



# Oxley PDA Landscape Master Plan Stage 2

Oxley, Queensland

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Revision H

Prepared for Economic Development Queensland

27 October 2021





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Contents

|  |           |
|--|-----------|
| <b>Context</b>                                       | <b>01</b> |
| Location and Character                               | 01        |
| Scope & Design Objectives                            | 01        |
| <b>Site design intent</b>                            | <b>02</b> |
| Staging  | 02        |
| Landscape Character Zones                            | 02        |
| <b>Landscape Characters</b>                          | <b>03</b> |
| Zone A – Streetscape (public road dedication)        | 03        |
| Zone B – Local Recreation Park & Pocket Park         | 04        |
| Zone C – Conservation Area                           | 05        |
| Zone D – Hillside Landscape Interface                | 06        |
| <b>Site circulation</b>                              | <b>07</b> |
| <b>pathway compliance</b>                            | <b>08</b> |
| <b>pathway compliance</b>                            | <b>09</b> |
| <b>Site fencing</b>                                  | <b>10</b> |
| <b>Site maintenance</b>                              | <b>11</b> |
| <b>Innovation and sustainability</b>                 | <b>13</b> |
| <b>Wayfinding and art strategy</b>                   | <b>14</b> |
| <b>Landscape Concept Plan</b>                        | <b>15</b> |
| <b>Detail Plan - Seventeen Mile Rocks Road Entry</b> | <b>16</b> |
| <b>Section A</b>                                     | <b>17</b> |
| <b>Section B</b>                                     | <b>18</b> |
| <b>Detail Plan - Pocket park</b>                     | <b>19</b> |
| <b>Section C - Pocket park</b>                       | <b>20</b> |
| <b>Local Recreational Park Assessment Schedule</b>   | <b>21</b> |
| <b>Planting Palettes - Zones A &amp; B</b>           | <b>22</b> |
| Street trees   | 22        |
| Park landscape trees                                 | 22        |
| Shrubs & Groundcovers                                | 23        |
| Hillside landscape interface species                 | 24        |



# CONTEXT

## Location and Character

The Oxley site is approximately 20 km from the Brisbane CBD in a north-facing elevated position. With excellent solar access, the site catches the prevailing northeasterly breezes giving the residents an attractive location in which to live. The elevation of the site means that most of the site has views over residential areas and green space to the north. The site is close to local shopping facilities at Oxley and Darra as well as many local parks and recreation facilities including the Darra BMX Facility and the Rocks Riverside Park. The Oxley Golf Driving Range and Corinda Golf Course are also close by.

The site's location places it very close to the major arterial roads linking the local area to the Brisbane CBD, the Centenary Highway and Legacy Way tunnel as well as the Ipswich Motorway and it's links to the south, east and west.

The conservation area to the western part of the site forms part of an environmental corridor that continues down to the Seventeen Mile Rocks Regional Riverside Park and Brisbane River to the north of the site. This environmental link through the site is very important to maintain the habitat values for the local fauna and the biodiversity of the endemic native flora on site. In addition, this corridor provides stability to the steeply sloping site.

The existing residents that border the site face away from the site itself, having their frontages onto Blackheath Road and Seventeen Mile Rocks Road to the east and south of the site. The existing vegetation to the rear of these lots coupled with the proposed revegetation works in this area affords a buffer to the development and, coupled with their higher elevation, these residents will overlook the development rather than look into it.



## Scope & Design Objectives

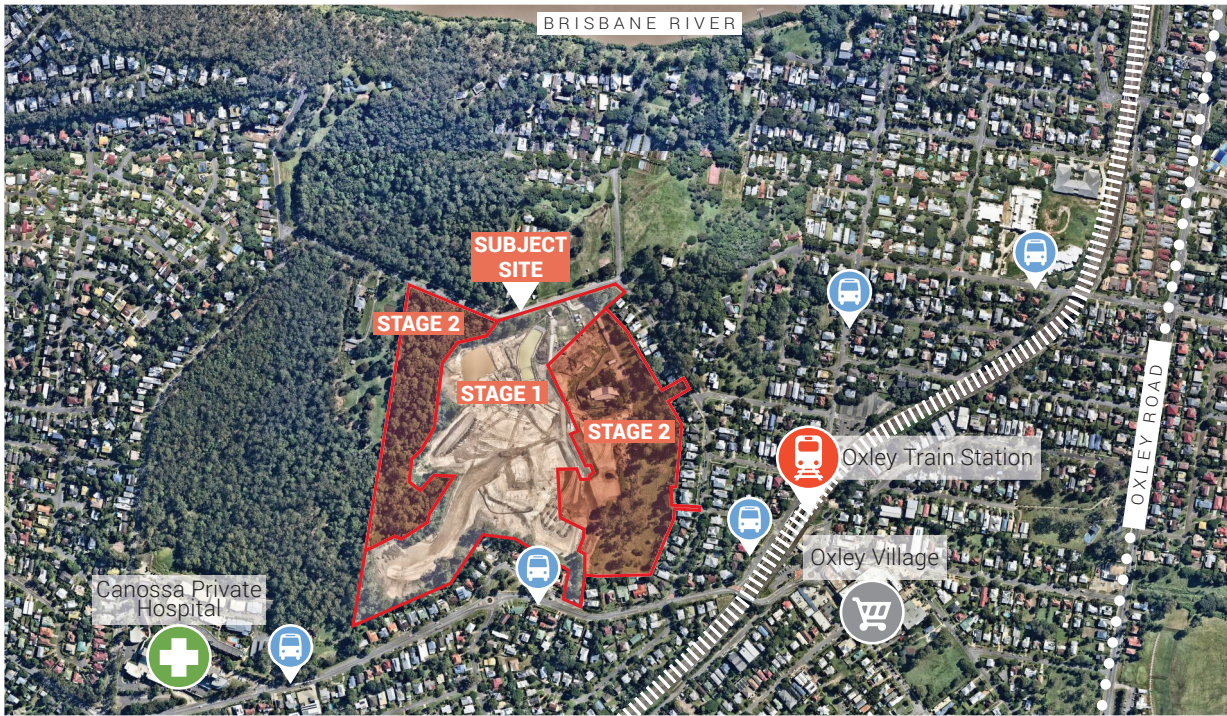
This landscape concept has been prepared for Economic Development Queensland (EDQ) to support their development of the Oxley Priority Development Area (PDA) located across two lots:

- Lot 901 on SP322400 and Lot 902 on SP322400
- Lot 551 on SP142916

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 open space 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 as shown on the adjacent drawing. 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, 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.





# SITE DESIGN INTENT

## 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 areas (detention and bio-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.

- ZONE A** Streetscape (public road dedication)
- ZONE B** Local Recreation park & Pocket park
- ZONE C** Conservation area
- ZONE D** Hillside Landscape Interface





# LANDSCAPE CHARACTERS

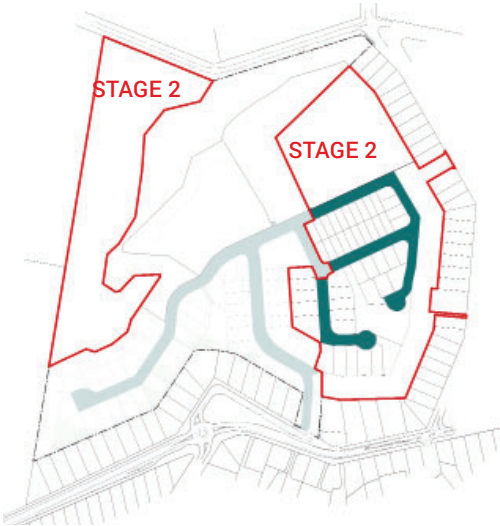
## Zone A – Streetscape (public road dedication)

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. In areas where appropriate, water wise street tree planting will be installed to provide passive irrigation of street trees.

Use of native plant species in all planting areas across the site helps to reinforce the site's character and the retained ecologically significant vegetation. The use of these species throughout the site also assists in the creation of increased species diversity and habitat opportunities for local fauna. Water wise street trees have been nominated for inclusion in the streetscape design to promote passive irrigation of streetscape vegetation.

Clear tree trunks to 1.8m coupled with low groundcover planting helps to maintain sight lines and clear views for safe pedestrian and cyclist movement. Wayfinding will be assisted by low feature planting to key intersections.

Street tree planting is nominated where possible in all streetscape areas allowing clearances for driveways and services. In areas where street verges are located on the boundary of parks and open space, more trees area accomodated within the adjacent open space where there is more free space for root development and growth.



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



# Zone B – Local Recreation Park & Pocket Park

## 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 can include but not be limited to; maintenance taps, fencing / bollards to adjacent properties, park signage, shared paths, emergency / maintenance access and shade planting areas, grassed kick about area, seating, picnic shelter and shade trees. Embellishments will be compliant with Council standard details where possible.

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 3m 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 while still enabling casual surveillance of the parkland areas to reinforce public safety.

## Pocket Park

The pocket park in the upper area of Stage 2 is a more intimate space focused around the retention of a significant tree. Rock retaining and planted batters frame this small park on the northern edge of the eastern hillside area.

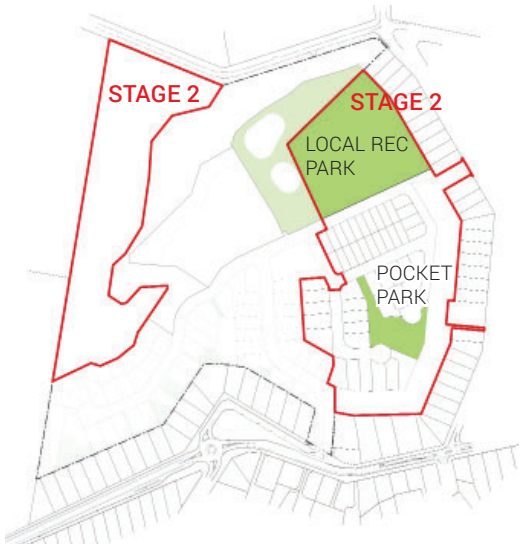
A timber boardwalk provides an easy circulation route over areas of steep terrain in this part of the site while facilitating access around the existing large tree. The boardwalk will also minimise foot traffic impacts on the retained vegetation and provide an all weather access through this part of the site.

Overland flow from the pocket park will be conveyed via grass swales and a planted dry creek bed through to the storm water drainage system of the site. This slopes themselves within this park are a strong feature along with their existing retained large trees that provide dappled shade in the lower area of the park.

Embellishments will be compliant with Council standard details where possible. The only non-standard item that is nominated in this park open space is the boardwalk structure - all other items within the proposed park will be detailed in accordance with Council standard details.



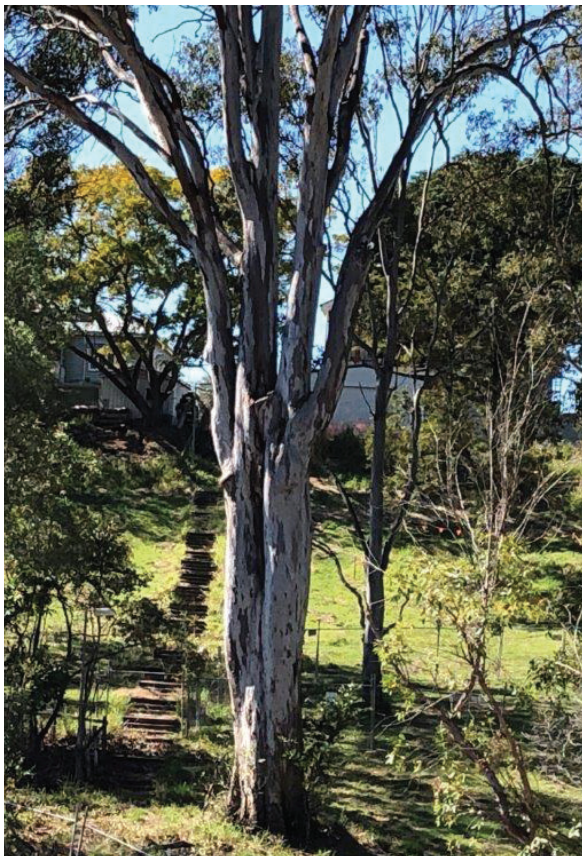
Planted dry creek bed and grass swales will be used to convey overland flow through the lower section of the pocket park



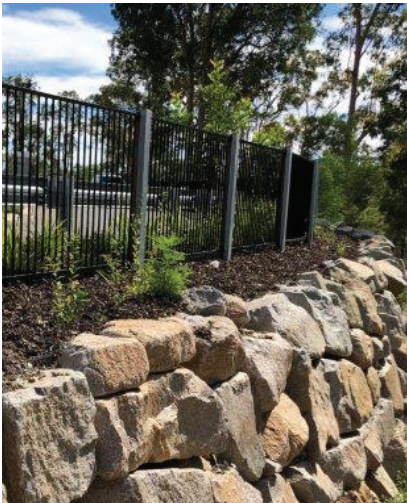
Batter planting to Recreation Park edge moving towards Eastern Hillside



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



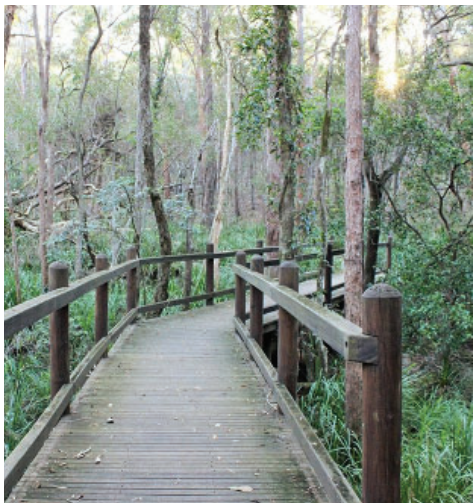
Large existing tree to be retained in the Pocket Park



Example of sandstone boulder wall at cul de sac head



Native planting to boulder edges of pathway within pocket park



Raised timber walkway example to provide more evenly graded access through the park



# LANDSCAPE CHARACTERS

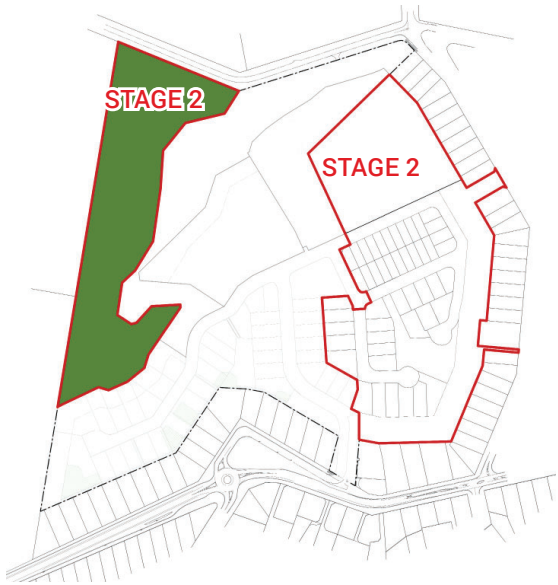
## Zone C – Conservation Area

This extensive existing protected vegetation area described as Eucalyptus Open Forest (Regional Ecosystem 12.5.6b). The zone is a key influence 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 existing trails on adjacent land and the local area. The proposed pathway route has been nominated to utilised space between existing trees, to require only clearing of existing undergrowth. In areas where there are changes in level that cannot be accommodated by an informal pathway, timber culvert crossings and stone steps well be used.

This zone will be rehabilitated to increase the population of the endemic species and remove the exotic weeds that have encroached into this area. Planting of koala food trees and other habitat species is also to be undertaken in this area to increase habitat opportunities and species diversity.



Existing protected vegetation within the Stage 2 conservation area



Example of a low-impact informal recreation trail



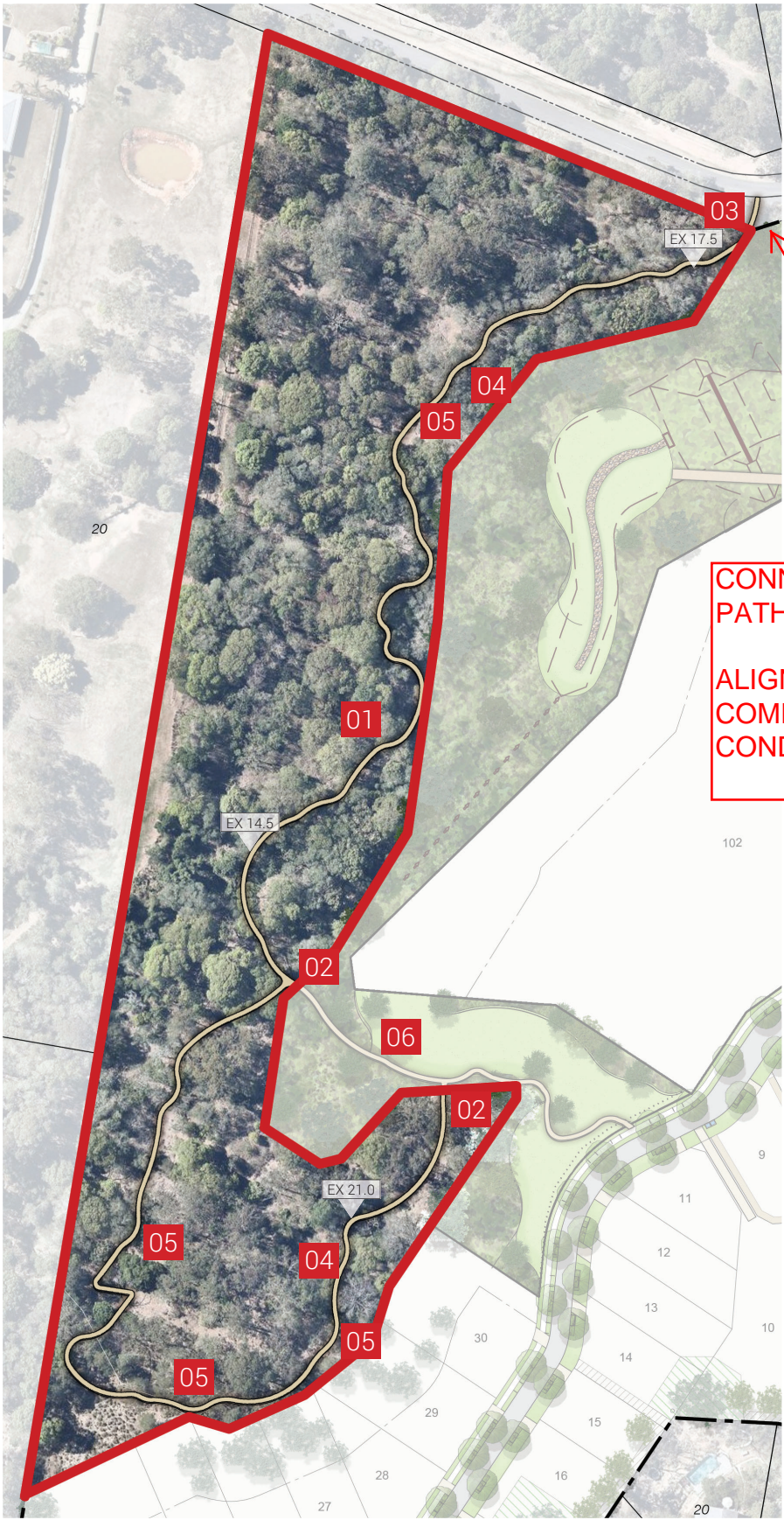
Informal creek or gully crossing using natural materials



Example of a low-impact informal recreation trail positioned amongst existing vegetation



Example of timber gully crossing point



CONNECTION TO INTERNAL  
PATHWAY NETWORK REQUIRED

ALIGNMENT SUBJECT TO  
COMPLIANCE ASSESSMENT PER  
CONDITION 32

- 01 Trail Network
- 02 Trial junction with Stage 1 pathways
- 03 Trail connection to Cliveden Road
- 04 Likely locations on trail for stairs or steep path
- 05 Possible gully crossing point
- 06 Stage 1 pathway



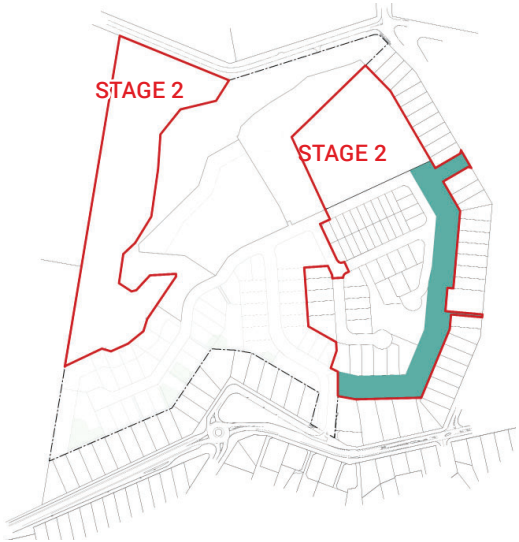
# LANDSCAPE CHARACTERS

## Zone D – Hillside Landscape Interface

This hillside interface between Stage 2 of the development and the existing residential lots will perform two functions. Proposed re-vegetation of canopy and understory planting will stabilise the slope and provide habitat value to the site. At the same time this vegetation will provide screening and a green buffer to the existing residents along Blackheath Road. Maintenance access to this area will be provided via all weather access points to the corridor edge of the road reserve into this area for maintenance of the proposed drainage infrastructure and revegetation.

Planting densities will be nominated to provide replacement canopy at a rate of 3 trees for every single tree removed. In this way, it is envisaged that this area will in the future reflect the treatment in the Conservation Area providing a green protective edge to both the existing residents to the south and east and future residents to the north and west. As well as providing a screening buffer and increased local habitat, the proposed revegetation of this area will assist in maintaining slope stability in this area.

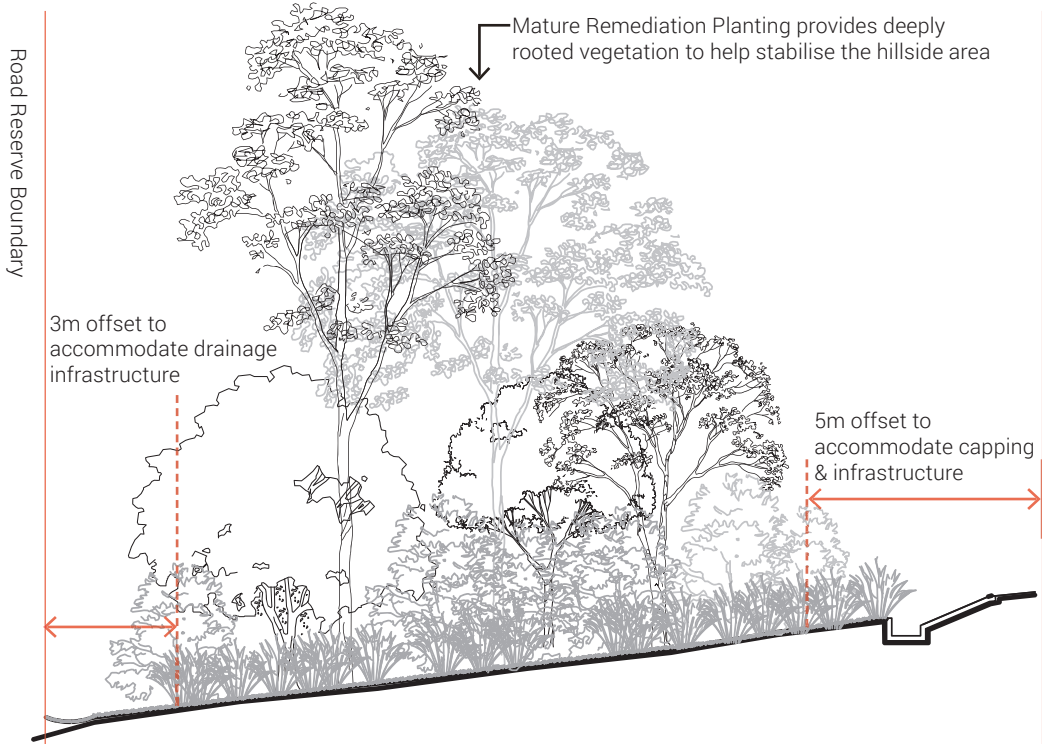
Large, deep rooted tree planting will be undertaken across the area. In areas identified as contaminated and requiring capping, this planting will be offset 5 metres to maintain the integrity of the cap. This is noted on the drawing below and should be read in conjunction with reports and drawings prepared by Bulter Partners. This offset also applies to the concrete stormwater swale at the top of the hillside which also caps areas of contamination.



Existing vegetation on hillside



Existing residential dwellings overlooking the eastern hillside



Eastern Hillside - Typical Section



Eastern hillside area viewed from the Stage 1 entry road



ALIGNMENT SUBJECT TO COMPLIANCE ASSESSMENT PER CONDITION 32

CONNECTION TO INTERNAL PATHWAY NETWORK REQUIRED

# SITE CIRCULATION

## SITE PERMEABILITY

The site has a network of roadside pathways providing a paved pathway link through the whole site along the roadways from the entry of the site on Seventeen Mile Rocks Road down through the recreation park to Cliveden Avenue. There are other access points into and out of the site along Blackheath Road, one near the intersection with Cliveden Avenue in the open space area and the other between existing residences to the east of the Stage 2 Pocket Park. This access point is the closest link to Oxley Station (across Blackheath Road and along Mantle Street), a five minute walk from the pocket park.

## INTERNAL SITE CIRCULATION

An informal pathway network through the park and open space areas provides pedestrian permeability through these areas. Paved pathways are nominated through the Local Recreation area and into the Stage 2 Pocket Park. To enable pathway circulation through the Pocket Park around the retained vegetation, a boardwalk structure is nominated to minimise disturbance to the existing ground levels and allow clearance above storm water flows. The boardwalk links to pathway connection to the two cul de sac heads in Stage 2 and the Blackheath Road connection path to the south and the path connection between Lots 73 & 74 to the north.

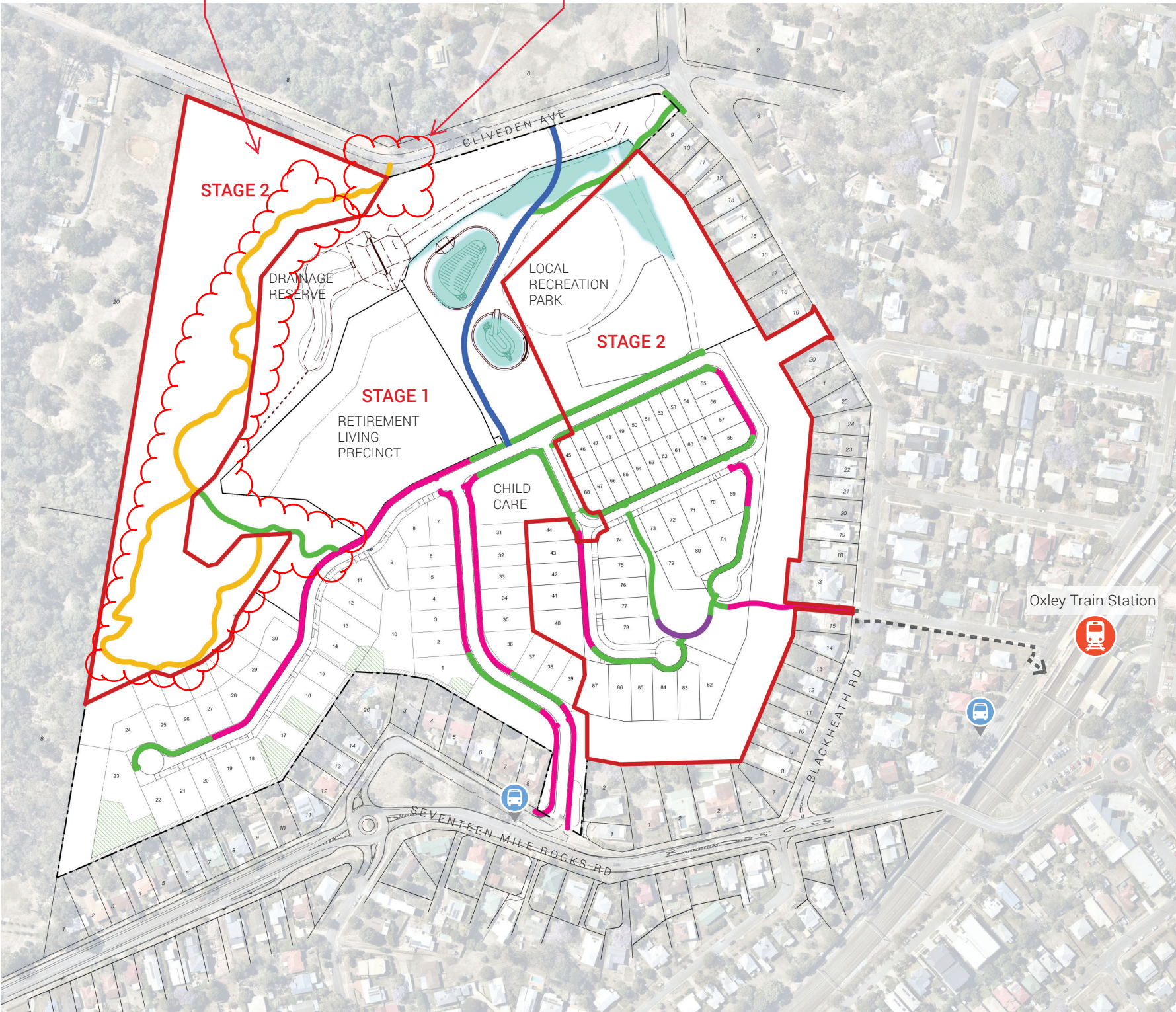
Another pathway type within the development is the bush track proposed for the Stage 2 Conservation Area. This bush track system links with the paved pathway system on site, to give a pedestrian route through the Conservation Area from within the site through to Cliveden Avenue. This circulation route completes the range of pedestrian circulation options throughout the site.

## PUBLIC TRANSPORT CONNECTIONS

The site is located within a five minute walk of the Oxley Train Station via the Blackheath Road connection pathway and Mantle Street. The main entry to the site along Seventeen Mile Rocks Road is close to two bus stops that provide links to Mount Ommaney, Seventeen Mile Rocks, Corinda, Sherwood, Chelmer, Graceville and Indooroopilly.

## PATHWAY COMPLIANCE

Where possible, pathways have been designed for DDA compliance, however due to the steeply sloping nature of the site this is not always possible. This is the case with the pathway connection through to Oxley Station. This connection is achieved via a series of pathways and steps given the roughly 14 metre difference in elevation between the pocket park and Blackheath Road. Further detail is provided on the next page.



- Concrete path - DDA Compliant  
To one side of internal streets
- Concrete path - DDA non-compliant  
To one side of internal streets
- Boardwalk - DDA Compliant
- 3.0m wide concrete shared path - DDA Compliant  
Connects proposed development with Cliveden Avenue. This path will also be used for emergency and maintenance vehicle access.
- Bush track/deco path (indicative alignment) - DDA non-compliant  
Recreational trail through conservation area
- 5 Year ARI extents within Local Recreation Park
- - -> Access to Oxley Train Station from site



# PATHWAY COMPLIANCE

The Songbird development site is characterised by a high ridge line along it's southern and western extent giving way to steeply sloping land that grades down to lower flood plains moving towards the Brisbane River to the north. In short, there is a level change across the site of 30 metres, with 15 metres of this level change being across the eastern hillside and Stage 2 pocket park. These levels changes make the achievement of equitable access through the entire site challenging.

The pathway extents within the Stage 2 area noted on the Site Circulation plan that are steeper than 1:20 reflect the site topography and road design outcomes for the site. While these grades are not strictly in accordance with DDA guidelines, they are similar to the general streetscape grades achieved in the local area. Sections illustrating these grades are shown on drawing 09. These grades are not dissimilar from the existing streetscapes surrounding the site as illustrated in the site photos shown on drawing 08.

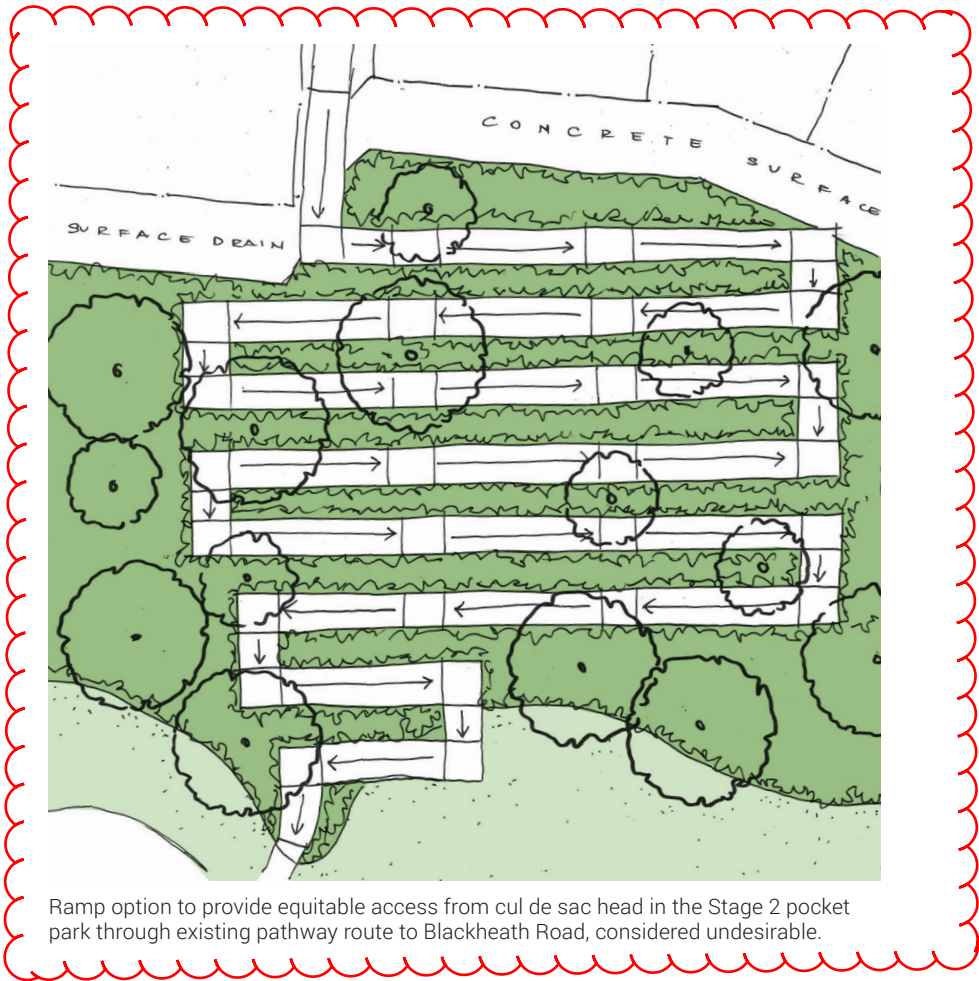
The pathways within park and open space areas in Stage 2 have also been designed in response to the existing topography with boardwalk structures utilised in the pocket park to achieve equitable access. Sloping areas with retained vegetation in park areas have limited opportunities for earthworks to be undertaken to modify the topography so in these areas boardwalk structures have been nominated to provide equitable access through these areas.

The access through the eastern hillside to access Blackheath Road is via a pathway and stairs, replacing the existing concrete path and stair structure that has fallen into disrepair. In order to create equitable access along this route, a ramp would be required. To achieve this, a level change of 13 metres would be required. This equates to a length of ramp in excess of 200 metres (that is 20 x 9 metre length ramps with landings between) deemed undesirable. This is illustrated by the sketch below.

The Eastern Hillside is an area of the site where a large amount of revegetation and assisted rehabilitation has been nominated to create a green buffer to the eastern flank of the site. These are also site stability concerns in this area. For these reasons the construction of an extensive ramped boardwalk system is not desirable.



A variety of streetscapes in the surrounding area have grades steeper than 1:20 however these too respond to the existing topography of the local area

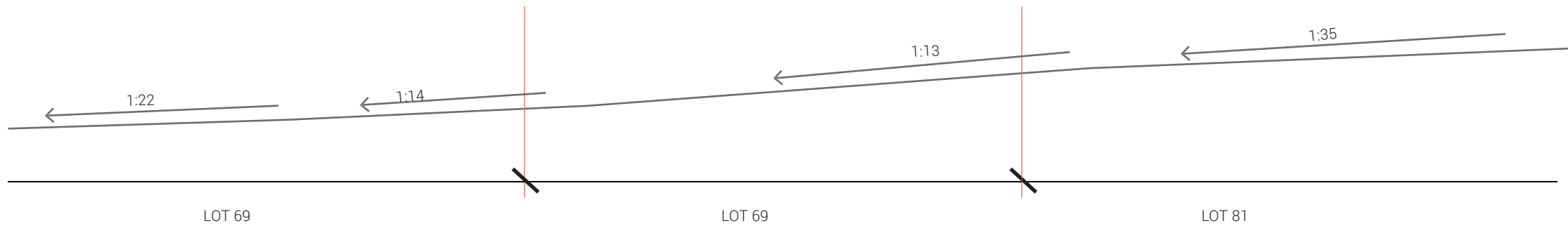
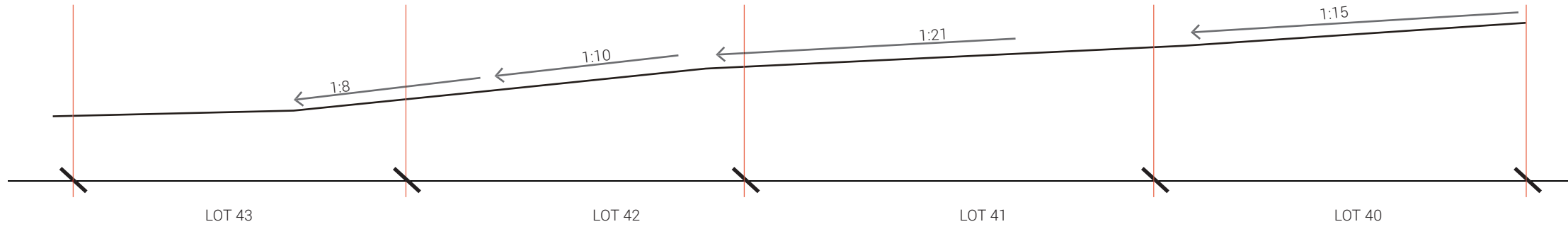
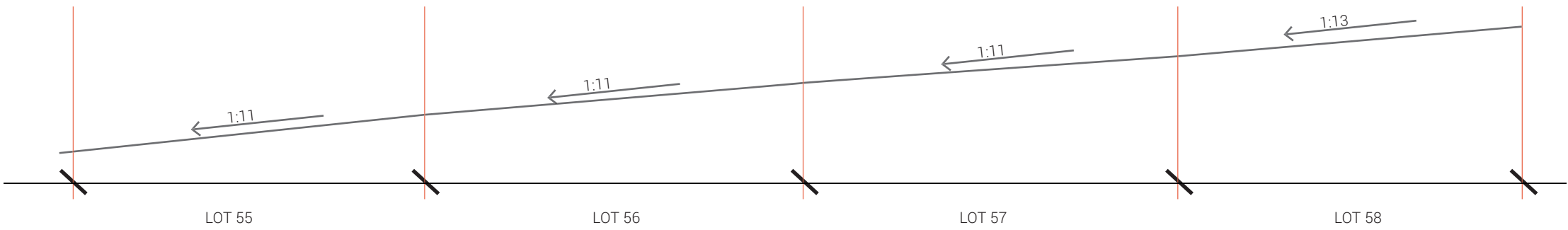


NOT APPROVED

Ramp option to provide equitable access from cul de sac head in the Stage 2 pocket park through existing pathway route to Blackheath Road, considered undesirable.



# PATHWAY COMPLIANCE





# SITE FENCING

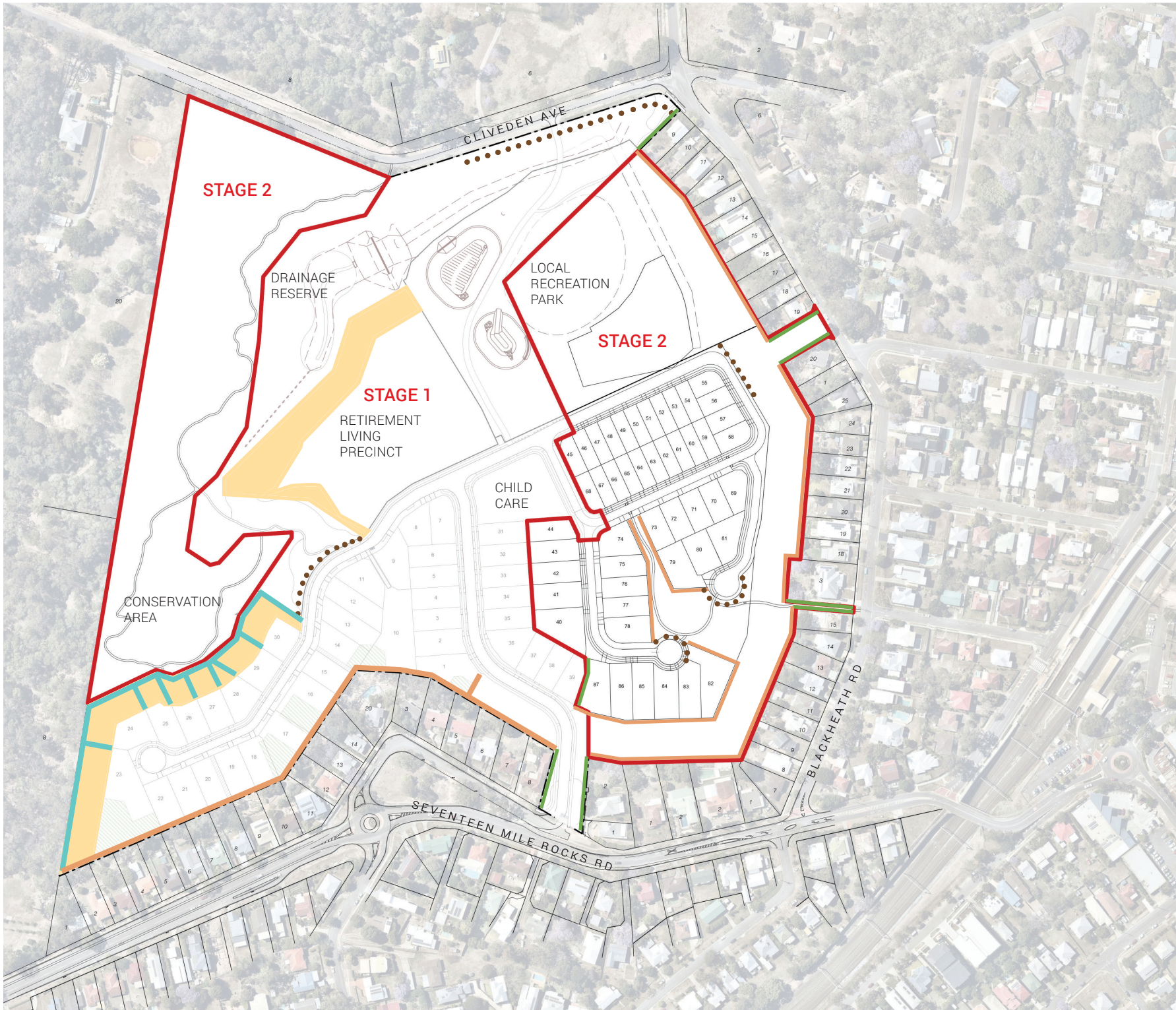
Fencing to the site has been selected to perform a number of purposes: privacy, safety, delineation of property boundaries, fauna movement and bushfire resilience.

Fencing to the exposed side boundaries of existing residences along Seventeen Mile Rocks Road and Blackheath Road has been nominated as timber screen fencing to give privacy to these lots subject to the consent / approval of the lot owners. Rear and side lot boundaries within the development generally have pool type fencing to promote casual surveillance of the open space areas that are adjacent to conservation areas of retained vegetation within these lots.

The pool style fencing promotes safety for residents as it is generally less amenable to climbing for small children and being aluminium or steel, is fire resilient.

Fencing along conversation area boundaries has koala access posts to allow movement of koalas into and out of these areas. This fencing is also raised in some locations so that small marsupials can run under the fencing if they are not near a climbable post.

The only lots that will have prescribed fencing within the Stage 2 area, are those backing onto the Eastern Hillside area to the east of the entry road and those surrounding the Pocket Park. These lots will have tubular pool type fencing to propose casual surveillance to the open spaces areas.



- Indicative bushfire setback area**  
*Refer Bushfire Management Plan by LEC*
- 1.5m high aluminium tubular 'pool' fence**  
Non-flammable materials in bushfire management zone
- 1.5 or 1.8m 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 (subject to the lot owners consent)**  
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  
Refer Brisbane Standard Drawings - BSD 7092 & 7093



# SITE MAINTENANCE

Access to park and open space areas as shown on the adjacent plan for general maintenance and maintenance to infrastructure is required to allow these spaces to function effectively into the future. Where possible, at grade access points have been indicated on the adjacent plan showing where a maintenance vehicle can access these areas to perform maintenance tasks.

Generally, access into the open spaces and park areas will be an all weather crossover to provide protection to the kerb and verge from the maintenance vehicle. Once within the open space area though the access will be across grassed areas or low groundcovers that can withstand intermittent traffic.

These access points are protected from unauthorised vehicle access by lockrails or removable bollards. In some cases the maintenance route is along the same route as a shared pedestrian pathway (through the local recreation park).

Conservation Area - Stage 2

Eastern Hillside - Stage 2

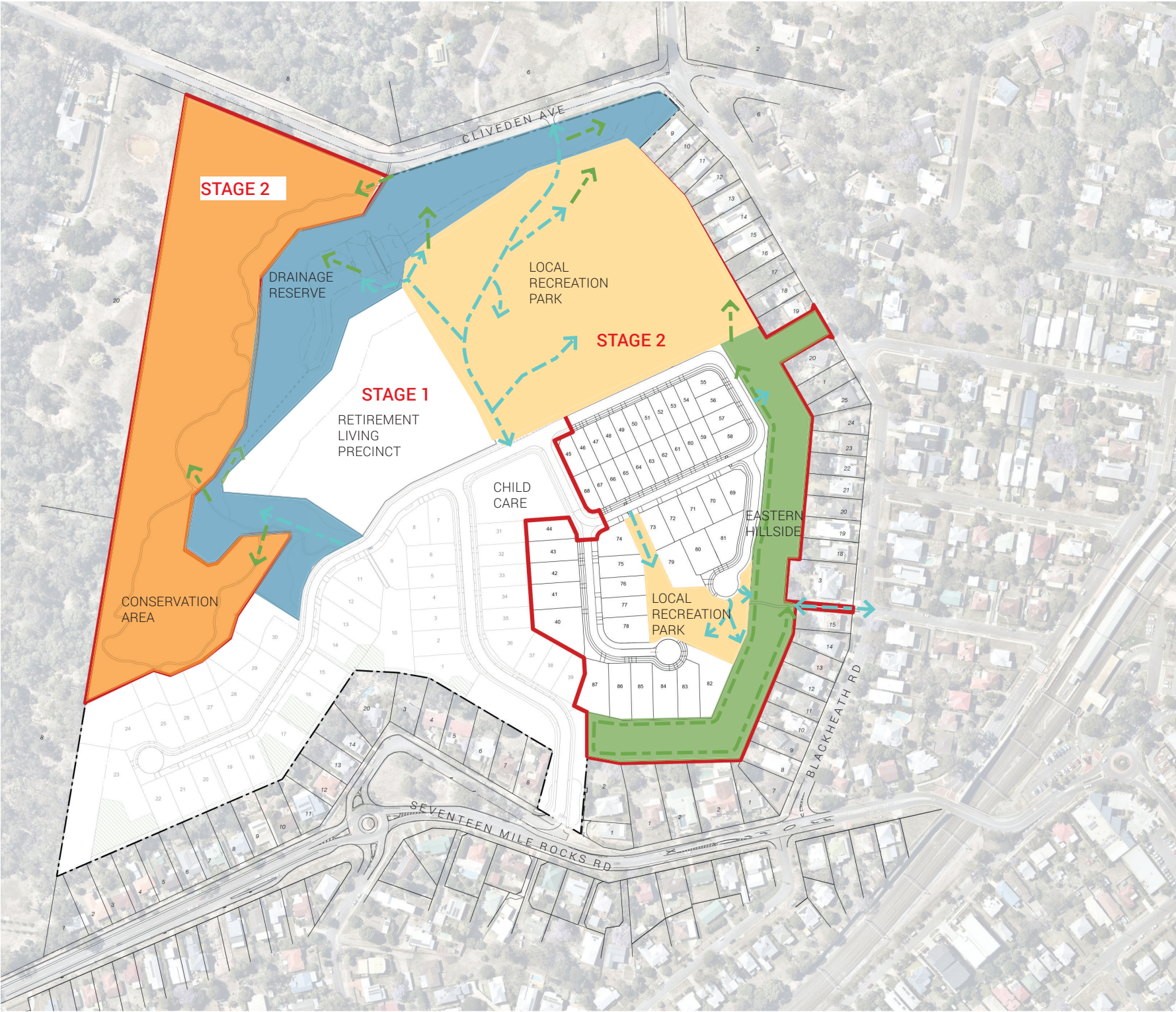
Northern Waterway Corridor

Local Recreation Park - Stages 1 & 2

Maintenance access route - vehicular

Maintenance access route - pedestrian

VEHICULAR MAINTENANCE ACCESS PER CONDITION 22





# SITE MAINTENANCE

Regular site maintenance will need to be carried out across the site following the completion of the initial construction, weed control and planting works as noted in the Bushland Management Plan provided by Saunders Havill. Eastern Hillside and conservation areas specifically will require less maintenance following their initial successful establishment of stable groundcovers and weed eradication works.

Landscape maintenance works within the park and open space areas will be as detailed in the Streetscape and Park and Open Space documentation Landscape Maintenance Notes. In general, the turfed areas within the waterway corridor and park areas will be maintained by regular slashing as undertaken in most parklands to maintain a low grass cover in these areas and to comply with the Bushfire maintenance requirements.

The planted waterway areas will be maintained regularly to remove and accumulated rubbish and debris from storm or rain events to ensure the efficient operation of this infrastructure. Regular weed removal will be undertaken to maintain the integrity of the waterway species mix and prevent to spread of weed species into other areas both on and off site. A summary of the maintenance requirements and probable costs is given below.

| Maintenance Area   | Maintenance tasks   | Maintenance frequency  | Probable Cost/ month             |
|--|---|--|----------------------------------|
| Conservation Area (Stage 2)  | Revegetation and regeneration monitoring and supplementary planting as required. Weed and rubbish removal.  | Tri-monthly following completion of the initial establishment and maintenance works.   | \$1650/visit (every third month) |
| Eastern Hillside Area (Stage 2)  | Revegetation and regeneration monitoring and supplementary planting as required. Weed and rubbish removal.  | Tri-monthly following completion of the initial establishment and maintenance works.   | \$675/visit (every third month)  |
| Northern Waterway Corridor (Stage 1 works)   | Weed and rubbish removal and monitoring for any erosion or instability within this zone that may require additional works.  | Monthly following completion of the initial establishment and maintenance works. Additional visits would be undertaken prior and following large storm events to ensure effective operation of this waterway infrastructure. | \$1650/month                     |
| Local Recreation Parks (Stages 1 & 2)  | Regular mowing, edging, weed and rubbish removal as well as and renovation works that are required. These may include plant pruning, replacement, spraying for pests and diseases as well as top dressing of grassed areas to maintain required levels and remove potential trip hazards. | Monthly following completion of the initial establishment and maintenance works. Additional visits would be undertaken following large storm events to ensure and storm damage is promptly rectified.                        | \$1750/month                     |
| Streetscape Areas - entry areas and verge areas along esplanade roads where not associated with a residential lot frontage | Regular mowing, edging, weed and rubbish removal as well as and renovation works that are required. These may include plant pruning, replacement, spraying for pests and diseases as well as top dressing of grassed areas to maintain required levels and remove potential trip hazards. | Monthly following completion of the initial establishment and maintenance works. Additional visits would be undertaken following large storm events to ensure and storm damage is promptly rectified.                        | \$950/month                      |



# INNOVATION AND SUSTAINABILITY

A number of strategies are proposed to contribute to the innovation and sustainability practices used in this development. The design of the development and the construction methodology and materials used, all contribute to this. The design of the Songbrid developments works with the existing site topography taking advantage of the slope to create unique views and vistas across the site and the surrounding area. In taking this approach, areas of existing vegetation have been retained where possible to maintain the character of the site.

Water wise street trees are nominated to be located in streetscape areas throughout stage 2 of the development to promote passive irrigation of these streetscape elements as shown on the adjacent plan. Large areas of revegetation planting within open spaces areas and particularly the eastern hillside contribute to the sustainability of the development. This planting not only increases the diversity of vegetation across the site but also creates increased habitat opportunities in these open space areas, providing connected corridors of vegetation through the local area.

Planting across the whole development is undertaken using native and endemic species so that the landscape elements across the site will be suited to the local area and perform to their full potential. The use of hardy, native species, will also reduce the long term need for watering once planting is established as many of these species are drought tolerant once established.

Planting is maximised across the site to provide a balance with hardscape treatments of the development. The open space areas will maximise opportunities for planting to provide not only habitat but shade within thises areas. In turn, this will offset heat generated by hard surfaces within the development.

Exsiting site topsoil will be ameliorated and reused in planting areas to reduce the need for imported soil in planting areas. The addition of organic material and nutrients will assist in the regeneration of soil microorganisms and increasing the waterholding capacity of the soil to give better plant establishment across the site. Ongoing maintenance of soils and planting as a unit within the open spaces of the site will ensure to long term sustainability of these vegetated areas as community assets.



Water-wise street trees






# WAYFINDING AND ART STRATEGY

To assist with wayfinding for the Songbird development a Public Art and Wayfinding Strategy is proposed to provide art and signage elements throughout the development. These elements are proposed for streetscape locations where there are different options for pedestrian circulation. These elements will provide information on the route and destination of these pathways and may be in the form of interpretive signage or a sculptural art element that communicates the sense of place of this development. Interpretive signage may also be used to describe the site's development and history as well as its unique attributes.

These elements will be free-standing within the streetscape at major site entry points and in publicly visible locations where they do not interfere with sight lines, required services or site circulation. They will be designed in accordance with the specification and guidelines set out in Schedule 6.16 of the Brisbane City Council Planning Scheme Policy on Public Art.



-  Entry to site
-  Art element opportunity
-  Wayfinding opportunities
-  Interpretive signage  
Refer Brisbane Standard Drawings - BSD 10521



# LANDSCAPE CONCEPT PLAN

- 01 Entry road (Stage 1 works)
- 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 Recreational trail (bush track/deco).
- 06 DDA compliant 3m wide shared concrete path through Local Recreational Park (Stage 1) / emergency and maintenance vehicle access.
- 07 1.5m wide path connecting to footpath on Blackheath Road
- 08 Conservation Area
- 09 Pocket Park
- 10 Planted stormwater channel
- 11 New pedestrian pathway and cycle lane on Seventeen Mile Rocks Road

Existing trees to be retained

Proposed new street trees

Refer to sheets 02-06 for landscape character descriptions and images for the different areas within the Stage 2 area at the site.

NOTE: Provision of embellishments in park areas will be in accordance with Council requirements.





# DETAIL PLAN - SEVENTEEN MILE ROCKS ROAD ENTRY

As part of the Stage 2 works, the existing bus stop near the entry to the development will be relocated further to the west along Seventeen Mile Rocks Road to allow improved vehicular circulation. The existing cycle lanes along this portion of the road will be reconfigured to give more space for cyclists at pinch points, particularly at the existing roundabout at Kingsgate Street.

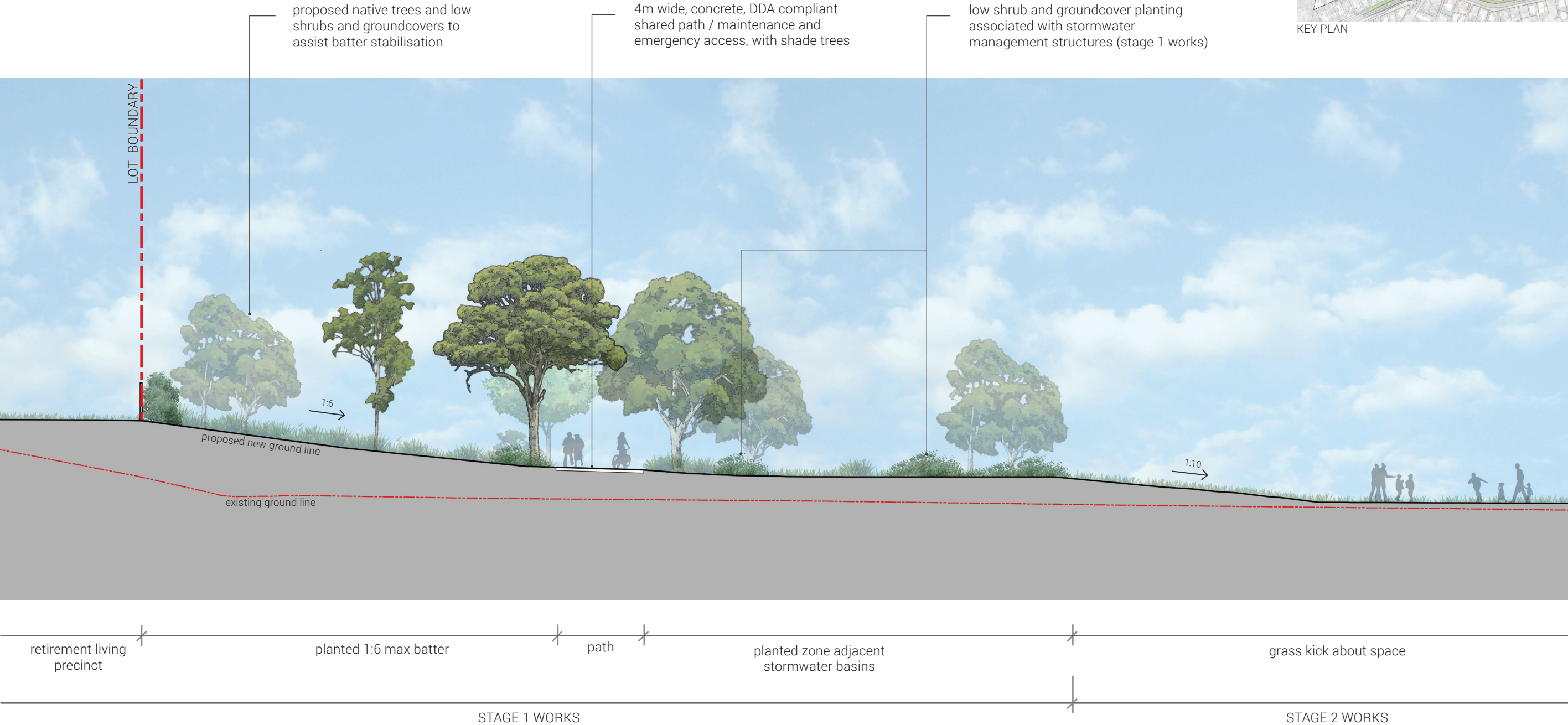
A number of existing street trees will need to be removed as part of these works to allow for the improved infrastructure but have been nominated on the plan to be replaced (services allowing) within the adjacent vegetated traffic island. This additional tree planting in increase pedestrian amenity in this space as well as improving the buffer characteristics of this island to be existing residences along Seventeen Mile Rocks Road.

- 01 Entry road (Stage 1 works)
- 02 New pedestrian path
- 03 New cycle lane
- 04 Refurbished bus stop
- 05 New pedestrian crossing point
- ( ) Existing trees to be retained
- Proposed new street trees





SECTION A

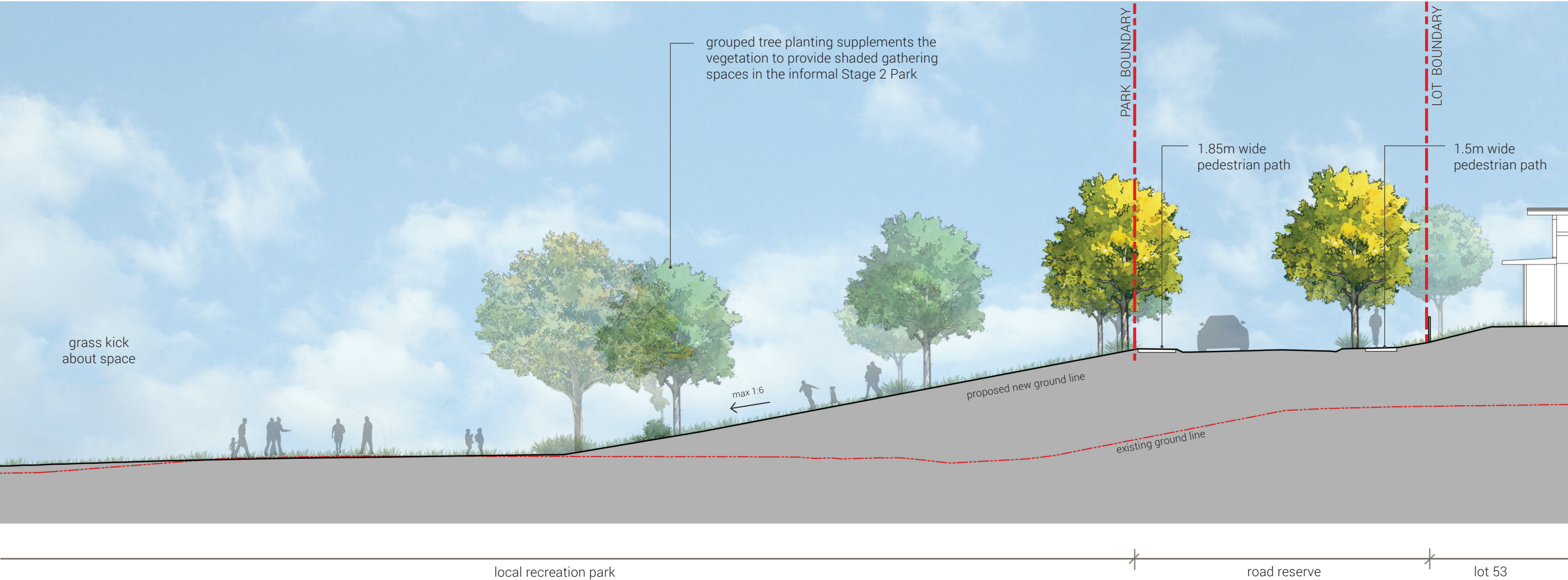




SECTION B



KEY PLAN

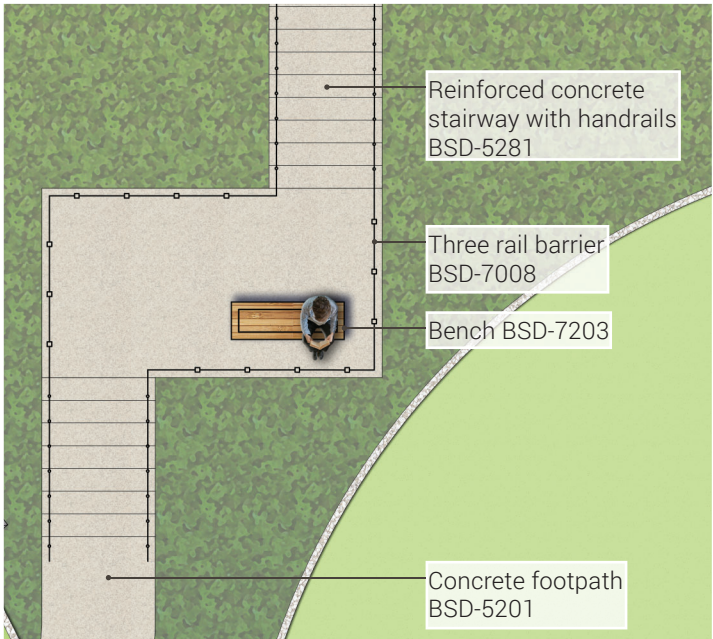




# DETAIL PLAN - POCKET PARK

- 01 1.5m wide path
- 02 Small rest area / lookout with bench
- 03 Rock retaining wall and planted batters
- 04 1.5m wide boardwalk
- 05 Footpath connection to Blackheath Road
- 06 Hillside interface areas stabilised by revegetation with native grasses and trees.
- 07 Dry creek in garden to convey overland flow - refer Council standard detail BSD-8312
- 08 Grass kick about space
- 09 Buffer planting to residential lots
- 10 Concrete surface drain. Refer to Butler Partners report and Civil's design
- 11 Tree planting offset 3-5m from contamination capping
- 12 Maintenance access to eastern hillside
- ( ) Existing trees to be retained

SMALL REST AREA / LOOKOUT DETAIL PLAN

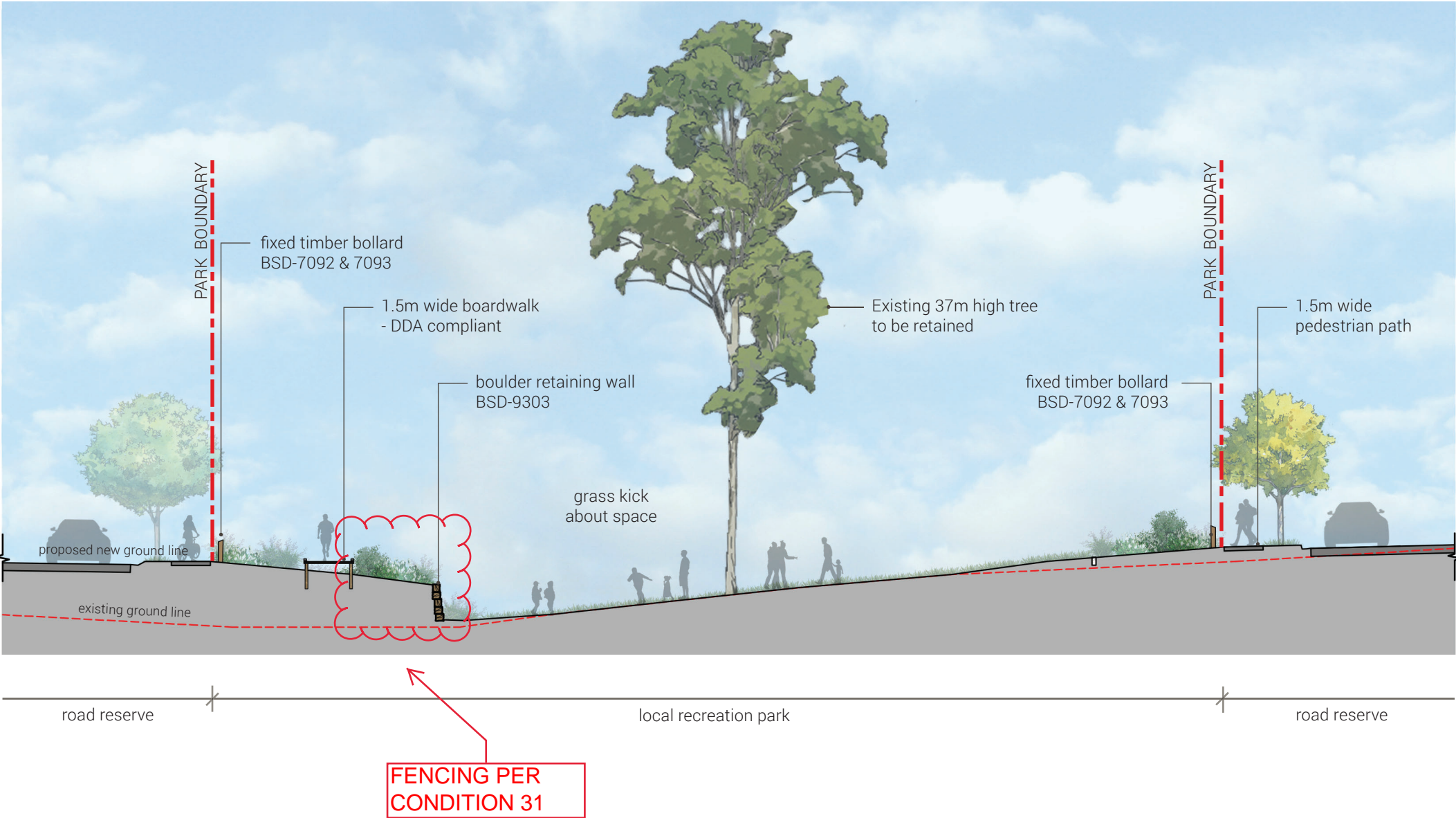




SECTION C - POCKET PARK



KEY PLAN





# Local Recreational Park Assessment Schedule

Assessment against EDQ PDA guideline no. 12 - Park planning and design guideline’. (May 2015)

| EDQ Criteria - Local Recreation Parks |  | Local Recreation Park - Stage 2 |   | Stage 2 - Pocket Park |  |
|---------------------------------------|--|---------------------------------|---|-----------------------|--|
|                                       | Requirements   | Achieved                        | Comments  | Achieved              | Comments   |
| Shape                                 | Regular shape, not less than 10 metres wide  | ✓                               |   | no                    | Irregular shape, not less than 10 metres wide  |
| Road Frontage                         | Minimum 50% of perimeter to have road frontage   | no                              | 30% of park boundary line has road frontage (south boundary line) due to the location of the waterway corridor. The park location ensures casual surveillance opportunities from all directions has access from both road frontages.  | no                    | only 25.63% of the park boundary has road frontage. The remaining boundaries are residential lots that are higher than to park so look over it (casual surveillance) and the remainder is bounded by the hillside area.                    |
| Location                              | Generally provided in areas of medium to high residential density (more than 15 dwellings per hectare)                               |                                 |   |                       |  |
| Slopes                                | Active recreation areas to be graded at 1:33 max.  | ✓                               |   | no                    | there are limited flat areas for active recreation due to the sloping nature of the site.  |
|                                       | Any areas in the park with a gradient of 1:10 or more should not exceed 20% of the total park area                                   | no*                             | 50% of the park is graded at 1:10 or more due to existing grades, stormwater catchment requirements and WSUD devices.<br><br>There is approximately 1.5ha of level grassed areas within the park.                                     | no                    | manipulation of levels within this park areas is not possible due to the requirements for the retention of vegetation and overland flow. only 23% of the park area is flat with the remaining area of park at grades of 1:10 or steeper.   |
| Batters                               | Max. grade of turfed batters - 1:4   | ✓                               | The naturally sloping site has been modified so that the required criteria can be achieved with regard to the gradients for turfed and planted batters.   | ✓                     |  |
|                                       | Max. grade of planted batters - 1:3  | ✓                               |   | ✓                     |  |
| Retaining Walls                       | Limited use only, 900mm high max.  | ✓                               | No retaining walls have been included in teh design of the local Recreation Park  | ✓                     | The use of retaining walls has been limited as much as possible. planted batters and boardwalk connections have been used in this area to achieve grades for pedestrian circulation to minimise cut and fill within Tree Protection Areas. |
| Flood immunity                        | Max. of 30% of the park is below the 5 year ARI.   | ✓                               | 16.5% of the park is below 5 year ARI. Refer extent of 5 year ARI on plan opposite.<br><br>Note that the pedestrian and cyclist access from the new esplanade road south of the park to Blackheath Road will be above the 5 year ARI. | ✓                     | 100% of the park area is above the 5 year ARI.   |
|                                       | Amenities blocks above the 100 year ARI.   | n/a                             |   | n/a                   |  |
| Access                                | At least one controlled access point for maintenance, service and emergency vehicles at strategic locations along the road frontages | ✓                               | One access point to Cliveden Avenue and one to the internal esplanade road.   | ✓                     | Maintenance access can be achieved from two locations, the lower street access between lots 73 & 73, and the upper area of the end of the cul de sac opposite lot 80.  |
| Access                                | Park should be designed to prevent illegal access by motor vehicles, using low maintenance, transparent fencing or bollards          | ✓                               | Barrier kerbs and bollards and lockrails at mainenance entry points have been used to restrict vehicular access to the park.  | ✓                     |  |
| Shade Cover                           | 50% shading of walking and cycling paths   | ✓                               | Shade trees with varying canopy spreads will be planted in natural groupings at appropriate centres to provide an average of at least 50% shade to pathways.  |                       | Existing vegetation will provide shade to much of the park area with planted batters and grouped tree planting providing additional future cover.  |
|                                       | 50% shading of shading of formal seating   | ✓                               | Seating will be located under shade trees to achieve a minimum of 50% shading.  | ✓                     | Informal seating can be incorporated into the boardwalk structure or in the flatter area of the park.  |
| Embellishments                        | Fencing / bollards / vehicular & motorbike barriers  | ✓                               |   | ✓                     |  |
|                                       | Seating & shaded picnic area   | ✓                               |   | ✓                     |  |
|                                       | Maintenance taps & bubblers  | ✓                               |   | ✓                     |  |
|                                       | Landscaping (including earthworks, turfing and revegetation as required)   | ✓                               |   | ✓                     |  |
|                                       | Park signage   | ✓                               |   | ✓                     |  |



# Planting Palettes - Zones A & B

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

## Street trees

| Botanical name            | Common name              |
|---------------------------|--------------------------|
| ACMENA hemilampira        | Broad-leaved Lilly Pilly |
| BUCKINGHAMIA celcissima   | Ivory Curl Tree          |
| CUPANIOPSIS anacardioides | Tuckeroo                 |
| GREVILLEA baileyana       | White Oak                |
| FLINDERSIA australis      | Crows Ash                |
| HYMENOSPORUM flavum       | Native Frangipani        |
| LOPHOSTEMON confertus     | Queensland Brush Box     |

## Park landscape trees

| Botanical name          | Common name            |
|-------------------------|------------------------|
| BRACHYCHITON discolor   | Kurrajong              |
| EUCALYPTUS tereticornis | Forest Red Gum         |
| FICUS macrophylla       | Moreton Bay Fig        |
| FICUS obliqua           | Small-leaved Fig       |
| FLINDERSIA schottiana   | Bumpy Ash              |
| GREVILLEA baileyana     | White Oak              |
| JAGERA pseudorhus       | Soap Tree              |
| LOPHOSTEMON confertus   | Queensland Brush Box   |
| MELALEUCA leucadendra   | Weeping Paperbark      |
| MELALEUCA quinquenveria | Broad Leaved Paperbark |



BRACHYCHITON discolor



CALLISTEMON viminalis



CASUARINA cunninghamiana



CUPANIOPSIS anacardioides



GREVILLEA baileyana



GREVILLEA robusta



LOPHOSTEMON confertus



MELALEUCA leucadendra



MELALEUCA quinquenveria



Planting location: Zones A, B



# Planting Palettes - Zone A & B

## Shrubs & Groundcovers

| Botanical name                                    | Common name           |
|---|-----------------------|
| AUSTROMYTUS <i>dulcis</i> 'Copper top'            | Midgenberry           |
| BAUMEA <i>rubiginosa</i>                          | Soft Twigrush         |
| CALLISTEMON 'Captain Cook'                        | Bottlebrush           |
| CALLISTEMON 'Great Balls of Fire'                 | Bottlebrush           |
| CALLISTEMON 'Little John'                         | Bottlebrush           |
| GREVILLEA 'Coconut Ice'                           | Grevillea             |
| GREVILLEA 'Orange Marmalade'                      | Grevillea             |
| GREVILLEA 'Splendour'                             | Grevillea             |
| CAREX <i>appressa</i>                             | Tall Sedge            |
| DIANELLA <i>caerulea</i>                          | Blue Flax Lily        |
| DIANELLA <i>longifolia</i> var. <i>longifolia</i> | Flax Lily             |
| FICINIA <i>nodosa</i>                             | Knobby Club Rush      |
| GAHNIA <i>sieberiana</i>                          | Red Fruited Saw Sedge |
| JUNCUS <i>usitatus</i>                            | Common Rush           |
| LIRIOPE 'Evergreen Giant'                         | Lily Turf             |
| LOMANDRA <i>hystrix</i>                           | Slender Mat rush      |
| LEPIDOSPERMA <i>laterale</i>                      | Sword Sedge           |
| LEPTOSPERMUM 'Pacific Beauty'                     | Tea Tree              |
| LEPTOSPERMUM <i>polygalifolium</i>                | Wild May              |
| HIBISCUS <i>heterophyllus</i>                     | Native Rosella        |
| MELASTOMA <i>malabathricum</i>                    | Native Tibouchina     |
| MELALEUCA <i>pachyphyllus</i> green               | Wallum Bottlebrush    |
| PHYLLANTHUS <i>multiflorus</i>                    | Waterfall Plant       |
| SYZYGium 'Tiny Trev'                              | Lilly Pilly           |
| WESTRINGIA <i>fruticosa</i> 'Zena'                | Coastal Rosemary      |



AUSTROMYTUS *dulcis*



CAREX *appressa*



GREVILLEA 'Orange Marmalade'



FICINIA *nodosa*



LEPTOSPERMUM *polygalifolium*



CALLISTEMON 'Captain Cook'



LOMANDRA *hystrix*



LEPTOSPERMUM *polygalifolium*



Planting location: Zones A, B



WESTRINGIA 'Zena'



DIANELLA *caerulea*



MELASTOMA *malabathricum*



HIBISCUS *heterophyllus*



# Planting Palettes - Zone D

## Hillside landscape interface species

| Botanical name                 | Common name           |
|--------------------------------|-----------------------|
| CANOPY                         |                       |
| ANGOPHORA <i>leiocarpa</i>     | Rusty Gum             |
| CORYMBIA <i>intermedia</i>     | Pink Bloodwood        |
| EUCALYPTUS <i>siderophloia</i> | Grey Ironbark         |
| EUCALYPTUS <i>tereticornis</i> | Queensland Blue Gum   |
| LOPHOSTEMON <i>suaveolens</i>  | Swamp Box             |
| GROUNDCOVER                    |                       |
| CAREX <i>appressa</i>          | Tall Sedge            |
| DIANELLA <i>caerulea</i>       | Blue 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      |
| LOMANDRA <i>longifolia</i>     | Mat Rush              |
| THEMEDA <i>triandra</i>        | Kangaroo Grass        |



ANGOPHORA *leiocarpa*



CORYMBIA *intermedia*



EUCALYPTUS *tereticornis*



LOPHOSTEMON *suaveolens*



CAREX *appressa*



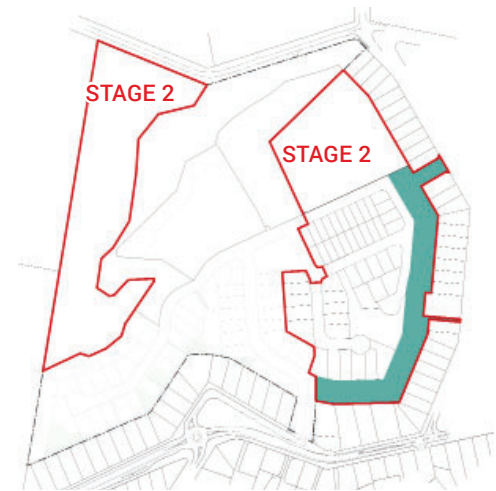
DIANELLA *caerulea*



FICINIA *nodosa*



GAHNIA *sieberiana*



Planting location: Zones D



JUNCUS *usitatus*



LOMANDRA *hystrix*



LOMANDRA *longifolia*



THEMEDA *triandra*