

10-18 Kelso Street, Chermside

Landscape Design Report

BCC DS

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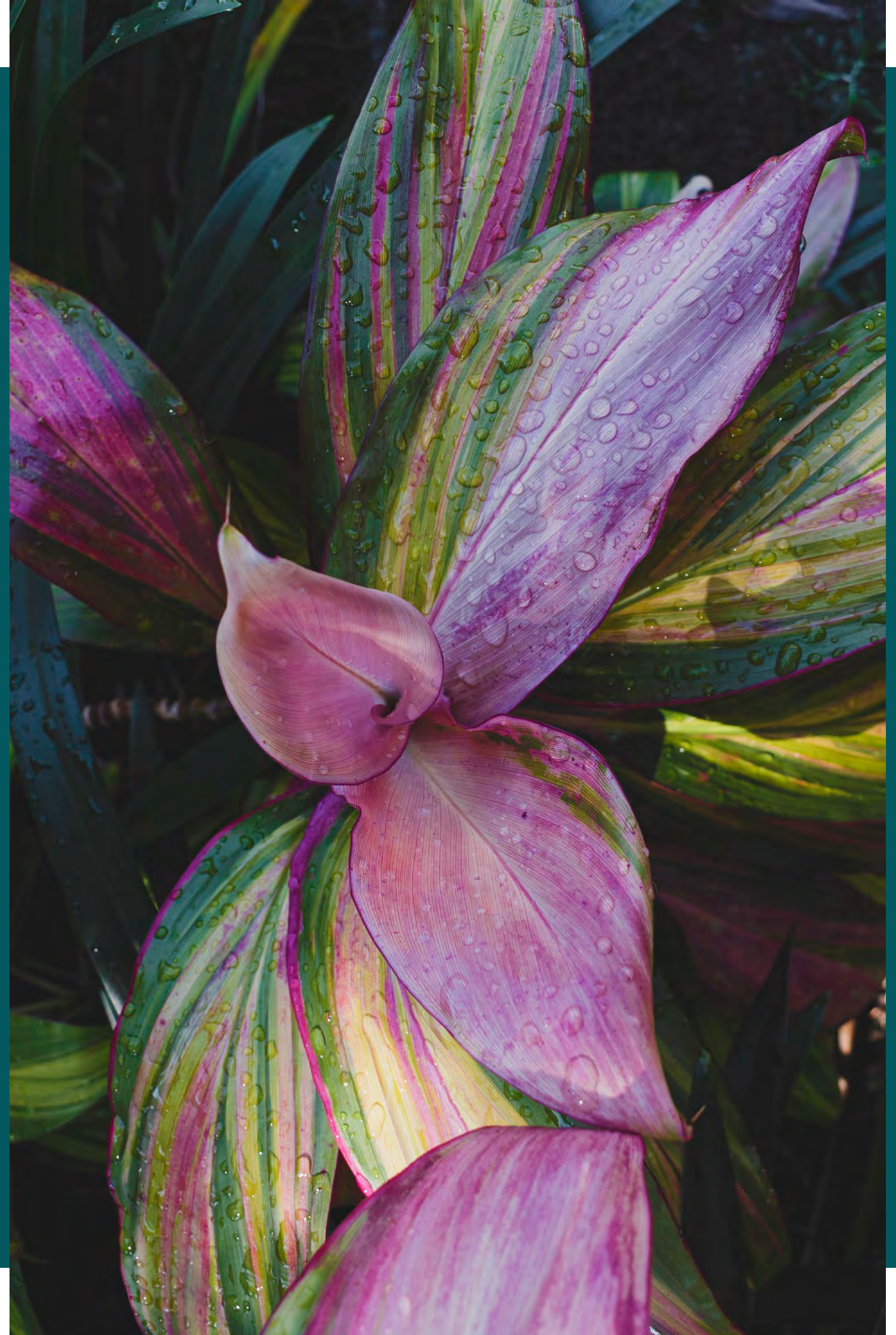
27/07/2026

APPLICATION REF

A007025371

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context

$$\text{Green Factor} = \frac{\text{Green factor area (in m2)}}{\text{Site land area (in m2)}}$$
$$\text{Green Factor} = \frac{1,004\text{m}^2}{3,036\text{m}^2}$$

Green Factor = 0.331

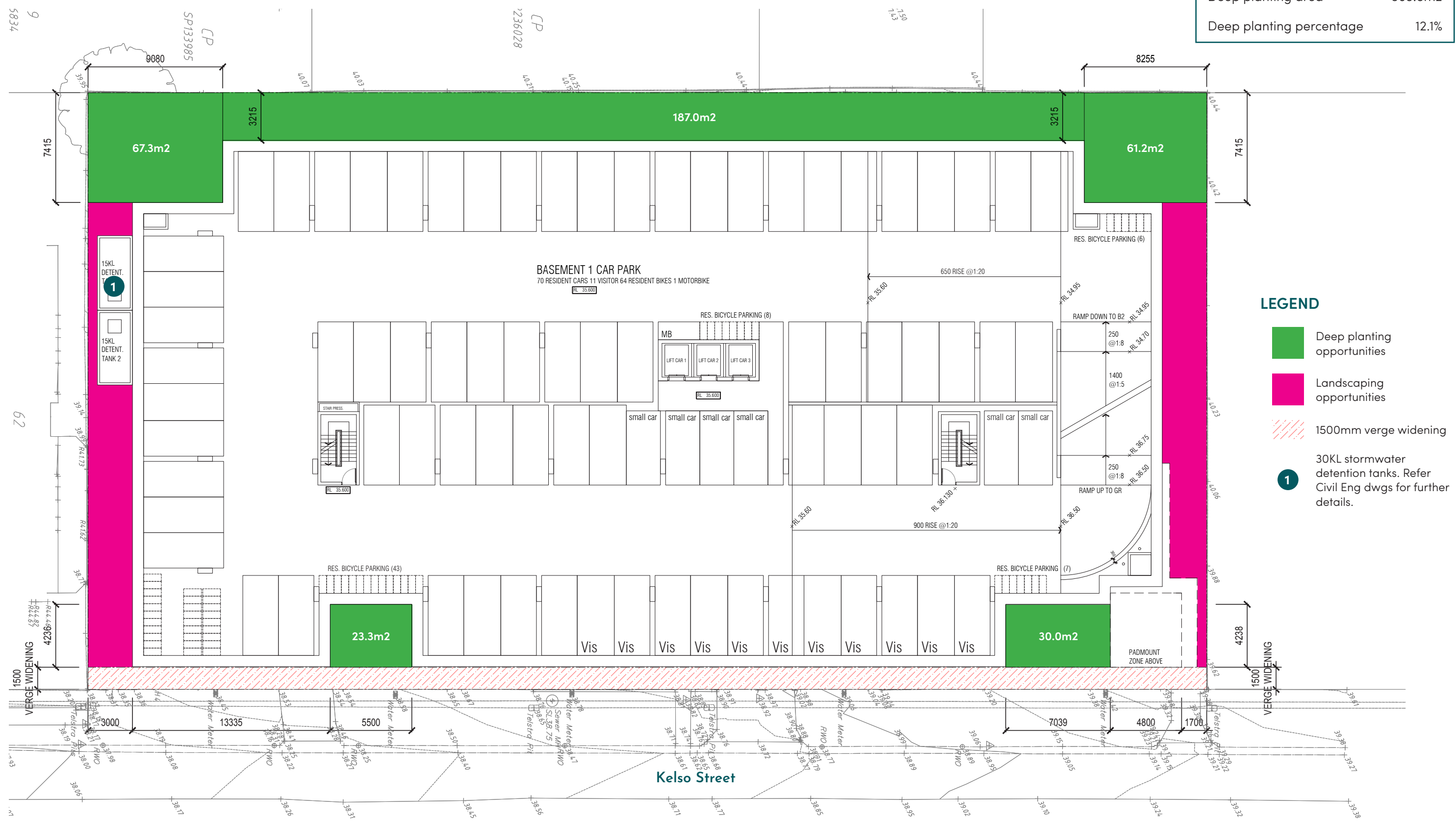




concepts

concepts

Total site area	3,036m2
Total landscape area	677m2
Total landscape percentage	22.3%
Deep planting area	368.8m2
Deep planting percentage	12.1%



LEGEND

- Deep planting opportunities
- Landscaping opportunities
- 1500mm verge widening
- 30KL stormwater detention tanks. Refer Civil Eng dwgs for further details.

concepts



LEGEND

- 1 1m high planter with feature small tree, shrubs and groundcovers under i.e. Native Gardenia or Evergreen Frangipani, Tractor Seat Plant, Mondo Grass, Kidney Weed, etc.
 - 2 400mm high planter with low shrubs and groundcovers i.e. Spider Lily, 'Just Right' Liriope, Fishbone Prayer Plant, Kidney Weed, etc.
 - 3 600mm high planter with feature shrubs and groundcovers i.e. Lacy Tree Fern, Cunjevoi, Dwarf Cardamon, Blechnum Silver Lady, Peace Lily, Spider Lily, Walking Iris, Native Violet, Grape Ivy, etc.
 - 4 Deep planting - medium canopy tree with shrubs and groundcovers under i.e. Cheese Tree or Golden Penda, Shell Ginger, Swiss Cheese Plant, Blechnum Silver Lady, etc.
 - 5 Understorey planting to driveway edges only - to be confirmed with P.S.O. Council Team
 - 6 Screen planting along boundary - mix of screen shrubs, palms, shrubs and groundcovers i.e. Fraser Island Apple, Smooth Leaved Quandong, Red Head Acmena, Macarthur Palm, Grape Ivy, Kangaroo Vine, etc.
 - 7 700mm wide grassed swale along edge of boundary. Refer Civil Eng dwgs.
 - 8 Proposed new street tree and understorey planting - to be confirmed with PSO Council team.
 - 9 600mm high planter with low shrubs and groundcovers i.e. Rojo Congo, Philodendron, Peace Lily, Walking Iris, Native Violet, etc.
 - 10 Deep planting - large canopy tree with shrubs and groundcovers under i.e. Weeping Lilly Pilly or Fiddle Leaf Fig, Dwarf Cardamon, Philodendron Hope, Spider Lily, 'Just Right' Liriope etc.
 - 11 Proposed footpath and turfed verge
- 1500mm verge widening



concepts



LEGEND

- 1 600mm high planter with groundcovers cascading over the edge i.e. Mix of Swedish Ivy, Cousin It, Baby Sun Rose, etc.
- 2 Kelso Street frontage - 600mm high planter with feature shrubs and cascading groundcovers i.e. Silver Plum Bromeliad, Swiss Cheese Plant, Swedish Ivy, Cousin It, Baby Sun Rose, etc.
- 3 North/ south facade planters - 600mm planter with feature shrubs and cascading groundcovers i.e. Spear Lily, Bower Vine, Swedish Ivy, Variegated Star Jasmine, Silver Plum Bromeliad, etc.
- 4 West facing balconies - 1200mm depth planters with small canopy tree, shrubs and groundcovers i.e. Watergum, Waterfall Plant, Xanadu, Spider Lily
- 5 1200mm depth planter with feature tree, shrubs and groundcovers i.e. Evergreen Frangipani or Screw Pine, Parakeet Heliconia, Xanadu
- 6 Screen planting to BBQ area - 600mm high planter with screen shrubs and groundcovers i.e. Everlasting Beauty, Xanady 'Just Right' Liriope, etc.
- 7 Small canopy tree i.e. Red Cottonwood
- 8 600mm high planter with feature shrub, groundcovers and cascading groundcovers i.e. Spear Lily, Grape Ivy, Bower Vine, Swedish Ivy, etc.
- 9 Feature planting to communal rec area - 600mm high planter with a feature shrub, shrubs and groundcovers i.e. Spear Lily, Everlasting Beauty, Cardboard Palm, Variegated Star Jasmine, etc.



concepts

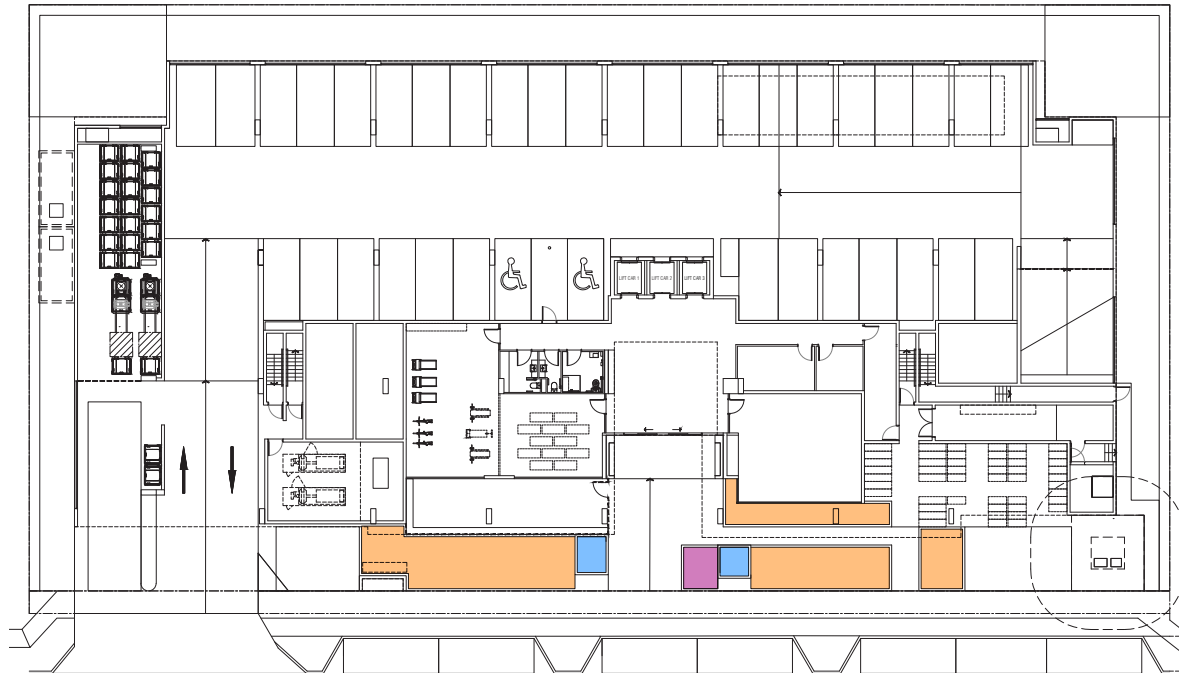


LEGEND

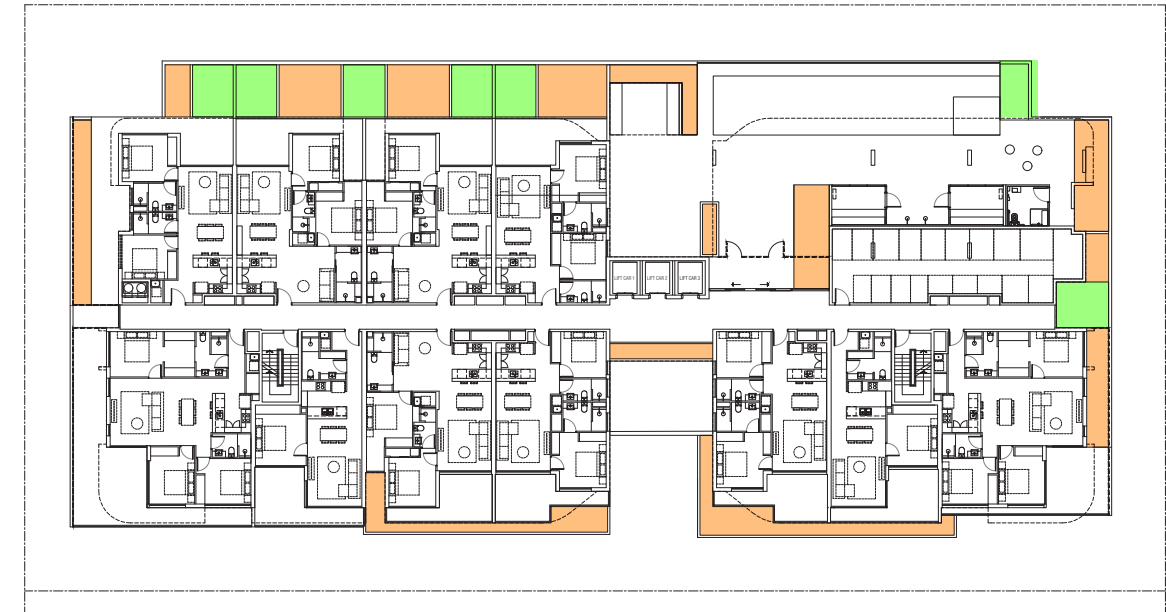
- 1 600mm high planter with groundcovers cascading over the edge i.e. Mix of Swedish Ivy, Cousin It, Baby Sun Rose etc. 1m internal planter width.



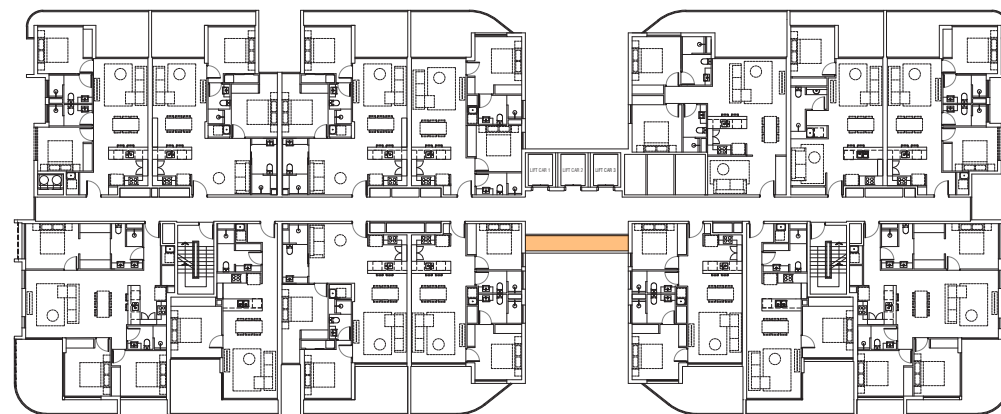
concepts



GROUND LEVEL



LEVEL 1



LEVELS 2-14

LEGEND

-  400mm depth planter
-  600mm depth planter
-  1000mm depth planter
-  1200mm depth planter

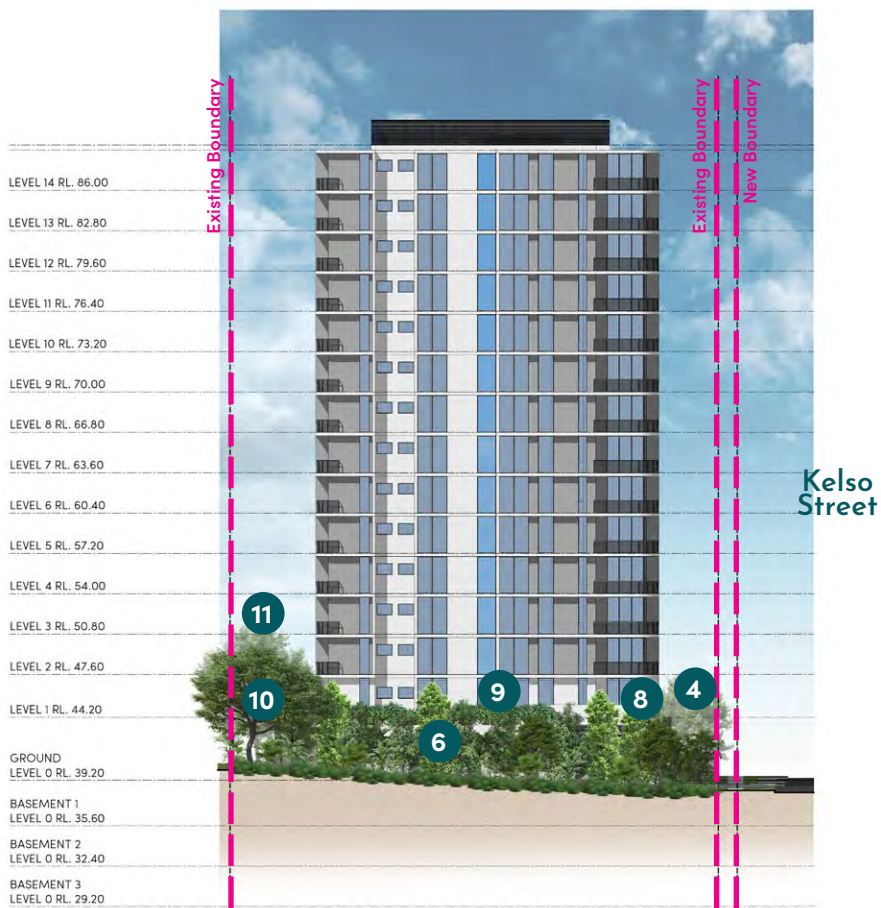


concepts

Note: Street trees not shown on the elevations



EAST ELEVATION



SOUTH ELEVATION

LEGEND

- 1m high planter with feature small tree, shrubs and groundcovers under i.e. Native Gardenia or Evergreen Frangipani, Tractor Seat Plant, Mondo Grass, Kidney Weed, etc.
- 400mm high planter with low shrubs and groundcovers i.e. Spider Lily, 'Just Right' Liriope, Fishbone Prayer Plant, Kidney Weed, etc.
- 600mm high planter with feature shrubs and groundcovers i.e. Lacy Tree Fern, Cunjevoi, Dwarf Cardamon, Blechnum Silver Lady, Peace Lily, Spider Lily, Walking Iris, Native Violet, Grape Ivy, etc.
- Deep planting - medium canopy tree with shrubs and groundcovers under i.e. Cheese Tree or Golden Penda, Shell Ginger, Swiss Cheese Plant, Blechnum Silver Lady, etc.
- Dense shrubs to edge of transformer i.e. Lady Palm
- Screen planting along boundary - mix of screen shrubs, palms, shrubs and groundcovers i.e. Fraser Island Apple, Smooth Leaved Quandong, Red Head Acmena, Macarthur Palm, Grape Ivy, Kangaroo Vine, etc.
- 600mm high planter with groundcovers cascading over the edge i.e. Mix of Swedish Ivy, Cousin It, Baby Sun Rose, etc.
- Kelso Street frontage - 600mm high planter with feature shrubs and cascading groundcovers i.e. Silver Plum Bromeliad, Swiss Cheese Plant, Swedish Ivy, Cousin It, Baby Sun Rose, etc.
- North/ south facade planters - 600mm planter with feature shrubs and cascading groundcovers i.e. Spear Lily, Bower Vine, Swedish Ivy, Variegated Star Jasmine, Silver Plum Bromeliad, etc.
- Deep planting - large canopy tree with shrubs and groundcovers under i.e. Weeping Li lly Pilly or Fiddle Leaf Fig, Dwarf Cardamon, Philodendron Hope, Spider Lily, 'Just Right' Liriope etc.
- West facing balconies - 1200mm high planters with small canopy tree, shrubs and groundcovers i.e. Watergum, Waterfall Plant, Xanadu, Spider Lily, etc.
- 1200mm high planter with feature tree, shrubs and groundcovers i.e. Evergreen Frangipani or Screw Pine, Parakeet Heliconia, Xanadu, etc.
- Screen planting to BBQ area - 600mm high planter with screen shrubs and groundcovers i.e. Everlasting Beauty, Xanady 'Just Right' Liriope, etc.
- Small canopy tree i.e. Red Cottonwood

concepts

Note: Street trees not shown on the elevations



WEST ELEVATION



NORTH ELEVATION

LEGEND

- 1 1m high planter with feature small tree, shrubs and groundcovers under i.e. Native Gardenia or Evergreen Frangipani, Tractor Seat Plant, Mondo Grass, Kidney Weed, etc.
- 2 400mm high planter with low shrubs and groundcovers i.e. Spider Lily, 'Just Right' Liriope, Fishbone Prayer Plant, Kidney Weed, etc.
- 3 600mm high planter with feature shrubs and groundcovers i.e. Lacy Tree Fern, Cunjevoi, Dwarf Cardamon, Blechnum Silver Lady, Peace Lily, Spider Lily, Walking Iris, Native Violet, Grape Ivy, etc.
- 4 Deep planting - medium canopy tree with shrubs and groundcovers under i.e. Cheese Tree or Golden Penda, Shell Ginger, Swiss Cheese Plant, Blechnum Silver Lady, etc.
- 5 Dense shrubs to edge of transformer i.e. Lady Palm
Screen planting along boundary - mix of screen shrubs, palms, shrubs and groundcovers i.e. Fraser Island Apple, Smooth Leaved Quandong, Red Head Acmena, Macarthur Palm, Grape Ivy, Kangaroo Vine, etc.
- 6 600mm high planter with groundcovers cascading over the edge i.e. Mix of Swedish Ivy, Cousin It, Baby Sun Rose, etc.
Kelso Street frontage - 600mm high planter with feature shrubs and cascading groundcovers i.e. Silver Plum Bromeliad, Swiss Cheese Plant, Swedish Ivy, Cousin It, Baby Sun Rose, etc.
- 7 North/ south facade planters - 600mm planter with feature shrubs and cascading groundcovers i.e. Spear Lily, Bower Vine, Swedish Ivy, Variegated Star Jasmine, Silver Plum Bromeliad, etc.
- 8 Deep planting - large canopy tree with shrubs and groundcovers under i.e. Weeping Li lly Pilly or Fiddle Leaf Fig, Dwarf Cardamon, Philodendron Hope, Spider Lily, 'Just Right' Liriope etc.
- 9 West facing balconies - 1200mm high planters with small canopy tree, shrubs and groundcovers i.e. Watergum, Waterfall Plant, Xanadu, Spider Lily, etc.
- 10 1200mm high planter with feature tree, shrubs and groundcovers i.e. Evergreen Frangipani or Screw Pine, Parakeet Heliconia, Xanadu, etc.
Screen planting to BBQ area - 600mm high planter with screen shrubs and groundcovers i.e. Everlasting Beauty, Xanady 'Just Right' Liriope, etc.
- 11 Small canopy tree i.e. Red Cottonwood
- 12
- 13
- 14

concepts

PERIOD		PLANT MAINTENANCE	IRRIGATION MAINTENANCE
SPRING	September	« Weekly visual inspection of all garden beds for signs of plant stress, weeds etc « Undertake quarterly inspection and removal of dead leaves, plant parts and weeds « Undertake annual inspection and replacement of plants and application of fertiliser	« Undertake quarterly inspection of irrigation system including filter check and inspect gardens « Undertake annual inspection of irrigation system
	October	« Weekly visual inspection of all garden beds for signs of plant stress, weeds etc	
	November	« Weekly visual inspection of all garden beds for signs of plant stress, weeds etc	
SUMMER	December	« Weekly visual inspection of all garden beds for signs of plant stress, weeds etc « Undertake quarterly inspection and removal of dead leaves, plant parts and weeds	« Undertake quarterly inspection of irrigation system including filter check and inspect gardens
	January	« Weekly visual inspection of all garden beds for signs of plant stress, weeds etc	
	February	« Weekly visual inspection of all garden beds for signs of plant stress, weeds etc	
AUTUMN	March	« Weekly visual inspection of all garden beds for signs of plant stress, weeds etc « Undertake quarterly inspection and removal of dead leaves, plant parts and weeds	« Undertake quarterly inspection of irrigation system including filter check and inspect gardens
	April	« Weekly visual inspection of all garden beds for signs of plant stress, weeds etc	
	May	« Weekly visual inspection of all garden beds for signs of plant stress, weeds etc	
WINTER	June	« Weekly visual inspection of all garden beds for signs of plant stress, weeds etc « Undertake quarterly inspection and removal of dead leaves, plant parts and weeds	« Undertake quarterly inspection of irrigation system including filter check and inspect gardens
	July	« Weekly visual inspection of all garden beds for signs of plant stress, weeds etc	
	August	« Weekly visual inspection of all garden beds for signs of plant stress, weeds etc	



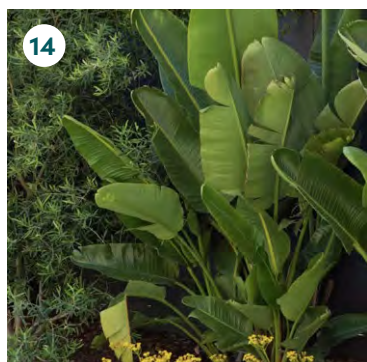
plant palette

plant schedule

CODE	SPECIES	COMMON NAME	SHAPE/ FORM	POT / BAG SIZE	DENSITY
TREES					
ATR fit	ATTRACTOCARPUS fitzalanii	Native Gardenia	Dense canopy, clear trunk	100L	AS SHOWN
BRA ace	BRACHYCHITON acerifolius	Illawarra Flame Tree	Dense canopy, clear trunk	45L	AS SHOWN
FIC lyr	FICUS lyrata	Fiddle Leaf Fig	Dense canopy, clear trunk	100L	AS SHOWN
GLO fer	GLOCHIDION ferdinandi	Cheese Tree	Dense canopy, clear trunk	100L	AS SHOWN
HIB til	HIBISCUS tilaceus	Red Cottonwood	Dense canopy, clear trunk	45L	AS SHOWN
PAN pen	PANDANUS pedunculatus	Screw Pine	Dense canopy, clear trunk	100L	AS SHOWN
PLU obt	PLUMERIA obtusa 'Singapore White'	Evergreen Frangipani	Dense canopy, clear trunk	100L	AS SHOWN
TRI lau	TRISTANIOPSIS laurina 'Luscious'	Watergum	Dense canopy, clear trunk	45L	AS SHOWN
XAN chr	XANTHOSTEMON chrysanthus	Golden Penda	Dense canopy, clear trunk	45L	AS SHOWN
WAT flo	WATERHOUSEA floribunda	Weeping Lilly Pilly	Dense canopy, clear trunk	45L	AS SHOWN
SCREEN TREES / SHRUBS					
ACM smi	ACMENA smithii	Red Head	Dense columnar form	25L	1500mm apart
ACR imp	ACRONYCHIA imperforata	Fraser Island Apple	Dense columnar form	25L	3000mm apart
ELA eum	ELAEOCARPUS eumundii	Smooth Leaved Quandong	Dense columnar form	25L	3000mm apart
STR nic	STRELITZIA nicolai	Giant White Bird of Paradise	Dense, clumping form	25L	3000mm apart
SYZ res	SYZIGIUM australe 'Resilience'	Resilience Lilly Pilly	Dense columnar form	25L	1000mm apart
FEATURE PALMS					
PTY mac	PTYCHOSPERMA macarthurii	Macrthur Palm		45L	2000mm apart
WOD bif	WODYETIA bifurcata	Foxtail Palm		200mm	AS SHOWN
SHRUBS					
ALC sil	ALCANTEREA imperialis purpurea	Silver Plum Bromeliad		200mm	AS SHOWN
ALO bri	ALOCASIA brisbanensis	Cunjevoi		200mm	AS SHOWN
ALP nut	ALPINIA nutans	Dwarf Cardamon		200mm	700mm apart
ALP zer	ALPINIA zerumbet	Shell Ginger		200mm	900mm apart
BLE gib	BLECHNUM gibbum	Silver Lady		200mm	750mm apart
CYA coo	CYATHEA cooperii	Lacy Tree Fern		25L	AS SHOWN
DOR pal	DORYANTHES palmeri	Spear Lily		200mm	AS SHOWN
HEL psi	HELICONIA psittacorum	Parakeet Heliconia		200mm	700mm apart
LIG ren	LIGULARIA reniformis	Tractor Seat Plant		200mm	750mm apart
MON del	MONSTERA deliciosa	Swiss Cheese Plant		200mm	1000mm apart
PEP obt	PEPEROMIA obtusifolia	Baby Rubber Plant		200mm	300mm apart
PHI hop	PHILODENDRON bipinnatifidum	Philodendron Hope		200mm	1000mm apart
PHI roj	PHILODENDRON 'Rojo Congo'	Rojo Congo Philodendron		200mm	900mm apart
PHI xan	PHILODENDRON 'Xanadu'	Xanadu		200mm	700mm apart
PHY mul	PHYLLANTHUS multiflorus	Waterfall Plant		200mm	750mm apart
RAD eve	RADERMACHERA Kunming Hybrid	Everlasting Beauty		200mm	900mm apart
SPA wal	SPATHIPHYLLUM wallisii	Peace Lily		200mm	600mm apart
RHA exc	RHAPIS excelsa	Lady Palm		200mm	1000mm apart
ZAM fur	ZAMIA furfuracea	Cardboard Palm		200mm	500mm apart
ZAM zam	ZAMIOCULCAS zamiifolia	Zanzibar Gem		200mm	AS SHOWN

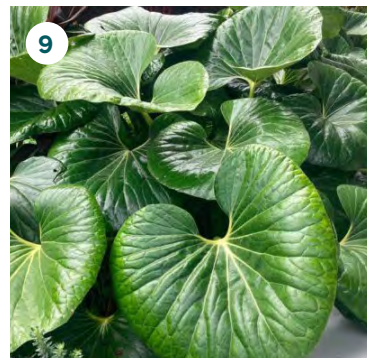
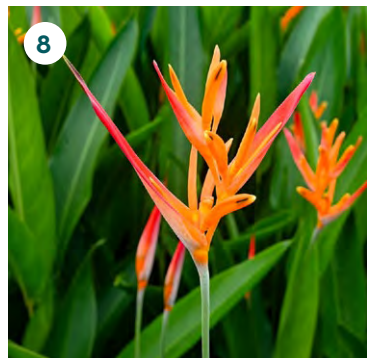
CODE	SPECIES	COMMON NAME	SHAPE/ FORM	POT / BAG SIZE	DENSITY
GROUNDCOVERS					
CAL ruf	CALATHEA rufibarba	Furry Feather		140mm	450mm apart
CIS ant	CISSUS antarctica	Kangaroo Vine		140mm	1000mm apart
CIS ell	CISSUS rhombifolia "Ellen Danica"	Grape Ivy		140mm	900mm apart
CTE bur	CTENANTHE burle-marxii	Fishbone Prayer Plant		140mm	300mm apart
DAV fej	DAVALLIA fejeensis	Rabbit's Foot Fern		140mm	400mm apart
DIC rep	DICHONDRA repens	Kidney Weed		140mm	250mm apart
HYM lit	HYMENOCALLIS littoralis	Spider lily		140mm	700mm apart
LIR mus	LIRIOPE muscari 'LIRJ' PBR	Just Right Liriope		140mm	300mm apart
NEO gra	NEOMARICA gracilis	Walking Iris		140mm	500mm apart
OPH jap	OPHIPOGON japonicus	Mondo Grass		140mm	250mm apart
RHO spa	RHOEO spathacea	Moses in the Cradle		140mm	300mm apart
TRA tri	TRACHELOSPERMUM jasminoides 'Tricolour'	Variegated Star Jasmine		140mm	300mm apart
VIO hed	VIOLA hederacea	Native Violet		140mm	750mm apart
TRAILING PLANTS					
APT cor	APTENIA cordifolia	Baby Sun Rose	To be trained to overhang	140mm	400mm apart
CAS gla	CASUARINA glauca	Cousin It	To be trained to overhang	140mm	800mm apart
DIC arg	DICHONDRA argentea	Silver Falls	To be trained to overhang	140mm	500mm apart
PAN jas	PANDOREA jasminoides	Bower Vine	To be trained to overhang	140mm	900mm apart
PLE aus	PLECTRANTHUS australis	Swedish Ivy	To be trained to overhang	140mm	500mm apart

plant palette



SPECIES		COMMON NAME
TREES		
1	ATTRACTOCARPUS fitzalanii	Native Gardenia
2	BRACHYCHITON acerifolius	Illawarra Flame Tree
3	FICUS lyrata	Fiddle Leaf Fig
4	GLOCHIDION ferdinandi	Cheese Tree
5	HIBISCUS tilaceus	Red Cottonwood
6	PANDANUS pedunculatus	Screw Pine
7	PLUMERIA obtusa 'Singapore White'	Evergreen Frangipani
8	TRISTANIOPSIS laurina 'Luscious'	Watergum
9	XANTHOSTEMON chrysanthus	Golden Penda
10	WATERHOUSEA floribunda	Weeping Lilly Pilly
SCREEN TREES / SHRUBS		
11	ACMENA smithii	Red Head
12	ACRONYCHIA imperforata	Fraser Island Apple
13	ELAEOCARPUS eumundii	Smooth Leaved Quandong
14	STRELITZIA nicolai	Giant White Bird of Paradise
15	SYZIGIUM australe 'Resilience'	Resilience Lilly Pilly
FEATURE PALMS		
16	PTYCHOSPERMA macarthurii	Macrthur Palm
17	WODYETIA bifurcata	Foxtail Palm

plant palette



SPECIES		COMMON NAME
SHRUBS		
1	ALCANTEREA imperialis purpurea	Silver Plum Bromeliad
2	ALOCASIA brisbanensis	Cunjevoi
3	ALPINIA nutans	Dwarf Cardamon
4	ALPINIA zerumbet	Shell Ginger
5	BLECHNUM gibbum	Silver Lady
6	CYATHEA cooperii	Lacy Tree Fern
7	DORYANTHES palmeri	Spear Lily
8	HELICONIA psittacorum	Parakeet Heliconia
9	LIGULARIA reniformis	Tractor Seat Plant
10	MONSTERA deliciosa	Swiss Cheese Plant
11	PEPEROMIA obtusifolia	Baby Rubber Plant
12	PHILODENDRON bipinnatifidum	Philodendron Hope
13	PHILODENDRON 'Rojo Congo'	Rojo Congo Philodendron
14	PHILODENDRON 'Xanadu'	Xanadu
15	PHYLLANTHUS multiflorus	Waterfall Plant
16	RADERMACHERA Kunming Hybrid	Everlasting Beauty
17	SPATHIPHYLLUM wallisii	Peace Lily
18	RHAPIS excelsa	Lady Palm
19	ZAMIA furfuracea	Cardboard Palm
20	ZAMIOCULCAS zamiifolia	Zanzibar Gem

plant palette



SPECIES		COMMON NAME
GROUNDCOVERS		
1	CALATHEA rufibarba	Furry Feather
2	CISSUS antarctica	Kangaroo Vine
3	CISSUS rhombifolia "Ellen Danica"	Grape Ivy
4	CTENANTHE burle-marxii	Fishbone Prayer Plant
5	DAVALLIA fejeensis	Rabbit's Foot Fern
6	DICHONDRA repens	Kidney Weed
7	HYMENOCALLIS littoralis	Spider Lily
8	LIRIOPE muscari 'LIRJ' PBR	Just Right Liriope
9	NEOMARICA gracilis	Walking Iris
10	OPHIPOGON japonicus	Mondo Grass
11	RHOEO spathacea	Moses in the Cradle
12	TRACHELOSPERMUM jasminoides 'Tricolour'	Variegated Star Jasmine
13	VIOLA hederacea	Native Violet
TRAILING PLANTS		
14	APTENIA cordifolia	Baby Sun Rose
15	CASUARINA glauca	Cousin It
16	DICHONDRA argentea	Silver Falls
17	PANDOREA jasminoides	Bower Vine
18	PLECTRANTHUS australis	Swedish Ivy



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