Appendix B Landscape Concept Plan

OVERALL LANDSCAPE CONCEPT PLAN



NEARMAP DATED: 12/04/26 (PHOTOMANIPULATED)

ANDREW GOLD LANDSCAPE ARCHITECTURE
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PROPOSED SUBDIVISION
19 RIVER ROAD, BUNDAMBA

JOB NUMBER	SHEET NO.	ISSUE	REASON	DATE	DRAWN BY
26.204	1	B	UPDATED ARCH DWGS	12/10/26	AG / HF / AC

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0 5 10 15 25 50

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LANDSCAPE CONCEPT PLAN - BLOW-UP PLAN A



NEARMAP DATED: 12/04/26 (PHOTOMANIPULATED)

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 in accordance with Ipswich City Council's Street Tree Planting Guidelines. Refer Proposed Planting Schedule (ie: *Cupaniopsis anacardioides*)

2 LARGE FEATURE SHADE / SCREEN TREE
Large canopied feature trees of landmark quality to provide high visual interest and amenity, as well as provide shade and landscape softening of the proposed subdivision; Refer Proposed Planting Schedule (ie: *Cupaniopsis anacardiodes, Jacaranda mimosifolia*)

3 FEATURE SHADE / SCREEN TREE
Small to medium canopied trees within residential courtyards and communal open spaces to provide shade, visual amenity, buffer, screening and landscape softening of the subdivision;
Refer Proposed Planting Schedule
(ie: *Elaeocarpus eumundii, Elaeocarpus reticulatus* Prima Donna, *Tristaniopsis laurina* 'Luscious', *Xanthostemon chrysanthus*)

4 FEATURE PALM
Feature palm tree species to provide vertical accentuation and landscape softening of proposed development; Refer Proposed Planting Schedule (ie: *Archontophoenix cunninghamiana*)

5 SCREEN PLANTING
Planting to provide visual amenity and privacy screening; Refer Proposed Planting Schedule (ie: *Syzygium australe* Resilience)

6 SHRUBS AND GROUNDCOVERS
Mass planting to large areas to assist in building presentation to the streetscape and to provide visual amenity; Refer Proposed Planting Schedule

PROPOSED TIMBER SCREEN FENCE
Refer Architectural drawings

PROPOSED TUBULAR TYPE FENCE
Refer Architectural drawings

PROPOSED GARDEN EDGE
To future detail

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PROPOSED SUBDIVISION
19 RIVER ROAD, BUNDAMBA

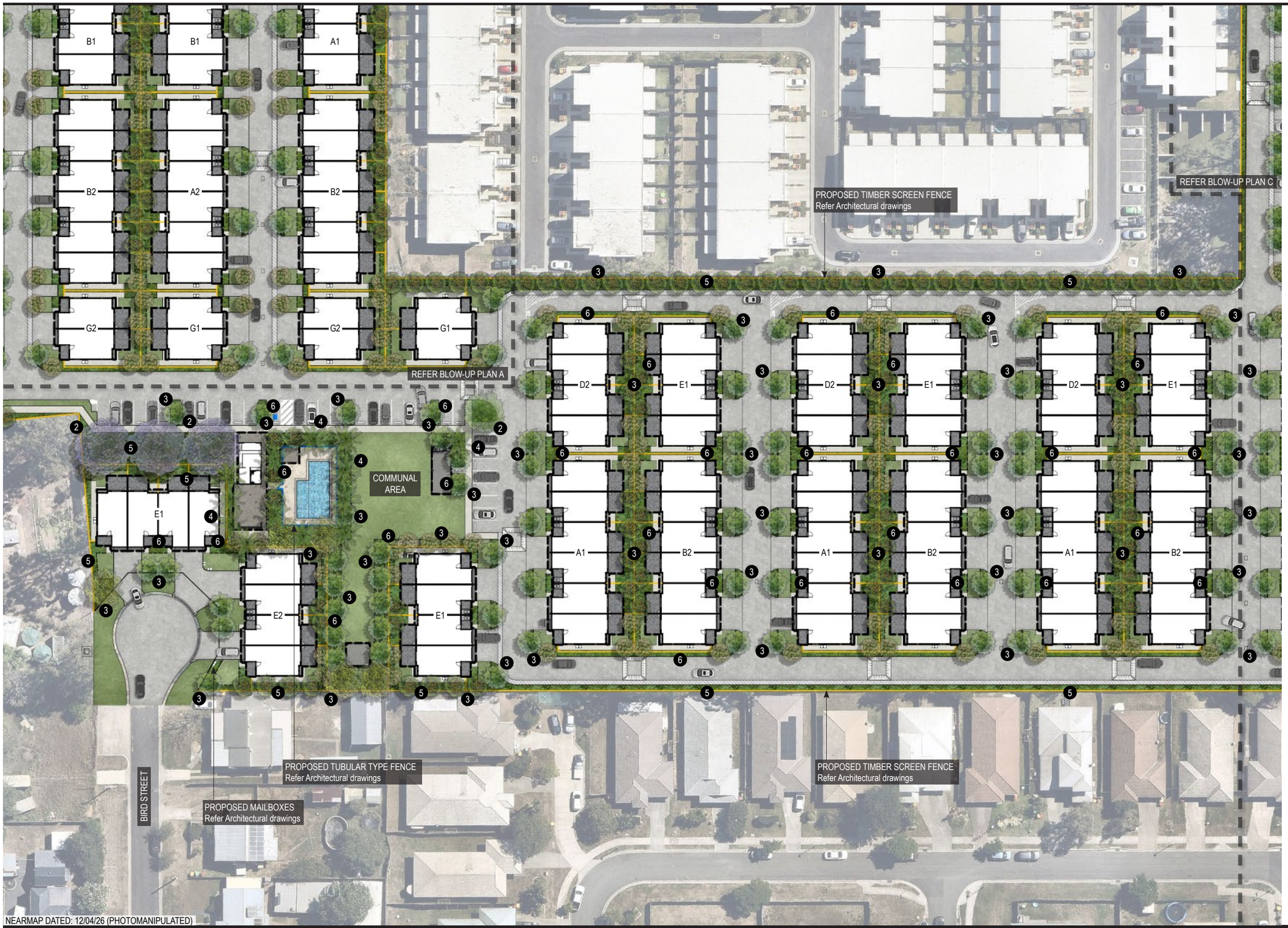
JOB NUMBER	SHEET NO.	ISSUE	REASON	DATE	DRAWN BY
26.204	2	B	UPDATED ARCH DWGS	12/10/26	AG / HF / AC

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LANDSCAPE CONCEPT PLAN - BLOW-UP PLAN B



NEARMAP DATED: 12/04/26 (PHOTOMANIPULATED)

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 in accordance with Ipswich City Council's Street Tree Planting Guidelines. Refer Proposed Planting Schedule (ie: *Cupaniopsis anacardioides*)

2 LARGE FEATURE SHADE / SCREEN TREE
Large canopied feature trees of landmark quality to provide high visual interest and amenity, as well as provide shade and landscape softening of the proposed subdivision; Refer Proposed Planting Schedule (ie: *Cupaniopsis anacardiodes, Jacaranda mimosifolia*)

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4 FEATURE PALM
Feature palm tree species to provide vertical accentuation and landscape softening of proposed development; Refer Proposed Planting Schedule (ie: *Archontophoenix cunninghamiana*)

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PROPOSED GARDEN EDGE
To future detail

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PROPOSED SUBDIVISION
19 RIVER ROAD, BUNDAMBA

JOB NUMBER	SHEET NO.	ISSUE	REASON	DATE	DRAWN BY
26.204	3	B	UPDATED ARCH DWGS	12/10/26	AG / HF / AC

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LANDSCAPE CONCEPT PLAN - BLOW-UP PLAN C



NEARMAP DATED: 12/04/26 (PHOTOMANIPULATED)



NEARMAP DATED: 12/04/26 (PHOTOMANIPULATED)

1 PROPOSED STREET TREES
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2 LARGE FEATURE SHADE / SCREEN TREE
Large canopied feature trees of landmark quality to provide high visual interest and amenity, as well as provide shade and landscape softening of the proposed subdivision; Refer Proposed Planting Schedule (ie: *Cupaniopsis anacardiodes, Jacaranda mimosifolia*)

3 FEATURE SHADE / SCREEN TREE
Small to medium canopied trees within residential courtyards and communal open spaces to provide shade, visual amenity, buffer, screening and landscape softening of the subdivision; Refer Proposed Planting Schedule (ie: *Elaeocarpus eumundii, Elaeocarpus reticulatus* Prima Donna, *Tristaniopsis laurina* 'Luscious', *Xanthostemon chrysanthus*)

4 FEATURE PALM
Feature palm tree species to provide vertical accentuation and landscape softening of proposed development; Refer Proposed Planting Schedule (ie: *Archontophoenix cunninghamiana*)

5 SCREEN PLANTING
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PROPOSED TIMBER SCREEN FENCE
Refer Architectural drawings

PROPOSED TUBULAR TYPE FENCE
Refer Architectural drawings

PROPOSED GARDEN EDGE
To future detail

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26.204	4	B	UPDATED ARCH DWGS	12/10/26	AG / HF / AC

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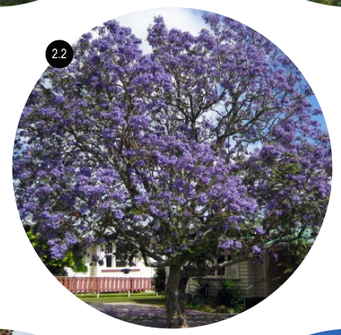
PROPOSED PLANTING SCHEDULE


1.1


1.2


1.3


2.1


2.2


3.1


3.2


3.3


3.4


3.5

CODE	SPECIES	COMMON NAME	SIZE*	SPACING(m)**	HEIGHT(m)	WIDTH (m)
PROPOSED STREET TREES						
1.1	*Araucaria heterophylla*	Norfolk Island Pine	200L	as shown	60	15
1.2	*Cupaniopsis anacardioides*	Tuckeroo	45L	as shown	15	10
1.3	*Lophostemon confertus*	Brush Box	45L	as shown	20	10
PROPOSED LARGE FEATURE SHADE/ SCREEN TREES						
2.1	*Cupaniopsis anacardioides*	Tuckeroo	100L	as shown	15	8
2.2	*Jacaranda mimosifolia*	Jacaranda	45L	as shown	15	12
PROPOSED FEATURE SHADE/ SCREEN TREES						
3.1	*Elaeocarpus eumundii*	Smooth Leaved Quandong	45L	as shown	10	5
3.2	*Elaeocarpus reticulatus* Prima Donna	Blueberry Ash	45L	as shown	6	4
3.3	*Handroanthus impetiginosus*	Pink Trumpet Tree	100L	as shown	10	8
3.4	*Tristaniopsis laurina* Luscious	Water Gum	45L	as shown	12	5
3.5	*Xanthostemon chrysanthus*	Golden Penda	100L	as shown	10	8

***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 SUBDIVISION
19 RIVER ROAD, BUNDAMBA

JOB NUMBER	SHEET NO.	ISSUE	REASON	DATE	DRAWN BY
26.204	5	B	UPDATED ARCH DWGS	12/10/26	AG / HF / AC

PROPOSED PLANTING SCHEDULE

















CODE	SPECIES	COMMON NAME	SIZE*	SPACING(m)**	HEIGHT(m)	WIDTH (m)
PROPOSED FEATURE PALMS						
4.1	*Archontophoenix cunninghamiana*	Bangalow Palm	200L	as shown	25	6
4.2	*Ptychosperma elegans*	Solitaire Palm	200L	as shown	12	6
PROPOSED SCREEN PLANTING						
5.1	*Acronychia imperforata* Vista	Fraser Island Apple	300mm	1	5	1.5
5.2	*Callistemon viminalis* Slim	Narrow Bottlebrush	300mm	1	3	1.3
5.3	*Radermachera pierrei* Summerscent	Summerscent	300mm	1.2	4	2
5.4	*Syzygium australe* Hinterland Gold	Lillypilly	300mm	1.2	4	2
5.5	*Syzygium australe* Resilience	Lillypilly	300mm	1.5	3	2
5.6	*Syzygium australe* SAN01 Straight and Narrow	Narrow Lillypilly	300mm	1.2	5-8	1.2

***PLANT CONTAINER SIZE:**

200L 200 Litre container stock min Min. height at time of planting: 3.6m
300mm 300mm 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.

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PROPOSED SUBDIVISION
19 RIVER ROAD, BUNDAMBA

JOB NUMBER	SHEET NO.	ISSUE	REASON	DATE	DRAWN BY
26.204	6	B	UPDATED ARCH DWGS	12/10/26	AG / HF / AC

PROPOSED PLANTING SCHEDULE























CODE	SPECIES	COMMON NAME	SIZE*	SPACING(m)**	HEIGHT(m)	WIDTH (m)
PROPOSED SHRUBS AND GROUNDCOVERS						
6.1	*Babingtonia virgata* La Petite	Heath Myrtle	200mm	0.8	1	1
6.2	*Carissa macrocarpa*	Desert Star	200mm	1	1.2	1.2
6.3	*Casuarina glauca* Cousin It	Prostrate Casuarina	200mm	3 per m^2	0.3	1.5
6.4	*Dietes iridioides bicolor*	African Iris	140mm	0.8	1	1
6.5	*Gardenia augusta* (KEN0) O So Fine	Creeping Gardenia	200mm	0.8	0.3	1
6.6	*Gaura lindheimeri* White	Butterfly Bush	200mm	0.5	1	0.75
6.7	*Ixora chinensis* White Malay	Ixora Dwarf	200mm	0.8	1	1
6.8	*Liriope muscari* Evergreen Giant	Liriope	140mm	0.6	0.8	0.8
6.9	*Lomandra fluviatilis* Shara	Shara	140mm	0.4	0.4	0.5
6.10	*Philodendron* Xanadu	Xanadu	200mm	0.6	1	1
6.11	*Rhaphiolepis indica* Oriental Pearl	Indian Hawthorn Hybrid	200mm	0.8	1	1

***PLANT CONTAINER 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.

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26.204	7	B	UPDATED ARCH DWGS	12/10/26	AG / HF / AC

RESPONSES TO ICC LANDSCAPE CODE

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	CODE COMPLIANCE YES / NO	AGLA RESPONSE
SITE RESPONSE			
PO1.1 Landscaping is designed to enhance the development by responding to the street, adjoining lots, and other opportunities or constraints affecting the site.	**AO1.1** No accepted outcome provided.	●	The landscape design enhances the development by creating a visually appealing street frontage along River Road, softening the proposed subdivision. Proposed trees will provide visual amenity and enhance the proposal's presentation to the immediate streetscape.
PO1.2 Landscaping is designed to respond to the orientation of the site and the development, allowing for solar access, shading, maintenance of microclimate and energy conservation or renewable energy production. Note: A landscape concept/design plan prepared in accordance with the requirements of SC6.7 Landscape Works Planning Scheme Policy is the preferred method for addressing this performance outcome.	**AO1.2** No accepted outcome provided.	●	The plan includes canopy shade trees to the street frontage and to the north boundary of the subject site so as to provide significant summer shading, reducing heat island effects.
PO1.3 Landscaping is of an appropriate size and scale, and located to minimise the bulk and visual impact of the development.	**AO1.3** Landscaping is designed to: a. reduce the visual impact of buildings, structures and fencing; and b. provide privacy for residential uses.	●	The landscape design incorporates large and medium canopied trees, as well as appropriately sized shrubs and groundcovers that soften the visual impact of buildings, structures, and fencing. Planting is strategically located to provide visual screening and enhance privacy for adjoining residential areas.
PO1.4 Landscaping is designed to suit the prevailing climatic and soil conditions at the site.	**AO1.4** No accepted outcome provided.	●	Species chosen are drought tolerant, frost resistant, and well suited to the local climate.
CONTRIBUTION TO PLACE AND CHARACTER			
PO2.1 Landscaping is designed to complement the landscape character of the local area. Note: A landscape concept/design plan prepared in accordance with the requirements of the SC6.7 Landscape Works Planning Scheme Policy is the preferred method for addressing this performance outcome.	**AO2.1** No accepted outcome provided.	●	The landscape design compliments the landscape character through the use of similar species and landscape outcome used in the local area.
PO2.2 Existing landscape features, including mature trees, are retained and integrated into the development. Note: Mature native trees have grown to their expected maximum height. A landscape concept/design plan prepared in accordance with the requirements of the SC6.7 Landscape Works Planning Scheme Policy is the preferred method for addressing this performance outcome. Trees identified in a landscape site analysis for retention are protected in accordance with AS 4970-2009 Protection of trees on development sites.	**AO2.2** No accepted outcome provided.		Not applicable in this instance.
PO2.3 Street tree species are chosen for their suitability for the size and scale of the road reserve. Where there are existing street trees, consistency with existing street trees. Note: Street trees are chosen in accordance with tree species in the SC6.7 Landscape Works Planning Scheme Policy.	**AO2.3** Where a street or locality has established character derived from existing street trees, the identical species is used.	●	No existing street trees are present adjacent to the subject site. Proposed street trees are selected in accordance with the ICC Landscape Works Planning Scheme Policy and are appropriate for the scale of the road reserve and Council's street tree placement requirements.
PO2.4 Trees are provided for shade along active transport routes, and in open spaces and public places. Note: Street trees are to be chosen in accordance with tree species in the SC6.7 Landscape Works Planning Scheme Policy.	**AO2.4** No accepted outcome provided.		Not applicable in this instance.
VISUAL AMENITY			
PO3.1 Landscaping provides an effective screen to development to maintain the amenity of adjoining premises. Note: A landscape design plan prepared in accordance with the requirements of the SC6.7 Landscape Works Planning Scheme Policy is the preferred method for addressing this performance outcome.	**AO3.1** No accepted outcome provided.	●	Boundary landscaping incorporates columnar trees and screening vegetation to provide an effective visual buffer between the development and adjoining properties, maintaining the amenity of adjacent premises.
DELINEATION OF PRIVATE, PUBLIC AND SEMI PUBLIC AREAS			
PO4.1 Landscaping provides visual and wayfinding cues to distinguish between public areas, semi-public areas, circulation areas and private areas. Note: A landscape design plan prepared in accordance with the requirements of the Planning Scheme Policy - Landscape Works (SC6.7) is the preferred method for addressing this performance outcome.	**AO4.1.1** Circulation areas are defined by: a. clearly delineated pathways; b. low walls and seating; c. ground level changes and surface treatment variation; and d. edge treatments of mass or feature plantings. **AO4.1.2** Private areas are delineated by: a. changes in ground level; b. mass planting such as hedging; or c. fencing.	●	Landscaping incorporates edge planting, feature planting, and clearly defined pedestrian pathways to delineate circulation areas. Boundary planting and fencing distinguish private areas from public and semi-public spaces, providing clear visual cues and wayfinding.

PLANT SPECIES AND PLANTING			
PO5.1 Plant species are chosen that have appropriate maintenance requirements, and that are suitable for the space available, the microclimate and the climate.	**AO5.1** Locally indigenous species are chosen as a preference over introduced species.	●	Plant species have been selected for their suitability to the site's available space, microclimate, and climatic conditions, with preference given to locally indigenous and climate-appropriate species where suitable.
PO5.2 Plant species are chosen to ensure the long-term performance and maintenance access requirements of the landscape when mature.	**AO5.2** Plant species are chosen with consideration of their planting location, mature height and width and habit.	●	Plant species have been selected with consideration of their mature size, growth habit, and planting location to ensure long-term performance and maintenance access.
PO5.3 Plant species with thorns, flowers, fruits, seeds or berries or other characteristics that may cause amenity or maintenance issues are located where the impact of these characteristics is minimised.	**AO5.3** No accepted outcome provided.	●	Plant species with characteristics that may create amenity or maintenance issues are located and managed to minimise potential impacts on residents, pedestrians, and maintenance activities.
PO5.4 Plant species and stock sizes are sufficient to serve the intended purpose of the plantings. Note: A landscape design plan prepared in accordance with the requirements of the SC6.7 Landscape Works Planning Scheme Policy is the preferred method for addressing this performance outcome.	**AO5.4** Planting densities and stock sizes are provided that will achieve full coverage of a mulched planting area within two years.	●	Plant species, stock sizes, and planting densities have been selected to achieve the intended landscape outcomes and provide full coverage of mulched planting areas within the expected establishment period.
PO5.5 Landscape work does not include any recognised pest species.	**AO5.5** Planting does not include any: a. prohibited invasive plants of Queensland; b. restricted invasive plants of Queensland; or c. weeds of national significance.	●	The landscape is compliant with biosecurity laws and does not include invasive plants in Queensland
SAFETY			
PO6.1 The design of public places supports a safe and inclusive environment by minimising concealed areas, providing clear sightlines throughout and good visibility for all entrance and exit points. Note: The Queensland Government CPTED Guidelines for Queensland provides information to assist with the integration of crime prevention through environmental design (CPTED) principles into the planning, design and management of development.	**AO6.1** No accepted outcome provided.	●	The landscape design supports a safe and inclusive public environment by maintaining clear sightlines throughout roads, communal areas, and pedestrian pathways. Planting has been selected and located to minimise concealed areas and maintain visibility at intersections, pathways, entrances and exits.
PO6.2 Landscape elements are designed, located and constructed to achieve a reasonable and practical response to public risk.	**AO6.2** No accepted outcome provided.	●	All opportunities to ensure reasonable and practical reduction is risk to public will be investigated through all stages of design.
PO6.3 Landscape elements are designed, located and constructed to ensure movement networks are maintained by: a. ensuring vegetation does not obstruct sightlines for pedestrians, cyclists and motorists; b. maintaining visibility to and from road and building corners, car park entrances and driveways; c. selecting species of plants that are located in the vicinity of movement networks with a canopy clearance at maturity that assists visibility and traffic movement; d. providing sufficient illumination for the use of pathways at night; and e. ensuring vegetation does not inhibit the effectiveness of street lighting or conceal signage. Note: A landscape design plan prepared in accordance with the requirements of SC6.7 Landscape Works Planning Scheme Policy is the preferred method for addressing this performance outcome. Note: The Austroads Guide to Road Design and the Department of Transport and Main Roads Landscape Manual provides information to assist with designing landscaping works to meet this performance outcome.	**AO6.3** No accepted outcome provided.	●	The landscape design maintains safe movement networks by locating planting to preserve sightlines for pedestrians, cyclists and motorists. Trees adjacent to roads, intersections and pathways will achieve adequate canopy clearance at maturity, and planting will not obstruct signage, driveways or key visibility areas.
MAINTENANCE			
PO7.1 Landscaping is designed and constructed to facilitate efficient and effective maintenance by providing: a. sufficient access for maintenance machinery; b. a water supply sufficient for the continued health of the landscape plantings; c. surface treatments that are appropriate for their intended use, and mulching that is sufficient to suppress weed species (where mulching depths are not specified on standard drawings); d. soils that are suited to the planting and that contain sufficient nutrients to ensure long term growth; e. defined edges to garden beds and other surfaces to minimise maintenance at surface edges; and f. minimised areas of solid walls or fences, or additional elements such as vertical garden or creepers and murals in order to discourage graffiti. Note: A landscape design plan prepared in accordance with the requirements of SC6.7 Landscape Works Planning Scheme Policy is the preferred method for addressing this performance outcome.	**AO7.1** No accepted outcome provided.	●	Subsequent design will ensure that all landscape element (garden edging, soil, mulch) are specified to comply with industry guidelines, and relevant Australian Standards to ensure all elements are fit for their intended use and to facilitate efficient and effective maintenance.
PO7.2 Where planting is provided with a limited root growth area (a podium or roof planting or where planting is constrained by a root barrier) an adequate growing medium, water supply, and drainage system provides for the continued health of the plant. Note: A landscape design plan prepared in accordance with the requirements of SC6.7 Landscape Works Planning Scheme Policy is the preferred method for addressing this performance outcome.	**AO7.2** No accepted outcome provided.		Not applicable in this instance.

ROAD RESERVES AND CAR PARKING			
PO8.1 Landscaping within road reserves is designed to provide for the safe movement of all forms of traffic by providing: a. a canopy clearance requiring minimal maintenance at maturity to allow for traffic movement; b. sufficient sight lines at intersections for all modes of transport; c. a planting design that requires minimal maintenance, is consistent with the function of the road and at a scale that is in proportion with the width of the road reserve; and d. efficient and effective lighting. Note: A landscape design plan prepared in accordance with the requirements of SC6.7 Landscape Works Planning Scheme Policy is the preferred method for addressing this performance outcome. Note: The Austroads Guide to Road Design and the Department of Transport and Main Roads Landscape Manual provide information to assist with designing landscaping to meet this performance outcome.	**AO8.1** No accepted outcome provided.		The landscape design along the roads provides for the safe movement of all road users. Street tree species have been selected in accordance with the Ipswich Planning Scheme and are appropriate to the function and scale of the road reserve. Trees will develop adequate mature trunk clearance to maintain sightlines for pedestrians, cyclists and motorists, without impeding visual amenity, street lighting or traffic signage. Planting is low maintenance and located to maintain visibility at intersections, driveways and pedestrian crossings.
PO8.2 Landscaping in car parks is designed to provide for the safe movement of traffic and to provide an opportunity for tree canopy and shade in urban areas by providing: a. a planting plan that achieves shade cover of 50% at maturity; b. plant selection that minimises maintenance requirements and damage to kerbs and pavements; c. protection for plantings from damage by traffic by kerbs, wheel stops or bollards; d. shade structures that do not compromise landscape outcomes and do not impede access to natural sunlight and rainwater for landscape elements; e. a canopy clearance that is easily maintained at maturity to allow for traffic movement; f. sufficient sight lines at intersections for all modes of transport, including at planting bed ends; and g. efficient and effective lighting. Note: A landscape design plan prepared in accordance with the requirements with SC6.7 Landscape Works Planning Scheme Policy is the preferred method for addressing this performance outcome.	**AO8.2** No accepted outcome provided.		Proposed landscape treatment of canopy shade trees will ensure shade cover of 50% at maturity. All proposed plant species are proven species and chosen to minimise maintenance requirements, damage to kerbs and pavements and other built features.
LANDSCAPE BUFFERS			
PO9.1 Where buffers are used to separate incompatible uses, they are integrated into the overall landscape design for the site, incorporate any existing native vegetation and are provided with an appropriate maintenance plan. Note: A landscape design plan and proposed maintenance plan prepared in accordance with the requirements of SC6.7 Landscape Works Planning Scheme Policy is the preferred method for addressing this performance outcome.	**AO9.1** No accepted outcome provided.		Not applicable in this instance.
EARTHWORKS			
PO10.1 The design of mounding and batters is appropriate to their location and purpose and enhances the visual appeal of the landscaping. Note: A landscape design plan prepared in accordance with the requirements of SC6.7 Landscape Works Planning Scheme Policy is the preferred method for addressing this performance outcome.	**AO10.1** No accepted outcome provided.		Not applicable in this instance.
PO10.2 The design and construction of retaining walls provides safety, an attractive appearance, easy access for maintenance and incorporates planting wherever practical. Note: Part 5 — Standards for the Provisions of Earthworks of SC6.2 General Works and Infrastructure Planning Scheme Policy provides further guidance for the design and construction of retaining walls.	**AO10.2** No accepted outcome provided.		Retaining walls are not proposed as part of the scope.
PO10.3 Where areas of the site are degraded, development includes the re-establishment of vegetation to prevent erosion. Note: A landscape design plan prepared in accordance with the requirements of SC6.7 Landscape Works Planning Scheme Policy is the preferred method for addressing this performance outcome. Where a rehabilitated natural environment is required, rehabilitation is in accordance with the requirements of SC 6.5 Planning Scheme Policy - Environmental Management (SC6.5).	**AO10.3** No accepted outcome provided.		Not applicable in this instance.

WATER CONSERVATION AND MANAGEMENT			
PO11.1 Irrigation systems minimise the use of potable water and stormwater harvesting is maximised. Note: The Ipswich City Council Assets Specification Irrigation Manual provides guidance for the specification and design of irrigation systems in landscape works that are to be dedicated to Council.	**AO11.1** Irrigation systems use only water collected on site.	●	Subsequent detailed design will ensure the provision of rainwater tank supplied by harvestable rainwater and an a efficient drip irrigation system
PO11.2 Stormwater is managed by an effective stormwater system. Note: Part 3 — Stormwater Quantity, Quality and Floodplain Management and Part 8 – Standards for Construction of Stormwater Drainage Works of SC6.2 General Works and Infrastructure Planning Scheme Policy provide guidance for the design and construction stormwater systems.	**AO11.2** No accepted outcome provided.	●	The subsequent detailed design will incorporate appropriate stormwater management measures in accordance with the Ipswich Planning Scheme and Council's relevant standards to ensure the effective collection, conveyance and discharge of stormwater.
PO11.3 Landscaping is provided in accordance with the principles of water sensitive urban design including: a. maximising stormwater harvesting; b. using alternatives to impervious pavement where landing and existing vegetation will benefit from infiltration of rainwater; and c. using natural channel design (maintaining and enhancing natural drainage lines and riparian buffers). Note: Part 3 —Stormwater Quantity, Quality and Floodplain Management of the SC6.7 Landscape Works Planning Scheme Policy provides guidance for the design and construction stormwater systems.	**AO11.3** No accepted outcome provided.		Not applicable in this instance.
INFRASTRUCTURE			
PO12.1 The integrity of infrastructure is not compromised.	**AO12.1** Plant species are selected and sited having regard to the location, preservation and access requirements of public transport and utilities infrastructure.	●	Proposed species selection ensure no potential issues with proposed and existing services.
PUBLIC OPEN SPACE			
PO13.1 Landscaping in areas that are or will become public open space areas must: a. be designed to be appropriate to their function and location; b. be robust and have low maintenance requirements; c. provide an inclusive and sustainable community resource; and d. be supported by an open space maintenance management plan and schedule identifying the ongoing maintenance requirements of the public space area. Note: The delivery of any part of a network identified in the approved plans for trunk infrastructure (parks and open space) is governed by Part 6 Local Government Infrastructure Plan. Note: SC6.7 Landscape Works Planning Scheme Policy provides guidance for the requirements of a maintenance management plan and schedule (6.7.4.3 (f) Maintenance management plan and schedule).	**AO13.1** No accepted outcome provided.	●	Public open space and adjoining road reserves will be landscaped in accordance with the relevant Council standards. Planting will comprise robust, low-maintenance species appropriate to the function and location of the site.

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