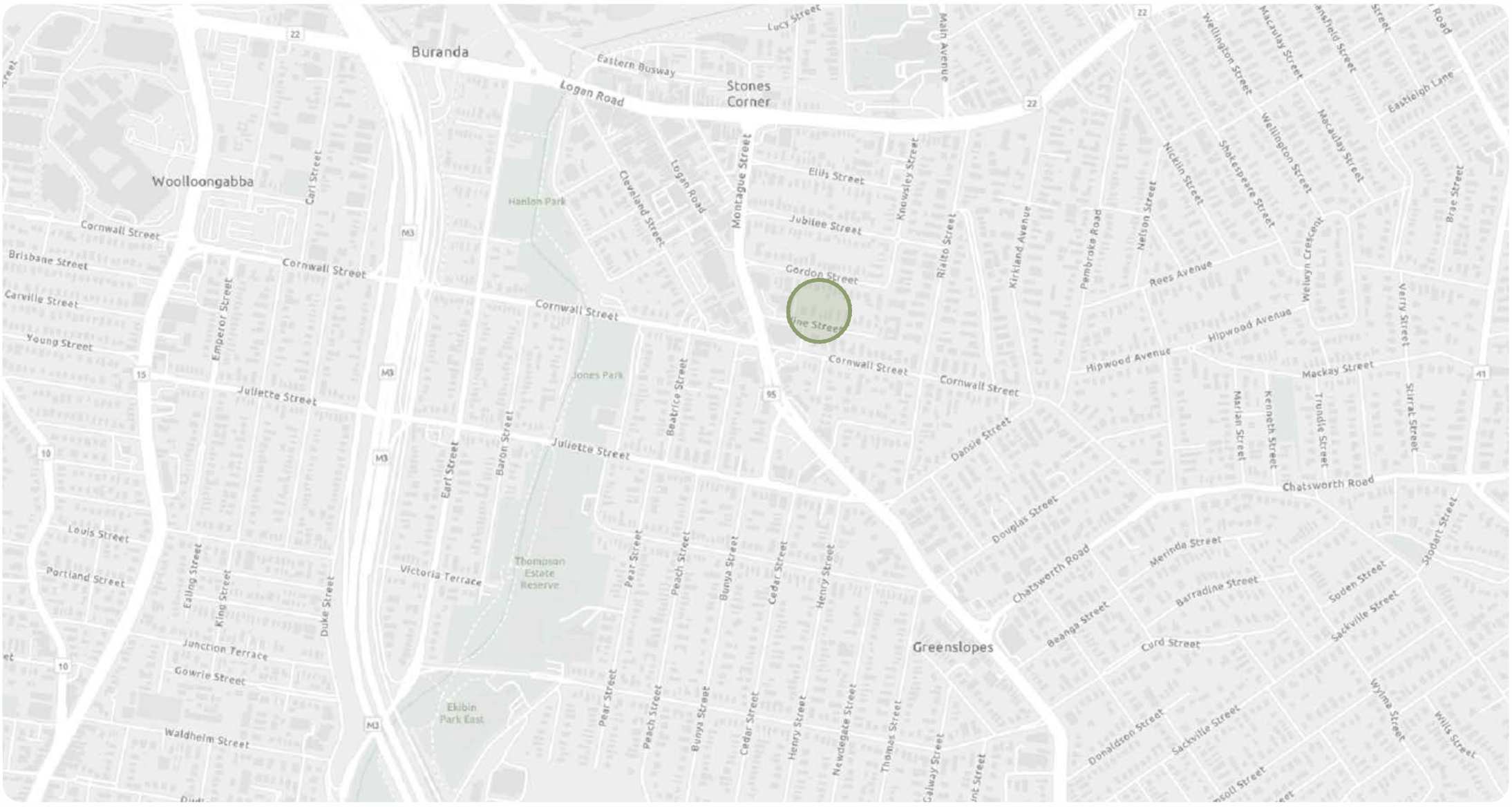
seed
Landscape Design

RLA #4558
Australian Institute of Landscape Architects
Landscape Design Institute
Registered Member #912



goldensands construction group pty ltd

MULTIPLE UNIT DWELLING DEVELOPMENT PROJECT

260712

BRISBANE CITY COUNCIL
A007057829

20 vine street
stones corner qld 4120

Document Content

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abn **85 468 007 510**

DESCRIPTION	DRAWING	ISSUE	DATE	STATUS
specifications	260712 02	a	2209/2026	da issue
plant palette/strategy	260712 03	a	2209/2026	da issue
concept plan	260712 04	a	2209/2026	da issue
deep planting/COS plan	260712 05	a	2209/2026	da issue

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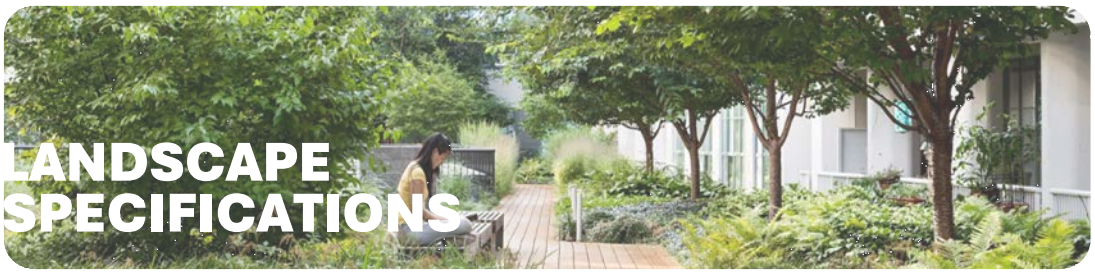
22/10/2026
APPLICATION REF
A007057829

DA DRAWINGS NOT FOR CONSTRUCTION
(Refer to BA Drawing Set)



LANDSCAPE SPECIFICATIONS

All works shall be carried out by a licensed Landscape Contractor who possesses demonstrable experience in the execution of projects of a similar scale and complexity. Prior to the commencement of any on-site activity, the Contractor shall conduct a comprehensive review of all drawings, specifications, site-specific reports and engineering documentation.

Particular attention must be given to any inconsistencies or ambiguities in documentation, with immediate clarification sought from the Landscape Architect. The Contractor shall conduct a full site inspection to become familiar with existing conditions, access points, service locations, site boundaries, levels, storage capacity and the general layout of the works.

The Contractor shall identify and protect all existing above and below-ground services during the construction period. Any damage to services shall be rectified at the Contractor's expense.

All site activities shall comply with the National Construction Code, Workplace Health and Safety requirements and relevant Australian Standards including, but not limited to:

AS 4419:2018 – Soils for landscaping and garden use
AS 4454:2012 – Composts, soil conditioners and mulches
AS 4970:2009 – Protection of trees on development sites
AS 1428.1:2021 – Design for access and mobility
AS/NZS 3500.3:2021 – Stormwater drainage

Where discrepancies between specifications and drawings exist, figured dimensions shall take precedence over scaled measurements, and large-scale drawings shall take precedence over small-scale drawings. Work shall not proceed in affected areas until clarification is provided.

All product deliveries are to be checked on arrival for compliance with the specified type, condition, finish, size and suitability. Materials susceptible to degradation must be handled and stored with appropriate protection from sun, water, mechanical damage and contamination.
All disturbed surfaces and elements shall be reinstated to a condition equal to or better than that which existed at the commencement of works. Waste and debris generated from landscape construction are to be removed regularly and the site maintained in a tidy condition.

Landscape works are to support relevant CPTED principles and maintain appropriate visibility, passive surveillance and safe movement through public and communal areas.



EXCAVATION & EARTHWORKS

The Contractor shall assess the nature of existing surface conditions and verify the proposed grading profiles and excavation depths against the drawings. All excavation works shall be carried out in a manner that does not compromise existing services, structures, or vegetation to be retained. Excavated areas shall be protected from erosion, inundation, and collapse during and after construction.

Surface drainage shall be directed away from the excavated areas, with temporary protective measures such as sandbags, bunds, or temporary pits provided as necessary. The Contractor shall install barriers or fencing to prevent movement of spoil, sediment, or debris into adjacent lots, roadways, or sensitive vegetation zones.

Topsoil stockpiles must be placed in designated locations, kept clear of tree protection zones, and protected from compaction and erosion. Ripping of compacted subsoil shall be executed parallel to finished contours and only when the subsoil is dry. No ripping shall occur within the tree protection zone (TPZ) of existing or neighbouring vegetation.



CULTIVATION & DRAINAGE

All soft landscape areas are to be adequately cultivated to promote healthy growth and drainage. Subgrade preparation shall include mechanical cultivation to a depth of 150 mm for turfed areas and 300 mm for garden planting areas. All landscaped areas must be free of compaction, debris, stones greater than 25 mm diameter and organic waste.

Soft landscape areas are to be graded to provide positive drainage and avoid ponding, generally at a minimum fall of 1:50 where practicable. For batters or sloped areas, maximum slope shall not exceed 1:5 unless otherwise documented.

Subsurface drainage systems are to be installed in areas where ponding or water retention is likely. These systems must be coordinated with the sitewide civil and hydraulic drainage infrastructure.

Garden beds and landscape areas adjoining buildings are to be graded to prevent uncontrolled surface water discharge towards building footprints. Where appropriate, landscape areas may assist with passive infiltration and WSUD outcomes, subject to civil and hydraulic drainage requirements.



EXISTING TREES

Retain and protect all existing trees unless removal is approved. Tree protection shall comply with AS 4970:2009, with Tree Protection Zones (TPZ) and Structural Root Zones (SRZ) established where required.

Pruning and vegetation works shall be undertaken in accordance with relevant Australian Standards and statutory requirements. No excavation, stockpiling or vehicle access is permitted within nominated TPZs without prior approval.

Stumps associated with approved tree removals shall be removed to a depth of approximately 500 mm below subgrade where required. Vegetation declared as invasive or restricted under applicable biosecurity legislation shall be removed and disposed of appropriately.



TURFING & LAYING PREPARATION

Turf shall be A-Grade Green Couch (*Cynodon dactylon*) or equivalent, and be laid in accordance with AS 4419:2018. The turf must be fresh, weed-free, cut and installed within 24-36 hours, and kept moist throughout transport and installation. Turf shall be laid in a stretcher bond pattern with staggered joints.

Turf areas shall be top-dressed post-installation with weed-free sandy loam to a depth of 10 mm, and irregularities shall be corrected using AS 4419-compliant Turf Top Dressing. Turf edges must be finished flush with adjoining pavements or planting.

Pre-turfing and post-turfing fertilisers shall be applied as follows:

- Pre-turf: Controlled release fertiliser (13.1:14.6:12.9) at 25 g/m^2, two weeks prior
- Post-turf: Lawn fertiliser (e.g. Scotts 21:1:16) at 10 g/m^2, immediately watered in



EROSION & SEDIMENT CONTROL

The Contractor shall implement and maintain erosion and sediment control (ESC) measures in accordance with best practice principles as defined by the International Erosion Control Association (IECA) - *Best Practice Erosion and Sediment Control Guidelines (2008)*. Measures must be planned prior to construction and maintained throughout the works to minimise environmental harm.

These measures may include but are not limited to temporary swales, diversion bunds, sediment fences, hay bale traps, sandbag filters, sediment basins, and progressive rehabilitation of disturbed soil areas. Silt fences must comply with NASpec Clause 9.6.4. All temporary ESC measures must be removed when no longer required.



FILL & TOPSOIL

Topsoil and fill materials shall conform to AS 4419:2018. Materials used for turf underlay and garden beds must be classified respectively as Soils for Turf and Lawns - Underlay (for turf areas) and Landscape Soil - Medium Organic (for on-grade garden beds).

Site-sourced material may be re-used only if it meets these classifications and is free from contaminants, weeds, clay lumps greater than 50 mm, stones greater than 25 mm, and any material toxic to plants. Where topsoil is imported, documentation shall be provided verifying the source, texture, pH, salinity, nutrient content, and nitrogen drawdown index (NDI150), certified by a NATA-registered laboratory.

Soil amendments or conditioners shall comply with AS 4454:2012, and may include composted organic matter or mineral additives to improve soil structure, fertility, or drainage. Soil preparation must meet the minimum standards defined under NASpec Clause 3.2.2 regarding amelioration and incorporation depth for structural uniformity.



FERTILISER

All fertilisers shall be proprietary products supplied in sealed, clearly labelled packaging. Application rates shall be consistent with manufacturer's guidelines and NASpec Clause 7.2.1. For planting beds, use a slow-release fertiliser with a nutrient ratio of 16:4.4:8.3 at the following rates:

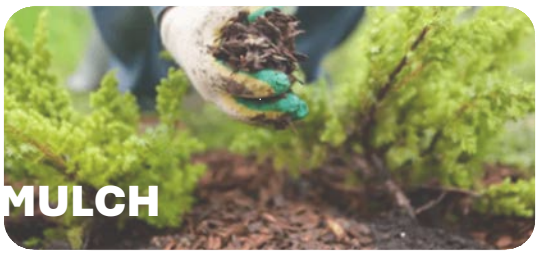
- 10 g for 140 mm pots
- 20 g for 200 mm pots
- 30 g for pots exceeding 200 mm

The soil pH should be adjusted to maintain a range of 5.5-6.5 for optimal nutrient uptake. For turf areas, a complete fertiliser with a pre-turf formulation should be used as described above, with an emphasis on slow nitrogen release.



ENVIRONMENTAL PROTECTION

The use of herbicides, insecticides, and other chemical treatments must be minimised and only applied by licensed operators in accordance with manufacturer specifications and environmental protection legislation. Contractors shall comply with Safe Work Method Statements (SWMS) when using hazardous materials, and ensure all activities avoid harm to people, fauna, or waterways. All waste must be managed as per NASpec Clause 9.5.3.



MULCH

Organic mulch shall be applied to all garden beds at a settled depth of 75–100 mm. Acceptable mulch types include:

Slash Pine Bark – Medium Grade
Hoop Pine Mulch, particularly for slopes or areas where improved erosion resistance is required

Mulch must comply with AS 4454:2012, be weed-free, free from contaminants and suitably aged prior to installation.

Mulch shall be kept clear of plant stems and tree trunks and finished approximately 25 mm below adjoining hard surfaces.



PLANT SUPPLY & INSTALLATION

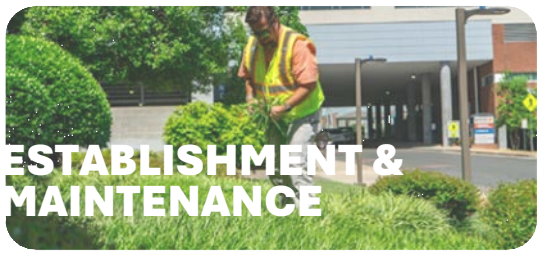
The Landscape Contractor shall supply all plant material as detailed in the approved planting schedule. Plants must match the specified species, size and pot format, and be free from pests, disease and root deformities.

All plants shall be container-grown, hardened off and capable of self-support unless staking is otherwise nominated.

Species selection shall prioritise:

Hardiness and suitability to the site conditions
Drought tolerance where appropriate
Non-toxic species in areas accessible to residents
Appropriate visibility and safety in accordance with CPTED principles
Low maintenance requirements
Regional and climatic suitability

Planting techniques shall include appropriate hole preparation, fertiliser application, backfilling, watering and mulching to support successful establishment.



ESTABLISHMENT & MAINTENANCE

A minimum 12-week establishment and maintenance period shall commence upon completion of the planting works or at Practical Completion, whichever occurs later. During this period, the Landscape Contractor is responsible for all required maintenance works to ensure the success of installed landscaping.

Maintenance duties shall include:

- Regular irrigation and watering to maintain healthy growth
- Replacement of any failed, dead, diseased, or damaged plants
- Mowing and edge trimming of turf areas
- Weed control in both turf and garden beds
- Monitoring and correcting erosion or mulch displacement
- Pest and disease monitoring and treatment as required

At the conclusion of the maintenance period, a formal inspection shall be conducted. The landscape must be presented in a healthy, well-established condition, free from weeds, with full turf coverage and no plant mortality. Final handover must include a plant and turf care guide, and records of any replacements.



FIREANT CONTROL

The Landscape Contractor shall implement all necessary measures, inspections and safeguards to prevent the spread of fire ants through the movement of plant stock, soil, mulch, equipment and machinery.

All works shall comply with current Queensland Government fire ant biosecurity requirements and the Biosecurity Act 2014.

PROJECT
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stones corner qld 4120

DRAWING
specifications

drawing no	drawn	date	issue
260712 02	ps	sep 26	a

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NATIVE/SUBTROPICAL PLANT SPECIES PALETTE

Climate Suitability | The subtropical climate of SE QLD, with warm, humid summers and mild winters, supports a wide range of plant species adapted to these conditions. Subtropical species are well suited to the region's seasonal rainfall, humidity, and temperature patterns, allowing them to establish successfully while maintaining healthy growth and landscape performance.

Biodiversity Support | Subtropical planting can contribute positively to urban biodiversity by providing shelter, nectar, and habitat for birds, insects, and other beneficial fauna. A diverse planting palette of trees, shrubs, and groundcovers creates layered vegetation structure, encouraging ecological activity while enhancing the overall landscape character.

Water Efficiency | Many subtropical plant species are well adapted to local rainfall patterns and seasonal dry periods. Once established, these plants generally require moderate irrigation and are capable of maintaining healthy growth with efficient water use. Selecting suitable species can therefore reduce long-term irrigation demand and support sustainable landscape management.

Landscape Character | Subtropical planting helps establish a lush and vibrant landscape character suited to the SE QLD environment. The use of foliage textures, layered planting forms, and species with seasonal interest contributes to a rich garden composition while creating comfortable outdoor spaces that respond well to the local climate.

tree planting



ELAEOCARPUS reticulatus
Blueberry Ash
Size: 100Lt (H1800mm W1200mm)



CUPANIOPSIS anacardioides
Tuckeroo
Size: 100Lt (H1800mm W1200mm)



TRISTANIOPSIS 'Luscious'
Dwarf Kanooka Gum
Size: 100Lt (H1800mm W1200mm)

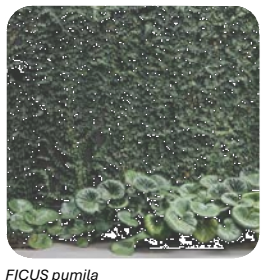


PANDANAS tectorius
Pandanas
Size: 45Lt (H1500mm W1000mm)



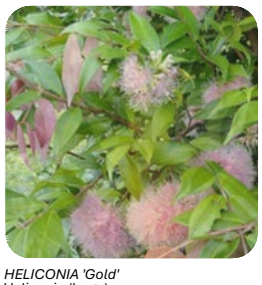
WATERHOUSEA floribunda
Weeping Lilly Pilly
Size: 100Lt (H1800mm W1200mm)

vine planting

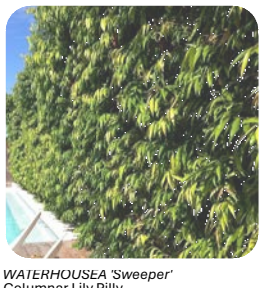


FICUS pumila
Climbing Fig
Size: 200mm (H700mm W400mm)
Density: 500mm spacing

screen planting



HELICONIA 'Gold'
Heliconia (large)
Size: 300mm (H1000mm W500mm)
Density: 1200mm spacing



WATERHOUSEA 'Sweeper'
Columnar Lily Pilly
Size: 300mm (H1000mm W500mm)
Density: 1200mm spacing



HELICONIA 'Kawauchi'
Heliconia (large)
Size: 300mm (H1000mm W500mm)
Density: 1200mm spacing



ELAEOCARPUS eumundii
Eumundi Quandong
Size: 300mm (H1000mm W500mm)
Density: 1500mm spacing



METROSIDEROS 'thomsonii'
Green Xmas Bush
Size: 300mm (H1000mm W500mm)
Density: 1200mm spacing



HELICONIA nickeriensis
Heliconia
Size: 300mm (H1000mm W500mm)
Density: 1000mm spacing

shrub planting



ALOCASIA brisbanensis
Cunjevoi
Size: 200mm (H700mm W400mm)
Density: 750mm spacing



ALPINA nutans
Dwarf Ginger
Size: 200mm (H700mm W400mm)
Density: 750mm spacing



HELICONIA 'Parakeet'
Heliconia
Size: 200mm (H700mm W400mm)
Density: 1000mm spacing



CARISSA 'Desert Star'
Desert Star
Size: 200mm (H700mm W400mm)
Density: 750mm spacing



IXORA 'Sunshine'
Yellow Ixora
Size: 200mm (H700mm W400mm)
Density: 750mm spacing



ALPINA zerumbet Variegata
Shell Ginger
Size: 200mm (H700mm W400mm)
Density: 750mm spacing



NANDINA 'Lemon Lime'
Sacred Bamboo
Size: 200mm (H700mm W400mm)
Density: 750mm spacing

groundcover planting



PHILODENDRON 'Xanadu'
Xanadu
Size: 140mm (H100mm W250mm)
Density: 500mm spacing



DICHONDRA repens
Dichondra
Size: 140mm (H100mm W250mm)
Density: 250mm spacing



LIRIOPE 'Evergreen Giant'
Liriope
Size: 140mm (H100mm W250mm)
Density: 500mm spacing



ZOYSIA tenuifolia
Velvet Grass
Size: 140mm (H100mm W250mm)
Density: 250mm spacing



LIGULARIA reniformis
Tractor Seat Plant
Size: 140mm (H100mm W250mm)
Density: 500mm spacing

shade planting



BLECHNUM 'Silver Lady'
Silver Lady Fern
Size: 200mm (H700mm W400mm)
Density: 500mm spacing



MONSTERA deliciosa
Fruit salad plant
Size: 200mm (H700mm W400mm)
Density: 750mm spacing



PHILODENDRON 'Xanadu'
Xanadu
Size: 140mm (H100mm W250mm)
Density: 500mm spacing



PHILODENDRON 'Fat Boy'
Fat Boy
Size: 140mm (H100mm W250mm)
Density: 500mm spacing



ASPLENIUM australasicum
Birds Nest Fern
Size: 200mm (H700mm W400mm)
Density: 750mm spacing



VIOLA hederacea
Native Violet
Size: 140mm (H100mm W250mm)
Density: 250mm spacing

DEEP PLANTING & CANOPY STRATEGY

PO29
AO29.1–AO29.4
RFI 6

Deep planting areas are to provide the primary locations for long-term establishment of medium to large subtropical shade trees within natural ground. These areas are to remain free of built structure below wherever required and provide sufficient soil volume, drainage and root space to support healthy canopy development.

Tree species are to be selected with consideration given to mature height, canopy spread, root behaviour, proximity to buildings and boundaries, and compatibility with underground and overhead services.

Canopy planting is to contribute to building softening, urban cooling, shade to communal and pedestrian areas, visual amenity and the broader subtropical landscape character of the development. Tree placement is also to assist in reducing heat gain to hard surfaces and improve outdoor comfort over time.

SCREENING & BOUNDARY PLANTING

PO28
AO28.1–AO28.2
RFI 6

Boundary planting is to provide a layered combination of trees, screening shrubs, lower shrubs and groundcovers to soften the interface with adjoining properties and provide appropriate visual separation.

Species are to be selected for the available planting width, solar exposure, rainfall access and long-term maintenance requirements. Narrow or columnar species are to be used where space is constrained, while broader canopy and screening species are to be located where sufficient soil and separation are available.

Planting is to provide effective screening while maintaining appropriate sightlines, avoiding excessive enclosure and supporting passive surveillance. Mature vegetation size is to be coordinated with fences, retaining walls, services and building setbacks to minimise future conflict.

COMMUNAL OPEN SPACE PLANTING

PO30 | AO30.2
PO31 |
AO31.1–AO31.5
RFI 7

Landscape planting within and adjoining communal open space is to create a comfortable, shaded and attractive outdoor recreation environment suited to Brisbane's subtropical climate.

Shade trees are to be positioned to contribute canopy over recreation and seating areas while maintaining clear circulation and a functional usable open-space area. Lower planting is to define edges, provide visual amenity and soften adjoining built form without reducing surveillance or usable space.

Planting is to respond to solar orientation, building shade, prevailing breezes and adjoining uses to improve thermal comfort and amenity throughout the day.

FRONTAGE & ENTRY PLANTING

RFI 2

Frontage planting is to provide a strong landscape address to Vine Street, soften the built form and reinforce the principal pedestrian entry to the development.

Small to medium shade trees, shrubs and groundcovers are to be arranged to maintain clear visibility of the entry from the street while providing an attractive subtropical landscape character. Planting height and density are to support passive surveillance and avoid concealing pedestrian movement.

The landscape response is to be coordinated with the driveway, pedestrian path, verge treatment, street trees, services and any required sightline clearances.

The entry landscape is to assist with wayfinding by visually directing residents and visitors toward the common entrance and distinguishing pedestrian access from vehicle movement. This responds directly to Council's concern about entry prominence and pedestrian/vehicle conflict.

SUBTROPICAL LANDSCAPE CHARACTER

PO28

The planting design is to reinforce Brisbane's subtropical landscape identity through a layered arrangement of canopy trees, screening vegetation, shrubs and groundcovers.

Species are to be selected for resilience to local climatic conditions including seasonal rainfall, heat, humidity and periods of dryness, with preference given to plants capable of maintaining long-term landscape performance with moderate maintenance requirements.

Variation in foliage texture, height, canopy form and seasonal interest is to create visual depth and a cohesive landscape character across frontage, boundary, deep planting and communal areas.

LANDSCAPE RESILIENCE & LONG-TERM PERFORMANCE

The landscape is to be designed for long-term establishment rather than short-term presentation only. Plant selection, soil preparation, drainage, mulch and maintenance access are to be coordinated to support healthy growth and reduce replacement requirements.

Natural-ground planting is to maximise the benefits of rainfall infiltration and existing soil conditions, with supplementary watering provided during establishment and thereafter only where required.

Landscape areas are to remain accessible for pruning, replacement planting and routine horticultural maintenance without compromising building access, pedestrian movement or services.

GROUND-LEVEL SOIL & MULCH

Natural-ground planting areas are to incorporate suitable site soil preparation and imported landscape soil where required to provide adequate depth, drainage, aeration and nutrient-holding capacity for the proposed vegetation. Landscape soils are to comply with AS 4419 where applicable, with soil depth and preparation appropriate to trees, shrubs and groundcovers and coordinated with existing site conditions and services.

Organic mulch is to be provided to planted areas in accordance with AS 4454, at a depth suitable to suppress weeds, moderate soil temperature and moisture loss while maintaining clearances to plant stems, structures and drainage points. Existing site soils are to be retained and improved where suitable rather than unnecessarily replaced.

GROUND-LEVEL LANDSCAPE

PO28
RFI 6

Ground-level landscape is to provide a coordinated subtropical response that contributes to building softening, shade, screening, outdoor amenity and positive interfaces with adjoining properties.

Planting is to respond to orientation, building and adjoining-property shade, reflected heat, wind, rainfall, soil conditions and available root volume. Species and planting layout are to be coordinated with circulation, services, drainage, privacy, CPTED and the functional requirements of private and communal open space.

PROJECT-SPECIFIC PLANNING CONTROLS

Landscape design is to respond to any additional requirements arising from the applicable zone, neighbourhood plan and overlays. Where these controls establish specific landscape, vegetation, frontage, screening, drainage or interface outcomes, the relevant landscape zone is to be adapted accordingly.

PROJECT
260712
20 vine street
stones corner qld 4120

DRAWING
plant palette

drawing no	drawn	date	issue
260712 03	ps	sep 26	a

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TREE PLANTING
Canopy tree species that contribute positively to the streetscape character and local identity, and which are appropriately scaled to complement the height, bulk, and form of the development



NARROW PLANTING
Provide shrubs and columnar tree species within narrow planting zones to achieve effective screening of fencing and maintain privacy between adjoining properties

Select species capable of achieving a mature height exceeding 5 metres, and space appropriately to ensure a continuous and effective screening outcome



GARDEN PLANTING
Provide subtropical trees, shrubs and groundcovers that contribute positively to the streetscape and amenity of the development, while maintaining clear sightlines and passive surveillance in accordance with CPTED principles

Incorporate predominantly native and drought-tolerant species suited to the local climate to support environmentally responsible and low-maintenance landscape outcomes



GARDEN BED PREPARATION
Provide minimum 300mm depth of cultivated and ameliorated garden soil to all planting beds, prepared to improve soil structure and water holding capacity, and in accordance with AS 4419 Soils for Landscaping and Garden Use

Provide minimum 75mm depth of organic mulch to all garden beds unless otherwise noted on the drawings. Mulch shall comply with AS 4454 Composts, Soil Conditioners and Mulches



SHADE-TOLERANT PLANTING
Selected planting adapted to thrive in low-light and rain-shadowed garden beds, while providing greening aspect

Supplementary watering to be provided during establishment and thereafter only as required during prolonged dry conditions



COS FLAT RECREATION
Open turfed areas to support informal and passive recreation

Areas shall be designed to accommodate play opportunities and enhance landscape amenity for users



PERGOLA STRUCTURE
Climbing vines to pergola structure are to establish a leafy canopy over the recreation area, providing dappled shade and improved thermal comfort while maintaining an open, filtered-light character



COS PASSIVE RECREATION
Provide seating and passive recreation facilities within the Communal Open Space to create a comfortable and functional outdoor area for residents

The space is intended to support informal gathering, relaxation and quiet recreation, with seating located to take advantage of shade & gardens



BIN STORAGE AREA
Provide screened bin storage area for tenancies. Screening to minimise visibility from streetscape and adjoining areas while maintaining practical access for waste collection and servicing



DRYING AREA
Provide communal drying area with folding clotheslines

Drying area to be screened where practical and located to maintain functional solar access and usability for residents



ACOUSTIC FENCING
Acoustic fence or wall as detailed in the Acoustic Engineer's documentation and Architectural drawings

Fence height, materials, and construction shall comply with the approved acoustic and development specifications



DRIVEWAY PLANTING
Provide subtropical planting within garden beds adjacent to driveways to achieve effective boundary screening and enhance visual amenity

Planting shall incorporate layered species of varying heights to establish a dense, green landscape outcome suited to the site conditions



ESTABLISHMENT WATERING
Provide supplementary watering to all planting during the establishment period and thereafter only as required during prolonged dry conditions

Natural-ground planting is to maximise use of direct rainfall and passive infiltration.



PEDESTRIAN / VEHICLE ACCESS
Provide delineated pedestrian access within shared driveway areas to ensure safe and legible movement between the street and building entries

Driveways and crossovers shall be constructed in accordance with the relevant Council standards and approvals, with all necessary permits obtained prior to works



VERGE TREATMENT
Reinstate all disturbed verge areas with A-Grade turf to match existing, unless otherwise approved by Council

Protect existing verge infrastructure during construction, and repair or replace any damage to turf, footpaths, kerbs, or services in accordance with the relevant Council standards and guidelines



ROOT BARRIER
Root barriers shall be installed where required to protect adjacent structures, services and hardscape from root intrusion, and are to be installed in accordance with manufacturer's specifications



SERVICE CONDUIT
Provide conduits beneath slabs, retaining walls, pavements, and hardstand areas as required to allow irrigation and electrical services to *all* landscape planting areas

Coordinate locations with relevant service trades prior to construction



MULCH
Provide minimum 75mm depth of organic mulch to all garden beds to assist in retaining soil moisture, suppress weed growth, and reduce surface erosion

Mulch shall comply with AS 4454 Composts, Soil Conditioners and Mulches



TIMBER FENCE
Provide 1800mm high timber paling fence to side and rear boundaries. Maintain a gap at the base of the fence to allow free movement of overland stormwater flow and prevent obstruction of drainage paths.



DEEP PLANTING
Provide deep planting areas in accordance with development approval requirements to accommodate large tree species and support healthy long-term growth

Deep planting contributes to urban cooling, biodiversity, building amenity, and overall landscape performance.



vine street

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DRAWING
concept plan

drawing no	drawn	date	issue	scale
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CLIENT
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0m 4m

LEGEND
landscape zone
boundary fencing
security fence
driveway
pedestrian pavement
turfed areas
groundcovers
feature veg
screening
screening tree
existing tree

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Deep planting areas are provided within natural ground to support the long-term establishment of canopy trees and associated understorey planting. Deep planting is located to contribute to landscape character, shade, screening and built-form softening and, where applicable, vegetation retention, buffering and transitions between adjoining uses.

DEEP PLANTING CONDITIONS

Deep planting areas are reserved exclusively for landscaping and are provided within natural ground with no development beneath. Areas are open to the sky, free of structures and infrastructure that would constrain tree establishment, and accessible for ongoing landscape maintenance.

TREE & CANOPY OUTCOME

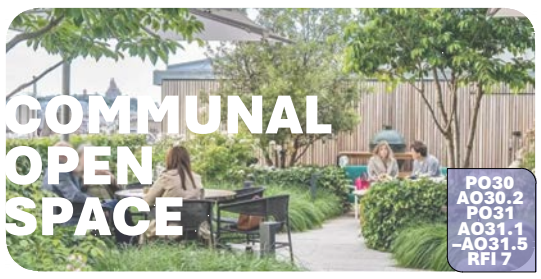
Trees within deep planting areas are to comprise suitable subtropical species capable of achieving a minimum 5 m canopy diameter and/or 5 m height within 5 years of planting. Species are to be selected to respond to site conditions, available growing area and the scale and character of the proposed built form.

SOIL, DRAINAGE & ESTABLISHMENT WATERING

Deep planting areas are to incorporate suitable soil preparation, mulch and drainage to support successful establishment and long-term plant health. Supplementary watering is to be provided during establishment and thereafter only as required during prolonged dry conditions. Where appropriate, adjoining hardscape is to grade toward landscape areas to encourage passive rainfall infiltration, subject to civil and hydraulic drainage requirements.

DEEP PLANTING COMPLIANCE

Total Site Area:	405m²
Required Deep Planting:	40.5m²
Deep Planting:	**50.2m²**
Required Percentage of Site:	10%
DP Percentage of Site:	**12.4%**
Other In-Natural Planting:	**83.0m²**
Percentage of Site:	**20.5%**
Total Deep Planting & Landscape Planting Percentage of Site:	**~32.9%**

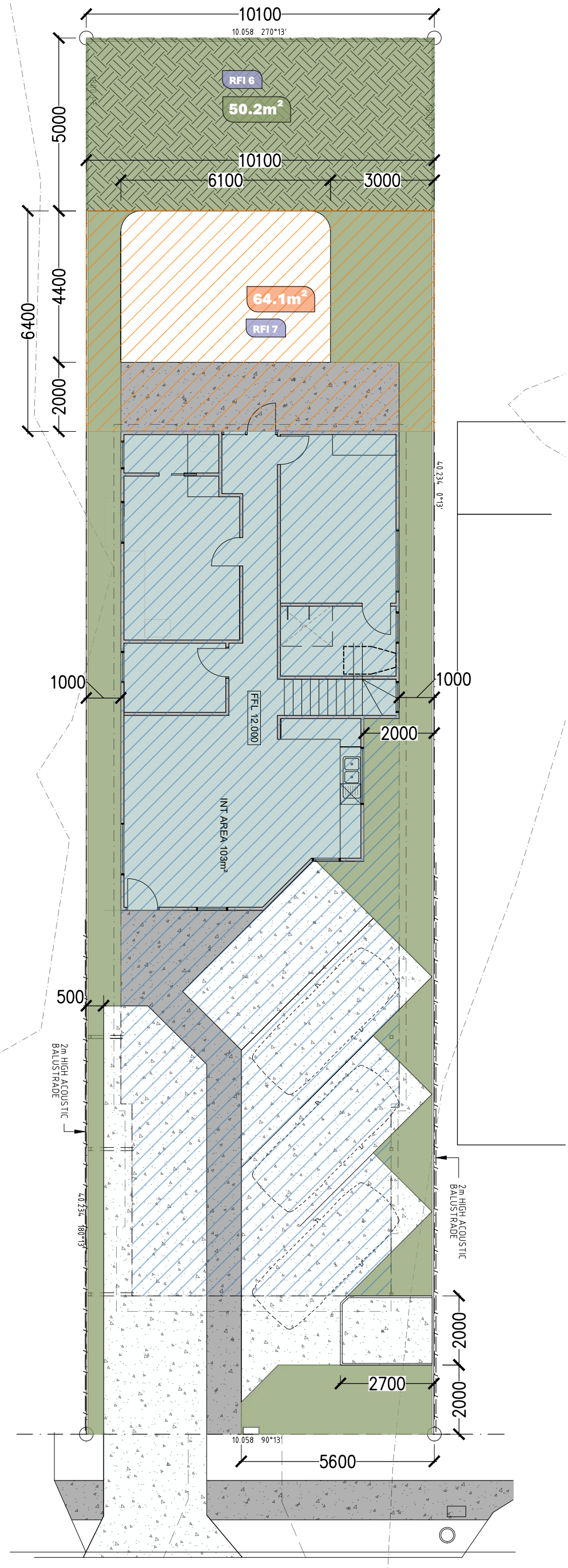


Communal open space is to provide a consolidated, usable outdoor recreation area with an appropriate balance of landscape, shade, outlook and facilities that support resident amenity and a range of uses.

Communal open space is to remain functional and free of vehicle areas, infrastructure or other elements that compromise its required use and amenity. Deep planting, private open space and communal open space calculations are to be clearly identified separately where applicable.

COS COMPLIANCE

Location:	Ground
Total Site Area:	405m²
COS Area Required:	25.0m²
Min Dimension Required:	5.0mx5.0m
POS Area Provided:	**64.1m²**
Min Dimension Provided:	**6.0mx10.1m**



vine street

PROJECT
260712
20 vine street
stones corner qld 4120

DRAWING
deep planting

drawing no	drawn	date	issue	scale
260712 05	ps	sep 26	a	1:125@A3

Any discrepancies must be reported immediately to lead designer prior to construction
All setouts and levels must be checked and approved on site by lead designer prior to construction

CLIENT
goldensands construction group pty ltd

0m 4m

LEGEND
deep planting
in-natural
planter ~300mm
planter ~600mm
planter ~800mm
planter 1200mm +
covered level above
communal open space

BCC DS
RECEIVED
22/10/2026
APPLICATION REF
A007057829

seed Landscape Design
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RLA #4558
Australian Institute of Landscape Architects

Landscape Design Institute RLD #912
Professional Member

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