

BCC DS

RECEIVED

28/11/2025

APPLICATION REF

A006904370

3-9 Byron Street, Bulimba

Landscape Concept Report

Issue: [G]

d: 26.11.25

SPYRE
GROUP

BCC DS

RECEIVED

28/11/2025

APPLICATION REF

A006904370

Document Control sheet

Project: 3-9 Bryon Street Bulimba
Report title: Concept Report

Author: Nilesh Patel, Sara Vilugron
Approved by: Nilesh Patel

File Location: Z:\Synergy\Projects\24\24107 3-9 Bryon Street\03 Working\02
InDesign

Revision	Date	Approved
Rev A	18.01.25	NP
Rev B	05.02.25	NP
Rev C	28.03.25	NP
Rev D	21.06.25	NP
Rev E	04.11.25	NP
Rev F	11.11.25	NP
Rev G	26.11.25	NP

This document has been prepared solely for the benefit of Spyre Group and is issued in confidence for the purposes only for which it is supplied. Unauthorised use of this document in any form whatsoever is prohibited. No liability is accepted by CUSP (OLD) Pty Ltd or any employee, contractor or sub consultant of this company with respect to its use by any other person. This disclaimer shall apply notwithstanding that the document may be made available to other persons for an application for permission or approval to fulfil a legal obligation.

CONTENTS

1.0	
Context	4
2.0	
Analysis	5
3.0	
Design Statement	6
4.0	
Concept Plan - Ground Floor	7
4.1	
Concept Plan - Level 2 and 3	8
4.2	
Concept Plan - Level 4	9
4.3	
Concept Plan - Level 5	10
5.0	
Sections	11
6.0	
Typical Podium Planter	12

7.0	
Planter Depth Plan	13
8.0	
Character Images	14
9.0	
Planting Palette - Subtropical	15
9.1	
Planting Palette - Riparian	16
10.0	
Landscape Code Report	17
11.0	
Preliminary Irrigation Study	19
12.0	
Preliminary Maintenance Report	20

BCC DS
RECEIVED
28/11/2025
APPLICATION REF
A006904370

1.0 Context

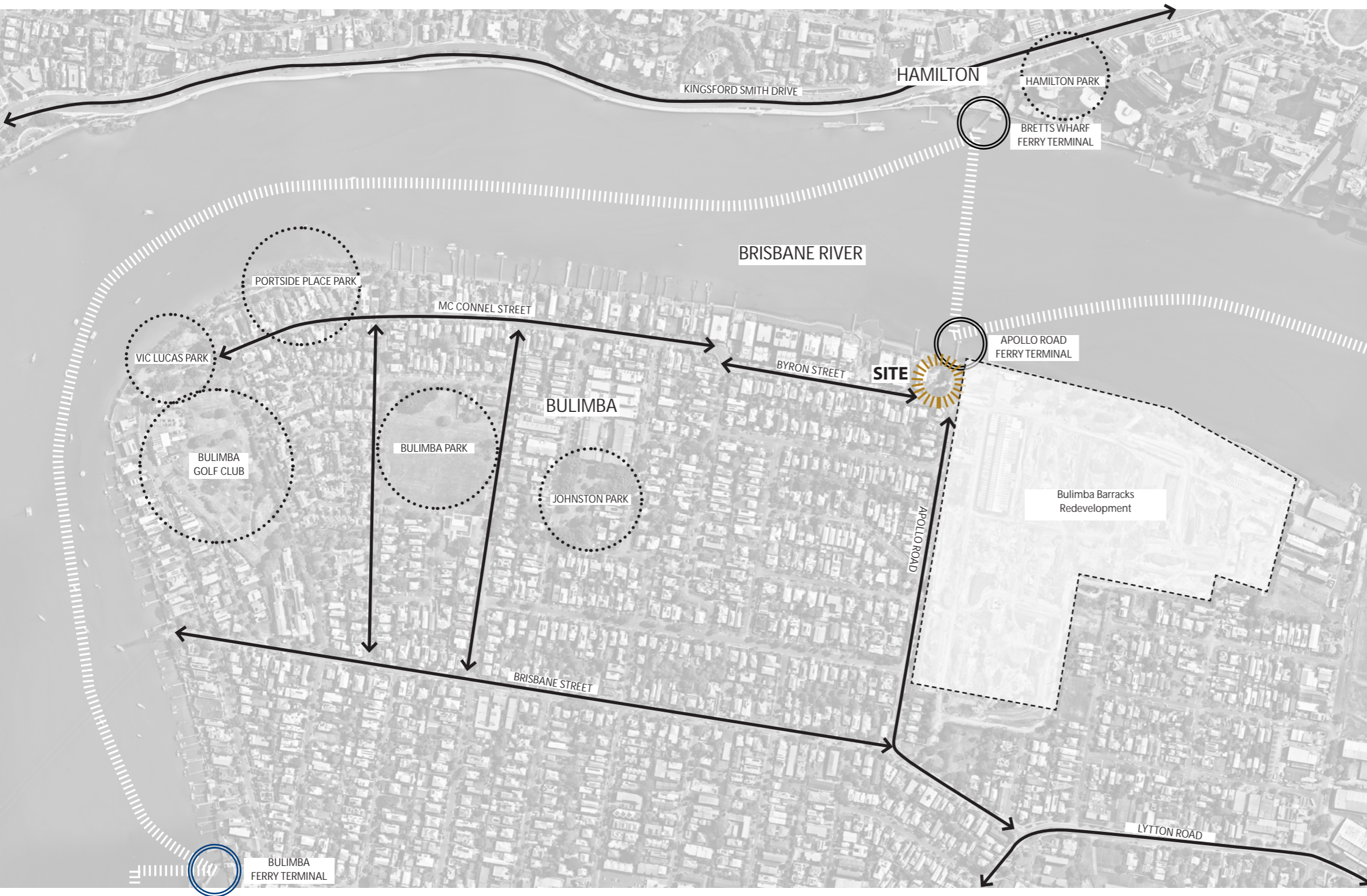
BCC DS

RECEIVED

28/11/2025

APPLICATION REF

A006904370

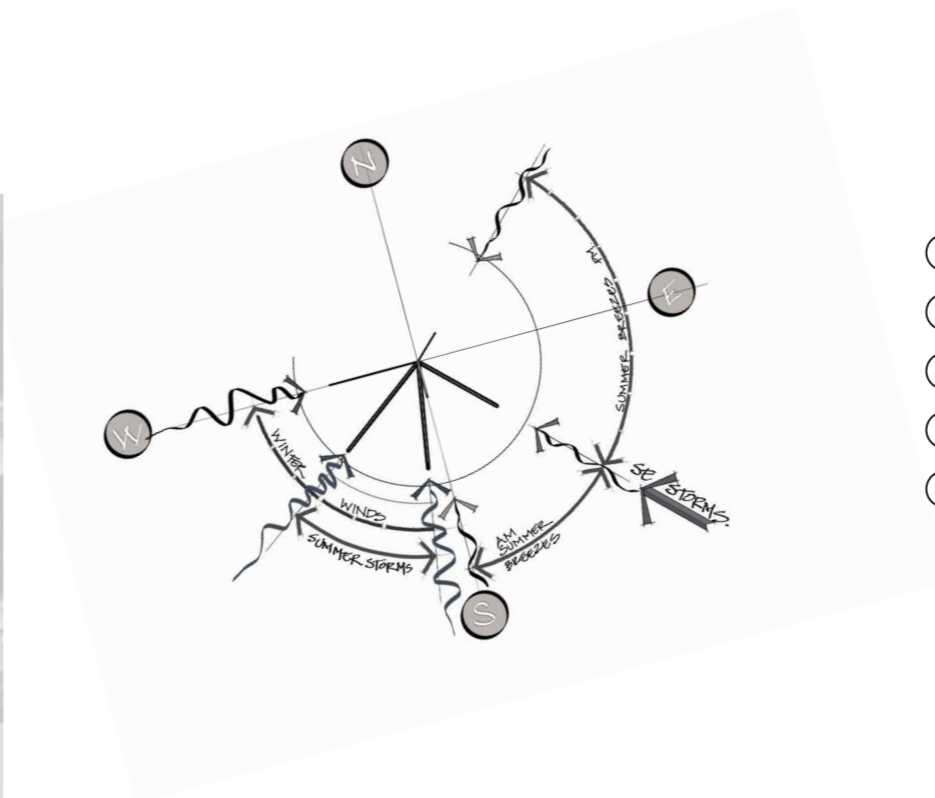


3-9 Byron Street is situated in Bulimba, a vibrant suburb on the banks of the Brisbane River, renowned for its historical charm, waterfront views, and strong sense of community. The site is strategically positioned to offer sweeping vistas of the river while being nestled within a rapidly evolving urban context, which blends residential, commercial, and recreational spaces. Conveniently located next to Bulimba Barracks redevelopment adding the potential for growth and revitalization to the area.

Bulimba is also characterized by its subtropical climate, with a natural environment of lush vegetation, parks, and riverine habitats that define the area's character.

2.0 Analysis

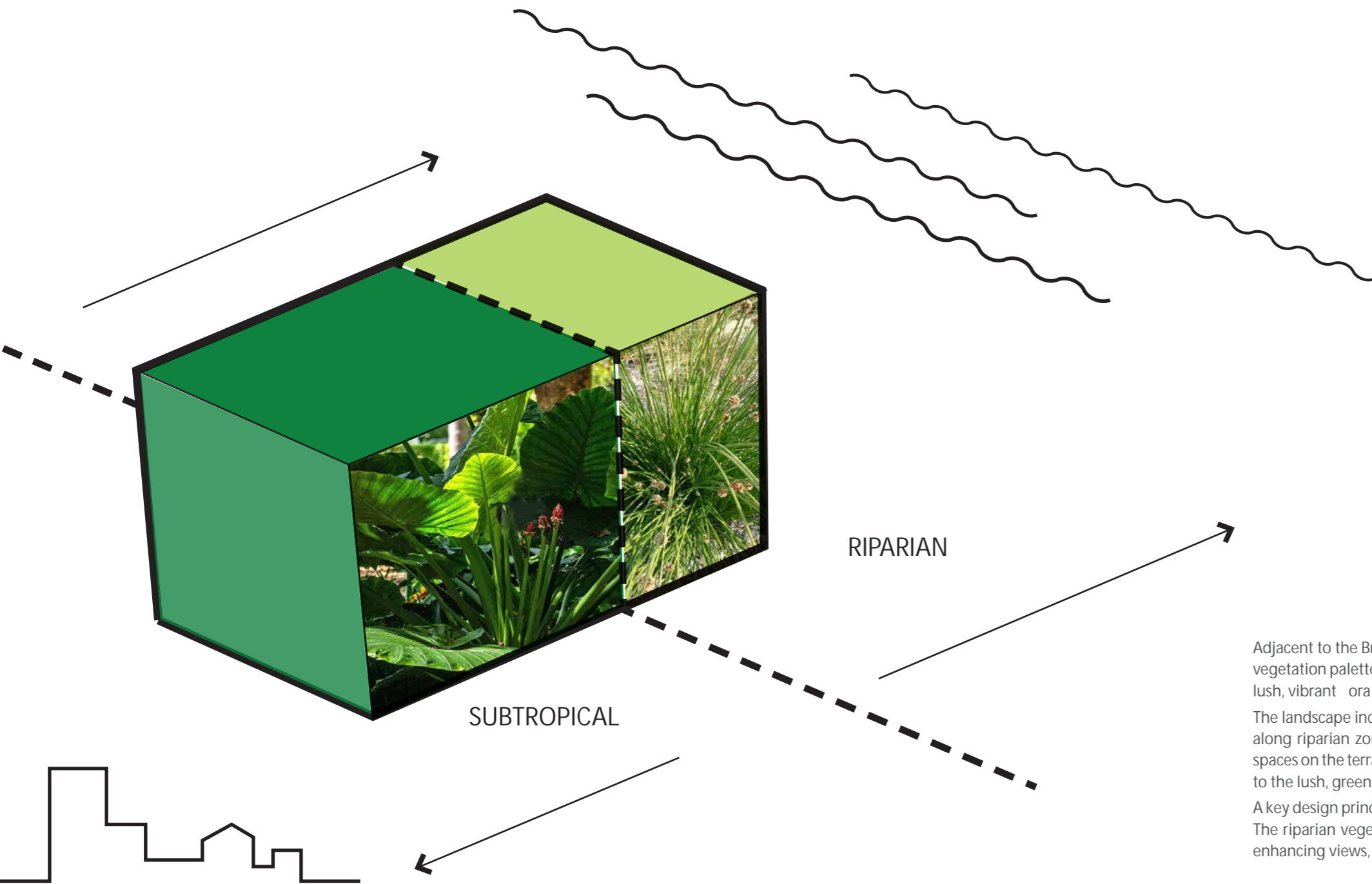
BCC DS
RECEIVED
 28/11/2025
APPLICATION REF
 A006904370



- LEGEND**
- ① EDGE OF ROCK WALL
 - ② OVERHEAD POWERLINES
 - ③ DEEP PLANTING AREA
 - ④ CONCRETE JETTY
 - ⑤ EXISTING FERRY TERMINAL

3.0 Design Statement

BCC DS
RECEIVED
28/11/2025
APPLICATION REF
A006904370



Adjacent to the Brisbane River the development integrates a dynamic combination of subtropical and riparian vegetation palettes. This design draws inspiration from the iconic landscape context of Brisbane, embracing the lush, vibrant flora of the subtropical climate while respecting the riverine ecosystem.

The landscape incorporates plant species that are naturally in subtropical environments and vegetation found along riparian zones, enhancing the site's ecological connectivity with the Brisbane River. Elevated garden spaces on the terraces and rooftop employ cascading vines to create a seamless flow from the built environment to the lush, green surroundings.

A key design principle is to strengthen the connection between the apartment complex and the Brisbane River. The riparian vegetation ensures that the landscape transitions smoothly from the riverbank to the building, enhancing views, fostering a sense of place, and promoting biodiversity.

4.0 Concept Plan - Ground Floor

**BCC DS
RECEIVED**
 28/11/2025
APPLICATION REF
 A006904370



LEGEND

- ① DRIVEWAY CROSSOVER TO BCC STANDARDS
- ② EXISTING KERB RAMP
- ③ EXISTING POWERLINES TO BE RETAINED
- ④ EXISTING BIN TO BE RETAINED
- ⑤ PODIUM PLANTING
- ⑥ DEEP PLANTING AREA
- ⑦ PRIVATE COURTYARD TURF ON PODIUM
- ⑧ ENTRY AWNING PLANTING (OVERHEAD)
- ⑨ RIPARIAN PLANTING CHARACTER
- ⑩ SUBTROPICAL PLANTING CHARACTER
- ⑪ TREE PLANTING
- ⑫ EXISTING FERRY TERMINAL
- ⑬ RAMP TO ENTRY
- ⑭ BCC LAND DEDICATED ZONE (10M)
- ⑮ STAY POLE
- ⑯ SUBTROPICAL SHADE TREE WATERHOUSIA FLORIBUNDA
- ⑰ TREES IN DEEP PLANTING ELAEOCARPUS EUMUNDI
- ⑱ PMT
- — PROPERTY BOUNDARY
- — BASEMENT BELOW

4.1 Concept Plan - Level 2 and 3

BCC DS
RECEIVED
28/11/2025
APPLICATION REF
A006904370



LEGEND

- ① PODIUM PLANTING
- ② ENTRY AWNING PLANTING - LEVEL 2 ONLY



Scale 1:250 @ A3



BYRON STREET

A

4.3 Concept Plan - Level 4

BCC DS
RECEIVED
 28/11/2025
APPLICATION REF
 A006904370



LEGEND

- ① PODIUM PLANTING
- ② FEATURE TREE
- ③ POOL
- ④ KITCHEN AND DINING
- ⑤ AWNING OVER
- 15KL RAINWATER TANKS



Scale 1:250 @ A3

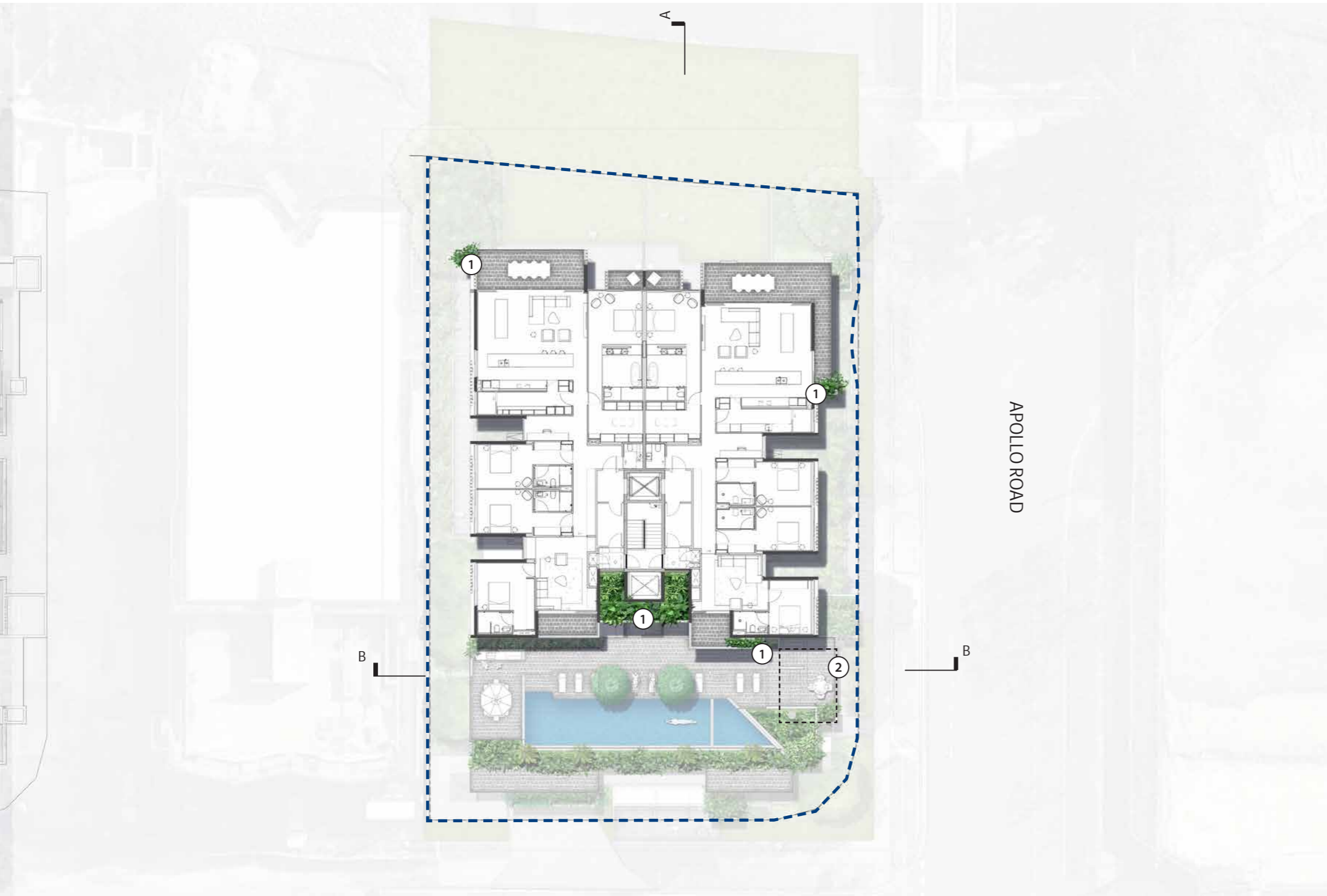


BYRON STREET

4.4 Concept Plan - Level 5

BCC DS
RECEIVED
28/11/2025
APPLICATION REF
A006904370

- LEGEND**
- ① PODIUM PLANTING
 - ② AWNING OVER

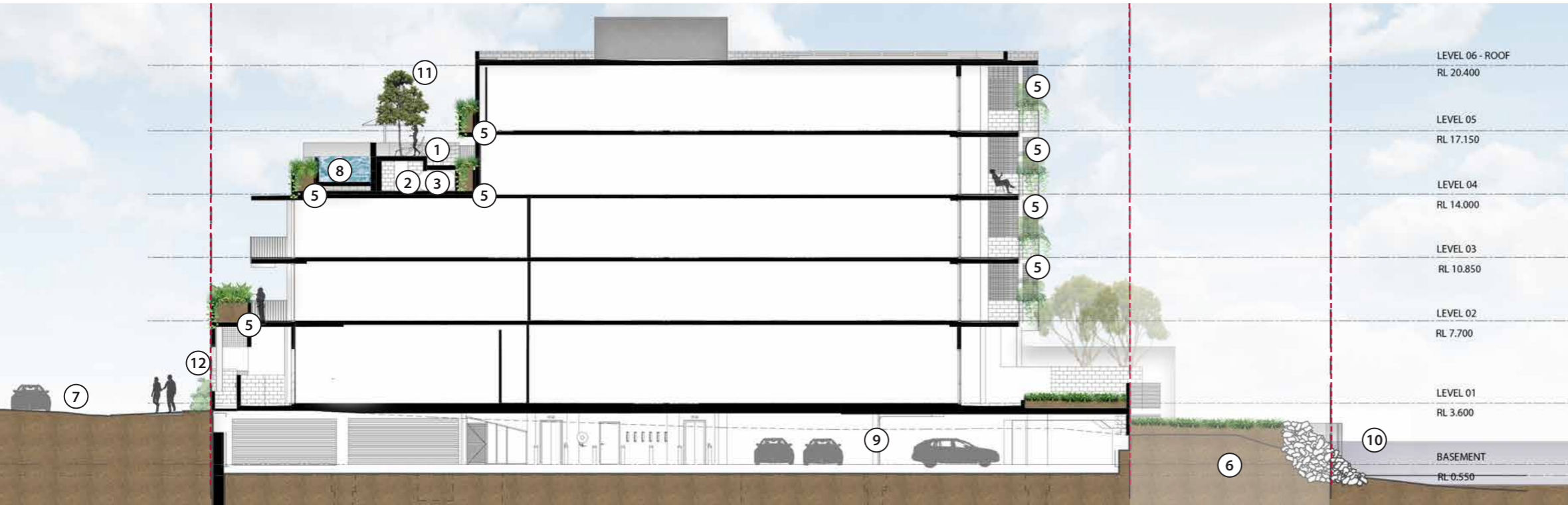


5.0 Sections

SCALE 1:250 @A3

BCC DS
RECEIVED
28/11/2025
APPLICATION REF
A006904370

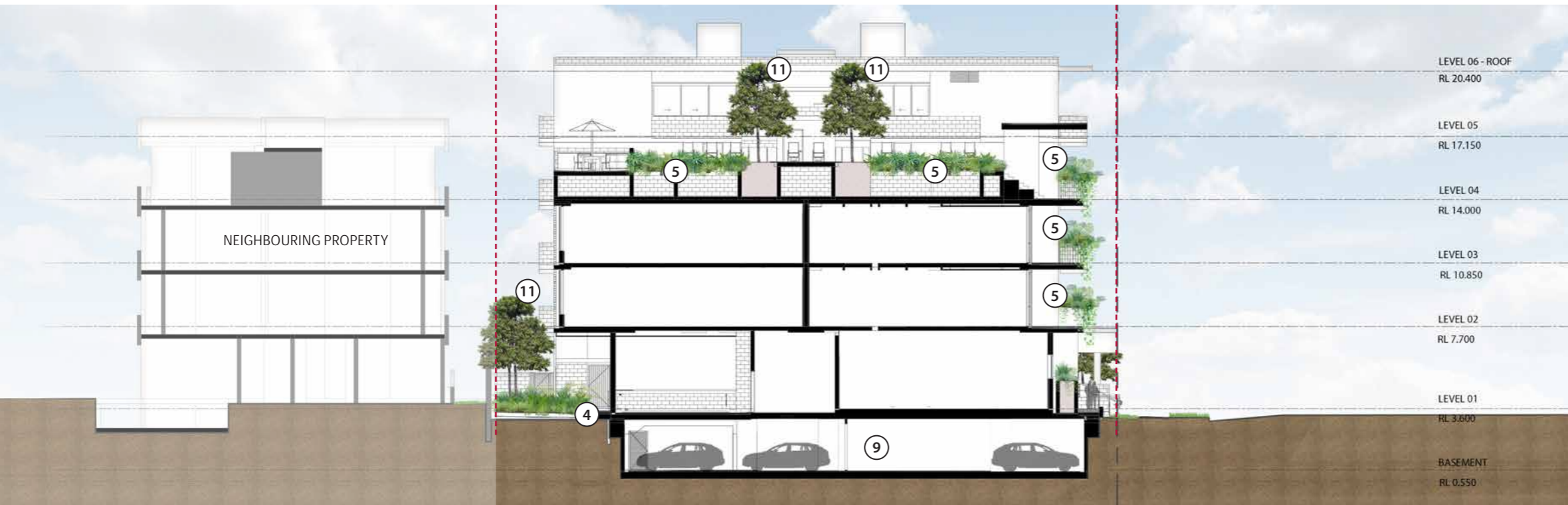
SECTION A-A



LEGEND

- ① POOL DECK
- ② POOL PUMP
- ③ 30KL RAINWATER TANKS
- ④ DEEP PLANTING
- ⑤ PODIUM PLANTERS
- ⑥ BCC LAND DEDICATED ZONE (10M)
- ⑦ DRIVEWAY
- ⑧ POOL
- ⑨ UNDERGROUND PARKING
- ⑩ BRISBANE RIVER
- ⑪ TREES IN DEEP PLANTING ELAEOCARPUS EUMUNDI
- ⑫ SCREEN PLANTING
- PROPERTY BOUNDARY

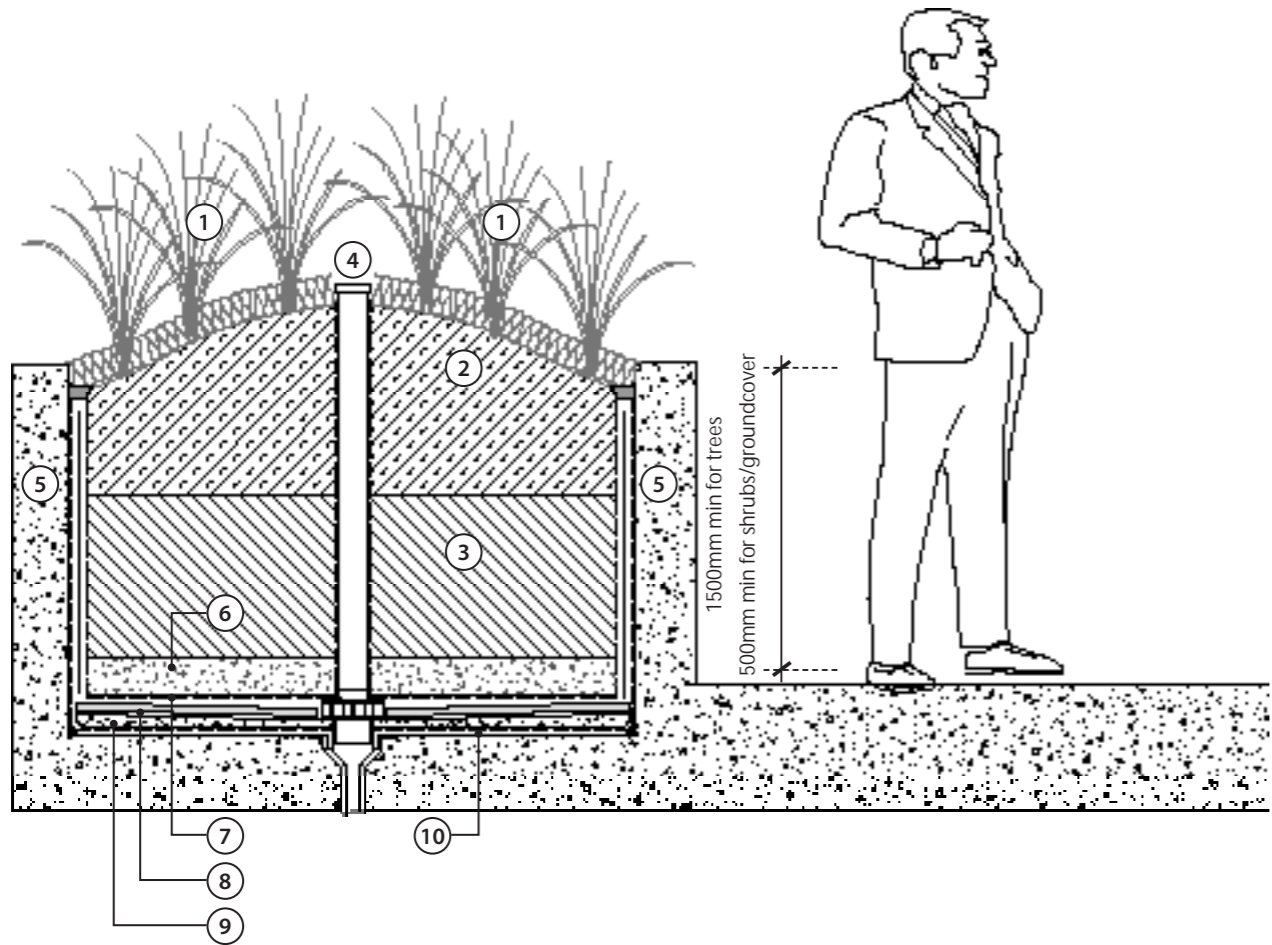
SECTION B-B



6.0 Typical Podium Planter

PODIUM PLANTER DETAIL

BCC DS
RECEIVED
 28/11/2025
APPLICATION REF
 A006904370



LEGEND

- | | |
|--------------------------------------------------------------------|-----------------------------------------------------------------------------|
| ① Planting | ⑦ Geotextile layer |
| ② Planting media mix - Horizon A - 500 max
Organic matter 5-10% | ⑧ Drainage cell |
| ③ Planting media mix - Horizon B
Organic matter less than 5% | ⑨ Planter floor to be sloped to a minimum 1:50
fall to stormwater outlet |
| ④ Inspection pipe 100 dia PVC pipe with cap | ⑩ Waterproofing membrane |
| ⑤ Planter walls | |
| ⑥ Min 100mm thick layer of washed coarse river sand | |

7.0 Planter Depth Plan

BCC DS
RECEIVED
 28/11/2025
APPLICATION REF
 A006904370

GROUND FLOOR



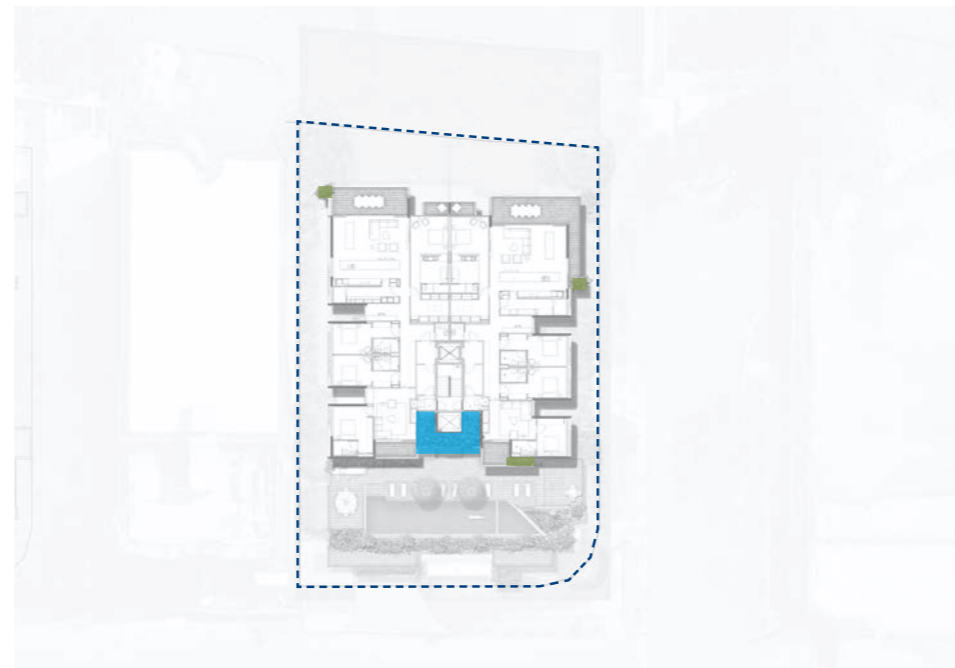
LEVEL 2 AND 3



LEVEL 4



LEVEL 5

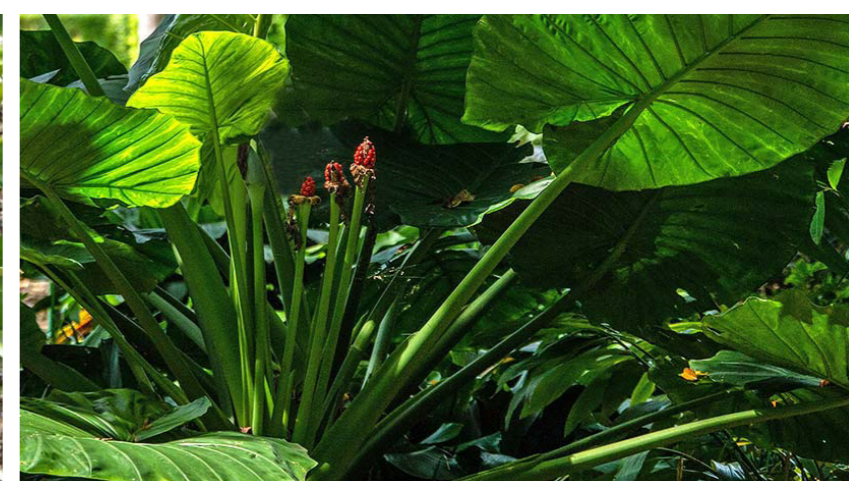
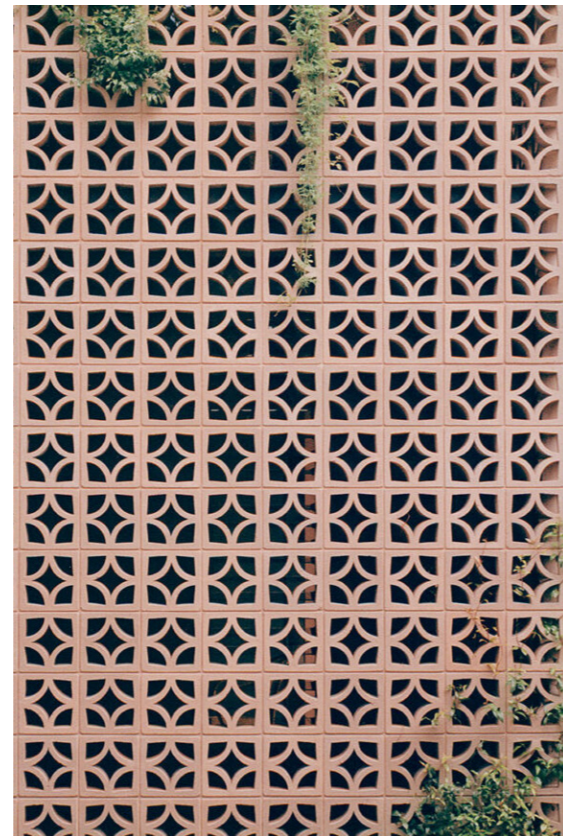


LEGEND

- DEEP PLANTING
- LANDSCAPING IN NATURAL GROUND
- 250-400MM DEPTH PODIUM
- 600-900MM DEPTH PODIUM
- 950MM DEPTH PODIUM
- 1000MM DEPTH PODIUM
- 1200MM DEPTH PODIUM
- 1600MM DEPTH PODIUM

8.0 Character Images

BCC DS
RECEIVED
28/11/2025
APPLICATION REF
A006904370



9.0 Planting Palette - Subtropical

BCC DS
RECEIVED
 28/11/2025
APPLICATION REF
 A006904370

Subtropical / Shade Planting

TREES / PALMS

①	<i>Livistona australis</i>	Cabbage-tree palm
②	<i>Elaeocarpus eumundi</i>	Eumundi Quandong
③	<i>Tristaniopsis laurina</i>	Water Gum
④	<i>Waterhousia oribunda</i>	Weeping Lilly Pilly

ACCENT PLANTING

⑤	<i>Alocasia brisbanensis</i>	Cunjevoi
⑥	<i>Cordyline petiolaris</i>	Palm Lily
⑦	<i>Cyathea cooperii</i>	Tree Fern
⑧	<i>Licuala ramsayi</i>	Fan Palm

GROUND COVERS/CLIMBERS

⑨	<i>Acrostichum speciosum</i>	Mangrove Fern
⑩	<i>Asplenium australasicum</i>	Birds Nest Fern
⑪	<i>Blechnum indicum</i>	Swamp Water Fern
⑫	<i>Viola hederacea</i>	Australian violet
⑬	<i>Casuarina glauca</i> 'Cousin It'	Cousin It
⑭	<i>Hibbertia scandens</i>	Snake vine
⑮	<i>Dianella caerulea</i>	Flax Lily
⑯	<i>Calochlaena dubia</i>	Soft Bracken
⑰	<i>Plectranthus argentatus</i>	Silver Plectranthus
⑱	<i>Hardenbergia violacea</i>	Purple coral pea
⑲	<i>Molinieria capitulata</i>	Palm Grass



GROUND FLOOR



LEVEL 2 & 3



LEVEL 4



LEVEL 5

9.1 Planting Palette - Riparian

BCC DS
RECEIVED
 28/11/2025
APPLICATION REF
 A006904370

River Edge Planting

TREES & SHRUBS

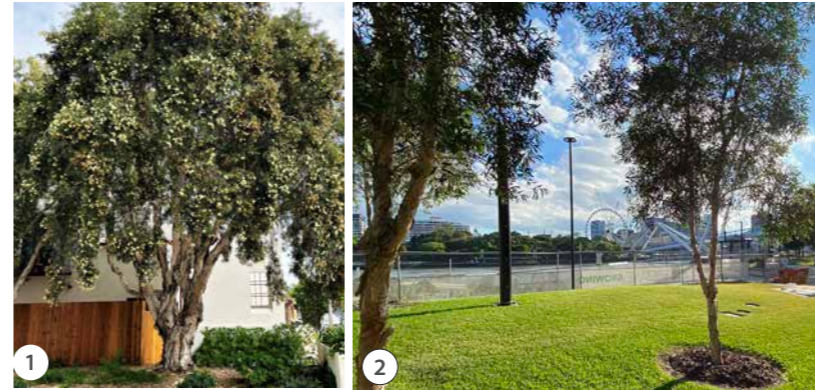
①	Melaleuca linariifolia	Flax-leaf paperbark
②	Melaleuca leucadendra	Weeping Paperbark

ACCENT PLANTING

③	Acrostichum speciosum	Mangrove Fern
④	Crinum pedunculatum	Swam Lily
⑤	Doryanthes excelsa	Gynea Lily

GROUNDCOVERS

⑥	Calochlaena dubia	Soft Bracken
⑦	Dianella caerulea	Flax Lily
⑧	Ficinia nodosa	Knobby Club Rush
⑨	Gahnia aspera	Saw sedge
⑩	Imperata cylindrica	Blady grass
⑪	Lomandra hystrix	Creek Matrush



GROUND FLOOR



LEVEL 2 & 3



LEVEL 4



LEVEL 5

10.0 Landscape Code Report

BCC DS
RECEIVED
 28/11/2025
APPLICATION REF
 A006904370

BRISBANE CITY COUNCIL - Landscape Works Code Assessment

Performance Outcomes	Acceptable Outcomes	Compliance?	Proposed Design Solution
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.	n/a	
	AO1.2 Development ensures that tree surgery and pruning is carried out in accordance with AS 4373-2007 Pruning of amenity trees for: (a) vegetation damaged as a result of the development; (b) vegetation requiring pruning of branches and/or roots	n/a	
PO2 Development provides acoustic barriers and long fences along street frontages which: (a) are enhanced by appropriate planting; (a) are of high visual quality; (b) are designed for longevity; (c) 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: (a) is designed in compliance with the standards in the Infrastructure design planning scheme policy; (d) incorporates elements of visual interest appropriate to the scale of the development for a fence or acoustic barrier over 40m long; (e) 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; (f) incorporates a gate or appropriately designed opening for public pedestrian access where linking two publicly accessible areas.	n/a	
	AO2.2 Development ensures that a planting buffer required by a use code for an acoustic barrier or fence incorporates: (a) species in accordance with the Planting species planning scheme policy; (c) a minimum of 2 tier planting.	n/a	
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: (a) species in accordance with the Planting species planning scheme policy; (g) a minimum of 2 tier planting.	Complies	Plant species have been selected based on the 'Planting species planning scheme policy' to ensure that all plants have a reliable form and growth performance, and are suitable to the climate and subtropical character. Where landscaping along boundaries is proposed, species consisting of a minimum of 2 tier plantings will be installed.
PO4 Development has artificial growing environments which: (a) maximise opportunities for high-quality landscape planting; (h) incorporate water conservation measures.	AO4.1 Development provides drainage for podium planters which is connected to the stormwater drain and allows for flush out.	Complies	To be included in detailed design
	AO4.2 Development provides species which are chosen to ensure the long-term performance and access requirements of the landscape.	Complies	Proposed plant species have been selected for proven reliability and low maintenance characteristics - Refer to document Planting Palette
	AO4.3 Development provides podium planting in compliance with BSD-9010, BSD-9011, BSD-9012.	Complies	All podium planting will comply with relevant standards outlined in the compliance outcomes of the landscape code;
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: (i) a clear trunk height of minimum 1.8m at maturity; (j) a shrub height of maximum 1m at maturity. Refer to the Crime prevention through environmental design planning scheme policy.	Complies	Plant selection along pathways has been designed with adherence to CPTED principles.
	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	No mounding is proposed along pathways. Mounding proposed on elevated podiums and low profile roof gardens only.
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	

Performance Outcomes	Acceptable Outcomes	Compliance?	Proposed Design Solution
<p>PO7</p> <p>Development provides a plant selection which addresses the functional issues of the development including:</p> <p>(a) screening and buffering;</p> <p>(a) street presentation;</p> <p>(b) shading;</p> <p>(c) character;</p> <p>(d) amenity;</p> <p>(e) ecology;</p> <p>(f) water availability and stormwater treatment.</p>	<p>AO7</p> <p>Development provides species in accordance with the Planting species planning scheme policy.</p>	Complies	Planting will include ground covers, shrubs, climbers and trees that are commonly found around Brisbane and are proven sub-tropical climate species.
<p>PO8</p> <p>Development provides planting densities and stock sizes which are optimised to reduce maintenance and erosion and to achieve amenity and ecological outcomes.</p>	<p>AO8</p> <p>Development provides planting densities and stock sizes which are based on achieving full coverage of the mulched planting areas within 2 years.</p>	Complies	Plant densities and sizes will ensure full coverage within 2 years.
<p>PO9</p> <p>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.</p>	<p>AO9.1</p> <p>Development provides species in a car park that are selected in accordance with the Planting species planning scheme policy.</p>	n/a	
	<p>AO9.2</p> <p>Development provides planting areas within car parking areas that are protected by wheel stops or bollards.</p>	n/a	
<p>PO10</p> <p>Development for a shade structure does not compromise landscape outcomes.</p>	<p>AO10</p> <p>Development for a shade structure in a car park allows unimpeded access to natural sunlight and rainwater for landscaping and shade trees.</p>	n/a	
<p>PO11</p> <p>Development involving the construction of retaining walls provides for:</p> <p>(a) safety;</p> <p>(b) an attractive appearance appropriate to the surrounding area;</p> <p>(c) easy maintenance;</p> <p>(d) longevity;</p> <p>(e) minimal water seepage impacts.</p>	<p>AO11</p> <p>Development of a retaining wall:</p> <p>(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;</p> <p>(b) incorporates planting areas.</p>	n/a	
<p>PO12</p> <p>Development provides for:</p> <p>(a) water sensitive urban design measures which are employed within the landscape design to maximise stormwater use and to reduce any adverse impacts on the landscape;</p> <p>(g) stormwater harvesting to be maximised and any adverse impacts of stormwater minimised.</p>	<p>AO12.1</p> <p>Development provides landscaping which is designed using the standards in the Landscape design guidelines for water conservation planning scheme policy.</p>	Complies	Detailed landscape design will use the standards in the Landscape Design Guidelines for Water Conservation Planning Scheme Policy;
	<p>AO12.2</p> <p>Development ensures that the design and requirements for irrigation is in accordance with the standards in the Landscape design guidelines for water conservation planning scheme policy.</p>	Complies	Detailed irrigation design will use the standards in the Landscape Design Guidelines for Water Conservation Planning Scheme Policy
	<p>AO12.3</p> <p>Development provides areas of pavement, turf and mulched garden beds which are adequately drained.</p> <p>Note—This may be achieved through the provision and/or treatment of swales, spoon drains, sited gullies, sub-surface drainage and stormwater connections.</p>	Complies	All area of landscape will be adequately drained

11.0 Preliminary Irrigation Study

BCC DS
RECEIVED
 28/11/2025
APPLICATION REF
 A006904370

Irrigations rates			
Month	Application Rate (mm)	Area	Application per week
Native species (20-25L/m2/week)	25	428.00	10,700

Rainfall				
Month	Median Monthly Rainfall (mm) table 4 BCC city plan	Harvest area	run off coefficient	Potenital stormwater harvest volume
January	127.4	526	0.7	46,909
February	119.8	526	0.7	44,110
March	124.4	526	0.7	45,804
April	53.3	526	0.7	19,625
May	72.3	526	0.7	26,621
June	35.6	526	0.7	13,108
July	40	526	0.7	14,728
August	33.8	526	0.7	12,445
September	33	526	0.7	12,151
October	73.5	526	0.7	27,063
November	73.9	526	0.7	27,210
December	107	526	0.7	39,397
Annual Rainwater Infiltration Volume				329,171

Average weekly application	Tank size (L)
	15,000
10,700	1.40

Approximately 1.4 weekly applications of irrigation for a 25mm irrigation application rate

Note: Calculations are preliminary only and are subject to review by a qualified irrigation consultant



12.0 Preliminary Maintenance Report

BCC DS
RECEIVED
 28/11/2025
APPLICATION REF
 A006904370

GROUND FLOOR



LEVEL 2 AND 3



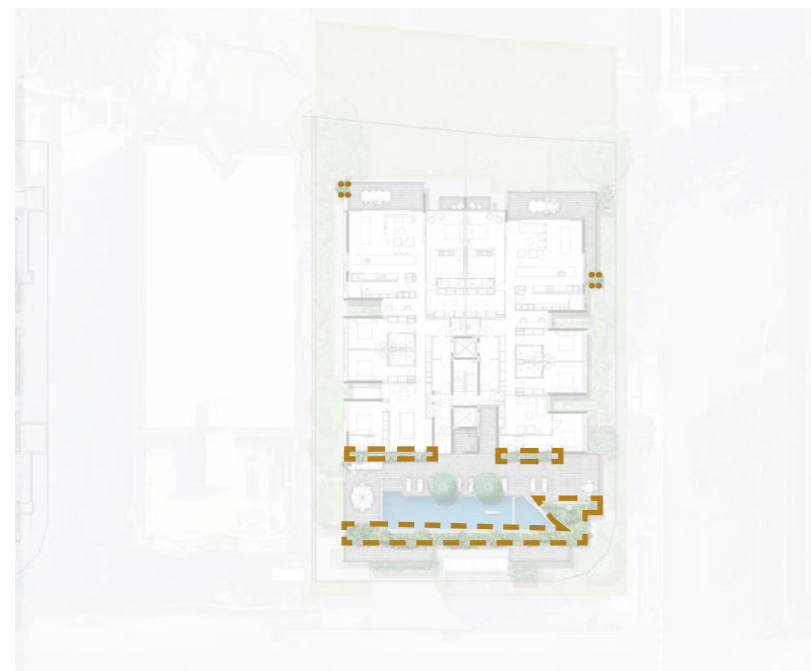
Specialist consultants will be engaged to formalise final maintenance strategy for the project. Building access and tenant notification of maintenance works will be carried out in compliance with the body corporate safety procedures and OH & S standards.

Maintenance strategy is indicative only and will be developed in further detail design in co-ordination with the architect and specialist consultants.

High quality soil will be specified with low organic content (hypoderm 40 or similar) this will ensure limited slumping is to occur reducing the number of times to top up soil. Adequate depths of mulch will be used to suppress weeds and ensure the healthy growth of plants. Planter beds to be watered by automatic irrigation system.

Plant species have been chosen for their longevity and low maintenance characteristics. Any planters not located at a floor level will be accessed using ladders or clip on rope systems to facade.

LEVEL 4



LEVEL 5



Maintenance Access	
—	Access via adjacent surface raised or level planter
— ■	Access via adjacent surface raised or level planter fall arrest system required
● ● ●	Access via ladder access