

DESIGN INTENT

The design intent for the Beams Road Residential Development is to create an external environment that is distinctly Queensland in style and responsive to the local environment. To this end the landscape has been designed to be sensitive to local climatic conditions embracing the openness, outdoors, spaces and informality of a sub - tropical Queensland locale.

Central to the proposed development will be a communal open space parkland. The park will provide a wide range of both passive and open recreational opportunities including shelters, BBQ facilities, playgrounds, produce gardens, quiet seating areas and communal gathering spaces. An informal grassed sports oval will be located in the centre of the park. Ringed by a row of Jacaranda trees the oval will have a distinct Brisbane flavour.

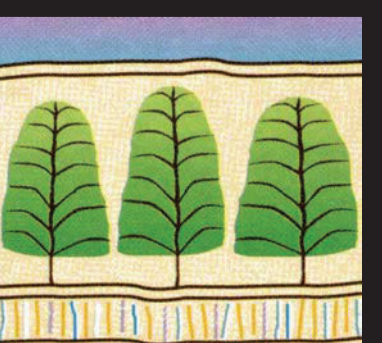
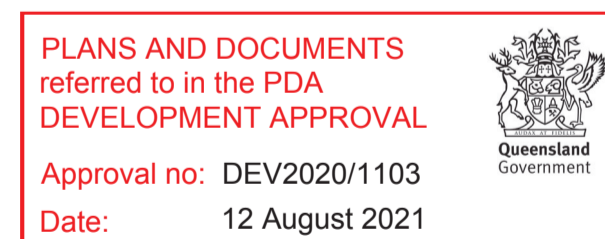
Running through the north eastern corner of the development, linking Golden Place with Beams Road, will be a major shared pedestrian/ cycle path. The path will provide an important pedestrian link to the nearby Carseldine Rail Station. The pathway will be shaded by a row of tall upright Kauri or Hoop Pines whose statuesque form will clearly delineate the path of travel. Sections of vine covered pergolas at key points along the pathway will further enhance the pedestrian experience.

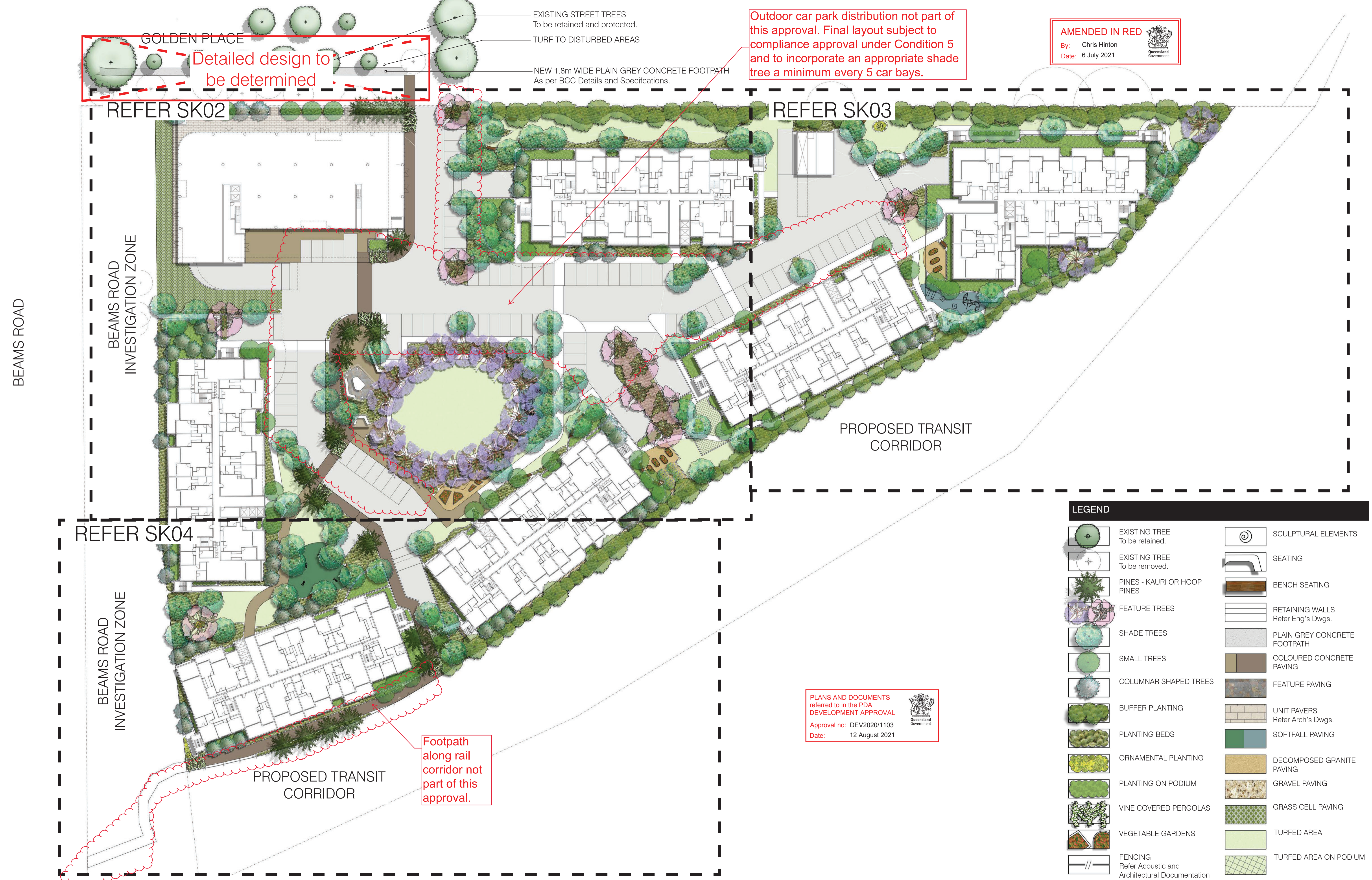
Along with the large central parkland smaller private recreational areas will also be constructed. These private recreational open spaces will include seating areas, playgrounds, produce garden, and open free play lawn areas.

Extensive shade tree planting will occur along all pathways to provide protection from the subtropical sun. Screen planting along the perimeters of the site will provide a vegetative buffer from neighbouring properties as well as softening the building form when viewed from Beams Road and Golden Place.

Shade tree planting at a minimum of one tree per six carparking bays will be planted within the carparking zone.

Plant material will be predominantly native, particular around the perimeters of the site, but some exotics, and in particular those exotic that are evocative of a traditional Brisbane Landscape such as Jacarandas and Poincianas will be used in limited quantities to provide seasonal highlights and bursts of colour.





AMENDED IN RED
 By: Chris Hinton
 Date: 6 July 2021

Outdoor car park distribution not part of this approval. Final layout subject to compliance approval under Condition 5 and to incorporate an appropriate shade tree a minimum every 5 car bays.

GOLDEN PLACE
 Detailed design to be determined

EXISTING STREET TREES
 To be retained and protected.
 TURF TO DISTURBED AREAS
 NEW 1.8m WIDE PLAIN GREY CONCRETE FOOTPATH
 As per BCC Details and Specifications.

REFER SK02

REFER SK03

PROPOSED TRANSIT CORRIDOR

REFER SK04

PROPOSED TRANSIT CORRIDOR

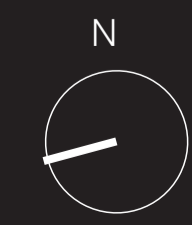
Footpath along rail corridor not part of this approval.

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
 Approval no: DEV2020/1103
 Date: 12 August 2021

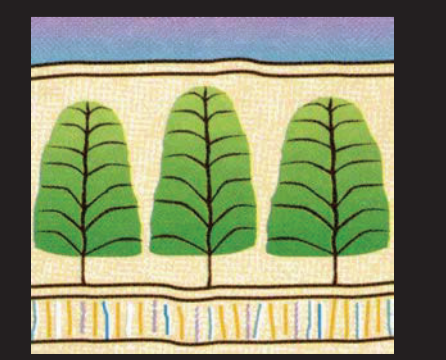
LEGEND	
	EXISTING TREE To be retained.
	EXISTING TREE To be removed.
	PINES - KAURI OR HOOP PINES
	FEATURE TREES
	SHADE TREES
	SMALL TREES
	COLUMNAR SHAPED TREES
	BUFFER PLANTING
	PLANTING BEDS
	ORNAMENTAL PLANTING
	PLANTING ON PODIUM
	VINE COVERED PERGOLAS
	VEGETABLE GARDENS
	FENCING Refer Acoustic and Architectural Documentation
	SCULPTURAL ELEMENTS
	SEATING
	BENCH SEATING
	RETAINING WALLS Refer Eng's Dwgs.
	PLAIN GREY CONCRETE FOOTPATH
	COLOURED CONCRETE PAVING
	FEATURE PAVING
	UNIT PAVERS Refer Arch's Dwgs.
	SOFTFALL PAVING
	DECOMPOSED GRANITE PAVING
	GRAVEL PAVING
	GRASS CELL PAVING
	TURFED AREA
	TURFED AREA ON PODIUM

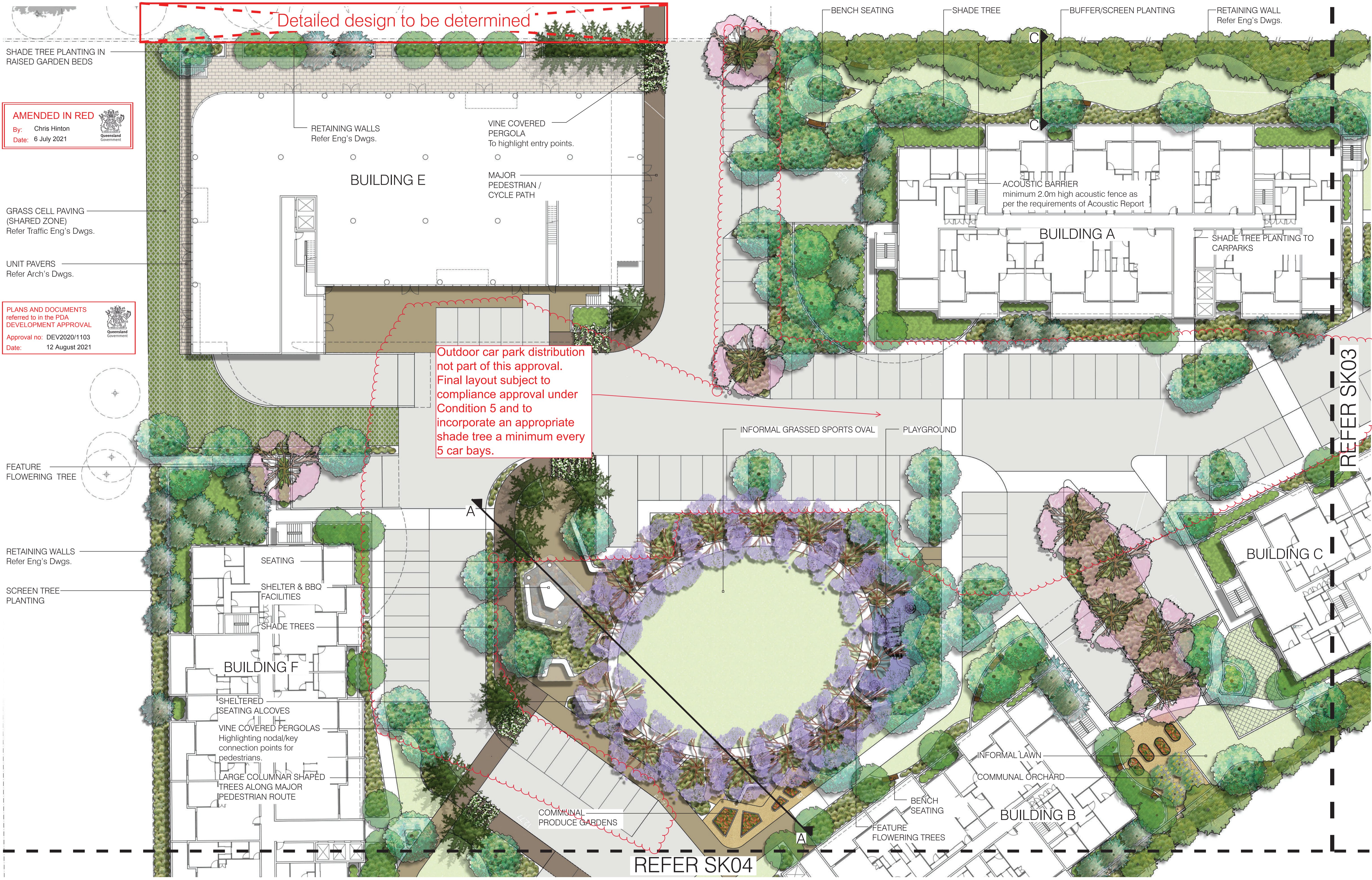
PROPOSED RESIDENTIAL DEVELOPMENT - 490 BEAMS ROAD FITZGIBBON
 Landscape Concept - KEY PLAN

CLIENT BOB KELLY & CO PTY LTD
 ATF RJ & KO KELLY FAMILY TRUST
 SCALE 1:500 @ A1; 1:1000 @ A3
 DATE DECEMBER 2020
 DRAWING 2020-008 SK01
 ISSUE [D]



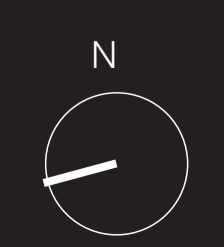
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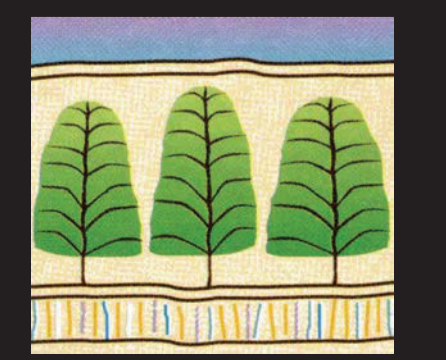


PROPOSED RESIDENTIAL DEVELOPMENT - 490 BEAMS ROAD FITZGIBBON
 Landscape Concept

CLIENT BOB KELLY & CO PTY LTD
 ATF RJ & KO KELLY FAMILY TRUST
 SCALE 1:200 @ A1; 1:400 @ A3
 DATE DECEMBER 2020
 DRAWING 2020-008 SK02
 ISSUE [D]



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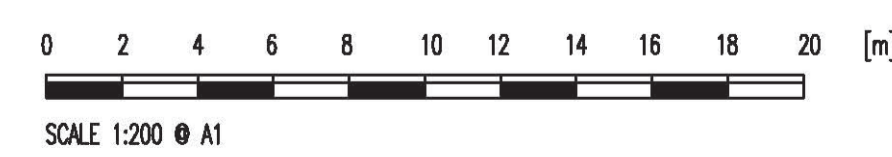


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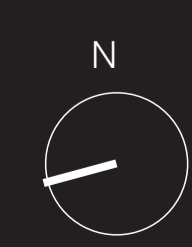
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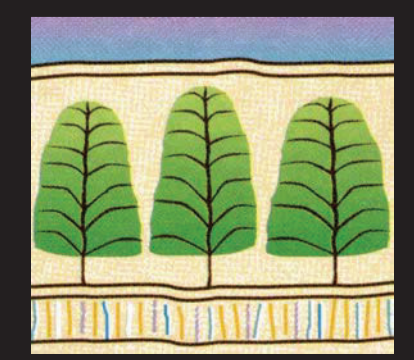
PROPOSED RESIDENTIAL DEVELOPMENT - 490 BEAMS ROAD FITZGIBBON

Landscape Concept

CLIENT: BOB KELLY & CO PTY LTD
 ATF RJ & KO KELLY FAMILY TRUST
 SCALE: 1:200 @ A1; 1:400 @ A3
 DATE: DECEMBER 2020
 DRAWING: 2020-008 SK03
 ISSUE: [D]



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REFER SK02

BUILDING B

BUILDING G

SCREEN TREE PLANTING

RETAINING WALLS
Refer Eng's Dwgs.

DISPLAY GARDEN

RETAINING WALLS
Refer Eng's Dwgs.

SCULPTURAL ELEMENT
AND DISPLAY GARDEN
To highlight entry point

LAWN AREA

PEDESTRIAN
PATHWAY

EXERCISE
EQUIPMENT

BUFFER/SCREEN
PLANTING

MAINTENANCE PATHWAY

AMENDED IN RED

By: Chris Hinton
Date: 6 July 2021



MAJOR PEDESTRIAN /CYCLE PATH
Connection through to Carseldine
Railway Station and the Carseldine
Urban Village.

Footpath
along rail
corridor not
part of this
approval.

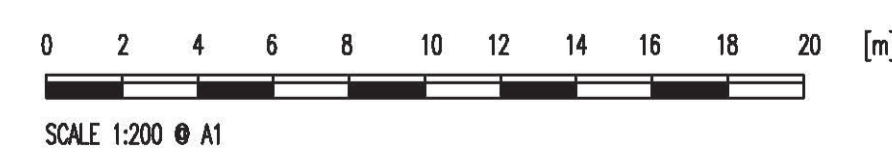
LARGE COLUMNAR SHAPED TREES
ALONG MAJOR PEDESTRIAN ROUTE

VINE COVERED PERGOLAS
To highlight entry points.

PLANS AND DOCUMENTS
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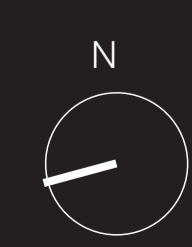
MAJOR PEDESTRIAN /CYCLE PATH
Connection through to Carseldine
Railway Station and the Carseldine
Urban Village.



PROPOSED RESIDENTIAL DEVELOPMENT - 490 BEAMS ROAD FITZGIBBON

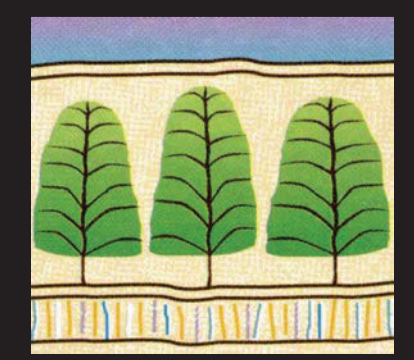
Landscape Concept

CLIENT BOB KELLY & CO PTY LTD
ATF RJ & KO KELLY FAMILY TRUST
SCALE 1:200 @ A1; 1:400 @ A3
DATE DECEMBER 2020
DRAWING 2020-008 SK04
ISSUE [D]




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ELEVATION A-A
SCALE 1:100 @A1; 1:200 @A1



ELEVATION B-B
SCALE 1:50 @A1; 1:100 @A1

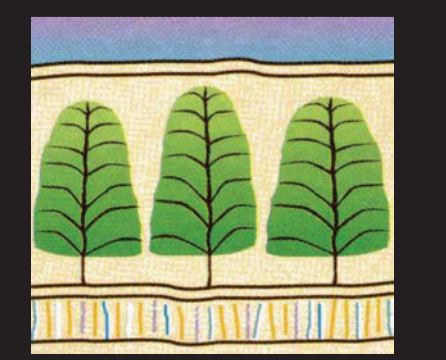


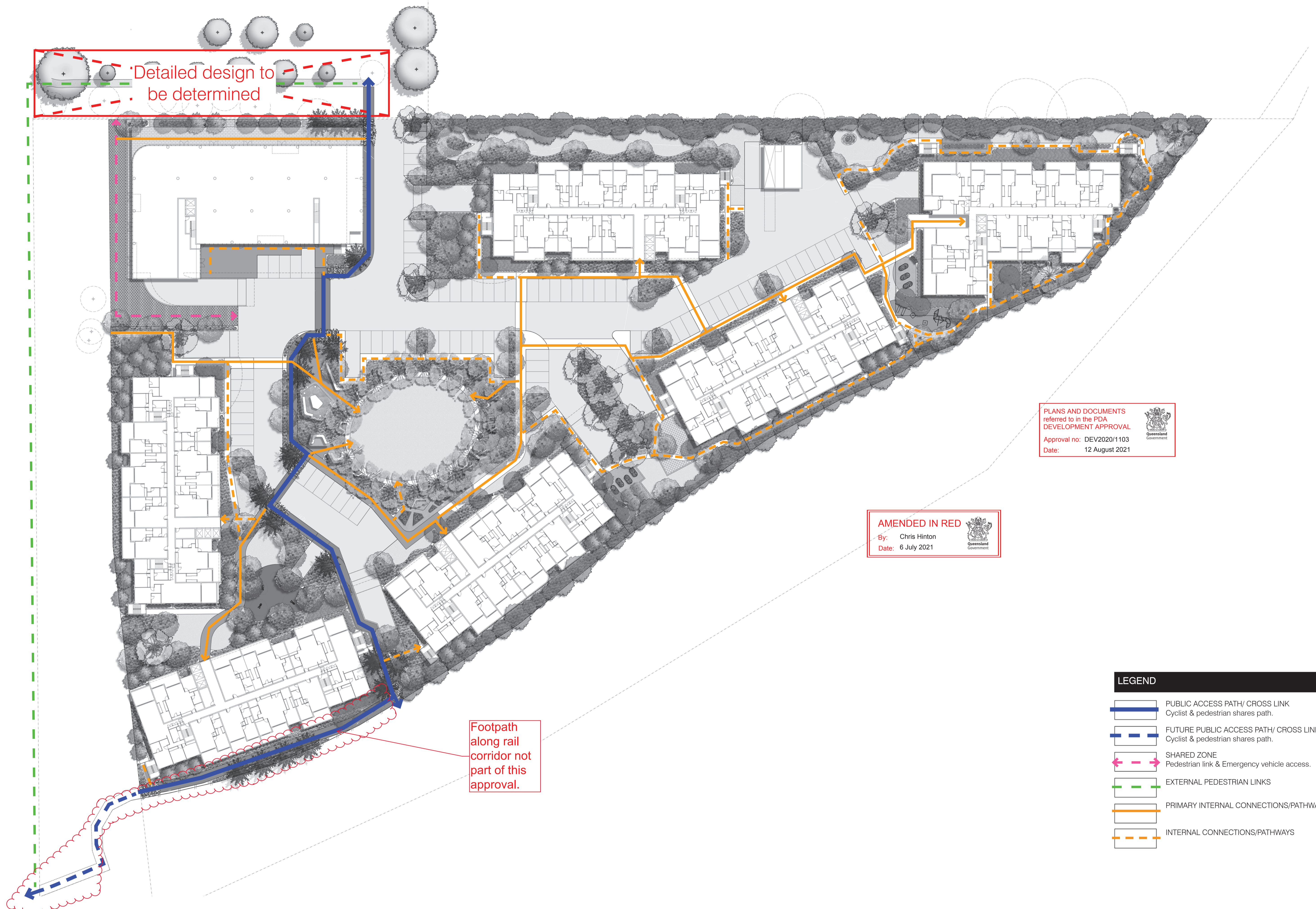
ELEVATION C-C
SCALE 1:50 @A1; 1:100 @A1

PROPOSED RESIDENTIAL DEVELOPMENT - 490 BEAMS ROAD FITZGIBBON
Landscape Concept

CLIENT BOB KELLY & CO PTY LTD
ATF RJ & KO KELLY FAMILY TRUST
SCALE AS SHOWN
DATE DECEMBER 2020
DRAWING 2020-008 SK05
ISSUE [D]

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Detailed design to be determined

Footpath along rail corridor not part of this approval.

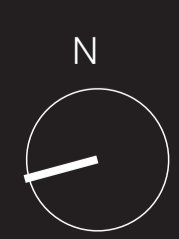
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LEGEND	
	PUBLIC ACCESS PATH/ CROSS LINK Cyclist & pedestrian shares path.
	FUTURE PUBLIC ACCESS PATH/ CROSS LINK Cyclist & pedestrian shares path.
	SHARED ZONE Pedestrian link & Emergency vehicle access.
	EXTERNAL PEDESTRIAN LINKS
	PRIMARY INTERNAL CONNECTIONS/PATHWAYS
	INTERNAL CONNECTIONS/PATHWAYS



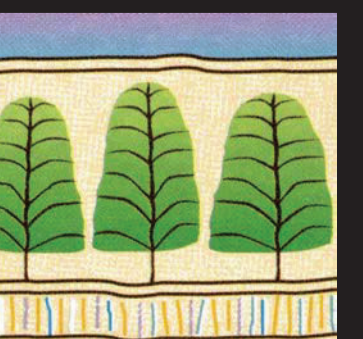
PROPOSED RESIDENTIAL DEVELOPMENT - 490 BEAMS ROAD FITZGIBBON

Landscape Concept - PEDESTRIAN & CYCLE LINK PLAN

CLIENT BOB KELLY & CO PTY LTD
 ATF RJ & KO KELLY FAMILY TRUST
 SCALE 1:500 @ A1; 1:1000 @ A3
 DATE DECEMBER 2020
 DRAWING 2020-008 SK06
 ISSUE [D]

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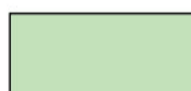


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LEGEND	
	COMMUNAL OPEN SPACE
	COMMUNAL OPEN SPACE & GENERAL LANDSCAPING
	GENERAL LANDSCAPING

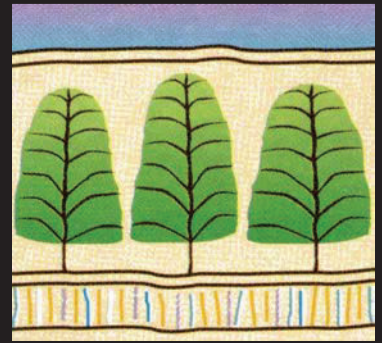
PROPOSED RESIDENTIAL DEVELOPMENT - 490 BEAMS ROAD FITZGIBBON

Landscape Concept - LANDSCAPE ZONES

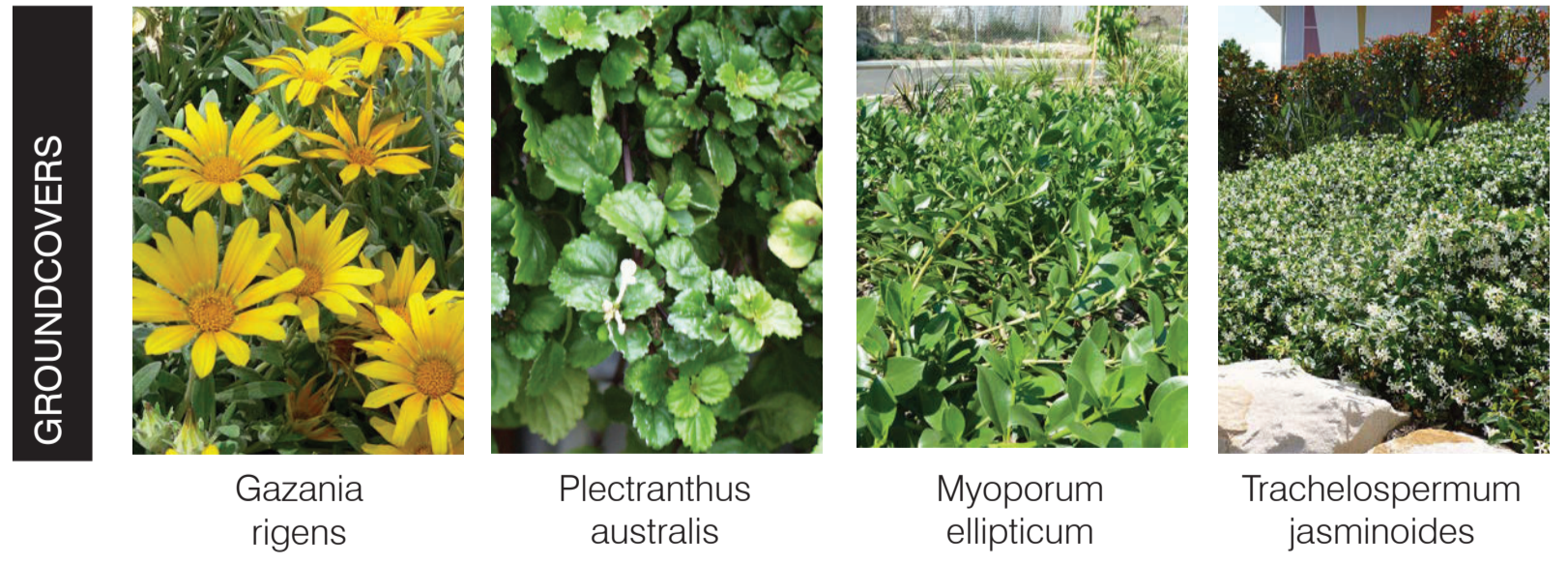
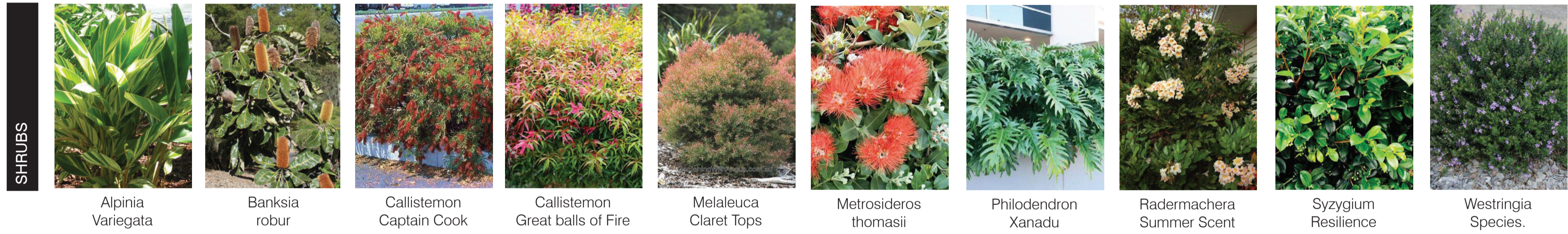
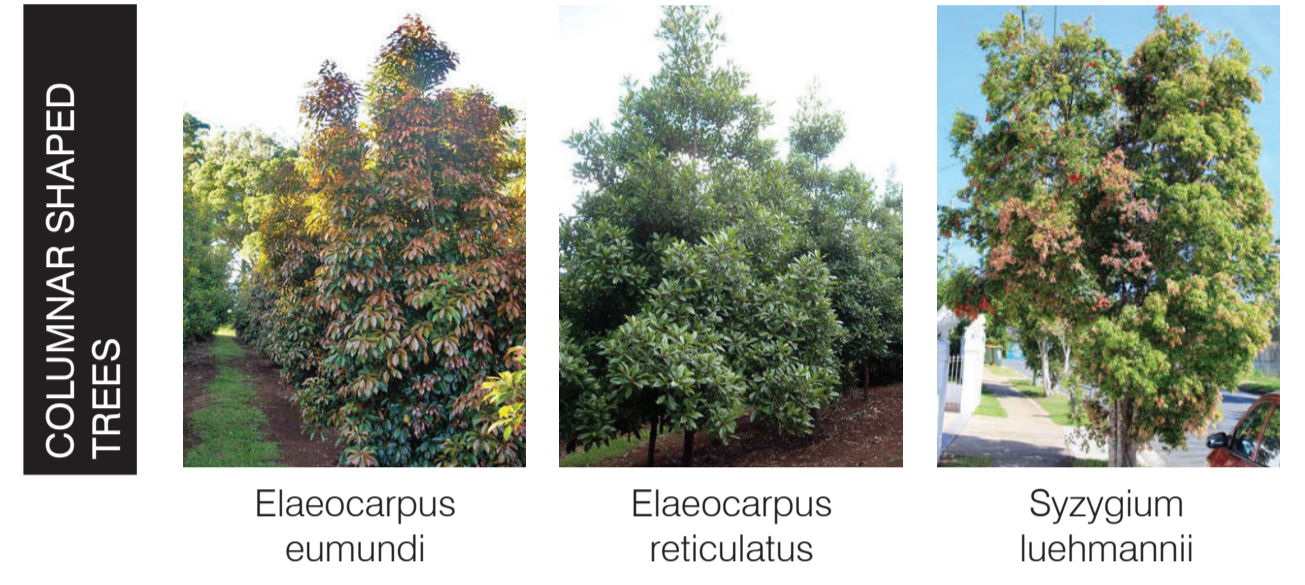
CLIENT BOB KELLY & CO PTY LTD
 ATF RJ & KO KELLY FAMILY TRUST
 SCALE 1:500 @ A1; 1:1000 @ A3
 DATE FEBRUARY 2020
 DRAWING 2020-008 SK07
 ISSUE [D]



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INDICATIVE PLANT PALETTE - General Planting



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INDICATIVE PLANT PALETTE - Buffer Planting

