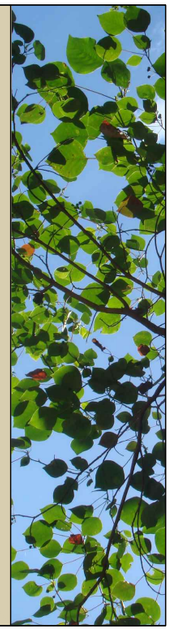
DESIGN APPROACH -

THE PROPOSED DESIGN APPROACH FOR THIS PROJECT IS ONE OF PRACTICAL DESIGN SOLUTIONS FOR A SUSTAINABLE AND AESTHETIC OUTCOME. THIS WILL BE ACHIEVED VIA THE FOLLOWING NOTES & INFORMATION.

SELECT TREES, SHRUBS AND GROUND-COVER PLANTINGS TO PROPOSED BUILDING & SURROUNDING AREAS TO COMPLEMENT THE ARCHITECTURE & ASSIST IN CREATING A SUSTAINABLE, SAFE & FUNCTIONAL ENVIRONMENT WITHIN THE DEVELOPMENT.

THE PLANTING DESIGN WILL INCORPORATE -

1. PLANTINGS TO BE PREDOMINANTLY NATIVE ENDEMIC SPECIES TO COMPLIMENT THE EXISTING ENVIRONMENT & LOCAL COUNCILS LANDSCAPE DESIGN POLICY.
2. SURVEILLANCE & SIGHTLINE CRITERIA FOR SAFE & EASY TRAVEL FOR RESIDENTS THROUGH THE DEVELOPMENT SITE.
3. PROVISION OF SHADE TREE PLANTINGS TO CARPARKING,DRIVEWAYS, WALKWAYS & GENERAL HARDSTAND AREAS FOR SOLAR RELIEF WHERE PRACTICAL & POSSIBLE.
4. PLANTING SPECIES WILL BE CHOSEN FOR THEIR AESTHETIC VALUE, SUSTAINABILITY DURING WATER CONSCIOUS PERIODS AND LOW MAINTENANCE QUALITIES.





SHEET LEGEND -
SHEET 01 - SITE LOCATION PLAN
SHEET 02 - LANDSCAPE CONCEPT PLAN - GROUND LEVEL
SHEET 03 - LANDSCAPE CONCEPT PLAN - GROUND LEVEL
SHEET 04 - LANDSCAPE DETAILS PLAN
SHEET 05 - LANDSCAPE SPECIFICATION PLAN
SHEET 06 - PLANT PALETTE

SHEET 01 - SITE LOCATION PLAN - MCU APPLICATION - FOR APPROVAL

scale in metres 0 1 5 10 20 — 1: 600 @ A3

AMENDMENTS

issue	date	description
A	05.08.26	DRAFT 01 FOR REVIEW
B	07.08.26	ISSUE FOR EDQ APPROVAL

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SHRUB PLANTINGS
ACCENT PLANTING
TURF
BOUNDARY

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PROJECT: LOT 8001 TERRACE HOUSING
BARINGA DRIVE
BARINGA, QLD

CLIENT: VANTAGE BUILDING GROUP

DWG TITLE: SITE LOCATION PLAN

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Date JULY 2026
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Design JV Drawn JV
Sheet 01 OF 07
issue B

EXISTING ENTRY PATH TO BE REMOVED AND REPLACED WITH TURF

NEW HARDSTAND AREA

COVERED AREA

PRIVATE ACCESS (TYPICAL)

EXISTING FOOTPATH

EXISTING CROSSOVER TO BE REMOVED AND REPLACED WITH PLANTING TO MATCH EXISTING STREETSCAPE

EXISTING PAVEMENT TO BE RETAINED AND PROTECTED DURING CONSTRUCTION

EXISTING TURF TO REMAIN

PLANTING TO CONSIST OF A MIX OF PALMS, TREES, SHRUBS & GROUND COVERS

NEW COVERED HARDSTAND AREA

EXISTING CROSSOVER TO BE REMOVED AND REPLACED WITH PLANTING TO MATCH EXISTING STREETSCAPE AND TURF AS PER PLAN

PRIVATE ACCESS (TYPICAL)

EXISTING TURF / GARDEN AND FOOTPATH TO REMAIN WITHIN THE ROAD RESERVE TO REMAIN (REFER TO PHOTO 01)

HATCHED AREA LOCATES FUTURE WORKS BY STOCKLANDS

PLANTING TO CONSIST OF A MIX OF PALMS, TREES, SHRUBS & GROUND COVERS

BARINGA DRIVE

LUKIN TERRACE

LESLIE CRESCENT

PATRICIA LANE

SITE BOUNDARY

PROPSED LANE WAY

CAR PARKING

COMMUNAL OPEN SPACE

BIN ENCLOSURE

PMT

Emt BV SP284351

JOINS SHEET 03

PHOTO 01



VIEW NORTH ALONG EXISTING FOOTPATH TOWARDS LESLIE CRESCENT.
EXISTING ROAD RESERVE GARDENS TO REMAIN.

SHEET 02 - LANDSCAPE CONCEPT PLAN - FRONT - MCU APPLICATION -

FOR COUNCIL APPROVAL

scale in metres 1: 400 @ A3 — 0 1 5 10 20

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DWG TITLE: LANDSCAPE CONCEPT PLAN

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EXISTING FOOTPATH

PRIVATE ACCESS
(TYPICAL)

EXISTING LANDSCAPED PEDESTRIAN WALKWAY TO BE PROTECTED DURING CONSTRUCTION.
(REFER TO PHOTO 02)

VEGETATION TO PROVIDE PRIVACY TO RESIDENCE.
PLANTING WILL CONSIST OF A MIX OF PALMS, TREES, SHRUBS & GROUND COVERS

PHOTO 02



VIEW NORTH ALONG EXISTING FOOTPATH.
EXISTING GARDENS TO REMAIN.

SELECT CARPARK
CANOPY TREES

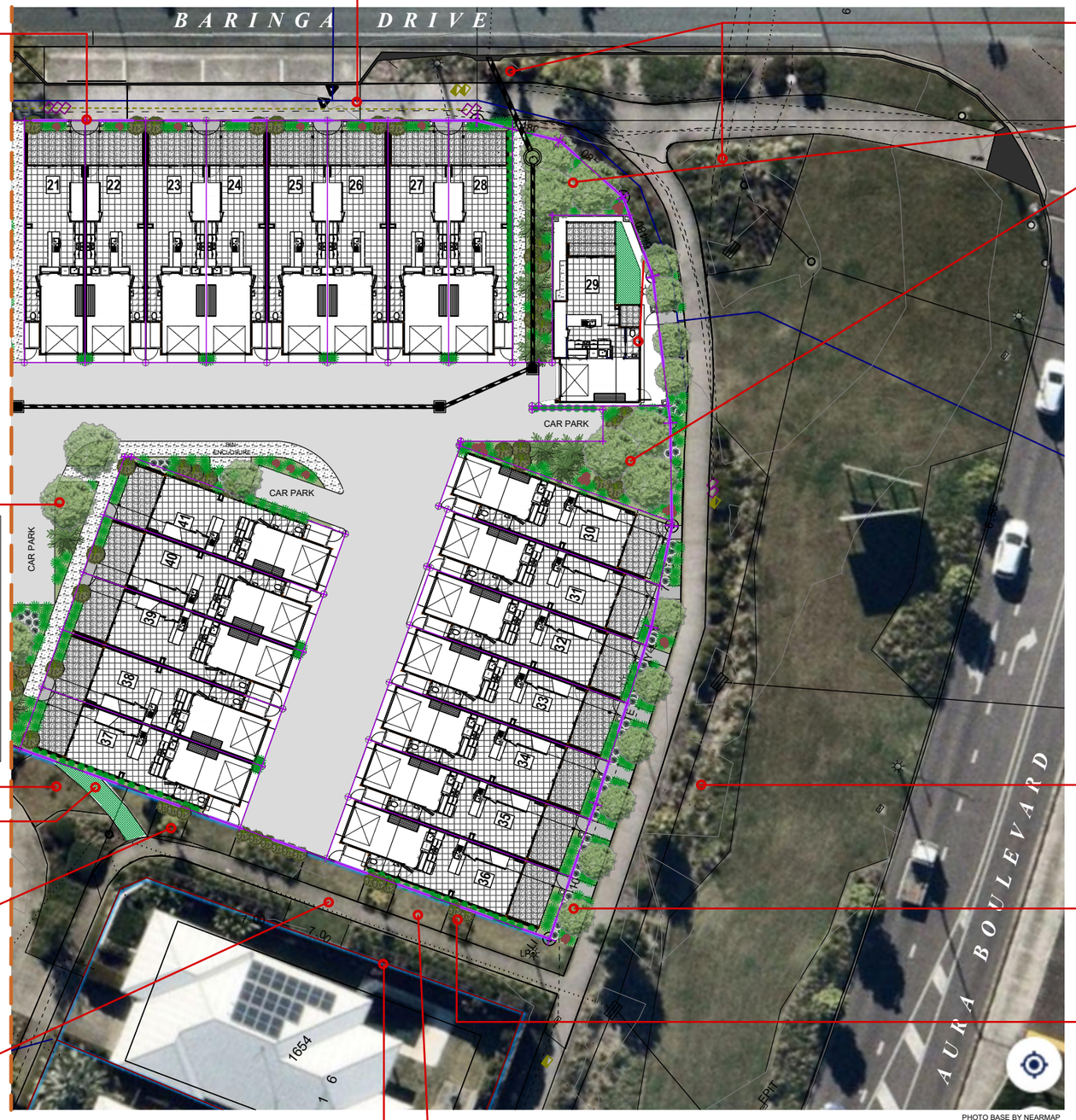


PHOTO BASE BY NEARMAP

PHOTO 03



VIEW EAST ALONG EXISTING FOOTPATH.
EXISTING GARDENS TO REMAIN.

PHOTO 04



VIEW NORTH ALONG EXISTING PEDESTRIAN LINK.
EXISTING WESTERN GARDEN TO REMAIN.

EXISTING TURF

EXISTING PEDESTRIAN ACCESS PATH TO BE REMOVED AND REPLACED WITH TURF

EXISTING TREES TO BE RETAINED

EXISTING PEDESTRIAN PATH
(REFER TO PHOTO 04)

EXISTING ACOUSTIC FENCE
(REFER TO PHOTO 04)

EXISTING LANDSCAPED PEDESTRIAN WALKWAY TO BE PROTECTED DURING CONSTRUCTION.
(REFER TO PHOTO 3)

SELECT PLANTING OF SMALL TREES SHRUBS AND GROUNDCOVERS

EXISTING UNHEALTH TREE TO BE REMOVED AND REPLACED.
ALL TREE PIT EDGES TO BE EXTENDED TO THE SUBJECT SITE BOUNDARY LINE
(REFER TO PHOTO 4)

TURF POCKETS TO BE RETAINED WITHIN THE EXISTING PEDESTRIAN PATH

scale in metres 0 1 5 10 20 (1: 400 @ A3)

SHEET 03 - LANDSCAPE CONCEPT PLAN - GROUND LEVEL - MCU APPLICATION

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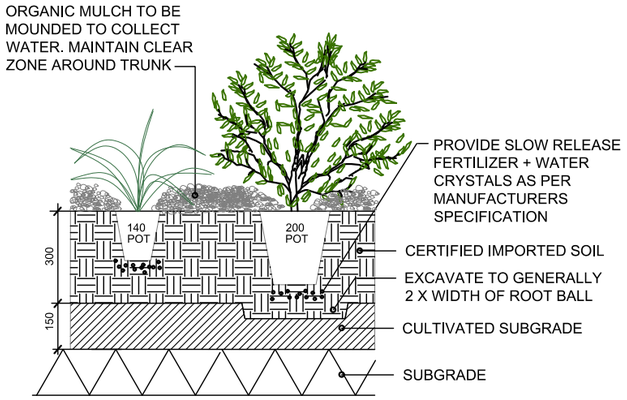
CLIENT: VANTAGE BUILDING GROUP

DWG TITLE: LANDSCAPE CONCEPT PLAN

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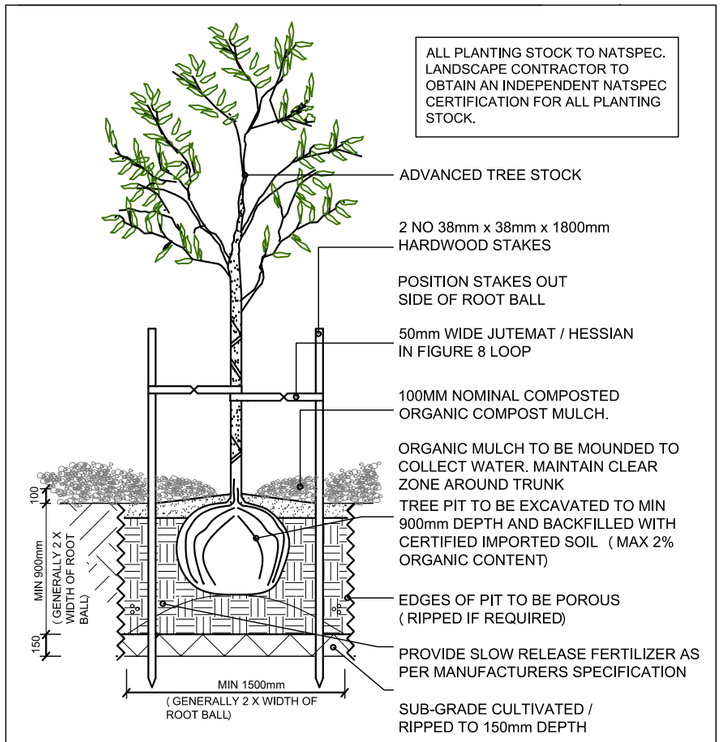
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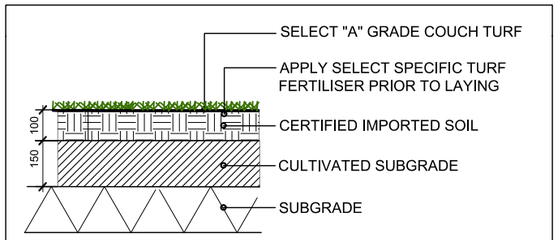
REFER TO SPEC FOR ADDITIONAL INFORMATION

140mm / 200mm POT PLANTING DETAIL NTS © ed



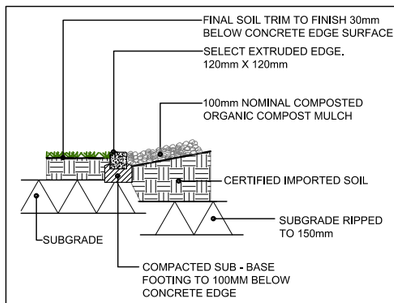
NOTE: LANDSCAPE CONTRACTOR TO ROOT PRUNE WHERE NECESSARY PRIOR TO PLANTING

ADVANCED TREE STOCK PLANTING DETAIL NTS © ed



REFER TO SPEC FOR ADDITIONAL INFORMATION

TYPICAL TURF DETAIL NTS © ed



EXTRUDED CONCRETE EDGE DETAIL NTS © ed

SHEET 04 - LANDSCAPE DETAILS PLAN - MCU APPLICATION

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CLIENT: VANTAGE BUILDING GROUP

DWG TITLE: LANDSCAPE CONCEPT PLAN

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SPECIFICATION FOR LANDSCAPE WORKS

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SCOPE	PERFORMANCE
GENERAL CONDITIONS	● ALL LANDSCAPE CONSTRUCTION WORK IS TO BE CARRIED OUT IN COMPLIANCE WITH RELEVANT COUNCIL APPROVALS AND TO INDUSTRY BEST PRACTICE. ANY CHANGES FROM DESIGN DOCUMENTATION MUST BE APPROVED BY PROJECT LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION ON SITE. EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE UNDERTAKEN WHERE NECESSARY TO ENSURE NO DETRIMENTAL EFFECT TO DOWNSTREAM WATERWAYS OR NEIGHBOURING SITES.
SITE PREPARATION / EARTHWORKS	● PRIOR TO COMMENCEMENT OF WORKS, EXISTING SITE CONDITION IS TO BE DOCUMENTED BY CONTRACTOR. ALL EXISTING AND PROPOSED SERVICES ON SITE ARE TO BE LOCATED AND CLEARLY IDENTIFIED. ALL BUILDING RUBBISH AND DELETERIOUS MATERIALS ARE TO BE REMOVED FROM SITE TO APPROVED WASTE LOCATION. LANDSCAPE AREAS SHALL BE SCARIFIED TO A DEPTH OF 150mm TO PROMOTE GOOD GROWTH FOR TURF AND PLANTING.
MATERIALS / SERVICES	● ALL MATERIALS TO BE USED IN THE CONSTRUCTION OF THE DESIGNED LANDSCAPE ARE TO BE OF AND INDUSTRY STANDARD QUALITY AND FROM A SUSTAINABLE SOURCE WHERE POSSIBLE. NO MATERIALS USED ON SITE SHALL BE TOXIC TO HUMANS, ANIMALS OR PLANTS. ALL SELECT ITEM MATERIALS ARE TO BE APPROVED BY CLIENT PRIOR TO CONSTRUCTION ON SITE. PROVIDE SERVICE CONDUITS TO ALL GARDEN BEDS FOR IRRIGATION AND DRAINAGE PURPOSE. PROVIDE CONDUITS FOR LIGHTING WHERE REQUIRED. ENSURE ADEQUATE DRAINAGE TO PLANTING AREAS FOR SPECIFIC SITE SOIL CONDITIONS VIA THE USE OF SLOTTED AGRICULTURAL DRAIN (*SELECT TYPE FOR APPLICATION*), OVERLAND FLOW PATHS WITHIN GARDENS (*SELECT RIVER GRAVEL ON GEOFABRIC MATERIAL*) AND SURFACE STORMWATER PITS (*LOCATED IN GENERALLY CONCEALED POSITIONS*).
HARDSCAPE	● PROPOSED HARDSCAPE ITEMS ARE TO BE CONSTRUCTED TO AUSTRALIAN STANDARDS AND RELEVANT COUNCIL CODES BY A SUITABLY LICENCED CONTRACTOR. WORKPLACE HEALTH AND SAFETY REGULATIONS MUST BE IMPLEMENTED DURING CONSTRUCTION PHASE.
PLANT MANAGEMENT **AS 2303-2015 TREE STOCK FOR LANDSCAPE USE**	● ALL PLANT SPECIES ARE DETAILED WITHIN THE PLANT SCHEDULE . NO SUBSTITUTIONS ALLOWED WITHOUT PRIOR ACCEPTANCE BY COUNCIL AND PROJECT LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL OBTAIN ALL PLANTS AS SPECIFIED FROM AN ACCREDITED NURSERY OR OTHER APPROVED SOURCE. PLANTS SHALL BE PRE-WATERED PRIOR TO ARRIVING ON SITE. PLANTS SHALL BE HEALTHY, HARDY AND OF GOOD FORM. THE ROOT SYSTEM OF EACH PLANT SHOULD NOT BE ROOTBOUND AND BE CONDUCIVE TO SUCCESSFUL TRANSPLANTATION. ALL PLANTS TO BE PEST AND DISEASE FREE WITH CONTAINERS FREE FROM WEEDS. STREET TREE SPECIES ARE TO COMPLY WITH **NATSPEC** AND RELEVANT COUNCIL CONDITIONS. STAKE TREES WITH A MIN. OF TWO 50x50 HWD STAKES AND HESSION STRAP OR SIMILAR AS NOT TO DAMAGE TREE. FIGURE '8' DETAIL RECOMMENDED. NO TYPE OF STAKE TO BE PLACED THROUGH ROOTBALL OF PLANT AT ANY TIME. EACH PLANT TO HAVE ADDED WATER CRYSTALS TO PLANTING HOLE AND WATERED IN AFTER PLANTING AS REQUIRED. PLANT STOCK MAY BE REJECTED IF NOT CONFORMING WITH ABOVE SPECIFICATIONS.
SOFTSCAPE **AS 4419-2003, SOILS FOR LANDSCAPING AND GARDEN USE** **AS 4454-2003, COMPOSTS, SOIL CONDITIONERS AND MULCHES**	● SETOUT OF ALL SOFTSCAPE AREAS TO BE IN ACCORDANCE WITH APPROVED PLANS. PLANTING AREAS TO BE MOUNDED TO ACHIEVE ADEQUATE DRAINAGE AND AESTHETIC PRESENTATION. **SOIL:** A GOOD QUALITY FRIABLE, MODERATELY DRAINING, ORGANIC ENRICHED LANDSCAPING SOIL MIX SHALL BE IMPORTED FROM AN APPROVED SOURCE. THE SOIL SHOULD NOT CONTAIN ANY CLAY AND BE FREE FROM CONTAMINANTS SUCH AS WEEDS, STICKS AND ROCKS. IMPLEMENTATION WITHIN GARDEN AREAS TO A MIN. OF 300mm DEPTH. **ORGANIC MULCH:** HOOP PINE MULCH IN ITS VARIETY OF FORMS IS TO BE SUPPLIED AND INSTALLED TO A MIN. DEPTH OF 100mm. MULCH IS TO BE FREE OF FOREIGN MATTER INCLUDING WEEDS, SOIL, STICKS AND ROCKS. AVOID PLACEMENT OF MULCH AGAINST STEM OR TRUNK OF PLANTS. GRADE MULCH TO BE SELF RETAINED WITHIN GARDEN EDGING. **GRAVEL MULCH:** SELECTED WASHED RIVER MULCH GRADED IN SIZE AND COLOUR. USE IN AREAS AS SPECIFIED ON PLANS. TO BE USED TO SEPARATE ORGANIC MULCH FROM THE WALLS OF BUILDINGS, ADJACENT PATHS AND TOO FACILITATE DRAINAGE WITHIN GARDEN BEDS. MIN. DEPTH TO BE TWICE THE DIAMETER OF THE LARGEST PEBBLE.
TURF **(A GRADE GREEN COUCH)**	● TURF SHALL CONSIST OF A DENSE, WELL ROOTED, VIGOROUS GRASS GROWTH WITH MIN. 25mm OF TOPSOIL. TURF IS TO BE DELIVERED TO SITE WITHIN 24 HOURS OF BEING CUT. TURF SHOULD BE FREE FROM DELETERIOUS MATERIAL INCLUDING WEEDS, SEEDS OR ROOTS INCLUDING NUT GRASS AND OXALIS. TURF SHALL BE SUPPLIED IN UNIFORM SIZE IN UNBROKEN CONDITION. MOISTURE LEVEL OF TURF TO REMAIN CONSISTENT DURING LAYING. TURF TO BE LAID ALONG CONTOUR AND PINNED IF GREATER THAN 1:4 SLOPE. PREPARE SUBGRADE TO A LEVEL BASE WITH AN APPROVED TOPSOIL AND SPREAD UNDER TURF FERTILIZER AT RECOMMENDED RATE. TURF TO FINISH LEVEL WITH PATHS, EDGES AND KERBS AFTER ROLLING AND SETTLEMENT.
IRRIGATION **(TO ALL GARDENS INCLUDING PLANTERS & UNDERCROFT AREAS)**	● IRRIGATION TO BE INSTALLED BY A SUITABLY QUALIFIED CONTRACTOR AND BE INSTALLED IN ACCORDANCE WITH ALL COUNCIL WATER REGULATIONS. THE MOST WATER EFFICIENT METHOD OF IRRIGATION IS TO BE USED, CONNECTED TO TANK SUPPLY WHERE POSSIBLE. CONDUITS TO BE LAID TO ALL GARDEN AREAS TO PROVIDE A REGULATED COVERAGE. FLUSH AND PRESSURE TEST PRIOR TO COMMISSIONING. PROVIDE AS CONSTRUCTED DRAWINGS CLEARLY SHOWING LOCATION OF ALL IRRIGATION COMPONENTRY.
LANDSCAPE ESTABLISHMENT PERIOD	● THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CARE AND MAINTENANCE OF ALL LANDSCAPE WORKS FOR A PERIOD OF 13 WEEKS AFTER COMPLETION. MAINTENANCE IS TO INCLUDE MOWING OF TURF, REMOVAL AND SPRAYING OF WEEDS, PRUNING AND TRIMMING OF SHRUBS WHERE REQUIRED, REPLACEMENT OF DEAD OR DISEASED PLANT STOCK AND CORRECT WORKING OF IRRIGATION SYSTEM. WATER IS TO BE PROVIDED TO ALL SOFT LANDSCAPING AT A REQUIRED RATE DURING THE ESTABLISHMENT PERIOD TO ENSURE HEALTHY AND VIGOROUS GROWTH.

SHEET 05 - LANDSCAPE SPECIFICATION PLAN - MCU APPLICATION

AMENDMENTS

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BARINGA, QLD

CLIENT: VANTAGE BUILDING GROUP

DWG TITLE: LANDSCAPE CONCEPT PLAN

ED 26150 MCU - 05

Date AUGUST 2026
Scale 1: 400 @ A3
Design JV Drawn JV
Sheet 05 OF 06
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INDICATIVE PLANT SCHEDULE

TREE & PALM SPECIES		
Code	**Botanical Name**	**Common Name**
ATR fit	*Atractocarpus fitzalanii*	Yellow Mangosteem
BUC cel	*Buckinghamia celsisima*	Ivory Curl Flower
CUP ana	*Cupaniopsis anacardiodes*	Tuckeroo
ELA ret	*Elaeocarpus reticulatus*	Blueberry Ash
PLU obt	*Plumeria obtusa*	Evergreen frangipani
RAN fit	*Randia fitzalanii*	Yellow Mangosteem
WOD bif	*Wodyetia bifurcata*	Foxtail Palm
XAN chr	*Xanthostemon chrysanthus*	Golden Penda

SHRUB SPECIES		200 & 300mm Pot
Code	**Botanical Name**	**Common Name**
ACM smi	*Acmena smithii*	Lilly Pilly
ALC SP	*Alcantarea imperialis 'Silver Plum'*	Silver Plum
ALP Var	*Alpinia zerumbet 'Variegata'*	Varigated Ginger
BAN rob	*Banksia robur*	Swamp Banksia
CAL 'LJ	*Callistemon 'Little John'*	Little John
DIE gra	*Dietes grandiflora*	Large Wild Iris
HEL sp	*Heliconia sp*	Heliconia
HYM spe	*Hymenocallis speciosa*	Spider Lily
PHY mul	*Phyllanthus multiflora*	Green Waterfall
LOM Sha	*Lomandra 'Shara'*	Shara
MET FF	*Metrosideros "Fiji Fire"*	Fiji Fire
NAN nan	*Nandina domestica nana*	Dwarf Nandina
RHA exc	*Rhaphis excelsa*	Rhaphis Palm
PHI xan	*Philodendron 'xanadu'*	Dwarf Philodendron
PIT MM	*Pittosproum tobira 'Miss Muffett'*	Miss Muffett
SYZ 'Cas'	*Syzygium 'Cascade'*	Weeping Lily Pilly
SYZ res	*Syzygium Resilience*	Resilience
STR reg	*Stelitzia reginae*	Bird of Paradise
ZAM fur	*Zamia furfuracea*	Cardboard Palm

GROUNDCOVER SPECIES		140mm Pot
Code	**Botanical Name**	**Common Name**
ALL Cl	*Allocasuarina Cousin It*	Cousin It
PAN jas	*Pandorea jasminoides*	*Bower Plan*
FIC pum	*Ficus pumila*	Creeping Fig
GRE CC	*Grevillea 'Cooroora Cascade"*	Cooroora Cascade
TRA Tri	*Trachelospermum jasminoides 'Tricolour''*	Tricolor Jasmine

NOTE:
NOT ALL SPECIES SHOWN WILL BE NECESSARILY UTILISED & NEW SPECIES COULD BE INCLUDED INTO FINAL DESIGN AT OP.WORKS DOCUMENTATION STAGE

TREES & PALMS


Wodyetia bifurcata


Cupaniopsis anacardiodes


Plumeria obtusa


Atractocarpus fitzalanii

SHRUBS & GROUNDCOVERS


Ficus "Green Island"


Rhaphis excelsa


Zamia furfuracea


Philodendron Xanadu


Corbyline fruitcosa 'Rubra'


Alcantarea imperialis 'Silver Plum'


Pittosproum tobira 'Miss Muffett'


Heliconia sp


Phylanthus multiflora


Syzygium 'Cascade'


Ficus pumila


Alpinia zerumbet 'Variegata'


Casuarina 'Cousin It'


Pandorea jasminoides


Trachelospermum jasminoides 'Tricolour''

SHEET 06 - PHOTO MONTAGE - MCU APPLICATION -

FOR COUNCIL APPROVAL

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PROJECT: **LOT 8001 TERRACE HOUSING BARINGA DRIVE BARINGA, QLD**

CLIENT: **VANTAGE BUILDING GROUP**

DWG TITLE: **PLANT PALETTE**

ED 26150 MCU - 06

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Drawn	JV
Sheet	06 OF 06
issue	B