

# cab projects pty ltd

## MULTIPLE DWELLING DEVELOPMENT PROJECT

2-6 ashmore street  
everton park qld 4053

**250909**  
BRISBANE CITY COUNCIL

### Document Content

DESCRIPTION	DRAWING	ISSUE	DATE	STATUS
planting palette	250909 02	a	12/11/2025	da issue
maintenance strategy	250909 03	a	12/11/2025	da issue
concept plan   basement	250909 04	b	07/06/2026	da issue
concept plan   ground	250909 05	b	07/06/2026	da issue
concept plan   1 <sup>st</sup> level	250909 06	b	07/06/2026	da issue
concept plan   2 <sup>nd</sup> level	250909 07	b	07/06/2026	da issue
deep planting plan	250909 08	b	07/06/2026	da issue
irrigation strategy	250909 09	b	07/06/2026	da issue
planter plan   basement	250909 10	b	07/06/2026	da issue
planter plan   ground	250909 11	b	07/06/2026	da issue
planter plan   1 <sup>st</sup> level	250909 12	b	07/06/2026	da issue
planter plan   2 <sup>nd</sup> level	250909 13	b	07/06/2026	da issue

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# COASTAL AND INDIGENOUS PLANT SELECTION

The Ashmore Street development in Everton Park incorporates a layered planting design that responds to Brisbane's subtropical climate and the site's combination of at-grade landscape areas and elevated planters. The plant selection blends hardy coastal natives, subtropical ornamentals, and structural evergreens to deliver a cohesive, low-maintenance, and climate-resilient landscape. This approach reflects Brisbane's green identity while supporting biodiversity, water efficiency, and long-term sustainability consistent with the Brisbane City Plan 2014 — Landscape Works Code (SC6.17).

References:  
 [1] Brisbane City Council. (n.d.). Gardening in Brisbane. Retrieved from <https://www.brisbane.qld.gov.au/clean-and-green/gardening>  
 [2] Queensland Government. (n.d.). Native Plants Queensland. Retrieved from <https://www.qld.gov.au/environment/plants-animals/plants/native-plants>  
 [3] Australian Native Plants Society (Australia). (n.d.). Retrieved from <https://www.anpsa.org.au/qld.html>

## Climate Suitability

Everton Park experiences warm, humid summers and mild, dry winters, typical of Brisbane's inner-north microclimate. The planting palette has been curated for adaptability to these conditions, with species tolerant of heat, humidity, and occasional dry periods. Structural canopy trees such as *Tristaniopsis 'Luscious'*, *Waterhousea floribunda*, and *Cupaniopsis anacardioides* provide year-round shade and green mass, while hardy understorey species like *Liriope 'Evergreen Giant'*, *Dianella caerulea*, and *Lomandra 'Verday'* ensure robust performance in constrained soil volumes and full-sun conditions.

## Biodiversity Support

Native species form the framework of the planting design, creating microhabitats for pollinators and small fauna within this urban context. Flowering shrubs and groundcovers such as *Anigozanthos 'Pink'*, *Callistemon hybrids*, *Carpobrotus glaucescens*, and *Viola hederacea* encourage pollination and seasonal variety. The inclusion of locally indigenous species aligns with Council's goals for habitat connectivity and ecological enhancement, particularly through low-lying and verge areas that contribute to the broader citywide green network.

## Water Efficiency

Water-sensitive urban design principles underpin the irrigation and species selection. Drought-tolerant and deep-rooted species such as *Casuarina 'Cousin It'*, *Myoporum parvifolium*, and *Dichondra repens* minimise irrigation demand once established. Elevated planters utilise a controlled drip system supplied by a 25 kL stormwater harvesting tank, providing 70 days of irrigation autonomy. This closed-loop system supports long-term water efficiency and reduces reliance on potable supply while maintaining healthy plant growth across all levels.

## Materiality, Texture, and Composition

The composition contrasts fine-textured grasses and cascading groundcovers with bold architectural foliage. Species such as *Sansevieria zeylanica*, *Nandina 'Obsession'*, and *Crassula undulata* contribute structural rhythm and year-round greenery, while silver and soft-toned foliage from *Convolvulus cneorum*, *Helichrysum petiolare*, and *Senecio cylindricus* offer visual balance and light reflection within courtyard and balcony settings. Layered planting within the in-ground beds transitions smoothly into the raised planters, maintaining design continuity across all levels of the development.

## Cultural and Local Character

The planting palette reflects Brisbane's subtropical lifestyle and connection to Country. Indigenous and regionally adapted species are used not only for resilience but also as a gesture of respect toward local ecological heritage. By integrating hardy native plants with coastal-tolerant ornamentals, the design reinforces a strong local identity that is both contemporary and contextually grounded in Brisbane's landscape character.

### 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*  
Pandan  
Size: 45Lt (H1500mm W1000mm)



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

### shrub planting



*HELICHRYSUM petiolate*  
Licorice Plant  
Size: 140mm (H300mm W150mm)



*CRASSULA undulata*  
Curly Jade Plant  
Size: 140mm (H300mm W150mm)



*SYZYGIUM cascade*  
Weeping Lilly Pilly  
Size: 200mm (H700mm W400mm)



*ALENANTHOS Species*  
Wolly Bush  
Size: 140mm (H300mm W150mm)



*WATERHOUSEA 'Sweeper'*  
Columnar Lilly Pilly  
Size: 200mm (H700mm W400mm)



*CONVOLVULOS cneorum*  
Silver Bush  
Size: 140mm (H300mm W150mm)

### grass planting



*DIANELLA caerulea*  
Flax Lily  
Size: 140mm (H50mm W100mm)



*LOMADRA 'Verday'*  
Dwarf Matrush  
Size: 140mm (H300mm W100mm)



*LIRIOPE 'Evergreen Giant'*  
Liriope  
Size: 140mm (H300mm W150mm)

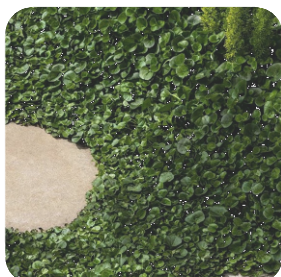


*ZOYSIA tenuifolia*  
Velvet Grass  
Size: 140mm (H50mm W100mm)

### groundcover planting



*MYOPORUM parvifolium*  
Creeping Boobialla  
Size: 140mm (H50mm W100mm)



*DICHONDRA repens*  
Dichondra  
Size: 140mm (H50mm W100mm)



*DICHONDRA 'Silver Falls'*  
Silver Falls  
Size: 140mm (H50mm W100mm)



*CARPOBROTUS glaucescens*  
Pigface  
Size: 140mm (H50mm W100mm)



*VIOLA hederacea*  
Native Violet  
Size: 140mm (H50mm W100mm)

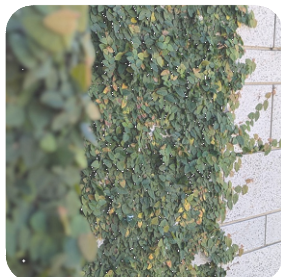


*CASUARINA 'Cousin It'*  
Cousin It  
Size: 140mm (H50mm W100mm)

### feature planting



*NANDINA 'Obsession'*  
Sacred Bamboo  
Size: 200mm (H700mm W400mm)



*FICUS pumila*  
Climbing Fig  
Size: 300mm (H500mm W400mm)



*ANIGOZANTHOS 'Pink'*  
Pink Kangaroo Paw  
Size: 140mm (H300mm W150mm)



*SENECIO cylindricus*  
Narrow Leaf Chalk Sticks  
Size: 140mm (H300mm W150mm)



*SANSEVIERIA zeylanica*  
Snake Plant  
Size: 140mm (H300mm W150mm)

# PLANT SELECTION, MICROCLIMATE RESPONSE AND LONG-TERM MAINTENANCE STRATEGY

## PLANTING PHILOSOPHY AND SELECTION CRITERIA

The planting strategy for 2–6 Ashmore Street, Everton Park is based on a subtropical-native palette that delivers durability, texture, and year-round visual quality within Brisbane's warm, humid climate.

Species are selected for their ability to tolerate reflected heat, intermittent dry periods, and seasonal rainfall typical of Brisbane's inner suburbs. The palette integrates hardy canopy trees—*Tristaniaopsis 'Luscious'*, *Waterhousea floribunda*, *Cupaniopsis anacardioides*, and *Elaeocarpus reticulatus*—with robust mid-storey shrubs (*Nandina 'Obsession'*, *Hardenbergia violacea*) and resilient groundcovers such as *Lomandra 'Verday'*, *Dianella caerulea*, *Liriope 'Evergreen Giant'*, and *Carpobrotus glaucescens*.

These species ensure strong performance across both in-ground and elevated planter conditions, providing structure, biodiversity value, and a cohesive subtropical aesthetic consistent with the Brisbane City Plan 2014 landscape intent.

## STORMWATER AND PASSIVE INFILTRATION

Stormwater management will complement the planting scheme through the inclusion of vegetated swales or rain gardens to slow and treat runoff before it enters the drainage network. Roof water will be harvested for supplementary irrigation where practical. Hardstand runoff will be directed away from sensitive planting areas unless filtered first to maintain soil health and plant viability.

## IRRIGATION DESIGN AND WATER EFFICIENCY

All landscaped zones will be irrigated by a drip or subsurface system to minimise evaporation and wind drift. A smart irrigation controller will adjust run times seasonally and in response to rainfall via integrated moisture sensors.

Irrigation supply is supported by a 25 kL stormwater harvesting tank designed for 70 days autonomy in accordance with SC6.17 Table 5 – Landscape Works Planning Scheme Policy. This ensures reliable water supply while meeting WSUD principles and reducing potable consumption.

Hydrozones will be programmed to reflect exposure and species water demand, maximising efficiency across the mixed in-ground and planter arrangements.

## MAINTENANCE STRATEGY AND LONGEVITY PLANNING

A proactive maintenance regime will commence immediately after installation to ensure the long-term performance and appearance of the landscape.

**Irrigation System:** seasonal testing and adjustment of controllers, emitters and sensors to maintain even coverage and efficiency.

**Mulching and Soil Health:** regular top-up to maintain specified depths; organic amendments added as required to sustain nutrient balance.

**Plant Health:** timely replacement of any failed plants; selective pruning to retain form, clear sightlines and prevent overgrowth near structures or drainage lines.

**Integrated Pest Management:** emphasis on biological and mechanical control methods to protect beneficial insects and pollinators.

**Stormwater Devices:** inspection and clearing of any vegetated infiltration areas or rain gardens to preserve water-quality performance.

All maintenance activities will be recorded to demonstrate compliance with Council requirements and to support consistent landscape management throughout establishment and maturity phases.

## SOIL PREPARATION

All in-ground landscape areas will be prepared in accordance with AS 4419 – Soils for Landscaping and Garden Use, ensuring balanced structure, drainage and nutrient capacity. Imported mixes for planters will meet AS 3743 – Potting Mixes with free-draining profiles suited to confined root zones.

Mulch will comply with AS 4454 – Composts, Soil Conditioners and Mulches, applied to 75–100 mm depth to conserve moisture, stabilise temperature and suppress weeds. Slow-release fertilisers will be incorporated during establishment to improve resilience under limited soil volume conditions.

## RESPONSE TO MICROCLIMATE CONDITIONS

Everton Park's sheltered valley setting presents varied microclimates—from open, sun-exposed courtyards to shaded planter terraces near building façades. The planting design moderates these contrasts through canopy cover, understory density, and reflective-light species placement.

Trees such as *Tristaniaopsis 'Luscious'* and *Waterhousea floribunda* provide filtered shade and cooling, while groundcovers and mulched beds reduce reflected heat and glare.

Planters on upper levels utilise compact, wind-tolerant species (*Lomandra*, *Dichondra repens*, *Helichrysum petiolare*) selected for resilience to intermittent exposure and constrained soil depths.

Collectively, these strategies lower ambient temperature, enhance outdoor comfort, and contribute to Brisbane's broader urban-heat-mitigation objectives.

## HABITAT POTENTIAL AND URBAN BIODIVERSITY CONTRIBUTION

The design enhances ecological value through multi-layered native planting that attracts pollinators and small fauna. Flowering species such as *Anigozanthos 'Pink'*, *Grevillea* and *Callistemon* cultivars supply nectar and seasonal colour, while low-spreading forms—*Myoporum parvifolium*, *Viola hederacea*, *Casuarina 'Cousin It'*—offer shelter and nesting habitat.

Layering vegetation at different heights moderates wind and temperature extremes, creating favourable micro-habitats and supporting healthy soil ecology.

This approach contributes to Brisbane City Council's objectives for biodiversity connectivity within the suburban corridor and supports the Landscape Works Code requirement for habitat enrichment in private and communal open spaces.

## COMPLIANCE WITH BRISBANE CITY COUNCIL CODES

This landscape documentation satisfies the intent of:

Landscape Works Code (SC6.17) – ensuring functional, durable and sustainable landscape outcomes;

Healthy Waterways Code – integration of stormwater harvesting and filtration;

Infrastructure Works Code – coordination of irrigation, drainage and structural interfaces;

Multiple Dwelling Code – achieving high-quality communal and private open spaces; and

Biodiversity and Habitat Areas Overlay Code – reinforcing native vegetation and ecological connectivity.

The proposed design delivers a resilient, low-maintenance landscape that enhances amenity, supports biodiversity, and reflects Brisbane's subtropical lifestyle and environmental values.

PROJECT  
250909

2-6 ashmore street  
everton park qld 4053

DRAWING  
maintenance strategy

drawing no	drawn	date	issue
250909 03	ps	nov 25	a

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

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**1 STREET FRONTAGE PLANTING**  
Canopy tree species to promote local identity of street and complement scale and height of the building form



**2 NARROW PLANTING**  
Shrubs and columnar trees to screen fence and provide privacy from neighbours  
Tall narrow trees with potential height greater than 5m to be selected and spaced appropriately



**3 GARDEN PLANTING**  
Subtropical trees and groundcovers to positively contribute to streetscape around property boundary and maintain CPTED principles  
Native and drought tolerant planting for environmental responsible practice



**4 VERGE TREATMENT**  
Install A-Grade Green Couch Turf over council verge  
Protect and repair existing pedestrian path as per council guidelines on completion of landscape works



**5 MULCH**  
Organic Tea tree mulch to all garden beds to maintain subterranean moisture and reduce erosion



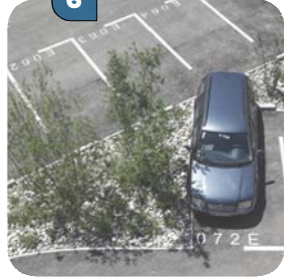
**6 PEDESTRIAN/VEHICLE ACCESS**  
Delineated pedestrian footpath to driveway as shared zone, to access all units/townhouses from street  
Standard entry driveway, Standard Shire Council crossover; all necessary council approvals to be in place prior to constructing driveway or crossover



**GARDEN BED PREPARATION**  
Minimum 300mm cultivated/scarified garden soil to all beds and soil media is ameliorated to increase its water holding capabilities; soil to meet AS4419  
75mm deep organic Tea tree mulch to all garden beds unless otherwise stated; mulch to meet AS4454



**IRRIGATION**  
Drip line irrigation system to be fully automated to cover all planter garden areas, with environmentally reactive controller (HYDRAWISE pro-FC controller or like product) to maintain plant health in extreme conditions  
90mm PVC conduit pipe under slab/pavement for irrigation/electrical access to all garden beds



**WATER CONSERVATION**  
Stormwater harvesting within landscape design optimized, to reduce strain on stormwater system whilst ensuring overland flow paths are unimpeded  
Carparks and driveway to drain to WSUD planting beds to utilise passive rain harvesting

## ashmore street



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2-6 ashmore street  
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landscape plan | basement

drawing no 250909 03 drawn ps date jun 26 issue b scale 1:250@a3

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0m 10m

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

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Tall narrow trees with potential height greater than 5m to be selected and spaced appropriately



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Native and drought tolerant planting for environmental responsible practice



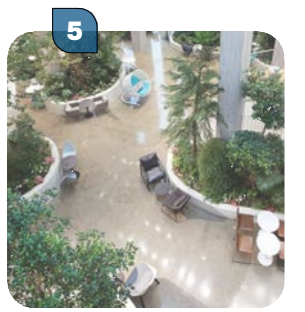
**4 VERGE TREATMENT**  
Install A-Grade Green Couch Turf over council verge  
Protect and repair existing pedestrian path as per council guidelines on completion of landscape works



**MULCH**  
Organic Tea tree mulch to all garden beds to maintain subterranean moisture and reduce erosion



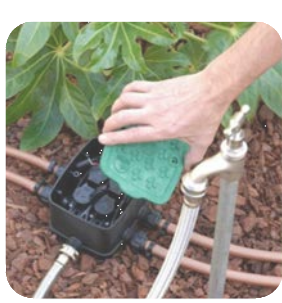
**PLANTER MEDIUM**  
High quality container growing medium to promote maximum plant health; *ECO-Environment Biogenic Earth - Podium and Container Blends* (or like product); must conform to AS3743



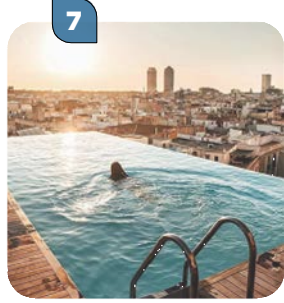
**5 PEDESTRIAN ENTRY**  
Access to building as separated pedestrian path isolated from vehicle driveway.



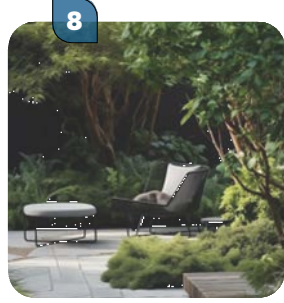
**6 PODIUM PLANTERS**  
Podium planters to develop green space away from "natural ground". Irrigation and drainage to all podium planter gardens to maximise plant growth



**IRRIGATION**  
Drip line irrigation system to be fully automated to cover all planter garden areas, with environmentally reactive controller (*HYDRAWISE pro-FC* controller or like product) to maintain plant health in extreme conditions  
90mm PVC conduit pipe under slab/pavement for irrigation/electrical access to all garden beds



**7 POOL**  
Plunge pool to Private Open Space to unit roof terrace for tenant passive recreation  
pool fencing must comply with as and local Council codes



**8 COMMON OPEN SPACE**  
Common open space to unit development as passive recreation for tenants enjoyment



**GARDEN BED PREPARATION**  
Minimum 300mm cultivated/scarified garden soil to all beds and soil media is ameliorated to increase its water holding capabilities; soil to meet AS4419  
75mm deep organic Tea tree mulch to all garden beds unless otherwise stated; mulch to meet AS4454

## ashmore street

PROPOSED SW DETENTION. REFER TO STORMWATER MANAGEMENT PLAN BY CIVIL ENGINEER



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2-6 ashmore street  
everton park qld 4053

landscape plan | ground

drawing no 250909 05 drawn ps date jun 26 issue b scale 1:250@a3

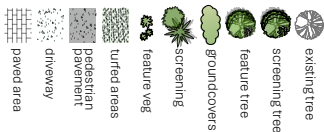
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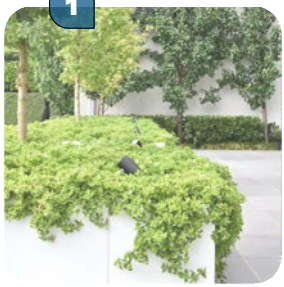
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LEGEND

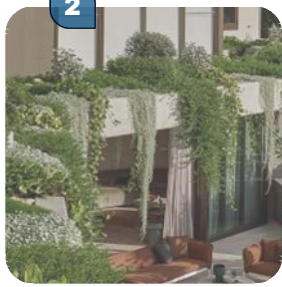


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**1**  
**PODIUM PLANTERS**  
Podium planters to develop green space away from 'natural ground'. Irrigation and drainage to all podium planter gardens to maximise plant growth



**2**  
**CASCADING PLANTING**  
Groundcover/shrub plant species to cascade over podium planter edge to visually soften hard building elements with 'green' aspect



**3**  
**FEATURE TREES**  
Larger planted species with non invasive roots to complement scale and height of the building form and aid in sustainable building practices. All tree stock must have appropriate permanent tree anchoring systems to suit high wind exposure and heavy rainfall; Refer to City Green tree anchoring systems



**IRRIGATION**  
Drip line irrigation system to be fully automated to cover all planter garden areas, with environmentally reactive controller (HYDRAWISE pro-FC controller or like product) to maintain plant health in extreme conditions  
90mm PVC conduit pipe under slab/pavement for irrigation/electrical access to all garden beds



**MULCH**  
Organic Tea tree mulch to all garden beds to maintain subteranian moisture and reduce erosion



**PLANTER MEDIUM**  
High quality container growing medium to promote maximum plant health; ECO-Environment Bioganic Earth - Podium and Container Blends (or like product); must conform to AS3743



**MAINTENANCE SAFETY**  
Balcony planter and roof top planter maintenance must utilise 'anchor and harness' style fall protection systems (XSPlatforms 'LinkdPro' or like product)

**ashmore street**



**newhaven street**

**250909**

2-6 ashmore street  
everton park qld 4053

**landscape plan | 1<sup>st</sup> level**

drawing no 250909 06 drawn ps date jun 26 issue b scale 1:250@a3

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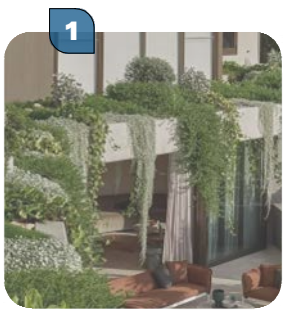
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**LEGEND**

- paved area
- driveway
- paved area
- turfed areas
- feature veg
- screening
- groundcovers
- feature tree
- screening tree
- existing tree

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Landscape Design

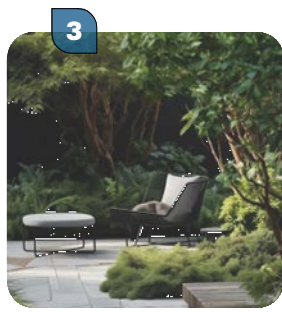
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**1 CASCADING PLANTING**  
Groundcover/shrub plant species to cascade over podium planter edge to visually soften hard building elements with 'green' aspect



**2 FEATURE TREES**  
Larger planted species with non invasive roots to complement scale and height of the building form and aid in sustainable building practices.  
All tree stock must have appropriate permanent tree anchoring systems to suit high wind exposure and heavy rainfall; Refer to City Green tree anchoring systems



**3 COMMON OPEN SPACE**  
Common open space to unit development as passive recreation for tenants enjoyment



**4 MAINTENANCE SAFETY**  
Balcony planter and roof top planter maintenance must utilise 'anchor and harness' style fall protection systems (XSPlatforms 'LinkdPro' or like product)



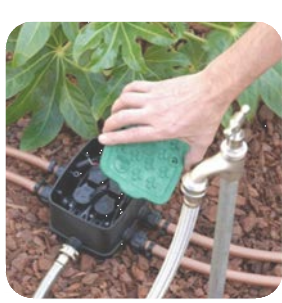
**MULCH**  
Organic Tea tree mulch to all garden beds to maintain subteranian moisture and reduce erosion



**PLANTER MEDIUM**  
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**4 PODIUM PLANTERS**  
Podium planters to develop green space away from 'natural ground'. Irrigation and drainage to all podium planter gardens to maximise plant growth



**IRRIGATION**  
Drip line irrigation system to be fully automated to cover all planter garden areas, with environmentally reactive controller (HYDRAWISE pro-FC controller or like product) to maintain plant health in extreme conditions  
90mm PVC conduit pipe under slab/pavement for irrigation/ electrical access to all garden beds

## ashmore street



newhaven street

250909

2-6 ashmore street  
everton park qld 4053

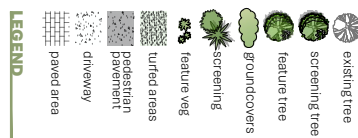
landscape plan | 2<sup>nd</sup> level

drawing no 250909 07 drawn ps date jun 26 issue b scale 1:250@a3

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# DEEP PLANTING



# PODIUM PLANTING

All deep-planting zones to accommodate large subtropical tree species in 4m x 4m (or greater) planting beds, to promote canopy and height growth of 5m (or greater) within 5 years from completion of works. Of the total site area, 10% (or greater) shall be dedicated to deep-planting landscaped beds which are required to be fully open to the sky and unimpeded by underground infrastructure.

Large local tree species shall be selected from the Brisbane City Plan 2014 - Planting species planning scheme policy, to compliment and soften the built form at maturity. These trees shall be in keeping with the existing local character of the area and planted in deep-planting beds which are accessible for maintenance and positioned for the comfort and enjoyment of residents. Where possible, deep-planting shall be located to promote passive cooling of the built form and shade pedestrian paths throughout the development.

Along the street frontage 50% (or greater) of the streetscape must be shaded within 5 years and so planting beds of minimum 2m width shall be provided along 50% (or greater) of the frontage length. To achieve 50% (or greater) shading of the verge within 5 years, a minimum of one deep-planting area shall be provided. Where deep-planting is deemed to be insufficient to achieve 50% shading with individual trees along the street frontage, Seed Landscape Design shall select subtropical rainforest species planted in clusters to ensure the BCC requirement of 50% (or greater) shading and 5m height.

The protection and retention of existing large trees within the site is a priority; and where possible deep-planting zones shall be located surrounding retained trees to protect and maximise future growth.

Where neighbouring properties house large trees along the shared boundary, deep-planting zones shall be located approximate to those existing trees and all protections as per BCC Guidelines and AS4970-2009 provided to those retained neighbouring trees.

All hardscape spaces to fall towards garden beds to collect runoff in keeping with WSUD practice, so to reduce the impact of the new development on the stormwater system.

The integration of cascading vegetation and screening across multiple levels enhances the visual appeal of urban structures while replicating the benefits of deep-canopy tree planting. Incorporating greenery into building facades and rooftops contributes not only to aesthetic improvements but also to environmental and functional advantages for both occupants and structures.

Research substantiates the positive impact of indoor greenery on employee well-being and productivity. Extending this concept to external building surfaces yields additional benefits:  
**Energy Efficiency:** Vegetation lowers energy consumption by providing natural insulation.  
**Extended Roof Longevity:** Plant cover protects roofing materials from weathering.  
**Temperature Regulation:** Green spaces mitigate localized heat accumulation.

A particularly significant benefit of rooftop gardens is their role in reducing the Urban Heat Island (UHI) effect, a phenomenon in which urban areas experience elevated temperatures due to heat-retaining surfaces such as concrete. Increased reliance on air conditioning exacerbates this effect, whereas the evapotranspiration cycle in plants helps counteract it, cooling entire cityscapes.

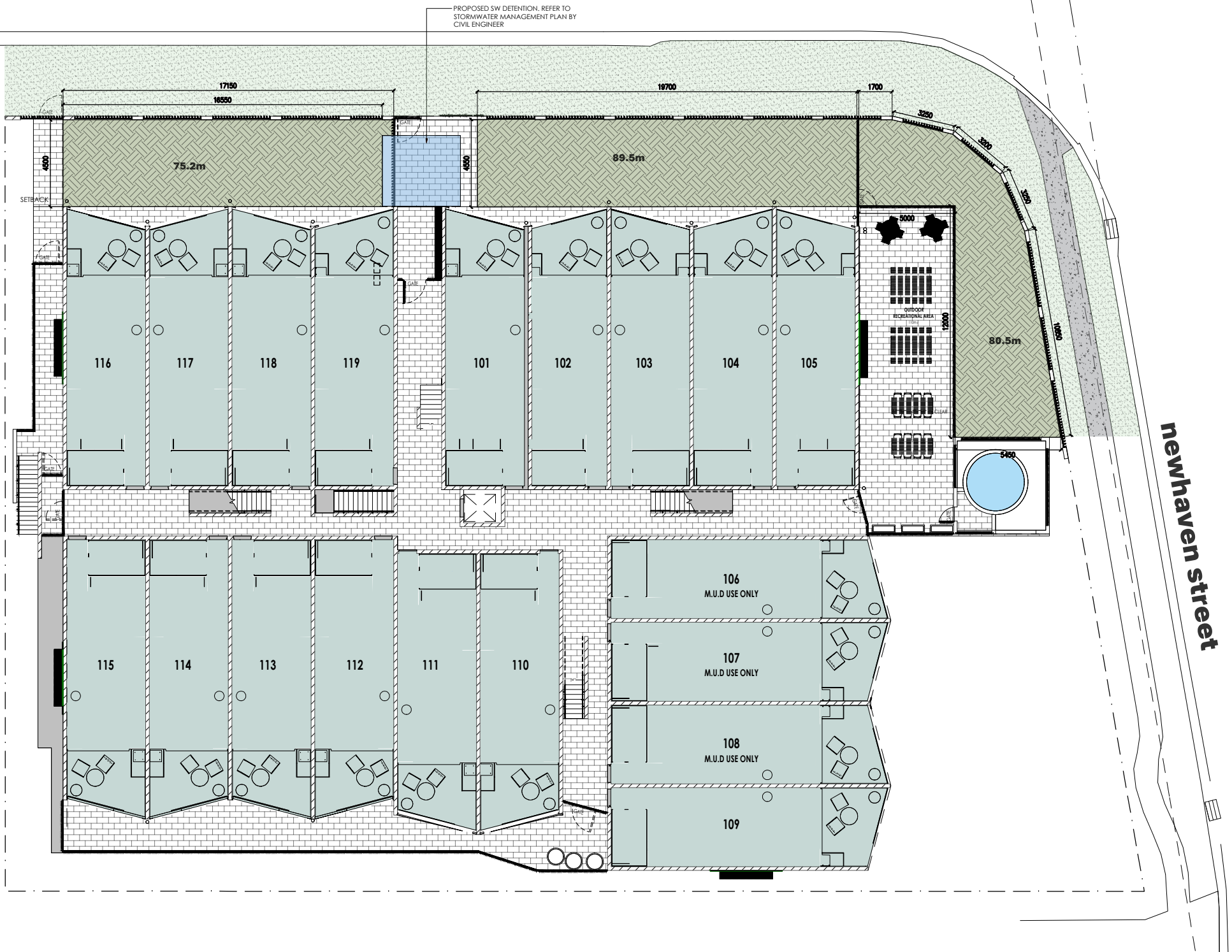
Beyond temperature regulation, rooftop gardens contribute to noise reduction. The combination of soil and vegetation absorbs and deflects sound waves, making them particularly effective in minimizing low-frequency noise pollution in high-traffic areas and near airports.

Furthermore, rooftop greenery aids in air purification. Plants filter pollutants through photosynthesis, while soil deposition helps capture airborne particles, improving overall air quality.

Incorporating green infrastructure into urban developments is an effective strategy for enhancing environmental sustainability, improving public health, and promoting energy efficiency in densely populated areas.

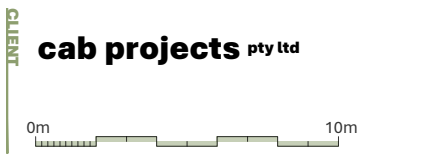
Total Site Area:	2228m <sup>2</sup>
Required Deep Planting:	245.2m <sup>2</sup>
<b>Deep Planting:</b>	<b>254.3m<sup>2</sup></b>
Required Percentage of Site:	10%
<b>DP Percentage of Site:</b>	<b>11.0%</b>
<b>In Natural Planting:</b>	<b>430.6m<sup>2</sup></b>
<b>Percentage of Site:</b>	<b>19.3%</b>
<b>Containerised Planting:</b>	<b>73.6m<sup>2</sup></b>
<b>Percentage of Site:</b>	<b>3.3%</b>
<b>Total Deep Planting &amp; Podium/Landscape Planting</b>	<b>727.5m<sup>2</sup></b>
<b>Percentage of Site:</b>	<b>22.6%</b>

## ashmore street



**PROJECT**  
**250909**  
 2-6 ashmore street  
 everton park qld 4053

**DRAWING**  
**deep planting**  
 drawing no 250909 08  
 drawn ps  
 date jun 26  
 issue b  
 scale 1:250@a3  
 CLIENT **cab projects pty ltd**



# PLANTER DEPTH & IRRIGATION STRATEGY/METHODOLOGY

The Strategy and methodology outlines the design principles and technical specifications applied to the containerised and artificial growing environments within the proposed development. The landscape design aligns with the intent and requirements of the Brisbane City Plan 2014, addressing provisions from the Landscape Work Code, the Multiple Dwelling Code, and the Landscape Design Planning Scheme Policy (SC6.17 LDPSP).

The development includes a combination of ground-level, podium, and rooftop planting zones, integrated to enhance subtropical character, provide thermal buffering, and contribute to both the private and communal amenity of future residents. The design prioritises functionality, long-term sustainability, compliance with required soil volumes and depths, and efficient water use through responsive irrigation strategies.

## PLANTER DESIGN and GROWING MEDIA VOLUMES

All artificial growing environments within the development are constructed as integrated planters on slab or structure, with internal dimensions designed to meet or exceed the growing media depth and volume standards prescribed under LDPSP Table 1 – Indicative Soil Depth and Volumes. These include:

- Medium/Large trees over 5m height: Minimum 1200mm growing media depth and 1.5m x 1.5m planting surface area, or calculated volume as per height x calliper / 100.
- Small trees up to 5m height: Minimum 800mm growing media depth and 1.5m x 1.5m planting surface area, or calculated volume as per height x calliper / 100.
- Medium shrubs to 1m height: Minimum 600mm depth.
- Groundcovers and grasses: Minimum 300–450mm depth depending on expected spread and density.
- Vines and scramblers: Minimum 400mm depth and volume of 100L per m<sup>2</sup> of foliage at 100mm thickness for vertical systems.

Growing media will be lightweight, free-draining, and blended to meet AS 4419:2003 requirements. It will be engineered to provide high water-holding capacity, minimal stumping, and balanced porosity to support root development and prevent compaction. Amendments will include wetting agents, slow-release nutrients, and beneficial microbiota to ensure optimal plant health in artificial conditions.

Where practical, planting systems incorporate mulch layers in accordance with LDPSP Section 3.1, with mulch depths of 75–100mm and materials meeting AS 4454–2012.

## IRRIGATION DEMAND and WATER STORAGE SIZING

Irrigation demand for all artificial growing environments has been calculated using the methodology set out in LDPSP Section 6.1 – Table 3:

- Native species in terrace planters: 30–35 L/m<sup>2</sup>/week
- Exotic species in terrace planters: 35–45 L/m<sup>2</sup>/week

These demand rates have been applied across each landscape zone, with full water budgeting and tank sizing calculations included in the landscape documentation set. The design aims to supply irrigation water primarily through rainwater harvesting, in accordance with LDPSP Sections 6.2 and 6.3.

Rainwater tanks are sized using LDPSP Table 5, with required volume determined by:

- Median monthly rainfall data (LDPSP Table 4)
- Total available roof area
- Anticipated irrigation volume per day

Only roof water is stored for reuse, while surface runoff from carparks or driveways is directed to vegetated swales or rain gardens for passive infiltration, consistent with LDPSP Section 2.3.2.

## DRAINAGE and WATERPROOFING

All artificial growing environments will incorporate comprehensive drainage systems designed in accordance with LDPSP Section 9. The drainage profile includes:

- Geotextile separator between growing media and drainage layer
- Free-draining aggregate or modular drainage cell beneath the profile
- Slotted subsoil drainage pipework connected to stormwater outlets
- Grated overflow points and planter box scuppers as required

These systems are essential to ensure adequate root aeration, prevent waterlogging, and maintain the structural integrity of waterproofing membranes. Planter bases will be constructed with appropriate waterproofing membranes, specified and certified by the building project team. Compatibility with irrigation systems and media acidity will be verified during product selection.

## IRRIGATION DESIGN and WATER EFFICIENCY

The irrigation system has been designed to service all landscape zones within artificial growing environments using a subsurface dripline delivery method, consistent with best practice and as recommended in LDPSP Section 6.4. The system includes:

- Dripline irrigation to minimise water loss through evaporation and wind drift, particularly important in exposed rooftop and podium planters.
- Smart irrigation controller (Hydrawise or equivalent) with internet connectivity, capable of adjusting run times based on evapotranspiration forecasts and live data from the Bureau of Meteorology.
- Integration of moisture sensors and rain shut-off devices to prevent overwatering and ensure responsive irrigation across varied hydrozones.
- Zoned scheduling to accommodate differences in sun/shade, exposure, and planting type across the site.

This system supports water efficiency, aligns with Brisbane's watering regulations, and provides operational flexibility to maintain healthy vegetation across a diverse range of planter microclimates.

## STRUCTURAL and CONTAINMENT CONSIDERATIONS

Planter boxes and artificial growing environments are designed to safely accommodate combined 'dead loads' (saturated growing media, mature vegetation) and 'live loads' (wind on canopy, maintenance access). Materials and containment heights are engineered to prevent wind uplift or displacement of soil.

Structural coordination will ensure that slab design accommodates total system weight, in accordance with LDPSP Section 8, and detailing will ensure that all planters include appropriate anchoring, edge containment, and fall protection where accessible.

## ROOFTOP LANDSCAPING INTEGRATION

Rooftop planters and gardens form a key part of the subtropical landscape expression of this development. In line with the Multiple Dwelling Code PO13 and associated design provisions, the rooftop planting strategy:

- Enhances the building's environmental performance and urban heat island mitigation
- Provides high-quality communal open space with subtropical amenity
- Supports a mix of shade-giving trees, climbing plants, and groundcovers suited to rooftop microclimates

All rooftop planting adheres to the same growing media and irrigation principles outlined above, with careful hydrozoning and species selection to match the variable exposure of each rooftop orientation. Shade structures and trellises integrated with climbers contribute to microclimate comfort while respecting rooftop built form limits under the BCC City Plan's rooftop amenity provisions.

## PLANTER DEPTH CALCULATIONS

Basement Planters:	0.0m <sup>2</sup>
Ground Planters:	1.0m <sup>2</sup>
1st Level Planters:	12.6m <sup>2</sup>
2nd Level Planters:	60.0m <sup>2</sup>

**TOTAL CONTAINERISED PLANTERS: 73.6m<sup>2</sup>**

## IRRIGATION FLOW CALCULATIONS

In accordance with SC6.17 Table 3, irrigation demand has been assessed for terraced planters containing a mix of exotic and native species. The indicative application rate is 35–45 L/m<sup>2</sup>/week for exotics and 30–35 L/m<sup>2</sup>/week for natives. For this development, the average irrigation rate is calculated at 40 L/m<sup>2</sup>/week.

Basement Irrigation Flow:	0L/wk
Ground Irrigation Flow:	40L/wk
1st Level Irrigation Flow:	504L/wk
2nd Level Irrigation Flow:	2400L/wk

**TOTAL IRRIGATION FLOW: 2,544 L/wk or ~363 L/day**

## STORMWATER HARVEST CALCULATIONS

Formula:  $V_{\text{harvest, annual}} = P \times A_r \times C$

$P$  = annual median rainfall depth (m/yr)

$A_r$  = roof catchment area (m<sup>2</sup>)

$C$  = roof runoff coefficient (typically 0.85–0.95)

$P = 1.2\text{m/yr}$   
 $A_r = 1,006\text{m}^2$   
 $C = 0.9$

**1.2m x 1,006m<sup>2</sup> x 0.9 = 1,087 kL/yr = 363 L/day**

In accordance with SC6.17 Table 5, required tank volume = average daily harvest x 70 days. For this project, daily harvest is ~363 L/day, giving a required storage of ~24 kL. The adopted tank volume is rounded to 25 kL to meet this requirement.

$V_{\text{tank}} = 362 \times 70 = \sim 25,410\text{L}$

**TOTAL TANK STORAGE REQUIREMENTS: 25kL**

PROJECT 250909

2-6 ashmore street  
everton park qld 4053

DRAWING planter depth & irrigation

drawing no	drawn	date	issue
250909 09	ps	jun 26	b

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 cab projects pty ltd

**seed**  
Landscape Design

1 07 3217 6491 m 04 1616 9858  
po box 527 paddington qld 4064  
www.seedlandscapedesign.com  
abn 85 468 007 510



area - 26.9m<sup>2</sup>  
depth - natural

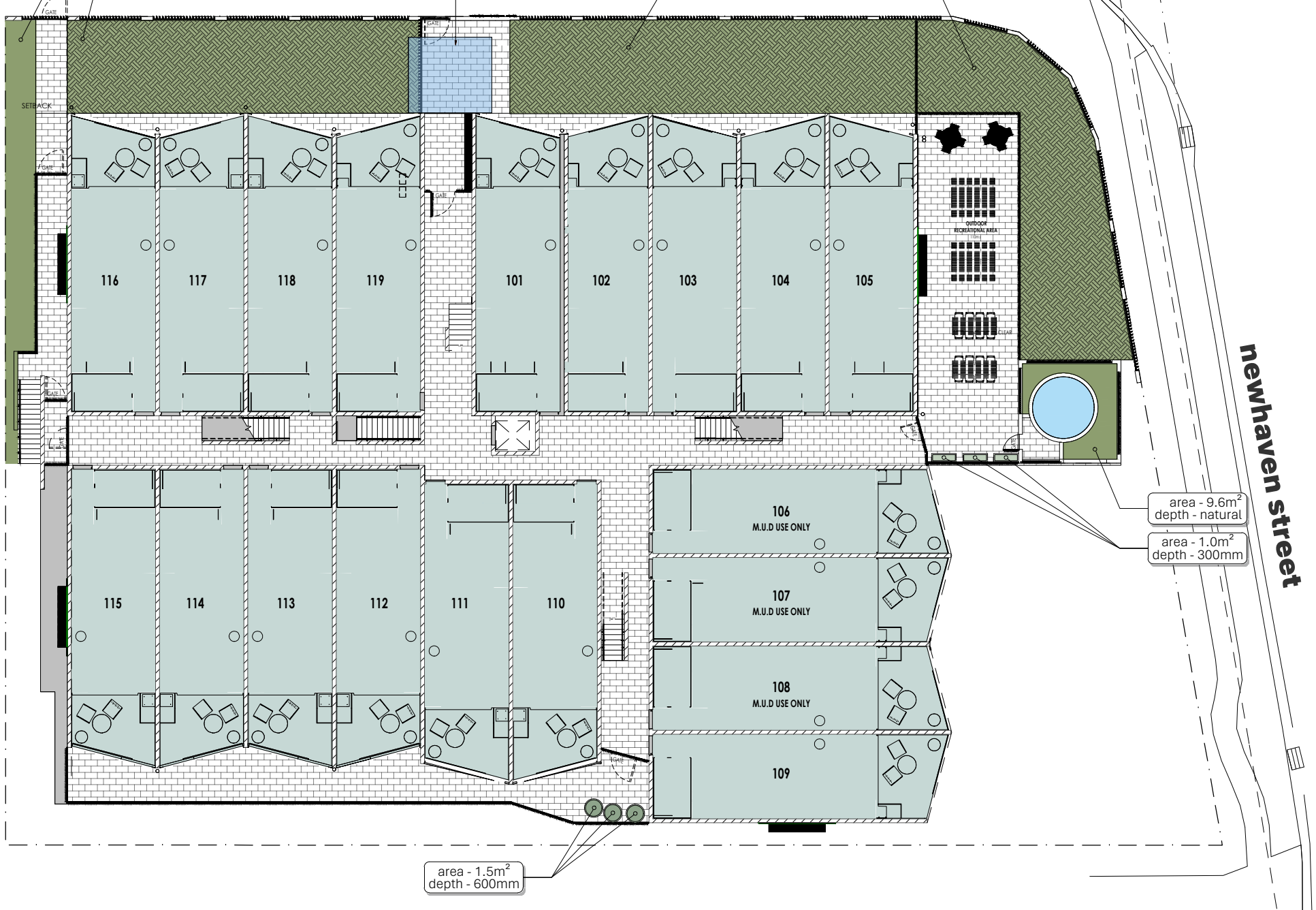
area - 75.2m<sup>2</sup>  
depth - natural

**ashmore street**

PROPOSED SW DETENTION. REFER TO  
STORMWATER MANAGEMENT PLAN BY  
CIVIL ENGINEER

area - 89.5m<sup>2</sup>  
depth - natural

area - 80.5m<sup>2</sup>  
depth - natural



**PROJECT**  
250909  
2-6 ashmore street  
everton park qld 4053

**DRAWING**  
planter plan | ground

drawing no	drawn	date	issue	scale
250909 11	ps	jun 26	b	1:250@a3

Any discrepancies must be reported immediately to lead designer prior to construction  
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0m 10m

**LEGEND**

- planter 1200mm +
- planter ~800mm
- planter ~600mm
- planter ~300mm
- planter ~600mm
- planter ~300mm
- deep planting
- natural

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**ashmore street**

**newhaven street**



**PROJECT**  
**250909**  
 2-6 ashmore street  
 everton park qld 4053

**DRAWING**  
**planter plan | 2<sup>nd</sup> level**  
 drawing no 250909 13 drawn ps date jun 26 issue b scale 1:250@a3  
 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**  
**cab projects pty ltd**  
 0m 10m

**LEGEND**  
 deep planting  
 natural  
 planter - 300mm  
 planter - 600mm  
 planter - 800mm  
 planter 1200mm +

**seed**  
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