

BCC DS
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 04/03/2026
APPLICATION REF
 A006923591

BRISBANE CITY COUNCIL

31 PERROTT STREET, PADDINGTON

LOT 1 on RP223890



SITE LOCATION
 NTS

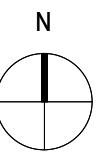
DRAWING INDEX		
DRAWING No.	DRAWING TITLE	REVISION
SK001	COVERSHEET & DRAWING INDEX	B
SK002	PLANTING PLAN - BASEMENT / GROUND FLOOR	B
SK010	SECTION	B
SK020	PLANT SPECIES SCHEDULE, IMAGES & NOTES	B

PRELIMINARY

rev	description	drawn	date
B	REVISED ISSUE	JM	11.02.26
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TOWN PLANNING ALLIANCE
 31 PERROTT STREET, PADDINGTON
LANDSCAPE CONCEPT PLAN
COVERSHEET & DRAWING INDEX

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scale | NTS for A1 job no. | 2601-023
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approved... E. NICHOLAOU* SK001

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LEGEND

- EXISTING STREET TREES TO BE RETAINED
- PROPOSED FEATURE SHADE TREES
- PROPOSED STREET TREE
- PROPOSED SHRUB AND LOW LEVEL PLANTING
- PROPOSED GROUNDCOVER PLANTING
- PROPOSED CASCADING SPECIES
- PROPOSED CLIMBER SPECIES
- VERGE TURF
- PROPOSED TURF SLAB / TILE
ZOYSIA tenuifolia (NO MOW GRASS)
- DECORATIVE GRAVEL
- PROPOSED CONCRETE STEPPERS
- HARDSTAND SURFACE FINISH TO PEDESTRIAN PRIORITY PATHWAY
- CONCRETE AREA - REFER CIVIL ENGINEERS DRGS FOR DETAILS
- PAVED AREA - REFER ARCHITECTS DRGS FOR DETAILS
- WATER MAIN - REFER SURVEY DRGS FOR DETAILS
- GAS - REFER SURVEY DRGS FOR DETAILS
- BUILDING LINE OVER
- PROPERTY BOUNDARY
- + RL 60.04 PROPOSED LEVEL
- x 53.97 EXISTING SURVEY LEVEL
- CLOTHES LINE
- EXISTING POWERPOLE

ANNOTATION NOTES

- 1 EXISTING TURFED VERGE, KERB AND CHANNEL TO BE RETAINED. MAKE GOOD IF DAMAGED DURING CONSTRUCTION
- 2 EXISTING STREET TREES HARPULLIA pendula (TULIPWOOD) TO BE RETAINED. SUBJECT TO ARBORIST'S REPORT AND CONFIRMATION ON-SITE.
- 3 PROPOSED DRIVEWAY CROSSOVER ON BASEMENT LEVEL TO ENGINEER'S DETAILS
- 4 REFER TO ARCHITECT'S DRAWINGS FOR ALL INTERNAL DETAILS
- 5 PODIUM PLANTER ON LEVEL 1 TO PROVIDE SOFTENED AMENITY TO TOOTH AVENUE FRONTAGE AND BUILDING FACADE. PLANTER TO FEATURE SHRUBS BUX JAP, CAR mac AND LAV den WITH GROUNDCOVERS GAZ tom, IPO pes, MYO par AND TUL vio. PLANTER TO FEATURE CASCADING SPECIES CAS CI AND DIC SF TO PROVIDE VISUAL AMENITY
- 6 ENTRY GARDEN BED PROVIDE VISUAL AND SOFTENED AMENITY. GARDEN BED TO BE PLANTED OUT WITH SHADE TOLERANT SHRUBS AND GROUNDCOVERS AS PER PLANT SPECIES SCHEDULE ON DRG 2601-023-SK020
- 7 PEDESTRIAN SITE ENTRY / EXITS
- 8 GATEHOUSE GARDEN BEDS TO FEATURE LOW GROUNDCOVERS AS PER PLANT SPECIES SCHEDULE ON DRG 2601-023-SK020 AND PROVIDE VISUAL AMENITY ALONG TOOTH AVENUE FRONTAGE
- 9 SMALL FEATURE TREES MAG LG TO PROVIDE VISUAL AMENITY, SOFTEN TOOTH AVENUE FRONTAGE AND DRIVEWAY HARDSTAND. TREES TO BE UNDERPLANTED WITH SHRUBS CAR mac, MUR MM, PHI XAN AND WES ZEN WITH GROUNDCOVERS GAZ tom, LIR EG, MYO par AND ZOY ten. ALONG WITH CASCADING SPECIES APT cor AND CAS CI
- 10 SMALL FEATURE SHADE TREE RAN fit TO PROVIDE VISUAL AMENITY AND SOFTEN BUILDING FACADE ON CORNER OF TOOTH AVENUE AND PERROTT STREET FRONTAGES. TREE TO BE UNDERPLANTED WITH SHRUBS AND GROUNDCOVERS AS PER PLANT SPECIES SCHEDULE ON DRG 2601-023-SK020
- 11 RAISED PLANTER TO FEATURE SHRUBS CAL lut, KAL SS, PHI XAN AND ZAM fur WITH GROUNDCOVERS GAZ tom, THY vul AND ZOY ten. ALONG WITH CASCADING SPECIES CAS CI AND DIC SF TO PROVIDE SOFTENED AMENITY TO POS AREA

**PLAN
SCALE 1:100**

- 12 CLIMBER SPECIES FIC pum TO BE TRAINED TO BASE OF PROPOSED FENCE AND WALL TO PROVIDE SCREENING TO BOUNDARY INTERFACE.
- 13 PROPOSED LAWN AREA TO BE INSTALLED WITH ZOY ten (NO MOW GRASS) TURF TILE / SLAB
- 14 BOUNDARY GARDEN BED ALONG ACCESS ROAD INTERFACE TO BE PLANTED OUT WITH GROUNDCOVERS LIR EG TO PROVIDE SOFTEN AMENITY
- 15 PROPOSED CONCRETE STEPPERS TO DECORATIVE GRAVEL FOR ACCESS TO POS LAWN AREA
- 16 REFER TO CIVIL ENGINEER'S DRAWINGS FOR ALL RETAINING WALL DETAILS
- 17 REFER TO ARCHITECT'S DRAWINGS FOR ALL FENCING DETAILS
- 18 PROPOSED STREET TREE CUP ana TO PROVIDE STREETScape AMENITY AND SOFTEN TOOTH AVENUE FRONTAGE. TREE TO BE INSTALLED IN ACCORDANCE WITH BCC STANDARD DRAWINGS FOR BCC INFRASTRUCTURE DESIGN PLANNING SCHEME POLICY 6, SC6.16-3 ROAD CORRIDOR DESIGN-NEIGHBOURHOOD STREETS (TYPE

CHARACTER REFERENCE IMAGES



F1 01 INDICATIVE IMAGERY OF 1500mm HIGH ALUMINIUM BATTEN FENCE PAINTED BLACK (50% TRANSPARENCY) - WITH STEP DOWN WHERE REQUIRED. GATES TO MATCH

NOTES

1. REFER TO DRG 2601-023-SK020 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 - BASEMENT / GROUND FLOOR

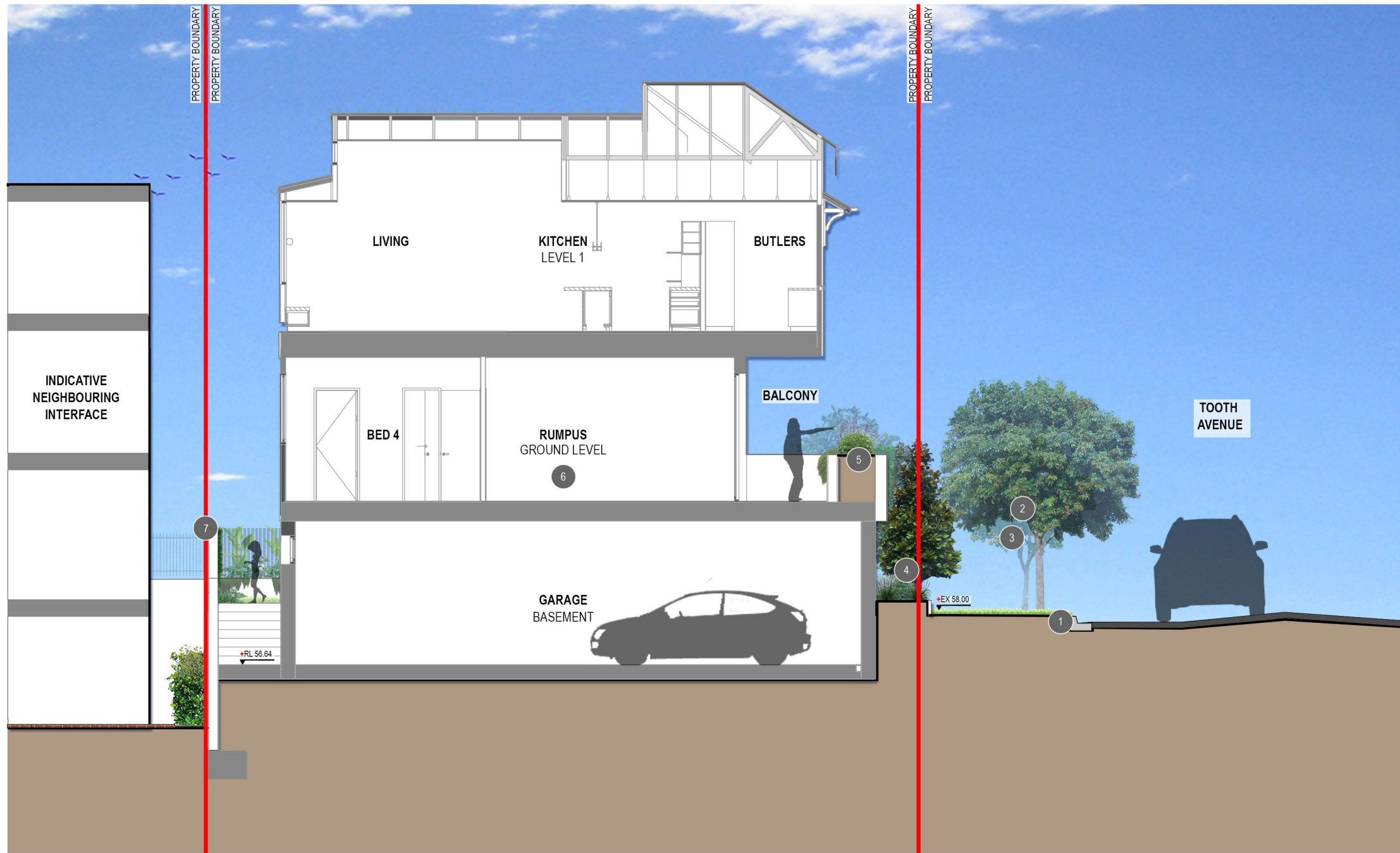
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SCALE 1:100 AT ORIGINAL SIZE

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scale 1:100 for A1 job no. 2601-023
date FEB 2026 rev no. B

approved E. NICHOLAOU* **SK002**



SECTION - TOOTH AVENUE FRONTAGE

SCALE 1:50

ANNOTATION NOTES

- 1 EXISTING TURFED VERGE, KERB AND CHANNEL TO BE RETAINED. MAKE GOOD IF DAMAGED DURING CONSTRUCTION
- 2 EXISTING STREET TREES HARPULLIA pendula (TULIPWOOD) TO BE RETAINED. SUBJECT TO ARBORIST'S REPORT AND CONFIRMATION ON-SITE
- 3 PROPOSED STREET TREE CUP ana TO PROVIDE STREETScape AMENITY AND SOFTEN TOOTH AVENUE FRONTAGE. TREE TO BE INSTALLED IN ACCORDANCE WITH BCC STANDARD DRAWINGS FOR BCC INFRASTRUCTURE DESIGN PLANNING SCHEME POLICY 6, SC6.16-3 ROAD CORRIDOR DESIGN-NEIGHBOURHOOD STREETS (TYPE NEIGHBOURHOOD STREET MINOR-NS2)
- 4 SMALL FEATURE TREES MAG LG TO PROVIDE VISUAL AMENITY, SOFTEN TOOTH AVENUE FRONTAGE AND DRIVEWAY HARDSTAND. TREES TO BE UNDERPLANTED WITH SHRUBS CAR mac, MUR MM, PHI XAN AND WES ZEN WITH GROUNDCOVERS GAZ tom, LIR EG, MYO par AND ZOY ten. ALONG WITH CASCADING SPECIES APT cor AND CAS CI
- 5 PODIUM PLANTER ON LEVEL 1 TO PROVIDE SOFTENED AMENITY TO TOOTH AVENUE FRONTAGE AND BUILDING FACADE. PLANTER TO FEATURE SHRUBS BUX JAP, CAR mac AND LAV den WITH GROUNDCOVERS GAZ tom, IPO pes, MYO par AND TUL vio. PLANTER TO FEATURE CASCADING SPECIES CAS CI AND DIC SF TO PROVIDE VISUAL AMENITY
- 6 REFER TO ARCHITECT'S DRAWINGS FOR ALL INTERNAL DETAILS
- 7 REFER TO CIVIL ENGINEER'S DRAWINGS FOR ALL RETAINING WALL DETAILS

NOTES

- 1. REFER TO DRG 2601-023-SK002 FOR LANDSCAPE CONCEPT PLAN
- 2. REFER TO DRG 2601-023-SK020 FOR SPECIES SCHEDULE, IMAGES GENERAL NOTES & TYPICAL PODIUM PLANTER DETAILS
- 3. REFER TO ARCHITECTS DRGS FOR FENCE TYPE DETAILS
- 4. REFER TO CIVIL ENGINEERS DRAWINGS FOR ALL RETAINING WALL DETAILS & SITE LEVELS



KEY PLAN
NTS

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 SECTION**

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approved E. NICHOLAOU* **SK010**

PROPOSED PLANT SPECIES IMAGES

PROPOSED TREE SPECIES



CUPANIOPSIS anacardioides MAGNOLIA grandiflora 'Little Gem'

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PROPOSED SHRUBS



BUXUX microphylla 'Japonica' CALATHEA lutea CARISSA macrocarpa KALANCHOE bracteata 'Silver Spoons' LAVENDULA dentata MONSTERA deliciosa



MURRAYA paniculata 'min-a-min' PHILODENDRON 'Xanadu' PITTOSPORUM tobria 'Miss Muffet' SYZYGIUM australe 'Resilience' WESTRINGIA fruticosa 'Zena' ZAMIA furfuracea

PROPOSED GROUNDCOVERS AND CLIMBERS



APTENIA cordifolia CASUARINA glauca 'Cousin It' DICHONDRA 'Silver Falls' FICUS pumila GAZANIA tomentosa LIRIOPE muscari 'Evergreen Giant' MYOPORUM parvifolium SPATHIPHYLLUM 'Sensation'



THYMUS vulgaris TRACHELOSPERMUM jasminoides TULBAGHIA violacea VIOLA hederacea ZOYSIA tenuifolia

PROPOSED PLANT SPECIES SCHEDULE

CODE	PLANT SPECIES	COMMON NAME	CENTRES (mm)	POT SIZE	MATURE SIZE (HxW)
ENTRY PLANTING					
TREE SPECIES					
CUP ana	CUPANIOPSIS anacardioides	Tuckeroo	AS SHOWN	25L	10m x 4m
MAG LG	MAGNOLIA grandiflora 'Little Gem'	Magnolia Little Gem	AS SHOWN	25L	4m x 2.5m
SHRUBS SPECIES					
BUX JAP	BUXUS microphylla 'Japonica'	Japanese Box - Ball Topiary	1000mm	300mm	
CAL lut	CALATHEA lutea	Cigar Plant / Havana Cigar	700mm	300mm	
CAR mac	CARISSA macrocarpa	Desert Star	750mm	300mm	
KAL SS	KALANCHOE bracteata 'Silver Spoons'	Kalanchoe Silver Spoons	400mm	300mm	
LAV den	LAVANDULA dentata	Dwarf French Lavender	500mm	300mm	
MON del	MONSTERA deliciosa	Swiss Cheese Plant	700mm	300mm	
MUR MM	MURRAYA paniculata 'Min-a-Min'	Dwarf Murraya	500mm	300mm	
PHI XAN	PHILODENDRON 'Xanadu'	Xanadu	500mm	300mm	
PIT MM	PITTOSPORUM tobria 'Miss Muffet'	Miss Muffet	750mm	300mm	
SYZ RES	SYZYGIUM 'Resilience'	Psyllid resistant Lilly Pilly	1000mm	300mm	
WES ZEN	WESTRINGIA fruticosa 'Zena'	Dwarf Westringia	500mm	300mm	
ZAM fur	ZAMIA furfuracea	Cardboard Palm	750mm	300mm	
GROUNDCOVER SPECIES & CLIMBERS					
APT cor	APTENIA cordifolia	Baby Sunrose	400mm	140mm	
CAS CI	CASUARINA glauca 'Cousin It'	Cousin It	750mm	140mm	
DIC SF	DICHONDRA 'Silver Falls'	Silver Falls	AS SHOWN	140mm	
FIC pum	FICUS pumila	Creeping Fig	AS SHOWN	140mm	
GAZ tom	GAZANIA tomentosa	Silver Leafed Gazania	300mm	140mm	
IPO pes	IPOMOEA pes-caprae	Beach Morning Glory	500mm	140mm	
LIR EG	LIRIOPE muscari 'Evergreen Giant'	Evergreen Giant	500mm	140mm	
MYO par	MYOPORUM parvifolium	Creeping Boobialla	750mm	140mm	
SPA SEN	SPATHIPHYLLUM 'Sensation'	Peace Lily	500mm	140mm	
THY vul	THYMUS vulgaris	Common Thyme	500mm	140mm	
TRA jas	TRACHELOSPERMUM jasminoides	Star Jasmine	500mm	140mm	
TUL vio	TULBAGHIA violacea	Society Garlic	500mm	140mm	
VIO hed	VIOLA hederacea	Native Violet	300mm	140mm	
ZOY ten	ZOYSIA tenuifolia	Korean Velvet Grass	250mm	140mm	

NOTES

- REFER TO LANDSCAPE CONCEPT PLAN 2601-023-SK002 FOR PROPOSED PLANTING DESIGN
- REFER TO CIVIL ENGINEERS DRAWINGS FOR DRIVEWAY AND CROSSOVER DETAILS
- REFER TO ARCHITECTS DRAWINGS FOR ALL FENCE DETAILS
- LANDSCAPE DETAILED DESIGN IS TO BE COORDINATED WITH HYDRAULIC AND ENGINEERING DESIGN TO CONFIRM LOCATIONS OF UNDERGROUND SERVICES PRIOR TO CONSTRUCTION
- LANDSCAPE GENERAL STANDARDS.
 - CULTIVATION MINIMUM DEPTH 150mm FOR TURFED AREAS AND PLANTING AREAS
 - IMPORTED TOPSOIL TO AS 4419. MINIMUM DEPTHS, GRASSED AREAS (TURF) 100mm, PLANTING AREAS 300mm.
 - MULCH TO AS 4454 PROVIDE MULCH WHICH IS FREE OF DELETERIOUS AND EXTRANEIOUS MATTER SUCH AS SOIL, WEEDS AND STICKS.
 - 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.
- FOR ALL STREETScape WORKS REFER TO THE FOLLOWING BRISBANE CITY COUNCIL STANDARD DRAWINGS FOR LANDSCAPE CONSTRUCTION DETAILS:
 - SOFTWORKS:
 - BSD-9051 PLANTING GENERAL NOTES SHEET 1
 - BSD-9051 PLANTING GENERAL NOTES SHEET 2
 - BSD-9052 PLANTING MEDIA PROFILES (TURF AND GARDEN)
 - BSD-9053 PLANTING - TYPICAL TREE, SHRUB & TUBE STOCK
 - BSD-9082 ROOT DEFLECTOR INSTALLATION ADJACENT TO EXISTING ROAD AND STRUCTURES
- ALL BCC STANDARD DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE FOLLOWING BRISBANE CITY COUNCIL TECHNICAL REFERENCE SPECIFICATIONS:
 - S190 LANDSCAPING
- ALL PLANTS SELECTED FOR OUTDOOR PLAY AREAS TO COMPLY WITH KIDSAFE QLD GUIDELINES & EXCLUDE POTENTIALLY HAZARDOUS PLANT SPECIES AS IDENTIFIED ON THE CHILDREN'S HEALTH QUEENSLAND HOSPITAL AND HEALTH SERVICE

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approved | E. NICHOLAOU* SK020