

Our Reference: MCUI/2021/1282
CS Portal Reference: N/A Contact Officer: Landscape Architect
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LANDSCAPING PLAN ENDORSEMENT
Planning Act 2016

Watcon Building Group

Email: desman@watconbg.com.au

29 May 2025

Dear Sir

Location: 25 Toomey Street, YARRAMAN QLD 4614
Property Description: Lot 2 RP40472, Lot 2 RP68011, Lot 1 RP68011
Relevant Planning Scheme: *Toowoomba Regional Planning Scheme 2012*

The request for Endorsement of Landscape Plans has been assessed and approved in accordance with the Decision Notice (effective from 6 April 2022). The following provides all the relevant details:

Details of Endorsement

Endorsement of Plans – Landscape Plans

Approved Plans / Documents

The endorsed plans and/or documents are listed in the following table:

Plan/Document No.	Rev.	Plan / Document Name	Date
2507-01	B	Cover Sheet	30/04/2025
2507-02	B	Landscape Notes	30/04/2025
2507-03	B	Landscape Plan	30/04/2025
2507-04	B	Plant Schedule	30/04/2025
2507-05	B	Landscape Details	30/04/2025
2507-06	B	Landscape Details	30/04/2025
2507-07	B	Cross Section	30/04/2025
2507-08	B	Cross Section	30/04/2025

Advisory Notes**STREET TREE PLANTING:**

1. New street trees are to be provided in accordance with *PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure SC.6.2.2.3.12 Tree Planting*, *PSP No. 8 Council Controlled Trees*, and *Council Policy 2.68 Council Controlled Tree Management Policy*.
2. All trees to be located a minimum 1500mm (1.5m) from back of kerb (BOK) with 1000mm (1.0m) separation from concrete pathways.
3. All street tree stock must be supplied in 45 litre sizing unless otherwise agreed in writing with coordinator Council's Parks and Recreation Services.
4. Street tree planting in turf to be spade cut edge and mulch unless otherwise agreed in writing with coordinator Council's Parks and Recreation Services.
5. Mulch is to be organic (hoop pine, aged forest mulch or tea tree) free from pest and disease applied to a minimum 100mm depth, off trunk base 100-150mm with a minimum 1000mm radius unless otherwise agreed in writing with coordinator Council's Parks and Recreation Services.
6. All nursery stakes and ties must be removed after planting. Tree supports to be timber stakes with hessian ties tied in a figure 8 configuration. *Refer Figure 6.8.3:1- Standard Planting Detail PSP No. 8 Council Controlled Trees*, and *Council Policy 2.68 Council Controlled Tree Management Policy*
7. During the twelve (12) month maintenance period it is the responsibility of the developer to replace removed, damaged or dead tree and plant stock at cost to the developer.
8. **Once works have been installed provide to Council a copy of as constructed plans and certification from suitably qualified person that all landscape work has been installed in accordance with the conditions of this Development Approval including the proprietary Stratavault Structural Soil Cell system. Photographs of installation of the proprietary Stratavault Structural Soil Cell system are required to be included.**
9. At the time works are finalised it is the responsibility of the developer to submit to Council in writing a request for site inspection to inspect works.
10. Where replacement planting is required, and/or landscape works do not meet Council standards maintenance period(s) may be extended until such time as works are considered satisfactory.

LANDSCAPING ONSITE:

1. All landscape works must be established by a suitably qualified person and maintained in accordance with the conditions of this Development Approval for the life of the development in a manner that ensures healthy, sustained, and vigorous plant growth.
2. All tree stock must be supplied in a minimum 25 litre or larger sizing unless otherwise agreed in writing with the Landscape Architecture team.
3. All other plant material must be supplied in 140mm or larger containers.
4. Garden areas must be cultivated to minimum 450mm depth and be clear of any rubbish, rocks or building rubble, sludge or debris and comprise a friable topsoil.
5. All planting beds and individual trees to be mulched. Mulch to be organic free from pest and disease applied to a minimum 100mm depth, off trunk base 100-150mm with a minimum 1000mm radius.

6. Provides an irrigation system or water source to all planted areas.
7. Once works have been installed provide to Council written evidence from suitably qualified person that all landscape work has been installed in accordance with the conditions of this Development Approval.
8. At the time works are finalised it is the responsibility of the developer to submit to Council in writing a request for site inspection to inspect works.
9. Where replacement planting is required, and/or landscape works do not meet Council standards maintenance period(s) may be extended until such time as works are considered satisfactory.

Yours faithfully



Alison Banks
Principal Urban Designer
The Place Branch