



- LEGEND**
- Application Boundary (See Architects' Site Layout Plan for full extent)
 - Building Access
 - Proposed Levels
 - SOFT LANDSCAPE**
 - Proposed Boundary Buffer Tree Planting: Standard single stem tree - Fraxino, Oak, Norway Maple, Hornbeam
 - Proposed Street Tree Planting: Standard single stem tree - Hornbeam, Turkish Hazel, Lime
 - Multistem tree - Native species: Birch, Alder, Hazel
 - Proposed Native Woodland Tree Planting: Native Woodland Specimen Group, Multi-stem Feathered Bush Form - Silver Birch, Common Alder, Alder, Hawthorn, Scots Pine, Holly, Hazel
 - Native Woodland - Miyawaki Planting (up to 4.5m): Oak, Scots Pine, Mountain Ash, Silver Birch, Common Alder, Aspen, Hawthorn, Blackthorn, Blackthorn, Holly, Hazel, Dogwood, Guelder Rose, Spindle, native shrub Roses, etc.
 - Proposed Specimen Tree Planting: to open space area: Multi-stem tree - Aspen, Silver Birch, Strawberry Tree, Holly
 - Proposed Hedge Planting - Boundary buffer area: Mixed natives - Hawthorn, Holly, Hazel, Dogwood, Guelder Rose, Blackthorn, Goat Willow, Eared Willow, WLD Rose, Honeysuckle
 - Proposed Hedge Planting - Along street & building: 1.5m Ht. Evergreen - Holly, Tree or Beech
 - Proposed Wetland (Bio-retention) Planting - Native Shrub Mix: Goat Willow, Purple Willow, Eared Willow, Hazel, Dogwood, Blackthorn
 - Proposed Wetland (Bio-retention) Planting - Native Willow Mix: ECOS Wetland / Flood edge - (Seasonally Flooded) by Design By Nature
 - Shrub & Ornamental Grass Planting - Street area at site boundary: Structures / Treated Barrels: Groundcover, pollinator shrubs & perennials 0.5-1.5 height with specimen shrubs and street trees integrated
 - Rain Garden Planting - Perennials & Willow Mix - ECOS Wetland / Flood edge - (Seasonally Flooded) by Design By Nature or equal
 - Grass Verges - Open space grass lawn along road
 - Grasscrete - to fire access area with tall grass / wildflower seed - MM01 Fertile Top Soil (new top soil / NPK rich) by Design By Nature or equal
 - Wildflower Meadow - MM01 Fertile Top Soil (new top soil/NPK rich) - Design By Nature or equal
 - Intensive Green Roof Planting - wildflower and low shrubs: Species: Rosa carolina, Rosa pimpinellifolia, Conocarpus peruvianum
 - Living Wall - to warehouse building facades: Pollinating Climbers on Trellis System - See Architects' Elevations
 - Swale: Details to engineers specifications
 - Bio-retention Area: Details to engineers specifications
 - HARD LANDSCAPE**
 - Road
 - Cycleway
 - Footpath
 - Feature Paving - Plaza entrance area: Permeable Resin Bound Aggregate or similar
 - Feature Paving - Entrance area: Permeable Resin Bound Aggregate or similar
 - Feature Paving - Access to building
 - Car Parking Paving - Permeable paving
 - Shared Surface - to Pedestrian / Cycle Area: To Engineers specifications
 - Tactile Paving
 - FURNITURE**
 - Seating Wall - to raised planter
 - Picnic Table - to open area
 - BOUNDARY TREATMENT**
 - Existing Boundary Fence - to be retained
 - Proposed Fencing - 2.4m Ht. high bar rail fence
 - Proposed Fencing - 2.4m Ht. high palisade fence
 - Entrance Sign - Lettering on Stone-Clad Wall, 1.2m H x 2m W

ECOLOGICAL MEASURES
 Located as recommended and directed by Project Ecologist

- Bat Box**
 Summer bat box (e.g., Woodcrete 15FF design or equal & approved)
- Bird Box**
 To include 'Hole type' bird boxes (28 mm hole); Open fronted bird boxes for blackbirds, Open fronted bird boxes for wrens and robins - as supplied by NRS

Note: Bird & Bat boxes will be erected on timber poles, as there are no existing trees on site and the proposed trees will be establishing and growing over the coming years, so it is not considered suitable to erect them on site trees.

Bat boxes will be erected at a height of 4-5 metres to reduce the potential for vandalism and predation of roosting bats, with no crowding branches or other obstructions for at least 1 metre above and below the bat box.

Hole type bird boxes should be positioned 2-4m off the ground, with good visibility, a clear flight line.

Open-fronted boxes for Robins, Wrens and Blackbirds should be installed lower than 2m but amongst dense vegetation, or newly planted vegetation that will grow to become dense upon establishment, and where cats and other predators won't easily see or access them.

Boxes will not be drilled or nailed to trees to avoid damage, but instead be attached to a wire strap wrapped around the tree. Bird boxes should be faced facing between north and south-east to avoid the hot sun and the westerly winds.

Wildflower Seed Mixes
 Wildflower seed mixes as detailed in the legends above will be native provenance from Design By Nature or equal approved and the seed mixes proposed have been approved by the project ecologist.

Planning Application Notes:
 1 - Green wall facades omitted to comply with FSC conditions

Note re. Condition 15 - Green Space Factor
 Reg. Ref. SD22A/0099

Additional measures that have been incorporated into the landscape design proposals to enhance the Green Space Factor, biodiversity and ecology values of the site, include the following:

- Additional Street Trees:** As well as the previously proposed structural trees, new native trees - Birch, Alder, Hazel - are proposed along the main avenues of the site, more than doubling the number of street trees. The trees will be planted into the swales, which will also enhance biodiversity and biotransformation on the site. This intervention creates a less formal and more naturalistic aesthetic which will complement the native wildflower ground cover in the swales. (Note that these have been coordinated with public lighting and trees are not less than 5m from poles.)
- Miyawaki Style woodland:** Enlarged Miyawaki Style woodland areas which contribute to GSF (SDCC CDP 2022-28 Policy G15 Objective 4) and Climate Action / Tree management Strategy (SDCC CDP 2022-28 Policy G15 Objective 3)
- Tree & Plant Quantities:** Increases in tree numbers and planted areas wherever possible.
- Specification enhancements** with regard to biodiversity and native plants will be included in the detailed design for the site.
- Bird & Bat Boxes** located as advised by the Project Ecologist (Envirowatch)

murray & associates
 landscape architects

40 St. George Street, Brisbane QLD 4000
 Phone: 07 3221 1111
 Email: info@murrayandassociates.com.au
 Website: www.murrayandassociates.com.au

DATE: 08/11/23
 PROJECT TITLE: Warehousing / Logistics and Office Development at Calmount Road
 SHEET TITLE: Landscape Masterplan

DATE: 1878_PL_P_00
 AUTHOR: AD
 SCALE: 1:500
 STAGE: D
 DATE: 08/11/23
 STAGE: PLANNING COMPLIANCE

CLIENT: Blackwin Limited
 PROJECT TITLE: Warehousing / Logistics and Office Development at Calmount Road
 SHEET TITLE: Landscape Masterplan

DATE: 1878_PL_P_00
 AUTHOR: AD
 SCALE: 1:500
 STAGE: D
 DATE: 08/11/23
 STAGE: PLANNING COMPLIANCE