



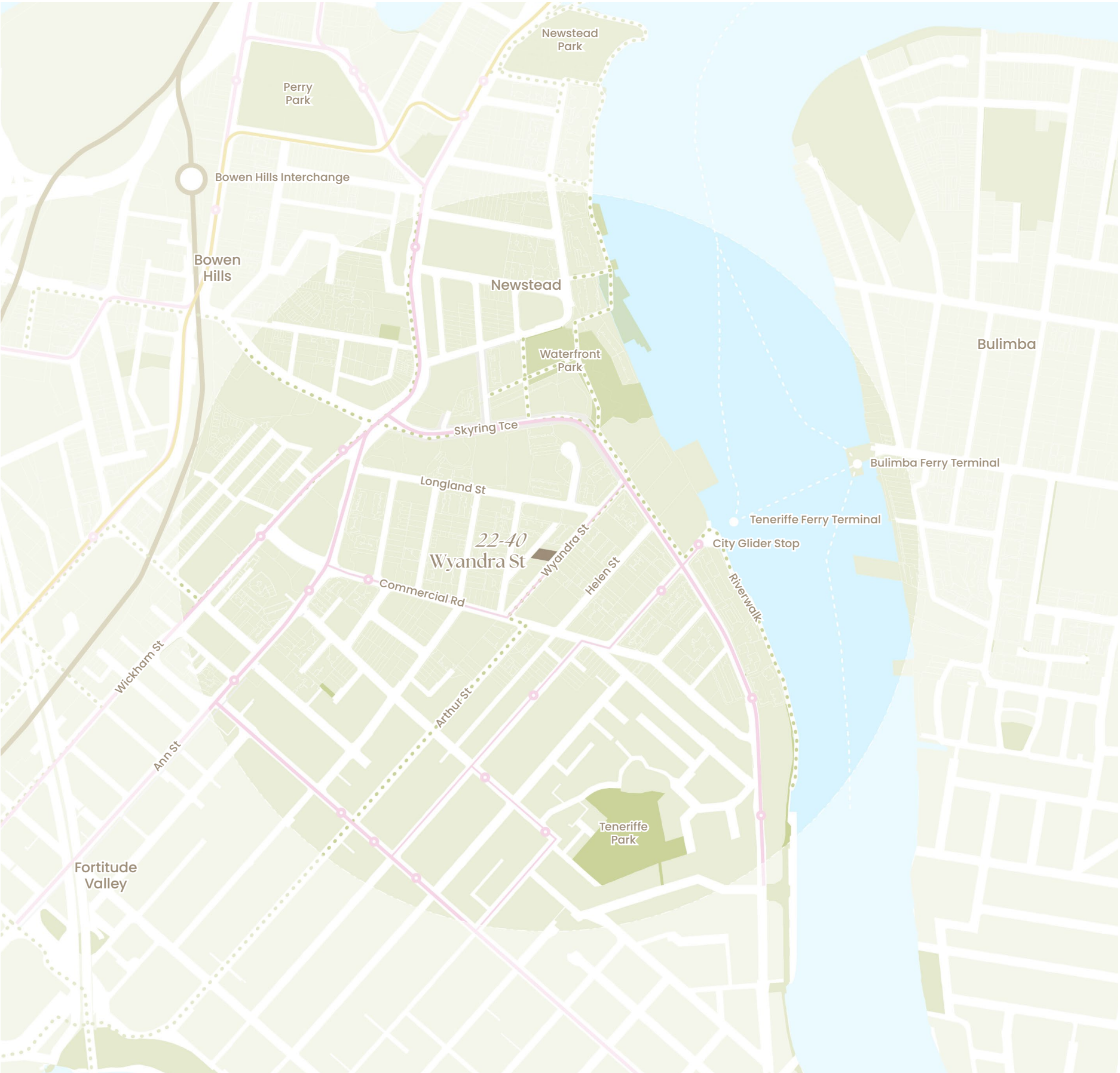
22-40 WYANDRA ST NEWSTEAD

ISSUE AUTHORISATION

Director:	Nicholas Stevenson	Rev	Date	Purpose	Prepared	Reviewed
Project Code:	P0066458	01	19.06.2026	Draft Issue	MP	KM
Prepared for:	Frank Group	02	09.07.2026	Update	EZ	KM
Version:	03	03	04.08.2026	Update Issue	EZ	NS

Site context

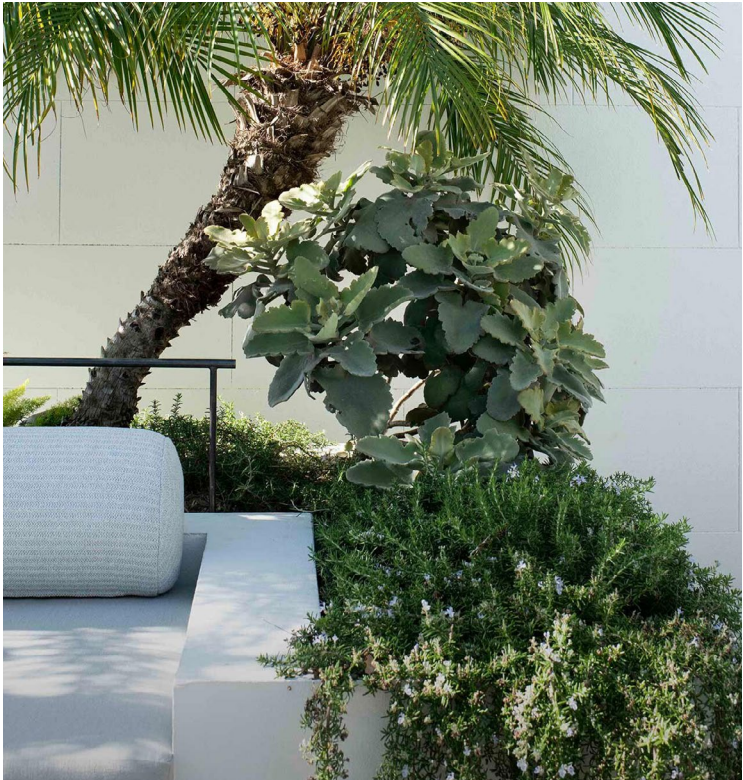
Positioned within one of Brisbane’s most established urban renewal precincts, 22–40 Wyandra Street occupies a compelling location at the intersection of lifestyle, connectivity and continued city growth. Situated on the northern edge of Newstead, the site benefits from immediate access to the suburb’s renowned retail, dining and entertainment destinations while enjoying proximity to the emerging transformation occurring across Albion, Bowen Hills and the broader Inner North.



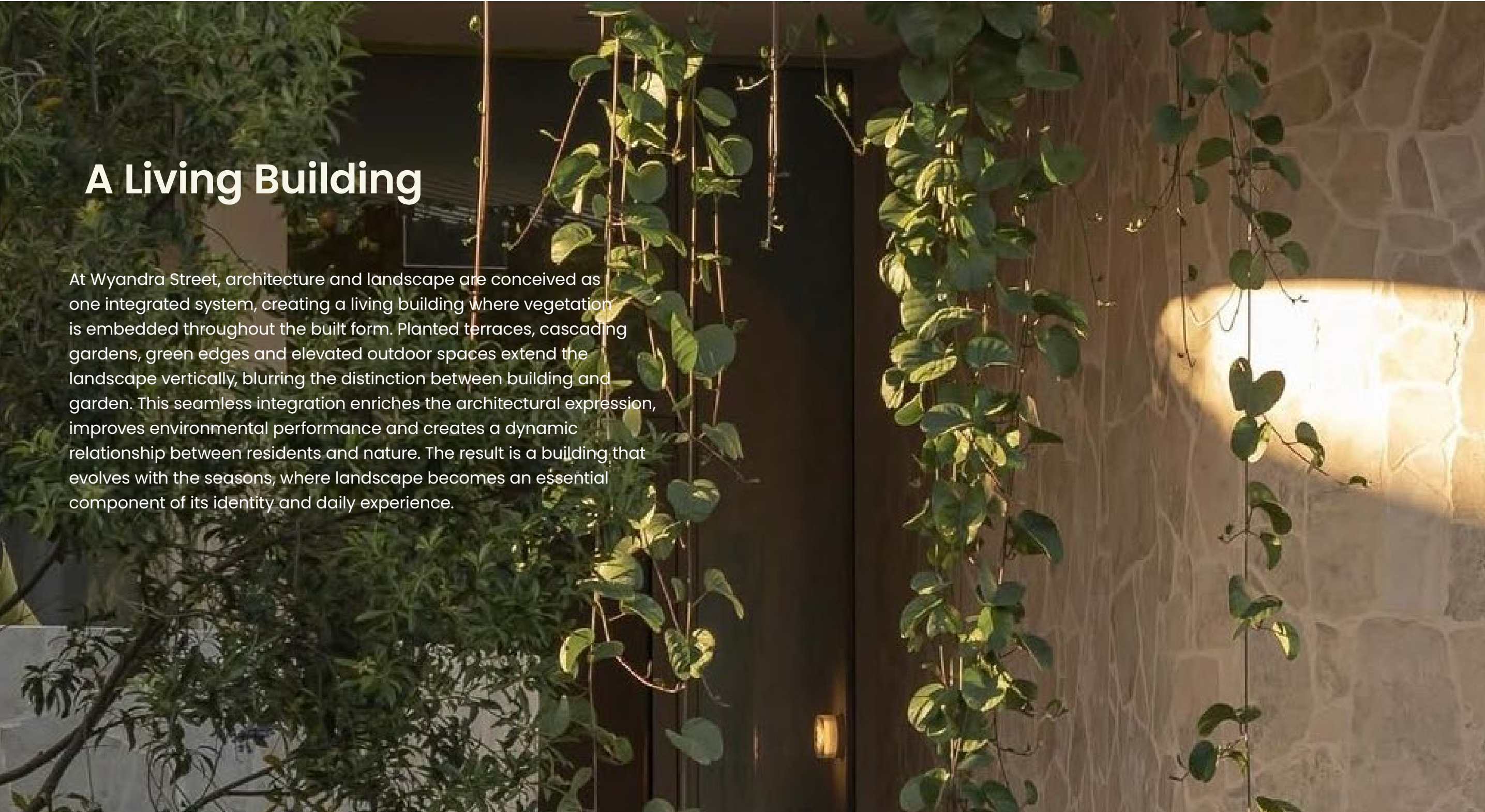
Design intent.



Landscape drivers



Landscape drivers



A Living Building

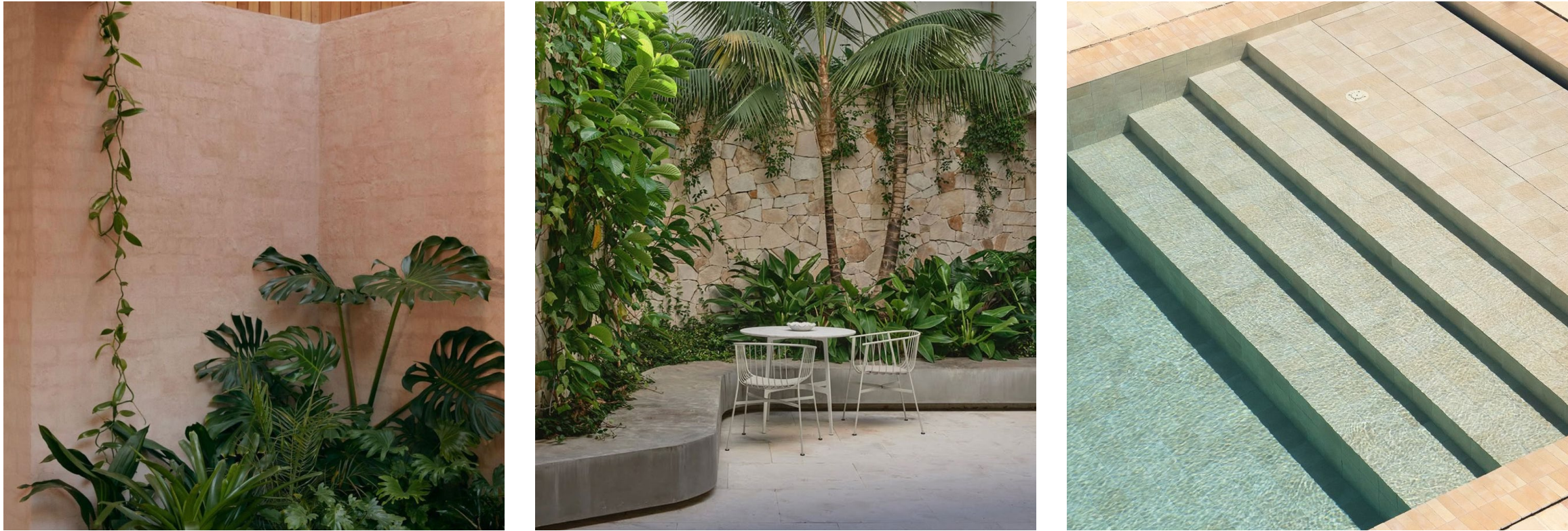
At Wyandra Street, architecture and landscape are conceived as one integrated system, creating a living building where vegetation is embedded throughout the built form. Planted terraces, cascading gardens, green edges and elevated outdoor spaces extend the landscape vertically, blurring the distinction between building and garden. This seamless integration enriches the architectural expression, improves environmental performance and creates a dynamic relationship between residents and nature. The result is a building that evolves with the seasons, where landscape becomes an essential component of its identity and daily experience.



Landscape drivers



Landscape is the defining character of Wyandra Street, establishing a distinctive identity that is both memorable and enduring. A carefully curated palette of subtropical planting, generous canopy cover and high-quality public realm spaces creates a unique sense of place while enhancing comfort, walkability and visual amenity. The landscape provides more than environmental performance - it becomes the organising framework for arrival, movement and community interaction, creating spaces that are welcoming, restorative and unmistakably connected to their subtropical setting. Through this landscape-led approach, Wyandra Street establishes an address defined as much by its gardens and public realm as its architecture.



Design concepts.

Landscape zones

The landscape is conceived as a continuous green framework that extends from the public realm to the uppermost levels of the development. Beginning at the ground plane, a generous streetscape, activated laneway and lush garden edges establish a welcoming pedestrian environment that blurs the boundary between city and landscape. This planted character is carried vertically through the architecture, with integrated façade planting softening the built form, strengthening its subtropical identity and creating a living green expression across the tower. Above, a series of landscaped terraces emerge as elevated garden rooms, bringing canopy, habitat and outdoor amenity into the skyline. Together, these interconnected landscape zones create a cohesive vertical landscape that enhances liveability, strengthens environmental performance and establishes a distinctive green landmark.

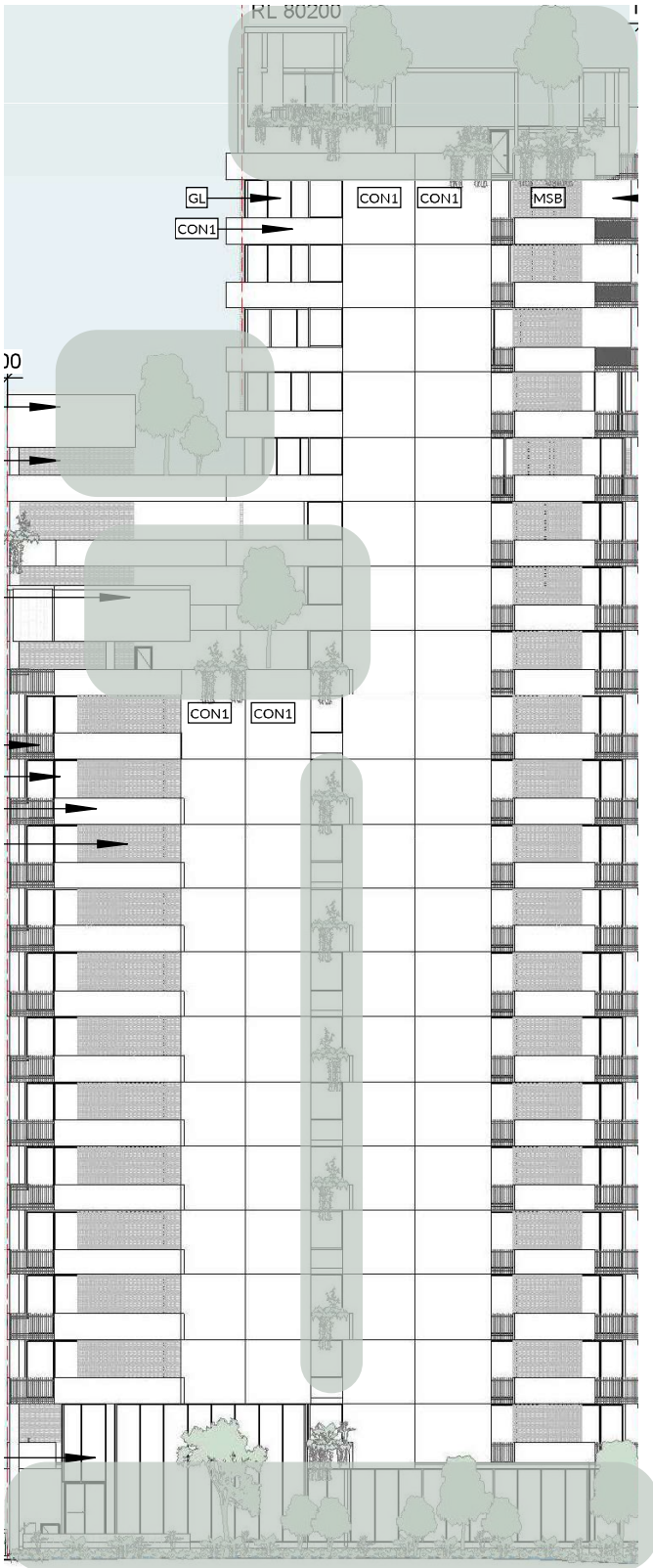
ROOF TERRACE

PAVILLION

WELLNESS TERRACE

TOWER PLANTERS

GROUND FLOOR



Ground and podium

Landscape intent



The ground plane establishes the development's green interface with the neighbourhood, transforming arrival and movement into a landscape experience. A generous canopy of subtropical trees, layered planting and textured paving creates a shaded pedestrian environment that prioritises comfort, walkability and social interaction. The laneway becomes an intimate garden street, activated through planting, seating and opportunities for informal gathering, reinforcing the identity of Wyandra Street as a lush and welcoming urban address.

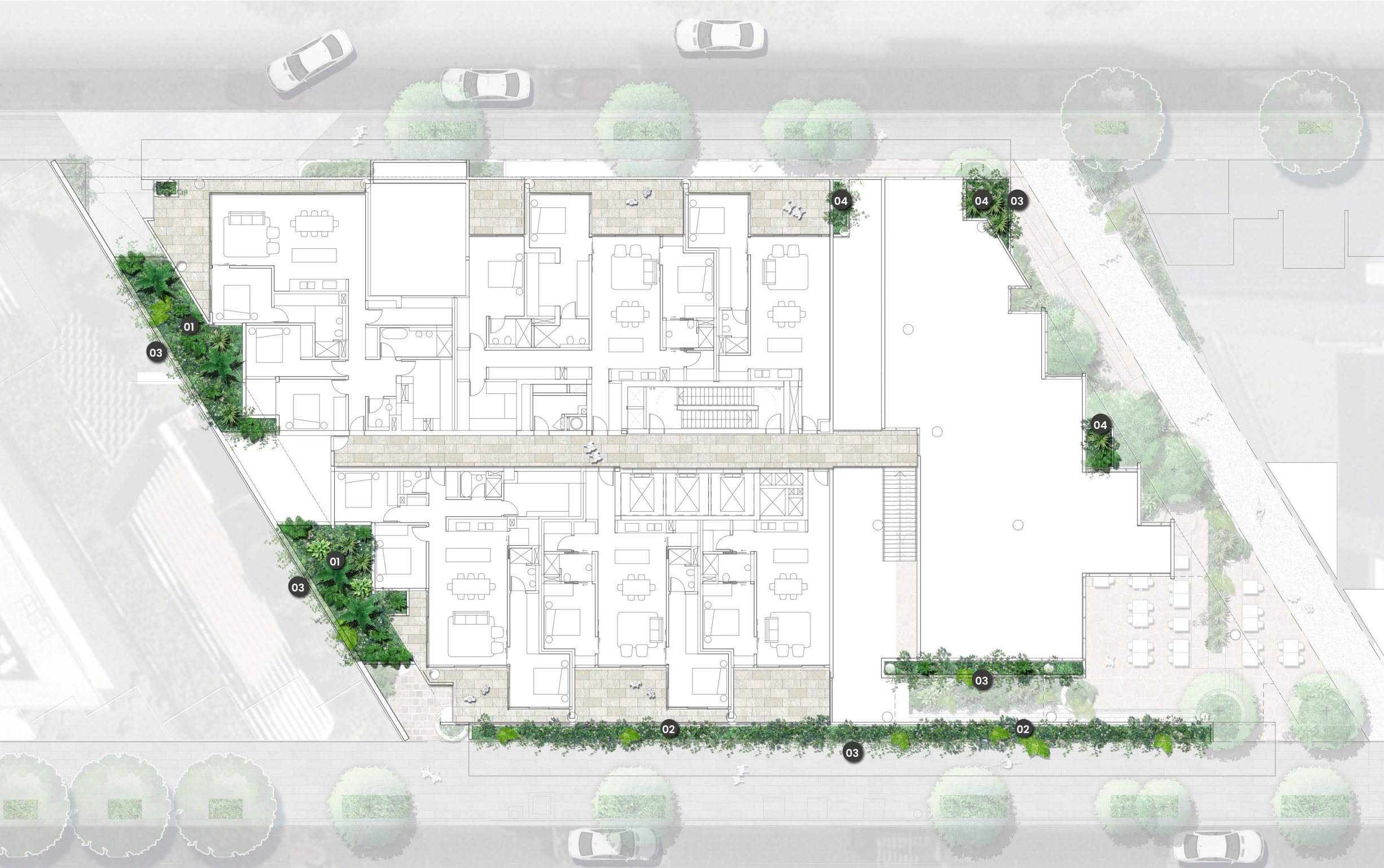
Ground level

Concept plan



- LEGEND
- 01 Large subtropical shade street. In accordance with BCC streetscape hierarchy.
 - 02 Lush subtropical planting in Garden bed to allow for driveway sightline.
 - 03 Lush subtropical planting along wall and climbing plants over wall.
 - 04 Large subtropical canopy tree with understorey planting to buffer street interface.
 - 05 Cascading plants over wall edge
 - 06 Lush subtropical planting for planter
 - 07 Existing street trees
 - 08 Proposed street trees
 - 09 Screening plants
 - 10 Motorvehicle ramp
 - 11 Visitor bike park
 - Property boundary

Level 01
Concept plan



LEGEND

- 01 Large subtropical shade street. In accordance with BCC streetscape hierarchy.
- 02 Lush subtropical planting along wall and climbing plants over wall
- 03 Cascading plants over wall edge to soften building face
- 04 Lush subtropical planting for planter



Tower

Landscape intent



The façade landscape extends planting vertically through the architecture, creating a living expression that softens the built form and contributes to the subtropical character of the streetscape. Climbers, cascading species and integrated planter beds introduce depth, texture and seasonal change while providing environmental benefits through shading and cooling. The result is a building that appears immersed in landscape, where architecture and vegetation combine to create a distinctive and enduring identity.

Level 02 – 03

Concept plan



LEGEND

- 01 Lush subtropical planting along wall and climbing plants over wall
- 02 Cascading plants over wall edge to soften building face

Level 04
Concept plan



LEGEND

- 01 Lush subtropical planting along wall and climbing plants over wall
- 02 Cascading plants over wall edge to soften building face
- 03 Lush subtropical planting for planter

Level 05 - 12
Concept plan



LEGEND

- 01 Lush subtropical planting along wall and climbing plants over wall
- 02 Cascading plants over wall edge to soften building face
- 03 Lush subtropical planting for planter

Wellness terrace
Landscape intent



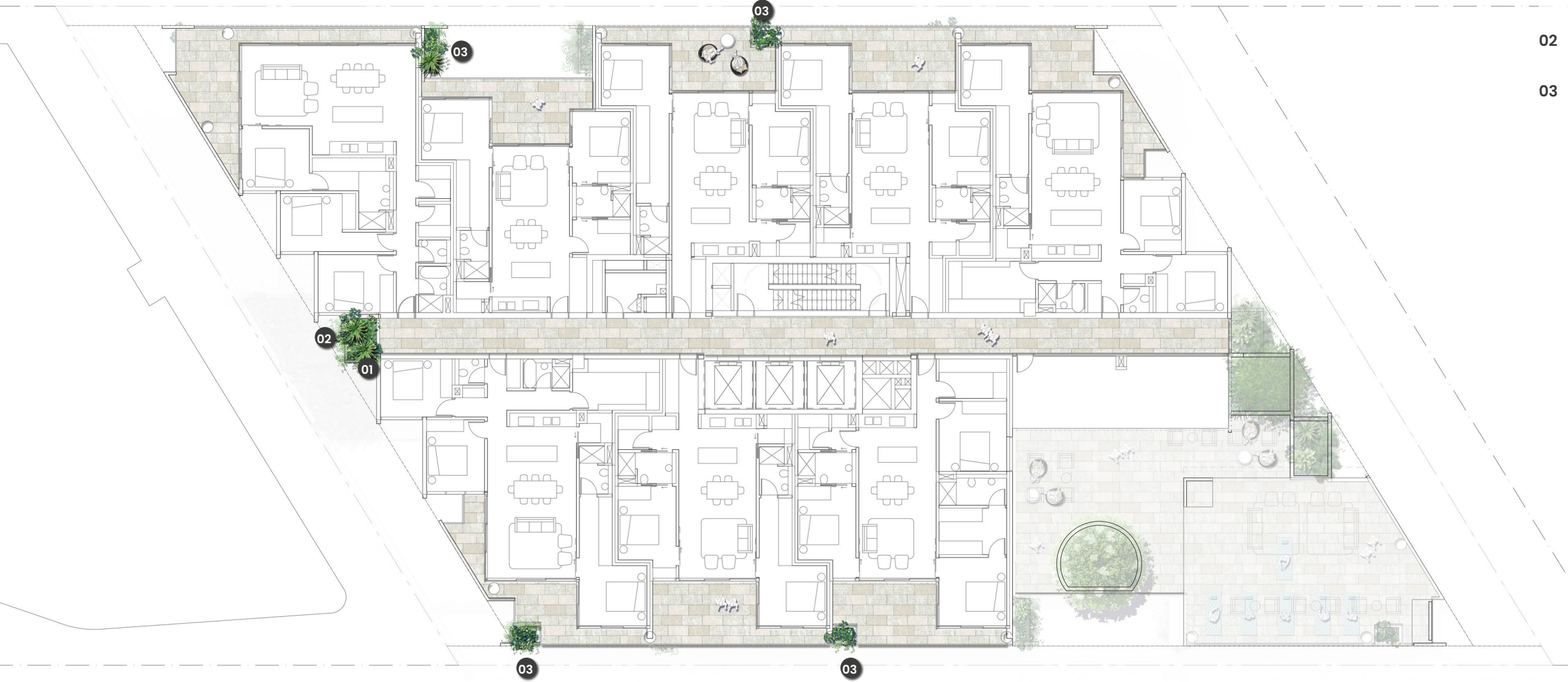
The Wellness Terrace is designed as a flexible outdoor destination that supports a diverse range of everyday activities, from quiet relaxation and social gathering to informal exercise and moments of retreat. A lush subtropical landscape of canopy trees, layered planting and generous garden spaces creates a comfortable and adaptable setting that can evolve throughout the day to suit different users and experiences.

Level 13
Concept plan



- LEGEND
- 01 Lush subtropical planting along wall and climbing plants over wall
 - 02 Cascading plants over wall edge to soften building face
 - 03 Lush subtropical planting for planter
 - 04 Feature tree

Level 14 – 15
Concept plan



LEGEND

- 01 Lush subtropical planting along wall and climbing plants over wall
- 02 Cascading plants over wall edge to soften building face
- 03 Lush subtropical planting for planter

Level 16
Concept plan



LEGEND

- 01 Cascading plants over wall edge to soften building face
- 02 Lush subtropical planting for planter
- 03 Feature fern

Level 17
Concept plan



LEGEND

- 01 Lush subtropical planting along wall and climbing plants over wall
- 02 Cascading plants over wall edge to soften building face
- 03 Lush subtropical planting for planter
- 04 Feature Tree

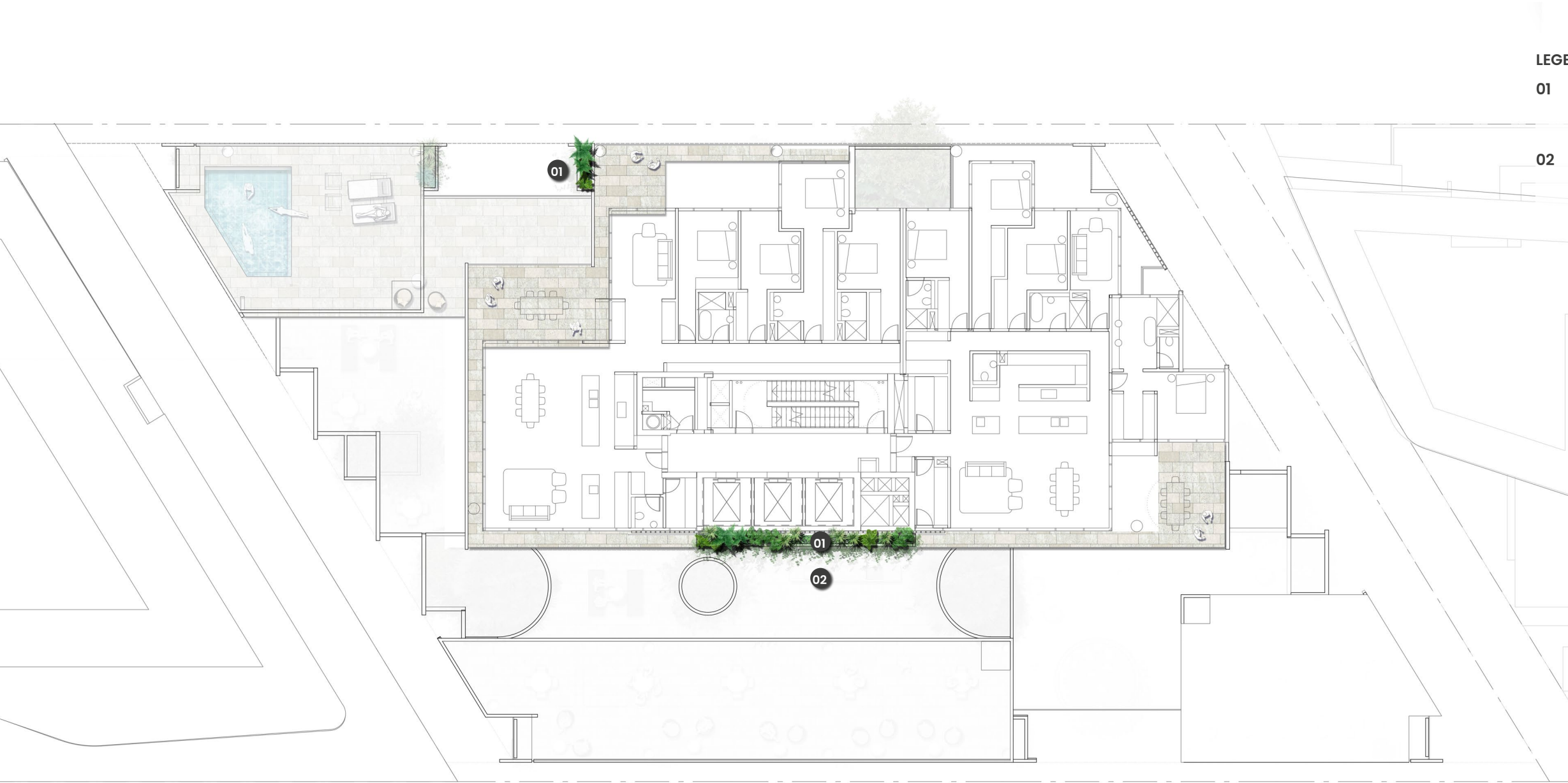
Level 18
Concept plan



LEGEND

- 01 Cascading plants over wall edge to soften building face
- 02 Lush subtropical planting for planter
- 03 Swimming pool
- 04 Lounge area

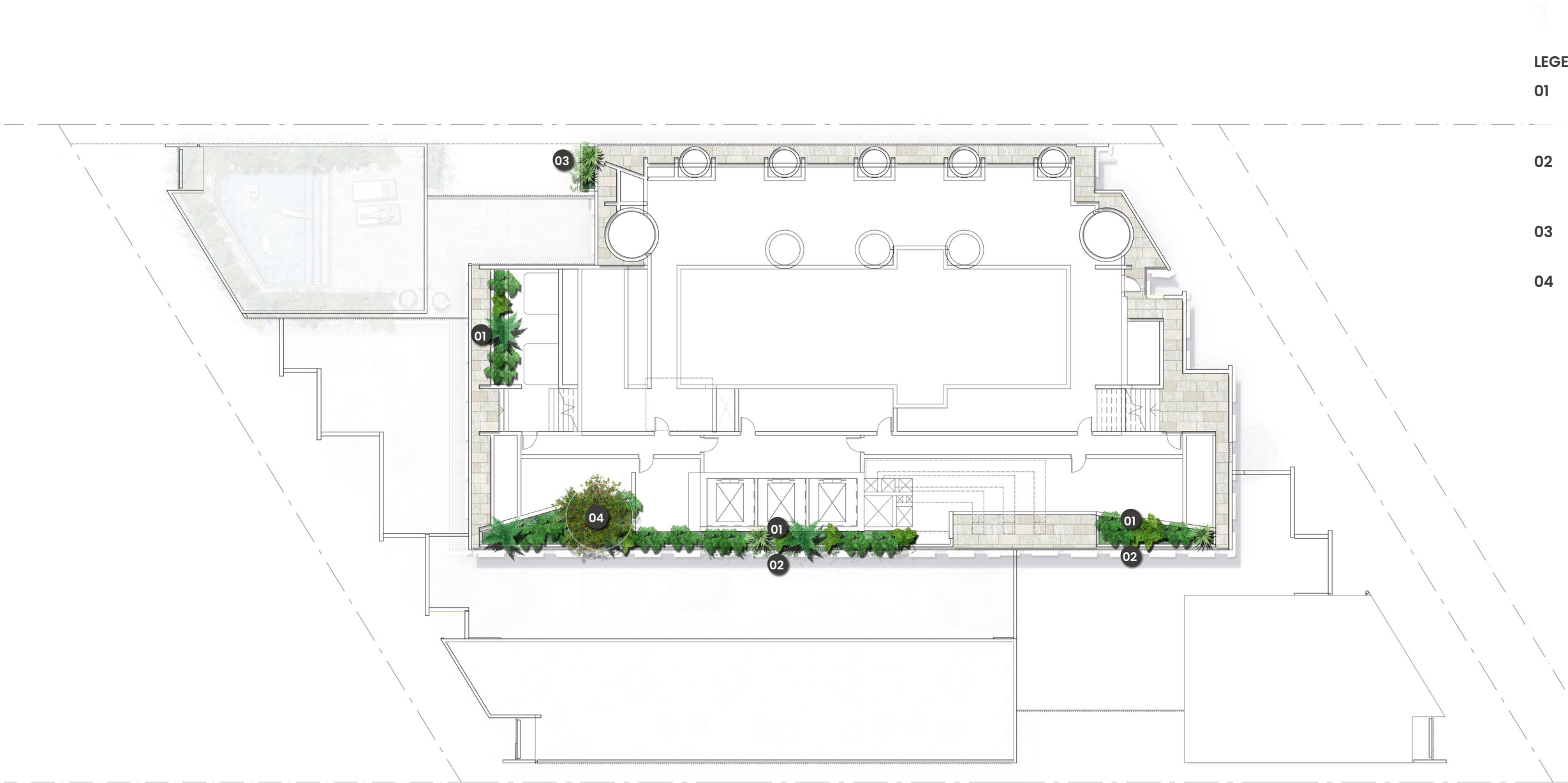
Level 19 – 20
Concept plan



LEGEND

- 01 Lush subtropical planting along wall and climbing plants over wall
- 02 Cascading plants over wall edge to soften building face

Level 21
Concept plan



LEGEND

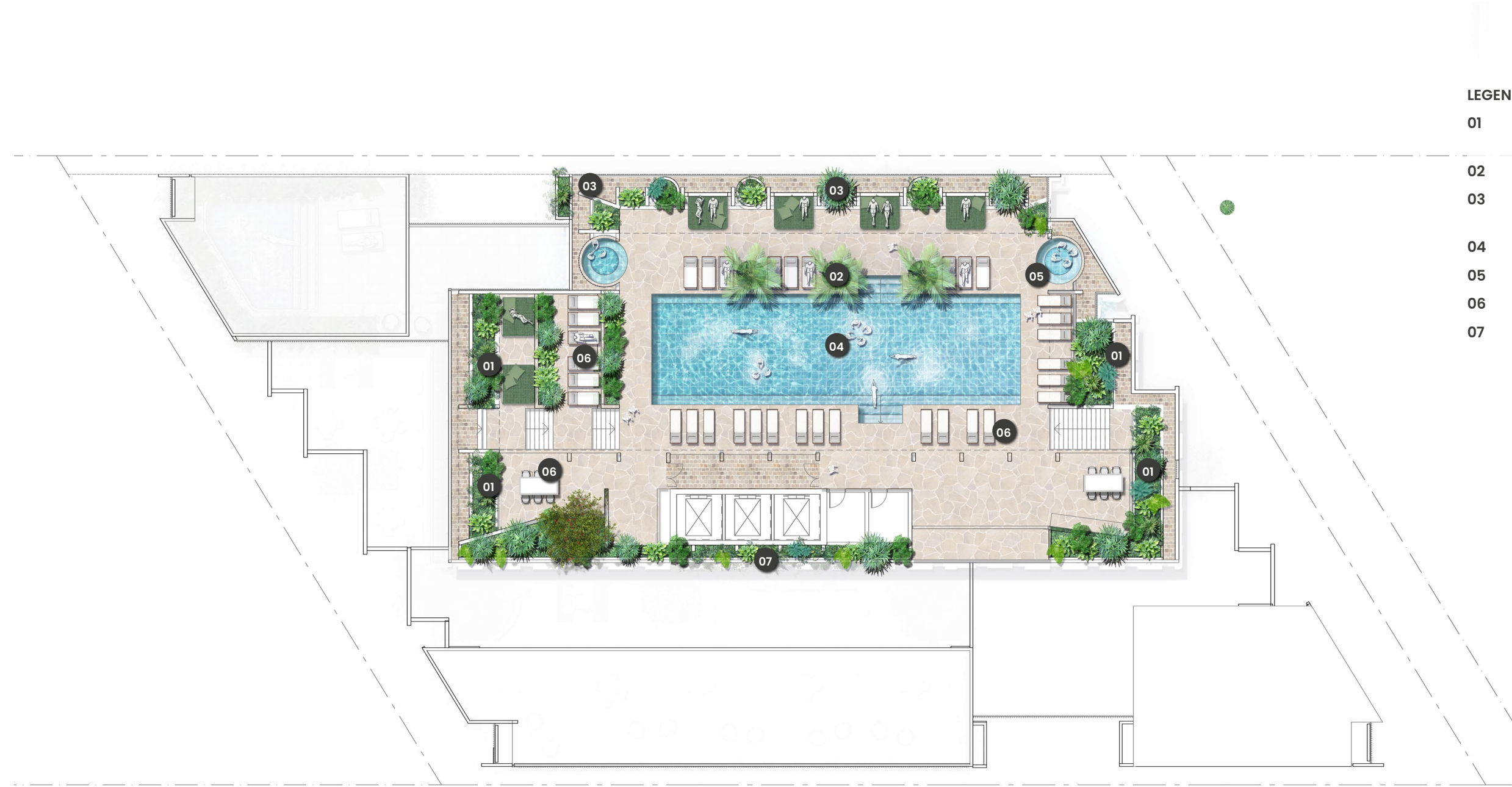
- 01 Lush subtropical planting along wall and climbing plants over wall
- 02 Cascading plants over wall edge to soften building face
- 03 Lush subtropical planting for planter
- 04 Feature Tree

Pool terrace
Landscape intent



The rooftop pool is conceived as a subtropical sky garden, offering a resort-style retreat above the city. Surrounded by lush planting, shaded lounging areas and expansive views, the landscape creates a calm and immersive environment that balances recreation with relaxation. The integration of greenery with water and architecture establishes a distinctive rooftop experience where nature, wellness and urban living converge to create a memorable destination for residents.

Rooftop
Concept plan



- LEGEND
- 01 Mid-storey shrubs to create enclosure
 - 02 Feature palm trees
 - 03 Lush subtropical planting for planter
 - 04 Swimming pool
 - 05 Hot tub
 - 06 Lounging areas
 - 07 Cascading plants over wall edge to soften building face

Elevation North

- LEGEND
- 01 Large subtropical shade tree in accordance with BCC streetscape hierarchy.
 - 02 Existing street trees
 - 03 Cascading plants over wall edge to soften building face
 - 04 Feature palm trees



LANEWAY ENTRY

- LEGEND
- 01 Large subtropical shade tree in accordance with BCC streetscape hierarchy.
 - 02 Layered subtropical plants to enhance visual interest for laneway users
 - 03 Cascading plants over wall edge to soften building face



WYANDRA ST



Design detail.



Planting

Planting palette



PALM	Phoenix roebelenii	PHO roe
PALM	Howea forsteriana	HOW fos
PALM	Washingtonia robusta	WAS rob
TREE	Randia fitzalanii	RAN fit
TREE	Cupaniopsis anacardioides	CUP ana
TREE	Livistona australis	LIV aus
FERN	Cyathea australis	CYA aus
LARGE SHRUB	Rhapis excelsa	RHA exc
LARGE SHRUB	Strelitzia nicolai	STR nic
LARGE SHRUB	Monstera deliciosa	MON del
FILLER	Alocasia brisbanensis	ALO bri
SHRUB	Cycas revoluta	CYC rev
FILLER	Philodendron xanadu	RHI xan
FILLER	Blechnum gibbum	BLE gib
FILLER	Plectranthus australis	PLE aus
FILLER	Doryanthes palmeri	DOR pal
FILLER	Farfugium japonicum	FAR jap
GROUNDCOVER	Myoporum parvifolium	MYO par
GROUNDCOVER	Dichondra repens	DIC rep
CLIMBING	Ficus pumila	FIC pum
GROUNDCOVER	Cissus antarctica	CIS ant
GROUNDCOVER	Viola hederacea	VIO hed

Planting

Podium soil types

On Structure soil media A

Quality – Soil must be free from any 'unwanted materials'

Physical Properties

Property	Units	Target range
Texture, preferred range	n/a	Gravelly loamy sand to organic sandy loam
Air-filled porosity	%	≥ 10
Chloride	%	≥ 40
Permeability (@ 16 drops by McIntyre Jakobsen)	mm/h	> 100
Saturated Density	kg/L	< 2.4
Organic matter	% w/w	< 15
Wettability	min	< 5
Dispensability in water		1 or 2 (AS4419) Category
Large particles in the largest dimension		
< 2 mm	% w/w	30–70
2–10 mm	% w/w	10 –20
10–20 mm	% w/w	5–10
20–50 mm	% w/w	< 5
> 50 mm	% w/w	0

Chemical Properties

C2. Chemical properties	Units	Target range
pH in water (1:5) Standard range	pH units	5.4–6.8
Electrical Conductivity (1:1.5)	dS/m	< 2.2
Chloride	mg/L	≤ 200
Ammonium-N (NH4)	mg/L	≤ 100
Ammonium-N + nitrate-N (NH4 + NO3)	mg/L	≥ 50
Nitrogen draw-down index	-	≥ 0.7
Toxicity index	mm	≥ 70
Phosphorus – P standard range	mg/L	8–40
Low phosphorus – P (P-sensitive plants)	mg/L	< 3
Potassium (K)	mg/L	50–250
Sulphate (SO4)	mg/L	≥ 40
Calcium (Ca)	mg/L	≥ 80
Magnesium (Mg)	mg/L	≥ 15
Ca:Mg ratio	–	1.5–10
K:Mg ratio	–	1–7
Sodium (Na)	mg/L	≤ 130
Iron (Fe)	mg/L	≥ 35
Cooper (Cu)	mg/L	0.4 - 15
Zinc (Zn)	mg/L	0.3 - 10
Manganese (Mn)	mg/L	1 - 15
Boron (B)	mg/L	0.02 – 0.65

On Structure soil media B

Quality – Soil must be free from any 'unwanted materials'

Physical Properties

Property	Units	Target range
Texture, preferred range	n/a	Gravelly loamy sand to organic sandy loam
Air-filled porosity	%	≥ 10
Water-holding capacity	%	≥ 40
Permeability (@ 16 drops by McIntyre Jakobsen)	mm/h	> 100
Saturated Density	kg/L	< 1.8
Organic matter	% w/w	< 5
Wettability	min	≤ 5
Dispensability in water		1 or 2 (AS4419) Category
Large particles in the largest dimension		
< 2 mm	% w/w	30–70
2–10 mm	% w/w	10 –20
10–20 mm	% w/w	5–10
20–50 mm	% w/w	< 5
> 50 mm	% w/w	0

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Electrical Conductivity (1:1.5)	dS/m	< 2.2
Chloride	mg/L	≤ 200
Ammonium-N (NH4)	mg/L	≤ 100
Ammonium-N + nitrate-N (NH4 + NO3)	mg/L	≥ 50
Nitrogen draw-down index	-	≥ 0.7
Toxicity index	mm	≥ 70
Low phosphorus – P (P-sensitive plants)	mg/L	< 3
Potassium (K)	mg/L	50–250
Sulphate (SO4)	mg/L	≥ 40
Calcium (Ca)	mg/L	≥ 80
Magnesium (Mg)	mg/L	≥ 15
Ca:Mg ratio	–	1.5–10
K:Mg ratio	–	1–7
Sodium (Na)	mg/L	≤ 130
Iron (Fe)	mg/L	≥ 35
Cooper (Cu)	mg/L	0.4 - 15
Zinc (Zn)	mg/L	0.3 - 10
Manganese (Mn)	mg/L	1 - 15
Boron (B)	mg/L	0.02 – 0.65

Planter depths



LEGEND

- Podium planting – 700-900mm depth
- Podium planting – 500mm depth
- Podium planting – 1000mm depth

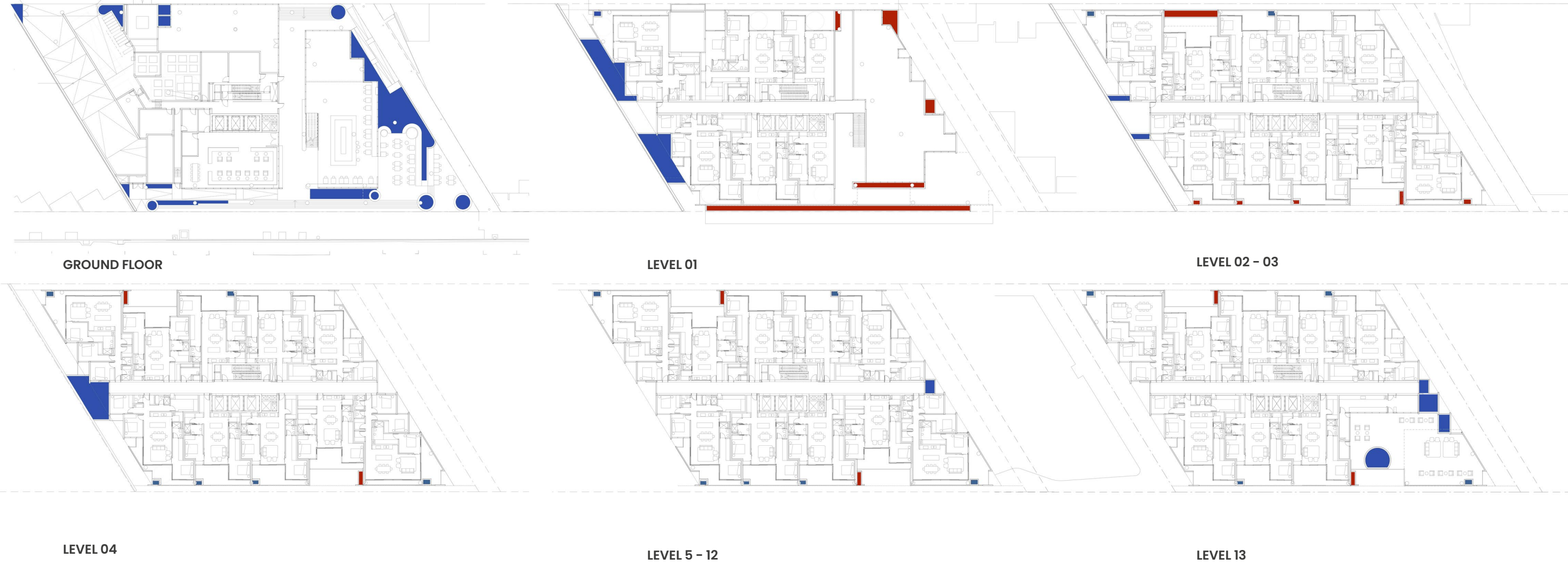
Planter depths



LEGEND

- Podium planting – 700-900mm depth
- Podium planting – 500mm depth
- Podium planting – 1000mm depth

Maintenance



LEGEND

- Access via floor level
- Access via abseiling

Maintenance



LEGEND

- Access via floor level
- Access via abseiling

