

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 9 / 12 / 11

FITZGIBBON CHASE, AREA G

LANDSCAPE CONCEPT DESIGN PACKAGE

ISSUE: C - FOR DEVELOPMENT APPROVAL

NOVEMBER 2011

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LANDSCAPE STRATEGY PLAN

ECOLOGICAL LINKS

Ecological connections through Area G will be achieved by retaining existing trees and re-establishing endemic planting in the conservation park that links the Easement to the Bushland via the Carseldine Pools area. This will allow for fauna movement through the site and into the Bushland.

A minimum of 50% of all species selected will be native. In the conservation park and on batters 100% of species will be native. Species selections are derived from regional ecosystem descriptions (RE 12.3.6 and 12.5.2) and Brisbane City Council street tree species lists. Species selection will comply with the requirements of the Bushfire Management Plan for the site (ie. fire retardant species are to be selected where in close proximity to residential lots).

STREETS

The residential streetscape character will generally be informal. The entry street between Roghan Road and the culvert will be planted with an informal avenue of large shade trees and have 1.5m wide concrete footpaths on both sides of the street and grass verges. All other streets will have 1.5m wide footpaths on only one side of the street. These streets will have informal tree planting - with mixed species and irregular spacing on both sides of the street. Street trees will be provided at a maximum of 10m spacing, generally as shown on plan. Street footpaths will be provided generally as shown on plan and will be shaded by street trees. The location, size and capacity of bio-pods in the streets will be to engineer's details. The bio-pods will be planted with hardy native groundcover species.

CONSERVATION PARK

The conservation park is 2m below levels for the adjacent street and residential lots and there will be limited pedestrian access. Lookout decks with seating adjacent to the street will overlook the park and provide for some passive recreation and community interaction. These spaces will be fairly intimate in scale and have high visibility to the street. The park itself will be rehabilitated back to bushland through weed removal and planting of endemic species, including sugar glider habitat species.

CULVERT BRIDGE

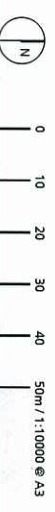
The crossing will act as an entry feature with coloured concrete paving and attractive handrails on the culvert. A feature at this point will be a series of sugar glider poles in the park that will help facilitate fauna movement across the culvert and also create a visual statement.

BUFFER TO LOTS

The north facing lots will have a 3m wide buffer of densely planted screen shrubs and ground covers. They will incorporate a 50/50 mix of native and exotic species.

GENERAL

Detail design and documentation of all parks will incorporate:
Bollards and maintenance access at the park boundary
A suite of robust park furniture that reinforces the Fitzgibbon Chase theme.
Materials and species selections that continue the themes established Fitzgibbon Chase.



PRELIMINARY INDICATIVE PLANT SPECIES LIST

LOT 160

CARLSBAD POOLS

The recreation park overlooks the Caseldine Pools and is the main space for community recreation and gathering. It includes:

- › A large lawn for kick-a-ball
- › A small lawn with recycled tree trunks as sculptural play features.
- › A picnic shelter, BBQ, seating, litterbin and bubbler to match the Fitzgibbon theme
- › Decorative pavements and sandstone block seating at the entry to the park.
- › Connecting path through the park from the street.
- › Native shade trees and small areas of feature planting.
- › Bio-swale

The batter to the Caseldine Pools will be mass planted with low groundcovers and grasses in bold patterns that provide a decorative feature while maintaining views out. Screen planting will be provided to side fence to lot 160.

TYPICAL BATTER PLANTING
5 x 5m MODULE

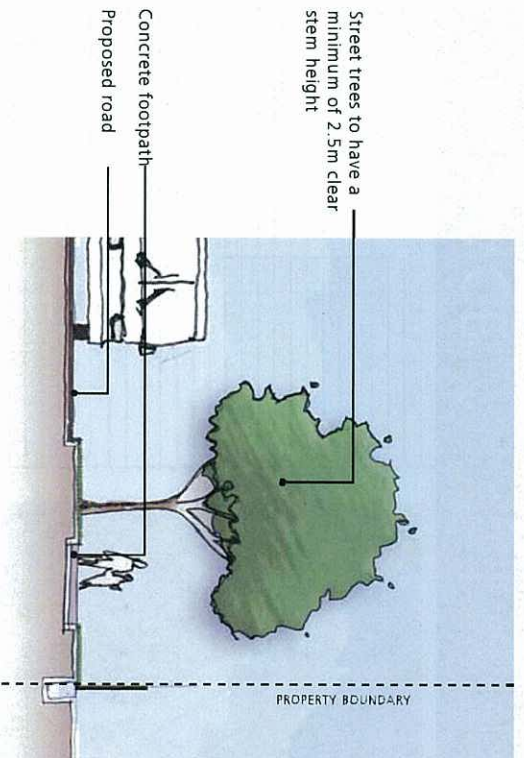
[illegible]

NOTE: CHOOSE ONE SPECIES FOR EACH SYMBOL FROM TABLE 1 FOR EACH 55x55 CM MODULE TO INCREASE BIODIVERSITY ACROSS THE SITE. PLANT DENSITIES ARE AS SHOWN IN MATRIX.

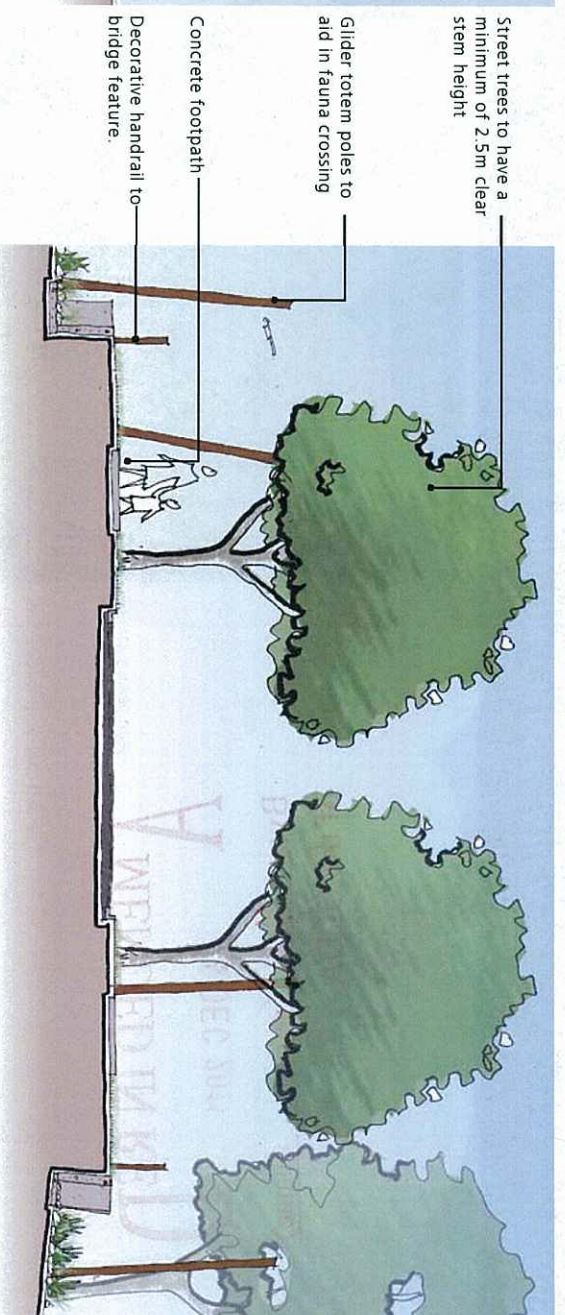
- Sandstone seats in deco granite
- Lawn and pole maze.
- (Recycled felled trees)

A MENDED IN RED
5 DEC 2014

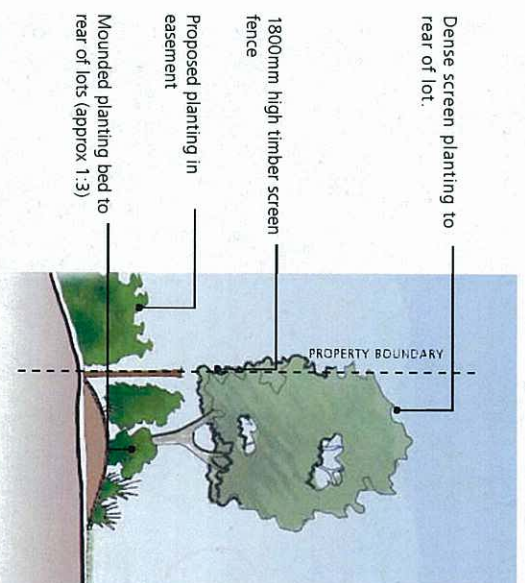
By: Matt Teon (name)
of the ULDA



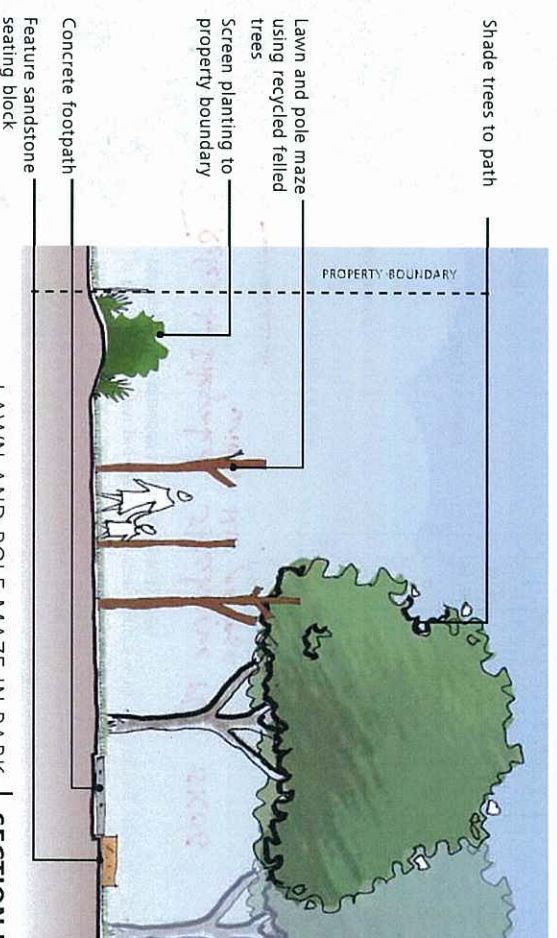
TYPICAL STREET | SECTION A



'THE BRIDGE' WITH FEATURE TOTEM POLES | SECTION B

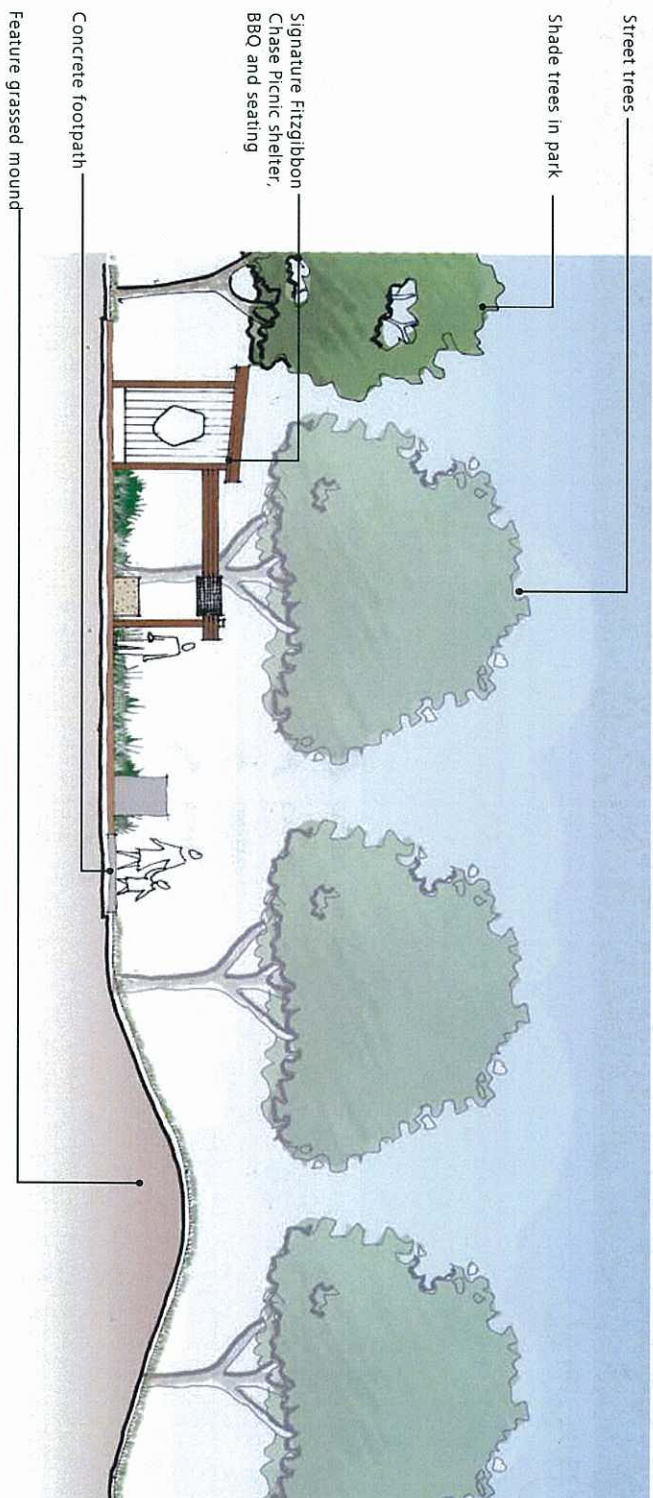


BUFFER PLANTING TO REAR OF LOTS | SECTION C



LAWN AND POLE MAZE IN PARK | SECTION D

0 1 2 3 4 5m / 1:100 @ A3



BBQ SHELTER AND GRASSED MOUND | SECTION E

REVISED
2 DEC 2011
AMENDED IN R1

