

LANDSCAPE CONCEPT PLAN - GROUND FLOOR PLAN



NEARMAP DATED: 05/11/25

- 1 LARGE FEATURE SHADE/ SCREEN TREE
Large canopied rounded tree species 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: *Cupaniopsis anacardioides*)
- 2 MEDIUM CANOPIED TREE
Tree planting for visual and climatic amenity, to soften building's presentation; Refer Proposed Planting Schedule (ie: *Tristania laurina* Luscious)

- 3 SMALL CANOPIED / COLUMNAR TREE
Columnar planting to assist in providing vertical softening of the proposed building to adjoining development; Refer Proposed Planting Schedule (ie: *Acronychia imperforata* Vista, *Elaeocarpus eumundi*, *Elaeocarpus reticulatus* Prima Donna)
- 4a SCREEN PLANTING
Planting to provide visual amenity and privacy screening; Refer Proposed Planting Schedule

- 4b COLUMNAR SCREEN PLANTING
Columnar screen planting is proposed to provide vertical landscape softening and visual screening to proposed development as viewed from neighbouring property, while maintaining efficient use of space and preserving overall site functionality.

- 5 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
- 6 CASCADING PLANTS
Cascading plants to podium planters to provide visual amenity and softening of building facade; Refer Proposed Planting Schedule

- PROPERTY BOUNDARY
As taken from Survey drawings
- PROPOSED TIMBER SCREEN FENCE
1800mm high
- PROPOSED TRANSPARENT FENCE
1500mm high black aluminium tubular fence
- PROPOSED SLIDING SECURITY FENCE
GATE AND FENCE
Refer Architectural drawings

- PROPOSED GARDEN EDGE
To future detail
- EXISTING RETAINING WALL
As taken from Architectural drawings
- EXISTING SOLID WALL
As taken from Architectural drawings
- PROPOSED SOIL CELLS
To support shade trees. Allow for 3m²

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DEEP PLANTING CALCULATIONS



RESPONSES TO BCC INDUSTRY CODE

- | | |
|--------|--|
| AO12.1 | Development provides landscaping which:
(a) covers a minimum of 3% of the site;
(b) includes a landscaped strip along the site frontage with a minimum width of 2m;
(c) includes a landscape strip along any frontage or boundary with a motorway or arterial road of 3m. |
| AO12.2 | Development provides tree planting to site frontages which will achieve a canopy spread over 50% of the site frontage within 5 years of planting. |
| AO12.3 | Development provides shade trees in a car parking area at a ratio of 1 tree for each 6 car parking spaces. |
| AO12.4 | Development provides large trees and spreading ground covers in all landscape areas within the site. |
| AO12.5 | Development provides, in an area where screening or buffering is required, large screening shrubs of an appropriate density and size to complement the scale and bulk of the subject building. |

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LANDSCAPE CONCEPT PLAN - LEVEL 01



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LANDSCAPE CONCEPT PLAN - LEVEL 02, 03 AND 04



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NORTH ELEVATION

SCALE 1:200 @ A3



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SOUTH ELEVATION

SCALE 1:200 @ A3



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EAST ELEVATION

SCALE 1:200 @ A3



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SECTION-A

SCALE 1:100 @ A3



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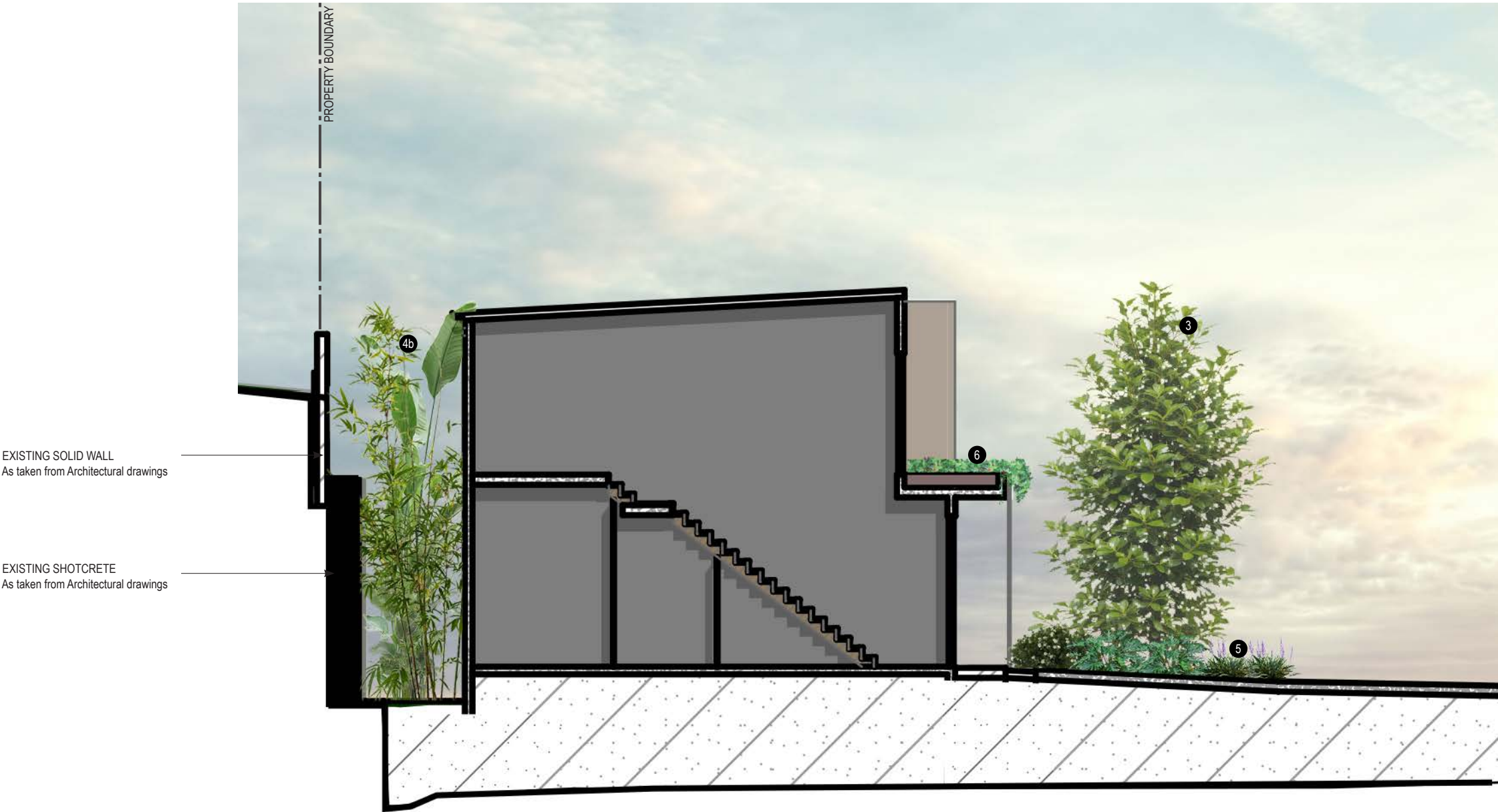
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SECTION-B

SCALE 1:100 @ A3



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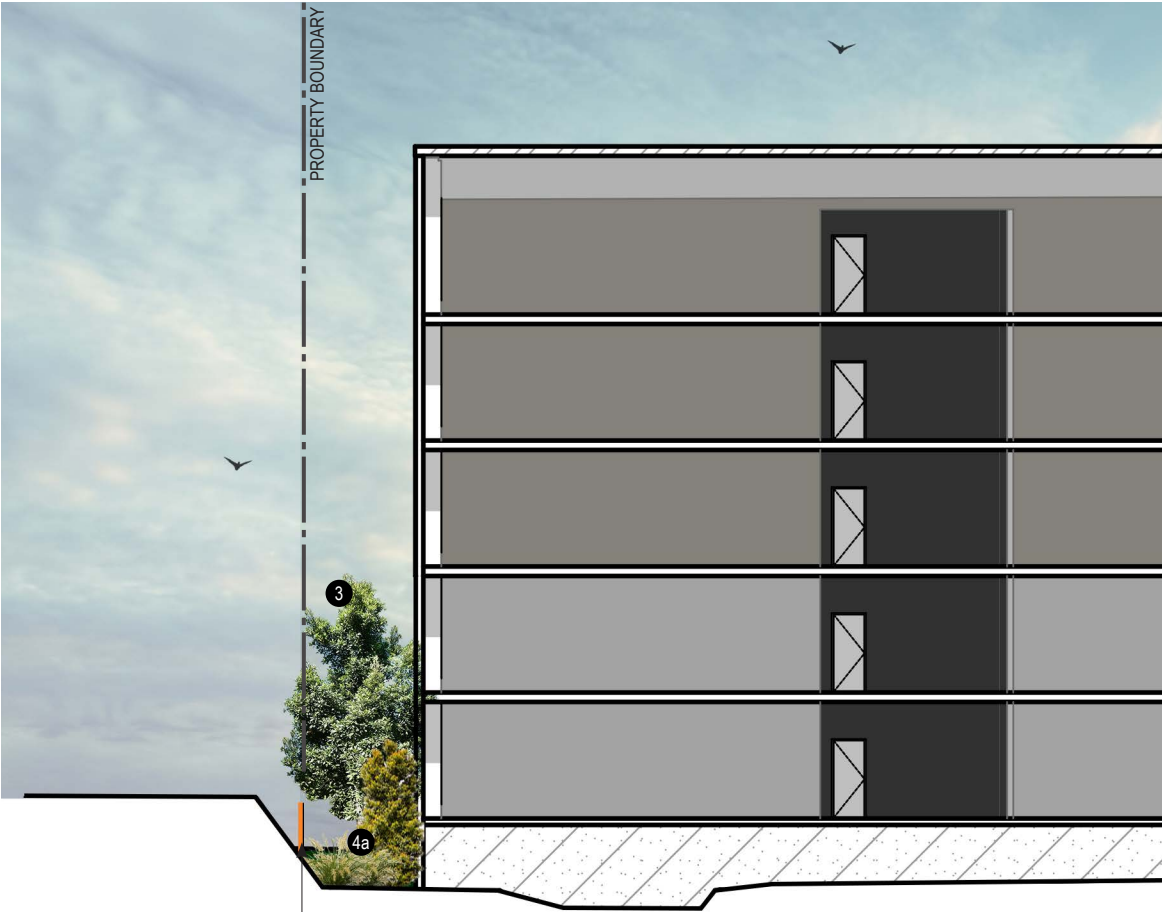
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SECTION-C

SCALE 1:200 @ A3



PROPOSED TRANSPARENT FENCE
1500mm high black aluminium
tubular fence

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EXISTING RETAINING WALL
As taken from Architectural drawings

PROPOSED TRANSPARENT FENCE
1500mm high black aluminium
tubular fence

SECTION-D

SCALE 1:200 @ A3



BARKALA STREET

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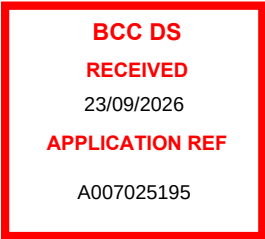
CODE	SPECIES	COMMON NAME	SIZE*	SPACING(m)**	HEIGHT(m)	WIDTH (m)
PROPOSED LARGE FEATURE SHADE/ SCREEN TREES						
As taken from SC6.24 Planting species planning scheme policy						
1.1	Cupaniopsis anacardioides	Tuckeroo	45L	as shown	15	10
PROPOSED MEDIUM CANOPIED TREES						
2.1	Tristaniopsis laurina Luscious	Water Gum	45L	as shown	10	5
PROPOSED SMALL CANOPIED / COLUMNAR TREES						
3.1	Acronychia imperforata Vista	Fraser Island Apple	45L	as shown	8	4
3.2	Elaeocarpus eumundii	Smooth Leaved Quandong	45L	as shown	8	4
3.3	Elaeocarpus reticulatus Prima Donna	Blueberry Ash	45L	as shown	8	3
PROPOSED SCREEN PLANTING						
4.1	Lomandra hystrix	Mat Rush	300mm	0.8	1.8	1.5
4.2	Syzygium australe Hinterland Gold	Lillypilly	300mm	1.2	4	2
PROPOSED COLUMNAR SCREEN PLANTING						
4.3	Bambusa textilis gracillis	Slender Weavers Bamboo	300mm	1.8	8	2.5
4.4	Strelitzia nicolai Giant White	Bird of Paradise	45L	as shown	12	4

*PLANT CONTAINER SIZE:

45L	45 Litre container stock min	Min. height at time of planting: 1.9-2.3m
300mm	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)
PROPOSED SHRUBS AND GROUNDCOVERS						
5.1	Ficus microcarpa Green Island	Green Island Fig	200mm	1	2	1.5
5.2	Gardenia augusta Ocean Pearl	Dwarf Gardenia	200mm	0.8	1	1
5.3	Liriope muscari Evergreen Giant	Liriope	140mm	0.6	0.8	0.8
5.4	Ophiopogon intermedia Stripy White	Stripy White	140mm	0.3	0.4	0.4
5.5	Philodendron Xanadu	Xanadu	200mm	0.6	1	1
5.6	Raphiolepis indica Oriental Pearl	Indian Hawthorn Hybrid	200mm	0.8	1	1
PROPOSED CASCADING PLANTS						
6.1	Aptenia cordifolia	Baby Sunrose	140mm	1	0.1	1.5

*PLANT CONTAINER SIZE:

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

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