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Landscape Design

RLA #4558
Australian Institute of Landscape Architects

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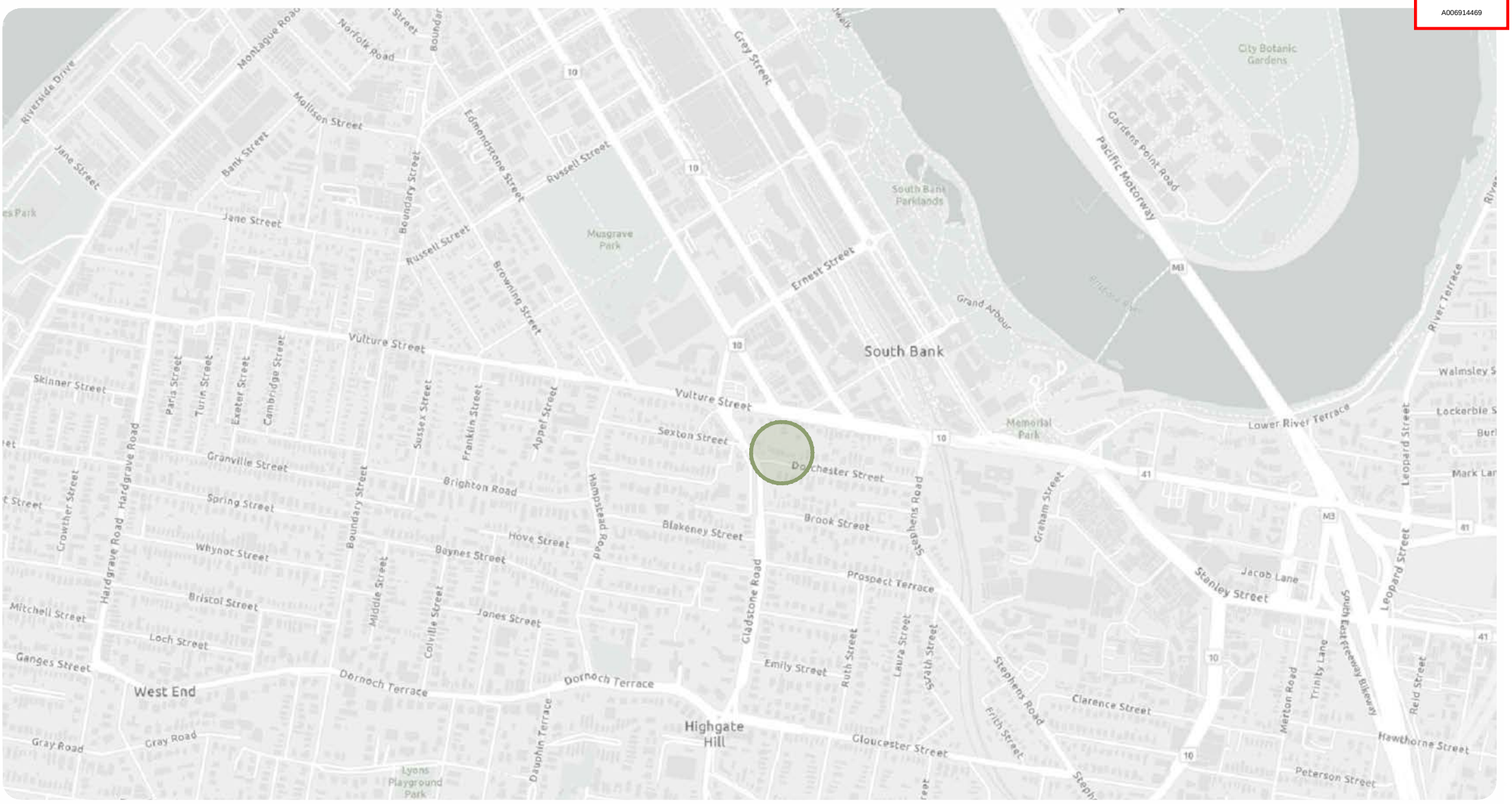

fen qiang liang

MULTIPLE UNIT DWELLING DEVELOPMENT PROJECT

6 dorchester street
south brisbane qld 4101

260108

BRISBANE CITY COUNCIL
A006914469

Document Content

DESCRIPTION	DRAWING	ISSUE	DATE	STATUS
planting palette	260108 02	a	07/05/2026	da issue
concept plan	260108 03	a	07/05/2026	da issue
deep planting	260108 04	a	07/05/2026	da issue

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NATIVE/COASTAL PLANT SPECIES PALETTE

A coastal native planting palette with Mediterranean characteristics is well suited to Brisbane's subtropical climate, where warm summers, high solar exposure and periods of seasonal dryness favour resilient plant species adapted to similar environmental conditions

This planting style combines hardy native species with plants that display drought tolerance, silver or textured foliage and structural growth habits commonly associated with Mediterranean landscapes

These plants perform well in free-draining soils and exposed conditions, making them particularly suited to coastal-influenced environments and urban sites with reflected heat

In addition to their climatic suitability, this planting approach provides strong visual structure, seasonal variation and ecological benefits, supporting habitat for birds and pollinators while contributing to a landscape that is both resilient and well adapted to Brisbane's environmental conditions.

tree planting

LAGERSTROEMIA speciosa
Crepe Myrtle

ELAEOCARPUS reticulatus
Blueberry Ash

WATERHOUSEA floribunda
Weeping Lilly Pilly

TRISTANIOPSIS 'Luscious'
Dwarf Kanooka Gum

vine planting

FICUS pumila
Climbing Fig

screen planting

METROSIDEROS 'Spring Fire'
Spring Fire

BANKSIA integrifolia
Coast Banksia

SYZYGIUM 'Narrow Leaf'
Lily Pilly

WATERHOUSEA 'Sweeper'
Columnar Lily Pilly

shrub planting

WESTRINGEA Species
Coastal Rosemary

HELICHRYSUM petiolate
Licorice Plant

WESTRINGEA 'Jervis Gem'
Coastal Rosemary

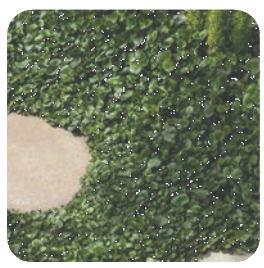
NANDINA 'Obsession'
Sacred Bamboo

NANDINA 'Lemon Lime'
Sacred Bamboo

ground planting

SCAEVOL 'Pink Fusion'
Pink Fan Flower

LIRIOPE 'Isabella'
Liriope



DICHONDRA repens
Dichondra

ZOYSIA tenuifolia
Velvet Grass

CONVOLVULUS cneorum
Silver Bush

BLECHNUM 'Silver Lady'
Silver Lady Fern

PLANTING STRATEGY, MICROCLIMATE RESPONSE AND LONG-TERM MAINTENANCE

PLANTING STRATEGY, MICROCLIMATE RESPONSE AND BIODIVERSITY

The proposed landscape design responds to Brisbane's subtropical climate through the integration of layered planting incorporating canopy trees, shrubs and groundcover vegetation. Plant species will be selected to suit the environmental conditions present across the site, including variations in solar exposure, wind conditions, rainfall and localised microclimates associated with the built form.

Planting will focus on resilient species capable of establishing successfully within urban conditions while contributing to long-term landscape performance and visual amenity. Canopy trees will provide shade and assist in reducing heat build-up across outdoor spaces, while lower planting layers contribute to soil stabilisation, biodiversity outcomes and improved microclimate conditions throughout the site.

The layered planting approach also contributes positively to urban biodiversity by providing habitat opportunities for birds, pollinators and beneficial insects within the urban environment. Planting selection will consider long-term maintenance requirements, mature growth habits and compatibility with surrounding buildings, services and circulation areas to ensure sustainable long-term establishment.

DEEP PLANTING, SOIL PREPARATION AND STORMWATER RESPONSE

Deep planting areas provide the primary landscape structure of the development and allow for the long-term establishment of canopy trees within unrestricted soil volumes. These areas support healthy root development, long-term canopy growth and improved environmental performance across the site.

All planting areas will be prepared in accordance with AS 4419 – Soils for Landscaping and Garden Use to provide suitable conditions for plant establishment and ongoing growth. Soil improvement measures may include the incorporation of organic soil conditioners to improve soil structure, drainage characteristics and moisture retention.

Mulch complying with AS 4454 – Composts, Mulches and Soil Conditioners will typically be applied to planting areas to assist with soil moisture retention, weed suppression and soil temperature moderation.

Landscape areas also contribute to stormwater management by slowing, filtering and dispersing runoff prior to entering the drainage network. Vegetated surfaces and deep planting zones assist in improving stormwater infiltration, reducing surface runoff velocities and supporting healthier soil moisture conditions for long-term vegetation establishment.

IRRIGATION AND LONG-TERM MAINTENANCE

Efficient irrigation systems will be provided to support plant establishment and long-term vegetation health across the landscape. Irrigation systems will typically utilise drip or subsurface irrigation methods to deliver water directly to planting areas while minimising evaporation and water loss.

Irrigation zones may be arranged to respond to varying plant water requirements, solar exposure and site-specific microclimate conditions. Where practical, irrigation systems may incorporate smart controllers, rain sensors or moisture monitoring systems to improve water efficiency and reduce unnecessary water consumption.

A structured maintenance program will support the successful establishment and long-term performance of the landscape. Maintenance activities will include regular inspection of irrigation systems, weed management, pruning, mulch replenishment, fertilisation and replacement of failed plant material where required.

Through ongoing maintenance and landscape management, the proposed planting will continue to contribute to shade, visual amenity, biodiversity outcomes and the overall environmental performance of the development.

COMPLIANCE WITH BRISBANE CITY PLAN

The landscape design has been prepared generally in accordance with the relevant provisions of Brisbane City Plan 2014, including the Landscape Work Code, Healthy Waters Code and Multiple Dwelling Code where applicable.

The proposed landscape response incorporates deep planting, subtropical planting character, soil preparation, irrigation and long-term maintenance measures to support healthy vegetation establishment and long-term landscape performance across the site.

Landscape areas are coordinated with surrounding buildings, pedestrian movement areas, drainage infrastructure and site services to ensure the landscape can establish successfully while contributing positively to the visual character, environmental performance and amenity of the development.

PROJECT
260108
6 dorchester street
south brisbane qld 4101

DRAWING
plant palette

drawing no	drawn	date	issue
260108 02	ps	may 26	a

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

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STREET FRONTAGE PLANTING
Provide 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

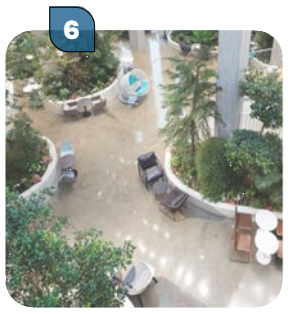
Incorporate predominantly native and drought-tolerant species suited to the local climate to support environmentally responsible and low-maintenance landscape outcomes

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

EXISTING STREET TREES
Protect and retain existing street trees in accordance with the Arborist Report

All protection measures shall be implemented prior to and maintained throughout construction in accordance with relevant Australian Standards and Council requirements



PEDESTRIAN ENTRY
Provide clearly defined pedestrian access to the building, separated from vehicle driveways to improve user safety and minimise pedestrian and vehicle conflict

Pedestrian pathways shall maintain clear sightlines and visibility to support passive surveillance and comply with CPTED principles

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

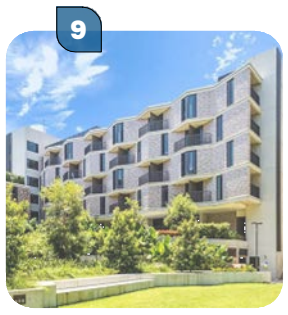
Mulch shall comply with AS 4454 Composts, Soil Conditioners and Mulches

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.

ACOUSTIC FENCE
Provide acoustic fencing to relevant boundaries in accordance with the approved acoustic recommendations

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



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.

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

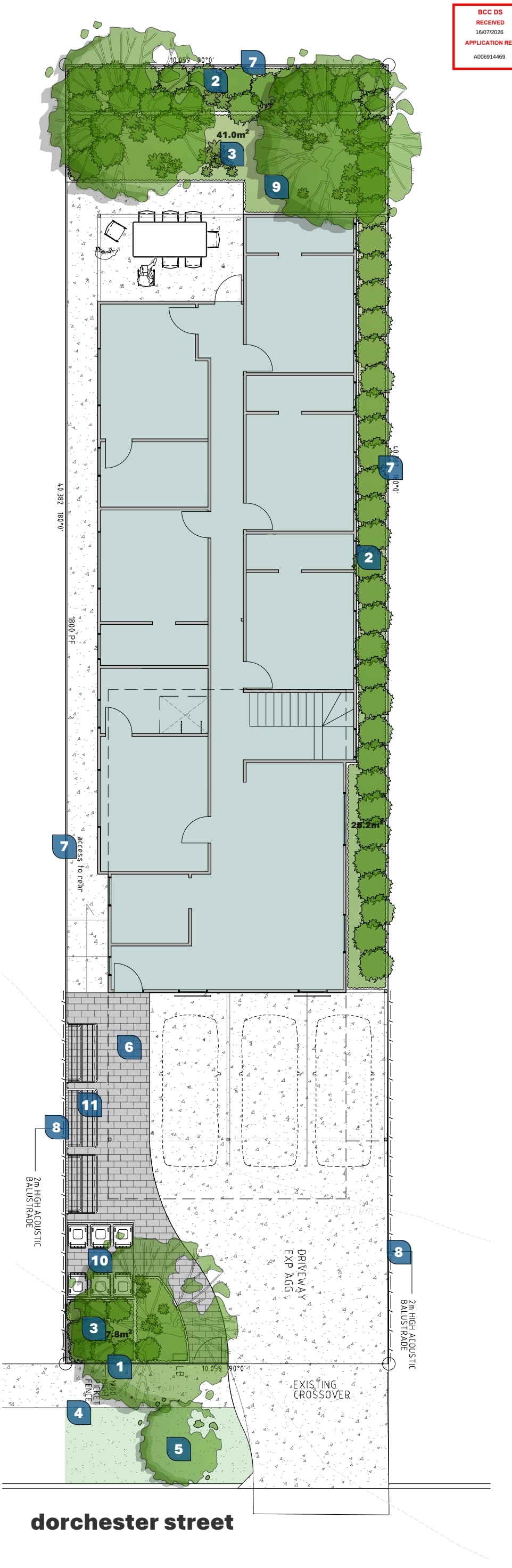
SERVICE CONDUIT
Provide conduits beneath slabs, retaining walls, pavements, and hardstand areas as required to allow irrigation and electrical services to *all* landscape planting areas

Coordinate locations with relevant service trades prior to construction

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



PROJECT
260108
6 dorchester street
south brisbane qld 4101

DRAWING
concept plan

drawing no	drawn	date	issue	scale
260108 03	ps	may 26	a	1:125@a3

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0m 4m

LEGEND
paved area
driveway
pedestrian pavement
turfed areas
feature veg
screening
groundcovers
feature tree
screening tree
existing tree

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Deep planting areas are to be provided across the site to support the establishment of canopy tree planting and long-term landscape structure. These areas shall be located in natural ground conditions and remain free of buildings, structures and underground infrastructure that may restrict tree growth.

Deep planting zones are to be of sufficient size and configuration to allow the successful establishment of large subtropical tree species capable of forming a mature landscape canopy. Tree planting will contribute to visual softening of the built form, improvement of the microclimate and the creation of a comfortable outdoor environment for residents.

A minimum of 5% of the total site area is to be provided as deep planting landscape areas, consistent with the requirements of the Ipswich Planning Scheme. These areas will be distributed across the development to support canopy planting, reinforce landscape character and provide long-term ecological and environmental benefits.

Tree species will be selected from locally appropriate subtropical and native species suited to the Ipswich climate and site conditions. Species selection will prioritise long-term canopy development, habitat value and resilience to urban conditions while complementing the surrounding landscape character.

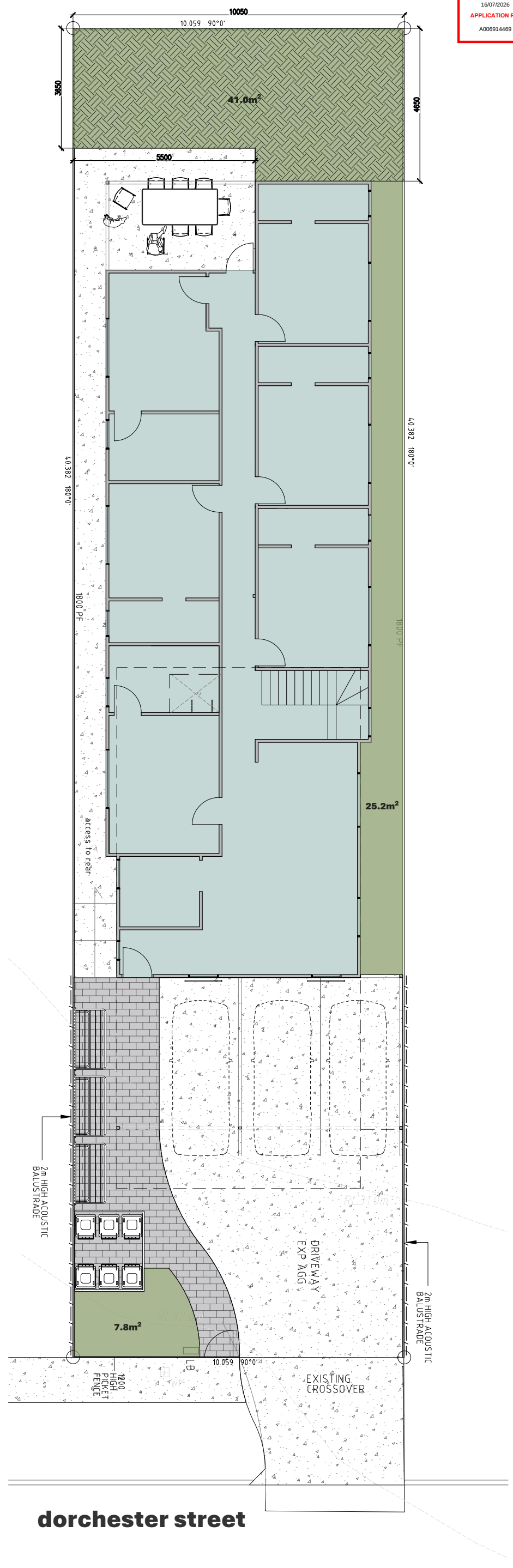
Where possible, deep planting areas will be positioned to provide shade to pedestrian paths, communal spaces and building edges, assisting with passive cooling of the development and improving outdoor amenity.

The protection and retention of existing large trees within the site is a priority. Where trees are retained, deep planting zones will be integrated around these trees to support their long-term health and continued canopy growth.

Where large trees occur on neighbouring properties along shared boundaries, landscape planting will be located to complement existing vegetation patterns and appropriate protection measures will be implemented in accordance with AS 4970–2009 Protection of Trees on Development Sites during construction.

Hardscape areas will be designed to direct surface runoff towards adjoining landscape beds where practical, supporting passive irrigation and aligning with Water Sensitive Urban Design (WSUD) principles to reduce stormwater impacts and support plant establishment.

Site Area:	405m²
Required Deep Planting:	40.5m²
Deep Planting:	**41.0m²**
Required Percentage of Site:	10%
DP Percentage of Site:	**10.1%**
In Natural Planting:	**33.0m²**
Percentage of Site:	**8.1%**



PROJECT
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DRAWING
deep planting

drawing no	drawn	date	issue	scale
260108 04	ps	may 26	a	1:125@A3

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LEGEND
deep planting
in-natural

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