URBAN DESIGN
MASTER PLANNING
ARCHITECTURE

INTERIOR DESIGN
LANDSCAPE
GRAPHIC DESIGN

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APPLICATION REF
A007136128

Nudgee Road Commercial Complex

Landscape Development Application

October 2026



PROJECT INFORMATION

REAL PROPERTY DATA:	LOT 1 ON RP98178
WARD:	HAMILTON
CLIENT:	FLUX PROPERTY

ISSUE REGISTER

ISSUE	DESCRIPTION	AUTH	CHK	DATE
A	Development Application package	LM/JY	AW	14.10.2026

CONTENTS

Location Plan	3
Site Analysis	4
Character Imagery	5
Landscape Concept Plans	6
Elevations	7-8
Sections	9-10
Plant Palette	11
Landscape Specification Notes	12

LOCATION PLAN

The project is located at 137 Nudgee Road, Ascot, an inner north-eastern suburb of Brisbane. The site fronts Nudgee Road, a key transport corridor providing convenient access and strong connections to Brisbane CBD and the broader road network.

The surrounding area comprises a mix of commercial, medical, recreational and residential uses, including Racecourse Village, Doomben Racecourse, Eagle Farm Racecourse and Ascot Park. This well-connected and diverse urban context supports the proposed development and its contribution to the local and broader community.

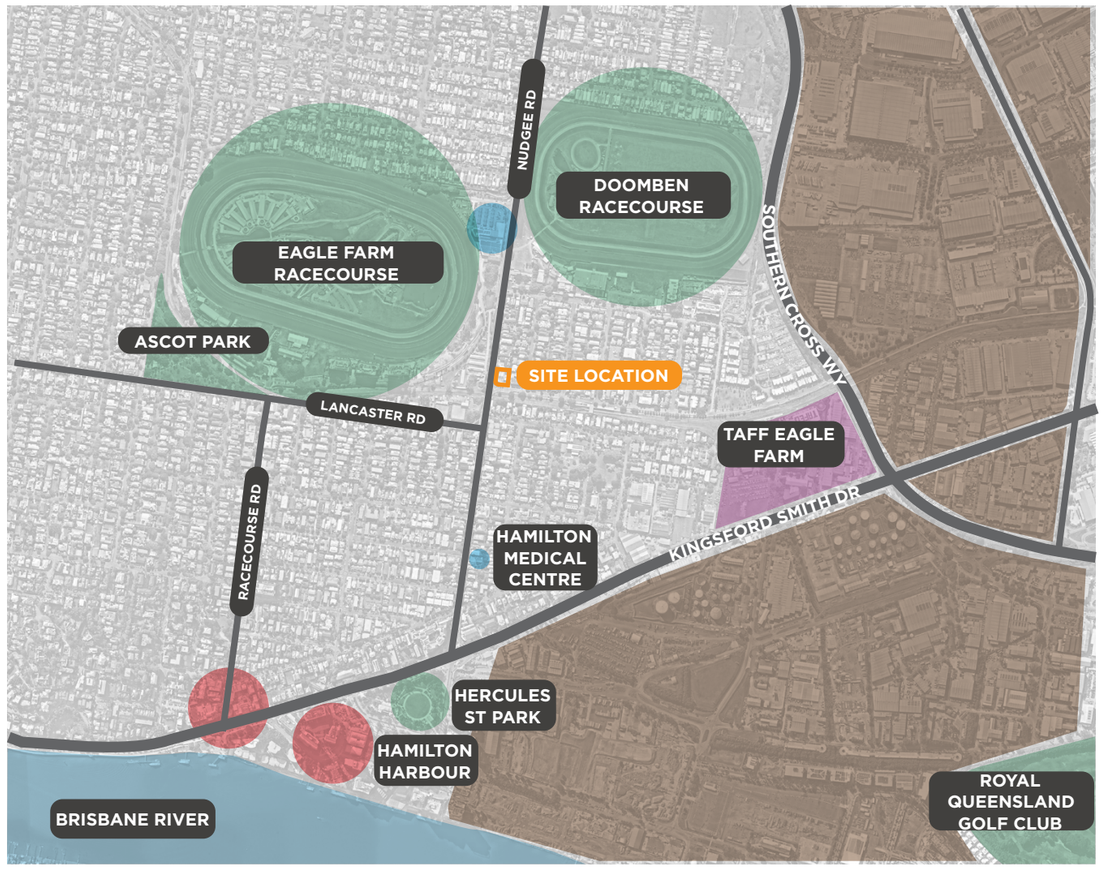


Figure 1.1 - Local support & Connection

LEGEND

- Commercial
- Health
- Retail
- Industrial
- Recreation
- Education



Figure 1.2 - Locality and landmark map

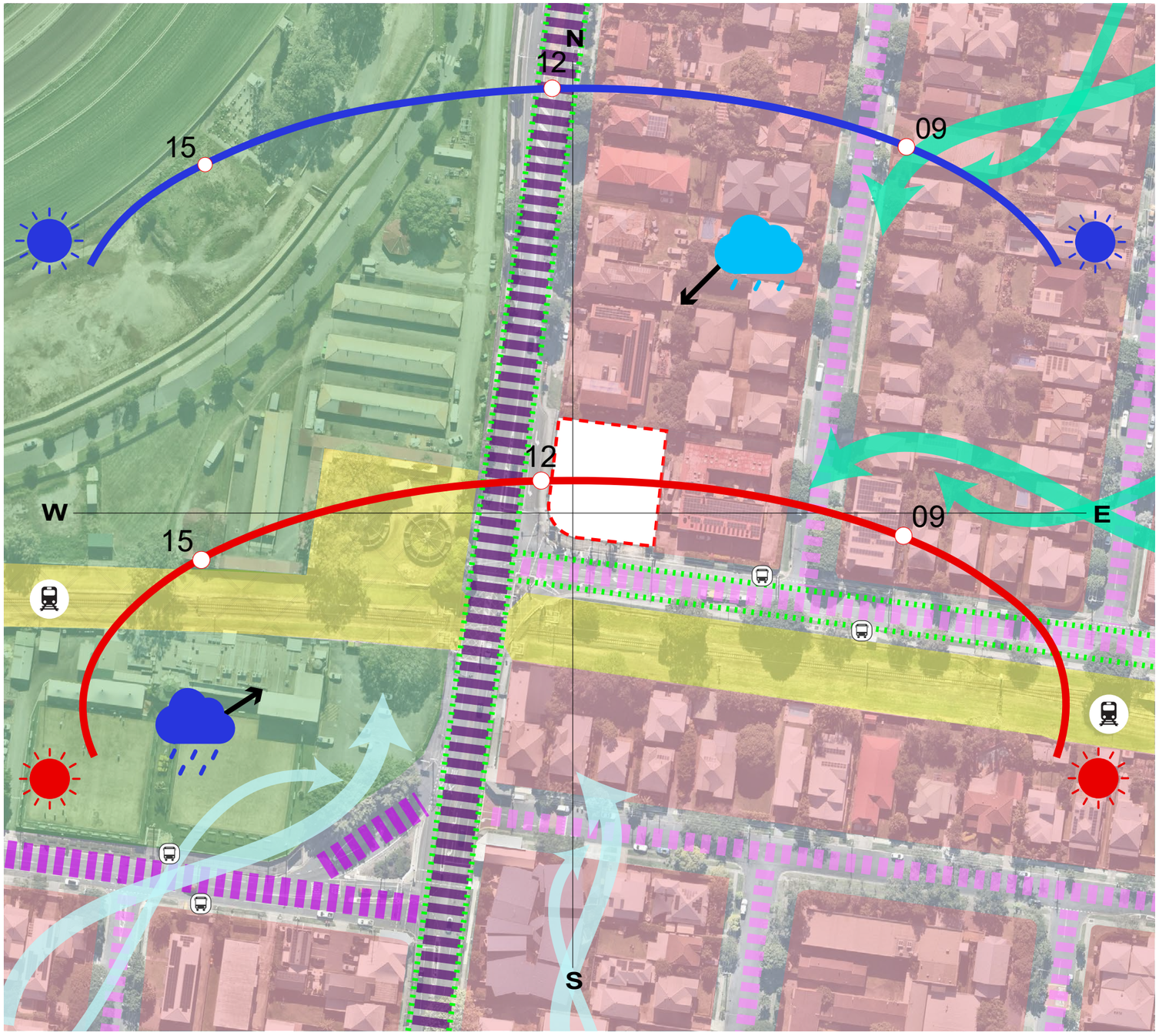
SITE ANALYSIS

The site is located on the eastern side of Ascot, Brisbane. Brisbane's humid-subtropical climate is classified as Climate Zone 2 under the Australian Building Codes Board (ABCB), characterised by hot, humid summers with high rainfall and cooler, drier months. Storm activity typically moves from west to east, while tropical lows tend to approach from the north, particularly during the summer months.

The site occupies a corner block with limited street trees and shade, allowing relatively uninterrupted solar exposure throughout the year. This contributes to increased heat gain and may exacerbate the urban heat island effect, particularly in conjunction with the large industrial zone located to the east.

Prevailing morning winds from the south-east and afternoon sea breezes from the east provide opportunities for natural ventilation and cooling. However, major transport corridors, freight routes and primary cycle networks generate consistent vehicular movement and associated noise, particularly during peak periods. These conditions influence site amenity and the pedestrian experience, highlighting the need for appropriate buffering, acoustic treatment and responsive landscape and architectural design strategies.

- Site Boundary
- LMR2 - Low-medium density residential
- SP3 - Special purpose (Transport Infrastructure)
- Sport and Recreation
- Local and State Heritage
- Arterial Road - Subtropical Boulevard (out of centre verge 3.75m/4.25m)
- Suburban Road - Neiighbourhood Street Minor
- Neighbourhood Road - Neighbourhood Street Minor
- Primary Cycle Route
- Summer Storm Activity
- Tropical Low Activity
- 3pm Wind Activity
- 9am Wind Activity
- Bus Stop
- Train Corridor



CHARACTER IMAGERY

The landscape proposal adopts an endemic, multifaceted planting approach that integrates ecological function with high-quality amenity outcomes. The design considers multiple aspects of planting to provide visual interest, passive surveillance in accordance with CPTED principles, site embellishment, and practical long-term management outcomes. The planting strategy aims to enhance habitat value within the site and contribute positively to the broader ecological network of the surrounding area, while maintaining the relaxed and subtropical landscape character of the Racecourse Precinct. Sensitive landscape treatments support the protection of runoff through stormwater management and planting selection. A diverse palette of species with varied texture, height, and seasonal colour will create layered landscape experiences, delivering a strong visual statement from both exterior and interior spaces. Feature planting elements are strategically incorporated to establish a distinctive identity while complementing the form and function of the proposed built environment.

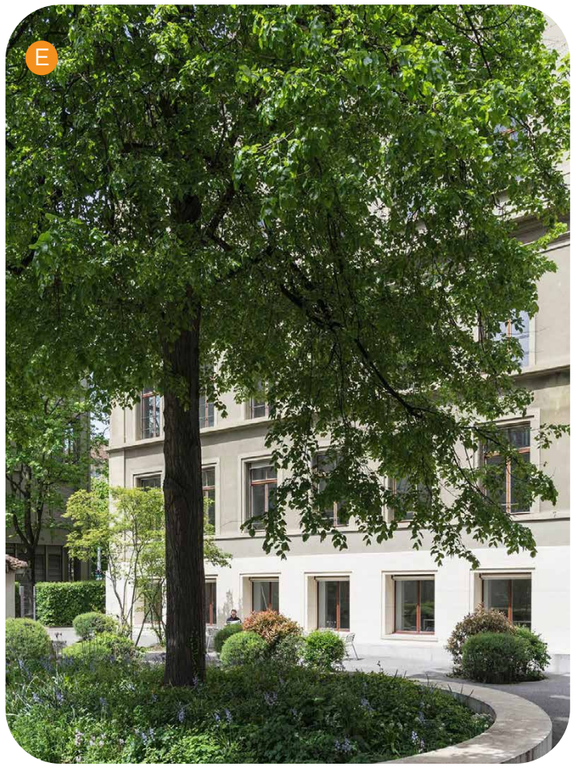
KEY	DESCRIPTION
A	Dense, low-medium height planting provides adequate buffers to the surrounding spaces, supporting the acoustic and visual privacy towards neighbouring lots.
B	Mix of planting of differing scales to provide visual interest while responding to the human scale against built form.
C	Garden beds surrounding carparks are layered with tall canopy trees and medium-low height planting. Enforcing a physical barrier between external spaces while maintaining sight lines for CPTED.
D	Lower/thinner planting areas provide opportunity to use of a more selective range appropriate with the local character and climate, providing a bespoke and embellished appeal throughout the development.
E	Larger planting areas to include larger trees and understory planting, Improving overall amenity through shade to users and pedesitrians passing by.

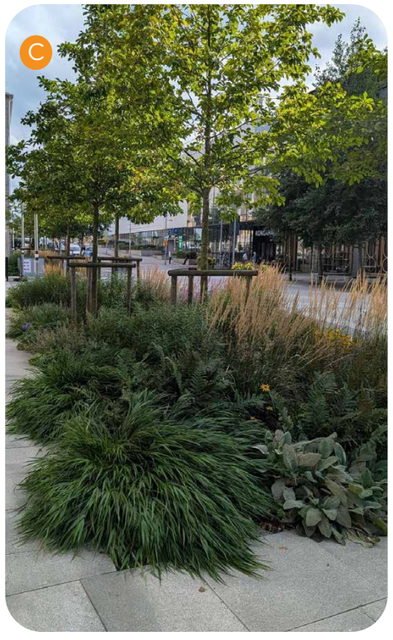














NOTES:
- Planting and tree locations, including street trees, are subject to detailed design and may vary. Root barriers will be required for all trees located in close proximity to proposed or existing services.
- The absence of street trees is primarily a result of the proximity and location of existing services within the street verges. By proposing trees along the street frontages, consideration has been given to maintaining compliance with the relevant planning scheme requirements.
- Deep planting opportunities throughout the site are constrained, as existing services and the site layout limit the potential for significant deep planting.
- These plans are conceptual only and are used to demonstrate the landscape intent.

LANDSCAPE CONCEPT PLAN

LEVEL	GROUND LEVEL
SCALE	1:200

0 2.5 5 10 m

NORTH

KEY	DESCRIPTION
A	Featured endemic landscaping and larger shade trees create a welcoming arrival, soften the built form, strengthen street appeal, and provide a landscape buffer while improving amenity for carpark users and pedestrians, where street tree planting is constrained by services.
B	Planting in unobstructed natural ground. Having a width a little less than 4m, combining with it's overall length, provide ample capacity in the soil for tree roots to extend, maintaining solid canopy outcomes
C	Larger planting areas to consist of a 3 tier planting approach including a variety of ground covers, shrubs and trees. These areas will provide an embellishment that compliments both the buildings built form and local character.
D	Embellished feature planting to include groundcovers and shrubs to aid in site experience, neighbourhood character and allow for casual surveillance.
E	Groundcovers and shrubs planted along fence line to create natural screening/buffer.
F	Access Driveway.
G	Bin storage and refuse.
H	Pedestrian entry via Nudgee Road.
I	Outdoor Seating.
J	Raised planter with natural ground base to provide the 'inground' planting outcomes.
K	Existing concrete verge to be retained. Service locations, along with setbacks and sightlines, prevent street tree location.
	Existing boundary line.
	Mezzanine Level.
	Existing Building.

ELEVATION A



1:150 @A3

0 2.5 5 10m

KEY	DESCRIPTION
A	Featured endemic landscaping and larger shade trees create a welcoming arrival, soften the built form, strengthen street appeal, and provide a landscape buffer while improving amenity for carpark users and pedestrians, where street tree planting is constrained by services.
B	Tree planting in unobstructed natural ground (deep planting). Slight building incursion / overhang sits central to both trees providing no obstruction to canopy growth considering the shape of the canopy and height at the point of building at that height.
C	Larger planting areas to consist of a 3 tier planting approach including a variety of ground covers, shrubs and trees. These areas will provide an embellishment that compliments both the buildings built form and local character.
D	Corner garden bed includes a larger tree, providing shade to the carpark and street verge corner, improving user amenity and street corner appeal to a busy pedestrian network.
E	Pedestrian entry via Nudgee Road.
F	Embellished feature planting to include groundcovers and shrubs to aid in site experience, neighbourhood character and casual surveillance.
G	Raised planter with natural ground base to provide the 'inground' planting outcomes.
	Existing Boundary line.

NOTES:
- Planting and tree locations (including street trees) are subject to detail design and may vary
- All street trees to be in accordance with the planning scheme road corridor design, refer the 'Planning Requirements' section of this report.
- These plans are conceptual only and are used to demonstrate the landscape intent

ELEVATION B

KEY	DESCRIPTION
A	Featured endemic landscaping and larger shade trees create a welcoming arrival, soften the built form, strengthen street appeal, and provide a landscape buffer while improving amenity for carpark users and pedestrians, where street tree planting is constrained by services.
B	Vertical planting is seen as patrons enter via Lamington Ave softening the built form and providing a shade inside.
C	Corner garden bed includes a larger tree, providing shade to the carpark and street verge corner, improving user amenity and street corner appeal to a busy pedestrian network.
D	Access driveway.
E	Embellished feature planting to include groundcovers and shrubs to aid in site experience, neighbourhood character and casual surveillance.
F	Groundcovers and shrubs planted along fence line to create natural screening/buffer.
G	Raised planter with natural ground base to provide the 'inground' planting outcomes.
— - —	Existing Boundary line.



1:150 @A3

0 2.5 5 10m

NOTES:
- Planting and tree locations (including street trees) are subject to detail design and may vary
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- These plans are conceptual only and are used to demonstrate the landscape intent

SECTION A



KEY	DESCRIPTION
A	Featured endemic landscaping and larger shade trees create a welcoming arrival, soften the built form, strengthen street appeal, and provide a landscape buffer while improving amenity for carpark users and pedestrians, where street tree planting is constrained by services.
B	Planting in unobstructed natural ground (deep planting).
C	Larger planting areas to consist of a 3 tier planting approach including a variety of ground covers, shrubs and trees. These areas will provide an embellishment that compliments both the buildings built form and local character.
D	Embellished feature planting to include groundcovers and shrubs to aid in site experience and neighbourhood character.
E	Vertical planting is seen as patrons enter via Lamington Ave softening the built form and providing a shade inside.
F	Carpark.
G	Existing concrete verge to be retained. Service locations, along with setbacks and sightlines, prevent street tree location.
	Existing Boundary Line.

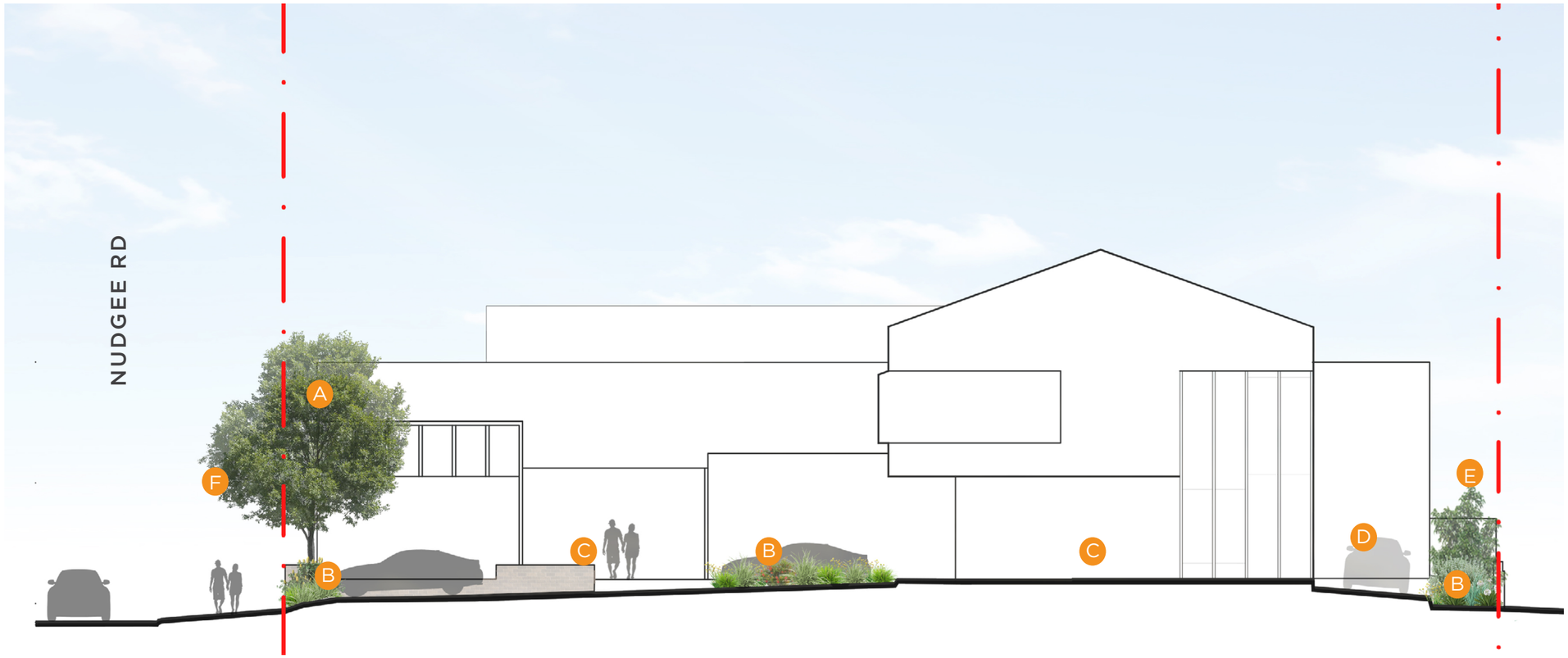
1:150 @A3

0 2.5 5 10m

NOTES:
- Planting and tree locations (including street trees) are subject to detail design and may vary
- All street trees to be in accordance with the planning scheme road corridor design, refer the 'Planning Requirements' section of this report.
- These plans are conceptual only and are used to demonstrate the landscape intent

SECTION B

KEY	DESCRIPTION
A	Featured endemic landscaping and larger shade trees create a welcoming arrival, soften the built form, strengthen street appeal, and provide a landscape buffer while improving amenity for carpark users and pedestrians, where street tree planting is constrained by services.
B	Embellished feature planting to include groundcovers and shrubs to aid in site experience and neighbourhood character.
C	Carpark.
D	Bin storage and refuse.
E	Groundcovers and shrubs planted along fenceline to create natural buffer.
F	Existing concrete verge to be retained. Service locations, along with setbacks and sightlines, prevent street tree location.
	Existing Boundary Line.



1:150 @A3

0 2.5 5 10m

NOTES:
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PLANT PALETTE

TREES



HARPULIA pendula

Tulipwood



CUPANIOPSIS anacardioides

Tuckeroo



WATERHOUSIA floribunda

Weeping Lilly Pilly



ATRACTOCARPUS fitzalanii

Native Gardenia



MAGNOLIA grandiflora

Little Gem

SHRUBS



ALPINIA nutans

Dwarf Cardamom



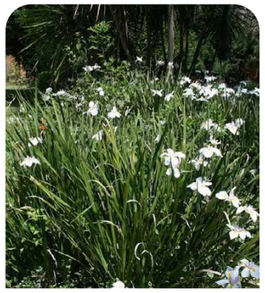
Cordyline fruticosa 'rubra'

Palm Lily



Crinum pedunculatum

Swamp Lily



Dietes grandiflora

Wild Iris



Ficus microcarpa 'Green Island'

Green Island Fig



Philodendron xanadu

Xanadu



Rhapis excelsa

Broad Leaf Lady Palm



Westringa fruticosa

Grey Box



Zamia furfuracea

Cardboard Plant

GROUNDCOVERS



Casuarina glauca 'Cousin It'

Cousin It



CHRYSOCEPHALUM apiculatum

Yellow Buttons



DICHONDRA argentea 'Silver Falls'

Silver Falls



Senecio vitalis

Narrow-leaf Chalksticks



GAZANIA buccaneer

Silver Leaf Gazania



Lomandra sp.

Lomandra Species



DIANELLA sp.

Dianella Species



MYOPORUM parvifolium

Creeping Boobialla



VIOLA hederacea

Native Violet

LANDSCAPE SPECIFICATION NOTES

SETOUT
It is the contractor's responsibility to adequately setout the landscape works as documented. Use figured dimensions where documented. Do not scale off drawings.

SERVICES
Service locations shown on the drawings are indicative only. Further investigation and integration to be undertaken in the detailed design phase.

STANDARDS
All work methods, site works, materials and workmanship shall be in accordance with the relevant government policies, guidelines and legislation and the standards of the Standards Association of Australia.

EXCAVATION
Excavate over the site to give accurate levels and profiles as the basis for construction and surface treatments. The contractor shall accurately determine the location and level of all services within the site prior to excavation.

CULTIVATION
Following excavation and prior to placing topsoil cultivate all areas to receive planting, turfing or grassing to the following depths:
- Garden areas – 150mm
- Tree pits and trenches - 300mm
- Turf and grassed areas - 150mm.

Do not disturb services. Cultivate by hand within the drip line of trees to be retained and within 300mm of paths or structures. Incorporate gypsum into cultivation at the rate of 0.25kg/m3 and other additives if required.

SUBSURFACE DRAINAGE
Subsurface drains to be installed as required and connect to site stormwater network.

TOPSOIL
Topsoil means soil which contains organic matter, supports plant life, is free form unwanted matter such as stones over 25mm in diameter, clay lumps, weeds, weed propagules, tree roots, sticks, rubbish, material toxic to plant growth, pests, disease and the like.
Standards: All topsoil shall comply with the requirements of AS 4419 'Soils for landscaping and garden use'. Topsoil may be:
- Site topsoil that complies with AS 4419; or
- A blend of site topsoil and imported topsoil that complies with AS 4419; or
- Imported topsoil that complies with AS 4419.

The Contractor shall supply certification of compliance from a NATA accredited testing laboratory to the Superintendent prior to the delivery of topsoil to the site. Prepare garden beds by removing all debris, stones and building materials arising from the works. Contaminated soils as a result of spillages of oil, fuel, cement or the like shall be excavated and removed from the site.

Required topsoil types:
- 'A' horizon topsoil - To top 300mm of all garden beds and tree pits. Landscape soil (on grade), Medium organic soil blend with 6.0-14.9% screened composted organic matter. Hydraulic conductivity 15-30cm/h. pH 5.5 - 6.5.
- 'B' horizon topsoil - Below 300mm depth. Landscape soil (on grade), Low organic soil blend with 3.0-5.9% composed organic matter. Hydraulic conductivity 30-80cm/h. pH 5.5 - 6.5.

To all turfed / grassed areas – Soils for turf and lawn. Friable sandy loam textured material. Min. 2% organic matter. pH 5.5-6.5. OR site topsoil, ameliorated, tested and certified as complying with the requirements of AS 4419.

Required topsoil depths:
- To planting areas - 300mm unless detailed otherwise
- To tree pits and trenches - 1000mm unless detailed otherwise.
- Turfed areas - 100mm unless detailed otherwise

Do not place topsoil under trees to be retained unless directed otherwise. Lightly consolidate topsoil in max. 150mm deep layers and grade evenly so that the finished surface is smooth, free from lumps of soil and roots at the required levels ready for planting. Provide minimum 1:50 falls for drainage to all turfed areas. Gradients in garden beds shall not exceed 1:3 without erosion control measures. In garden beds set topsoil levels 100mm below adjacent edges and surfaces to allow for full mulch depth.

FERTILISER AND WATER CRYSTALS
Planting areas: Place slow release pill type fertilizer such as 'Agriform' planting tablets (20:4.3:4.1) or equal approved and water crystals such as 'Earthcare Water Crystals' or equal approved around the root ball of all plants at the time of planting to manufacturer's recommendations.

PLANT MATERIAL
All plants shall be vigorous, well established, hardened off, of good form consistent with species or variety, not soft or forced, free from disease and insect pests, with large healthy root systems and no evidence of having been restricted or damaged. No substitution of species shall be made without the prior approval of the Superintendent. All trees supplied are to be certified to comply with AS2303 'Tree stock for landscape use'.

PLANTING
Plant locations & quantities to be determined in detailed design phase to ensure full garden bed coverage at the end of the planting maintenance period. Plants are not to be installed in extreme weather conditions of extreme heat, wind, cold or rain. All planting to incorporate fertiliser and water crystals as specified

Water plants and planting holes thoroughly before planting begins. Remove plants from containers carefully to ensure minimum soil loss and root disturbance. Top prune trees only as directed. Position plants in the center of holes and set at such a level that after trimming and settlement, a normal and natural relationship of the plant with the ground surface will be established. Incorporate fertiliser and water crystals as specified.
Backfill with topsoil as specified and firm to avoid air pockets. Water plants immediately after planting and thereafter as required to maintain growth rates free of stress.

MULCH
Standards: To AS4454 'Composts, soil conditioners and mulches'.
Mulch shall be well composted, free of deleterious matter, including weeds, soil, rocks and the like. Obtain mulch from approved suppliers. Do not place mulch in contact with plant stems, spread evenly to the depth specified.

PLANTERS
All planters are to have waterproofing applied to all sides and base complying with AS4654.1. Product to use - WeldTecTM Garden Waterproofing Membrane 'ARDEX ROOT REPELL™' or similar. This waterproofing is to be applied as per maunfacturers reccommendations. Drainage is to be installed on top of the waterproofing, to sides and base, and connected to the developments stormwater network. Product to use - Atlantis Flo-Cell®, or similar, with geotextile fabric seperating the drainage layer from the growing medium. a protecting layer is to be applied to the top of the waterproofing to protect the waterproofing layer.

PRACTICAL COMPLETION
Carry out any other work as specified or necessary for the satisfactory completion of the work and leave the job in a clean and tidy condition.

DEFECTS LIABILITY
A defects liability period of 12 months shall apply to all landscape hardworks including garden edges, pavements and the like.

Defects Liability Period:
• The Defects Liability Period is twelve (12) months from the date of Practical Completion.
• The Contractor shall attend site to satisfactorily rectify any reported problem with any aspect of the contracted works, which is attributable to the failure of any item or equipment to perform in accordance with their design and/or installation, as per the conditions of the Guarantees and Warranties.

ESTABLISHMENT PERIOD
An Establishment Period of 12 weeks from the date of Practical Completion shall apply to all landscape areas including turf, trees and planting areas. Make sure the general appearance and presentation of the landscape and the quality of plant material at date of practical completion is maintained for the planting establishment period.

Should the Contractor fail to carry out the Establishment Work as specified, the Superintendent may arrange for others to carry out the work and deduct the cost for such work form monies due to the Contractor under the Contract.

FINAL COMPLETION
Following the satisfactory rectification of all defects and completion of all works associated with Establishment and Maintenance a Certificate of Final Completion shall be issued to the Contractor.

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