

LANDSCAPE CONCEPT PLAN

BCC DS

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25/09/2026

APPLICATION REF

A007041855



NEARMAP DATED: 12/03/26 (PHOTOMANIPULATED)

- A** EXISTING MASS PLANTING
Supplementary planting may be undertaken, where required, to achieve full and consistent coverage of existing garden beds. This will ensure a cohesive landscape presentation and enhance overall visual amenity.
- B** EXISTING LANDSCAPE BUFFER
Retention and protection of existing hedge (*Syzygium australe*, *Murraya paniculata* Exotica). Hedge currently 2-2.5m high and already providing a dense screen for privacy screening, visual amenity and landscape softening of the proposal.
- C** EXISTING ON-SITE TREE
Retention and protection of existing tree (*Ficus benjamina*) currently 5m high and providing visual amenity and shade
- 1** FEATURE SHADE/ SCREEN TREES
Medium canopied rounded tree species to provide shade over the frontages and provide visual amenity of the proposed development; Refer Proposed Planting Schedule (ie: *Acronychia imperforata*, *Tristaniopsis laurina* Luscious)
- 2** COLUMNAR TREE
Columnar planting to assist in providing vertical softening of the proposed building to adjoining residences; Refer Proposed Planting Schedule (ie: *Elaeocarpus eumundi*)
- 3** COLUMNAR SCREEN PLANTING
Dense planting to boundaries so as to provide visual amenity and privacy screening to neighbouring properties; Refer Proposed Planting Schedule
- 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

--- PROPERTY BOUNDARY
As taken from Survey drawings

--- ACOUSTIC FENCE
2000mm high. Refer Architectural drawings



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SECTION - A
SCALE 1:100 @ A3



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PROPOSED PLANTING SCHEDULE

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CODE	SPECIES	COMMON NAME	SIZE*	SPACING(m)**	HEIGHT(m)	WIDTH (m)
PROPOSED FEATURE SHADE / SCREEN TREES						
As taken from SC6.24 Planting species planning scheme policy						
1.1	Acronychia imperforata	Fraser Island Apple	45L	as shown	8	6
1.2	Tristanopsis laurina Luscious	Water Gum	45L	as shown	10	5
PROPOSED COLUMNAR TREES						
2.1	Elaeocarpus eumundii	Smooth Leaved Quandong	45L	as shown	8	4
PROPOSED COLUMNAR SCREEN PLANTING						
3.1	Radermachera pierrei Summerscent	Summerscent	200mm	1.2	4	2
3.2	Syzygium australe Hinterland Gold	Lillypilly	200mm	1.2	4	2
PROPOSED SHRUBS AND GROUNDCOVERS						
4.1	Ficus microcarpa Green Island	Green Island Fig	200mm	1	2	1.5
4.2	Gardenia jasminoides Radicans	Creeping Gardenia	140mm	0.8	0.5	1-2
4.3	Liriope muscari Evergreen Giant	Liriope	140mm	0.6	0.8	0.8
4.4	Philodendron Xanadu	Xanadu	140mm	0.6	1	1

*PLANT CONTAINER SIZE:

45L	45 Litre container stock min	Min. height at time of planting: 1.9-2.3m
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.