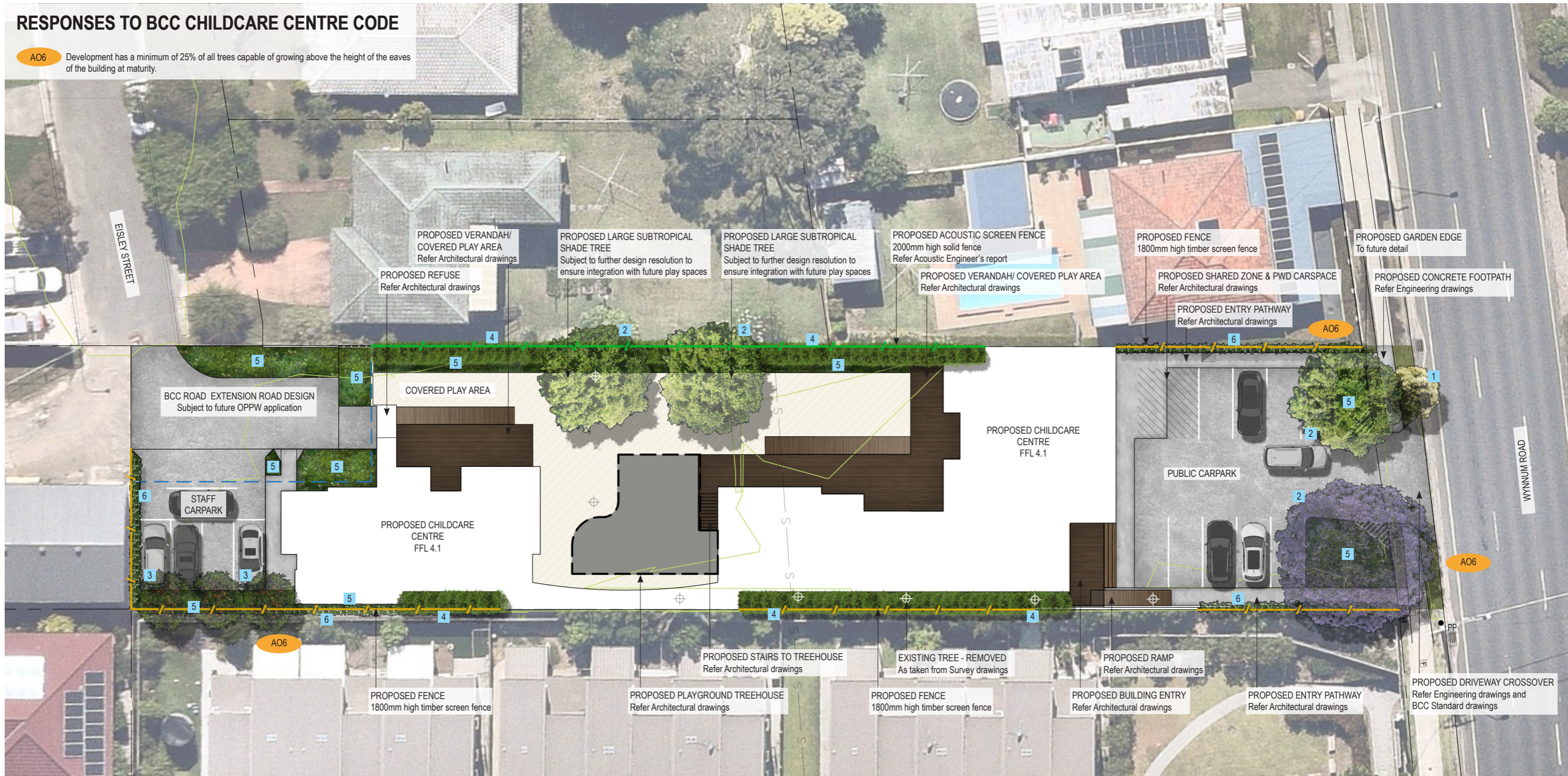


# RESPONSES TO BCC CHILDCARE CENTRE CODE

**AO6** Development has a minimum of 25% of all trees capable of growing above the height of the eaves of the building at maturity.



- 1** PROPOSED STREET TREES  
Provide new street trees to the road reserves adjacent to the subject site so as to improve the streetscape amenity including visual and climatic amenity. Proposed species to be as per Table 3.7.5.13.A—General species table for medium-crown trees, and proposed locations as per 3.7.5.3 Planting locations as per SC6.16 Infrastructure design planning scheme policy - Chapter 3 Road corridor design. (ie: *Buckinghamia celsissima*)
  - 2** LARGE SUBTROPICAL TREES  
Large subtropical tree species to provide shade, provide visual and climatic amenity, and landscape softening of the proposed childcare centre; Refer Proposed Planting Schedule (ie: *Jacaranda mimosifolia*, *Waterhousia floribunda*)
  - 3** COLUMNAR TREE  
Columnar planting to assist in providing vertical softening of the proposed building to adjoining buildings; Refer Proposed Planting Schedule (ie: *Elaeocarpus emundii*)
  - 4** SCREENING SHRUBS  
Planting to provide visual amenity and privacy screening; Refer Proposed Planting Schedule (ie: *Syzygium australe* Resilience)
  - 5** SHRUBS AND GROUNDCOVERS  
Mass planting to assist in building presentation to the streetscape and to provide visual amenity; Refer Proposed Planting Schedule
  - 6** CLIMBER  
Vertical screening to soften carpark area, provide visual amenity as well as some climatic amenity (ie: shade); Refer Proposed Planting Schedule (ie: *Trachelospermum jasminoides*)
- LEGEND:**
- EXISTING TREES - REMOVED  
As taken from Survey drawings
  - BUILDING/ ROOF OVER  
Refer Architectural drawings
  - OUTDOOR PLAY AREA  
Refer Architectural drawings
  - PROPOSED PROPERTY BOUNDARY  
As taken from Survey drawings
  - EXISTING CONTOURS  
As taken from Survey drawings
  - EXTENT OF BCC ROAD EXTENSION DESIGN  
Subject to future OPPW application
  - PROPOSED ACOUSTIC SCREEN FENCE  
2000mm high solid fence  
Refer Acoustic Engineer's report
  - PROPOSED FENCE  
1800mm high timber screen fence
  - PROPOSED GARDEN EDGE  
To future detail

NEARMAPS DATED: 21/11/22



PROPOSED CHILDCARE CENTRE  
1489 WYNNUM ROAD, TINGALPA  
LANDSCAPE CONCEPT PLAN

ANDREW GOLD LANDSCAPE ARCHITECTURE  
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ISSUE	DATE	REASON
F	03/02/26	AMENDMENTS AS REQUIRED
E	20/06/24	UPDATED DRAWINGS
D	20/05/24	UPDATED DRAWINGS
C	18/12/23	IN RESPONSE TO BCC IR
B	03/03/23	FOR SUBMISSION TO BCC

ISSUE DATE REASON

1:300@A3

JOB NUMBER 23.026 SHEET NO. 1 ISSUE F DRAWN BY AG/PD/DS

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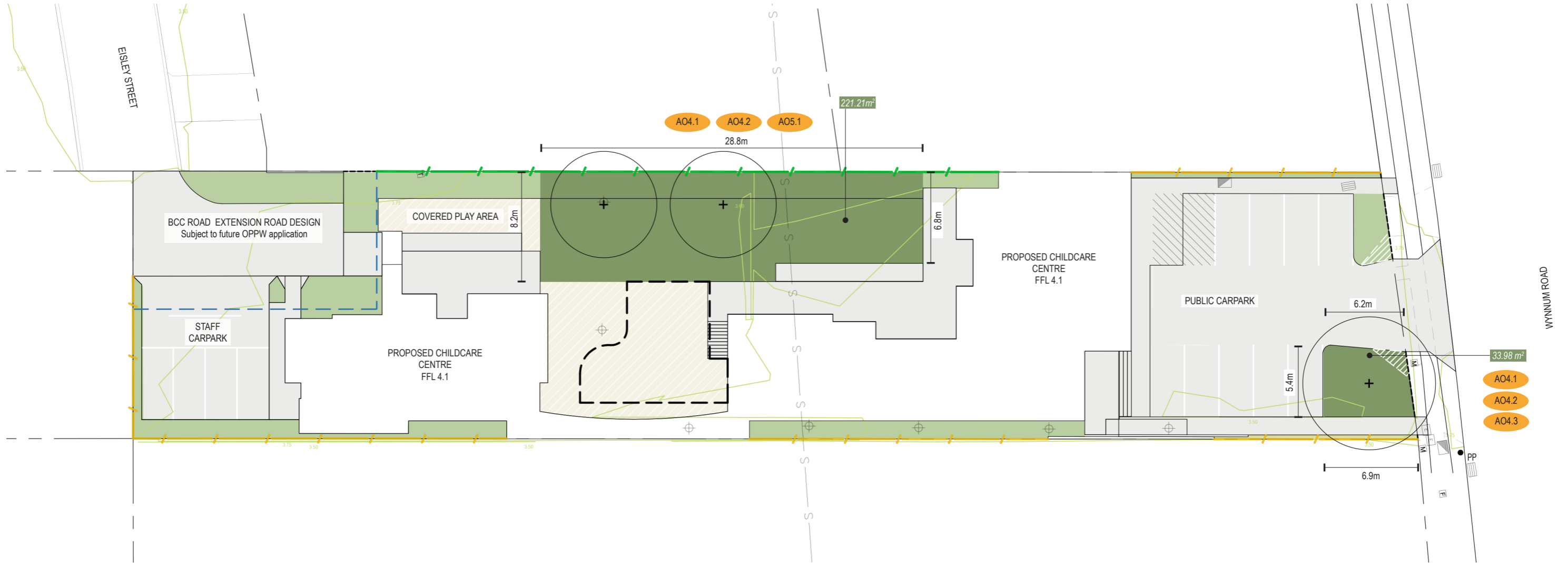
# RESPONSES TO BCC CHILDCARE CENTRE CODE

**AO4.1** Development has a development footprint that allows a minimum of 10% of the site to be provided for deep planting with a minimum dimension of 4m in any direction.

**AO4.2** Development ensures that if deep planting is provided in different parts of the site, each deep planting area has a minimum area of 25m<sup>2</sup>.

**AO4.3** Development incorporates trees in deep planting areas that:  
 (a) have a minimum height of 4m and a 3m spread at the time of planting;  
 (b) are capable of growing to a minimum canopy diameter of 8m and a minimum height of 15m within 5 years of planting;  
 (c) are subtropical tree species consistent with the Planting species planning scheme policy.

**AO5.1** Development ensures that deep planting is located to retain and surround any existing large trees on site.



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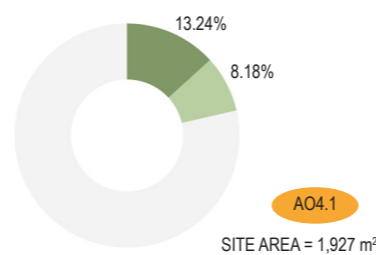
- LEGEND:**
- ⊕ EXISTING TREES - REMOVED  
As taken from Survey drawings
  - ▭ BUILDING/ ROOF OVER  
Refer Architectural drawings
  - OUTDOOR PLAY AREA  
Refer Architectural drawings
  - PROPOSED PROPERTY BOUNDARY  
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Subject to future OPPW application
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2000mm high solid fence  
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  - PROPOSED FENCE  
1800mm high timber screen fence
  - PROPOSED GARDEN EDGE  
To future detail

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PROPOSED CHILDCARE CENTRE  
 1489 WYNNUM ROAD, TINGALPA  
**DEEP PLANTING CALCULATIONS**

■ DEEP PLANTING AREAS = 255.19 m<sup>2</sup>  
 Min. 4 x 4m, open to sky  
 ■ MISC PLANTING AREAS = 157.58 m<sup>2</sup>  
 Planting not considered deep planting

⊕ TREES TO DEEP PLANTING AREAS  
 Minimum height: 5m, width: 5m within 5 years of growth;  
 anticipated widths shown at maturity; Species to be taken from (or equivalent to) those as provided on Table 1A 'Tall trees over 10m in height at maturity' within SC6.24 'Planting species planning scheme policy'



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ISSUE DATE REASON

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JOB NUMBER 23.026 SHEET NO. 2 ISSUE F DRAWN BY AG/PD/DS

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CODE	SPECIES	COMMON NAME	SIZE**	SPACING(m)	HEIGHT(m)	WIDTH(m)
<b>1 PROPOSED STREET TREES</b>						
As taken from SC6.16 Infrastructure design planning scheme policy Chapter 3 Road corridor design Table 3.7.5.15.A—General species table for small–medium crown trees						
1.1	<i>Buckinghamia celsissima</i>	Ivory Curl Flower	45L	as shown	8	4
<b>2 PROPOSED LARGE SUBTROPICAL TREES</b>						
2.1	<i>Handroanthus impetiginosus</i>	Pink Trumpet Tree	200L	as shown	10	8
2.2	<i>Jacaranda mimosifolia</i>	Jacaranda	200L	as shown	15	12
2.3	<i>Waterhousia floribunda</i>	Weeping Lillypilly	200L	as shown	15	8
<b>3 PROPOSED COLUMNAR TREES</b>						
3.1	<i>Elaeocarpus eumundii</i>	Smooth Leaved Quandong	100L	as shown	8	4
3.2	<i>Tristaniopsis laurina</i>	Luscious Water Gum	100L	as shown	10	5

**\*\*PLANT CONTAINER SIZE:**

<b>200L</b>	200 Litre container stock min	Min. height at time of planting: 3.6m
<b>100L</b>	100 Litre container stock min	Min. height at time of planting: 2.4m
<b>45L</b>	45 Litre container stock min	Min. height at time of planting: 1.9-2.3m

The spacing of plants shown on plan have been derived as a compromise between growth rate, anticipated size, and the ability to provide a good vegetative cover within a reasonable space of time.



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PROPOSED CHILDCARE CENTRE  
1489 WYNNUM ROAD, TINGALPA

PROPOSED PLANTING  
SCHEDULE

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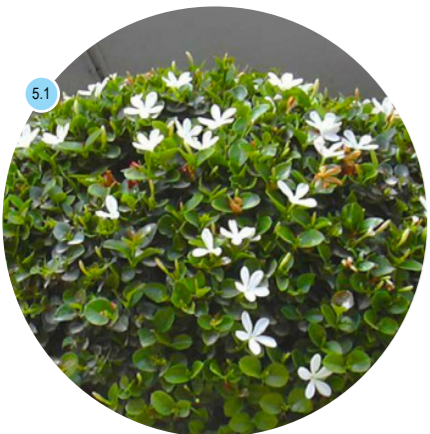
  

JOB NUMBER	SHEET NO.	ISSUE	DRAWN BY
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CODE	SPECIES	COMMON NAME	SIZE**	SPACING(m)	HEIGHT(m)	WIDTH(m)
<b>4 PROPOSED SCREENING SHRUBS</b>						
4.1	<i>Acronychia imperforata</i> Vista	Fraser Island Apple	300mm	1	5	1-1.5
4.2	<i>Callistemon viminalis</i> Slim	Narrow Bottlebrush	300mm	1	3	1.3
4.3	<i>Radermachera pierrei</i> Summerscent	Summerscent	300mm	1.5	3-4	2.5
4.4	<i>Syzygium australe</i> SAN01 Straight and Narrow	Narrow Lillypilly	300mm	1.2	5-8	1-1.5

CODE	SPECIES	COMMON NAME	SIZE**	SPACING(m)	HEIGHT(m)	WIDTH(m)
<b>5 PROPOSED SHRUBS AND GROUNDCOVERS</b>						
5.1	<i>Carissa grandiflora</i>	Desert Star	200mm	0.7	1	1
5.2	<i>Dietes iridioides</i> bicolor	African Iris	140mm	0.8	1	1
5.3	<i>Gardenia augusta</i> Florida	Gardenia	200mm	0.8	1.2	1
5.4	<i>Gardenia jasminoides</i> Radicans	Creeping Gardenia	140mm	0.8	0.5	1-2
5.5	<i>Lirape muscari</i> Evergreen Giant	Lirape	140mm	0.6	0.8	0.8
5.6	<i>Xanthostemon chrysanthus</i> Little Goldie	Dwarf Golden Penda	140mm	0.7	1	0.8

CODE	SPECIES	COMMON NAME	SIZE**	SPACING(m)	HEIGHT(m)	WIDTH(m)
<b>6 PROPOSED CLIMBER</b>						
6.1	<i>Trachelospermum jasminoides</i>	Star Jasmine	300mm	as shown	3	

**\*\*PLANT CONTAINER SIZE:**

<b>300mm</b>	300mm dia minimum pot size
<b>200mm</b>	200mm dia minimum pot size
<b>140mm</b>	140mm dia minimum pot size