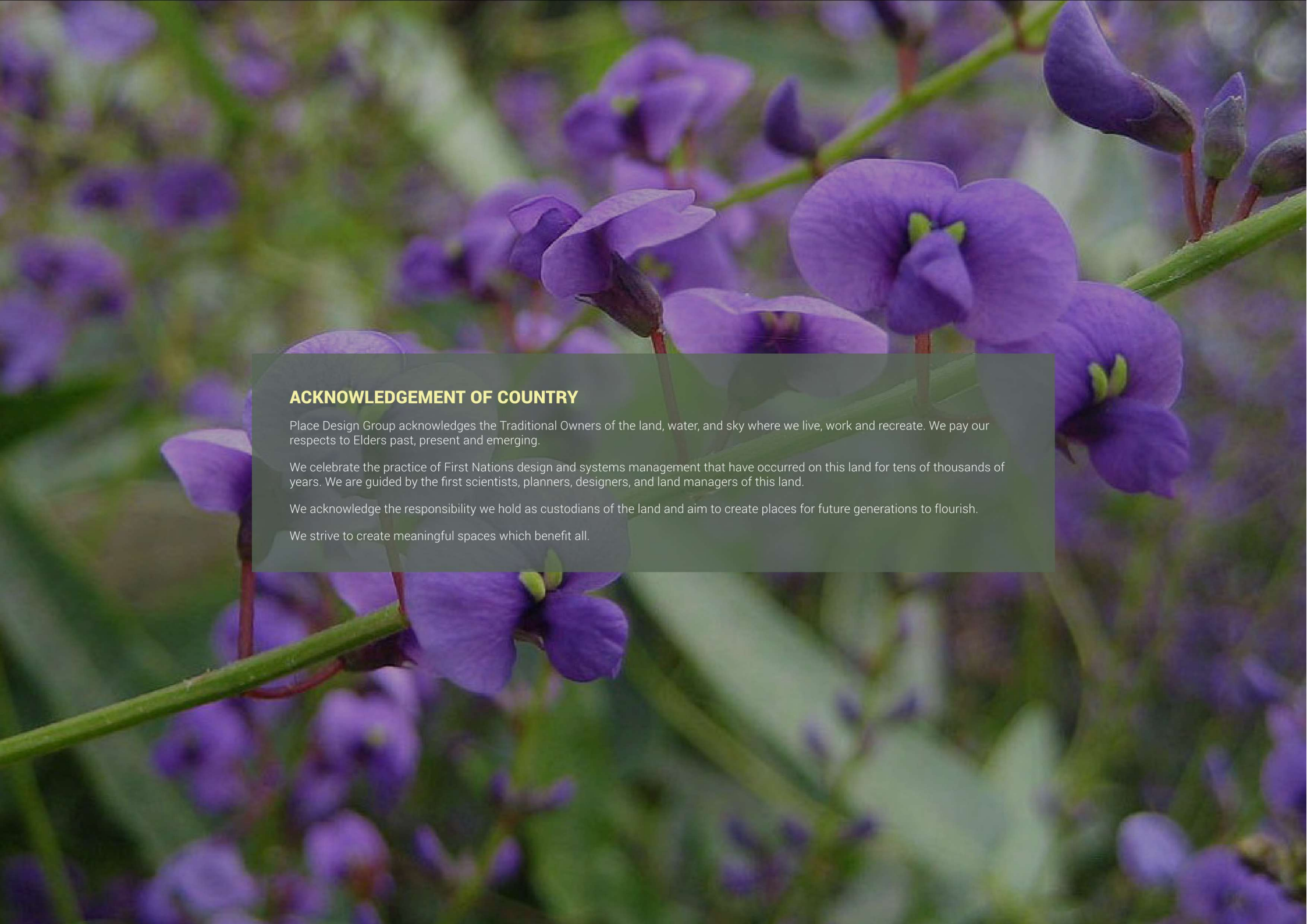
LANDSCAPE ARCHITECTURAL DESIGN REPORT

Prepared for Region Group

PROJECT 1021075 | REV 05

15 DECEMBER 2025

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ACKNOWLEDGEMENT OF COUNTRY

Place Design Group acknowledges the Traditional Owners of the land, water, and sky where we live, work and recreate. We pay our respects to Elders past, present and emerging.

We celebrate the practice of First Nations design and systems management that have occurred on this land for tens of thousands of years. We are guided by the first scientists, planners, designers, and land managers of this land.

We acknowledge the responsibility we hold as custodians of the land and aim to create places for future generations to flourish.

We strive to create meaningful spaces which benefit all.

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Stage 3

DETAIL PLAN

Detail plan [A] Pedestrian access

Detail plan [B] Outdoor Dining Area

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DOCUMENT REGISTER

Report title	Greenbank Town Centre Landscape Architectural Design Report
Document number	1021075
Prepared for	Region Group
Authors	Rob Waddell, Tho Pham, Ruby Wilkes

Issue	Date	Description	By	Approved
01	28.03.2024	Draft DA Report	TP	RW
02	12.04.2024	DA Report	TP	RW
03	11.09.2025	DA Report	RubyW	RW
04	05.12.2025	DA Report RFI	TP	RW
05	15.12.2025	DA Report RFI	TP	RW

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PROJECT DESCRIPTION

Development Summary

Place Design Group have been engaged by Region Group to prepare a Landscape Design Report to support the DA application for the Greenbank Shopping Centre.

Site Address:
19-67 Pub Lane Greenbank QLD 4124
Real Property Description:
Lot 5/SP214051

Zoning: Priority Development Area:
Area: 99,640m²

Site Description

The applicant proposes to introduce staging for the delivery of the development. The proposed stages include:

- Stage 1: Existing Shopping Centre (completed);
- Stage 2A: Pub Lane road and intersection upgrades, 3x fast food tenancies fronting Pub Lane (relocated as required by the PDA development approval) and Woolworths direct-to-boot pickup area; and
- Stage 2B: Comprises the balance of the retail expansion of the Shopping Centre and associated car parking areas.

Note: The introduction of staging does not impact on the integrity of the landscape concept.

Landscape Concept

The landscape design will take on a contextually appropriate subtropical character utilising both native and exotic species to create a lush and shady yet hardy landscape theme. The hardscape will be robust and durable by incorporating materials such as natural stone, concrete and durable furniture and site fixtures with a natural aesthetic.

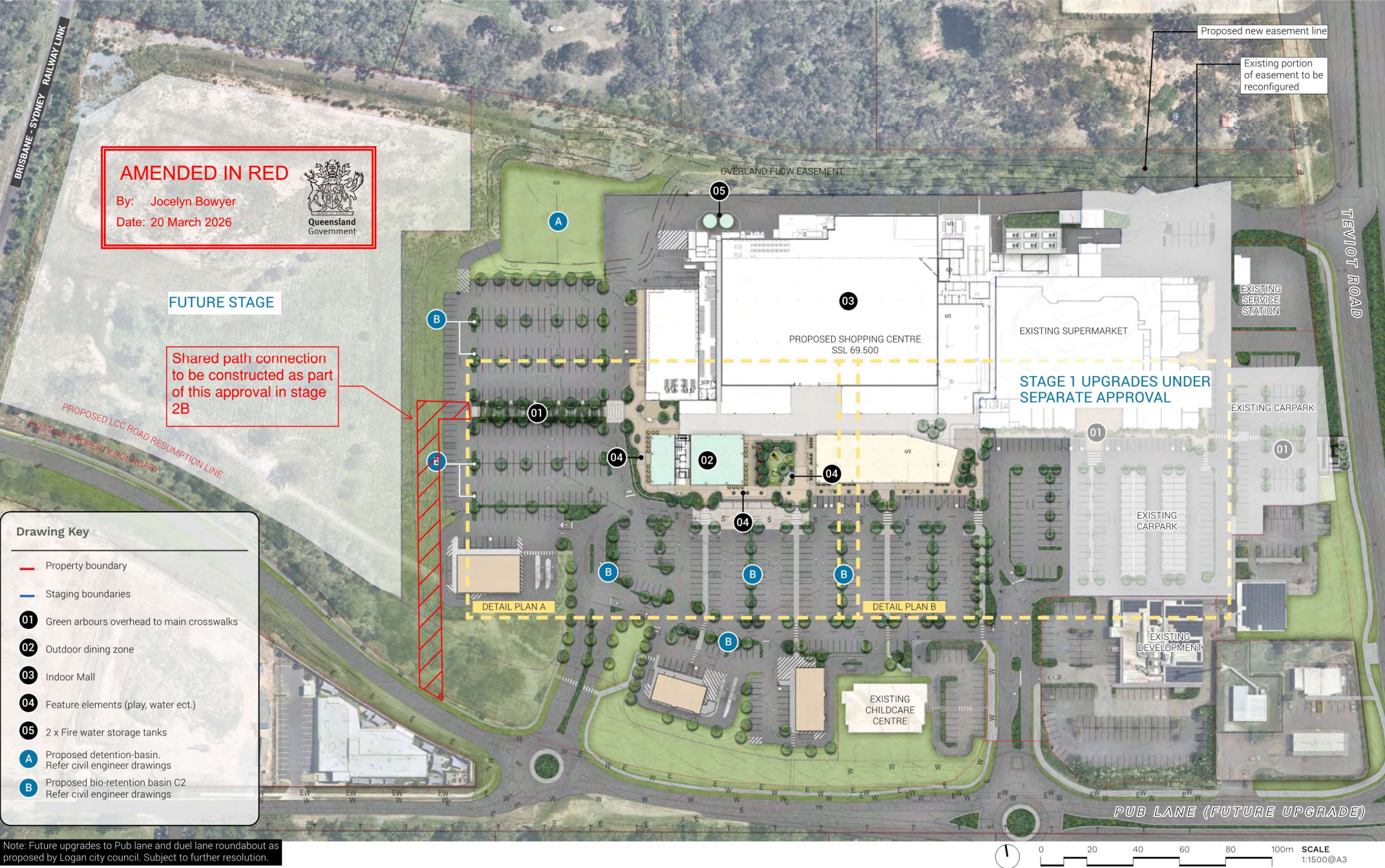
The shopping centre will be screened with amenity landscape and shade trees.



LOCATION PLAN

Source: Nearmaps aerial 01/04/23

MASTER PLAN - STAGE 3



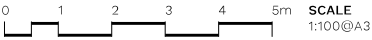
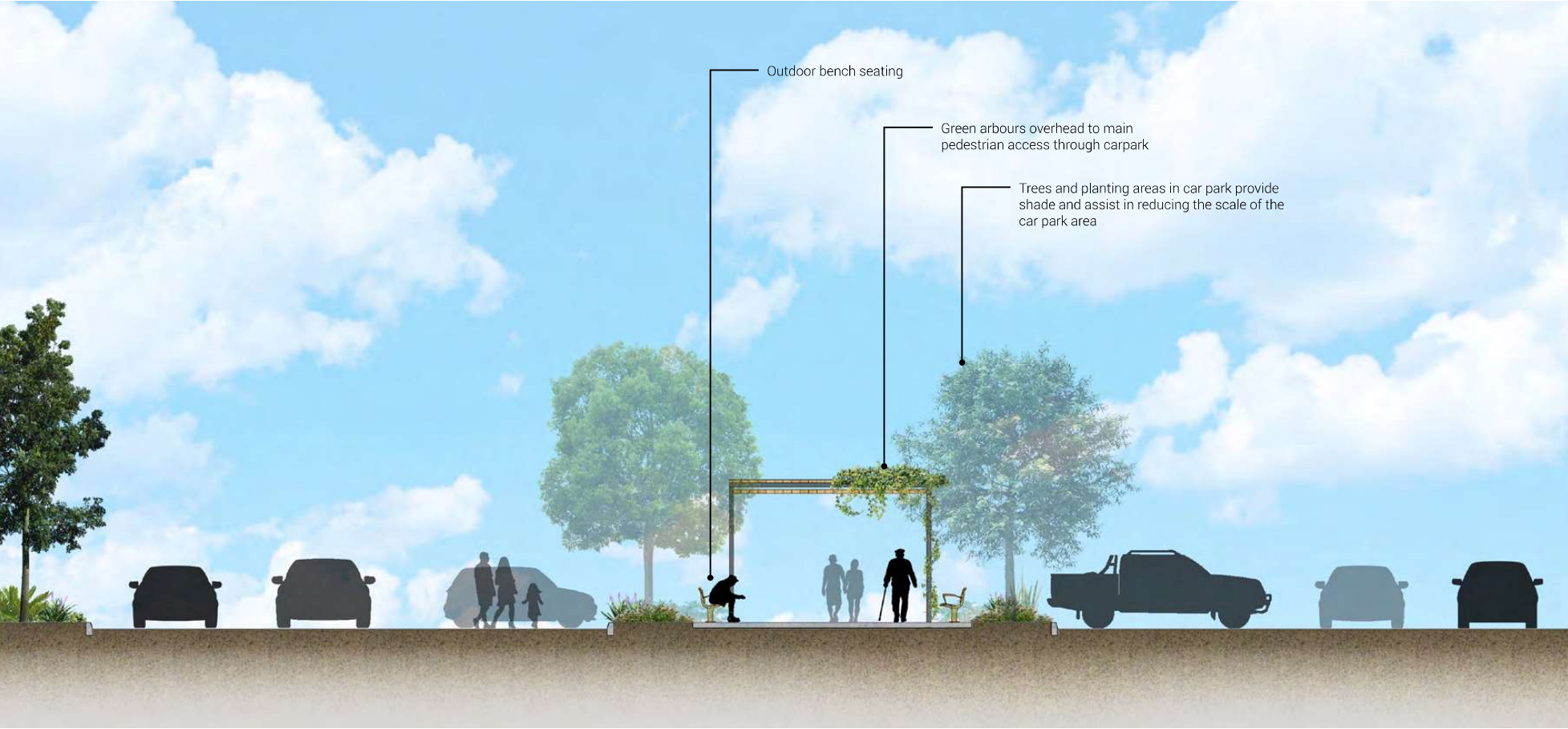
DETAIL PLAN [A] OUTDOOR DINING AREA



DETAIL PLAN [B] TEVIOT ROAD



LANDSCAPE SECTION A: GREEN ARBOUR PEDESTRIAN LINK



LANDSCAPE SECTION B: TYPICAL OUTDOOR DINING PATH



MATERIAL CHARACTER & FINISHES

paving



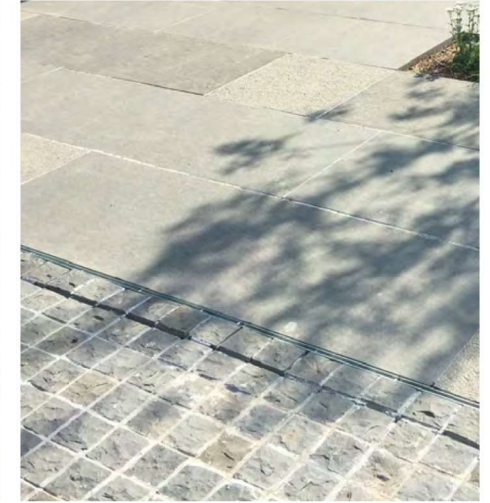
Primary paths: blend of exposed aggregate and Natural concrete



Entry foyer: Stone or concrete pavers



Breakout spaces: Random river porphyry stone pavers



Mixed paver sizes for nodes / intersections

features



Use of natural materials in similar tones and textures to create a harmonious design



Durable outdoor food and beverage furniture



Low brick garden and seating walls



Pot plants for additional amenity and screening

CHARACTER PRECEDENT IMAGERY

pedestrian thoroughfare



generous planting to separate pedestrian spaces and cars



feature pedestrian carpark crossing treatment



carpark tree planting (min. 1 per 6 car spaces) provides shade. Amenity planting with low groundcovers and shrubs provide unobstructed views for passive surveillance.



additional carpark tree planting in diamond cutouts
Exemplar: Forest Lake Shopping Centre

outdoor food and beverage



low seating walls to separate dining spaces



alfresco activation with generous subtropical landscape character



outdoor dining framed with additional pot plants for amenity and screening - human scale

CHARACTER PRECEDENT IMAGERY

structures



Secondary pedestrian spine with feature trellis arbour through carpark with seating and amenity planting



arbour, elements to green main spine

informal play



interactive water jets on pavement

water sensitive urban design



Exemplar: Rainwater garden DFO Carpark Brisbane Airport



Detention basin to back of shopping centre and carpark. Refer civil drawings.



Overland flow easement and re-vegetation with native species

PLANTING PALETTE

TREES

BOTANICAL NAME	COMMON NAME
Alloxylon flammeum	Queensland tree waratah
Barklya syringifolia	Golden Crown
Brachchiton acerifolius	Illawarra Flame Tree
Buckinhamia celsissima	Ivory Curl Tree
Cupaniopsis anacardioides	Tuckeroo
Flindersia australis	Crow's Ash
Harpulia pendula	Tulipwood
Howea forsteriana	Kentia Palm
Licuala ramsayi	Australian Fan Palm
Randia fitzalanii	Native Gardenia
Waterhousia floribunda	Weeping Lilly Pilly
Xanthostemon chrysanthus	Golden Penda



BACKHOUSIA citriodora - Lemon scented myrtle



HOWEA forsteriana - Kentia Palm



ALLOXYLON flammeum - Queensland tree waratah



RANDIA fitzalanii - Native Gardenia



CUPANIOPSIS anacardioides - Tuckeroo



LICUALA ramsayi - Australian Fan Palm



HARPULIA pendula - Tulipwood



FLINDERSIA australis - Crow's Ash



XANTHOSTEMON chrysanthus - Golden Penda



WATERHOUSIA floribunda - Weeping Lilly Pilly

PLANTING PALETTE

SHRUBS, GRASSES AND GROUNDCOVERS

BOTANICAL NAME	COMMON NAME
FEATURE SHRUBS	
<i>Cordyline petiolaris</i>	Broad-leaved Palm Lily
<i>Cordyline stricta</i>	Slender Palm Lily
<i>Cyathea cooperii</i>	Cooper's Tree Fern
<i>Rhapis excelsa</i>	Broadleaf lady palm

GRASSES AND GROUNDCOVERS	
<i>Allocasia brisbanensis</i>	Elephant Ear
<i>Ligularia dentata reniformis</i>	Tractor Seats
<i>Liriope 'Emerald Cascade'</i>	Cascading Liriope
<i>Neomarica caerulea</i>	Giant Walking Iris
<i>Monstera deliciosa</i>	Swiss Cheese Plant
<i>Pittosporum tobira</i>	Miss muffet
<i>Philodendron congo</i>	Green Congo/Rojo Congo
<i>Philodendron Selloum</i>	Split-Leaf Philodendron
<i>Trifasciata 'Zeylanica'</i>	Zeylanica Snake Plant

CLIMBERS AND TRAILING PLANTS	
<i>Pandorea jasminoides</i>	Bower Plant
<i>Plectranthus australis 'pygmy'</i>	Dwarf Swedish Ivy
<i>Hibbertia scandens</i>	Guinea Flower
<i>Trachelospermum tricolour</i>	Star Jasmine



CORDYLINE petiolaris



CORDYLINE stricta



CYATHEA cooperii



RHAPIS excelsa



LIRIOPE 'Emerald Cascade'



NEOMARICA caerulea



PITTOSPORUM tobira



MONSTERA deliciosa



PANDOREA jasminoides



HIBBERTIA scandens



PLECTRANTHUS australis 'pygmy'



TRACHELOSPERMUM jasminoides - Star Jasmine

PLANTING PALETTE

BIORETENTION/WETLAND BATTER MIX

BOTANICAL NAME	COMMON NAME
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TREES

Melaleuca quinquenervia	Broad Leaf Paper Bark
Lophostemon sauveolons	Swamp Box
Casuarina glauca	Swamp Oak

SHRUBS

Banksia robur	Swamp Banksia
Breynia oblongifolia	Coffee Bush
Leptospermum poligalifolium	Wild may
Melaleuca thymifolia	Pink Lace

GRASSES AND GROUNDCOVERS

Dianella caerulea	Flax Lily
Hardenbergia violaceae	False Sarsparella
Juncus sp	Common Rush
Lomandra hystrix	Mat Rush



Melaleuca quinquenervia



Lophostemon sauveolons



Casuarina glauca



Banksia robur



Breynia oblongifolia



Leptospermum poligalifolium



Melaleuca thymifolia



Dianella caerulea



Hardenbergia violaceae



Juncus sp.



Lomandra hystrix

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