

BRISBANE CITY COUNCIL

347 ALBANY CREEK ROAD, BRIDGEMAN DOWNS 4035

LOT 3 on SP227432



SITE LOCATION
NTS

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02-JUN-2026
APPLICATION REF
A007038312

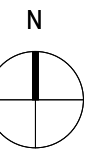
DRAWING INDEX		
DRAWING No.	DRAWING TITLE	REVISION
SK100	COVERSHEET & DRAWING INDEX	E
SK102	SITE PLANTING PLAN	E
SK110	ELEVATION- SHEET 1	E
SK120	PLANT SPECIES SCHEDULE, IMAGES & NOTES	E

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347 ALBANY CREEK ROAD, BRIDGEMAN DOWNS
LANDSCAPE CONCEPT PLAN
COVERSHEET & DRAWING INDEX

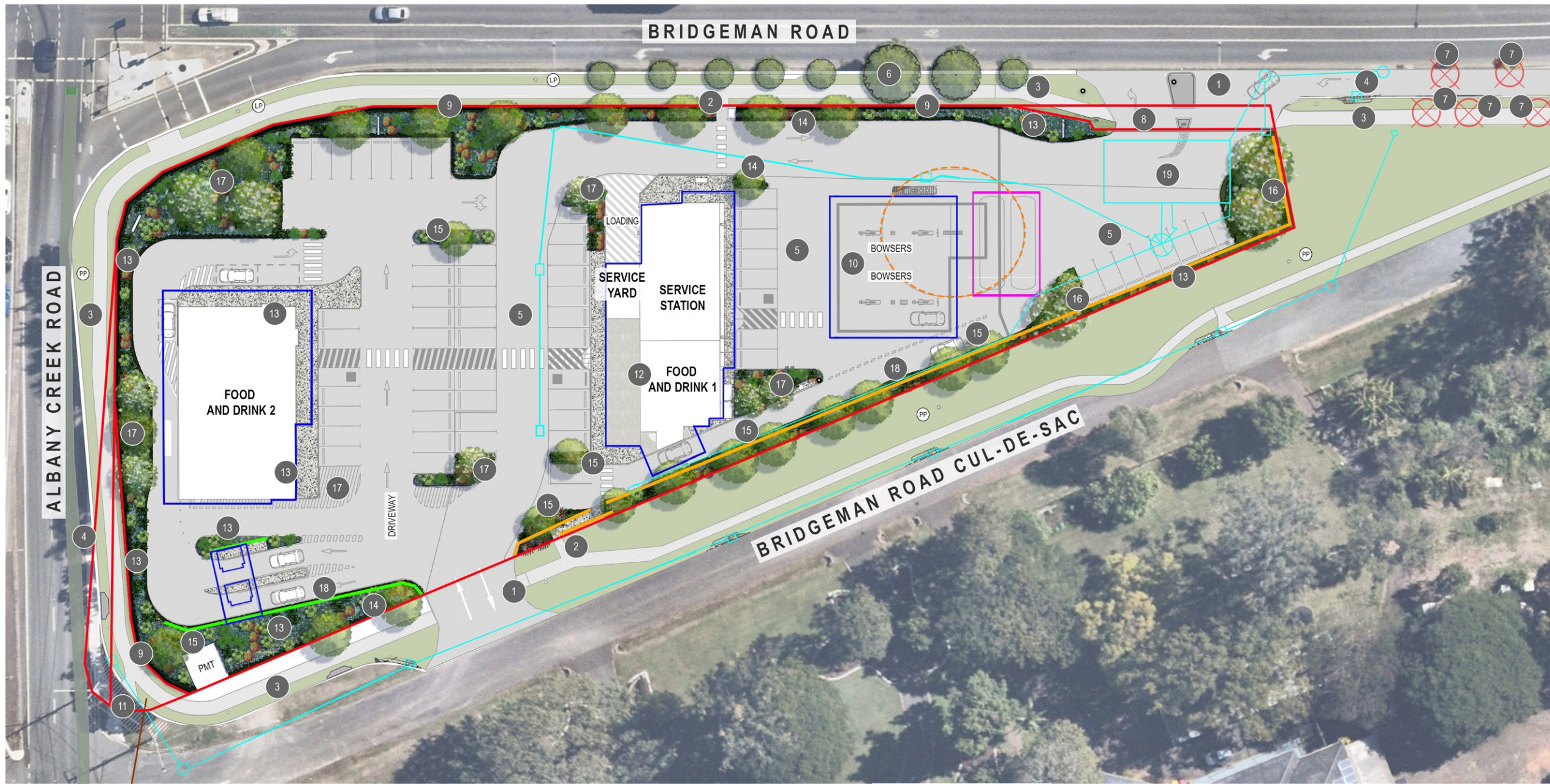
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scale | NTS for A1 job no. | 2310-009
date | MAY 2026 rev no. | E

approved... E. NICHOLAOU* SK100



- LEGEND**
- EXISTING TREE TO BE REMOVED
 - EXISTING TREE TO BE RETAINED
 - PROPOSED FEATURE TREES
 - PROPOSED SHADE TREES
 - PROPOSED SHRUB AND LOW LEVEL PLANTING
 - PROPOSED GROUNDCOVER PLANTING
 - TURFED VERGE
 - HARDSTAND SURFACE FINISH TO PEDESTRIAN PRIORITY PATHWAY
 - PAVED AREA - REFER ARCHITECTS DRGS FOR DETAILS
 - CONCRETE AREA - REFER CIVIL ENGINEERS DRGS FOR DETAILS
 - STORMWATER - REFER CIVIL ENGINEERS DRGS FOR DETAILS
 - UNDERGROUND PETROL TANKS - REFER CIVIL ENGINEERS DRGS FOR DETAILS
 - BUILDING / ROOF LINE OVER
 - PROPERTY BOUNDARY
 - 2.2m HIGH ACOUSTIC BARRIER AS APPROVED - REFER TO ACOUSTIC ENGINEERS DRGS FOR DETAILS
 - PROPOSED ACOUSTIC BARRIER - HEIGHT VARIES (2.2m, 2.5m, 3m & 3.6m) - REFER TO ACOUSTIC ENGINEERS DRGS FOR DETAILS
 - FENCE TO TOP OF RETAINING WALL - REFER TO CIVIL ENGINEERS DRGS FOR DETAILS
 - EXISTING POWER POLE
 - EXISTING LIGHT POLE
 - TRAFFIC SIGNS - REFER TO TRAFFIC ENGINEERS DRGS
 - EXCLUSION ZONE

PLAN
1:300

ANNOTATION NOTES

- 1 VEHICLE CROSSOVERS SITE ENTRIES / EXITS - REFER TO CIVIL ENGINEERS DRGS
- 2 PEDESTRIAN SITE ENTRIES / EXITS
- 3 PROPOSED NEW FOOTPATH TO BE IN ACCORDANCE WITH BCC 3.7.4.2.2.A - SUBTROPICAL BOULEVARD (SBO3)
- 4 NEW TURNING LANES. REFER TO TRAFFIC ENGINEERS DRGS
- 5 DRIVEWAY AND CAR PARK SPACES TO ENGINEERS DETAILS
- 6 EXISTING STREET TREES TO BE RETAINED. MAKE GOOD IF DAMAGED
- 7 EXISTING STREET TREES TO BE REMOVED FOR NEW TURNING LANE AND FOOTPATH
- 8 LAND DEDICATION ZONE
- 9 BLACK ALUMINIUM POOL FENCE TO TOP OF RETAINING WALL
- 10 FUEL DISPENSERS
- 11 DEDICATED LAND FOR TRUNCATION
- 12 COVERED OUTDOOR AREA
- 13 FEATURE GARDEN BEDS TO BE FULLY PLANTED OUT WITH SHRUBS BAN BC, PHI XAN, PIT MM, WES ZEN AND ZAM fur WITH GROUNDCOVERS CAR gla, DIE gra, GAZ SIL, LIR EG, LIR JR, LOM lon, AND SEN man
- 14 SHADE TREES WAT flo TO BUFFER SITE BOUNDARY AND DEFINE VEHICLE SITE ENTRIES. TREES TO BE UNDERPLANTED SHRUBS BAN BC, PHI XAN, PIT MM, WES ZEN AND ZAM fur WITH GROUNDCOVERS DIE gra, GAZ SIL, LIR EG, OPH jap, SEN man AND ZOY ten
- 15 SHADE TREES CUP ana AND TRI LUS TO SOFTEN CARPARK HARDSTAND AND BUFFER EASTERN BOUNDARY. TREES TO BE UNDERPLANTED WITH SHRUBS AND GROUNDCOVERS AS PER PLANT SPECIES SCHEDULE ON DRG 2310-009-SK120

- 16 FEATURE TREES BAC cit TO BUFFER SERVICES AREA AND DEFINE BRIDGEMAN ROAD (NORTHERN BOUNDARY) ENTRY. TREES TO BE UNDERPLANTED SHRUBS ALC RUB, BAN BC, PHI XAN, PIT MM AND ZAM fur WITH GROUNDCOVERS CAR gla, DIE gra, GAZ SIL, LIR EG, LIR JR, LOM lon, AND SEN man
- 17 FEATURE TREES BAC cit AND SHADE TREE CUP ana TO SOFTEN BUILDING HARDSTAND AND PROVIDE VISUAL AMENITY. TREES TO BE UNDERPLANTED SHRUBS BAN BC, KAL bra, PHI XAN AND WES ZEN WITH GROUNDCOVERS CAR gla, GAZ SIL, LIR JR, LOM lon AND ZOY ten
- 18 CLIMBING SPECIES FIC pum TO GARDEN BED INBETWEEN DRIVEWAY AND ACOUSTIC FENCE. PLANT TO CLIMB ACOUSTIC FENCE TO SOFTEN HARDSTAND AND PROVIDE BUFFERING
- 19 PROPOSED UNDERGROUND DETENTION TANK. REFER TO CIVIL ENGINEERS DRGS FOR DETAILS

NOTES

- 1. REFER TO DRG 2310-009-SK120 FOR PLANT SPECIES SCHEDULE, IMAGES AND GENERAL NOTES
- 2. REFER ARCHITECTS DRGS FOR ALL FENCE DETAILS
- 3. REFER CIVIL ENGINEERS DRGS FOR ALL RETAINING WALL DETAILS

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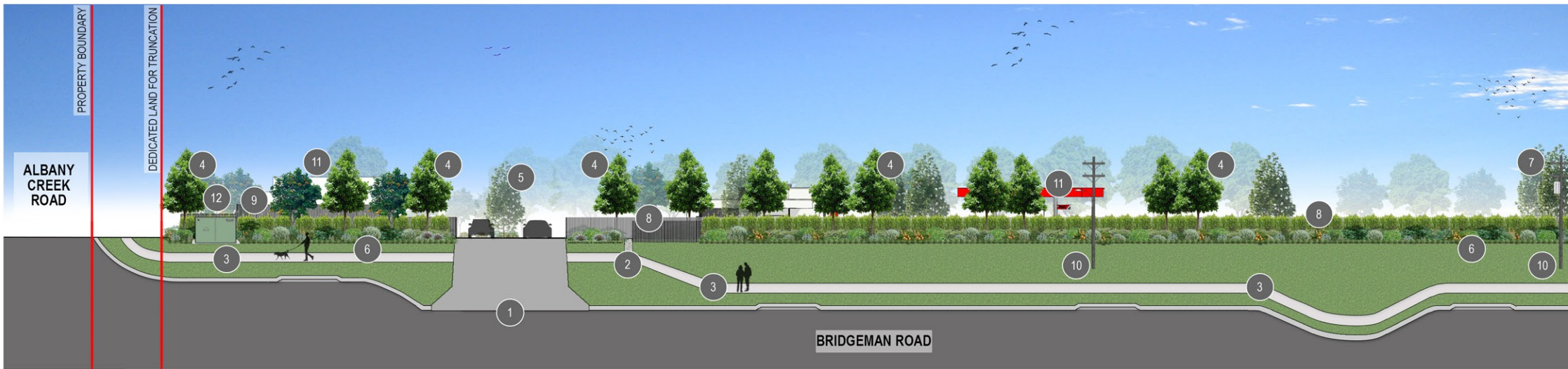
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347 ALBANY CREEK ROAD, BRIDGEMAN DOWNS
**LANDSCAPE CONCEPT PLAN
SITE PLANTING PLAN**

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SCALE 1:300 AT ORIGINAL SIZE

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approved | E. NICHOLAOU* SK102



ELEVATION - EAST
1:300



KEY PLAN
NTS

ANNOTATION NOTES

- 1 VEHICLE CROSSOVERS SITE ENTRIES / EXITS - REFER TO CIVIL ENGINEERS DRGS
- 2 PEDESTRIAN SITE ENTRIES / EXITS
- 3 PROPOSED NEW FOOTPATH TO BE IN ACCORDANCE WITH BCC 3.7.4.2.2.A - SUBTROPICAL BOULEVARD (SBO3)
- 4 COLUMNAR TREES TRI LUS TO SOFTEN CARPARK HARDSTAND AND PROVIDE SCREEN TO EASTERN BOUNDARY STREET FRONTAGE. TREES TO BE UNDERPLANTED WITH SHRUBS AND GROUNDCOVERS AS PER PLANT SPECIES SCHEDULE ON DRG 2310-009-SK120
- 5 FEATURE GARDEN BEDS TO BE PLANTED WITH FEATURE TREE BAC cit FOR VISUAL AMENITY. TREES TO BE UNDERPLANTED WITH SHRUBS BAN BC, PHI XAN, PIT MM, WES ZEN AND ZAM fur WITH GROUNDCOVERS CAR gla, DIE gra, GAZ SIL, LIR EG, LIR JR, LOM lon, AND SEN man
- 6 FEATURE GARDEN BEDS TO BE PLANTED WITH SHRUBS BAN BC, PHI XAN, PIT MM, WES ZEN AND ZAM fur WITH GROUNDCOVERS CAR gla, DIE gra, GAZ SIL, LIR EG, LIR JR, LOM lon, AND SEN man
- 7 FEATURE TREES BAC cit TO BUFFER SERVICES AREA AND DEFINE BRIDGEMAN ROAD (NORTHERN BOUNDARY) ENTRY. TREES TO BE UNDERPLANTED SHRUBS ALC RUB, BAN BC, PHI XAN, PIT MM AND ZAM fur WITH GROUNDCOVERS CAR gla, DIE gra, GAZ SIL, LIR EG, LIR JR, LOM lon, AND SEN man
- 8 2.2m HIGH ACOUSTIC BARRIER AS APPROVED - REFER TO ACOUSTIC ENGINEERS DRGS FOR DETAILS
- 9 PROPOSED ACOUSTIC BARRIER - HEIGHT VARIES (2.2m, 2.5m, 3m & 3.6m) - REFER TO ACOUSTIC ENGINEERS DRGS FOR DETAILS
- 10 EXISTING POPWER POLE TO BE RETAINED
- 11 INDICATIVE BUILDINGS - REFER TO ARCHITECTUR DRGS FOR DETAILS
- 12 INDICATIVE PMT - REFER TO ARCHITECTUR DRGS FOR DETAILS

NOTES

1. REFER TO DRG 2310-009-SK120 FOR PLANT SPECIES SCHEDULE, IMAGES AND GENERAL NOTES
2. REFER ARCHITECTS DRGS FOR ALL FENCE AND BUILDING DETAILS
3. REFER CIVIL ENGINEERS DRGS FOR ALL RETAINING WALL DETAILS

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LANDSCAPE CONCEPT PLAN
ELEVATION- SHEET 1

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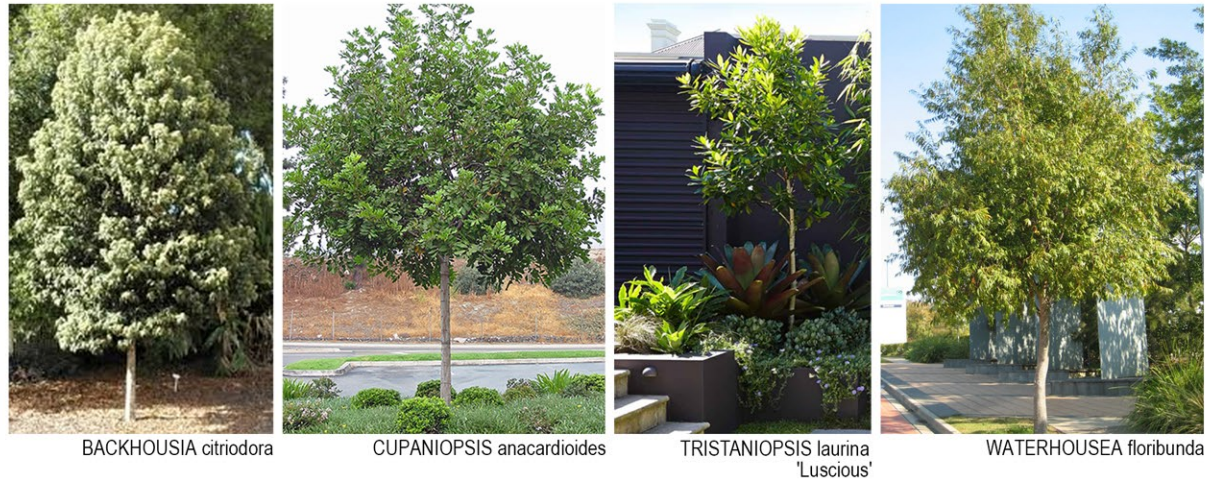
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PROPOSED PLANT SPECIES IMAGES

TREES



BACKHOUSIA citriodora CUPANIOPSIS anacardioides TRISTANIOPSIS laurina 'Luscious' WATERHOUSEA floribunda

SHRUBS



ALCANTAREA imperialis rubra BANKSIA spinulosa 'Birthday Candles' CARISSA grandiflora 'Desert Star' CRASSULA ovata KALANCHOE bracteata



PHILODENDRON 'Xanadu' PITTOSPORUM 'Miss Muffett' WESTRINGIA fruticosa 'Zena' ZAMIA furfuracea

GROUNDCOVERS



CARPOBROTUS glaucescens DIETES grandiflora GAZANIA rigens LIRIOPE muscari LIRIOPE muscari 'Just Right' LOMANDRA hystrix LOMANDRA longifolia OPHIOPOGON japonicus SENECIO mandraliscae ZOYSIA tenuifolia

PROPOSED PLANT SPECIES SCHEDULE

CODE	PLANT SPECIES	COMMON NAME	CENTRES (mm)	POT SIZE	APPROX. HEIGHT (AT MATURITY)
TREES					
BAC cit	BACKHOUSIA citriodora	Lemon Myrtle	AS SHOWN	25L	4-6m x 3-5m
CUP ana	CUPANIOPSIS anacardioides	Tuckeroo	AS SHOWN	25L	10m x 4m
TRI LUS	TRISTANIOPSIS laurina 'Luscious'	Luscious	AS SHOWN	25L	7-12m x 5m
WAT flo	WATERHOUSEA floribunda	Weeping Lilly Pilly	AS SHOWN	25L	10m x 8m
SHRUBS					
ALC RUB	ALCANTAREA imperialis 'Rubra'	Imperial Bromeliad	750mm	300mm	
BAN BC	BANKSIA spinulosa 'Birthday Candles'	Birthday Candles Banksia	500mm	300mm	
CAR mac	CARISSA macrocarpa	Desert Star	750mm	300mm	
CRA ova	CRASSULA ovata	Jade Plant	700mm	300mm	
KAL bra	KALANCHOE bracteata	Silver Spoon	500mm	300mm	
PHI XAN	PHILODENDRON 'Xanadu'	Xanadu	500mm	300mm	
PIT MM	PITTOSPORUM tobria 'Miss Muffet'	Miss Muffet	500mm	300mm	
WES ZEN	WESTRINGIA fruticosa 'Zena'	Dwarf Westringia	500mm	300mm	
ZAM fur	ZAMIA furfuracea	Cardboard Palm	450mm	300mm	
GROUNDCOVERS					
CAR gla	CARPOBROTUS glaucescens 'Aussie Rambler' - 'CAR10'	Pigface	350mm	140mm	
DIE gra	DIETES grandiflora	Large Wild Iris	450mm	140mm	
GAZ SIL	GAZANIA rigens 'Silverleaf'	Silver Leaf Gazania	350mm	140mm	
LIR EG	LIRIOPE muscari 'Evergreen Giant'	Evergreen Giant	500mm	140mm	
LIR JR	LIRIOPE muscari 'Just Right' - 'LIRJ'	Just Right	500mm	140mm	
LOM hys	LOMANDRA hystrix	Mat Rush	500mm	140mm	
LOM lon	LOMANDRA longifolia	Mat Rush	750mm	140mm	
OPH jap	OPHIOPOGON japonicus	Mondo Grass	300mm	140mm	
SEN man	SENECIO mandraliscae	Blue Chalk Sticks	450mm	140mm	
ZOY ten	ZOYSIA tenuifolia	Korean Velvet Grass	300mm	140mm	
FIC pum	FICUS pumila	Creeping Fig	250mm	140mm	
TURF					
ZOY ET	ZOYSIA japonica 'Empire Turf'	Empire Turf			

NOTES

- REFER TO LANDSCAPE CONCEPT PLAN 2310-009-SK102 FOR PROPOSED PLANTING DESIGN
- REFER TO CIVIL ENGINEERS DRAWINGS FOR DRIVEWAY AND CROSSOVER DETAILS
- REFER TO ARCHITECTS DRAWINGS FOR ALL FENCE DETAILS
- LANDSCAPE DETAILED DESIGN IS TO BE COORDINATED WITH HYDRAULIC AND ENGINEERING DESIGN TO CONFIRM LOCATIONS OF UNDERGROUND SERVICES PRIOR TO CONSTRUCTION
- LANDSCAPE GENERAL STANDARDS.
 - CULTIVATION MINIMUM DEPTH 150mm FOR TURFED AREAS AND PLANTING AREAS
 - IMPORTED TOPSOIL TO AS 4419. MINIMUM DEPTHS, GRASSED AREAS (TURF) 100mm, PLANTING AREAS 300mm.
 - MULCH TO AS 4454 PROVIDE MULCH WHICH IS FREE OF DELETERIOUS AND EXTRANEIOUS MATTER SUCH AS SOIL, WEEDS AND STICKS.
 - STAKE SIZES FOR PLANTS 1-2.5m HEIGHT TWO 50 x 50 x 1800mm STAKES PER PLANT PROVIDE TIES FIXED SECURELY TO THE STAKES, ONE TIE AT HALF THE HEIGHT OF THE MAIN STEM, OTHERS AS NECESSARY TO STABILISE PLANT. FOR PLANTS <2.5m HIGH 50mm HESSIAN WEBBING STAPLED TO THE STAKES.
- FOR ALL STREETScape WORKS REFER TO THE FOLLOWING BRISBANE CITY COUNCIL STANDARD DRAWINGS FOR LANDSCAPE CONSTRUCTION DETAILS:
 - 1.1 BSD-9051 PLANTING GENERAL NOTES SHEET 1
 - 1.2 BSD-9051 PLANTING GENERAL NOTES SHEET 2
 - 1.3 BSD-9052 PLANTING MEDIA PROFILES (TURF AND GARDEN)
 - 1.4 BSD-9053 PLANTING - TYPICAL TREE, SHRUB & TUBE STOCK
 - 1.5 BSD-9082 ROOT DEFLECTOR INSTALLATION ADJACENT TO EXISTING ROAD AND STRUCTURES
- ALL BCC STANDARD DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE FOLLOWING BRISBANE CITY COUNCIL TECHNICAL REFERENCE SPECIFICATIONS:
 - 1.1 S190 LANDSCAPING

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