

BCC DS
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27/05/2026
APPLICATION REF
A006978019

Breakfast Creek Road Apartments

176 Breakfast Creek Road, Newstead 4006

Landscape Concept



Acknowledgment of Country

WILDStudio acknowledges the Jagera and Turrbal people as the Traditional Custodians of the land on which we live and work and extends this respect to all First Nations peoples. We honour Elders, past, present, and emerging and recognise their deep spiritual connection with Country.

Document	Issue	Purpose	Date	Prepared	Approved
25135 LC-01	A	Draft	17-12-2025	AL	AG
25135 LC-01	B	Draft	16-01-2026	AL	AG
23135 LC-01	C	Draft	18-02-2026	AL	AG
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23135 LC-01	E	Proposed MC Amendments	22-05-2026	AL	AG
23135 LC-01	F	Proposed MC Amendments	25-05-2026	AL	AG
23135 LC-01	G	Proposed MC Amendments	26-05-2026	AL	AG

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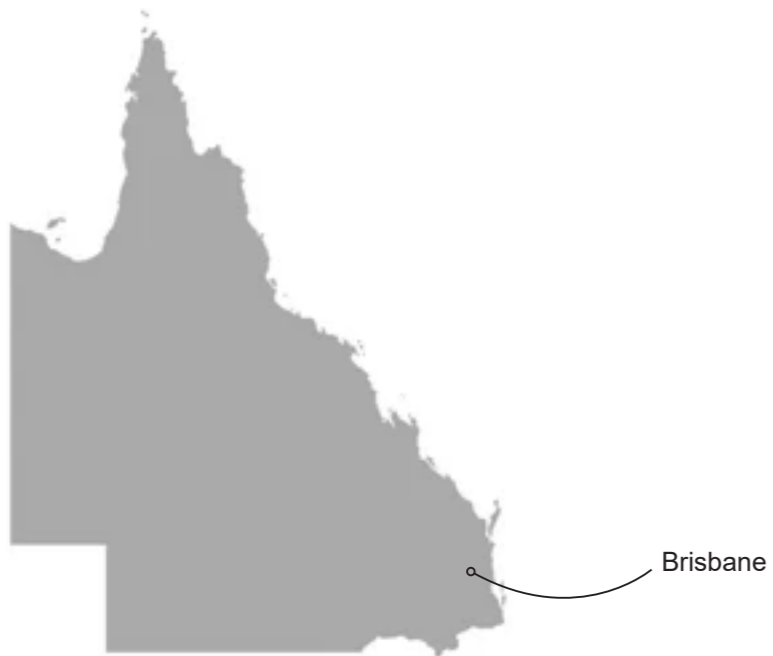
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1.0 Site

1.1 Location

Located in Newstead, Brisbane, the site is perfectly located. Close to the CBD and nestled along the river, the site provides the perfect mix of urban and relaxation.

The CBD is situated approximately 3.5km south, Victoria Park only 2.5km away and Newstead Park directly adjacent to the site. Public and active transport makes commuting and traveling in the area easy and enjoyable.



1.2 Site Analysis

Directly adjacent to Newstead Park, the site has a full park frontage and immediate access to green space. Access through Newstead Park or Newstead Avenue to Brisbane River and riverwalk, connecting along the waterfront north and south to Hamilton, the CBD and beyond.

While there are no ferry terminals within the immediate vicinity, the Bowen Hills train station is close by, providing connection to most rail routes.



1.3 Site Photos

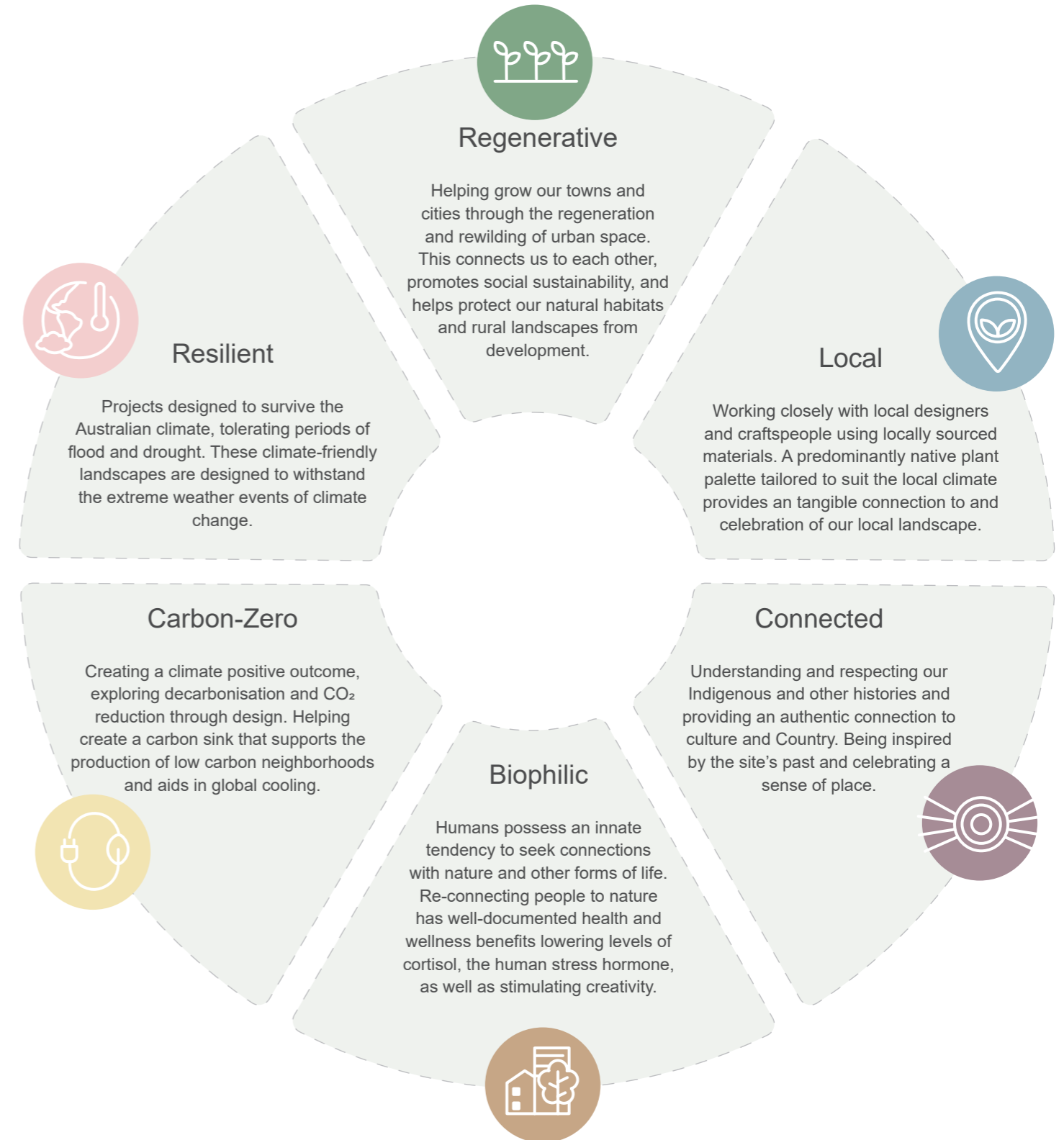


- 1 Existing site conditions
- 2 Breakfast Creek Road frontage
- 3 Durong Street neighbouring interface
- 4 New Farm Park

2.0 Landscape Vision

2.1 Core Objectives

Creating regenerative, local, connected, biophilic, carbon-zero and resilient design outcomes drives our approach to all projects and underpins each project's landscape vision.



2.2 Landscape Vision

The landscape responds to its connection to Newstead Park, reflecting park-like living, vibrant and colourful planting palettes and a variety of intimate and communal spaces.

Wellness and activity spaces nestle themselves into the landscape, enabling subtropical living in one of Australia's most enviable climates.



Park-Like Living

Communal areas open up into expansive landscapes, providing space for movement, views, and soaking up the natural surrounds.



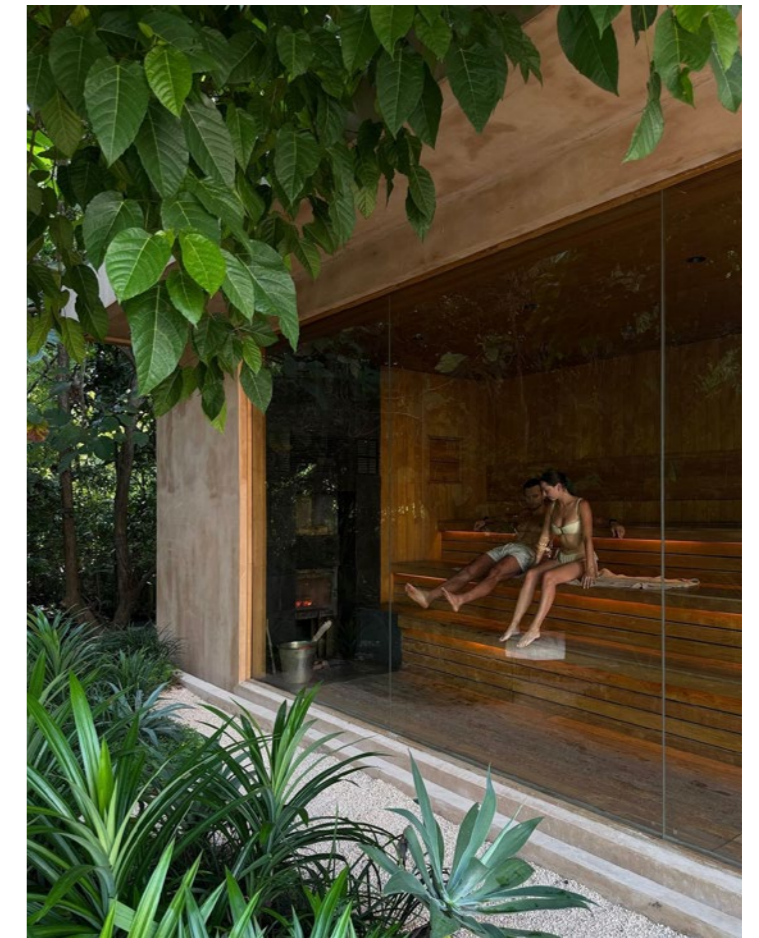
Vibrant Landscapes

The planting palettes are driven by local conditions and native species, highlighting the beauty of the region.



Intimate Spaces

A mix of intimate and communal spaces ensures residents have space for privacy while providing opportunity for gathering and community.



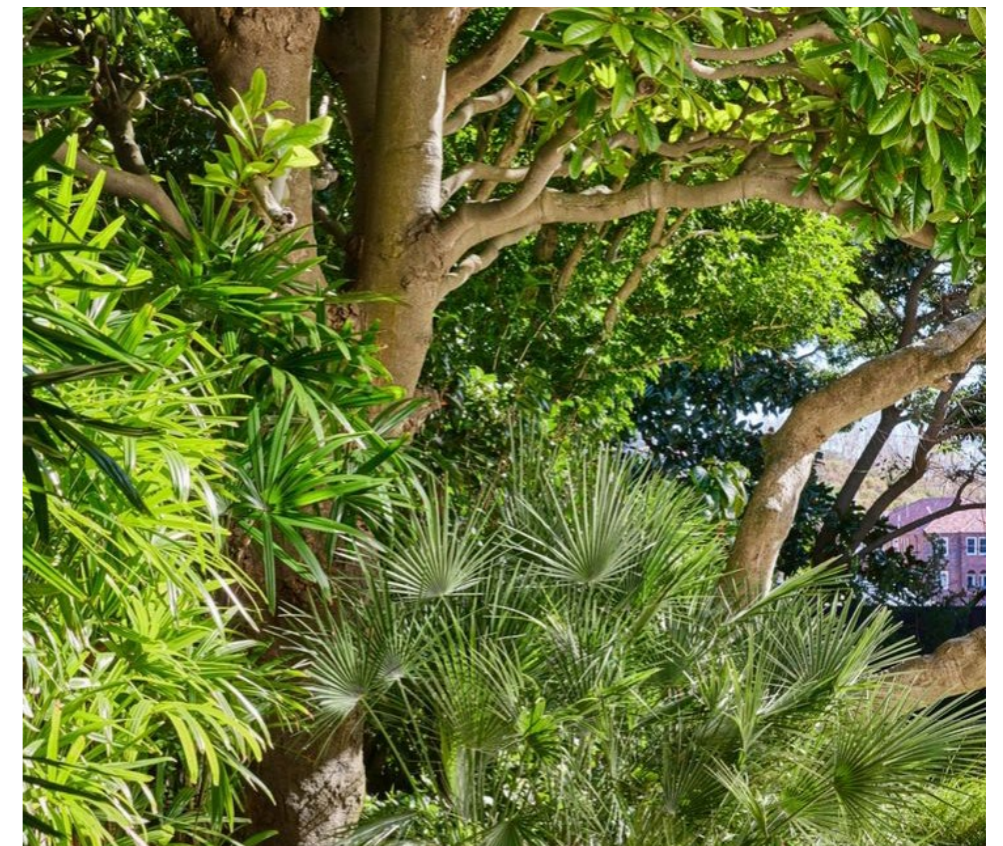
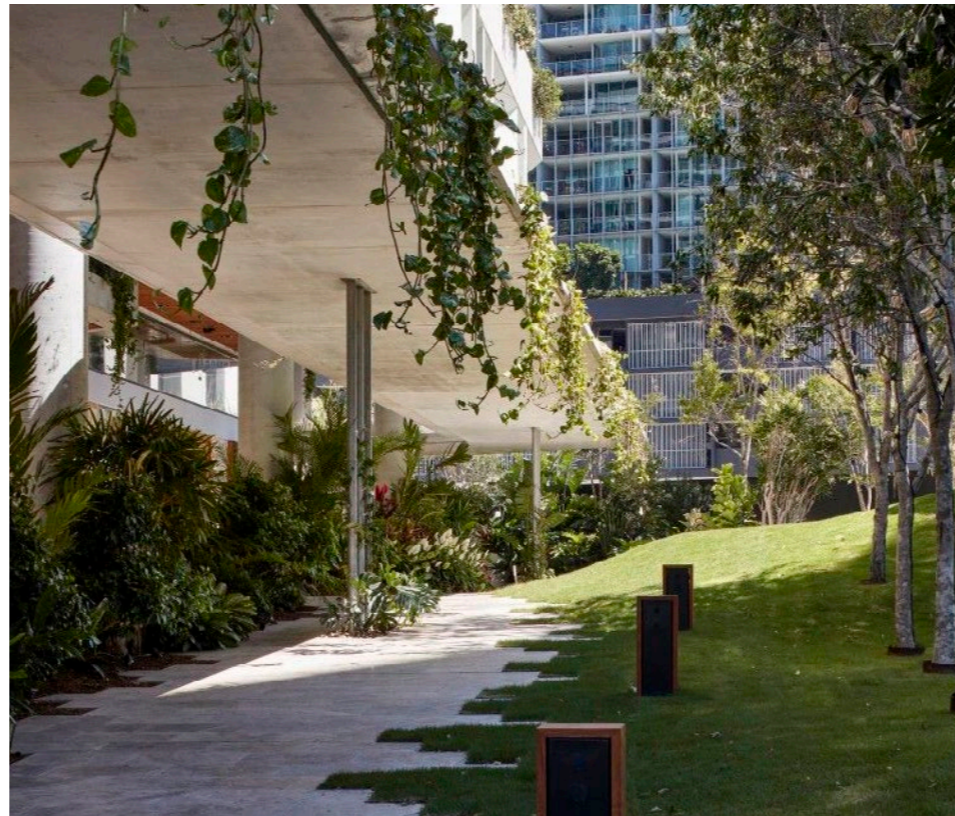
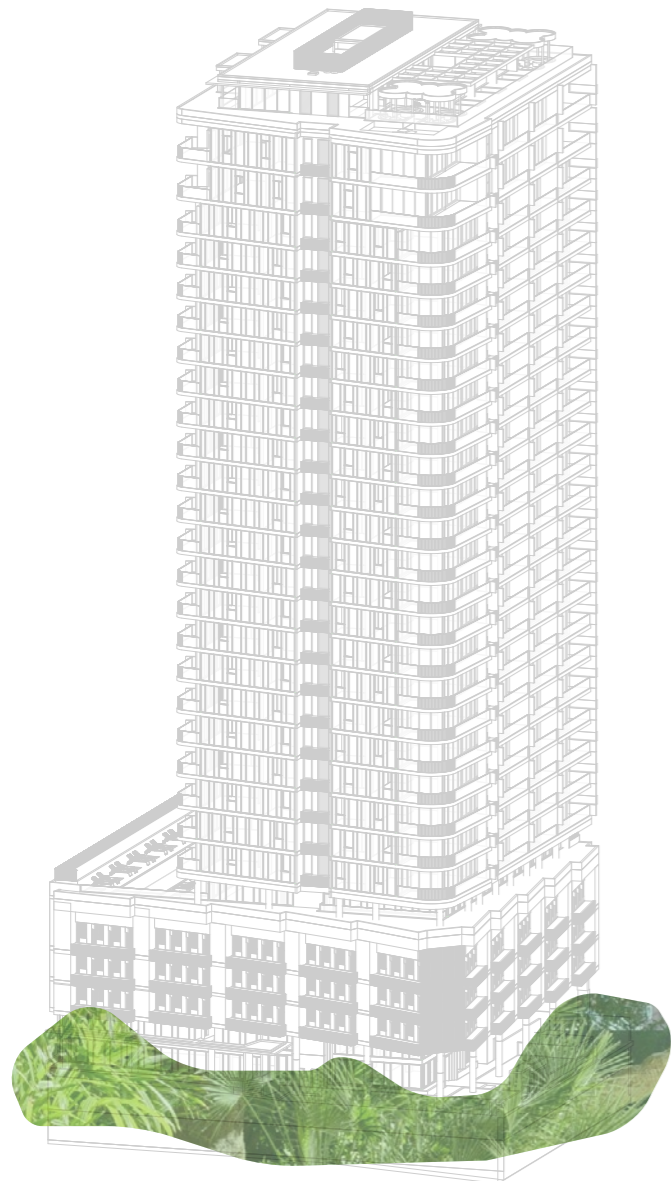
Subtropical Living

Indoor/outdoor living, spaces orientated for capturing breezes and views, and the cooling effects of lush landscaping enables year round enjoyment.

Shaded, Forested Arrival

The arrival experience will be lush, shaded and inviting - with visitors and residents entering through a rich landscape at street level, wrapping the north-eastern boundaries in greenery.

Seating, shade and accessible paths of travel ensure an enjoyable and equitable arrival experience.



Social, Active Podium

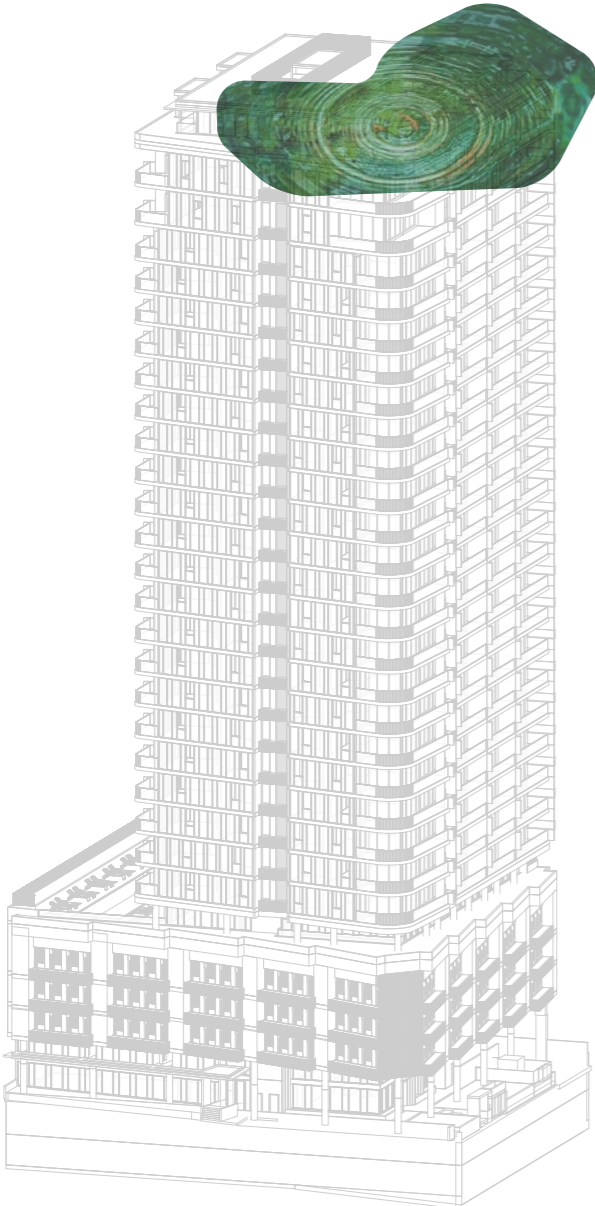
The Level 05 Podium is a place for socialising, movement and enjoyment.

Lush landscaping wraps pool areas, daybeds and yoga lawns, with the planting providing shade, protection and a green backdrop to the city skyline.



Lush, Calm Rooftop Retreat

The rooftop provides space for quiet retreat, with plunge pools nestled into lush rainforest gardens, sky high dining nooks, and a pergola drenched in fragrant and vibrant native climbers.



3.0 Design Response

3.1 Plans

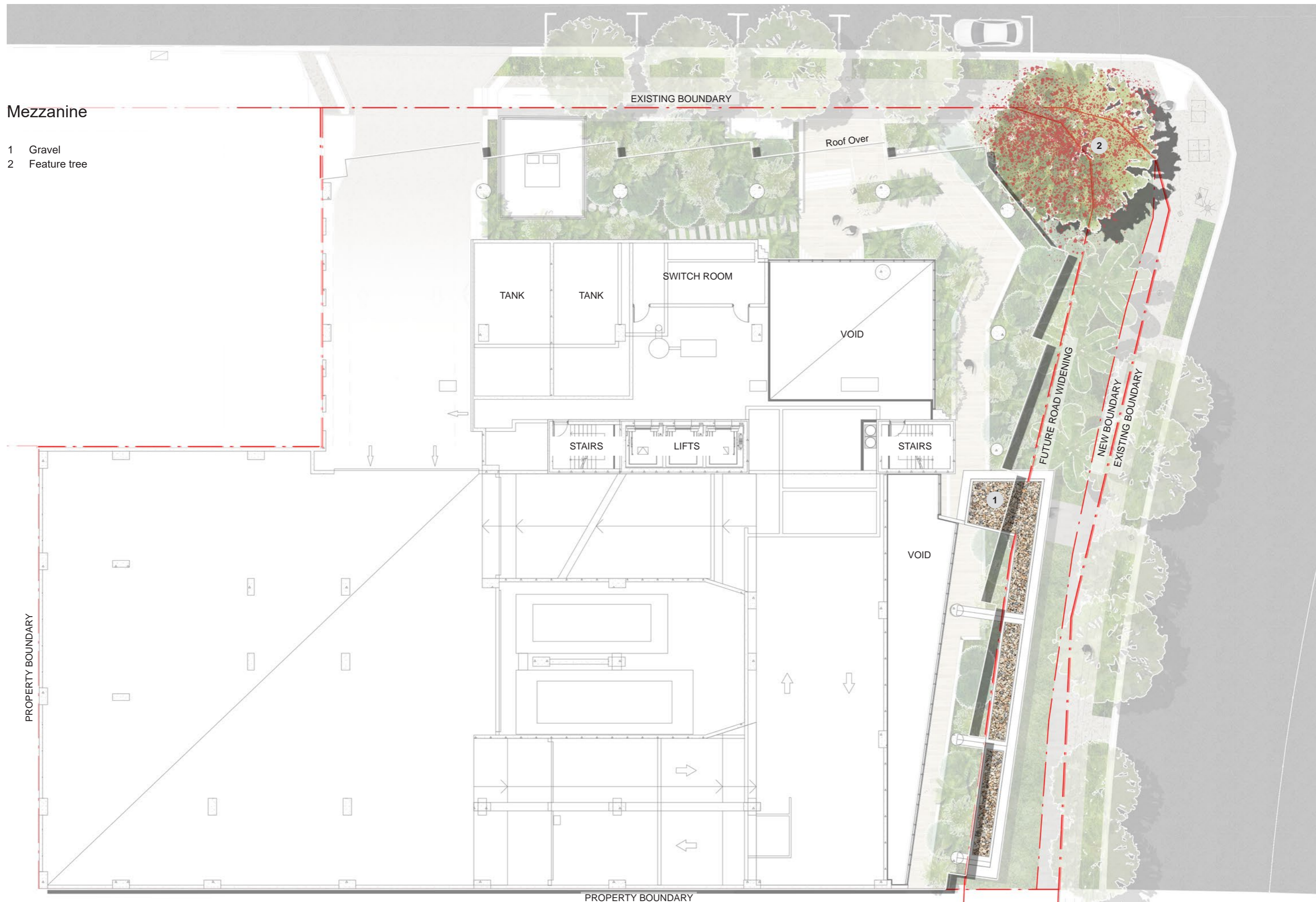
Ground Level

- 1 Feature undercroft planting
- 2 Feature tree
- 3 Feature paving
- 4 Steppers through groundcovers
- 5 Climbers to columns
- 6 Stairs
- 7 Ramps
- 8 BCC Streetscape - Subtropical boulevard (SBI3)
- 9 BCC Streetscape - Centre street minor (CS2)
- 10 Corner land dedication
- 11 Street trees in garden beds
- 12 Screen tree
- 13 Turf
- 14 Paving within boundary
- 15 Existing service pit
- 16 Existing power pole
- 17 Existing kerb ramp
- 18 Existing power box



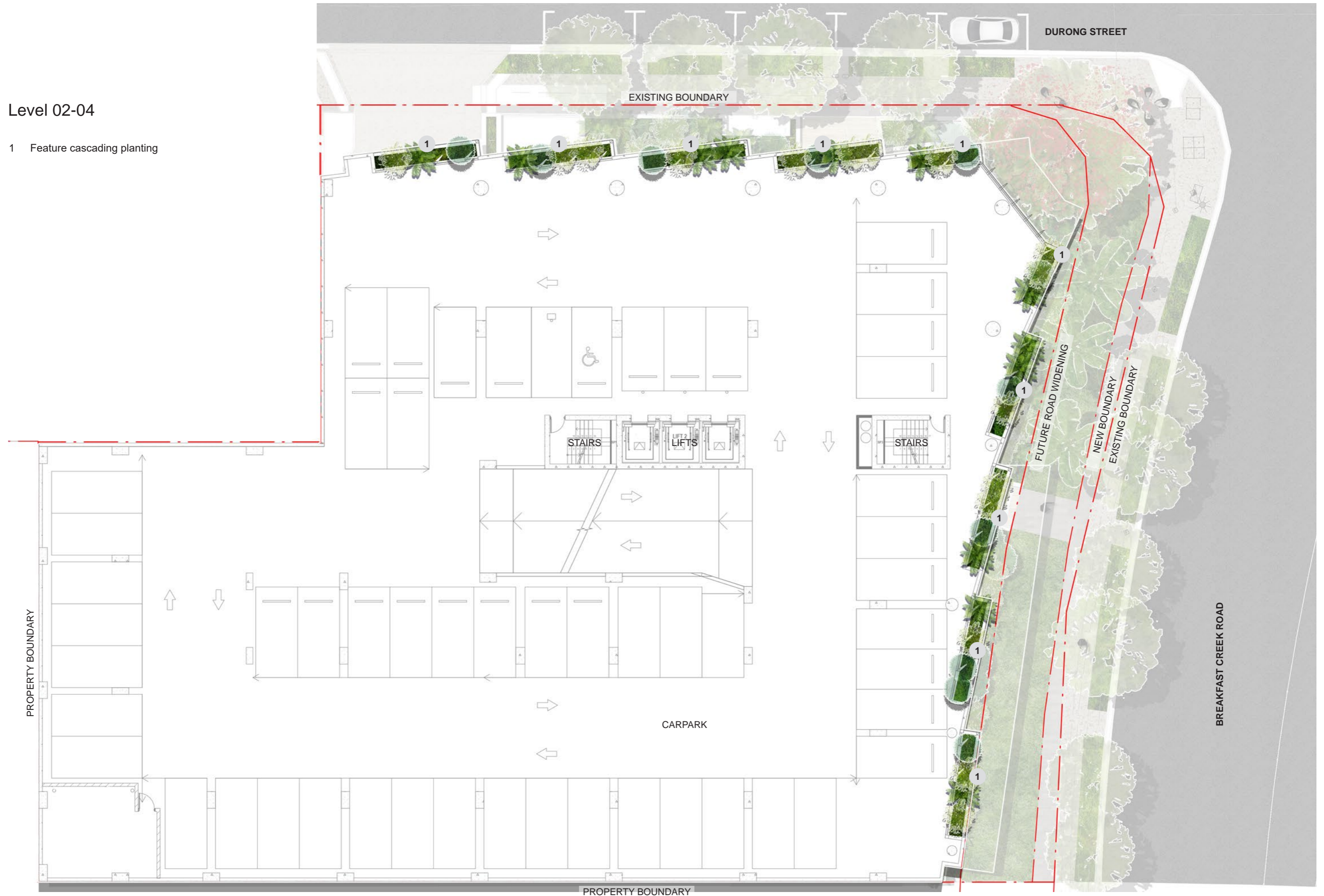
Mezzanine

- 1 Gravel
- 2 Feature tree



Level 02-04

1 Feature cascading planting



Level 05

- 1 Screen planting
- 2 Feature shade trees
- 3 Feature paving
- 4 Plunge pools
- 5 Seating nooks
- 6 Outdoor kitchen
- 7 Seating
- 8 Sun lounges
- 9 Outdoor terrace



Level 06

- 1 Cascading plants
- 2 Green roof planting
- 3 Balcony



Level 07-14

- 1 Cascading plants
- 2 Balcony



Level 15-26

- 1 Cascading plants
- 2 Balcony



Level 27-28

- 1 Cascading plants
- 2 Balcony



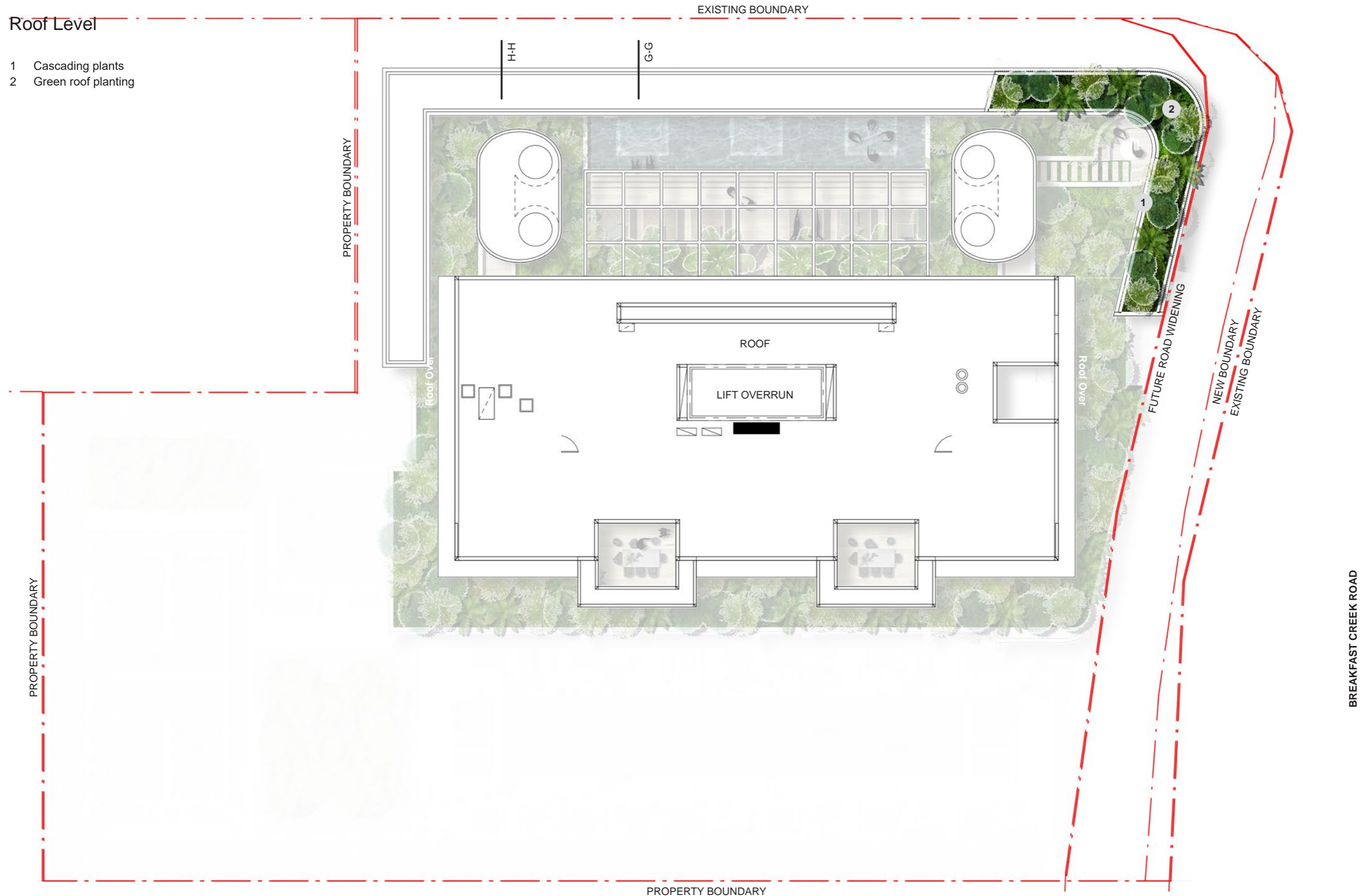
Rooftop Garden

- 1 Screen planting
- 2 Feature paving
- 3 Plunge pools
- 4 Seating nooks
- 5 Outdoor kitchen
- 6 Daybeds
- 7 Terrace
- 8 Steppers through groundcovers
- 9 Pavilion with seating
- 10 Pergola over with native climbers
- 11 Feature undercroft planting
- 12 Balustrade
- 13 Feature palms

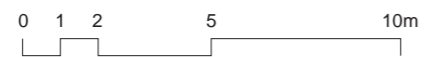


Roof Level

- 1 Cascading plants
- 2 Green roof planting



PROPERTY BOUNDARY



3.2 Sections

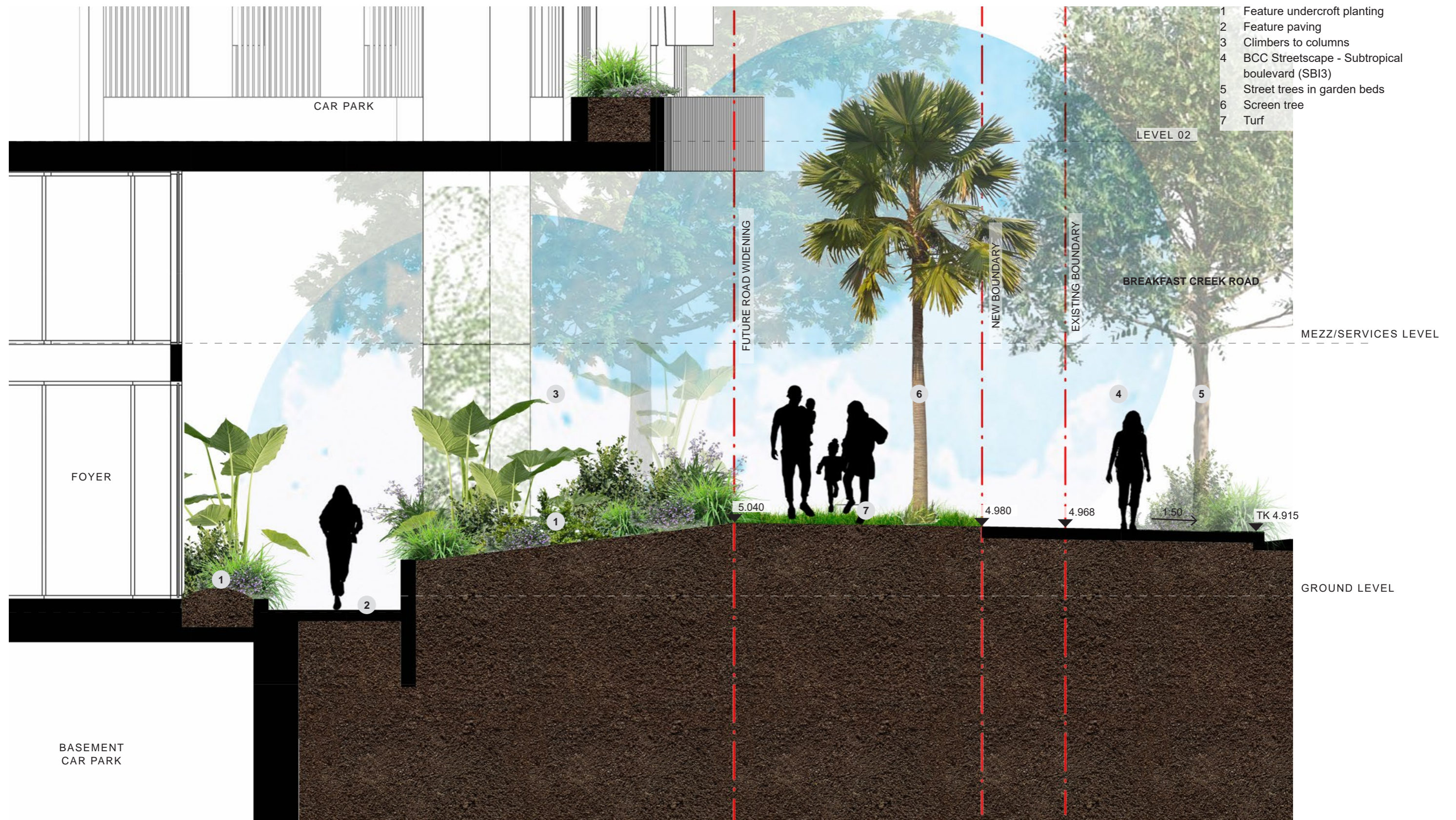
Section A-A



Section B-B



Section C-C



Section D-D

- 1 Screen planting
- 2 Feature shade trees
- 3 Feature paving
- 4 Seating nooks
- 5 Outdoor kitchen
- 6 Yoga lawn
- 7 Climbers to column
- 8 Green roof



Section E-E



- 1 Screen planting
- 2 Feature trees
- 3 Feature paving
- 4 Sun lounges

APARTMENT

LEVEL 6

LEVEL 5

LEVEL 4

CAR PARK

25M LAP POOL

EXISTING BOUNDARY

1200mm

1900mm

700mm

1900mm

5

5

4

4

2

2

1

1

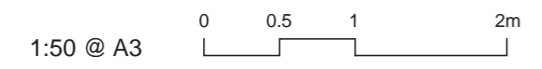
1395mm

1395mm

4040mm

500mm

1500mm



Section F-F



1 Screen planting

APARTMENT

LEVEL 6

WFH AMENITY

1

FUTURE ROAD WIDENING

700mm

LEVEL 5

CAR PARK

1

LEVEL 4

Section G-G

- 1 Screen planting
- 2 Feature trees
- 3 Feature paving
- 4 Plunge pools
- 5 Daybeds
- 6 Pergola with native climbers
- 7 Feature undercroft planting



Section H-H

- 1 Screen planting
- 2 Feature paving
- 3 Seating nooks
- 4 Outdoor kitchen
- 5 Feature undercroft planting



3.3 Perspectives

Ground Level Entry

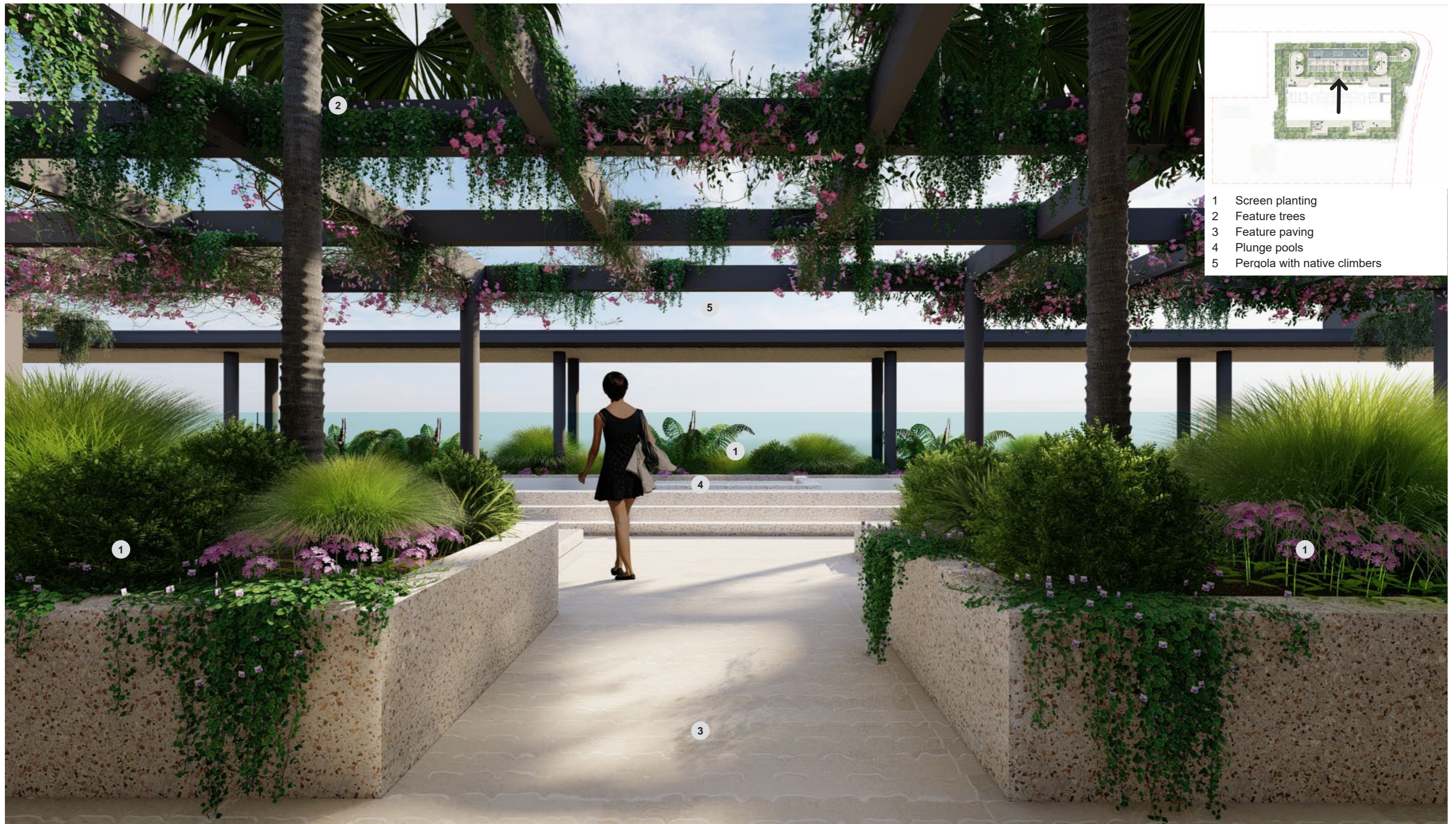


Level 05 Podium



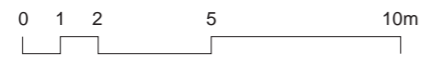
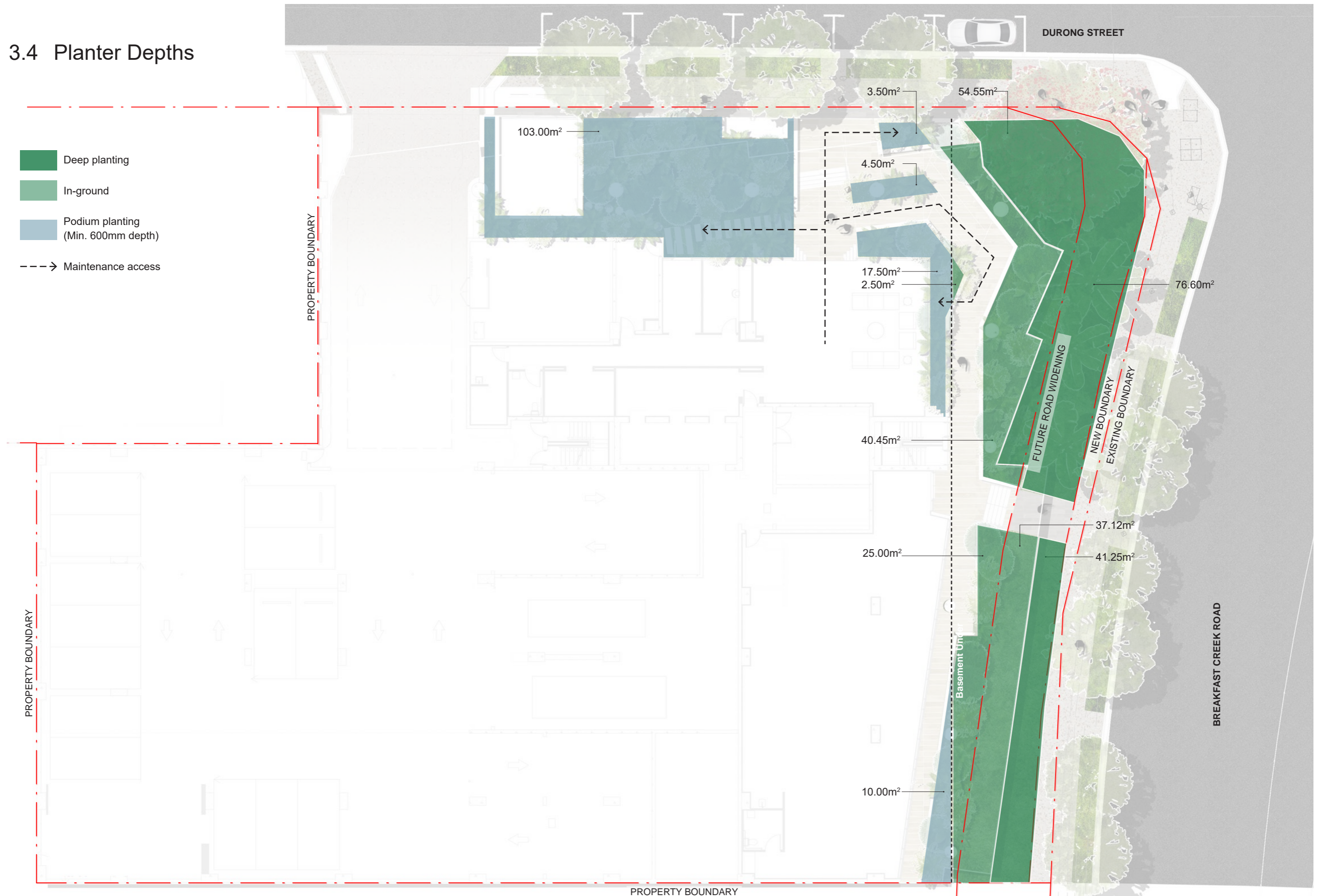
- 1 25m Lap pool
- 2 Screen planting
- 3 Feature shade trees
- 4 Feature paving
- 5 Plunge pools
- 6 Pavilion with seating and outdoor kitchen
- 7 Sun lounges

Rooftop Garden



3.4 Planter Depths

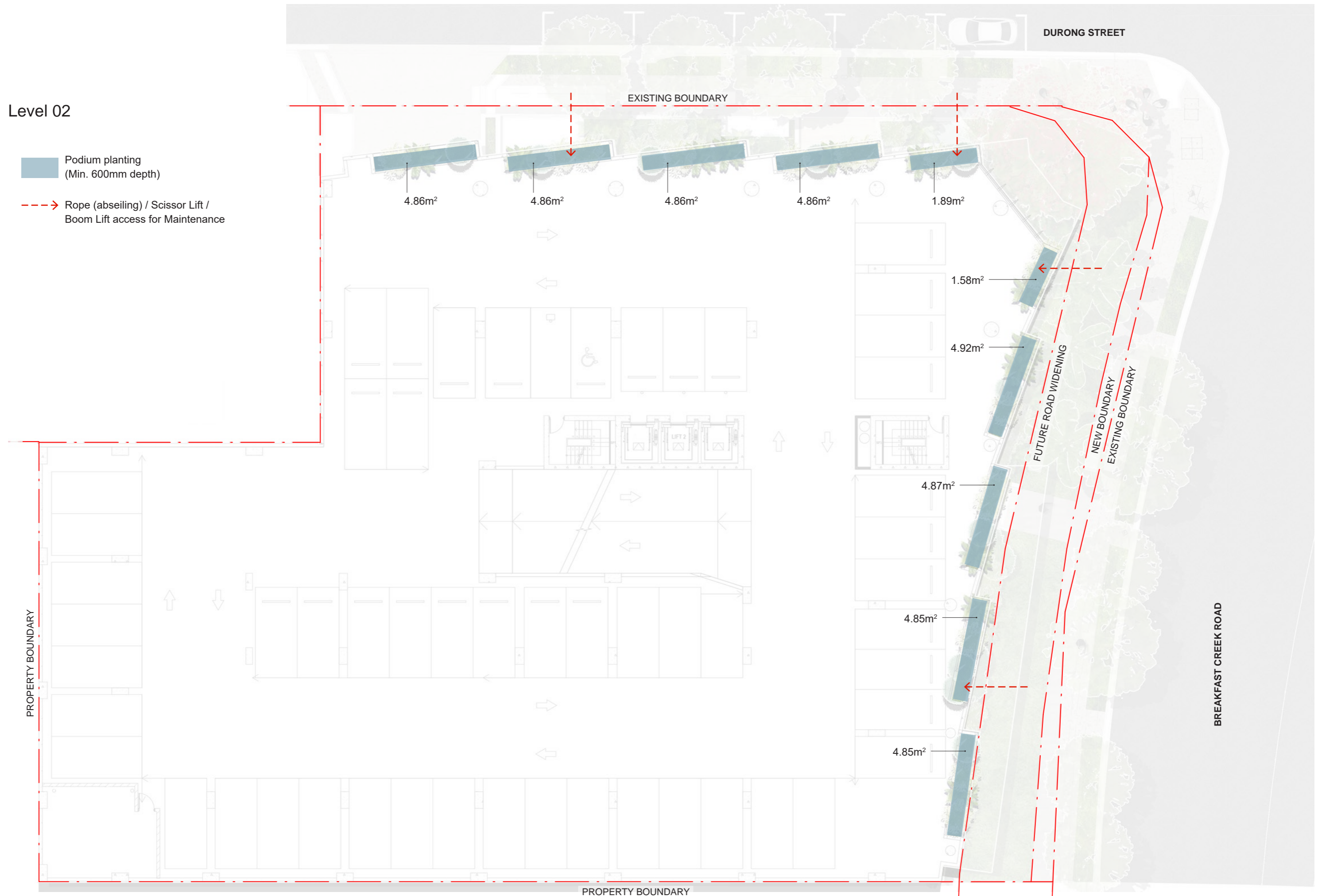
- Deep planting
- In-ground
- Podium planting (Min. 600mm depth)
- Maintenance access



Level 02

Podium planting
(Min. 600mm depth)

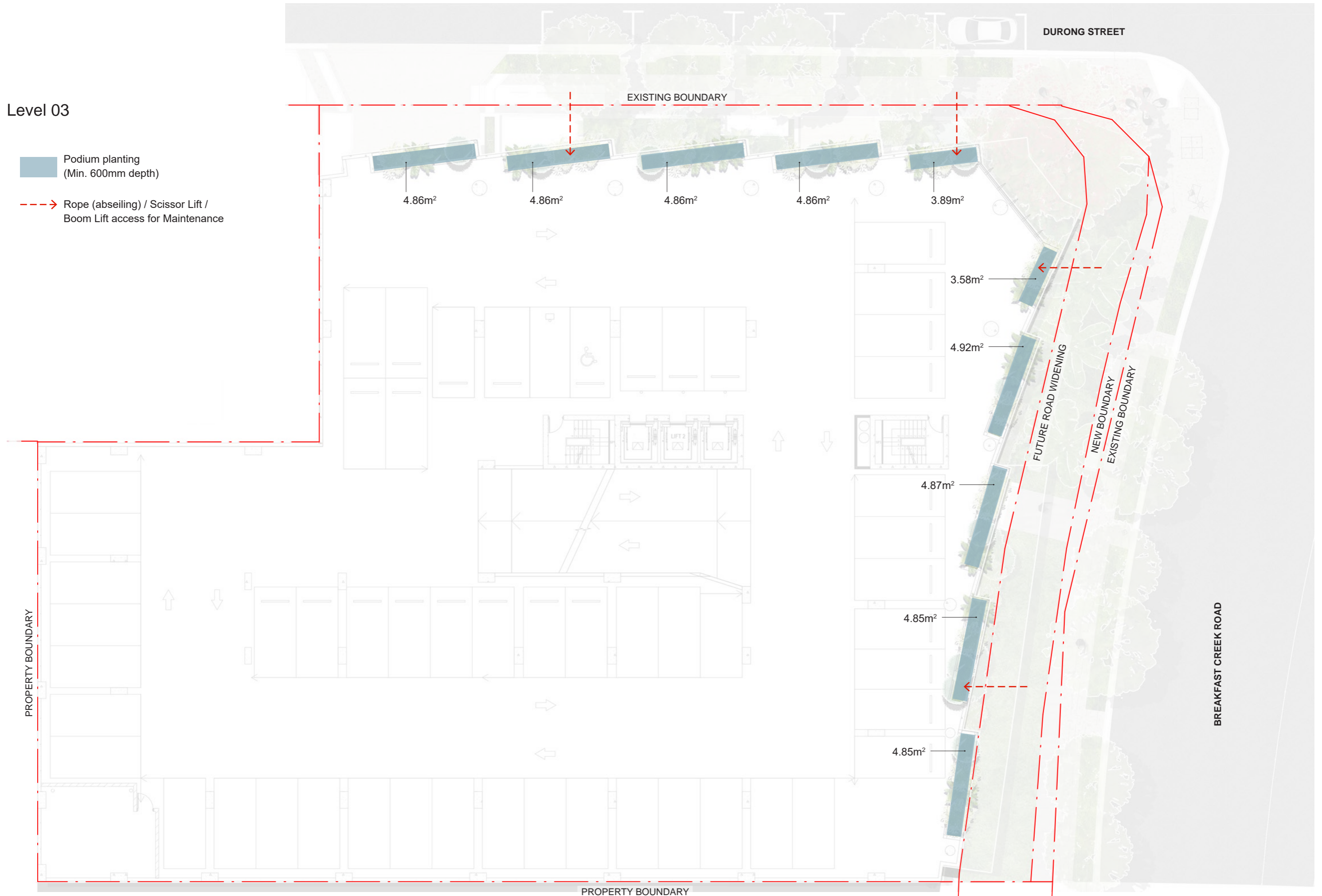
Rope (abseiling) / Scissor Lift /
Boom Lift access for Maintenance



Level 03

Podium planting
(Min. 600mm depth)

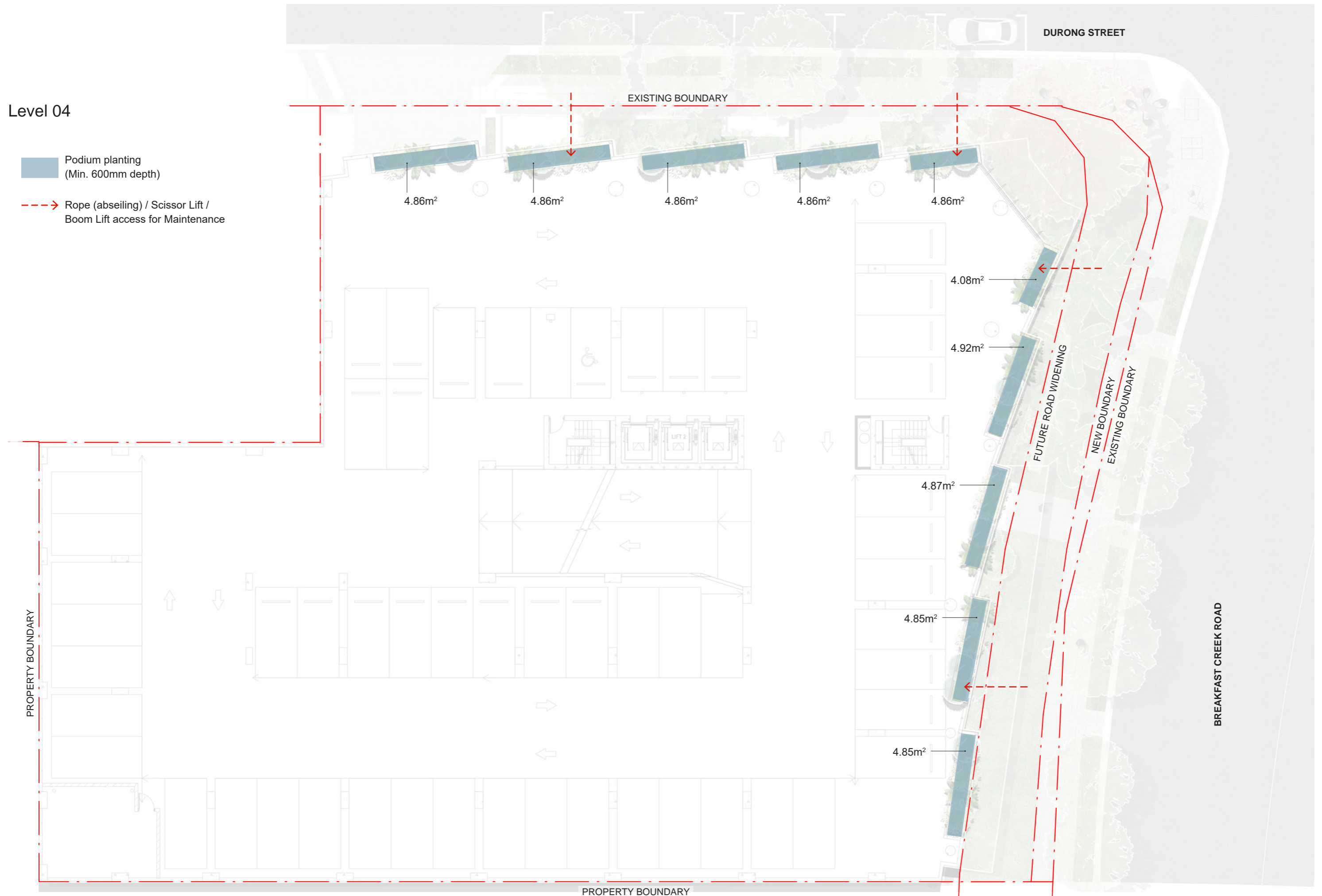
Rope (abseiling) / Scissor Lift /
Boom Lift access for Maintenance



Level 04

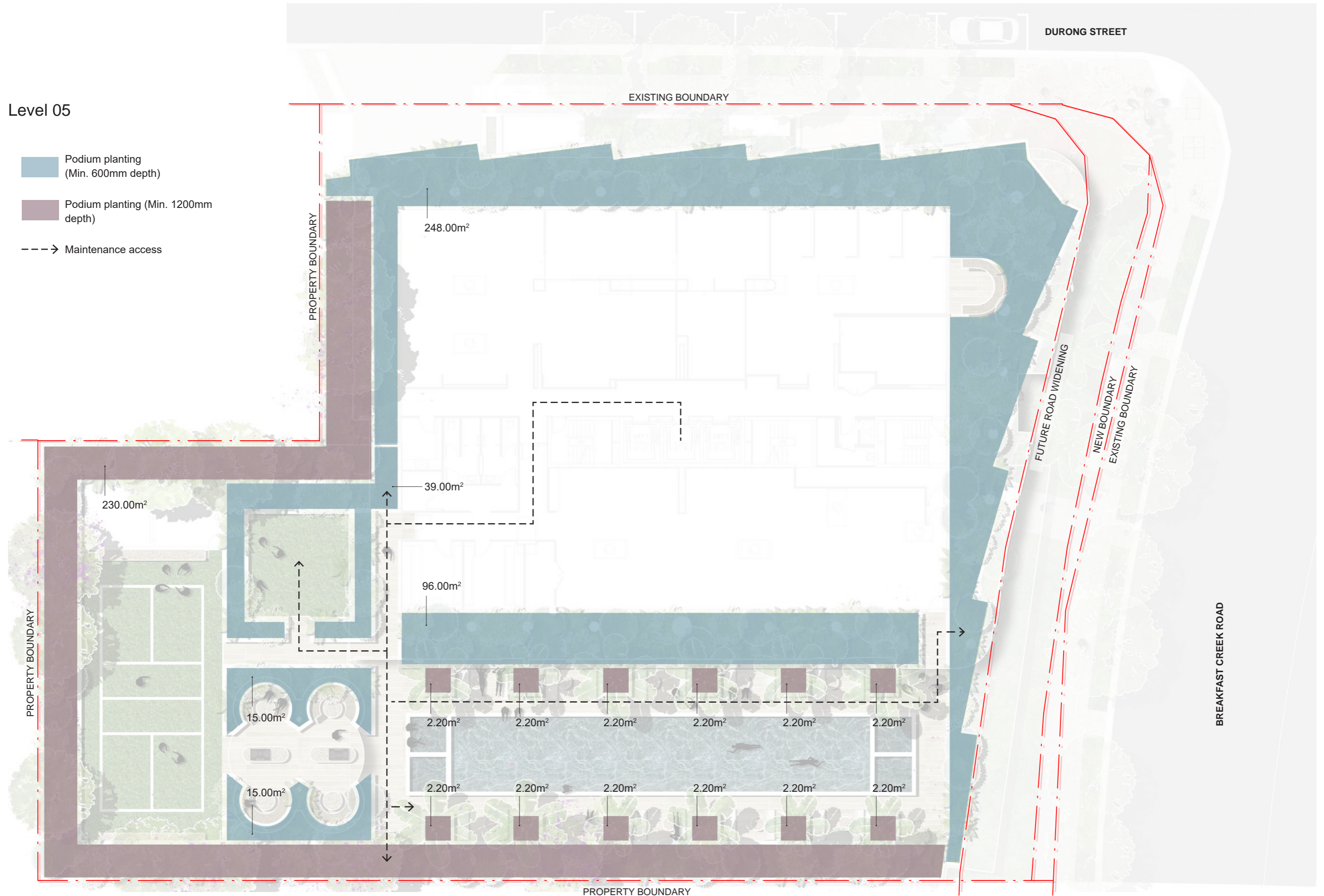
Podium planting
(Min. 600mm depth)

Rope (abseiling) / Scissor Lift /
Boom Lift access for Maintenance



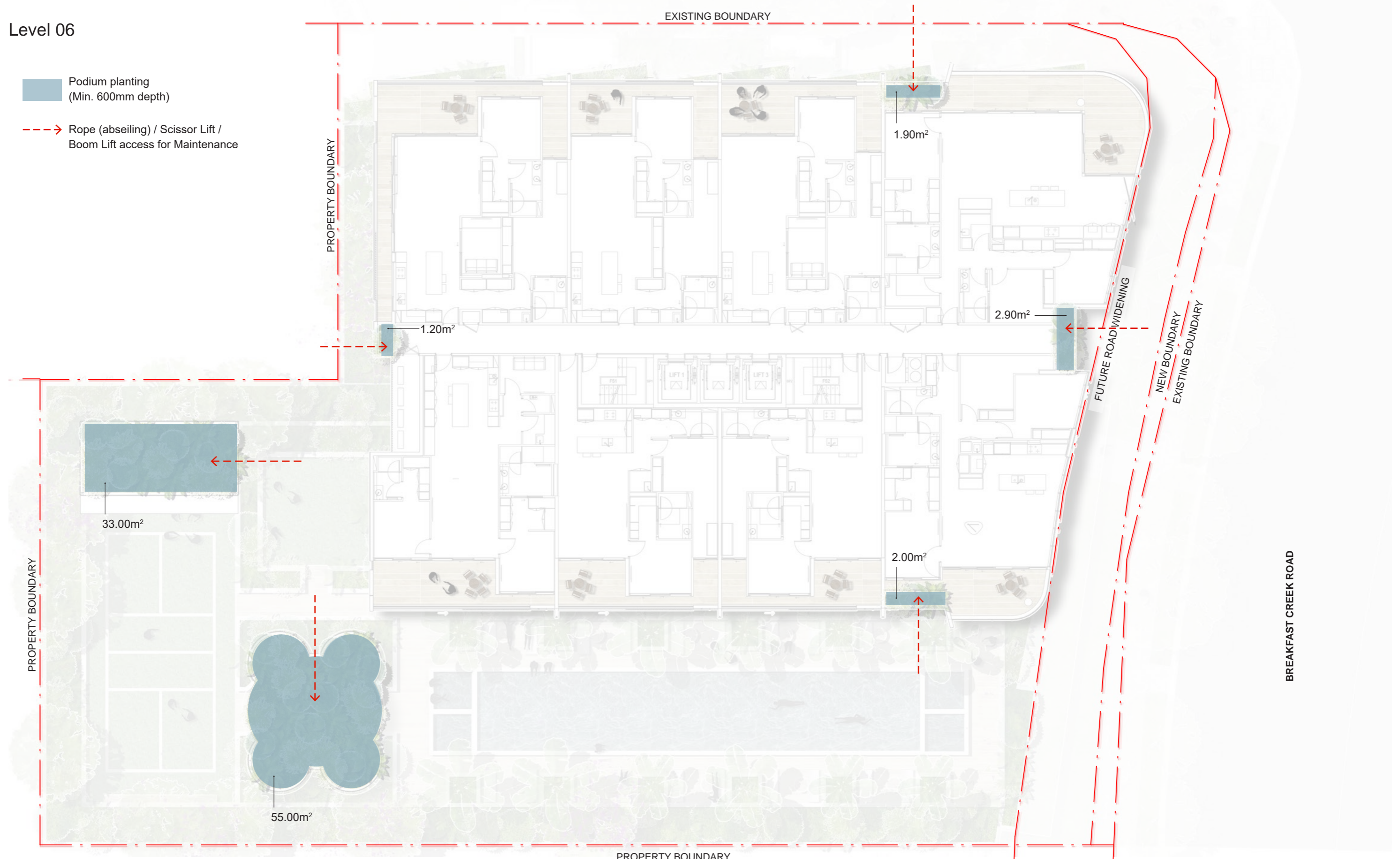
Level 05

- Podium planting (Min. 600mm depth)
- Podium planting (Min. 1200mm depth)
- Maintenance access



Level 06

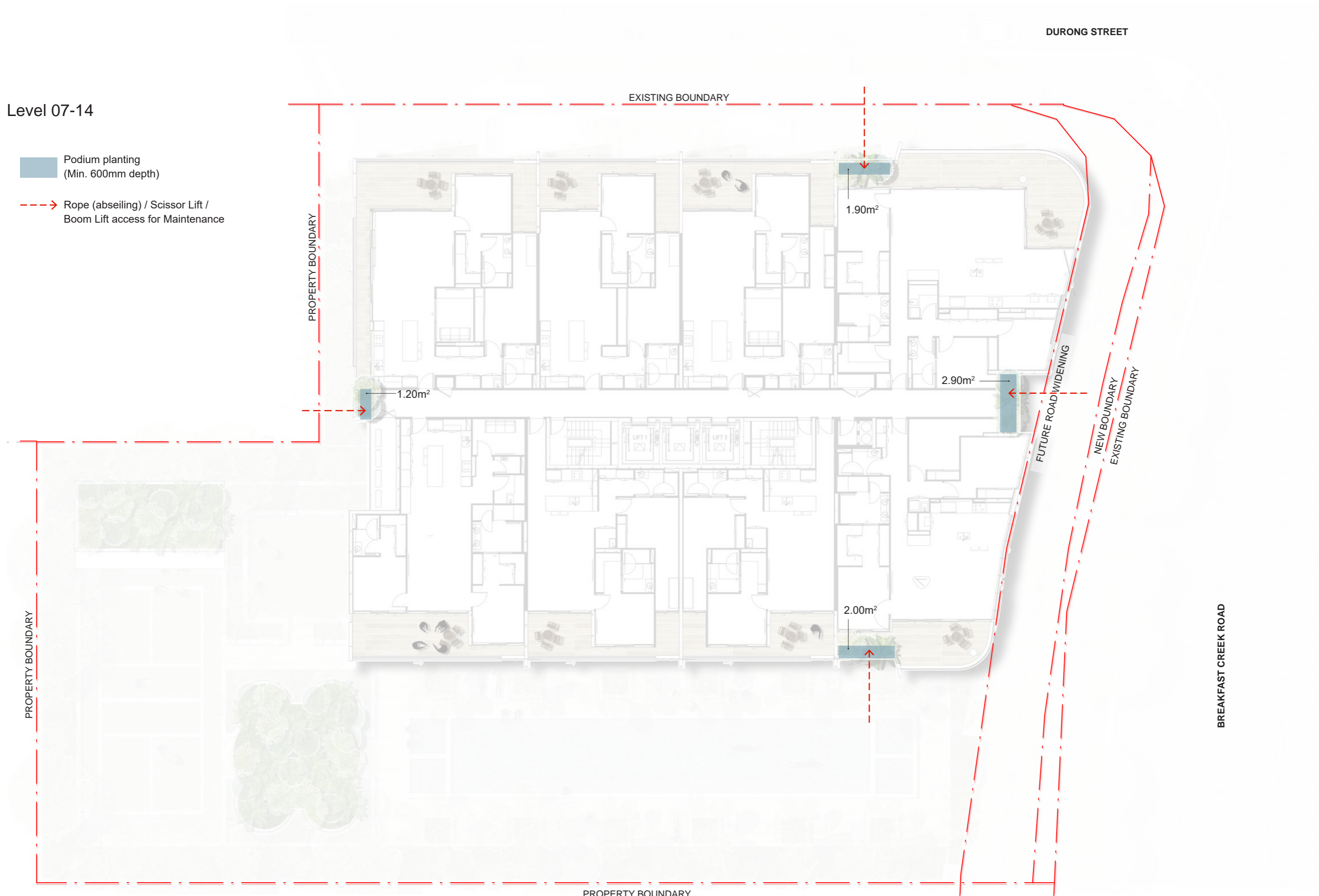
- Podium planting (Min. 600mm depth)
- Rope (abseiling) / Scissor Lift / Boom Lift access for Maintenance



BREAKFAST CREEK ROAD

Level 07-14

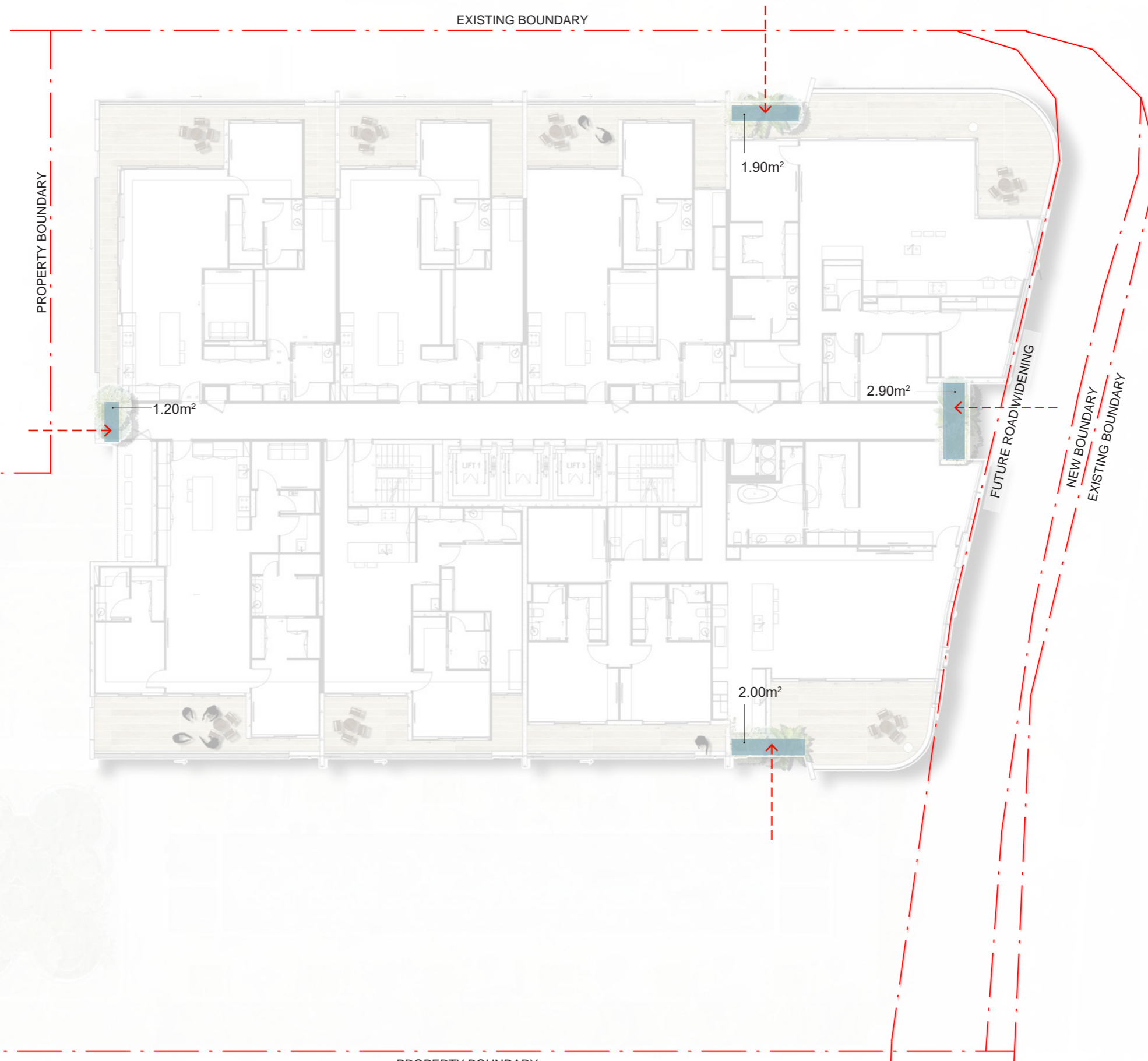
- Podium planting (Min. 600mm depth)
- Rope (abseiling) / Scissor Lift / Boom Lift access for Maintenance



Level 15-28

Podium planting
(Min. 600mm depth)

Rope (abseiling) / Scissor Lift /
Boom Lift access for Maintenance



PROPERTY BOUNDARY

PROPERTY BOUNDARY

EXISTING BOUNDARY




FUTURE ROAD WIDENING

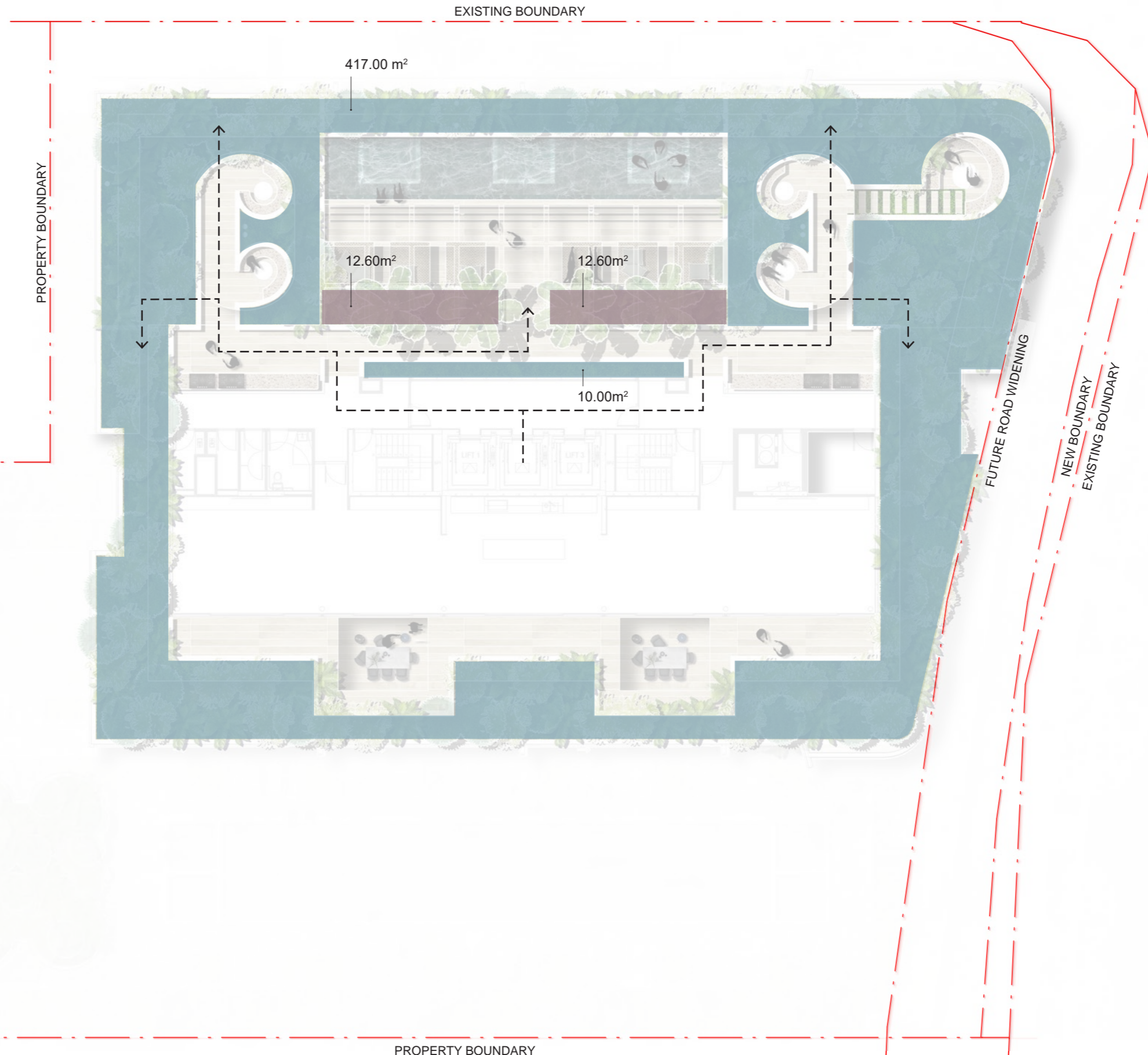
NEW BOUNDARY
EXISTING BOUNDARY

BREAKFAST CREEK ROAD

PROPERTY BOUNDARY

Rooftop Garden

-  Podium planting (Min. 600mm depth)
-  Podium planting (Min. 1200mm depth)
-  Maintenance access



PROPERTY BOUNDARY

PROPERTY BOUNDARY

FUTURE ROAD WIDENING

NEW BOUNDARY
EXISTING BOUNDARY

BREAKFAST CREEK ROAD



Roof Level

Podium planting
(Min. 600mm depth)

Rope (abseiling) / Scissor Lift /
Boom Lift access for Maintenance

EXISTING BOUNDARY

41.00m²

PROPERTY BOUNDARY

FUTURE ROAD WIDENING

NEW BOUNDARY
EXISTING BOUNDARY

PROPERTY BOUNDARY

BREAKFAST CREEK ROAD



3.5 Irrigation

Overall irrigated landscape area (planting and turf): 1830m²

In ground planting: 67.95m²

Containerised planting: 1707m²

Deep planting: 54.55m²

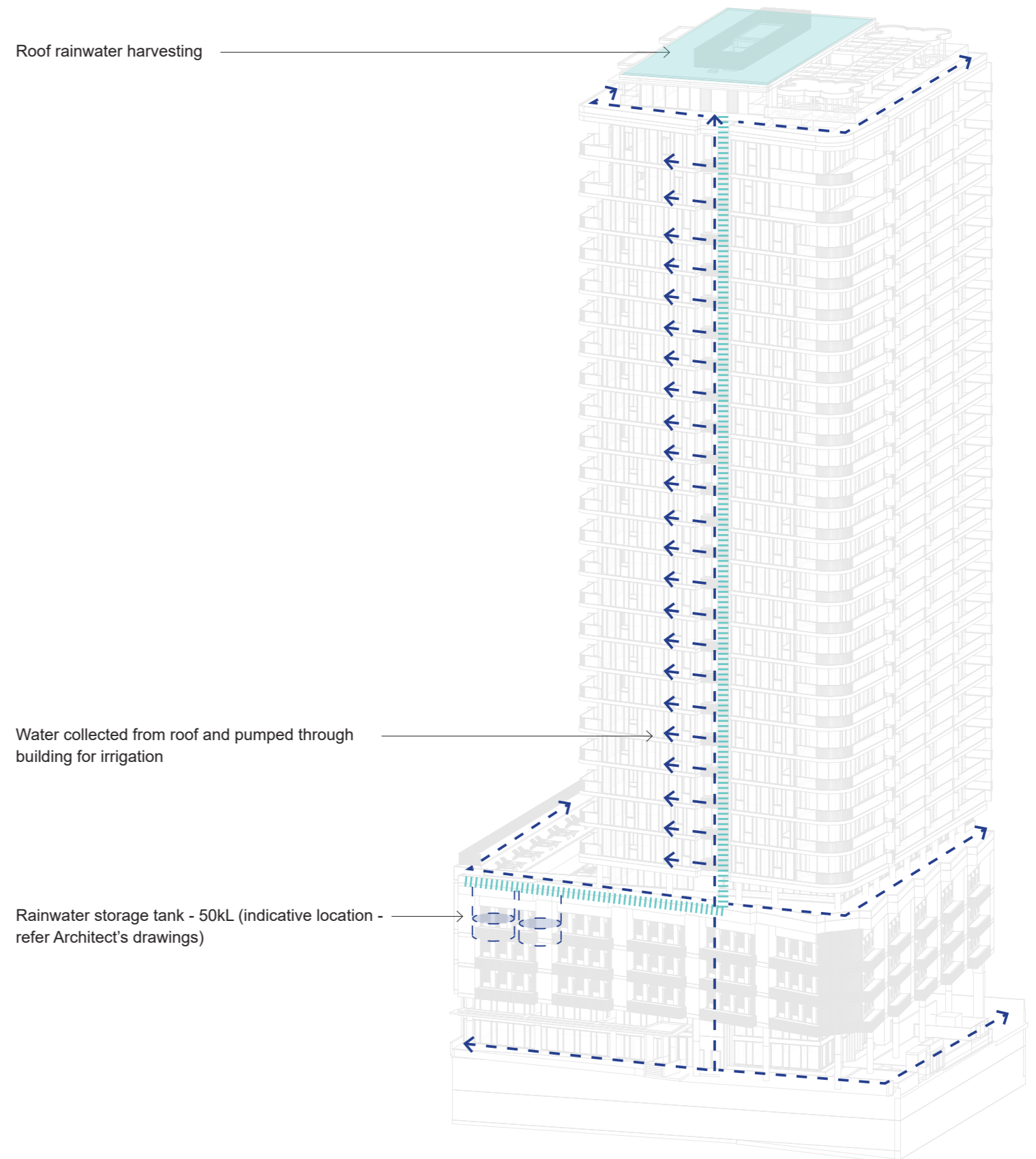
Rainwater tank size: 50kL

Notes:

All planters are to be adequately drained and drainage is connected to the stormwater system.

Refer Irrigation Water Usage, Catchment & Irrigation Strategy for detailed irrigation and application rates.

117.85m² of deep planting and 37.12m² of in ground planting within Council Future Road Widening verge not included in irrigation calculations.

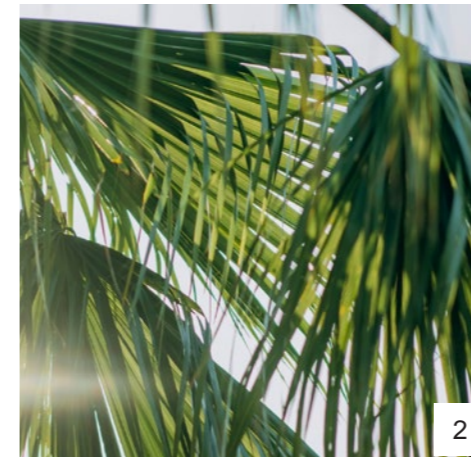


3.6 Planting

The planting palette pulls from surround regional ecosystems, bringing endemic species back to the site and celebrating the naturally occurring species of our own backyard.

The landscape will be lush greens interspersed with bright flowering species - providing habitat for native wildlife and insects while creating an inviting and relaxing space for residents and visitors.

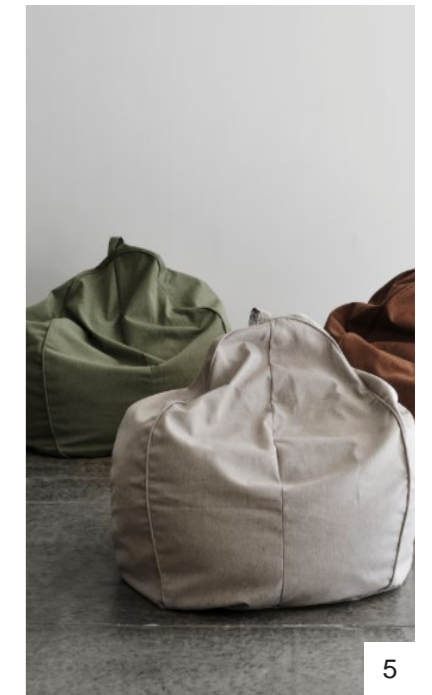
	Botanical Name	Common Name	QTY	Min Pot Size
	FEATURE & CANOPY TREES		10	1000L
1	<i>Brachychiton discolor</i>	Lacebark		
2	<i>Livistona decora</i>	Cabbage Palm		
	<i>Lophostemon confertus</i>	Brush Box		
	SCREENING & SMALL TREES		75	400L
	<i>Backhousia myrtifolia</i>	Grey Myrtle		
	<i>Polyscias elegans</i>	Celerywood		
	SHRUBS & ACCENTS		950	300mm
3	<i>Alocasia brisbanensis</i>	Cunjevoi		
4	<i>Aspidistra elatior</i>	Cast Iron Plant		
5	<i>Asplenium nidus</i>	Birds Nest Fern		
6	<i>Carissa macrocarpa</i> 'Desert Star'	Carissa 'Desert Star'		
	<i>Cordyline petiolaris</i>	Broad Leaved Palm Lily		
	<i>Dendrobium kingianum</i>	Pink Rock Orchid		
	<i>Dendrobium speciosum</i>	Rock Orchid		
7	<i>Pittosporum</i> 'Miss Muffat'	Miss Muffat		
	GROUNDCOVERS & CLIMBERS		3500	200mm
	<i>Dianella caerulea</i>	Blue Flax Lily		
	<i>Dichondra repens</i>	Kidneyweed		
	<i>Lomandra hystrix</i>	Mat Rush		
	<i>Neomarica</i> 'Regina'	Giant Blue Iris		
8	<i>Trachelospermum jasminoides</i>	Star Jasmine		
	<i>Viola hederacea</i>	Native Violet		
9	<i>Zoysiza tenuifolia</i>	No Mow Grass		



Note: Plant palette shown indicative only. To be refined during detailed design stages.

3.7 Finishes and Furniture

From the furniture to the materials and finishes - each space will be filled with attention to detail and purpose to create warm, visually appealing, and practical spaces. Daybeds and sun lounges will provide a comfortable place for resting and relaxation. Beanbags are a casual and down to earth seating option perfect for the yoga lawn. Lastly, non-slip, slightly textured paving will be used for floor surfaces, functional for paths or poolside tiles.



Item	Supplier	Finish
HARDSCAPE		
1 Crazy Pave - Beauford	Eco Outdoor	
4 Technifirma - Ambrose	Eco Outdoor	Textured
FURNITURE AND FIXTURES		
2 Burleigh Daybed	Eco Outdoor	Talas Fabric
3 Pacific Drive Daybed	Eco Outdoor	Talas Fabric
5 Byron Beanbag	Eco Outdoor	
6 Mora Dining Table	Eco Outdoor	White
Heaven Dining Chair		White

Note: Finishes and furniture shown indicative only. To be refined during detailed design stages.

3.8 Landscape Care

Maintenance issues are considered an integral part of the landscape design. It is critical that a long-term maintenance regime is implemented and re-evaluated over time. It is imperative the landscape thrives after installation with minimal maintenance and on-going cost to owners.

The following are some of the initiatives adopted to help ensure the long-term viability of the landscape:

- Choosing plant species which are suitable to the location and differing microclimates on site, with long life expectancy and minimal pruning, watering and fertilising requirements.
- Designing all ground level planters to be accessible from pathways and paved areas and any balcony planters, where not accessible from the adjacent balcony, to be accessed using rooftop abseiling or safety lines provided.
- Requiring plant suppliers have an industry accreditation and third-party assessed QA system.
- Certifying that all trees comply with the NATSPEC Guide – Specifying Trees: A Guide to Assessment of Tree Quality (2003) to avoid any long-term structural issues.
- Using a quality, tested and certified, soil blend that complies with Soils for Landscape Development guidelines and AS4419, constructed with a dual-horizon to minimise slumping, maximise plant survival rates, and minimise maintenance.
- Installing of a fully-automatic, multi-station, reticulated irrigation system to all landscape and recreation areas, including podium planters.
- Using a minimum of 75mm of organic mulch to reduce weed growth and water loss in garden areas.
- Providing hose cocks in all outdoor areas (communal and private) to enable additional plant watering and surface washdown when necessary.
- Submitting a Planting Maintenance Program by the Landscape Contractor at the completion of construction.
- Incorporating a minimum 12 week establishment and maintenance period by the Landscape Contractor and a 52 week defects period for advanced tree stock.
- Ensuring a training program is carried out by the Landscape Contractor at handover to ensure that maintenance staff can operate the irrigation system and maintain the landscape.



4.0 Compliance

4.1 BCC Landscape Code

Performance Outcomes		Acceptable Outcomes		Assessment
PO1	Development ensures that trees are protected from development impacts.	AO1.1	Development ensures that trees identified in a landscape concept plan or development approval are retained and protected in accordance with AS 4970-2009 Protection of trees on development sites.	Complies
		AO1.2	Development ensures that tree surgery and pruning is carried out in accordance with AS 4373-2007 Pruning of amenity trees for: <ul style="list-style-type: none"> a. vegetation damaged as a result of the development; b. vegetation requiring pruning of branches and/or roots. 	Complies
PO2	Development provides acoustic barriers and long fences along street frontages which: <ul style="list-style-type: none"> a. are enhanced by appropriate planting; b. are of high visual quality; c. are designed for longevity; d. provide maintenance access and promote pedestrian permeability in appropriate circumstances. 	AO2.1	Development ensures that an acoustic barrier or fence which is required by a use code to be provided along a fence or within the site: <ul style="list-style-type: none"> a. is designed in compliance with the standards in the Infrastructure design planning scheme policy; b. incorporates elements of visual interest appropriate to the scale of the development for a fence or acoustic barrier over 40m long; c. incorporates a gate for maintenance access to the street frontage side of the barrier or fence if a gate can open on to a publicly accessible area within the site; d. incorporates a gate or appropriately designed opening for public pedestrian access where linking two publicly accessible areas. 	Complies
		AO2.2	Development ensures that a planting buffer required by a use code for an acoustic barrier or fence incorporates: <ul style="list-style-type: none"> a. species in accordance with the Planting species planning scheme policy; b. a minimum of 2 tier planting. 	Complies
PO3	Development provides species as a screen or buffer which maintain the amenity of adjoining premises.	AO3	Development ensures that a landscape buffer required by a use code incorporates: <ul style="list-style-type: none"> a. species in accordance with the Planting species planning scheme policy; b. a minimum of 2 tier planting. 	Complies

Performance Outcomes		Acceptable Outcomes		Assessment
PO4	Development provides growing media and volumes appropriate for landscape work to ensure the long-term performance, ease of maintenance and sustainability of plantings.	AO4.1	Development provides growing media and volumes for landscape work in accordance with the Landscape design planning scheme policy. Note—Notations of proposed growing media and soil volume calculations for the documented mature vegetation size and scale may assist in demonstrating compliance with the acceptable outcome.	Complies
		AO4.2	Development provides species which are chosen to ensure the long-term performance and access requirements of the landscape.	Complies
		AO4.3	Development provides podium planting in compliance with the Infrastructure design planning scheme policy.	Complies
PO5	Development provides landscaping in a common area which provides for clear sightlines and good visibility to entrance and exit points.	AO5.1	Development incorporates a plant selection along a pathway which ensures: <ul style="list-style-type: none"> a. a clear trunk height of minimum 1.8m at maturity; b. a shrub height of maximum 1m at maturity. Refer to the Crime prevention through environmental design planning scheme policy.	Complies
		AO5.2	Landscaping and mounding do not interfere with visibility along a pathway. Refer to the Crime prevention through environmental design planning scheme policy.	Complies
PO6	Development provides landscaping which supports a legible environment that can be safely navigated by pedestrians and cyclists.	AO6	Development ensures that the landscape design provides cues to distinguish between a public area, a semi-public area and a private area. Note—Cues could include changes in levels, surface or landscape treatment or fencing.	Complies
PO7	Development provides a plant selection which achieves the functional and aesthetic outcomes to balance the form and scale of the development including: <ul style="list-style-type: none"> a. screening and buffering; b. street presentation; c. shading; d. amenity. 	AO7	Development provides species in accordance with the Planting species planning scheme policy.	Complies

Performance Outcomes		Acceptable Outcomes		Assessment
PO8	<p>Development provides planting densities and stock sizes which are optimised to:</p> <ul style="list-style-type: none"> a. reduce maintenance and erosion; b. achieve amenity and ecological outcomes; c. provide the level of coverage for any green facades, green walls or green roofs to achieve the functional and aesthetic outcomes of the landscape work for the life of the development. <p>Note—The Landscape design planning scheme policy provides guidance on information to be provided to demonstrate compliance with the performance outcome and acceptable outcomes.</p>	AO8.1	<p>Development provides planting densities and stock sizes when planting in natural ground which achieves:</p> <ul style="list-style-type: none"> a. full coverage of the mulched planting areas within 2 years; b. 95% coverage of the extent of the elevation within 2 years where for green facades. 	Complies
		AO8.2	Development achieves the minimum planting coverage for any artificial growing environment as specified in the Landscape design planning scheme policy.	Complies
PO9	Development provides planting areas in open-air car parking areas which are designed and constructed to ensure that landscaping and shade trees thrive and achieve a minimum 50% shade cover within 5 years of planting.	AO9.1	Development provides species in a car park that are selected in accordance with the Planting species planning scheme policy.	N/A
		AO9.2	Development provides planting areas within car parking areas that are protected by wheel stops or bollards.	N/A
PO10	Development for a shade structure does not compromise landscape outcomes.	AO10	Development for a shade structure in a car park allows unimpeded access to natural sunlight and rainwater for landscaping and shade trees.	N/A
PO11	<p>Development involving the construction of retaining walls provides for:</p> <ul style="list-style-type: none"> a. safety; b. an attractive appearance appropriate to the surrounding area; c. easy maintenance; d. longevity; e. minimal water seepage impacts. 	AO11	<p>Development of a retaining wall:</p> <ul style="list-style-type: none"> a. is constructed in compliance with the structures standards in the Infrastructure design planning scheme policy and is certified by a Registered Professional Engineer Queensland; b. incorporates planting areas. 	Complies

Performance Outcomes		Acceptable Outcomes		Assessment
PO12	<p>Development provides for:</p> <ul style="list-style-type: none"> a. water sensitive urban design measures which are employed within the landscape design to maximise stormwater use; b. drainage and stormwater management measures to reduce any adverse impacts on the landscape; c. stormwater harvesting to be maximised and any adverse impacts of stormwater minimised; d. reticulated irrigation to all artificial growing environments. <p>Note—The Landscape design planning scheme policy provides guidance on information to be provided to demonstrate compliance with the performance outcome and acceptable outcomes.</p>	AO12.1	Development provides drainage for artificial growing environments which is connected to the stormwater drain.	Complies
		AO12.2	Development ensures that the maximum site stormwater harvest capacity is utilised to meet the irrigation demand of the development before alternate irrigation sources are utilised, and is in accordance with the standards in the Landscape design planning scheme policy.	Complies
		AO12.3	Development provides areas of pavement, turf, landscaping and mulched garden beds which are adequately drained.	Complies
		AO12.4	Development provides a reticulated irrigation system to all landscaping areas in accordance with the Landscape design planning scheme policy.	Complies

Performance Outcomes		Acceptable Outcomes		Assessment
PO13	<p>Development provides landscaping and supporting growing environments which:</p> <ul style="list-style-type: none"> a. are safe; b. ensure efficient and effective maintenance; c. ensures success and long-term performance. <p>Note—The Landscape design planning scheme policy provides guidance on information to be provided to demonstrate compliance with the performance outcome and acceptable outcomes.</p>	AO13.1	Development ensures that all turf areas on the site are accessible externally by standard lawn maintenance equipment and receive adequate sunlight.	Complies
		AO13.2	Development ensures that where landscape work on structures are serviced from tank water, the control devices are located in a common area.	Complies
		AO13.3	Development provides one hose cock within each private landscape and recreation area.	Complies
		AO13.4	Development provides landscaping that uses appropriate materials to maintain the function of an overland flow path.	Complies
		AO13.5	Development ensures that all artificial growing environments are accessible for safe and practical maintenance from within the site.	Complies
		AO13.6	Development ensures that all artificial growing environments are designed to be durable and to prevent material movement from structures.	Complies
		AO13.7	Development ensures that artificial growing environments are designed to allow for flush out.	Complies
		AO13.8	Irrigation systems are designed to prevent overspray outside of planting areas.	Complies
PO14	Development ensures that the location and type of planting do not compromise the function and accessibility of services and facilities.	AO14	Development provides plant species which are selected and sited, taking into consideration the location and access requirements of overhead and underground services.	Complies
PO15	<p>Development ensures that landscaping in artificial growing environments is appropriately designed, located and supported to ensure long-term performance, safety and function.</p> <p>Note—Guidance is provided in the Landscape design planning scheme policy.</p>	AO15.1	Artificial growing environments are designed in accordance with the Landscape design planning scheme policy and are considered in the structural design of the development.	Complies
		AO15.2	Artificial growing environments include appropriate drainage and waterproofing in accordance with the Landscape design planning scheme policy.	Complies

Performance Outcomes		Acceptable Outcomes		Assessment
PO16	<p>Development incorporating a rooftop garden provides landscaping that:</p> <ul style="list-style-type: none"> a. is integrated into the rooftop garden design; b. ensures that landscaped open spaces dominate the built form elements; c. contributes to shade of communal open space; d. enhances the visual amenity and function of different rooftop garden spaces; e. contributes to greening the building appearance when viewed from external public vantage points. <p>Note—External public vantage points means from at least two mostly unobstructed views of the development from a public area.</p>	AO16.1	<p>Development incorporating a rooftop garden provides landscaping that includes:</p> <ul style="list-style-type: none"> a. planting at the perimeter of the rooftop for a minimum extent of 50% of the rooftop perimeter facing at least two different elevations of the building; b. a diverse mix of suitable planting species including ground covers, shrubs and trees at different heights in accordance with the Planting species planning scheme policy; c. suitable medium shrubs and small trees in accordance with the Planting species planning scheme policy providing a minimum 25% shade cover of rooftop communal open space within 5 years. 	Complies
		AO16.2	<p>Development for a rooftop garden where Section 1.7.7(3) applies, or where exceeding maximum building height, provides soft landscaping features that are:</p> <ul style="list-style-type: none"> a. a minimum 75% open to the sky; b. provided in addition to any artificial soft landscape features. 	Complies

4.2 Green Factor

22/05/2026, 16:11

Green factor tool | Brisbane City Council

Green Factor scorecard

176 Breakfast Creek Road
Newstead 4006

Site typology: **Large-scale residential**
Site area: **2,550m²**

Scorecard exported: May 22, 2026
Assessment last saved: May 22, 2026

1.373

Desirable outcome for over 20 storeys

vs a base of **0.6** for Large-scale residential

[Compare your score](#)

3,499.9 m² of Green Factor area
2,550 m² of land area

Project considerations

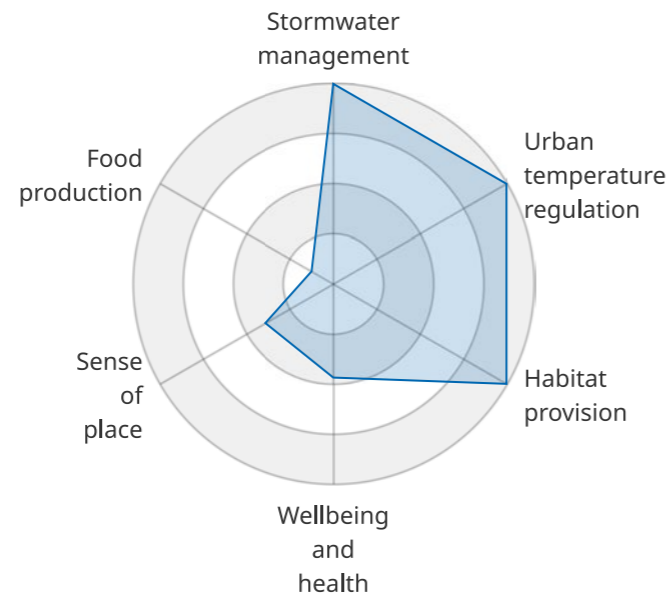
- ✓ Certified maintenance plan developed
- ✓ Landscape architect engaged in design
- ✓ Landscape brief developed
- ✓ Irrigation consultant appointed
- ✓ Rain/non-potable water used for irrigation

[Save assessment \(JSON\)](#)

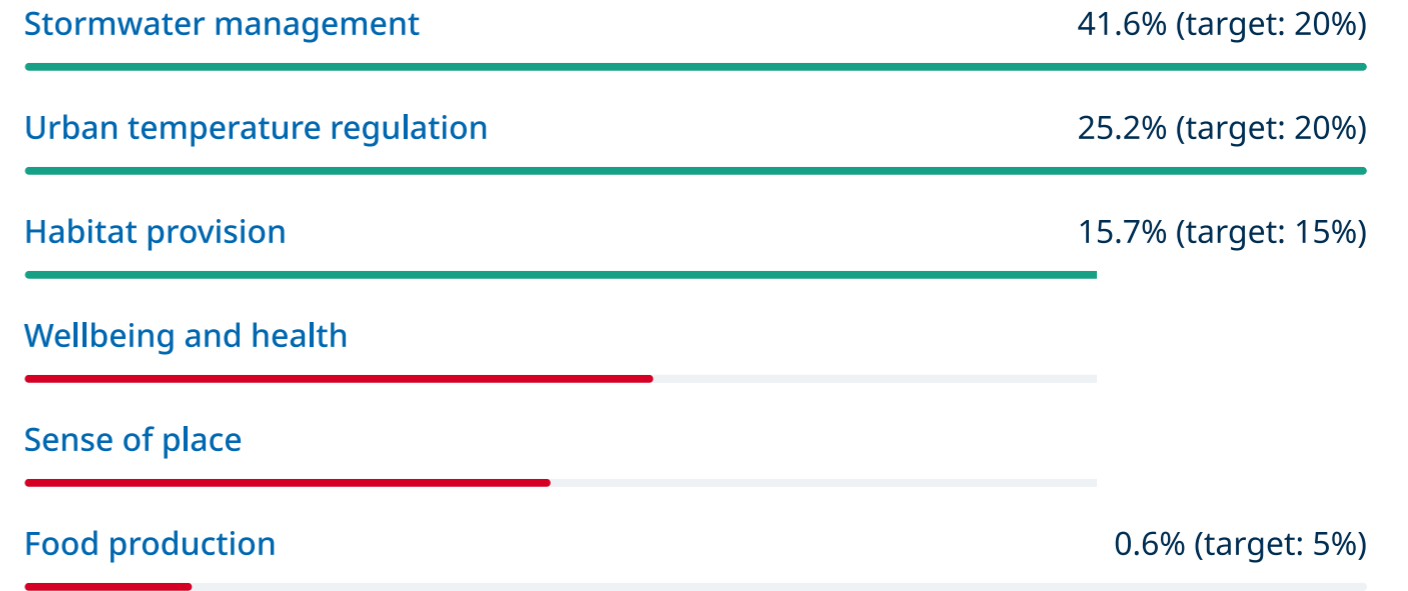
[Download scorecard \(PDF\)](#)

Ecosystem outcomes

Relative contribution of specified elements

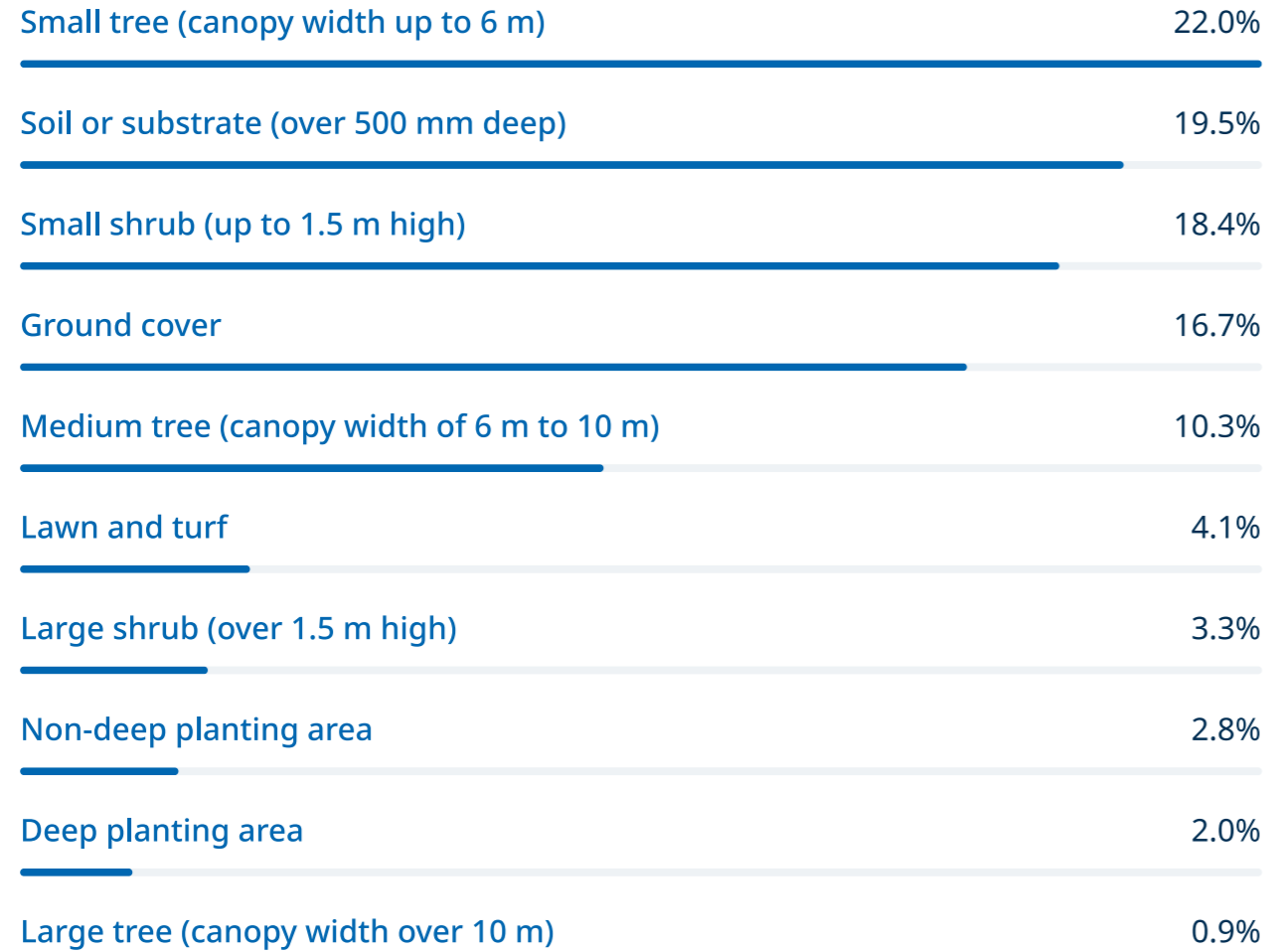


Ranked by % contribution to Green Factor



Green elements

Ranked by % contribution to Green Factor



Element location

Ranked by % contribution to Green Factor



Deep planting

6.8%

172.4 m² of Equivalent area
2,550 m² of land area

Permeable surface

29.8%

760.97 m² of Equivalent area
2,550 m² of land area

Summary of green elements

Guidance for using this interactive data table

View table data by

Quantity

Vegetation	Indigenous	Native	Exotic	Productive	Total
New Vegetation					
Large tree (canopy width over 10 m)	-	1 pcs	-	-	
Medium tree (canopy width of 6 m to 10 m)	11 pcs	16 pcs	-	4 pcs	
Small tree (canopy width up to 6 m)	30 pcs	45 pcs	-	18 pcs	93 pcs
Large shrub (over 1.5 m high)	26 m ²	77 m ²	6 m ²	6 m ²	115 m ²
Small shrub (up to 1.5 m high)	271 m ²	563 m ²	42 m ²	65 m ²	941 m ²
Ground cover	469 m ²	469 m ²	-	-	938 m ²
Climbers	-	-	10 m ²	-	10 m ²
Lawn and turf	-	-	162 m ²	-	162 m ²
Growing-media		Raingarden	Soil	Deep planting area	Total
New Growing-media					
Soil or substrate (over 500 mm deep)		-	1707 m ²	-	1707 m ²
Non-deep planting area		-	243.57 m ²	-	243.57 m ²
Other			Permeable surface	Impermeable surface	Total
New Other					
Permeable surface			345 m ²	-	345 m ²

In-ground

Accessibility: **Occupants only** Visibility: **Yes**

Vegetation	Indigenous	Native	Exotic	Productive	Total
New Vegetation					
Large tree (canopy width over 10 m)	-	1 pcs	-	-	1 pcs
Medium tree (canopy width of 6 m to 10 m)	1 pcs	3 pcs	-	-	
Small tree (canopy width up to 6 m)	10 pcs	20 pcs	-	13 pcs	
Large shrub (over 1.5 m high)	3 m ²	54 m ²	-	-	
Small shrub (up to 1.5 m high)	23 m ²	67 m ²	-	23 m ²	113 m ²
Ground cover	56 m ²	56 m ²	-	-	112 m ²
Climbers	-	-	10 m ²	-	10 m ²
Lawn and turf	-	-	162 m ²	-	162 m ²
Growing-media		Raingarden	Soil	Deep planting area	Total
New Growing-media					
Deep planting area		-	-	172.4 m ²	172.4 m ²
Non-deep planting area		-	243.57 m ²	-	243.57 m ²
Other			Permeable surface	Impermeable surface	Total
New Other					

Planters on structure

Accessibility: **Occupants only** Visibility: **No** Height above ground: **High rise**

Vegetation	Indigenous	Native	Exotic	Productive	Total
New Vegetation					
Medium tree (canopy width of 6 m to 10 m)	10 pcs	13 pcs	-	4 pcs	27 pcs
Small tree (canopy width up to 6 m)	20 pcs	25 pcs	-	5 pcs	
Large shrub (over 1.5 m high)	23 m ²	23 m ²	6 m ²	6 m ²	
Small shrub (up to 1.5 m high)	248 m ²	496 m ²	42 m ²	42 m ²	
Ground cover	413 m ²	413 m ²	-	-	826 m ²
Growing-media					
		Raingarden	Soil	Deep planting area	Total
New Growing-media					
Soil or substrate (over 500 mm deep)		-	1707 m ²	-	1707 m ²

Public realm

Public realm elements shown here do not contribute to the project's overall green factor score.

Vegetation	Indigenous	Native	Exotic	Productive	Total
New Vegetation					
Medium tree (canopy width of 6 m to 10 m)	5 pcs	5 pcs	-	-	10 pcs

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