

BRISBANE CITY COUNCIL

79-83 YORK STREET, INDOOROOPILLY

LOT 74 - 76 on RP23494



SITE LOCATION
NTS

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DRAWING No.	DRAWING TITLE	REVISION
SK001	COVERSHEET & DRAWING INDEX	H
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SK003	PLANTING PLAN - LEVEL 1	H
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PRELIMINARY			
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SCAS LEAF 3 PTY LTD
79 – 83 YORK STREET, INDOOROOPILLY
LANDSCAPE CONCEPT PLAN
COVERSHEET & DRAWING INDEX

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scale	NTS	for A1	job no.	2507-032
date	JUN 2026		rev no.	H

approved E. NICHOLAOU* SK001



ANNOTATION NOTES

- 1 GREEN ROOF ON TOP OF BOOSTER AND ENTRY AWNING TO BE PLANTED WITH LOW MAINTENANCE AND HARDY SUCCULENTS AND CASCADING SPECIES AS PER DRG 2507-032-SK030
- 2 REFER TO DRG 2507-032-SK002 FOR LEVELS BELOW

CHARACTER REFERENCE IMAGES



INDICATIVE GREEN ROOF TO FEATUE AND PROVIDE AMENITY TO ENTRY

LEGEND

- PROPOSED SHRUB AND LOW LEVEL PLANTING
- PROPOSED GROUNDCOVER PLANTING
- PROPOSED BUFFER PLANTING
- PAVED AREA - REFER ARCHITECTS DRGS FOR DETAILS
- BUILDING LINE OVER
- PROPERTY BOUNDARY

NOTES

1. REFER TO DRG 2507-032-SK030 FOR PLANT SPECIES SCHEDULE, IMAGES AND GENERAL NOTES
2. REFER ARCHITECTS DRGS FOR ALL FENCE DETAILS
3. REFER CIVIL ENGINEERS DRGS FOR ALL RETAINING WALL DETAILS

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LANDSCAPE CONCEPT PLAN
PLANTING PLAN - LEVEL 1

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scale 1:100 for A1 job no. 2507-032
date JUN 2026 rev no. H

approved E. NICHOLAOU* SK003



PLAN
SCALE 1:100

ANNOTATION NOTES

- 1 LOW MAINTENANCE HARDY SHRUBS CAL lut, CAR mac, PHI XAN AND ZAM fur AND GROUNDCOVERS OPH NAN, SAN tri AND SEN man TO BE FULLY PLANTED IN RAISED PLANTERS
- 2 CASCADING SPECIES AS PER DRG 2507-032-SK030 TO SOFTEN PLANTER WALLS AND BUILDING FACADE
- 3 SHADE TREE RAN fit TO DEFINE COS AREA. TREES TO BE UNDERPLANTED WITH SHRUBS AND GROUNDCOVERS AS PER DRG 2507-032-SK030
- 4 CLIMBING SPECIES TRA jas TO BE TRAINED TO PERGOLA TO PROVIDE VERTICAL GREENARY AND AMENITY TO OUTDOOR SPACING
- 5 COS PLANTERS TO BE FULLY PLANTED OUT WITH SHRUBS AND GROUNDCOVERS AS PER DRG 2507-032-SK030
- 6 REFER TO DRGS 2507-032-SK002-SK003 FOR LEVELS BELOW

LEGEND

-  PROPOSED SHADE TREES
-  PROPOSED SHRUB AND LOW LEVEL PLANTING
-  PROPOSED GROUNDCOVER PLANTING
-  PAVED AREA - REFER ARCHITECTS DRGS FOR DETAILS
-  PAVED AREA - REFER ARCHITECTS DRGS FOR DETAILS
-  BUILDING LINE OVER
-  PROPERTY BOUNDARY

NOTES

1. REFER TO DRG 2507-032-SK030 FOR PLANT SPECIES SCHEDULE, IMAGES AND GENERAL NOTES
2. REFER ARCHITECTS DRGS FOR ALL FENCE DETAILS
3. REFER CIVIL ENGINEERS DRGS FOR ALL RETAINING WALL DETAILS

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LANDSCAPE CONCEPT PLAN
PLANTING PLAN - LEVEL 5

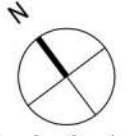
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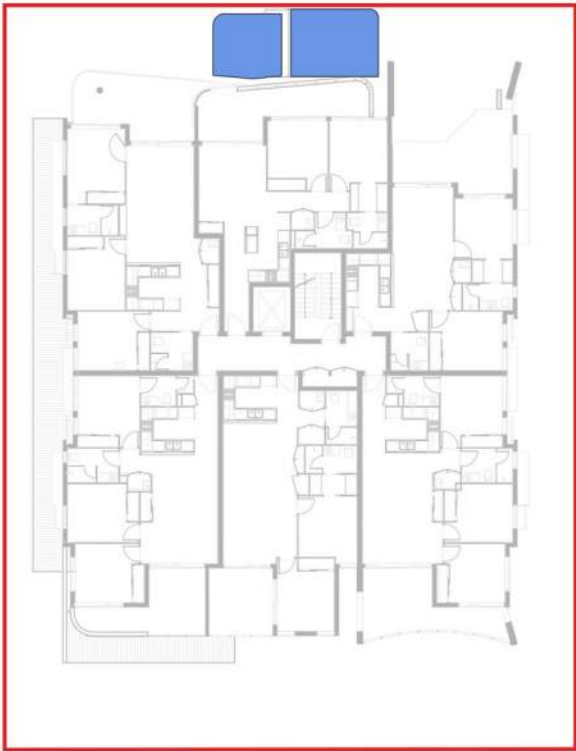
YORK STREET



GROUND FLOOR

SCALE 1:200

YORK STREET



LEVEL 1

SCALE 1:200

YORK STREET



LEVEL 5

SCALE 1:200

LEGEND

- MINI 600mm DEPTH PLANTER
- 1200mm DEPTH PLANTER
- PLANTING IN NATURAL GROUND
- DEEP PLANTING
- DEEP PODIUM PLANTING (MAX. 3000mm DEPTH TO BASEMENT BELOW)

NOTES

- REFER TO DRG 2507-032-SK030 FOR PLANT SPECIES SCHEDULE, IMAGES AND GENERAL NOTES
- REFER ARCHITECTS DRGS FOR ALL FENCE DETAILS
- REFER CIVIL ENGINEERS DRGS FOR ALL RETAINING WALL DETAILS

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79 – 83 YORK STREET, INDOOROOPILLY
LANDSCAPE CONCEPT PLAN
PODIUM PLANTER DEPTH SUMMARY

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approved E. NICHOLAOU* SK010

CHARACTER REFERENCE IMAGES

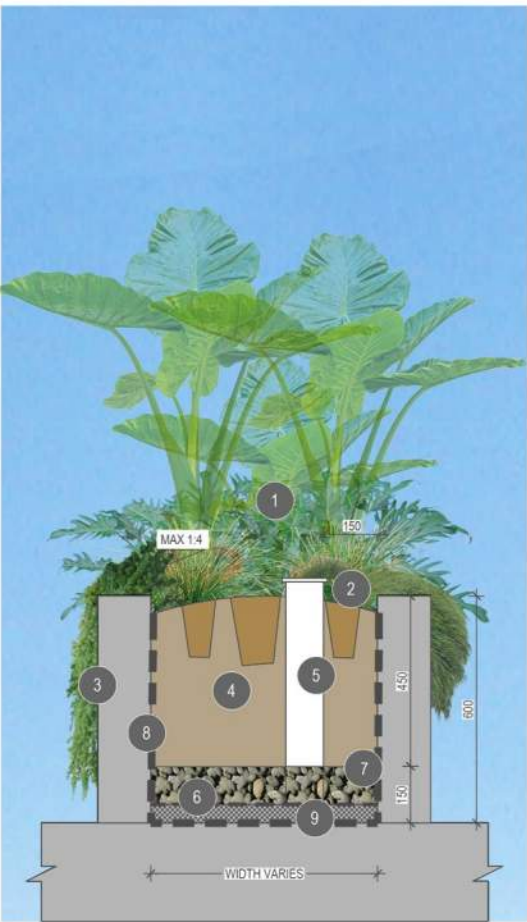


INDICATIVE IMAGES OF RAISED PLANTERS TO PROVIDE VISUALLY GREEN AESTHETICS TO THE DEVELOPMENT



TYPICAL 1200mm DEPTH
PODIUM PLANTER DETAIL

SCALE 1:10



TYPICAL SHRUBS IN PODIUM DETAIL

SCALE 1:10

TYPICAL PODIUM PLANTER ANNOTATION

- 1 TREES, FEATURE PLANTING AND GROUNDCOVERS AS SPECIFIED
- 2 100mm DEPTH ORGANIC MULCH LAYER, TO FINISH 25mm BELOW TOP OF ADJACENT WALL WITH PLANTING MEDIA TO BE MOUNDED (MAX GRADE 1:4)
- 3 REFER ARCHITECTS PROJECT FINISHES AND FITMENTS SCHEDULE FOR PLANTER WALL FINISHES DETAILS
- 4 PLANTING MEDIA SHALL BE MINERAL BASED WITH LOW ORGANIC MATTER AND SHALL COMPLY WITH TABLE 1, "AS4419-2003" SOILS FOR LANDSCAPING AND GARDEN USE". PLANTING MEDIA MIX 1 TO HAVE 5-10% ORGANIC MATTER
- 5 INSPECTION OPENING - 100 PVC PIPE WITH CAP
- 6 GEOTEXTILE MEMBRANE
- 7 MINIMUM 100mm WASHED COARSE RIVER SAND
- 8 WATER PROOFING MEMBRANE
- 9 30mm DRAINAGE CELL - CONNECTED TO DRAINAGE SYSTEM. REFER TO HYDRAULIC DRAWINGS FOR POINT OF CONNECTION
- 10 PLANTING MEDIA MIX TYPE 2 TO COMPLY WITH THE ABOVE STANDARDS AND TO HAVE AN ORGANIC MATTER LESS THAN 5%

PODIUM PLANTER NOTES

1. SOILS FOR PODIUM PLANTING SHALL BE MINERAL BASED WITH LOW ORGANIC MATTER AND SHALL COMPLY WITH TABLE 2 OF AS 4419-2018 SOILS FOR LANDSCAPING AND GARDEN USE FOR LOW DENSITY MEDIA (ON SLAB), EXCEPT THAT THE FOLLOWING VALUES SHALL APPLY:
 - 1.1. pH 5-6.5
 - 1.2. PERMEABILITY (cm/hr) 15-45
 - 1.3. WATER HOLDING CAPACITY (% BY MASS) 20-35
 - 1.4. SATURATED BULK DENSITY (kg/l) 1.25MAX
 - 1.5. BULK DENSITY - DRY (kg/l) 0.3-0.8
 - 1.2. HYDRAULIC CONDUCTIVITY (cm/h) 30 - 80
 - 1.3. PLANTING MEDIA ORGANIC MATTER:
 - 1.3.1. TYPE 1 MIX 5-10%
 - 1.3.2. TYPE 2 MIX LESS THAN 5%
2. ALL PODIUM SOILS SHALL BE TESTED TO MEET THE ABOVE REQUIREMENTS AND A CERTIFICATE OF COMPLIANCE SHALL BE SUBMITTED TO THE PROJECT SUPERINTENDENT FOR APPROVAL SEVEN WORKING DAYS PRIOR TO INSTALLATION.
3. PENDING ON THE PLANTER DEPTHS, PODIUM PLANTERS SHALL BE BACKFILLED WITH PLANTING MEDIA - TYPE 2 MIX (MIN. SETTLED DEPTH VARIES) TO BASE OF PLANTER AND PLANTING MEDIA - TYPE 1 MIX TO THE TOP 500mm (SETTLED DEPTH). REFER TO DETAILS
4. ALL PODIUM PLANTERS SHALL BE IRRIGATED
5. REFER TO PODIUM PLANTER DETAILS FOR DIFFERENT COMPONENTS REQUIRED FOR PODIUM PLANTERS SUCH AS;
 - PLANTING MEDIA TYPES DEPTHS, WATERPROOFING, ROOT BARRIER & COREFLUTE (WHERE REQUIRED/SPECIFIED), DRAINAGE CELL, GEOFABRIC, WASHED RIVER SAND LAYER, PVC INSPECTION OPENINGS, TREE ANCHORING SYSTEMS (WHERE REQUIRED/SPECIFIED), ANDANCHOR POINTS & ROPE LINES (FOR FALL ARREST SYSTEMS)
6. PODIUM PLANTER FLOOR SHALL BE SLOPED TO A MINIMUM OF 1:50 FALL TO STORMWATER OUTLET. REFER TO HYDRAULIC DRAWINGS FOR POINT OF CONNECTION.
7. ALL PLANTERS SOIL SHALL BE MOUNDED/CROWN AT CENTRE WITH A MAX GRADIENT OF 1:4
8. SPECIFIED MULCH TO BE SPREAD OVER PLANTER SOIL AND SHALL FINISH 25mm BELOW EDGE OF PLANTER

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LANDSCAPE CONCEPT PLAN
TYPICAL PODIUM PLANTER DETAILS

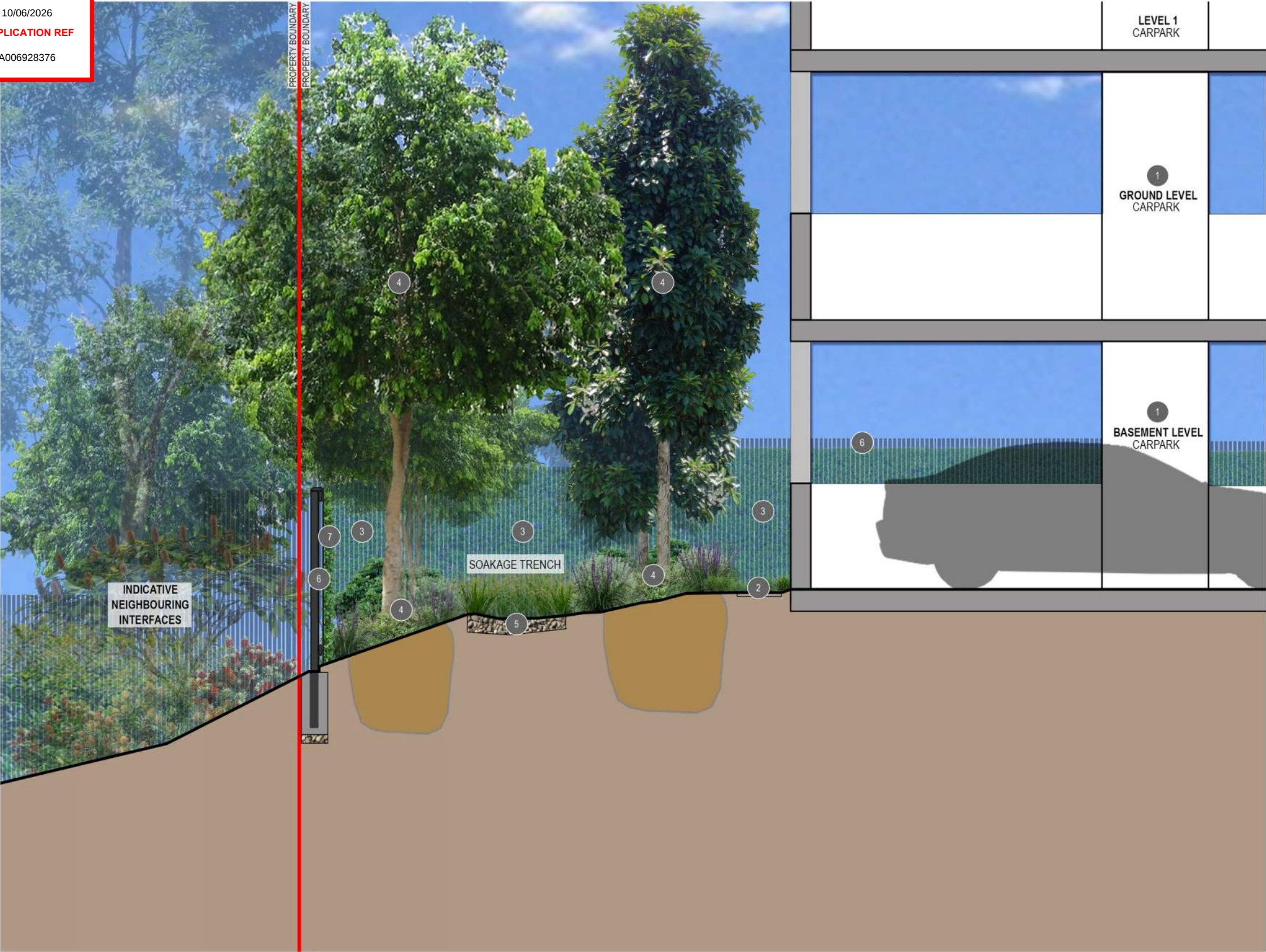
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scale 1:10 for A1 job no. 2507-032
date JUN 2026 rev no. H

approved E. NICHOLAOU* SK011



SECTION A
SCALE 1:20



- ANNOTATION NOTES
- 1 REFER TO ARCHITECT'S DRGS FOR ALL INTERNAL LAYOUTS
 - 2 PROPOSED CONCRETE STEPPERS TO FEATURE GROUNDCOVERS OPH NAN TO SOFTEN HARDSTAND
 - 3 BUFFERING SHRUB SYZ SN TO SCREEN BOUNDARY INTERFACES
 - 4 REAR DEEP PLANTING ZONE TO FEATURE COLUMNAR TREES ELA eum AND SHADE TREES WAT flo. TREES TO BE UNDERPLANTED WITH SHRUBS CAR mac, PHI XAN AND ZAM fur WITH GROUNDCOVERS LIR EG, LOM lon, MYO par, OPH NAN AND ZOY tenn
 - 5 REFER TO CIVIL ENGINEERS DRGS FOR SOAKAGE TRENCH DETAILS
 - 6 REFER TO ARCHITECTS DRGS FOR FENCE DETAILS
 - 7 SELF ADHERING CLIMBING SPECIES FIC pum TO BE PLANTED AT BASE OF WALL / FENCE

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79 – 83 YORK STREET, INDOOROOPILLY
LANDSCAPE CONCEPT PLAN
SECTIONS - SHEET 1

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approved E. NICHOLAOU* SK020

NOTES

1. REFER TO DRG 2507-032-SK030 FOR PLANT SPECIES SCHEDULE, IMAGES AND GENERAL NOTES
2. REFER ARCHITECTS DRGS FOR ALL FENCE DETAILS
3. REFER CIVIL ENGINEERS DRGS FOR ALL RETAINING WALL DETAILS
4. REFER TO DRGS 2507-032-SK002 - SK004 FOR PROPOSED PLANTING DESIGNS



SECTION B
SCALE 1:20

NOTES
1. REFER TO DRG 2507-032-SK030 FOR PLANT SPECIES SCHEDULE, IMAGES AND GENERAL NOTES
2. REFER ARCHITECTS DRGS FOR ALL FENCE DETAILS
3. REFER CIVIL ENGINEERS DRGS FOR ALL RETAINING WALL DETAILS
4. REFER TO DRGS 2507-032-SK002 - SK004 FOR PROPOSED PLANTING DESIGNS



KEY PLAN
NTS

- ANNOTATION NOTES
- 1 REFER TO ARCHITECT'S DRGS FOR ALL INTERNAL LAYOUTS
 - 2 REFER TO ARCHITECTS DRGS FOR PROPOSED FENCING DETAILS
 - 3 SELF ADHERING CLIMBING SPECIES FIC pum TO BE PLANTED AT BASE OF WALL / FENCE
 - 4 FEATURE TROPICAL SCREEING SHRUB CAL lut (CAPAPBLE OF A HEIGHT OF 3-5m) AND CAR mac TO DEFINE AND SOFTEN DEVELOPMENT ENTRY. SHRUBS TO BE UNDERPLANTED WITH FEATURE GROUNDCOVERS DIC rep, LIR EG AND PHI XAN
 - 5 EXISTING STREETSCAPE TURF VERGE, KERB, CHANNELS AND SERVICES TO BE RETAINED. MAKE GOOD IF DAMAGED
 - 6 SMALL FEATURE TREE RAN fit TO SOFTEN FRONTAGE AND BUILT FORM. DEEP PODIUM PLANTING MINIMUM 3m DEEP
 - 7 STREET TREES ACR imp (BCC APPROVED FOR UNDER OVERHEAD POWERLINES) TO BE INSTALLED AS PER BCC STANDARD DRG 'BSD 9001'
 - 8 PROPOSED FOOTPATH TO TIE IN NEATLY WITH ADJACENT EXISTING FOOTPATH AND DRIVEWAY
 - 9 GREEN ROOF ON TOP OF BOOSTER AND ENTRY AWNING TO BE PLANTED WITH LOW MAINTENANCE AND HARDY SUCCULENTS AND CASCADING SPECIES AS PER DRG 2507-032-SK030

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LANDSCAPE CONCEPT PLAN
SECTIONS - SHEET 2

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approved E. NICHOLAOU* SK021

PROPOSED PLANT SPECIES IMAGES

TREES



ACRONYCHIA imperforata



CUPANIOPSIS anacardioides



LOPHOSTEMON confertus



RANDIA fitzalanii



TRISTANIOPSIS laurina



WATERHOUSEA floribunda

SHRUBS



AGAVE attenuata



ALCANTAREA imperialis rubra



ALOCASIA calidora Dwarf



ASPLENIUM nidus



CALATHEA lutea



CARISSA grandiflora 'Desert Star'



PHILODENDRON 'Rojo Congo'



PHILODENDRON 'Xanadu'



RHAPIS excelsa



ZAMIA furfuracea

GROUNDCOVERS



CASUARINA glauca



CISSUS antarctica



DICHONDRA Repens



FICUS pumila



LIRIOPE muscari 'Evergreen Giant'



MYOPORUM parvifolium



OPHIOPOGON japonicus



SENECIO mandraliscae



TRACHELOSPERMUM jasminoides



ZOYSIA tenuifolia

PROPOSED PLANT SPECIES SCHEDULE

					APPROX. SIZE AT
CODE	PLANT SPECIES	COMMON NAME	CENTRES (mm)	POT SIZE	MATURITY (H X W)
TREES					
ACR imp	ACRONYCHIA imperforata	Fraser Island Apple	AS SHOWN	45L	
CUP ana	CUPANIOPSIS anacardioides	Tuckeroo	AS SHOWN	45L	10m x 4m
LOP con	LOPHOSTEMON confertus	Box Brush	AS SHOWN	45L	15m x 8m
RAN fit	RANDIA fitzalanii	Native Gardenia	AS SHOWN	45L	6-8m x 2-3m
TAB ros	TABEBUIA rosea	Pink Trumpet Tree	AS SHOWN	45L	10 x 6
TRI LUS	TRISTANIOPSIS laurina 'Luscious'	Luscious	AS SHOWN	45L	7-12m x 5m
WAT flo	WATERHOUSEA floribunda	Weeping Lilly Pilly	AS SHOWN	45L	10m x 8m
SHRUBS					
AGA BG	AGAVE attenuata ocahui 'Blue Glow'	Blue Glow Agave	700mm	300mm	
ALC RUB	ALCANTAREA imperialis 'Rubra'	Imperial Bromeliad	700mm	300mm	
ALO DWA	ALOCASIA calidora 'Dwarf'	Dwarf Elephant Ears	1000mm	300mm	
ASP nid	ASPLENIUM nidus	Birds Nest Fern	7500mm	300mm	
CAL lut	CALATHEA lutea	Cigar Plant / Havana Cigar	700mm	300mm	
CAR mac	CARISSA macrocarpa	Desert Star	750mm	300mm	
PHI RC	PHILODENDRON 'Rojo Congo'	Rojo Congo	700mm	300mm	
PHI xan	PHILODENDRON 'Xanadu'	Xanadu	500mm	300mm	
PIT MM	PITTOSPORUM tobria 'Miss Muffett'	Miss Muffett	500mm	300mm	
RHA exc	RHAPIS excelsa	Lady Palm	750mm	300mm	
SYZ SN	SYZYGIUM australe 'Straight & Narrow' -' SAN01'	Straight and Narrow	1000mm	300mm	
ZAM fur	ZAMIA furfuracea	Cardboard Palm	1000mm	300mm	
GROUNDCOVERS					
CAR gla	CARPOBROTUS glaucescens	Pigface	500mm	140mm	
CAS CI	CASUARINA glauca 'Cousin It'	Cousin It	500mm	140mm	
CIS ant	CISSUS antarctica	Kangaroo Vine	500mm	140mm	
DIC rep	DICHONDRA repens	Dichondra	350mm	140mm	
FIC pum	FICUS pumila	Creeping Fig	500mm	140mm	
LIR EG	LIRIOPE muscari 'Evergreen Giant'	Evergreen Giant	500mm	140mm	
LOM lon	LOMANDRA longifolia	Mat Rush	750mm	140mm	
MYO par	MYOPORUM parvifolium	Creeping Boobialla	700mm	140mm	
OPH NAN	OPHIOPOGON japonicus 'Nanus'	Mondo Grass Dwarf	250mm	140mm	
SAN tri	SANSEVIERIA trifasciata	Mother-in-law's tongue	500mm	140mm	
SEN man	SENECIO mandraliscae	Blue Chalk Sticks	500mm	140mm	
TRA jas	TRACHELOSPERMUM jasminoides	Star Jasmine	500mm	140mm	
ZOY ten	ZOYSIA tenuifolia	Korean Velvet Grass	250mm	140mm	
TURF					
TURF	CYNODON dactylon	Green Couch			

BCC DS

RECEIVED

10/06/2026

APPLICATION REF

A006928376

NOTES

1. REFER TO LANDSCAPE CONCEPT PLANS 2507-032-SK002-SK004 FOR PROPOSED PLANTING DESIGNS
2. REFER TO CIVIL ENGINEERS DRAWINGS FOR DRIVEWAY AND CROSSOVER DETAILS
3. REFER TO ARCHITECTS DRAWINGS FOR ALL FENCE DETAILS
4. LANDSCAPE DETAILED DESIGN IS TO BE COORDINATED WITH HYDRAULIC AND ENGINEERING DESIGN TO CONFIRM LOCATIONS OF UNDERGROUND SERVICES PRIOR TO CONSTRUCTION
5. LANDSCAPE GENERAL STANDARDS.
 - 5.1 CULTIVATION MINIMUM DEPTH 150mm FOR TURFED AREAS AND PLANTING AREAS
 - 5.2 IMPORTED TOPSOIL TO AS 4419. MINIMUM DEPTHS, GRASSED AREAS (TURF) 100mm, PLANTING AREAS 300mm.
 - 5.3 MULCH TO AS 4454 PROVIDE MULCH WHICH IS FREE OF DELETERIOUS AND EXTRANEIOUS MATTER SUCH AS SOIL, WEEDS AND STICKS.
 - 5.4 STAKE SIZES FOR PLANTS 1-2.5m HEIGHT TWO 50 x 50 x 1800mm STAKES PER PLANT PROVIDE TIES FIXED SECURELY TO THE STAKES, ONE TIE AT HALF THE HEIGHT OF THE MAIN STEM, OTHERS AS NECESSARY TO STABILISE PLANT. FOR PLANTS <2.5m HIGH 50mm HESSIAN WEBBING STAPLED TO THE STAKES.
6. FOR ALL STREETScape WORKS REFER TO THE FOLLOWING BRISBANE CITY COUNCIL STANDARD DRAWINGS FOR LANDSCAPE CONSTRUCTION DETAILS:
 - 6.1 SOFTWARES:
 - 6.1.1 BSD-9051 PLANTING GENERAL NOTES SHEET 1
 - 6.1.2 BSD-9051 PLANTING GENERAL NOTES SHEET 2
 - 6.1.3 BSD-9052 PLANTING MEDIA PROFILES (TURF AND GARDEN)
 - 6.1.4 BSD-9053 PLANTING - TYPICAL TREE, SHRUB & TUBE STOCK
 - 6.1.5 BSD-9082 ROOT DEFLECTOR INSTALLATION ADJACENT TO EXISTING ROAD AND STRUCTURES
7. ALL BCC STANDARD DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE FOLLOWING BRISBANE CITY COUNCIL TECHNICAL REFERENCE SPECIFICATIONS:
 - 7.1 S190 LANDSCAPING

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PROPOSED PLANT SPECIES, IMAGES & NOTES

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SK030