

BCC DS

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18/07/2023

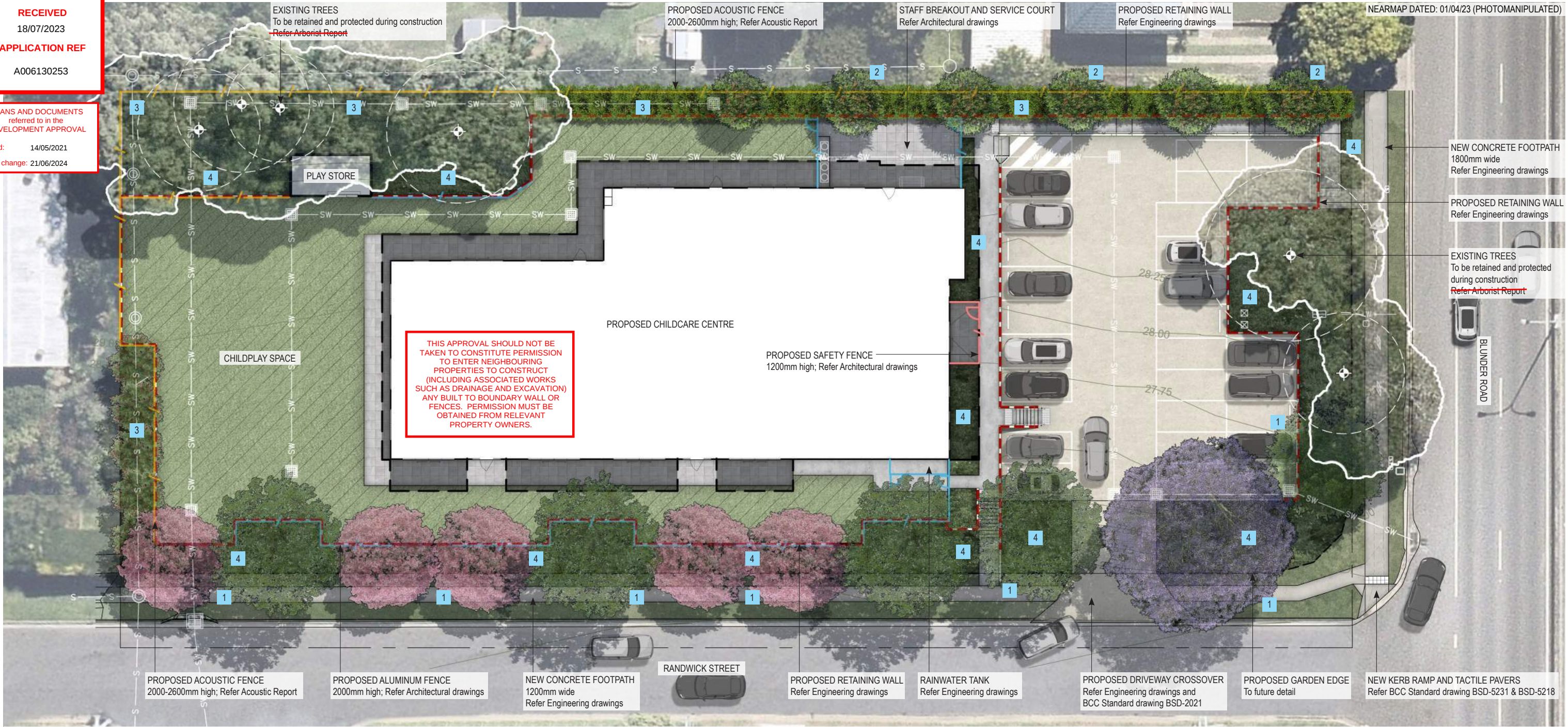
APPLICATION REF

A006130253

PLANS AND DOCUMENTS
referred to in the
DEVELOPMENT APPROVAL

Issued: 14/05/2021

Minor change: 21/06/2024



LANDSCAPE DESIGN INTENT

Along with the retention of appropriate mature trees, additional large subtropical trees are provided supported with generous areas of deep planting.

Substantial screen planting is provided to neighbouring residential properties with the allocation of large dense shrubs to maintain privacy screening and visual amenity.

All mass planting beds to the street frontages and carpark areas to be densely planted with shrubs and groundcovers with a diversity of colour and texture.

Plant species are selected to maintaining a sustainable design ethic, with predominantly low maintenance native species; Plant species to be child friendly, hardy, drought tolerant and non-toxic; maintain visibility and sightlines for pedestrians and vehicles, with regard to CPTED principles; and provide an aesthetically pleasing landscape scheme to compliment the building design, utilising deep planting and sub-tropical landscape areas responding to the local climate.

LANDSCAPE NOTES

1. Based on architectural and civil engineer's drawings, by Raymond Design and Inertia, respectively.
2. With regard to landscape, this drawing has been prepared in accordance with the Brisbane City Council (BCC) City Planning Scheme 2014, including sections 9.3.4 Childcare centre code and 9.4.5 Landscape work code.
3. Refer to Proposed Plant Species drawing, compiled with reference to BCC Planting species planning scheme policy.
4. Refer to relevant BCC Standard Drawings.
5. Future landscape specification to include the following: Subsurface drainage, 150mm subgrade cultivation, 300mm topsoil and 100mm depth organic medium hoop pine mulch to all garden beds.
6. Irrigation to all garden beds, as required.

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Provide a Vegetation
Management Plan in
accordance with the
condition 17 of
approval package.

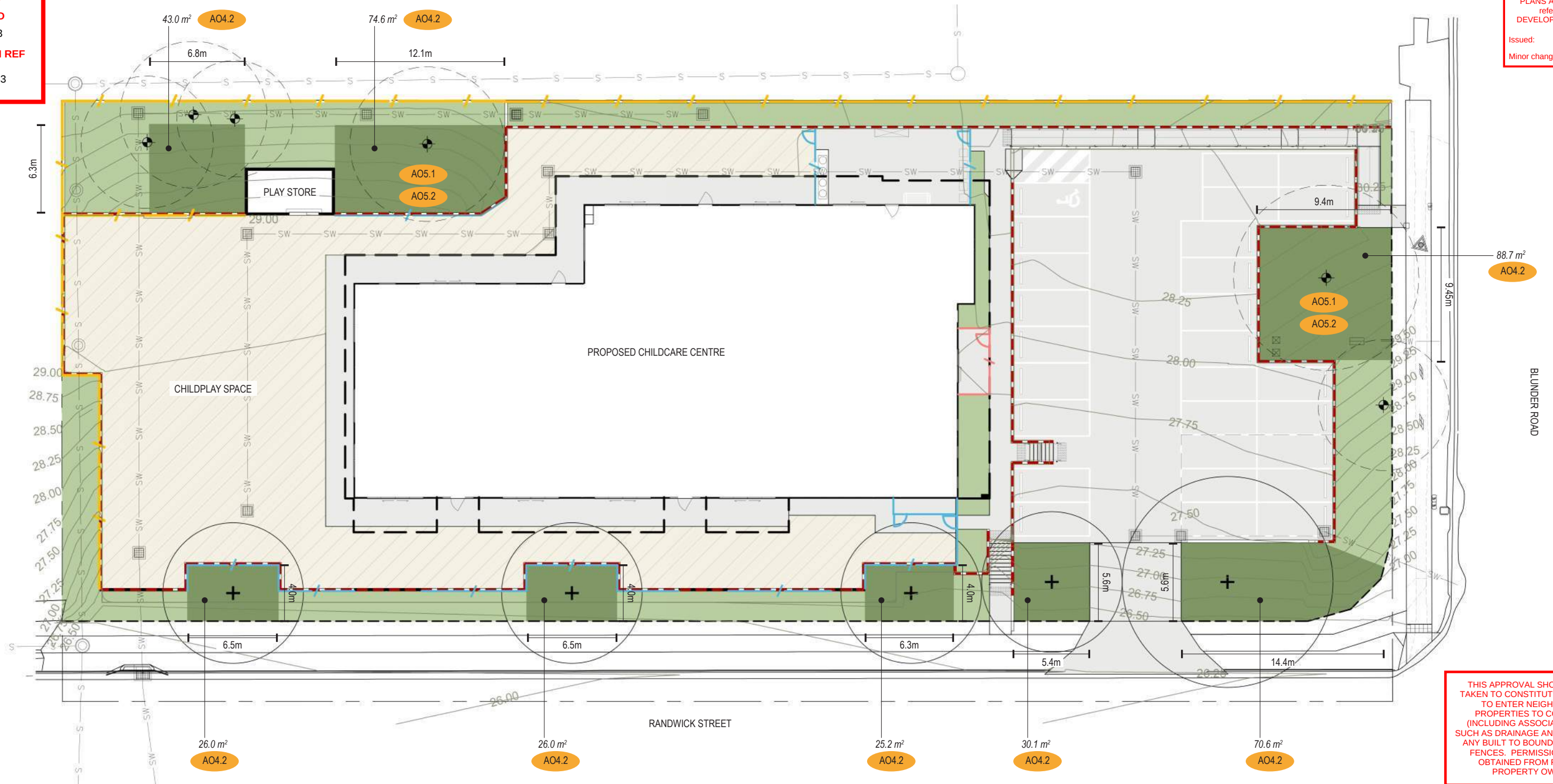
LEGEND

- PROPOSED PROPERTY BOUNDARY
As taken from Survey drawings
- EXISTING CONTOURS
As taken from Survey drawings
- PROPOSED SAFETY FENCE
1200mm high; Refer Architectural drawings
- PROPOSED ALUMINUM FENCE
2000mm high; Refer Architectural drawings
- PROPOSED ACOUSTIC FENCE
2000-2600mm high; Refer Acoustic Report
- PROPOSED RETAINING WALL
Refer Engineering drawings
- PROPOSED GARDEN EDGE
To future detail
- PROPOSED CHILDPPLAY SPACE
To future detail
- EXISTING TREES TO BE RETAINED
Refer Arborist Report
- TREE PROTECTION ZONES (TPZ)
Refer Arborist Report

1. LARGE SUBTROPICAL TREES
Large canopied rounded tree species to deep planting zones capable of growing to a minimum height of 15m at maturity and to provide shade over the frontage, provide visual amenity and landscape softening of the childcare centre; Refer Proposed Planting Schedule (ie: *Cupaniopsis anacardioides*, *Flindersia australis*, *Handroanthus impetiginosus*, *Jacaranda mimosifolia*)
2. COLUMNAR TREE
Columnar planting to provide visual and climatic amenity, as well as provide primary screening and vertical softening of the proposed building; Refer Proposed Planting Schedule (ie: *Elaeocarpus eumundii*)
3. LARGE SCREEN PLANTING
Planting to provide visual amenity and privacy screening; Refer Proposed Planting Schedule (ie: *Callistemon viminalis* Wildfire, *Syzygium australe* Resilience)
4. SHRUBS AND GROUNDCOVERS
Mass planting to large areas to assist in building presentation and to provide visual amenity; Refer Proposed Planting Schedule

AMENDED IN RED

17/06/2024



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PROPERTIES TO CONSTRUCT
(INCLUDING ASSOCIATED WORKS
SUCH AS DRAINAGE AND EXCAVATION)
ANY BUILT TO BOUNDARY WALL OR
FENCES. PERMISSION MUST BE
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PROPERTY OWNERS.

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 25m².
- 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.
- AO5.2** Development has deep planting that is co-located with existing deep planting or existing large trees on adjoining sites to create contiguous deep-planting areas.
- AO6** Development has a minimum of 25% of all trees capable of growing above the height of the eaves of the building at maturity.

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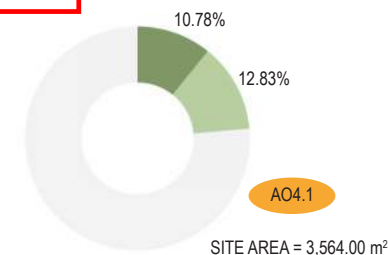
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PROPOSED CHILDCARE CENTRE 197 BLUNDER ROAD, DURACK DEEP PLANTING CALCULATIONS

DEEP PLANTING AREAS = 384.30 m²
Min. 4 x 4m, open to sky

MISC PLANTING AREAS = 457.40 m²
Planting not considered deep planting

TREES TO DEEP PLANTING AREAS
Minimum height: 5m, width: 5m within 5 years of growth; anticipated widths shown at maturation; 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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CODE	SPECIES	COMMON NAME	SIZE**	SPACING(m)	HEIGHT(m)	WIDTH (m)
1 PROPOSED LARGE SUBTROPICAL TREES						
As taken from Planting species planning scheme policy 'Table 1A—Tall trees over 10m in height at maturity'						
1.1	Cupaniopsis anacardioides	Tuckeroo	100L	as shown	15	10
1.2	Flindersia australis	Crows Ash	100L	as shown	30	12
1.3	Handroanthus impetiginosus	Pink Trumpet Tree	100L	as shown	10	8
1.4	Jacaranda mimosifolia	Jacaranda	100L	as shown	15	12
2 PROPOSED COLUMNAR TREES						
2.1	Elaeocarpus eumundii	Smooth Leaved Quandong	45L	as shown	8	4
2.2	Elaeocarpus reticulatus	Blueberry Ash	45L	as shown	6	3
2.3	Tristaniopsis laurina	Luscious Water Gum	45L	as shown	10	5
3 PROPOSED LARGE SCREEN PLANTING						
3.1	Callistemon viminalis	Wilderness White Bottlebrush	200mm	1.8	2.5	2
3.2	Callistemon viminalis	Wildfire Bottlebrush	200mm	1.8	4	2
3.3	Radermachera pierrei	Summerscent	300mm	1.5	4	2.5
3.4	Syzygium australe	Resilience Lillypilly	300mm	1.5	3	2

**PLANT CONTAINER SIZE:

100L	100 Litre container stock min	Min. height at time of planting: 2.4m
45L	45 Litre container stock min	Min. height at time of planting: 1.9-2.3m
300mm	300mm dia minimum pot size	
200mm	200mm dia minimum pot size	

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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CODE	SPECIES	COMMON NAME	SIZE**	SPACING(m)	HEIGHT(m)	WIDTH (m)
4 PROPOSED SHRUBS AND GROUNDCOVERS						
4.1	Carissa macrocarpa	Green Carpet	200mm	1.2	0.3	1.5
4.2	Gardenia augusta	Florida Gardenia	200mm	0.8	1.2	1
4.3	Gardenia jasminoides	Radicans Creeping Gardenia	200mm	0.8	0.8	2
4.4	Gaura lindheimeri	White Butterfly Bush	200mm	0.5	1	0.75
4.5	Liriope muscari	Evergreen Giant Liriope	140mm	0.6	0.8	0.8

**PLANT CONTAINER SIZE:

200mm	200mm dia minimum pot size
140mm	140mm dia minimum pot size

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