




RENOVATION / DEMOLITION LEGEND

-  Existing Elements To Be Retained
-  Proposed Demolition
-  Proposed Construction

TOWN PLANNING

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SITE INFORMATION

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369 Gregory Terrace
Spring Hill, QLD, 4000
Lot 2 on RP 58772

NOTE:

Boundary, contours, levels, and site services information are sourced from a survey by Lawson Surveys on 25.02.21

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13/09/21	A	Client Issue	GL

Date Issue Details Checked



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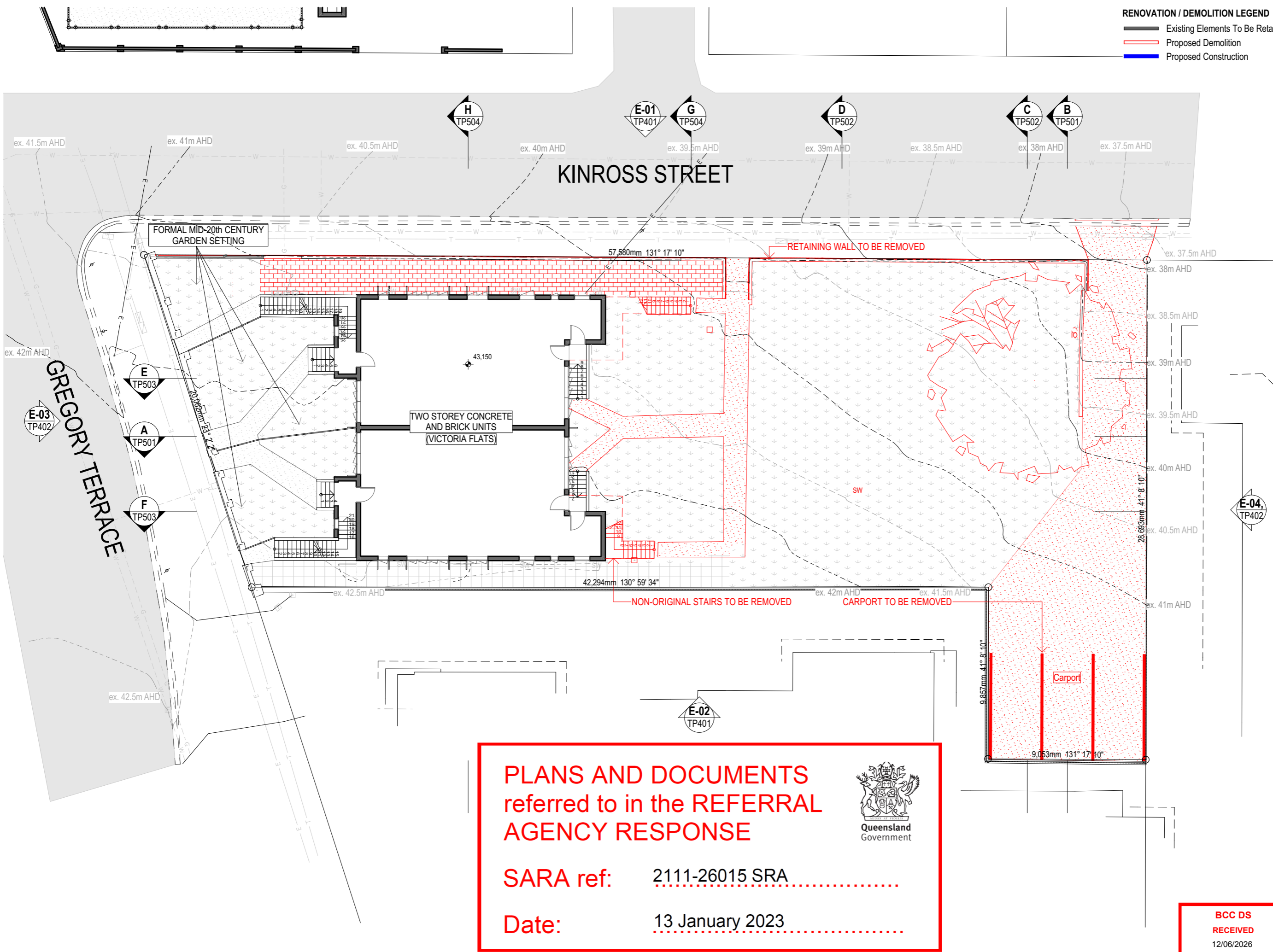
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Project
Multiple Dwelling
369 Gregory Terrace, Spring Hill,
QLD 4000

Drawing Title
Existing / Demolition Ground Floor Plan
Scale @ A3 Drawn: Checked:
1:200 LA/TN EA
Project Number Drawing Number Issue
H4209GRE TP201 N



PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE



Queensland Government

SARA ref: 2111-26015 SRA

Date: 13 January 2023




BCC DS RECEIVED

12/06/2026

APPLICATION REF

A007047609

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Project
Multiple Dwelling
369 Gregory Terrace, Spring Hill,
QLD 4000

Drawing Title
Existing / Demolition Level 2
Floor Plan

Scale @ A3	Drawn:	Checked:
1:200	LA/TN	EA
Project Number	Drawing Number	Issue
H4209GRE	TP202	N

KINROSS STREET

H
TP504

E-01
TP401

G
TP504

D
TP502

C
TP502

B
TP501

GREGORY TERRACE

E
TP503

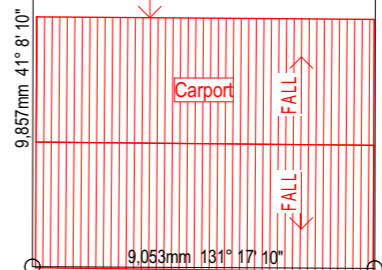
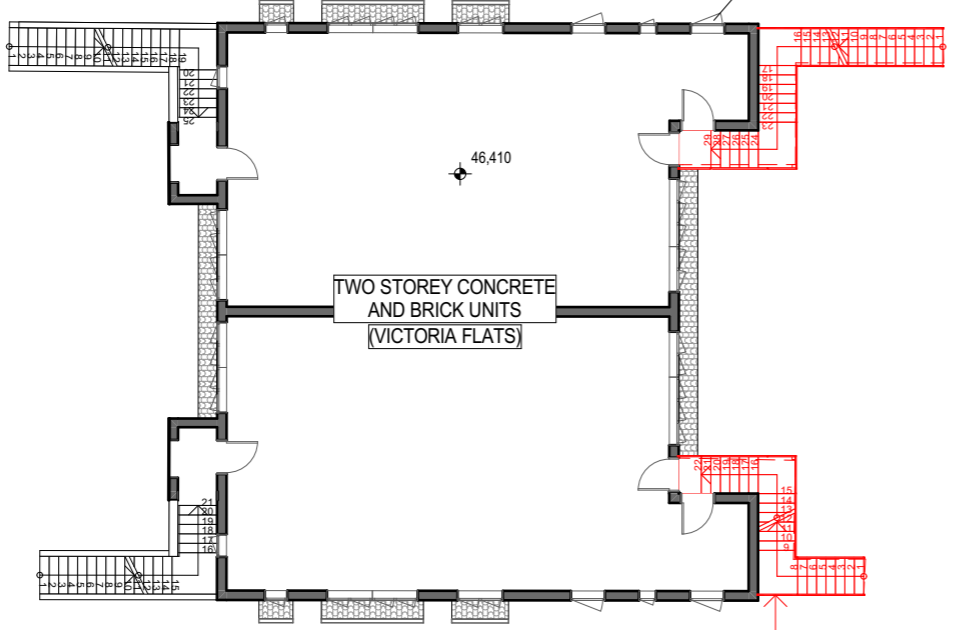
A
TP501

F
TP503


E-03
TP402

E-04
TP402

E-02
TP401



PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

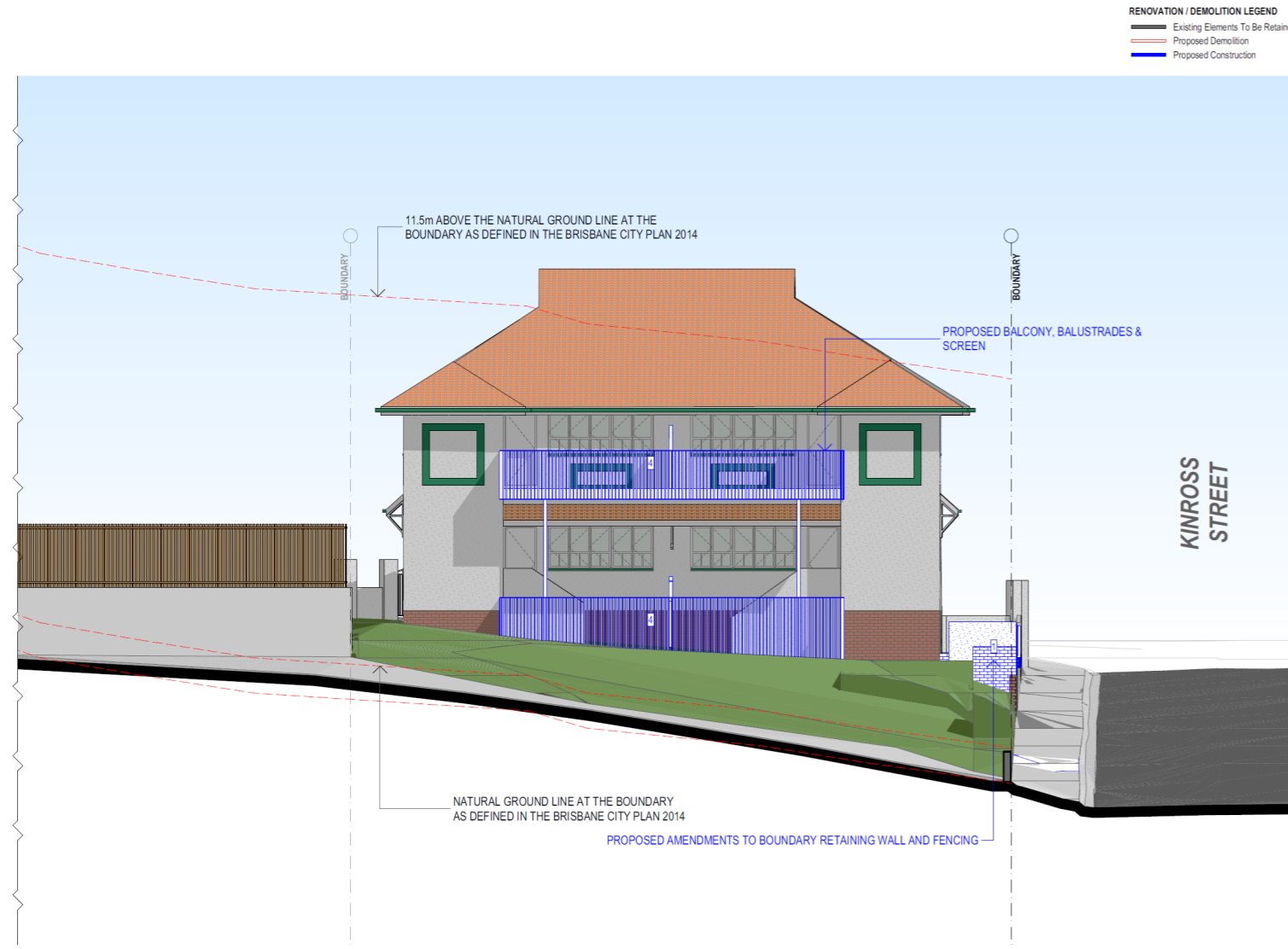


Queensland Government

SARA ref: 2111-26015 SRA

Date: 13 January 2023

Existing / Demolition Level 2 Floor Plan
1:200



E-04 Proposed South-Eastern Elevation
1:100

RENOVATION / DEMOLITION LEGEND
 Existing Elements To Be Retained
 Proposed Demolition
 Proposed Construction

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Project
Multiple Dwelling
 369 Gregory Terrace, Spring Hill, QLD 4000
Drawing Title
Victoria Flats South-Eastern Proposed Elevation
 Scale @ A3 Drawn: Checked:
 1:100 LA/TN EA
Project Number Drawing Number Issue
H4209GRE TP412 N

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

SARA ref: 2111-26015 SRA

Date: 13 January 2023

RENOVATION / DEMOLITION LEGEND
 Existing Elements To Be Retained
 Proposed Demolition
 Proposed Construction

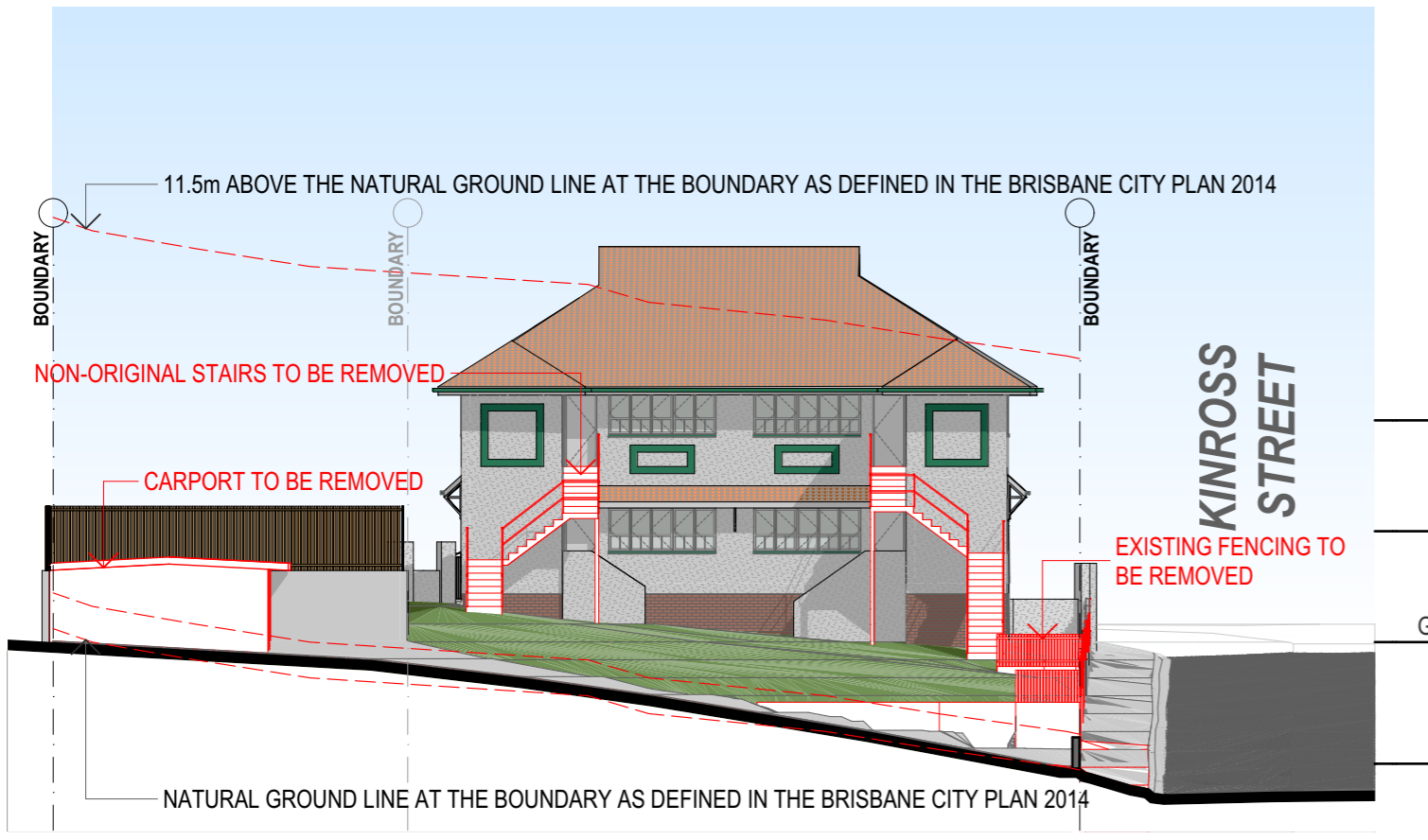
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E-04 Existing South-Eastern Elevation
1:200

Level 3	+47,700
Level 2	+44,600
Ground Floor	+41,500
Basement	+38,100

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Project
Multiple Dwelling
 369 Gregory Terrace, Spring Hill, QLD 4000
Drawing Title
Existing North-Western & South-Eastern Elevations
 Scale @ A3 Drawn: Checked:
 1:200 LA/TN EA
Project Number Drawing Number Issue
H4209GRE TP402 N

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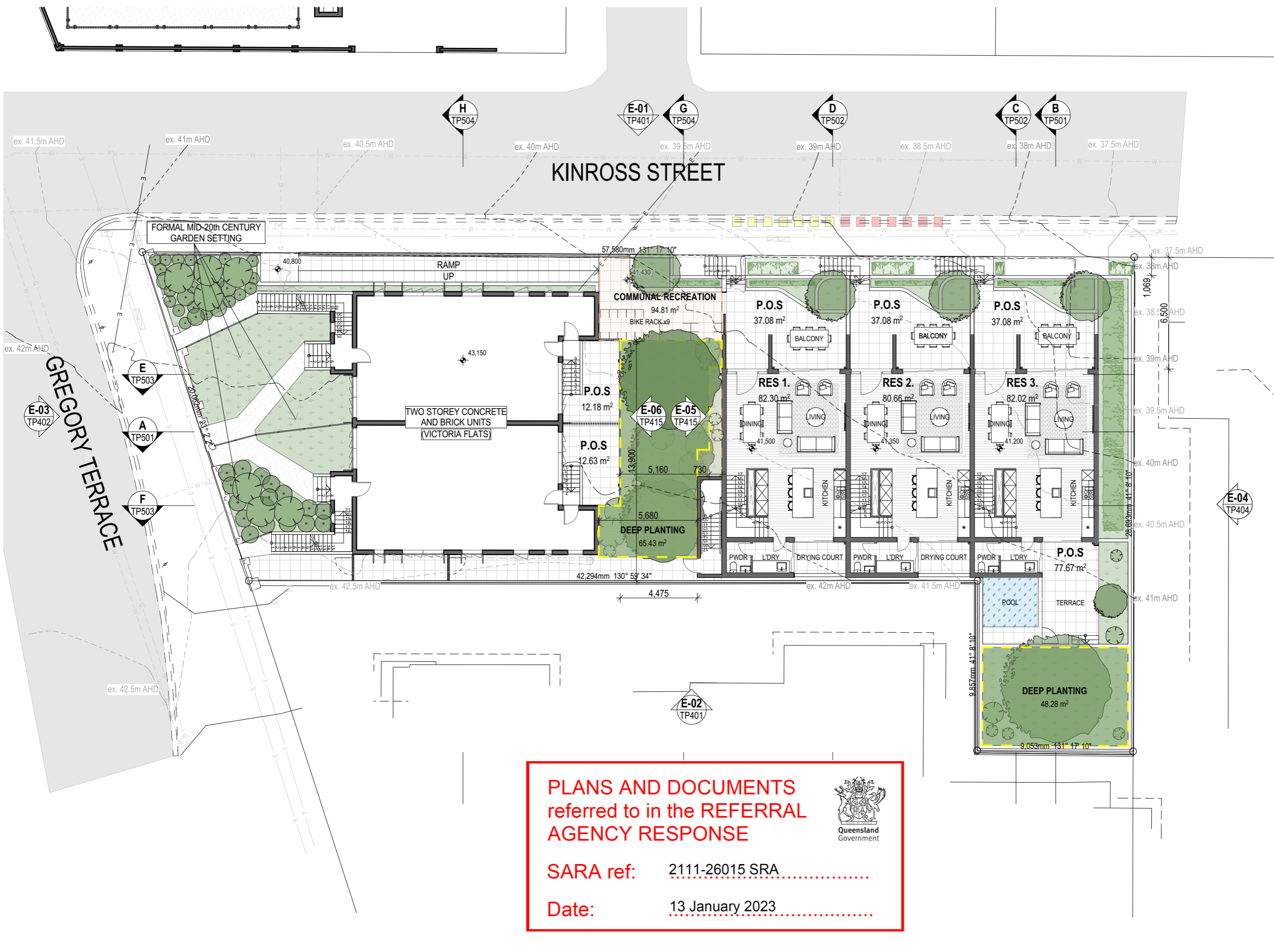
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Project
Multiple Dwelling
369 Gregory Terrace, Spring Hill,
QLD 4000


Drawing Title
Proposed Ground Floor Plan

Scale @ A3	Drawn:	Checked:
1:200	LA/TN	EA
Project Number	Drawing Number	Issue
H4209GRE	TP209	N



PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

SARA ref: 2111-26015 SRA
Date: 13 January 2023



Queensland Government

Proposed Ground Floor Plan
1:200



LANDSCAPE DEVELOPMENT APPROVAL DRAWINGS

Prepared For

Residential Development

369 Gregory Terrace
Spring Hill
QLD 4000

LANDSCAPING OBJECTIVES

Provide an aesthetically pleasing landscape scheme, utilising deep planting and sub-tropical landscape areas.

Implement a selection of specific vegetation to compliment the building design and respond to the local climate.

Provide an aesthetically pleasing landscape scheme, in order to contribute to the visual presentation of the development, with a native sub-tropical theme, utilising hardy, low maintenance drought tolerant species.

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

SARA ref: 2111-26015 SRA

Date: 13 January 2023



GENERAL SPECIFICATION NOTES

These drawings to be read in conjunction with the drawing package from the following consultants:
- HAL Architects: Architect

Refer to architectural drawings for details relating to:
- Buildings, hardworks, decks and pavements
- Enclosures & walls
- New services.

Setting out:

Contractor is to verify all set out and dimensions prior to proceeding with the works - refer to superintendent for clarification.

Contractors facilities:

Site storage / compound location(s) to be confirmed by superintendent.

Access and safety:

Contractor to maintain safe access paths through site at all times. Ensure all excavations are fully protected at all times.

Services:

It is the Landscape Contractor's responsibility to confirm with authorities and Builder / Civil Contractor the location of all underground services prior to commencement, repair any damage to services without delay & cost.

Plant set-out and stock:

All plant stock to be verified by a Landscape Architect / Superintendent for stock quality, size, and set out prior to planting. Substitutions are not to be made without written approval.

Set out of mass planted areas: where not detailed
- Plants to be set out in swathes of single species of large numbers of plants.
- Swathes to be set out in naturalistic elongated random sized forms/ shapes
- Swathes of species to be arranged to provide contrast in size, form, texture and colour.
- Landscape Architect to discuss and verify on site a sample section of planting swathes set out prior to contractor proceeding to set out and complete.

Planting standards:

Works to be carried out in accordance with relevant Australian and industry standards unless directed otherwise.

Protection of works:

Contractor to ensure full protection of the works during the construction and establishment periods.

Erosion and sediment control:

Sediment runoff from earthwork sites is to be prevented from entering the underground drainage system. Typical sediment trap mechanism will include:
- Stacked hay bales
- Entrenched hay bales
- Earthen embankments
- Filter cloth fences
- Shallow temporary berms

The exposed areas are to be stabilised and landscape works carried out as soon as practicable. Diversion drains and sediment traps are to remain in place until stabilisation works have been completed. The maximum width of soil exposed at any time during embankment works should be limited to 10m.

TREE PROTECTION NOTES

Work near trees (neighbouring & to be protected)

Harmful materials:

Keep the area within the drip line free of construction material and debris. Do not place bulk materials and harmful materials under or near trees. Do not place spoil from excavations against tree trunks. Prevent wind-blown materials such as cement from harming trees and plants.

General:

Do not remove topsoil from, or add topsoil to, the area within the drip line of the trees.

Excavation:

If excavation is required near trees to be retained, give notice and obtain instructions. Open up excavations under tree canopies for as short a period as possible.

Hand methods:

Use hand methods to locate, expose and cleanly remove the roots on the line of excavation. If it is necessary to excavate within the drip line, use hand methods such that root systems are preserved intact and undamaged.

Roots:

Do not cut tree roots exceeding 50 mm diameter. Where it is necessary to cut tree roots, use means such that the cutting does not unduly disturb the remaining root system.

SOFTWORKS

All mass planting and turf areas to be prepared prior to planting. Preparation to include cultivation of the subgrade to a depth of 150mm. If the subsoil is of a high clay content, apply gypsum at the manufacturers recommended rate. In sandy soils, incorporate organic materials to increase water holding capacity and nutrients.

Soil (under turf):

Install organic topsoil to all turfed areas. Soil to be free of debris and weed seeds and conform to the required Australian standards for under turf mix.
Type: under turf blend
Depth: 150mm

Soil (on ground):

Install organic topsoil to all mass planting areas. Soil to be free of debris and weed seeds and conform to the required Australian standards for premium planting blend.
Type: premium planting blend
Depth: 300mm

Soil (on structure):

Install organic lightweight podium blend topsoil to all on structure planting areas. Soil to be free of debris and weed seeds and conform to the required Australian standards for premium lightweight podium planting blend.
Type: premium lightweight podium planting blend
Depth: varies

Root barrier

Supply and install root barrier to all trees within isolated garden beds and near (within 1m) of services.

LANDSCAPING NOTES

General

All works to be performed by a licensed Contractor familiar with landscape construction of this nature. The Contractor shall verify the location of utilities / services on site prior to the commencement of construction, and ensure that they will not have an effect on the works.
Should there be any conflict, the Contractor shall notify the Landscape Architect immediately.

Standards

Soils General: to AS4419

Fire Ants

All imported materials to be certified and recorded as free of fire ants.

Site & Soil

Planting beds cultivation minimum depth: 100mm
Cultivation Depths:
- Grasses area (turf) 150mm
- Planting areas 150mm

Source

General: Import topsoil that complies with AS4419
Soil Source Schedule:
Soil Type: premium organic topsoil mixture (AS4419)
Topsoil Depths:
Spread topsoil to the following depths:
- Excavated planting areas: If using organic mulch, 300mm.

Fertiliser

Provide proprietary fertilisers, delivered to the site in sealed bags marked to show manufacturer or vendor, weight, fertiliser type, N:P:K ratio recommended uses and application rates.

Existing Trees

Protect all existing vegetation unless otherwise specified.

Finished Levels & Grades

Minimum cross falls of 1:50 on planting and pathways to drainage collection points and overflow points. Planting areas should not exceed 1:3.

Cultivation

Cultivate sub-grade to a minimum depth of 150mm prior to placing topsoil to all planting and turf areas on ground.

Topsoil

Supply and install imported topsoil that complies with Australian Standard 4419 to all turf (100mm) and garden areas (300mm) as shown on drawings unless otherwise specified.
Ensure modified site soil is free from stones, sticks, roots, rubbish & material toxic to plant growth.
Modified topsoil shall have a friable structure with good drainage and high organic content.

Mulch

General: Provide mulch which is free of deleterious and extraneous matter such as soil, weeds and sticks.
Standard: To AS4454
Mulch Material: TEA TREE MULCH
Depths: Spread organic mulch to a depth of 100mm.

Turf

Supply and install A-grade turf (variety specified on drawings) to areas shown on drawings. Finishing levels should be flush with adjacent surfaces unless otherwise detailed. Spread topsoil and grade surface to ensure a level finished surface, which drains to nominated field gullies.

Plants

General: Provide plants with the following characteristics:
- Large healthy root systems with no evidence of root curl, restriction or damage
- Vigorous, well established, free from disease and pests, of good form consistent with the species or variety.
- Hardened off, not soft or forced, and suitable for planting in the natural climatic conditions prevailing at the site.

Supply plants in weed-free containers of the required size.

Open rooted stock: if trees are to be supplied as open rooted stock, ensure this is appropriate to the species, variety, size and time of year for planting.

Stakes

Stake sizes

- For plants 1-2.5m high:
Two 50x50x1800mm stakes per plant

Ties

Provide ties fixed securely to the stakes, one tie at half the height of the main stem, others as necessary to stabilise plant.

Tie Types

For plants < 2.5m high:
50mm hessian webbing stapled to the stake.

Planters

Planter depth to be:

1100mm min. internal depth for trees; and
600mm min. soil depth for shrubs.
To comply with BCC standard drawings.

Tank / Irrigation Installation

Supply and install tank, if required, to size and location specified as per drawings.
The irrigation system, if required, shall be fully automatic and provide even cover to all planting areas.
The equipment and installation processes are intended to produce an irrigation system which complies with all applicable industry, local authority and Australian standards.
Hosecocks, irrigation and field gullies to future detail.

Lighting

All lighting to be carried out by a qualified electrician. All recommended lighting is merely a suggestion, with the ultimate style of lighting used at the description of the client.

Edging

Supply and install all edging as per drawings, generally between turf / gravel pathways and garden beds. Brick edging shall sit on 100mm of concrete. Timber edging must be constructed from hardwood and joined using galvanized fittings.

Gravel

Natural Washed River pebble pathways, 20mm diameter or equal approved, at 100mm depth.

Hydraulics

Hosecocks and field gullies to future detail.

Maintenance / Establishment Period

Maintenance of all landscape works is to be carried out by the contractor until completion of the landscape works. Maintenance includes replacement of dead and/or diseased plant stock, removal of weeds and rubbish, weed spraying and mowing.

TOWN PLANNING

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Project

Residential Development

369 Gregory Terrace
Spring Hill
QLD 4000

Drawing Title

Landscape Concept - Cover Sheet

Scale @ A3	Drawn:	Checked:
NTS	SC	AL
Project Number	Drawing Number	Issue
H4209GRE	L001	F

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NOTE:

1. With regard to landscape, this drawing has been prepared in accordance with the Brisbane City Council (BCC) City Planning Scheme 2014, including section 9.4.5 Landscape Work Code.
2. Refer to Proposed Plant Species drawing, L003, compiled with reference to BCC Planting species planning scheme policy.
3. Refer to relevant BCC Standard Drawings.

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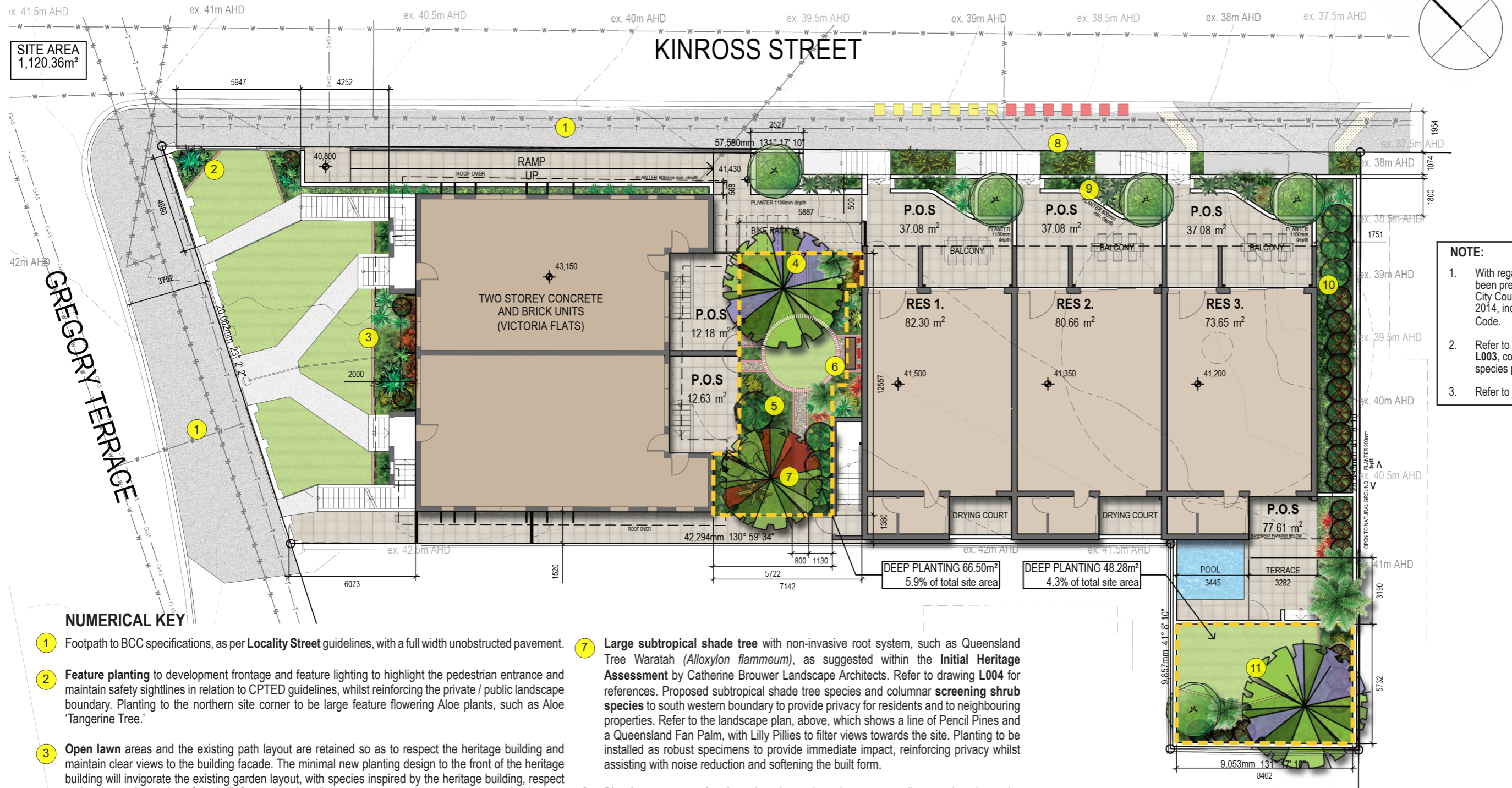


Project
Residential Development

369 Gregory Terrace
Spring Hill
QLD 4000

Drawing Title
Landscape Concept -
Ground Level Plan

Scale @ A3	Drawn:	Checked:
1:200	SC	AL
Project Number	Drawing Number	Issue
H4209GRE	L002	F



NUMERICAL KEY

- 1 Footpath to BCC specifications, as per **Locality Street** guidelines, with a full width unobstructed pavement.
- 2 **Feature planting** to development frontage and feature lighting to highlight the pedestrian entrance and maintain safety sightlines in relation to CPTED guidelines, whilst reinforcing the private / public landscape boundary. Planting to the northern site corner to be large feature flowering Aloe plants, such as Aloe 'Tangerine Tree.'
- 3 **Open lawn** areas and the existing path layout are retained so as to respect the heritage building and maintain clear views to the building facade. The minimal new planting design to the front of the heritage building will invigorate the existing garden layout, with species inspired by the heritage building, respect and enhance the setting of the built form, to be installed as mature specimens to larger garden beds to provide immediate impact and reinforce the privacy to neighbouring properties. Plant species in random clumps of 3 - 7 plants to provide visual interest and vertical scale, whilst assisting with noise reduction. Planting is to be generally low level, so as not to obscure views to the heritage building.
- 4 **Large subtropical shade tree** with non-invasive root system, such as Cape Chestnut (*Calodendron capense*) to be installed central to the deep planting area. All large shrubs and conifers are to have non-invasive root systems and be planted at least 2m from the heritage building. Root barriers to be installed, as required, to ensure that roots do not impact upon foundations of the heritage building.
- 5 **Columnar tree**, such as Blueberry Ash, *Elaeocarpus 'Prima Donna'* to provide privacy to private courtyards and screening for neighbouring properties. Colourful, lush, tiered mass planting area to provide visual interest and vertical scale, to surround small circular lawn area. Refer drawing L004 for further detail on the landscape design intent.
- 6 The **central garden** to the heritage building provides a **deep planting area**. The design incorporates a brick edged circular open lawn, reached by formal pathways through lush subtropical tiered planting, beneath the dappled shade of a feature tree canopies. The formal gravel paths create a permeable surface, allowing four points of access to the central lawn area, with bench seat set adjacent to wall mounted trellis for flowering climbing vines, such as Bleeding Heart Vine.

- 7 **Large subtropical shade tree** with non-invasive root system, such as Queensland Tree Waratah (*Alloxylon flammeum*), as suggested within the **Initial Heritage Assessment** by Catherine Brouwer Landscape Architects. Refer to drawing L004 for references. Proposed subtropical shade tree species and columnar **screening shrub species** to south western boundary to provide privacy for residents and to neighbouring properties. Refer to the landscape plan, above, which shows a line of Pencil Pines and a Queensland Fan Palm, with Lilly Pillies to filter views towards the site. Planting to be installed as robust specimens to provide immediate impact, reinforcing privacy whilst assisting with noise reduction and softening the built form.
- 8 **Planting at street level**, and to beneath stairways, to enliven and activate the streetscape. See architectural Artist's Impression of Kinross Street on drawing L004. Plants such as Creeping Fig and Cardboard Palm create a feature, with shade loving groundcovers beneath stairways.
- 9 **Raised planters** over basement car parking area beneath, refer to Architect's drawings. Cascading plant species provide visual diversity and an attractive foil to the raised planters. Plants such as native She-Oak *Casuarina 'Cousin It'* and Tangerine Firecracker Plant *Russelia 'Tangerine Falls'* aids in softening the frontage along Kinross Street. Proposed planter depths shown on plan above.
- 10 **Screening vegetation** to south eastern boundary with tiered planting, consisting of columnar trees and robust native hedge species, such as Lilly Pillies.
- 11 **Large subtropical shade tree** with non-invasive root system, such as Cape Chestnut (*Calodendron capense*) installed to provide immediate impact, located to the rear corner of the site, to screen and soften the built form.

LEGEND

	EXISTING TREE REMOVED		GROUND COVER PLANTS
	FEATURE SHADE TREES		CLIMBING VINE
	COLUMNAR SCREENING TREES		TURF
	ORNAMENTAL TREES		TILED PAVING
	MIDDLE STOREY SHRUBS screening plants		TACTILE PAVERS
	PALM & CYCADS		SERVICES gas, overhead electrical, water, telecommunications
	FEATURE PLANTS		DEEP PLANTING approx. 114.78m ² 10.2% of the total site area
	UNDERSTOREY PLANTS		

INDICATIVE PLANT SPECIES LIST					
Botanical Name	Common Name	Pot Size	Planting Zone		
TREES					
<i>Alloxylon flammeum</i>	Queensland Tree Waratah	200L	HF	HC	pdf pdr
<i>Atractocarpus fitzalanii</i>	Native Gardenia	45L			pdf pdr
<i>Calodendron capense</i>	Cape Chestnut	200L		HC	pdr
<i>Colvillea racemosa</i>	Colville's Glory	200L		HC	
<i>Cupressus sempervirens 'Glauca'</i>	Italian Pencil Pine	45L		HC	pdr
<i>Elaeocarpus 'Prima Donna'</i>	Prima Donna Blueberry Ash	45L		HC	
MIDDLESTOREY SHRUBS / VEGETATIVE SCREENING					
<i>Acmena smithii 'Cherry Surprise'</i>	Lilly Pilly	300mm		HC	pdr
<i>Backhousia citriodora</i>	Lemon scented Myrtle	300mm		HC	
<i>Camellia japonica 'Helenor'</i>	Pink Striped Camellia	300mm	HF	HC	
<i>Heliconia psittacorum 'St. Vincent Red'</i>	Parrot Flower	300mm			pdr
<i>Hydrangea 'Alpen Gluth'</i>	Mophead Hydrangea	300mm		HC	
<i>Michelia figo 'Coco'</i>	Port Wine Magnolia	300mm	HF	HC	
PALMS, CYCADS & FERNS					
<i>Asplenium nidus</i>	Birds Nest Fern	140mm		HC	
<i>Blechnum nudum</i>	Fishbone Water Fern	200mm		HC	
<i>Cyathea cooperi</i>	Scaly Tree Fern	300mm		HC	
<i>Licuala ramsayi</i>	Queensland Fan Palm	400mm		HC	
<i>Phoenix roebelenii</i>	Pygmy Date Palm	400mm		HC	pdr
<i>Wodyetia bifurcata</i>	Foxtail Palm	300mm			pdr
<i>Zamia furfuracea</i>	Cardboard Plant	200mm	HF		pdf
FEATURE PLANTS					
<i>Alcantarea imperialis 'Rubra'</i>	Giant Red Bromeliad	300mm	HF		pdr
<i>Alocasia calidura 'Dwarf'</i>	Dwarf Elephant Ear	200mm		HC	pdr
<i>Aloe 'Venus'</i>	Flowering Aloe	300mm	HF		pdf pdr
<i>Aloe 'Tangerine Tree'</i>	Tangerine Tree Aloe	400mm	HF		
<i>Cordyline 'Negra'</i>	Black Cordyline	200mm		HC	
<i>Dracaena marginata</i>	Madagascar dragon tree	200mm		HC	pdr
<i>Strelitzia juncea</i>	Narrow-leaved Bird of Paradise	200mm	HF		pdf pdr
UNDERSTOREY SHRUBS					
<i>Agave attenuata</i>	Century Plant	300mm	HF		pdf pdr
<i>Aspidistra elatior</i>	Cast Iron Plant	200mm		HC	
<i>Breynia 'Ironstone Range'</i>	Burgundy Coffee Bush	200mm	HF	HC	
<i>Clivia miniata</i>	Natal Lily	200mm	HF	HC	
<i>Codiaeum variegatum</i>	Croton	200mm		HC	pdr
<i>Cordyline stricta</i>	Slender Palm Lily	200mm		HC	pdr
<i>Dietes grandiflora</i>	Day / Fairy Lily	200mm	HF		pdf pdr
<i>Grevillea 'Golden Lyre'</i>	Golden Lyre Grevillea	200mm	HF		pdr
<i>Philodendron selloum</i>	Tree Philodendron	200mm			pdr
<i>Plectranthus argenteus</i>	Silver Spurflower	140mm	HF		
<i>Russelia equisetiformis 'Tangerine Falls'</i>	Tangerine Coral Plant	140mm			pdf
GROUNDCOVER PLANTS					
<i>Acalypha reptans 'Stephie' (syn. A. chamedrifolia)</i>	Red Cat's Tail	140mm	HF	HC	pdf
<i>Alternanthera dentata 'Little Ruby'</i>	Little Ruby	140mm	HF	HC	
<i>Casuarina 'Cousin It'</i>	Cousin It	200mm			pdf
<i>Cineraria senecio 'Silver Dust'</i>	Silver Dust	140mm	HF		
<i>Dianella caerulea</i>	Flax Lily	140mm		HC	pdf pdr
<i>Gardenia radicans 'O So Fine'</i>	Cape Gardenia	140mm	HF		
<i>Neomarica gracilis</i>	Walking Iris	140mm	HF	HC	
<i>Rosmarinus officinalis</i>	Rosemary		HF		pdf
<i>Trachelospermum jas. 'Tricolor'</i>	Variiegated Star Jasmine	140mm			pdf
<i>Viola hederacea</i>	Violet	140mm		HC	
CLIMBING VINES					
<i>Clerodendron thomsoniae</i>	Bleeding Heart Vine	140mm		HC	
<i>Ficus pumila</i>	Creeping Fig	140mm			pdf

PLANTING ZONE CODES - refer to Planting Zones Plan on drawing L004

- HF = Heritage Front Garden - northwest of existing building
- HC = Heritage Central Garden - southeast of existing building
- pdf = Proposed Dwellings Front - frontage gardens of proposed dwellings to Kinross Street
- pdr = Proposed Dwellings Rear - rear poolside deep planting area and screen planting to southeast boundary

PLANT IMAGES

FEATURE SHADE TREES



Alloxylon flammeum



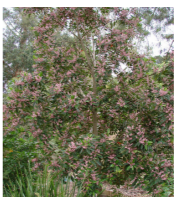
Barklya syringifolia



Calodendron capense



Cupressus sem. 'Glauca'

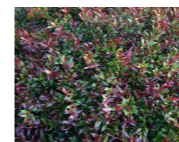


Elaeocarpus 'Prima Donna'



Atractocarpus fitzalanii

MIDDLE STOREY SHRUBS



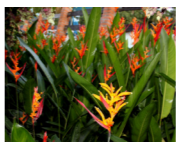
Acmena 'Cherry Surprise'



Backhousia citriodora



Camellia 'Helenor'



Heliconia 'St. Vincents Red'



Hydrangea 'Alpen Gluth'



Michelia figo 'Coco'

PALMS, CYCADS & FERNS



Asplenium nidus



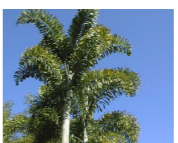
Blechnum nudum



Cyathea cooperi



Phoenix roebelenii



Wodyetia bifurcata

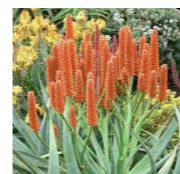


Zamia furfuracea

FEATURE PLANTS



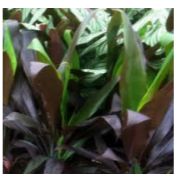
Alcantarea imp. 'Rubra'



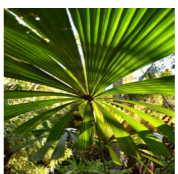
Aloe 'Tangerine Tree'



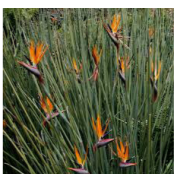
Aloe 'Venus'



Cordyline 'Negra'



Licuala ramsayi

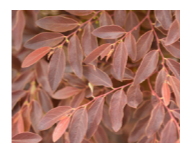


Strelitzia juncea

UNDERSTOREY PLANTS



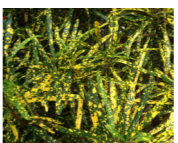
Agave attenuata



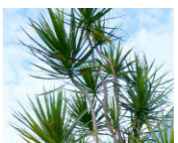
Breynia 'Ironstone Range'



Canna 'Tropicana Black'



Codiaeum variegatum

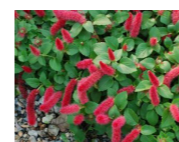


Dracaena marginata

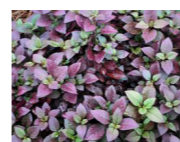


Grevillea 'Golden Lyre'

GROUNDCOVER PLANTS



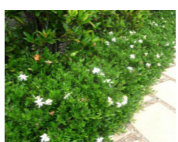
Acalypha 'Stephie'



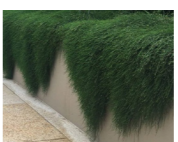
Alternanthera 'Little Ruby'



Dianella caerulea



Gardenia radicans



Casuarina 'Cousin It'



Russelia 'Tangerine Falls'

CLIMBING VINES



Clerodendron thomsoniae



Ficus pumila



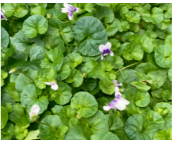
Alocasia calidura 'Dwarf'



Aspidistra elatior



Plectranthus argenteus



Viola hederacea

I COLUMNAR TREES

I ORNAMENTAL TREE

TOWN PLANNING

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12/10/22	F	SARA Advice Issue	AL
21/03/22	E	Info. Request Issue	AL
18/03/22	D	Info. Request Issue	AL
27/09/21	C	DA Lodgement Issue	AL
04/06/21	B	DA Lodgement Issue	AL
28/05/21	A	DA Lodgement Issue	AL

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Project
Residential Development

369 Gregory Terrace
 Spring Hill
 QLD 4000

Drawing Title
Landscape Concept - Plant Appendix

Scale @ A3	Drawn:	Checked:
NTS	SC	AL
Project Number	Drawing Number	Issue
H4209GRE	L003	F

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LANDSCAPE DESIGN INTENT

Victoria Flats built in the interwar period c. 1922-3 is listed as a Queensland Heritage Place on the Queensland Heritage Register, overlooking Victoria Park, on Gregory Terrace, Spring Hill. Refer to adjacent architectural artist's impression of proposed development.

The landscape design and plant species palette is based on and inspired by plant species that would have been used and available when the gardens surrounding the existing house were originally installed and developed over time, in the early to mid 20th Century. This list has been compiled with reference to lists contained within the **Initial Heritage Assessment** of the site and *Designed Landscapes in Queensland* documents, as detailed below. Gardens of this time period were strongly influenced by the formality of European design and the preference for flower gardens and flamboyance of the Victorian era. Many of the sought after Victorian era exotic plants grow naturally in the subtropical climate of Brisbane, therefore native plants are also included and are integral to the planting design, boosting biodiversity.

The **garden layout to the front of the heritage building** retains the sweeping lawns and pathways, in keeping with the original design, with minimal garden beds to showcase the diverse and colourful plant species available at that time (alongside modern interpretations).

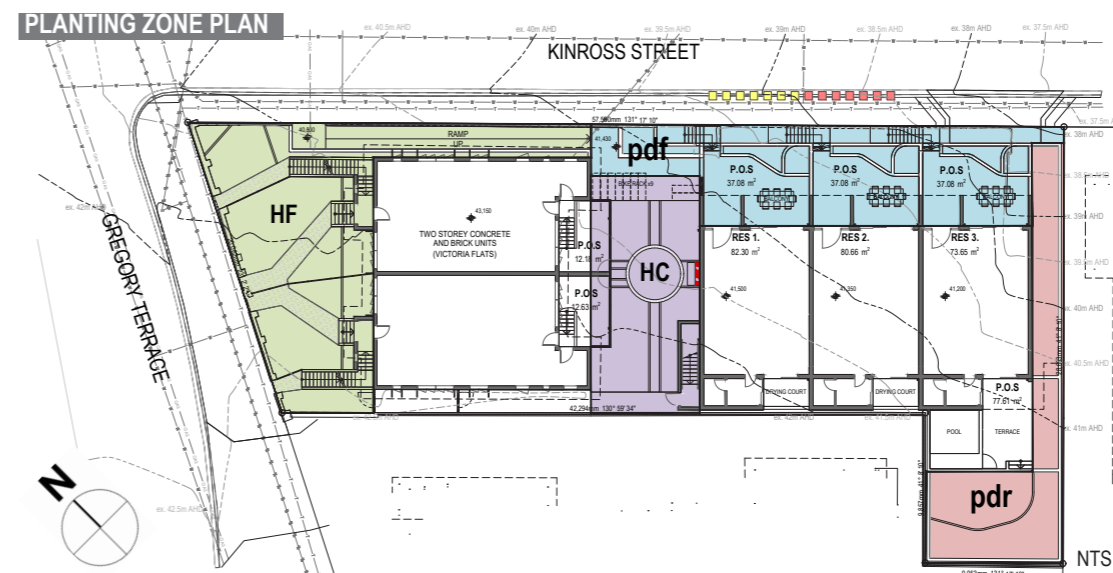
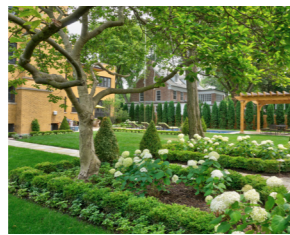
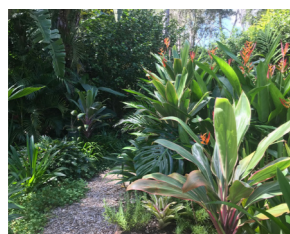
The **central garden layout** to the rear of the heritage building retains the through access of the original 1920's garden installation, with a reconfigured layout, to enhance the significant features of the rear garden layout. The two proposed feature flowering shade trees (refer to notes 4 and 7) act as replacement for the removed Poinciana tree.

Key elements of the landscape design are:

- Dramatic species with bold architectural form and subtropical elements, refer to drawing L003
- Formal garden design elements of manicured hedges, brick edging and abundant flowers
- Decorative species, such as palms, ferns, conifers, year round and seasonal interest
- Open lawn areas to enjoy and marvel at a rich botanic array of form, colour and texture
- Plant species suited to raised planters, including creeping groundcover plants that are to cascade over planter walls to adorn the elevated northeastern facade.
- Screen planting southwest to southeast of the site.

References:

Jean Constance Robertson SIM (November 1999), *Designed Landscapes in Queensland, 1859-1939: experimentation – adaptation – innovation.*
 Catherine Brouwer Landscape Architects (September 2022), *Victoria Flats - Revised Garden Proposal 2022, Initial Heritage Assessment, & (October 2021), Victoria Flats - Heritage Impact Assessment.*



PLANTING ZONE CODES - refer to Indicative Plant Species List on drawing L003

- HF = Heritage Front Garden - northwest of existing building.
Formal garden beds to frame expansive lawn areas.
- HC = Heritage Central Garden - southeast of existing building.
Abundant subtropical garden of early 20th Century species.
- pdf = Proposed Dwellings Front - frontage gardens of proposed dwellings to Kinross Street.
Cascading plants to raised planters fronting proposed dwellings and street level planting.
- pdr = Proposed Dwellings Rear - rear poolside deep planting area and screen planting to southeast boundary.
Poolside and subtropical planting to rear garden area, to fringe lawn. Side boundary screen / hedge planting.

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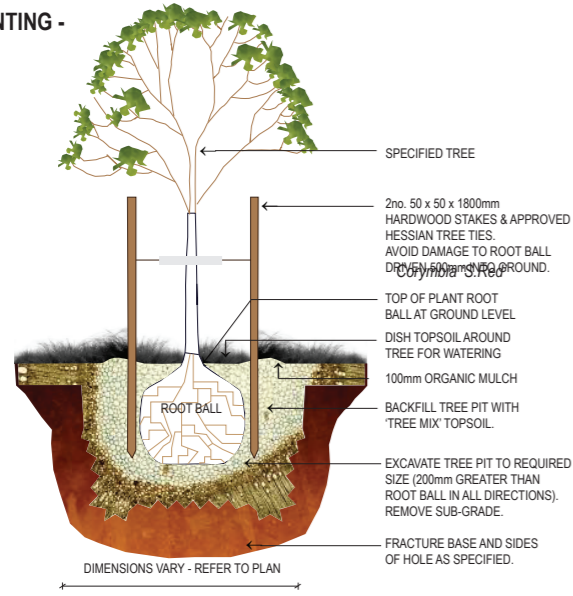
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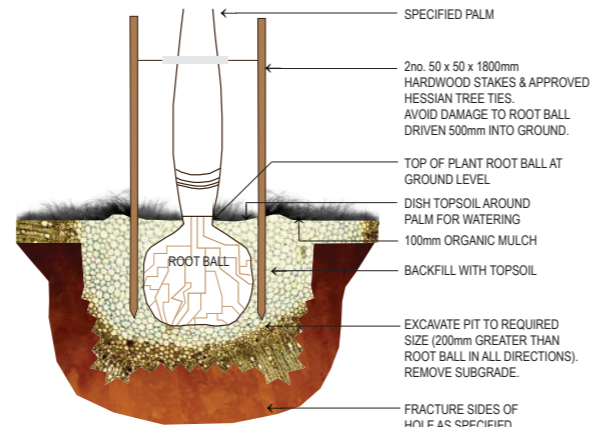
Drawing Title
**Landscape Concept -
Landscape Design Intent**
Scale @ A3 Drawn: Checked:
NTS SC AL
Project Number Drawing Number Issue
H4209GRE L004 F

SOFTSCAPE + PLANTER DETAILS

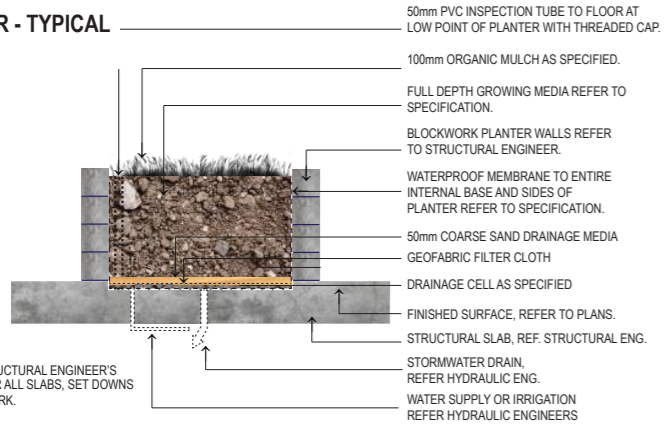
TREE PLANTING - TYPICAL



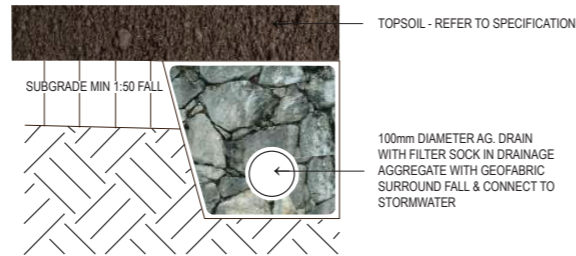
PALM PLANTING - TYPICAL



PLANTER - TYPICAL



100mm SUBSURFACE DRAINAGE

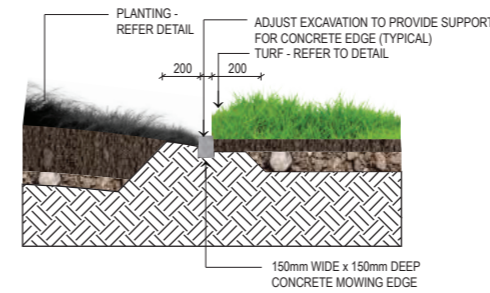


SOFTSCAPE + GROUND DETAILS

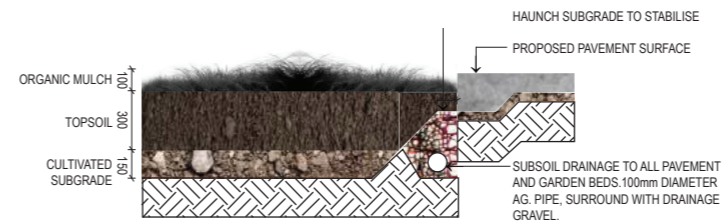
TURF - TYPICAL



CONCRETE MOWING EDGE - TYPICAL



PLANTING TO PAVEMENTS - TYPICAL



TOWN PLANNING

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Project

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Spring Hill
QLD 4000

Drawing Title

Landscape Concept - Construction Details

Scale @ A3	Drawn:	Checked:
NTS	SC	AL
Project Number	Drawing Number	Issue
H4209GRE	L005	F

PLANS AND DOCUMENTS
referred to in the REFERRAL
AGENCY RESPONSE



SARA ref: 2111-26015 SRA

Date: 13 January 2023

Victoria Flats

Revised Garden Proposal 2022 Initial Heritage Assessment



for
Sergio Tosoni - Stosco Projects Pty Ltd

September 2022



CATHERINE BROUWER
Landscape Architects

250 Harcourt Street New Farm Q 4005
p 07 3254 1817
e brouwer@eis.net.au

Acknowledgement of Country

The author acknowledges the Turrbal, the First Nations People and Traditional Owners of the land on which the Victoria Flats was established, and their Elders, past and present, and the intrinsic value of the place to them.

Contents

	page
1.0 Background to the Heritage Assessment	1
2.0 Heritage Assessment - The Garden Setting	3
3.0 Heritage Assessments of the 2022 Gardens Design	4
4.0 A Plant Palette for the Flats Garden Setting	7

1.0 Background to the Heritage Assessment

1.1 The Heritage Place

The place, known as **Victoria Flats**, at 369 Gregory Terrace Spring Hill, comprises a multi-unit residential building which was erected ca 1923, and its surrounding grounds. The residential use continues today. The place, known as *Victoria Flats*, is entered on the Queensland Heritage Register (QHR), under register number 601888.



Locality

image source: Qld Globe, 2021.

The 'Victoria Flats' locality can be seen on the map. Gregory Terrace follows the north east - south west lying ridge. The Flats frontage addresses the large park-like island in the Terrace, and beyond that, the Centenary Pool Complex and Victoria Park, which are also places on the QHR.

1.2 Associated Report

Earlier Development Proposal Report: In 2021 a report, *Victoria Flats Landscape Heritage Impact Assessment*, was prepared by *Catherine Brouwer Landscape Architects* (CBLA). Much of the heritage place understanding and assessment of that report has informed this report, however the content is not repeated here. Reference should be made to that earlier report for the landscape heritage analysis.

1.3 Scope of this Report

This Heritage Assessment report has been prepared following receipt of the revised development proposal which was prepared in response to the SARA Advice Notice of 7 April 2022. This report addresses the matters of: 1. 'Rear garden setting'; 2. 'Landscape Design'; and 3. Poinciana tree, of that Advice Notice.

1.4 Revised Development Proposal of 2022

This Heritage Assessment report is based only on the *Hayes Anderson Lynch Architects Pty Ltd* (HAL) drawings listed here.

The set of *Town Planning* drawings - revision L, dated 12 September, 2022:

- TP001 Coversheet - with 'Artists Impression'
- TP002 Context Plan
- TP101 Existing / Demolition Site Plan
- TP102 Proposed Site Plan
- TP201 Existing / Demolition Ground Floor Plan
- TP202 Existing / Demolition Level 2 Floor Plan
- TP203 Existing / Demolition Roof Plan
- TP208 Proposed Basement Floor Plan
- TP209 Proposed Ground Floor Plan
- TP210 Proposed Level 2 Floor Plan
- TP211 Proposed Level 3 Floor Plan
- TP212 Proposed Roof Plan

2.0 Heritage Assessment - The Garden Setting

2.1 The Garden Setting Heritage Significance

The 2021 Report *Victoria Flats Landscape Heritage Impact Assessment*, by this author, outlined the heritage assessment of the garden including as follows:

"The Queensland Heritage Register entry specifically states "the garden setting" as being part of the cultural significance of the place (Criterion D).

"In addition, in the following paragraph from the QHR entry description section, the Gregory Terrace rendered brick fence, and the tree and the garage in the rear grounds have been noted (shown in bold).

"The front garden is enclosed along Gregory Terrace by the original fence of rendered brick, but the retaining wall and fence along Kinross Street has been replaced [late 1990s] with a cement block and picket fence. **In the backyard is a mature Jacaranda tree** and a set of three timber-framed, **weatherboard-clad garages** with a skillion roof, recently reclad. These are accessed from Kinross Street." (QHR entry -Description section)

"The tree called a Jacaranda is actually a *Delonix regia* - a poinciana."

2.2 The Poinciana Tree in the Backyard

The 2021 Report *Victoria Flats Landscape Heritage Impact Assessment*, by this author, assessed the heritage assessment of the large tree in the rear garden including as follows:

"The planting of poinciana trees in parks and gardens was well established in Brisbane in the early 20th Century. This was a popular tree at that time, and continues so today.

The grounds and the poinciana tree were viewed on the 14th July, 2021. At this purely visual inspection*, several aspects were noted:

- The tree's location to the rear, between the driveway and the rear grassed yard appears to have likely been chosen to maintain a fairly open garden space between the tree and the building - as was noted on the aerial photos of chapter 2.0.
- The tree has multiple trunks from near its base, and it has been subject to some considerable branch pruning in the past, however, it still has a wide spreading canopy.
- There are some rotten sections present in the branched canopy."



"The poinciana tree makes an aesthetic contribution to the presentation of the *Victoria Flats* place to both Gregory Terrace and Kinross Street.

The residential character is understood by the residential building and the garden backyard space seen above a residential scale fence, and by this tree."

In July 2022 an arborist assessment of the condition of the poinciana tree was prepared. It was assessed that the tree was in good health, however "the tree structural integrity is significantly impacted by loss of heartwood integrity" and there is some decay. And as a consequence, "the tree has a useful life expectancy of 10 - 20 years". Source: Arbor Australis Consulting letter/ report 19 July 2022 to Stosco Projects.

2.3 Assessment of Relative Heritage Significance

The 2021 *Victoria Flats Landscape Heritage Impact Assessment*, by CBLA, included an assessment of the relative heritage significance of the garden areas and the garden components. (Table 1 in section 3.3 page 9.) The assessments of that report are included in the following chapter.

3.0 Heritage Assessments of the 2022 Gardens Design

3.1 Introduction

The garden areas and the proposed design are outlined and assessed in brief in the following sections, based only on the revised design drawings received on 12 September and listed in section 1.4.

3.2 Gregory Terrace Front Garden

The Garden Area - from the 2021 *Victoria Flats Landscape Heritage Impact Assessment* by CBLA.

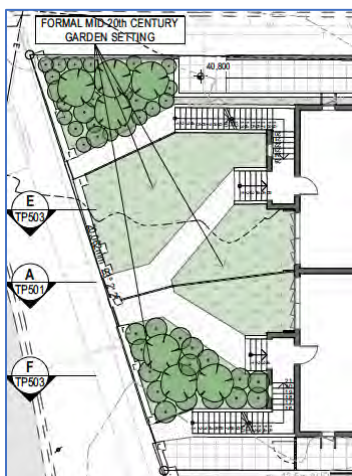


The front garden comprises open lawns between the paths and across the frontage to the boundary wall, and garden beds at the building base. The current garden presents much of the original design as seen in the early aerial photos, and an appropriate traditional character.

Heritage Significance - from the 2021 *Victoria Flats Landscape Heritage Impact Assessment* by CBLA.

Gregory Terrace Front Garden Heritage Assessments		
<i>Garden area and plants</i>	<i>Cultural heritage significance</i>	<i>Reasons / Notes</i>
Area	Exceptional	Original design
Front fence and gates	Exceptional	Original design
Pathways to flat's entries	Considerable	Likely original design - seen in 1936 aerial photo.
Lawns	Considerable	Likely original design - seen in 1936 aerial photo.
Garden beds -existing	Some	Likely original design or early intent.
South side pathway	Some	Original design of space. Pavement likely not original.

Assessment of the Revised 2022 Garden Proposal



The proposed design as understood from the drawings received -TP209-L:

- Garden beds are added on the north and south sides. Planting to be of mid-20th C plants.
- Garden bed between the two entry stairs removed.
- The lawn between the paths retains the majority of the historical character.
- The front garden would have no large canopied trees or shrubs which would screen parts of the building's frontage.
- Removal of the pipe railings (see photo above) reinforces the historical entry presentation.

- The garden between the entry stairs could be retained /restored to reduce changes / impact.
- The added garden beds, with the appropriate character and species would be of low impact.

3.3 Kinross Street Side of Building

The Garden Area - from the 2021 *Victoria Flats Landscape Heritage Impact Assessment* by CBLA.



The heritage building and the side and front garden spaces are presented to external views along Kinross Street, and at the corner with Gregory Terrace, due to the low height, boundary wall /fence.

Heritage Significance - from the 2021 *Victoria Flats Landscape Heritage Impact Assessment* by CBLA.

Kinross Street Side of Building Heritage Assessments		
<i>Garden area and plants</i>	<i>Cultural heritage significance</i>	<i>Reasons / Notes</i>
Area -space for path	Considerable	Original design
Wall /fence location / scale	Considerable	A fence seen in 1936 aerial photo.
Wall and fence fabric	None	Not original - rebuilt.
Side pathway surface	None	Brick pavement likely not original.

Assessment of the Revised 2022 Grounds /Setting Proposal

- A new pedestrian entry is formed in the street boundary wall, and a ramped path along the inside of the new wall.
- A new paling fence similar to the existing is proposed on top of the new wall to a height similar to the existing wall with fence above.

- This proposal would contribute to reconstruction of a fence similar to the existing, longstanding presentation of the Victoria Flats north elevation to Kinross Street, and to the overall historical contribution within the Kinross Street views.

3.4 Rear Grounds

The Garden Area - from the 2021 *Victoria Flats Landscape Heritage Impact Assessment* by CBLA.



The paths and garden beds at the building's rear.

Heritage Significance - from the 2021 *Victoria Flats Landscape Heritage Impact Assessment* by CBLA.

Rear Grounds Heritage Assessments		
Garden area and plants	heritage significance	Reasons / Notes
Area	Considerable	Original design
Gardens at building	Some	Likely original location of some gardens.
Concrete pathways	Some	Likely original or early design.
Lawn	Some	Likely original design - seen in 1936 aerial photo.
Poinciana tree	Some	The tree appears to have been planted in the early to late 1920s, and appears to be an advanced tree in the 1936 aerial photo. It is therefore about 90 years old. It appears likely to have been planted as part of the grounds for shade and the attractiveness of the seasonal flowering.

Assessment of the Revised 2022 Garden Proposal



The proposed design as understood from the drawings received -TP209-L:

- The current circulation is proposed to be altered -external stairways are removed, so the paths are unnecessary. Private courtyards are provided for the ground floor flats.
- A fully planted garden bed about 5.5metres wide, including a large canopied tree, extends between the courtyard wall and the new building.
- A paved bicycle parking area (for 9 bikes) is at the north of this space between the Flats and the new building.

- The heavily planted garden would provide a good separation between the buildings
- The impact of the removal of the poinciana tree is partly ameliorated through the large canopied, flowering tree which would be partly seen from Kinross Street and parts of the locality.

3.5 Heritage Assessment Summary

The development proposal, as revised in 2022, is assessed to have a garden design, for the immediate garden setting around the Victoria Flats, which has a majority of aspects of the historical or current landscape character. The proposed design, as understood at this stage from the planning drawings received, to be generally appropriate for the Victoria Flats building and its heritage significance.

4.0 A Plant Palette for the Flats Garden Setting

4.1 Introduction

The plant palettes are lists of suggested or indicative, appropriate plants. There would also be additional appropriate plants that could be proposed. Not all these plants have to be used.

4.2 A Plant Palette for the Front Garden

<i>botanical name</i>	<i>common name</i>
Abelia grandifolia	glossy abelia
Acalypha chamaedrifolia	red cat's tail
Acalypha wilkesiana	acalypha /copperleaf
Agave attenuata	agave
Camellia sasanqua	camellia
Cineraria Silver Dust	silver ragwort
Codiaeum variegatum	croton
Clivea miniata	clivea lily
Dietes grandiflora	day lily
Erigeron karvinskianus	seaside daisy
Gardenia O-So-Fine	radicans gardenia
Ixora sp /eg Pink Malay	ixora
Michelia figo	port wine magnolia
Nandina domestica	sacred bamboo
Neomarica gracilis	walking iris
Pelargonium graveolens	rose scented geranium
Rosemary officinalis	rosemary
Strelitzia juncea	rush-leaved strelitzia
Tibouchina Peace Baby	tibouchina hybrid

4.3 A Plant Palette for the Rear - Central Garden

The plants in the garden bed are to be predominantly luxuriantly foliaged, shade tolerant, mixed species of a similar character as the existing 20th C plants.

<i>botanical name</i>	<i>common name</i>
trees /tall shrubs -in south part	
Backhousia citriodora	lemon myrtle
Syzygium sp	lillypilly
shrubs / understorey	
Aspidistra elatior	aspidistra
Asplenium nidus	birds nest fern
Begonia pink cascade	angels wings begonia
Blechnum nudum	fern
Cordyline stricta	palm lily
Cyathea cooperi	tree fern
Clivea miniata	clivea lily
Dianella caerulea	native bluebell
Neomarica gracilis	walking iris
Spathiphyllum sp	peace lily
Viola hederaceae	native violet

4.4 A Tree for the Rear - Central Garden

The tree proposal is for an evergreen, flowering tree with a wide-spreading canopy to provide an appropriate early 20th C garden character, though with a contemporary understanding of the constraints of the space, the shading and the regional tree species.

<i>botanical name</i>	<i>common name</i>
Alloxylon flammeum	Queensland tree waratah
<i>option if unavailable:</i>	
Harpullia pendula	tulipwood