BRISBANE CITY COUNCIL
40, 42 & 46 FLEMING ROAD, HERSTON
LOT 9 & 10 ON RP 52955 & LOT 1 ON 98578

BCC DS
RECEIVED
14/10/2026
APPLICATION REF
A007129685



PLAN
SCALE NTS

DRAWING INDEX

DRAWING No.	DRAWING TITLE	REVISION
2201-032-SK001	COVER SHEET & DRAWING INDEX	G
2201-032-SK002	SITE WIDE PLAN	G
2201-032-SK003	SITE WIDE FENCING PLAN	G
2201-032-SK010	PLANT SPECIES SCHEDULE & IMAGES	G

PRELIMINARY

rev	description	drawn	date
G	REVISED ISSUE	JM	15.09.26
F	REVISED ISSUE	JM	01.09.26

UNISON PROJECTS
40, 42 & 46 FLEMING ROAD, HERSTON
LANDSCAPE CONCEPT PLAN
COVER SHEET & DRAWING INDEX

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scale NTS for A1 job no. 2201-032
date SEP 26 rev no. G

approved E. NICHOLAOU*

SK001



PLAN

SCALE 1:200

ANNOTATION NOTES

1. SITE ENTRY
2. DEVELOPMENT ENTRY SIGN AND GROUPED MAIL BOXES - REFER ARCHITECTS DRAWINGS FOR DETAILS
3. EXISTING UNDERPERFORMED / UNSUITABLE STREET TREE PONGAMIA pinnata (WISTERIA TREE) TO BE REMOVED - TREE IS ALSO A CLASS R BCC DECLARED WEED SPECIES
4. NEW 100L BUC cel STREET TREE INSTALLED TO FLEMING ROAD FRONTAGE TREE TO BE INSTALLED AS PER BSD-9001
5. RETAINED / PROPOSED CROSSOVERS FOR LOT 1 & 9
6. NEW 1800mm WIDE BROOM FINISHED PORTLAND GREY CONCRETE FOOTPATH INSTALLED TO FLEMING ROAD AS PER BCC DESIGN REQUIREMENTS FOR NEIGHBOURHOOD STREET MAJOR - REFER CIVIL ENGINEERS DRAWINGS FOR DETAILS
7. ENTRY TO BE DEFINED BY FEATURE TREE LAG sio TREE TO BE UNDERPLANTED WITH TRA jas
8. NARROW PLANTING AREAS TO FEATURE REO MESH SHEETS AFFIXED TO FENCE WITH TRA jas TRAINED TO MESH. BALANCE OF GARDEN BED TO FEATURE GROUNDCOVERS LIR JR
9. CLIMBING PLANT SPECIES BOU spe TRAINED TO TRELLIS OVER PEDESTRIAN ENTRIES AND COMMUNAL OPEN SPACE. REFER ARCHITECTS DETAILS FOR TRELLIS
10. UNIT POS TO FEATURE TREES ELA eum / TRI LUS OR RAN fit PLANTED IN MIN. 1m WIDE MULCHED GARDEN BEDS WITH TIMBER EDGING. TREES TO BE UNDERPLANTED WITH FIC pum TRAINED TO FENCE AND LIR JR PLANTED AT BASE
11. UNIT POS TO FEATURE SCREENING SHRUBS SYZ SOU UNDERPLANTED WITH LIR JR. CLIMBING PLANT SPECIES MAN SR TRAINED TO ARBOUR OVER POS. CLIMBING PLANT SPECIES TO ADD ADDITIONAL SCREENING BETWEEN POS AND ADJACENT PROPERTY
12. INTERNAL DRIVEWAY TO BE SHADED BY RAN fit UNDERPLANTED WITH TRA jas
13. VISITORS CARPARKING BAY TO BE SCREENED BY SHRUB SYZ SOU UNDERPLANTED WITH LIR JR
14. INTERNAL DRIVEWAY TO BE BUFFERED FROM ADJACENT PROPERTY BY SYZ RES. SHRUB TO BE UNDERPLANTED WITH GROUND COVER CIS ant AND FIC pum. CIS ant TRAINED TO GROW OVER RETAINING WALL AND FIC pum PLANTED BEHIND SYZ RES TO GROW UP FACE OF WALL
15. COMMUNAL OPEN SPACE TO BE BUFFERED BY FEATURE TREE LAG sio AND SYZ tie UNDERPLANTED WITH BUFFERING SHRUB SYZ SOU AND GROUNDCOVER TRA jas
16. COMMUNAL OPEN SPACE / POS TO BE BUFFERED FROM ADJACENT TOWN HOUSE / PROPERTY BY SYZ RES UNDERPLANTED WITH TRA jas OR LIR JR
17. TURF LAWN AND FIREPIT AREA UNDER TRELLIS SHELTER STRUCTURE TO COMMUNAL OPEN SPACE. AMENITY TO PROVIDE RESIDENTS WITH THE OPPORTUNITY FOR RELAXATION AND SOCIAL ENGAGEMENT
18. REFER ARCHITECTS DRAWINGS FOR ALL SUB-DIVISION DETAILS AND HOUSE RELOCATION
19. REFER TO CIVIL ENGINEERS DRAWINGS FOR ALL EXISTING AND PROPOSED RETAINING WALL DETAILS
20. BUFFERING SHRUB SYZ RES TO ACT AS GREEN BALUSTRADE TO DECKS FOR UNITS 3-6
21. GARDEN BED TO PROVIDE SOFTENED AMENITY TO DRIVEWAY HARDSTANDS. TO BE PLANTED OUT WITH GROUNDCOVERS VIO hed

LEGEND

- EXISTING STREET TREE TO BE REMOVED
- PROPOSED FEATURE TREES
- PROPOSED SHADE TREE
- PROPOSED SHRUB SCREEN / BUFFER PLANTING
- PROPOSED LOW HEIGHT GROUNDCOVER PLANTING
- DECK / PATIO FINISH - REFER TO ARCHITECTS DRAWINGS FOR DETAILS
- LANDSCAPE AREAS
- PROPOSED DECORATIVE GRAVEL
- DRIVEWAY SURFACE FINISH - REFER PROJECT FINISHES AND FIXTURES SHEDULE FOR DETAILS
- CONTRASTING PEDESTRIAN WALKWAY - REFER PROJECT FINISHES AND FIXTURES SHEDULE FOR DETAILS
- PROPERTY BOUNDARY
- DEEP PLANTING EXTENT - REFER ARCHITECTS DEEP BED PLANTING DRAWING FOR DETAILS
- PP / LP EXISTING POWER POLE & LIGHT POLE
- + RL19.000 PROPOSED LEVEL
- PEDESTRIAN SIGHT TRIANGLE
- SWD STORMWATER - REFER TO CIVIL ENGINEERS DRGS FOR DETAILS

NOTES

1. REFER TO CIVIL ENGINEERS DRAWINGS FOR ALL PROPOSED BUILDING PAD LEVELS AND RETAINING WALL DETAILS
2. REFER TO SK010 FOR PLANT SPECIES LIST IMAGES AND NOTES
3 REFER TO SK003 FOR FENCE TYPE DETAILS

0 2 4 6 8 10m

SCALE 1:200 AT ORIGINAL SIZE

PRELIMINARY

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LANDSCAPE CONCEPT PLAN SITE WIDE PLAN

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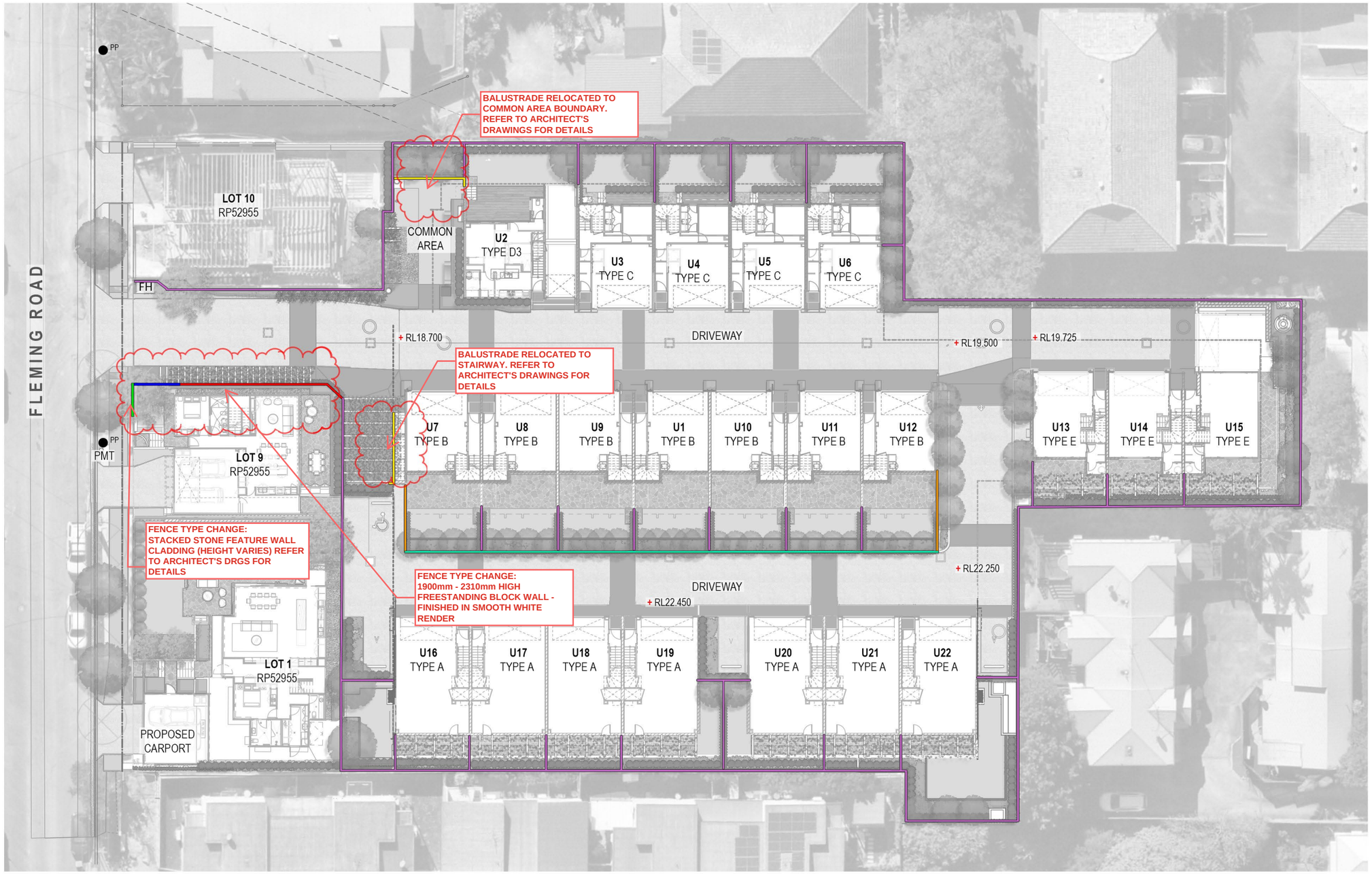
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scale 1:200 for A1 job no. 2201-032

date SEP 26 rev no. G

approved E. NICHOLAOU*

SK002



PLAN

SCALE 1:200

LEGEND

- 600mm HIGH ALUMINIUM FENCE WITH VERTICAL SLATS. PANELS AND POSTS POWDERCOATED IN DULUX 'MONUMENT' MOUNTED TO TOP OF BLOCK RETAINING WALL
- 1800mm HIGH FREESTANDING BLOCK WALL FINISHED IN SMOOTH WHITE RENDER
- 1800mm HIGH TIMBER LAPPED AND CAPPED TIMBER PALING FENCE TO BE PAINTED IN DULUX 'MONUMENT'
- 1000mm HIGH FLAT TOP ALUMINIUM BALUSTRADES WITH VERTICAL SLATS POWDER COATED IN DULUX MONUMENT
- 1900-2310mm HIGH FREESTANDING BLOCK WALL FINISHED IN SMOOTH WHITE RENDER
- 2700mm HIGH FREESTANDING FEATURE STONE CLAD BLOCK WALL WITH MAILBOX
- STACKED STONE FEATURE WALL CLADDING (HEIGHT VARIES) REFER TO ARCHITECT'S DRGS FOR DETAILS

0 2 4 6 8 10m

SCALE 1:200 AT ORIGINAL SIZE

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LANDSCAPE CONCEPT PLAN
SITE WIDE FENCING PLAN

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SK003

PROPOSED PLANT SPECIES SCHEDULE

CODE	PLANT SPECIES	COMMON NAME	CENTRES (mm)	POT SIZE	(AT MATURITY)	STAKED
TREES						
BUC cel	BUCKINGHAMIA celsissima	Ivory Curl	AS SHOWN	100L	8 X 5 (HxW)	Y
ELA eum	ELAEOCARPUS eumundii	Eumundii Quandong	AS SHOWN	100L	8-10 X 3-5 (HxW)	Y
LAG sio	LAGERSTROEMIA sioux	Crepe Myrtle	AS SHOWN	100L	5 x 4 (HxW)	Y
MAG TB	MAGNOLIA grandiflora 'Teddy Bear'	Magnolia Teddy Bear	AS SHOWN	100L	4-6 x 2-3 (HxW)	Y
RAN fit	RANDIA fitzalanii	Native Gardenia	AS SHOWN	200L	6-10 x 2-4 (HxW)	Y
SYZ tie	SYZYGIUM tierneyanum	River Cherry	AS SHOWN	100L	10 x 4 (HxW)	Y
TRI LUS	TRISTANIOPSIS laurina 'Luscious'	Luscious	AS SHOWN	100L	4-6 x 2-3 (HxW)	Y
SHRUBS						
RHA exc	RHAPIS excelsa	Lady Palm	750mm	300mm		
SYZ RES	SYZYGIUM 'Resilience'	Psyllid resistant Lilly Pilly	1000mm	100L		
SYZ SOU	SYZYGIUM australe `Southern`	Lilly Pilly	1500mm	300mm		
GROUNDCOVERS						
BOU spe	BOUGAINVILLEA spectabilis	Bouganvillea	300mm	200mm		
CIS ant	CISSUS antarctica	kangaroo vine	500mm	140mm		
FIC pum	FICUS pumila	Creeping Fig	250mm	140mm		
LIR JR	LIRIOPE muscari 'Just Right' - 'LIRJ'	Just Right	500mm	140mm		
MAN SR	MANDEVILLA ' Sanderi Rosea'	Pink Mandevilla	500mm	140mm		
OPH NAN	OPHIOPOGON japonicus 'Nanus'	Mondo Grass Dwarf	350mm	140mm		
SPA PL	SPATHIPHYLLUM	Peace Lily	500mm	200mm		
TRA jas	TRACHELOSPERMUM jasminoides	Star Jasmine	300mm	140mm		
GRASS						
ZOY ET	ZOYSIA japonica 'Empire Turf'	Empire Turf				

NOTES

1. REFER TO LANDSCAPE CONCEPT PLAN 2201-032-SK002 FOR PLANTING ARRANGEMENT CONCEPT DESIGN PLAN
2.REFER TO CIVIL ENGINEERS DRAWINGS FOR DRIVEWAY AND PROPOSED / RETAINED CROSSOVER DETAILS
3. REFER TO ARCHITECTS DRAWINGS FOR ALL FENCE DETAILS
4. LANDSCAPE DETAILED DESIGN IS TO BE COORDINATED WITH HYDRAULIC AND ENGINEERING DESIGN TO CONFIRM LOCATIONS OF UNDERGROUND SERVICES PRIOR TO CONSTRUCTION
5.LANDSCAPE GENERAL STANARDS.
   5.1 SOIL TO AS 4419 PLANTING BEDS CULTIVATION MINIMUM DEPTH 100mm
   GRASSED AREAS (TURF) 150mm PLANTING AREAS 150mm. SOURCE IMPORT TOP SOIL THAT COMPLIES WITH AS 4419.
   5.2 MULCH TO AS 4454 PROVIDE MULCH WHICH IS FREE OF DELETERIOUS AND EXTRANEOUS MATTER SUCH AS SOIL, WEEDS AND STICKS.
   5.3 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 STABLILISE PLANT. FOR PLANTS <2.5m HIGH 50mm HESSIAN WEBBING STAPLED TO THE STAKES.
6. FOR ALL STREETSCAPE WORKS REFER TO THE FOLLOWING BRISBANE CITY COUNCIL STANDARD DRAWINGS FOR LANDSCAPES CONSTRUCTION DETAILS:
6.1 SOFTWORKS:
   6.1.1 BSD-9051 PLANTING GENERAL NOTES SHEET 1
   6.1.2 BSD-9051 PLANTING GENERAL NOTES SHEET 2
   6.1.3 BSD-9052 PLANTING MEDIA PROFILES (TURF AND GARDEN)
   6.1.4 BSD-9053 PLANTING - TYPICAL TREE, SHRUB & TUBE STOCK
   6.1.5 BSD-9082 ROOT DEFLECTOR INSTALLATION ADJACENT TO EXISTING ROAD AND STRUCTURES
7. ALL BCC STANDARD DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE FOLLOWING BRISBANE CITY COUNCIL TECHNICAL REFERENCE SPECIFICATIONS:
   7.1 S190 LANDSCAPING

PLANT SPECIES IMAGES













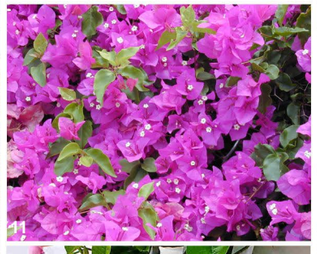




01 *BUCKINGHAMIA celcissima*
02 *ELAEOCARPUS eumundii*
03 *MAGNOLIA grandiflora 'Teddy Bear'*
04 *RANDIA fitzalanii*
05 *SYZYGIUM tierneyanum*
06 *LAGERSTROEMIA sioux*
07 *TRISTANIOPSIS laurina 'Luscious'*
08 *RHAPIS excelsa*











09 *SYZYGIUM 'Resilience'*
10 *SYZYGIUM australe `Southern`*
11 *BOUGAINVILLEA spectabilis*
12 *MANDEVILLA ' Sanderi Rosea'*
13 *TRACHELOSPERMUM jasminoides*









14 *LIRIOPE muscari*
15 *OPHIOPOGON JAPONICUS 'NANUS'*
16 *SPATHIPHYLLUM*
17*FICUS pumila*

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SK010