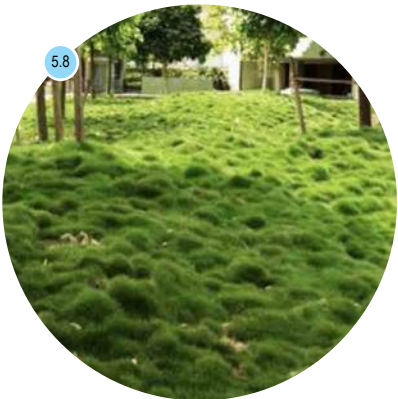




PLANS AND DOCUMENTS
referred to in the
DEVELOPMENT APPROVAL

Issued: 17/01/2025

Minor change: 31/10/2025

Fire Ant Movement Controls

To prevent the spread of fire ants, the Queensland Government has implemented controls that apply to individuals and commercial operators, to restrict the movement of materials that could carry fire ants including soil, turf, potted plants, mulch, baled hay or straw, animal manures, mining or quarry products.

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.

PLANS AND DOCUMENTS
referred to in the
APPROVAL

Dated: 17/01/2025

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

BCC DS
RECEIVED
24 September 2026
APPLICATION REF
A007111411

agla

BCC DS
RECEIVED
10/09/2024
APPLICATION REF
A006564499

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 MULTI-UNIT DWELLINGS
1 THEODORE STREET, STAFFORD

PROPOSED PLANTING
SCHEDULE

CODE	SPECIES	COMMON NAME	SIZE*	SPACING (m)**	HEIGHT (m)	WIDTH (m)
4 PROPOSED SCREEN PLANTING						
4.1	<i>Acronychia imperforata</i> Vista	Fraser Island Apple	300mm	1	5	1.5
4.2	<i>Calathea lutea</i>	Cigar Plant	300mm	1.2	3-4	1.5
4.3	<i>Heliconia bihai</i> x <i>caribaea</i> Hot Rio Nights	Parrot's Beak	300mm	1.2	3-4	1.5
4.4	<i>Ilex crenata</i> Sky Pencil	Upright Japanese Holly	300mm	0.6	3	1
4.5	<i>Syzygium australe</i> SAN01 Straight and Narrow	Narrow Lillypilly	300mm	1.2	5-8	1.2
5 PROPOSED SHRUBS AND GROUNDCOVERS						
5.1	<i>Alocasia macrorrhiza</i>	Giant Elephant Ear	300mm	1.5	2	1.5
5.2	<i>Asparagus densiflorus</i> Myersii	Foxtail Fern	200mm	0.5	0.6-0.8	0.6-0.8
5.3	<i>Asplenium antiquum</i>	Bird's Nest Fern	300mm	1	1.5	1.5
5.4	<i>Blechnum gibbum</i> Silver Lady	Dwarf Tree Fern	200mm	1	1.5	1
5.5	<i>Carissa macrocarpa</i>	Desert Star	200mm	1	1.2	1.2
5.6	<i>Ligularia reniformis</i>	Tractor Seat Plant	200mm	0.8	0.5	1
5.7	<i>Rhapis excelsa</i>	Broadleaf Lady Palm	300mm	0.8	1.8	1.2
5.8	<i>Zoysia tenuifolia</i>	Temple Grass	140mm	0.2-0.3	0.1	0.4

*PLANT CONTAINER SIZE:

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

**PLANT SPACING:

The proposed densities of plants will be derived as a compromise between growth rate, anticipated size, and the ability to provide a good vegetative cover within a reasonable space of time.

C	27/08/24	RESPONSE TO BCC IR
B	21/06/24	FOR SUBMISSION TO BCC
A	18/06/24	DRAFT FOR REVIEW

ISSUE	DATE	REASON
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JOB NUMBER	SHEET NO.	ISSUE	DRAWN BY
24.109	18	C	AG / HF

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PLANT AND TREE SIZES ARE INDICATIVE TO SUPPORT THE GRAPHIC NATURE OF THE REPRESENTATION AND ARE TYPICALLY SHOWN AT FULL MATURITY RATHER THAN INSTALLATION SIZE. FINAL PLANT AND TREE DENSITIES/ SIZES ARE DEPENDENT ON A RANGE OF FACTORS CONFIRMED DURING THE DETAILED DESIGN AND CONSTRUCTION PHASE.

- 1
LARGE SUBTROPICAL SHADE 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 frontages, provide visual amenity and landscape softening of the proposed buildings;
Refer Proposed Planting Schedule
(ie: *Brachychiton acerifolius*, *Waterhousea floribunda*)
- 2
SMALL CANOPIED TREES
Tree planting for visual and landscape amenity, to soften building's presentation;
Refer Proposed Planting Schedule
(ie: *Tristaniopsis laurina* 'Luscious')
- 3
COLUMNAR TREES / PALMS
Columnar tree planting to assist in providing vertical softening of the proposed building and privacy screening to adjoining residences;
Refer Proposed Planting Schedule
(ie: *Archontophoenix cunninghamiana*, *Elaeocarpus eumundii*)
- 4
SCREEN PLANTING
Dense planting of tall narrow canopied screening shrubs to provide vertical softening of the proposed building and privacy screening.
Some plant species capable of achieving 5-8m height; Refer Proposed Planting Schedule
(ie: *Acronychia imperforata* Vista, *Syzygium australe* SAN01 Straight and Narrow)
- 5
SHRUBS AND GROUNDCOVERS
Mass planting of shrubs and groundcovers to landscape areas in natural ground, to assist in building presentation to the streetscape and to provide visual amenity;
Refer Proposed Planting Schedule
- 6
PODIUM PLANTING
Accent planting of tree fern and/or shrubs and groundcovers to podium planters to provide visual amenity, and assist in building presentation;
Refer Proposed Planting Schedule
- 7
CASCADING PLANTS
Cascading plants to podium planters to provide visual amenity and softening of building facade;
Refer Proposed Planting Schedule
- 8
CLIMBERS
Vertical softening to proposed arbour structures through climbing plant species, for visual interest and additional softening of amenity areas;
Refer Proposed Planting Schedule

C 27/08/24 RESPONSE TO BCC IR
B 21/06/24 FOR SUBMISSION TO BCC
A 18/06/24 DRAFT FOR REVIEW

ISSUE DATE REASON

1:400@A3

0 2 4 6 8 10 20m

JOB NUMBER SHEET NO. ISSUE DRAWN BY

24.109 1 C AG / HF



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.

TO SUPPORT THE GRAPHIC NATURE OF THE
SHOWN AT FULL MATURITY RATHER THAN
DENSITIES/ SIZES ARE DEPENDENT ON A RANGE
ED DESIGN AND CONSTRUCTION PHASE.

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OBTAINED FROM RELEVANT
PROPERTY OWNERS.

Refer to approved architectural plans for boundary planters and landscape areas

Refer to approved architectural plans for boundary planters and landscape areas.

Refer to approved architectural plans for boundary planters and landscape areas.

LEGEND

	PROPOSED SCREEN FENCE 2000mm high timber screen fence
	PROPOSED SCREEN FENCE 1800mm high timber screen fence
	PROPOSED SCREEN FENCE Timber fence on top of blockwork
	PROPOSED TRANSPARENT FENCE 1500mm high black tubular type fence
	PROPOSED SCREEN FENCE On top of podium planter. 1000mm high
	PROPOSED GLASS POOL FENCE Refer Architectural drawings
	BASEMENT LINE Refer Architectural drawings
	EXISTING TREES - RETAINED As taken from Survey drawings
	EXISTING TREES - REMOVED As taken from Survey drawings

EXISTING STREET TREES
To be retained
As taken from Survey drawings

PROPOSED ENTRY ARBOUR
Refer Architectural drawings

PROPOSED TRANSPARENT FENCE
1500mm high black tubular type fence

PLANS AND DOCUMENTS
referred to in the
DEVELOPMENT APPROVAL

Issued: 17/01/2025

Minor change: 31/10/2025

AMENDED IN RED
19/12/2024

NEARMAP DATED: 03/06/24 (PHOTOMANIPULATED)

RESPONSES TO BCC MULTIPLE DWELLING CODE

- AO27.2

Development provides or retains one tree within the site per 20m of frontage that is capable of growing to a minimum height of 15m at maturity.
- AO27.3

Development provides tree species that are selected and planted to provide a minimum 50% shade cover to a site's open space within 10 years.
- AO28.1

Development provides landscaping within the site along the frontage of the site that consists of:

 - (a) a minimum of 1 area of deep planting with a dimension of 4m x 4m;
 - (b) shade and/or rounded canopy trees located to cast a minimum of 50% shade over the adjacent verge within 5 years of planting;
 - (c) a minimum of 50% of frontage length planted for a minimum width of 2m, excluding the driveway crossover and pedestrian access.
- AO28.2

Development provides landscaping along side boundaries as follows:

 - (a) a minimum of 1.5m wide landscaping for a side boundary excluding the area for built to boundary walls;
 - (b) a minimum of 1.5m wide landscaping for a side boundary where a driveway, or at ground level open parking area, is located adjacent to the boundary.



AMENDED IN RED

19/12/2024

Fire Ant Movement Controls

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PROPOSED MULTI-UNIT DWELLINGS
1 THEODORE STREET, STAFFORD
RESPONSE TO BCC
MULTIPLE DWELLING CODE

AO Response to BCC Multiple Dwelling Code

PLANS AND DOCUMENTS
referred to in the
DEVELOPMENT APPROVAL

Issued: 17/01/2025

Minor change: 31/10/2025

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A	18/06/24	DRAFT FOR REVIEW
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JOB NUMBER	SHEET NO.	ISSUE
24.109	2	C
		DRAWN BY
		AG / HF

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Issued: 17/01/2025

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~~PLANS AND DOCUMENTS
referred to in the
APPROVAL~~

~~Dated: 17/01/2025~~

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 MULTI-UNIT DWELLINGS
1 THEODORE STREET, STAFFORD
LANDSCAPE CONCEPT PLAN
(LEVEL 02)

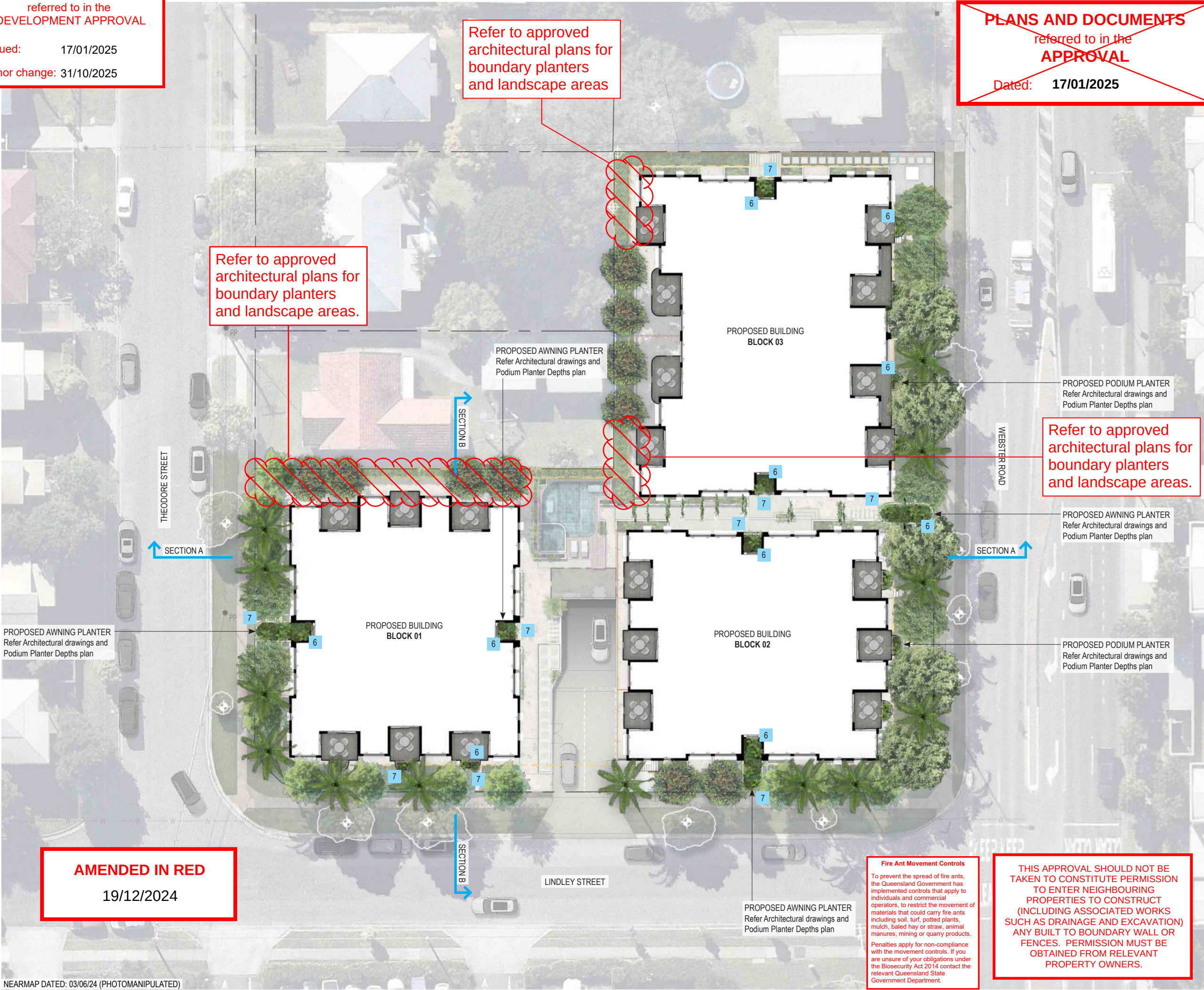
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Large canopied rounded tree species to deep planting zones capable of growing to a minimum height of 15m at maturity and to provide shade over the frontages, provide visual amenity and landscape softening of the proposed buildings; Refer Proposed Planting Schedule (ie: *Brachychiton acerifolius*, *Waterhousea floribunda*)
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- SHRUBS AND GROUNDCOVERS**
Mass planting of shrubs and groundcovers to landscape areas in natural ground, to assist in building presentation to the streetscape and to provide visual amenity; Refer Proposed Planting Schedule
- PODIUM PLANTING**
Accent planting of tree fern and/or shrubs and groundcovers to podium planters to provide visual amenity, and assist in building presentation; Refer Proposed Planting Schedule
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Cascading plants to podium planters to provide visual amenity and softening of building facade; Refer Proposed Planting Schedule
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Vertical softening to proposed arbour structures through climbing plant species, for visual interest and additional softening of amenity areas; Refer Proposed Planting Schedule

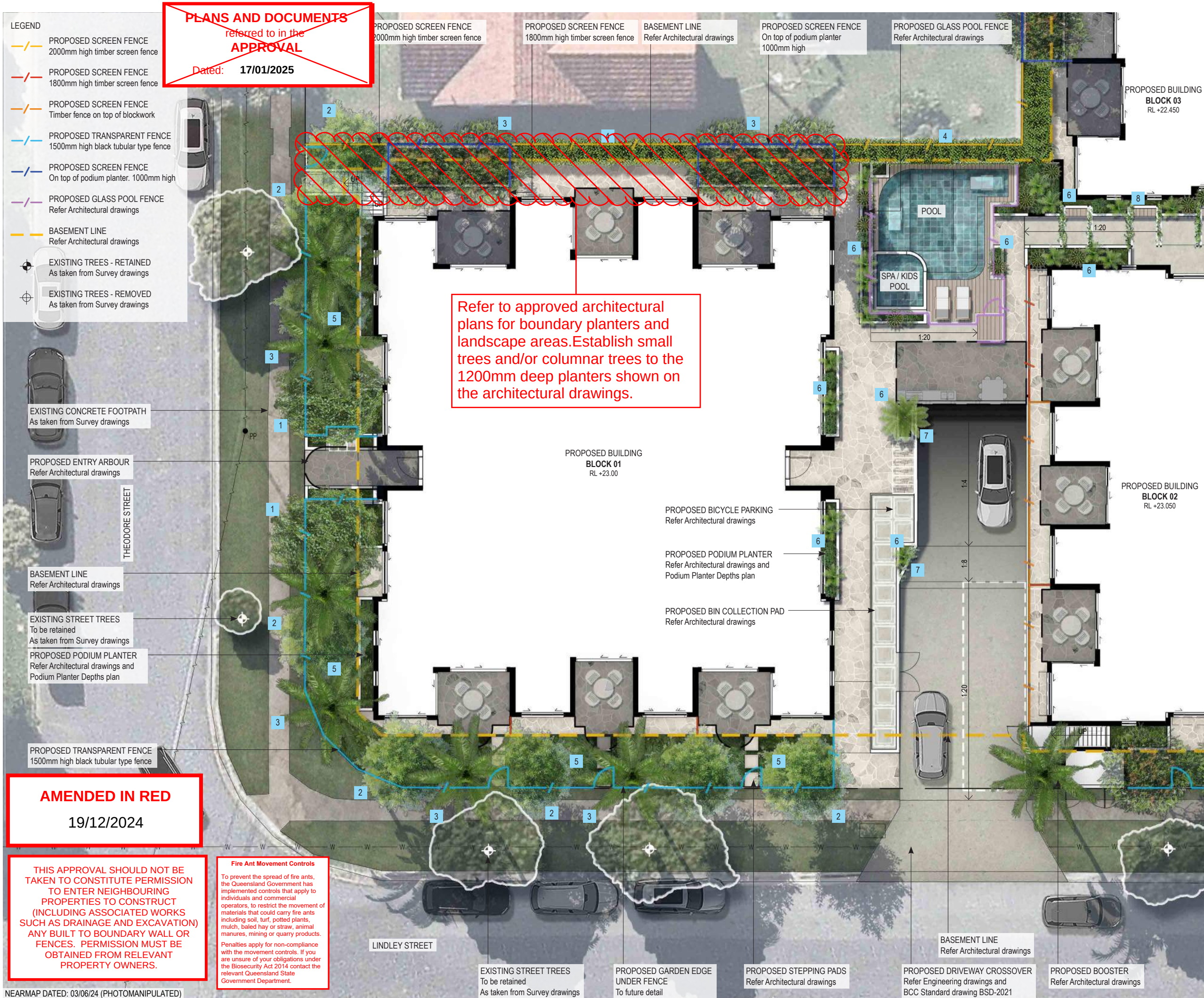
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APPROVAL
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Refer to approved architectural plans for boundary planters and landscape areas. Establish small trees and/or columnar trees to the 1200mm deep planters shown on the architectural drawings.

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DEVELOPMENT APPROVAL

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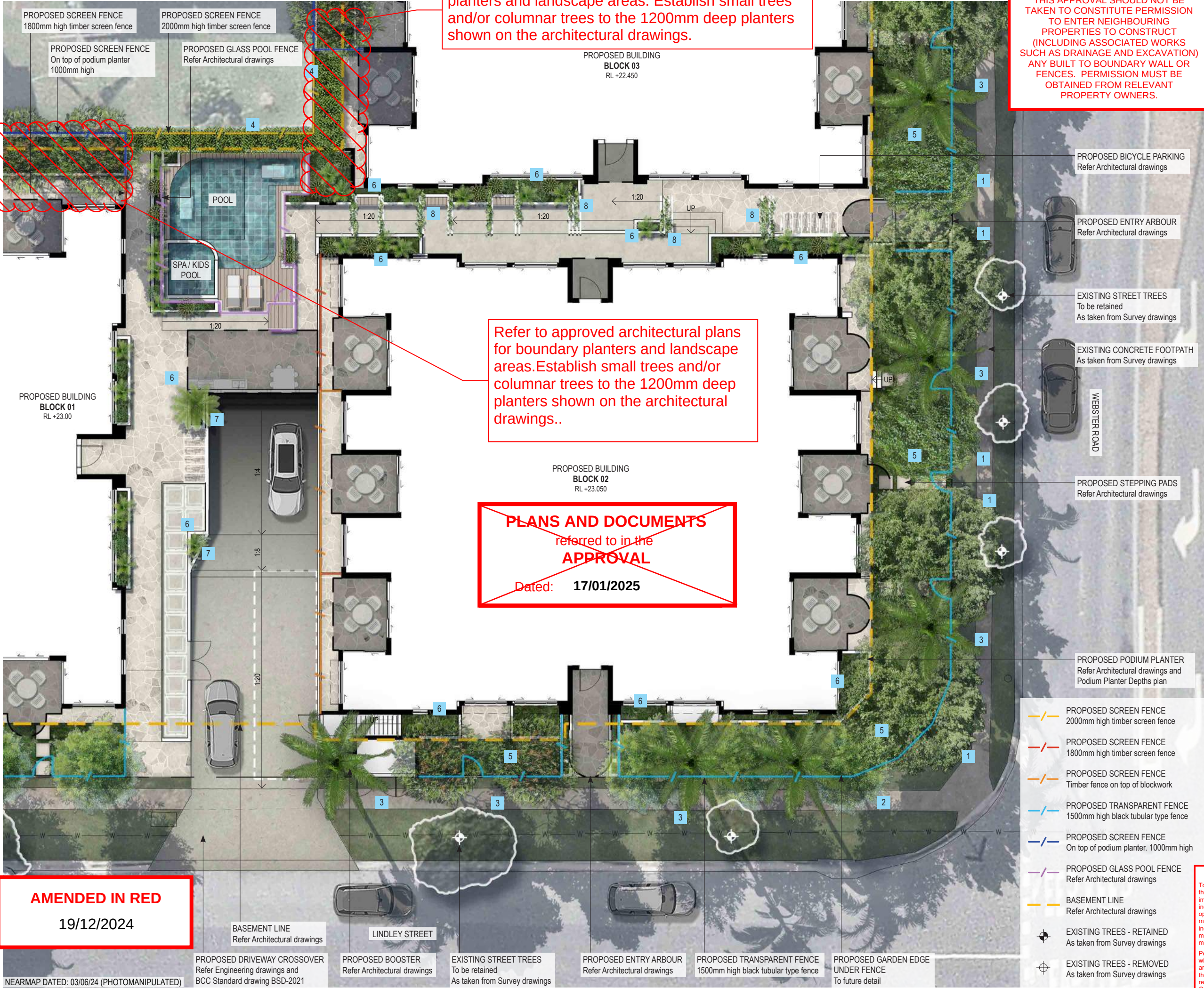
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Minor change: 31/10/2025

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PO BOX 5220, MT GRAVATT EAST QLD 4122
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PROPOSED MULTI-UNIT DWELLINGS
1 THEODORE STREET, STAFFORD
BLOCK 02 BLOW-UP PLAN
(GROUND FLOOR)

- LARGE SUBTROPICAL SHADE 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 frontages, provide visual amenity and landscape softening of the proposed buildings; Refer Proposed Planting Schedule (ie: *Brachychiton acerifolius*, *Waterhousia floribunda*)
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Vertical softening to proposed arbour structures through climbing plant species, for visual interest and additional softening of amenity areas; Refer Proposed Planting Schedule

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1:200@A3 012345 10m			
JOB NUMBER	SHEET NO.	ISSUE	DRAWN BY
24.109	6	C	AG / HF

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- LEGEND
- PROPOSED SCREEN FENCE
2000mm high timber screen fence
 - PROPOSED SCREEN FENCE
1800mm high timber screen fence
 - PROPOSED SCREEN FENCE
Timber fence on top of blockwork
 - PROPOSED TRANSPARENT FENCE
1500mm high black tubular type fence
 - PROPOSED SCREEN FENCE
On top of podium planter. 1000mm high
 - PROPOSED GLASS POOL FENCE
Refer Architectural drawings
 - BASEMENT LINE
Refer Architectural drawings
 - EXISTING TREES - RETAINED
As taken from Survey drawings
 - EXISTING TREES - REMOVED
As taken from Survey drawings

PROPOSED SCREEN FENCE
2000mm high timber screen fence

PROPOSED SCREEN FENCE
1800mm high timber screen fence

BASEMENT LINE
Refer Architectural drawings

PROPOSED PODIUM PLANTER
Refer Architectural drawings and
Podium Planter Depths plan

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10/09/2024
APPLICATION REF
A006564499

PROPOSED MULTI-UNIT DWELLINGS
1 THEODORE STREET, STAFFORD
BLOCK 03 BLOW-UP PLAN
(GROUND FLOOR)

- LARGE SUBTROPICAL SHADE 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 frontages, provide visual amenity and landscape softening of the proposed buildings; Refer Proposed Planting Schedule (ie: *Brachychiton acerifolius*, *Waterhousia floribunda*)
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Columnar tree planting to assist in providing vertical softening of the proposed building and privacy screening to adjoining residences; Refer Proposed Planting Schedule (ie: *Archontophoenix cunninghamiana*, *Elaeocarpus eumundii*)
- SCREEN PLANTING**
Dense planting of tall narrow canopied screening shrubs to provide vertical softening of the proposed building and privacy screening. Some plant species capable of achieving 5-8m height; Refer Proposed Planting Schedule (ie: *Acronychia imperforata* Vista, *Syzygium australe* SAN01 Straight and Narrow)
- SHRUBS AND GROUNDCOVERS**
Mass planting of shrubs and groundcovers to landscape areas in natural ground, to assist in building presentation to the streetscape and to provide visual amenity; Refer Proposed Planting Schedule
- PODIUM PLANTING**
Accent planting of tree fern and/or shrubs and groundcovers to podium planters to provide visual amenity, and assist in building presentation; Refer Proposed Planting Schedule
- CASCADING PLANTS**
Cascading plants to podium planters to provide visual amenity and softening of building facade; Refer Proposed Planting Schedule
- CLIMBERS**
Vertical softening to proposed arbour structures through climbing plant species, for visual interest and additional softening of amenity areas; Refer Proposed Planting Schedule

C 27/08/24 RESPONSE TO BCC IR
B 21/06/24 FOR SUBMISSION TO BCC
A 18/06/24 DRAFT FOR REVIEW

ISSUE DATE REASON

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JOB NUMBER 24.109 SHEET NO. 7 ISSUE C DRAWN BY AG / HF

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Refer to approved
architectural plans for
boundary planters
and landscape areas.
Establish small trees
and/or columnar
trees to the 1200mm
deep planters shown
on the architectural
drawings.

PLANS AND DOCUMENTS
referred to in the
APPROVAL
Dated: 17/01/2025

Refer to approved
architectural plans for
boundary planters
and landscape areas.
Establish small trees
and/or columnar
trees to the 1200mm
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Refer to approved architectural plans
for boundary planters and landscape
areas.

Fire Ant Movement Controls
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AMENDED IN RED
19/12/2024

PROPOSED BUILDING
BLOCK 01
RL +23.00

NEARMAP DATED: 03/06/24 (PHOTOMANIPULATED)

PROPOSED BUILDING
BLOCK 02
RL +23.050

PROPOSED BUILDING
BLOCK 03
RL +22.450

WEBSTER ROAD

POOL

SPA / KIDS
POOL

RESPONSES TO BCC MULTIPLE DWELLING CODE

- AO29.1

Development locates deep-planting areas:

 - (a) to protect existing significant vegetation including large subtropical shade trees;
 - (b) to provide an opportunity for the co-location of deep soil plants and large subtropical shade trees within the street or on adjoining premises;
 - (c) within the front or rear set back to soften the built form for the street and adjoining premises.
- AO29.2

Development provides deep-planting areas that are:

 - (a) a minimum of 10% of the site area;
 - (b) a minimum unobstructed dimension of 4m in any direction;
 - (c) able to accommodate trees planted in natural ground;
 - (d) 100% open to the sky;
 - (e) can be accessed for maintenance purposes.
- AO29.3

Where there are no existing large subtropical shade trees on the site, development provides trees in the deep-planting areas which:

 - (a) are capable of growing to a minimum canopy diameter of 5m and a minimum height of 5m within 5 years of planting;
 - (b) are subtropical tree species consistent with the Planting species planning scheme policy.
- AO29.4

Development ensures that deep-planting areas:

 - (a) vehicle driveways, manoeuvring or hardstand;
 - (b) surface structures and infrastructure such as areas, fire hydrants or boosters, electrical tra
 - (c) sub-surface structures or infrastructure such structures.

Refer to approved architectural plans for boundary planters and landscape areas.

Refer to approved architectural plans for boundary planters and landscape areas

PLANS AND DOCUMENTS referred to in the APPROVAL

Dated: 17/01/2025



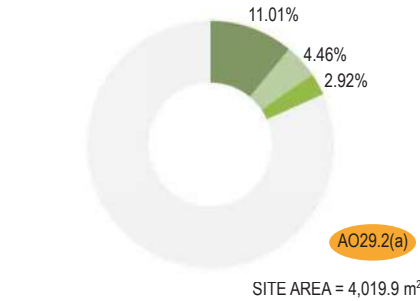
BCC DS
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10/09/2024
APPLICATION REF
AO06564499

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 MULTI-UNIT DWELLINGS
1 THEODORE STREET, STAFFORD

DEEP PLANTING
CALCULATIONS

- DEEP PLANTING AREAS = 442.5 m²
Min. 3m, open to sky
- MISC PLANTING AREAS = 179.5 m²
Planting not considered deep planting
- PODIUM PLANTING = 117.6 m²
Podium planting on ground floor



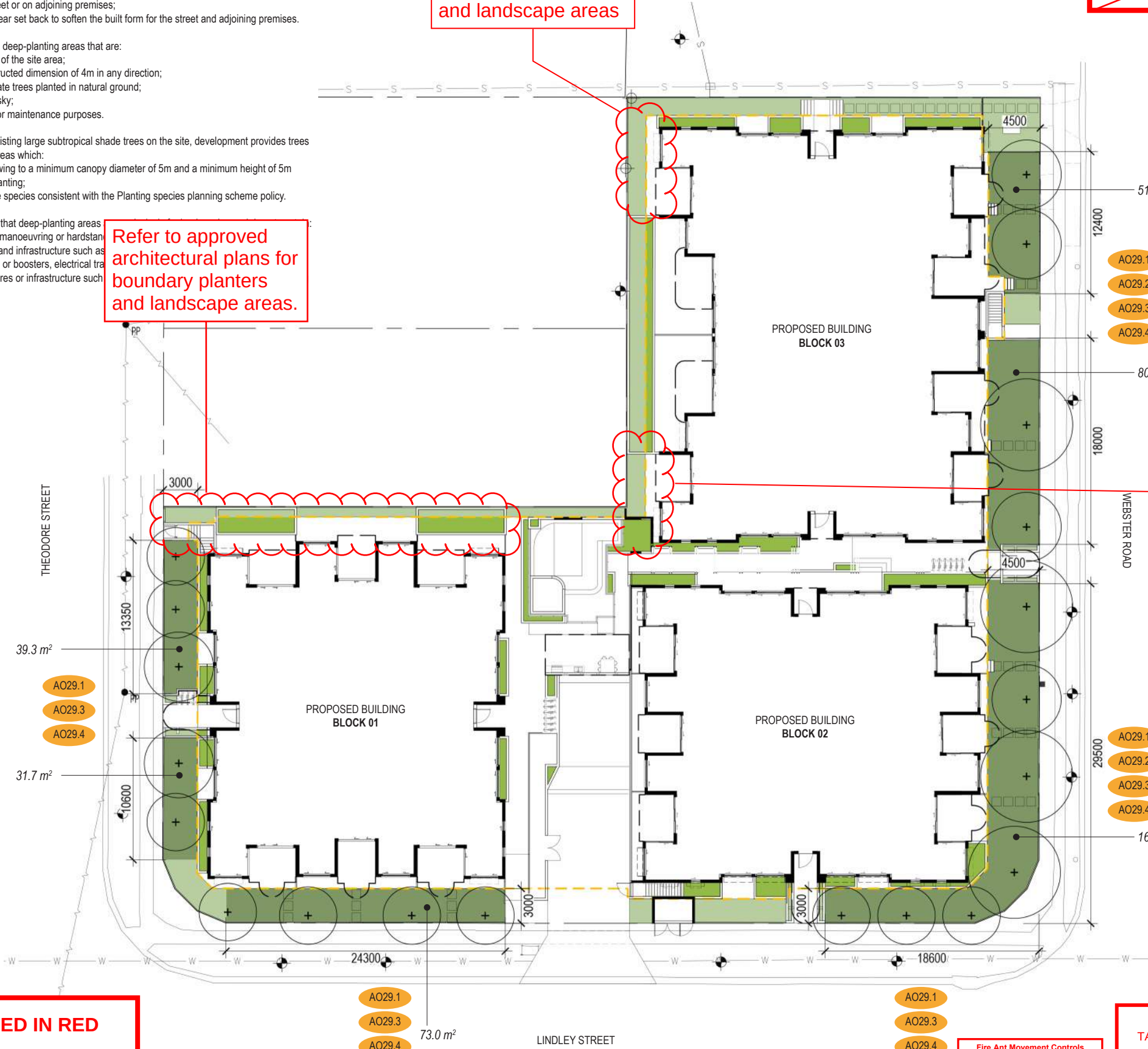
- TREES TO DEEP PLANTING AREAS
Minimum height: 5m, width: 5m within 5 years of growth; anticipated widths shown at maturation
Species to be taken from (or equivalent to) those as provided on Table 1A 'Tall trees over 10m in height at maturity' within SC6.24 'Planting species planning scheme policy'
- PROPERTY BOUNDARY
As taken from Survey drawings
- BASEMENT LINE
Refer Architectural drawings
- EXISTING TREES - RETAINED
As taken from Survey drawings
- EXISTING TREES - REMOVED
As taken from Survey drawings
- AO Response to BCC Multiple Dwelling Code

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Refer to approved architectural plans for boundary planters and landscape areas.

AMENDED IN RED
19/12/2024

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Issued: 17/01/2025
Minor change: 31/10/2025

Fire Ant Movement Controls
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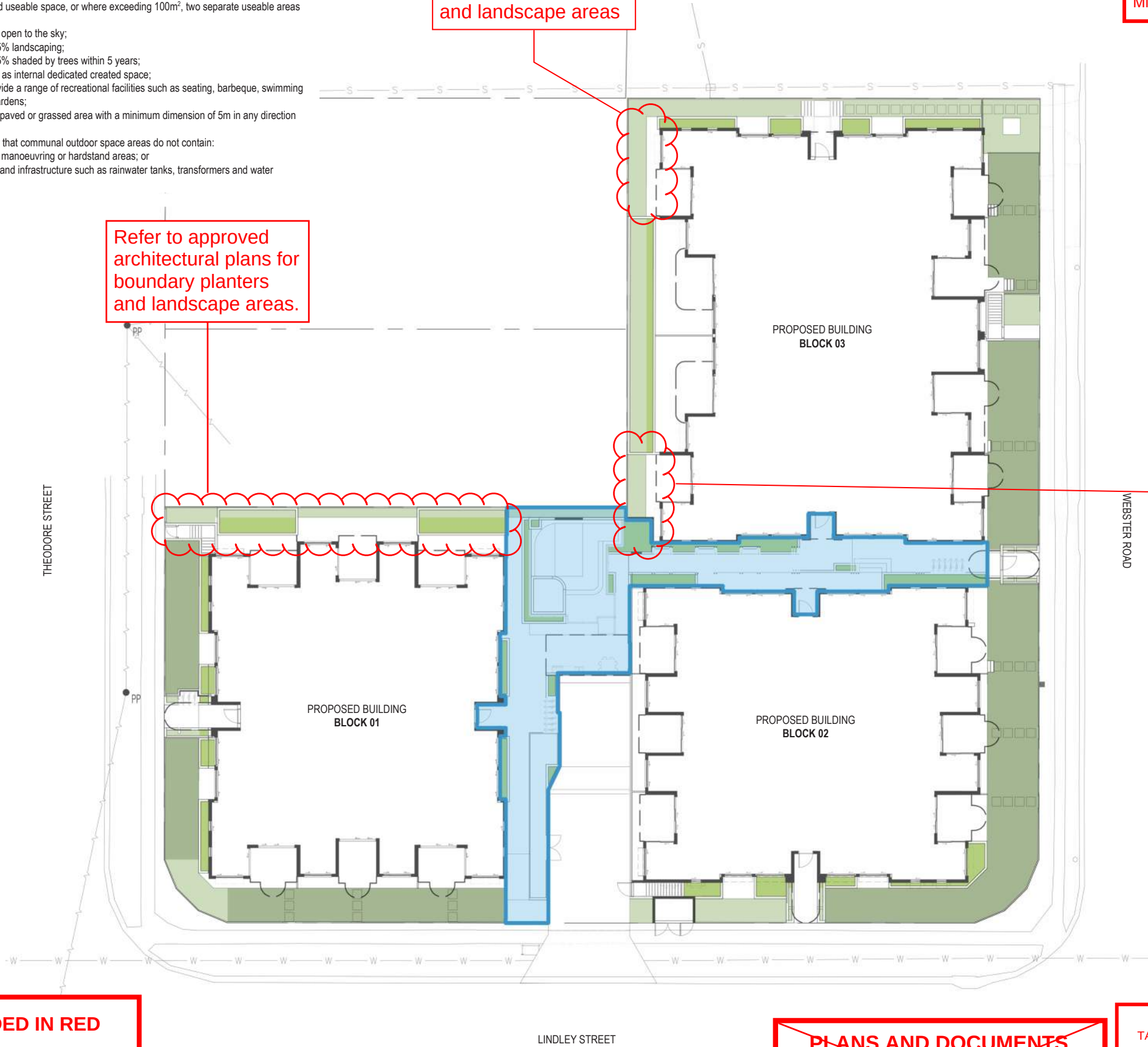
RESPONSES TO BCC MULTIPLE DWELLING CODE

AO30.1 Development consisting of 10 or more dwellings provides communal open space, that is clearly distinguished from deep planting areas and private open space, and:

- (a) is a minimum of 5% or 40m² of the site area, whichever is greater;
- (b) is one consolidated useable space, or where exceeding 100m², two separate useable areas within the site;
- (c) is a minimum 50% open to the sky;
- (d) is a minimum of 25% landscaping;
- (e) is a minimum of 25% shaded by trees within 5 years;
- (f) is a maximum 25% as internal dedicated created space;
- (g) is designed to provide a range of recreational facilities such as seating, barbeque, swimming pool and vegetable gardens;
- (h) incorporates a flat paved or grassed area with a minimum dimension of 5m in any direction

AO30.2 Development ensures that communal outdoor space areas do not contain:

- (a) vehicle driveways, manoeuvring or hardstand areas; or
- (b) surface structures and infrastructure such as rainwater tanks, transformers and water boosters.



PLANS AND DOCUMENTS
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DEVELOPMENT APPROVAL

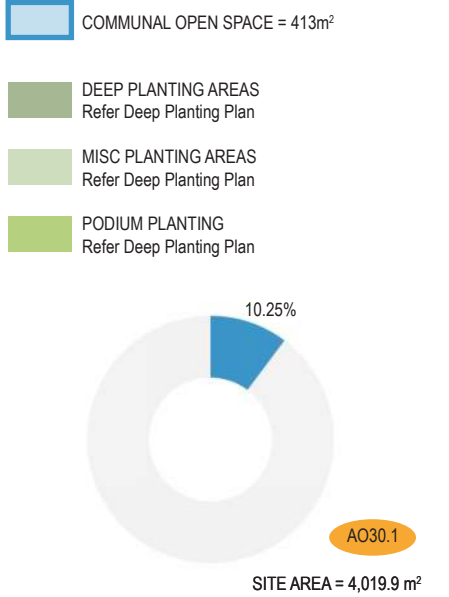
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PROPOSED MULTI-UNIT DWELLINGS
1 THEODORE STREET, STAFFORD
COMMUNAL OPEN SPACE



Refer to approved
architectural plans for
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JOB NUMBER 24.109	SHEET NO. 9	ISSUE C
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AMENDED IN RED
19/12/2024

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Minor change: 31/10/2025

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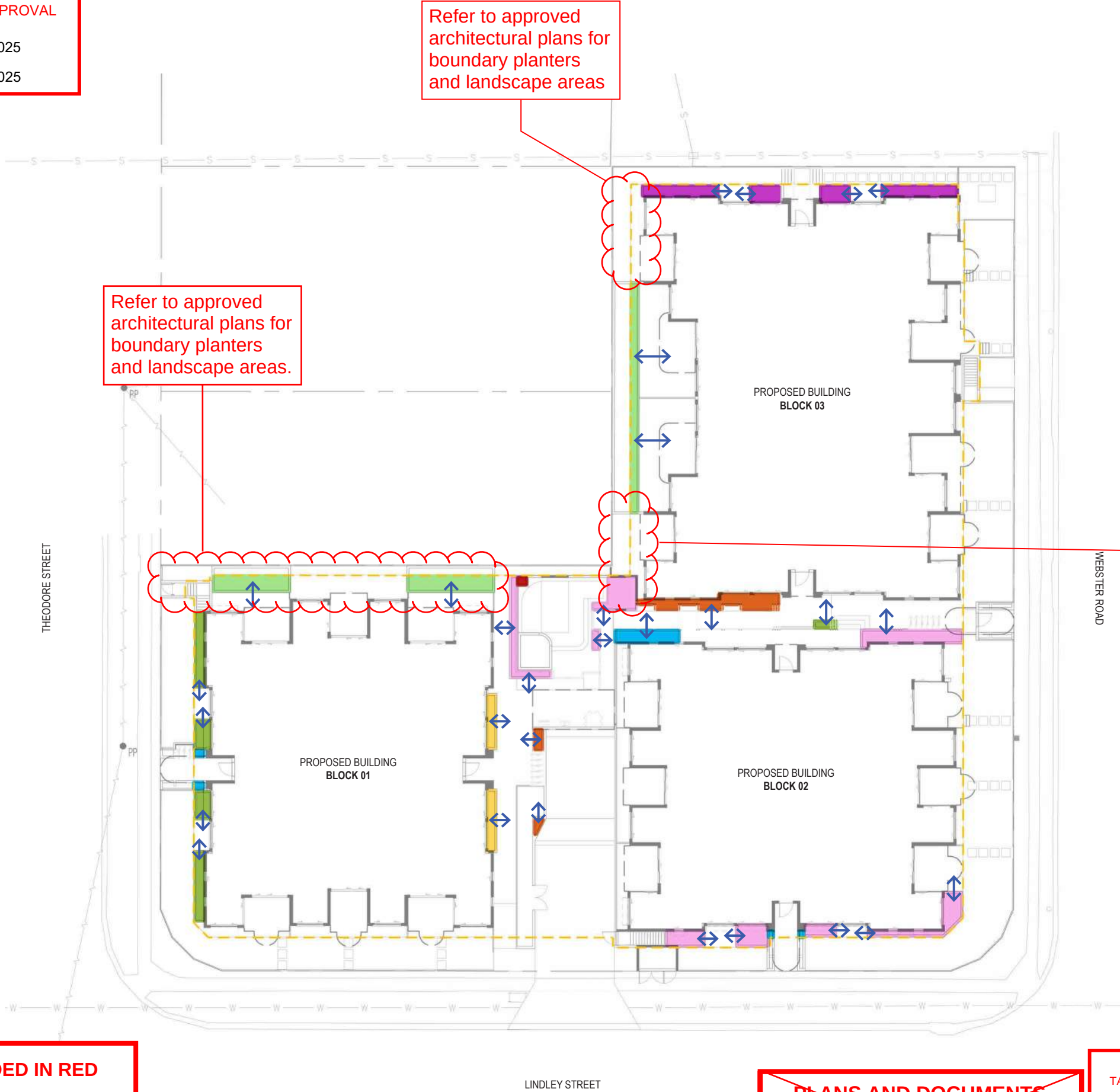
PROPOSED MULTI-UNIT DWELLINGS
1 THEODORE STREET, STAFFORD

PODIUM PLANTER DEPTHS
(GROUND FLOOR)

- PODIUM PLANTER - 1600mm DEEP
- PODIUM PLANTER - 1150mm DEEP
- PODIUM PLANTER - 1000mm DEEP
- PODIUM PLANTER - 800mm DEEP
- PODIUM PLANTER - 700mm DEEP
- PODIUM PLANTER - 600mm DEEP
- PODIUM PLANTER - 450mm DEEP
- PODIUM PLANTER - 300mm DEEP

MAINTENANCE ACCESS FROM ADJACENT BALCONY / PATIO / WALKWAY

Please refer to the proposed planting schedule with regard to the proposed cascading plants to the podium planters. These species have a proven track record and will complement both building and climate as well as appropriate to container type, size and location, taking into account orientation, shading and wind. Further, these species are hardy and low water usage once established.



Refer to approved architectural plans for boundary planters and landscape areas.

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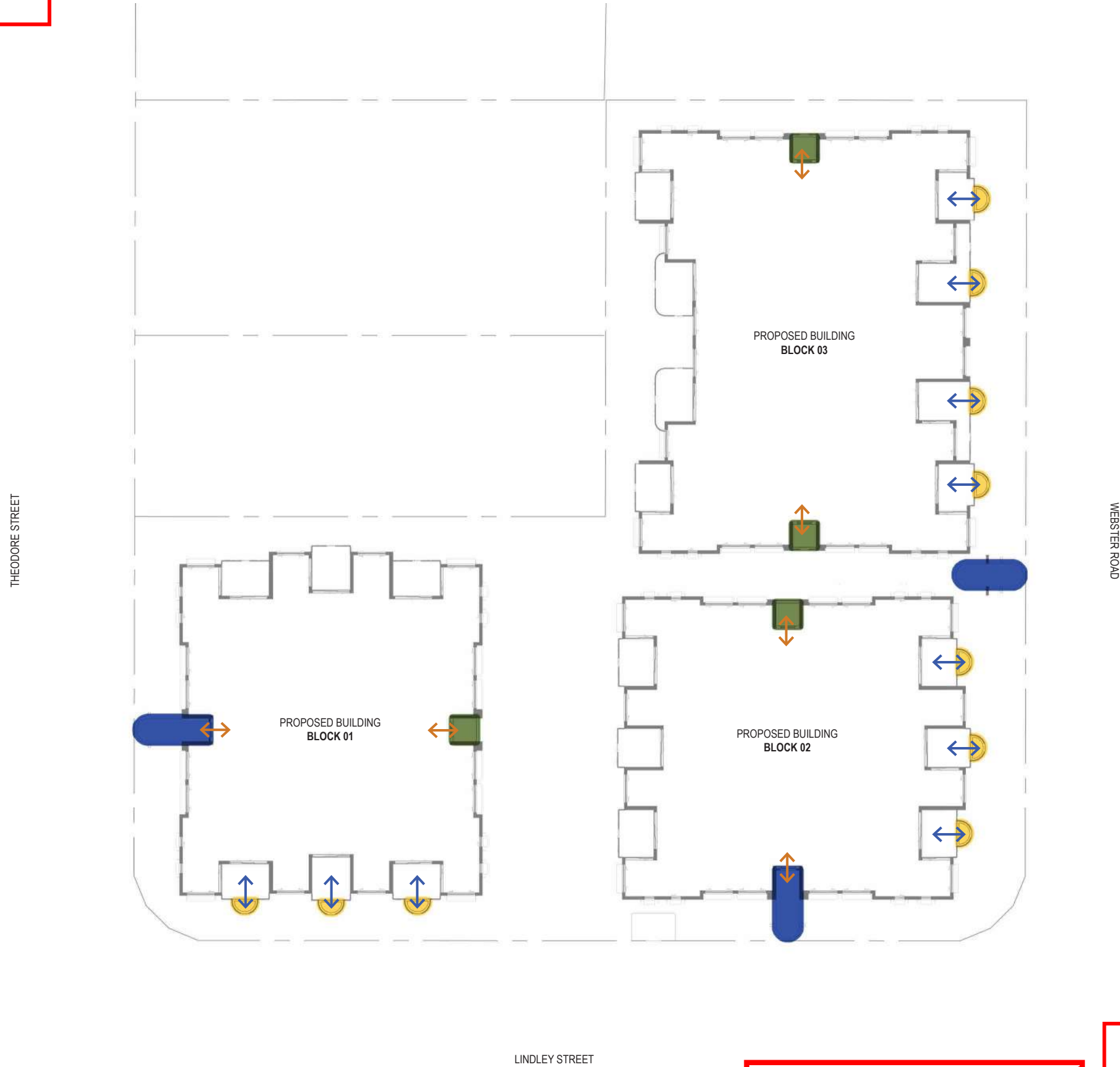
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Minor change: 31/10/2025

PROPOSED MULTI-UNIT DWELLINGS
1 THEODORE STREET, STAFFORD

PODIUM PLANTER DEPTHS
(LEVEL 02)

- PODIUM PLANTER - 1200mm DEEP
- PODIUM PLANTER - 800mm DEEP
- PODIUM PLANTER - 500mm DEEP
- MAINTENANCE ACCESS FROM ADJACENT
BALCONY / PATIO / WALKWAY
- MAINTENANCE ACCESS FROM ADJACENT
WINDOW



Fire Ant Movement Controls

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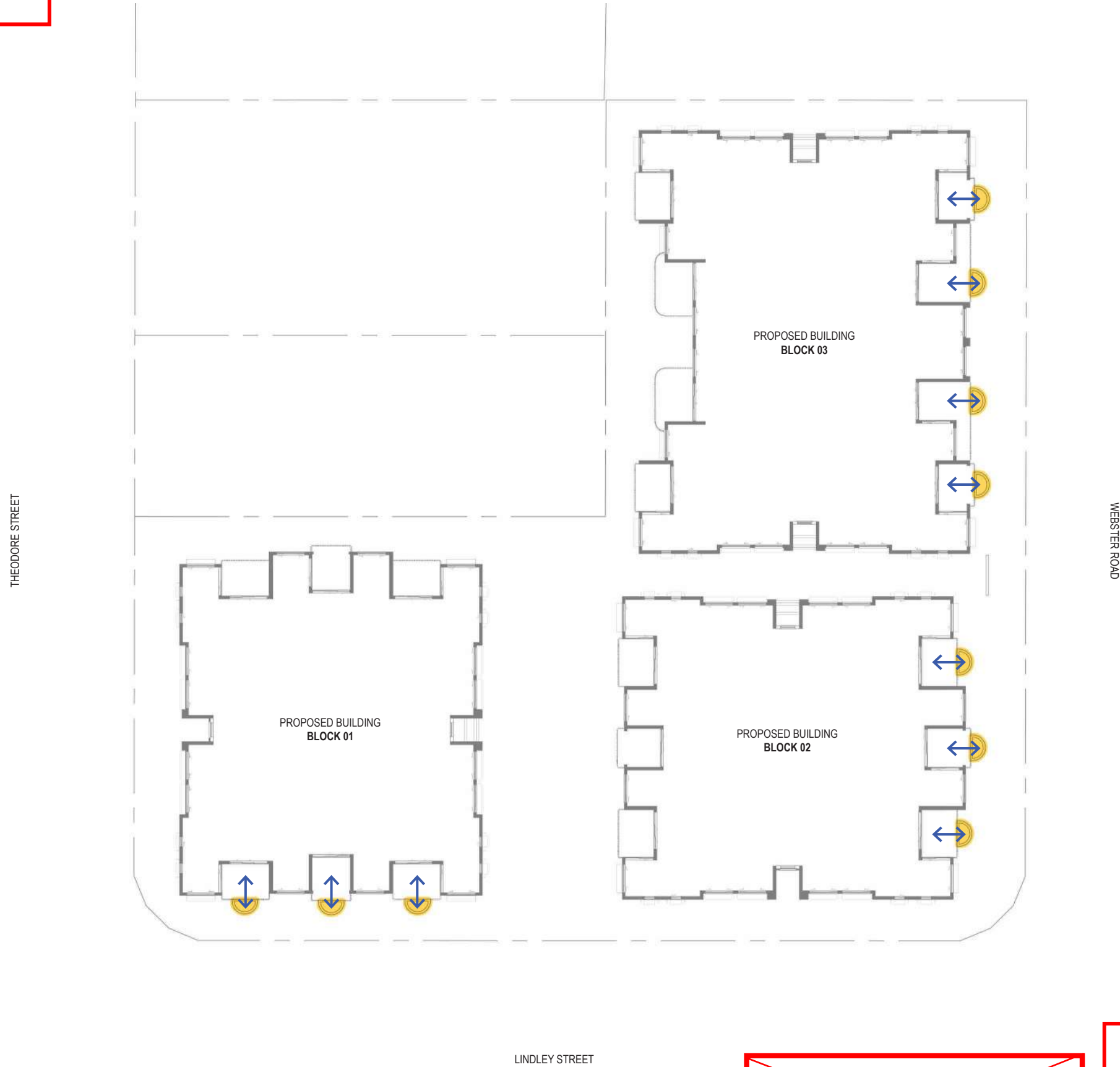
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PROPOSED MULTI-UNIT DWELLINGS
1 THEODORE STREET, STAFFORD

PODIUM PLANTER DEPTHS
(LEVEL 03)

- PODIUM PLANTER - 800mm DEEP
- MAINTENANCE ACCESS FROM ADJACENT
BALCONY / PATIO / WALKWAY



Fire Ant Movement Controls

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IRRIGATION CALCULATIONS

The proposed irrigation design should include a schedule which complies with Council's watering regulations and devices and techniques that contribute to the efficient use of water such as:

- (a) automatic controllers incorporating multiple start times, rain delay programming, and evapotranspiration programming;
- (b) automatic shut-off devices, such as rain and moisture sensors;
- (c) low-volume irrigation delivery, through systems using drippers, bubblers or micro-jets;
- (d) pressure-regulating devices;
- (e) high-efficiency nozzles;
- (f) deficit watering programs that irrigate to achieve 80% field capacity when available water reaches 40–45% of field capacity;
- (g) stationing of sprinkler systems to match each of the site's hydro-zones;
- (h) hand watering via hoses or buckets for small garden areas.

A landscape maintenance plan should be provided that includes:

- (a) conducting leak and blockage checks in irrigation lines and emitters;
- (b) reprogramming the irrigation controller and restoration of emitters as plants grow, die out and are replaced;
- (c) inspecting moisture sensors;

A rainwater storage tank of minimum **69,000 LITRES** should be provided.

Water consumption will vary and will be required to be adjusted seasonally. The above numbers are to determine the size of the proposed rainwater tank. Numerous variables, methods of water deliver, emitters & components perform individually with more design detail litres per zone will be calculated as part of the subsequent design stage. The above numbers are to be used as an indicative guide and for consideration.

RAINWATER TOPUP:
Rainwater tanks will not be topped up with main water supply. Top up of rainwater tank, in drought events, will be via water truck.

IRRIGATION WATER REUSE:
All drainage lines from podium planters will not be directed to stormwater but back to the storage tanks recirculating excess irrigation water. An irrigation consultant will design the filter tanks and storage assembly including nutrient tanks.

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ROOF PLAN



IRRIGATION CALCULATIONS AS ADAPTED FROM SECTION 6 -
IRRIGATION OF BCC SC6.17 LANDSCAPE DESIGN PLANNING SCHEME POLICY

A POSSIBLE STORMWATER HARVEST CAPACITY
Refer to Section 6 Irrigation '6.2 Site stormwater harvest capacity'

AREA TO HARVEST RAINWATER	2,372 m²
TOTAL ANNUAL RAINFALL	1,138.4 mm
ANNUAL HARVESTABLE VOLUME OF STORMWATER	2,160,227.84 L = (0.8) x 1,138.4 mm x 2,372 m²

B INDICATIVE IRRIGATION APPLICATION RATES
Refer to Section 6 Irrigation '6.1 Irrigation Rates - Table 3. Indicative irrigation application rates for artificial growing environments'

Table 3—Indicative irrigation application rates for artificial growing environments (as taken from Section 6 Irrigation '6.1 Irrigation Rates')

Green Element	Hardy Exotic Species
Terrace planters	30L-35L/m²/week

Allowed for 30L/m²/week based on proposed plant species and highly efficient irrigation system

Green Element	m²	Irrigation Required per week
Ground Floor	117.6 m²	3,528 L
Level 02	61.8 m²	1,854 L
Level 03	12.7 m²	381 L
Total	192.1 m²	5,763 L

DAILY VOLUME REQUIRED (Irrigation required per week as above divided by 7 days)	5,763 L / 7 = 823 L
--	------------------------

C TANK STORAGE REQUIREMENT
Refer to Section 6 Irrigation '6.3 Sizing of water tanks and cisterns'

Table 5—Tank storage requirements (as taken from Section 6 Irrigation '6.3 Sizing of water tanks and cisterns')

Tank size (kL)							
Volume required (L/day)	Roof area (m²)						
	100	150	200	300	400	500	600
100	10	8	7	7	7	7	7
200	34	23	19	16	14	14	14
400	-	-	-	47	39	34	31

Tank storage requirement calculation:

Volume required (L/day)	Tank size (kL)	
823 L	100	7
	400	31
	400	31

Tank size required	69 kL
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EAST ELEVATION (ALONG WEBSTER ROAD)

SCALE 1:250 @ A3



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PROPOSED AWNING PLANTER
Refer Architectural drawings and
Podium Planter Depths plan

EXISTING STREET TREES
To be retained

PROPOSED ENTRY ARBOUR
Refer Architectural drawings

EXISTING STREET TREES
To be retained

PROPOSED TRANSPARENT FENCE
1500mm high black tubular type fence

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SOUTH ELEVATION (ALONG LINDLEY STREET)

SCALE 1:250 @ A3



PROPOSED AWNING PLANTER
Refer Architectural drawings and
Podium Planter Depths plan

EXISTING STREET TREES
To be retained

PROPOSED BOOSTER
Refer Architectural drawings

PROPOSED LETTERBOXES
Refer Architectural drawings

PROPOSED TRANSPARENT FENCE
1500mm high black tubular type fence

LANDSCAPE ELEVATIONS

- LARGE SUBTROPICAL SHADE 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 frontages, provide visual amenity and landscape softening of the proposed buildings; Refer Proposed Planting Schedule (ie: *Brachychiton acerifolius*, *Waterhousia floribunda*)
- SMALL CANOPIED TREES**
Tree planting for visual and climatic amenity, to soften building's presentation; Refer Proposed Planting Schedule (ie: *Tristanopsis laurina* 'Luscious')
- COLUMNAR TREES / PALMS**
Columnar tree planting to assist in providing vertical softening of the proposed building and privacy screening to adjoining residences; Refer Proposed Planting Schedule (ie: *Archontophoenix cunninghamiana*, *Elaeocarpus eumundii*)
- SCREEN PLANTING**
Dense planting of tall narrow canopied screening shrubs to provide vertical softening of the proposed building and privacy screening. Some plant species capable of achieving 5-8m height; Refer Proposed Planting Schedule (ie: *Acronychia imperforata* Vista, *Syzygium australe* SAN01 Straight and Narrow)
- SHRUBS AND GROUNDCOVERS**
Mass planting of shrubs and groundcovers to landscape areas in natural ground, to assist in building presentation to the streetscape and to provide visual amenity; Refer Proposed Planting Schedule
- PODIUM PLANTING**
Accent planting of tree fern and/or shrubs and groundcovers to podium planters to provide visual amenity, and assist in building presentation; Refer Proposed Planting Schedule
- CASCADING PLANTS**
Cascading plants to podium planters to provide visual amenity and softening of building facade; Refer Proposed Planting Schedule
- CLIMBERS**
Vertical softening to proposed arbour structures through climbing plant species, for visual interest and additional softening of amenity areas; Refer Proposed Planting Schedule

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TO SUPPORT THE GRAPHIC NATURE OF THE SHOWN AT FULL MATURITY RATHER THAN INSTANCES SIZES ARE DEPENDENT ON A RANGE OF DESIGN AND CONSTRUCTION PHASE.

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PROPOSED MULTI-UNIT DWELLINGS
1 THEODORE STREET, STAFFORD

PROPOSED PLANTING
SCHEDULE



CODE	SPECIES	COMMON NAME	SIZE*	SPACING (m)**	HEIGHT (m)	WIDTH (m)
1 PROPOSED LARGE SUBTROPICAL SHADE TREES						
1.1	Brachychiton acerifolius	Flame Tree	100L	as shown	15	8
1.2	Flindersia brayleyana	Queensland Maple	100L	as shown	12	8
1.3	Waterhousia floribunda	Weeping Lillypilly	100L	as shown	15	8
2 PROPOSED SMALL CANOPIED TREES						
2.1	Tristaniopsis laurina	Luscious Water Gum	200L	as shown	12	5-6
3 PROPOSED COLUMNAR TREES / PALMS						
3.1	Archontophoenix cunninghamiana	Bangalow Palm	100L	as shown	25	6
3.2	Elaeocarpus eumundii	Smooth Leaved Quandong	45L	as shown	10	5
3.3	Elaeocarpus reticulatus	Prima Donna Blueberry Ash	45L	as shown	6	3
3.4	Wodyetia bifurcata	Foxtail Palm	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

**PLANT SPACING:

The proposed densities of plants will be 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 MULTI-UNIT DWELLINGS
1 THEODORE STREET, STAFFORD

PROPOSED PLANTING
SCHEDULE



CODE	SPECIES	COMMON NAME	SIZE*	SPACING (m)**	HEIGHT (m)	WIDTH (m)
7 PROPOSED CASCADING PLANTS						
7.1	Casuarina glauca Cousin It	Prostrate Casuarina	200mm	1	0.3	1.5
7.2	Dichondra argentea Emerald Falls	Silver Pony's Foot	200mm	0.8	0.1	1.2
7.3	Dichondra argentea Silver Falls	Silver Pony's Foot	200mm	0.8	0.3	1.8
7.4	Myoporum parvifolium Fine Leaf	Creeping Boobialla	200mm	1	0.15	2
8 PROPOSED CLIMBERS						
8.1	Cissus rhombifolia Ellen Danica	Grape Ivy	200mm	as shown	3	3
8.2	Hardenbergia violacea Edna Walling Snow White	Corel Pea	200mm	as shown	3	2

*PLANT CONTAINER SIZE:

200mm 200mm dia minimum pot size

**PLANT SPACING:

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