

PLANS AND DOCUMENTS
referred to in the
APPROVAL
Dated: **26/08/2016**

- Legend:
- 1 verge treatment to BCC Guidelines Neighbourhood Street Major 1.8m footpath trees .75m from kerb face mixed species canopy trees at 6m centres
 - 2 large canopy tree to street frontage within development site (1 per 20m)
 - 3 small trees for shade and privacy
 - 4 communal open space (refer to detail plan)
 - 5 private open space (refer to detail plan)
 - 6 landscape strip to street frontage
 - 7 steps and gates to private open space setback 1m from boundary
 - 8 exposed aggregate and patterned concrete driveway treatments to define pedestrian and vehicle shared usage
 - 9 screen planting in min 1m garden bed
 - 10 existing street tree (Cupaniopsis) to be retained

NOTE: retaining wall footings are not to return beneath adjacent planting areas; use post footings as necessary.

Minimum 200mm wide garden bed - refer landscape plans. Provide planting including vines trained to cover side boundary fence

Minimum 500mm wide porous pavement, e.g. 'grasscrete' or similar

Minimum 1m wide garden bed with screen shrubs to min. 3m high

Minimum 1.5m wide garden bed at level of adjacent verge (i.e. set back retaining wall from property boundary)

Landscape Concept Plan - Site Plan
scale 1:250 @ A3



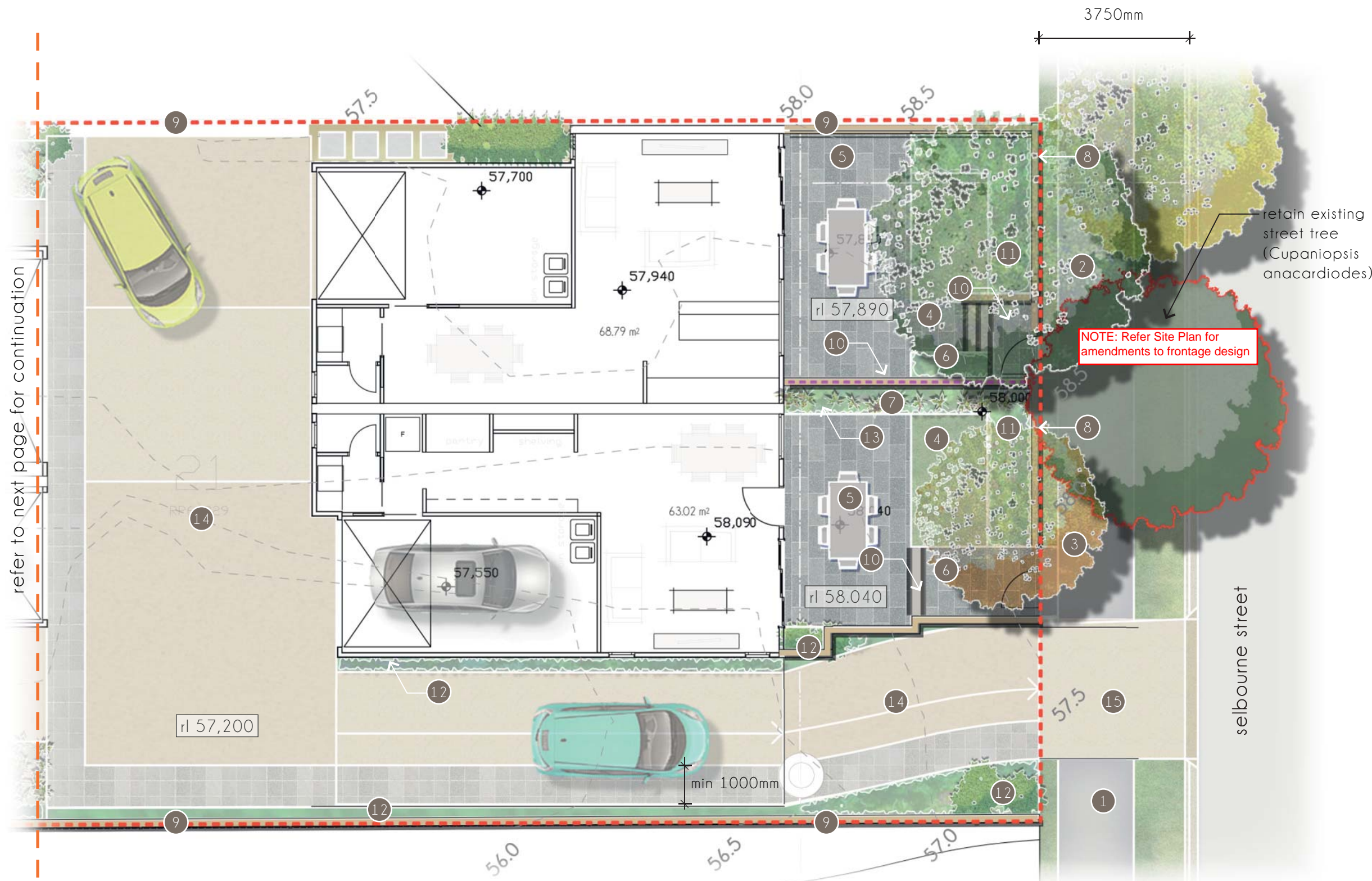
THIS APPROVAL SHOULD NOT BE TAKEN TO CONSTITUTE PERMISSION TO ENTER NEIGHBOURING PROPERTIES TO CONSTRUCT (INCLUDING ASSOCIATED WORKS SUCH AS DRAINAGE AND EXCAVATION) ANY BUILT TO BOUNDARY WALL OR FENCES. PERMISSION MUST BE OBTAINED FROM RELEVANT PROPERTY OWNERS.

Received
15/04/2016
BCC DA

AMENDED IN RED
18/08/2016

43 Springwood St + 42 Selbourne St, Landscape DA Package
14 APRIL 2016

REF: 15120 Selbourne St Mt Gravatt-L3
Revision B



Legend:

- 1 verge treatment to BCC Guidelines Neighbourhood Street Major 1800mm footpath; trees 750mm from kerb face and mixed species canopy trees at 6000mm centres
- 2 proposed mature stock (100L) large canopy tree to street frontage within development site (1 per 20m)
- 3 proposed mature stock (45L) small trees for shade and privacy
- 4 artificial turf terrace
- 5 paved &/or timber decking / outdoor dining area
- 6 steps and gates to private open space entry paths setback 1m from boundary
- 7 1800mm high internal privacy screening /fencing between dwellings
- 8 1200-1500mm high permeable fencing to street frontage boundary
- 9 boundary fencing and walls; maximum combined external height of 2000mm
- 10 proposed internal garden & retaining walls as required, heirarchy of complimentary finishes dependant on location and visibility
- 11 1m internal planters with feature form or flower shrubs, low maintenance and minimal water requirements
- 12 internal garden beds (max 1m high) with low maintenance planting with minimal water requirements
- 13 colourful & fragrant creeper / climber planting to screens and arbor
- 14 combination of exposed aggregate and patterned concrete driveway treatments to define pedestrian and vehicle shared usage
- 15 driveway crossover, dimensions and finish to BCC standard detail

refer to next page for continuation

NOTE: Refer Site Plan for amendments to frontage design

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Detail Landscape Concept Plan
scale 1:100 @ A3

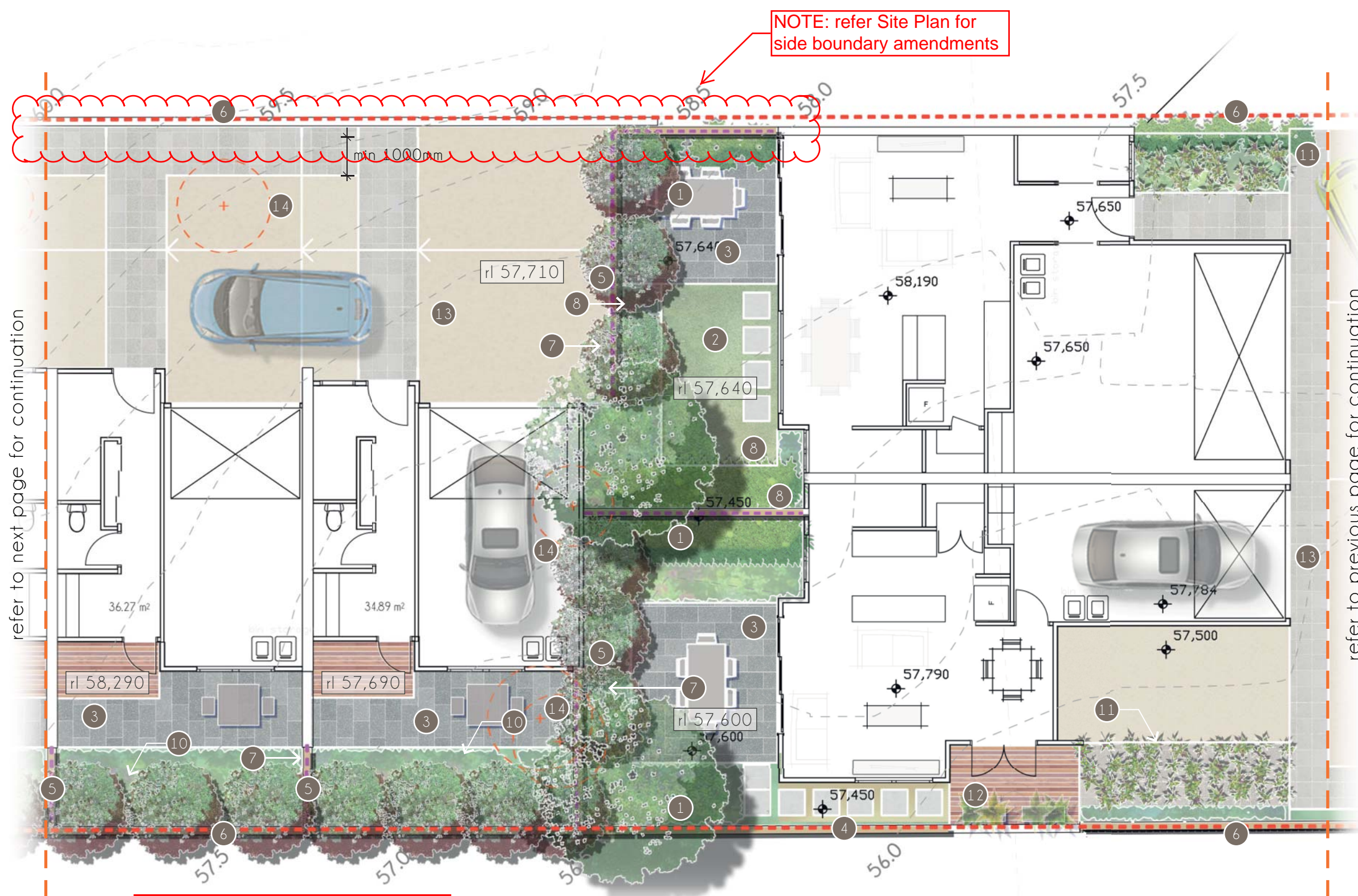
43 Springwood St + 42 Selbourne St, Landscape DA Package

14 APRIL 2016



REF: 15120 Selbourne St Mt Gravatt-L4

Revision B



NOTE: refer Site Plan for side boundary amendments

- Legend:
- 1 proposed mature stock (45L) small trees for shade and privacy
 - 2 artificial turf terrace
 - 3 paved &/or timber decking / outdoor dining area
 - 4 stepper and gravel utility service path
 - 5 1800mm high internal privacy screening /fencing between dwellings
 - 6 boundary fencing and walls; maximum combined external height of 2000mm
 - 7 proposed internal garden & retaining walls as required, heirarchy of complimentary finishes dependant on loccation and visibility
 - 8 1m internal planters with feature form or flower shrubs, low maintenance and minimal water requirements
 - 9 internal garden beds (max 1m high) with low maintenance planting with minimal water requirements
 - 10 internal garden beds with shrub screen planting to boundary (min 1m wide)
 - 11 colourful & fragrant creeper / climber planting to screens and arbor
 - 12 timber deck with inspection hatch openign to sewer manhole below moveable planters to edge filled with feature shrubs e.g Bromeliad sp
 - 13 combination of exposed aggregate and patterned concrete driveway treatments to define pedestrian and vehicle shared usage
 - 14 existing tree to be removed

refer to next page for continuation

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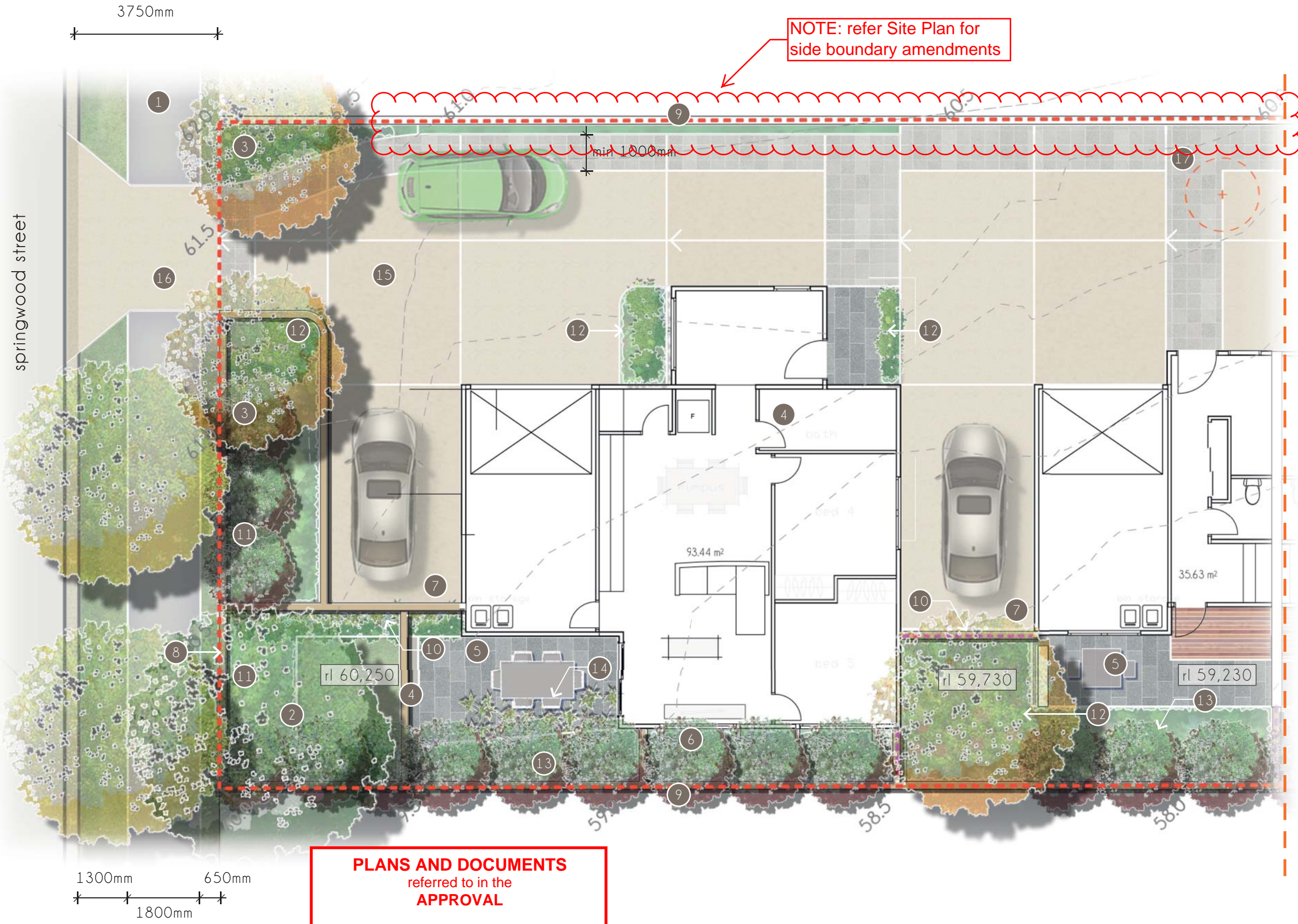
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Detail Landscape Concept Plan
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14 APRIL 2016



Legend:

- 1 large canopy tree to street frontage within development site (1 per 20m)
- 2 small trees for shade and privacy
- 3 communal open space behind (refer to detail plan)
- 4 private open space behind (refer to detail plan)
- 5 1-2m landscape strip to street frontage (communal open space)
- 6 0.8m landscape strip to street frontage (private open space)
- 7 screen planting to units
- 8 permeable fencing to boundary



Selbourne Street Elevation
scale 1:100 @ A3

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Springwood Street Elevation
scale 1:100 @ A3



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Large tree planting to 15m high at maturity

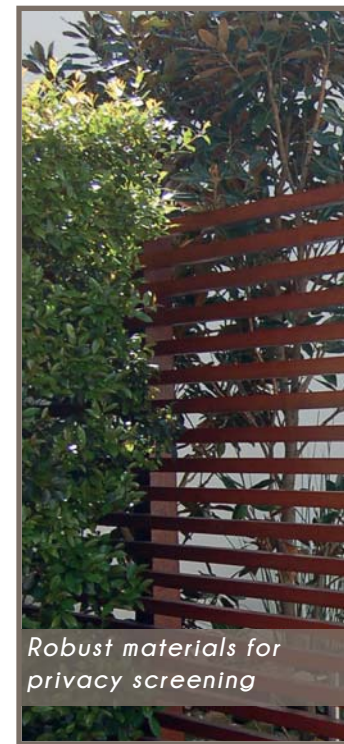
Street frontage



Max 600mm high walls to boundary

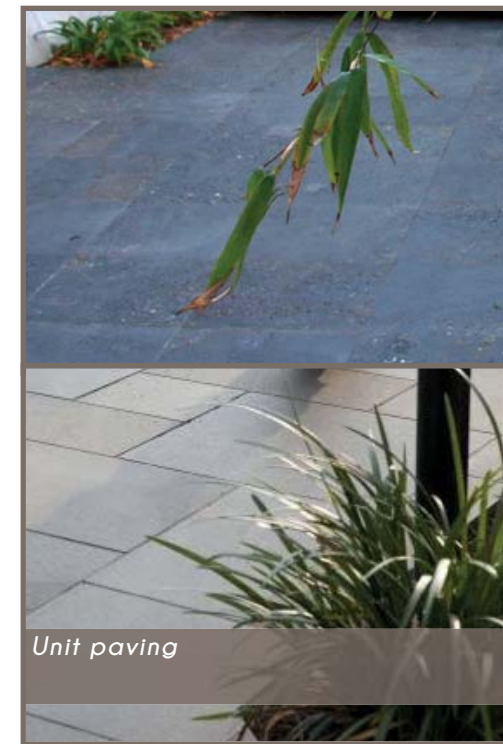


1.2-1.5m high transparent batten fencing to boundary



Robust materials for privacy screening

Private terraces



Unit paving



Rendered and painted block work planter walls

Character and Materials Palette

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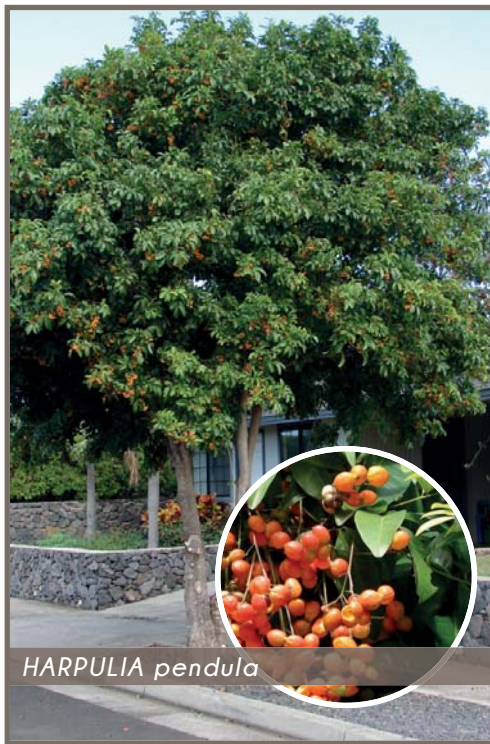
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REF: 15120 Selbourne St Mt Gravatt-L9

Revision B



HARPULIA pendula

Street Trees



WATERHOUSIA floribunda

15m Tall Tree per 20m Frontage



ELAEOCARPUS eumundii

Small Shade and Screening Trees per 10m of Frontage



HARPULIA pendula



RHAPHSIS excelsa

Shrubs and screening



SYZYGIUM spp.



ALPINIA species



PHILODENDRON species



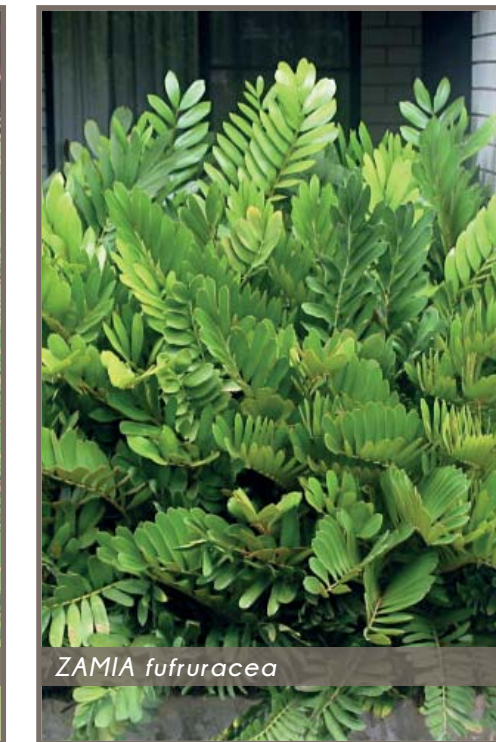
STRELITZIA species



ALACANTAREA imperialis



CYCAS revoluta



ZAMIA fufuracea

Vibrant & prolific accent planting throughout the site

Sculptural

Planting Palette

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REF: 15120 Selbourne St Mt Gravatt-L10

Revision B



ALOCASIA brisbanensis



ALPINIA zerumbet



BAECKEA la petite



CTENANTHE species



DIANELLA species



DIETES species

Groundcover and infill



LIRIOPE species



MOLENIRIA capitulata



PHILODENDRON xanadu



PLECTRANTHUS australis



TRACHLEOSPERMUM jasminoides



ZOYSIA tenuifolia

Groundcover and Infill

Planting Palette

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