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APPLICATION REF  
A007038312

BRISBANE CITY COUNCIL

347 ALBANY CREEK ROAD, BRIDGEMAN DOWNS 4035

LOT 3 on SP227432



SITE LOCATION  
NTS

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

| PRELIMINARY |               |       |          |
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ABFA PROJECT MANAGEMENT TRUST  
347 ALBANY CREEK ROAD, BRIDGEMAN DOWNS  
LANDSCAPE CONCEPT PLAN  
COVERSHEET & DRAWING INDEX

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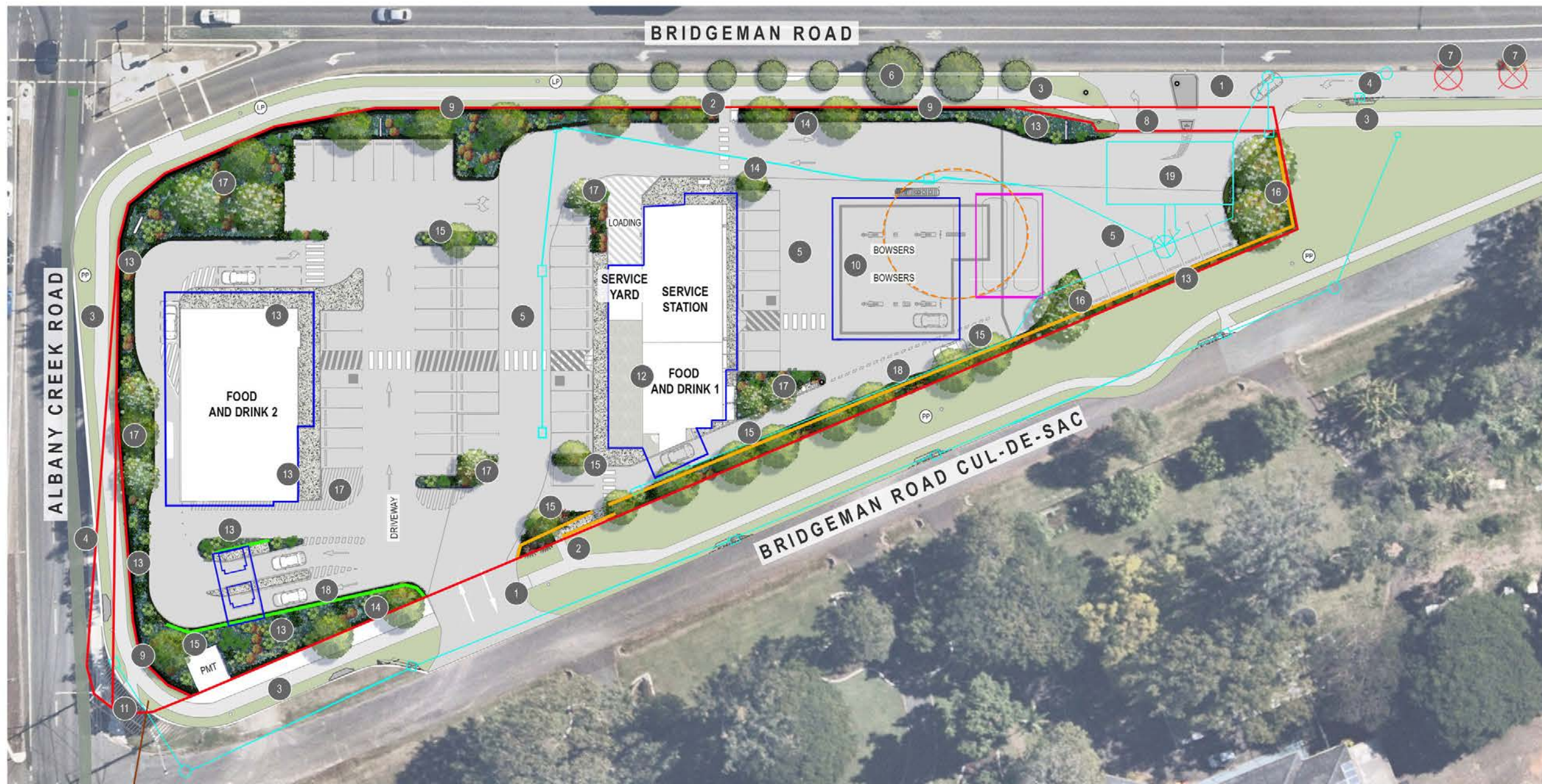
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| date  | JUL 2026 |        | rev no. | F        |

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

## 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 IN BETWEEN 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

## PRELIMINARY

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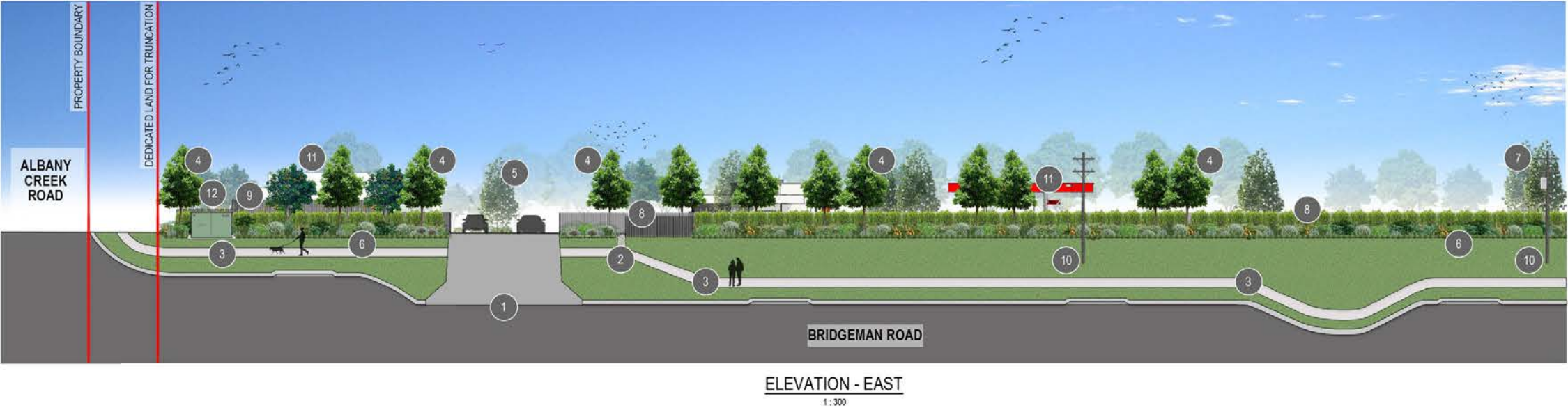
ABFA PROJECT MANAGEMENT TRUST  
347 ALBANY CREEK ROAD, BRIDGEMAN DOWNS  
**LANDSCAPE CONCEPT PLAN**  
**SITE PLANTING PLAN**



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scale 1:300 for A1 job no. 2310-009  
date JUL 2026 rev no. F

approved E. NICHOLAOU\* SK102



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 POWWER 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

PRELIMINARY

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347 ALBANY CREEK ROAD, BRIDGEMAN DOWNS  
LANDSCAPE CONCEPT PLAN  
ELEVATION- SHEET 1

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approved E. NICHOLAOU\* SK110

TREES

PROPOSED PLANT SPECIES IMAGES



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

1. REFER TO LANDSCAPE CONCEPT PLAN 2310-009-SK102 FOR PROPOSED PLANTING DESIGN
2. REFER TO CIVIL ENGINEERS DRAWINGS FOR DRIVEWAY AND 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 STANDARDS.
  - 5.1 CULTIVATION MINIMUM DEPTH 150mm FOR TURFED AREAS AND PLANTING AREAS
  - 5.2 IMPORTED TOPSOIL TO AS 4419. MINIMUM DEPTHS, GRASSED AREAS (TURF) 100mm, PLANTING AREAS 300mm.
  - 5.3 MULCH TO AS 4454 PROVIDE MULCH WHICH IS FREE OF DELETERIOUS AND EXTRANEIOUS MATTER SUCH AS SOIL, WEEDS AND STICKS.
  - 5.4 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.
6. FOR ALL STREETScape WORKS REFER TO THE FOLLOWING BRISBANE CITY COUNCIL STANDARD DRAWINGS FOR LANDSCAPE 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

PRELIMINARY

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**LANDSCAPE CONCEPT PLAN**  
PLANT SPECIES SCHEDULE, IMAGES & NOTES

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