

BCC DS
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 19/05/2026
 APPLICATION REF
 A006895884

BRISBANE CITY COUNCIL

49 NOTTINGHAM RD, CALAMVALE

LOT 2 on RP888192



SITE LOCATION
 NTS

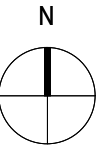
DRAWING INDEX		
DRAWING No.	DRAWING TITLE	REVISION
SK001	COVERSHEET & DRAWING INDEX	C
SK002	PLANTING PLAN - GROUND FLOOR	C
SK003	PLANTING PLAN - FIRST FLOOR	C
SK010	PLANT SPECIES SCHEDULE, IMAGES & NOTES	C

PRELIMINARY

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JUMI PROPERTY PTY LTD
 49 NOTTINGHAM ROAD, CALAMVALE
 LANDSCAPE CONCEPT PLAN
 COVERSHEET & DRAWING INDEX

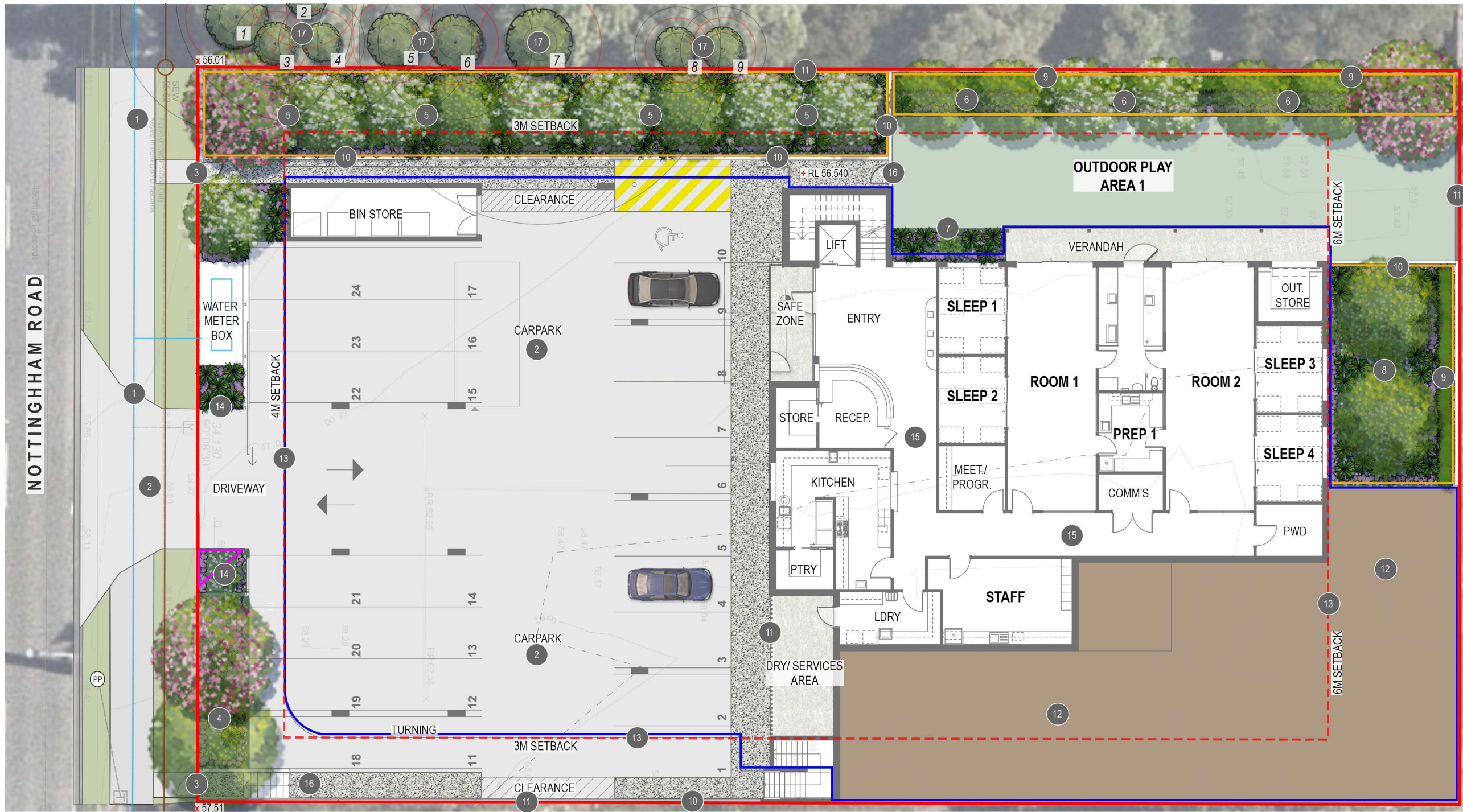
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scale | NTS for A1 job no. | 2507-001
 date | MAY 2026 rev no. | C

approved... E. NICHOLAOU* SK001



- ### LEGEND
- EXISTING NEIGHBOURING TREES TO BE RETAINED WITH (SRZ & TPZ)
 - PROPOSED FEATURE TREES
 - PROPOSED SHADE TREES
 - PROPOSED SHRUB AND LOW LEVEL PLANTING
 - PROPOSED GROUNDCOVER PLANTING
 - PROPOSED BUFFER PLANTING
 - TURF
 - OUTDOOR PLAY AREA
 - HARDSTAND SURFACE FINISH TO PEDESTRIAN PRIORITY PATHWAY
 - CONCRETE AREA - REFER CIVIL ENGINEERS DRGS FOR DETAILS
 - PAVED AREA - REFER ARCHITECTS DRGS FOR DETAILS
 - WATER MAIN - REFER TO CIVIL ENGINEERS DRGS FOR DETAILS
 - SEWER - REFER CIVIL ENGINEERS DRGS FOR DETAILS
 - DEEP PLANTING EXTENT - REFER TO ARCHITECT'S DRGS FOR PERCENTAGE DETAILS
 - BUILDING LINE OVER
 - PROPERTY BOUNDARY
 - PROPOSED SETBACK BOUNDARY
 - + RL 56.540 PROPOSED LEVEL
 - x 57.51 EXISTING SURVEY LEVEL
 - PEDESTRIAN SIGHT TRIANGLE
 - EXISTING POWER POLE

PLAN
SCALE 1:100

ANNOTATION NOTES

- 1 REFER TO CIVIL ENGINEER'S DRAWINGS FOR STREETSCAPE DESIGN AND SERVICES DETAILS
- 2 REFER TO ENGINEER'S DRAWINGS FOR PROPOSED DRIVEWAY CROSSOVER AND CARPARK SPACES
- 3 PEDESTRIAN SITE ENTRY / EXIT
- 4 FEATURE TREES TAB pal AND LARGE SHADE TREES WAT flo TO PROVIDE SHADE AND VISUAL AMENITY TO NOTTINGHAM ROAD FRONTAGE. TREES TO BE UNDERPLANTED WITH SHRUBS ALP nut, CAL LJ, PIT MM AND WES ZEN WITH GROUNDCOVERS BRA mul, GAZ tom AND LIR EG
- 5 FEATURE TREES BUC cit AND TAB pal TO BE INSTALLED IN DEEP PLANTING ZONE - TO PROVIDE VISUAL AMENITY TO NOTTINGHAM ROAD FRONTAGE AND DEFINE PEDESTRIAN ENTRY / EXIT. TREES TO BE UNDERPLANTED WITH SHRUBS AND GROUNDCOVERS AS PER PLANT SPECIES SCHEDULE ON DRG 2507-001-SK010
- 6 FEATURE TREES BUC cel AND TAB pal AND LARGE SHADE TREES HAR pen TO BE INSTALLED IN DEEP PLANTING ZONE TO PROVIDE SHADED AMENITY AND SOFTEN BUILDING FACADE. TREES TO BE UNDERPLANTED WITH SHRUBS ALP nut, CAL LJ, PIT MM AND WES ZEN GROUNDCOVERS BRA mul, DIE gra, GAZ tom AND LIR EG
- 7 FEATURE GARDEN BED TO DEFINE BUILDING INTERFACE OUTDOOR PLAY AREA. GARDEN BED TO BE PLANTED OUT WITH SHRUBS ALP nut, LAV den AND PIT MM WITH GROUNDCOVERS BRA mul, GAZ tom AND ZOY ten
- 8 LARGE SHADE TREES HAR pen TO BE INSTALLED IN REAR DEEP PLANTING ZONE TO PROVIDE BUFFERING AND SHADED AMENITY. TREES TO BE UNDER PLANTED WITH SHRUBS AND GROUNDCOVERS AS PER PLANT SPECIES SCHEDULE ON DRG 2507-001-SK010
- 9 BUFFERING SHRUB SYZ RES TO SCREEN BOUNDARY INTERFACE
- 10 REFER TO CIVIL ENGINEER'S DRAWINGS FOR RETAINING WALL DESIGN
- 11 REFER TO ARCHITECT'S DRAWINGS FOR ALL FENCING AND BALUSTRADE DETAILS
- 12 LEVEL 1 ABOVE PLANTING PLAN - REFER TO DRG 2507-001-SK003 FOR FURTHER PLANTING DETAILS
- 13 PROPOSED BOUNDARY SETBACK
- 14 LOW GROUNDCOVERS BRA mul (MAX 0.5m HIGH) TO FEATURE GARDEN BED TO SOFTEN ADJACENT WATER METER BOX AND DRIVEWAY - ENSURING PEDESTRIAN CLEAR SIGHTLINES
- 15 REFER TO ARCHITECTS DRAWINGS FOR ALL INTERNAL DETAILS
- 16 FIRE EGRESS PATHS
- 17 EXISTING NEIGHBOURING TREES TO BE RETAINED & PROTECTED IN ACCORDANCE WITH AS 4970-2009 - SUBJECT TO ARBORIST'S REPORT AND CONFIRMATION ON-SITE. REFER TO ADJACENT TABLE 1 FOR DETAILS

TABLE 1 - EXISTING TREE SPECIES ON ADJOINING PROPERTY

	SPECIES NAME	DIAMETER AT BREAST HEIGHT (DBH) (mm)	BUTTRESS SIZE (mm)
1	<i>EUCALYPTUS sp.</i>	440	710
2	<i>*LIBIDIBIA ferrea</i>	520 (200 + 320)	560
3	<i>EUCALYPTUS sp.</i>	150	200
4	<i>EUCALYPTUS sp.</i>	150	200
5	<i>EUCALYPTUS sp.</i>	310	400
6	<i>EUCALYPTUS sp.</i>	310	400
7	<i>*EUCALYPTUS sp.</i>	740 (420 + 320)	890
8	<i>CALLISTEMON viminalis</i>	LESS THAN 200	250
9	<i>CALLISTEMON viminalis</i>	LESS THAN 200	250

* DENOTES TREE SPECIES WITH FORKS (DBH MEASURED AS COMBINED STEM)

NOTES

1. REFER TO DRG 2507-001-SK010 FOR PLANT SPECIES SCHEDULE, IMAGES AND GENERAL NOTES
2. REFER TO ARCHITECTS DRGS FOR ALL FENCING DETAILS
3. REFER CIVIL ENGINEERS DRGS FOR ALL RETAINING WALL DETAILS
4. MEASUREMENTS SHOWN IN THE ABOVE TABLE ARE INDICATIVE ONLY
5. TREE SPECIES AS IDENTIFIED ON-SITE ON 10.12.25

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JUMI PROPERTY PTY LTD
 49 NOTTINGHAM ROAD, CALAMVALE
LANDSCAPE CONCEPT PLAN
PLANTING PLAN - GROUND FLOOR

LAUDink

landscape architecture & urban design

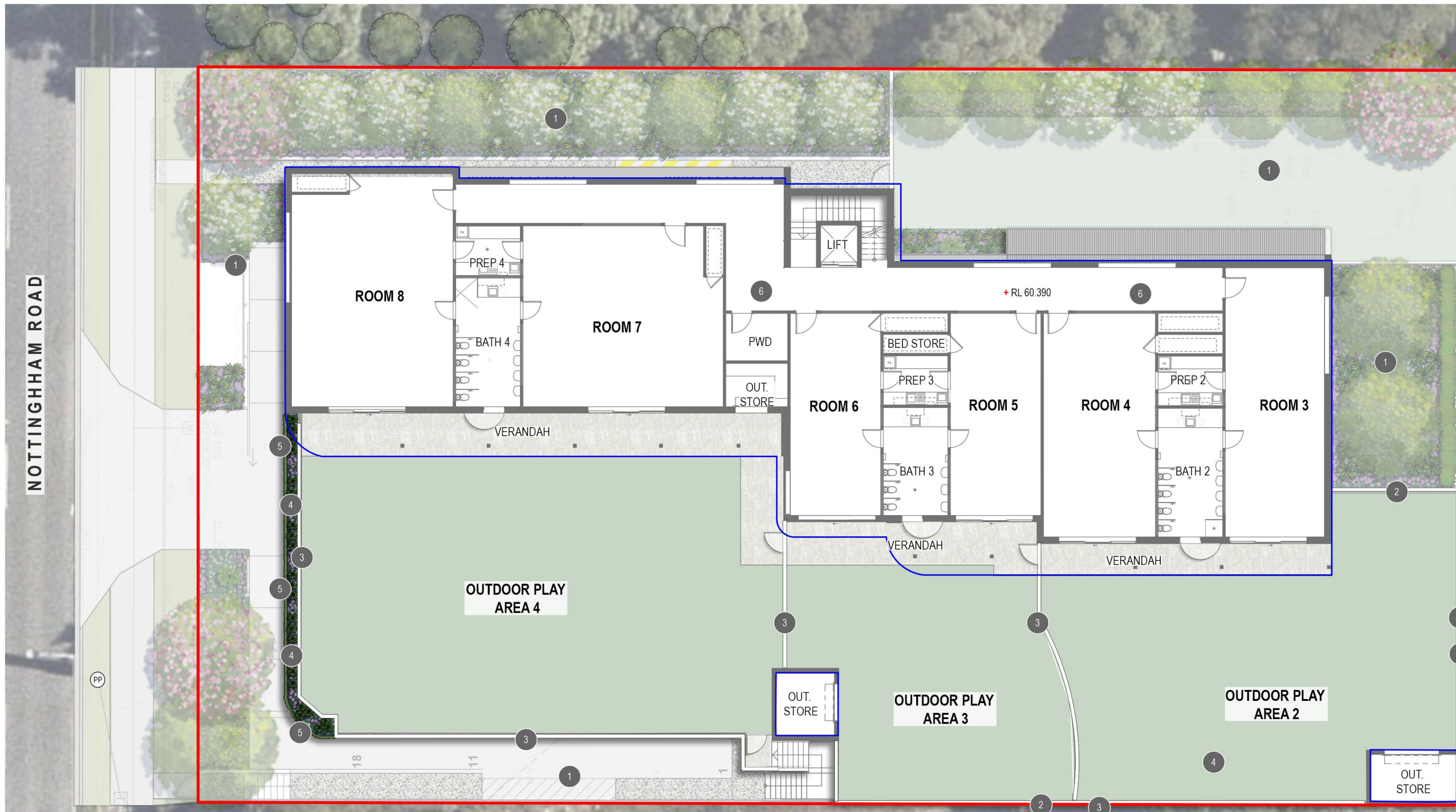
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AS/NZS 80 169 838 144

SCALE 1:100 AT ORIGINAL SIZE

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scale 1:100 for A1 job no. 2507-001
 date MAY 2026 rev no. C
 approved E. NICHOLAOU* SK002



- LEGEND**
- PROPOSED SHRUB AND LOW LEVEL PLANTING
 - PROPOSED GROUNDCOVER PLANTING
 - PROPOSED CASCADING SPECIES
 - OUTDOOR PLAY AREA
 - PAVED AREA - REFER ARCHITECTS DRGS FOR DETAILS
 - BUILDING LINE OVER
 - PROPERTY BOUNDARY
 - +RL 60.390 PROPOSED LEVEL

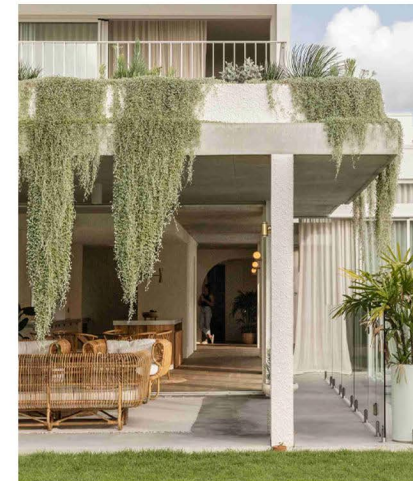
PLAN
SCALE 1:100

ANNOTATION NOTES

- 1 GROUND FLOOR PLANTING PLAN BELOW - REFER TO DRG 2507-001-SK002 FOR FURTHER PLANTING DETAILS
- 2 REFER TO CIVIL ENGINEER'S DRAWINGS FOR ALL RETAINING WALL DETAILS
- 3 REFER TO ARCHITECT'S DRAWINGS FOR ALL BALUSTRADE AND FENCING DETAILS
- 4 RAISED PLANTER TO PROVIDE VISUAL AMENITY AND SOFTEN BUILDING FACADE AND OUTDOOR PLAY HARDSTAND. PLANTER TO FEATURE SHRUBS ALP nut, ROS off AND WES ZEN WITH GROUNDCOVERS BRA mul AND GAZ tom
- 5 PROPOSED CASCADING SPECIES CAS CI AND DIC SF TO BE POSITION AT EDGE OF PLANTER TO PROVIDE VISUAL AMENITY AND SOFTEN FACADE
- 6 REFER TO ARCHITECT'S DRAWINGS FOR ALL INTERNAL DETAILS

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CHARACTER REFERENCE IMAGES



INDICATIVE PROPOSED CASCADING SPECIES DIC SF TO BE TRAINED AT EDGE OF LEVEL 1 PLANTER

NOTES

1. REFER TO DRG 2507-001-SK010 FOR PLANT SPECIES SCHEDULE, IMAGES AND GENERAL NOTES
2. REFER TO ARCHITECTS DRGS FOR ALL FENCING DETAILS
3. REFER CIVIL ENGINEERS DRGS FOR ALL RETAINING WALL DETAILS

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JUMI PROPERTY PTY LTD
 49 NOTTINGHAM ROAD, CALAMVALE
LANDSCAPE CONCEPT PLAN
PLANTING PLAN - FIRST FLOOR

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scale 1:100 for A1 job no. 2507-001
 date MAY 2026 rev no. C

approved E. NICHOLAOU* **SK003**

PROPOSED PLANT SPECIES IMAGES

TREES



SHRUBS



GROUNDCOVERS, CLIMBERS & CASCADING SPECIES



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PROPOSED PLANT SPECIES SCHEDULE

CODE	PLANT SPECIES	COMMON NAME	CENTRES (mm)	POT SIZE	MATURE SIZE (HxW)
TREE SPECIES					
BUC cel	BUCKINGHAMIA celsissima	Ivory Curl	AS SHOWN	45L	8 x 4
CUP ana	CUPANIOPSIS anacardioides	Tuckeroo	AS SHOWN	25L	10 x 4 (HxW)
ELA eum	ELAEOCARPUS eumundii	Eumundii Quandong	AS SHOWN	25L	8-10 X 3-5 (HxW)
HAR pen	HARPULLIA pendula	Tulipwood	AS SHOWN	45L	10x5 (HxW)
MAG TB	MAGNOLIA grandiflora 'Teddy Bear'	Magnolia Teddy Bear	AS SHOWN	25L	4-6 x 2-3 (HxW)
TAB pal	TABEBUIA palmeri	Pink Trumpet Tree	AS SHOWN	200L	10 x 6
WAT flo	WATERHOUSEA floribunda	Weeping Lilly Pilly	AS SHOWN	200L	15 x 8
SHRUBS SPECIES					
ALP nut	ALPINIA nutans	Dwarf Cardamon	700mm	300mm	
BAE LP	BAECKEA 'La Petite'	Dwarf Baeckea	750mm	300mm	
CAL LJ	CALLISTEMON viminalis 'Little John'	Dwarf Weeping bottlebrush	1000mm	300mm	
IXO PM	IXORA 'Pink Malay'	Dwarf Pink Ixora	500mm	300mm	
LAV den	LAVANDULA denata	Dwarf French Lavender	500mm	300mm	
PIT MM	PITTOSPORUM 'Miss Muffet'	Pittosporum	750mm	300mm	
RHA exc	RHAPIS excelsa	Lady Palm	750mm	200mm	
RHA ind	RHAPHIOLEPIS indica 'Ballerina'	Raphiolepis Ballerina	500mm	300mm	
ROS off	ROSMARINUS officinalis	Rosemary	500mm	300mm	
SYZ RES	SYZYGIUM 'Resilience'	Psyllid resistant Lilly Pilly	1000mm	300mm	
VIB odo	VIBURNUM odoratissimum	Sweet viburnum	1000mm	300mm	
WES fru	WESTRINGIA fruticosa Zena	Coastal Rosemary	400mm	300mm	
GROUNDCOVERS, CLIMBERS AND CASCADING SPECIES					
BRA mul	BRACHYSCOME multifida	Cut-Leaved Daisy	500mm	140mm	
CAS CI	CASUARINA glauca	Cousin It	750mm	140mm	
DIC SF	DICHONDRA 'Silver Falls'	Silver Falls	500mm	140mm	
DIE gra	DIETES grandiflora	Large Wild Iris	500mm	140mm	
GAZ tom	GAZANIA tomentosa	Silver Leafed Gazania	500mm	140mm	
HYM lit	HYMENOCALLIS littoralis	Spider Lily	500mm	140mm	
LIR EG	LIRIOPE muscari 'Evergreen Giant'	Evergreen Giant	500mm	140mm	
LOM LT	LOMANDRA 'Lime Tuff'	Lomandra Shara	400mm	140mm	
MYO par	MYOPORUM parvifolium	Creeping Boobialla	750mm	140mm	
THY vul	THYMUS vulgaris	Common Thyme	500mm	140mm	
TRA jas	TRACHELOSPERMUM jasminoides	Star Jasmine	AS SHOWN	140mm	
VIO hed	VIOLA hederacea	Native Violet	300mm	140mm	
ZOY ten	ZOYSIA tenuifolia	Korean Velvet Grass	250mm	140mm	

NOTES

- REFER TO LANDSCAPE CONCEPT PLANS 2507-001-SK002 & 2507-001-SK003 FOR PLANTING DESIGN PLANS
- 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:
 - SOFTWORKS:
 - BSD-9051 PLANTING GENERAL NOTES SHEET 1
 - BSD-9051 PLANTING GENERAL NOTES SHEET 2
 - BSD-9052 PLANTING MEDIA PROFILES (TURF AND GARDEN)
 - BSD-9053 PLANTING - TYPICAL TREE, SHRUB & TUBE STOCK
 - 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:
 - S190 LANDSCAPING
- ALL PLANTS SELECTED FOR OUTDOOR PLAY AREAS TO COMPLY WITH KIDSAFE QLD GUIDELINES & EXCLUDE POTENTIALLY HAZARDOUS PLANT SPECIES AS IDENTIFIED ON THE CHILDREN'S HEALTH QUEENSLAND HOSPITAL AND HEALTH SERVICE

PRELIMINARY

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LANDSCAPE CONCEPT PLAN
 PLANT SPECIES SCHEDULE, IMAGES & NOTES



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approved E. NICHOLAOU* SK010