

APPENDIX B: LANDSCAPE INFORMATION REQUEST RESPONSE
Prepared by LAUDink Pty Ltd



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Vass Stammes & David Fisk
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Our ref: 2411-026
Your ref:

Dear Vass & David,

FURTHER ADVICE RESPONSE – 31 ARNOLD STREET, MANLY

I refer to Brisbane City Council's Information Request dated: 19 May 2026 – BCC Development application reference: A007002194 for the development proposal located at the above-described site. This response relates specifically to the following information further advice items:

BCC IR – Item 3 - Side Boundary Planting

3) A continuous 1.5m planting width is to be provided along the full length of both side boundaries to support the establishment of shade trees to enhance privacy between adjoining sites, mitigate perceived building bulk, and improve solar shading to the building elevations in accordance with AO28.2/PO28 of the Multiple dwelling code.

a) Provide amended drawings demonstrating 1.5m wide planting areas along the entire length of both side boundaries, incorporating appropriate screen and shade tree planting.

The revised landscape treatment should improve privacy, enhance residential amenity, and contribute positively to the site's microclimate.

b) Relocate the bin store to be clear of the side boundary landscaping.

LAUDink Response to Side Boundary Planting (Item 3)

The LAUDink Landscape Concept Plans (LCPs – Revision D) provide a 1.5m wide landscape buffer zone at natural ground level for a large majority of both side boundaries. Columnar screening trees *Elaeocarpus eumundi* (capable of a mature height of 8-10m) have been proposed where possible (4 x on each boundary noting there is existing sewer to contend with) and additional buffering is provided by *Syzygium Lilly Pilly* hedges and underplanting. This landscape buffer narrows to 330mm on the north-eastern boundary where the bin store is located and 660mm on the south-eastern boundary where the fire exit stairs are located. Both areas are sufficient in width for a screening lilly pilly hedge, we have proposed *Syzygium 'Straight & Narrow'* (capable of a height of 5-8m at maturity) and has specifically been cultivated for narrow, constrained planting areas. It should also be noted the bulk and scale of the bin store has been reduced to be a simple aluminium batten screen and no roof. Refer to Figure 1 for photos of installed screening shrubs and columnar screening trees.



Figure 1 – Syzygium ‘Straight & Narrow’ approx. 4-5m high and Elaeocarupus eumundi approx. 6m high

BCC IR – Item 4 - Deep Planting

4) The proposed deep planting outcome is insufficient to balance the scale of the built form in accordance with PO3, PO7, PO8, PO28, and PO29 of the Multiple dwelling code. City Plan 2014 specifically requires deep planting areas to support large canopy and subtropical shade trees. Therefore, areas lacking adequate soil volume or building setbacks to sustain such trees cannot be considered true deep planting areas under the planning scheme. Deep planting areas are to have a minimum horizontal dimension of 4m x 4m at ground level, with trees positioned centrally to promote balanced root development and longterm structural stability.

Deep planting areas must be dedicated solely to planting and remain free of any structures above, within, or below, meaning basement, communal open space, and utilities infrastructure is not to encroach into deep planting.

a) Provide amended plans demonstrating a minimum of 10% of the site is allocated to genuine deep planting areas, each with a minimum 4m dimension, exclusively for the planting of large shade trees, and excluding services.

LAUDink Response to Deep Planting (Item 4)

The LAUDink Landscape Concept Plans (LCPs – Revision D) have been amended to include 13% Deep Planting (105.4m² of total site area). The proposed species have also been adjusted with large subtropical shade trees *Waterhousea floribunda* proposed to the rear of the site for a bolstered landscape outcome along with the previously specified columnar screening trees.

BCC IR – Item 5 - Frontage Planting

5) A 2m wide minimum landscape width is required along the entire frontage for the development as per AO28.1/PO28 of the Multiple dwelling code.

a) Submit amended plans demonstrating a minimum 2m wide planting area for at least 50% of frontage length, excluding the driveway crossover and pedestrian access.

LAUDink Response to Frontage Planting (Item 5)

The LAUDink Landscape Concept Plans (LCPs – Revision D) have been amended to accommodate a 1m wide landscape buffer zone on the frontage and relocated the booster cabinet. This proposed planter will provide streetscape softening and activation as well as amenity / privacy to the Unit 1 POS. Furthermore, to bolster the streetscape landscape offering 2 x new street trees have been proposed.

BCC IR – Item 9 - Verge and Footpath

9) The existing verge along Arnold St fronting the site does not comply with the minimum width of 3.75m as per AO1/PO1 and Table 8.2.20.3.B of the Streetscape hierarchy overlay code.

a) Submit revised proposal plans that clearly demonstrate a linear dedication along the Arnold St frontage to ensure a minimum verge width of 3.75m is achieved.

10) The Streetscape hierarchy overlay mapping identifies the verge fronting the site as Neighbourhood Street Minor, requiring a 1.2m wide footpath. However, the submitted architectural, landscape and engineering plans show a 1.8m wide footpath.

a) Provide amended plans demonstrating the provision of a 1.2m wide footpath at minimum 1.3m setback from the kerb with 1-in-10 transitions to existing paths.

LAUDink Response to Verge and Footpath (Item 9)

The LAUDink Landscape Concept Plans (LCPs – Revision D) have been amended to reflect the BCC Neighbourhood minor streetscape requirements of a 1.2m wide footpath as requested. Dimensions have also been added to demonstrate the existing width of the verge as 3.75m as per detailed site survey which has also been overlaid in our drawings. As mentioned above, we have also proposed 2 x new street trees which have been co-located with frontage deep planting to balance built form and provide a significant frontage landscape offering.

Should you have any queries, please contact the undersigned.

Yours sincerely

**Eleas Nicholaou**

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Attached: LAUDink Landscape Concept Plans (2411-026-LCPs – Revision D – dated: 21.08.26)