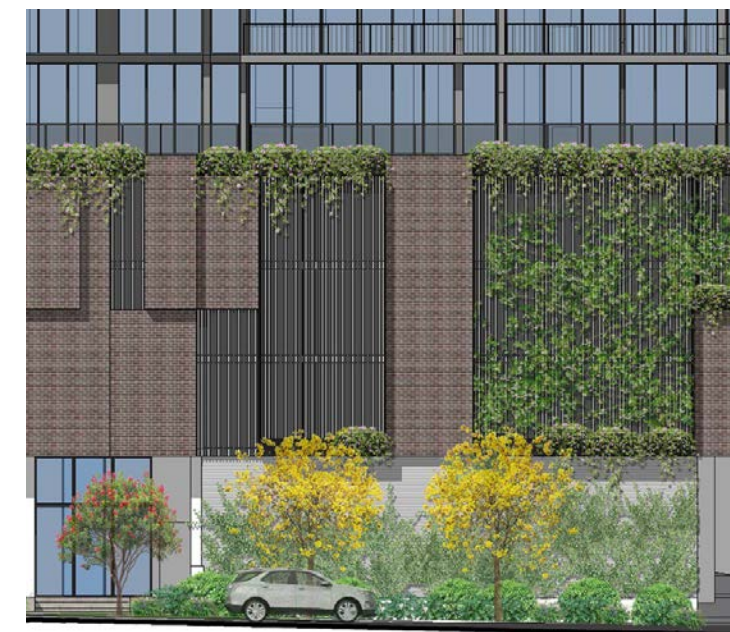
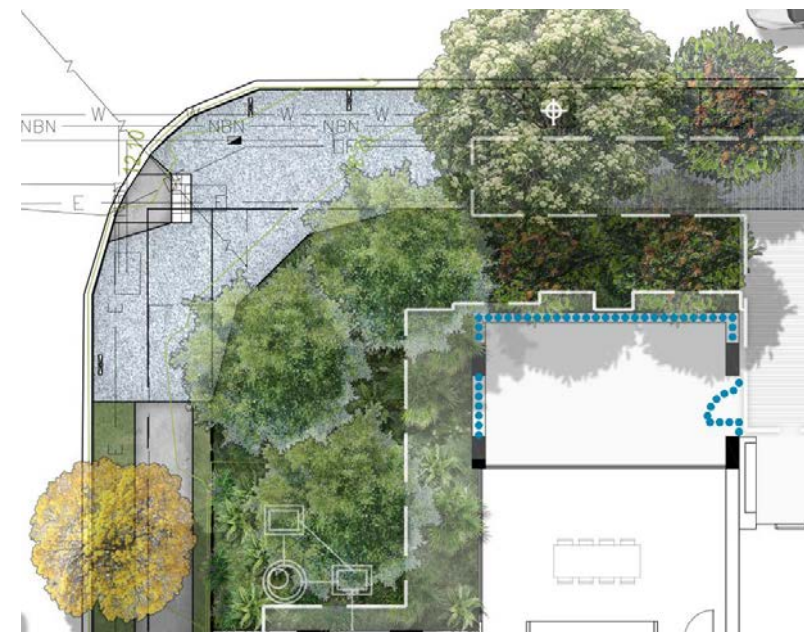




PROPOSED MULTI-UNIT DWELLINGS STANLEY ST EAST (893-899) AND HAMPTON ST (10), EAST BRISBANE

LANDSCAPE CONCEPT PLAN

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV-2026-WGB-4631

Date: 25-May-2026



AMENDED IN RED

By: Essen Joseph

Date: 25-May-2026



893–899 STANLEY STREET EAST & 10 HAMPTON STREET, EAST BRISBANE

The landscape design for 893–899 Stanley Street East and 10 Hampton Street, East Brisbane has been developed to complement the proposed 20-storey residential tower and to contribute meaningfully to the Stanley Street streetscape, the East Brisbane precinct and the broader Woolloongabba context. The overarching intent is to deliver a lush, highly textured, multi-layered subtropical landscape that reinforces the prominence of this highly visible street corner. This is achieved through generous subtropical planting, feature canopy trees, layered greenery, outdoor living spaces, and strong visual and physical connections between the public realm, podium levels and private residences.

GROUND LEVEL INTERFACE

At ground level, the proposal strengthens landscape activation along Stanley Street through a combination of street trees, landscaped zones within the subject site, and massed understorey planting. These elements are carefully integrated with the building façade and awning to create a dramatic and cohesive subtropical presentation to the streetscape.

Landscape treatments frame building entries, soften the visual impact of podium car parking levels, and enhance the generous landscape setback to Stanley Street. Subtropical planting is concentrated at the Stanley and Hampton Street corner to accommodate a significant columnar canopy tree, complemented by layered planting. Generous soil volumes and appropriate setbacks have been provided to maximise long-term tree health and growth potential, reinforcing a strong, green, layered character at this prominent intersection.

VERTICAL & ELEVATED GREENING

Vertical and elevated greening form a key component of the proposal. Narrow façade planters incorporate cascading and climbing species to create a multi-layered, three-dimensional integration between landscape and architecture. This planting strategy:

- Reinforces the architectural screening approach
 - Provides additional shade and privacy
 - Reduces reflected heat and glare to internal spaces
 - Enhances the subtropical identity of the development when viewed from the public realm, adjacent buildings and broader city viewpoints
- Podium planters at Level 4 and the rooftop extend this green language, offering residents generous communal spaces defined by raised planters, feature trees and layered subtropical planting. These areas are designed to maximise visual and physical connection to greenery while contributing to the overall architectural expression.

SPECIES SELECTION

- Species selection draws from a robust subtropical planting palette, supporting a layered composition of canopy trees, feature planting, shrubs and groundcovers. Planting is predominantly subtropical and/or native, selected for:
- Suitability to local climatic conditions
 - Resilience to urban environments
 - Low water demand once established
 - Long-term durability and low maintenance requirements
 - The planting structure is designed to mature successfully over time, strengthening the building's green identity as the landscape establishes.

ENVIRONMENTAL PERFORMANCE & MAINTENANCE

- The landscape design supports sustainable outcomes through:
- Drought-tolerant species selection
 - Efficient irrigation strategies
 - Adequate soil volumes for long-term plant health
 - Consideration of wind exposure and rooftop conditions
- Landscape elements contribute to urban heat mitigation, improved microclimatic conditions and, where applicable, enhanced stormwater quality outcomes prior to discharge.
- All landscape works have been designed with careful consideration of ongoing maintenance access and plant longevity, ensuring the landscape remains an enduring and positive component of the development.

OVERALL INTENT

Overall, the proposal delivers a high-quality, multi-layered subtropical landscape response that complements the architectural vision, enhances resident liveability, strengthens the Stanley Street streetscape, and contributes positively to the evolving character and visual quality of Woolloongabba.

GROUND FLOOR LANDSCAPE CONCEPT PLAN

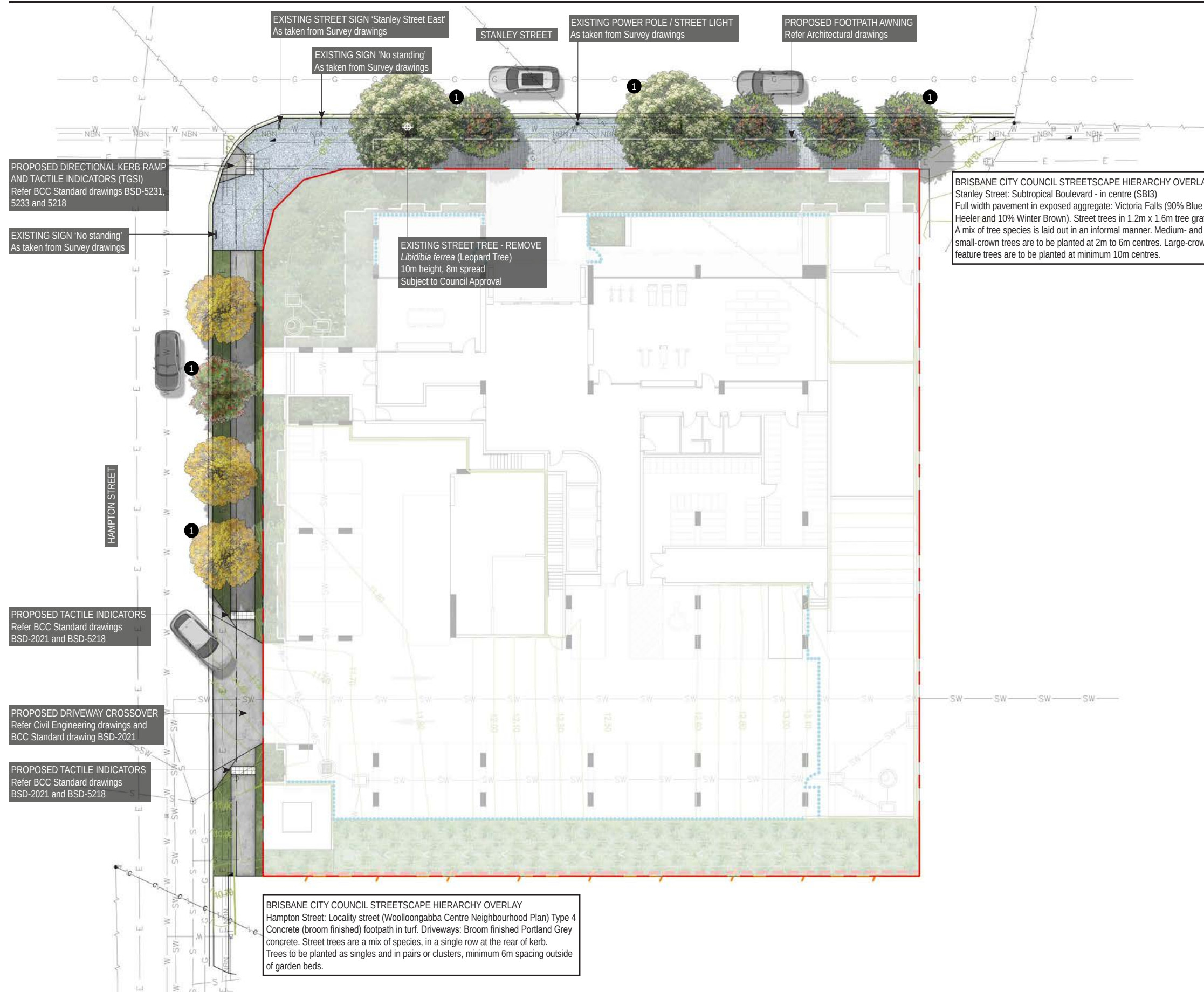


- STREET TREES**
Provide street trees to soften the built forms, enhance streetscape character and provide shade and visual amenity to pedestrians and road users. Species are to be suitable for local conditions, maintain appropriate clearances to services, sight lines and infrastructure, and be planted and staked in accordance with Council standards. Refer Proposed Planting Schedule (ie: *Callistemon viminalis*, *Elaeocarpus eumundii*, *Flindersia brayleyana*, *Tabebuia argentea*)
- LARGE SUBTROPICAL TREES - SUBTROPICAL PLANTING**
Provide large canopy tree species within designated subtropical planting zones, capable of achieving a minimum height of 15m at maturity, enhance visual amenity and soften the presentation of the proposed building to neighbouring site, with proposed trees integrated into the site planning of the proposed development. Refer Proposed Planting Schedule (ie: *Brachychiton acerifolius*, *Flindersia brayleyana*, *Waterhouisia floribunda*)
- FEATURE TREES - SUBTROPICAL PLANTING TO STANLEY AND HAMPTON STREET CORNER**
A grove of subtropical feature trees proposed to the highly visible Stanley and Hampton Street corner so as to reinforce the subtropical landscape character of the proposal as well as provide shade, scale moderation, and visual balance to the proposed built form. These trees enhance the streetscape, improve microclimatic comfort to the proposed building, and contribute to a layered, cohesive and well-vegetated urban character. Species are selected for suitability to Brisbane context, durability, and low-maintenance growth habit. Refer Proposed Planting Schedule (ie: *Tristanopsis laurina*)
- COLUMNAR TREES**
Provide columnar tree planting to deliver vertical softening and screening of the proposed building to the streetscape and adjoining properties, contributing to a lush subtropical presentation. Where located within the proposed development, trees are to be integrated to create a dramatic, cohesive subtropical green presentation to streetscape frontages and/or neighbouring sites. Refer Proposed Planting Schedule (ie: *Elaeocarpus eumundii*)
- STANLEY STREET LANDSCAPE BUFFER - SHRUBS AND GROUNDCOVERS**
Within the large setback to this street frontage, provide layered shrub and groundcover planting using hardy subtropical species to enhance visual amenity, reinforce a lush green presentation and provide landscape softening to built elements. Species are to be selected for year-round cover, low maintenance requirements once established and suitability to local microclimatic conditions, including sun, shade and occasional dry periods. Refer Proposed Planting Schedule
- HAMPTON STREET LANDSCAPE BUFFER - SHRUBS AND GROUNDCOVERS**
Provide hardy shrub planting to this frontage using hardy subtropical species to enhance visual amenity, reinforce a lush green presentation and provide landscape softening to built elements. Species are to be selected for year-round cover, low maintenance requirements once established and suitability to local microclimatic conditions, including exposure to western sun, shade and occasional dry periods. Refer Proposed Planting Schedule
- OVERLAND FLOW PLANTING**
Subtropical planting area to be landscaped with appropriate species to reinforce visual amenity outcomes while preserving hydraulic performance and stormwater conveyance capacity. Refer Proposed Planting Schedule (ie: *Cordyline glauca*, *Lomandra hystrix*)
- CLIMBERS**
Climbers to contribute to the layered subtropical landscape character and enhancing visual amenity to Hampton Street frontage. Proposed climbers will be self-attaching species, hardy, and suited to the proposed conditions, providing vertical greenery and additional softening of blank wall to this frontage. Refer Proposed Planting Schedule (ie: *Ficus pumila* Minima)

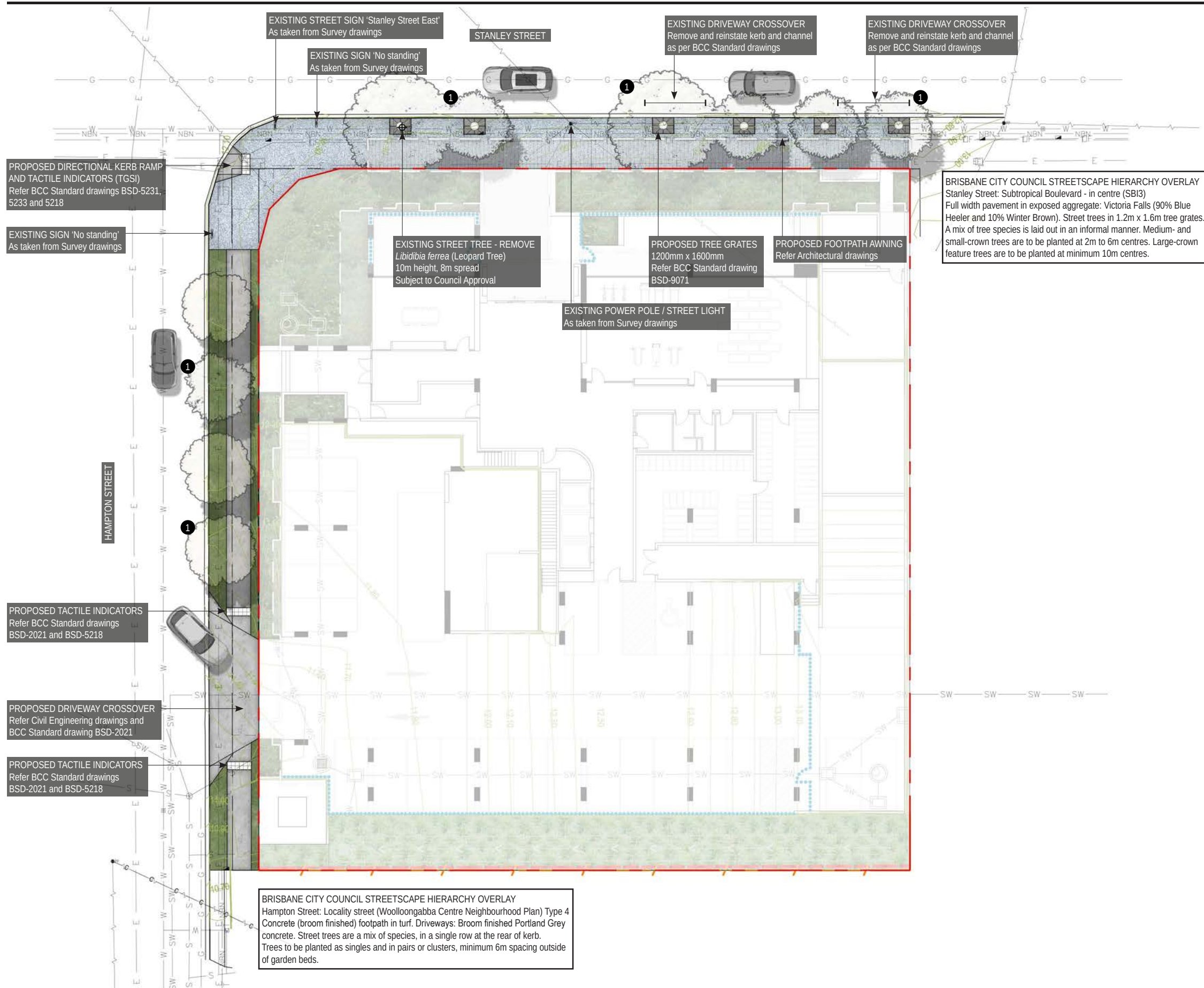
- PROPOSED TRANSPARENT FENCE
Visual amenity and allow unimpeded overland flows
- PROPOSED BATTEN FENCE
Refer Architectural drawings
- PROPOSED RETAINING WALL
Refer Civil Engineering drawings



CONCEPTUAL STREETSCAPE UPGRADE PLAN



CONCEPTUAL STREETSCAPE UPGRADE PLAN



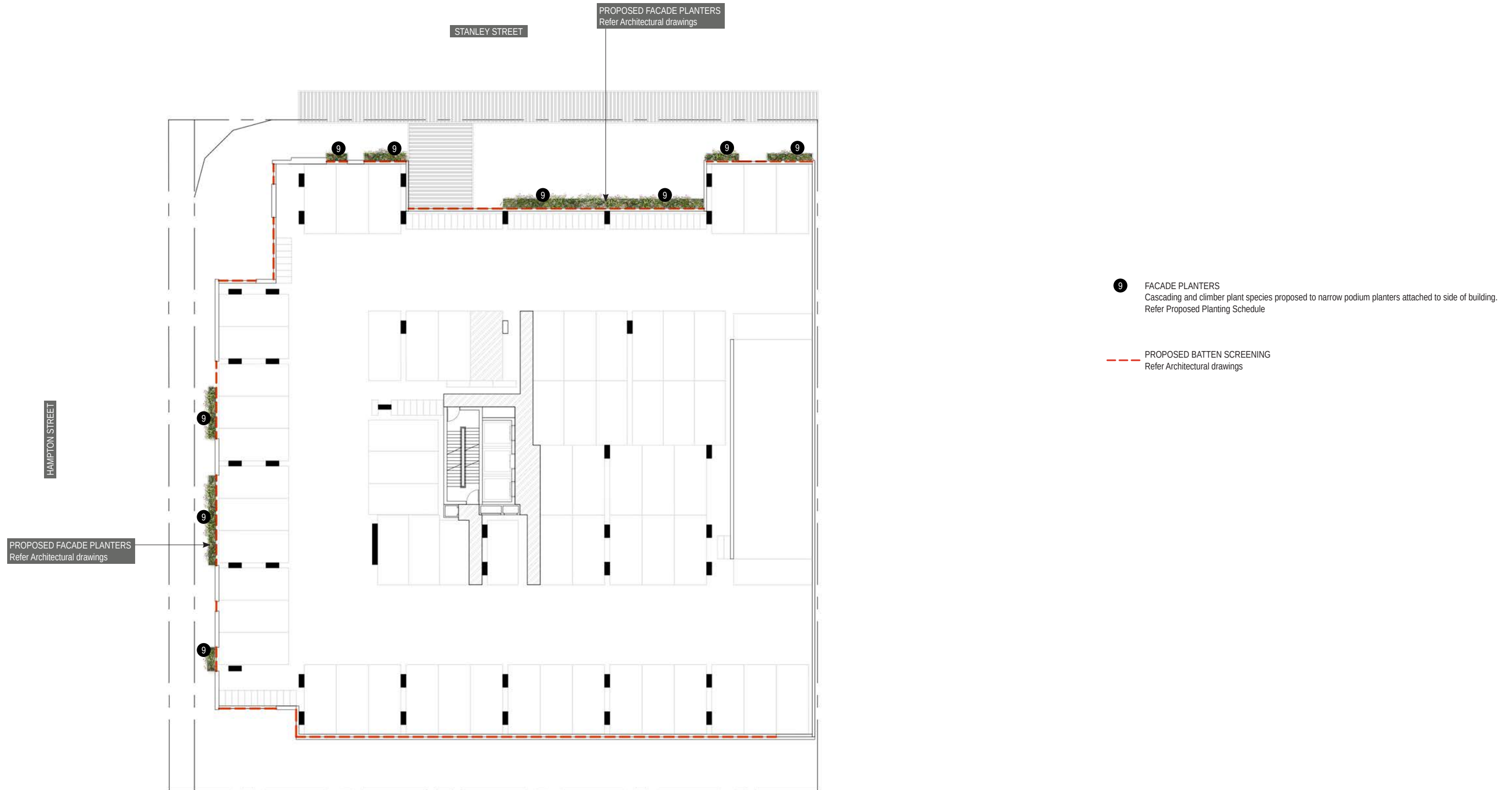
- 1 STREET TREES**
Provide street trees to soften the built forms, enhance streetscape character and provide shade and visual amenity to pedestrians and road users. Species are to be suitable for local conditions, maintain appropriate clearances to services, sight lines and infrastructure, and be planted and staked in accordance with Council standards. Refer Proposed Planting Schedule (ie: *Callistemon viminalis*, *Elaeocarpus eumundii*, *Flindersia brayleana*, *Tabebuia argentea*)

PROPERTY BOUNDARY
As taken from Survey drawings

PROPOSED STREETSCAPE DESIGN AS PER BCC INFRASTRUCTURE PLANNING DESIGN POLICY

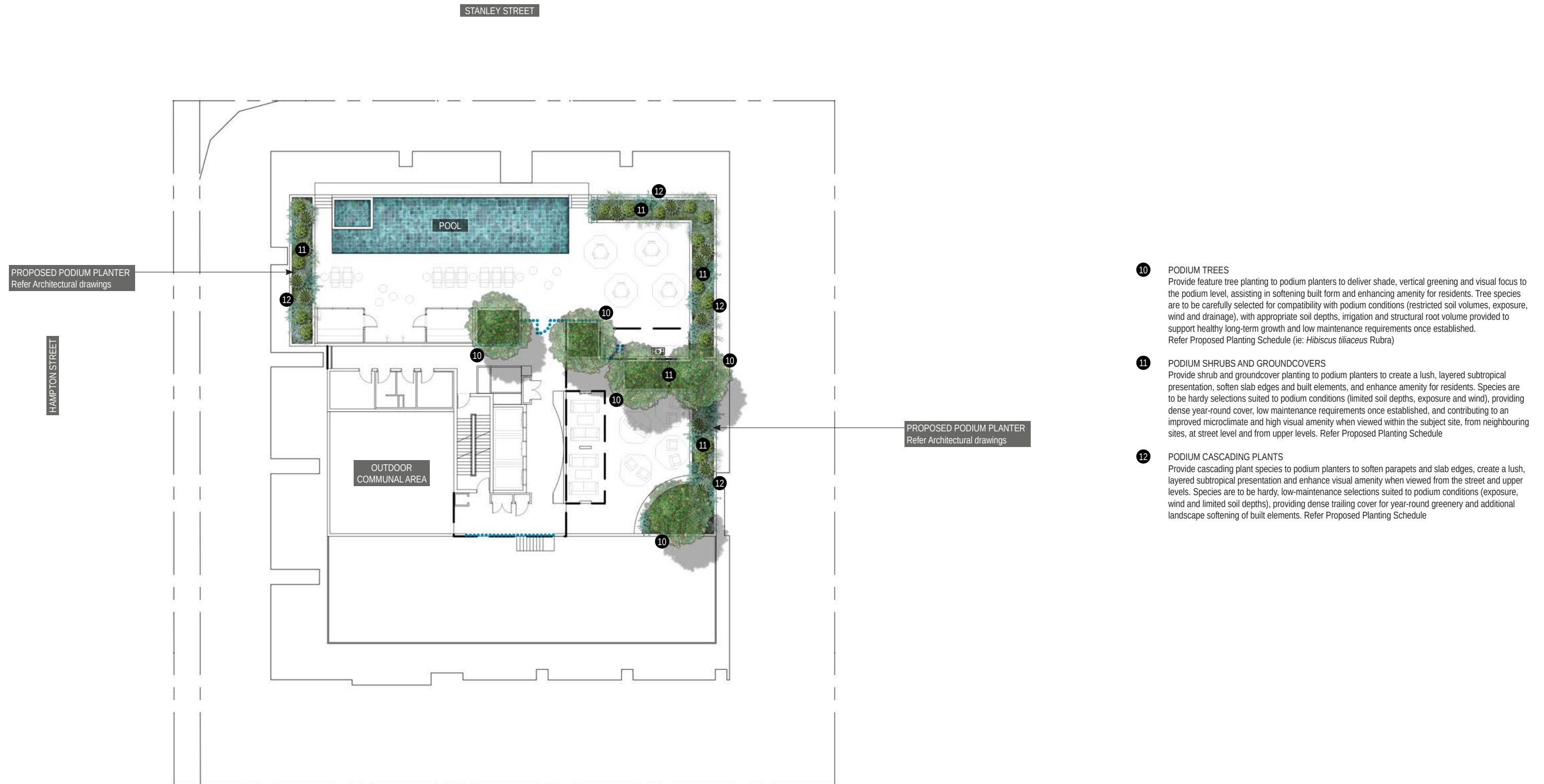
- PROPOSED TREE GRATES TO HAMPTON STREET**
Tree grates to be 1.2m x 1.6m as per Table 3.7.4.2.1.A—Subtropical boulevards – in centre and as per BCC Standard drawing BSD-9071
- PROPOSED TURF TO HAMPTON STREET**
Turf strips to be min 1.3m wide adjacent kerb and 0.5m wide at rear of verge as per Table 5.3.23.1.3.1.4B –Type 4 Locality street footway width exception
- PROPOSED CONCRETE FOOTPATH AND DRIVEWAY TO HAMPTON STREET**
1800mm wide concrete footpath to be Broom Finished: Standard Portland Grey concrete as per Table 5.3.23.1.3.1.4A –Locality street type 4 and specifications
- PROPOSED EXPOSED AGGREGATE PAVEMENT TO STANLEY STREET**
Full width pavement in exposed aggregate: Victoria Falls (90% Blue Heeler and 10% Winter Brown) as per Table 3.7.4.2.3.A—Standard palette











NORTH ELEVATION (ALONG STANLEY STREET)

SCALE 1:400 @ A3



- 1 STREET TREES**
Provide street trees to soften the built forms, enhance streetscape character and provide shade and visual amenity to pedestrians and road users. Species are to be suitable for local conditions, maintain appropriate clearances to services, sight lines and infrastructure, and be planted and staked in accordance with Council standards. Refer Proposed Planting Schedule (ie: *Callistemon viminalis*, *Elaeocarpus eumundii*, *Flindersia brayleyana*, *Tabebuia argentea*)
- 3 FEATURE TREES - SUBTROPICAL PLANTING TO STANLEY AND HAMPTON STREET CORNER**
A grove of subtropical feature trees proposed to the highly visible Stanley and Hampton Street corner so as to reinforce the subtropical landscape character of the proposal as well as provide shade, scale moderation, and visual balance to the proposed built form. These trees enhance the streetscape, improve microclimatic comfort to the proposed building, and contribute to a layered, cohesive and well-vegetated urban character. Species are selected for suitability to Brisbane context, durability, and low-maintenance growth habit. Refer Proposed Planting Schedule (ie: *Tristanopsis laurina*)
- 4 COLUMNAR TREES**
Provide columnar tree planting to deliver vertical softening and screening of the proposed building to the streetscape and adjoining properties, contributing to a lush subtropical presentation. Where located within the proposed development, trees are to be integrated to create a dramatic, cohesive subtropical green presentation to streetscape frontages and/or neighbouring sites. Refer Proposed Planting Schedule (ie: *Elaeocarpus eumundii*)
- 5 STANLEY STREET LANDSCAPE BUFFER - SHRUBS AND GROUNDCOVERS**
Within the large setback to this street frontage, provide layered shrub and groundcover planting using hardy subtropical species to enhance visual amenity, reinforce a lush green presentation and provide landscape softening to built elements. Species are to be selected for year-round cover, low maintenance requirements once established and suitability to local microclimatic conditions, including sun, shade and occasional dry periods. Refer Proposed Planting Schedule
- 9 FACADE PLANTERS**
Cascading and climber plant species proposed to narrow podium planters attached to side of building. Refer Proposed Planting Schedule
- 10 PODIUM TREES**
Provide feature tree planting to podium planters to deliver shade, vertical greening and visual focus to the podium level, assisting in softening built form and enhancing amenity for residents. Tree species are to be carefully selected for compatibility with podium conditions (restricted soil volumes, exposure, wind and drainage), with appropriate soil depths, irrigation and structural root volume provided to support healthy long-term growth and low maintenance requirements once established. Refer Proposed Planting Schedule (ie: *Hibiscus tiliaceus* Rubra)
- 11 PODIUM SHRUBS AND GROUNDCOVERS**
Provide shrub and groundcover planting to podium planters to create a lush, layered subtropical presentation, soften slab edges and built elements, and enhance amenity for residents. Species are to be hardy selections suited to podium conditions (limited soil depths, exposure and wind), providing dense year-round cover, low maintenance requirements once established, and contributing to an improved microclimate and high visual amenity when viewed within the subject site, from neighbouring sites, at street level and from upper levels. Refer Proposed Planting Schedule
- 12 PODIUM CASCADING PLANTS**
Provide cascading plant species to podium planters to soften parapets and slab edges, create a lush, layered subtropical presentation and enhance visual amenity when viewed from the street and upper levels. Species are to be hardy, low-maintenance selections suited to podium conditions (exposure, wind and limited soil depths), providing dense trailing cover for year-round greenery and additional landscape softening of built elements. Refer Proposed Planting Schedule

WEST ELEVATION (ALONG HAMPTON STREET)
SCALE 1:400 @ A3



- 1

STREET TREES
Provide street trees to soften the built forms, enhance streetscape character and provide shade and visual amenity to pedestrians and road users. Species are to be suitable for local conditions, maintain appropriate clearances to services, sight lines and infrastructure, and be planted and staked in accordance with Council standards. Refer Proposed Planting Schedule (ie: *Callistemon viminalis*, *Elaeocarpus eumundii*, *Flindersia brayleyana*, *Tabebuia argentea*)
- 2

LARGE SUBTROPICAL TREES - SUBTROPICAL PLANTING
Provide large canopy tree species within designated subtropical planting zones, capable of achieving a minimum height of 15m at maturity, enhance visual amenity and soften the presentation of the proposed building to neighbouring site, with proposed trees integrated into the site planning of the proposed development. Refer Proposed Planting Schedule (ie: *Brachychiton acerifolius*, *Flindersia brayleyana*, *Waterhousia floribunda*)
- 3

FEATURE TREES - SUBTROPICAL PLANTING TO STANLEY AND HAMPTON STREET CORNER
A grove of subtropical feature trees proposed to the highly visible Stanley and Hampton Street corner so as to reinforce the subtropical landscape character of the proposal as well as provide shade, scale moderation, and visual balance to the proposed built form. These trees enhance the streetscape, improve microclimatic comfort to the proposed building, and contribute to a layered, cohesive and well-vegetated urban character. Species are selected for suitability to Brisbane context, durability, and low-maintenance growth habit. Refer Proposed Planting Schedule (ie: *Tristaniopsis laurina*)
- 4

COLUMNAR TREES
Provide columnar tree planting to deliver vertical softening and screening of the proposed building to the streetscape and adjoining properties, contributing to a lush subtropical presentation. Where located within the proposed development, trees are to be integrated to create a dramatic, cohesive subtropical green presentation to streetscape frontages and/or neighbouring sites. Refer Proposed Planting Schedule (ie: *Elaeocarpus eumundii*)
- 5

STANLEY STREET LANDSCAPE BUFFER - SHRUBS AND GROUNDCOVERS
Within the large setback to this street frontage, provide layered shrub and groundcover planting using hardy subtropical species to enhance visual amenity, reinforce a lush green presentation and provide landscape softening to built elements. Species are to be selected for year-round cover, low maintenance requirements once established and suitability to local microclimatic conditions, including sun, shade and occasional dry periods. Refer Proposed Planting Schedule
- 6

HAMPTON STREET LANDSCAPE BUFFER - SHRUBS AND GROUNDCOVERS
Provide hardy shrub planting to this frontage using hardy subtropical species to enhance visual amenity, reinforce a lush green presentation and provide landscape softening to built elements. Species are to be selected for year-round cover, low maintenance requirements once established and suitability to local microclimatic conditions, including expose to western sun, shade and occasional dry periods. Refer Proposed Planting Schedule
- 7

OVERLAND FLOW PLANTING
Subtropical planting area to be landscaped with appropriate species to reinforce visual amenity outcomes while preserving hydraulic performance and stormwater conveyance capacity. Refer Proposed Planting Schedule (ie: *Cordyline glauca*, *Lomandra hystrix*)
- 8

CLIMBERS
Climbers to contribute to the layered subtropical landscape character and enhancing visual amenity to Hampton Street frontage. Proposed climbers will be self-attaching species, hardy, and suited to the proposed conditions, providing vertical greenery and additional softening of blank wall to this frontage. Refer Proposed Planting Schedule (ie: *Ficus pumila* Minima)
- 9

FACADE PLANTERS
Cascading and climber plant species proposed to narrow podium planters attached to side of building. Refer Proposed Planting Schedule
- 10

PODIUM TREES
Provide feature tree planting to podium planters to deliver shade, vertical greening and visual focus to the podium level, assisting in softening built form and enhancing amenity for residents. Tree species are to be carefully selected for compatibility with podium conditions (restricted soil volumes, exposure, wind and drainage), with appropriate soil depths, irrigation and structural root volume provided to support healthy long-term growth and low maintenance requirements once established. Refer Proposed Planting Schedule (ie: *Hibiscus tiliaceus* Rubra)
- 11

PODIUM SHRUBS AND GROUNDCOVERS
Provide shrub and groundcover planting to podium planters to create a lush, layered subtropical presentation, soften slab edges and built elements, and enhance amenity for residents. Species are to be hardy selections suited to podium conditions (limited soil depths, exposure and wind), providing dense year-round cover, low maintenance requirements once established, and contributing to an improved microclimate and high visual amenity when viewed within the subject site, from neighbouring sites, at street level and from upper levels. Refer Proposed Planting Schedule
- 12

PODIUM CASCADING PLANTS
Provide cascading plant species to podium planters to soften parapets and slab edges, create a lush, layered subtropical presentation and enhance visual amenity when viewed from the street and upper levels. Species are to be hardy, low-maintenance selections suited to podium conditions (exposure, wind and limited soil depths), providing dense trailing cover for year-round greenery and additional landscape softening of built elements. Refer Proposed Planting Schedule

SOUTH ELEVATION

SCALE 1:400 @ A3



- 1 STREET TREES
Provide street trees to soften the built forms, enhance streetscape character and provide shade and visual amenity to pedestrians and road users. Species are to be suitable for local conditions, maintain appropriate clearances to services, sight lines and infrastructure, and be planted and staked in accordance with Council standards. Refer Proposed Planting Schedule (ie: *Callistemon viminalis*, *Elaeocarpus eumundii*, *Flindersia brayleyana*, *Tabebuia argentea*)
- 2 LARGE SUBTROPICAL TREES - SUBTROPICAL PLANTING
Provide large canopy tree species within designated subtropical planting zones, capable of achieving a minimum height of 15m at maturity, enhance visual amenity and soften the presentation of the proposed building to neighbouring site, with proposed trees integrated into the site planning of the proposed development. Refer Proposed Planting Schedule (ie: *Brachychiton acerifolius*, *Flindersia brayleyana*, *Waterhousia floribunda*)
- 4 COLUMNAR TREES
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- 10 PODIUM TREES
Provide feature tree planting to podium planters to deliver shade, vertical greening and visual focus to the podium level, assisting in softening built form and enhancing amenity for residents. Tree species are to be carefully selected for compatibility with podium conditions (restricted soil volumes, exposure, wind and drainage), with appropriate soil depths, irrigation and structural root volume provided to support healthy long-term growth and low maintenance requirements once established. Refer Proposed Planting Schedule (ie: *Hibiscus tiliaceus Rubra*)
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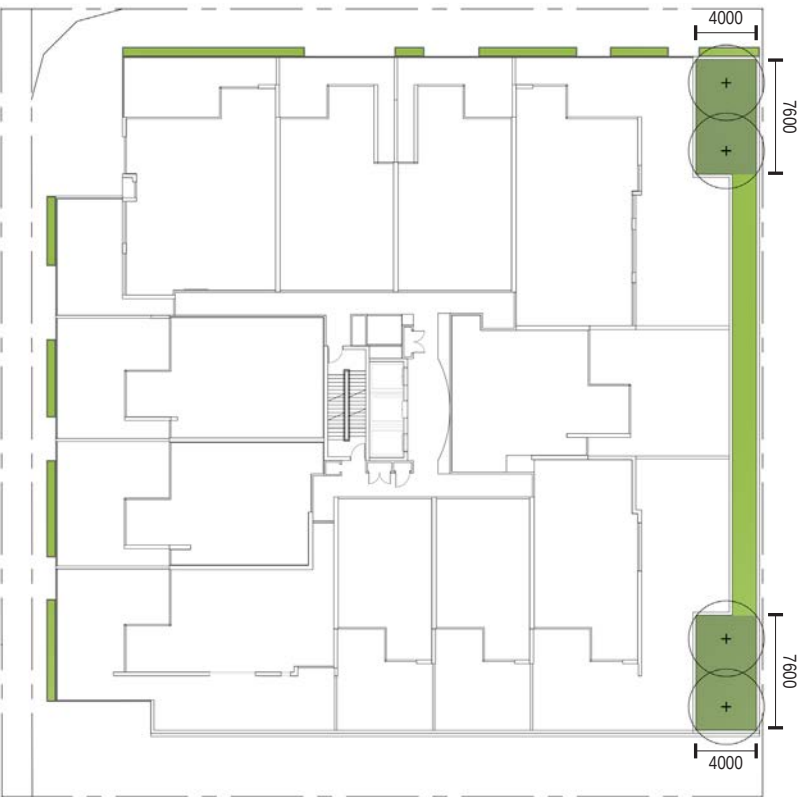
EAST ELEVATION

SCALE 1:400 @ A3



- 1 STREET TREES
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- 5 STANLEY STREET LANDSCAPE BUFFER - SHRUBS AND GROUNDCOVERS
Within the large setback to this street frontage, provide layered shrub and groundcover planting using hardy subtropical species to enhance visual amenity, reinforce a lush green presentation and provide landscape softening to built elements. Species are to be selected for year-round cover, low maintenance requirements once established and suitability to local microclimatic conditions, including sun, shade and occasional dry periods. Refer Proposed Planting Schedule
- 7 OVERLAND FLOW PLANTING
Subtropical planting area to be landscaped with appropriate species to reinforce visual amenity outcomes while preserving hydraulic performance and stormwater conveyance capacity. Refer Proposed Planting Schedule (ie: *Cordyline glauca*, *Lomandra hystrix*)
- 10 PODIUM TREES
Provide feature tree planting to podium planters to deliver shade, vertical greening and visual focus to the podium level, assisting in softening built form and enhancing amenity for residents. Tree species are to be carefully selected for compatibility with podium conditions (restricted soil volumes, exposure, wind and drainage), with appropriate soil depths, irrigation and structural root volume provided to support healthy long-term growth and low maintenance requirements once established. Refer Proposed Planting Schedule (ie: *Hibiscus tiliaceus* Rubra)
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LEVEL 04

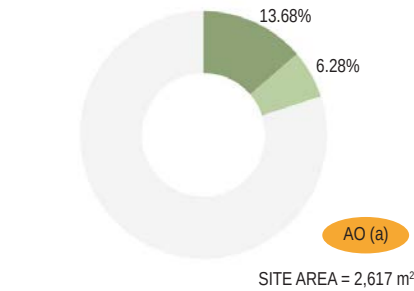


- AO (b)
- AO (c)
- AO (d)
- AO (e)
- AO (g)

SUBTROPICAL PLANTING AREAS = 358.0 m²
Min. 4 x 4m, min. 1.5m soil depth, open to sky

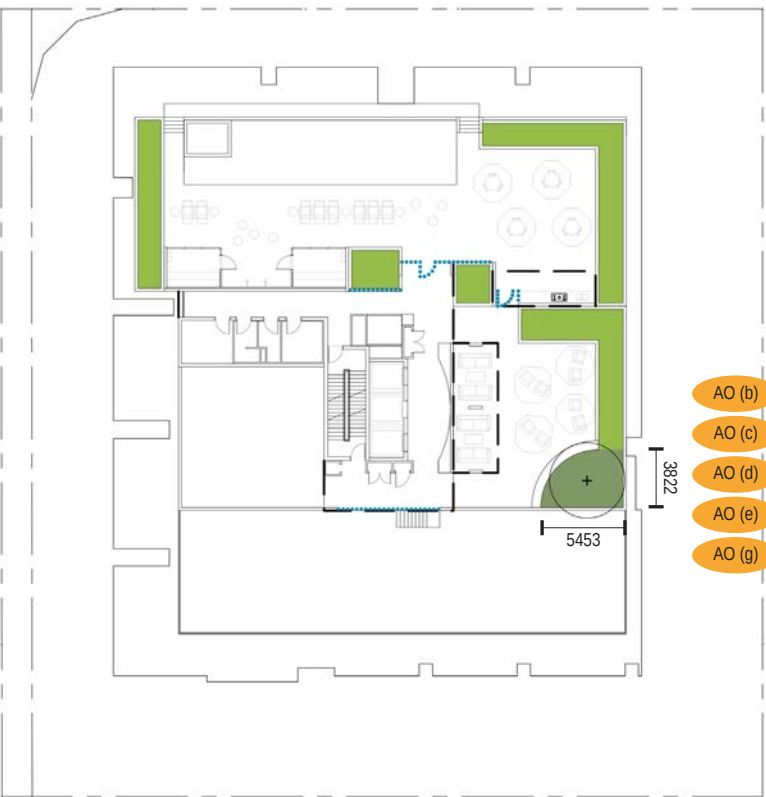
MISC PLANTING AREAS = 64.4 m²
Planting not considered subtropical planting on ground floor

PODIUM PLANTING AREAS
Refer Podium Planting Calculations



- + TREES TO SUBTROPICAL PLANTING AREAS
Minimum height: 5m, width: 5m within 5 years of growth; anticipated widths shown at maturation
- - - PROPERTY BOUNDARY
As taken from Survey drawings
- - - EXISTING CONTOURS
As taken from Survey drawings
- - - PROPOSED TRANSPARENT FENCE
Visual amenity and allow unimpeded overland flows
- PROPOSED BATTEN FENCE
Refer Architectural drawings

LEVEL 20



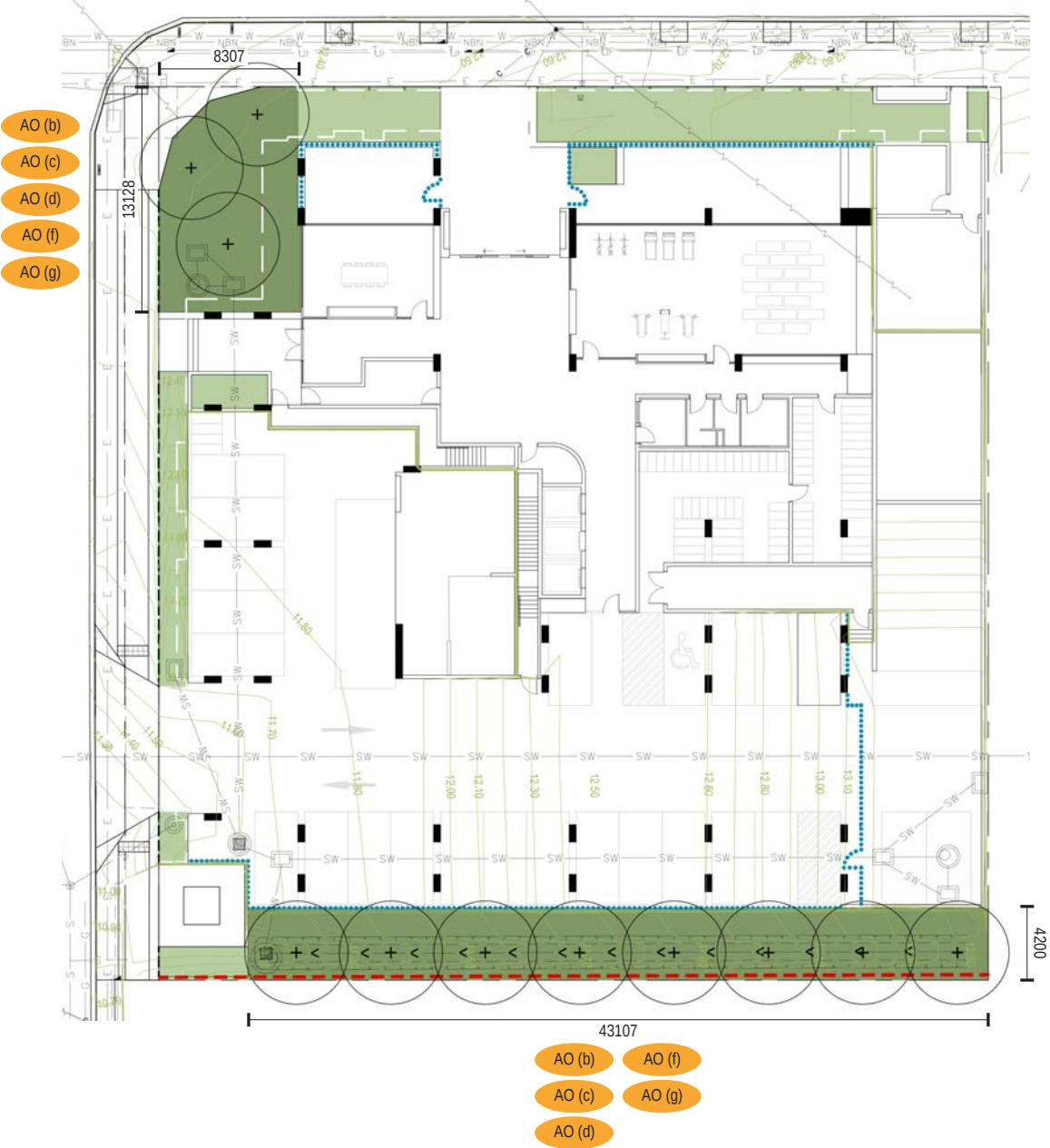
- AO (b)
- AO (c)
- AO (d)
- AO (e)
- AO (g)

RESPONSES TO WOOLLOONGABBA PDA-WIDE CRITERIA

As taken from Section 2.5.2 Built Form - Table 2: Planting Acceptable Outcomes from Woolloongabba Priority Development Area Development Scheme – Proposed Amendment

- AO Subtropical planting:
 - (a) 10% of the site area
 - (b) a minimum dimension of 4m in any direction
 - (c) include at least one large tree and associated smaller scale planting to the entire area
 - (d) sufficient clearance is provided to allow the full growth of the tree and access to adequate sunlight for the species
 - (e) a minimum soil depth of 1.5m to allow growth to full extent at maturity (refer to Schedule 6 for guidance on planting on or over structures)
 - (f) tree growth does not compromise underground infrastructure
 - (g) soil / media, and irrigation and maintenance supports the establishment and ongoing health of the planting.

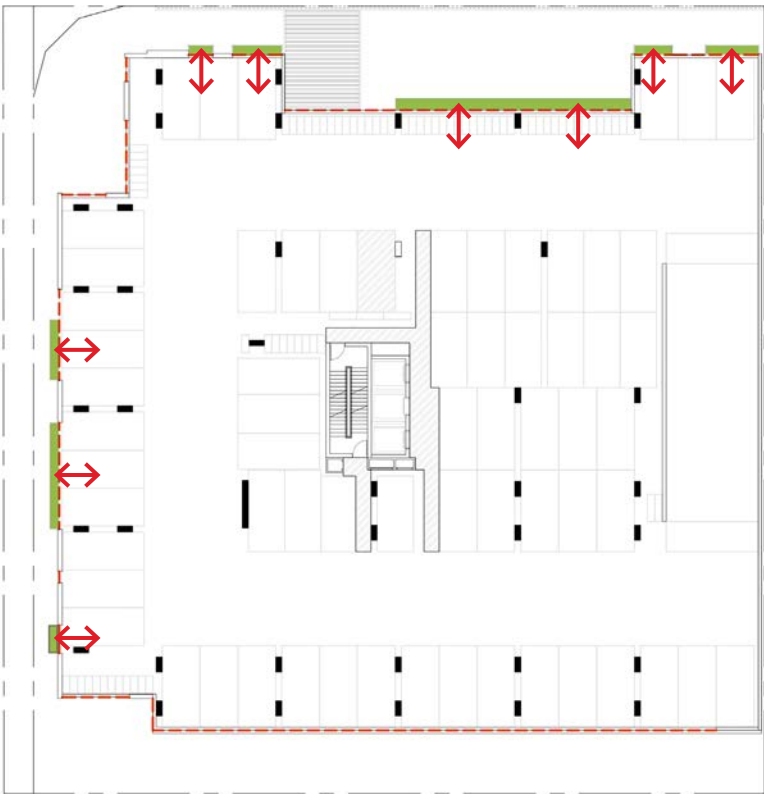
GROUND FLOOR



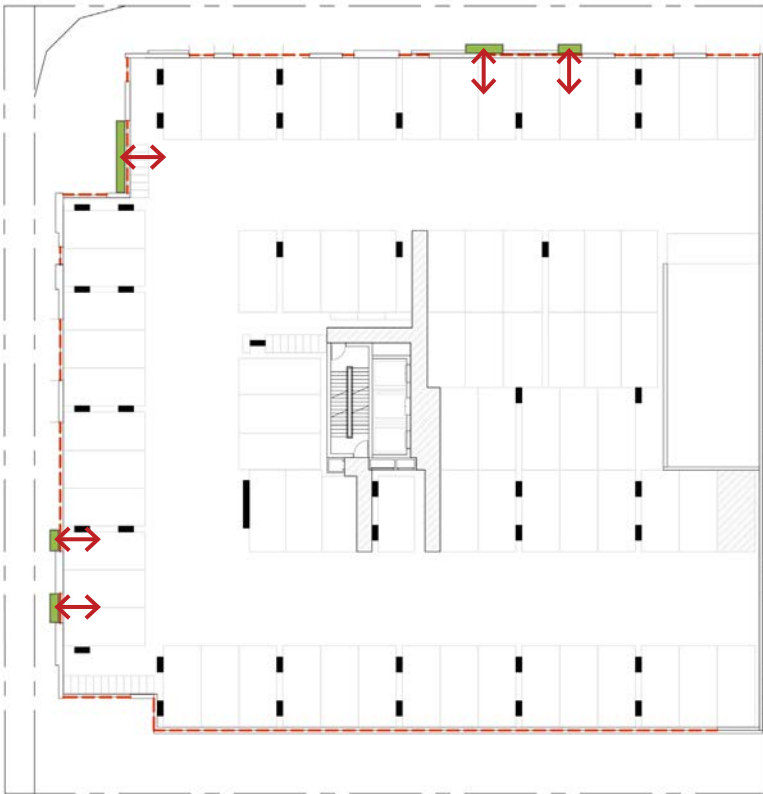
- AO (b)
- AO (f)
- AO (c)
- AO (g)
- AO (d)

PODIUM PLANTING CALCULATIONS, MAINTENANCE ACCESS, AND IRRIGATION REQUIREMENTS

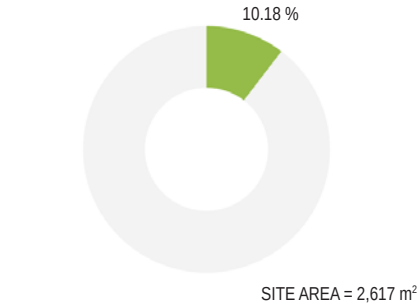
LEVEL 01



LEVEL 03



PODIUM PLANTING = 266.5 m²
Podium planting on level 01, level 03, level 04
and 20



MAINTENANCE ACCESS FROM ADJACENT BALCONY/
PATIO / OPEN SPACE

MAINTENANCE ACCESS FROM ADJACENT HARDSTAND
WITH BATTEN SCREEN / TRELLIS STRUCTURE

Please refer to the proposed planting schedule with regards
to the proposed cascading plants to the podium planters.
These species have a proven track record and will
complement both building and climate as well as appropriate
to container type, size and location, taking into account
orientation, shading and wind. Further, these species are
hardy and low water usage once established.

IRRIGATION CALCULATIONS AS ADAPTED FROM SECTION 6 -
IRRIGATION OF BCC SC6.17 LANDSCAPE DESIGN PLANNING SCHEME POLICY

A INDICATIVE IRRIGATION APPLICATION RATES
Refer to Section 6 Irrigation '6.1 Irrigation Rates - Table 3. Indicative irrigation
application rates for artificial growing environments'

Table 3—Indicative irrigation application rates for artificial growing environments
(as taken from Section 6 Irrigation '6.1 Irrigation Rates')

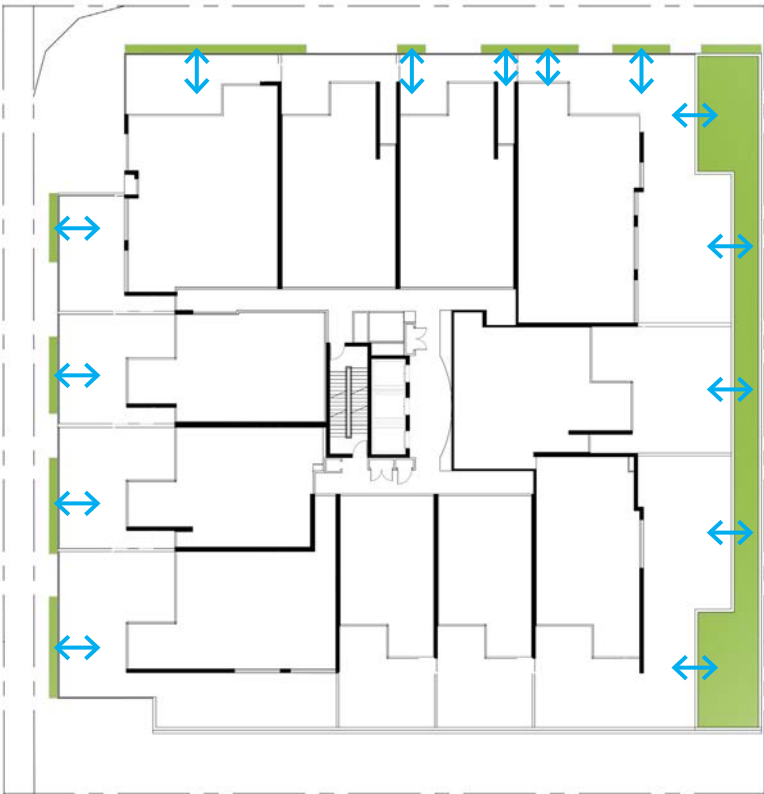
Green Element	Hardy Exotic Species
Green Roof	20L-25L/m ² /week
Terrace planters	30L-35L/m ² /week

Allowed for 25L/m²/week based on proposed plant species and highly
efficient irrigation system

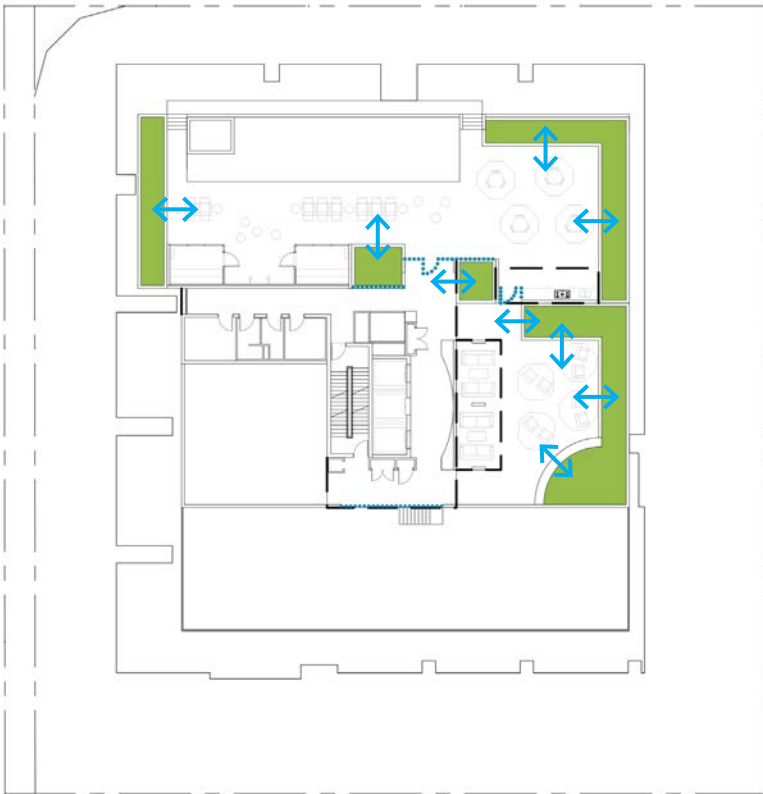
Green Element	m ²	Irrigation Required per week
Level 01	23.41 m ²	585.25 L
Level 03	5.85 m ²	146.25 L
Level 04	132.53 m ²	3,313.25 L
Level 20	104.7 m ²	2,617.5 L
Total	266.49 m ²	6,662.25 L

DAILY VOLUME REQUIRED (Irrigation required per week as above divided by 7 days)	6,662.25 L / 7 = 951.75 L
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LEVEL 04



LEVEL 20



The proposed irrigation design should include a schedule which complies with Council's watering regulations and devices and techniques that
contribute to the efficient use of water such as:

- (a) automatic controllers incorporating multiple start times, rain delay programming, and evapotranspiration programming;
- (b) automatic shut-off devices, such as rain and moisture sensors;
- (c) low-volume irrigation delivery, through systems using drippers, bubblers or micro-jets;
- (d) pressure-regulating devices;
- (e) high-efficiency nozzles;
- (f) deficit watering programs that irrigate to achieve 80% field capacity when available water reaches 40–45% of field capacity;
- (g) stationing of sprinkler systems to match each of the site's hydro-zones;
- (h) hand watering via hoses or buckets for small garden areas.

A landscape maintenance plan should be provided that includes:

- (a) conducting leak and blockage checks in irrigation lines and emitters;
- (b) reprogramming the irrigation controller and restoration of emitters as plants grow, die out and are replaced;
- (c) inspecting moisture sensors;

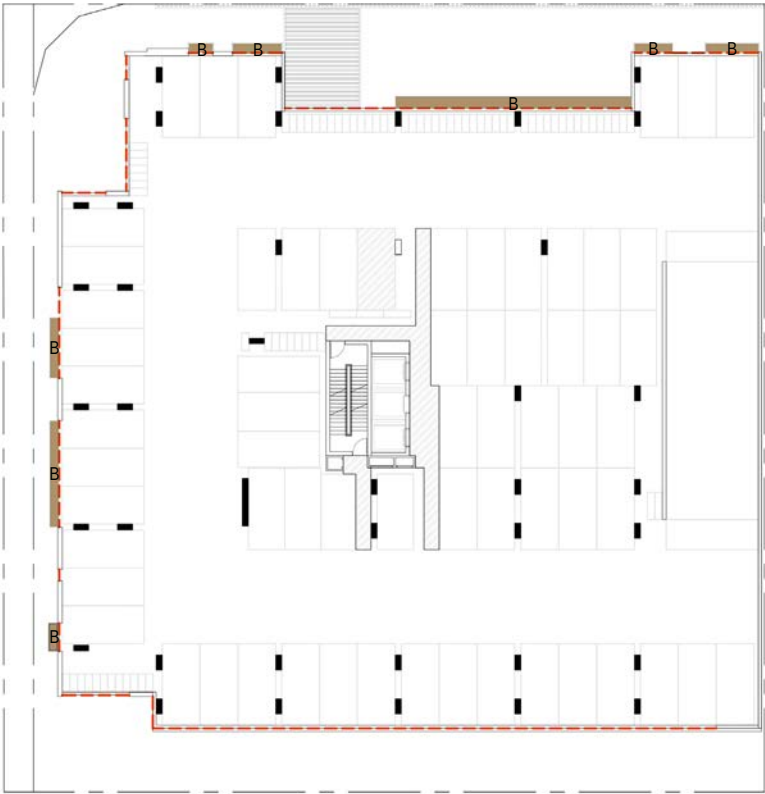
Water consumption will vary and will be required to be adjusted seasonally. Numerous variables, methods of water deliver, emitters & components
perform individually with more design detail litres per zone will be calculated as part of the subsequent design stage. The above numbers are to be
used as an indicative guide and for consideration.

RAINWATER TOPUP:
Rainwater tanks will not be topped up with main water supply. Top up of rainwater tank, in drought events, will be via water truck.

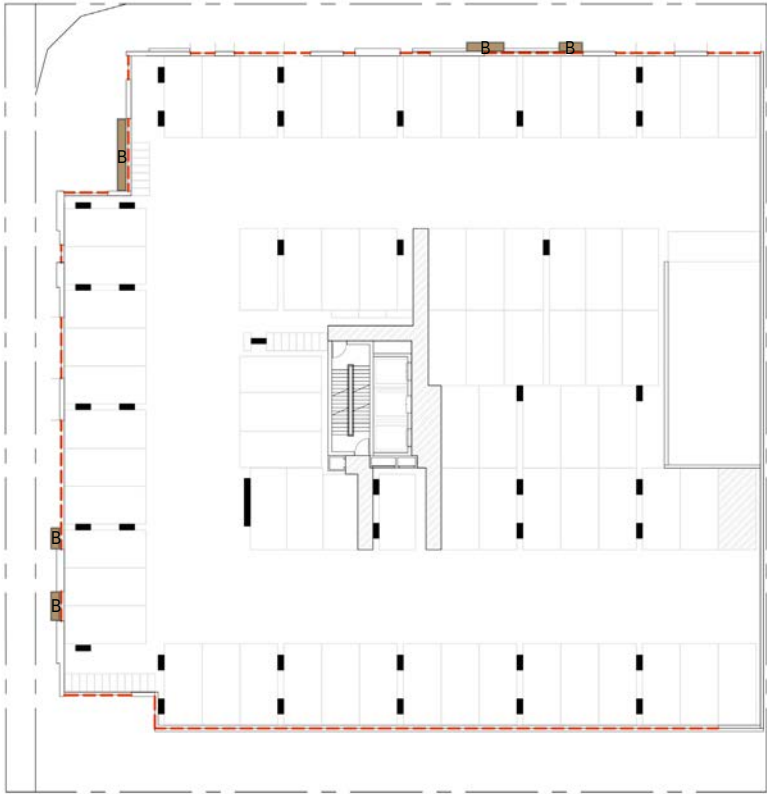
IRRIGATION WATER REUSE:
All drainage lines from podium planters will not be directed to stormwater but back to the storage tanks recirculating excess irrigation water. An
irrigation consultant will design the filter tanks and storage assembly including nutrient tanks.



LEVEL 01

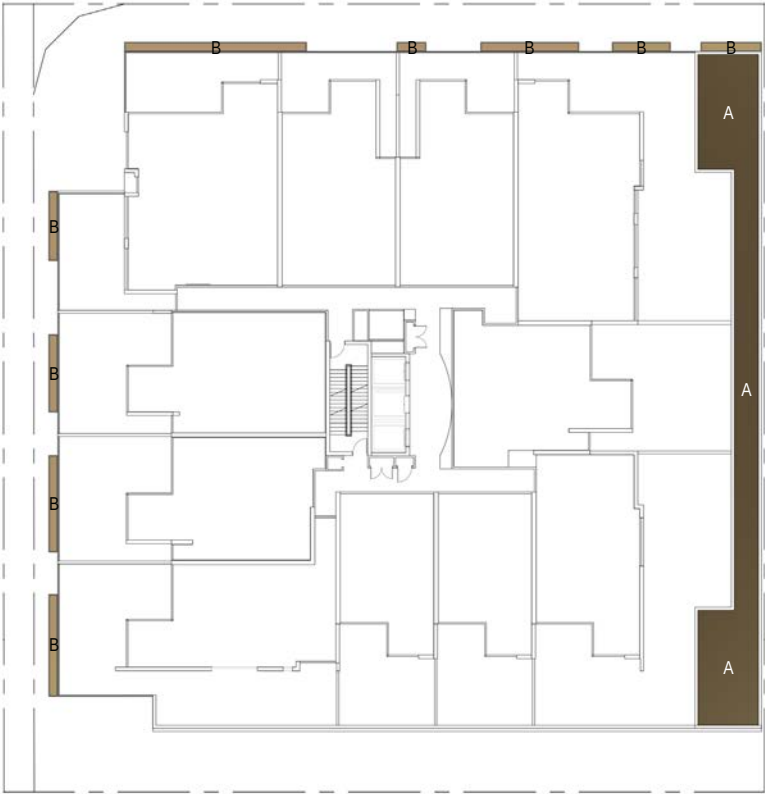


LEVEL 03

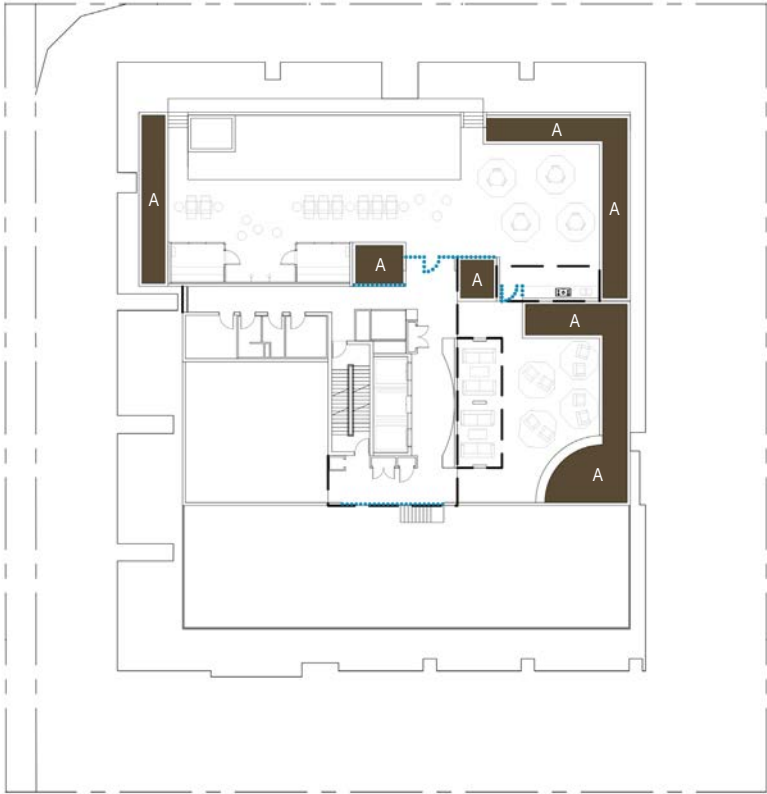


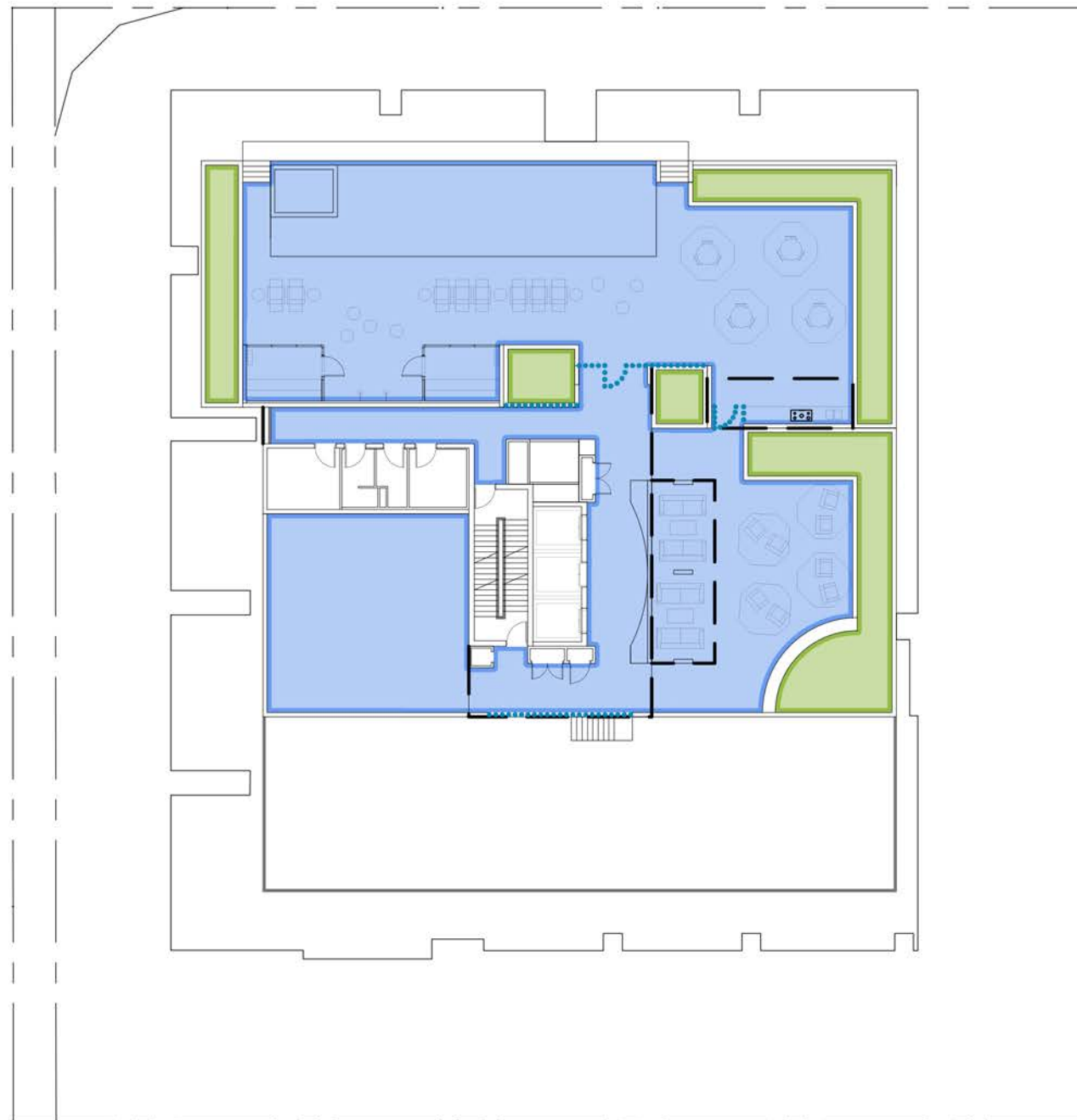
- A PODIUM PLANTER - 1500mm DEEP
- B PODIUM PLANTER - 600mm DEEP

LEVEL 04



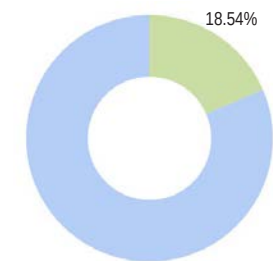
LEVEL 20





COMMUNAL OPEN SPACE = 564.6 m²

PLANTING TO COMMUNAL AREAS = 104.7 m²





CODE	SPECIES	COMMON NAME	SIZE*	SPACING(m)**	HEIGHT(m)	WIDTH (m)
PROPOSED STREET TREES						
As taken from SC6.16 Infrastructure design planning scheme policy Chapter 3 Road Corridor Design Table 3.7.4.2.4.A—Street trees						
1.1	<i>Acronychia imperforata</i>	Fraser Island Apple	100L	as shown	8	6
1.2	<i>Elaeocarpus eumundii</i>	Smooth Leaved Quandong	100L	as shown	8-10	5
1.3	<i>Flindersia brayleyana</i>	Queensland Maple	100L	as shown	15	8
As taken from SC6.16 Infrastructure design planning scheme policy Chapter 5 Streetscape Locality Advice Table 5.3.23.1.4A —Street trees						
1.4	<i>Callistemon viminalis</i>	Bottlebrush	100L	as shown	6	3-4
1.5	<i>Tabebuia argentea</i>	Silver Trumpet Tree	100L	as shown	6	6
PROPOSED LARGE SUBTROPICAL TREES						
2.1	<i>Brachychiton acerifolius</i>	Flame Tree	200L	as shown	15	8
2.2	<i>Flindersia brayleyana</i>	Queensland Maple	200L	as shown	15	8
2.3	<i>Waterhousia floribunda</i>	Weeping Lillypilly	200L	as shown	15	8
PROPOSED FATURE TREES - SUBTROPICAL PLANTING TO STANLEY AND HAMPTON STREET CORNER						
3.1	<i>Tristaniopsis laurina</i>	Water Gum	100L	as shown	15	6
PROPOSED COLUMNAR TREES						
4.1	<i>Acronychia imperforata</i> Vista	Fraser Island Apple	100L	as shown	6	4
4.2	<i>Elaeocarpus eumundii</i>	Smooth Leaved Quandong	200L	as shown	8-10	5

*PLANT CONTAINER SIZE:

400L	400 Litre container stock min	Min. height at time of planting: 5.5m
200L	200 Litre container stock min	Min. height at time of planting: 3.6m
100L	100 Litre container stock min	Min. height at time of planting: 2.4m

**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 SHRUBS AND GROUNDCOVERS - STANLEY STREET LANDSCAPE BUFFER						
5.1	Asplenium australasicum	Bird's Nest Fern	200mm	1	1.5	1.5
5.2	Asplenium scolopendrium	Hart's Tongue Fern	140mm	0.4	0.6	0.8-1
5.3	Blechnum cartilagineum	Gristle Fern	200mm	0.6	1	1
5.4	Cordyline congesta	Palm Lily	300mm	1	2	1.2
5.5	Dianella brevipedunculata	Blue Flax Lily	200mm	0.4	0.5	0.5
5.6	Ligularia reniformis	Tractor Seat Plant	200mm	0.8	0.5	1
5.7	Microsorium diversifolium	Kangaroo Fern	200mm	0.6	0.3	0.6-1
5.8	Rhaps excelsa	Broadleaf Lady Palm	300mm	0.8	1.8	1.2

*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)
PROPOSED SHRUBS AND GROUNDCOVERS - HAMPTON STREET LANDSCAPE BUFFER						
6.1	<i>Ficus microcarpa</i> Green Island	Green Island Fig	300mm	1	2	1.5
6.2	<i>Liriope muscari</i> Evergreen Giant	Liriope	140mm	0.6	0.8	0.8
6.3	<i>Philodendron</i> Xanadu	Xanadu	140mm	0.6	1	1
PROPOSED OVERLAND FLOW PLANTING						
7.1	<i>Cordyline glauca</i>	Cabbage Palm	300mm	as shown	3	1
7.2	<i>Lomandra hystrix</i>	Mat Rush	140mm	0.8	1.8	1.5
PROPOSED CLIMBERS						
8.1	<i>Ficus pumila</i> Minima	Climbing Fig	200mm	as shown	6	6
PROPOSED FACADE PLANTERS						
9.1	<i>Aptenia cordifolia</i>	Baby Sunrose	140mm	1	0.1	1.5
9.2	<i>Chonemorpha fragrans</i>	Climbing Frangipani	140mm	3	10	4
9.3	<i>Cissus rhombifolia</i> Ellen Danica	Grape Ivy	140mm	1	3	1
9.4	<i>Ipomea pes-caprae</i>	Beach Morning Glory	200mm	1	15	0.15

*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)
PROPOSED PODIUM TREES						
10.1	Hibiscus tiliaceus Rubra	Red Beach Hibiscus	100L	as shown	8	5
PROPOSED PODIUM SHRUBS AND GROUNDCOVERS						
11.1	Euphorbia acruensis Cowboy	Cowboy Cactus	300mm	0.8	1.5	0.8
11.2	Lomandra Tanika	Dwarf mat rush	140mm	0.3	1	0.6
11.3	Sedum hybrida Green Mound	Stonecrop	200mm	0.6	0.15	0.6-1
11.4	Senecio serpens	Blue Chalksticks	200mm	0.5	0.25	0.6
PROPOSED PODIUM CASCADING PLANTS						
12.1	Aptenia cordifolia	Baby sunrose	140mm	1	0.1	1.5
12.2	Cissus rhombifolia Ellen Danica	Grape Ivy	140mm	1	3	1
12.3	Myoporum parvifolium Fine Leaf	Creeping boobialla	200mm	1	0.15	2
12.4	Rosmarinus officinalis Huntington Carpet	Creeping Rosemary	140mm	1	0.5	2

*PLANT CONTAINER SIZE:

100L	100 Litre container stock min	Min. height at time of planting: 2.4m
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.