



LEGEND:

DEEP PLANTING OUTLINE

ROOF OUTLINE

FENCE LINES

E

EXISTING SERVICES

PROPOSED TREES, SHRUBS, AND GROUNDCOVERS

TURF

CONCRETE

EXPOSED AGGREGATE

PAVED /TILED

PEDESTRIAN PATH

EXISTING TREES

Key Notes (Refer plans)

- A.

1.8m height timber paling fence
- B.

Concrete mowing edge where garden adjoins lawn
- C.

Screening trees. Backhousia citriodora.
- D.

Feature trees to deep planting area. Jacaranda mimosifolia, Delonix regia, Waterhousa foribunda, Flindersia australis.
- E.

Screening shrubs. Syzygium sp, Heliconia sp, Allocassia sp.
- F.

Understorey planting to gardens. Philodendron xanadu, Alpinai mutica, Gardenia florida, Liriope Evergreen Giant, Liriope Stripey White
- G.

Pergola and seating area, and exercise equipment to communal area
- H.

Existing trees to remain
- I.

Bioretention basin with grasses, sedges (Lomandra hystrix, Carex appressa, Juncus karusii)

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13/08/2026
APPLICATION REF
A00662187



1

LANDSCAPE CONCEPT PLAN

LCP-1

Scale: 1:130

0 1 2 3 4 5 m



(B.App.Sc.Blt.Env, Grad.Dip.Lands.Arch.) Registered
Landscape Architect AILA no.1132 ABN: 41 134 988 971
PO BOX 373, ANNERLEY QLD 4103
M: 0407 114 605 E: baldock@bigpond.net.au

A

ISSUE

6/8/26

DATE

da

REVISION

PROJECT:

80 BARRETT ST

BRACKEN RIDGE QLD

CLIENT:

MSL VENTURES PTY LTD

DWG TITLE:

LANDSCAPE CONCEPT PLAN

PROJECT NO:

2607

DATE:

JULY 2026

SHEET SIZE:

A2

DWG NO:

LCP-1

REVISION:

A

Design Certified by:

MBaldock

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1

LANDSCAPE CONCEPT PLAN

LCP-2

Scale: 1:130

0

1

2

3

4

5 m

Mark Baldock

LANDSCAPE ARCHITECT

(B.App.Sc.Blt.Env, Grad.Dip.Lands.Arch.) Registered
Landscape Architect AILA no.1132 ABN: 41 134 988 971
PO BOX 373, ANNERLEY QLD 4103
M: 0407 114 605 E: baldock@bigpond.net.au

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SHEET SIZE:

A2

DWG NO:

LCP-2

REVISION:

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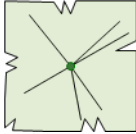
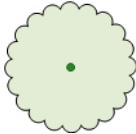
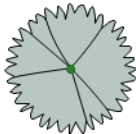
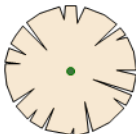
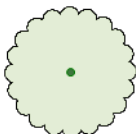
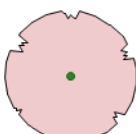
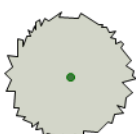
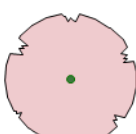
Plant List					
Image	Common Name	Botanical Name	Mature height	Mature spread	Photo
Trees					
	Lemon Scented Myrtle	Backhousia citriodora	10 - 15m	6 - 10m	
	Poinciana	Delonix regia	10 - 15m	10 - 15m	
	Smoothed leaved Quandong	Elaeocarpus eumundi	5 - 10m	2.0 - 3.5m	
	Blueberry Ash	Elaeocarpus reticulatus	5 - 10m	3.5 - 6m	
	Crows Ash	Flindersia australis	10 - 15m	6 - 10m	
	Tulipwood	Harpullia pendula	15 - 20m	3.5 - 6m	
	Jacaranda	Jacaranda mimosifolia	10 - 15m	10 - 15m	
	Luscious	Tristaniopsis Luscious	5 - 10m	3.5 - 6m	
	Green Avenue	Waterhousia floribunda Green Avenue	5 - 10m	3.5 - 6m	

Image	Common Name	Botanical Name	Mature height	Mature spread	Photo
Shrubs					
	Cunjevoi Lilly	Alocasia brisbanensis	0.75 - 0.9m	0.9 - 1.2m	
	Dwarf Ginger	Alpinia mutica	0.9 - 1.5m	0.9 - 1.2m	
	Professor Pucci	Gardenia Professor Pucci	0.75 - 0.9m	0.9 - 1.2m	
	Hot Rio Nights	Heliconia Hot Rio Nights	0.9 - 1.5m	0.9 - 1.2m	
	Rojo Congo	Philodendron Rojo Congo	0.75 - 0.9m	0.9 - 1.2m	
	Xanadu	Philodendron Xanadu	0.75 - 0.9m	0.9 - 1.2m	
	Syzygium Hinterland Gold	Syzygium Hinterland Gold	3-4m	1.5-2m	
Ground Covers					
	Yellow or Orange Gazania	Gazania rigens	0.0 - 0.3m	varies with age	
	Knobby Club-rush	Isolepis nodosa	0.6 - 0.75m	0.3 - 0.6m	
	Common Rush	Juncus usitatus	0.9 - 1.5m	0.6 - 0.9m	
	Stripey White	Liriope 'Stripey White'	0.45 - 0.6m	0.3 - 0.6m	
	Green matrush	Lomandra hystrix	0.90 - 1.50m	0.6 - 0.9m	
	Carpet Spreading Myoporum	Myoporum parvifolium	0.45 - 0.6m	0.9 - 1.2m	

BASIC LANDSCAPE SPECIFICATION NOTES

1 GENERAL

1.1 STANDARDS

Soils

General: Import topsoil to comply with AS 4419.

2 SITE AND SOIL

2.1 Planting beds

Cultivation depths (mm):

-Grassed areas (turf): 150
-Planting areas: 150

2.2 Source

General: Import topsoil that complies with AS 4419.

Topsoil source schedule

Soil type

Premium Organic Topsoil Mixture(AS4419)

Topsoil depths

Spread topsoil to the following typical depths:

- Excavated planting areas: If using organic mulch, 300 mm.
- Non-irrigated areas: 100 mm

2.3 Fertiliser

Provide proprietary fertilisers, delivered to the site in sealed bags marked to show manufacturer or vendor, weight, fertiliser type, N:P:K ratio, recommended uses and application rates.

Fertiliser schedule

Location	N:P:K ratio	Application rate
Turf	10:4:6	Follow manufacturers' recommendations
Individual plantings	Prolonged release	Follow manufacturers' recommendations type.

3 Turf

Obtain turf from a specialist grower of cultivated turf. Provide turf of even thickness, free from weeds and other foreign matter.

Turfing schedule

Species or variety	Minimum thickness(mm)	Turf roll size(mm)	Mowing height (mm)
WINTERGREEN	20	1000x300	30

4 PLANTS

General: Provide plants with the following characteristics:

-Large healthy root systems, with no evidence of root curl, restriction or damage.
-Vigorous, well established, free from disease and pests, of good form consistent with the species or variety.

-Hardened off, not soft or forced, and suitable for planting in the natural climatic conditions prevailing at the site.

General: Supply plants in weed-free containers of the required size.

4.1 Mulch

General: Provide mulch which is free of deleterious and extraneous matter such as soil, weeds and sticks.
Standard: To AS 4454.

Mulch material: AGED FOREST MULCH

IDepths: Spread organic mulch to a depth of 100 mm, and gravel mulch to a depth of 100 mm.

4.2 Stakes

Stake sizes:

-For plants 1 - 2.5 m high: Two 50 x 50 x 1800 mm stakes per plant.

Ties

General: Provide ties fixed securely to the stakes, one tie at half the height of the main stem, others as necessary to stabilise the plant.

Tie types:

-For plants < 2.5 m high: 50 mm hessian webbing stapled to the stake.

5 COMPLETION

5.1 Period

Commencement: The planting establishment period commences at the date of practical completion.

Required period:12 weeks



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DWG TITLE:
PLANT LIST, BASIC SPECIFICATION

PROJECT NO:
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DATE: JULY 2026

SCALE: AS SHOWN

SHEET SIZE: A2

DWG NO:
LCP-3

REVISION: A

Design Certified

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