

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2023/1468

Date: 19 September 2024



**Queensland
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CARSELDINE RETAIL VILLAGE

CARSELDINE

STATEMENT OF LANDSCAPE DESIGN INTENT

PREPARED FOR
DELUGA
30.05.2024



architectus™
Conrad
Gargett



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Issue	Date	Description	Checked
01	10 / 11 / 2023	Draft Issue	PP
02	17 / 11 / 2023	Preliminary	PP
03	22 / 03 / 2024	RFI Response	PP
04	27 / 03 / 2024	RFI Response	PP
05	04 / 04 / 2024	RFI Response	PP
06	24 / 04 / 2024	RFI Response	MF
07	30/04/2024	RFI Response	MF
08	30/05/2024	RFI Response	MF

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DEVELOPMENT APPROVAL
Approval no: DEV2022/1468
Date: 19 September 2024



Urbis acknowledges the Aboriginal and Torres Strait Islander peoples as the traditional custodians of all lands on which we do business and we pay our respects to Elders, past and present.

We acknowledge the important contribution that Aboriginal and Torres Strait Islander people make in creating a strong and vibrant Australian society.

CONTENTS

1.0	SITE UNDERSTANDING	5	3.5	DETAIL PLAN - PLAZA DESIGN - DURING LOT 5003 CONSTRUCTION	25	5.0	DESIGN DETAILS	45
1.1	LOCATION & CONTEXT	6	3.6	DETAIL PLAN - PLAZA ULTIMATE DESIGN - POST LOT 5003 CONSTRUCTION	26	5.1	CHARACTER IMAGES - THE PLAZA	46
2.0	DESIGN APPROACH	7	3.7	DETAIL PLAN - BEAMS ROAD NODE	27	5.2	CHARACTER IMAGES - THE PLAZA	47
2.1	LANDSCAPE VISION	8	3.8	DETAIL PLAN	28	5.3	CHARACTER IMAGES - PLANTING	48
2.2	DESIGN DRIVERS	9	3.9	DETAIL PLAN	29	5.4	CHARACTER IMAGES - PLANTING	49
2.3	DESIGN DRIVERS	10	3.10	DETAIL PLAN	30	5.5	GROUND FLOOR PLANTING PALETTE	50
2.4	ACTIVATION STRATEGY	11				5.6	GROUND FLOOR PLANTING PALETTE	51
2.5	ACTIVATION STRATEGY - INTERIM	12	4.0	SECTIONS AND ELEVATIONS	31			
2.6	ACTIVATION STRATEGY - ULTIMATE	13	4.1	SECTION 1.1 - PLAZA STAGE 1 - INTERIM	32			
2.7	ACTIVATION STRATEGY - RETAIL	14	4.2	SECTION 1.2 - PLAZA ULTIMATE DESIGN - POST LOT 5003 CONSTRUCTION	33			
2.8	ACTIVATION STRATEGY - RETAIL	15	4.3	SECTION 2.1 - PLAZA STAGE 1 - INTERIM	34			
2.9	ACTIVATION STRATEGY - SOCIAL	16	4.4	SECTION 2.2 - PLAZA STAGE 2 - DURING LOT 5003 CONSTRUCTION	35			
2.10	ACTIVATION STRATEGY - SOCIAL	17	4.5	SECTION 2.3 - PLAZA ULTIMATE DESIGN - POST LOT 5003 CONSTRUCTION	36			
2.11	ACTIVATION STRATEGY - PUBLIC ART	18	4.6	SECTION 3 - SWIM SCHOOL INTERFACE	37			
2.12	ACTIVATION STRATEGY - RESIDENTIAL	19	4.7	SECTION 4 - BEAMS ROAD INTERFACE	38			
3.0	LANDSCAPE DESIGN	20	4.8	SECTION 5 - BEAMS ROAD INTERFACE	39			
3.1	MASTER PLAN STAGE 1 - INTERIM	21	4.9	SECTION 6 - BEAMS ROAD INTERFACE	40			
3.2	MASTER PLAN ULTIMATE DESIGN - POST LOT 5003 CONSTRUCTION	22	4.10	SECTION 7 - BEAMS ROAD INTERFACE	41			
3.3	ZONE DIAGRAM - PLAZA	23	4.11	SECTION 8 - BEAMS ROAD INTERFACE	42			
3.4	DETAIL PLAN - PLAZA STAGE 1 - INTERIM	24	4.12	SECTION 9 - PLAZA PLACE INTERFACE	43			
			4.13	SECTION 10 - PLAZA PLACE INTERFACE	44			

**PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL**

Approval no: DEV2023/1468

Date: 19 September 2024



1.0 SITE UNDERSTANDING

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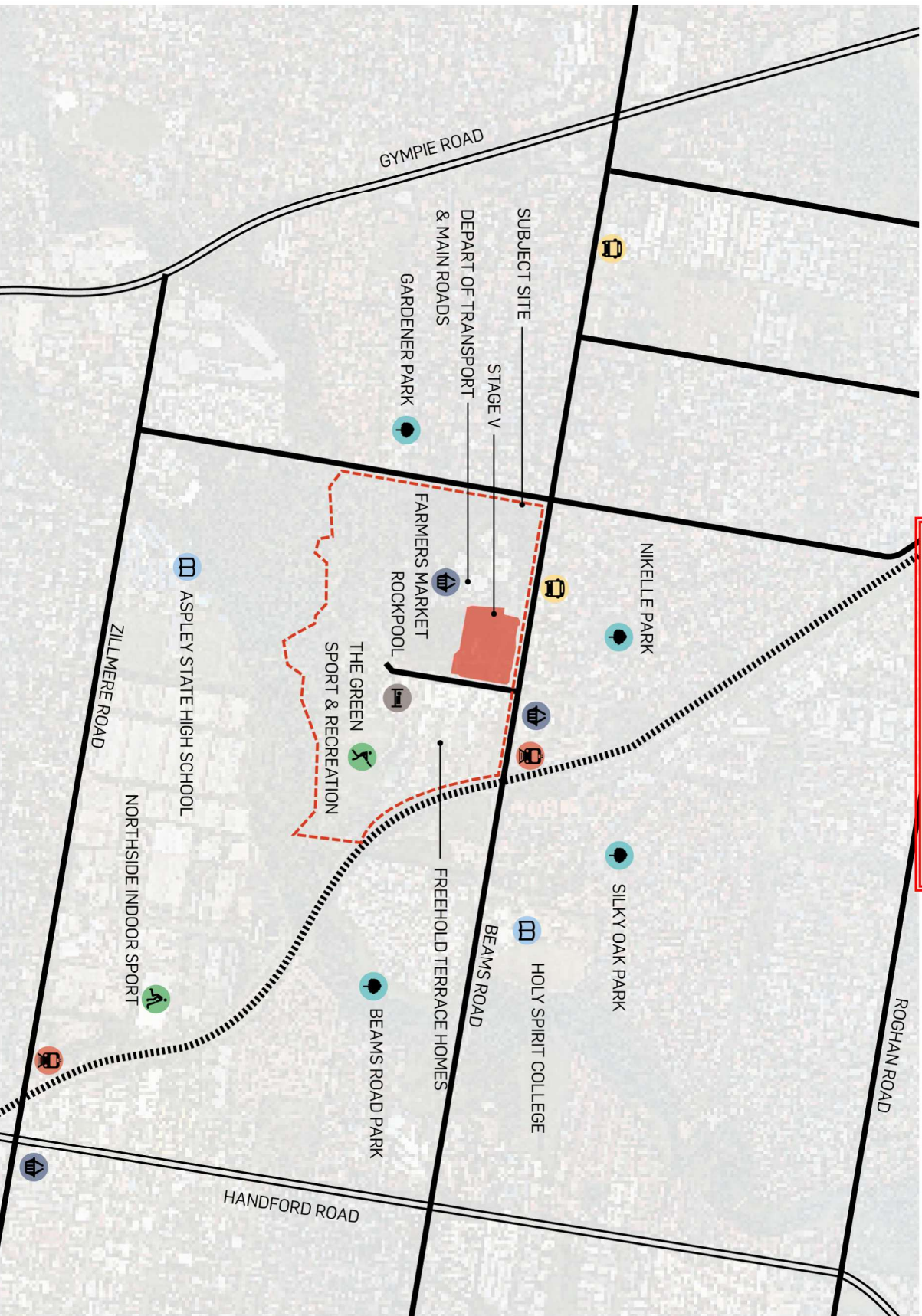
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referred to in the PDA
DEVELOPMENT APPROVAL
Approval no: DEV2023/1468
Date: 19 September 2024

2.0 DESIGN APPROACH

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DEVELOPMENT APPROVAL

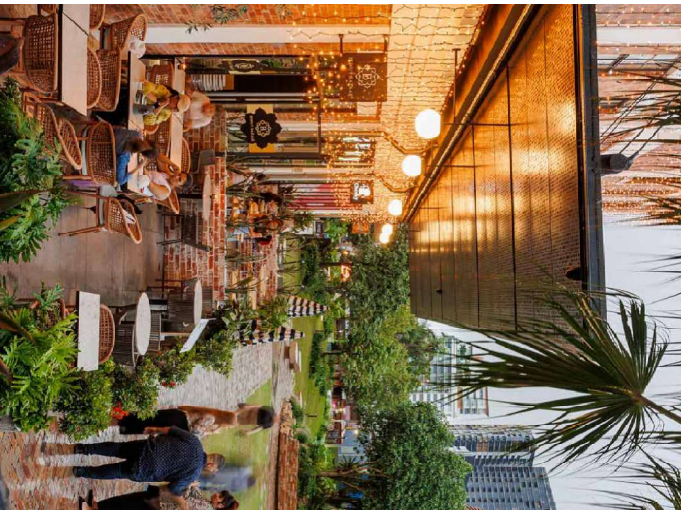
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Date: 19 September 2024



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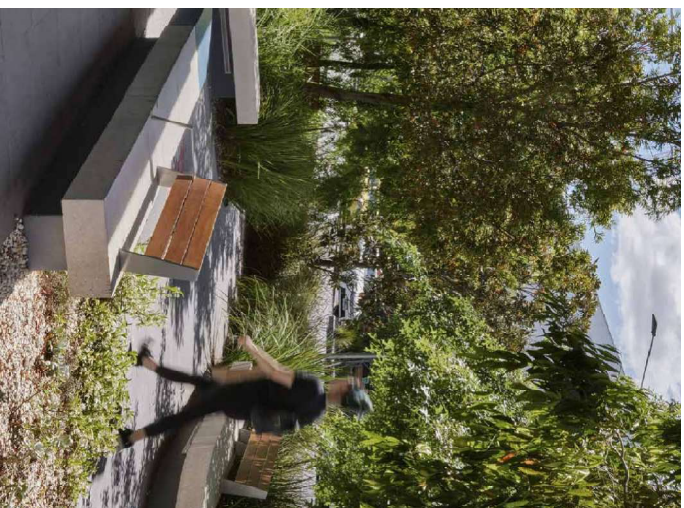
2.1 LANDSCAPE VISION



Genuine public space to meet and connect



Lush retail and residential interfaces



Gathering and seating opportunities



Integrate water sensitive gardens

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DEVELOPMENT APPROVAL

Approval no: DEV2023/1468

Date: 19 September 2024

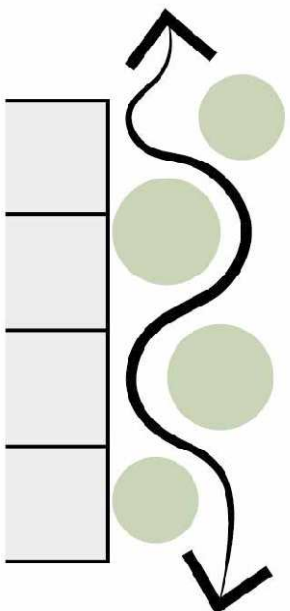


2.2 DESIGN DRIVERS

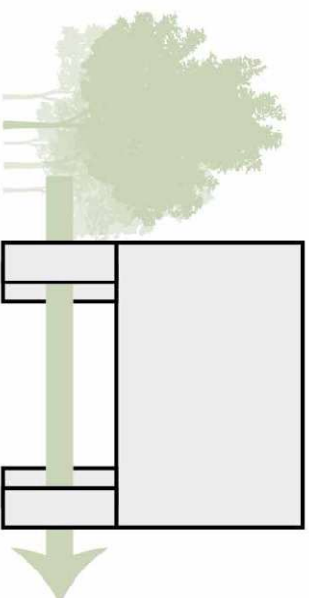
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Approval no: DEV2023/1468

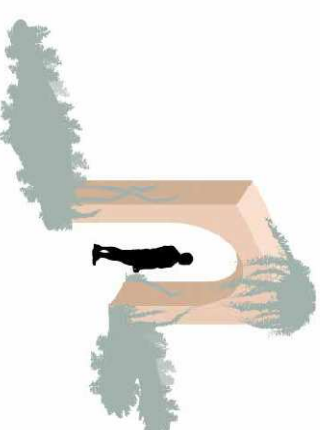
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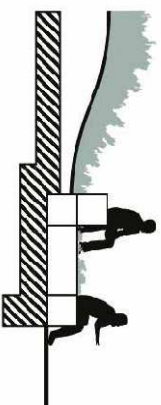
FRICTION AT RETAIL EDGES



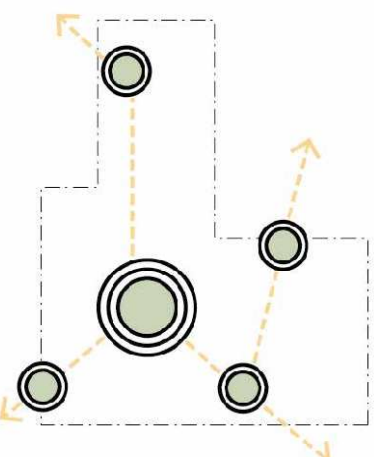
PULL IN SURROUNDING ECOLOGY AND GEOLOGY



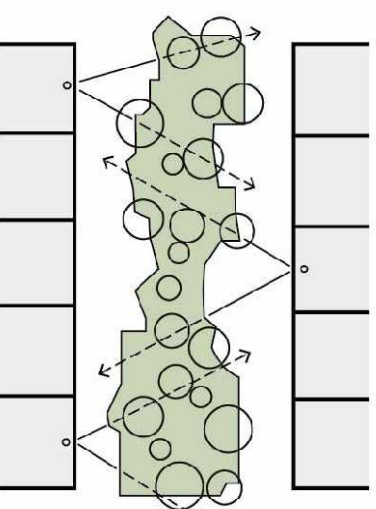
GREEN PORTAL TO RETAIL ENTRY



CONCEAL BASEMENT EDGES & ELIMINATE GARDEN WALLS

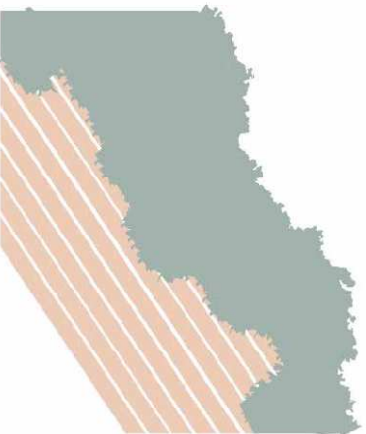


STREET WIDE HEIRARCHY OF ACTIVATION

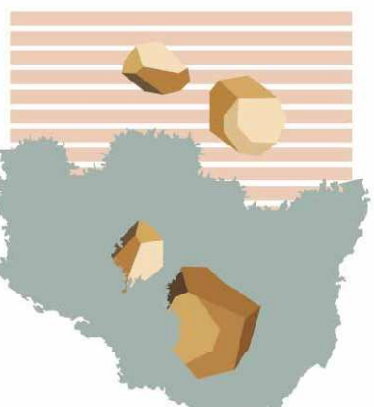


GREEN HEART - GREEN OUTLOOK

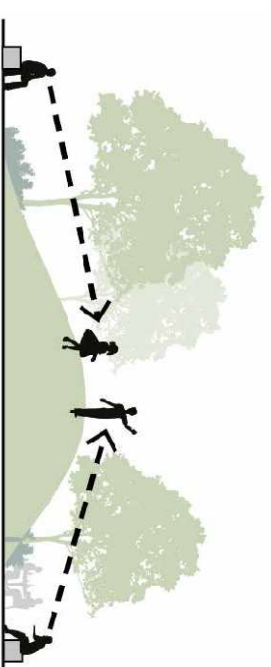
2.3 DESIGN DRIVERS



ERODED APPROACH TO DESIGN LANGUAGE



COMPOSED DESIGN - RUGGED EXECUTION




DINE - PLAY - STAY

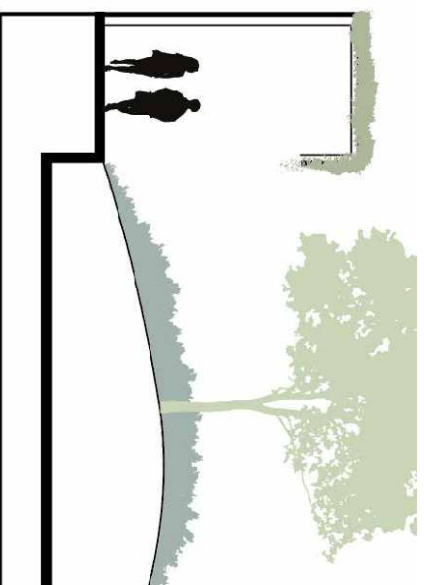
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Approval no: DEV2023/1468

Date: 19 September 2024



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TRANSITIONAL CANOPY AT RETAIL EDGE

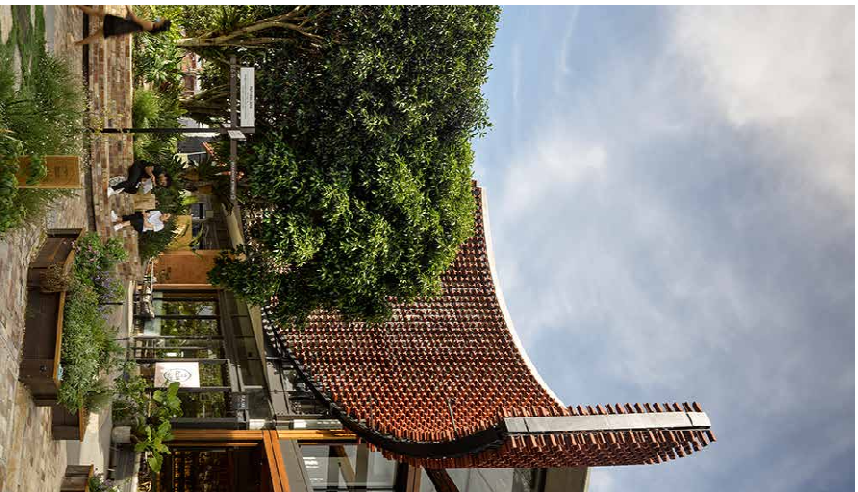
2.4

ACTIVATION STRATEGY

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Approval no: DEV2023/1468

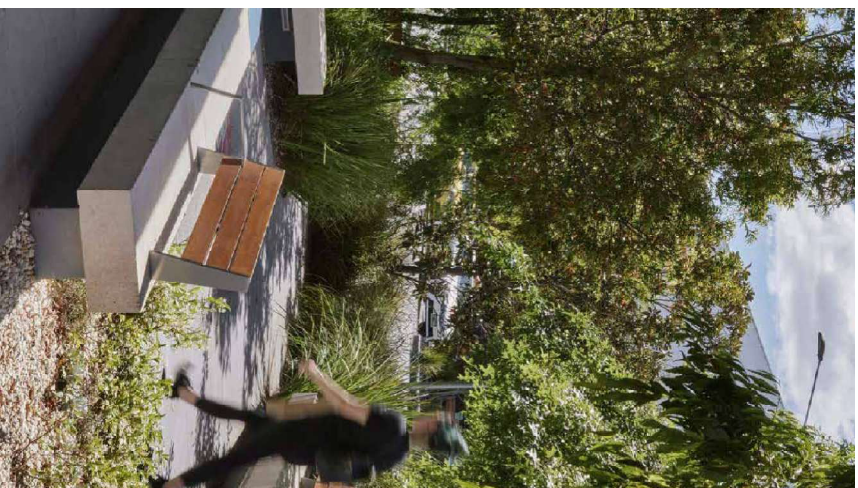
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RETAIL ACTIVATION



RESIDENTIAL ACTIVATION



SOCIAL/COMMUNITY ACTIVATION



PUBLIC ART ACTIVATION

ACTIVATION STRATEGY - INTERIM

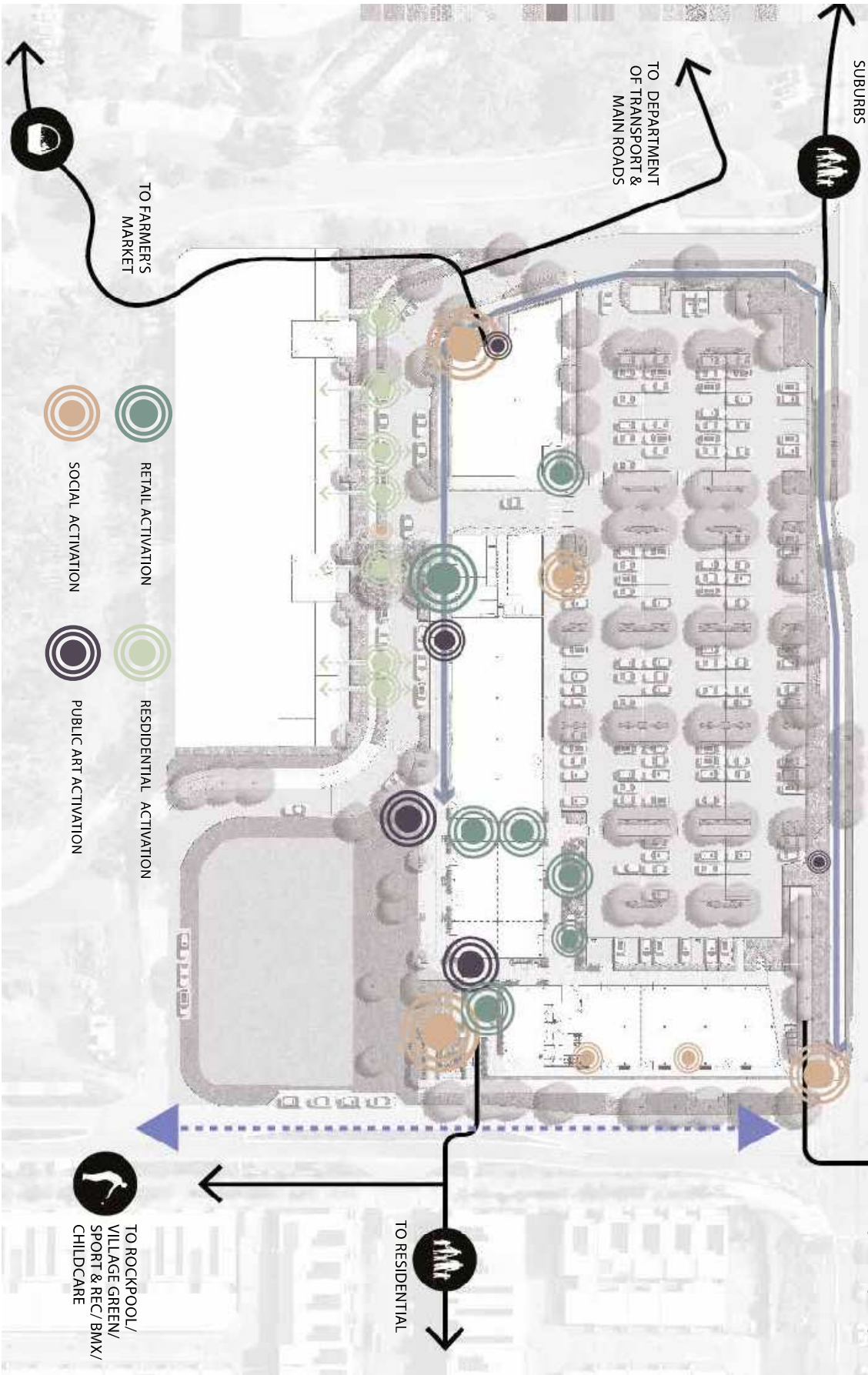
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Approval no: DEV2023/1468

Date: 19 September 2024



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-  RETAIL ACTIVATION
-  SOCIAL ACTIVATION
-  RESIDENTIAL ACTIVATION
-  PUBLIC ART ACTIVATION

2.6

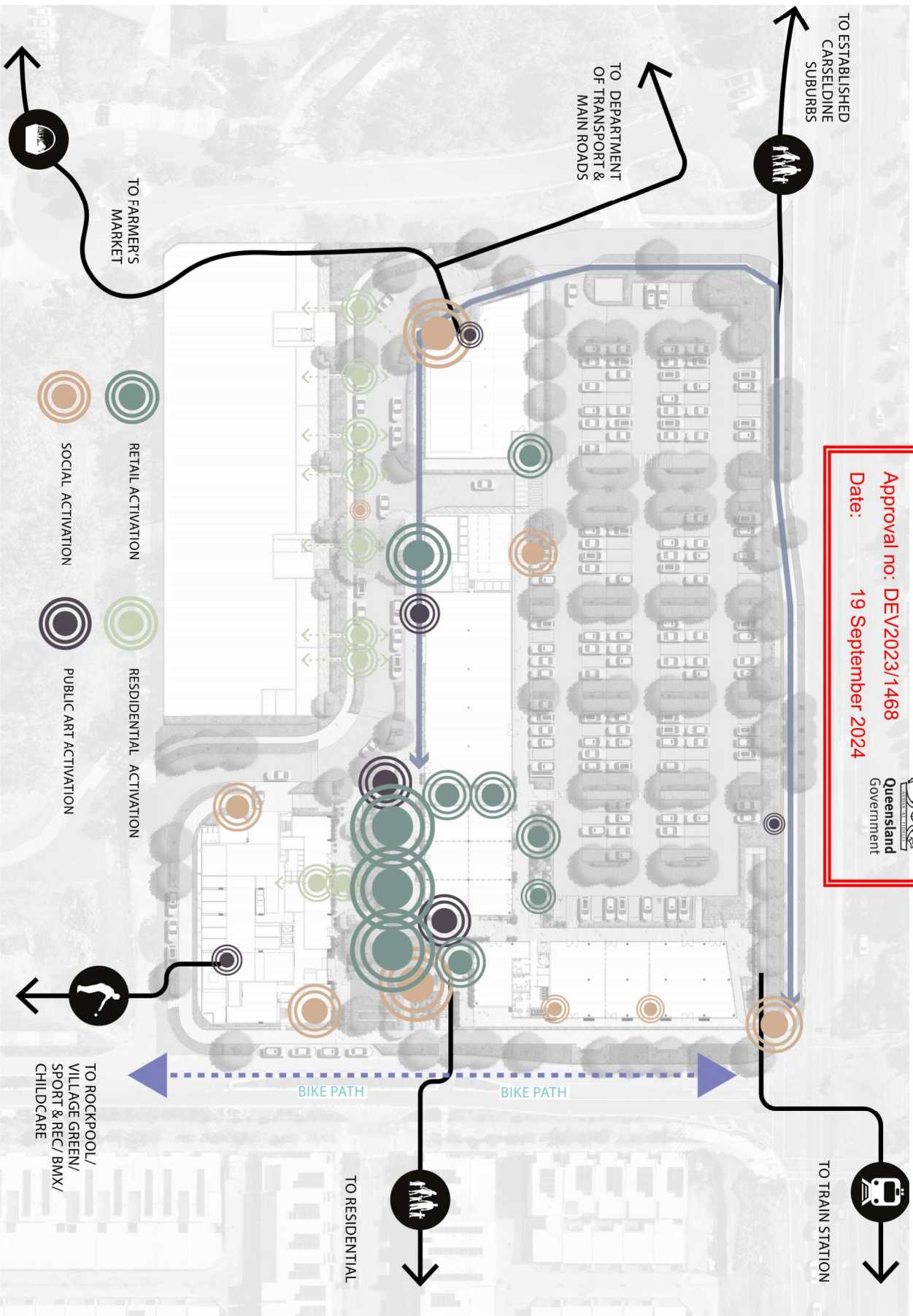
ACTIVATION STRATEGY - ULTIMATE

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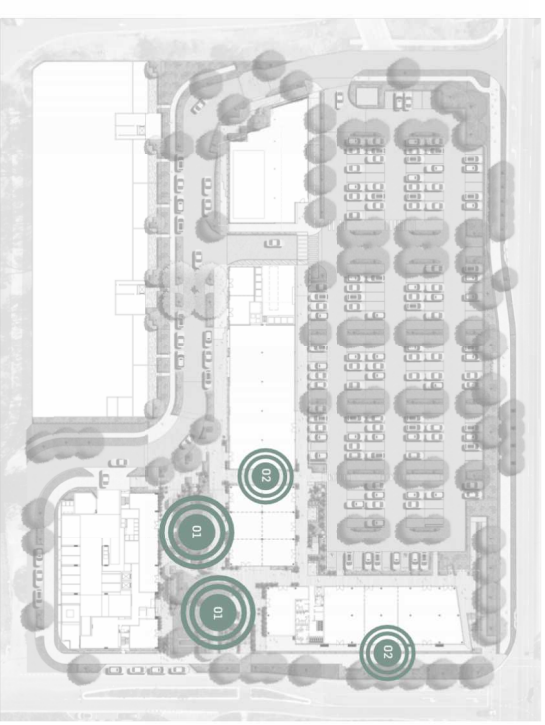
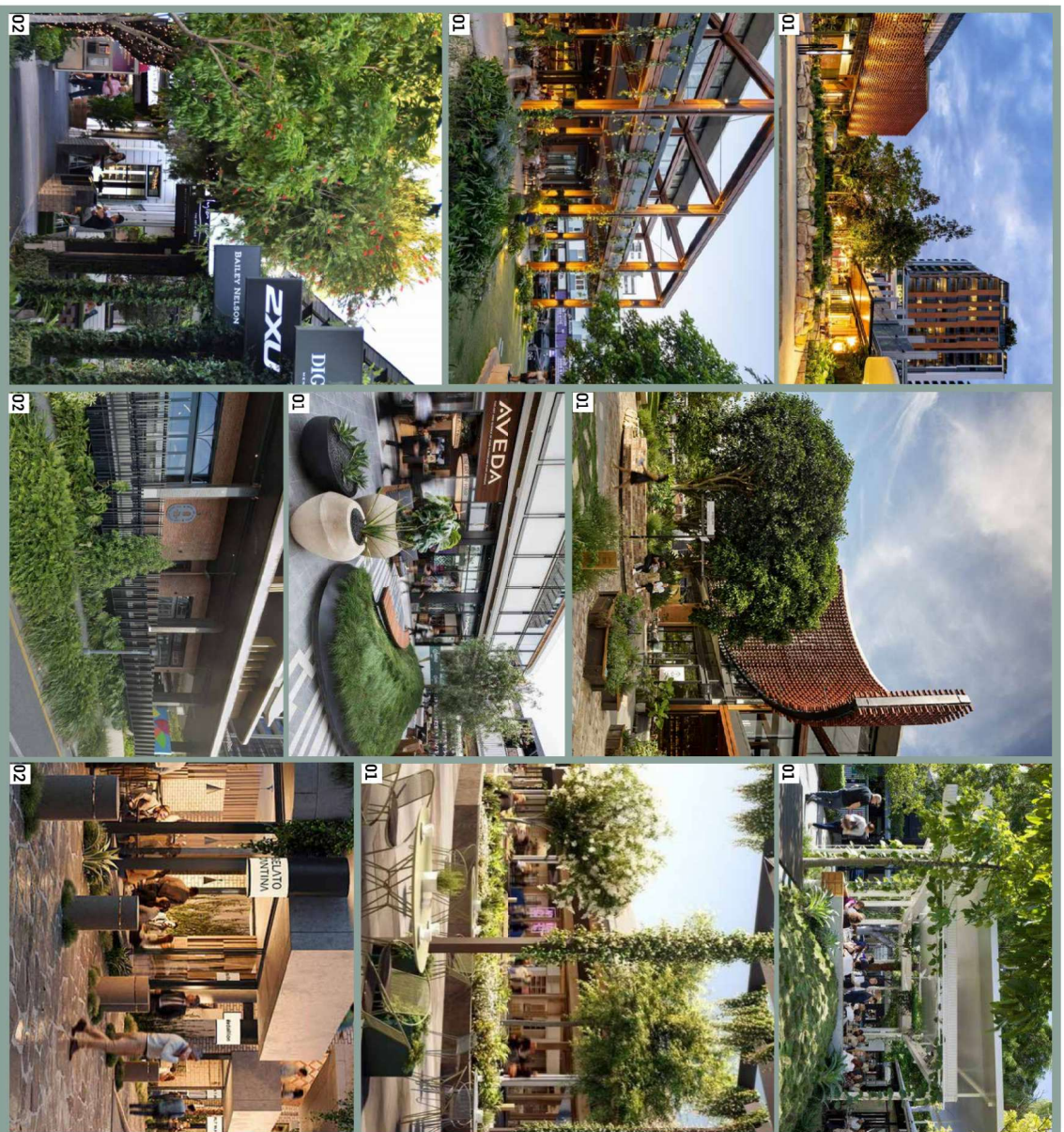
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Date: 19 September 2024



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2.7 ACTIVATION STRATEGY - RETAIL

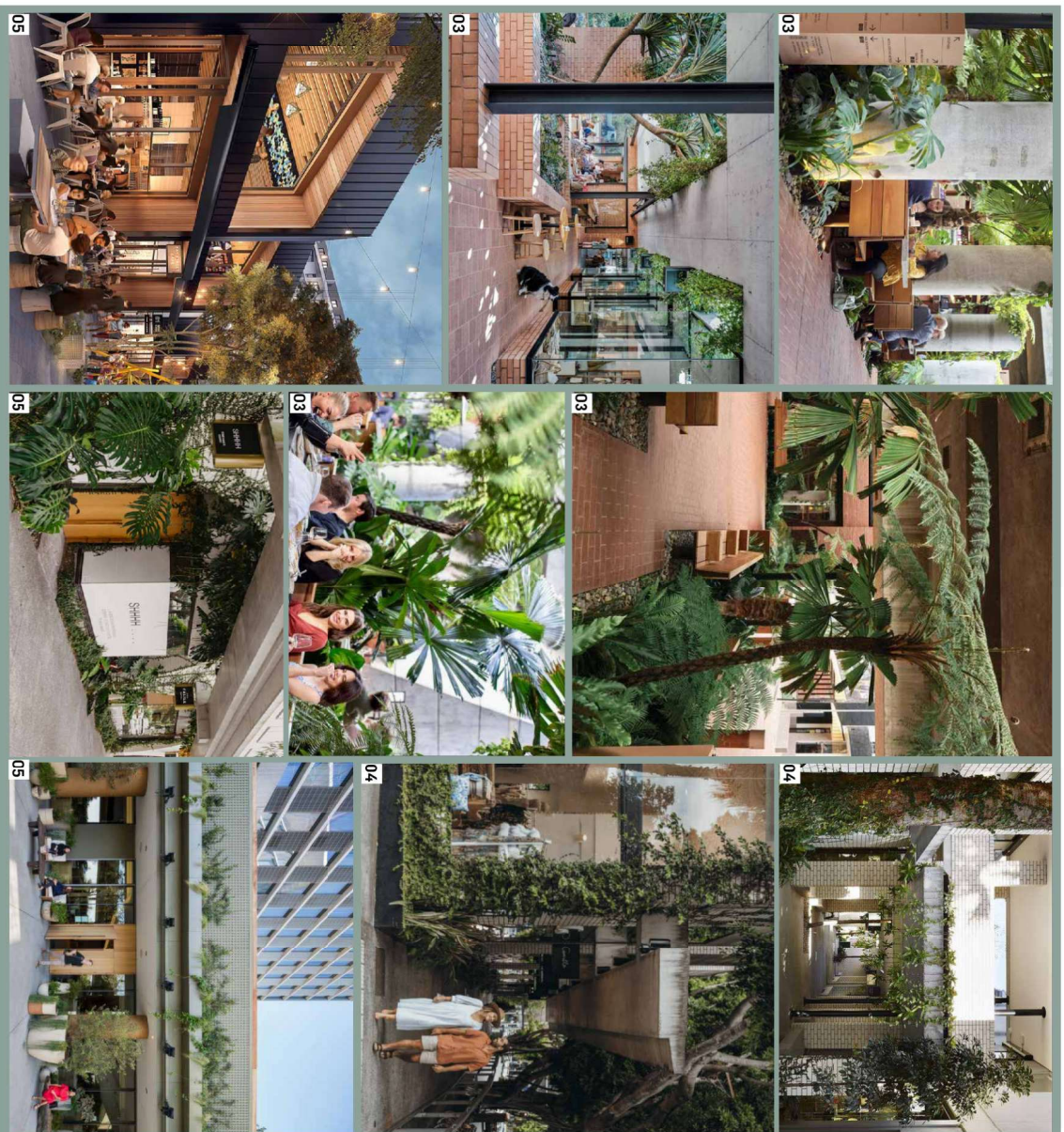


KEY PLAN | Activation Zones

PLANS AND DOCUMENTS
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DEVELOPMENT APPROVAL
 Approval no: DEV2023/1468
 Date: 19 September 2024




Design Approach
2.8 ACTIVATION STRATEGY - RETAIL



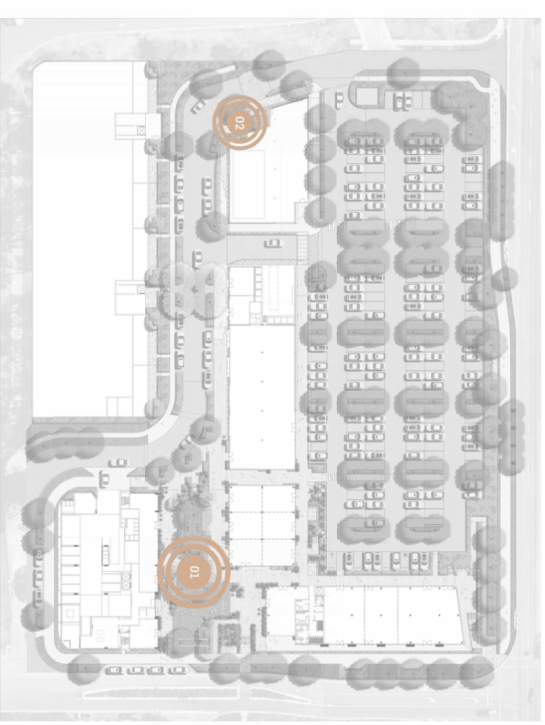
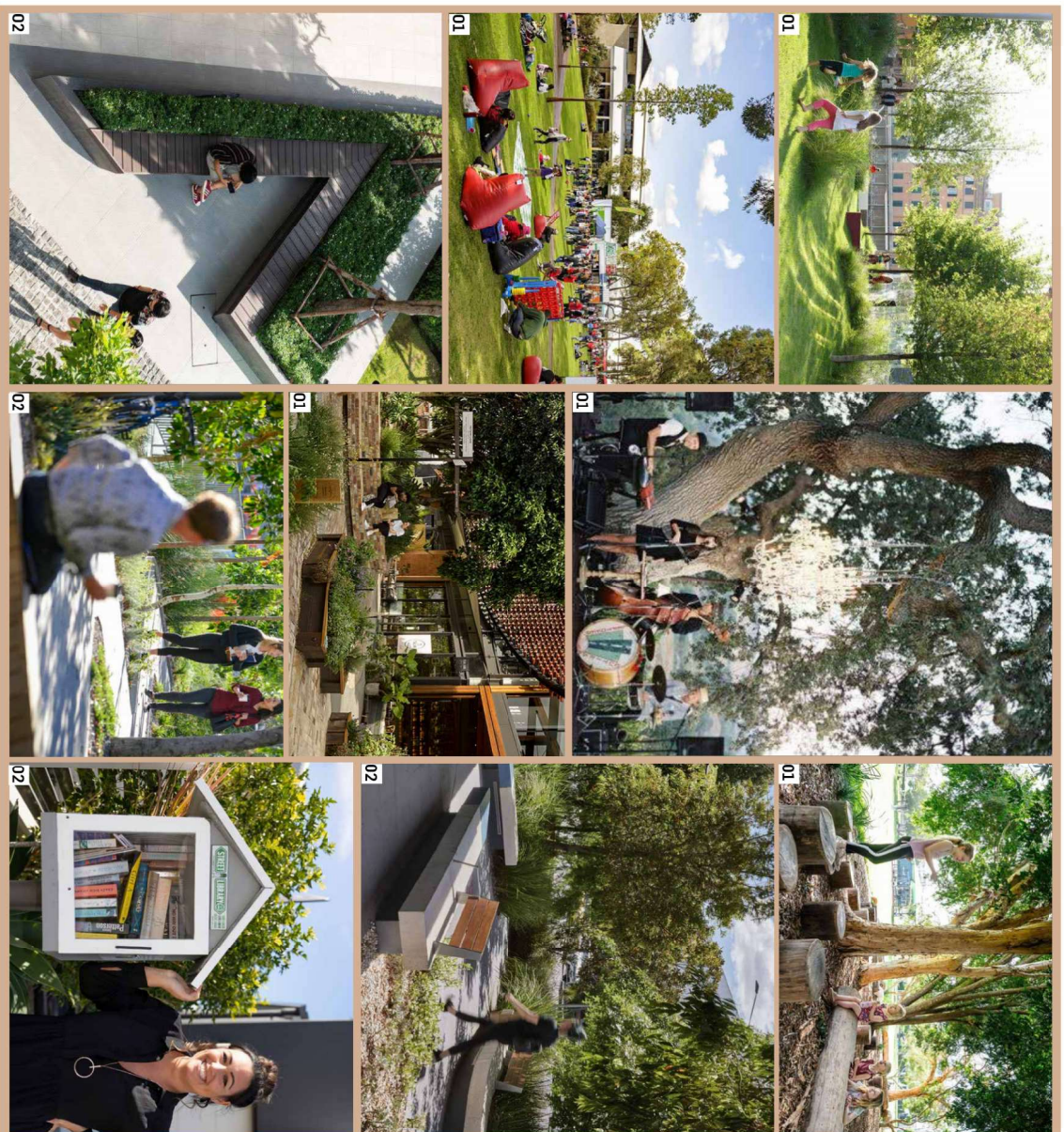
KEY PLAN | Activation Zones

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DEVELOPMENT APPROVAL
 Approval no: DEV2023/1468
 Date: 19 September 2024




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2.9 Design Approach ACTIVATION STRATEGY - SOCIAL



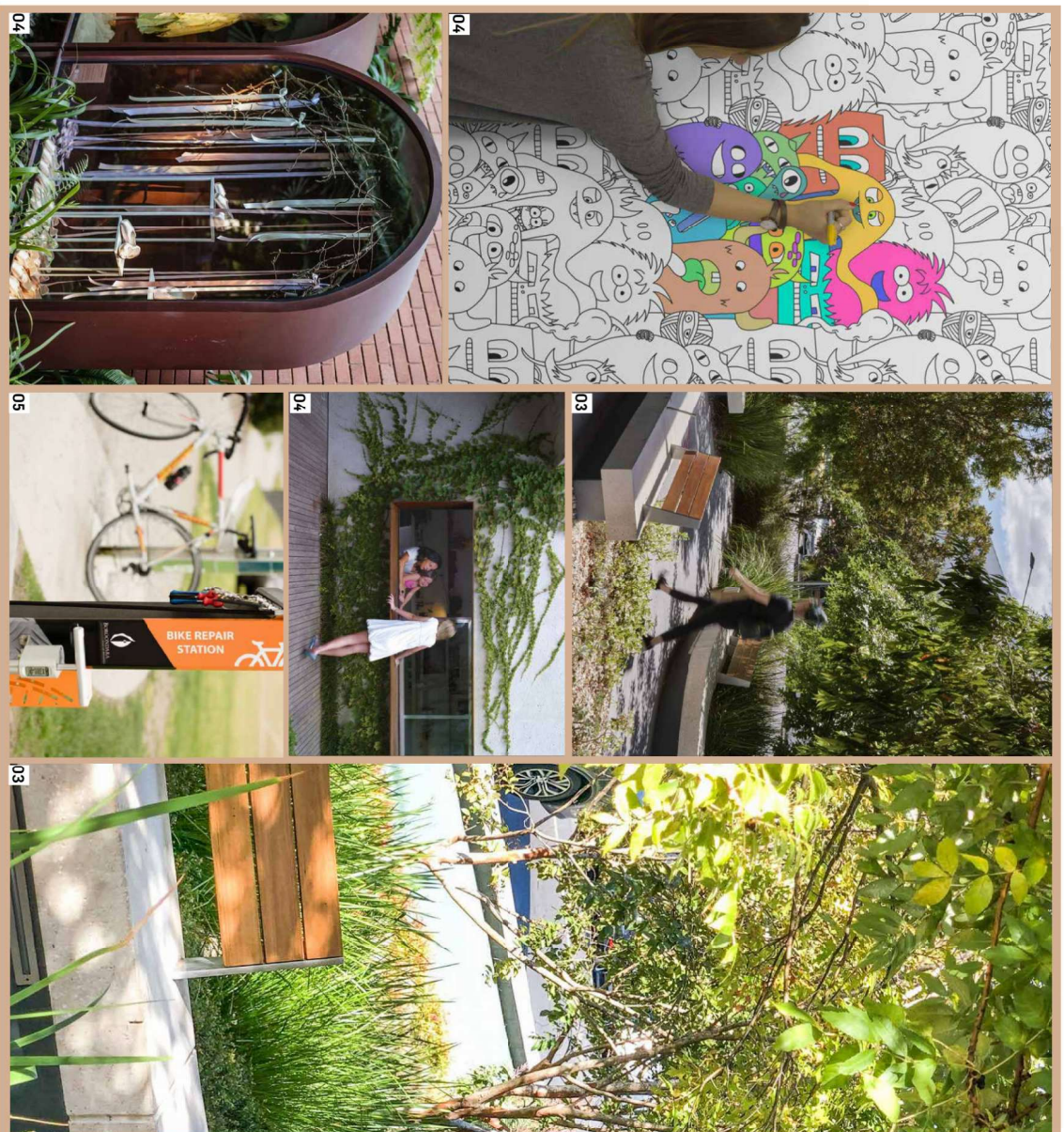
KEY PLAN | Activation Zones

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DEVELOPMENT APPROVAL
 Approval no: DEV/2023/1468
 Date: 19 September 2024



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2.10 ACTIVATION STRATEGY - SOCIAL



KEY PLAN | Activation Zones

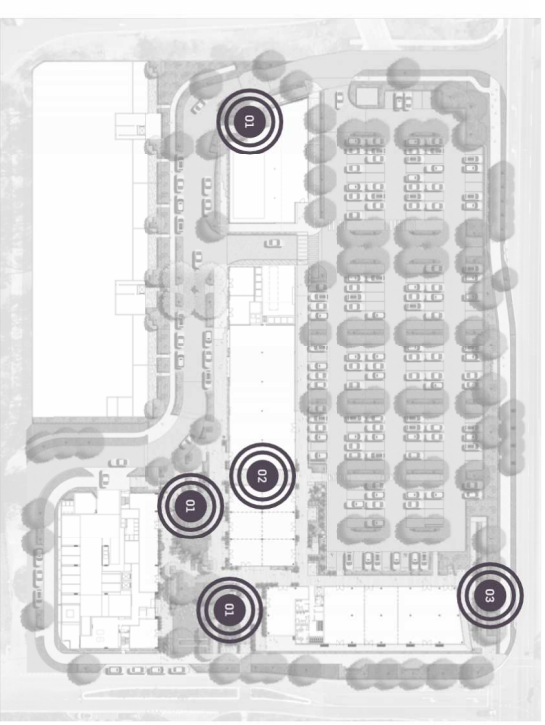
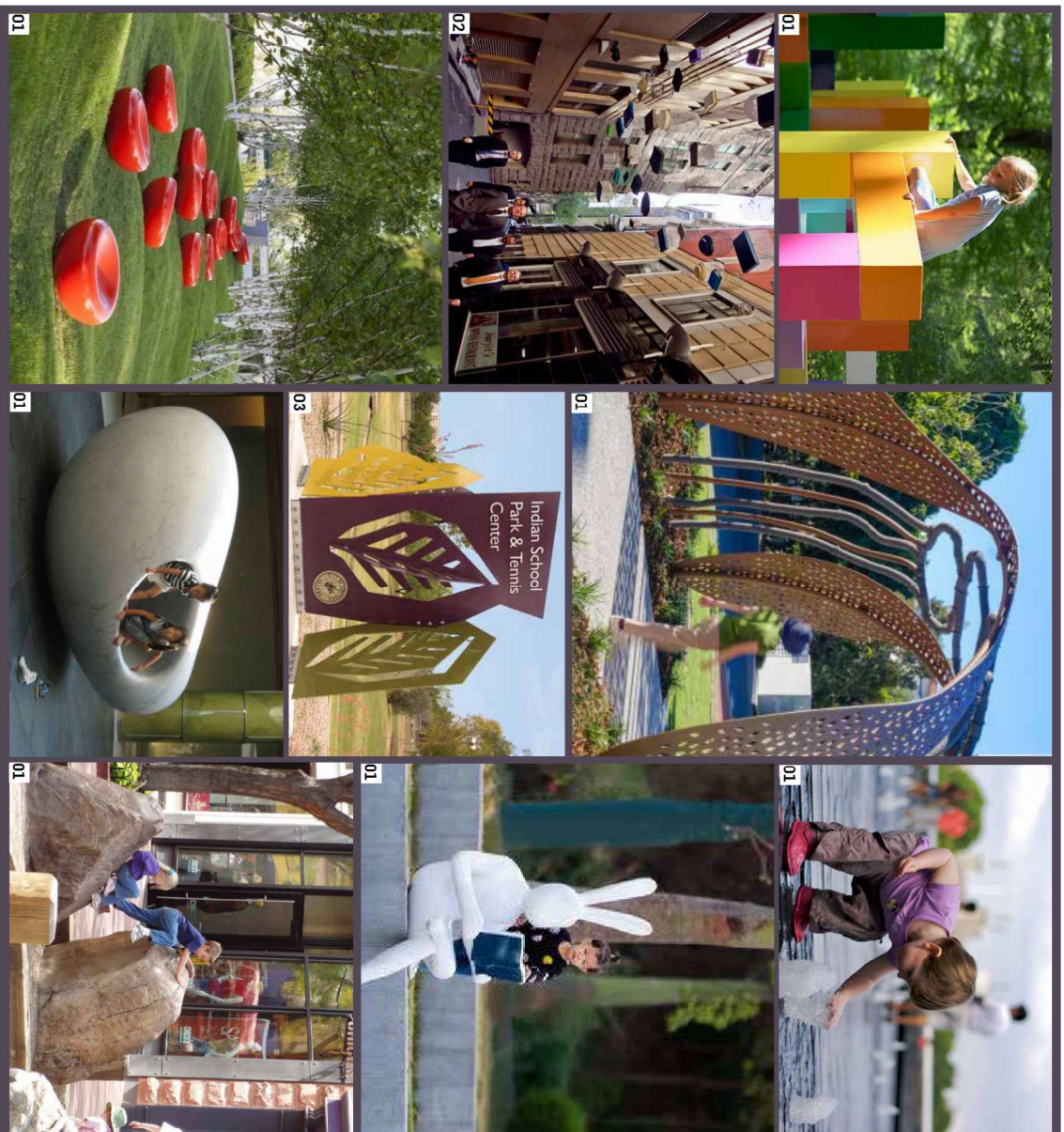
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DEVELOPMENT APPROVAL

Approval no: DEV2023/1468
Date: 19 September 2024



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Design Approach
2.11 ACTIVATION STRATEGY - PUBLIC ART



KEY PLAN | Activation Zones

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 referred to in the PDA
DEVELOPMENT APPROVAL
 Approval no: DEV2023/1468
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3.0 LANDSCAPE DESIGN

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DEVELOPMENT APPROVAL

Approval no: DEV2023/1468

Date: 19 September 2024



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MASTER PLAN STAGE 1 - INTERIM



LEGEND

- 01 The village plaza.
 - 02 Entry
 - 03 Streetscape planting with shade trees, planting and seating.
 - 04 Concrete pedestrian pathway
 - 05 Social seating and gathering zone with shade trees; planting; paving and street furniture
 - 06 Turf lawn green plaza zone
 - 07 Feature road pavement indicating connection points and low vehicle speeds.
 - 08 Shading and screening, large canopy trees
 - 09 Car park with passive irrigation and large shading canopy trees
 - 10 Bearns road upgrade by Brisbane City Council
 - 11 PWD entry ramp
 - 12 Planted landscape interface to Meander street and townhouse development
 - 13 Feature trees; indicating connection from residential to retail precinct and plaza
 - 14 Social seating and gathering zone with planting, paving and furniture
- - - Site boundary
 - Retaining wall less than 1.0m (Refer to Civil Engineering Drawings)
 - Retaining wall between 1.0m to 2.0m (Refer to Civil Engineering Drawings)
 - - - Interim plaza boundary extent.
 - - - Interim hoarding with high quality graphic design outcome

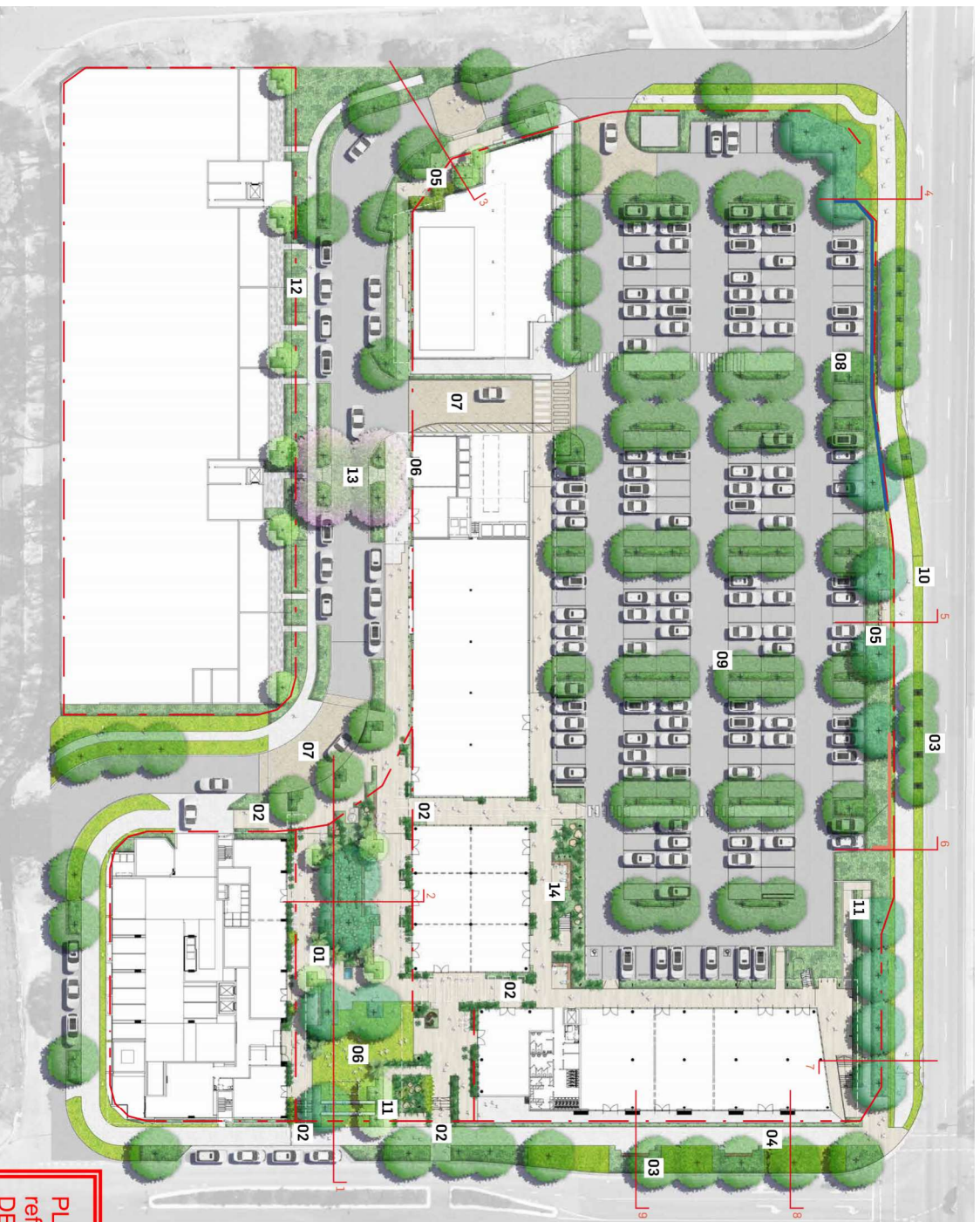
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Approval no: DEV2023/1468

Date: 19 September 2024



3.2 MASTER PLAN ULTIMATE DESIGN - POST LOT 5003 CONSTRUCTION



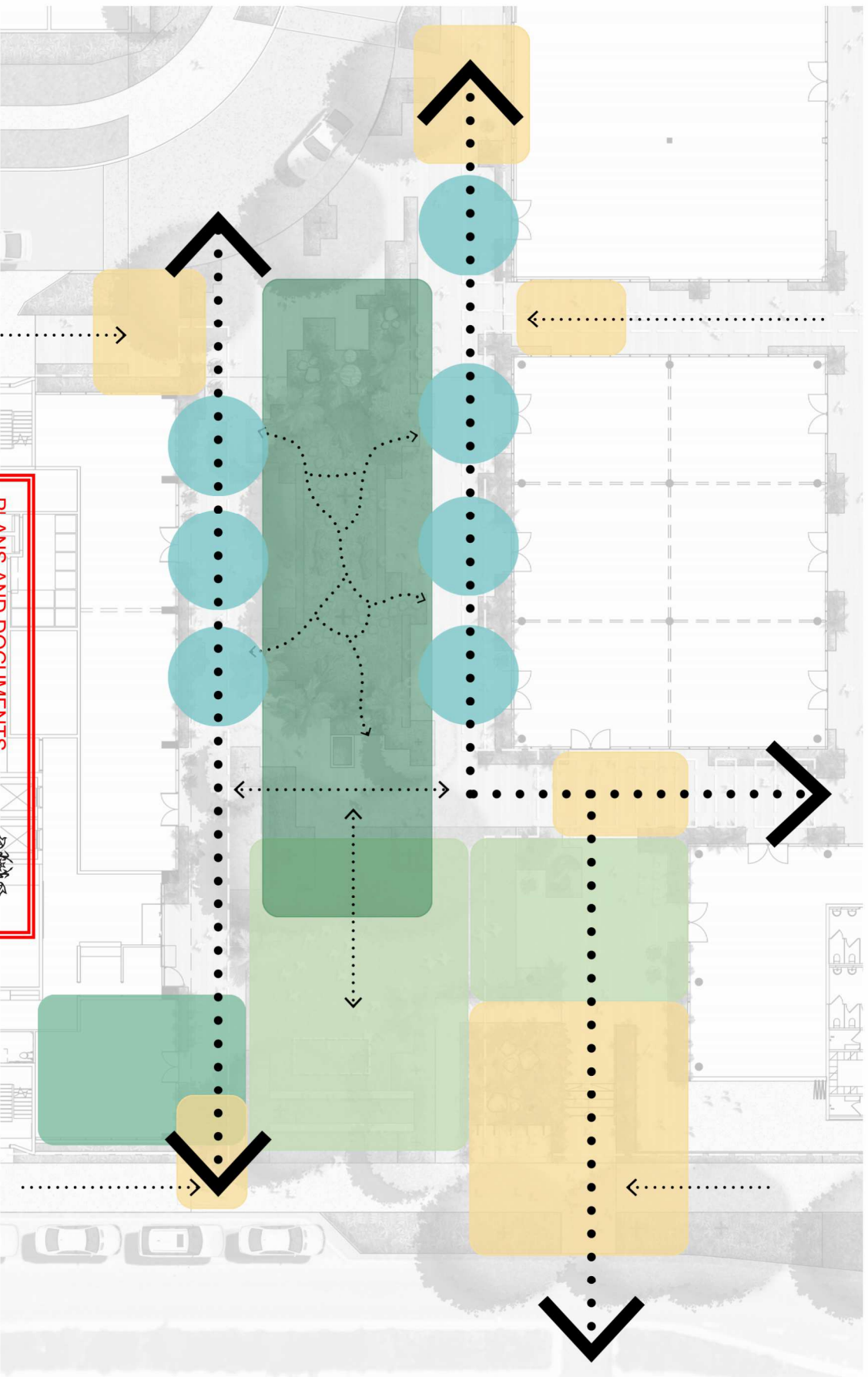
- LEGEND**
- 01 The village plaza.
 - 02 Entry
 - 03 Streetscape planting with shade trees, planting and seating.
 - 04 Concrete pedestrian pathway
 - 05 Social seating and gathering zone with shade trees, planting, paving and street furniture
 - 06 Green plaza zone
 - 07 Feature road pavement indicating connection points and low vehicle speeds.
 - 08 Shading and screening, large canopy trees
 - 09 Car park with passive irrigation and large shading canopy trees
 - 10 Beams road upgrade by Brisbane City Council
 - 11 PWD entry ramp
 - 12 Planted landscape interface to Meander street and townhouse development
 - 13 Feature trees, indicating connection from residential to retail precinct and plaza
 - 14 Social seating and gathering zone with planting, paving and furniture
- - - Site boundary
 - Retaining wall less than 1.0m (Refer to Civil Engineering Drawings)
 - Retaining wall between 1.0m to 2.0m (Refer to Civil Engineering Drawings)

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Approval no: DEV2023/1468
Date: 19 September 2024



3.3 ZONE DIAGRAM - PLAZA



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DEVELOPMENT APPROVAL

Approval no: DEV2023/1468
 Date: 19 September 2024



Nature Play [Public Benefit]



Green Plaza [Public Benefit]

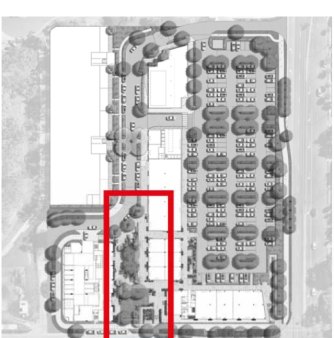


Community Room [Public Benefit]



Retail Interface [Retail Benefit]

3.4 DETAIL PLAN - PLAZA STAGE 1 - INTERIM



LOCATION | Key Plan

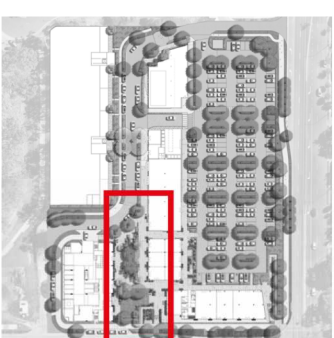
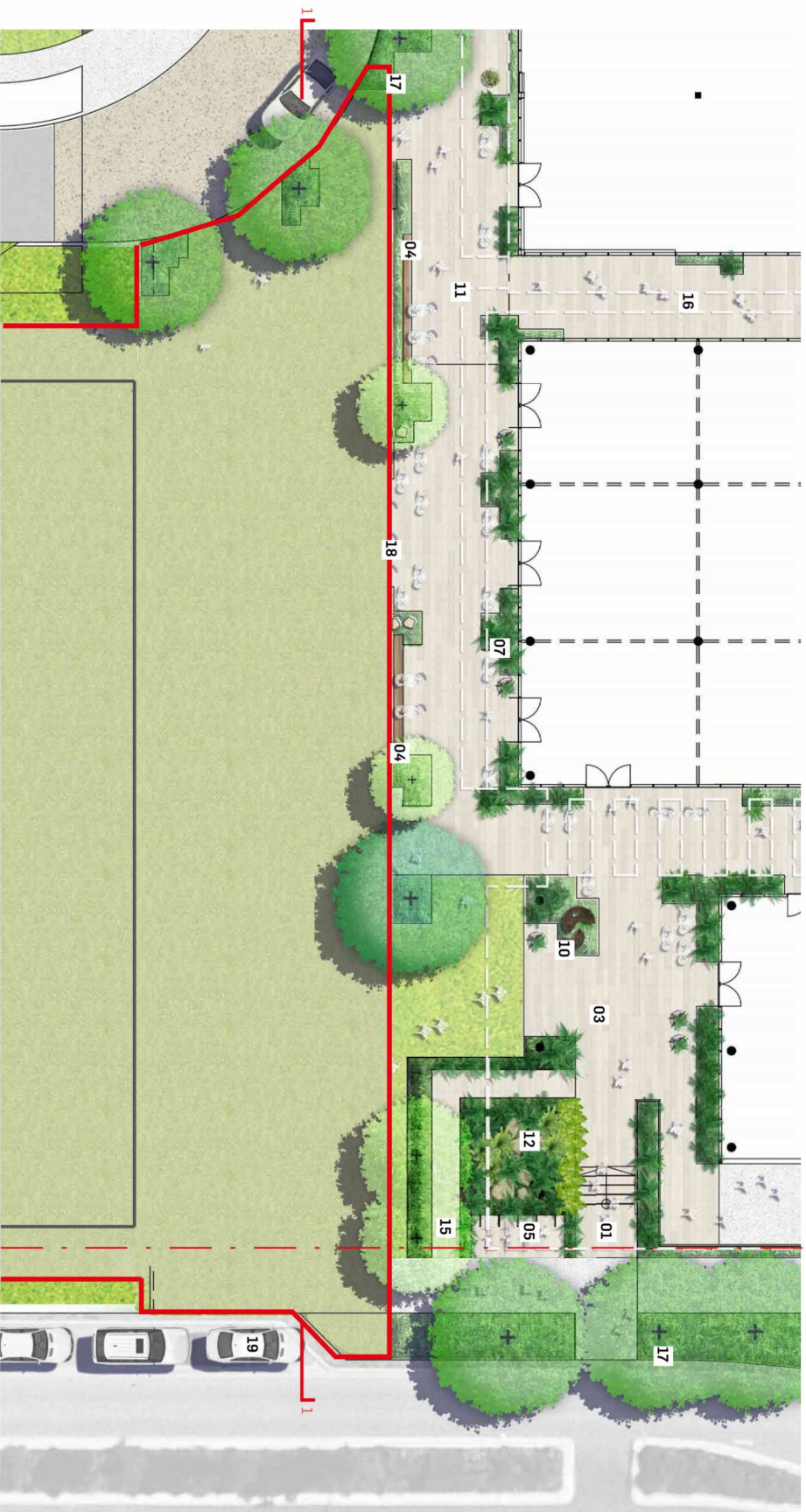
LEGEND

- 01 Stair entrance to plaza
- 02 Turf lawn green plaza
- 03 Feature paving
- 04 Concrete and timber seating
- 05 Mounded turf and shade tree planting as interim landscape treatment.
- 06 Edged garden beds with climbing species to soften architectural edges
- 07 Bike parking
- 08 Awning
- 09 Sandstone boulders
- 10 1:14 PWD access ramp
- 11 Retail lane connection
- 12 Shading street trees
- 13 Cafe seating / dining
- 14 On street vehicle parking
- - - Site boundary
- - - Interim boundary - Basement extent.
- - - Proposed hoarding location for Lot 5003 site

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DEVELOPMENT APPROVAL
 Approval no: DEV2023/1468
 Date: 19 September 2024



3.5 DETAIL PLAN - PLAZA DESIGN - DURING LOT 5003 CONSTRUCTION



LOCATION | Key Plan

LEGEND

- 01 Stair entrance to plaza
 - 02 Green plaza
 - 03 Feature paving
 - 04 Concrete and timber seating
 - 05 Bike Parking
 - 06 Nature play zone with logs, steppers and mounded planting to allow for large canopy shade trees and dense native planting.
 - 07 Edged garden beds with climbing species to soften architectural edges
 - 09 Indicative hand stand zone
 - 10 Landscape sculpture
 - 11 Awning
 - 12 Sandstone boulders
 - 13 Garden steppers
 - 14 Water feature
 - 15 1:1.74 PWD access ramp
 - 16 Retail lane connection
 - 17 Shading street trees
 - 18 Cafe seating / dining
 - 19 On street vehicle parking
- Site boundary
- Hoarding location for completion of landscape works for Lot 5003.
- Lot 5003 Boundary

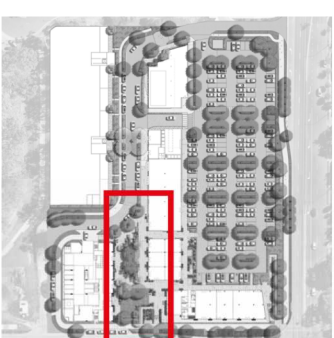
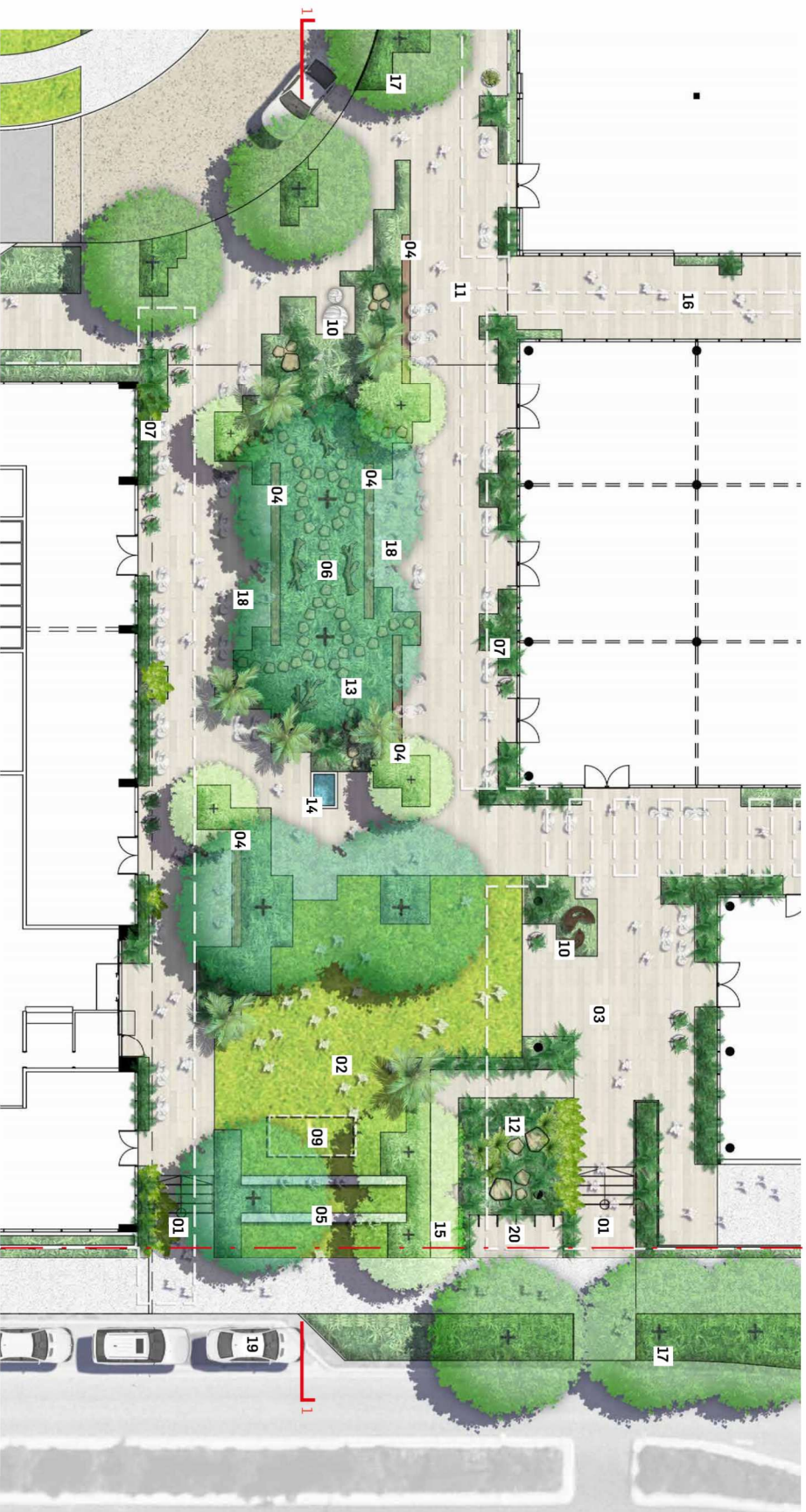
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Approval no: DEV2023/1468

Date: 19 September 2024



3.6 DETAIL PLAN - PLAZA ULTIMATE DESIGN - POST LOT 5003 CONSTRUCTION



LOCATION | Key Plan

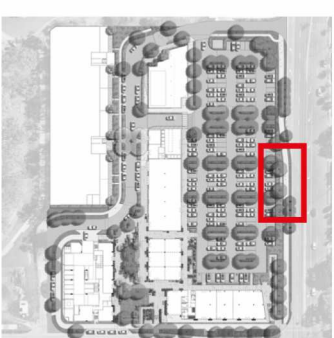
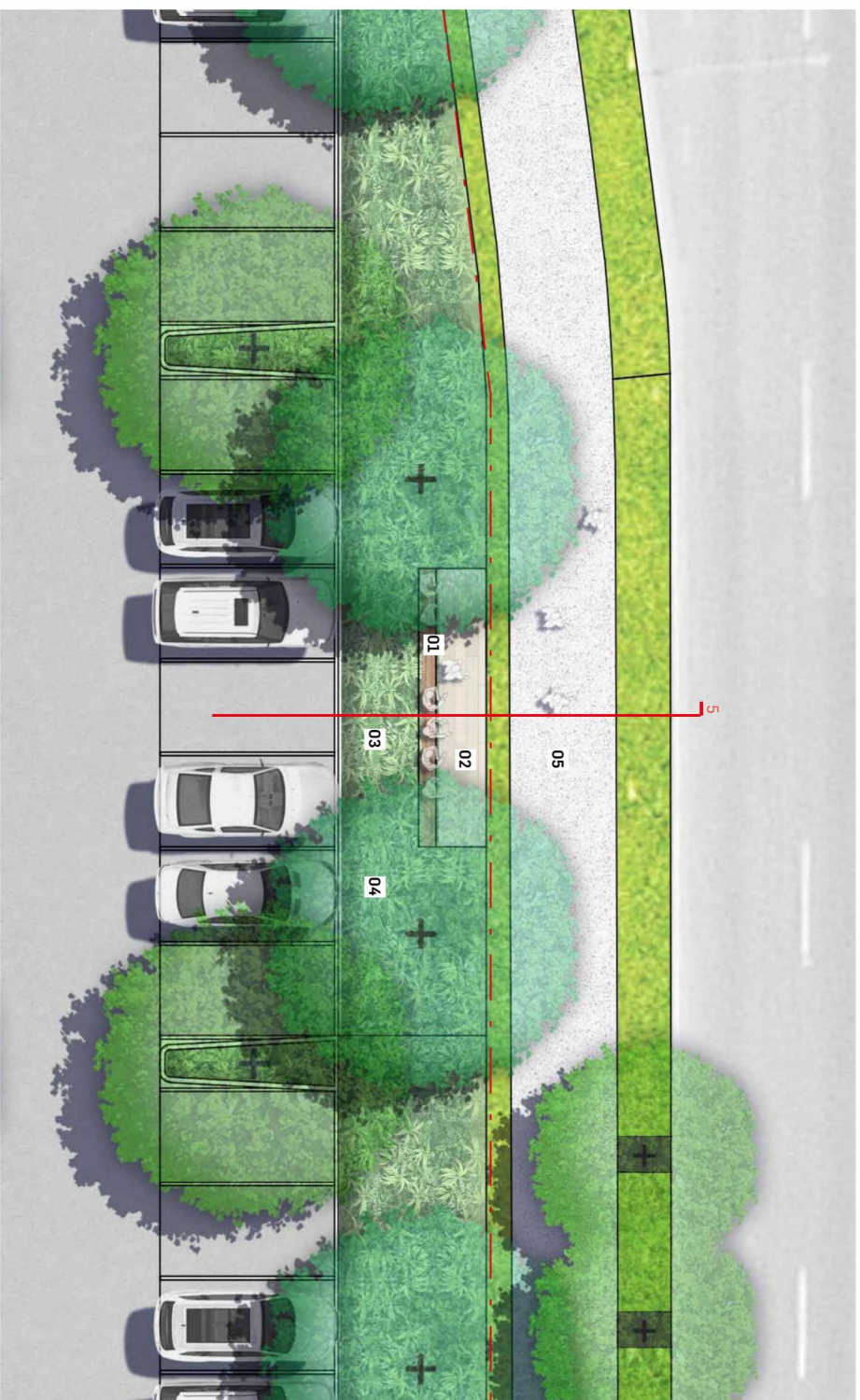
LEGEND

- 01 Stair entrance to plaza
 - 02 Green plaza
 - 03 Feature paving
 - 04 Concrete and timber seating
 - 05 Amphitheater seating
 - 06 Nature play zone with logs, steppers and mounded planting to allow for large canopy shade trees and dense native planting.
 - 07 Edged garden beds with climbing species to soften architectural edges
 - 09 Indicative hand stand zone
 - 10 Landscape sculpture
 - 11 Awning
 - 12 Sandstone boulders
 - 13 Garden steppers
 - 14 Water feature
 - 15 1:14 PWD access ramp
 - 16 Retail lane connection
 - 17 Shading street trees
 - 18 Cafe seating / dining
 - 19 On street vehicle parking
 - 20 Bike parking
- Site boundary

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2023/1468
Date: 19 September 2024



DETAIL PLAN - BEAMS ROAD NODE



LOCATION | Key Plan

LEGEND

- 01 Sandstone seating wall
- 02 Feature paving
- 03 Dense planting
- 04 Large canopy shade trees
- 05 Concrete pathway
- - Site boundary

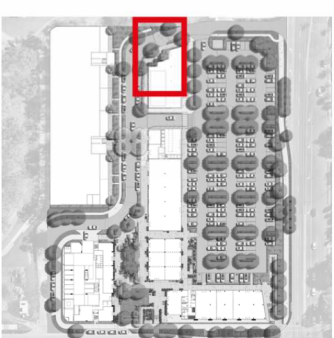
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DEVELOPMENT APPROVAL

Approval no: DEV2023/1468

Date: 19 September 2024



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referred to in the PDA
DEVELOPMENT APPROVAL
Approval no: DEV2023/1468
Date: 19 September 2024



LOCATION | Key Plan

LEGEND

- 01 Concrete and timber seating
- 02 Feature paving
- 03 Dense planting
- 04 Medium canopy shade trees
- 05 Feature paving road crossing by others
- - - Site boundary





LOCATION | Key Plan

LEGEND

- 01 Streetscape turf
- 02 Feature paving
- 03 Dense planting
- 04 Large canopy shade trees
- 05 PWD entry ramp
- 06 Entry stairs
- 07 Beams road
- - - Site boundary

All Beams Road upgrade works and streetscapes are by BCC

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DEVELOPMENT APPROVAL

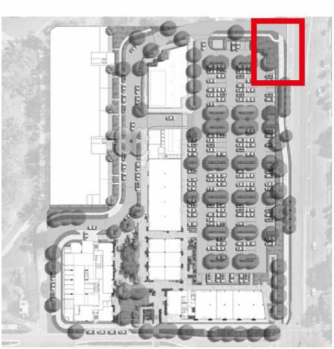
Approval no: DEV2023/1468
Date: 19 September 2024



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Landscape Design
3.10
DETAIL PLAN



LOCATION | Key Plan

LEGEND

- 01 Concrete pathway
- 02 Streetscape turf
- 03 Large canopy shade trees
- 04 Car park
- 05 Streetscape tree planting
- 06 Beams Road
- - - Site boundary

All Beams Road upgrade works and streetscapes are by BCC

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 referred to in the PDA
DEVELOPMENT APPROVAL
 Approval no: DEV2023/1468
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4.0 SECTIONS AND ELEVATIONS

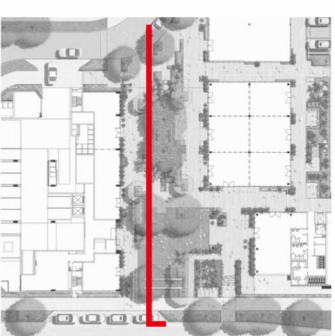
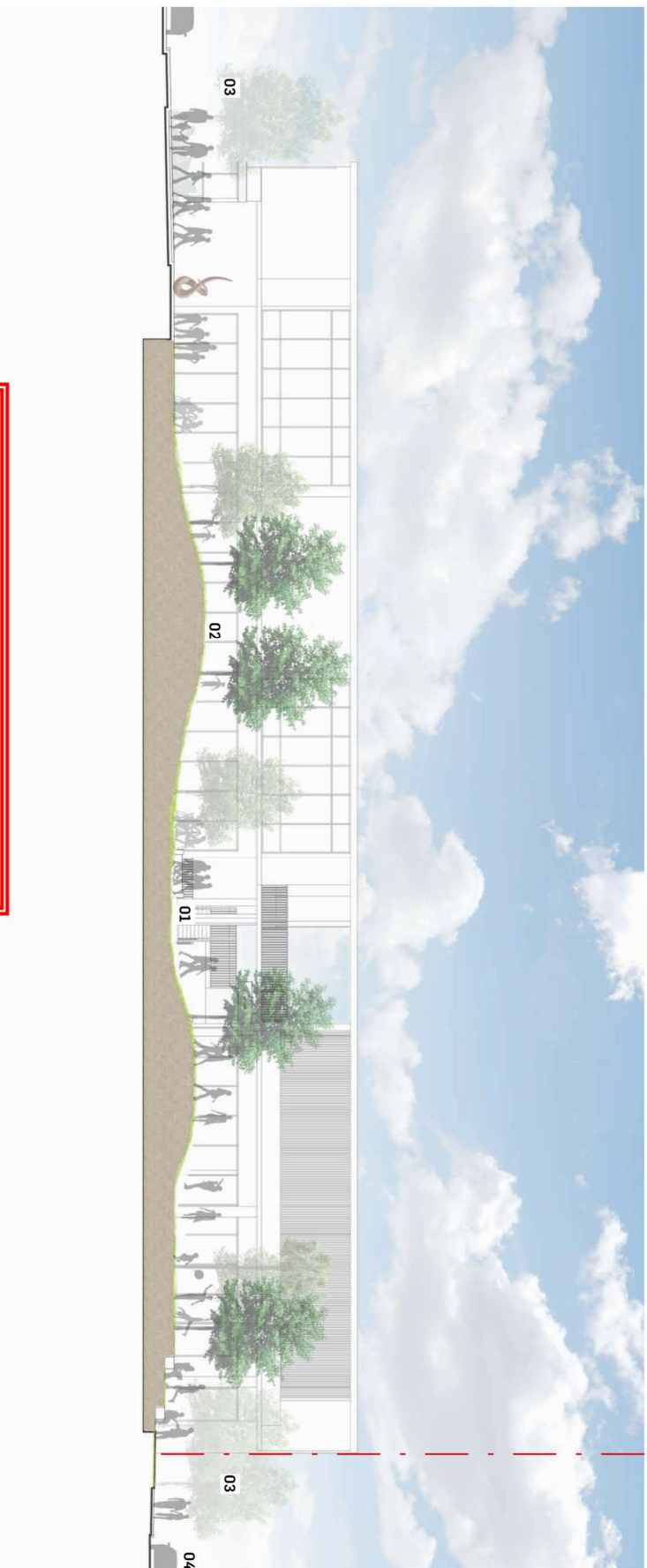
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DEVELOPMENT APPROVAL

Approval no: DEV/2023/1468

Date: 19 September 2024



4.1 SECTION 1.1 - PLAZA STAGE 1 - INTERIM



LOCATION 1 Key Plan

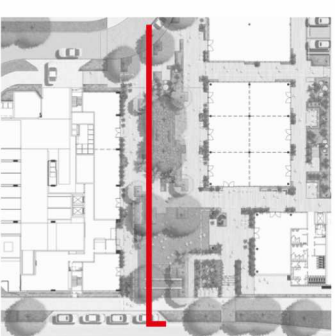
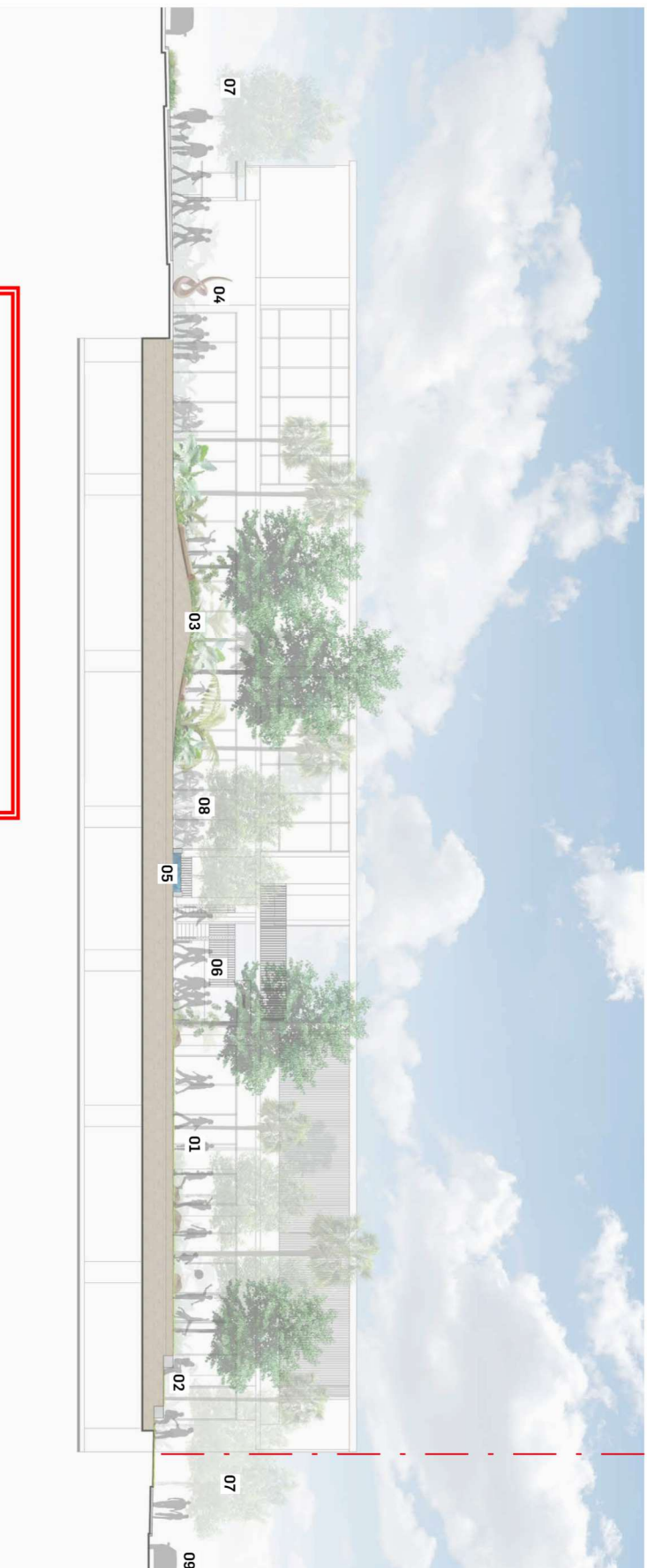
LEGEND

- 01 Turf lawn green plaza
- 02 Mounded turf and shade tree planting as interim landscape treatment.
- 03 Shading street trees
- 04 On-street vehicle parking
- - - Site boundary

PLANS AND DOCUMENTS
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DEVELOPMENT APPROVAL
 Approval no: DEV2023/1468
 Date: 19 September 2024



4.2 SECTION 1.2 - PLAZA ULTIMATE DESIGN - POST LOT 5003 CONSTRUCTION



LOCATION 1 Key Plan

LEGEND

- 01 Green plaza
- 02 Amphitheater seating
- 03 Nature play zone with logs, steppers and mounded planting to allow for large canopy shade trees and dense native planting.
- 04 Landscape sculpture
- 05 Water feature
- 06 Retail lane connection
- 07 Shading street trees
- 08 Cafe seating / dining
- 09 On street vehicle parking
- - Site boundary

PLANS AND DOCUMENTS
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DEVELOPMENT APPROVAL
 Approval no: DEV2023/1468
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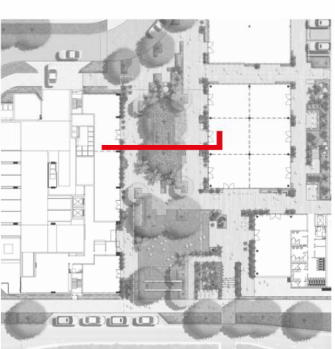
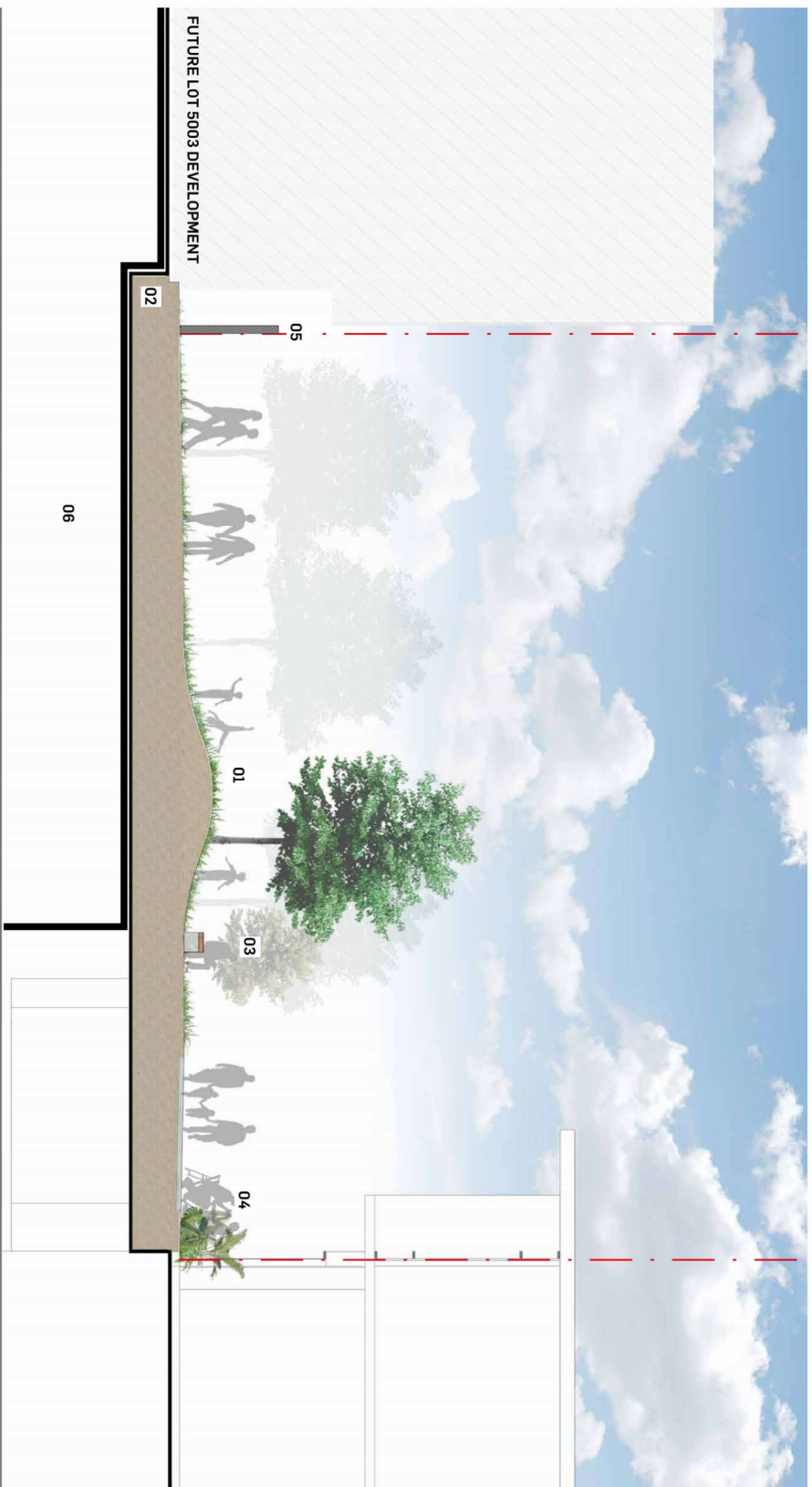
4.3

SECTION 2.1 - PLAZA STAGE 1 - INTERIM

PLANS AND DOCUMENTS
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DEVELOPMENT APPROVAL

Approval no: DEV2023/1468

Date: 19 September 2024



LOCATION | Key Plan

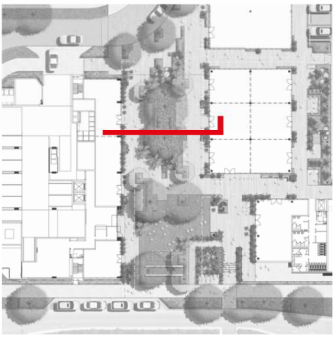
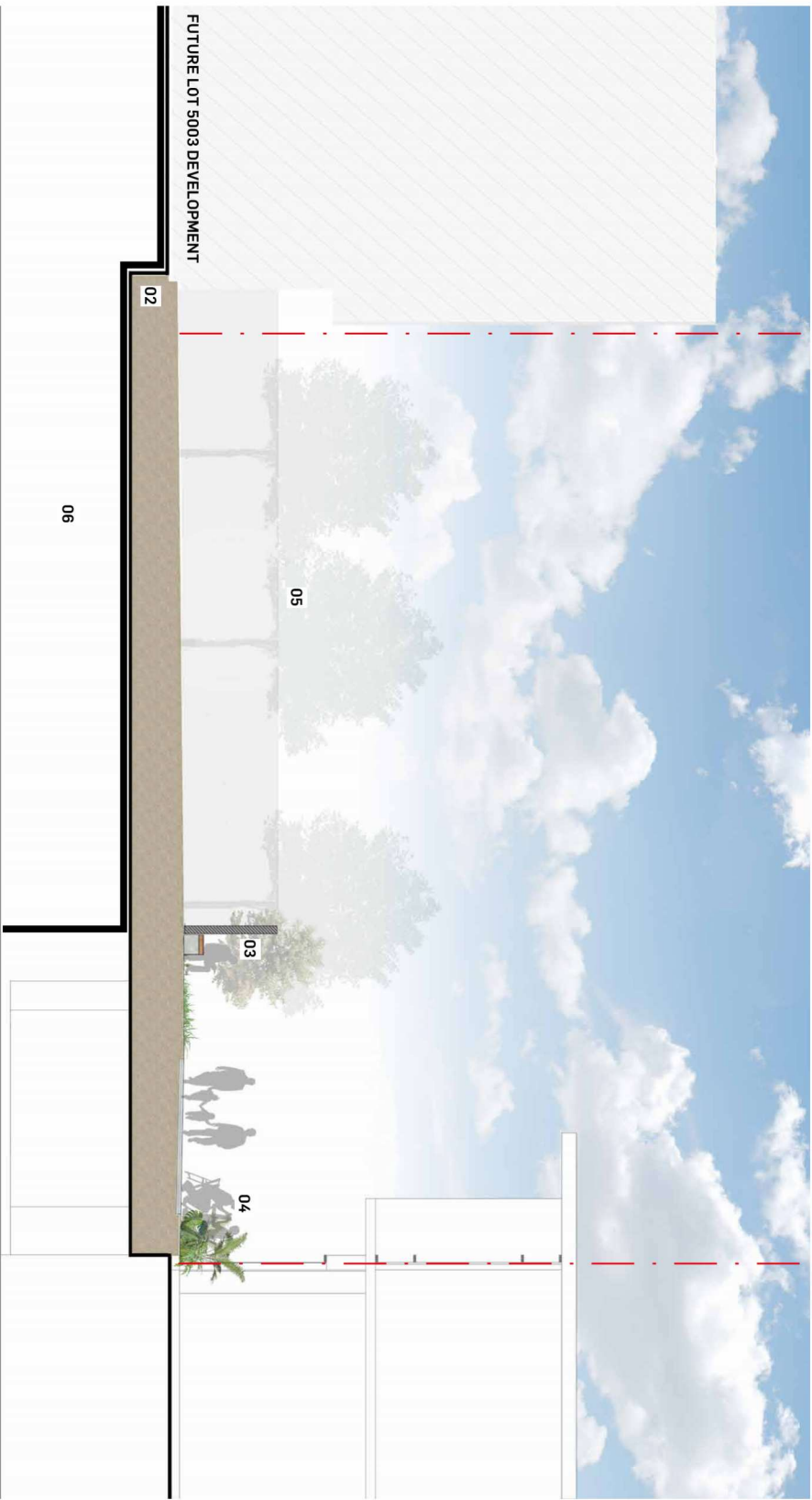
LEGEND

- 01** Mounded planting zones to allow for large canopy shade trees and dense native planting. Trees to be planted in ground planter bags for ease of removal once Lot 5003 works commence.
- 02** Podium landscape over basement carpark
- 03** Concrete and timber seating nodes
- 04** Cafe seating / dining
- 05** Proposed 2m high temporary hoarding with graphic application.
- 06** Future basement for Lot 5003 development
- - -** Site boundary



4.4 SECTION 22 - PLAZA STAGE 2 - DURING LOT 5003 CONSTRUCTION

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DEVELOPMENT APPROVAL
 Approval no: DEV/2023/1468
 Date: 19 September 2024

LOCATION | Key Plan

LEGEND

- 01** Mounded planting zones to allow for large canopy shade trees and dense native planting. Trees to be planted in ground planter bags for ease of removal once Lot 5003 works commence.
- 02** Podium landscape over basement carpark
- 03** Concrete and timber seating nodes
- 04** Cafe seating / dining
- 05** Proposed 2m high temporary hoarding with graphic application.
- 06** Future basement for Lot 5003 development
- Site boundary

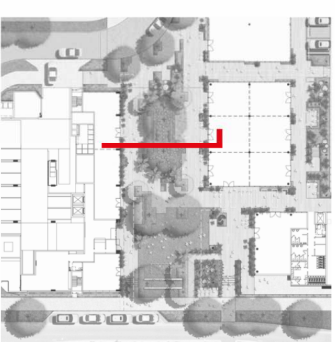


Exemplar high quality hoarding outcome



4.5 SECTION 2.3- PLAZA ULTIMATE DESIGN - POST LOT 5003 CONSTRUCTION

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DEVELOPMENT APPROVAL
 Approval no: DEV2023/1468
 Date: 19 September 2024



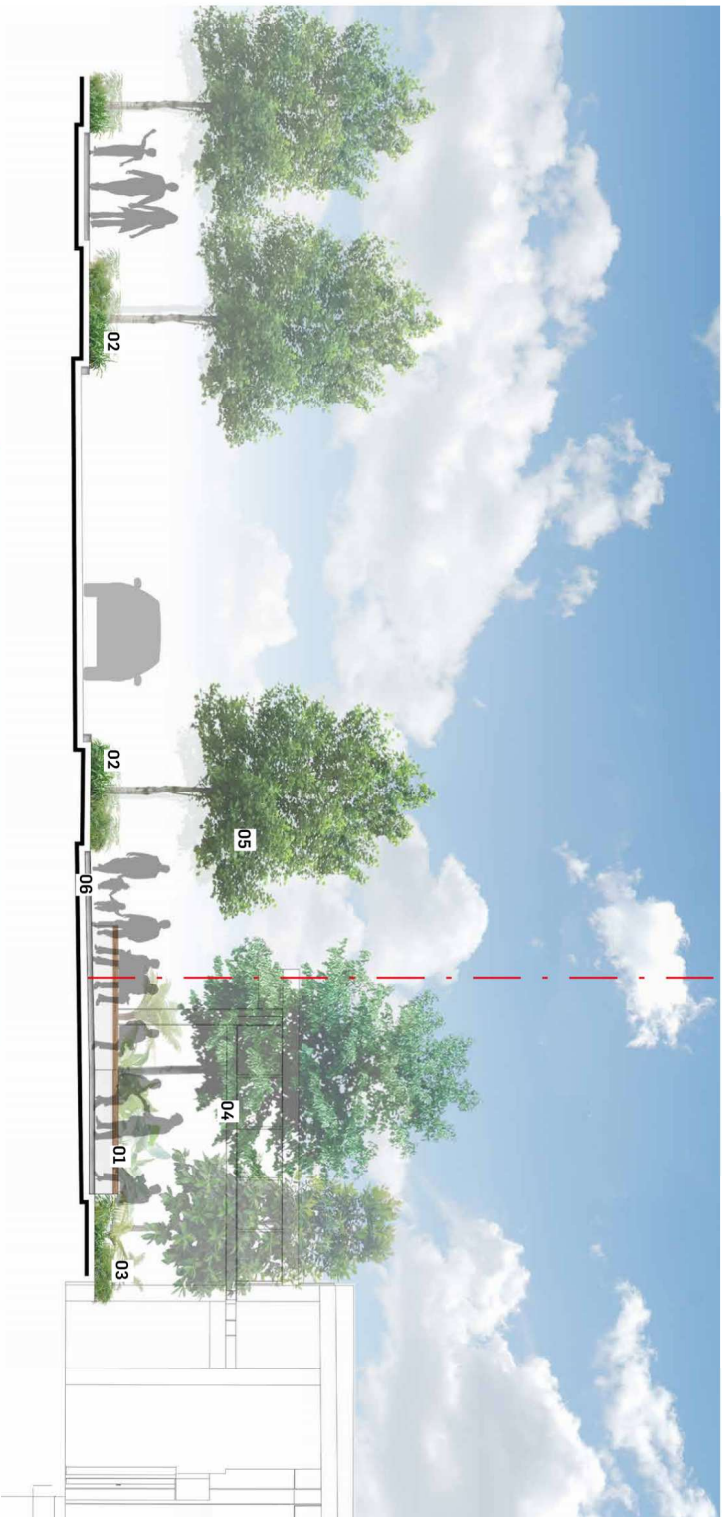
LOCATION | Key Plan

LEGEND

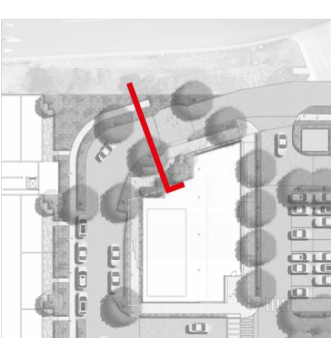
- 01** Mounded planting zones to allow for large canopy shade trees and dense native planting.
 - 02** Edged garden beds with climbing species to soften architectural edges
 - 03** Concrete and timber seating nodes
 - 04** Cafe seating / dining
 - 05** Proposed 2m high temporary hoarding with graphic application.
- Site boundary



4.6 SECTION 3 - SWIM SCHOOL INTERFACE



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 Approval no: DEV2023/1468
 Date: 19 September 2024



LOCATION | Key Plan

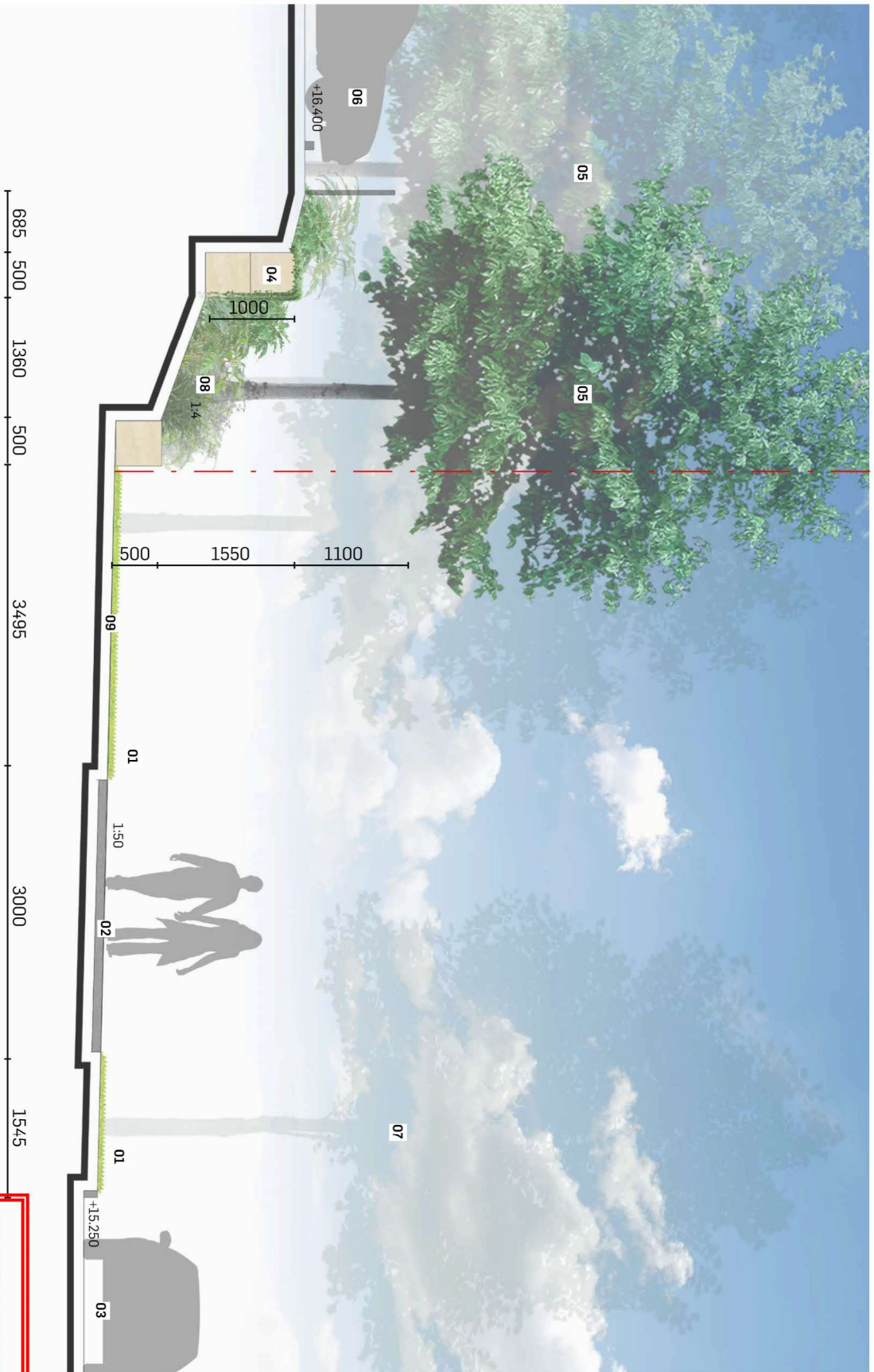
LEGEND

- 01 Concrete and timber seating
- 02 Streetscape planting
- 03 Dense subtropical planting
- 04 Medium canopy shade trees
- 05 Shading street trees
- 06 Pedestrian pathway
- - - Site boundary



4.7 SECTION 4 - BEAMS ROAD INTERFACE

Section & Elevation



LOCATION | Key Plan

LEGEND

- 01 Streetscape turf
- 02 Concrete pathway
- 03 Beams Road
- 04 Sandstone block retaining wall
- 05 Large canopy tree planting
- 06 Carpark
- 07 Street tree planting
- 08 1/4 Planted landscape batter
- 09 Seating
- - Property Boundary

All Beams Road upgrade works and streetscapes are by BCC



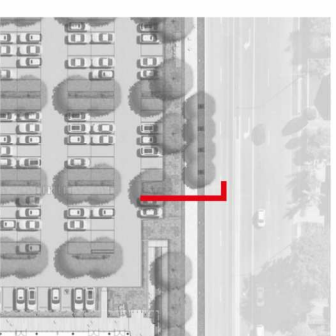
PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2023/1468

Date: 19 September 2024



4.8 SECTION 5- BEAMS ROAD INTERFACE



LOCATION | Key Plan

LEGEND

- 01 Streetscape turf
- 02 Concrete pathway
- 03 Beams Road
- 04 Concrete sleeper wall
- 05 Large canopy tree planting
- 06 Carpark
- 07 Streetscape tree planting
- - - Property Boundary

All Beams Road upgrade works and streetscapes are by BCC



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DEVELOPMENT APPROVAL

Approval no: DEV2023/1468
Date: 19 September 2024



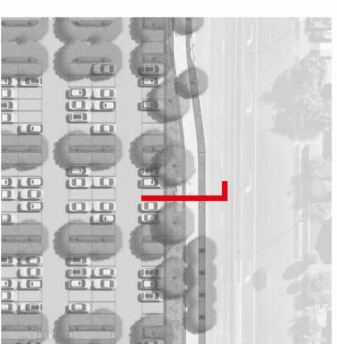
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4.9 SECTION 6 - BEAMS ROAD INTERFACE



24.10 500 2084 3045 1560



LOCATION | Key Plan

LEGEND

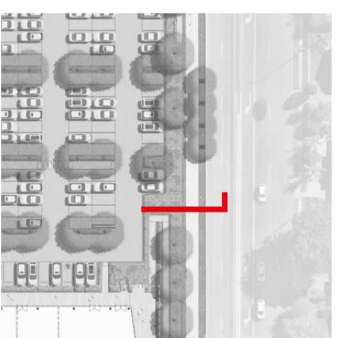
- 01 Streetscape turf
- 02 Concrete pathway
- 03 Beams Road
- 04 Sandstone block retaining wall
- 05 Large canopy tree planting
- 06 Carpark
- 07 Streetscape tree planting
- 08 1:1.2 Planted landscape batter
- 09 Feature pavement
- - - Property Boundary

All Beams Road upgrade works and streetscapes are by BCC

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DEVELOPMENT APPROVAL
 Approval no: DEV2023/1468
 Date: 19 September 2024




4.10 SECTION 7 - BEAMS ROAD INTERFACE



LOCATION | Key Plan

- LEGEND**
- 01 Streetscape planting
 - 02 Concrete pathway
 - 03 Beams Road
 - 04 Pylon signage
 - 05 Large canopy tree planting
 - 06 Carpark
 - 07 Streetscape tree planting
 - 08 1:4 Planted landscape batter
 - - - Property Boundary

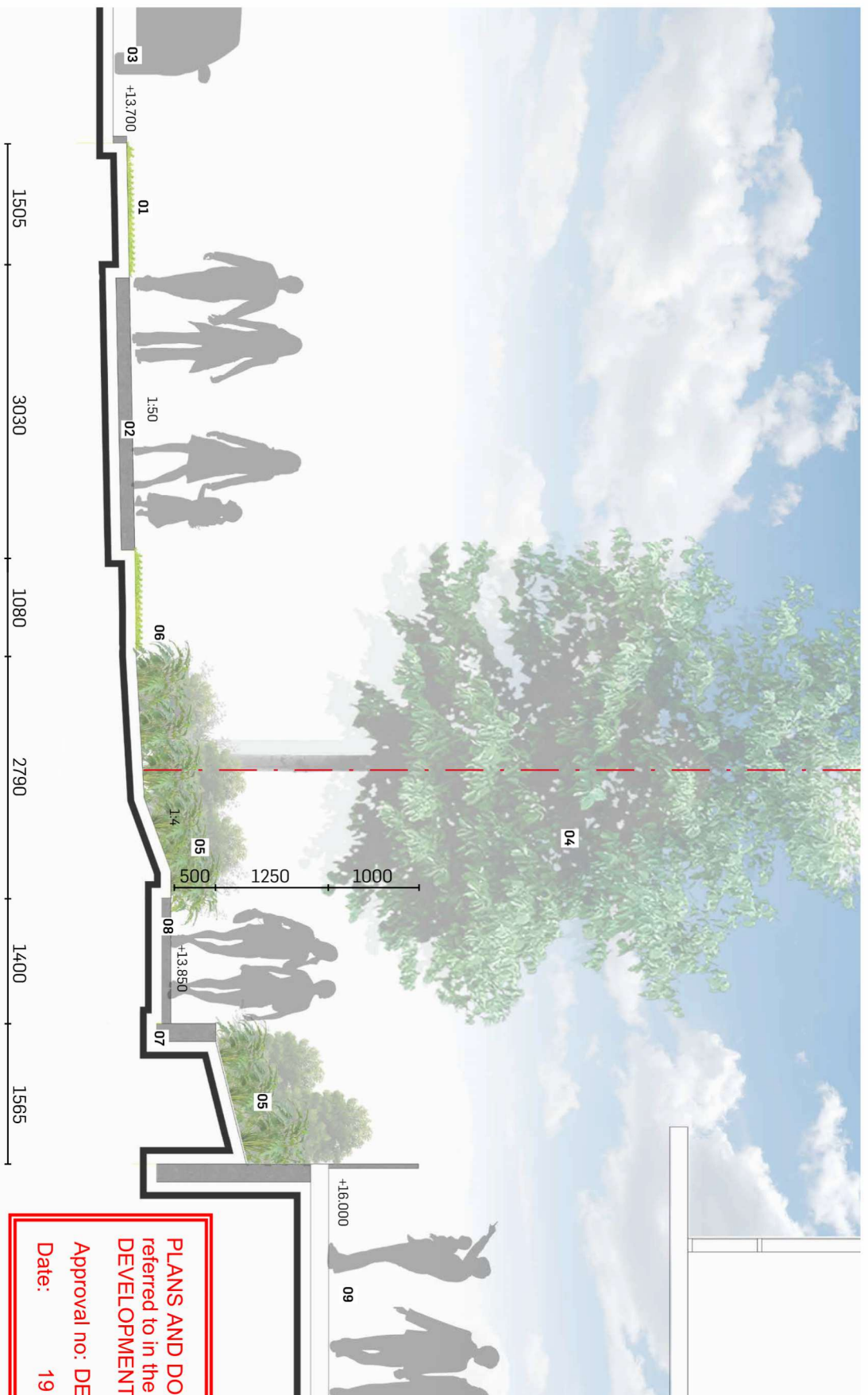
All Beams Road upgrade works and streetscapes are by BCC

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 Approval no: DEV2023/1468
 Date: 19 September 2024



4.11 SECTION 8 - BEAMS ROAD INTERFACE

Section & Elevation



LOCATION | Key Plan

LEGEND

- 01 Streetscape turf
- 02 Concrete pavement
- 03 Beams Road
- 04 Medium canopy tree planting
- 05 1:4 Planted landscape batter
- 06 Streetscape turf
- 07 Concrete retaining wall
- 08 PWD ramp
- 09 Pedestrian stairs
- - Property boundary

All Beams Road upgrade works and streetscapes are by BCC

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Approval no: DEV2023/1468

Date: 19 September 2024



4.12 SECTION 9 - PLAZA PLACE INTERFACE



LOCATION | Key Plan

LEGEND

- 01 Streetscape planting
- 02 Concrete pathway
- 03 Plaza Place
- 04 Streetscape tree planting
- 05 Screening garden bed
- 06 Irrigated shade tolerant planting
- - Property Boundary

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DEVELOPMENT APPROVAL

Approval no: DEV2023/1468
Date: 19 September 2024

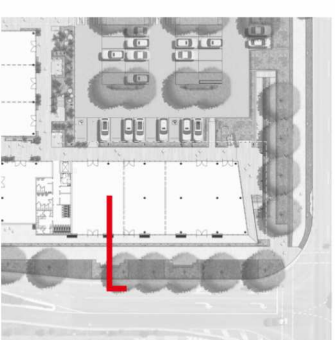


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4.13 SECTION 10 - PLAZA PLACE INTERFACE

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DEVELOPMENT APPROVAL
 Approval no: DEV2023/1468
 Date: 19 September 2024

LOCATION | Key Plan

LEGEND

- 01 Streetscape planting
- 02 Concrete pavement
- 03 Plaza Place
- 04 Streetscape tree planting
- 05 Screening garden bed
- 06 Irrigated shade tolerant planting
- 07 Sandstone seating wall
- - Property Boundary



5.0 DESIGN DETAILS

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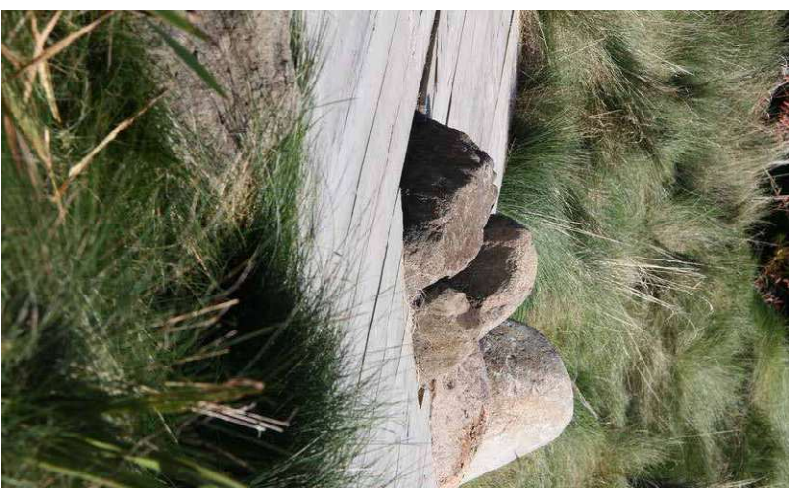
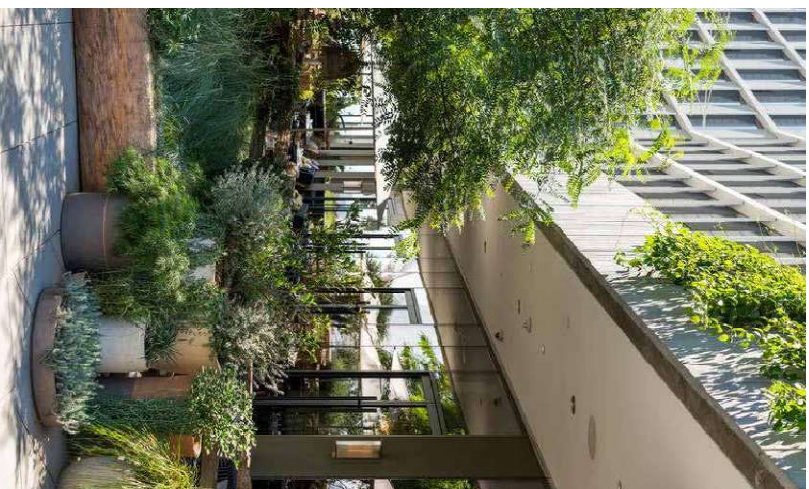
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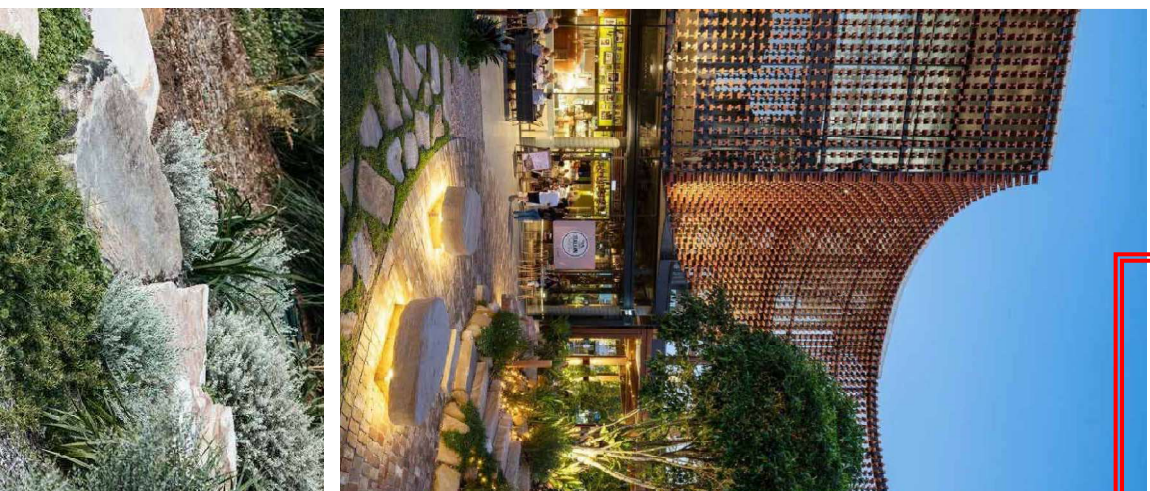
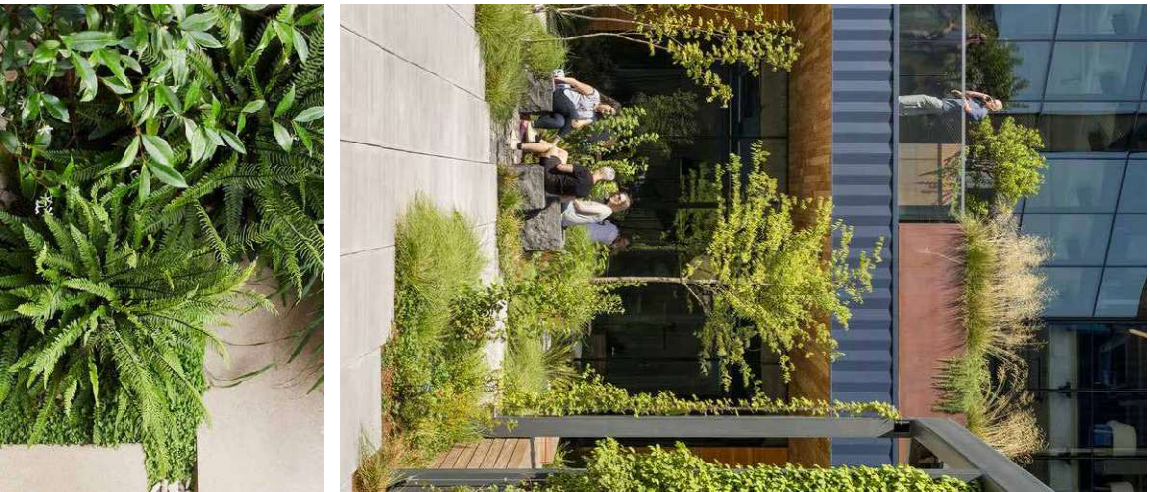
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5.1 CHARACTER IMAGES - THE PLAZA

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Approval no: DEV/2023/1468
Date: 19 September 2024



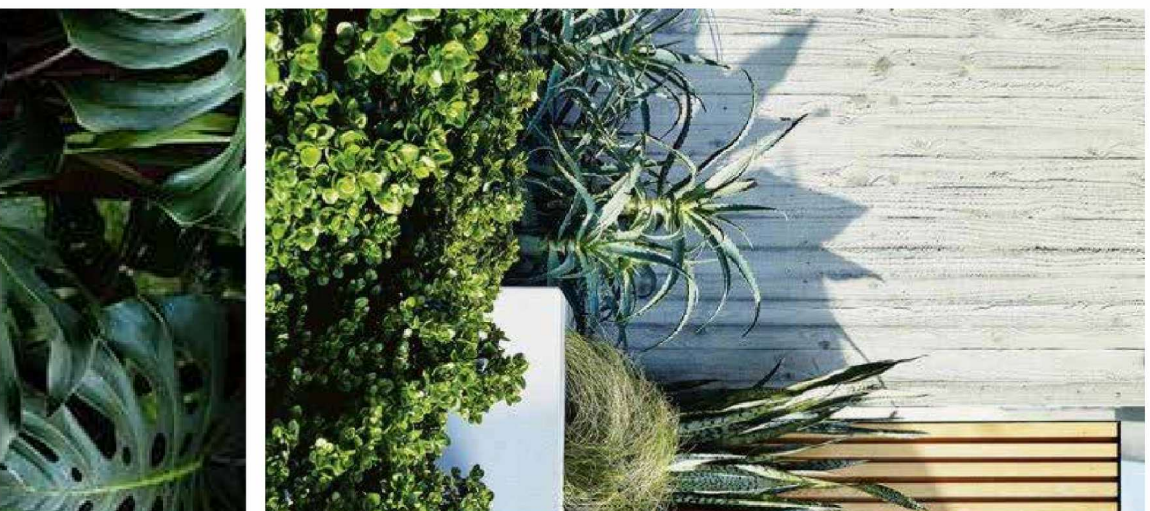
5.2 CHARACTER IMAGES - THE PLAZA



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referred to in the PDA
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Approval no: DEV2023/1468
Date: 19 September 2024



5.3 CHARACTER IMAGES - PLANTING

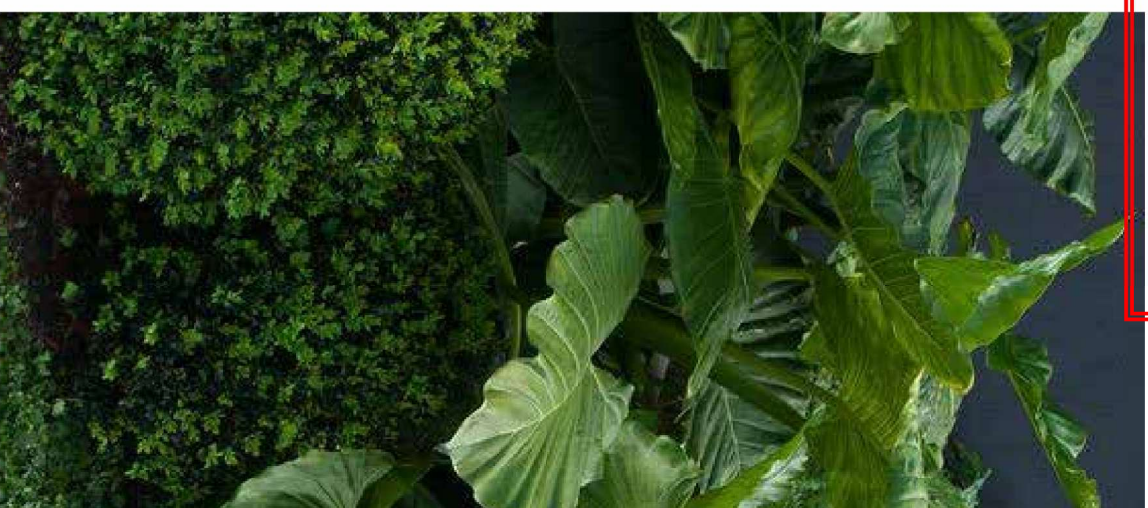
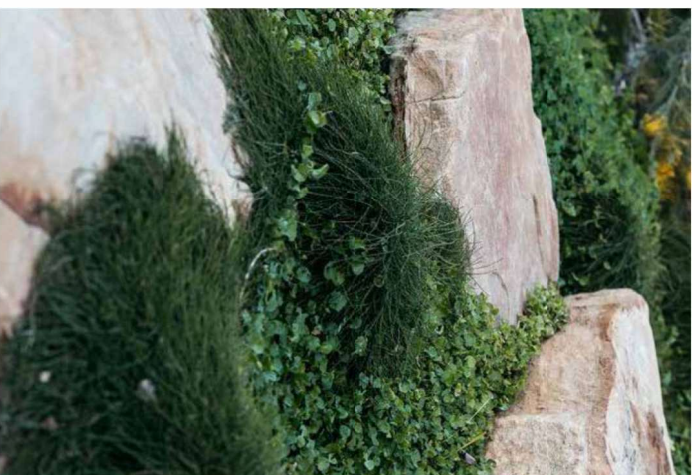
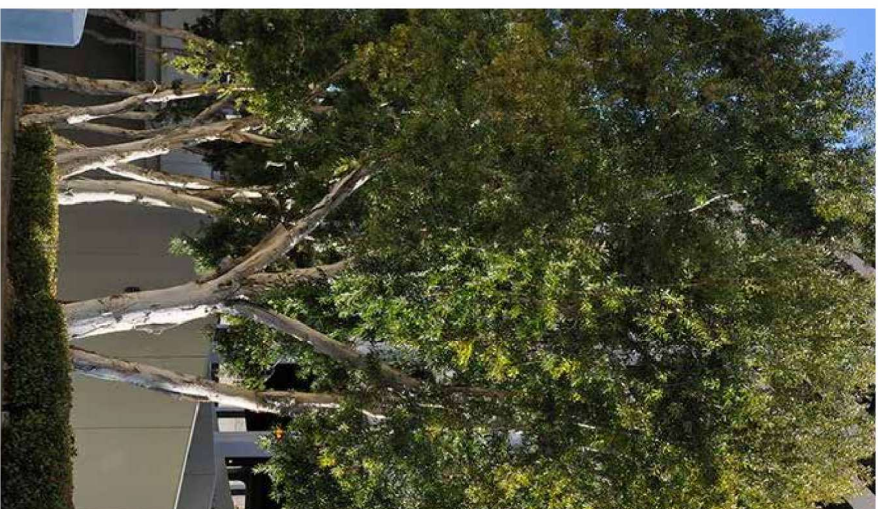


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DEVELOPMENT APPROVAL
Approval no: DEV2023/1468
Date: 19 September 2024



5.4

CHARACTER IMAGES - PLANTING



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DEVELOPMENT APPROVAL
Approval no: DEV/2023/1468
Date: 19 September 2024



5.5 GROUND FLOOR PLANTING PALETTE

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DEVELOPMENT APPROVAL
Approval no: DEV2023/1468
Date: 19 September 2024



TREES



Kentia Palm
Howea forsteriana



Queensland Fan Palm
Licuala ramsayi



Water Gum
Tristaniaopsis laurina



Weeping Lilly Pilly
Waterhousea floribunda



Hills Weeping Fig
Ficus hillii

SHRUBS



Giant Taro
Allocasia macrorrhizos



Slender Palm Lily
Cordyline stricta



Lady Tree Fern
Cyathea cooperi

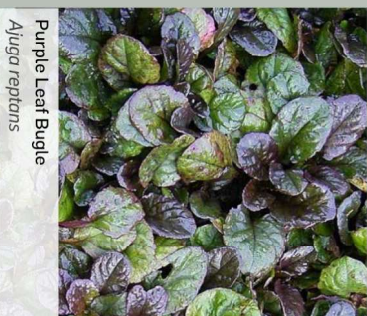


Soft Tree Fern
Dicksonia antarctica



Broad Leaf Lady Palm
Rhapis excelsa

GROUND COVERS



Purple Leaf Bugle
Alyca reptans



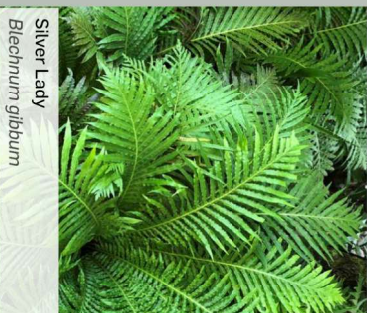
Native Ginger
Alpinia caerulea



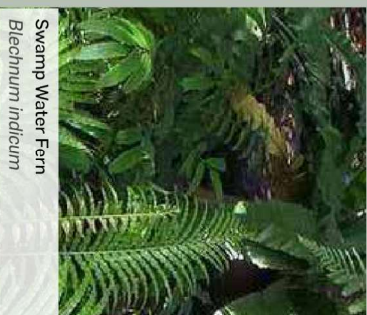
Dwarf Cardamom
Alpinia nutans



Birds Nest Fern
Asplenium australasicum



Silver Lady
Blechnum gibbum



Swamp Water Fern
Blechnum indicum

5.6 GROUND FLOOR PLANTING PALETTE

GROUND COVERS



Fishbone Waterfern
Blechnum nudum



Asian Taro
Colocasia esculenta 'Black Magic'



Never Never Plant
Ctenanthe oppenheimiana



Blue Ginger
Dichorisandra thyrsiflora



Dragon's Tail
Epipremnum pinnatum



Burrawang
Macrozamia communis



Swiss Cheese Plant
Monstera deliciosa



Xanadu
Philoendron xanadu



Peace Lily
Spathiphyllum sensation

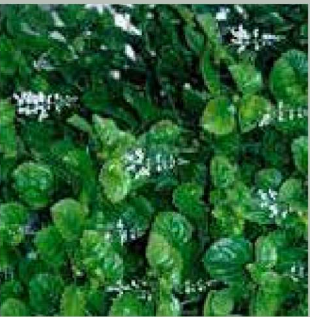


Arrowleaf Elephant Ear
Xanthosoma violaceum



Native Violet
Viola hederacea

CLIMBERS & CASCADES



Swedish Ivy
Plectranthus australis

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Approval no: DEV/2023/1468

Date: 19 September 2024



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The complex block contains text and the Queensland Government logo. The text is white and right-aligned. The logo is the official crest of the Queensland Government, featuring a shield with a kangaroo and a billygoat, topped with a crown and a banner. Below the crest, the words "Queensland Government" are written in a serif font.