

Landscape Objectives & Notes

July 19, 2023

In addition to the information provided within this document, please refer to the Town Planning Report (June 2023) by Adams & Sparks Town Planning for comments in relation to the landscape objectives for this development, specifically sections 5.6.1.3 & 5.6.2 and Appendix 9 of DA 'Small Scale Non-Residential Uses Code Assessment', PO12/ AO12.3.

In summary, this landscape concept plan achieves the following:

- The landscape allowance responds to the site’s setting within low density residential.
- Increased side boundary buffers have been provided & with a plan to be generously planted for buffering of adjoining sites.
- Existing vegetation is retained where possible.

PLANS AND DOCUMENTS
referred to in the
DEVELOPMENT APPROVAL

Issued: 01/12/2023

Minor change: 22/09/2026

AMENDED IN RED

11/08/2026

THIS APPROVAL SHOULD NOT BE
TAKEN TO CONSTITUTE PERMISSION
TO ENTER NEIGHBOURING
PROPERTIES TO CONSTRUCT
(INCLUDING ASSOCIATED WORKS
SUCH AS DRAINAGE AND EXCAVATION)
ANY BUILT TO BOUNDARY WALL OR
FENCES. PERMISSION MUST BE
OBTAINED FROM RELEVANT
PROPERTY OWNERS.

Fire Ant Movement Controls

To prevent the spread of fire ants, the Queensland Government has implemented controls that apply to individuals and commercial operators, to restrict the movement of materials that could carry fire ants including soil, turf, potted plants, mulch, baled hay or straw, animal manures, mining or quarry products.

Penalties apply for non-compliance with the movement controls. If you are unsure of your obligations under the Biosecurity Act 2014 contact the relevant Queensland State Government Department.

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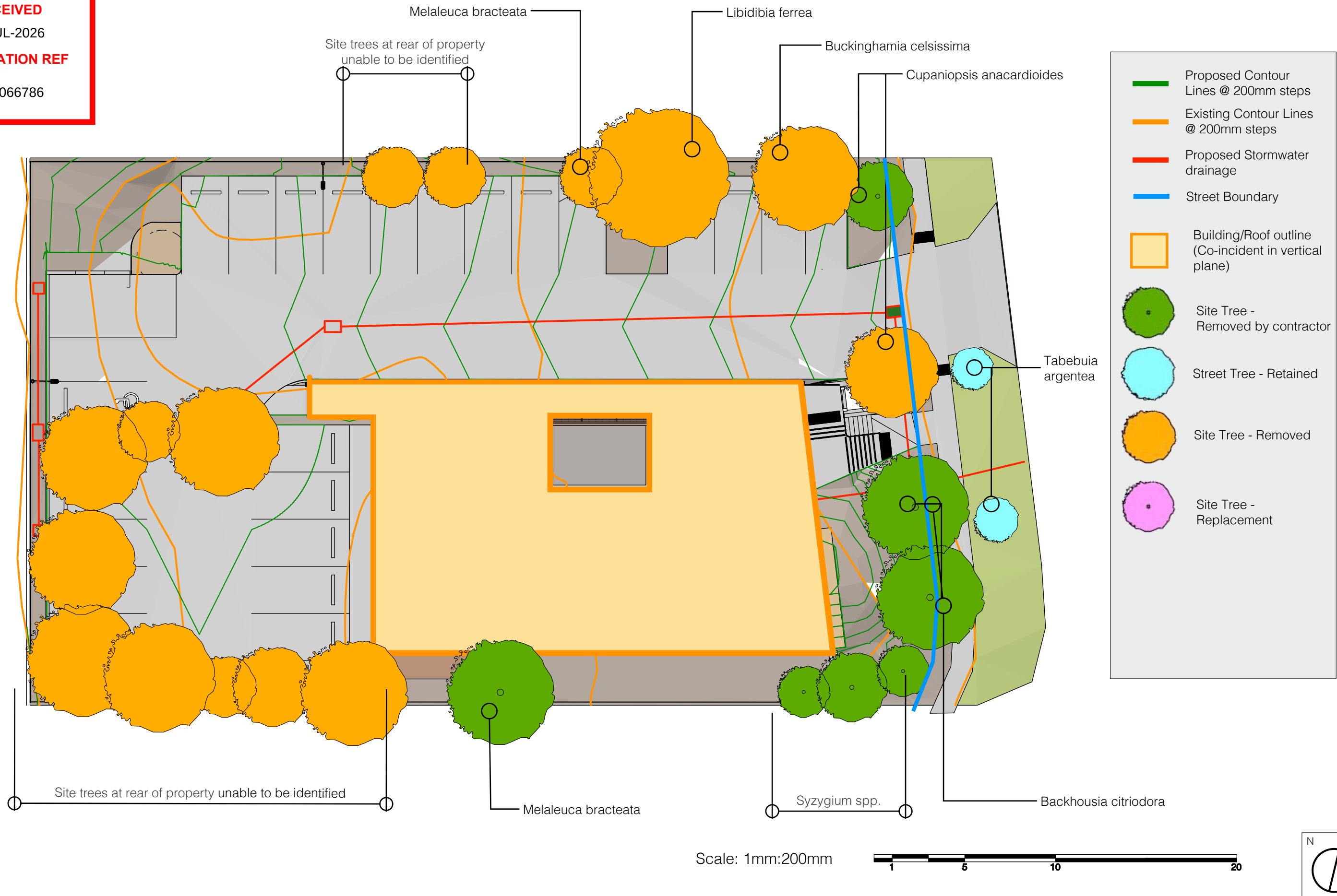
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Pre-construction vegetation			
DA 01	AC	Prandium Studio	
Project	Boondall - 29 Kakawan St	4034230309	Jun 29, 2026

Replacement Species	Qty	Size (L)
Tristaniopsis laurina Luscious® 'DOW10'	1	400
Cupaniopsis anacardioides	1	400
Callistemon citrinus x viminalis 'Harkness'	1	200
Backhousia citriodora	1	100
Elaeocarpus reticulatus	1	200
Elaeocarpus reticulatus	1	100

Provide a min of 7 x 400L trees through the site including proposed replacement trees.

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11/08/2026

Cupaniopsis anacardioides 400L

- Proposed Contour Lines @ 200mm steps
- Existing Contour Lines @ 200mm steps
- Proposed Stormwater drainage
- Street Boundary
- Building/Roof outline (Co-incident in vertical plane)
- Site Tree - Removed by contractor
- Street Tree - Retained
- Site Tree - Removed
- Site Tree - Replacement

Tabebuia argentea

Callistemon citrinus x viminalis 'Harkness' 200L

Elaeocarpus reticulatus 200L

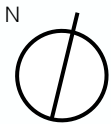
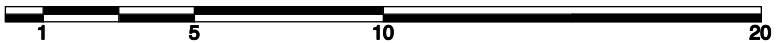
Tristaniopsis laurina Luscious® 'DOW10' 400L

Backhousia citriodora 100L

Elaeocarpus reticulatus 100L

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Scale: 1mm:200mm



Tree - replacements

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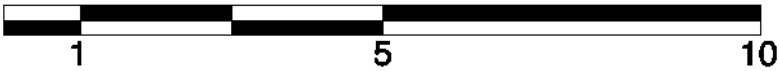
RL 10,900
TOP OF RETAINING WALL

RL 10,220
CAR PARK

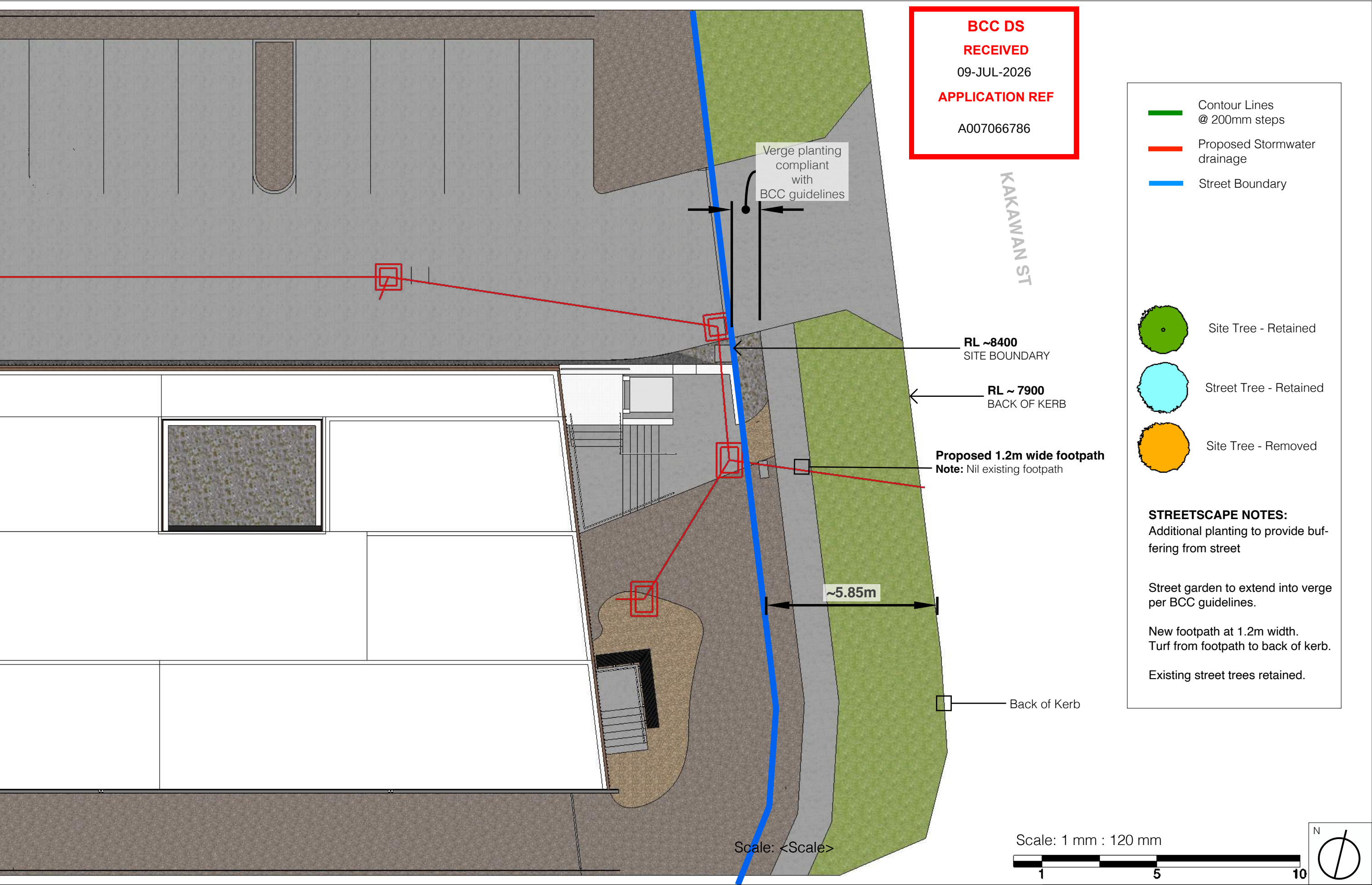
SITE BOUNDARY

Note: See engineering report (Appendix 2 of DA, by RPEQ) for further detail

Scale: 1mm:100mm



Proposed works: Sectional elevation (South)



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Contour Lines
@ 200mm steps

Proposed Stormwater
drainage

Street Boundary

Site Tree - Retained

Street Tree - Retained

Site Tree - Removed

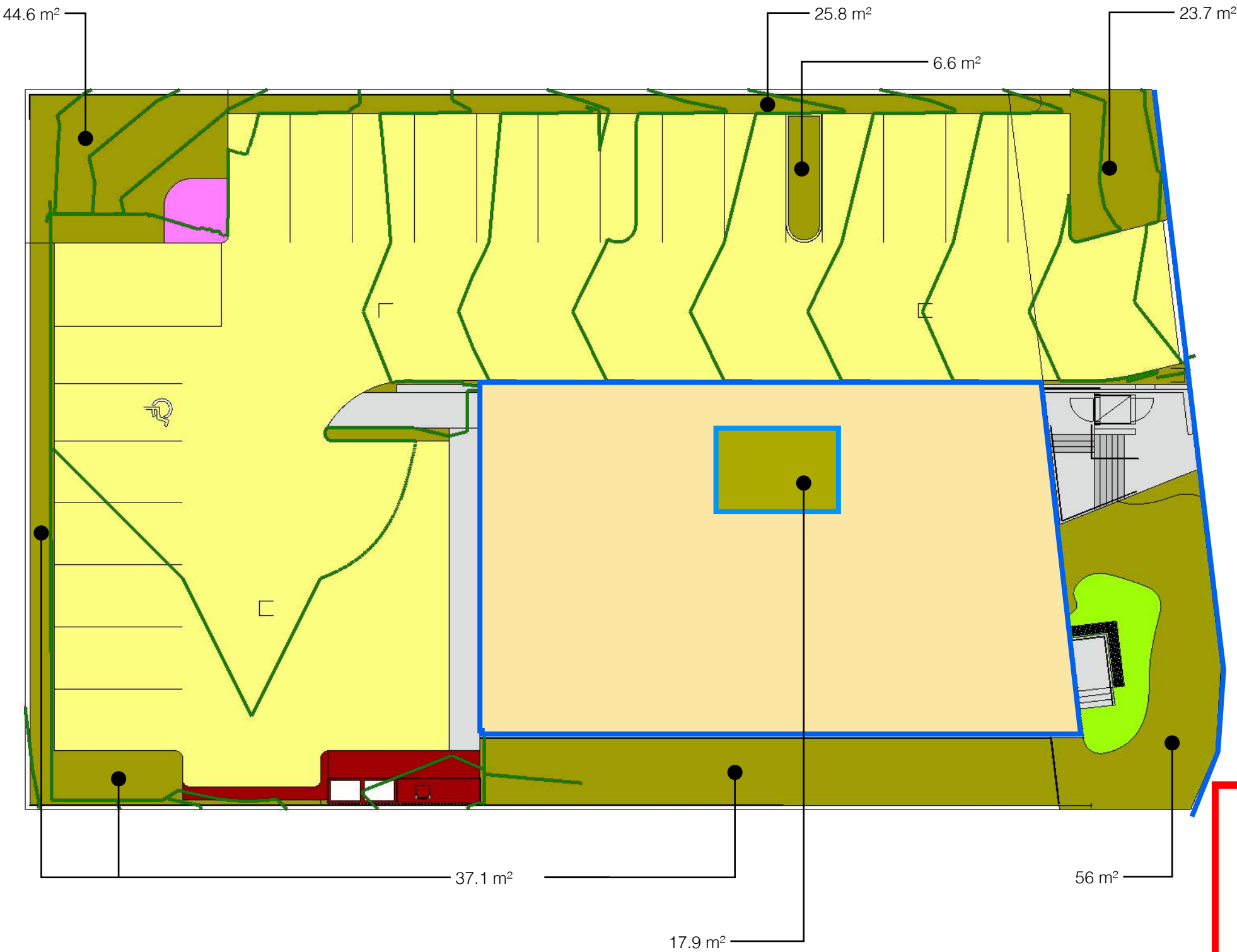
STREETScape NOTES:
Additional planting to provide buffering from street

Street garden to extend into verge per BCC guidelines.

New footpath at 1.2m width.
Turf from footpath to back of kerb.

Existing street trees retained.

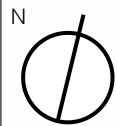
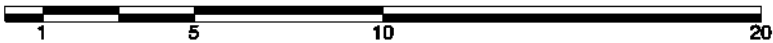
Deep Planting Zones	
Total Area (m2)	266.5
Site Area (m2)	1477
DPZ Site cover	18.0%



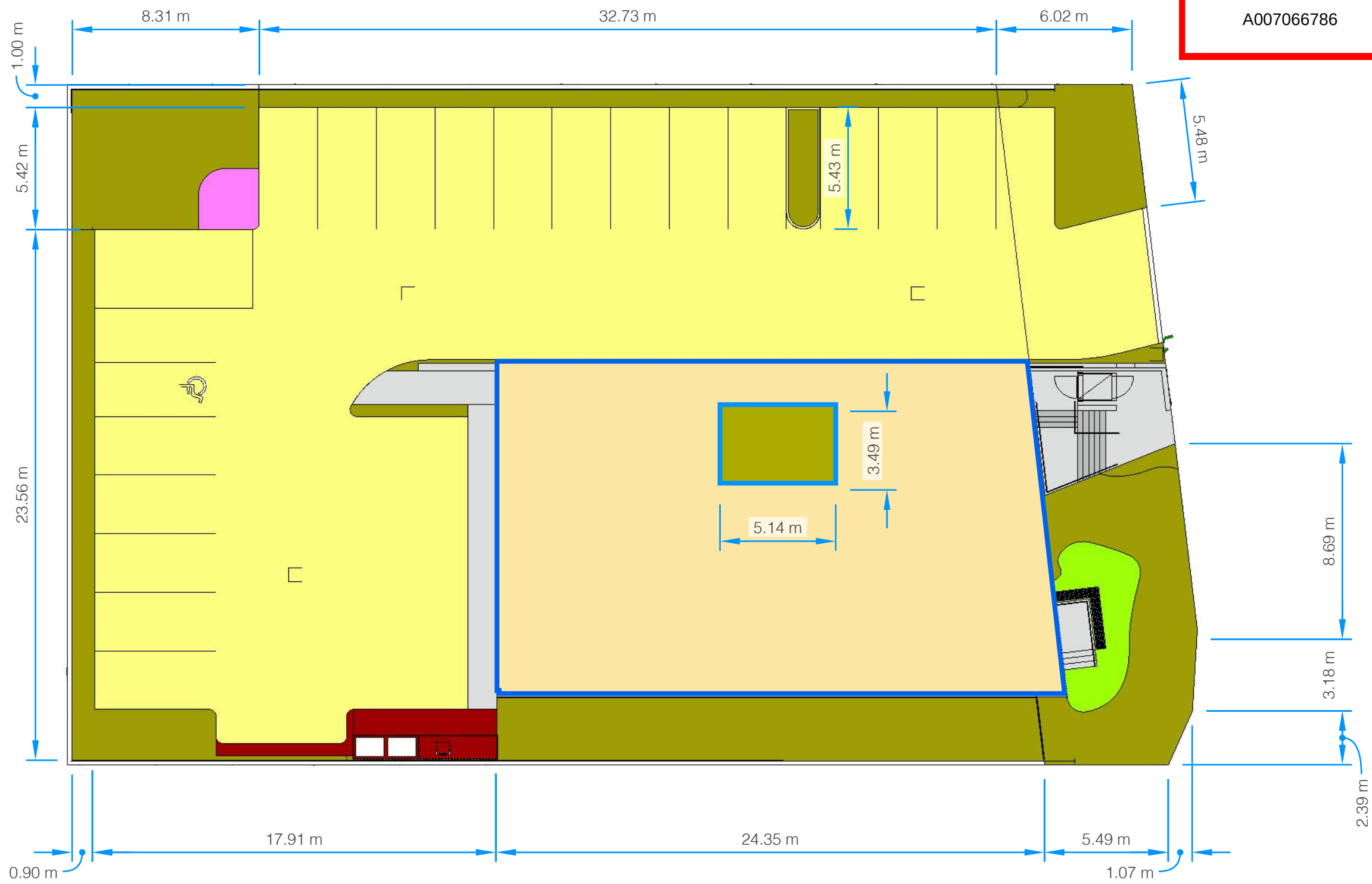
- Contour Lines @ 200mm steps
- Proposed Stormwater drainage
- Street Boundary
- Building/Roof outline (Co-incident in vertical plane)
- Site Tree - Retained
- Street Tree - Retained
- Site Tree - Removed
- Deep Planting Zone (including ground covers, shrubs & trees)
- Durable & permeable hardscape at A/C & waste enclosure
- Bicycle parking (minimum 4) ~2.8m x 2.8m
- Private garden for staff

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Scale: 1mm:200mm

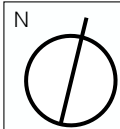
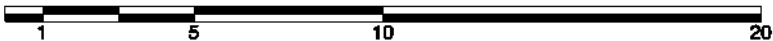


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- Contour Lines @ 200mm steps
- Proposed Stormwater drainage
- Street Boundary
- Building/Roof outline (Co-incident in vertical plane)
- Site Tree - Retained
- Street Tree - Retained
- Site Tree - Removed
- Deep Planting Zone (including ground covers, shrubs & trees)
- Durable & permeable hardscape at A/C & waste enclosure
- Bicycle parking (minimum 4) ~2.8m x 2.8m
- Private garden for staff

Scale: 1mm:200mm

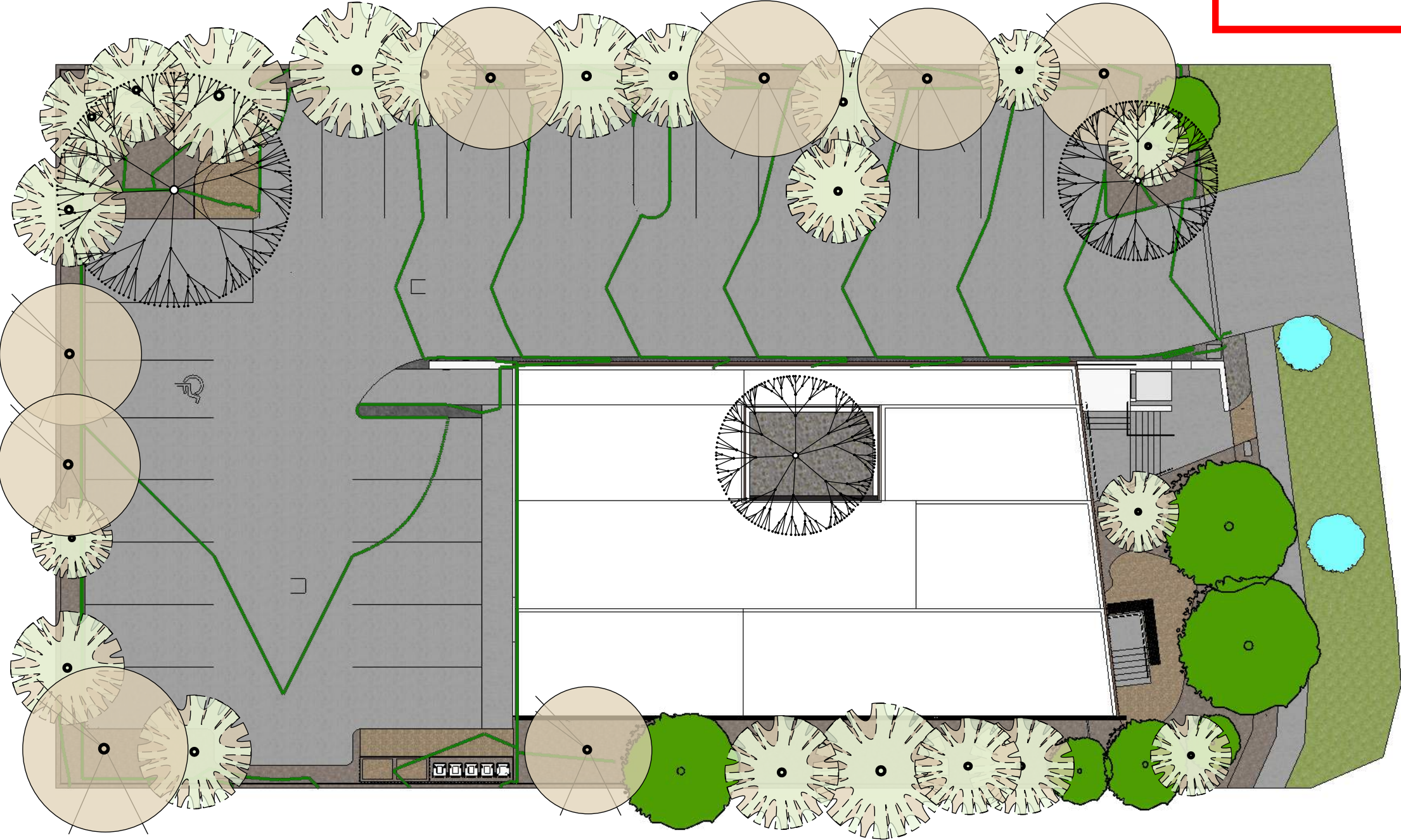


Proposed planting works: Dimensions

Note: See perspective illustrations on the following pages for greater detail related to planting scheme intent

Note: See indicative tree, understory & groundcover planting schedule at Appendix

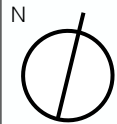
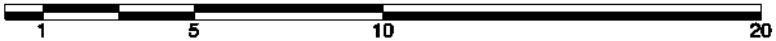
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- Contour Lines @ 200mm steps
- Proposed Stormwater drainage
- Street Boundary
- Site Tree - Re-
placement
- Street Tree - Retained
- Site Tree - Removed
- Feature/Shade Tree
- Buffer Tree /
Deep Planting
- Shade Tree /
Deep Planting

Note: See perspective illustrations on the following pages for greater detail related to planting scheme intent

Scale: 1mm:200mm



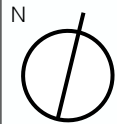
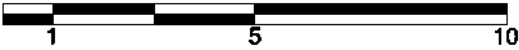
Note: See following pages for additional illustrations used to convey design intent

Plants under building floor

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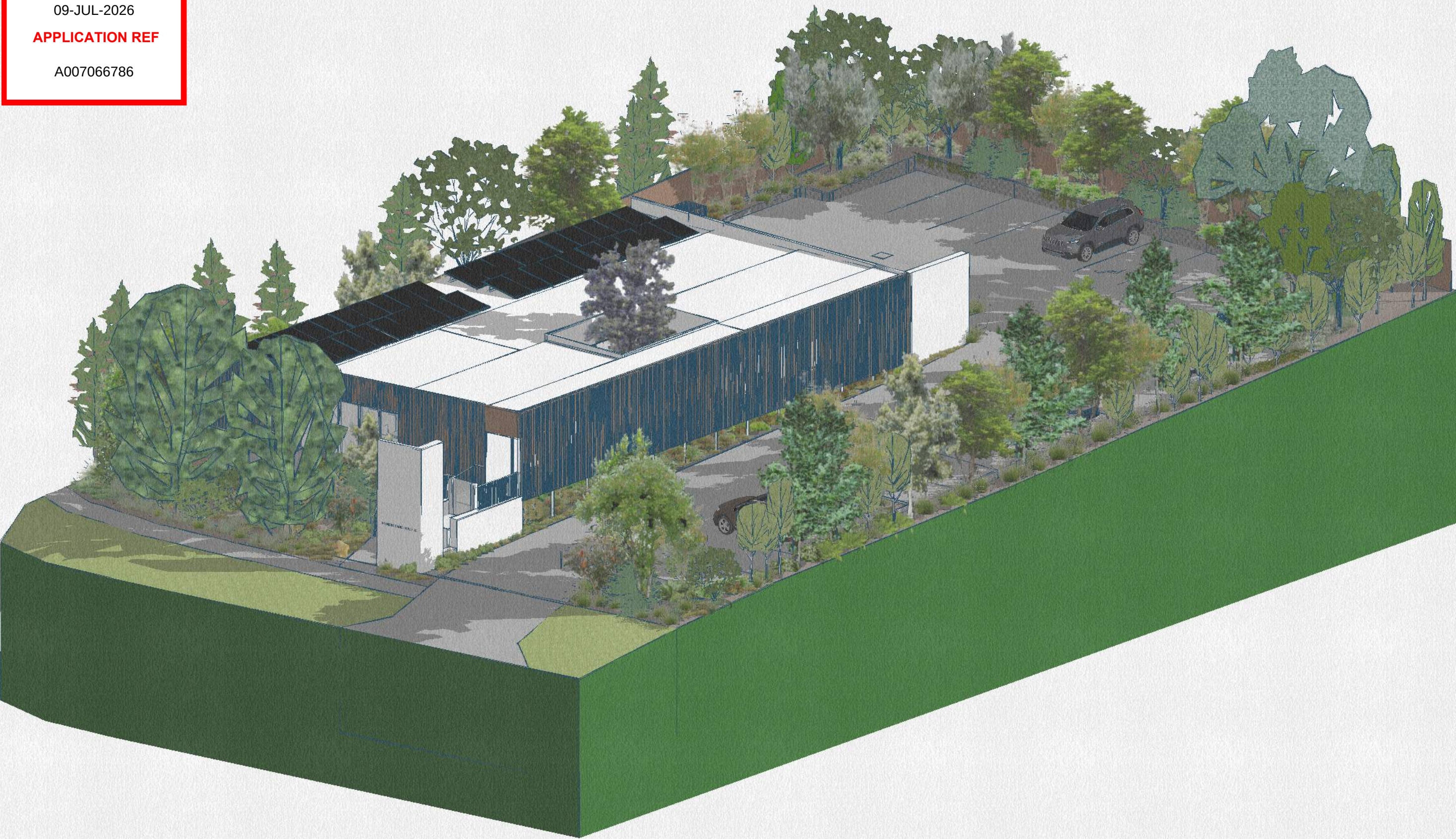


Scale: 1.0 mm = 150 mm



Proposed planting works: Plant massing - Plan view

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Proposed planting works: Axonometric illustration

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				Proposed planting works: Elevation (North)		
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				Arrival		
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CD 12

Drawn by

AC

Prandium Studio



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Pedestrian entry - street (1)			
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				Car park screening			
CD 14	Drawn by	AC	Prandium Studio	Project	Boondall - 29 Kakawan St	4034230309	Jul 19, 2023



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				Northern façade (1)		
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				Car park planter island & courtyard (1)				
CD 17	Drawn by	AC	Prandium Studio		Project	Boondall - 29 Kakawan St	4034230309	Jul 19, 2023



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				Pedestrian access - car park (3)				
CD 20	Drawn by	AC	Prandium Studio		Project	Boondall - 29 Kakawan St	4034230309	Jul 19, 2023



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Car park - Western end



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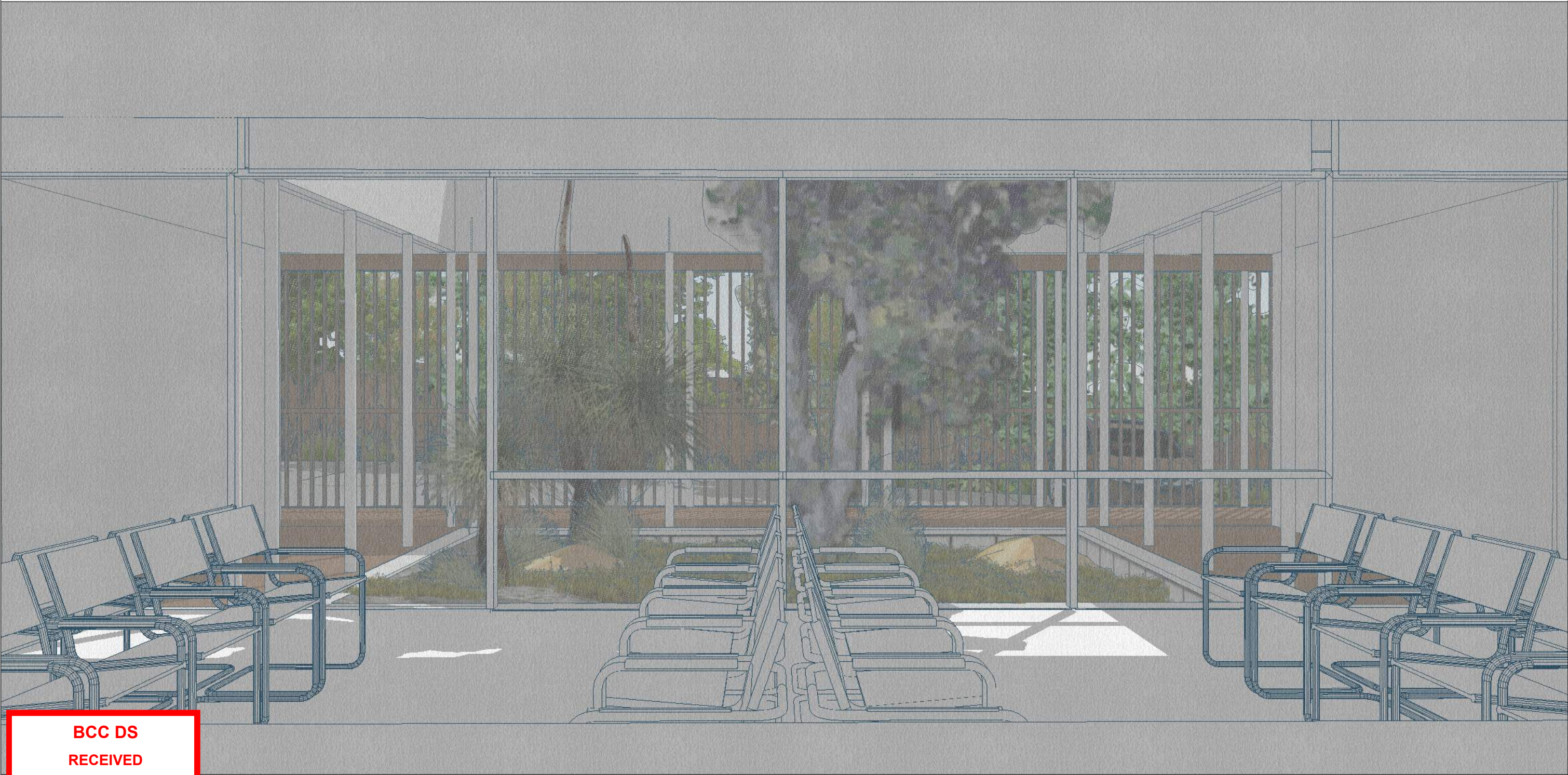
Pedestrian entry - street (2)



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Courtyard & wait room

CD 23	Drawn by	AC	Prandium Studio	Project	Boondall - 29 Kakawan St	4034230309	Jul 19, 2023
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Staff garden

Project	Boondall - 29 Kakawan St	4034230309	Jul 19, 2023
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Stairs to staff garden (2)

CD 26

Drawn by

AC

Prandium Studio

Project

Boondall - 29 Kakawan St

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Appendix - SC6.24 Planting species

Boondall - 29 Kakawan St

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Prandium Studio

4 Cudgerie Ct
Casuarina NSW 2487
+61 415 426292
design@prandiumstudio.com.au
ABN 53 146 022 737

July 19, 2023

SC6.24 Planting species planning scheme policy																							
Table 1A Tall trees over 10m in height at maturity - Project Species Selection: Boondall - 29 Kakawan St																							
Botanical name	Common name	Tall tree planting characteristics																					
		Spreading canopy form	Columnar canopy form	Fast growing	Screen planting	Suitable for car parking areas	Showy flowers	Showy foliage	Edible parts	Bird attracting													
Brachychiton acerfolius	flame tree		x				x	x															
Corymbia citriodora subsp. variegata	spotted gum		x	x						x													
Cupaniopsis anacardioides	tuckeroo	x				x																	
Eucalyptus microcorys	tallowood	x		x						x													
Eucalyptus racemosa	scribbly gum	x		x						x													
Flindersia brayleyana	Queensland maple	x		x		x																	
Flindersia schottiana	bumpy ash	x				x																	
Harpullia pendula	tulipwood	x				x																	
Lophostemon confertus	brush box	x								x													
Melaleuca leucadendron	weeping paperbark		x			x				x													
Syzygium australe	scrub cherry	x			x				x	x													
Syzygium francisii	rose satinash	x			x					x													
Syzygium luehmannii	small-leaved lilly pilly	x			x				x	x													
Waterhousia floribunda	weeping satinash	x		x	x	x				x													
SC6.24 Planting species planning scheme policy																							
Table 1B Small trees 5m to 10m in height at maturity - Project Species Selection: Boondall - 29 Kakawan St																							
Botanical name	Common name	Small tree planting characteristics																					
		Fast growing	Screen planting	Suitable for car parking areas	Fragrant (flowers or leaves)	Showy flowers	Showy foliage	Edible parts	Bird attracting														
Acmena smithii	lilly pilly		x							x													
Acronychia imperforata	coastal aspen	x	x						x	x													
Atractocarpus fitzalanii (syn. Randia fitzalanii)	brown gardenia		x		x																		
Backhousia citriodora	lemon myrtle		x		x				x														
Backhousia myrtifolia	grey myrtle		x			x																	
Banksia integrifolia	coast banksia					x				x													
Buckinghamia celsissima	ivory curl tree			x	x	x																	
Callistemon 'Eureka'	pink bottlebrush			x		x				x													
Callistemon salignus Rubra (syn. Melaleuca salicina)	bottlebrush		x	x		x				x													
Cordyline petiolaris	broad-leaved palm lilly						x																
Cyathea cooperi	scaly tree fern	x					x																
Elaeocarpus eumundi	Eumundi quandong		x	x	x		x																
Elaeocarpus reticulatus	blue berry ash	x	x			x	x			x													
Hymenosporum flavum	native frangipani				x																		
Melaleuca bracteata	river tea tree			x						x													
Melaleuca linariifolia	flax-leaf paperbark		x	x	x	x	x			x													
Stenocarpus sinuatus	wheel of fire tree					x	x			x													
Syzygium hempilamprum (syn. Acmena hemilampra)	broad-leaved lilly pilly		x				x			x													
Xanthostemon chrysanthus	golden penda		x			x																	
											Up to 4 plants from this table at expect stock size 2-4m /50-200L												
											Up to 25 plants from this table at expect stock size 1-3m / 400mm - 50L												
											BCC DS RECEIVED 09-JUL-2026 APPLICATION REF A007066786												
											SC6.24 Table 1A & 1B - Trees 10m+ / 5m to 10m												
CD 28											Drawn by	AC	Prandium Studio				Project	Boondall - 29 Kakawan St		4034230309		Jul 19, 2023	

SC6.24 Planting species planning scheme policy												
Table 1C Medium shrubs 2m to 5m in height at maturity - Project Species Selection: Boondall - 29 Kakawan St												
Botanical name	Common name	Medium shrub planting characteristics										
		Fast growing	Screen planting	Hedge	Suitable for car parking areas	Fragrant (flowers or leaves)	Showy flowers	Showy foliage	Edible parts	Bird attracting	Butterfly attracting	Topsoil over clay
Acacia complanata	Flat-stemmed wattle	x					x			x	x	
Acacia fimbriata	Brisbane wattle	x	x				x			x	x	
Acacia podalyriifolia	Queensland silver wattle	x	x				x	x		x	x	x
Baeckea virgata	twiggy heath myrtle		x				x				x	x
Brachychiton bidwillii	little kurrajong						x			x	x	x
Callistemon species (now Melaleuca species)	bottlebrush											
Dodonaea viscosa	hop bush	x										
Eucalyptus curtisii	plunkett mallee	x			x		x			x		x
Grevillea banksii	Banks' grevillea	x	x		x		x			x	x	x
Grevillea 'Honey Gem'		x	x				x			x	x	x
Grevillea 'Majestic'		x	x				x			x	x	x
Grevillea 'Orange Marmalade'	marmalade grevillea	x	x				x			x	x	x
Leptospermum petersonii	lemon-scented tea-tree		x		x	x	x		x		x	x
Malaleuca saligna (syn. Callistemon salignus)	white bottlebrush		x		x		x			x		
Melaleuca sieberi	small-leaved paperbark						x			x		x
Malaleuca viminalis (syn. Callistemon viminalis)	weeping bottlebrush		x		x		x			x		
Myoporum acuminatum	coastal boobialla	x	x							x	x	x
Syzygium 'Aussie Copper'		x	x	x			x	x	x	x	x	x
Syzygium 'Aussie Southern'		x	x	x			x	x	x	x	x	x
Syzygium australe	scrub cherry	x	x	x			x	x	x	x	x	x
Syzygium australe 'Bush Christmas'		x	x	x			x	x	x	x	x	x
Syzygium 'Bush Christmas'		x	x	x			x	x	x	x	x	x

Up to 80 plants from this table
at expect stock size
400mm - 25L pot

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SC6.24 Planting species planning scheme policy													
Table 1D Low shrubs 0.5m to 2m in height at maturity - Project Species Selection: Boondall - 29 Kakawan St													
Botanical name	Common name	Low shrub planting characteristics											
		Fast growing	Screen planting	Suitable for car parking areas	Shade tolerant	Fragrant (flowers or leaves)	Showy flowers	Showy foliage	Edible parts	Bird attracting	Butterfly attracting	Topsoil over clay	
Alpinia caerulea	native ginger	x	x		x	x	x	x	x	x	x	x	x
Asplenium australasicum	bird's nest fern	x			x			x				x	x
Banksia robur	broad leaved banskia	x		x			x	x		x	x	x	x
Banksia spinulosa	golden candlesticks			x			x	x		x	x	x	x
Cordyline petiolaris	broad leaf palm lily				x			x		x	x	x	x
Cordyline stricta	narrow leaf palm lily				x			x				x	x
Grevillea 'Forest Rambler'	forest rambler	x								x	x	x	x
Grevillea 'Golden Lyre'	golden lyre	x	x	x			x			x	x	x	x
Lomandra longifolia	spiny-headed mat rush	x		x				x			x	x	x
Melaleuca linariifolia 'Claret Tops'	claret tops			x				x			x	x	x
Phyllanthus multiflorus	phyllanthus			x				x				x	x
Syzygium australe 'Aussie Boomer'		x	x				x	x	x	x	x	x	x
Syzygium 'Lillyput'		x	x				x	x	x	x	x	x	x
Syzygium 'Minipilly'		x	x				x	x	x	x	x	x	x
Syzygium 'Tiny Trev'		x	x				x	x	x	x	x	x	x
Westringia fruticosa	coastal rosemary						x	x			x	x	x

Up to 200 plants from this table at expect stock size 140-400mm pot

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CD 30

Drawn by

AC

Prandium Studio

Project

Boondall - 29 Kakawan St

4034230309

Jul 19, 2023

SC6.24 Table 1D - Low Shrubs 0.5m to 2m

SC6.24 Planting species planning scheme policy															
Table 1E Groundcovers and grasses - Project Species Selection: Boondall - 29 Kakawan St															
Botanical name	Common name	Groundcovers and grasses planting characteristics													
		Fast growing	Water sensitive urban design – swales	Suitable for car parking areas	Sandy soils	Fragrant	Showy flowers	Showy foliage	Edible parts	Moist soils	Clay soils	Bird attracting	Butterfly attracting	Topsoil over clay	
Chrysocephalum apiculatum	yellow buttons	x		x	x		x	x					x	x	
Cissus antarctica	kangaroo vine	x										x		x	
Curculigo capitulate	palm grass	x						x						x	
Dianella brevipendunculata	flax lily			x	x			x				x		x	
Dianella caerulea	blue flax lily			x	x			x				x		x	
Dianella caerulea 'Breeze'				x	x			x				x		x	
Dianella caerulea 'Little Jess'				x	x			x				x		x	
Dianella longifolia var. longifolia	pale flax lily			x	x			x				x		x	
Doodia aspera	rasp fern	x						x		x				x	
Grevillea 'Bronze Rambler'					x		x					x	x	x	
Grevillea 'Fanfare'					x		x						x	x	
Liriope muscari 'Evergreen Giant'		x	x	x	x			x		x	x			x	
Myoporum elipticum	coastal myoporum	x		x										x	
Pennisetum alopecuroides 'Nafray'	fountain grass	x	x		x			x		x	x			x	
Themeda australis 'Mingo'	mingo	x	x		x			x		x	x	x		x	
Themeda triandra	kangaroo grass	x	x		x			x		x	x	x		x	
Viola banksii (syn. Viola hederacea)	native violet	x					x			x	x		x	x	
Zoysia tenuifolia	no mow grass				x			x						x	

Up to 250 plants from this table at expect stock size 100 - 200mm pots

Up to 250 plants
from this table
at expect stock size
100 - 200mm pots

SC6.24 Planting species planning scheme policy									
Table 1F Climbers - Project Species Selection: Boondall - 29 Kakawan St									
Botanical name	Common name	Climbers planting characteristics							
		Salt tolerant	Sandy soils	Fragrant (flowers or leaves)	Showy flowers	Showy foliage	Edible parts	Bird attracting	Butterfly attracting
Hibbertia scandens	snake vine	x	x		x			x	x
Hoya australis	wax flower			x	x				x
Pandorea jasminoides	bower vine				x			x	x
Pandorea pandorana	wonga wonga vine				x			x	x

Up to 30 plants
from this table
at expect stock size
~140mm pot

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