# Appendix B Concept Landscape Plans

# OVERALL LANDSCAPE CONCEPT PLAN




## STATEMENT OF LANDSCAPE INTENT

The landscape design seeks to establish a leafy, subtropical residential environment that responds positively to the established landscape character of Banyo, while providing a high-quality, functional and attractive setting for the proposed townhouse community. The landscape treatment will reinforce the development's residential character through generous tree planting, layered vegetation, landscaped private courtyards and well-integrated communal open space.

The overall landscape structure has been developed around a strong framework of large-canopy and flowering trees, referencing the mature vegetation traditionally associated with Banyo and Brisbane's established northern suburbs. Large flowering trees are incorporated throughout the development to provide seasonal colour, landscape identity and a sense of maturity over time. Feature specimens, including species such as Jacaranda mimosifolia, are strategically located at the termination of internal roadway vistas and other prominent locations to provide focal points, assist with wayfinding and create memorable landscape moments within the development.

Internal streets will be reinforced by a consistent avenue of evergreen, leafy shade trees, including species such as Waterhousia floribunda 'Sweeper'. Regular tree planting will provide a strong green framework to the internal road network, soften the built form and hardstand areas, and contribute to pedestrian comfort and climatic amenity through shade and evapotranspiration. The avenue treatment will also establish a cohesive landscape character and provide an attractive outlook from adjoining dwellings.

Individual townhouse courtyards will be fully landscaped to provide residents with attractive and functional private open spaces. Courtyard planting will comprise a combination of small trees, screening shrubs, feature planting and groundcovers selected to provide privacy, shade and visual amenity while remaining appropriate to the available planting areas. Planting will be layered to soften fences and built edges and provide a strong garden setting when viewed from internal living areas.

The development will be supported by a generous communal open space designed as a central recreational and social focus for residents. The communal area will incorporate a large swimming pool within a landscaped setting, together with sheltered tables and seating, barbecue facilities and associated gathering spaces. Shade trees and dense landscape planting will be used to provide amenity, privacy and a comfortable subtropical character around these facilities.

A substantial grassed kick-and-throw and active recreation area will complement the more structured pool and barbecue facilities, providing flexible open space suitable for informal games, children's play and everyday recreation. Large shade trees will define the edges of the lawn while maintaining an open central area capable of accommodating a broad range of recreational uses.

Throughout the development, planting will provide a hierarchy ranging from large canopy and flowering trees through to screening shrubs, ornamental planting and groundcovers. Species will be selected for their suitability to Brisbane's subtropical climate, durability within a medium-density residential environment and ability to provide long-term shade, greenery and seasonal interest.

Overall, the landscape design seeks to create a development that is predominantly green, shaded and garden-oriented, with an emphasis on mature tree canopy and generous communal landscape areas. The proposed treatment will soften the scale of the townhouse development, enhance internal streets and pedestrian environments, provide high-quality private and communal open spaces, and establish a landscape character that is sympathetic to the established leafy qualities of Banyo while responding to the expectations of Economic Development Queensland for attractive, liveable and climatically responsive residential communities.

'Landscape Concept Plans have been developed with reference to the approved Site Management Plan'

NEARMAP DATED: 12/03/26 (PHOTOMANIPULATED)

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PROPOSED MULTI-UNIT DWELLINGS
WELLINGTON STREET &
BLINZINGER ROAD, BANYO

| JOB NUMBER | SHEET NO. | ISSUE | REASON | DATE | DRAWN BY |
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| 26.236 | 1 | C | UPDATED PLANS | 08/10/26 | AG / JB |

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# BLOW-UP LANDSCAPE PLAN A




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 3.7.5.12.A—General species table for large-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: *Jacaranda mimosaefolia*)

2 LARGE FEATURE SHADE/ SCREEN TREES
Large subtropical tree species to provide shade, visual and climatic amenity and landscape softening of the proposed multi-unit dwellings; Refer Proposed Planting Schedule
(ie: *Cupaniopsis anacardioides, Jacaranda mimosifolia*)

3 FEATURE SHADE/ SCREEN TREE
Small - medium canopied rounded tree species to provide shade, visual amenity, and landscape softening of the proposed development; Refer Proposed Planting Schedule
(ie: *Tristaniopsis laurina* Luscious, *Waterhousia floribunda* Sweeper)

4 COLUMNAR TREE
Columnar planting to assist in providing vertical softening of the proposed building to adjoining residences; Refer Proposed Planting Schedule
(ie: *Acronychia imperforata* Vista, *Elaeocarpus eumundii, Elaeocarpus reticulatus Prima Donna)*

5 PALMS
Palms to provide visual and climatic amenity to the development as well as provide vertical softening of the building; Refer Proposed Planting Schedule (ie: *Roystonia regia*)

6 COLUMNAR SCREEN PLANTING
Dense planting to boundaries so as to provide visual amenity and privacy screening to neighbouring properties;
Refer Proposed Planting Schedule

7 SCREEN PLANTING
Planting to provide visual amenity and privacy screening; Refer Proposed Planting Schedule

8 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

PROPOSED FENCE
Refer Architectural drawings

PROPOSED EASEMENT
Refer Engineering drawings

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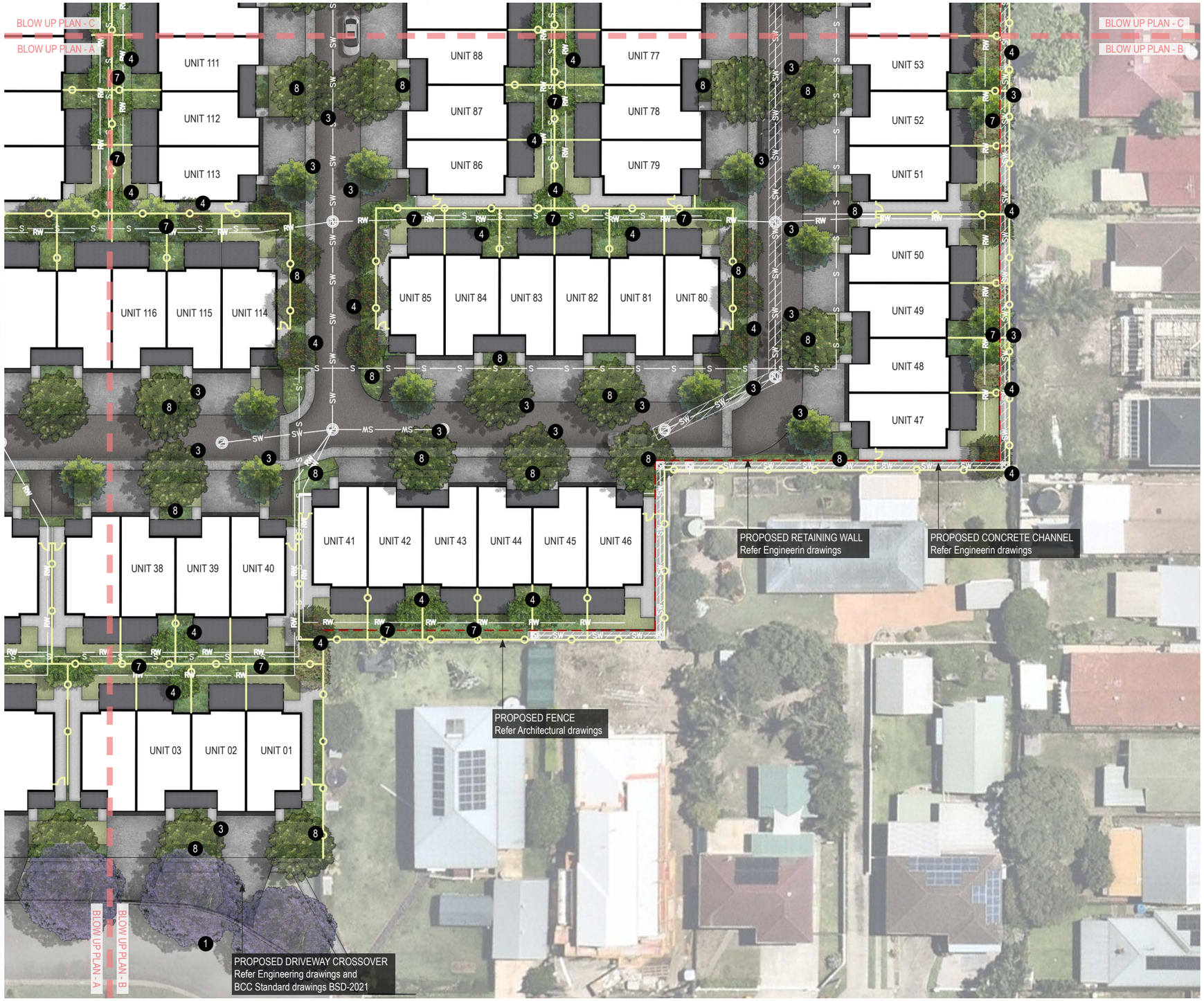
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# BLOW-UP LANDSCAPE PLAN B




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 3.7.5.12.A—General species table for large-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: *Jacaranda mimosaefolia*)

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(ie: *Tristaniopsis laurina* Luscious, *Waterhousia floribunda* Sweeper)

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Refer Proposed Planting Schedule

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8 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

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Refer Engineering drawings

PROPOSED FENCE
Refer Architectural drawings

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# BLOW-UP LANDSCAPE PLAN C




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8 SHRUBS AND GROUNDCOVERS
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PROPERTY BOUNDARY
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# BLOW-UP LANDSCAPE PLAN D




1 PROPOSED STREET TREES
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(ie: *Jacaranda mimosaefolia*)

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(ie: *Cupaniopsis anacardioides, Jacaranda mimosifolia*)

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# BLOW-UP LANDSCAPE PLAN E




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(ie: *Jacaranda mimosaefolia*)

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Large subtropical tree species to provide shade, visual and climatic amenity and landscape softening of the proposed multi-unit dwellings; Refer Proposed Planting Schedule
(ie: *Cupaniopsis anacardioides, Jacaranda mimosifolia*)

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# PROPOSED PLANTING SCHEDULE





































| 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 | *Jacaranda mimosifolia* | Jacaranda | 100L | as shown | 15 | 12 |
| **PROPOSED LARGE FEATURE SHADE/ SCREEN TREES** | | | | | | |
| As taken from SC6.24 Planting species planning scheme policy | | | | | | |
| 2.1 | *Cupaniopsis anacardioides* | Tuckeroo | 100L | as shown | 15 | 10 |
| 2.2 | *Jacaranda mimosifolia* | Jacaranda | 100L | as shown | 15 | 12 |
| **PROPOSED FEATURE SHADE/ SCREEN TREES** | | | | | | |
| 3.1 | *Acronychia imperforata* | Fraser Island Apple | 45L | as shown | 8 | 6 |
| 3.2 | *Buckinghamia celsissima* | Ivory Curl | 45L | as shown | 8 | 5 |
| 3.3 | *Tristaniopsis laurina* Luscious | Water Gum | 45L | as shown | 10 | 5 |
| 3.4 | *Waterhousia floribunda* Sweeper | Weeping Lillypilly | 45L | as shown | 10 | 8 |
| 3.5 | *Xanthostemon chrysanthus* | Golden Penda | 45L | as shown | 12 | 6 |
| **PROPOSED COLUMNAR TREES** | | | | | | |
| 4.1 | *Acronychia imperforata* Vista | Fraser Island Apple | 25L | as shown | 6-8 | 3 |
| 4.2 | *Elaeocarpus eumundii* | Smooth Leaved Quandong | 45L | as shown | 8 | 5 |
| 4.3 | *Elaeocarpus reticulatus* Prima Donna | Blueberry Ash | 45L | as shown | 8 | 4 |
| **PROPOSED PALMS** | | | | | | |
| 5.1 | *Roystonia regia* | Cuban Royal | 400L | as shown | 25 | 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.


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# PROPOSED PLANTING SCHEDULE



















| CODE | SPECIES | COMMON NAME | SIZE* | SPACING(m)** | HEIGHT(m) | WIDTH (m) |
|---|---|---|---|---|---|---|
| **PROPOSED COLUMNAR SCREEN PLANTING** | | | | | | |
| 6.1 | *Callistemon viminalis* Slim | Narrow Bottlebrush | 300mm | 1 | 3 | 1.3 |
| 6.2 | *Syzygium australe* (PC1) Backyard Bliss | Lillypilly | 300mm | 1 | 3 | 1 |
| 6.3 | *Syzygium australe* SAN01 Straight and Narrow | Narrow Lillypilly | 300mm | 1.2 | 5-8 | 1.2 |
| **PROPOSED SCREEN PLANTING** | | | | | | |
| 7.1 | *Callistemon viminale* Wildfire | Bottlebrush | 200mm | 1.8 | 4 | 2 |
| 7.2 | *Grevillea* Moonlight | Grevillea | 300mm | 2.5 | 5 | 3 |
| 7.3 | *Syzygium australe* Resilience | Lillypilly | 140mm | 1.5 | 3 | 2 |

***PLANT CONTAINER SIZE:**

**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.

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# PROPOSED PLANTING SCHEDULE































| CODE | SPECIES | COMMON NAME | SIZE* | SPACING(m)** | HEIGHT(m) | WIDTH (m) |
|---|---|---|---|---|---|---|
| **PROPOSED SHRUBS AND GROUNDCOVERS** | | | | | | |
| 8.1 | *Austromyrtus dulcis* | Midgenberry | 200mm | 0.8 | 0.5 | 1 |
| 8.2 | *Babingtonia virgata* Dwarf Form | Dwarf Twiggy Heath Myrtle | 200mm | 0.6 | 0.5 | 0.8 |
| 8.3 | *Carissa macrocarpa* Green Carpet | Desert Star | 140mm | 1 | 0.5 | 1.5 |
| 8.4 | *Grevillea rosmarinifolia* H16 Crimson Villea | Bottlebrush | 200mm | 0.7 | 0.8 | 0.8 |
| 8.5 | *Juniperus conferta* | Shore Juniper | 140mm | 0.8 | 0.5 | 3 |
| 8.6 | *Liriope muscari* Evergreen Giant | Liriope | 140mm | 0.6 | 0.8 | 0.8 |
| 8.7 | *Lomandra hystrix* Katie Belles | Mat Rush | 140mm | 0.8 | 1.8 | 1.5 |
| 8.8 | *Phyllanthus multiflorus* | Waterfall Plant | 200mm | 0.8 | 1 | 1 |
| 8.9 | *Rhaphiolepis indica* Oriental Pearl | Indian Hawthorn hybrid | 200mm | 0.8 | 1 | 1 |
| 8.10 | *Westringia* Zena | Dwarf Rosemary | 200mm | 0.8 | 1 | 1 |

***PLANT CONTAINER SIZE:**

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

****PLANT SPACING:**

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