

# RESPONSES TO BCC RFI

- 4 (a) Development provides side boundary landscaping on the eastern and western boundaries between the adjoining dwellings, proposed structures, and hardstand that incorporates:
- (i) continuous landscape buffer with width of 1m containing columnar trees and screening shrubs along the western boundary adjoining Units 1-4
  - (ii) continuous landscape buffer with width of 1m containing columnar trees and screening shrubs along the eastern boundary adjoining Unit 5
  - (iii) columnar screening shrubs and trees that effectively screen the built form and hardstand from adjoining properties



NEARMAP DATED: 03/06/24 (PHOTOMANIPULATED)

- 1** LARGE SUBTROPICAL TREE  
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 frontage, provide visual amenity and landscape softening of the proposed dwellings; Refer Proposed Planting Schedule (ie: *Flindersia brayleyana*, *Harpullia pendula*)
- 2** COLUMNAR / SMALL CANOPIED TREE  
Tree planting for visual and climatic amenity, to soften building's presentation; Refer Proposed Planting Schedule (ie: *Elaeocarpus eumundii*, *Elaeocarpus reticulatus* Prima Donna)
- 3** SCREEN PLANTING  
Planting to provide visual amenity and privacy screening; Refer Proposed Planting Schedule (ie: *Syzygium australe* SAN01 Straight and Narrow)
- 4** 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
- 5** CLIMBER  
Vertical plant screening to soften proposed fence and for increased visual amenity; Refer Proposed Planting Schedule

ISSUE	DATE	REASON
G	24/04/26	UPDATED SECTIONS AND PLANTING
F	08/04/26	UPDATED SITE PLAN AND SECTIONS
E	02/10/24	RESPONSE TO COUNCIL IR
D	27/09/24	RESPONSE TO COUNCIL IR

1:200@A3  
JOB NUMBER: 24.140  
SHEET NO.: 1  
ISSUE: G  
DRAWN BY: AG/CP/DS

PLEASE NOTE THESE DRAWINGS (E.G. VISUAL REPRESENTATIONS, ILLUSTRATIONS, PHOTOGRAPHS, ART RENDERINGS, AND OTHER GRAPHIC REPRESENTATIONS AND REFERENCES) ARE AN ARTIST'S IMPRESSION FOR ILLUSTRATION PURPOSES ONLY THEY CANNOT BE REGARDED AS REPRESENTATION OF FACT OR THE INTENDED FINAL PRODUCT. CHANGES MAY BE MADE DURING THE FURTHER PLANNING OR DEVELOPMENT STAGES OF THE PROJECT AND DIMENSIONS, FITTINGS, FINISHES, ONGOING COSTS AND SPECIFICATIONS AND REPRESENTATIONS ETC. ARE SUBJECT TO CHANGE WITHOUT NOTICE.

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.

## SECTION - A

SCALE 1:100 @ A3



## SECTION - B

SCALE 1:100 @ A3



## SECTION - C

SCALE 1:100 @ A3



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1:200@A3  
 0 1 2 3 4 5 10m  
 JOB NUMBER: 24.140  
 SHEET NO.: 2  
 ISSUE: G  
 DRAWN BY: AG/CP/DS

THESE DRAWINGS ARE AT A PRELIMINARY STAGE AND NOT A FULLY DETAILED AND CHECKED DESIGN READY FOR CONSTRUCTION. THIS DRAWING HAS BEEN PREPARED WITH ALL CARE FROM BASE INFORMATION AVAILABLE AT THE TIME OF PREPARATION. AGLA CAN NOT BE LIABLE OR RESPONSIBLE FOR ANY LIABILITIES, CLAIM OR LOSSES ARISING FROM RELIANCE FOR CONSTRUCTION.

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CODE	SPECIES	COMMON NAME	SIZE*	SPACING (m)**	HEIGHT (m)	WIDTH (m)
<b>1 PROPOSED LARGE SUBTROPICAL TREES</b>						
1.1	<i>Flindersia brayleyana</i>	Queensland Maple	45L	as shown	20	12
1.2	<i>Harpullia pendula</i>	Tulipwood	45L	as shown	12	6
1.3	<i>Hymenosporum flavum</i>	Native Frangipani	45L	as shown	12	6
1.4	<i>Waterhousia floribunda</i>	Weeping Lillypilly	45L	as shown	15	8-10
<b>2 PROPOSED COLUMNAR / SMALL CANOPIED TREES</b>						
2.1	<i>Elaeocarpus eumundii</i>	Smooth Leaved Quandong	45L	as shown	10	5
2.2	<i>Elaeocarpus eumundii</i> Prima Donna	Blueberry Ash	45L	as shown	6	4
2.3	<i>Tristaniopsis laurina</i> Luscious	Water Gum	45L	as shown	10	5
<b>3 PROPOSED SCREEN PLANTING</b>						
3.1	<i>Acronychia imperforata</i> Vista	Fraser Island Apple	200mm	1	5	1.5
3.2	<i>Callistemon viminalis</i> Slim	Narrow Bottlebrush	200mm	1	3	1.3
3.3	<i>Heliconia bihai x caribaea</i> Hot Rio Nights	Parrot's Beak	200mm	1.2	3-4	1.5
3.4	<i>Syzygium australe</i> SAN01 Straight and Narrow	Narrow Lillypilly	200mm	1.2	5-8	1.2

**\*\*PLANT CONTAINER SIZE:**

<b>100L</b>	100 Litre container stock min	Min. height at time of planting: 2.4m
<b>45L</b>	45 Litre container stock min	Min. height at time of planting: 1.9-2.3m
<b>300mm</b>	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.



CODE	SPECIES	COMMON NAME	SIZE*	SPACING (m)**	HEIGHT (m)	WIDTH (m)
<b>4 PROPOSED SHRUBS AND GROUNDCOVERS</b>						
4.1	<i>Agapanthus orientalis</i> Blue	Agapanthus	140mm	0.8	1	1
4.2	<i>Carissa macrocarpa</i> Green Carpet	Prostrate Desert Star	200mm	1.2	0.6	1.5
4.3	<i>Cycas revoluta</i>	Sago Cycad	200mm	1	1.5	1.5
4.4	<i>Gardenia augusta</i> Florida	Gardenia	200mm	0.8	1.2	1
4.5	<i>Gardenia augusta</i> (KENO) O So Fine	Creeping Gardenia	140mm	0.8	0.3	1
4.6	<i>Hibiscus rosa-sinensis</i> Painted Lady	Tropical Hibiscus	200mm	1.2	2	1.5
4.7	<i>Liriope muscari</i> Evergreen Giant	Liriope	140mm	0.6	0.8	0.8
4.8	<i>Pelargonium peltatum</i>	Geranium	140mm	0.8	0.6	1-2
4.9	<i>Raphiolepis indica</i> Cosmic White	Indian Hawthorn Hybrid	200mm	1.2	2	1.5
4.10	<i>Raphiolepis indica</i> Rappopink Oriental Pink	Indian Hawthorn Hybrid	200mm	0.8	1	1
<b>5 PROPOSED CLIMBER</b>						
5.1	<i>Bougainvillea glabra</i>	Bougainvillea	140mm	as shown	6	6
5.2	<i>Trachelospermum jasminoides</i>	Star Jasmine	140mm	as shown	2	0.3

**\*PLANT CONTAINER SIZE:**

**200mm** 200mm dia minimum pot size  
**140mm** 140mm dia minimum pot size

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