



Landscape Concept Plan



# PROPOSED BROADWAY HOTEL

44 BALACLAVA STREET & 93 LOGAN ROAD, WOOLLOONGABBA

PLANS AND DOCUMENTS  
referred to in the PDA  
DEVELOPMENT APPROVAL



Approval no: DEV2025/1691  
Date: 29-Jan-2026

AMENDED IN RED



By: Essen Joseph  
Date: 29-Jan-2026

AMENDED IN RED



By: Essen Joseph  
Date: 29-Jan-2026



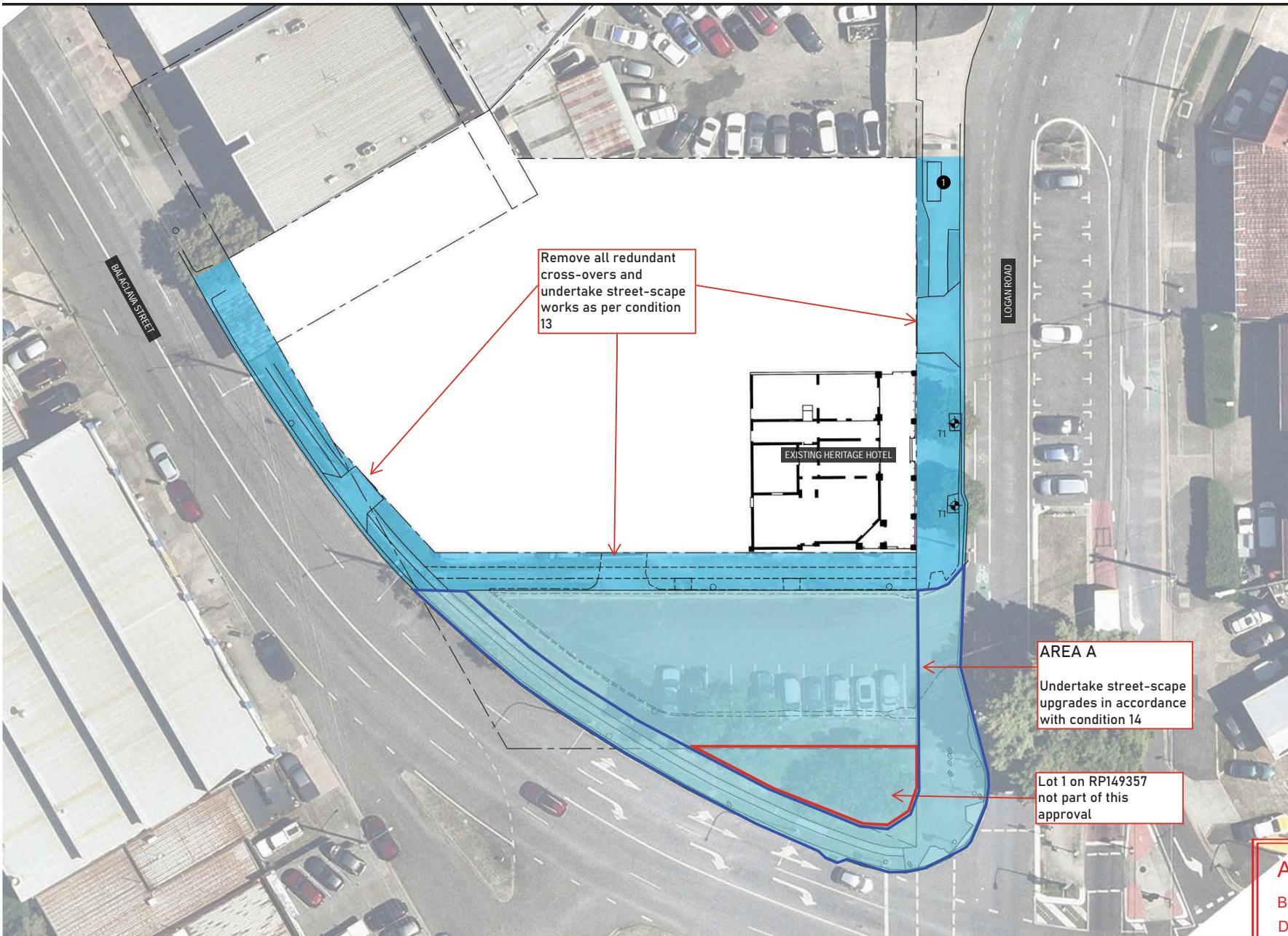
NEARMAP DATED: 17/03/25

ANDREW GOLD LANDSCAPE ARCHITECTURE  
PO BOX 5220, MT GRAVATT EAST QLD 4122  
T 07 3420 0006 M 0405 389 243 E andrew@agla.com.au

PROPOSED BROADWAY HOTEL  
44 BALACLAVA STREET 93 LOGAN ROAD,  
WOOLLOONGABBA

08 NUMBER  
25.214SHEET NO.  
2ISSUE  
EREASON  
AMENDMENTS AS REQUIREDDATE  
05/12/25DRAWN BY  
AG / B1:400@A3  
0 2 4 6 8 10 20m

# EXISTING STREETSCAPE ANALYSIS



## EXISTING TREES ON PUBLIC LAND ANALYSIS

**T1** EXISTING STREET TREE IN REASONABLE CONDITION  
Consider retention; tree health to be confirmed by an arborist.

## LEGEND

**1** RELOCATE EXISTING BUS STOP  
oOHmedia Boulevard Bus Shelter  
Reinstate location as per BCC Standard drawings  
BSD-2108

**BRISBANE CITY COUNCIL STREETSCAPE (CS2) HIERARCHY OVERLAY**  
Carry out design as per BCC Infrastructure design planning scheme policy: 'Centre Street Minor' (CS2). Full width pavement with a mix of species laid out in an informal manner

- Street trees are a mix of species in a single row at rear of kerb, and planted as singles and in pairs or clusters
- To be planted in garden beds or in tree grates. Garden beds to be 1.2m wide. Tree grates to be 1.6 x 1.2m to BCC Standard drawings.
- Exposed aggregate Victoria Falls (90% 'Blue Heeler' and 10% 'Winter Brown'). Supplier: Hanson Code IE251AF61
- Tactile paver CCS 'Voodoo' as per BCC Standard drawings
- Driveways to match footpath

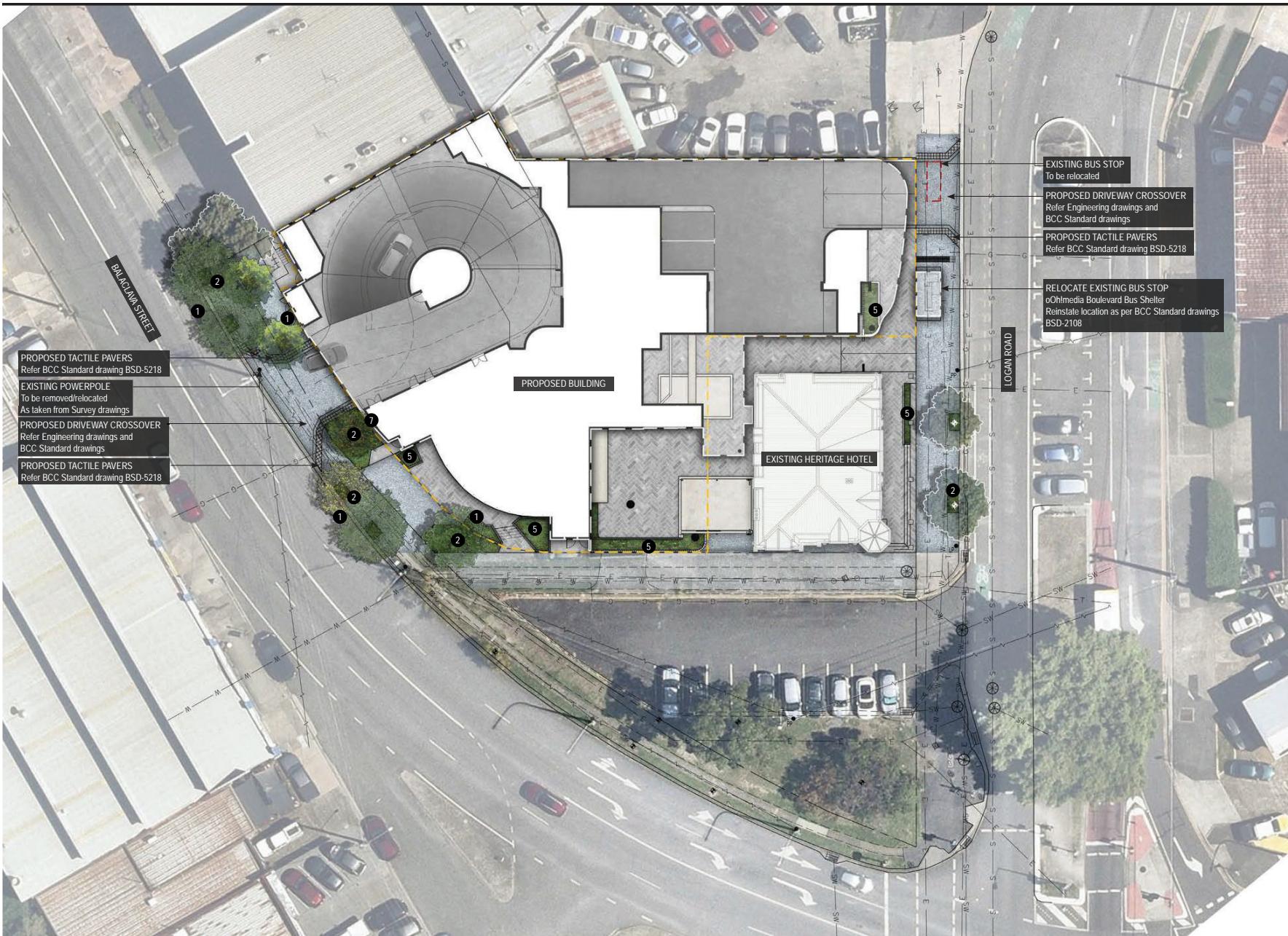
**OUTDOOR URBAN COMMON REDEVELOPMENT FOR FUTURE DESIGN CONSULTATION**

**AMENDED IN RED**

By: Essen Joseph  
Date: 29-Jan-2026



# LANDSCAPE CONCEPT PLAN - GROUND FLOOR



NEARMAP DATED: 17/03/25

ANDREW GOLD LANDSCAPE ARCHITECTURE  
PO BOX 5220, MT GRAVATT EAST QLD 4122  
T 07 3420 0006 M 0405 389 243 E andrew@agla.com.au

PROPOSED BROADWAY HOTEL  
44 BALACLAVA STREET 93 LOGAN ROAD,  
WOOLLOONGABBA

OB NUMBER 25.214 SHEET NO. 4 ISSUE E REASON AMENDMENTS AS REQUIRED DATE 05/12/25 DRAWN BY AG / B

1:400@A3  
0 2 4 6 8 10 20m



agla

1 PROPOSED STREET TREES  
Provide new street trees to the road reserves adjacent to the subject site so as to improve the streetscape amenity including visual and climatic amenity. Proposed species to be as per Table 3.7.5.15.A—General species table for small-medium crown trees and Table 3.7.5.14.A—General species table for upright columnar elliptical trees, and proposed locations as per 3.7.5.3 Planning locations as per SC6.16 Infrastructure design planning scheme policy - Chapter 3 Road corridor design:

Refer Proposed Planting Schedule  
(ie: *Buckinghamia celissima*, *Cupaniopsis anacardioides*, *Eleocarpus eumundi*, *Tristaniopsis laurina* *Luscious*)

2 STREET SHRUBS AND GROUNDCOVERS  
Supplementary understorey planting to proposed street garden beds. Species as taken from Table 3.7.4.2.4.B—Shrubs and groundcovers for garden beds of BCC Infrastructure design planning scheme policy Road corridor design:  
Refer Proposed Planting Schedule

3 PODIUM TREE  
Small canopied feature trees to podium planters to provide visual and climatic amenity to the communal space: Refer Proposed Planting Schedule (ie: *Hibiscus tiliaceus*, *Olea europaea* Tolley's Upright, *Plumeria obtusa* Singapore White)

4 PROPOSED CARPARK PODIUM PLANTERS  
Cascading plants to podium planters in carpark levels to soften building facade and for increased landscape presentation to the streetscape:  
Refer Proposed Planting Schedule

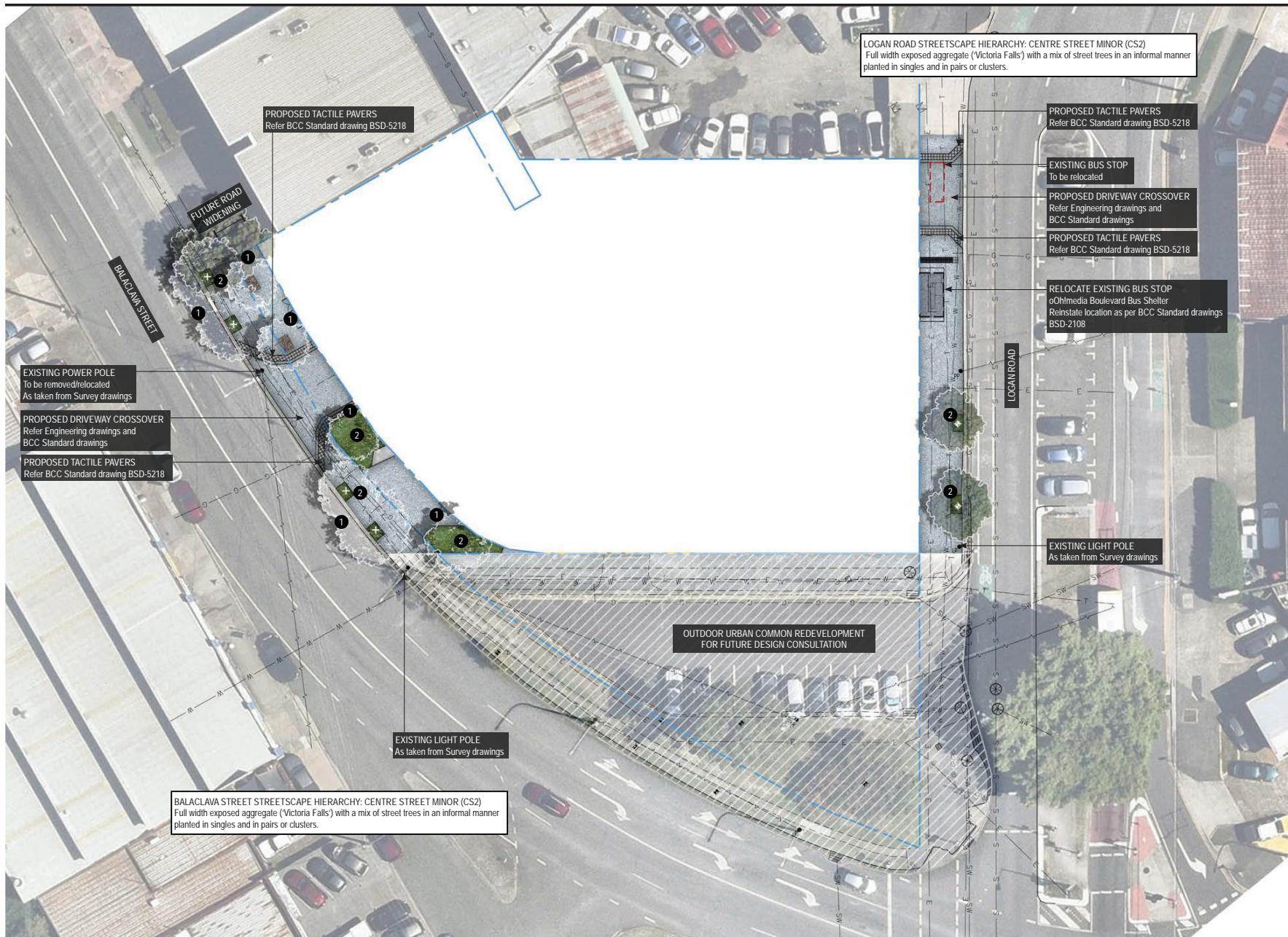
5 PODIUM PLANTING  
Shrubs, groundcovers to podium planters to provide visual amenity and climatic amenity:  
Refer Proposed Planting Schedule

6 CASCADING PLANTS  
Cascading plants to podium planters to soften building facade provide and to provide high quality visual amenity, and contribute to subropical presentation: Refer Proposed Planting Schedule

7 CLIMBERS  
Climbing plant species to soften rooftop space, contribute to subropical presentation and to provide climatic amenity through shade and cooling: Refer Proposed Planting Schedule

## LEGEND

— LINE OF BASEMENT BELOW  
Refer Architectural drawings



**1 PROPOSED STREET TREES**  
Provide new street trees to the road reserves adjacent to the subject site so as to improve the streetscape amenity including visual and climatic amenity. Proposed species to be as per Table 3.7.5.15.A—General species table for small-medium crown trees and Table 3.7.5.14.A—General species table for upright columnar elliptical trees, and proposed locations as per 3.7.5.3 Planning locations as per SC6.16 Infrastructure design planning scheme policy - Chapter 3 Road corridor design; Refer Proposed Planting Schedule (ie: *Buckinghamia celissima*, *Cupaniopsis anacardioides*, *Eleocarpus eumundii*, *Tristaniopsis laurina* *Lusciosus*)

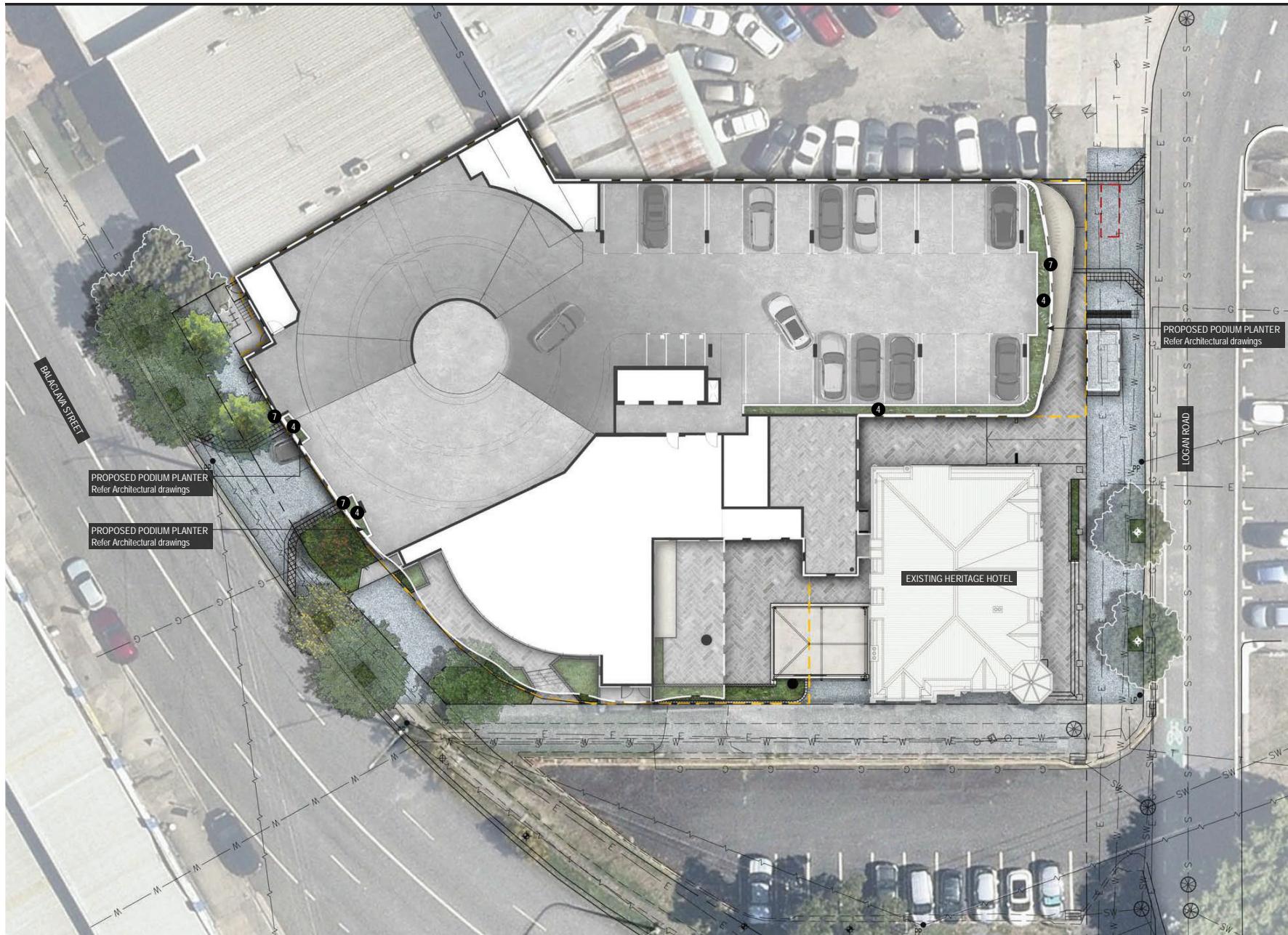
**2 STREET SHRUBS AND GROUNDCOVERS**  
Supplementary understorey planting to proposed street garden beds. Species as taken from Table 3.7.4.2.4.B—Shrubs and groundcovers for garden beds of BCC Infrastructure design planning scheme policy Road corridor design; Refer Proposed Planting Schedule

**EXISTING STREET TREES TO BE RETAINED**  
As taken from Survey drawings

**EXISTING STREET TREES TO BE REMOVED**  
As taken from Survey drawings

NEARMAP DATED: 17/03/25





1 PROPOSED STREET TREES  
Provide new street trees to the road reserves adjacent to the subject site so as to improve the streetscape amenity including visual and climatic amenity. Proposed species to be as per Table 3.7.5.15.A—General species table for small-medium crown trees and Table 3.7.5.15.A—General species table for upright columnar elliptical trees, and proposed locations as per 3.7.5.3 Planting locations as per SC6.16 Infrastructure design planning scheme policy - Chapter 3 Road corridor design: Refer Proposed Planting Schedule (ie: *Buckinghamia celissima*, *Cupaniopsis anacardioides*, *Eleocarpus eumundii*, *Tristania laurina* *Luscious*)

2 STREET SHRUBS AND GROUNDCOVERS  
Supplementary understorey planting to proposed street garden beds. Species as taken from Table 3.7.4.2.4.B—Shrubs and groundcovers for garden beds of BCC Infrastructure design planning scheme policy Road corridor design: Refer Proposed Planting Schedule

3 PODIUM TREE  
Small canopied feature trees to podium planters to provide visual and climatic amenity to the communal space: Refer Proposed Planting Schedule (ie: *Hibiscus tiliaceus*, *Olea europaea* Tolley's Upright, *Plumeria obtusa* Singapore White)

4 PROPOSED CARPARK PODIUM PLANTERS  
Cascading plants to podium planters in carpark levels to soften building facade and for increased landscape presentation to the street/space: Refer Proposed Planting Schedule

5 PODIUM PLANTING  
Shrubs, groundcovers to podium planters to provide visual amenity and climatic amenity: Refer Proposed Planting Schedule

6 CASCADING PLANTS  
Cascading plants to podium planters to soften building facade provide and to provide high quality visual amenity, and contribute to subtropical presentation: Refer Proposed Planting Schedule

7 CLIMBERS  
Climbing plant species to soften rooftop space, contribute to subtropical presentation and to provide climatic amenity through shade and cooling: Refer Proposed Planting Schedule



① PROPOSED STREET TREES  
Provide new street trees to the road reserves adjacent to the subject site so as to improve the streetscape amenity including visual and climatic amenity. Proposed species to be as per Table 3.7.5.15.A—General species table for small-medium crown trees and Table 3.7.5.15.A—General species table for upright columnar elliptical trees, and proposed locations as per 3.7.5.3 Planning locations as per SC6.16 Infrastructure design planning scheme policy - Chapter 3 Road corridor design: Refer Proposed Planting Schedule (ie: *Buckinghamia celosissima*, *Cupaniopsis anacardioides*, *Eleocarpus eumundii*, *Tristaniopsis laurina* *Luscious*)

② STREET SHRUBS AND GROUNDCOVERS  
Supplementary understorey planting to proposed street garden beds. Species as taken from Table 3.7.4.2.4.B—Shrubs and groundcovers for garden beds of BCC Infrastructure design planning scheme policy Road corridor design: Refer Proposed Planting Schedule

③ PODIUM TREE  
Small canopied feature trees to podium planters to provide visual and climatic amenity to the communal space: Refer Proposed Planting Schedule (ie: *Hibiscus tiliaceus*, *Olea europaea* Tolley's Upright, *Plumeria obtusa* Singapore White)

④ PROPOSED CARPARK PODIUM PLANTERS  
Cascading plants to podium planters in carpark levels to soften building facade and for increased landscape presentation to the street/space: Refer Proposed Planting Schedule

⑤ PODIUM PLANTING  
Shrubs, groundcovers to podium planters to provide visual amenity and climatic amenity: Refer Proposed Planting Schedule

⑥ CASCADING PLANTS  
Cascading plants to podium planters to soften building facade provide and to provide high quality visual amenity, and contribute to subtropical presentation: Refer Proposed Planting Schedule

⑦ CLIMBERS  
Climbing plant species to soften rooftop space, contribute to subtropical presentation and to provide climatic amenity through shade and cooling: Refer Proposed Planting Schedule



1 PROPOSED STREET TREES  
Provide new street trees to the road reserves adjacent to the subject site so as to improve the streetscape amenity including visual and climatic amenity. Proposed species to be as per Table 3.7.5.15.A—General species table for small-medium crown trees and Table 3.7.5.14.A—General species table for upright columnar elliptical trees, and proposed locations as per 3.7.5.3 Planning locations as per SC6.16 Infrastructure design planning scheme policy - Chapter 3 Road corridor design: Refer Proposed Planting Schedule (ie: *Buckinghamia celissima*, *Cupaniopsis anacardioides*, *Eleocarpus eumundii*, *Tristaniopsis laurina* *Luscus*)

2 STREET SHRUBS AND GROUNDCOVERS  
Supplementary understorey planting to proposed street garden beds. Species as taken from Table 3.7.4.2.4.B—Shrubs and groundcovers for garden beds of BCC Infrastructure design planning scheme policy Road corridor design: Refer Proposed Planting Schedule

3 PODIUM TREE  
Small canopied feature trees to podium planters to provide visual and climatic amenity to the communal space: Refer Proposed Planting Schedule (ie: *Hibiscus tiliaceus*, *Olea europaea* Tolley's Upright, *Plumeria obtusa* Singapore White)

4 PROPOSED CARPARK PODIUM PLANTERS  
Cascading plants to podium planters in carpark levels to soften building facade and for increased landscape presentation to the streetscape: Refer Proposed Planting Schedule

5 PODIUM PLANTING  
Shrubs, groundcovers to podium planters to provide visual amenity and climatic amenity: Refer Proposed Planting Schedule

6 CASCADING PLANTS  
Cascading plants to podium planters to soften building facade provide and to provide high quality visual amenity, and contribute to subtropical presentation: Refer Proposed Planting Schedule

7 CLIMBERS  
Climbing plant species to soften rooftop space, contribute to subtropical presentation and to provide climatic amenity through shade and cooling: Refer Proposed Planting Schedule



**1 PROPOSED STREET TREES**  
Provide new street trees to the road reserves adjacent to the subject site so as to improve the streetscape amenity including visual and climatic amenity. Proposed species to be as per Table 3.7.5.15.A—General species table for small-medium crown trees and Table 3.7.5.14.A—General species table for upright columnar elliptical trees, and proposed locations as per 3.7.5.3 Planting locations as per SC6.16 Infrastructure design planning scheme policy - Chapter 3 Road corridor design: Refer Proposed Planting Schedule (ie: *Buckinghamia celosissima*, *Cupaniopsis anacardioides*, *Eleocarpus eumundii*, *Tristaniopsis laurina* *Luscious*)

**2 STREET SHRUBS AND GROUNDCOVERS**  
Supplementary understorey planting to proposed street garden beds. Species as taken from Table 3.7.4.2.4.B—Shrubs and groundcovers for garden beds of BCC Infrastructure design planning scheme policy Road corridor design: Refer Proposed Planting Schedule

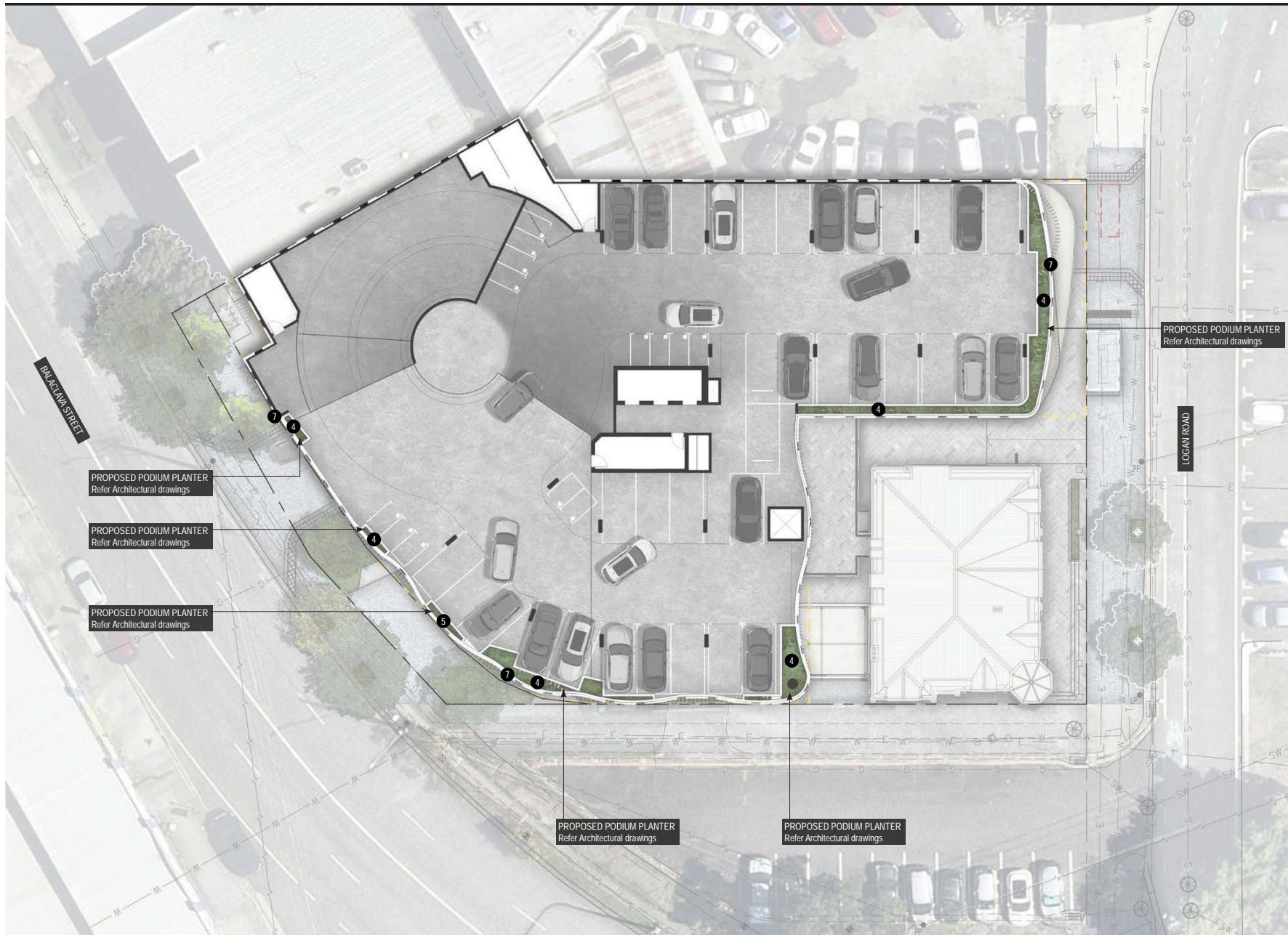
**3 PODIUM TREE**  
Small canopied feature trees to podium planters to provide visual and climatic amenity to the communal space: Refer Proposed Planting Schedule (ie: *Hibiscus tiliaceus*, *Olea europaea* Tolley's Upright, *Plumeria obtusa* Singapore White)

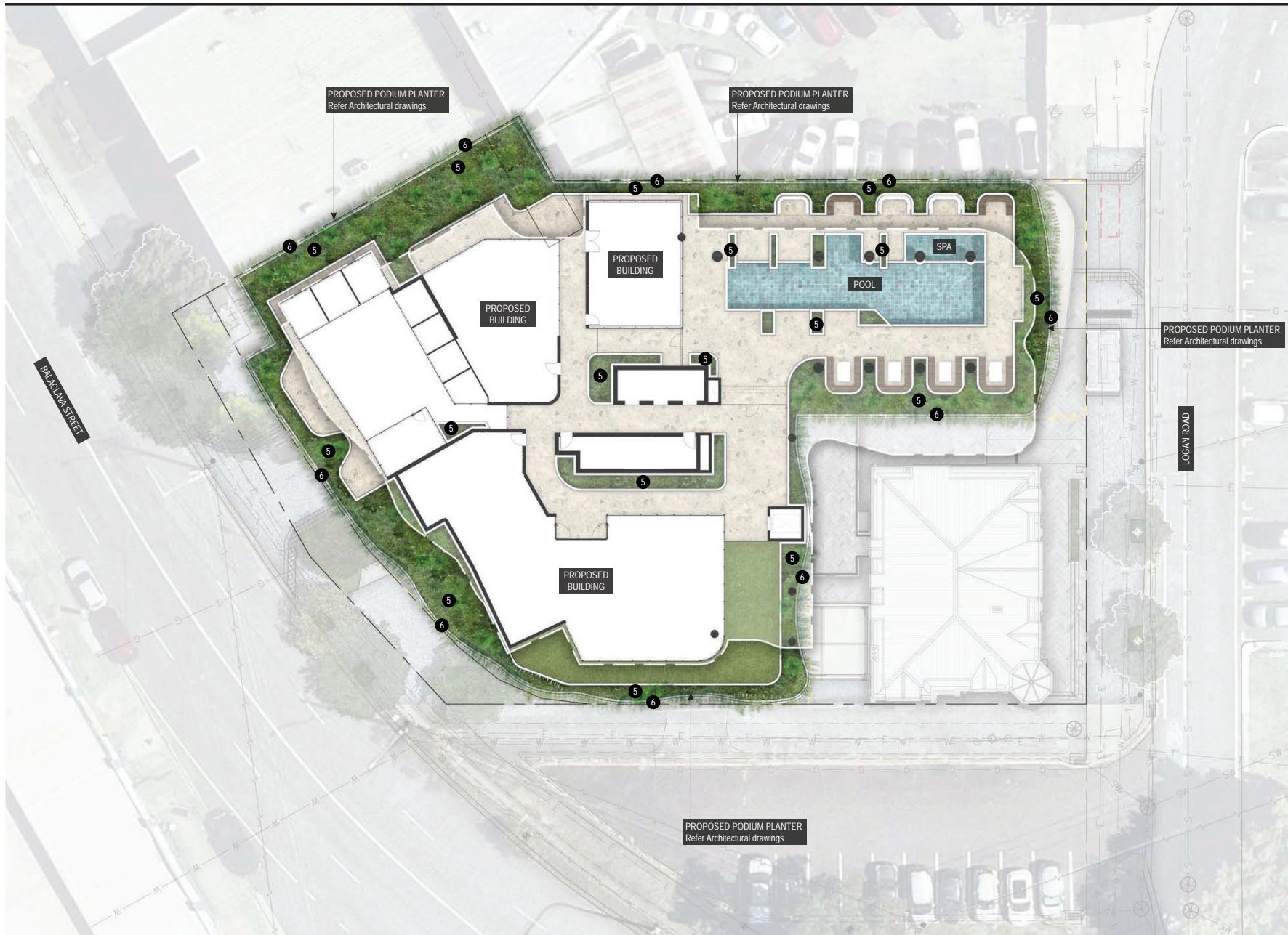
**4 PROPOSED CARPARK PODIUM PLANTERS**  
Cascading plants to podium planters in carpark levels to soften building facade and for increased landscape presentation to the street/space: Refer Proposed Planting Schedule

**5 PODIUM PLANTING**  
Shrubs, groundcovers to podium planters to provide visual amenity and climatic amenity: Refer Proposed Planting Schedule

**6 CASCADING PLANTS**  
Cascading plants to podium planters to soften building facade provide and to provide high quality visual amenity, and contribute to subtropical presentation: Refer Proposed Planting Schedule

**7 CLIMBERS**  
Climbing plant species to soften rooftop space, contribute to subtropical presentation and to provide climatic amenity through shade and cooling: Refer Proposed Planting Schedule





- 1 PROPOSED STREET TREES  
Provide new street trees to the road reserves adjacent to the subject site so as to improve the streetscape amenity including visual and climatic amenity. Proposed species to be as per Table 3.7.5.15.A—General species table for small-medium crown trees and Table 3.7.5.14.A—General species table for upright columnar elliptical trees, and proposed locations as per 3.7.5.3 Planting locations as per SC6.16 Infrastructure design planning scheme policy - Chapter 3 Road corridor design: Refer Proposed Planting Schedule (ie: *Buckinghamia celosissima*, *Cupaniopsis anacardioides*, *Eleocarpus eumundi*, *Tristaniopsis laurina* *Luscus*)
- 2 STREET SHRUBS AND GROUNDCOVERS  
Supplementary understorey planting to proposed street garden beds. Species as taken from Table 3.7.4.2.4.B—Shrubs and groundcovers for garden beds of BCC Infrastructure design planning scheme policy Road corridor design: Refer Proposed Planting Schedule
- 3 PODIUM TREE  
Small canopied feature trees to podium planters to provide visual and climatic amenity to the communal space: Refer Proposed Planting Schedule (ie: *Hibiscus tiliaceus*, *Olea Tolley's Upright*, *Plumeria obtusa* *Singapore White*)
- 4 PROPOSED CARPARK PODIUM PLANTERS  
Cascading plants to podium planters in carpark levels to soften building facade and for increased landscape presentation to the street/scape: Refer Proposed Planting Schedule
- 5 PODIUM PLANTING  
Shrubs, groundcovers to podium planters to provide visual amenity and climatic amenity: Refer Proposed Planting Schedule
- 6 CASCADING PLANTS  
Cascading plants to podium planters to soften building facade provide and to provide high quality visual amenity, and contribute to subtropical presentation: Refer Proposed Planting Schedule
- 7 CLIMBERS  
Climbing plant species to soften rooftop space, contribute to subtropical presentation and to provide climatic amenity through shade and cooling: Refer Proposed Planting Schedule

NEARMAP DATED: 17/03/25



NEARMAP DATED: 17/03/25



① PROPOSED STREET TREES  
Provide new street trees to the road reserves adjacent to the subject site so as to improve the streetscape amenity including visual and climatic amenity. Proposed species to be as per Table 3.7.5.15.A—General species table for small-medium crown trees and Table 3.7.5.14.A—General species table for upright columnar elliptical trees, and proposed locations as per 3.7.5.3 Planning locations as per SC6.16 Infrastructure design planning scheme policy - Chapter 3 Road corridor design: Refer Proposed Planting Schedule (ie: *Buckinghamia celosissima*, *Cupaniopsis anacardioides*, *Eleocarpus eumundi*, *Tristaniopsis laurina* *Luscious*)

② STREET SHRUBS AND GROUNDCOVERS  
Supplementary understory planting to proposed street garden beds. Species as taken from Table 3.7.4.2.4.B—Shrubs and groundcovers for garden beds of BCC Infrastructure design planning scheme policy Road corridor design: Refer Proposed Planting Schedule

③ PODIUM TREE  
Small canopied feature trees to podium planters to provide visual and climatic amenity to the communal space: Refer Proposed Planting Schedule (ie: *Hibiscus tiliaceus*, *Olea europaea* Tolley's Upright, *Plumeria obtusa* Singapore White)

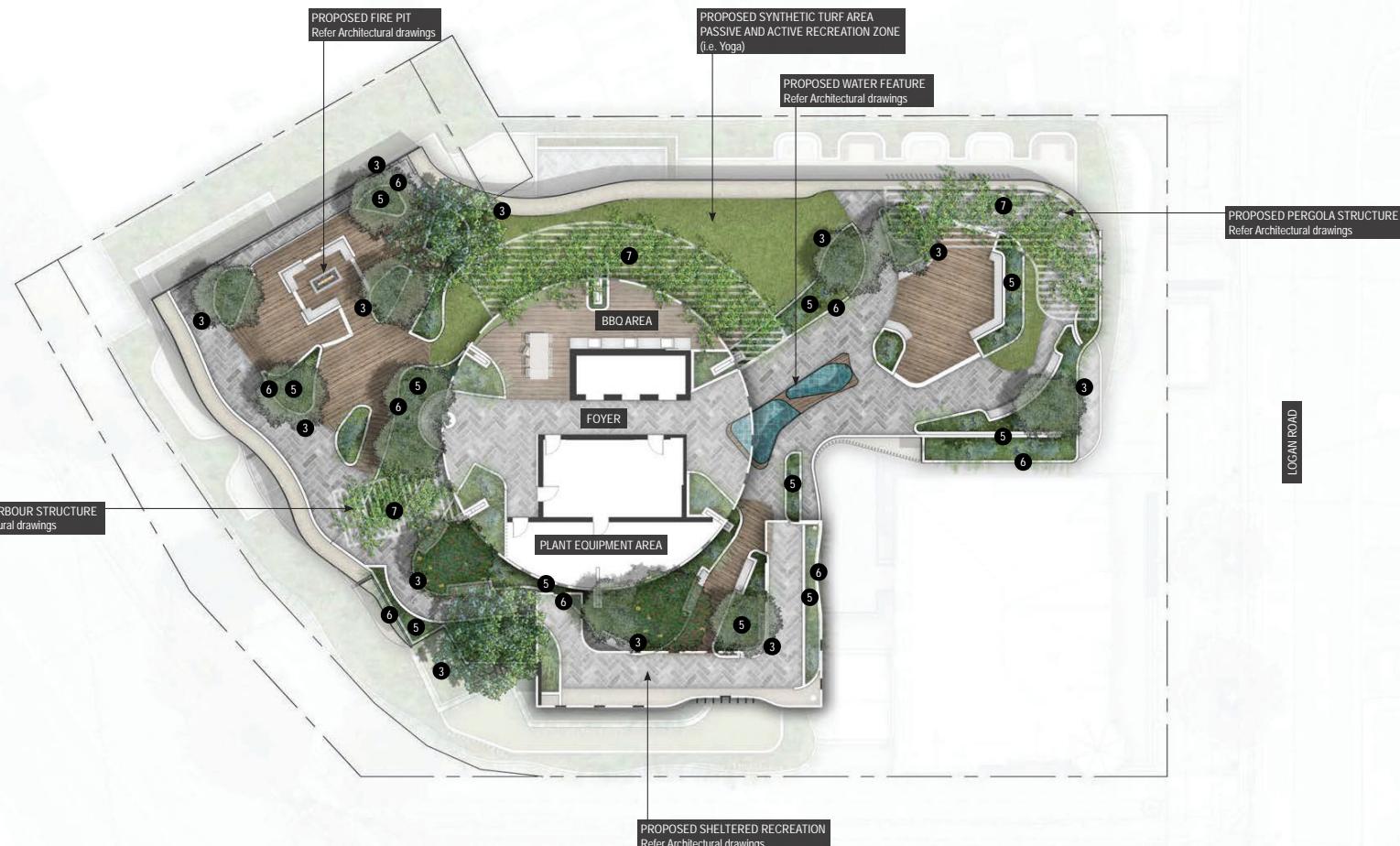
④ PROPOSED CARPARK PODIUM PLANTERS  
Cascading plants to podium planters in carpark levels to soften building facade and for increased landscape presentation to the street/scape: Refer Proposed Planting Schedule

⑤ PODIUM PLANTING  
Shrubs, groundcovers to podium planters to provide visual amenity and climatic amenity: Refer Proposed Planting Schedule

⑥ CASCADING PLANTS  
Cascading plants to podium planters to soften building facade provide and to provide high quality visual amenity, and contribute to subtropical presentation: Refer Proposed Planting Schedule

⑦ CLIMBERS  
Climbing plant species to soften rooftop space, contribute to subtropical presentation and to provide climatic amenity through shade and cooling: Refer Proposed Planting Schedule

NEARMAP DATED: 17/03/25

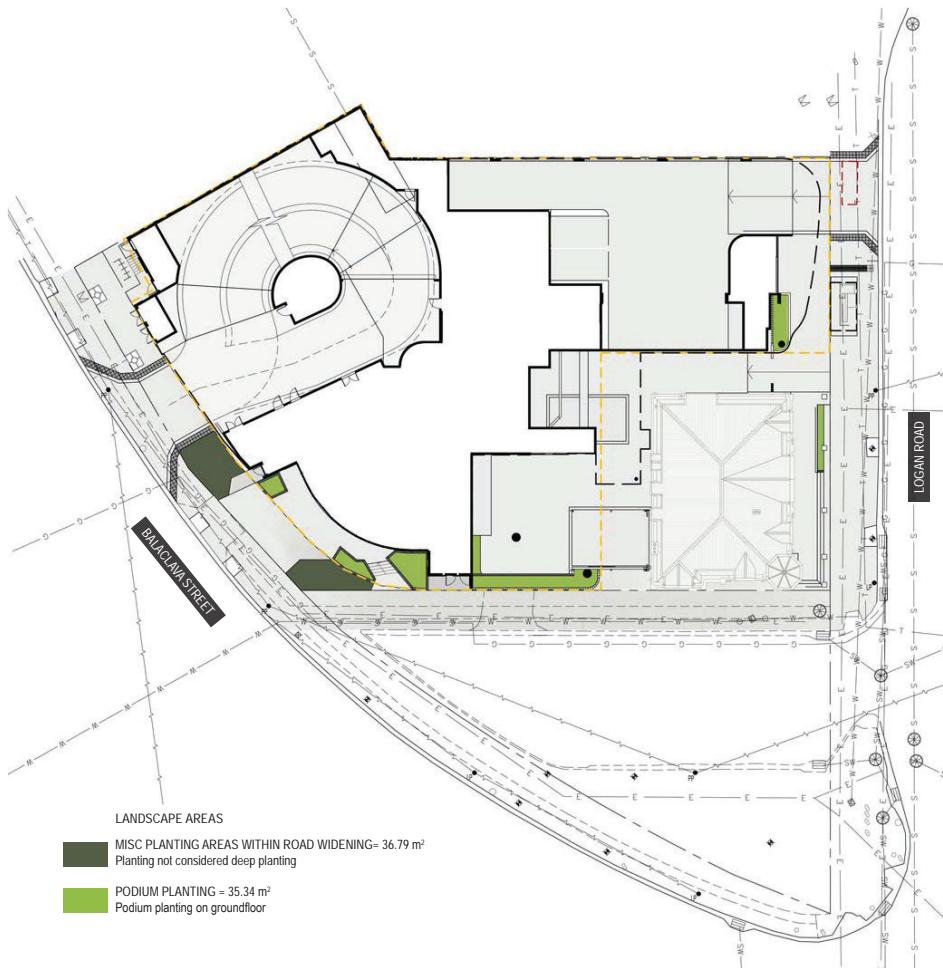


- 1 PROPOSED STREET TREES  
Provide new street trees to the road reserves adjacent to the subject site so as to improve the streetscape amenity including visual and climatic amenity. Proposed species to be as per Table 3.7.5.15.A—General species table for small-medium crown trees and Table 3.7.5.14.A—General species table for upright columnar elliptical trees, and proposed locations as per 3.7.5.3 Planning locations as per SC6.16 Infrastructure design planning scheme policy - Chapter 3 Road corridor design: Refer Proposed Planting Schedule (ie: *Buckinghamia celosissima*, *Cupaniopsis anacardioides*, *Eleocarpus eumundii*, *Tristania laurina* *Luscious*)
- 2 STREET SHRUBS AND GROUNDCOVERS  
Supplementary understorey planting to proposed street garden beds. Species as taken from Table 3.7.4.2.4.B—Shrubs and groundcovers for garden beds of BCC Infrastructure design planning scheme policy Road corridor design: Refer Proposed Planting Schedule
- 3 PODIUM TREE  
Small canopied feature trees to podium planters to provide visual and climatic amenity to the communal space: Refer Proposed Planting Schedule (ie: *Hibiscus tiliaceus*, *Olea europaea* Tolley's Upright, *Plumeria obtusa* Singapore White)
- 4 PROPOSED CARPARK PODIUM PLANTERS  
Cascading plants to podium planters in carpark levels to soften building facade and for increased landscape presentation to the streetscape: Refer Proposed Planting Schedule
- 5 PODIUM PLANTING  
Shrubs, groundcovers to podium planters to provide visual amenity and climatic amenity: Refer Proposed Planting Schedule
- 6 CASCADING PLANTS  
Cascading plants to podium planters to soften building facade provide and to provide high quality visual amenity, and contribute to subtropical presentation: Refer Proposed Planting Schedule
- 7 CLIMBERS  
Climbing plant species to soften rooftop space, contribute to subtropical presentation and to provide climatic amenity through shade and cooling: Refer Proposed Planting Schedule

NEARMAP DATED: 17/03/25

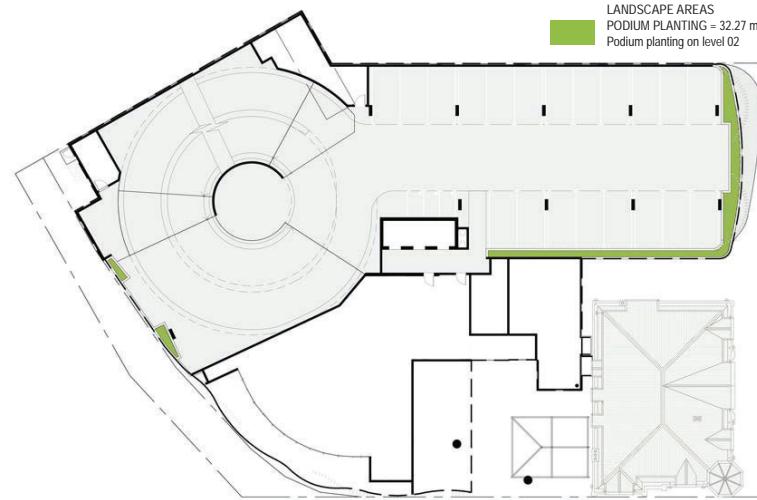
## GROUND FLOOR

SCALE 1:500 @ A3



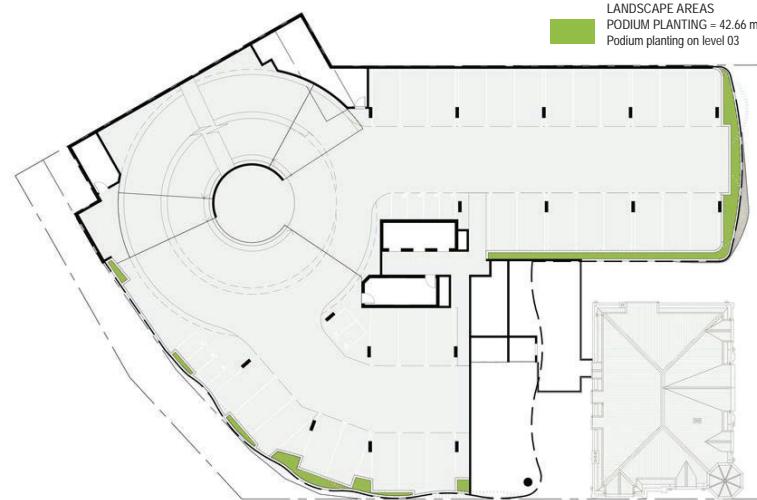
## LEVEL 02

SCALE 1:500 @ A3



## LEVEL 03

SCALE 1:500 @ A3



## LANDSCAPE AREAS

MISC PLANTING AREAS  
WITHIN ROAD WIDENING  
Planting not considered deep planting

= 36.79 m<sup>2</sup>

PODIUM PLANTING ON  
GROUND FLOOR = 32.34 m<sup>2</sup>  
LEVEL 02 = 32.27 m<sup>2</sup>  
LEVEL 03 = 42.66 m<sup>2</sup>  
LEVEL 04 = 47.06 m<sup>2</sup>  
LEVEL 05 = 47.06 m<sup>2</sup>  
LEVEL 06 = 47.06 m<sup>2</sup>  
LEVEL 07 = 375.88 m<sup>2</sup>  
LEVEL 08 = 48.26 m<sup>2</sup>  
LEVEL 09 = 0.42 m<sup>2</sup>  
LEVEL 10 = 0.42 m<sup>2</sup>  
LEVEL 11 = 0.42 m<sup>2</sup>  
LEVEL 12 = 0.42 m<sup>2</sup>  
LEVEL 13 = 0.42 m<sup>2</sup>  
LEVEL 14 = 0.42 m<sup>2</sup>  
LEVEL 15 = 0.42 m<sup>2</sup>  
LEVEL 16 = 0.42 m<sup>2</sup>  
LEVEL 17 = 0.42 m<sup>2</sup>  
LEVEL 18 = 0.42 m<sup>2</sup>  
LEVEL 19 = 0.42 m<sup>2</sup>  
LEVEL 20 = 0.42 m<sup>2</sup>  
LEVEL 21 = 0.42 m<sup>2</sup>  
LEVEL 22 = 0.42 m<sup>2</sup>  
LEVEL 23 = 0.42 m<sup>2</sup>  
LEVEL 24 = 0.42 m<sup>2</sup>  
LEVEL 25 = 0.42 m<sup>2</sup>  
LEVEL 26 = 0.42 m<sup>2</sup>  
LEVEL 27 = 0.42 m<sup>2</sup>  
LEVEL 28 = 0.42 m<sup>2</sup>  
LEVEL 29 = 0.42 m<sup>2</sup>  
LEVEL 30 = 0.42 m<sup>2</sup>  
LEVEL 31 = 0.42 m<sup>2</sup>  
LEVEL 32 = 0.42 m<sup>2</sup>  
LEVEL 33 = 0.42 m<sup>2</sup>

ROOFTOP = 233.61 m<sup>2</sup>

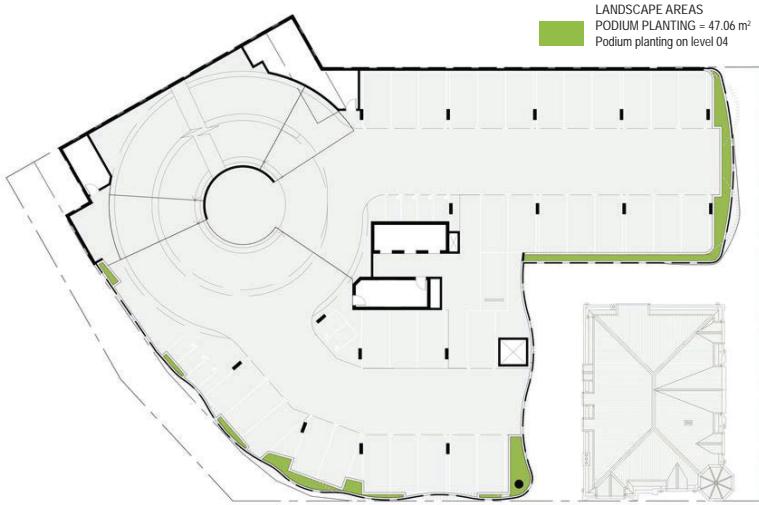
## LEGEND

LINE OF BASEMENT BELOW  
Refer Architectural drawings



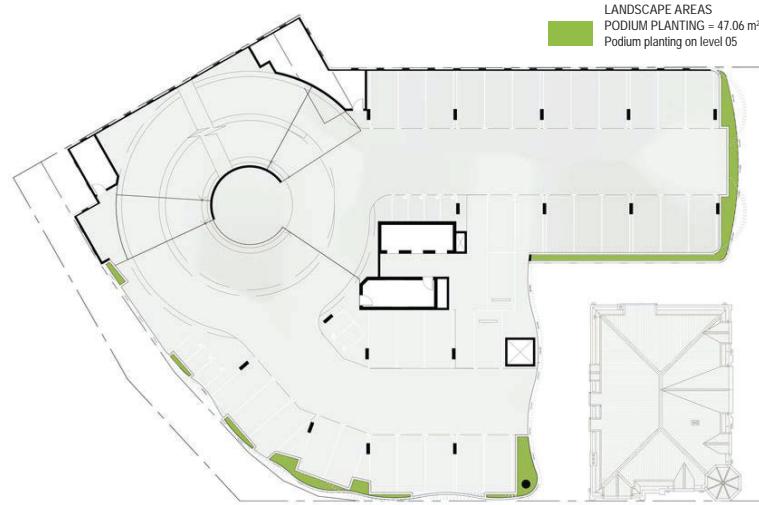
## LEVEL 04

SCALE 1:500 @ A3



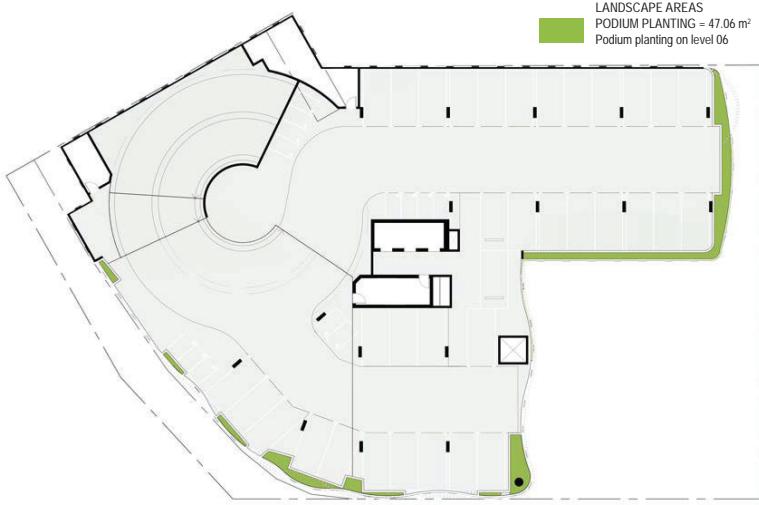
## LEVEL 05

SCALE 1:500 @ A3



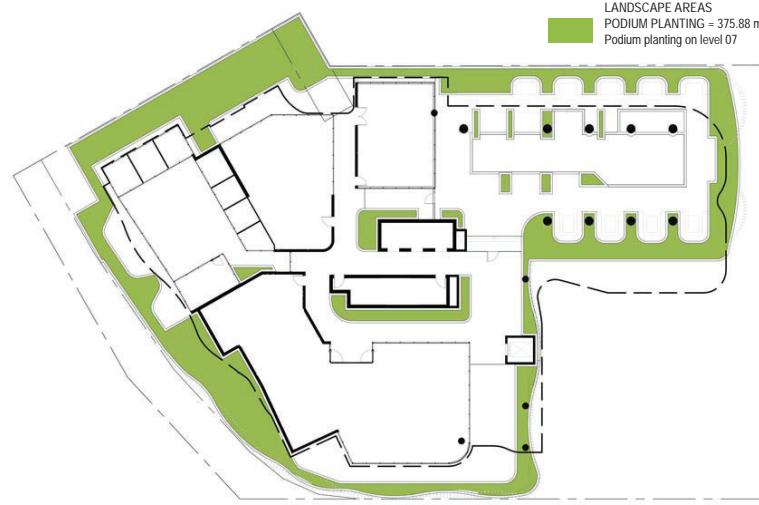
## LEVEL 06

SCALE 1:500 @ A3



## LEVEL 07

SCALE 1:500 @ A3



### LANDSCAPE AREAS

MISC PLANTING AREAS  
WITHIN ROAD WIDENING  
Planting not considered deep planting

= 36.79 m<sup>2</sup>

PODIUM PLANTING ON  
GROUND FLOOR = 32.34 m<sup>2</sup>  
LEVEL 02 = 32.27 m<sup>2</sup>  
LEVEL 03 = 42.66 m<sup>2</sup>  
LEVEL 04 = 47.06 m<sup>2</sup>  
LEVEL 05 = 47.06 m<sup>2</sup>  
LEVEL 06 = 47.06 m<sup>2</sup>  
LEVEL 07 = 375.88 m<sup>2</sup>  
LEVEL 08 = 48.26 m<sup>2</sup>  
LEVEL 09 = 0.42 m<sup>2</sup>  
LEVEL 10 = 0.42 m<sup>2</sup>  
LEVEL 11 = 0.42 m<sup>2</sup>  
LEVEL 12 = 0.42 m<sup>2</sup>  
LEVEL 13 = 0.42 m<sup>2</sup>  
LEVEL 14 = 0.42 m<sup>2</sup>  
LEVEL 13 = 0.42 m<sup>2</sup>  
LEVEL 15 = 0.42 m<sup>2</sup>  
LEVEL 16 = 0.42 m<sup>2</sup>  
LEVEL 17 = 0.42 m<sup>2</sup>  
LEVEL 18 = 0.42 m<sup>2</sup>  
LEVEL 19 = 0.42 m<sup>2</sup>  
LEVEL 20 = 0.42 m<sup>2</sup>  
LEVEL 21 = 0.42 m<sup>2</sup>  
LEVEL 22 = 0.42 m<sup>2</sup>  
LEVEL 23 = 0.42 m<sup>2</sup>  
LEVEL 24 = 0.42 m<sup>2</sup>  
LEVEL 25 = 0.42 m<sup>2</sup>  
LEVEL 26 = 0.42 m<sup>2</sup>  
LEVEL 27 = 0.42 m<sup>2</sup>  
LEVEL 28 = 0.42 m<sup>2</sup>  
LEVEL 29 = 0.42 m<sup>2</sup>  
LEVEL 30 = 0.42 m<sup>2</sup>  
LEVEL 31 = 0.42 m<sup>2</sup>  
LEVEL 32 = 0.42 m<sup>2</sup>  
LEVEL 33 = 0.42 m<sup>2</sup>  
ROOFTOP = 233.61 m<sup>2</sup>



## LEVEL 08

SCALE 1:500 @ A3



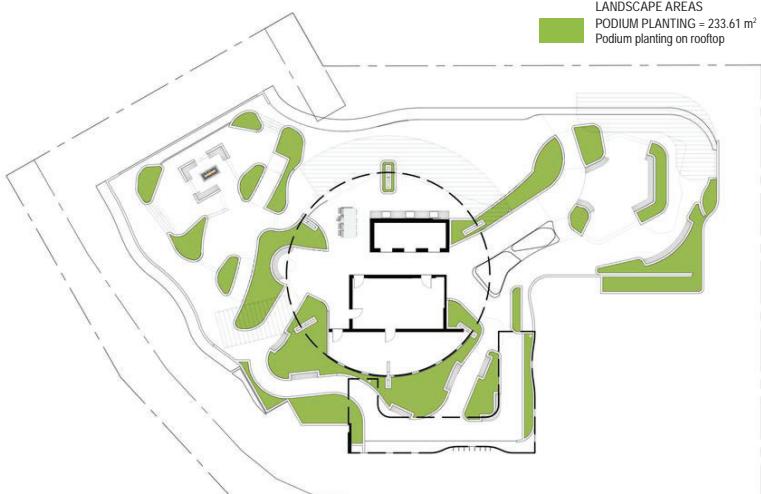
## TYPICAL FLOOR - LEVELS 9-33

SCALE 1:500 @ A3



## ROOFTOP

SCALE 1:500 @ A3



LANDSCAPE AREAS

= 36.79 m<sup>2</sup>

MISC PLANTING AREAS  
WITHIN ROAD WIDENING  
Planting not considered deep planting

PODIUM PLANTING ON  
GROUND FLOOR = 32.34 m<sup>2</sup>  
LEVEL 02 = 32.27 m<sup>2</sup>  
LEVEL 03 = 42.66 m<sup>2</sup>  
LEVEL 04 = 47.06 m<sup>2</sup>  
LEVEL 05 = 47.06 m<sup>2</sup>  
LEVEL 06 = 47.06 m<sup>2</sup>  
LEVEL 07 = 375.88 m<sup>2</sup>  
LEVEL 08 = 48.26 m<sup>2</sup>  
LEVEL 09 = 0.42 m<sup>2</sup>  
LEVEL 10 = 0.42 m<sup>2</sup>  
LEVEL 11 = 0.42 m<sup>2</sup>  
LEVEL 12 = 0.42 m<sup>2</sup>  
LEVEL 13 = 0.42 m<sup>2</sup>  
LEVEL 14 = 0.42 m<sup>2</sup>  
LEVEL 13 = 0.42 m<sup>2</sup>  
LEVEL 15 = 0.42 m<sup>2</sup>  
LEVEL 16 = 0.42 m<sup>2</sup>  
LEVEL 17 = 0.42 m<sup>2</sup>  
LEVEL 18 = 0.42 m<sup>2</sup>  
LEVEL 19 = 0.42 m<sup>2</sup>  
LEVEL 20 = 0.42 m<sup>2</sup>  
LEVEL 21 = 0.42 m<sup>2</sup>  
LEVEL 22 = 0.42 m<sup>2</sup>  
LEVEL 23 = 0.42 m<sup>2</sup>  
LEVEL 24 = 0.42 m<sup>2</sup>  
LEVEL 25 = 0.42 m<sup>2</sup>  
LEVEL 26 = 0.42 m<sup>2</sup>  
LEVEL 27 = 0.42 m<sup>2</sup>  
LEVEL 28 = 0.42 m<sup>2</sup>  
LEVEL 29 = 0.42 m<sup>2</sup>  
LEVEL 30 = 0.42 m<sup>2</sup>  
LEVEL 31 = 0.42 m<sup>2</sup>  
LEVEL 32 = 0.42 m<sup>2</sup>  
LEVEL 33 = 0.42 m<sup>2</sup>  
ROOFTOP = 233.61 m<sup>2</sup>



## NORTH-EAST ELEVATION

SCALE 1:500 @ A3



- 1 PROPOSED STREET TREES  
Provide new street trees to the road reserves adjacent to the subject site so as to improve the streetscape amenity including visual and climatic amenity. Proposed species to be as per Table 3.7.5.15.A—General species table for small-medium crown trees and Table 3.7.5.14.A—General species table for upright columnar elliptical trees, and proposed locations as per 3.7.5.3 Planning locations as per SC6.16 Infrastructure design planning scheme policy - Chapter 3 Road corridor design; Refer Proposed Planting Schedule (ie: *Buckinghamia celissima*, *Cupaniopsis anacardioides*, *Eleocarpus eumundii*, *Tristaniopsis laurina* *Luscious*)
- 2 STREET SHRUBS AND GROUNDCOVERS  
Supplementary understory planting to proposed street garden beds. Species as taken from Table 3.7.4.2.4.B - Shrubs and groundcovers for garden beds of BCC Infrastructure design planning scheme policy Road corridor design; Refer Proposed Planting Schedule
- 3 PODIUM TREE  
Small canopied feature trees to podium planters to provide visual and climatic amenity to the communal space; Refer Proposed Planting Schedule (ie: *Hibiscus tiliaceus*, *Olea europaea* Tolley's Upright, *Plumeria obtusa* Singapore White)
- 4 PROPOSED CARPARK PODIUM PLANTERS  
Cascading plants to podium planters in carpark levels to soften building facade and for increased landscape presentation to the streetscape; Refer Proposed Planting Schedule
- 5 PODIUM PLANTING  
Shrubs, groundcovers to podium planters to provide visual amenity and climatic amenity; Refer Proposed Planting Schedule
- 6 CASCADING PLANTS  
Cascading plants to podium planters to soften building facade provide and to provide high quality visual amenity, and contribute to subtropical presentation; Refer Proposed Planting Schedule
- 7 CLIMBERS  
Climbing plant species to soften rooftop space, contribute to subtropical presentation and to provide climatic amenity through shade and cooling; Refer Proposed Planting Schedule

## BLOW-UP ELEVATION A

SCALE 1:200 @ A3



- 1 PROPOSED STREET TREES  
Provide new street trees to the road reserves adjacent to the subject site so as to improve the streetscape amenity including visual and climatic amenity. Proposed species to be as per Table 3.7.5.15.A—General species table for small-medium crown trees and Table 3.7.5.14.A—General species table for upright columnar elliptical trees, and proposed locations as per 3.7.5.3 Planning locations as per SC6.16 Infrastructure design planning scheme policy - Chapter 3 Road corridor design: Refer Proposed Planting Schedule (ie: *Buckinghamia celosissima*, *Cupaniopsis anacardioides*, *Eleocarpus eumundii*, *Tristaniopsis laurina* *Luscious*)
- 2 STREET SHRUBS AND GROUNDCOVERS  
Supplementary understory planting to proposed street garden beds. Species as taken from Table 3.7.4.2.4.B—Shrubs and groundcovers for garden beds of BCC Infrastructure design planning scheme policy Road corridor design: Refer Proposed Planting Schedule
- 3 PODIUM TREE  
Small canopied feature trees to podium planters to provide visual and climatic amenity to the communal space: Refer Proposed Planting Schedule (ie: *Hibiscus tiliaceus*, *Olea europaea* Tolley's Upright, *Plumeria obtusa* Singapore White)
- 4 PROPOSED CARPARK PODIUM PLANTERS  
Cascading plants to podium planters in carpark levels to soften building facade and for increased landscape presentation to the streetscape: Refer Proposed Planting Schedule
- 5 PODIUM PLANTING  
Shrubs, groundcovers to podium planters to provide visual amenity and climatic amenity: Refer Proposed Planting Schedule
- 6 CASCADING PLANTS  
Cascading plants to podium planters to soften building facade provide and to provide high quality visual amenity, and contribute to subtropical presentation: Refer Proposed Planting Schedule
- 7 CLIMBERS  
Climbing plant species to soften rooftop space, contribute to subtropical presentation and to provide climatic amenity through shade and cooling: Refer Proposed Planting Schedule

## SOUTH-EAST ELEVATION

SCALE 1:500 @ A3



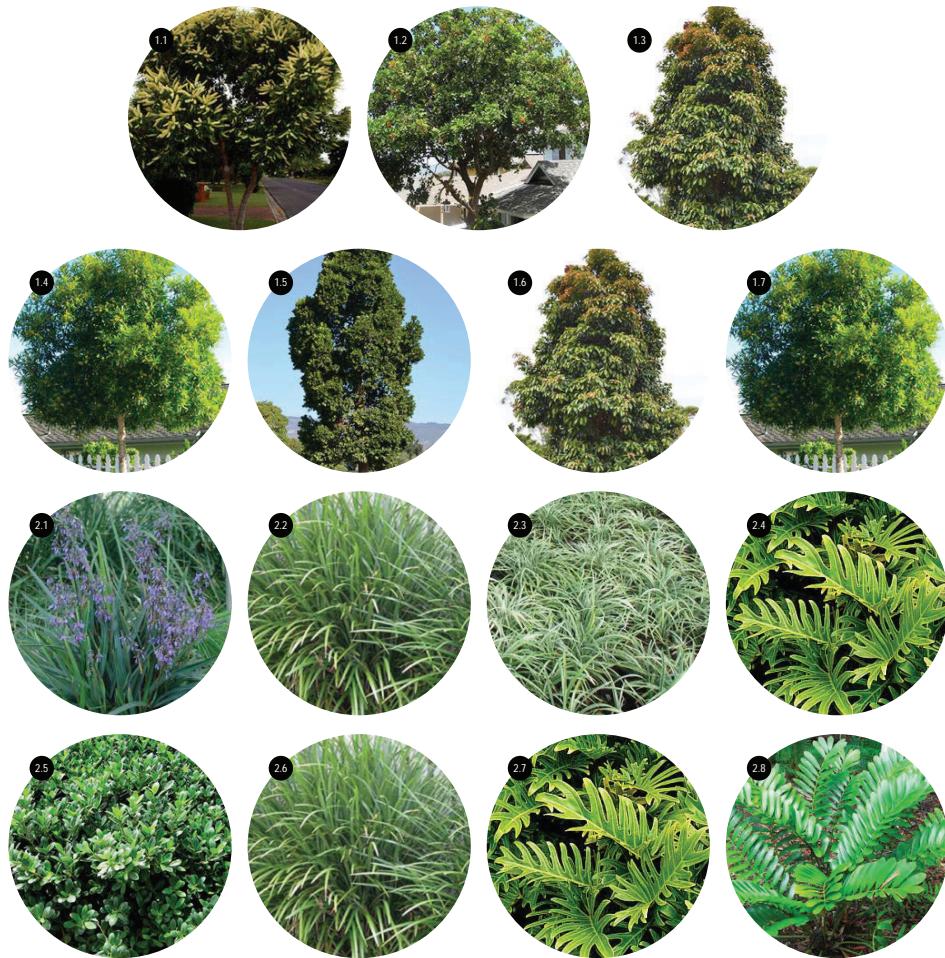
- 1 PROPOSED STREET TREES  
Provide new street trees to the road reserves adjacent to the subject site so as to improve the streetscape amenity including visual and climatic amenity. Proposed species to be as per Table 3.7.5.15.A—General species table for small-medium crown trees and Table 3.7.5.15.A—General species table for upright columnar elliptical trees, and proposed locations as per 3.7.5.3 Planning locations as per SC6.16 Infrastructure design planning scheme policy - Chapter 3 Road corridor design; Refer Proposed Planting Schedule (ie: *Buckinghamia celissima*, *Cupaniopsis anacardioides*, *Eleocarpus eumundii*, *Tristaniopsis laurina* *Luscious*)
- 2 STREET SHRUBS AND GROUNDCOVERS  
Supplementary understory planting to proposed street garden beds. Species as taken from Table 3.7.4.2.4.B - Shrubs and groundcovers for garden beds of BCC Infrastructure design planning scheme policy Road corridor design; Refer Proposed Planting Schedule
- 3 PODIUM TREE  
Small canopied feature trees to podium planters to provide visual and climatic amenity to the communal space; Refer Proposed Planting Schedule (ie: *Hibiscus tiliaceous*, *Olea europaea* Tolley's Upright, *Plumeria obtusa* Singapore White)
- 4 PROPOSED CARPARK PODIUM PLANTERS  
Cascading plants to podium planters in carpark levels to soften building facade and for increased landscape presentation to the streetscape; Refer Proposed Planting Schedule
- 5 PODIUM PLANTING  
Shrubs, groundcovers to podium planters to provide visual amenity and climatic amenity; Refer Proposed Planting Schedule
- 6 CASCADING PLANTS  
Cascading plants to podium planters to soften building facade provide and to provide high quality visual amenity, and contribute to subtropical presentation; Refer Proposed Planting Schedule
- 7 CLIMBERS  
Climbing plant species to soften rooftop space, contribute to subtropical presentation and to provide climatic amenity through shade and cooling; Refer Proposed Planting Schedule

## BLOW-UP ELEVATION B

SCALE 1:250 @ A3



- 1 PROPOSED STREET TREES  
Provide new street trees to the road reserves adjacent to the subject site so as to improve the streetscape amenity including visual and climatic amenity. Proposed species to be as per Table 3.7.5.15.A—General species table for small-medium crown trees and Table 3.7.5.14.A—General species table for upright columnar elliptical trees, and proposed locations as per 3.7.5.3 Planning locations as per SC6.16 Infrastructure design planning scheme policy - Chapter 3 Road corridor design; Refer Proposed Planting Schedule (ie: *Buckinghamia celastifolia*, *Cupaniopsis anacardioides*, *Eleocarpus eumundii*, *Tristaniopsis laurina* *Luscious*)
- 2 STREET SHRUBS AND GROUNDCOVERS  
Supplementary understorey planting to proposed street garden beds. Species as taken from Table 3.7.4.2.4.B - Shrubs and groundcovers for garden beds of BCC Infrastructure design planning scheme policy Road corridor design; Refer Proposed Planting Schedule
- 3 PODIUM TREE  
Small canopied feature trees to podium planters to provide visual and climatic amenity to the communal space; Refer Proposed Planting Schedule (ie: *Hibiscus tiliaceus*, *Olea europaea* Tolley's Upright, *Plumeria obtusa* Singapore White)
- 4 PROPOSED CARPARK PODIUM PLANTERS  
Cascading plants to podium planters in carpark levels to soften building facade and for increased landscape presentation to the streetscape; Refer Proposed Planting Schedule
- 5 PODIUM PLANTING  
Shrubs, groundcovers to podium planters to provide visual amenity and climatic amenity; Refer Proposed Planting Schedule
- 6 CASCADING PLANTS  
Cascading plants to podium planters to soften building facade provide and to provide high quality visual amenity, and contribute to subtropical presentation; Refer Proposed Planting Schedule
- 7 CLIMBERS  
Climbing plant species to soften rooftop space, contribute to subtropical presentation and to provide climatic amenity through shade and cooling; Refer Proposed Planting Schedule



CODE	SPECIES	COMMON NAME	SIZE*	SPACING(m)**	HEIGHT(m)	WIDTH (m)
<b>PROPOSED STREET TREES</b>						
<b>STREETSCAPE</b>						
1.1	<i>Buckinghamia celsissima</i>	Ivory Curl	200L	as shown	8	5
1.2	<i>Cupaniopsis anacardioides</i>	Tuckeroo	200L	as shown	15	10
1.3	<i>Elaeocarpus eumundii</i>	Smooth Leaved Quandong	200L	as shown	8	4
1.4	<i>Tristaniopsis laurina Luscious</i>	Water Gum	200L	as shown	10	5
<b>FUTURE ROAD RESERVE</b>						
1.5	<i>Agathis robusta</i>	Queensland Kauri Pine	200L	as shown	30	7
1.6	<i>Elaeocarpus eumundii</i>	Smooth Leaved Quandong	200L	as shown	8	4
1.7	<i>Tristaniopsis laurina Luscious</i>	Water Gum	200L	as shown	10	5
<b>PROPOSED STREET SHRUBS AND GROUNDCOVERS</b>						
<b>STREETSCAPE</b>						
2.1	<i>Dianella brevipedunculata</i>	Blue Flax Lily	200mm	0.4	0.5	0.5
2.2	<i>Liriope muscari</i> Evergreen Giant	Liriope	140mm	0.6	0.8	0.8
2.3	<i>Liriope muscari</i> Stripy White	Stripy White	200mm	0.4	0.5	0.5
2.4	<i>Philodendron Xanadu</i>	Xanadu	140mm	0.6	1	1
<b>FUTURE ROAD RESERVE</b>						
2.5	<i>Ficus microcarpa</i> Green Island	Green Island Fig	200mm	0.8	1	1
2.6	<i>Liriope muscari</i> Evergreen Giant	Liriope	200mm	0.6	0.8	0.8
2.7	<i>Philodendron Xanadu</i>	Xanadu	200mm	0.6	1	1
2.8	<i>Zamia furfuracea</i>	Cardboard Plant	200mm	1.2	1	1.5

#### \*PLANT CONTAINER SIZE:

200L 200 Litre container stock min  
200mm 200mm dia minimum pot size  
140mm 140mm dia minimum pot size

Min. height at time of planting: 3.6m

#### \*\*PLANT SPACING:

The proposed densities of plants will be derived as a compromise between growth rate, anticipated size, and the ability to provide a good vegetative cover within a reasonable space of time.



CODE	SPECIES	COMMON NAME	SIZE*	SPACING(m)**	HEIGHT(m)	WIDTH (m)
------	---------	-------------	-------	--------------	-----------	-----------

## PROPOSED PODIUM TREES

## ROOFTOP

- 3.1 *Hibiscus tiliaceus Rubra*  
 3.2 *Olea europaea Tolley's Upright*  
 3.3 *Plumeria obtusa Singapore White*

Red Beach Hibiscus  
 Tolley's Upright Olive  
 Frangipani

200L  
 200L  
 200L

as shown  
 as shown  
 as shown

8  
 7  
 8

5  
 4  
 8

## \*PLANT CONTAINER SIZE:

- 400L 400 Litre container stock min  
 200L 200 Litre container stock min

Min. height at time of planting: 5.5m  
 Min. height at time of planting: 3.6m

## \*\*PLANT SPACING:

The proposed densities of plants will be derived as a compromise between growth rate, anticipated size, and the ability to provide a good vegetative cover within a reasonable space of time.



CODE	SPECIES	COMMON NAME	SIZE*	SPACING(m)**	HEIGHT(m)	WIDTH (m)
<b>PROPOSED CARPARK PODIUM PLANTING</b>						
<b>CASCADING PLANTS NORTH FACING</b>						
4.1	<i>Casuarina glauca</i> Cousin II	Prostrate Casuarina	200mm	1	0.3	1.5
4.2	<i>Cissus rhombifolia</i> Ellen Danica	Grape Ivy	200mm	1	3.8	3
4.3	<i>Myoporum parvifolium</i> Fine Leaf	Creeping Boobialla	200mm	1	0.15	2
4.4	<i>Rosmarinus officinalis</i> Huntington Carpet	Creeping Rosemary	200mm	1	0.3-0.5	2
<b>CASCADING PLANTS SOUTH FACING</b>						
4.5	<i>Cissus rhombifolia</i> Ellen Danica	Grape Ivy	200mm	1	3.8	3
4.6	<i>Epipremnum aureum</i>	Golden Polhos	200mm	0.3	0.3-0.4	0.3-0.6

## \*PLANT CONTAINER SIZE:

200mm 200mm dia minimum pot size

## \*\*PLANT SPACING:

The proposed densities of plants will be derived as a compromise between growth rate, anticipated size, and the ability to provide a good vegetative cover within a reasonable space of time.



CODE	SPECIES	COMMON NAME	SIZE*	SPACING(m)**	HEIGHT(m)	WIDTH (m)
------	---------	-------------	-------	--------------	-----------	-----------

#### PROPOSED PODIUM PLANTING

#### FEATURE PLANTING - COMMUNAL AREAS AND PODIUM LEVEL

5.1	<i>Cordyline glauca</i>	Cabbage Palm	300mm	0.8	1.5-3	1
5.2	<i>Dicordisca antarctica</i>	Soft Tree Fern	300mm	as shown	1.5 - 3	2
5.3	<i>Licuala elegans</i> ( <i>Licuala peltata</i> Sumawonggi)	Elegant Fan Palm	300mm	2	3	1.5
5.4	<i>Rhapis excelsa</i>	Broadleaf Lady Palm	300mm	0.8	1.8	1.2

#### SHRUBS AND GROUNDCOVERS - COMMUNAL AREAS AND PODIUM LEVEL

5.5	<i>Alocasia calidora</i> Dwarf	Dwarf Elephant Ear	200mm	1	1	1
5.6	<i>Asparagus densiflorus</i> Myersii	Footail Fern	200mm	0.5	0.8	0.8
5.7	<i>Blechnum cartilagineum</i>	Gristle Fern	200mm	0.6	1	1
5.8	<i>Blechnum gibbum</i> Silver Lady	Dwarf Tree Fern	200mm	1	1.5	1
5.9	<i>Dichondra repens</i>	Kidney Weed	140mm	1	0.2	1.5
5.10	<i>Ligularia reniformis</i>	Tractor Seat Plant	200mm	0.8	0.5	1
5.11	<i>Mesembryanthemum crystallinum</i> White	White Pigface	140mm	0.8	0.2	1
5.12	<i>Myoporum parvifolium</i> Fine Leaf	Creeping Boobialla	200mm	1	0.15	2

#### SHRUBS AND GROUNDCOVERS - ROOFTOP

5.13	<i>Carissa macrocarpa</i> Green Carpet	Prostrate Desert Star	200mm	1	0.6	1.5
5.14	<i>Dichondra repens</i>	Kidney Weed	140mm	1	0.2	1.5
5.15	<i>Gardenia augusta</i> (KENO) O So Fine	Creeping Gardenia	140mm	0.8	0.3	1
5.16	<i>Gaura lindheimeri</i> White	Butterfly Bush	200mm	0.5	1	0.75
5.17	<i>Kalanchoe bracteata</i>	Silver Teaspoons	200mm	0.8	1.2	1
5.18	<i>Myoporum parvifolium</i> Fine Leaf	Creeping boobialla	200mm	1	0.15	2
5.19	<i>Senecio serpens</i>	Blue Chalksticks	200mm	0.5	0.25	0.6

#### \*PLANT CONTAINER SIZE:

300mm 300mm dia minimum pot size  
200mm 200mm dia minimum pot size  
140mm 140mm dia minimum pot size

#### \*\*PLANT SPACING:

The proposed densities of plants will be derived as a compromise between growth rate, anticipated size, and the ability to provide a good vegetative cover within a reasonable space of time.



CODE	SPECIES	COMMON NAME	SIZE*	SPACING(m)**	HEIGHT(m)	WIDTH (m)
<b>PROPOSED CASCADING PLANTS</b>						
<b>COMMUNAL AREAS AND PODIUM LEVEL</b>						
6.1	<i>Casuarina glauca</i> Cousin It	Prostrate Casuarina	200mm	1	0.3	1.5
6.2	<i>Cissus rhombifolia</i> Ellen Danica	Grape Ivy	200mm	1	3.8	3
6.3	<i>Epipremnum aureum</i>	Golden Pothos	200mm	0.3	0.3-0.4	0.3-0.6
<b>ROOFTOP</b>						
6.4	<i>Casuarina glauca</i> Cousin It	Prostrate Casuarina	140mm	3 per m <sup>2</sup>	0.3	1.5
6.5	<i>Dichondra argentea</i> Silver Falls	Silver Pony's foot	140mm	0.8	0.3	1.8
<b>PROPOSED CLIMBERS</b>						
<b>CAR PARK BATTEN SCREENING</b>						
7.1	<i>Chonemorpha fragrans</i>	Climbing Frangipani	200mm	as shown	6	6
<b>ROOFTOP PERGOLAS</b>						
7.2	<i>Passiflora edulis</i>	Passionfruit	300mm	To supports	2	6
7.3	<i>Thunbergia mysorensis</i>	Mysore Clock Vine	300mm	To supports	6	2.5

**\*PLANT CONTAINER SIZE:**

300mm	300mm dia minimum pot size
200mm	200mm dia minimum pot size
140mm	140mm dia minimum pot size

**\*\*PLANT SPACING:**

The proposed densities of plants will be derived as a compromise between growth rate, anticipated size, and the ability to provide a good vegetative cover within a reasonable space of time.