



CLIFTON
YAMBA

Statement of Landscape Intent

110-120 Carrs Drive

Yamba, NSW

Project Reference: L22084

Gold Coast

1638 Tweed Street, Burleigh Heads QLD 4220
PO Box 3805, Burleigh Town QLD 4220

Gladstone

2/172 Goondoon Street, Gladstone, QLD 4680
PO Box 5332, Gladstone QLD 4680

admin@zonelandscape.com.au

Document Revisions

Rev.	Comments	Date	Initial
	Preliminary Issue	01/09/2022	EP&HL
	For Lodgement	09/09/2022	EP&HL
A	For Lodgement - (In response to client comments)	15/09/2022	EP&HL
B	For Lodgement	13/04/2023	EP&HL
C	For Lodgement	20/07/2023	EP&HL
D	Updated Civil Bases/RFI Response	07/02/2024	EP
E	Updated Sections and Club House	21/02/2024	EP

Document Sources

Rev.	Base Information	Issued By	Issued
A	Biodiversity Development Assessment Report	Ecosure	22/06/2022
A	Vegetation Management Plan	Ecosure	13/02/2024
A	Architectural Plans - Communal Facilities	Mark Shapiro	20/02/2024
1	Civil Package - Earthworks & Sections	MHE	18/01/2024
1	Civil Package - Typical Road Sections	MHE	02/02/2024



1.0 Site Locality.



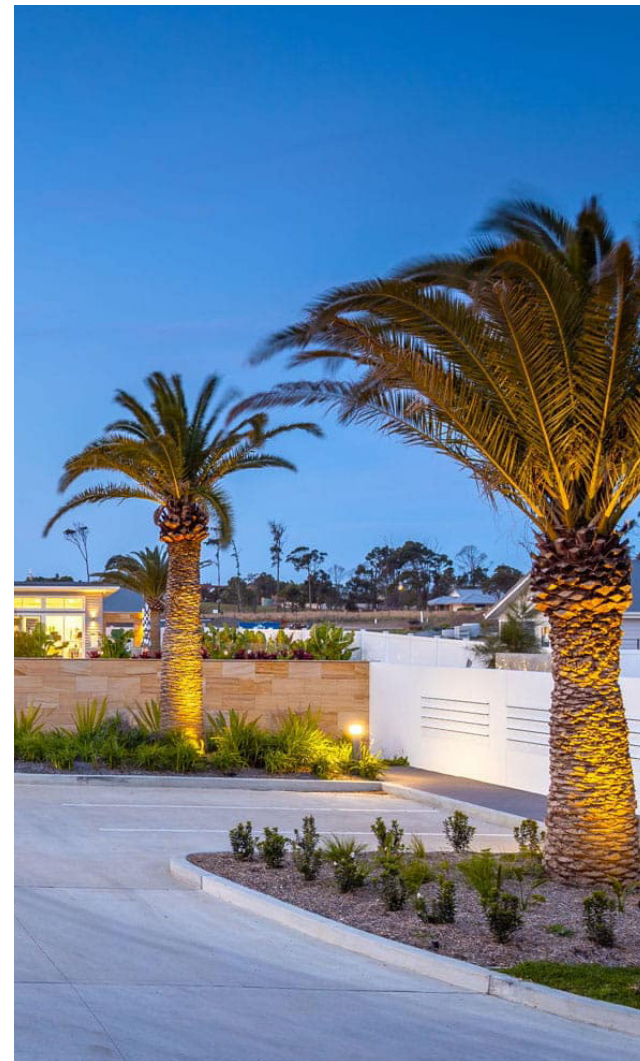


Site Analysis

1.1 Site Locality

2.0 Landscape Design.






2.1 Landscape Design Character Imagery



 **Site Boundary**
110 & 120 Carrs Drive Yamba.

 **Development & Staging Boundary**
Development boundary line as outlined within Civil, Environmental and Architectural packages.

Landscape Design

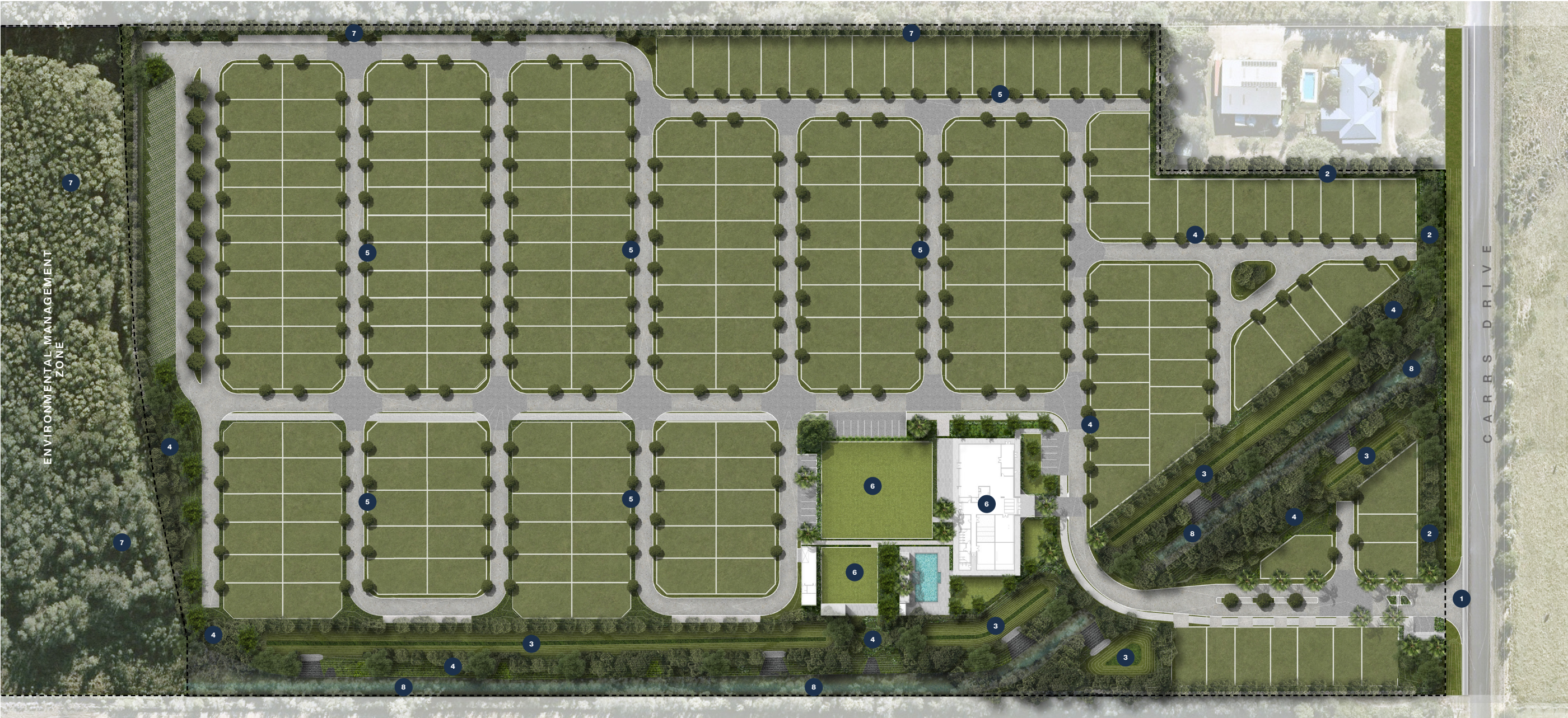
2.2 Landscape Plan Master Plan

0m 50m 100m 

Rev E | Feb 2024

Zone Landscape Architecture | L22084 | 110-120 Carrs Drive Yamba NSW

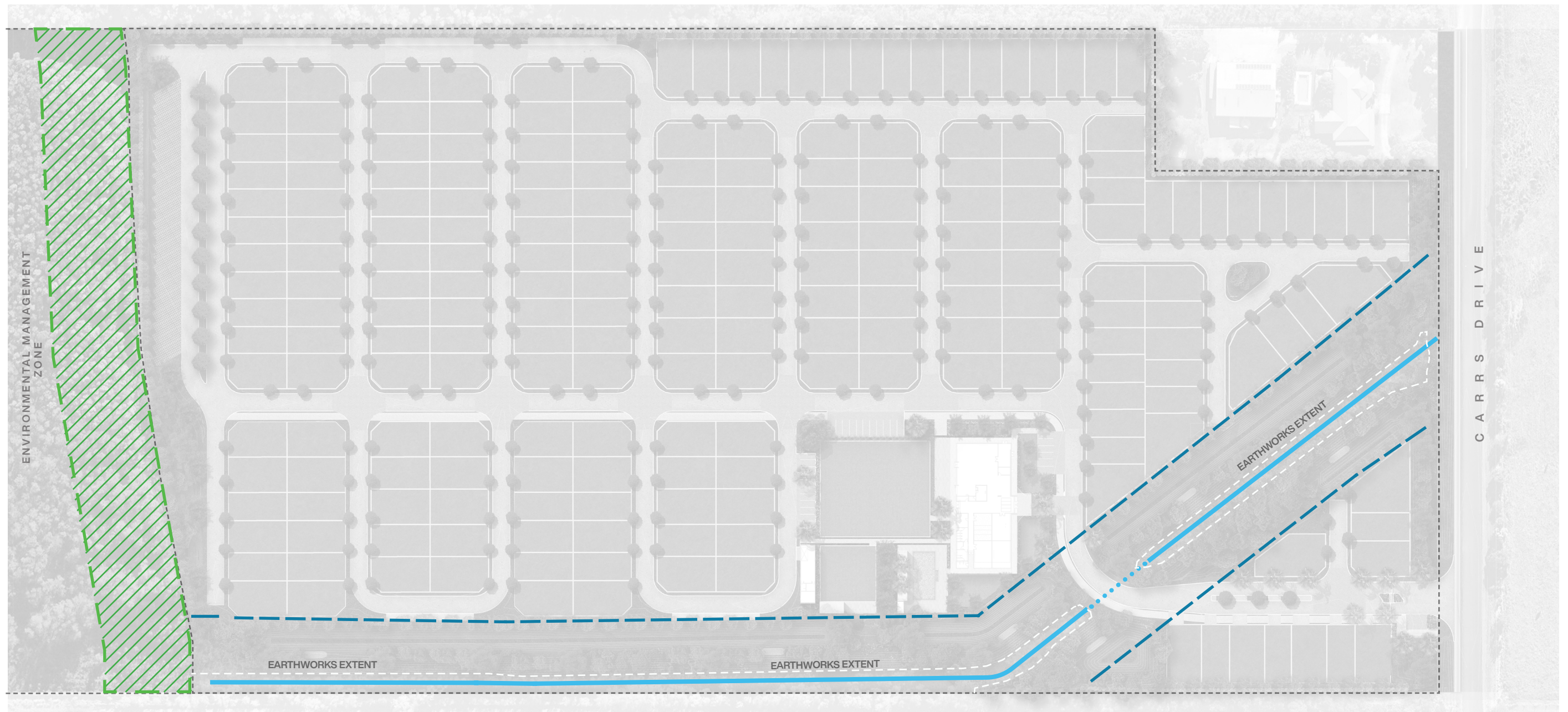








- Development Boundary**
110 & 120 Carrs Drive Yamba.
- Primary Estate Entry**
Primary development entry off Carrs Drive. Primary entry to feature estate entry statement for the development. Potential to incorporate feature central tree/palm species and hardstand treatment to delineate entry.
- Buffer Planting**
Buffer planting to be provided to all offset areas. Refer to Landscape Treatment Areas plan for further information.
- Bioretention Basins**
Stormwater bioretention basins to be planted with appropriate WSUD plantings. Refer to civil engineering plans prepared by MDE for all stormwater treatment device details.
- Batter & Riparian Zones**
Planting zones to batters and riparian buffers. Refer to Landscape Treatment Areas plan for further information. Potential to incorporate recreational tracks and viewing areas. Refer to Recreation Node Plan for further details.
- Internal Streetscape**
Streetscape plantings are to be achieved through frontage tree planting. Tree plantings to be located to avoid all services, street lights and driveways. Grade 'A' turf is to be planted throughout the verges to the property frontage boundary. Root guard to be installed to all trees adjacent to services.
- Communal Facilities**
Communal facilities to include communal lounge, pool, bowls and croquet greens. Refer to architectural plans for further details.
- Existing Vegetation**
Refer to **Vegetation Management Plan** prepared by Ecosure Improving Ecosystems for further details on treatments proposed or these areas.
- Existing Stream**
Existing stream (bank and bed). No earthworks within this zone. Works within this zone will be limited to weeding and native infill planting only. Refer to VMP for further details.

Landscape Design

2.3 Landscape Design Development Layout



-  **Development Boundary**
110 & 120 Carrs Drive Yamba.
-  **30M Vegetated Buffer**
Refer to VMP for further details.
-  **Existing Waterway/Watercourse & Vegetation**
Refer to VMP for further details.
-  **20M Riparian Setback Buffer**
Refer to VMP for further details.

Refer to **Biodiversity Development Assessment Report** prepared by Ecosure Improving Ecosystems for further details on treatments proposed or these areas.

Refer to **Vegetation Management Plan** prepared by Ecosure Improving Ecosystems for further details on treatments and planting zones.

Landscape Design

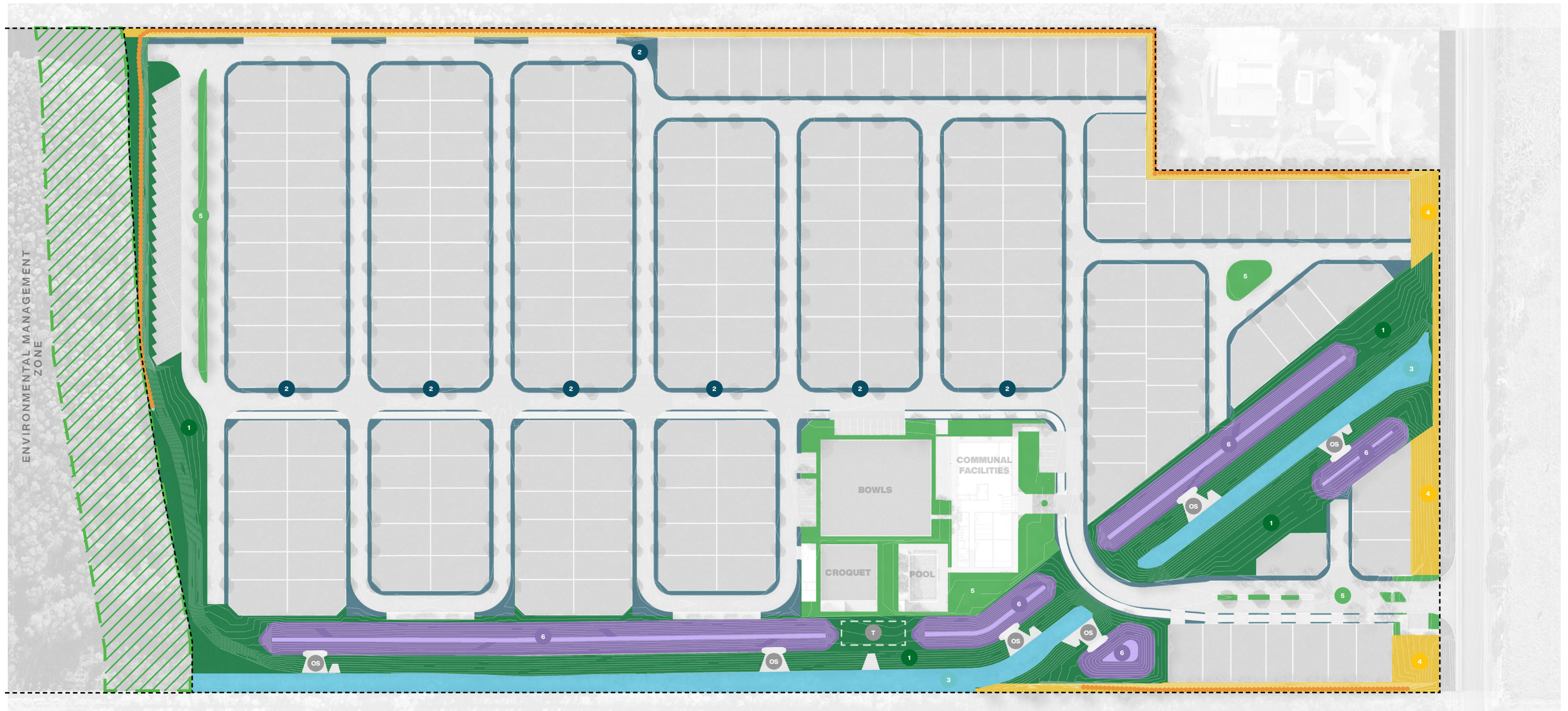
2.4 Landscape Plan Vegetation Management Zones

Rev E | Feb 2024



Zone Landscape Architecture | L22084 | 110-120 Carrs Drive Yamba NSW





Development Boundary
110 & 120 Carrs Drive Yamba.

30M Vegetated Buffer
Refer to VMP for further details.

Overflow Weir & Scour protection
Refer to civil plans for further details.

OSD Tank
Refer to civil plans for further details. No large tree species to be planted in this zone.

1 Riparian Zone & Batter Planting
Batter planting zones to all buffer zones. Ensure native and riparian species are used.

2 Internal Verge
Verge to be planted with shade trees where offsets allow, turf to base. Refer to sections for further details.

3 Existing Stream
Existing stream (bank and bed). No earthworks within this zone. Works within this zone will be limited to weeding and native infill planting only. Refer to VMP for further details.

4 Buffer Planting
Dense screening vegetation to be provided to all buffer planting areas. Refer to Sections for further details.

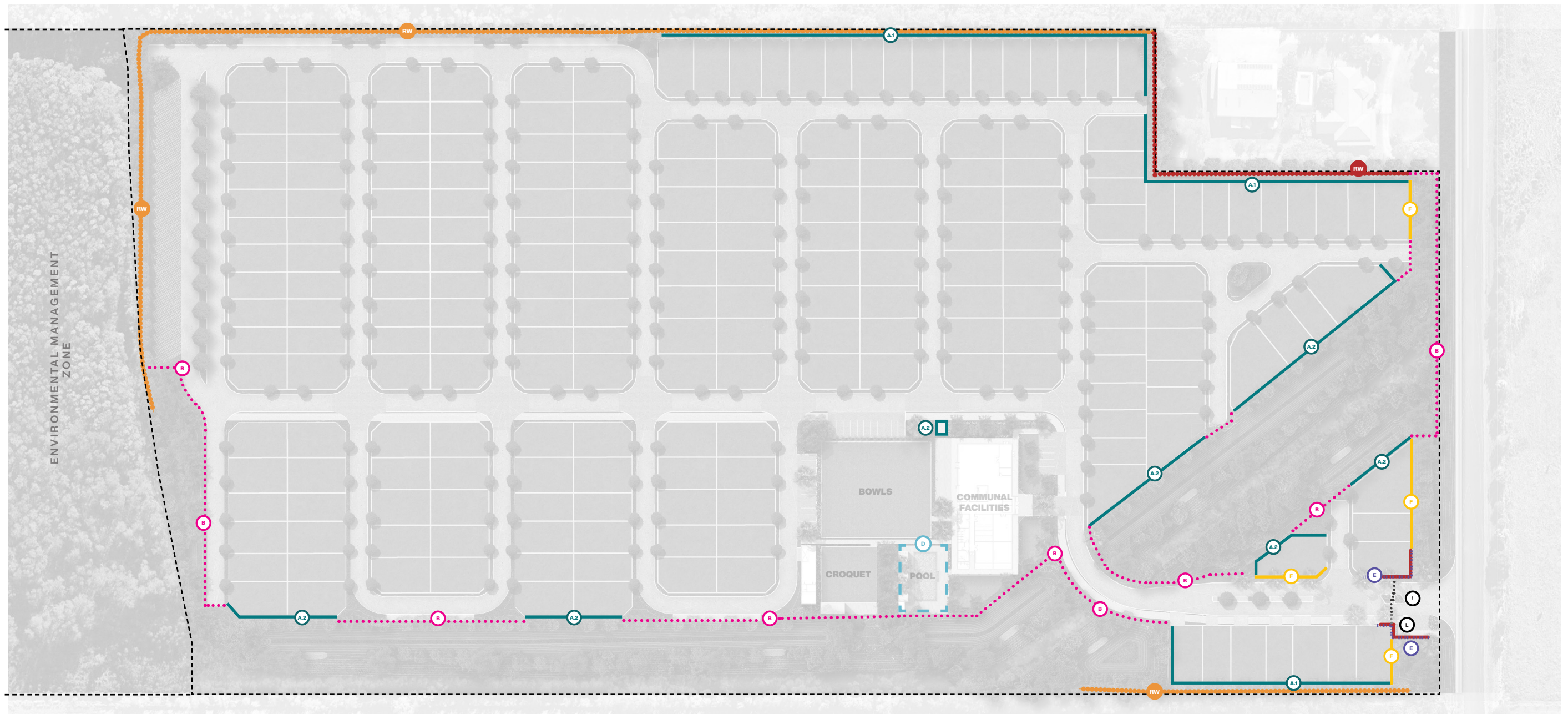
5 Communal Open Space & Feature Planting Zones
Communal open space planting to feature shade trees and layered ground covers. Potential to install edible species and fruit trees within this planting zone.

6 Bioretention Basins
Stormwater bioretention basins to be planted with appropriate WSUD plantings. Refer to **Planting Palettes** for species listings. Refer to civil engineering plans prepared by MDE for all stormwater treatment device details.

RW Retaining Wall
Block & Rock retaining wall. Refer to civil engineering plans prepared by MDE for all retaining wall details and heights.

Landscape Design

2.5 Landscape Plan Treatment Areas



- RW Retaining Wall**
Rock retaining wall. Refer to civil engineering plans prepared by MDE for details. Vehicular safety barrier/bollards to be provided where required.
- RW Retaining Wall**
Block retaining wall. Refer to civil engineering plans prepared by MDE for details.
- A Fence Type A Interface Fencing**
Typical height: 1200-1800mm
A.1 Solid Private Fence | A.2 Transparent Private Fencing

- B Edge Treatment Bollards**
Bollards to turf/planting interfaces
- D Fence Type D Pool Fencing**
Typical height: 1200mm
Proposed pool fence
- E Type E Feature Entry walls & Retaining walls**
Feature entry walls and retaining structures with stone cladding or similar.
To be confirmed within detailed design.

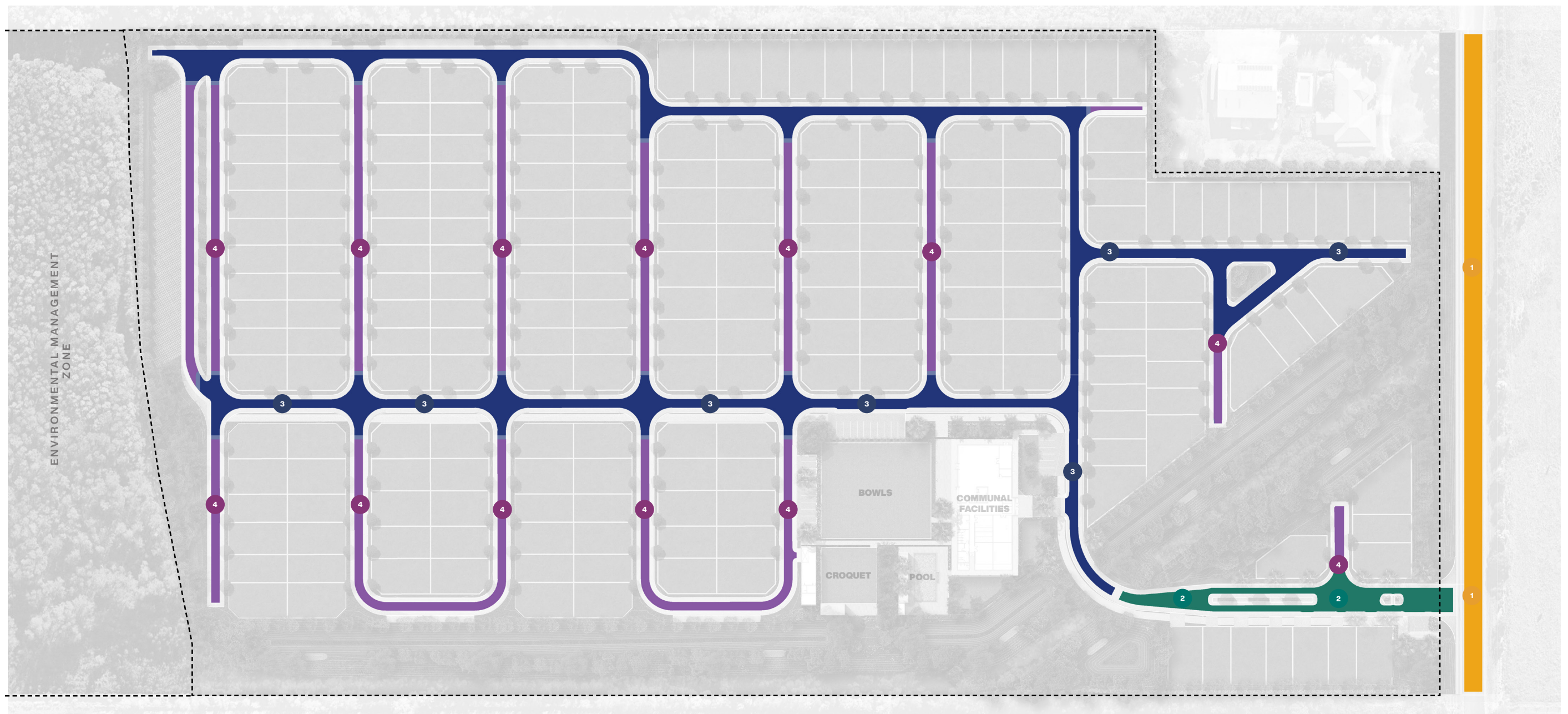
- F Type F Frontage Fencing**
Feature solid white PVC frontage fencing to Carrs Road.
- I Major Entry Statement**
Entry statement and vehicular/ pedestrian entry gates. Entry statement proposed to be wholly located within private property. Refer to 'Materials and Finishes' palette for further details. Design to be confirmed within detailed design.
- L Letter Box Wall**
Entry letter box wall along pedestrian pathway.

Note: Retaining wall locations included for reference only. Refer to civil engineering plans for all details. This plan set does not seek approval for any retaining structures. All fence alignments to be confirmed during operational works phase.

Landscape Design

2.6 Landscape Plan Fence & Edges

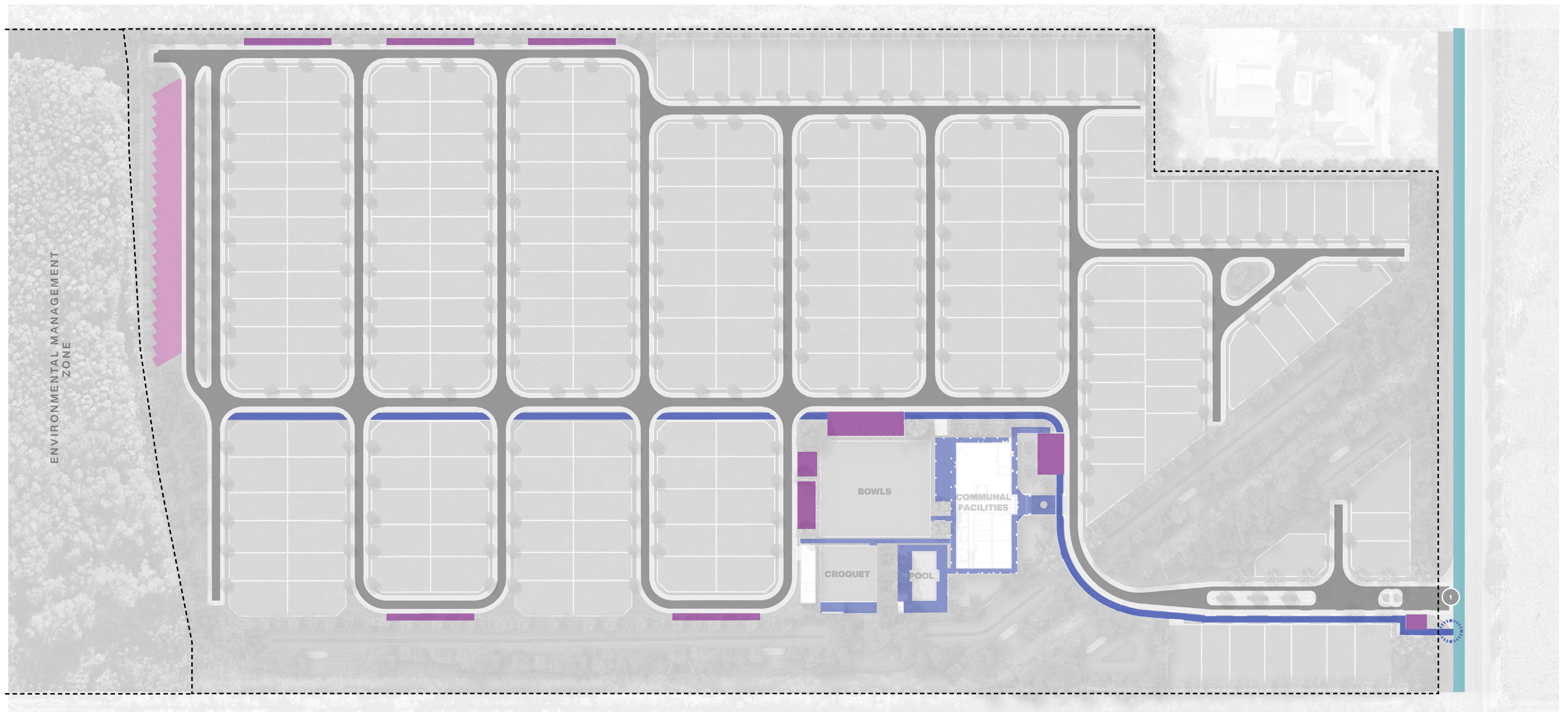








- Development Boundary**
110 & 120 Carrs Drive Yamba.
- Tree Type 1** External Streets
- Tree Type 2** Development Entry Points
- Tree Type 3** Primary Road
- Tree Type 4** Minor Road

Landscape Design

2.7 Landscape Plan Tree Species



-  **Development Boundary**
110 & 120 Carrs Drive Yamba.
-  **Primary Estate Entry**
Primary development entry off Carrs Drive. Primary entry to feature estate entry statement for the development.
-  **Pedestrian Circulation**
Pedestrian pathway provides connectivity throughout the development. Connections are provided to Carrs Drive Shared Path.
-  **Carrs Drive Shared Path**
Future Carrs Drive Shared Path @ 2.5m.
-  **Vehicular Visitor Parking**
Refer to civil plans for further details.
-  **RV Parking**
Refer to civil plans for further details. Potential to incorporate permeable paving to this zone.

Landscape Design

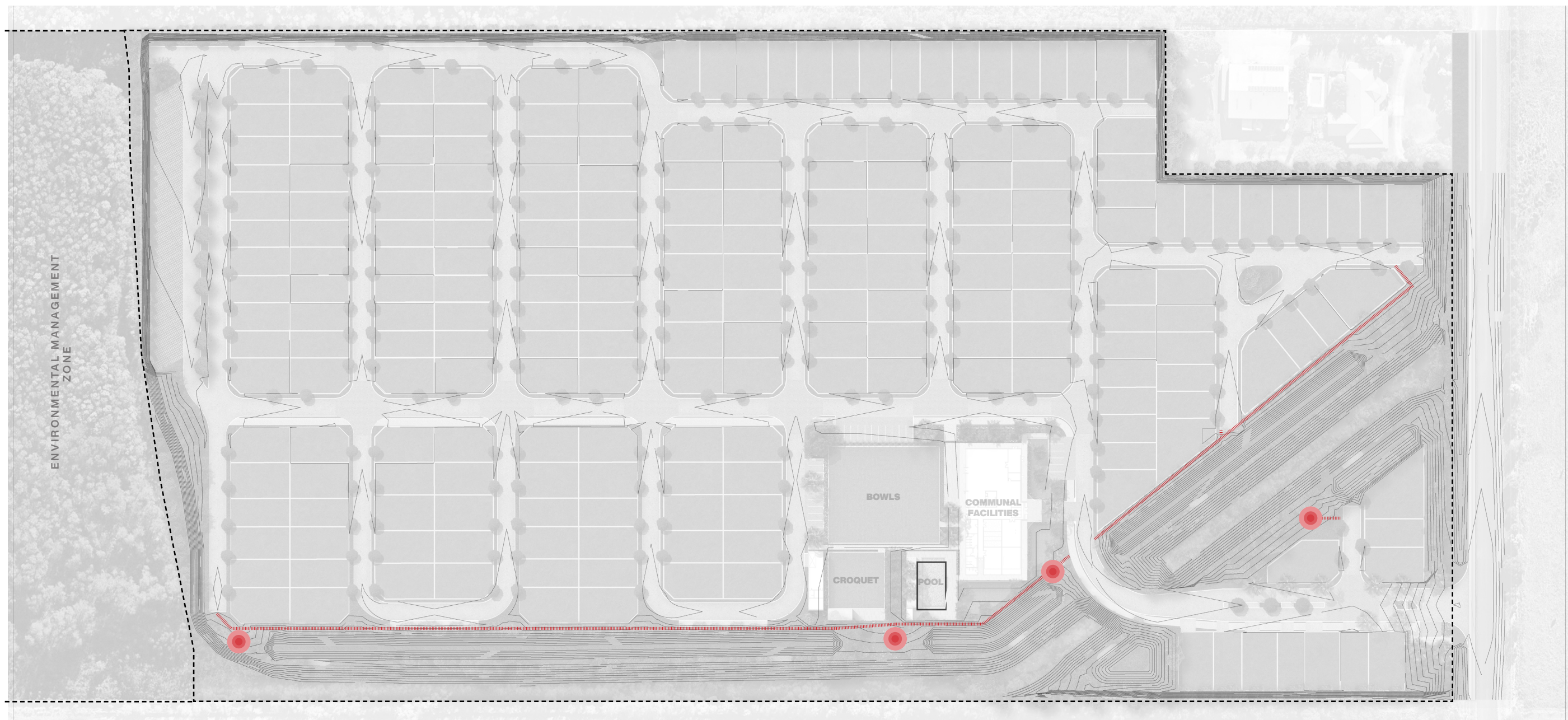
2.8 Landscape Plan Pedestrian Access & Mobility Plan

Rev E | Feb 2024




Zone Landscape Architecture | L22084 | 110-120 Carrs Drive Yamba NSW





 **Development Boundary**
110 & 120 Carrs Drive Yamba.

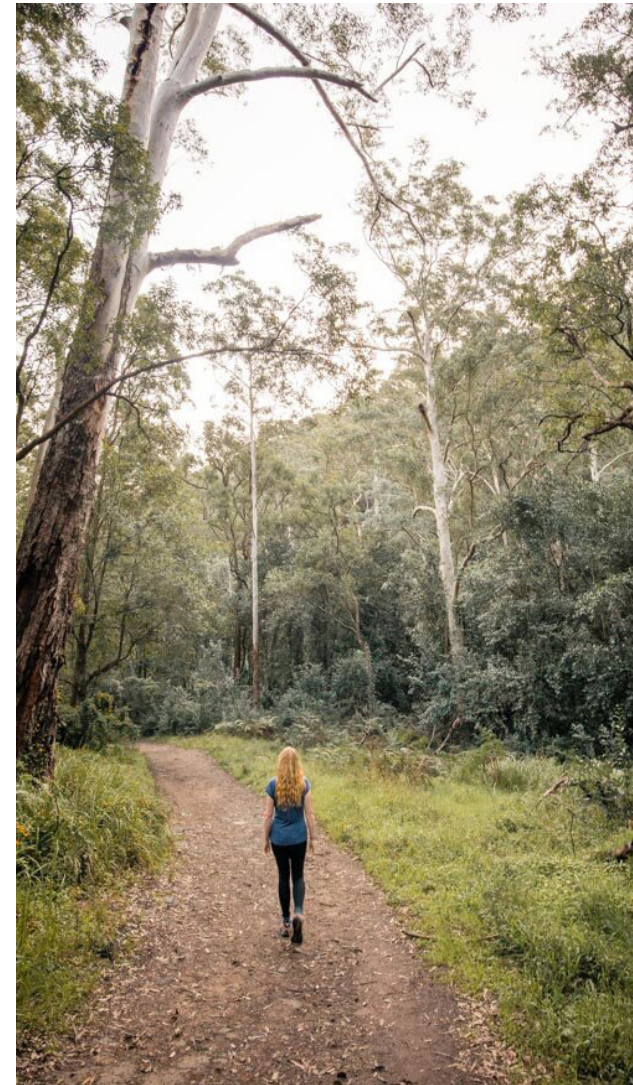
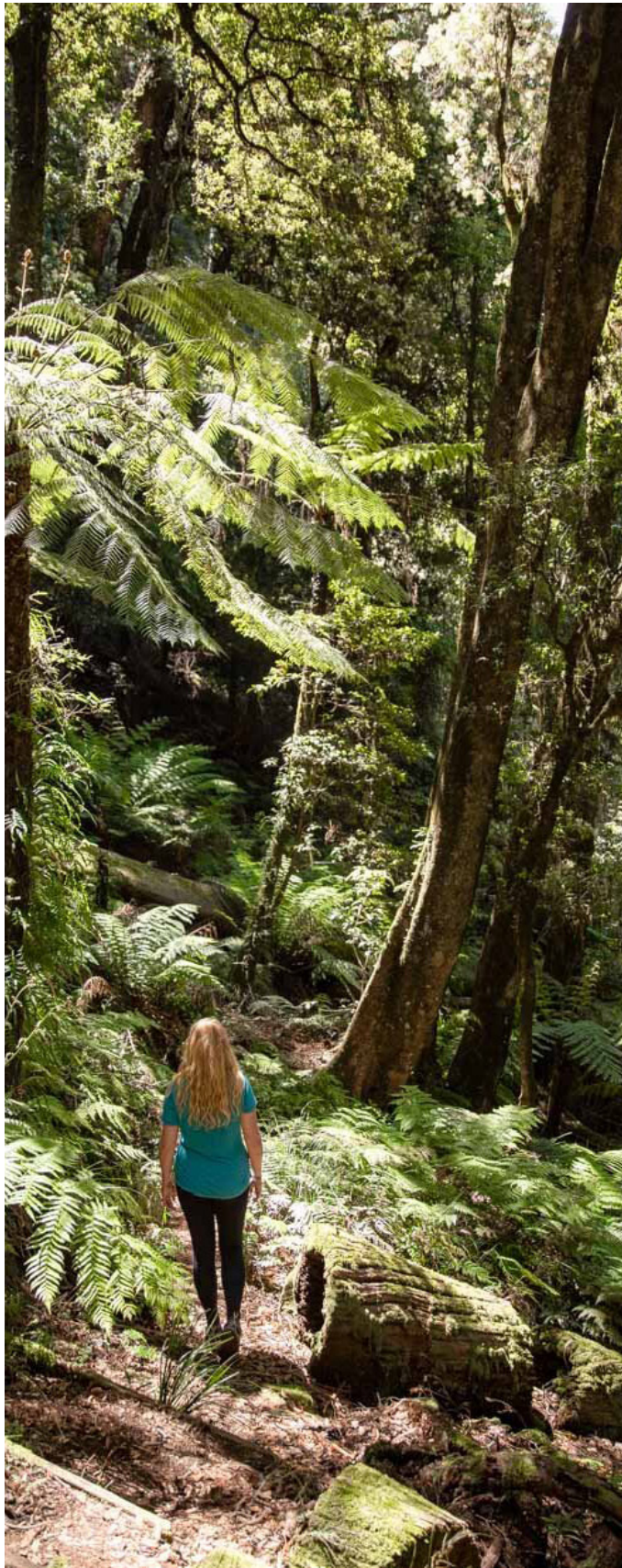
 **Access Track**
Access track. Proposed to connect with nodes from road reserve. Potential to provide walking trail between these locations. Grading to be confirmed with civil.

 **Nodes**
Suggested node locations. Potential for viewing areas, signage and seating elements to be located within these areas.

Landscape Design

2.9 Landscape Plan Recreation Network

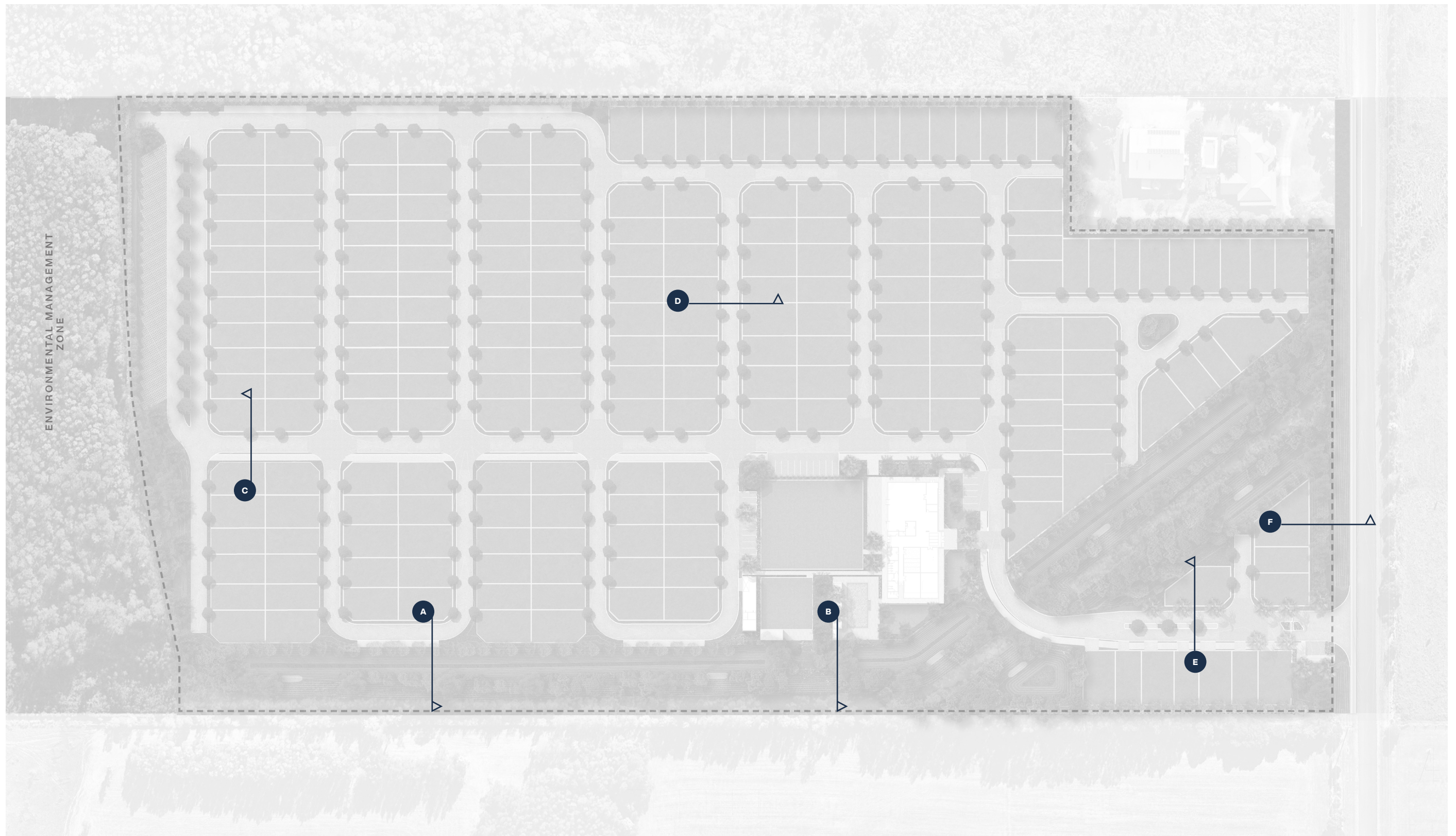




2.10 Landscape Plan Recreation Character Imagery

3.0 Site Sections.





Landscape Design

3.1 Landscape Design: Section Plan



- 1 **Bioretention Basins**
Stormwater bioretention basins to be planted with appropriate WSUD plantings. Refer to civil engineering plans prepared by MDE for all stormwater treatment device details.
- 2 **Stream Offset & Riparian Zone**
Existing Swamp Oak swamp forest of the coastal lowlands of the NSW North Coast Bioregion (PCT 1235). Existing stream and associated landscape zone located through development. Vegetation associated with a tidal drainage line will be retained and restored within a 10m either side of the high bank.
- 3 **Proposed Carpark**
Potential carpark located along 'Road 10'.
- 4 **Edge Treatment Bollards**
Timber bollards to turf/planting interfaces
- 5 **Existing Stream**
Existing stream. No earthworks within this zone. Refer to VMP for further details
- 6 **Potential Access Track**
Potential to incorporate access track to connect with nodes from road reserve. Grading to be confirmed with civil.

Site Sections

REFER TO CIVIL SECTION C FOR FURTHER INFORMATION

3.2 Site Sections Sections A



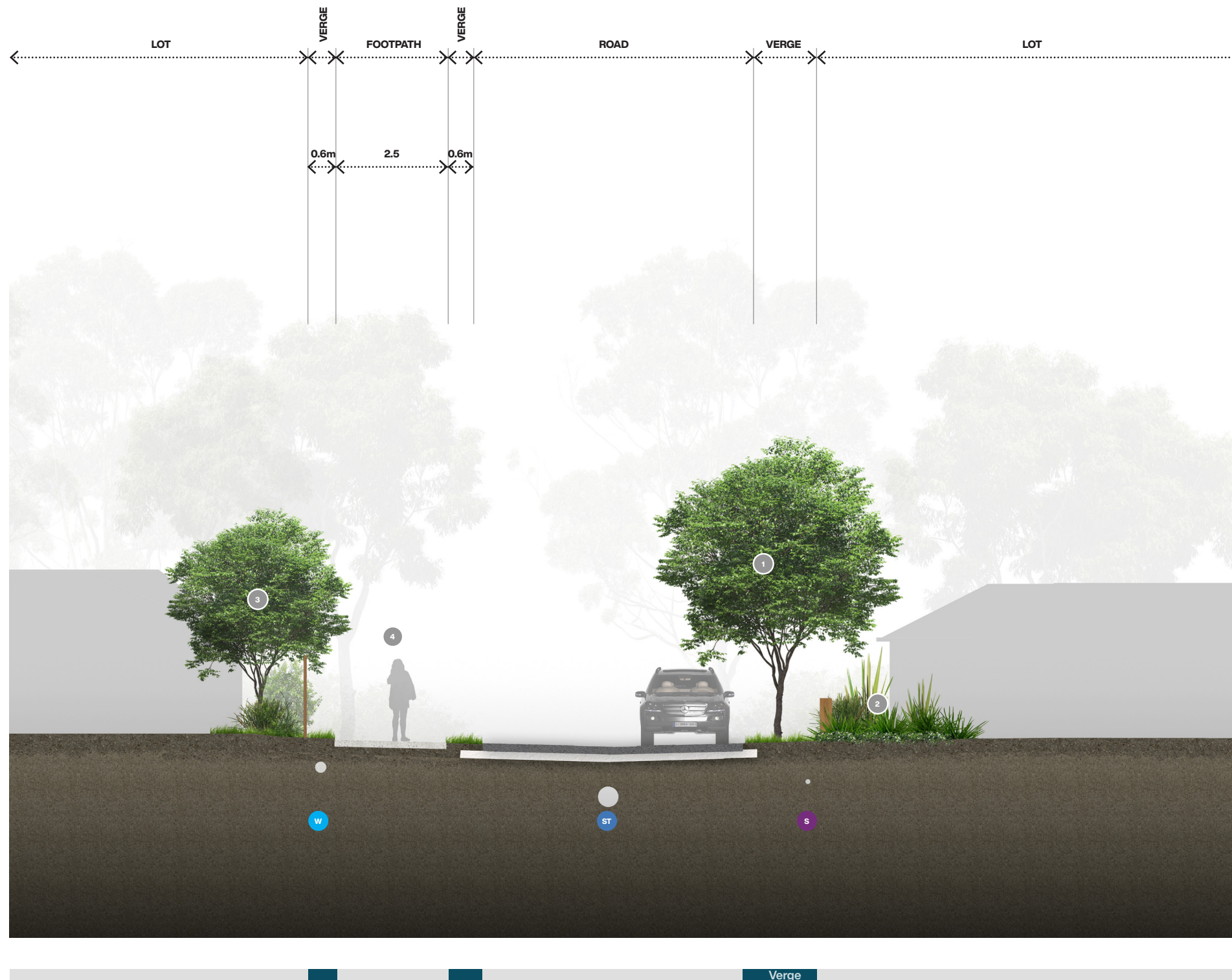
- 1 **Proposed Communal Open Space**
Proposed pool deck to overlook existing areas of landscape.
- 2 **Stream Offset & Riparian Zone**
Existing Paperbark swamp forest of the coastal lowlands of the NSW North Coast Bioregion and Sydney Basin Bioregion (PCT 1064 Zone 2). Existing stream and associated landscape zone located through development. Vegetation associated with a tidal drainage line will be retained and restored within a 10m either side of the high bank.
- 3 **Existing Stream**
Existing stream. No earthworks within this zone. Refer to VMP for further details
- 4 **Potential Access Track**
Potential to incorporate access track to connect with nodes from road reserve. Grading to be confirmed with civil.
- D **Fence Type D**
Pool fencing proposed to be 1200m high.

Site Sections

3.3 Site Sections Sections B

REFER TO CIVIL SECTION B FOR FURTHER INFORMATION



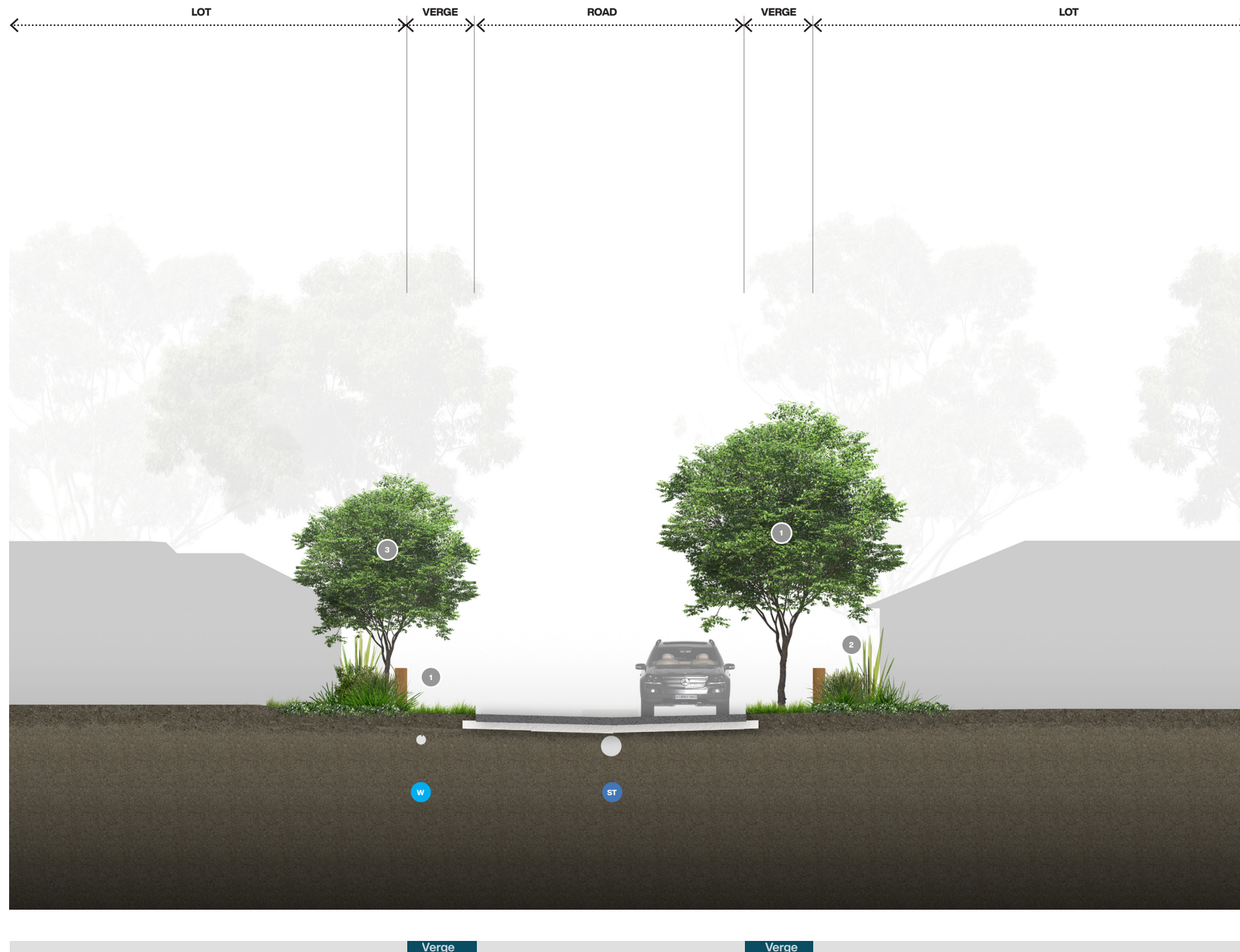


- 1 **Street Tree Plantings**
Streetscape plantings are to be achieved through frontage tree planting tree plantings to be located to avoid all services ex. street lights, and driveways. Grade 'A' turf is to be planted throughout the verges to the property frontage boundary. Root guard to be installed to all trees adjacent to services.
- 2 **Private Lot Landscaping**
Private lot landscaping and entry pathway/letterbox. Planting to tie into established estate character and provide further softening to the streetscape. To be completed under private scope.
- 3 **Private Tree**
Potential to provide additional tree plantings within private zone where services restrict street trees within verge.
- 4 **Pedestrian Pathway**
Pedestrian pathway provides connectivity throughout the development. Proposed average width of 2.5m. Refer to civil documentation for further details.

Site Sections

3.4 Site Sections Section C - Main Road

REFER TO CIVIL SECTION ROAD 2 CH20 FOR FURTHER INFORMATION



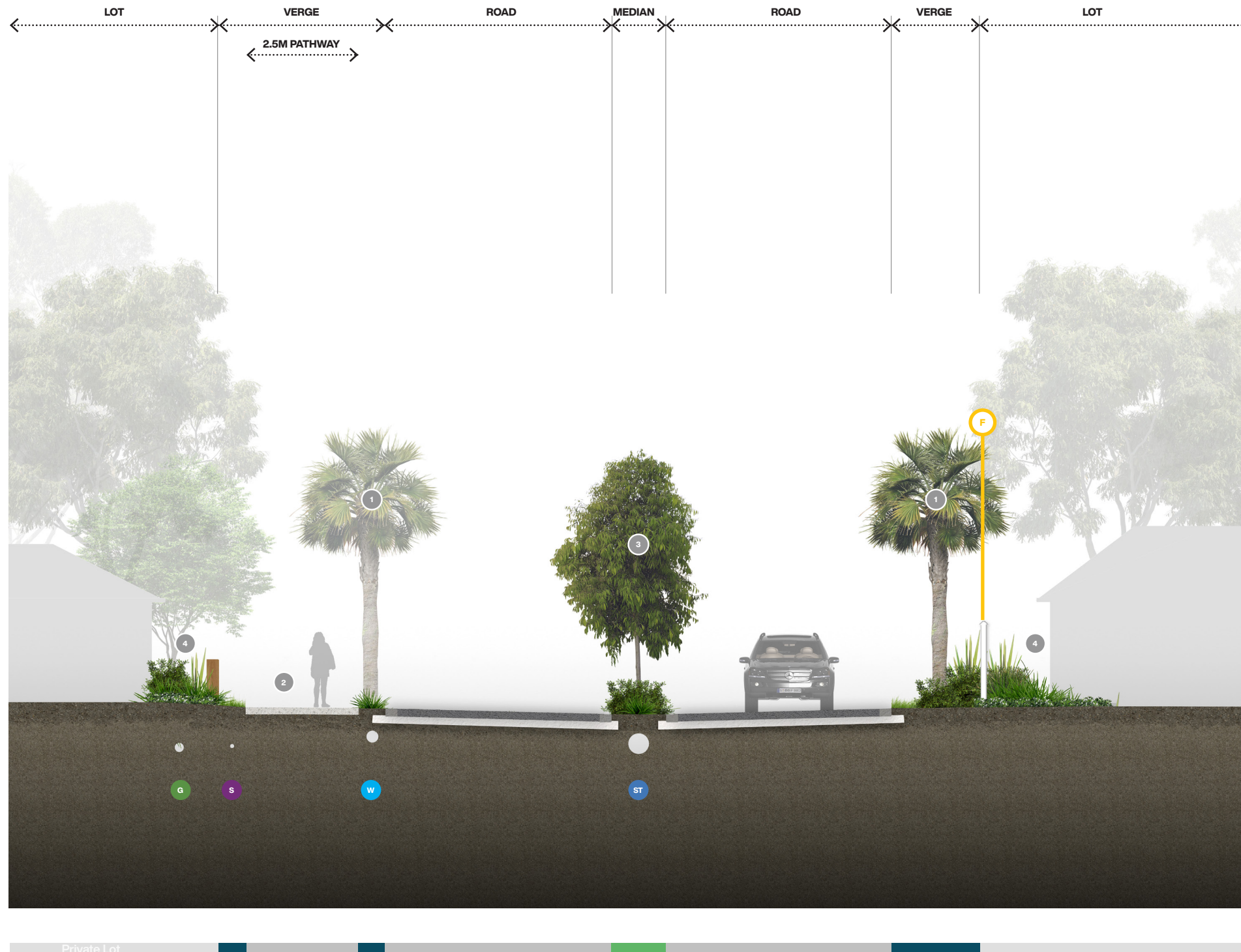
- 1 **Street Tree Plantings**
Streetscape plantings are to be achieved through frontage tree planting tree plantings to be located to avoid all services ex. street lights, and driveways. Grade 'A' turf is to be planted throughout the verges to the property frontage boundary. Root guard to be installed to all trees adjacent to services.
- 2 **Private Lot Landscaping**
Private lot landscaping and entry pathway/letterbox. Planting to tie into established estate character and provide further softening to the streetscape. To be completed under private scope.
- 3 **Private Tree**
Potential to provide additional tree plantings within private zone where services restrict street trees within verge.

Site Sections

3.5 Site Sections Section D - Minor Road

REFER TO CIVIL SECTION ROAD4 CH50 FOR FURTHER INFORMATION





- 1 **Street Tree Plantings**
Streetscape plantings are to be achieved through frontage tree planting tree plantings to be located to avoid all services ex. street lights, and driveways. Grade 'A' turf is to be planted throughout the verges to the property frontage boundary. Potential to incorporate additional feature species where space and offsets from services allow.
 - 2 **Pedestrian Pathway**
Pedestrian pathway provides connectivity throughout the development. Proposed average width of 2.5m. Refer to civil documentation for further details.
 - 3 **Median Strip**
Exposed agg concrete median strip with feature planting zones. Refer to civil plans for further information. Potential to incorporate larger feature species where space/services allow. Root barrier/structural soil cells to be provided where required.
 - 4 **Private Lot Landscaping**
Private lot landscaping and entry pathway/letterbox. Planting to tie into established estate character and provide further softening to the streetscape. To be completed under private scope.
- F** **Type F Frontage Fencing**
Feature solid white PVC frontage fencing to Entry Road (lot 8 & 11)

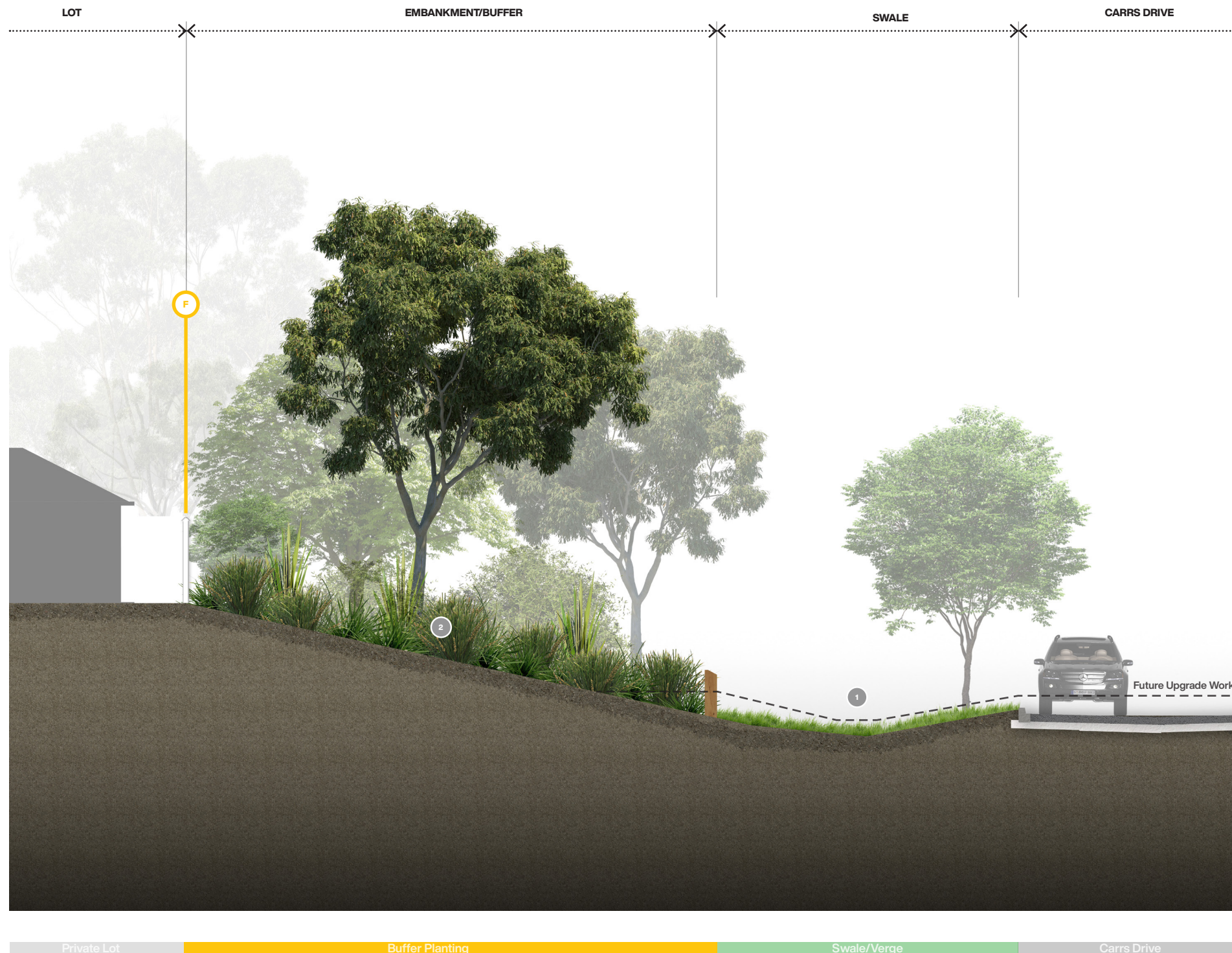
Site Sections

3.4 Street Sections Section E - Entry Road

0m 1m 2m

REFER TO CIVIL SECTION ROAD 1 CH70 FOR FURTHER INFORMATION





- 1 Carrs Road Verge & Swale**
Treatment of swale to be confirmed. Potential to incorporate street trees along Carrs Drive where space and offsets allow. Pedestrian pathway location to be confirmed.
- 2 Buffer Planting**
Buffer planting to be provided to all offset areas. Refer to Landscape Treatment Areas plan for further information.
- F Type F Frontage Fencing**
Feature solid white PVC frontage fencing to Carrs Road.

Site Sections

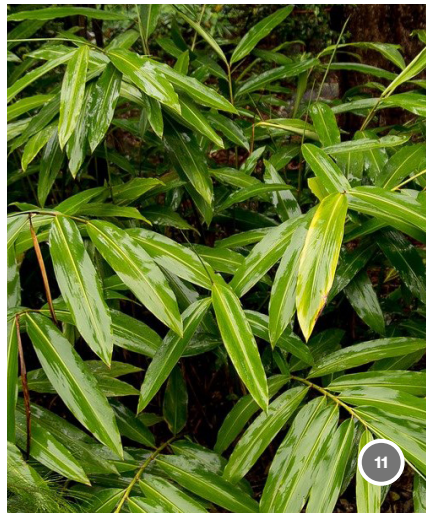
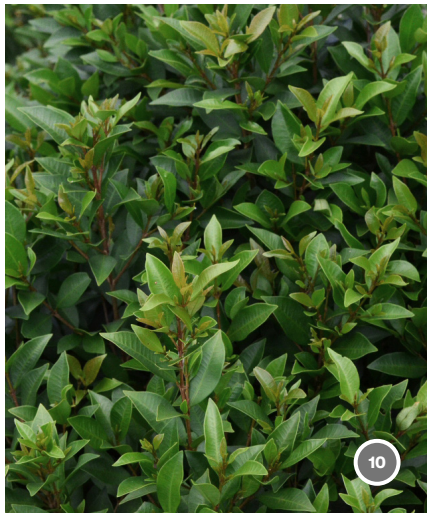
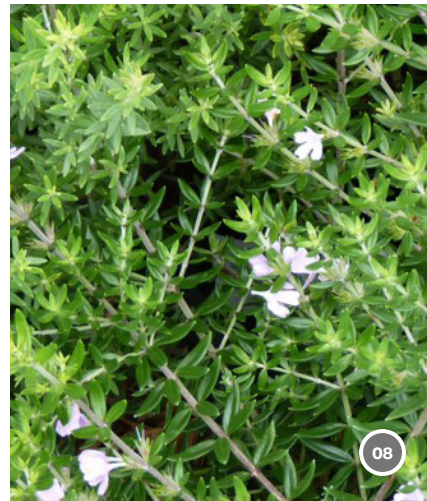
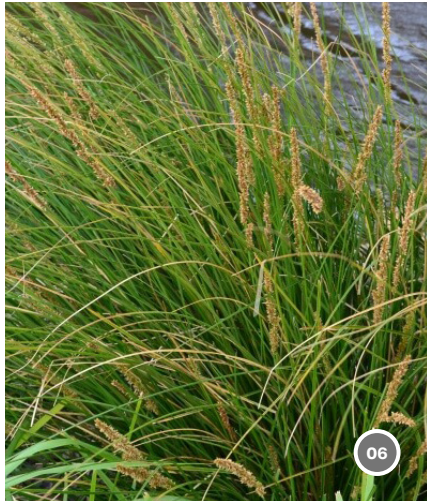
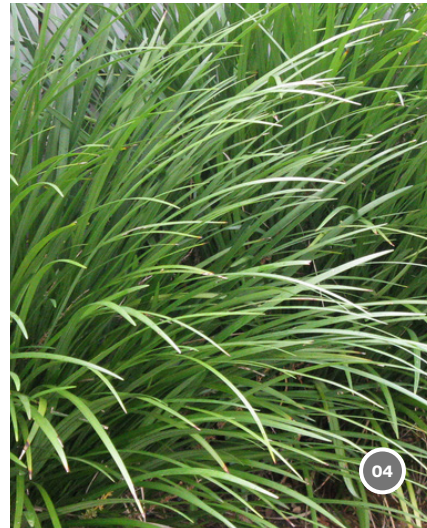
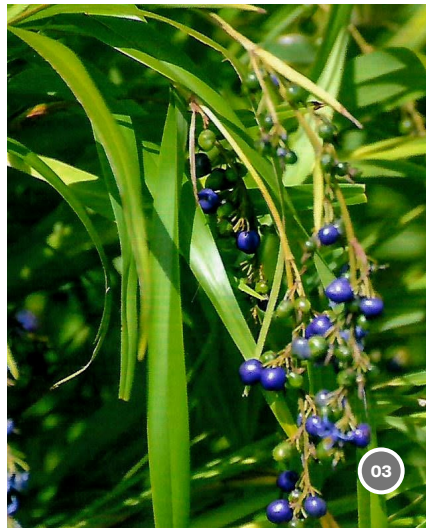
3.6 Site Sections Section F - Carrs Drive Interface

REFER TO CIVIL SECTION D FOR FURTHER INFORMATION



4.0 Planting Palettes.





Groundcover

1	Hardenbergia violacea	Happy Wonderer
	Viola banksii	Native violet
2	Grevillea 'Poorinda Royal Mantle'	Grevillea Royal Mantle
3	Dianella caerulea	Blue Flax Lilly
	Myoporum parvifolium	Yareena
4	Liriope Evergreen Giant	Evergreen Giant
5	Lomandra longifolia 'Tanika'	Mat Rush
6	Carex appressa	Tall sedge
7	Westringia fruticosa 'mundi'	Mundi
	Carpobrotus glaucescens	Pigface

Shrubs & Accents

8	Westringia fruticosa	Coastal Rosemary
9	Callistemon salignus	Willow bottlebrush
10	Syzygium Hedges	Lilly Pilly Various
11	Alpinia sp	Native Ginger
12	Acacia concurrens	Black wattle

Cascading and Trellis

Dichondra Silver Falls	Silver Falls
Trachelospermum jasminoides	Star Jasmine

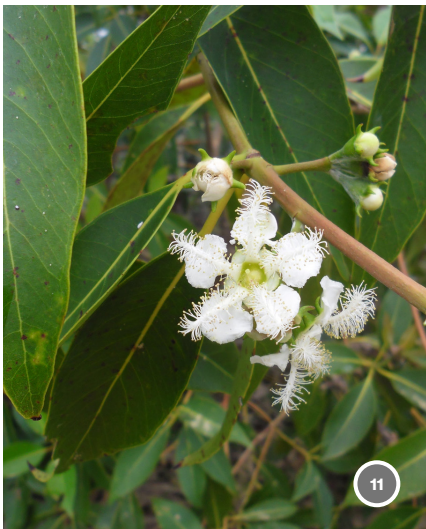
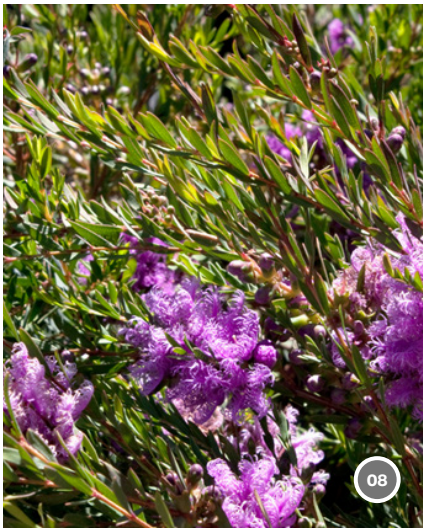
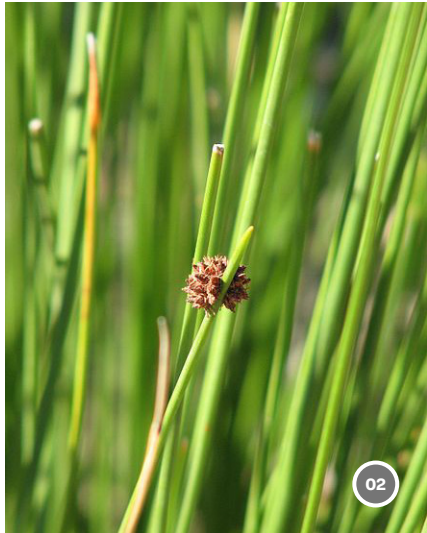
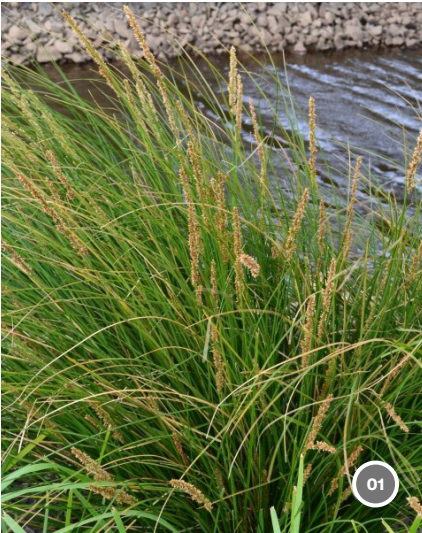
PLANTING NOTE: ALL PLANTING SPECIES, PLACEMENTS AND QUANTITIES TO BE CONFIRMED DURING OPERATIONAL WORKS PHASE.

Design Details

4.1 Planting Palette Character & Communal Facilities

Rev E | Feb 2024





Groundcover

1.	Carex appressa	Tall Sedge
2.	Ficinia nodosa	Knobby Club Rush
3.	Lepidosperma laterale	Variable sword-sedge
4.	Lomandra hystrix	A Mat-rush
5.	Lomandra longifolia	Spiny-headed Mat-rush
	Myoporum insulare	Common boobialla

Shrubs & Accents

6.	Leptospermum liversidgei	Olive tea-tree
7.	Melaleuca seiberi	River bottlebrush
8.	Melaleuca thymifolia	Thyme honey myrtle
9.	Banksia robur	Swamp banksia

Trees & Palms

10.	Casuarina glauca	Swamp Oak
11.	Lophostemon suaveolens	Swamp Mahogany
	Melaleuca bracteata	Black tea-tree
12.	Melaleuca quinquenervia	Broad-leaved Paperbark

Channel/Stream Bed

	Machaerina rubiginosa	Swamp Oak
	Fimbristylis ferruginea	Swamp Mahogany
	Schoenoplectus validus	Black tea-tree
	Phragmites australis	Broad-leaved Paperbark

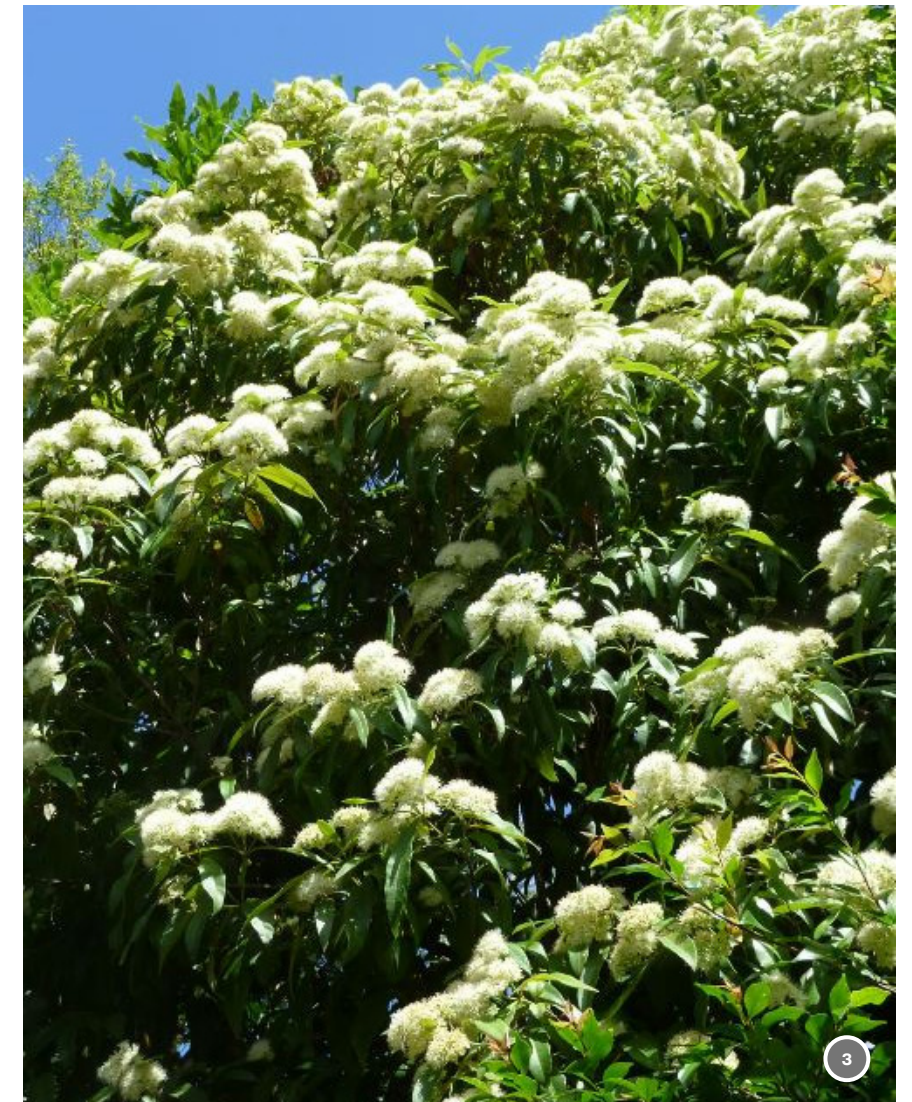
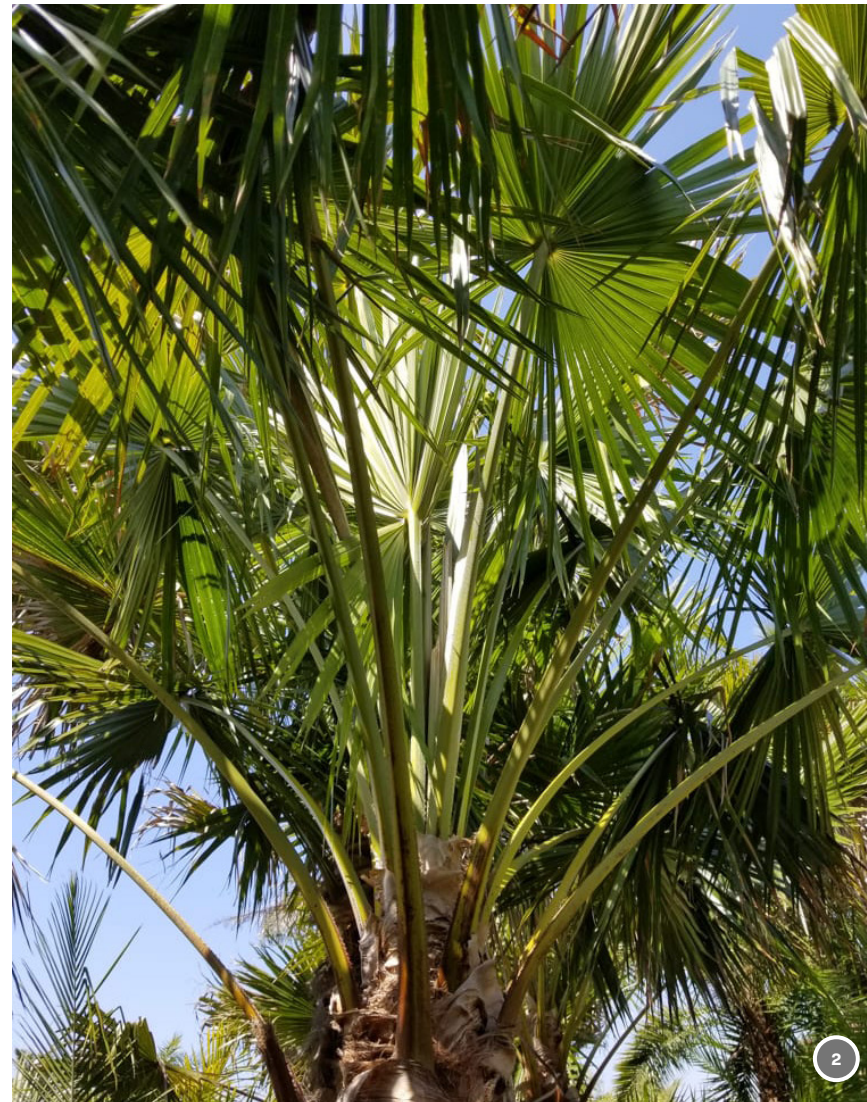
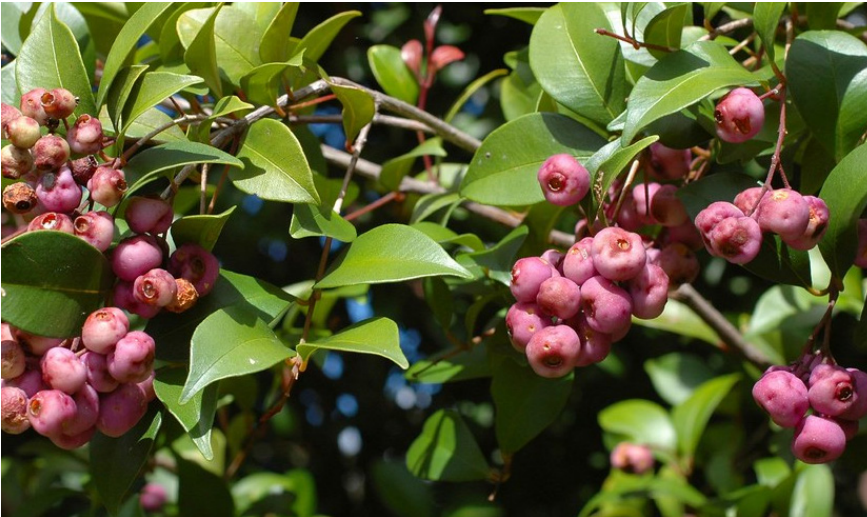
Refer to **Vegetation Management Plan** prepared by Ecosure Improving Ecosystems for further details and planting palettes.

Species have been selected in accordance with Water Sensitive Urban Design plant selections by Water by Deisgn Guidelines.

All tree stock to be supplied and installed in accordance with NATSPEC guidelines.

Planting Palettes

4.2 Planting Palette Biobasin/Riparian Corridor / Environmental Zone Infill Planting



Planting Palettes

4.4 Planting Palette Streetscape

Rev E | Feb 2024

Zone Landscape Architecture | L22084 | 110-120 Carrs Drive Yamba NSW





Planting Palettes

4.4 Planting Palette Streetscape



Planting Palettes

4.5 Planting Palette Streetscape

Rev E | Feb 2024

Zone Landscape Architecture | L22084 | 110-120 Carrs Drive Yamba NSW





Planting Palettes

4.6 Planting Palette Streetscape



Streetscape Species

1.	Acmena smithii	Lilly Pilly	3
2.	Livistonia australis	Cabbage Palm	25
3.	Backhousia citriodora	Lemon Myrtle	34
4.	Corymbia gummifera	Bloodwood	5
5.	Cupaniopsis anacardiodes	Tuckeroo	134
6.	Elaeocarpus reticulatus	Blueberry Ash	14
7.	Flindersia australis	Crow's Ash	5
8.	Flindersia schottiana	Bumpy Ash	35
9.	Flindersia xanthoxylum	Yellowwood	5
10.	Glochidion ferdinandi	Cheese Tree	4
11.	Lophostemon confertus	Brush Box	3
12.	Syzygium australe	Brush Cherry	34
13.	Tristaniopsis laurina	Water Gum	134
14.	Waterhousea floribunda	Weeping Lilly Pilly	1235

Refer to **Section 2.7 Landscape Design - Streetscape Planting** for planting locations.

Tree species have been selected in accordance with the ‘Yamba Street Tree Master Plan’ documentation produced by Clarence Valley Council. Selected tree species have been extracted from Zone 3 Floodplain species selections within the *Secondary Street - Residential, Minor Street (Residential) & Park Edge Floodplain (Residential)* planting selections. Tree plantings to be located to avoid all services eg. street lights, driveways, stormwater pits and bio pods.

All tree stock to be supplied and installed in accordance with NATSPEC guidelines.

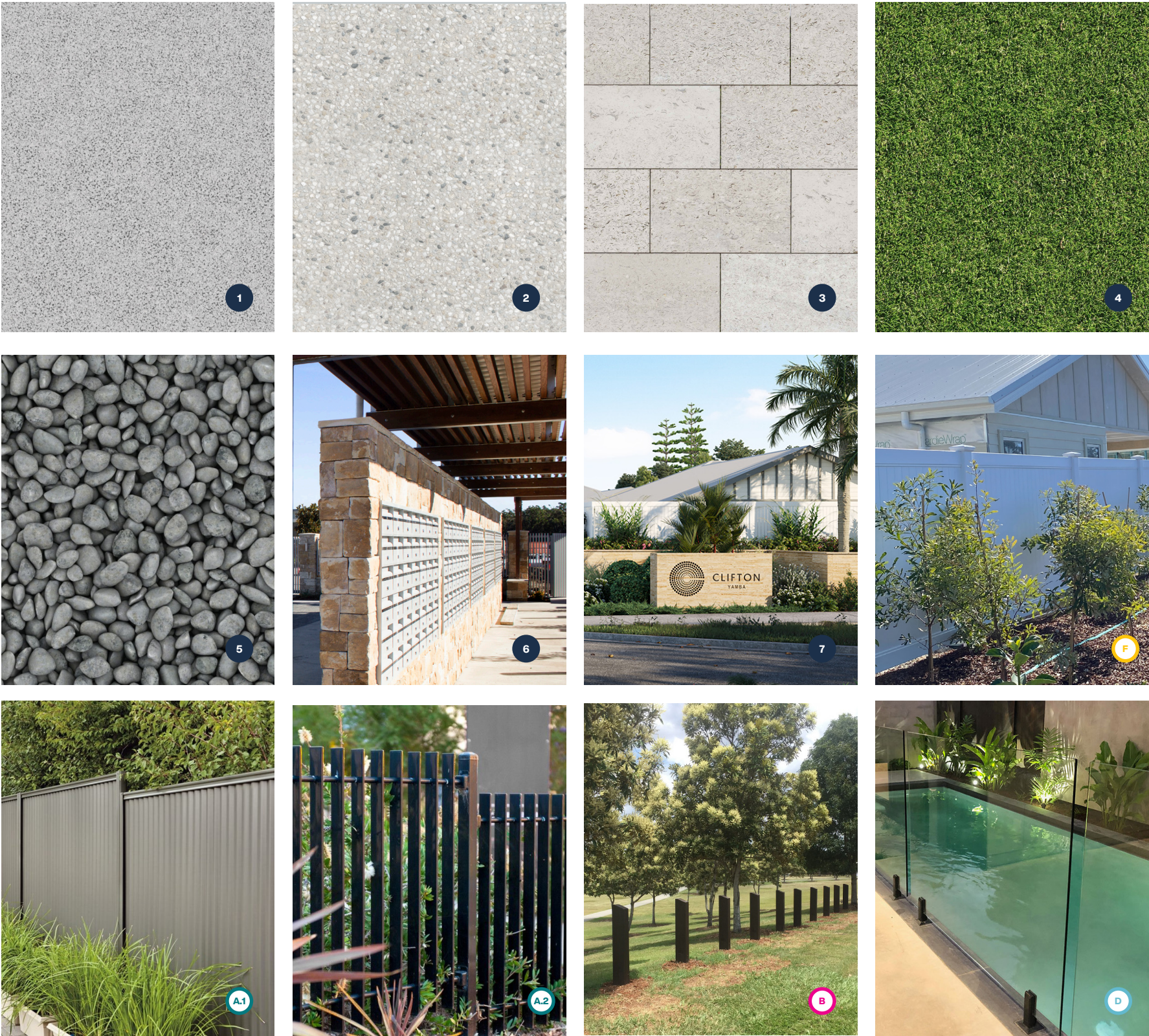
Planting Palettes

4.7 Planting Palette Streetscape



5.0 Design Details.





Surfaces & Materials

1	Hardscape Type 1	Concrete
2	Hardscape Type 2	Concrete/Exposed Aggregate
3	Hardscape Type 3	Feature Paving
4	Turf	Artificial or real
5	Gavel Type 1	Charcoal Pebble
6	Letter Boxes	Communal/Design TBC
7	Entry Statement	Entry Statement with stone cladding
F	Fence Type F	Feature solid white PVC frontage fencing to Carrs Road
A.1	Fence Type A.1	Solid Colorbond Private Fence. Specifications TBC
A.2	Fence Type A.2	Transparent Private Fencing. Specifications TBC
B	Edge Type B	Bollards to road/open space interface
D	Fence Type D	Pool Fencing

Typical finishes palette illustrated. Refer to Architectural documentation for all Architectural and built form finishes and general materials schedule.

Design Details

5.1 Materials & Finishes



