



# murray bell planning co

**MIXED  
USE  
DEVELOPMENT**

215 lancaster road  
ascot qld 4007

**260308**  
BRISBANE CITY COUNCIL  
A006953153  
Document Content

DESCRIPTION	DRAWING	ISSUE	DATE	STATUS
plant species strategy	260308 02	a	17/04/2026	da issue
concept plan	260308 03	b	30/04/2026	da issue

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### PLANT SELECTION AND SITE RESPONSE

Plant species will be selected to suit Brisbane's subtropical climate and the environmental conditions present across the site, including proximity to built form and available soil volumes. Tree species will be selected for appropriate mature size, canopy structure and root behaviour to ensure compatibility with surrounding infrastructure and long-term performance within a constrained urban environment.

Planting will contribute to site amenity, providing shade, visual softening of built form and supporting passive building design outcomes through microclimate regulation.

### RESPONSE TO MICROCLIMATE

The landscape design responds to site-specific microclimate conditions including solar exposure, reflected heat from surrounding built surfaces and localised wind conditions. Tree planting will be positioned to provide shade to built form and adjacent hardstand areas, contributing to reduced surface temperatures and improved thermal comfort.

Layered planting will assist in moderating environmental conditions at ground level, improving resilience of planting and supporting long-term landscape performance.

### SOIL PREPARATION AND ROOT VOLUMES

All planting areas will be prepared in accordance with AS4419 – Soils for Landscaping and Garden Use, ensuring soils are free-draining, structurally suitable and capable of supporting long-term plant growth. Soil profiles will be ameliorated where required to improve structure, drainage and organic content.

Adequate soil volumes will be provided to support long-term tree establishment, including minimum planting dimensions and soil depths as nominated on the landscape plan. Planting areas will be coordinated to remain clear of underground services and allow for healthy root development.

### MAINTENANCE AND LONG-TERM PERFORMANCE

A structured maintenance approach will be implemented to support plant establishment and ongoing landscape performance. Maintenance will include irrigation management, monitoring of plant health, mulching, pruning and replacement of any failed specimens to maintain the intended landscape outcome.

Irrigation systems will be regularly monitored and adjusted to suit seasonal conditions, ensuring efficient water use and consistent plant growth. Ongoing maintenance will ensure the landscape continues to provide shade, amenity and environmental benefits over time.

### SUGGESTED SPECIES

tree planting



**LAGERSTROEMIA speciosa**  
Crape Myrtle  
Size - 100Lt (h1500mm w800mm)



**PLUMERIA Species**  
Frangipani  
Size - 100Lt (h1500mm w800mm)



**TRISTAINOPSIS 'Luscious'**  
Dwarf Kanooka Gum  
Size - 100Lt (h1500mm w800mm)



**OLEA europaea**  
Olive Tree  
Size - 100Lt (h1500mm w800mm)



**INTERNAL TREE PLANTING**  
Tree to be located within a dedicated planting zone with minimum soil depth and volume suitable for long-term growth

Planting area to be free-draining and connected to subsoil drainage where required. Final tree species to be selected to suit spatial constraints and proximity to built form

**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

**GARDEN PLANTING**  
Provide shrubs and groundcovers that contribute positively to the 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



**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

**WATER CONSERVATION**  
Landscape areas shall be designed to facilitate stormwater infiltration and passive irrigation, reducing runoff to the stormwater system while maintaining required overland flow paths

Where applicable, courtyard and driveway runoff shall be directed to landscape planting areas and WSUD zones to support passive rainwater harvesting



**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

**STRUCTURAL SOIL**  
Provide structural soil beneath pavements where shown to support healthy tree root growth while maintaining required pavement stability and load-bearing capacity

Structural soil shall be an engineered mix of gap-graded aggregate and soil suitable for landscape applications

**TREE SOIL VOLUME**  
Provide minimum soil volumes commensurate with selected tree species to support healthy long-term growth

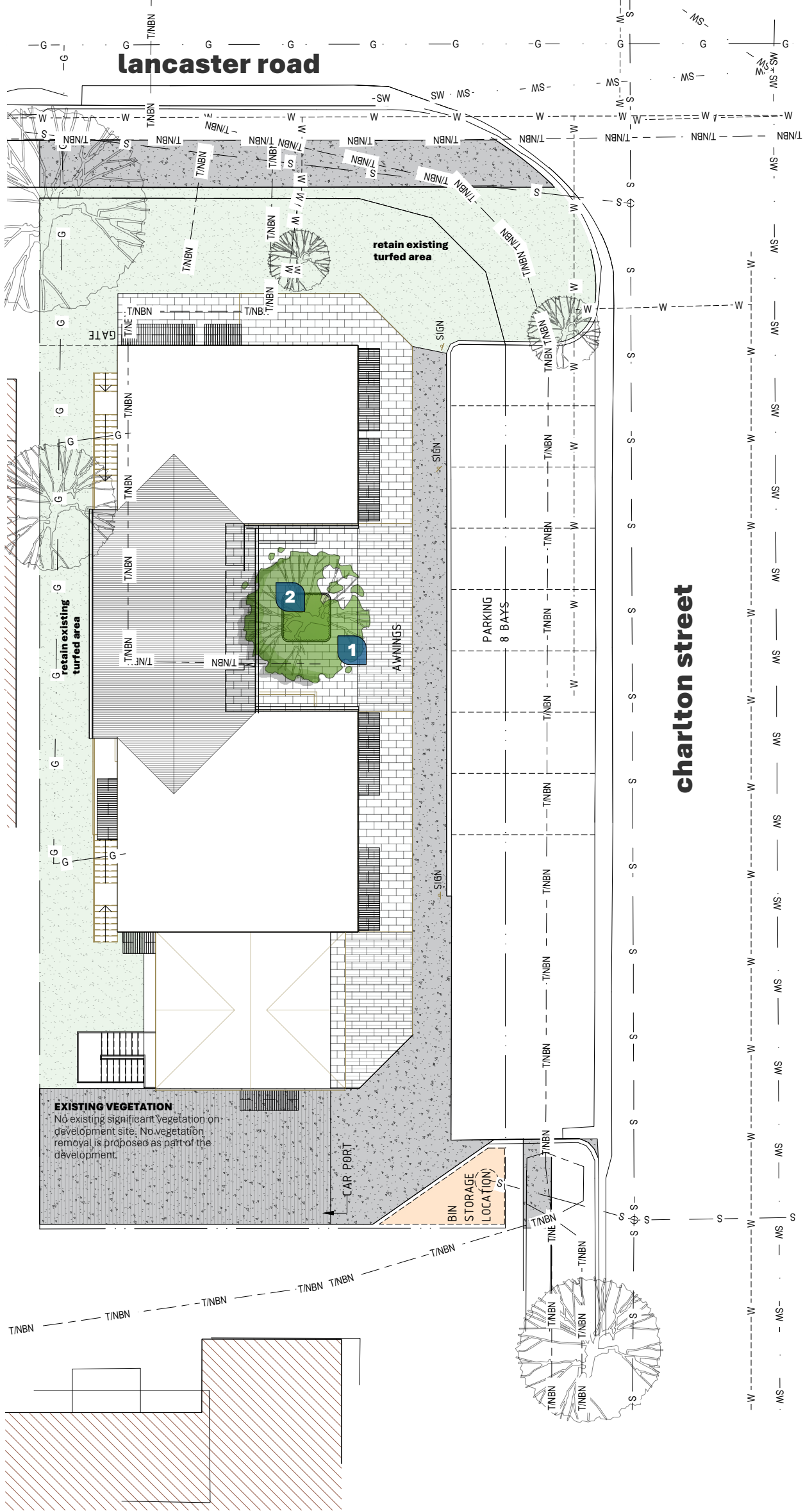
Soil depth and extent to be coordinated with building design and services

Provide minimum planting area of 2.0m x 2.0m with minimum 500mm soil depth. Planting areas to be free-draining and clear of underground services.



**IRRIGATION**  
Provide a fully automated irrigation system to all in-ground planting areas to support plant establishment and ongoing health

Irrigation shall be controlled by an environmentally responsive controller, or approved equivalent, capable of adjusting to climatic conditions and seasonal requirements



**PROJECT**  
260308

215 lancaster road  
ascot qld 4007

**DRAWING**  
concept plan

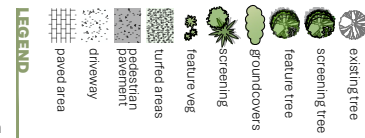
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Any discrepancies must be reported immediately to lead designer prior to construction  
All setbacks and levels must be checked and approved on site by lead designer prior to construction



**CLIENT**  
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planning co

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Landscape Design

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