

RESPONSES TO BCC FURTHER ADVICE

6.b Area around base of trees to be retained through proposed outdoor play areas to be turfed.

RESPONSES TO BCC CHILDCARE CENTRE CODE

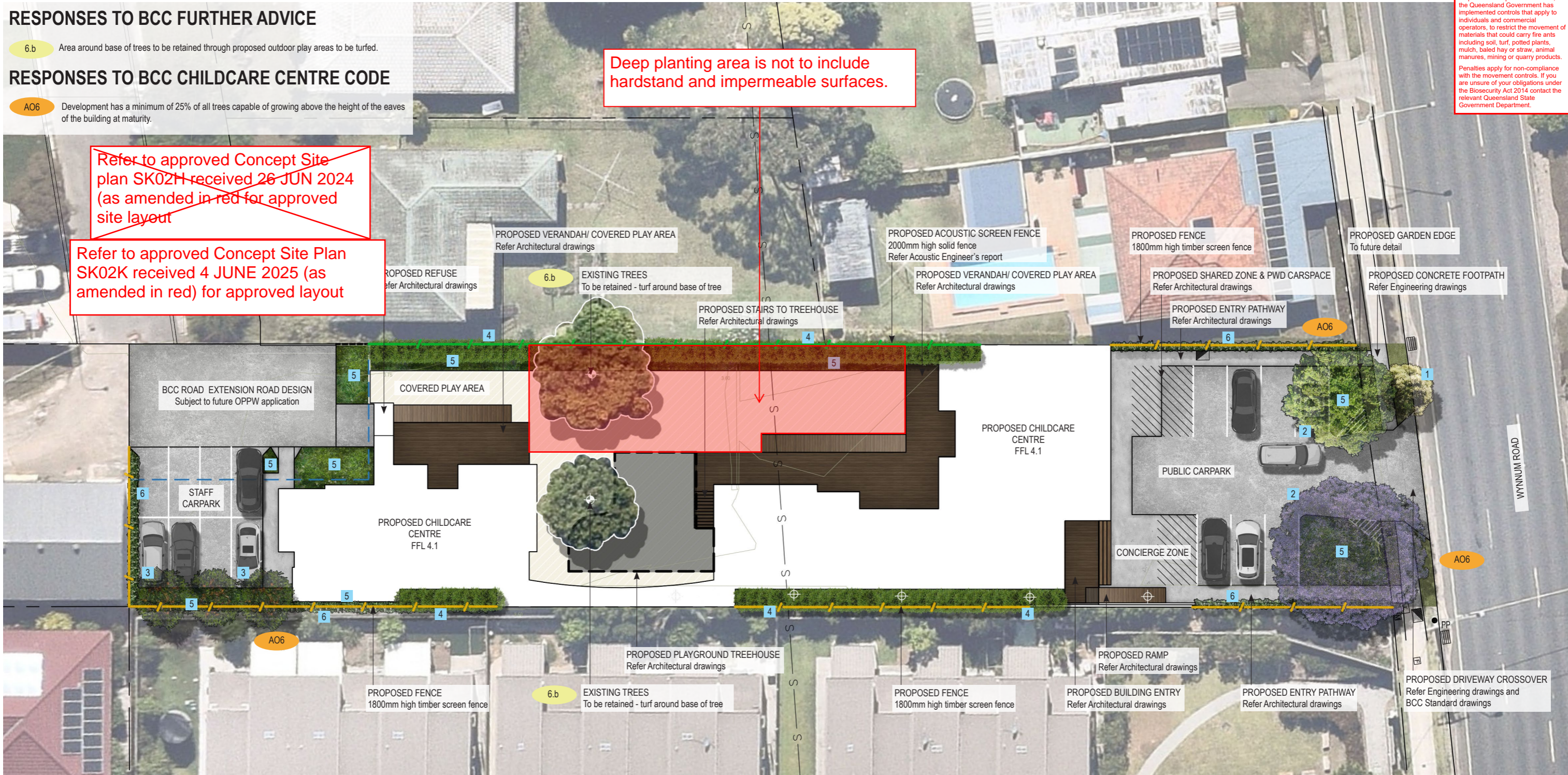
AO6 Development has a minimum of 25% of all trees capable of growing above the height of the eaves of the building at maturity.

Fire Ant Movement Controls
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Deep planting area is not to include hardstand and impermeable surfaces.

~~Refer to approved Concept Site plan SK02H received 26 JUN 2024 (as amended in red for approved site layout)~~

Refer to approved Concept Site Plan SK02K received 4 JUNE 2025 (as amended in red) for approved layout



- 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 - RETAINED
As taken from Survey drawings
 - 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

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NEARMAPS DATED: 21/11/22

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26/06/2024
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PLANS AND DOCUMENTS referred to in the APPROVAL
Dated: 25/07/2024

AMENDED IN RED
17/07/2024

AMENDED IN RED
23/06/2025

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL
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Minor change: 26/06/2025

ISSUE	DATE	REASON
E	20/06/24	UPDATED DRAWINGS
D	20/05/24	UPDATED DRAWINGS
C	18/12/23	IN RESPONSE TO BCC IR FOR SUBMISSION TO BCC FOR REVIEW
B	03/03/23	
A	16/02/23	

1:300@A3
JOB NUMBER 23.026
SHEET NO. 1
ISSUE E
DRAWN BY AG/PD

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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 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.

Fire Ant Movement Controls

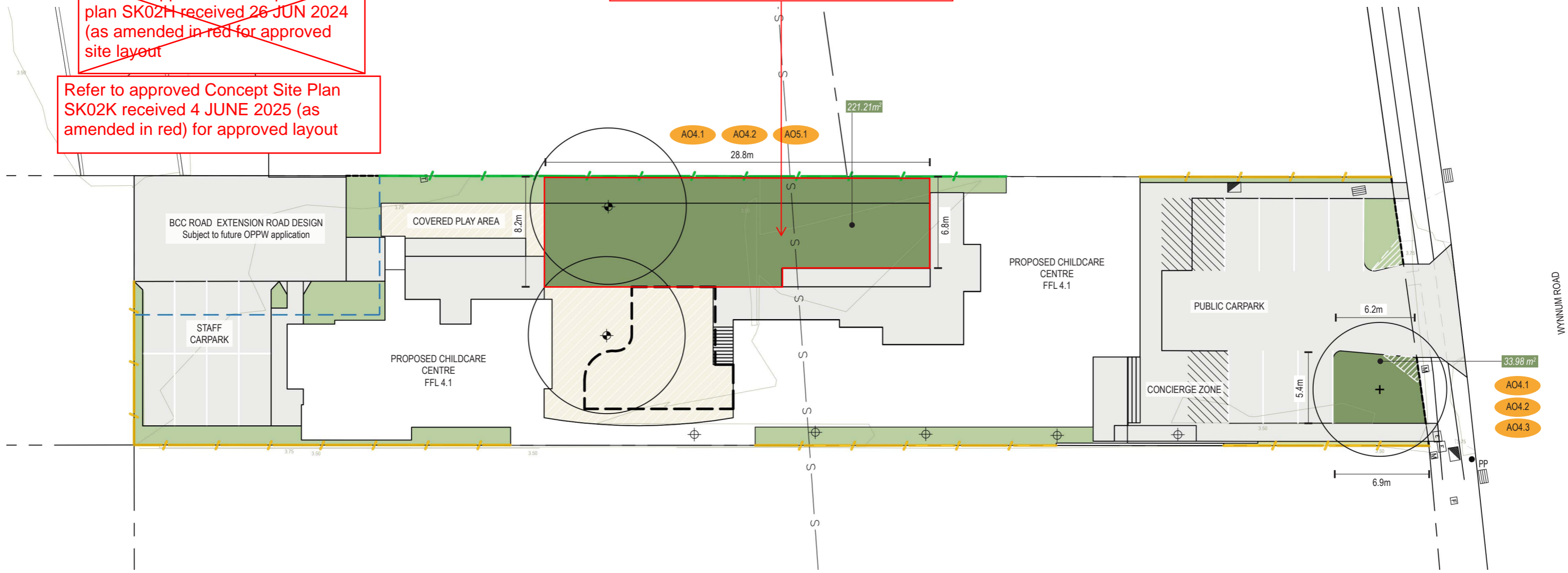
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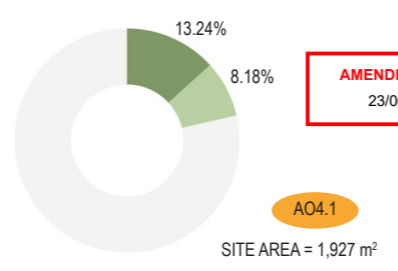
LEGEND:

- EXISTING TREES - RETAINED (Symbol) As taken from Survey drawings
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- EXTENT OF BCC ROAD EXTENSION DESIGN (Symbol) Subject to future OPPW application
- PROPOSED ACOUSTIC SCREEN FENCE 2000mm high solid fence (Symbol) Refer Acoustic Engineer's report
- PROPOSED FENCE 1800mm high timber screen fence (Symbol)
- PROPOSED GARDEN EDGE To future detail (Symbol)

DEEP PLANTING AREAS = 255.19 m²
Min. 4 x 4m, open to sky

MISC PLANTING AREAS = 157.58 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'



AMENDED IN RED
23/06/2025

AMENDED IN RED
17/07/2024
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ISSUE: 23.026 SHEET NO: 2 DATE: E DRAWN BY: AG/PD

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Penalties apply for non-compliance with the movement controls. If you are unsure of your obligations under the Biosecurity Act 2014 contact the relevant Queensland State Government Department.



CODE	SPECIES	COMMON NAME	SIZE**	SPACING(m)	HEIGHT(m)	WIDTH(m)
1 PROPOSED STREET TREES						
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
2 PROPOSED LARGE SUBTROPICAL TREES						
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
3 PROPOSED COLUMNAR TREES						
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:**

200L 200 Litre container stock min Min. height at time of planting: 3.6m
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

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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agla
 ANDREW GOLD LANDSCAPE ARCHITECTURE
 PO BOX 5220, MT GRAVATT EAST QLD 4122
 T 07 3420 0006 M 0405 389 243 E andrew@agla.com.au

PROPOSED CHILDCARE CENTRE
 1489 WYNNUM ROAD, TINGALPA
PROPOSED PLANTING SCHEDULE

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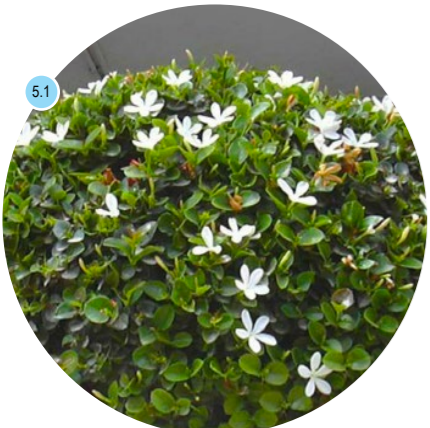
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4 PROPOSED SCREENING SHRUBS						
4.1	<i>Acronychia imperforata</i> Vista	Fraser Island Apple	300mm	1	5	1-1.5
4.2	<i>Callistemon viminalis</i> Slim	Narrow Bottlebrush	300mm	1	3	1.3
4.3	<i>Radermachera pierrei</i> Summerscent	Summerscent	300mm	1.5	3-4	2.5
4.4	<i>Syzygium australe</i> SAN01 Straight and Narrow	Narrow Lillypilly	300mm	1.2	5-8	1-1.5
5 PROPOSED SHRUBS AND GROUNDCOVERS						
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>Liriope muscari</i> Evergreen Giant	Liriope	140mm	0.6	0.8	0.8
5.6	<i>Xanthostemon chrysanthus</i> Little Goldie	Dwarf Golden Penda	140mm	0.7	1	0.8
6 PROPOSED CLIMBER						
6.1	<i>Trachelospermum jasminoides</i>	Star Jasmine	300mm	as shown	3	

****PLANT CONTAINER SIZE:**

300mm	300mm dia minimum pot size
200mm	200mm dia minimum pot size
140mm	140mm dia minimum pot size

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JOB NUMBER 23.026 SHEET NO. 4 ISSUE E DRAWN BY AG/PD

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