

PLANS AND DOCUMENTS  
referred to in the PDA  
DEVELOPMENT APPROVAL



Approval no: DEV2023/1413

Date: 19 December 2024

# TARNBRAE

## NEW BEITH ROAD

## NEW BEITH

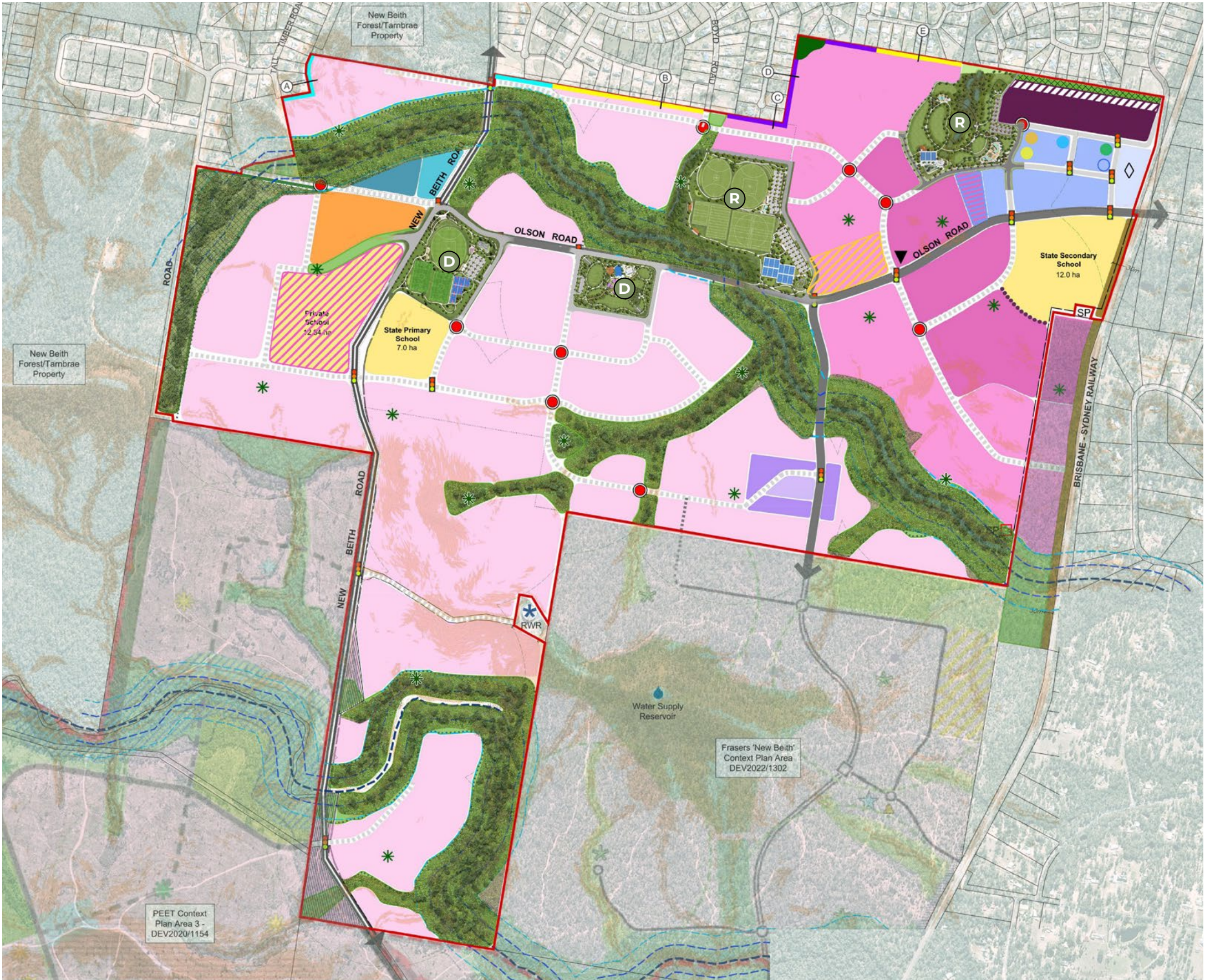
RFI RESPONSE  
INTERFACE LOTS AND BUFFERS  
OCTOBER 2024 • 8905 ISSUE C



PREPARED FOR

**NEW BEITH** PTY LTD





LEGEND

- Site Boundary
- Land Dedication (30m Railway Corridor)
- Slope Affected Land ( $\geq 15\%$ )

ZONING

- Education
- Potential State Primary School (Subject to State agency acquisition)
- District Centre (up to 5 storeys)
- Centre Transition Zone - Centre or Residential Uses up to 3 storeys
- Multiple Residential (min 50dw/Ha and up to 5 storeys)
- Multiple Residential - Transition (up to 2 storeys)
- Mixed Use/Railway Station
- Local Centre (up to 3 storeys)
- Local Centre - Residential (min 20dw/Ha and up to 3 storeys)
- Neighbourhood Centre (up to 3 storeys)
- Neighbourhood Centre - Residential (min 20dw/Ha and up to 3 storeys)
- Active Living/Retirement Precinct (min 40dw/Ha)
- High Density Residential Neighbourhood (min density 30 dw/Ha)
- Mixed Residential Neighbourhood (15-30 dw/Ha)
- Urban Residential Neighbourhood (min 15dw/Ha)
- Potential Urban Residential Neighbourhood (Alternative Use)

GREENSPACE

- Major, Linear, Local Linear or other Open Space
- Environmental Protection Area in accordance with Endorsed Natural Environment Overarching Site Strategy
- Sports Park
- Recreation Park
- Neighbourhood Recreation Park
- Neighbourhood Recreation Park (Possible Location)
- 400m Catchment Offset
- Regional
- District

ROAD NETWORK

- Trunk Urban Arterial Multi Modal Dual Carriageway - in accordance with the Endorsed Movement IMP
- Trunk Connector - in accordance with the Endorsed Movement IMP
- Centre Access Street - in accordance with the Endorsed Movement IMP
- Neighbourhood Connector - in accordance with the Endorsed Movement IMP
- Possible Future Neighbourhood Connector
- Shared Path - Shared path (3.0m) within linear/local/other park
- Access Road frontage
- Possible Closed Road
- Proposed Bus Stop Location
- Controlled Intersection - Possible Roundabout
- Controlled Intersection - Possible Signalised Intersection

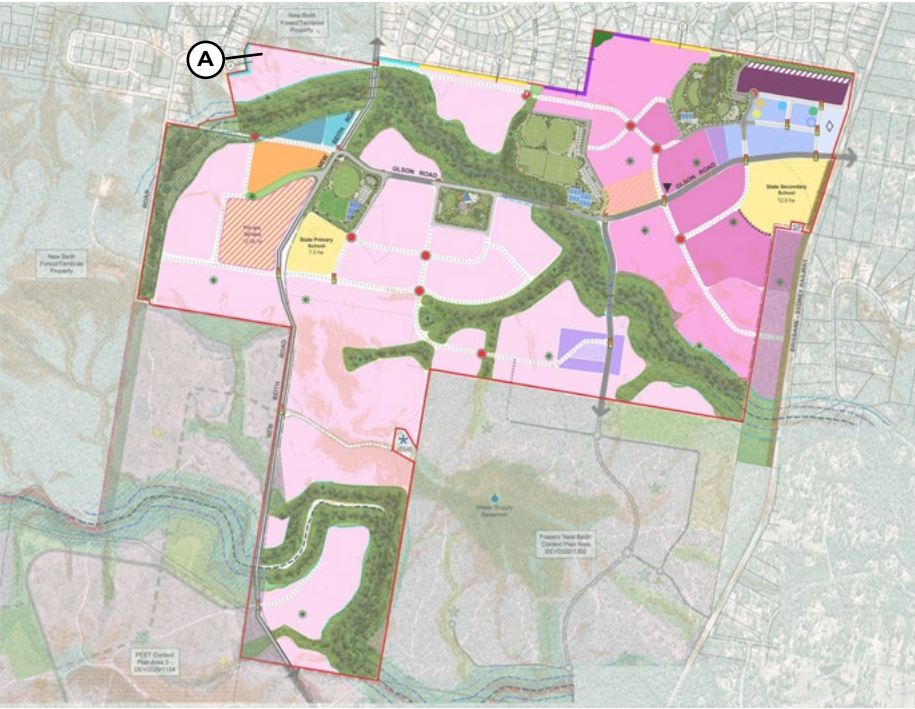
SERVICES & OTHER

- Road and 15m Wide Landscape Strip Adjoining Road Buffering Rural Residential Property
- Refer to 'interface Lot' Example (only with 15m Wide Strip)
- Refer to 'interface Lot' Example but with additional 5m Buffer for Batters and Planting
- Interface Zone (15m landscape strip) - vegetation to be retained where possible
- Sewer Pump Station (SP)
- Water Supply Reservoir
- Existing Regional Water Reservoir (RWR)
- Creek Centreline
- 50m Setback from Creek Centreline
- 100m Setback from Creek Centreline
- Future New Beith Railway Station
- Potential Park & Ride Facility
- Fire and Rescue Station (0.6 Ha)

COMMUNITY FACILITIES

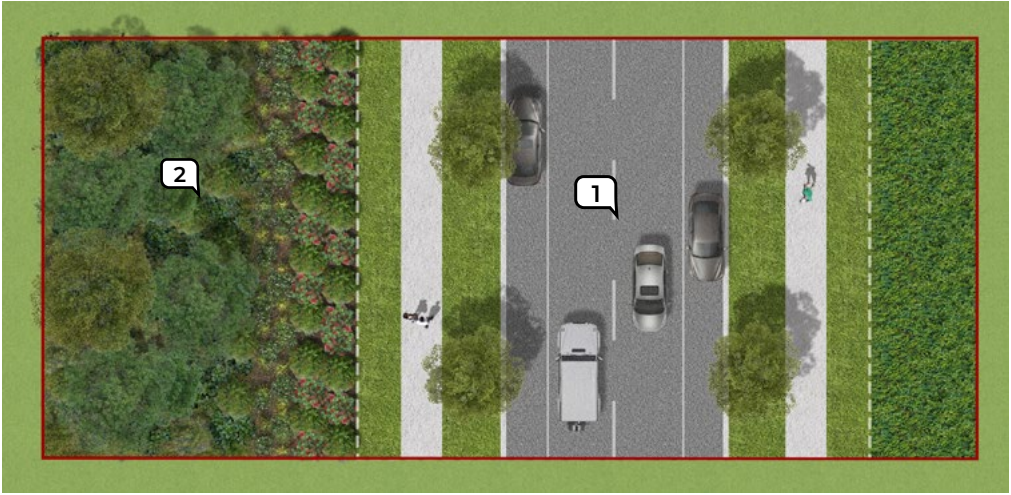
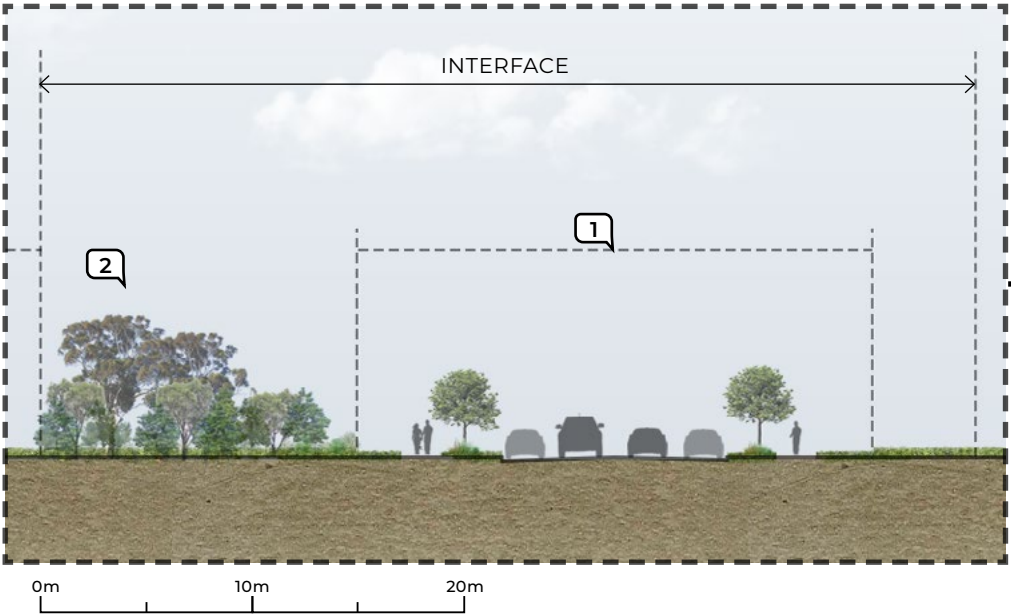
- Art Gallery (0.2 Ha)
- Performing Arts Centre (0.2 Ha)
- District Community Centre (0.3 Ha)
- Civic Park (0.3 Ha)
- Indoor Sports Centre (0.8 Ha)
- Swimming Pool (1 Ha)
- Potential Police Station (Subject to State Acquisition)





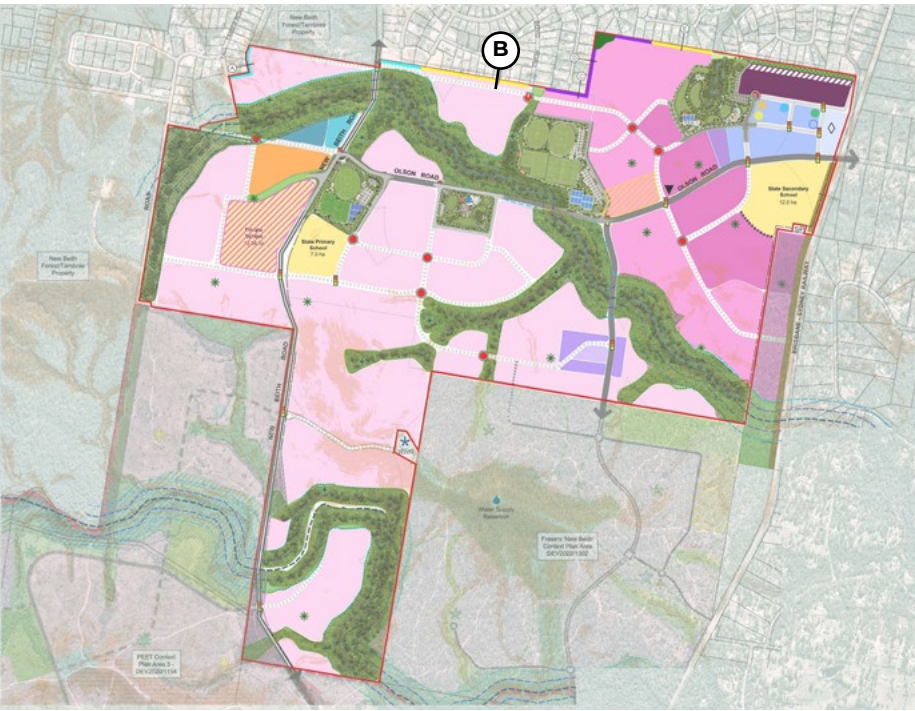
LEGEND

- 1. INDICATIVE NEW ROAD
- 2. 15M WIDE LANDSCAPE STRIP ADJOINING ROAD BUFFERING RURAL RESIDENTIAL PROPERTY  
- Vegetation retention where possible
- 3. TALL TIMBER ROAD



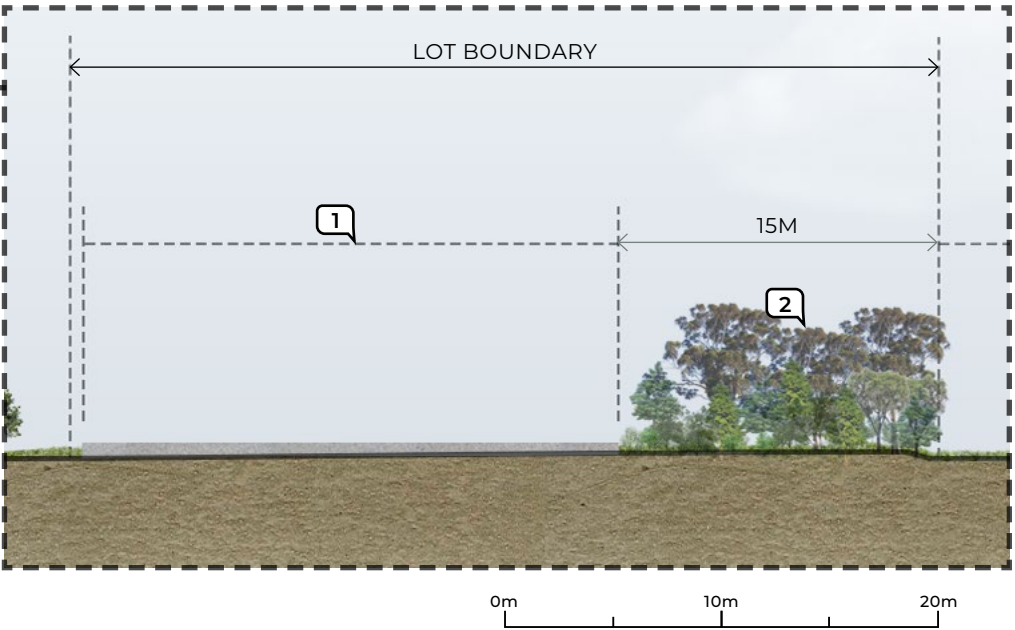
TYPICAL LOT INTERFACE





LEGEND

- 1. BUILDING ENVELOPE. 5M SETBACK FROM STREET, 3M FROM SIDE BOUNDARIES
- 2. REFER TO 'INTERFACE LOT' EXAMPLE. 15M WIDE LANDSCAPE BUFFER (MAY CONTAIN WALLS/BATTERS) - VEGETATION RETENTION WHERE POSSIBLE
- 3. INTERNAL ROAD



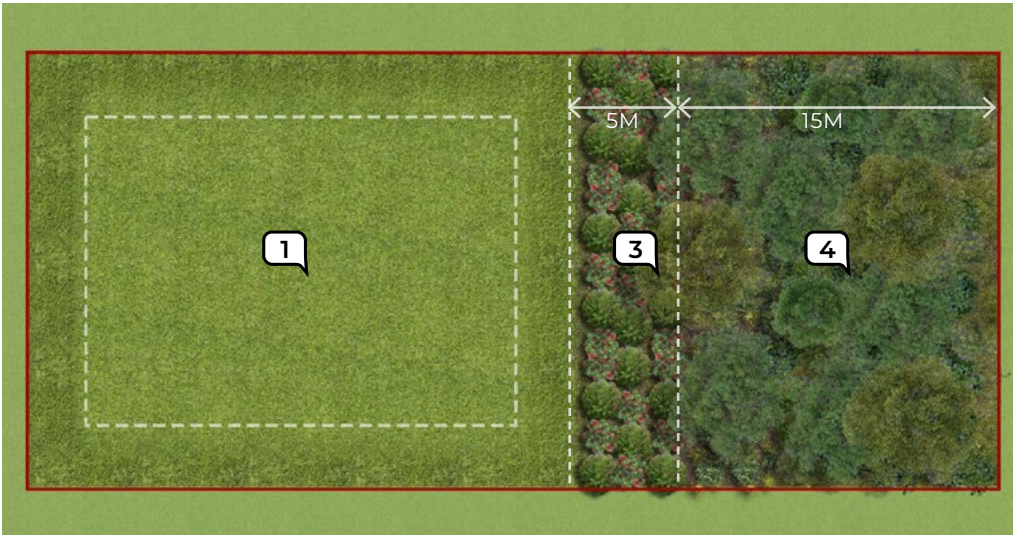
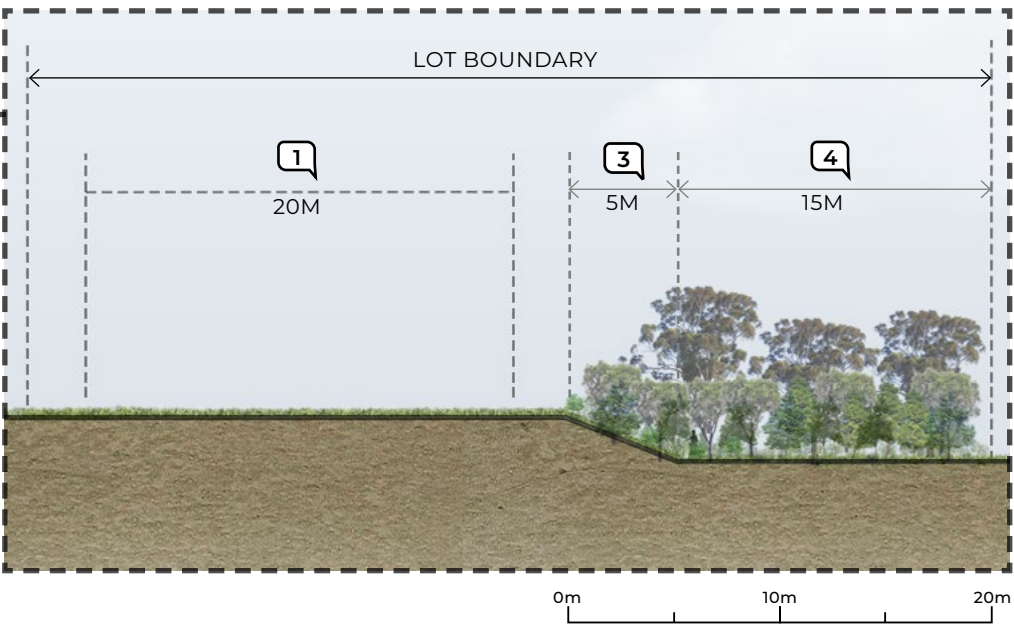
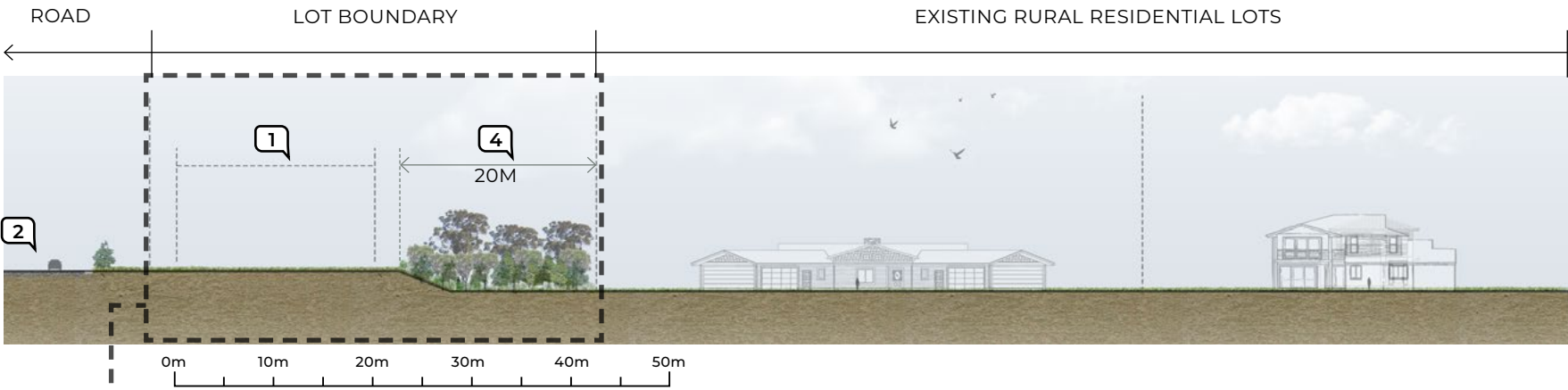
TYPICAL LOT INTERFACE





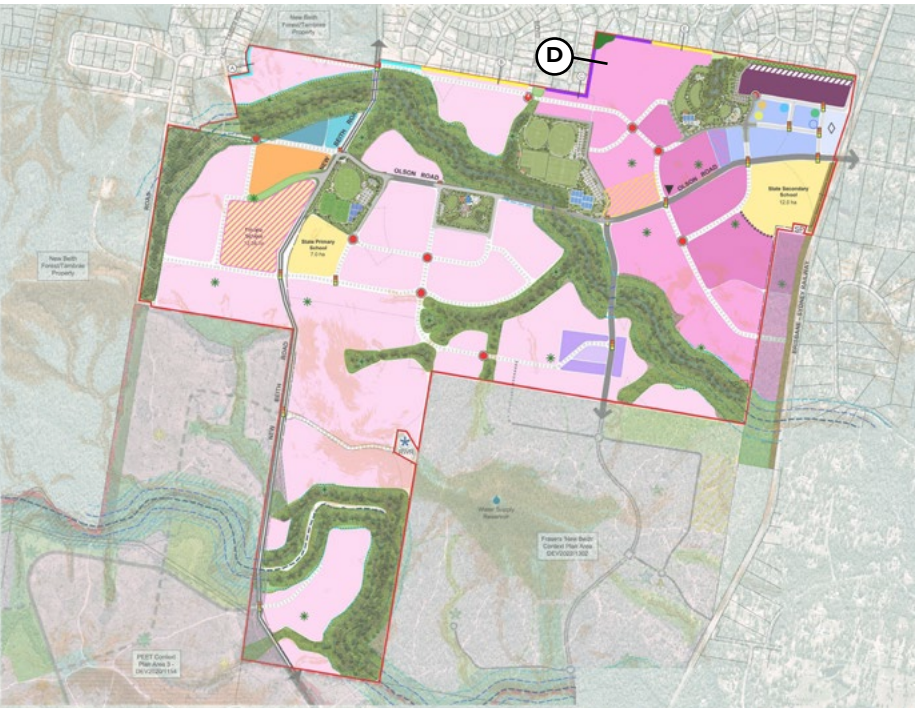
LEGEND

- 1. BUILDING ENVELOPE
- 2. INTERNAL ROAD
- 3. ADDITIONAL 5M BUFFER ZONE WHERE REQUIRED (TO ACCOMMODATE ADDITIONAL BATTERS/PLANTING) WHERE ADJACENT DWELLINGS ARE CLOSE TO BOUNDARY
- 4. 15M BUFFER PLANTING (MAY CONTAIN WALLS/BATTERS) - VEGETATION RETENTION WHERE POSSIBLE



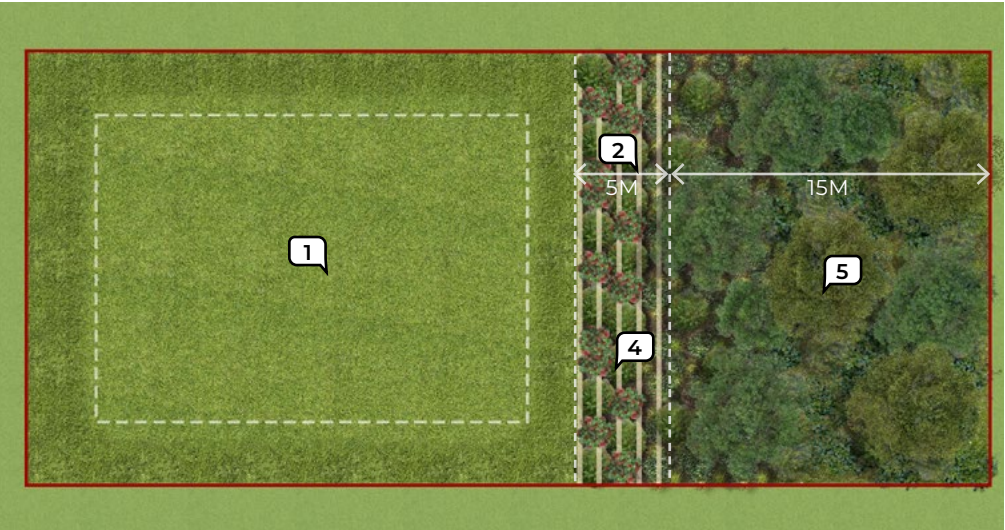
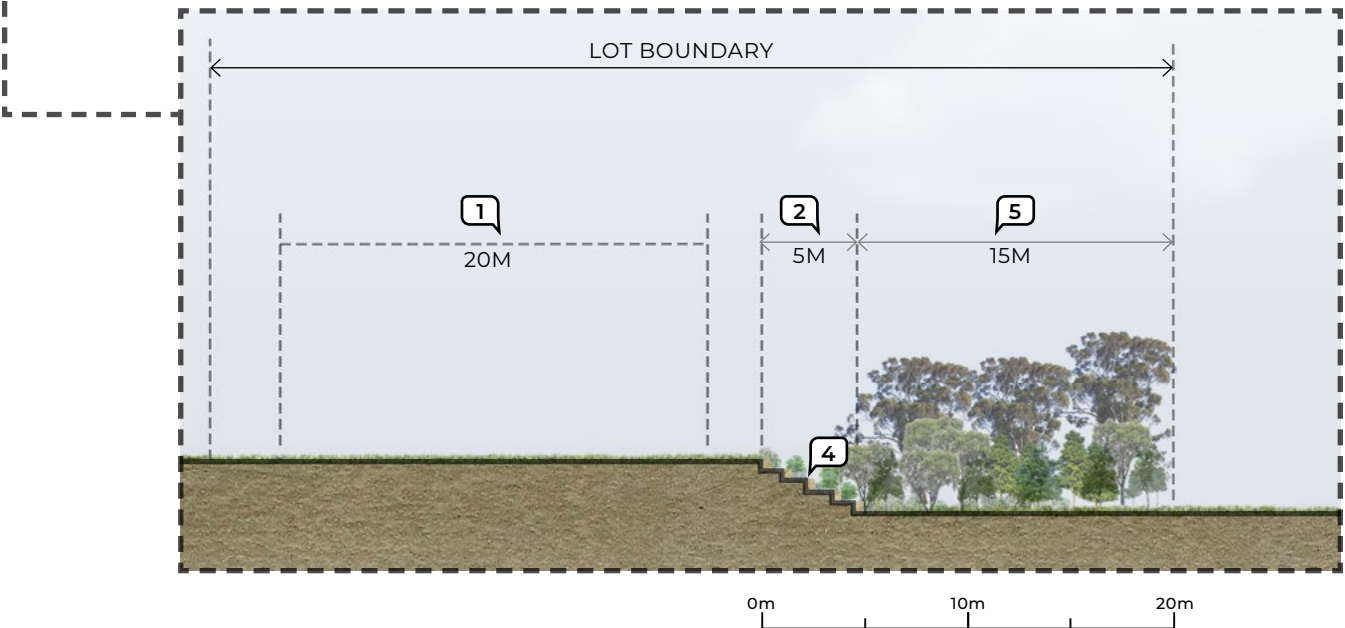
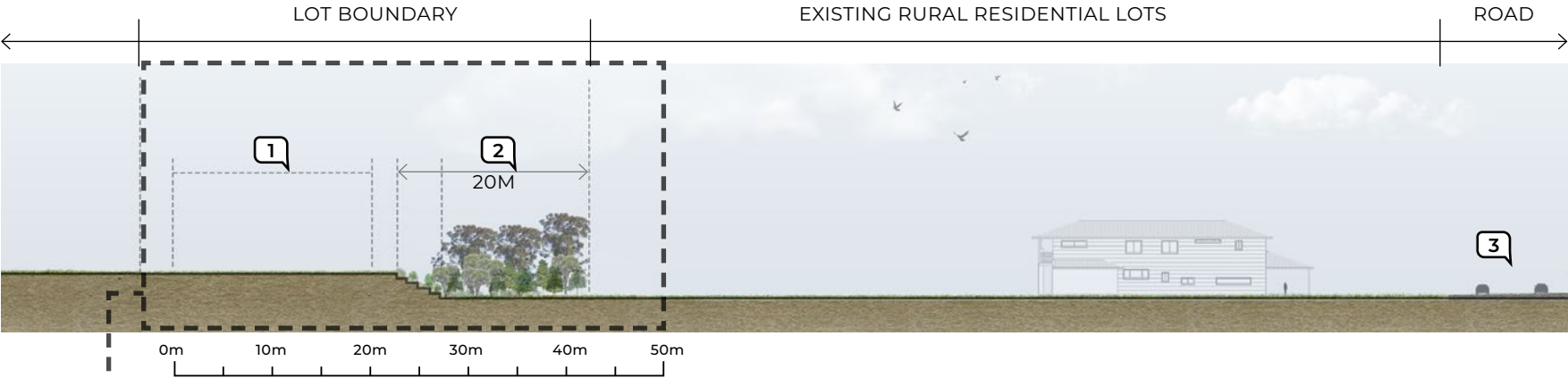
TYPICAL LOT INTERFACE





LEGEND

- 1. BUILDING ENVELOPE
- 2. REFER TO 'INTERFACE LOT' EXAMPLE. ADDITIONAL 5M BUFFER ZONE WHERE REQUIRED (TO ACCOMMODATE ADDITIONAL BATTERS/PLANTING) WHERE ADJACENT DWELLINGS ARE CLOSE TO BOUNDARY
- 3. BLUE CRANE COURT
- 4. INDICATIVE RETAINING STEPS AT MAX 1M HEIGHT
- 5. 15M BUFFER PLANTING (MAY CONTAIN WALLS/BATTERS) - VEGETATION RETENTION WHERE POSSIBLE



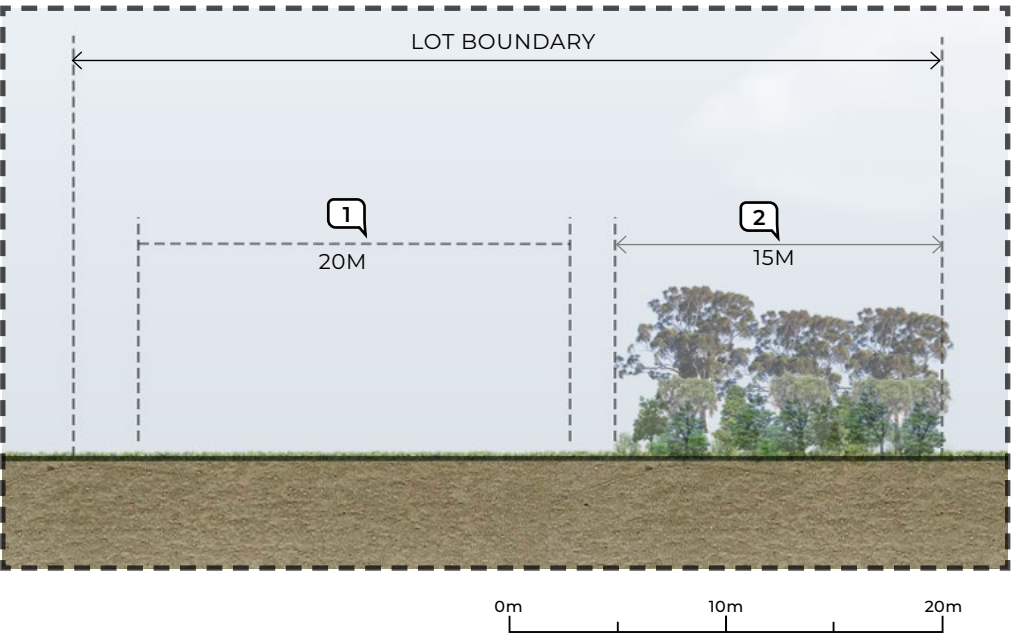
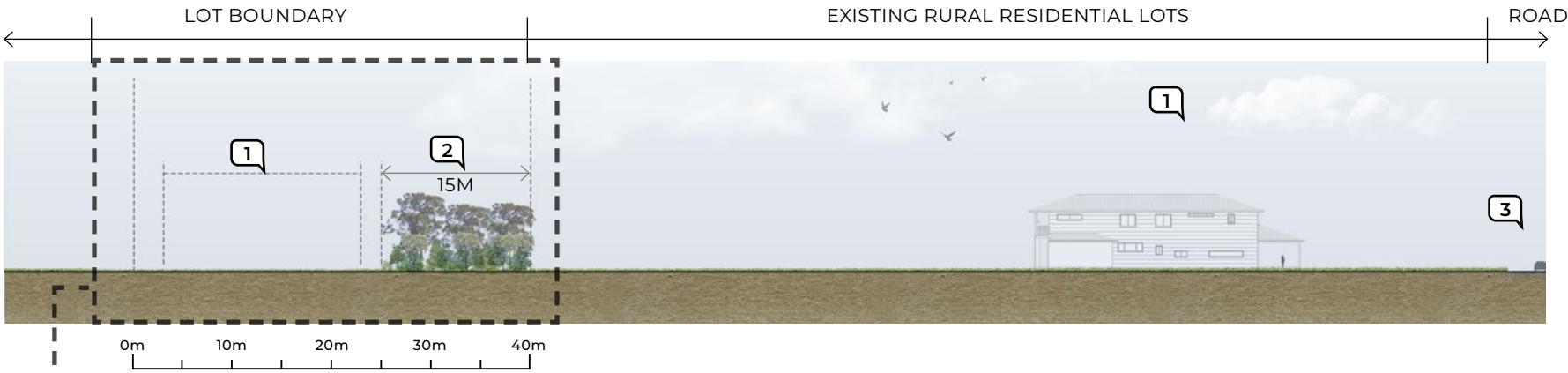
TYPICAL LOT INTERFACE





LEGEND

- 1. BUILDING ENVELOPE
- 2. REFER TO 'INTERFACE LOT' EXAMPLE 10M BUFFER PLANTING (MAY CONTAIN WALLS/BATTERS) - VEGETATION RETENTION WHERE POSSIBLE
- 3. CORMORANT CLOSE
- 4. 15M BUFFER PLANTING (MAY CONTAIN WALLS/BATTERS) - VEGETATION RETENTION WHERE POSSIBLE



TYPICAL LOT INTERFACE



PLANT SCHEDULE

SPECIES	COMMON NAME	POT SIZE	MATURE HEIGHT
TREES			
ALLOCASUARINA littoralis	Black She Oak	140mm	5-15m
ALPITONIA excelsa	Soap Tree	140mm	8-10m
ANGOPHORA subvelutina	Broad-leaved Apple	140mm	15-20m
CORYMBIA tessellaris	Moreton Bay Ash	25L	20-30m
CUPANIOPSIS parvifolia	Small Leaf Tuckeroo	140mm	6-20m
LOPHOSTEMON confertus	Brush Box	25L	10-15m
WATERHOUSEA floribunda	Weeping Lilly Pilly	25L	8-10m
SHRUBS			
ACACIA diaparrima	Hickory Wattle	140mm	6m
ACACIA fimbriata	Frindged Wattle	140mm	5-8m
ACACIA leiocalyx	Early Flowering Black Wattle	140mm	6-7m
BANKSIA aemula	Wallum Banksia	140mm	3-5m
GREVILLEA 'Superb'	Grevillea	140mm	2-3m
DODONAEA triquetra	Forest Hop Bush	140mm	2-6m
DODONAEA viscosa	Sticky Hop Bush	140mm	5m
BREYNIA oblongifolia	Coffee Bush	140mm	1-3m
TREMA tomentosa	Poison Peach	140mm	5m
GROUNDCOVERS			
CALLISTEMON pearsonii	Rocky Rambler	140mm	1m
CISSUS antarctica	Kangaroo Vine	140mm	0.5m
CYMBOPOGON refractus	Barbed Wire Grass	140mm	1m
GAHNIA aspera	Orange Fruited Sword Sedge	140mm	1m
HIBBERTIA scandens	Guinea Flower	140mm	0.5m
IMPERATA cylindrica	Blady Grass	140mm	1.2m
JUNCUS usitatus	Common Rush	140mm	1.1m
LOMANDRA multiflora	Mat Rush	140mm	0.9m
LOMANDRA longifolia	Mat Rush	140mm	1m
THEMEDA triandra	Kangaroo Grass	140mm	1.5m

Approved Planting Densities

- Trees planted at a typical density of 1 tree per 10m².
- Shrub species planted at a typical density 1 shrub per 3m².
- Groundcover species planted at a typical density of 2 plants per 1m².





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