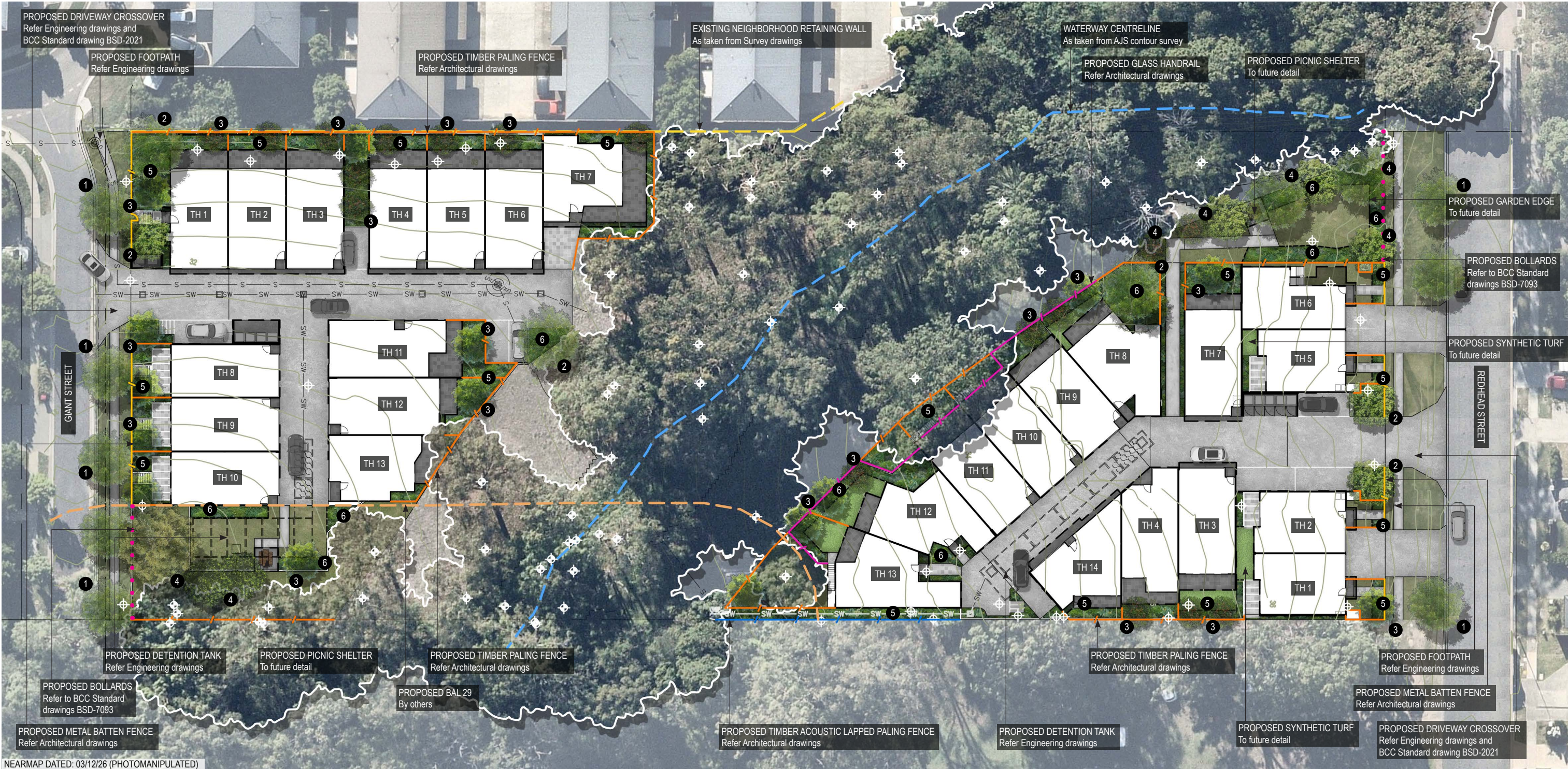


LANDSCAPE CONCEPT PLAN



NEARMAP DATED: 03/12/26 (PHOTOMANIPULATED)

- 1 PROPOSED STREET TREES**
Provide new street trees to the road reserves adjacent to the subject site so as to improve the streetscape amenity including visual and climatic amenity. Proposed species to be as per Table 3.7.5.13.A—General species table for medium-crown trees, and proposed locations as per 3.7.5.3 Planting locations as per SC6.16 Infrastructure design planning scheme policy - Chapter 3 Road corridor design.
(ie: *Cupaniopsis anacardioides*)
- 2 LARGE FEATURE SHADE/ SCREEN TREE**
Large canopied rounded tree species to provide shade, visual amenity and landscape softening of the proposed development; Refer Proposed Planting Schedule (ie: *Cupaniopsis anacardioides*, *Waterhousea floribunda*)
- 3 COLUMNAR TREE**
Columnar tree planting to provide visual and climatic amenity, and for vertical softening of the proposed buildings; Refer Proposed Planting Schedule (ie: *Elaeocarpus eumundii*, *Elaeocarpus reticulatus* Prima Donna, *Tristaniopsis laurina* Luscious)
- 4 COMMUNAL AREA TREES**
Tree planting within communal areas provides visual amenity and contributes to the landscape softening of the property.
Refer to the proposed planting schedule
- 5 SCREEN PLANTING**
Planting to visual amenity and privacy screening to adjoining properties; Refer Proposed Planting Schedule
- 6 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

- PROPOSED METAL BATTEN FENCE
Refer Architectural drawings
- PROPOSED TIMBER PALING FENCE
Refer Architectural drawings
- PROPOSED TIMBER ACOUSTIC LAPPED PALING FENCE
Refer Architectural drawings
- PROPOSED GLASS HANDRAIL
Refer Architectural drawings
- PROPOSED BAL 29
By others
- PROPOSED GARDEN EDGE
To future detail
- EXISTING ADJACENT PROPERTY
RETAINING WALL
As taken from Survey drawings
- WATERWAY CENTRELINE
As taken from AJS contour survey
- EXISTING CONTOURS
As taken from Survey drawings

- PROPOSED BOLLARDS
Refer to BCC Standard drawings BSD-7093
- EXISTING TREES - TO BE RETAINED
Refer Arborist report
- EXISTING TREES - TO BE REMOVED
Refer Arborist report
- PROPOSED SYNTHETIC TURF
To future detail



CODE	SPECIES	COMMON NAME	SIZE*	SPACING(m)**	HEIGHT(m)	WIDTH (m)
PROPOSED STREET TREES						

As taken from SC6.16 Infrastructure design planning scheme policy Chapter 3 Road corridor design Table 3.7.5.12.A—General species table for large-crown trees

1.1	<i>Cupaniopsis anacardioides</i>	Tuckeroo	45L	as shown	15	10
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PROPOSED LARGE FEATURE SHADE/ SCREEN TREES						
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As taken from SC6.24 Planting species planning scheme policy

2.1	<i>Cupaniopsis anacardioides</i>	Tuckeroo	45L	as shown	15	10
2.2	<i>Waterhousia floribunda</i>	Weeping Lillypilly	45L	as shown	15	8

PROPOSED COLUMNAR TREES						
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3.1	<i>Elaeocarpus eumundii</i>	Smooth Leaved Quandong	100L	as shown	8	4
3.2	<i>Elaeocarpus reticulatus</i> Prima Donna	Blueberry Ash	45L	as shown	8	3
3.3	<i>Tristaniopsis laurina</i> Luscious	Water Gum	45L	as shown	10	5

PROPOSED COMMUNAL AREA TREES						
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4.1	<i>Acronychia imperforata</i>	Fraser Island Apple	45L	as shown	8	6
4.2	<i>Cupaniopsis anacardioides</i>	Tuckeroo	45L	as shown	15	10
4.3	<i>Elaeocarpus eumundii</i>	Smooth Leaved Quandong	100L	as shown	8	4
4.4	<i>Lophostemon confertus</i>	Brush Box	25L	as shown	20	10
4.5	<i>Tristaniopsis laurina</i>	Water Gum	45L	as shown	15	6
4.6	<i>Waterhousia floribunda</i>	Weeping Lillypilly	45L	as shown	15	8

*PLANT CONTAINER SIZE:

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
25L	25 Litre container stock min	Min. height at time of planting: 1.2-1.5m

**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 SCREEN PLANTING						
5.1	Buckinghamia celsissima	Ivory Curl	45L	as shown	8	5
5.2	Callistemon viminalis Slim	Narrow Bottlebrush	300mm	1	3	1.3
5.3	Callistemon viminalis Wilderness White	Bottlebrush	200mm	1.8	2.5	2
5.4	Lomandra hystrix	Mat Rush	140mm	0.8	1.8	1.5
5.5	Syzygium australe Resilience	Lillypilly	140mm	1.5	3	2
5.6	Xanthostemon chrysanthus	Golden Penda	45L	as shown	12	6
PROPOSED SHRUBS AND GROUNDCOVERS						
6.1	Babingtonia virgata Dwarf Form	Dwarf Twiggy Heath Myrtle	140mm	1	1	1
6.2	Grevillea hybrida Peaches And Cream	Spider Flower	200mm	1	1	2
6.3	Leptospermum hybrida White Wave	White Tea Tree	140mm	0.8	0.5	1
6.4	Scaevola albida White Carpet	White Carpet	140mm	1	0.3	1
6.5	Westringia Zena	Dwarf Rosemary	140mm	0.9	1	1

*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	
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.