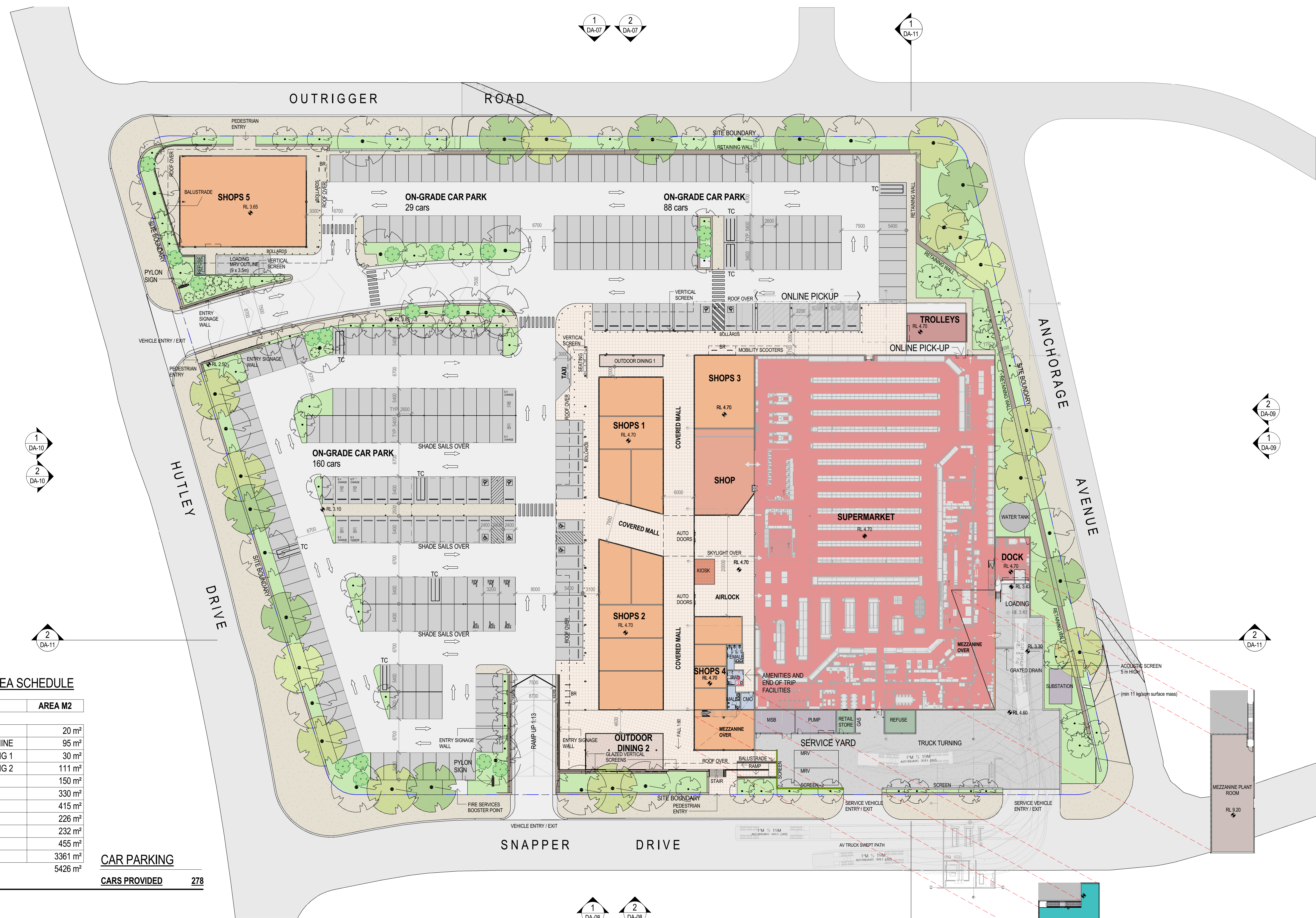




GLFA AREA SCHEDULE

Name	AREA M2
K1	20 m ²
OFFICE MEZZANINE	95 m ²
OUTDOOR DINING 1	30 m ²
OUTDOOR DINING 2	111 m ²
SHOP	150 m ²
SHOPS 1	330 m ²
SHOPS 2	415 m ²
SHOPS 3	226 m ²
SHOPS 4	232 m ²
SHOPS 5	455 m ²
SUPERMARKET	3361 m ²
TOTAL	5426 m ²

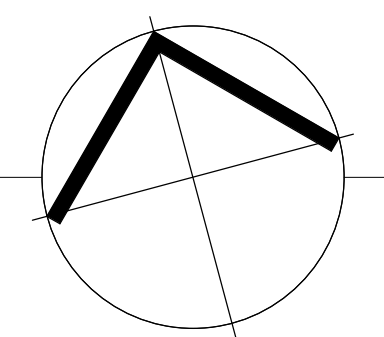
CAR PARKING

CARS PROVIDED278



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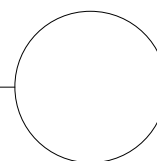
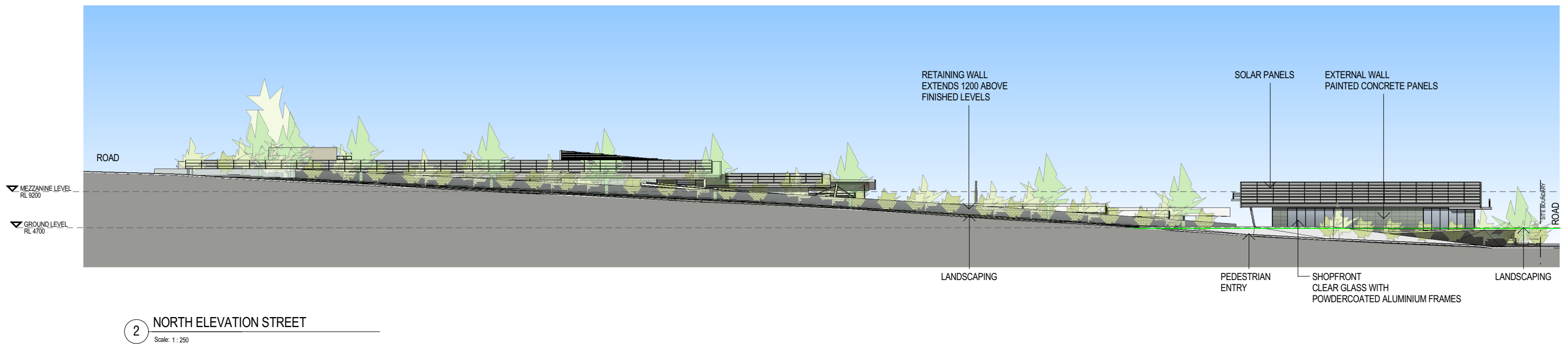
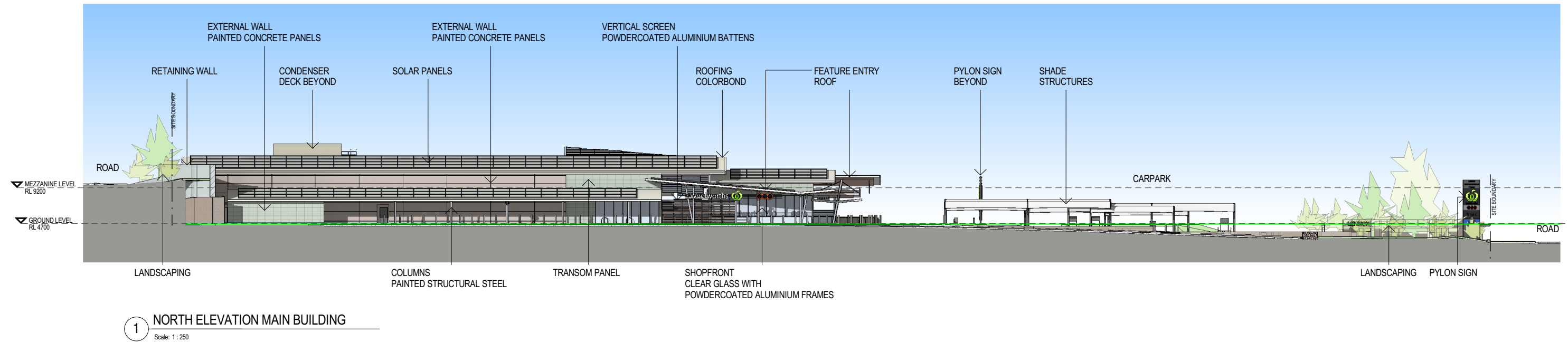
SITE / GROUND FLOOR PLAN
DEVELOPMENT APPLICATION

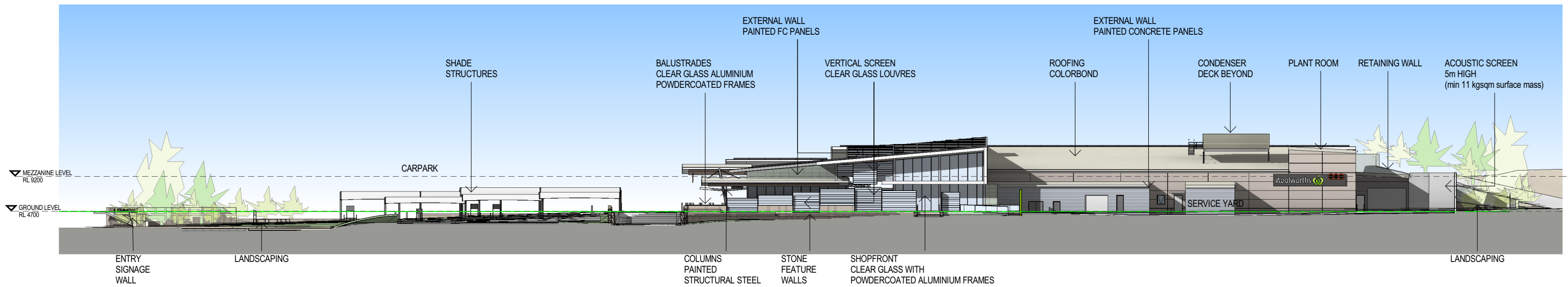


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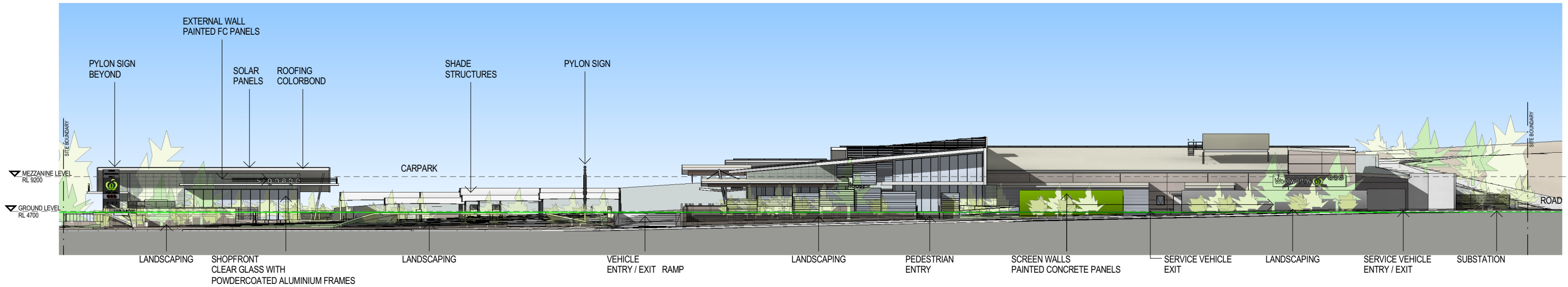


2017-12-20 12:00:36 PM 1:750 @ A3





1 SOUTH ELEVATION MAIN BUILDING
Scale: 1 : 250

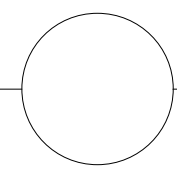


2 SOUTH ELEVATION STREET
Scale: 1 : 250



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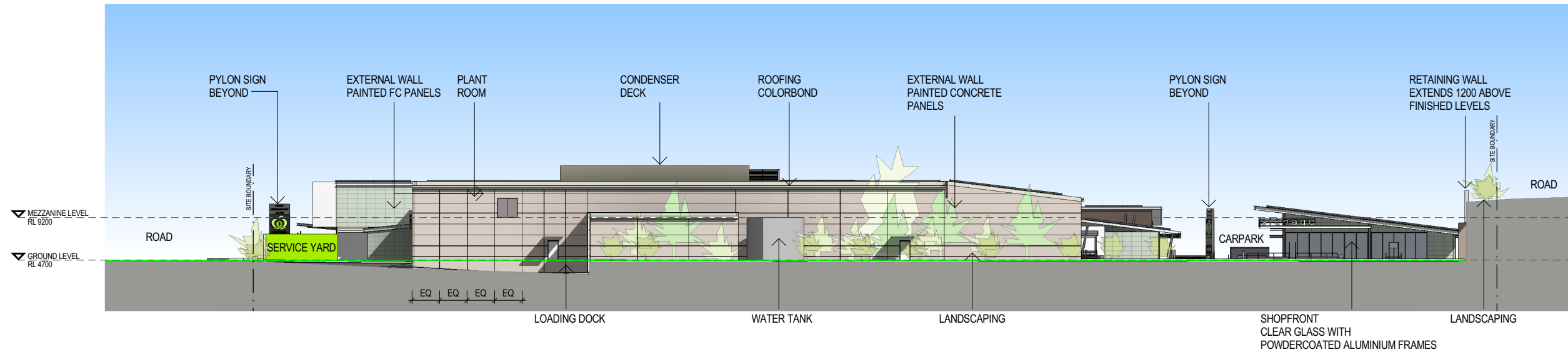


ELEVATIONS SOUTH

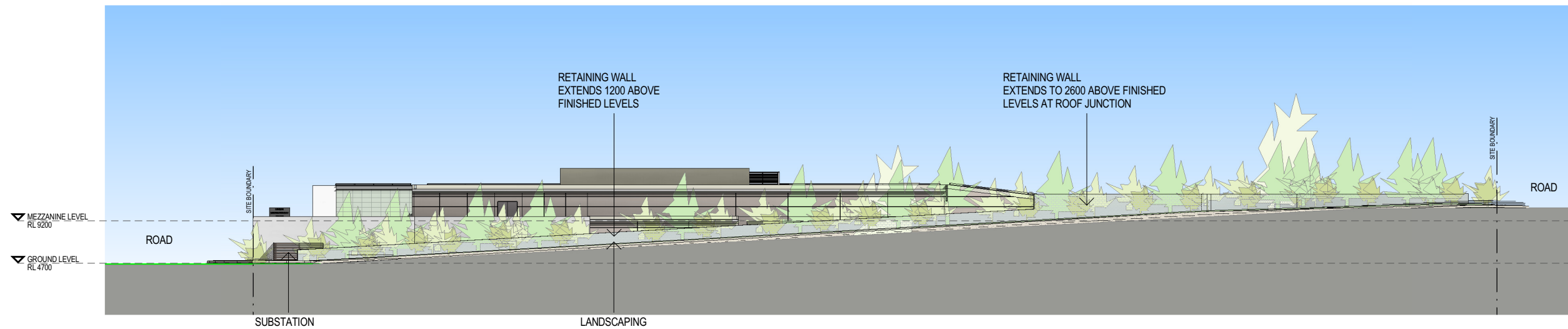
DEVELOPMENT APPLICATION

P1624 DA-08 G

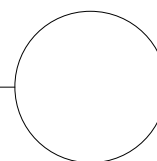
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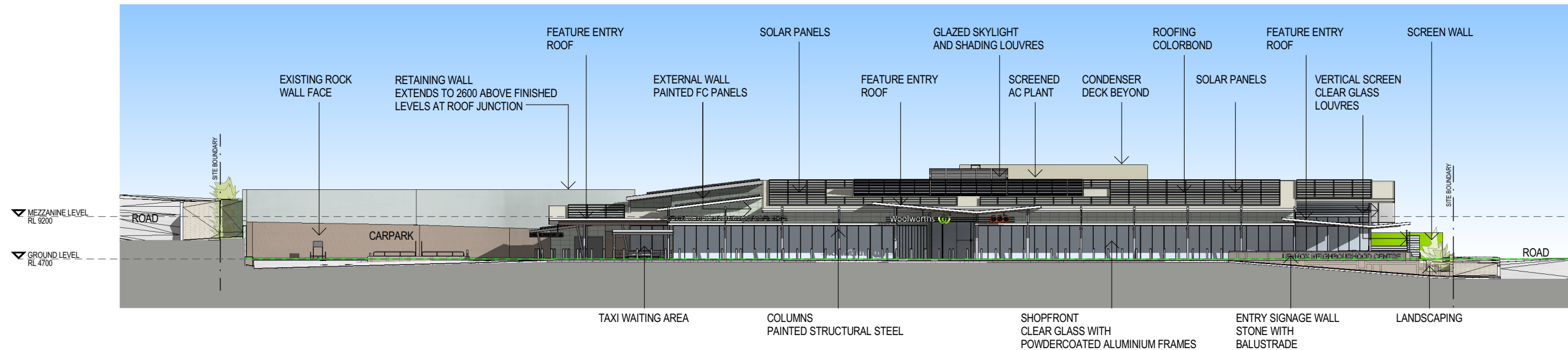


1 EAST ELEVATION MAIN BUILDING
Scale: 1 : 250

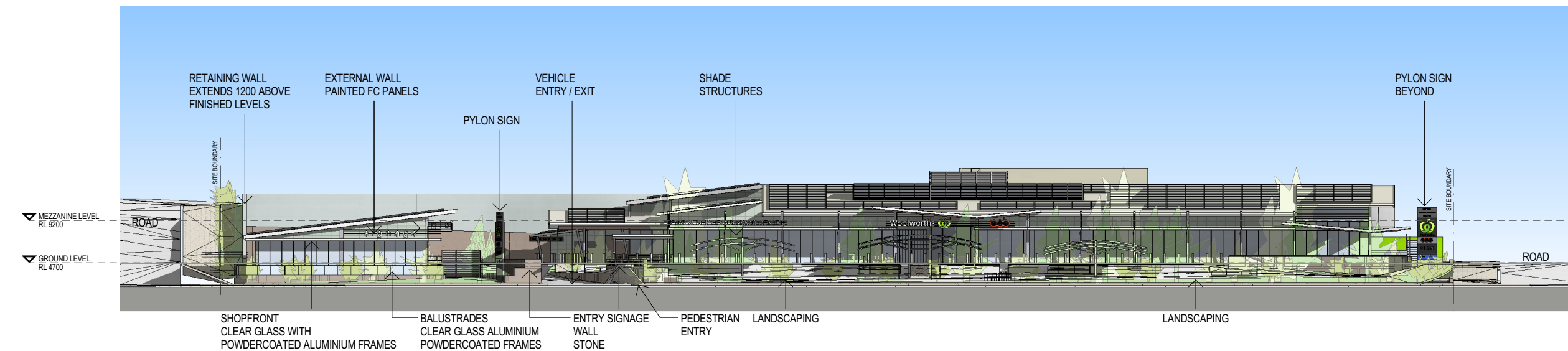


2 EAST ELEVATION STREET
Scale: 1 : 250





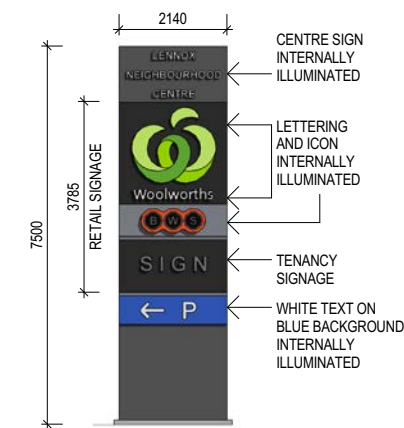
1 WEST ELEVATION MAIN BUILDING
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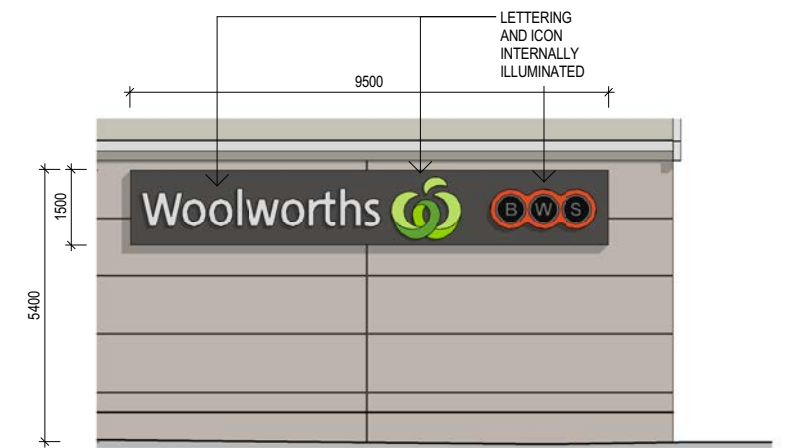
2 WEST ELEVATION STREET
Scale: 1 : 250



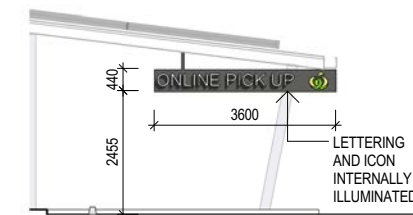
1 SIGNAGE PLAN
Scale: 1 : 500



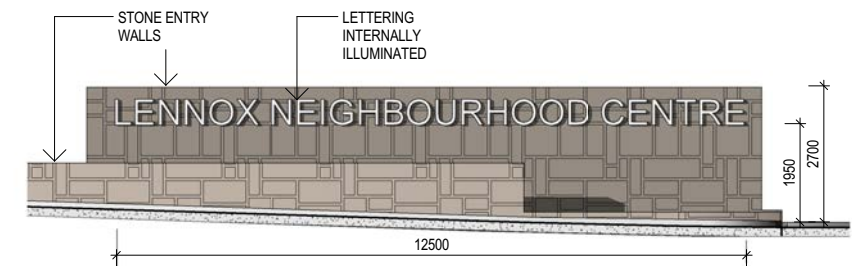
2 S01 & S02 PYLON SIGN
Scale: 1 : 75
DOUBLE SIDED



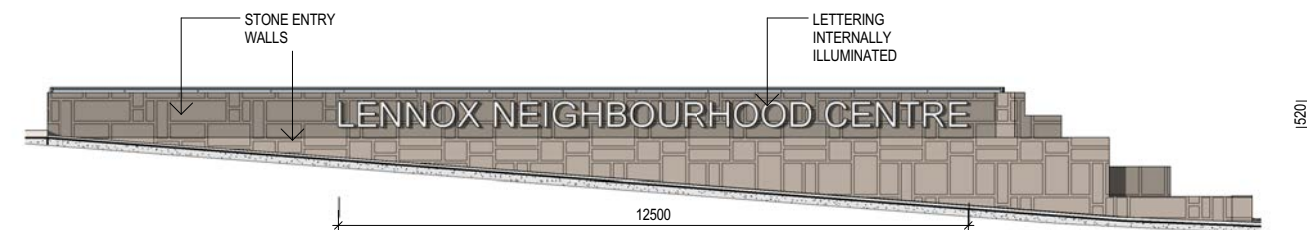
3 S03 TENANT BUILDING LOGO
Scale: 1 : 75



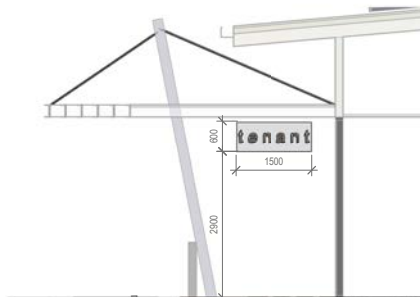
4 S04 TENANT BLADE SIGN
Scale: 1 : 75
DOUBLE SIDED



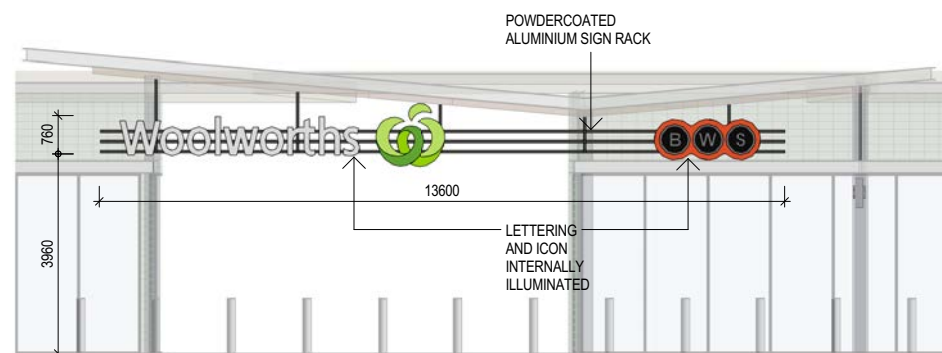
5 S05 & S06 CENTRE WALL SIGN
Scale: 1 : 75



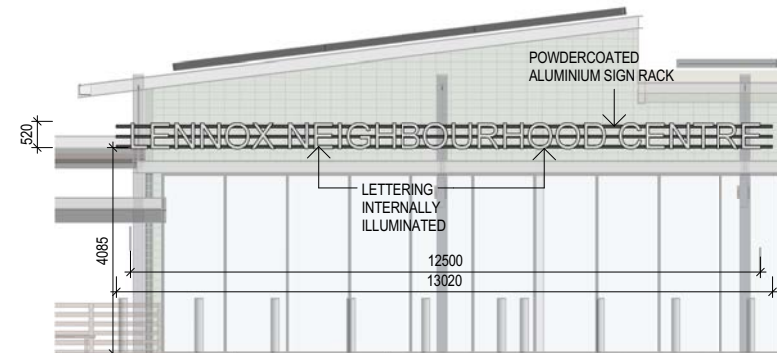
6 S07 & S08 CENTRE WALL SIGN
Scale: 1 : 75



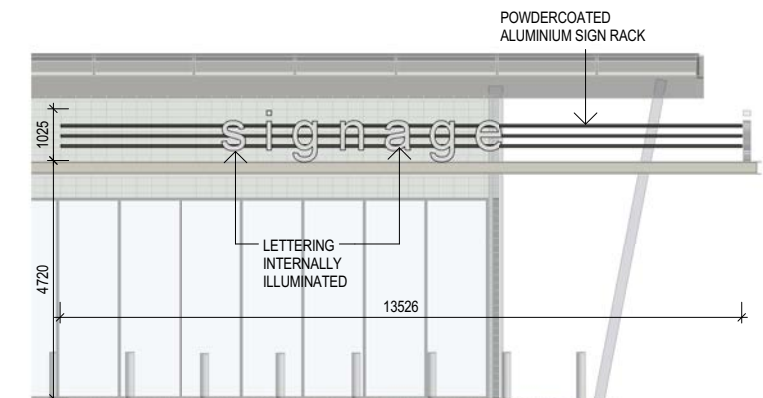
7 S09 EXTERNAL TENANT SIGN
Scale: 1 : 75
DOUBLE SIDED



8 S010 & S011 ENTRY SIGN
Scale: 1 : 75



9 S12 CENTRE BUILDING SIGN
Scale: 1 : 75



10 S13 S14 & S15 TENANT BUILDING SIGN
Scale: 1 : 75



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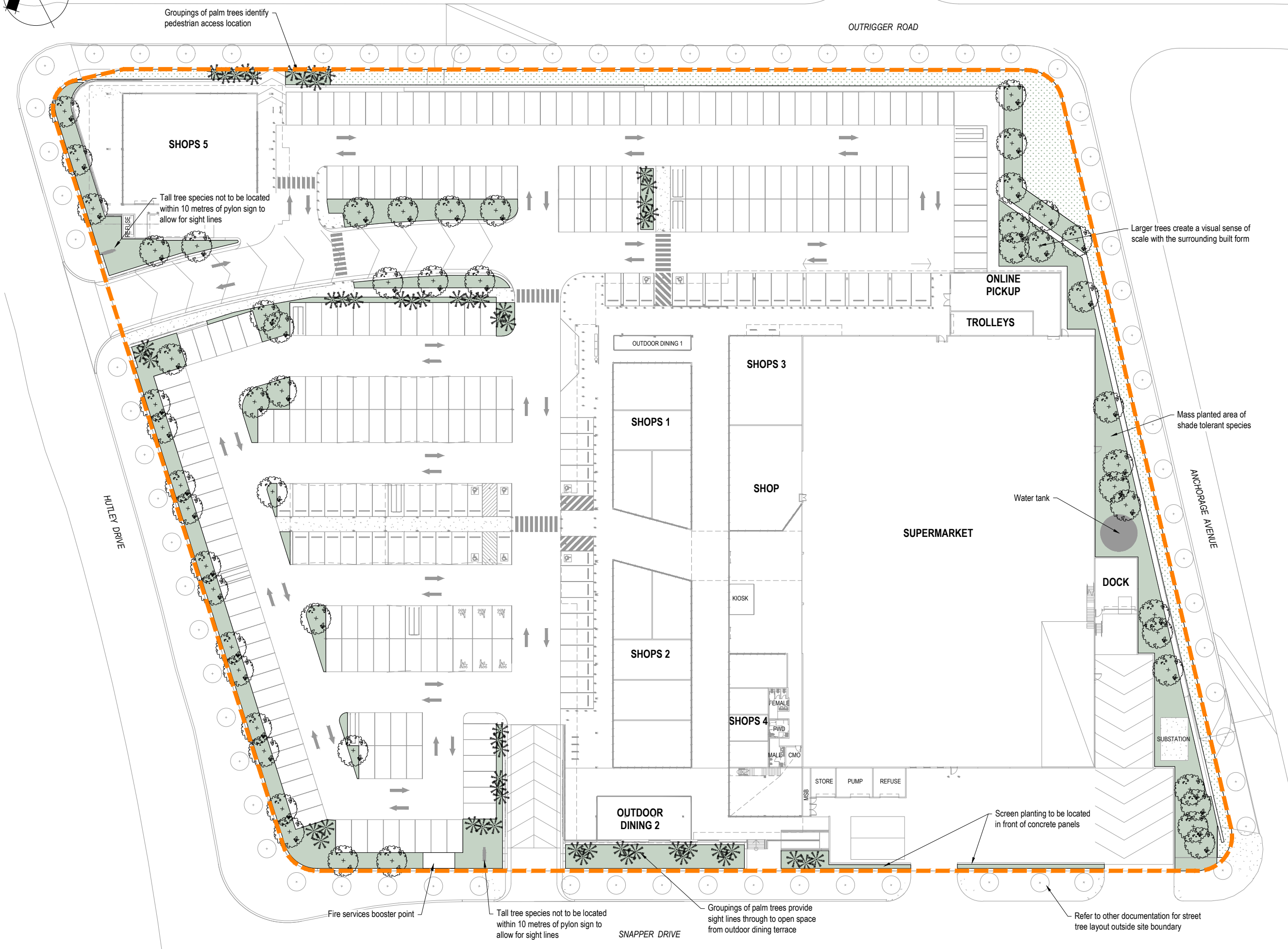
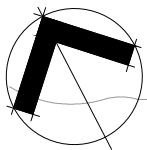
SIGNAGE DETAILS

DEVELOPMENT APPLICATION

P1624 DA-13 E

3/05/2017 9:56:05 PM

@ A3



LEGEND

- Garden
- Turf
- Palm
- Tree
- Extent of works

PLANTING CONCEPT

Medium to large size trees will be located in groups and at regular intervals within the planted areas to provide a visual reduction of the built form and a sense of street level scale.

Street tree species selected are endemic to Northern NSW and have been selected based on their growth and habit which suit the physical constraints associated with the proposed works.

In general tree species are to be supplied in 75 to 100 litre container sizes.

Garden bed planting will consist of predominantly robust drought tolerant coastal species that offer a high degree of visual amenity and minimal maintenance.

NOTE

PLANT SPECIES LOCATIONS AND QUANTITIES ARE INDICATIVE ONLY

Rev	Description	Date	Des.	App.	Chk.
B	Fire Service Booster Point	31/07/2017	RE	RE	RWN
A	Updated architectural base plan	20/07/2017	RE	RE	RWN
Amendments					

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Project Title

EPIQ Neighbourhood Centre

Client

Clarence Property Consultants

Designed	RE	Drawn	RE	Checked	
Approved	RWN	Date	01/06/17	RWN	
XREFs					

Scale	metres	0	2.5	5	10	12.5	15
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Drawing Title

Development Application
Landscape Layout

1675-1457

Drawing Number

1675/DA1

Revision

B

TREES

Botanical Name	Common Name	Container size	Mature Height (m)
Archontophoenix Cunninghamiana	Bangalow Palm	45 litre	8 to 15
Banksia integrifolia	Coastal Banksia	75 litre	6 to 10
Cupaniopsis anacardioides	Tuckeroo	75 litre	6 to 10
Elaeocarpus eumundi	Smooth Leaved Quondong	75 litre	8 to 15
Lophostemon confertus	Brush Box	75 litre	8 to 15
Tristaniopsis laurina 'luscious'	Water Gum	75 litre	8 to 15



Cupaniopsis anacardioides
Tuckeroo



Elaeocarpus eumundi
Smooth Leaved Quondong



Tristaniopsis laurina 'luscious'
Watergum



Banksia integrifolia
Coastal Banksia



Lophostemon confertus
Brush Box



Archontophoenix Cunninghamiana
Bangalow Palm

SHRUBS

Botanical Name	Common Name	Container size	Spacing	Mature Height (m)
Alpinia mutica	False Cardamom Ginger	200 mm	4 per m²	0.8
Syzygium - Little Denise'	Dwarf Lilly Pilly	200 mm	2 per m²	1.0
Banksia robur	Swamp Banksia	5 litre	2 per 2m²	2.0
Callistemon viminalis- 'Slim"	Bottlebrush	5 litre	2 per m²	3.5
Nandina domestica - 'Obsession'	Heavenly Bamboo	200 mm	4 per m²	0.5
Syzygium australe - 'Straight and Narrow'	Lilly Pilly	5 litre	2 per m²	3.5
Westringia fruticosa - Aussie Box™ 'WES03'	Coastal Rosemary	200 mm	3 per m²	0.6
Xanthostemon verticillatus Little Penda	Golden Penda	200 mm	3 per m²	1.2



Callistemon viminalis Slim
'CV01' Bottle Brush



Syzygium australe
'Straight and Narrow'
Lilly Pilly



Westringia fruticosa 'Aussie Box'
Coastal Rosemary



Nandina domestica - 'Obsesion'
Heavenly Bamboo



Banksia robur
Swamp Banksia



Xanthostemon verticillatus Little Penda
Golden Penda



Alpinia mutica
False Cardamom Ginger



Syzygium 'Little Denise'
Dwarf Lilly Pilly

GROUNDCOVER

Botanical Name	Common Name	Container size	Spacing	Mature Height (m)
Carpobrotus glaucescens 'CAR 10'	Pig Face	140 mm	6 per m²	0.3
Gazania hybrid 'GT20'	Gazania	140 mm	5 per m²	0.3
Westringia fruticosa - Mundi™ 'WES05'	Coastal Rosemary	200 mm	3 per m²	0.4



Carpobrotus glaucescens 'CAR 10'
Pig Face



Gazania hybrid 'GT20'
Gazania



Westringia fruticosa 'Mundi'
Coastal Rosemary

GRASSES

Botanical Name	Common Name	Container size	Spacing	Mature Height (m)
Dietes irioides	Cape Iris	140 mm	4 per m²	1.2
Lomandra confertifolia - 'Tilga	Common Rush	140 mm	4 per m²	0.5
Carrex appressa	Common sedge	Viro-tube	6 per m²	0.6
Pennisetum alopecuroides	Swamp Foxtail	140 mm	4 per m²	1.2
Juncus usitatus	Common Rush	140 mm	6 per m²	1.6



Dietes irioides
Cape Iris



Lomandra confertifolia - 'Tilga'
Common Rush



Juncus usitatus
Common Rush



Pennisetum alopecuroides 'Nafray'
Swamp Foxtail



Carrex appressa
Common Sedge

Rev	Description	Date	Des.	App. Chk.
				Amendments

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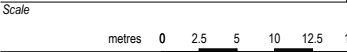
Project Title

EPIQ Neighbourhood Centre

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Approved	RWN	Date	01/06/17	RWN
XREFs				



Drawing Title

Development Application
Landscape Species

1675-1457

Drawing Number Revision

1675/DA2