

## APPENDIX D

### Landscape Concept Plan

Prepared by:

**Andrew Gold Landscape Architect**



OVERALL LANDSCAPE CONCEPT PLAN

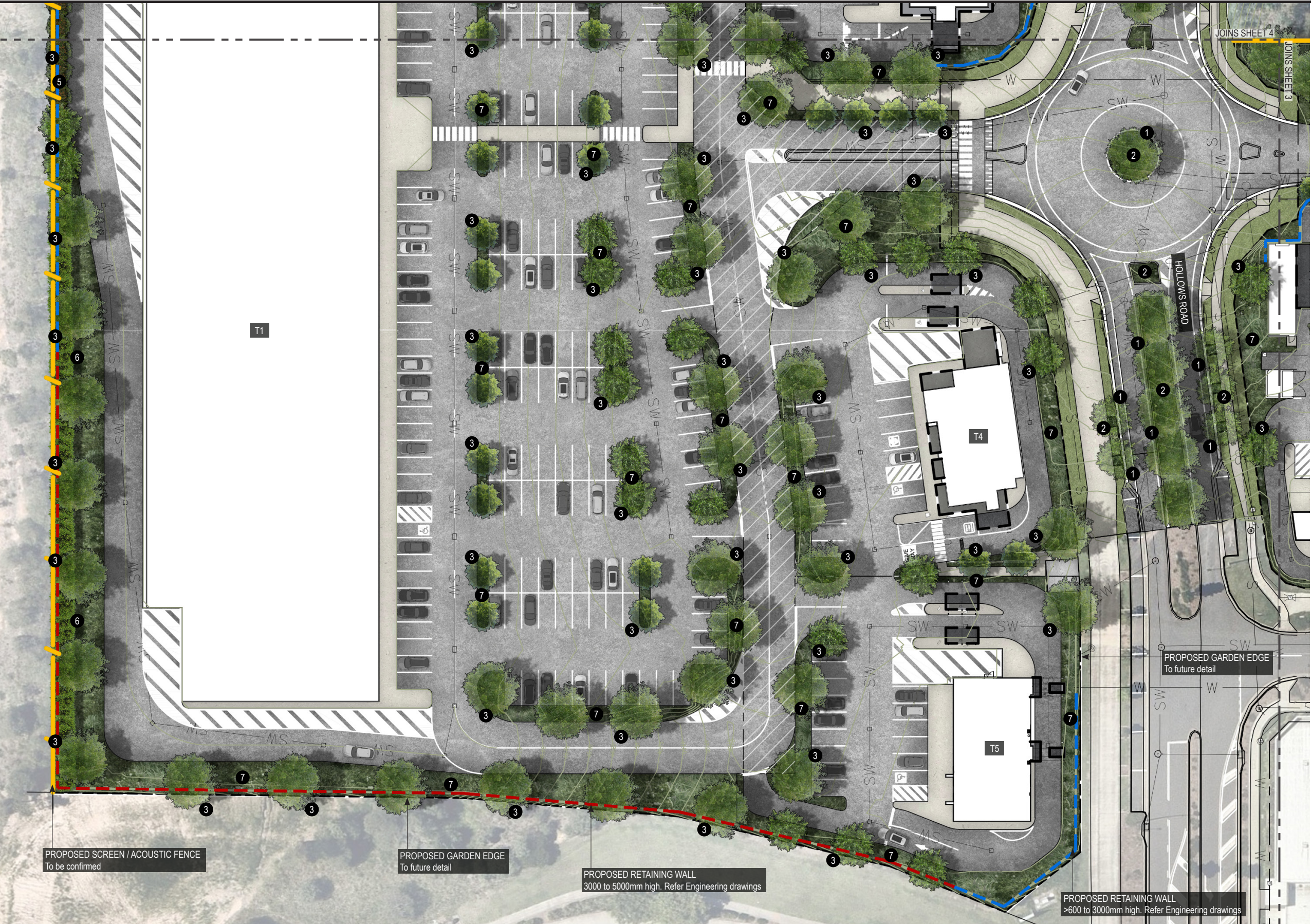


- PROPERTY BOUNDARY  
As taken from Survey drawings
- PROPOSED CONTOURS  
Refer Engineering drawings
- PROPOSED SCREEN / ACOUSTIC FENCE  
To be confirmed
- PROPOSED RETAINING WALL  
3000 to 5000mm high  
Refer Engineering drawings
- PROPOSED RETAINING WALL  
>600 to 3000mm high  
Refer Engineering drawings
- BUILDING/ ROOF OVER  
Refer Architectural drawings
- PROPOSED EMT A  
Refer Architectural drawings

NEARMAP DATED: 22/12/24



BLOW-UP LANDSCAPE PLAN A



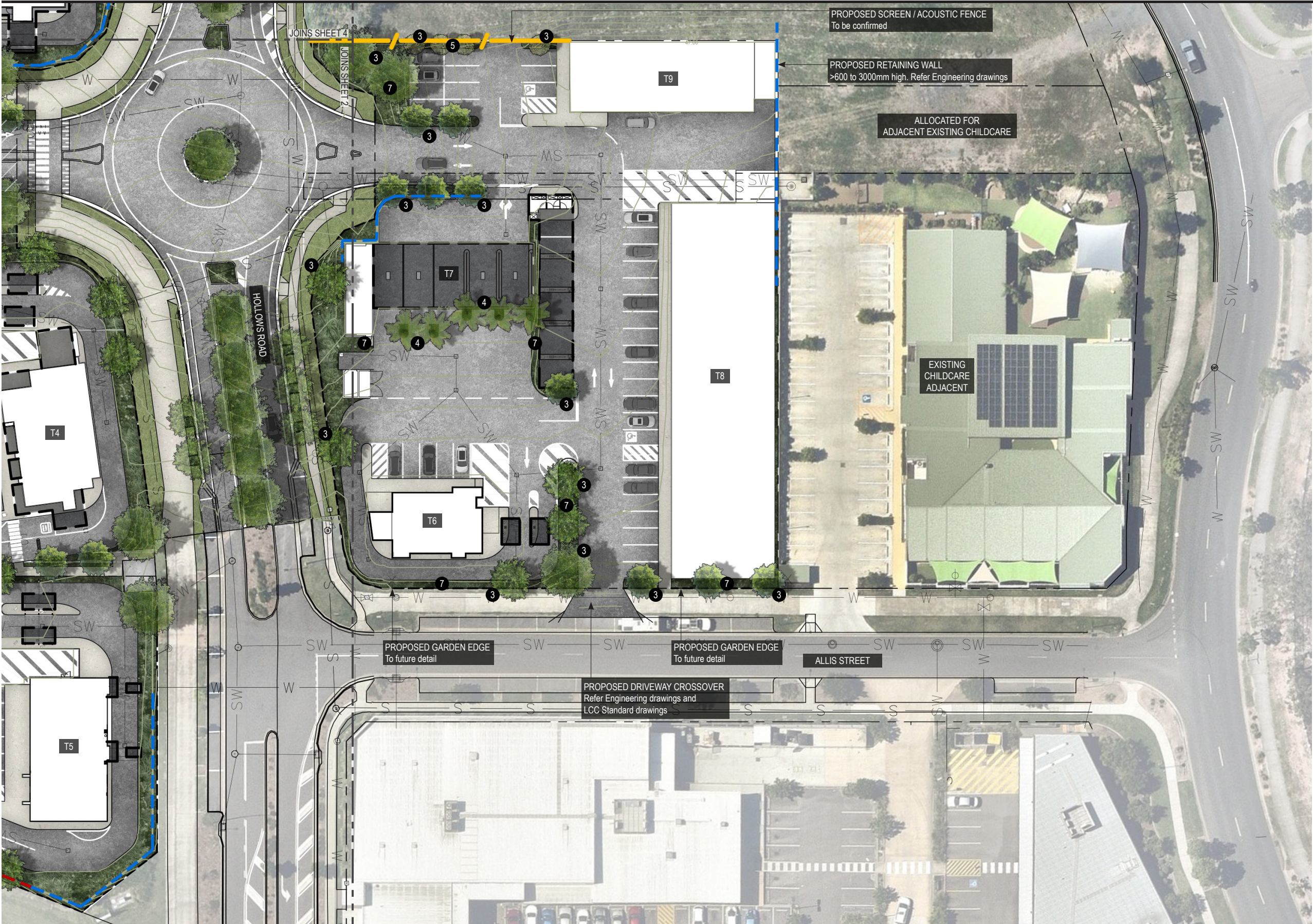
- 1** PROPOSED STREET TREES  
Street tree in accordance with Council's Street Tree Planting Guidelines;  
Refer Proposed Planting Schedule  
(ie: *Acronychia imperforata*, *Buckinghamia celsissima*, *Cupaniopsis anacardioides*)
- 2** STREET SHRUBS AND GROUNDCOVERS  
Street shrubs and groundcovers in accordance with Councils Landscape Design & Street Trees Guidelines; Refer Proposed Schedule
- 3** FEATURE SHADE/ SCREEN TREES  
Feature tree species to provide visual amenity and landscape softening of the proposed mixed use development; Refer Proposed Planting Schedule  
(ie: *Acronychia imperforata*, *Cupaniopsis anacardioides*, *Elaeocarpus eumundii*, *Elaeocarpus reticulatus* Prima Donna, *Tristaniopsis laurina* Luscious)
- 4** FEATURE PALM  
Feature palm tree species to provide vertical accentuation, landscape softening of proposed development; Refer Proposed Planting Schedule  
(ie: *Ptychosperma elegans*)
- 5** COLUMNAR SCREEN PLANTING  
Columnar planting to assist in providing vertical softening of the proposed building to adjoining properties; Refer Proposed Planting Schedule  
(ie: *Callistemon viminalis* Slim)
- 6** SCREEN PLANTING  
Planting to provide visual amenity and privacy screening; Refer Proposed Planting Schedule  
(ie: *Syzygium australe* Resilience)
- 7** 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
- 8** BIO-BASIN PLANTING  
To be planted with appropriate species as per Water by Design Water Sensitive Urban Design (WSUD) bio-retention plant list;  
Refer Proposed Planting Schedule

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# BLOW-UP LANDSCAPE PLAN B



- 1 PROPOSED STREET TREES**  
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- PROPOSED RETAINING WALL  
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Refer Architectural drawings

NEARMAP DATED: 22/12/24

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PROPOSED MIXED USE DEVELOPMENT  
HOLLOWS ROAD, FLAGSTONE

JOB NUMBER  
25.053

SHEET NO.  
3

ISSUE  
E

REASON  
UPDATED PLANS

DATE  
19/06/25

DRAWN BY  
AG / JB

1:600@A3











agla



## BLOW-UP LANDSCAPE PLAN C



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- |   |   |
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|  | <b>PROPOSED CONTOURS</b><br>Refer Engineering drawings                              |
|  | <b>PROPOSED SCREEN / ACOUSTIC FENCE</b><br>To be confirmed                          |
|  | <b>PROPOSED GARDEN EDGE</b><br>To future detail                                     |
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# BLOW-UP LANDSCAPE PLAN D



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NEARMAP DATED: 22/12/24

JOINS SHEET 4







CODE	SPECIES	COMMON NAME	SIZE*	SPACING(m)**	HEIGHT(m)	WIDTH (m)
PROPOSED STREET TREES						
1.1	<i>Acronychia imperforata</i>	Fraser Island Apple	100L	as shown	8	5
1.2	<i>Buckinghamia celsissima</i>	Ivory Curl	100L	as shown	8	6
1.3	<i>Cupaniopsis anacardioides</i>	Tuckeroo	45L	as shown	15	10

PROPOSED STREET SHRUBS AND GROUNDCOVERS						
2.1	<i>Allamanda cathartica</i> Sunee	Dwarf Yellow Allamanda	200mm	0.8	1	1.2
2.2	<i>Casuarina glauca</i> Cousin It	Prostrate Casuarina	200mm	1	0.3	1.5
2.3	<i>Liriope muscari</i> Evergreen Giant	Liriope	140mm	0.6	0.8	0.8
2.4	<i>Myoporum parvifolium</i> Fine Leaf	Creeping Boobialla	200mm	1	0.15	2

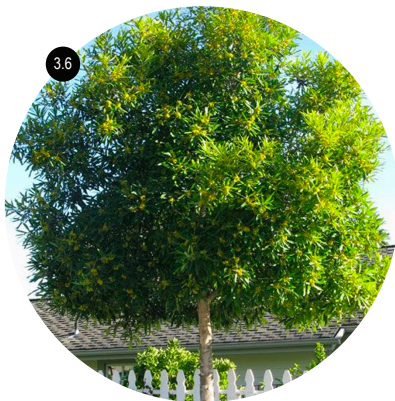
\*PLANT CONTAINER SIZE:

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

\*\*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 FEATURE SHADE/ SCREEN TREES						
3.1	<i>Acronychia imperforata</i>	Fraser Island Apple	45L	as shown	8	5
3.2	<i>Cupaniopsis anacardioides</i>	Tuckeroo	45L	as shown	15	10
3.3	<i>Elaeocarpus eumundii</i>	Smooth Leaved Quandong	45L	as shown	10	4
3.4	<i>Elaeocarpus reticulatus</i> Prima Donna	Blueberry Ash	45L	as shown	8	3
3.5	<i>Hibiscus tiliaceus</i> Rubra	Red Beach Hibiscus	45L	as shown	8	5
3.6	<i>Tristaniopsis laurina</i> Luscious	Water Gum	45L	as shown	10	5

PROPOSED FEATURE PALM						
4.1	<i>Ptychosperma elegans</i>	Solitaire Palm	45L	as shown	12	6

\*PLANT CONTAINER SIZE:

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

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CODE	SPECIES	COMMON NAME	SIZE*	SPACING(m)**	HEIGHT(m)	WIDTH (m)
PROPOSED COLUMNAR SCREEN PLANTING						
5.1	Acronychia imperforata Vista	Fraser Island Apple	300mm	1	5	1.5
5.2	Callistemon viminalis Slim	Narrow Bottlebrush	300mm	1	3	1.3
5.3	Syzygium australe SAN01 Straight and Narrow	Narrow Lillypilly	300mm	1.2	5-8	1.2
PROPOSED SCREEN PLANTING						
6.1	Callistemon viminalis Wilderness White	Bottlebrush	300mm	1.8	2.5	2
6.2	Grevillea Moonlight	Grevillea	300mm	2.5	5	3
6.3	Lomandra hystrix	Mat rush	140mm	0.8	1.8	1.5
6.4	Syzygium australe Resilience	Lillypilly	300mm	1.5	3	2

\*PLANT CONTAINER SIZE:

300mm	300mm dia minimum pot size
140mm	140mm dia minimum pot size

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CODE	SPECIES	COMMON NAME	SIZE*	SPACING(m)**	HEIGHT(m)	WIDTH (m)
PROPOSED SHRUBS AND GROUNDCOVERS						
7.1	Babingtonia virgata Minima	Dwarf Twiggy Heath Myrtle	200mm	0.8	1	1
7.2	Callistemon citrinus White Anzac	Prostrate Bottlebrush	140mm	1.2	1.5	3
7.3	Carissa macrocarpa	Desert Star	200mm	1	1.2	1.2
7.4	Carissa macrocarpa Green Carpet	Prostrate Desert Star	140mm	1	0.6	1.5
7.5	Dietes indidioides bicolor	African Iris	140mm	0.8	1	1
7.6	Helichrysum petiolare Limelight	Licorice Plant	140mm	1	0.6	1.5
7.7	Ixora chinensis White Malay	Ixora Dwarf	200mm	0.8	1	1
7.8	Juniperus conferta	Shore Juniper	140mm	0.8	0.5	3
7.9	Lomandra longifolia x confertifolia pallida	Lomandra Lime Tuff	140mm	0.4	0.5	0.5
7.10	Rhaphiolepis indica Oriental Pearl	Indian Hawthorn Hybrid	200mm	0.8	1	1
7.11	Rosmarinus officinalis Huntington Carpet	Creeping Rosemary	140mm	1	0.5	2

PROPOSED BIO-BASIN PLANTING

Proposed species taken from Water by Design WSUD plant list <https://waterbydesign.com.au/wetland-plants> <https://waterbydesign.com.au/wsud-plant-database/bioretention-plants>

SHRUBS

8.1	Banksia robur	Swamp Banksia
8.2	Leptospermum liversidgei	Olive Tea-Tree
8.3	Melaleuca (Callistemon) sieberi	River Bottlebrush
8.4	Melaleuca thymifolia	Thyme Honey Myrtle
8.5	Myoporum acuminatum	Coastal Boobialla

GRASSES

8.6	Carex appressa	Tall Sedge
8.7	Ficinia nodosa (Syn. Isolepis nodosa)	Knobby Club-Rush
8.8	Imperata cylindrica	Blady Grass
8.9	Lepidosperma laterale	Variable Sword-Sedge
8.10	Lomandra hystrix	River Mat-Rush
8.11	Lomandra longifolia	Spiny-Headed Mat Rush

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