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Date: 3 November 2020



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# Oxley PDA Landscape Master Plan Stage 1

Prepared for Economic Development Queensland

Project Number 1018015C

Revision E

21 August, 2020



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# Contents

Scope & Design Objectives	01
Landscape Concept Plan	01
Section A	02
Section B	03
Section C	04
Section D	05
Staging	06
Landscape Character Zones	05
Landscape Characters	07
Zone A – Streetscape (public road dedication)	07
Zone B – Entry landscape	07
Zone C – Local recreation park	08
Zone D – Stormwater management area	08
Zone E – Drainage Reserve	09
Zone F – Conservation area	09
Schematic Plans	10
Circulation	10
Fencing	10
Planting Palettes	11
Street trees	11
Park / entry landscape trees	11
Shrubs	12
Groundcovers	14
Typical Water Sensitive Urban Design (WSUD) species	15
Drainage Reserve species	16



# Scope & Design Objectives

This landscape concept has been prepared for Economic Development Queensland (EDQ) to support their development of the Oxley Priority Development Area (PDA) located across two lots:

- Lot 600 on SP236626 (53 Seventeen Mile Rocks Rd, Oxley, 4075)
- Lot 551 on SP142916 (113 Cliveden Ave ,Oxley, 4075)

This landscape concept supports an urban design master plan (prepared separately by Place Design Group) which proposes the site's redevelopment as a boutique residential community set within a backdrop of natural bushland. It is understood the development's public areas would eventually be handed over as an asset by EDQ to Brisbane City Council (BCC) to maintain.

The landscape scope includes the local recreation park & stormwater management area, pocket park, drainage reserve (waterway corridor), conservation area, streetscape (public road dedication), and open space areas to the site entry, easements, hillside interfaces and fencing. Works will be split into two stages – *Refer Dwg. 06 for staging*. The retirement living facility, childcare centre and general allotment treatments are excluded from the landscape scope.

The landscape concept responds to criteria set out in EDQ's Oxley PDA Development Scheme, particularly relating to the design of welcoming and character-rich streets and shared recreation areas with safe and legible movement options for users. Other key design issues include environmental protection, hillside stability, flood resilience, bushfire risk mitigation and community safety.

## Landscape Concept Plan

- 01

Entry landscape with feature planting and repurposed entry heritage elements.
- 02

Internal streets lined with trees in planting areas. 1.5m wide concrete paths to streets.
- 03

Local recreation park with turf kick about space, shared path and shade trees.
- 04

Hillside interface areas stabilised by revegetation with native grasses and trees.
- 05

80m road frontage to Drainage Reserve (Waterway Corridor) provides access to conservation area trail, strong public surveillance into area and road side parking for maintenance vehicles and public use. Turf area to trail entry with 1:4 fall away from road. 1.5m wide concrete path through turf narrows to deco recreational trail through revegetated areas of Reserve.
- 06

Stormwater management basins with 3m wide compacted gravel/cement or reinforced turf maintenance access between basins.
- 07

Drainage Reserve (Waterway Corridor)
- 08

Recreational trail (bush track/deco).
- 09

DDA compliant 4m wide shared concrete path / emergency and maintenance vehicle access.
- 10

1.5m wide path connecting to footpath on Blackheath Road
- 11

Conservation Area
- 12

Pocket Park
- Existing trees to be retained in Stage 1
- Proposed new street trees
- Proposed new trees to rear of lots 1, 10, 14-22 for soil stabilisation. A minimum of 20 trees will be planted. Maintenance by lot owners. Refer Section D / Dwg. 05.

Refer Dwg's 07-09 for landscape character descriptions and images for the different areas within the site.

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Section A

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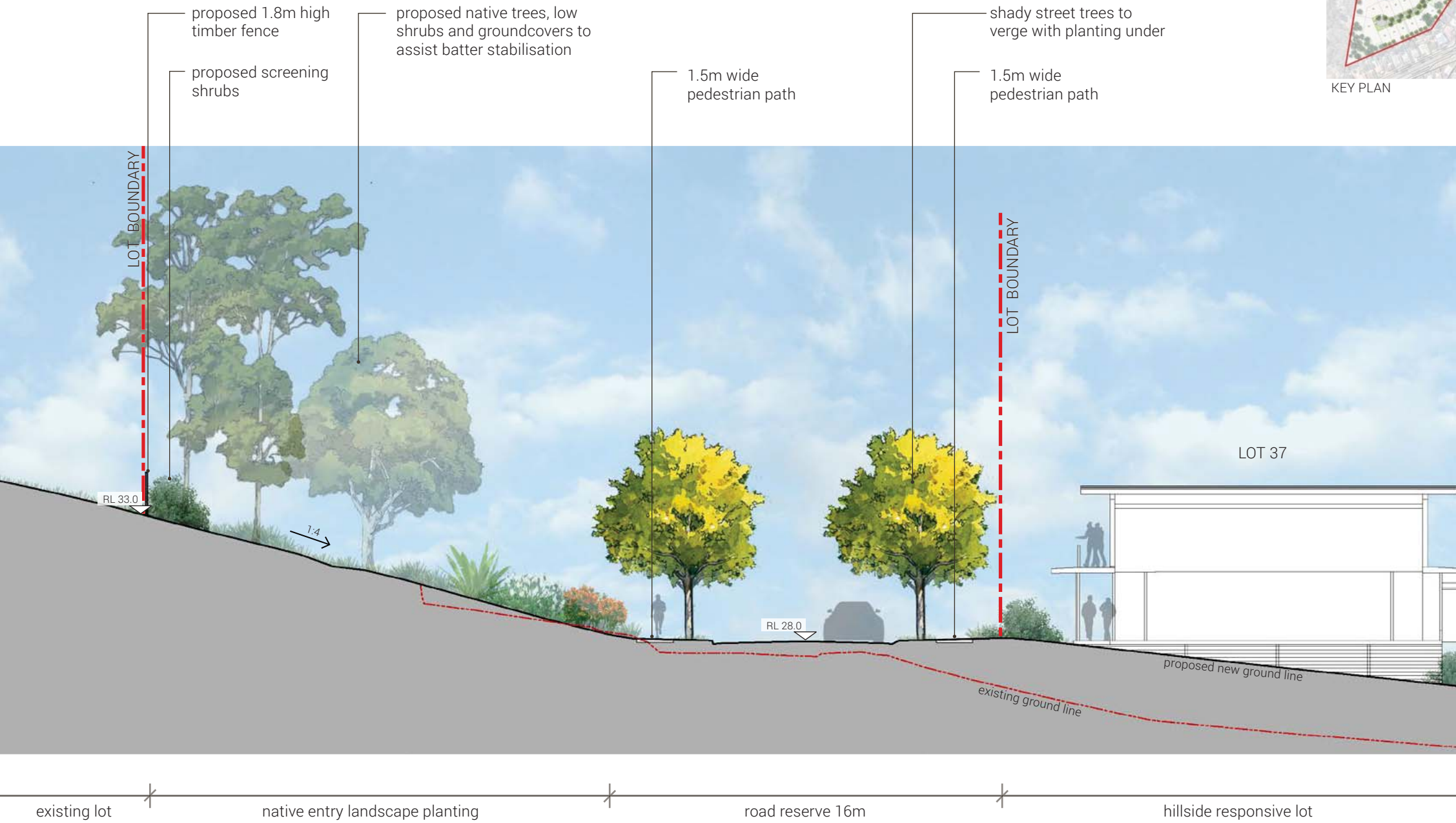
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KEY PLAN



Section B

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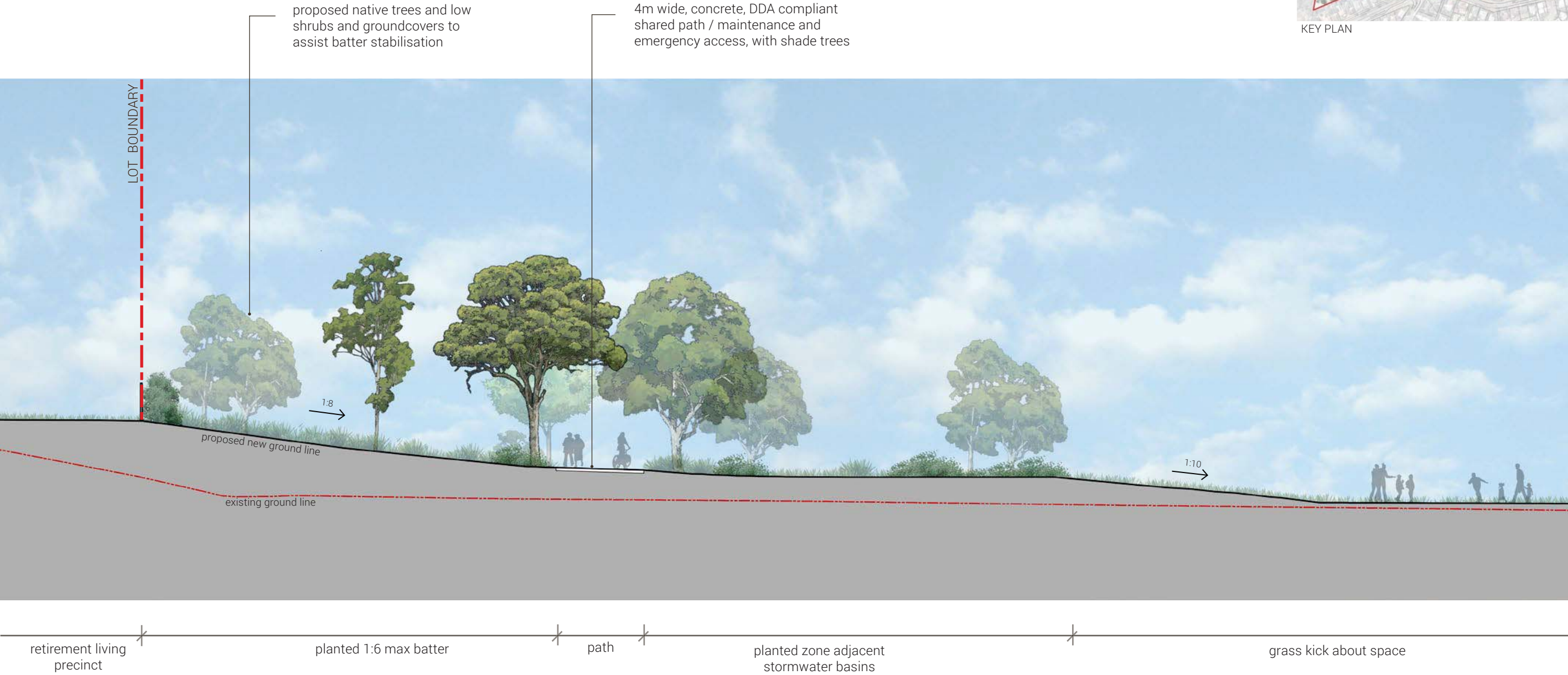
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Section C


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21/08/2020	1018015C	E	04

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Section D

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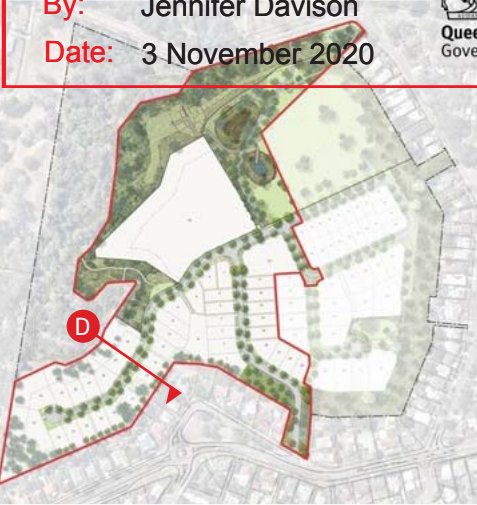
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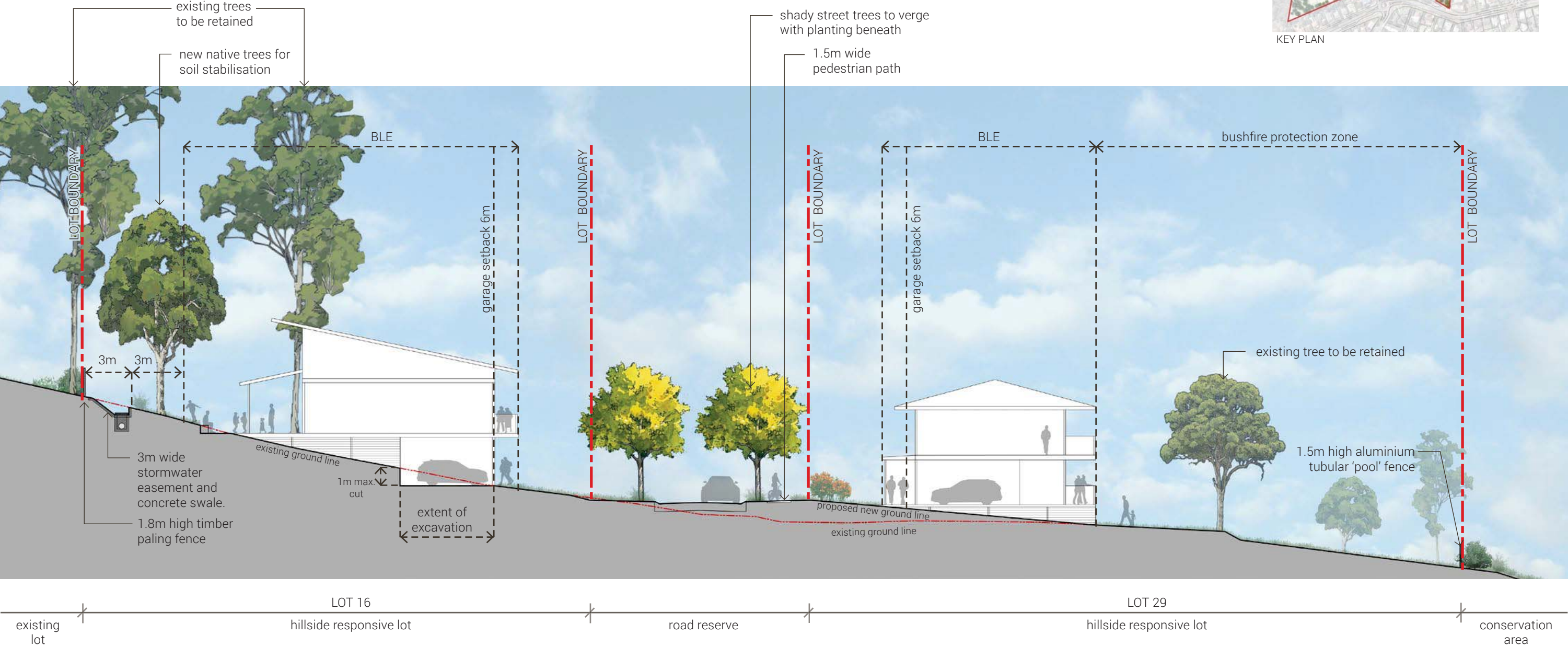
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KEY PLAN



# Staging

The development is proposed to be constructed in two stages:

### Stage 1






- Stage 1 streetscape and lots
- Drainage Reserve (waterway corridor)
- Entry landscape
- Childcare centre
- Local recreation park - Part 1
- Retirement living precinct
- Stormwater management area (detention basins)

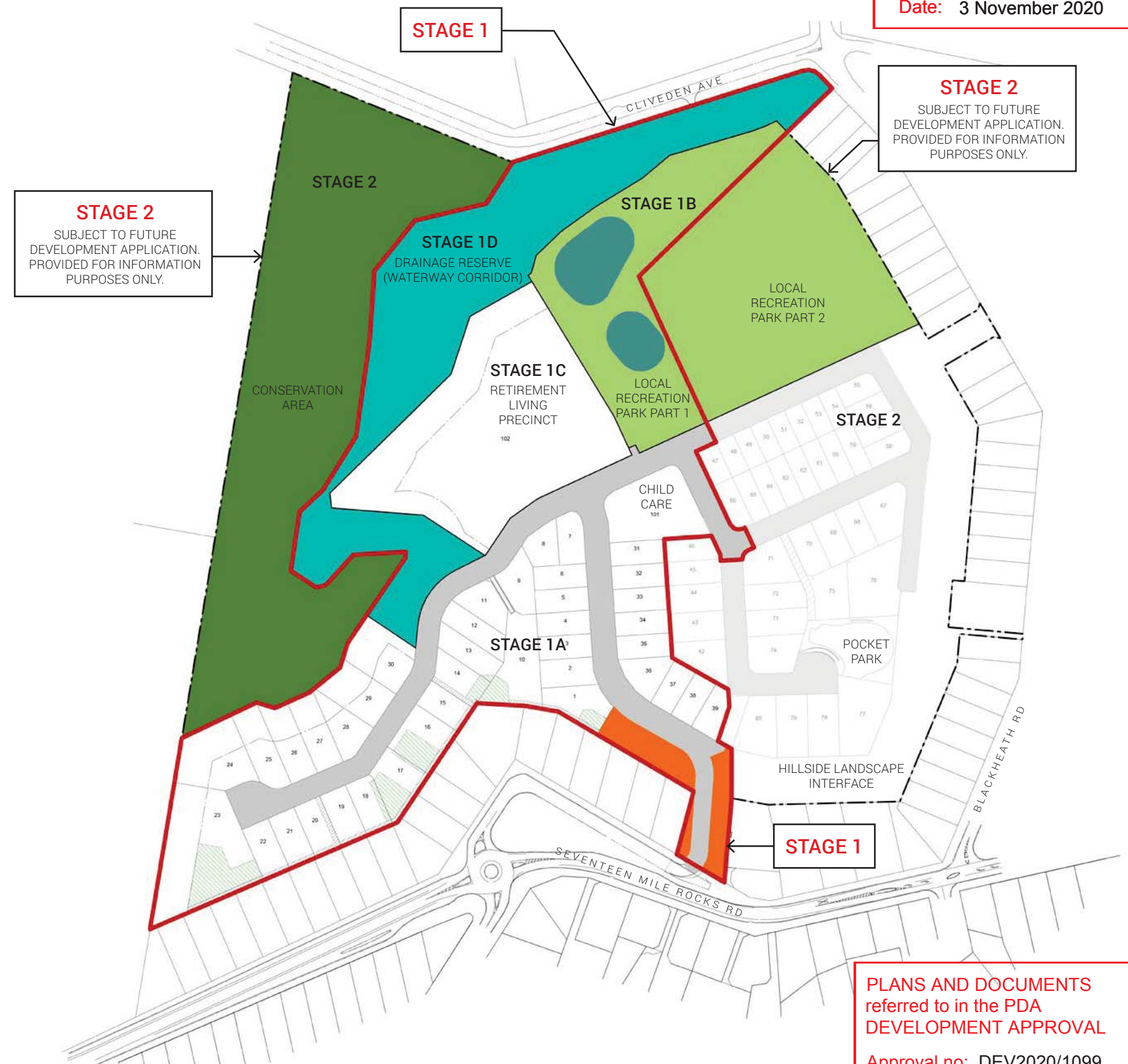
## Stage 2

- Stage 2 streetscape and lots
- Hillside landscape interface
- Local recreation park - Part 2
- Pocket Park
- Conservation Area

## Landscape Character Zones

Unique characters have been developed for various landscape zones that have been identified as shown. Refer following pages for zone profiles.

- |   |               |                                      |
|---|---------------|--------------------------------------|
|  | <b>ZONE A</b> | Streetscape (public road dedication) |
|  | <b>ZONE B</b> | Entry landscape                      |
|  | <b>ZONE C</b> | Local Recreation park                |
|  | <b>ZONE D</b> | Stormwater management area           |
|  | <b>ZONE E</b> | Drainage Reserve                     |
|  | <b>ZONE F</b> | Conservation area                    |



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# Landscape Characters

## Zone A – Streetscape (public road dedication)

Streets will be characterised by turf verges with trees in planting areas that provide shade and amenity for a welcoming and pleasant experience. Water sensitive urban design principles such as verge planting areas assist with stormwater management and water quality.

Use of native tree and groundcover species in planting areas will reinforce the site's naturalistic character and the retained ecologically significant vegetation.

Clear tree trunks to 1.8m with low groundcover heights will enable clear views for safe pedestrian and cyclist movement. Wayfinding will be assisted by low feature planting to key intersections.



Naturalistic steetscape character with native street trees in planting and turf verges

## Zone B – Entry landscape

Feature planting areas with advanced shade trees and a low understorey will provide an attractive entry experience and interface with Seventeen Mile Rocks Road.

Native plant species suitable to the existing local character will be used throughout the development. Plant sizes will be larger and planting density greater within this zone to give a welcoming first impression.

The existing brick entry wall provides an opportunity to acknowledge the site's history as a secondary college. The reuse is proposed of existing elements including the existing wall within the new Oxley PDA entry structure.

Shrub planting is proposed to help screen fencing and provide an informal buffer for the adjoining residential lots.



Existing entry wall



Example of feature landscape to demarcate entry



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# Landscape Characters

## Zone C – Local Recreation Park

The local recreation park will be subject to two development applications. Embellishments will be appropriate for the standards of service for a Local Recreation Park as set out in EDQ's PDA guideline no. 12 May 2015 "Park planning and design". These embellishments will include maintenance taps, fencing / bollards to adjacent properties, park signage, shared path, emergency / maintenance access and shade planting areas, grassed kick about area, seating and shade trees.

The park will provide a grassed kick about space for informal recreation. Scattered native trees will complement the local planting character and provide shade for users. A 4m wide concrete path will connect the southwest corner of the park to the northwest of the park at Cliveden Avenue.

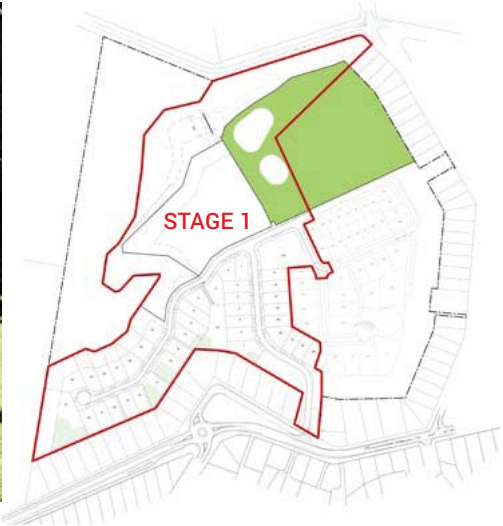
A native mix of tree and low groundcover species will buffer the adjacent retirement living precinct and surround the stormwater management basins. Groundcovers will be used to assist in stabilising banks.



Example of sandstone block barrier



Example of open grassed kick about space with concrete path and shade trees



## Zone D – Stormwater management area

The stormwater management basin area is conceived to be read as a whole system within the local recreation park after completion of Stage 2.

The basin's internal batters and base will be planted with wetland species informed by water sensitive urban design (WSUD) guidelines – refer Planting Palettes. A mix of native grasses, groundcovers, small shrubs and shade trees will stabilise batters and provide a buffer to the basins and adjacent retirement living precinct. Feature planting to path entries will assist with wayfinding.



Example of bioretention planting



Example of concrete path through naturalistic planting



# Landscape Characters

## Zone E – Drainage Reserve

The drainage reserve conveys overland flow from the southwest to the northeast of the site and is a key element identified in the Oxley PDA Development Scheme. This space is to be delivered in Stage 1.

Revegetation of batters will reduce maintenance, assist with stability, and slow overland flow to increase soil moisture and improve the quality of stormwater leaving the site.

New trees proposed for this area to be smooth-barked species, spaced at three times their mature canopy spread to assist in mitigating potential bushfire risk. All other planting should be restricted to groundcover planting with some shrubs outside of tree canopy extents.



Example of tubestock planting to batters along turfed drainage reserve



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## Zone F – Conservation area

This extensive existing protected vegetation area described as Eucalyptus Open Forest (Regional Ecosystem 12.5.6b). The zone is a key influencer of the naturalistic character and plant species selection carried through the development.

An informal recreational trail is proposed to connect the southwest of the site with Cliveden Avenue, aligning with the drainage reserve boundary. Construction will utilise low-impact materials such as decomposed granite or existing compacted subgrade in keeping with the bushland character. The path will provide increased recreational opportunities and permeability to the site and connection to the local area.



Existing protected vegetation

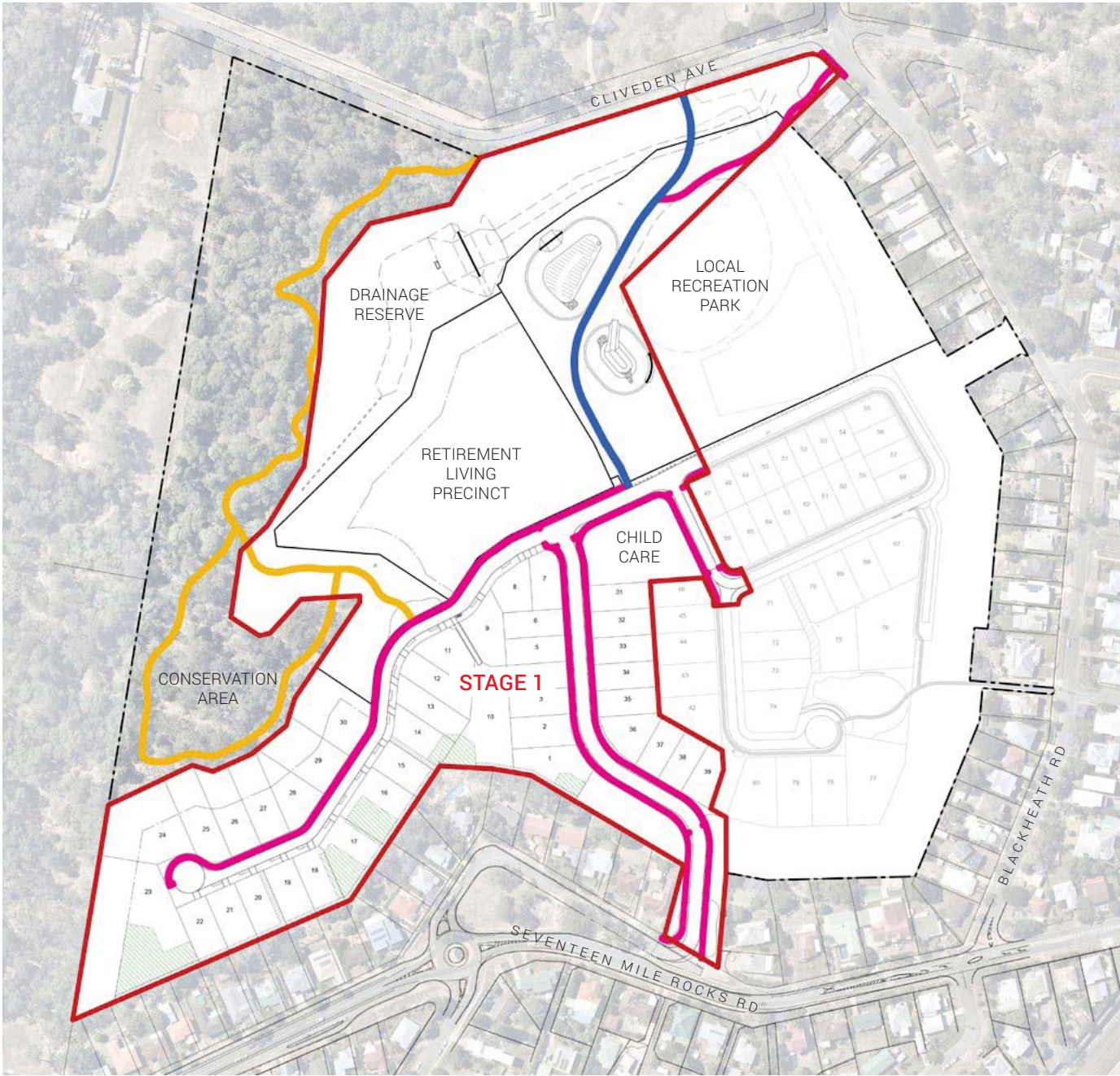


Example of a low-impact informal recreation trail



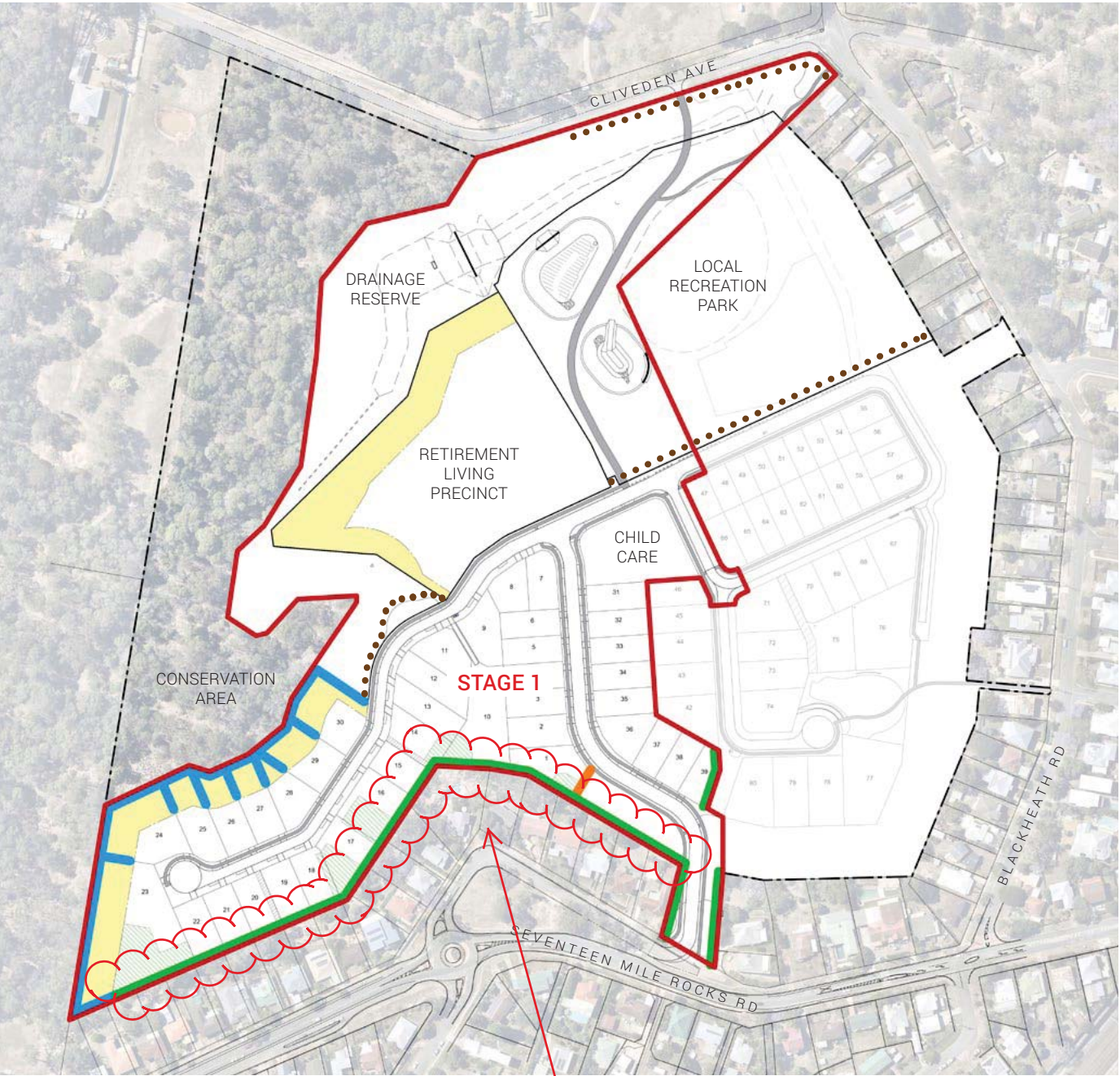
# Schematic Plans

## Circulation



- 1.5m wide concrete path  
To one side of internal streets
- 4.0m wide concrete shared path  
Connects proposed development with Cliveden Avenue.  
This path will also be used for emergency and maintenance vehicle access.
- Bush track/deco path (indicative alignment)  
Recreational trail through conservation area

## Fencing



- Indicative bushfire setback area  
Refer Bushfire Management Plan by LEC
  - 1.5m high aluminium tubular 'pool' fence  
Non-flammable materials in bushfire management zone
  - 1.5m high aluminium tubular 'pool' fence  
Where residential lots can provide passive surveillance to adjoining open space. Views through can also contribute to the lot's connection with adjoining natural character.
  - 1.8m high timber paling fence  
Provides privacy where residential lots adjoin easements or landscape areas and screens existing lots
  - Fixed timber bollards  
To park street frontage at 1.5m centres
- Amend timber fence to be 1.5 high aluminum fence (orange line)

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# Planting Palettes

Plant species for all palettes are typically native, hardy and suitable for use in full-sun.

## Street trees

Botanical name	Common name
BRACHYCHITON <i>discolor</i>	Kurrajong
CALLISTEMON <i>viminalis</i>	Weeping Bottlebrush
CUPANIOPSIS <i>anacardioides</i>	Tuckeroo
GREVILLEA <i>baileyana</i>	White Oak
LOPHOSTEMON <i>confertus</i>	Queensland Brush Box

## Park / entry landscape trees

Botanical name	Common name
CASUARINA <i>cunninghamiana</i>	She-Oak
EUCALYPTUS <i>tereticornis</i>	Forest Red Gum
FICUS <i>macrophylla</i>	Moreton Bay Fig
FICUS <i>obliqua</i>	Small-leaved Fig
FLINDERSIA <i>schottiana</i>	Bumbpy Ash
GREVILLEA <i>baileyana</i>	White Oak
GREVILLEA <i>robusta</i>	Silky Oak
JAGERA <i>pseudorhus</i>	Soap Tree
FLINDERSIA <i>schottiana</i>	Bumpy Ash
LOPHOSTEMON <i>confertus</i>	Queensland Brush Box
MELALEUCA <i>leucadendra</i>	Weeping Paperbark
MELALEUCA <i>quinquenveria</i>	Broad Leaved Paperbark



Planting location: Zones A, B, C

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BRACHYCHITON *discolor*



CALLISTEMON *viminalis*



CASUARINA *cunninghamiana*



CUPANIOPSIS *anacardioides*



GREVILLEA *baileyana*



GREVILLEA *robusta*



LOPHOSTEMON *confertus*



MELALEUCA *leucadendra*



MELALEUCA *quinquenveria*

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# Planting Palettes

## Shrubs

Botanical name	Common name
ACACIA <i>pravissima</i> 'Little Nugget'	Little Nugget
ACCA <i>sellowiana</i>	Feijoa, Pineapple Guava
ALYOGYNE <i>hakeifolia</i>	Native Hibiscus
AUSTROMYTUS <i>dulcis</i>	Midgenberry
BANKSIA <i>robur</i>	Swamp Banksia
BANKSIA <i>spinulosa</i> 'Birthday Candles'	Prostrate Bansia
CALLISTEMON 'Captain Cook'	Bottlebrush
CALLISTEMON <i>citrinus</i>	Bottlebrush
CALLISTEMON <i>viminalis</i>	Weeping Bottlebrush
EREMOPHILA <i>divaricata</i>	Spreading Emu Bush
EREMOPHILA <i>maculata aurea</i>	Yellow Emu Bush
EREMOPHILA <i>mitchellii</i>	False Sandalwood
EREMOPHILA <i>nivea</i>	Emu Bush
EREMOPHILA <i>polyclada</i>	Twiggy Emu Bush
EREMOPHILA 'Summertime Blue'	Emu Bush

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Planting location: Zones A, B, C



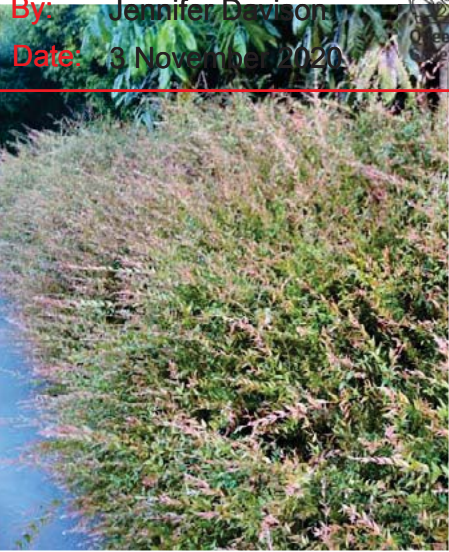
ACACIA *pravissima* 'Little Nugget'



ACCA *sellowiana*



ALYOGYNE *hakeifolia*



AUSTROMYTUS *dulcis*



BANKSIA *robur*



CALLISTEMON 'Captain Cook'



CALLISTEMON *citrinus*



CALLISTEMON *viminalis*



EREMOPHILA *divaricata*



EREMOPHILA *nivea*



EREMOPHILA *polyclada*



EREMOPHILA 'Summertime Blue'

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# Planting Palettes

## Shrubs (continued)

Botanical name	Common name
GREVILLEA 'Orange Marmalade'	Grevillea
GREVILLEA 'Robyn Gordon'	Spider Flower
GREVILLEA 'Sandra Gordon'	Spider Flower
HAKEA purpurea	Hakea
HYMENOCALLIS littoralis	Spider Lily
LEPTOSPERMUM polygalifolium	Lemon Scented Tea Tree
MELALEUCA linarifolia 'Claret Tops'	Claret Tops
SALVIA leucantha 'Velour White'	Sage
WESTRINGIA 'Wynyabbie Gem'	Coastal Rosemary
XANTHORRHOEA australis	Grass Tree
XANTHORRHOEA johnsonii	Grass Tree
ZAMIA furfuracea	Cardboard Palm

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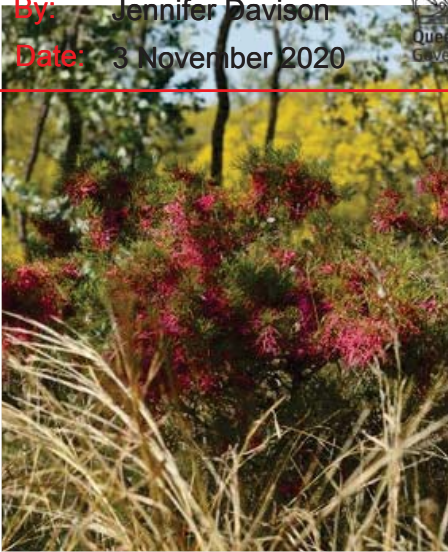
GREVILLEA 'Orange Marmalade'



GREVILLEA 'Robyn Gordon'



GREVILLEA 'Sandra Gordon'



HAKEA purpurea



LEPTOSPERMUM polygalifolium



MELALEUCA linarifolia 'Claret Tops'



SALVIA leucantha 'Velour White'



WESTRINGIA 'Wynyabbie Gem'



Planting location: Zones A, B, C



XANTHORRHOEA australis



XANTHORRHOEA johnsonii



ZAMIA furfuracea



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# Planting Palettes

## Groundcovers

Botanical name	Common name
BAECKEA <i>virgata</i> 'Nana'	Twiggy Heath Myrtle
BANKSIA <i>spinulosa</i> 'Birthday Candles'	Prostrate Banksia
BRACHYSCOME <i>multifida</i>	Cut-leaved daisy
CAREX <i>appressa</i>	Tall Sedge
CARPOBROTUS <i>glaucescens</i>	Pig Face
CASUARINA <i>glauca</i> 'Cousin It'	Cousin It
CHRYSOCEPHALUM <i>apiculatum</i>	Yellow Dots
DIANELLA <i>caerulea</i>	Blue Flax Lily
FICINIA <i>nodosa</i>	Knobby Club Rush
GAZANIA <i>rigens</i>	Cut Leaf Daisy
GAZANIA <i>tomentosa</i>	Silver Leaf Gazania
HARDENBERGIA 'Bushy Blue'	Bushy Blue
HARDENBERGIA <i>violacea</i>	False Sarsaparilla
JUNIPEROUS <i>conferta</i>	Shore Juniper
LOMANDRA 'Bunyip'	Mat Rush
LOMANDRA <i>hystrix</i> 'Tropic Cascade'	Mat Rush
MYOPORUM <i>parvifolium</i> 'Yareena'	Creeping Boobialla
THEMEDA <i>triandra</i>	Kangaroo Grass
WESTRINGIA 'Grey Box'	Coastal Rosemary
WESTRINGIA <i>mundi</i>	Coastal Rosemary

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Planting location: Zones A, B, C



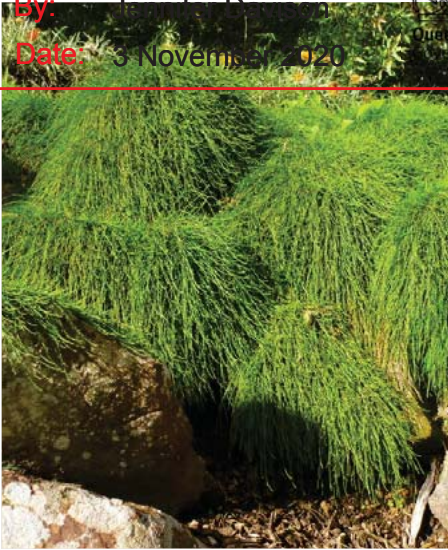
BANKSIA *spinulosa* 'Birthday Candles'



BRACHYSCOME *multifida*



CARPOBROTUS *glaucescens*



CASUARINA *glauca* 'Cousin It'



CHRYSOCEPHALUM *apiculatum*



DIANELLA *caerulea*



GAZANIA *rigens*



GAZANIA *tomentosa*



HARDENBERGIA *violacea*



LOMANDRA 'Tropic Cascade'



THEMEDA *triandra*



WESTRINGIA *mundi*

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# Planting Palettes

## Typical Water Sensitive Urban Design (WSUD) species

Botanical name	Common name
BANKSIA <i>robur</i>	Swamp Banksia
BAUMEA <i>rubiginosa</i>	Soft Twigrush
CAREX <i>appressa</i>	Tall Sedge
DIANELLA <i>longifolia</i> var. <i>longifolia</i>	Pale Flax-lily
FICINIA <i>nodosa</i>	Knobby Club Rush
GAHNIA <i>sieberiana</i>	Red Fruited Saw Sedge
JUNCUS <i>usitatus</i>	Common Rush
LOMANDRA <i>hystrix</i>	Slender Mat Rush
LEPIDOSPERMA <i>laterale</i>	Sword Sedge
LEPTOSPERMUM <i>polygalifolium</i>	Wild May
HIBISCUS <i>heterophyllus</i>	Native Rosella
MELASTOMA <i>malabathricum</i>	Native Tibouchina
MELALEUCA <i>quinquenervia</i>	Broad Leaved Paperbark

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BANKSIA *robur*



BAUMEA *rubiginosa*



CAREX *appressa*



FICINIA *nodosa*



GAHNIA *sieberiana*



JUNCUS *usitatus*



LOMANDRA *hystrix*



LEPIDOSPERMA *laterale*



LEPTOSPERMUM *polygalifolium*



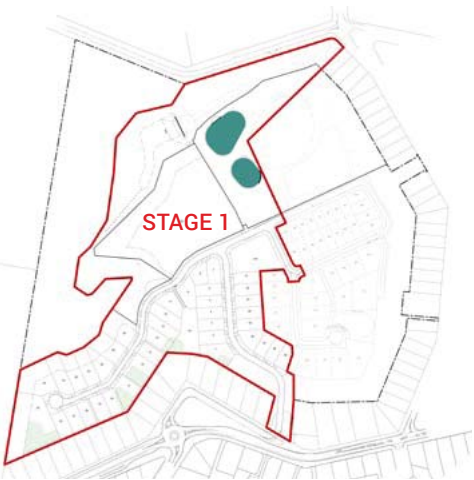
HIBISCUS *heterophyllus*



MELASTOMA *malabathricum*



MELALEUCA *quinquenervia*



Planting location: Zone D

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# Planting Palettes

## Drainage Reserve species

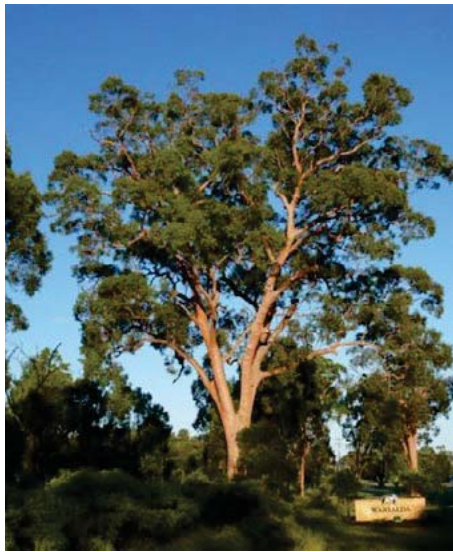
Botanical name	Common name
CANOPY	
ANGOPHORA leiocarpa	Rusty Gum
CORYMBIA intermedia	Pink Bloodwood
EUCALYPTUS siderophloia	Grey Ironbark
EUCALYPTUS tereticornis	Queensland Blue Gum
LOPHOSTEMON suaveolens	Swamp Box
SHRUB	
HIBISCUS heterophyllus	Native Hibiscus
LEPTOSPERMUM polygalifolium	Lemon Scented Tea Tree
GROUNDCOVER	
CISSUS antarctica	Kangaroo Vine
DIANELLA longifolia var. longifolia	Pale Flax Lily
HARDENBERGIA violacea	Native Sarsaparilla Vine
LOMANDRA longifolia	Mat Rush
WESTRINGIA fruticosa	Coastal Rosemary

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Planting location: Zones E



ANGOPHORA leiocarpa



CORYMBIA intermedia



EUCALYPTUS tereticornis



LOPHOSTEMON suaveolens



HIBISCUS heterophyllus



LEPTOSPERMUM polygalifolium



CISSUS antarctica



HARDENBERGIA violacea



LOMANDRA longifolia



WESTRINGIA fruticosa

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