

THIS APPROVAL SHOULD NOT BE TAKEN TO CONSTITUTE PERMISSION TO ENTER NEIGHBOURING PROPERTIES TO CONSTRUCT (INCLUDING ASSOCIATED WORKS SUCH AS DRAINAGE AND EXCAVATION) ANY BUILT TO BOUNDARY WALL OR FENCES. PERMISSION MUST BE OBTAINED FROM RELEVANT PROPERTY OWNERS.

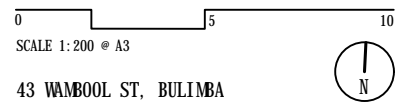
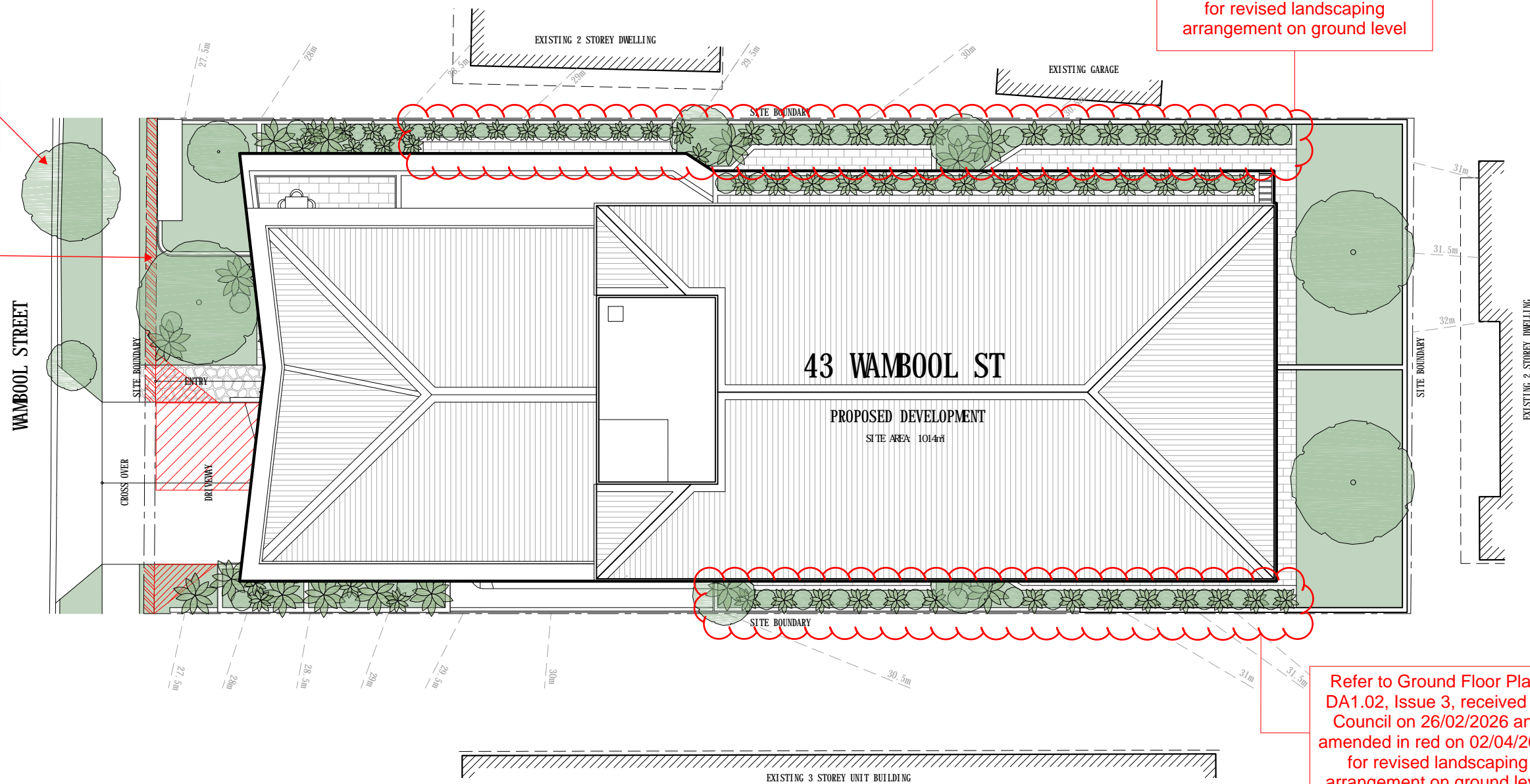
Fire Ant Movement Controls
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Refer to Ground Floor Plan , DA1.02, Issue 3, received by Council on 26/02/2026 and amended in red on 02/04/2026 for revised landscaping arrangement on ground level

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Existing street tree to be retained in accordance with approved conditions

Verge dedication as per approved conditions



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 25/07/2023
 APPLICATION REF
 A006235318

AMENDED IN RED
 02/04/2026

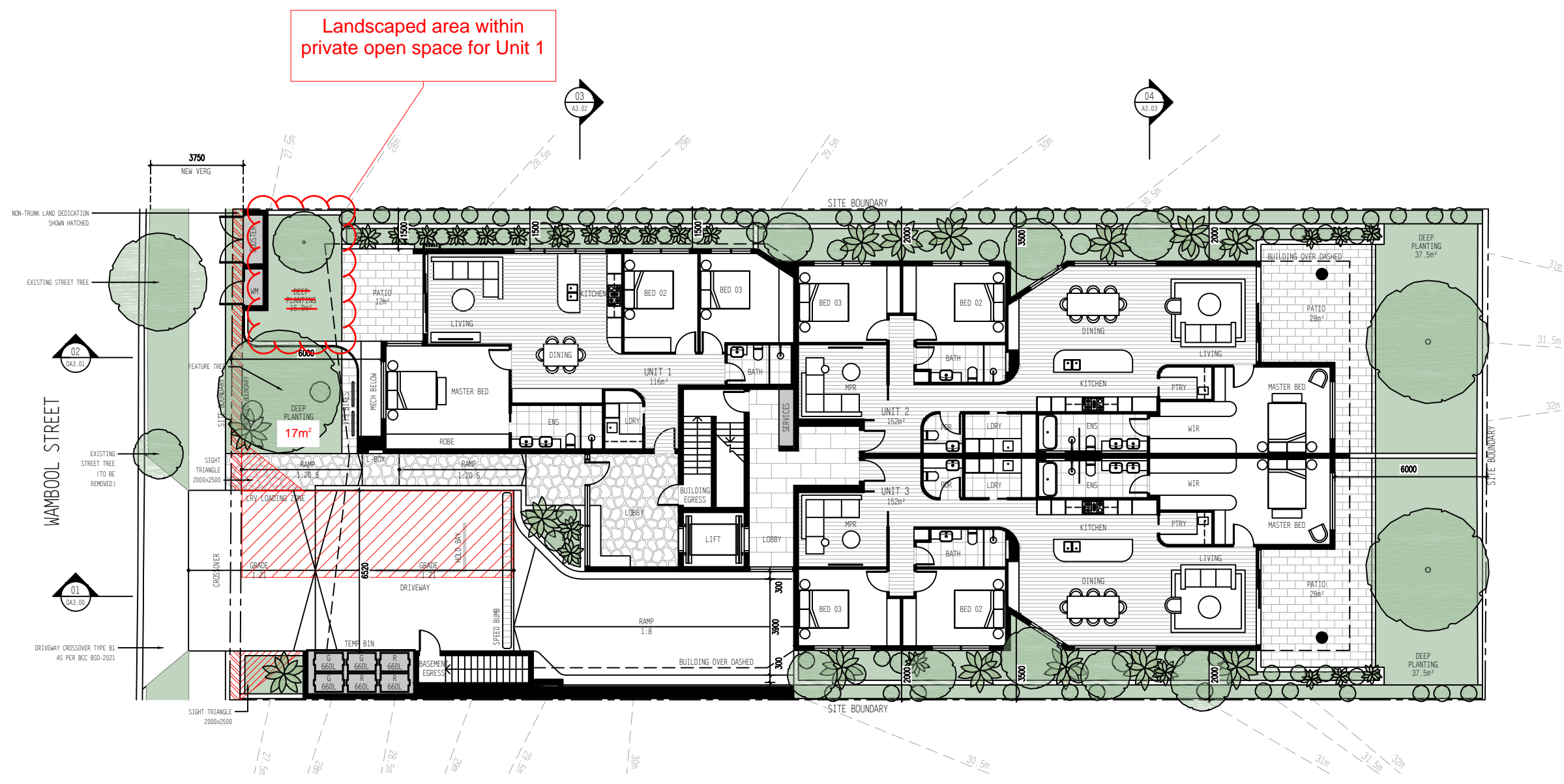
PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL
 Issued: 06/09/2023
 Minor change: 10/04/2026

~~**PLANS AND DOCUMENTS** referred to in the APPROVAL~~
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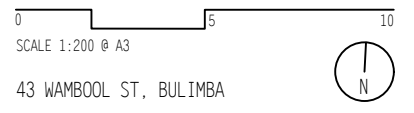
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GROUND FLOOR PLAN

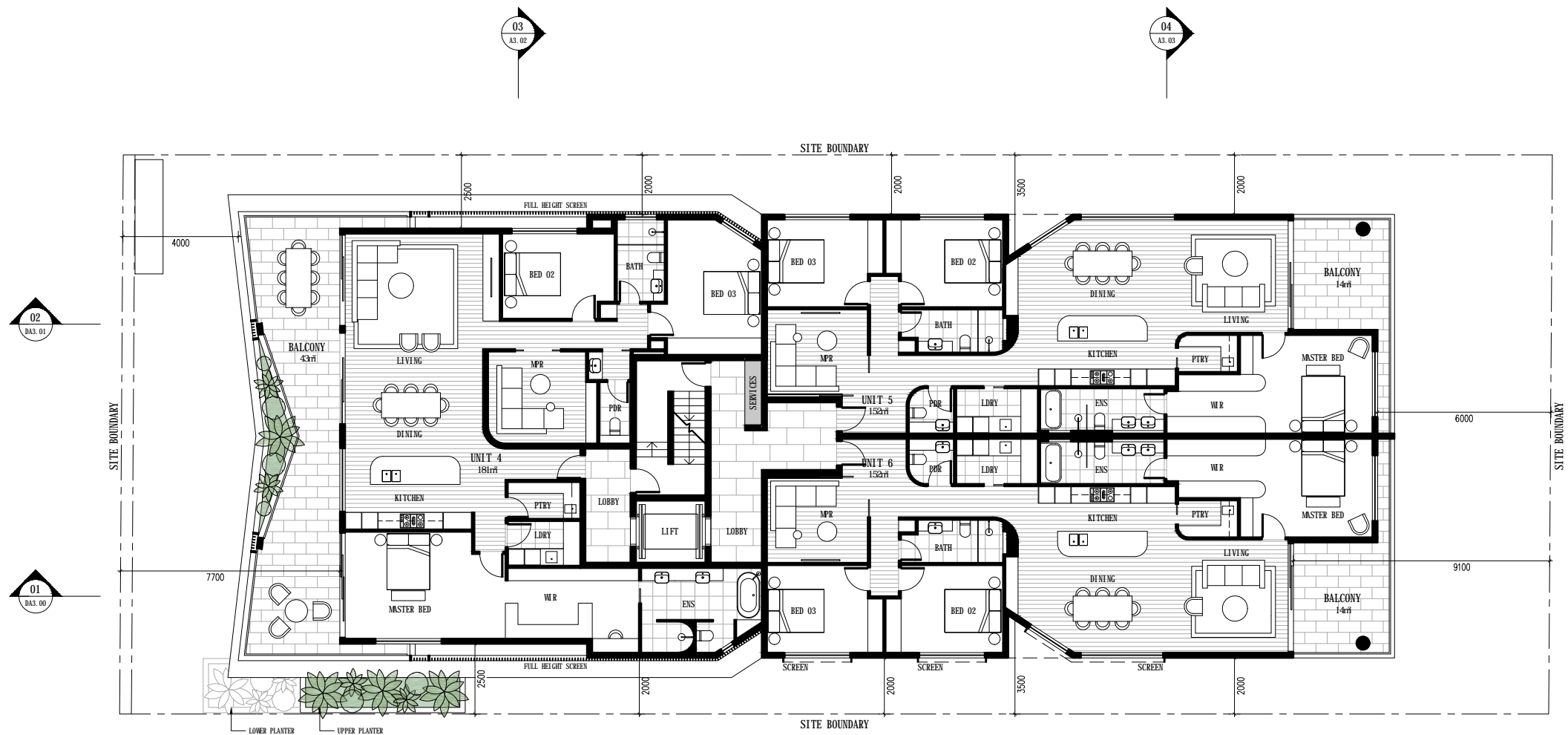
DA1.02 24.02.2026 DA ISSUE 3 - MINOR CHANGE



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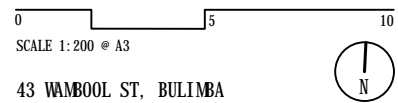
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LEVEL 01 FLOOR PLAN

DA1.03 21.07.23 DA RFI ISSUE 2



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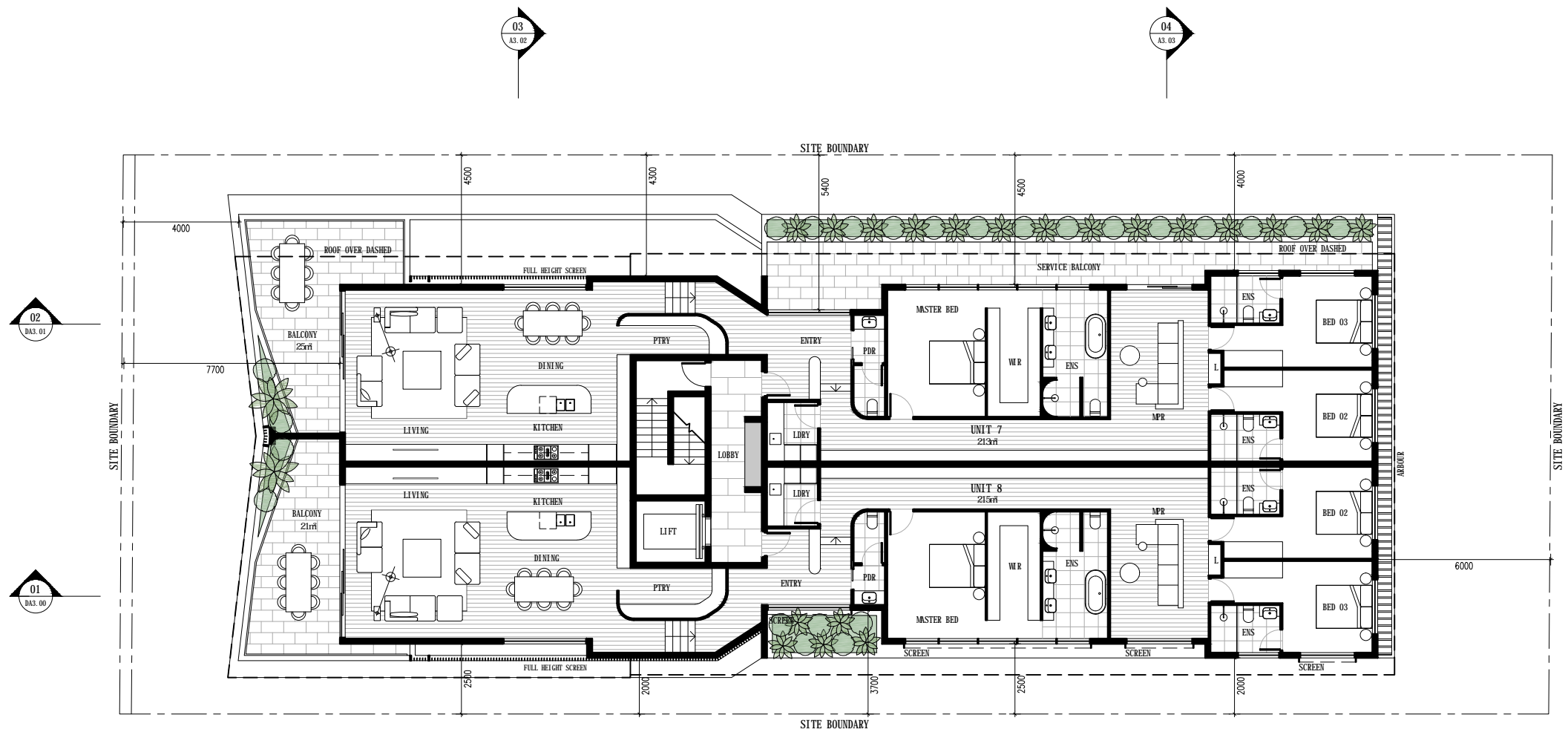
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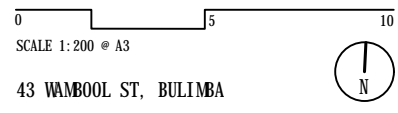
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LEVEL 02 FLOOR PLAN
 DA1.04 21.07.23 DA RFI ISSUE 2



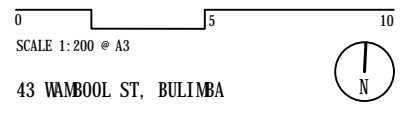
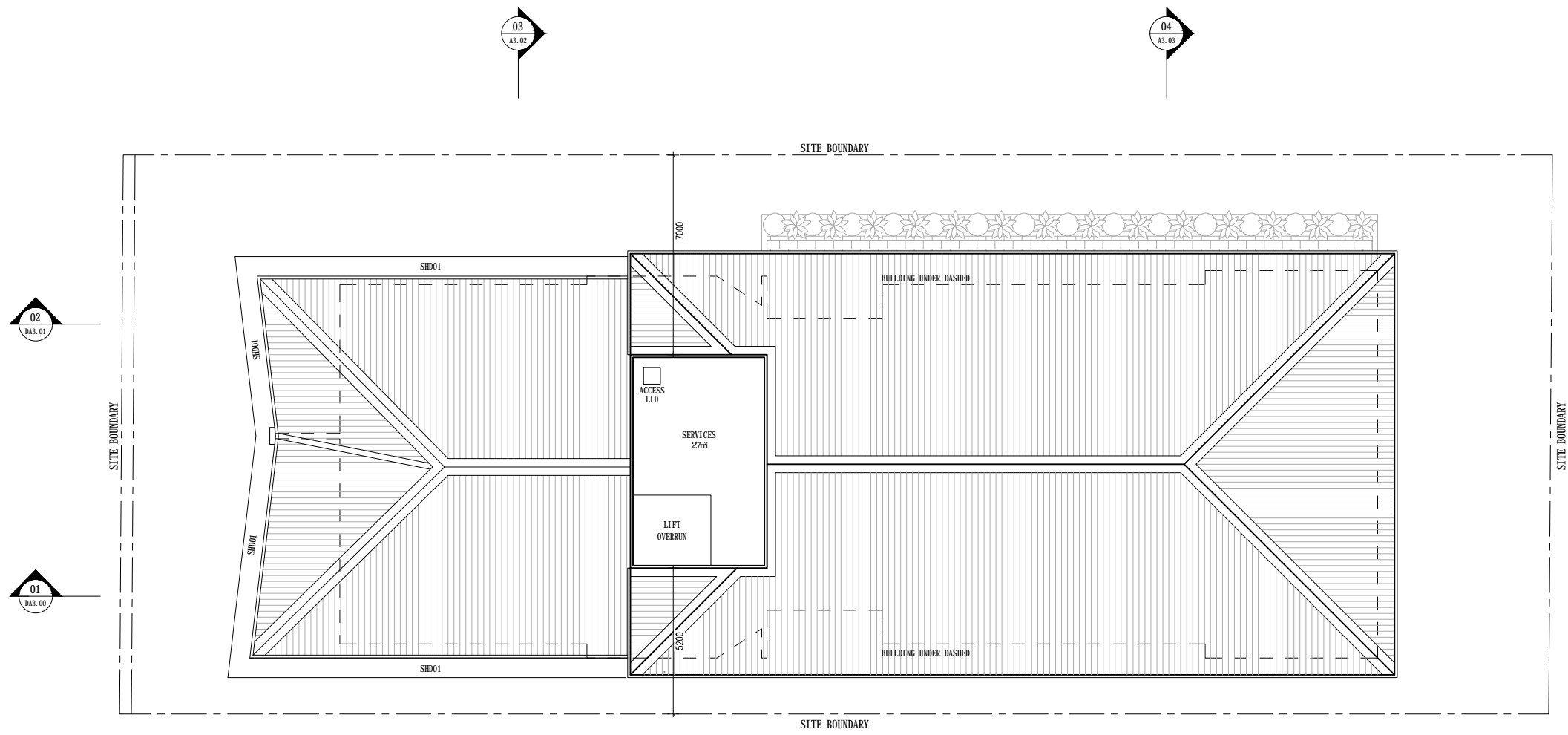
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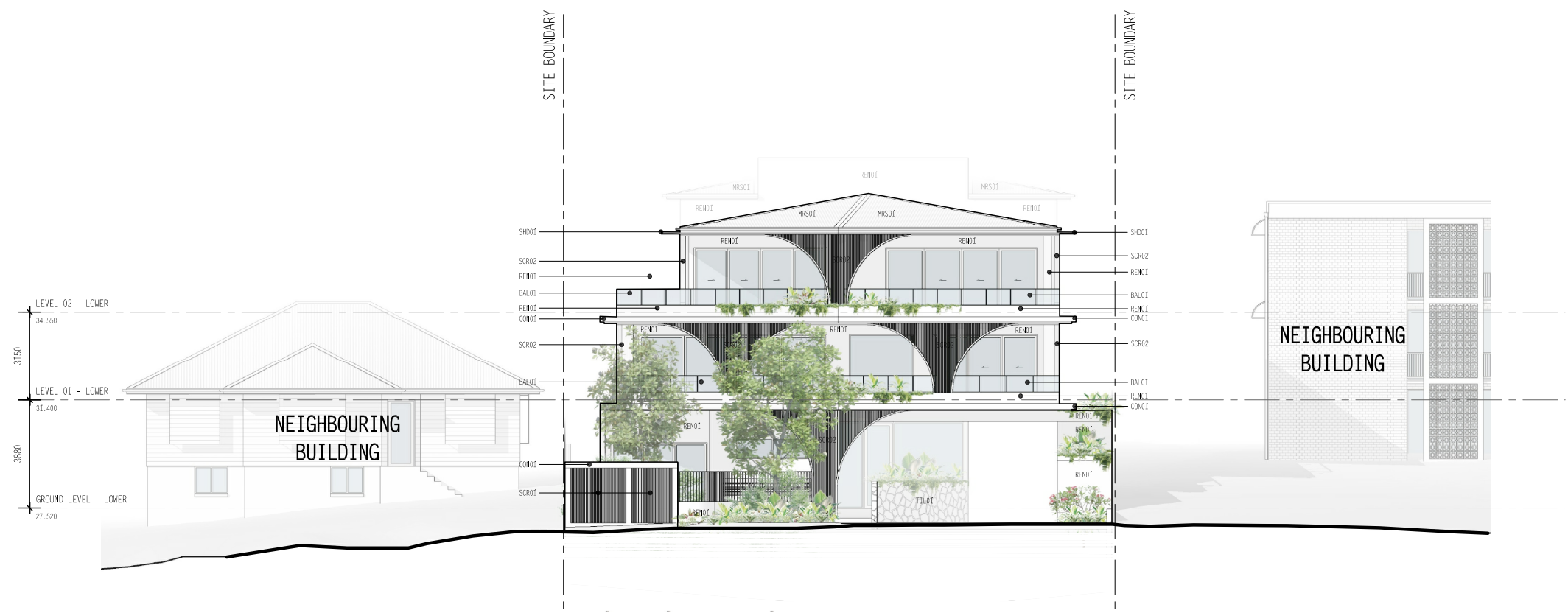
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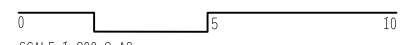


MATERIAL LEGEND

	BAL01 GLASS BALUSTRADE		CON01 FEATURE CONCRETE FINISH EXPOSED SLAB EDGE / SUNHOOD -WHITE		REN01 RENDER FINISH - WHITE		SCR02 FEATURE ALUMINIUM BATTEN SCREEN (NARROW SPACING) -WHITE		TIL01 FEATURE TILE FINISH - CRAZY PAVE (LIGHT)
	BAL02 ALUMINIUM BATTEN BALUSTRADE -WHITE		MRS01 METAL ROOF SHEETING -LIGHT COLOUR		SCR01 FEATURE ALUMINIUM BATTEN SCREEN -WHITE		SHD01 ALUMINIUM SUNHOOD -WHITE		

FRONT ELEVATION (WEST)

DA2.00 24.02.2026 DA ISSUE 3 - MINOR CHANGE



SCALE 1:200 @ A3

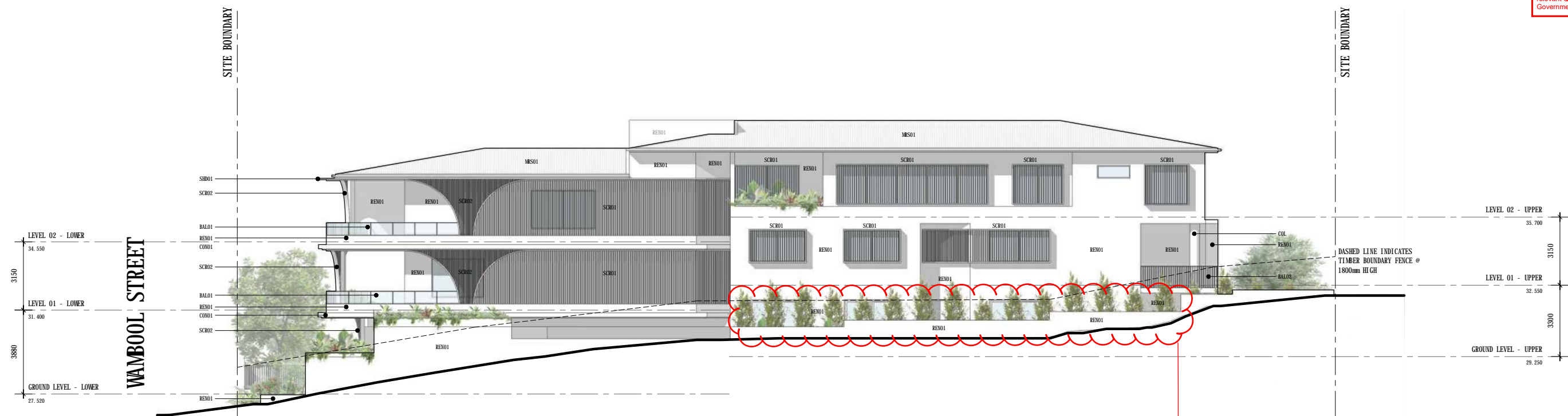
43 WAMBOOL ST., BULIMBA

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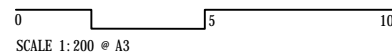
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Refer to Ground Floor Plan, DA1.02, Issue 3, received by Council on 26/02/2026 and amended in red on 02/04/2026 for revised window and landscaping arrangement on ground level

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	BAL02 ALUMINIUM BATTEN BALUSTRADE - WHITE		MRS01 METAL ROOF SHEETING - LIGHT COLOUR		SCRO1 FEATURE ALUMINIUM BATTEN SCREEN - WHITE		SHD01 ALUMINIUM SUNHOOD - WHITE		



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SIDE ELEVATION (SOUTH)

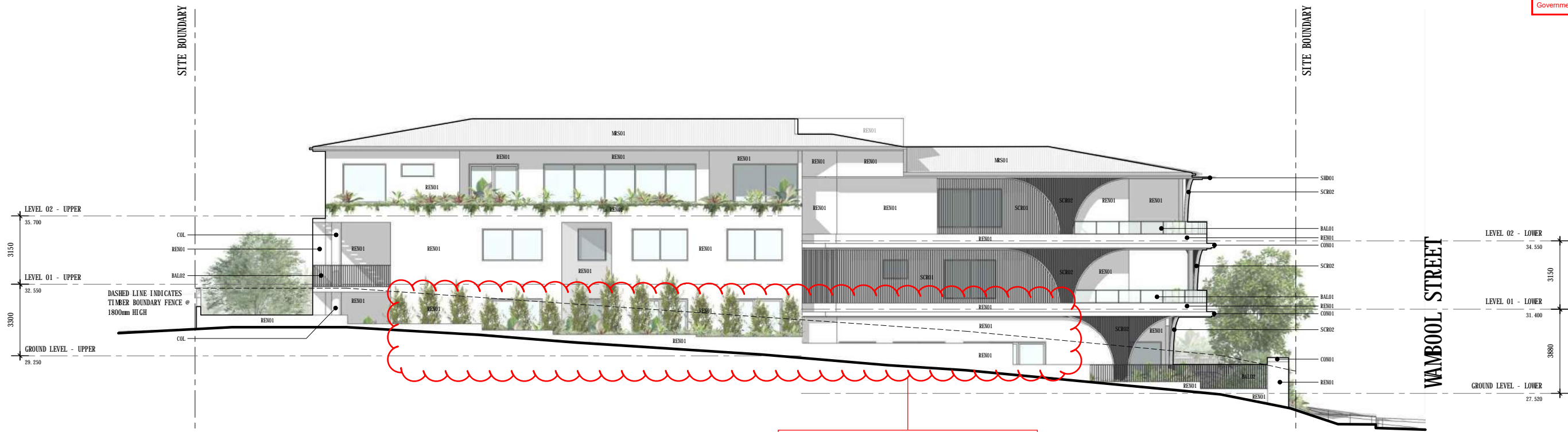
DA2.01 21.07.23 DA RFI ISSUE 2

GATEHOUSE ARCHITECTS



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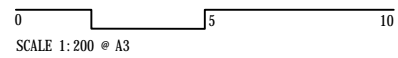
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SIDE ELEVATION (NORTH)

DA2.02 21.07.23 DA RFI ISSUE 2



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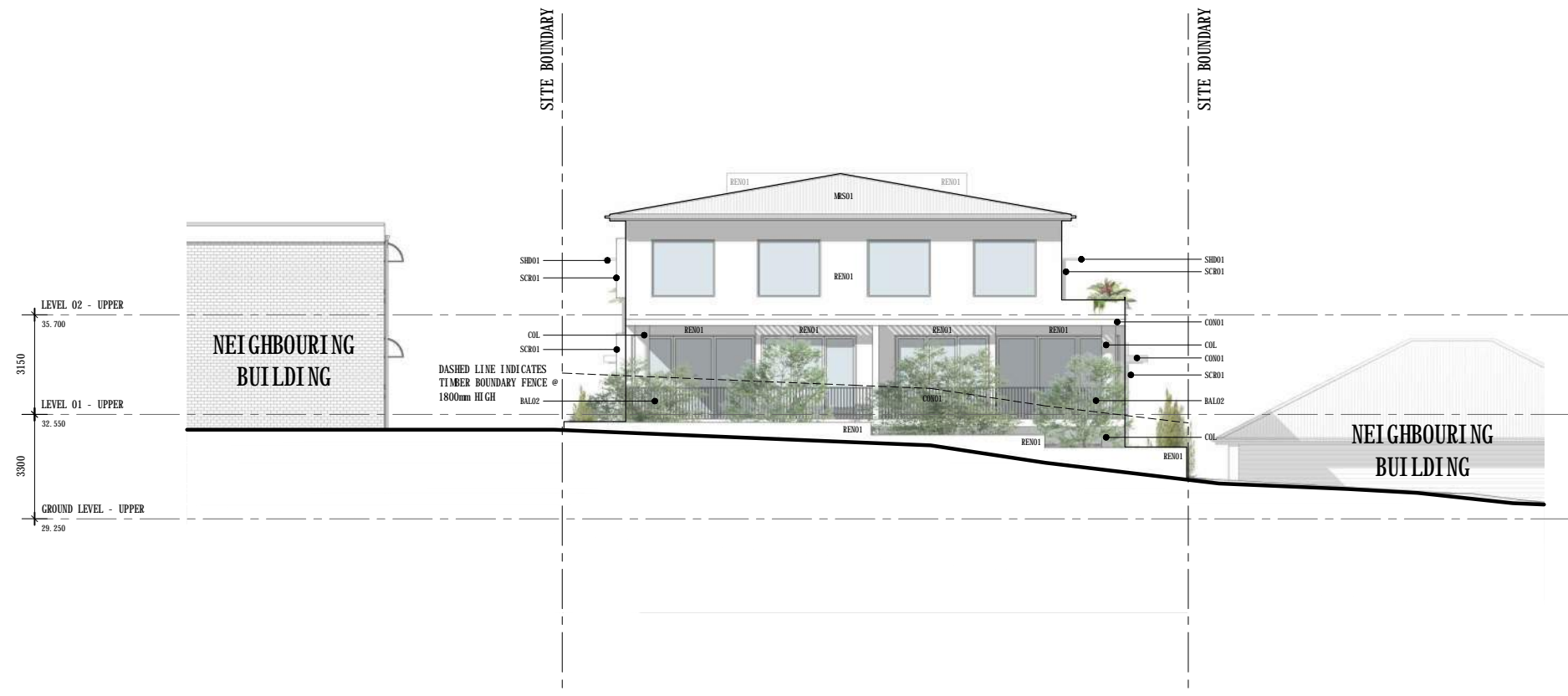
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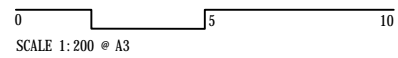
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MATERIAL LEGEND

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REAR ELEVATION (EAST)










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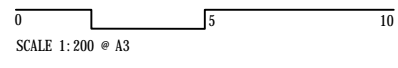


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LONG SECTION 01

DA3.00 21.07.23 DA RFI ISSUE 2



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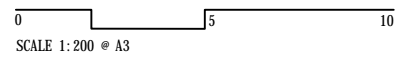


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LONG SECTION 02

DA3.01 21.07.23 DA RFI ISSUE 2



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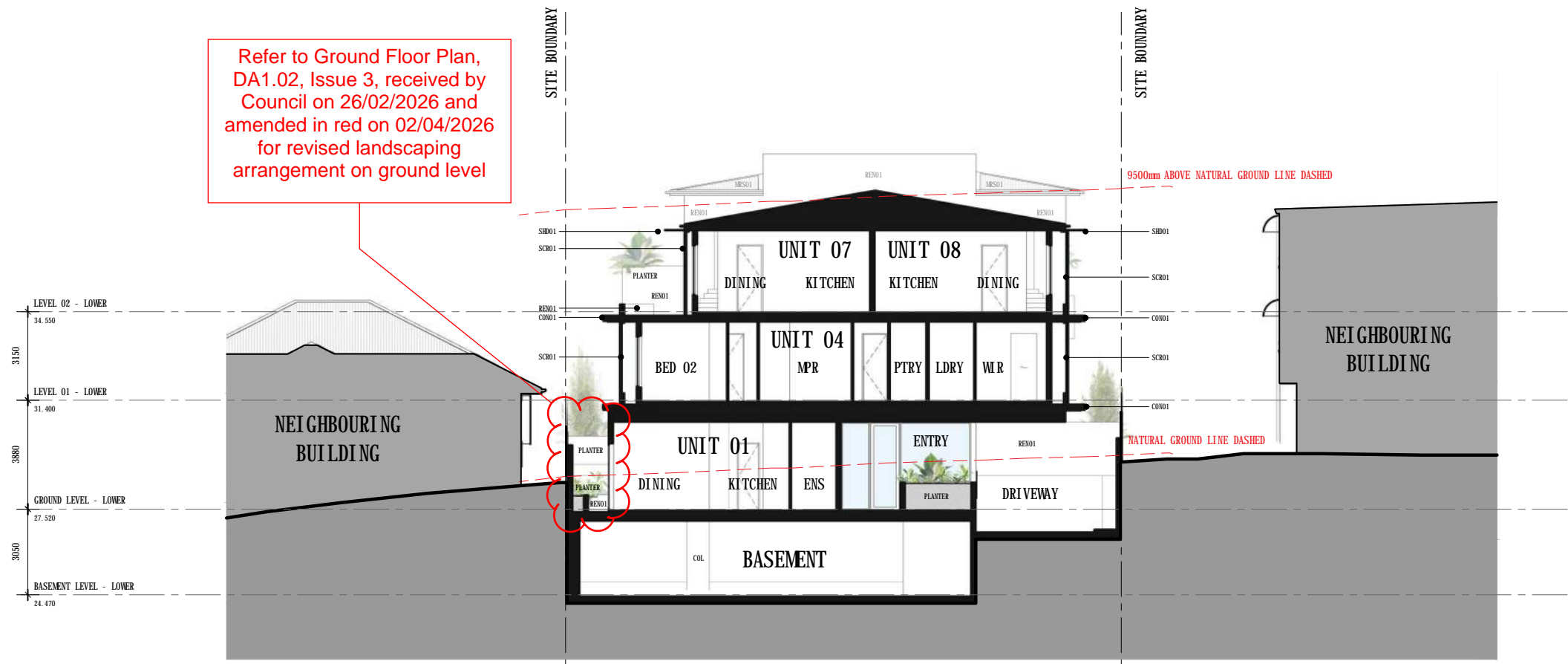
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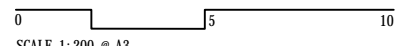


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SHORT SECTION 01

DA3.02 21.07.23 DA RFI ISSUE 2



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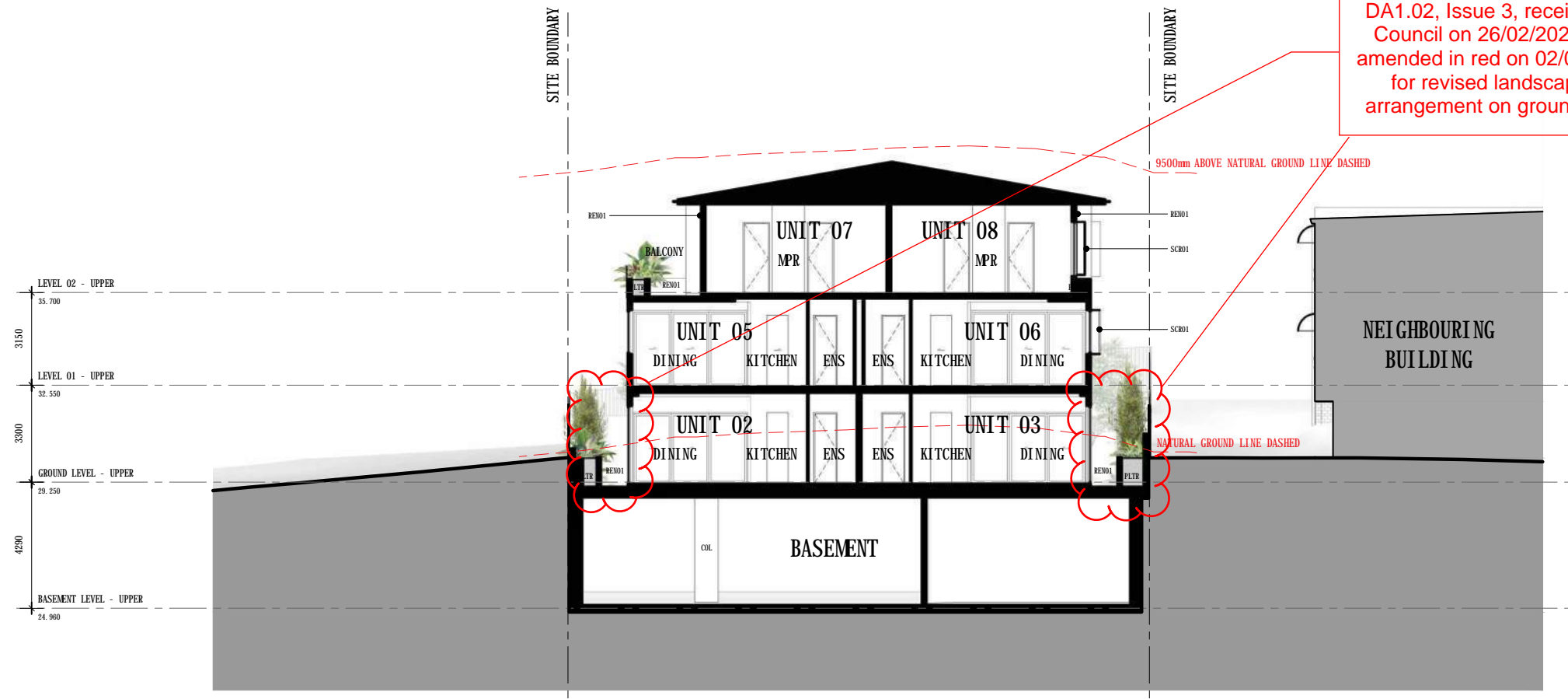
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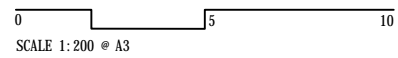


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SHORT SECTION 02

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Issued: 06/09/2023
Minor change: 10/04/2026

PLANS AND DOCUMENTS referred to in the APPROVAL
Dated: 6/9/2023

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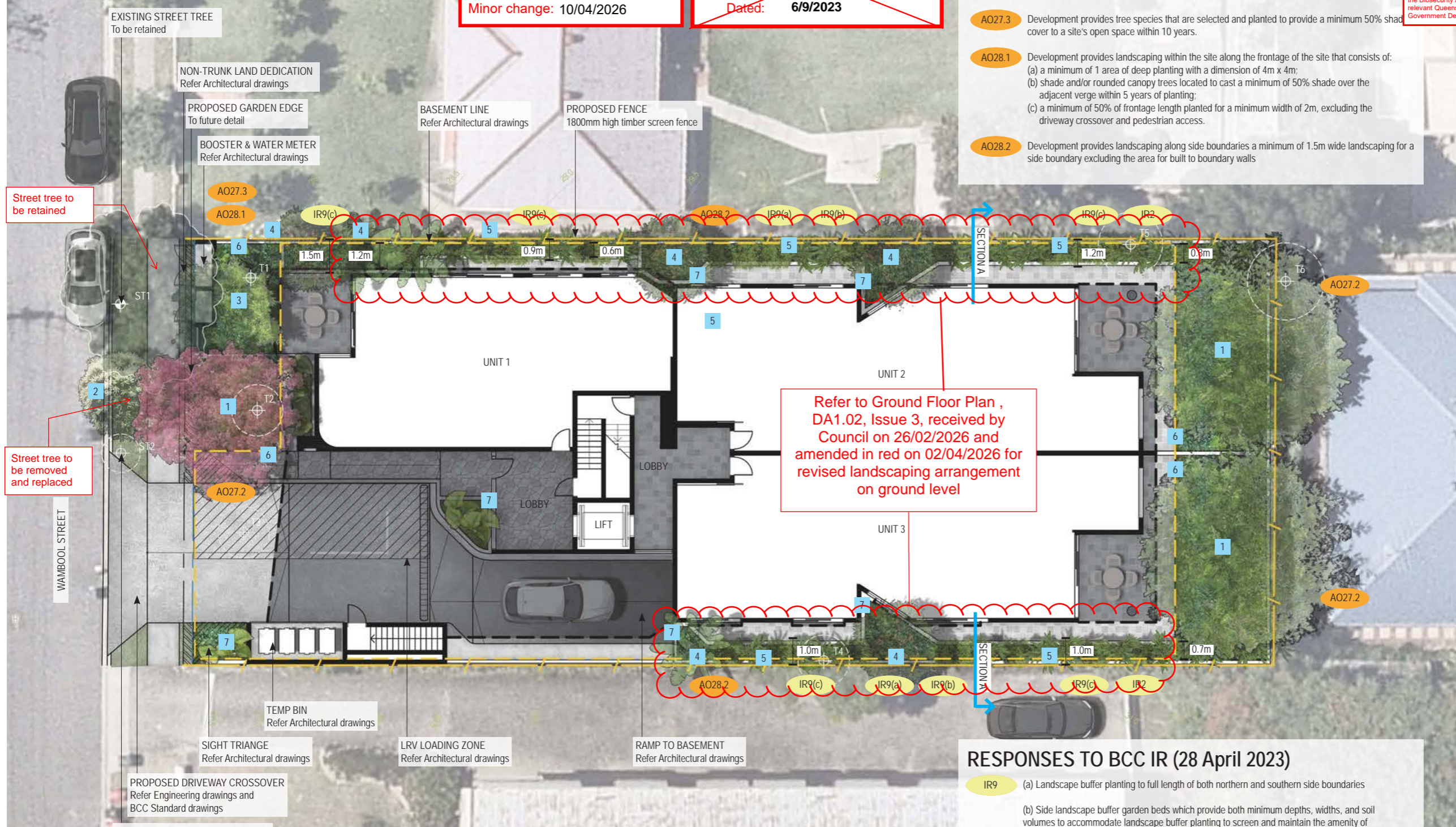
SOLD LANDSCAPE ARCHITECTURE
MT GRAYTT EAST QLD 4122
P M 0405 389 243 E andrew@agla.com.au

RESPONSES TO BCC MULTIPLE DWELLING CODE

- AO27.2** Development provides or retains one tree within the site per 20m of frontage that is capable of growing to a minimum height of 15m at maturity.
- AO27.3** Development provides tree species that are selected and planted to provide a minimum 50% shade cover to a site's open space within 10 years.
- AO28.1** Development provides landscaping within the site along the frontage of the site that consists of:
 - (a) a minimum of 1 area of deep planting with a dimension of 4m x 4m;
 - (b) shade and/or rounded canopy trees located to cast a minimum of 50% shade over the adjacent verge within 5 years of planting;
 - (c) a minimum of 50% of frontage length planted for a minimum width of 2m, excluding the driveway crossover and pedestrian access.
- AO28.2** Development provides landscaping along side boundaries a minimum of 1.5m wide landscaping for a side boundary excluding the area for built to boundary walls

LANDSCAPE CONCEPT PLAN GROUND FLOOR

- LARGE SUBTROPICAL TREE**
Large subtropical tree species to deep planting zones capable of growing to a minimum height of 15m at maturity and to provide shade, provide visual and climatic amenity, and landscape softening of the proposed multi-unit dwellings; Refer Proposed Planting Schedule (ie: *Cupaniopsis anacardioides*, *Handroanthus impetiginosus*)
- STREET TREE**
Street trees in accordance with BCC Infrastructure design planning scheme policy 3.7.5.3: Tree species as taken from BCC Chapter 3 Road corridor design Table 3.7.4.2.4.A - Street trees; Refer Proposed Planting Schedule (ie: *Buckinghamia celsissima*)
- SCREEN/ SHADE TREE**
Tree species to provide privacy screening and shade, as well as visual amenity to soften building's presentation; Refer Proposed Planting Schedule (ie: *Tristaniopsis laurina* Luscious)
- SMALL CANOPIED TREE**
Tree planting for visual and climatic amenity, to soften building's presentation; Refer Proposed Planting Schedule (ie: *Elaeocarpus eumundii*, *Strelitzia nicotia*)
- NARROW SCREEN PLANTING**
Narrow planting to provide visual amenity and privacy screening; Refer Proposed Planting Schedule (ie: *Syzygium australe* SAN01 Straight and Narrow)
- 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
- PODIUM PLANTING**
Podium planting to provide visual amenity and assist in building softening; Refer Proposed Planting Schedule (ie: *Licuala elegans* (*Licuala peltata* *Sumawongii*), *Leptospermum hybrid* Pink Cascade)



Refer to Ground Floor Plan , DA1.02, Issue 3, received by Council on 26/02/2026 and amended in red on 02/04/2026 for revised landscaping arrangement on ground level

RESPONSES TO BCC IR (28 April 2023)

- IR9** (a) Landscape buffer planting to full length of both northern and southern side boundaries
- (b) Side landscape buffer garden beds which provide both minimum depths, widths, and soil volumes to accommodate landscape buffer planting to screen and maintain the amenity of adjoining premises
- (c) The use of plant species and types to reduce the appearance of building bulk and built form and provide effective shading of hardstand areas such as onsite driveway and pathways

RESPONSES TO BCC FURTHER ADVICE (6 JULY 2023)

- IR2** (a) Improved landscape buffer planting along the full length of northern and southern side boundaries of the development
- (b) Side landscape buffer garden beds which provide both minimum depths, widths, and soil volumes to accommodate landscape buffer planting including small trees to screen and maintain the amenity of adjoining premises
- (c) The use of plant species and types to reduce the appearance of building bulk and built form and provide effective shading of hardstand areas such as onsite driveway and pathways

LEGEND:

- EXISTING TREES - RETAINED As taken from Survey drawings
- EXISTING TREES - REMOVED As taken from Survey drawings
- BUILDING/ ROOF OVER Refer Architectural drawings
- EXISTING PROPERTY BOUNDARY As taken from Survey drawings
- PROPOSED PROPERTY BOUNDARY Refer Architectural drawings
- PROPOSED FENCE 1800mm high timber screen fence
- BASEMENT LINE Refer Architectural drawings
- EXISTING CONTOURS As taken from Survey drawings
- PROPOSED GARDEN EDGE To future detail
- AO Response to BCC Multiple Dwelling Code
- IR Response to BCC IR

BCC DS RECEIVED 25/07/2023 APPLICATION REF A006235318

ISSUE	DATE	REASON
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23.035	1	E	AG / PD

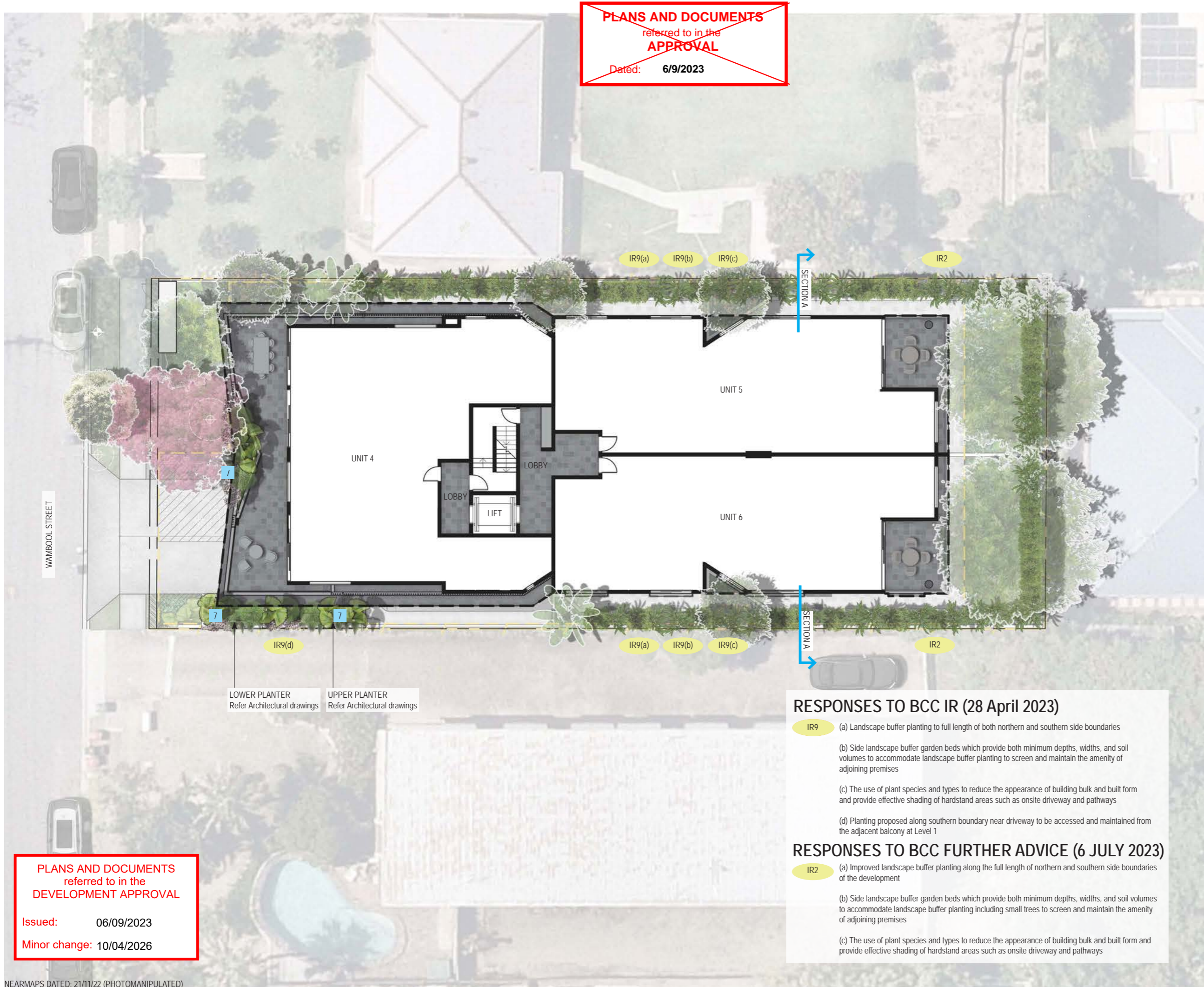
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LANDSCAPE CONCEPT PLAN LEVEL 1

PLANS AND DOCUMENTS
referred to in the
APPROVAL
Dated: **6/9/2023**



LOWER PLANTER
Refer Architectural drawings

UPPER PLANTER
Refer Architectural drawings

PLANS AND DOCUMENTS
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DEVELOPMENT APPROVAL
Issued: **06/09/2023**
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RESPONSES TO BCC IR (28 April 2023)

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- (c) The use of plant species and types to reduce the appearance of building bulk and built form and provide effective shading of hardstand areas such as onsite driveway and pathways
- (d) Planting proposed along southern boundary near driveway to be accessed and maintained from the adjacent balcony at Level 1

RESPONSES TO BCC FURTHER ADVICE (6 JULY 2023)

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- SCREEN/ SHADE TREE**
Tree species to provide privacy screening and shade, as well as visual amenity to soften building's presentation. Refer Proposed Planting Schedule (ie: *Tristania*)
- SMALL CANOPIED TREE**
Tree planting for visual amenity to soften building's presentation. Refer Proposed Planting Schedule (ie: *Podocarpus sumawongii*, *Strelitzia nicotia*)
- NARROW SCREEN PLANTING**
Narrow planting to provide privacy screening. Refer Proposed Planting Schedule (ie: *Syzygium* and *Narrow*)
- SHRUBS AND GROUND COVER**
Mass planting to large areas to soften building's presentation to the street and provide visual amenity. Refer Proposed Planting Schedule
- PODIUM PLANTING**
Podium planting to provide visual amenity and assist in building softening. Refer Proposed Planting Schedule (ie: *Licuala elegans* (*Licuala peltata Sumawongii*), *Leptospermum hybrid* Pink Cascade)

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BCC DS RECEIVED 25/07/2023 APPLICATION REF A006235318

LEGEND:
[Grey Box] BUILDING/ ROOF OVER
Refer Architectural drawings
[Green Circle] IR Response to BCC IR

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23.035	2	E	AG / PD

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PLANS AND DOCUMENTS
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APPROVAL
Dated: **6/9/2023**



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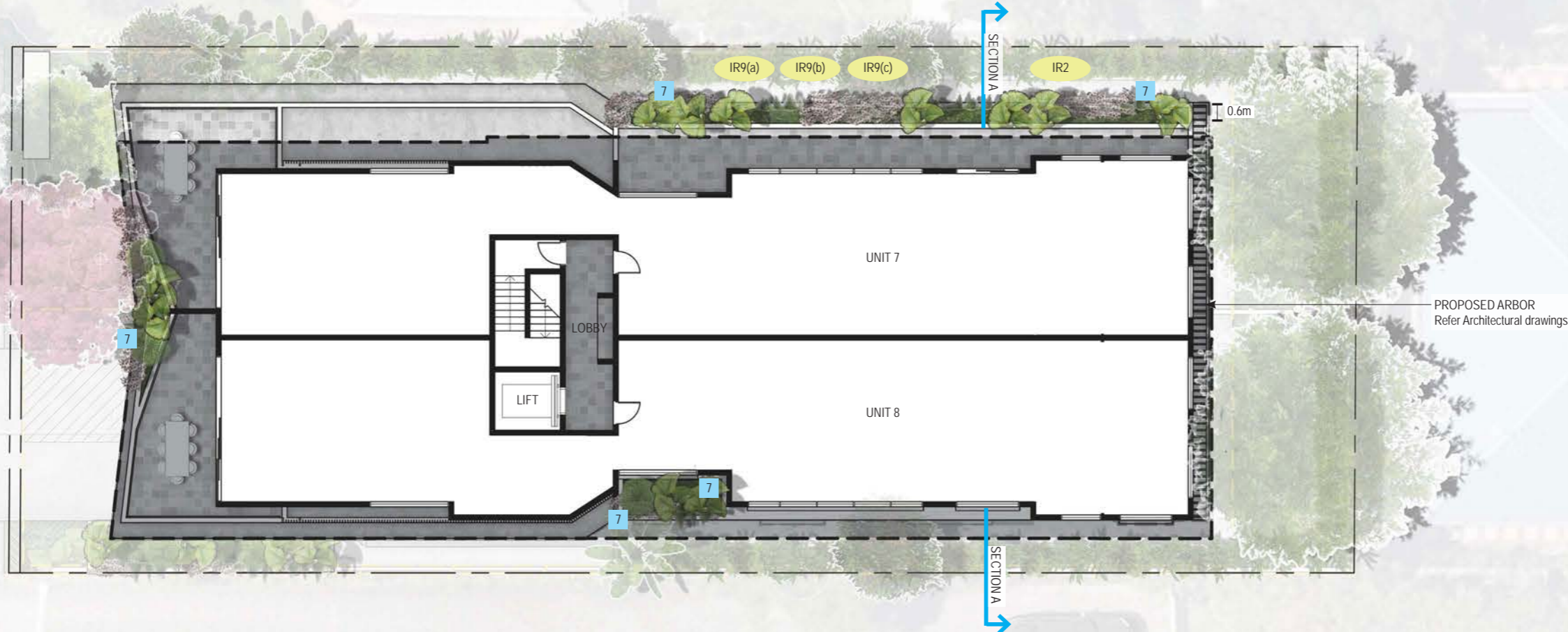
PROPOSED MULTI-UNIT DWELLINGS
43 WAMBOOL STREET, BULIMBA

**LANDSCAPE CONCEPT PLAN
LEVEL 2**

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- 1 **LARGE SUBTROPICAL**
Large subtropical trees in zones capable of growing to 15m at maturity and softening of the proposed multi-unit dwellings. Refer Proposed Planting Schedule (ie: *Cupaniopsis anacardiifolia*, *Handroanthus impetiginos*)
- 2 **STREET TREE**
Street trees in accordance with design planning scheme species as taken from Bulimba corridor design Table 3. Refer Proposed Planting Schedule (ie: *Buckinghamia celsis*)
- 3 **SCREEN/ SHADE TREE**
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PROPOSED ARBOR
Refer Architectural drawings

WAMBOOL STREET

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1:200@A3

JOB NUMBER: 23.035 SHEET NO: 3 ISSUE: E DRAWN BY: AG / PD

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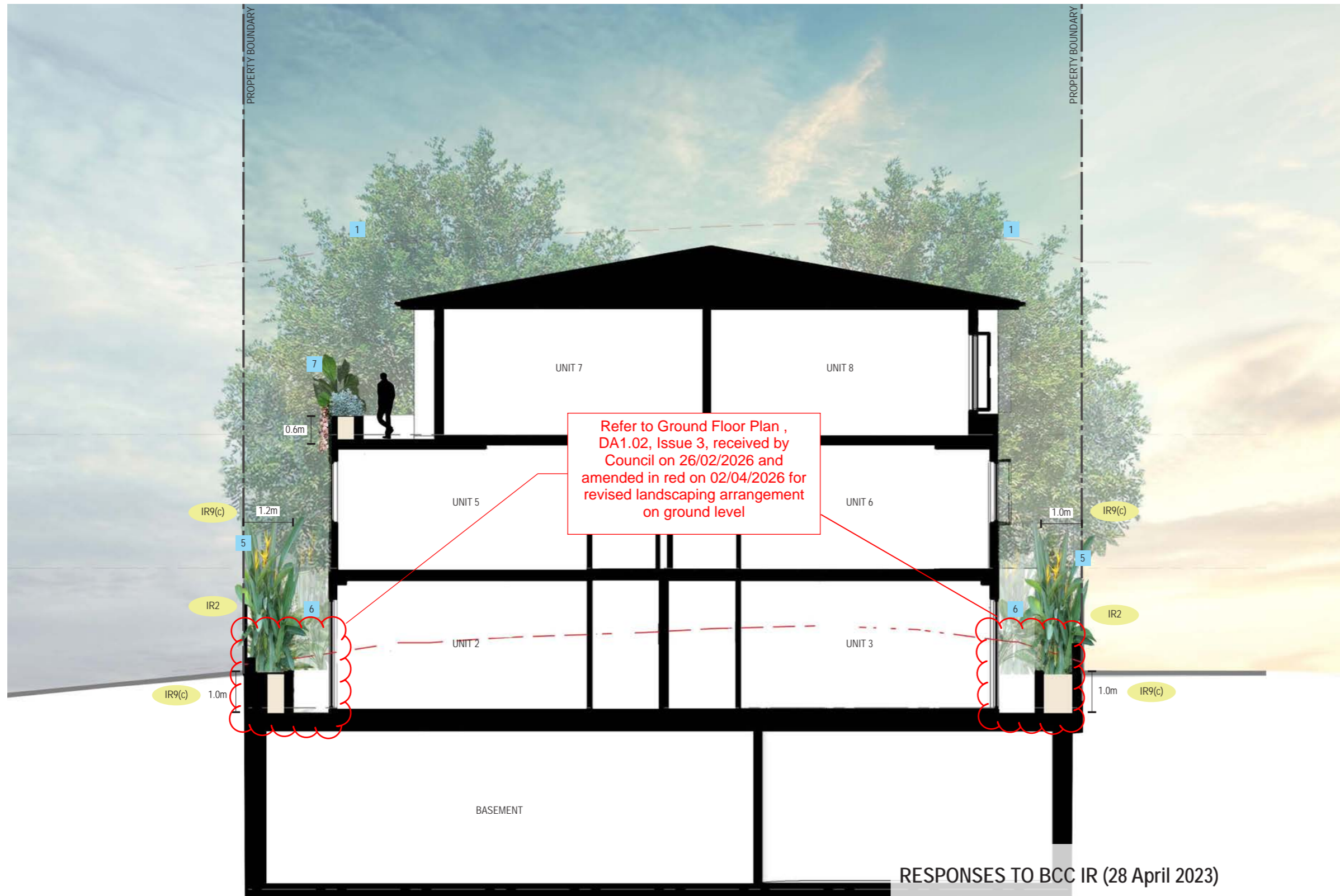
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Minor change: **10/04/2026**

SECTION - A
SCALE 1:100 @ A3

LANDSCAPE SECTIONS



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RESPONSES TO BCC IR (28 April 2023)

IR9 (c) The use of plant species and types to reduce the appearance of building bulk and built form and provide effective shading of hardstand areas such as onsite driveway and pathways

RESPONSES TO BCC FURTHER ADVICE (6 JULY 2023)

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AMENDED IN RED
02/04/2026

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Minor change: 10/04/2026

EXISTING TREE SCHEDULE

Tree locations, DBH, heights and widths taken from Survey drawings.

No.	Botanical Name	Common Name	DBH (mm)	Height (m)	Spread (m)	TPZ (radius)	Action
ST1	Unknown	Unknown	250	6.0	4.0	3.0	P1, P3
ST2	Unknown	Unknown	150	4.0	2.0	1.8	R1
T1	<i>Plumeria obtusa</i>	Frangipani		4.0	8.0		R1
T2	<i>Archontophoenix alexandrae</i>	Alexandra Palm	200	8.0	4.0	2.4	R1
T3	<i>Archontophoenix alexandrae</i>	Alexandra Palm	200	8.0	4.0	2.4	R1
T4	Unknown	Unknown	200	6.0	4.0	2.4	R1
T5	<i>Syragrus romanzoffiana</i>	Cocos palm	250	6.0	6.0	3.0	R1, R4
T6	Unknown	Unknown	300	8.0	8.0	3.6	R1

LEGEND

DBH = An estimated measurement of the trunk diameter at 1.4m from the ground
 TPZ = Tree Protection Zone - Critical Root Zone Area, as taken from AS 4790

R: REMOVE

- R1 Within proposed dwelling footprint / driveway
- R2 Within proposed cut and fill, refer Civil Engineering drawings
- R3 More than 10% intrusion within TPZ as per AS 4790
- R4 Brisbane City Council declared Environmental Weed species
- R5 Poor tree form and / or health
- R6 Dead

P: RETAIN AND PROTECT

- P1 No other action required
- P2 On adjacent property - retain
- P3 On adjacent road reserve - street tree. If required to be removed contact PPI (3403 8888) for approval
- P4 Remove dead and dangerous branches as per AS 4373-2007 Pruning of Amenity Trees
- P5 Remove branches to allow access as per AS 4373-2007 Pruning of Amenity Trees
- P6 Protect during construction works (including TPZ fencing)



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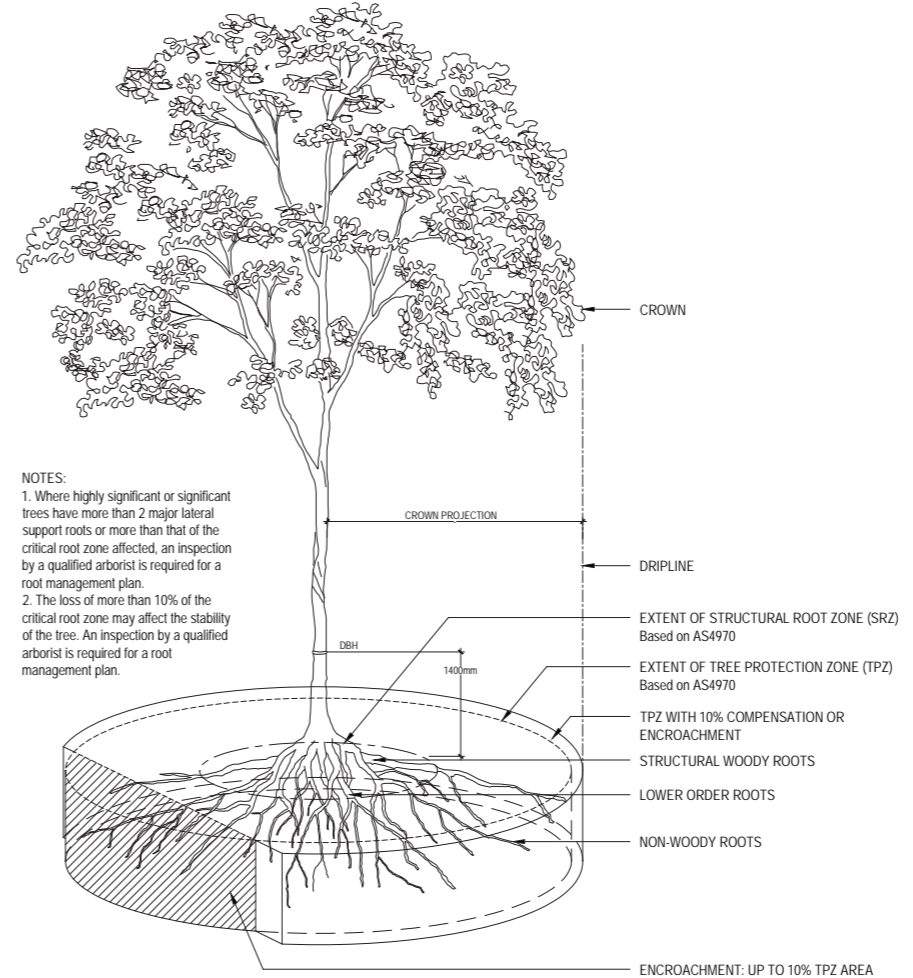
PROPOSED MULTI-UNIT DWELLINGS
 43 WAMBOOL STREET, BULIMBA

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CRITICAL ROOT ZONE GUIDE - BASED ON AS4970 SECTION NTS

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PROPOSED PLANTING SCHEDULE



CODE	SPECIES	COMMON NAME	SIZE**	SPACING(m)	HEIGHT(m)	WIDTH (m)
1 PROPOSED LARGE SUBTROPICAL TREES						
1.1	<i>Cupaniopsis anacardioides</i>	Tuckeroo	200L	as shown	15	10
1.2	<i>Handroanthus impetiginosus</i>	Pink Trumpet Tree	200L	as shown	10	8
2 PROPOSED STREET TREE						
2.1	<i>Buckinghamia celsissima</i>	Ivory Curl	45L	as shown	8	4
3 PROPOSED SCREEN/SHADE TREES						
3.1	<i>Atractocarpus fitzalanii (Randia fitzalanii)</i>	Native Gardenia	100L	as shown	10	5
3.2	<i>Stenocarpus sinuatus</i>	Firewheel Tree	100L	as shown	8	5
3.3	<i>Tristanopsis laurina</i> Luscious	Water Gum	100L	as shown	10	5
4 PROPOSED SMALL CANOPIED TREES						
4.1	<i>Elaeocarpus eumundii</i>	Smooth Leaved Quandong	100L	as shown	8	4
4.2	<i>Strelitzia nicolai</i>	Giant White Bird of Paradise	45L	as shown	8	3

IR9(c)
IR2(c)

****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

The spacing of plants shown on plan have been derived as a compromise between growth rate, anticipated size, and the ability to provide a good vegetative cover within a reasonable space of time.

RESPONSES TO BCC IR (28 April 2023)

IR9 (c) The use of plant species and types to reduce the appearance of building bulk and built form and provide effective shading of hardstand areas such as onsite driveway and pathways

RESPONSES TO BCC FURTHER ADVICE (6 JULY 2023)

IR2 (c) The use of plant species and types to reduce the appearance of building bulk and built form and provide effective shading of hardstand areas such as onsite driveway and pathways

LEGEND:

IR Response to BCC IR

BCC DS
RECEIVED
 25/07/2023
APPLICATION REF
 A006235318

ISSUE	DATE	REASON
E	25/07/23	IN RESPONSE TO BCC IR
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ISSUE DATE REASON

JOB NUMBER	SHEET NO.	ISSUE	DRAWN BY
23.035	9	E	AG / PD

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PROPOSED PLANTING SCHEDULE

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5 PROPOSED NARROW SCREEN PLANTING						
5.1	<i>Acronychia imperforata</i> Vista	Fraser Island Apple	300mm	1	5	1.5
5.2	<i>Calathea lutea</i>	Cigar Plant	200mm	1.2	3-4	1.5
5.3	<i>Heliconia bihai x caribaea</i> Hot Rio Nights	Parrot's Beak	200mm	1.2	3-4	1.5
5.4	<i>Ilex crenata</i> Sky Pencil	Upright Japanese Holly	300mm	0.6	3	1
5.5	<i>Syzygium australe</i> SAN01 Straight and Narrow	Narrow Lillypilly	300mm	1.2	5-8	1.2

****PLANT CONTAINER SIZE:**

300mm 300mm dia minimum pot size
 200mm 200mm dia minimum pot size

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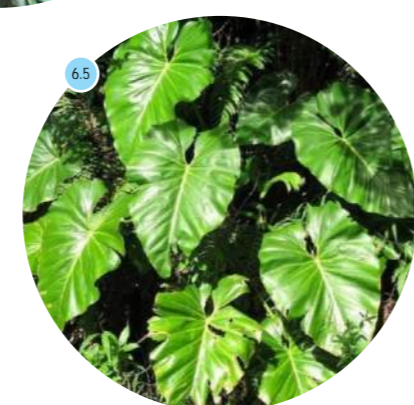
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6 PROPOSED SHRUBS AND GROUNDCOVERS						
6.1	<i>Alocasia macrorrhiza</i>	Giant Elephant Ear	200mm	1.5	2	1.5
6.2	<i>Alpinia nutans</i>	Dwarf Cardamom	200mm	1	1	1.2
6.3	<i>Asplenium antiquum</i>	Bird's Nest Fern	200mm	1	1.5	1.5
6.4	<i>Philodendron Congo</i>	Philodendron Congo	200mm	0.8	1.5	0.8
6.5	<i>Philodendron giganteum</i>	Giant Philodendron	300mm	1.5	4.5	3
6.6	<i>Thaumatococcus Xanadu</i>	Xanadu	140mm	0.8	1	1
6.7	<i>Zamia furfuracea</i>	Cardboard Palm	200mm	1	1	2
6.8	<i>Zamioculcas zamiifolia</i>	Zanzibar Gem	300mm	0.4	0.8	0.5

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7 PROPOSED PODIUM PLANTING						
7.1	<i>Casuarina glauca</i> Cousin It	Prostrate Casuarina	200mm	1	0.3	1.5
7.2	<i>Kalanchoe bracteata</i>	Silver Teaspoons	200mm	0.8	1.2	1
7.3	<i>Leptospermum hybrid</i> Pink Cascade	Pink Cascade	200mm	1	0.5	1.5
7.4	<i>Licuala elegans</i> (<i>Licuala peltata</i> Sumawongii)	Elegant Fan Palm	300mm	1	3	1.5
7.5	<i>Rosmarinus officinalis</i> Huntington Carpet	Creeping Rosemary	200mm	1	0.3	2
7.6	<i>Senecio serpens</i>	Blue Chalksticks	200mm	0.5	0.25	0.6

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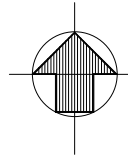
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150mm DIA. SAT GLAZED WARE
SEWER MAIN.

UPGRADE EXISTING 100mm DIA.
SEWER PROPERTY CONNECTION TO
SERVICE THE PROPOSED
DEVELOPMENT.
BUILD OVER SEWER (BOS)
REQUIREMENTS TO BE ADHERED TO
IN ACCORDANCE WITH URBAN
UTILITIES REQUIREMENTS.

LOT 68
RP12589

CP
SP118365

WAMBOOL STREET

PROPOSED
BUILDING
FFL:26.500

LOT 69
RP12589

LOT 22
RP12589

LOT 54
RP12589

CP
BUP1704

100mm DIA. CAST
IRON WATER MAIN.

CONSTRUCT NEW WATER SERVICE
AND METER ASSEMBLY TO SERVICE
THE PROPOSED DEVELOPMENT.
WATER SERVICE AND METER
ASSEMBLY TO BE LOCATED
OUTSIDE OF PROPOSED DEEP
PLANTING AREAS.

CONSTRUCT KERB ADAPTOR TO
ENSURE STORMWATER RUNOFF
DISCHARGES FROM THE PROPOSED
DEVELOPMENT TO WAMBOOL
STREET KERB AND CHANNEL.

DECOMMISSION EXISTING 40mm
DIA. WATER SERVICE AND
METER ASSEMBLY.

DECOMMISSION EXISTING KERB
ADAPTOR (TYP.).

EXISTING		PROPOSED	
---	LOT BOUNDARY	---	LOT BOUNDARY
--- 10.0 ---	CONTOUR MAJOR (1.000m INTERVAL)	////	BUILDING EXTENT
---	CONTOUR MINOR (0.250m INTERVAL)	====	RETAINING WALL
////	BUILDING EXTENT	■	CROSSOVER
=====	KERB AND CHANNEL	— S —	SEWER
--- SW ---	STORMWATER	— W —	WATER
--- S ---	SEWER		
--- W ---	WATER		
--- T ---	TELSTRA		
--- O/H - E ---	OVERHEAD ELECTRICITY		
■	FOOTPATH		
X EX:14.500	SURFACE LEVEL		

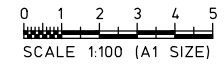
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Minor change: 10/04/2026

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CODE	REVISION	DATE	BY
A	DA APPROVAL	17.03.23	VK

Client
C DOS PTY LTD

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CONSULTING ENGINEERS
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P: (07) 3369 8411
F: (07) 3369 1893
E: mail@morgance.com.au

Scales (at A1)	
AS SHOWN	
Designed WB	Checked HM
Drawn VK	Date JAN 23
Authorised	
RPEQ	

Project
**PROPOSED MULTI-UNIT
DEVELOPMENT**
Address
43 WAMBOOL STREET

Drawing title
CONCEPT SERVICES PLAN
Drawing No
23012/SK10
Revision Code
A