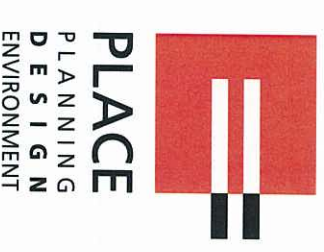


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29 MAY 2013

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FITZGIBBON CHASE, AREA G

LANDSCAPE CONCEPT DESIGN PACKAGE

ISSUE: F - FOR DEVELOPMENT APPROVAL

OCTOBER 2012

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LANDSCAPE STRATEGY PLAN

ECOLOGICAL LINKS

Ecological connections through Area G will be achieved by retaining existing trees and re-establishing endemic planting in the conservation park that links the Easement to the Bushland via the Carseldine Pools area. This will allow for fauna movement through the site and into the Bushland.

A minimum of 50% of all species selected will be native. In the conservation park and on batters 100% of species will be native. Species selections are derived from regional ecosystem descriptions (RE 12.3.6 and 12.5.2) and Brisbane City Council street tree species lists. Species selection will comply with the requirements of the Bushfire Management Plan for the site (ie. fire retardant species are to be selected where in close proximity to residential lots).

STREETS

The residential streetscape character will generally be semi-formal. The entry street between Roghan Road and the culvert will be planted with an informal avenue of large shade trees and have 1.5m wide concrete footpaths on both sides of the street and grass verges. All other streets will also have 1.5m wide footpaths on both sides of the street, with semi-formal tree planting - with mixed species and regular spacing on both sides of the street. Street trees will be provided at a maximum of 10m spacing, generally as shown on plan. Street footpaths will be provided generally as shown on plan and will be shaded by street trees. The location, size and capacity of bio-pods in the streets will be to engineer's details. The bio-pods will be planted with hardy native groundcover species.

CONSERVATION PARK

The conservation park is 2m below levels for the adjacent street and residential lots and there will be limited pedestrian access. Lookout decks with seating adjacent to the street will overlook the park and provide for some passive recreation and community interaction. These spaces will be fairly intimate in scale and have high visibility to the street. The park itself will be rehabilitated back to bushland through weed removal and planting of endemic species, including sugar glider habitat species.

CULVERT BRIDGE

The crossing will act as an entry feature with coloured concrete paving and attractive handrails on the culvert. A feature at this point will be a series of sugar glider poles in the park that will help facilitate fauna movement across the culvert and also create a visual statement.

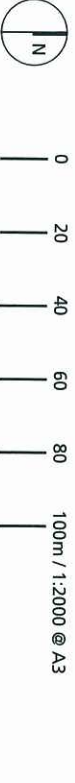
BUFFER TO LOTS

The north facing lots will have a 3m wide buffer of densely planted screen shrubs and ground covers. They will incorporate a 50/50 mix of native and exotic species.

GENERAL

Detail design and documentation of all parks will incorporate:

- Bollards and maintenance access at the park boundary.
- A suite of robust park furniture that reinforces the Fitzgibbon Chase theme.
- Materials and species selections that continue the themes established Fitzgibbon Chase.



FITZGIBBON UDA - AREA G

PRELIMINARY INDICATIVE PLANT SPECIES LIST

BOTANICAL NAME	COMMON NAME
TREES - STREETS	
<i>Eucalyptus seeana</i>	Gum
<i>Findersia brayleyana</i>	Queensland maple
<i>Glochidion ferdinandii</i>	Cheese Tree
<i>Lophostemon confertus</i>	Brush Box
<i>Waterhousia floribunda</i>	Weeping Lilly Pilly
BIORETENTION PODS	
<i>Austromyrtus dulcis</i>	Midyim Berry
<i>Carex appressa</i>	Tall Sedge
<i>Dianella caerulea</i>	Blue Flax Lily
<i>Hymenocallis littoralis</i>	Beach Spider Lily
<i>Isolepis nodosa</i>	Knobby Club-rush
<i>Lomandra hystrix</i>	Mat Rush
<i>Lomandra longifolia</i>	Mat Rush
<i>Myoporum parvifolium</i>	Creeping Boobialla
TREES - RECREATION PARK	
<i>Callistemon viminalis</i>	Weeping Bottlebrush
<i>Corymbia intermedia</i>	Pink Bloodwood
<i>Eleocharis eumundii</i>	Smooth-leaved Quandong
<i>Eleocharis obovatus</i>	Hard Quandong
<i>Eucalyptus crebra</i>	Ironbark
<i>Eucalyptus terebinthos</i>	Forest Red Gum
<i>Eucalyptus siderophloia</i>	Grey Ironbark
<i>Evodiella muelleri</i>	Pink Euodia
SHRUBS	
<i>Babinotonia spp</i>	Twiggy Baeckea
<i>Callistemon spp</i>	Bottlebrush
<i>Cryptocarya triplinervis</i>	Brown Laurel
<i>Grevillea spp</i>	Grevillea
<i>Hovea acutifolia</i>	Pointed Leaf Hovea
<i>Jacksonia scoparia</i>	Dogwood
<i>Leptospermum cultivars</i>	Tea Tree
<i>Lomatia silaifolia</i>	Crinkle bush
<i>Melauclea nodosa</i>	Paperbark
GROUNDCOVERS	
<i>Brachyscome microcarpa</i>	Blue Daisy
<i>Blechnum cartilagineum</i>	Gristle Fern
<i>Calochaena dubia</i>	False Bracken
<i>Dianella longifolia</i>	Blue Flax Lily
<i>Diets bicolor</i>	Yellow Iris
<i>Diets grandiflora</i>	Yellow Iris
<i>Hardenbergia violaceae</i>	Sarapantila Vine
<i>Myoporum ellipticum</i>	Boobialla
BUFFER PLANTING - BACK OF LOTS	
SHRUBS	
<i>Cryptocarya triplinervis</i>	Brown laurel
<i>Callistemon salignus</i>	Bottlebrush
<i>Callistemon viminalis</i>	Weeping Bottlebrush
<i>Melastoma malabathricum</i>	Native Lasiandra
<i>Melauclea nodosa</i>	Paperbark
<i>Syzygium Cascade</i>	Weeping Lilly Pilly
<i>Syzygium liemannii</i>	Lilly Pilly
GROUNDCOVERS	
<i>Austromyrtus dulcis</i>	Midyim Berry
<i>Dianella caerulea</i>	Blue Flax Lily
<i>Diets bicolor</i>	Yellow Iris
<i>Hymenocallis littoralis</i>	Beach Spider Lily
<i>Liriope muscari</i>	Turf Lily
<i>Lomandra hystrix</i>	Mat Rush
<i>Lomandra longifolia</i>	Mat Rush
<i>Molniera capitulata</i>	Palm lily
<i>Myoporum parvifolium</i>	Creeping Boobialla
<i>Philodendron Xanadu</i>	Xanadu

* Minimum of 50% of all species used on site are to be native.



RECREATION PARK

The recreation park overlooks the Carseeldine Pools and is the main space for community recreation and gathering. It includes:

- › A large lawn for kick-a-ball and play mound.
- › A small lawn with recycled tree trunks as sculptural play features.
- › A seating area with litterbin and bubbler to match the Fitzgibbon theme.
- › Connecting path through the park from the street.
- › Connecting path through Carseeldine Pools area
- › Native shade trees and small areas of feature planting.
- › Bio-swale

The batter to the Carseeldine Pools will be mass planted with low groundcovers and grasses in bold patterns that provide a decorative feature while maintaining views out.

TYPICAL BATTER PLANTING
5 x 5m MODULE

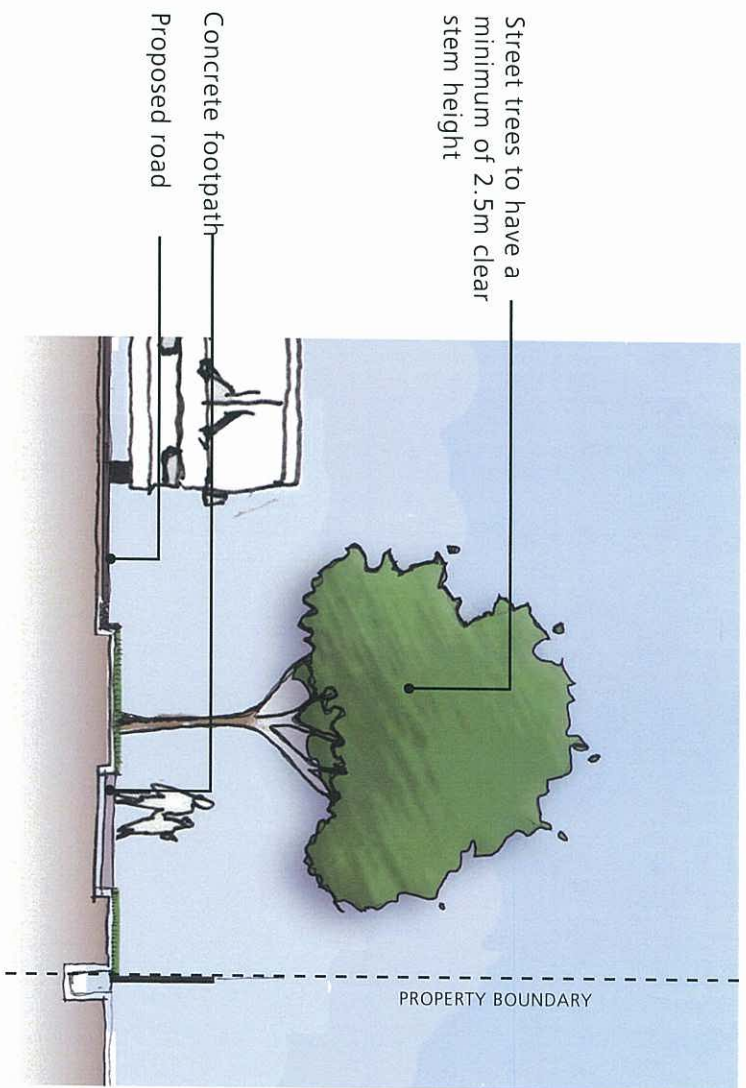
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MATRIX LEGEND

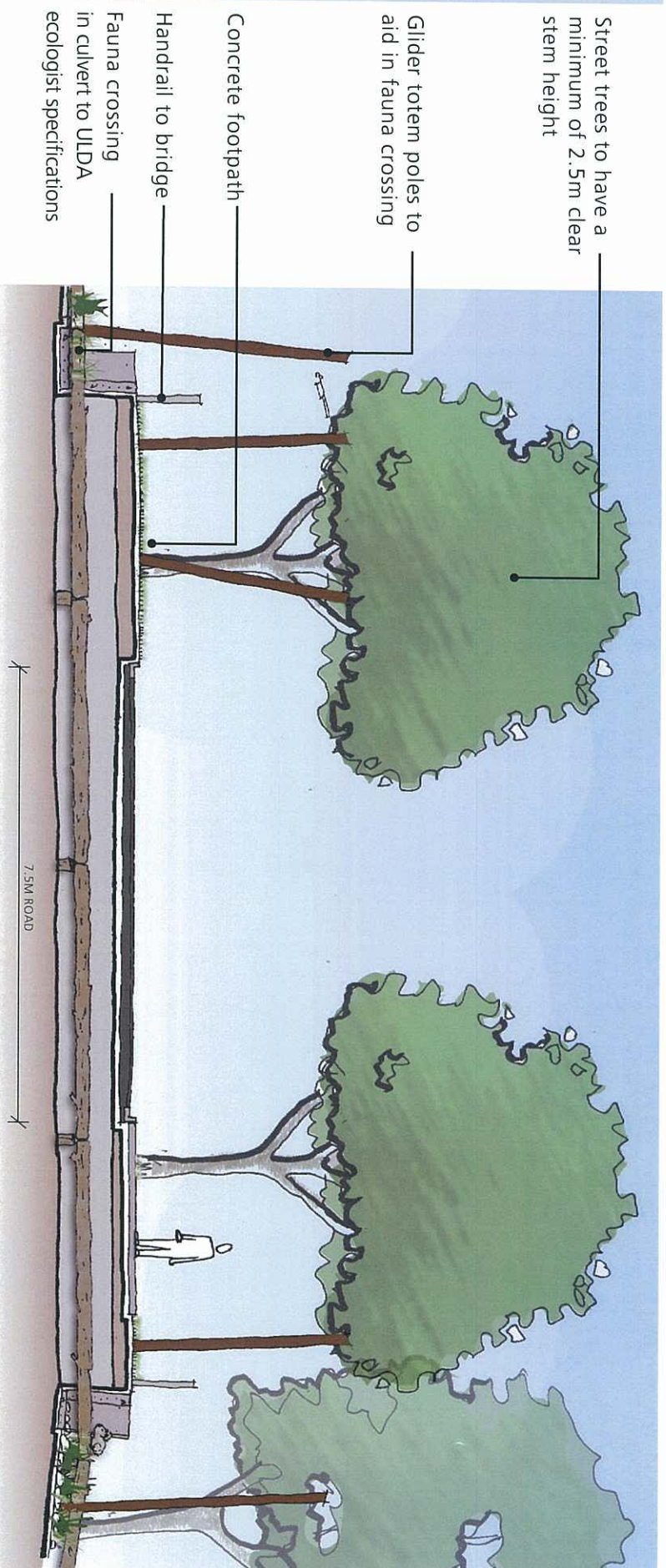
- * GROUNDCOVER SELECTION A
- GROUNDCOVER SELECTION B
- + MIDDLE STORY SELECTION A
- Δ MIDDLE STORY SELECTION B
- SUB CANOPY SELECTION
- CANOPY SELECTION

NOTE: CHOOSE ONE SPECIES FOR EACH SYMBOL FROM TABLE 1 FOR EACH 5x5m MODULE TO INCREASE BIODEVERSITY ACROSS THE SITE. PLANT DENSITIES ARE AS SHOWN IN MATRIX.

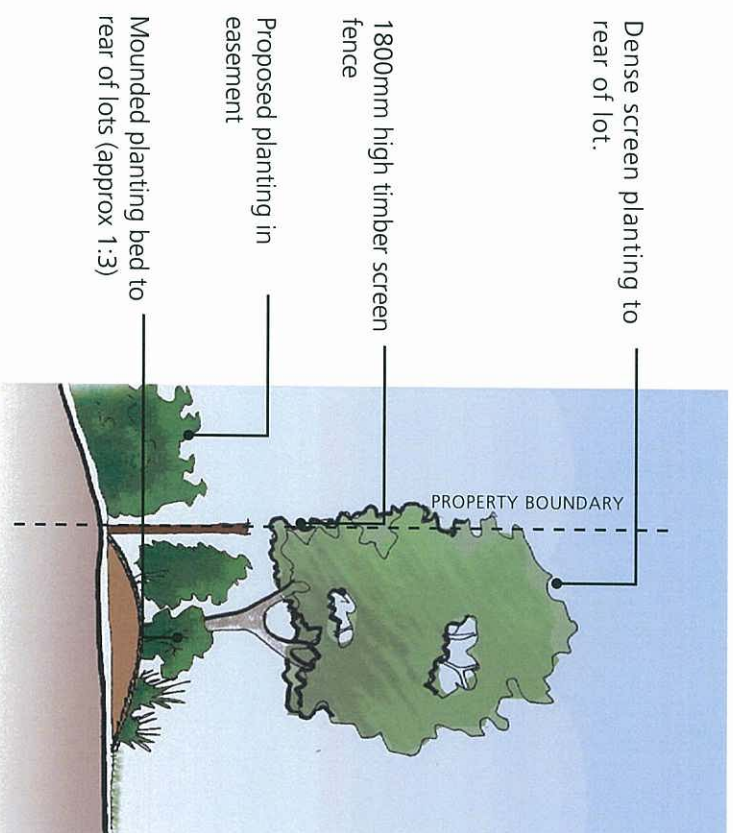
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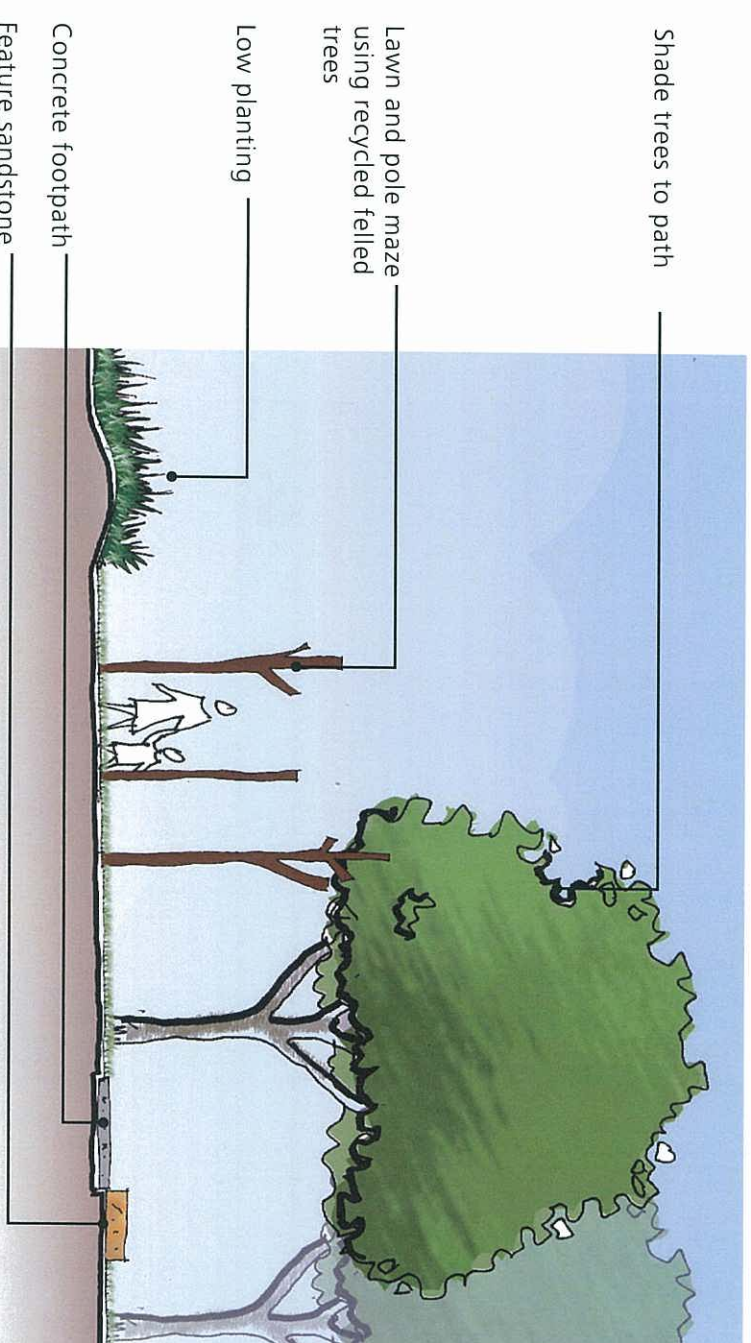
TYPICAL STREET | SECTION A



'THE BRIDGE' WITH FEATURE TOTEM POLES | SECTION B



BUFFER PLANTING TO REAR OF LOTS | SECTION C

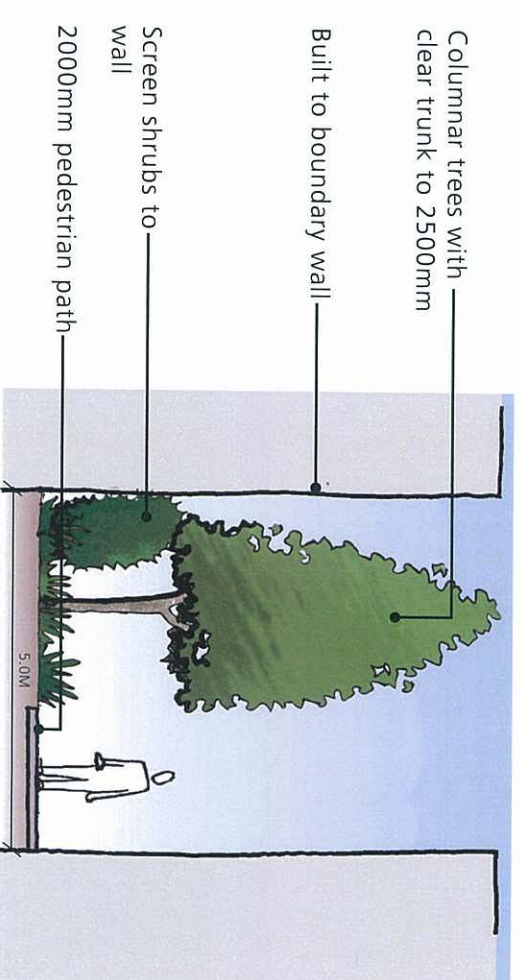
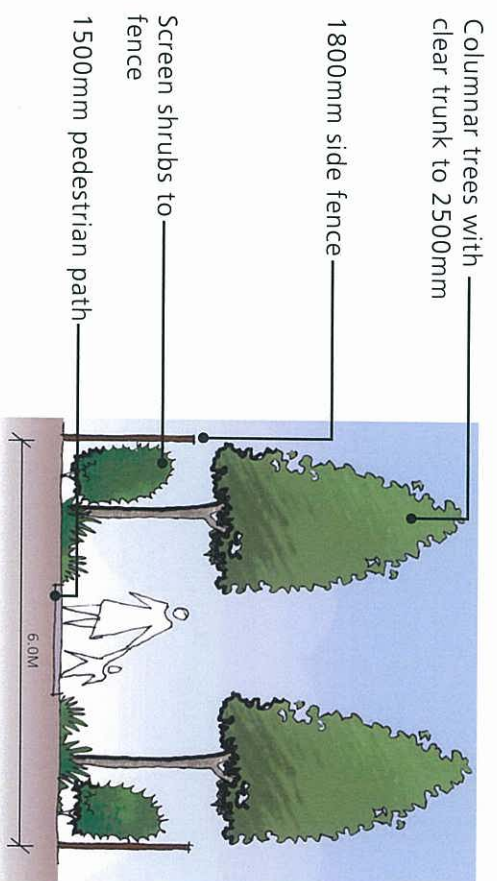


LAWN AND POLE MAZE IN PARK | SECTION D

0 1 2 3 4 5m / 1:100 @ A3



SITTING AREA AND GRASSED MOUND | SECTION E



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0 1 2 3 4 5m / 1:100 @ A3