

PLANS AND DOCUMENTS
referred to in the
DEVELOPMENT APPROVAL

Issued: 09/06/2025

Minor change: 12/06/2026

AMENDED IN RED

14 May 2026

BCC DS

RECEIVED

10/04/2026

APPLICATION REF

A007001317

THIS APPROVAL SHOULD NOT BE
TAKEN TO CONSTITUTE PERMISSION
TO ENTER NEIGHBOURING
PROPERTIES TO CONSTRUCT
(INCLUDING ASSOCIATED WORKS
SUCH AS DRAINAGE AND EXCAVATION)
ANY BUILT TO BOUNDARY WALL OR
FENCES. PERMISSION MUST BE
OBTAINED FROM RELEVANT
PROPERTY OWNERS.

Fire Ant Movement Controls

To prevent the spread of fire ants,
the Queensland Government has
implemented controls that apply to
individuals and commercial
operators, to restrict the movement of
materials that could carry fire ants
including soil, turf, potted plants,
mulch, baled hay or straw, animal
manures, mining or quarry products.

Penalties apply for non-compliance
with the movement controls. If you
are unsure of your obligations under
the Biosecurity Act 2014 contact the
relevant Queensland State
Government Department.

102 OXFORD ST BULIMBA

LANDSCAPE DESIGN INTENT

IVY MAY
LANDSCAPE ARCHITECTURE



Acknowledgement of Country

We acknowledge the Jagera people and the Turrbal people as the Traditional Custodians of Meanjin (Brisbane), the lands on which this site is located. We pay our respects to Jagera and Turrbal Elders past, present and emerging. We recognise their cultures, history and diversity and their collective potential to deepen our connection to site

Issue	Date	Description	Checked
DA00	04/ 09 / 2024	Issue for comment	PP
DA01	05 / 09 / 2024	General revisions	PP
DA02	13/ 09 / 2024	General revisions	PP
DA03	19/ 09 / 2024	Issue for lodgement	PP
DA04	02/06/2025	BCC RFI	PP
DA05	02/04/2026	Minor Change	PP

Contents

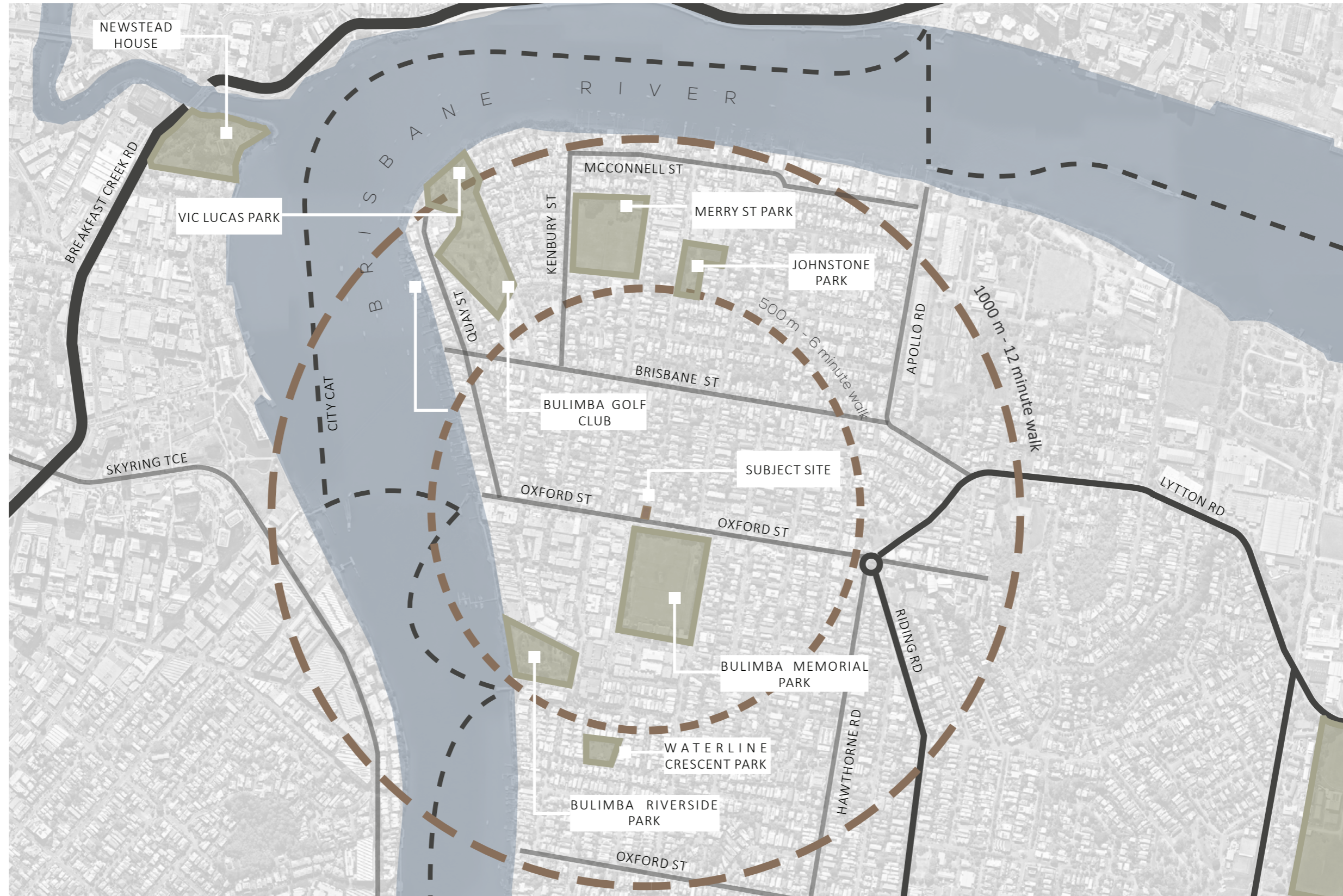
1.0	Site Understanding	4	4.0	Landscape Character	16
1.1	Context Plan	5	5.1	Ground Plane	17
1.2	Photographic Survey	6	5.2	Ground Plane	18
1.3	Photographic Survey	7	5.3	Private Gardens	19
2.0	Design Narrative	8	5.4	Private Gardens	20
2.1	Design Pillars - Ground Plane	9	5.5	Plant Palette - Ground Plane	21
2.2	Design Pillars - Private Gardens	10	5.6	Plant Palette - Ground Plane	22
3.0	Landscape Plans	11	5.7	Plant Palette- LVL1, 2 & Rooftop	23
3.1	Ground Floor	12	5.8	Rooftop Plant Palette	24
3.2	Level 1	13	6.0	Technical Details	25
3.3	Level 2	14	6.1	Ground Floor Structure Diagrams	26
3.4	Roof Terrace	15	6.2	Ground Floor Structure Diagrams	27
			6.3	Level 1 Structure Diagrams	28
			6.4	Level 2 Structure Diagrams	29
			6.5	Rooftop Structure Diagrams	30
			6.6	Irrigation Strategy	31

Site Understanding



1.1 Context Plan

Site Understanding



1.2 Photographic Survey

Site Understanding



1.3 Photographic Survey

Site Understanding



Design Narrative



2.1 Design Pillars - Ground Plane

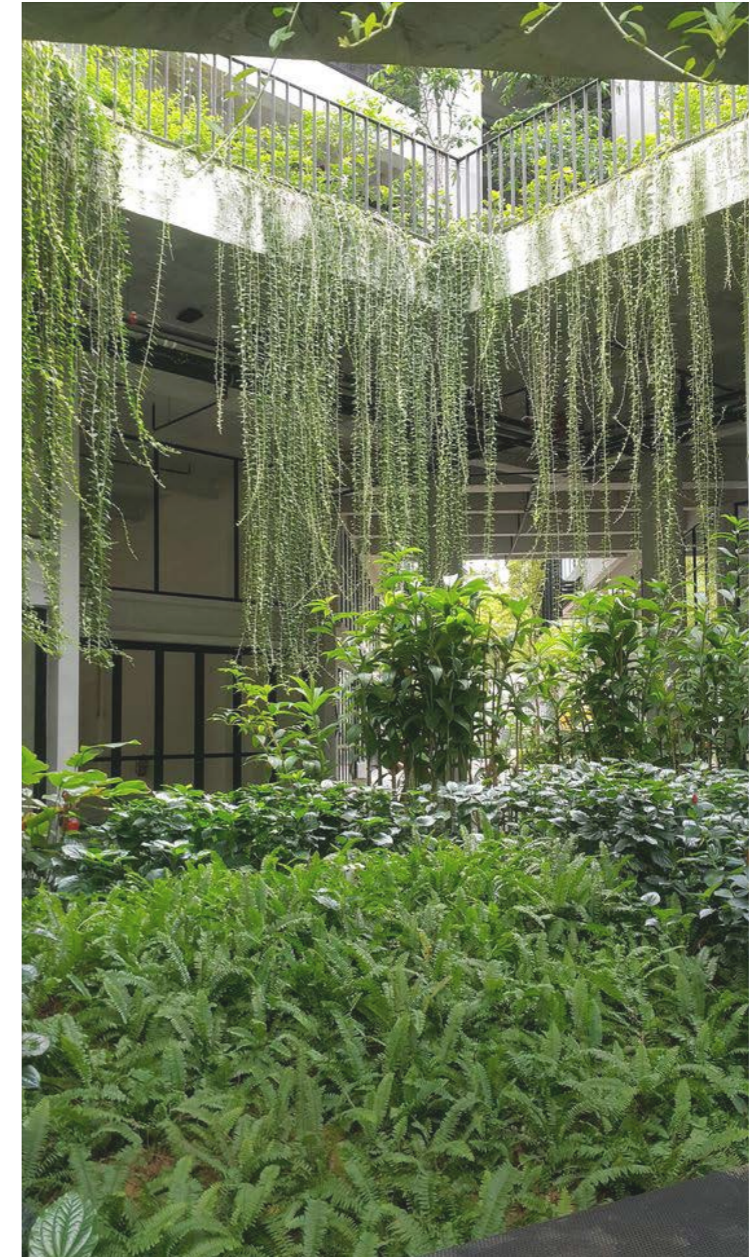
Landscape Narrative



Landscape framed retail interface



Pedestrian focussed street address



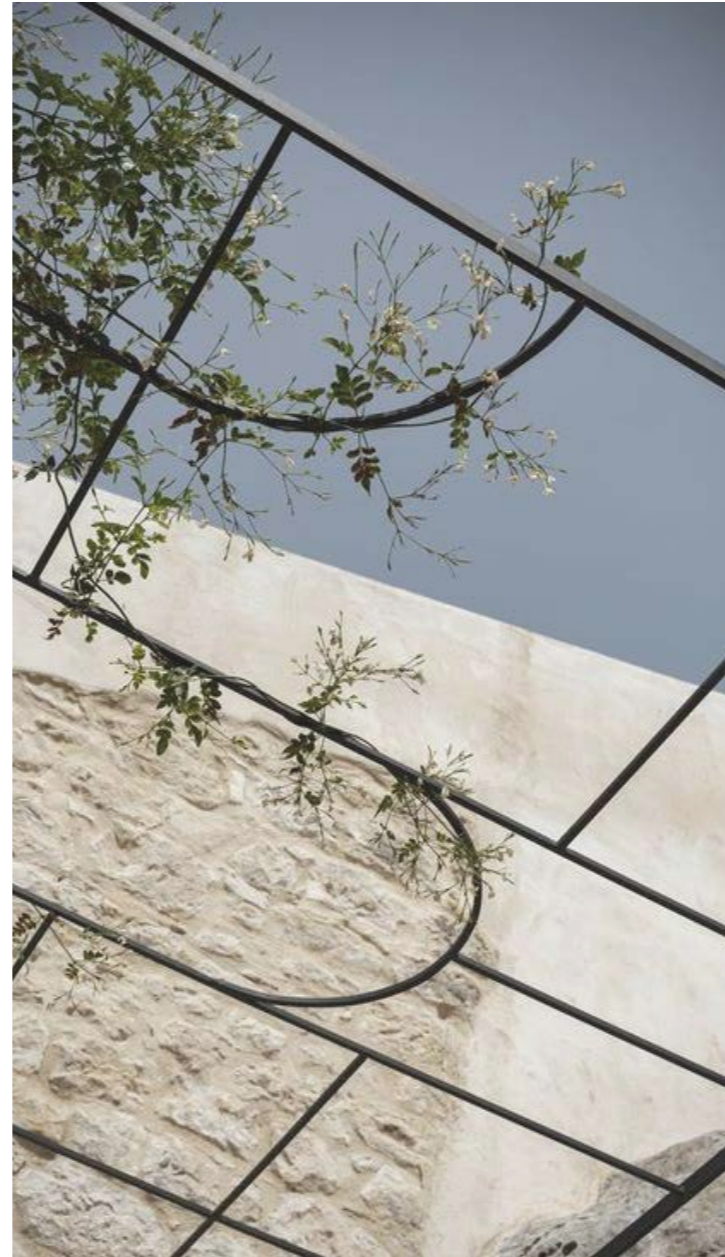
Ascending & descending landscape response

2.2 Design Pillars - Private Gardens

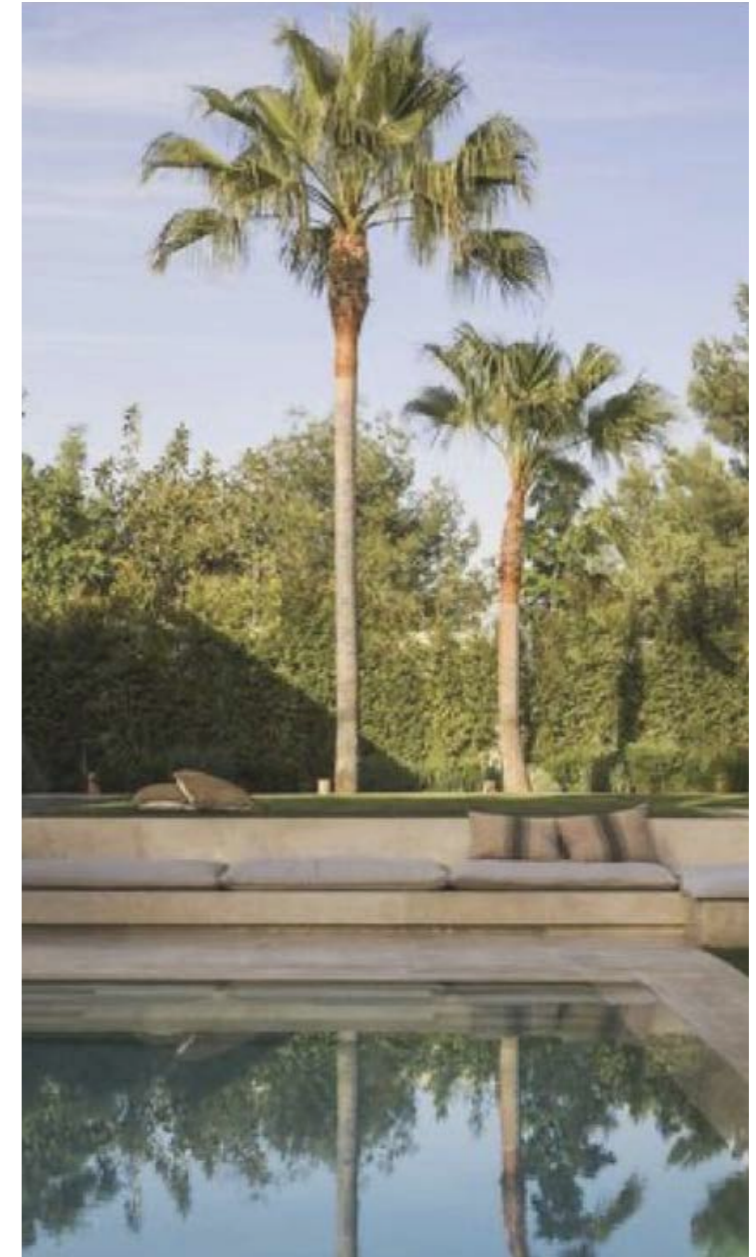
Landscape Narrative



Sophisticated poolside experience



Fine structures with integrated greenery



Layered tree canopy

Landscape Plans



3.1 Ground Floor

Landscape Design

Legend

- | | | | |
|---|---|---|--|
| 1 BCC bus stop | 6 Strip planting to shop front glazing | 11 Proposed driveway crossover | 16 Unit paver to driveway |
| 2 BCC Centre Street verge upgrade | 7 Nominal entry points to shop front | 12 1200 wide pedestrian footpath | 17 Future material to shared zone |
| 3 BCC bench seat | 8 Proposed street tree | 13 Irrigation water tank (below visitor car parks) | 18 Large subtropical shade tree to natural ground |
| 4 BCC rubbish bin | 9 Pedestrian entry & mail collection to building | 14 Bin presentation to kerb | 19 Climbing plants to steel trellis |
| 5 Garden bed cut out to back of kerb | 10 Garden seat to street interface | 15 Planting to natural ground (upper level) | 20 Internal garden to staircase |



3.2 Level 1

Landscape Design

Legend

- 1 Integrated balcony planter
- 2 Private resident terrace
- 3 Street awning below
- 4 Driveway below
- 5 Lobby garden
- 6 Planter to slab edge
- 7 Private entrance gate
- 8 Columnar tree planting to natural ground (Eleocharpus eumundii/ Syzygium resilience)
- 9 Broad canopy tree to natural ground

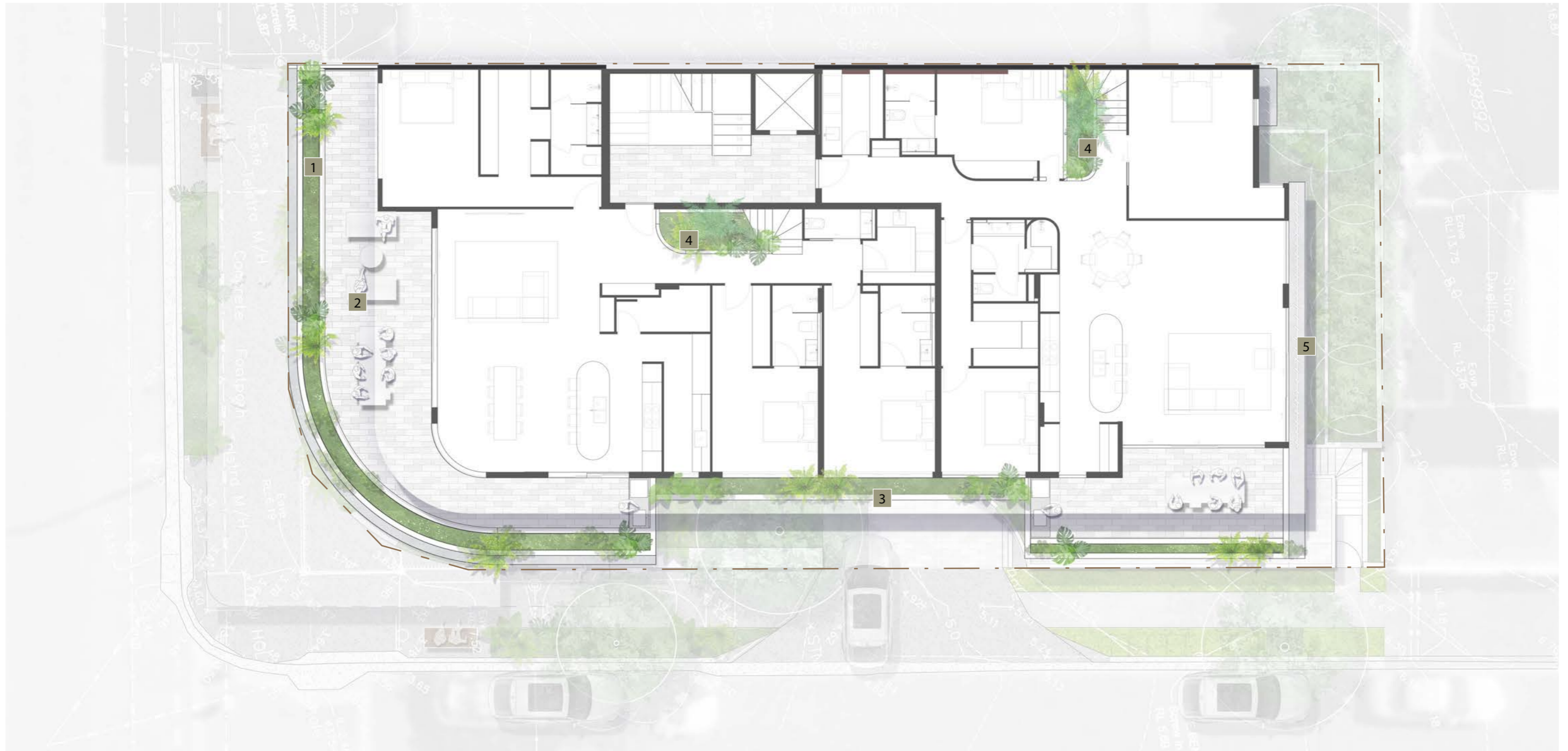


3.3 Level 2

Landscape Design

Legend

- 1 Street fronting balcony planter
- 2 Private terrace
- 3 Cascading planter to driveway entry
- 4 Internal garden to stairway
- 5 Northern planter to screen & cascade to garden below



3.4 Roof Terrace

Landscape Design

Legend

- | | | |
|-----------------------------|---|--------------------------------------|
| 1 Perimeter planter | 6 Stepper access | 11 Palm planting |
| 2 Concrete slab edge | 7 Roofed void to internal stairway planter | 12 Canopy tree |
| 3 BBQ bench | 8 Pool side planter | 13 Free standing tree planter |
| 4 Dining zone | 9 Pool terrace | |
| 5 Garden lounge | 10 Plunge pool | |

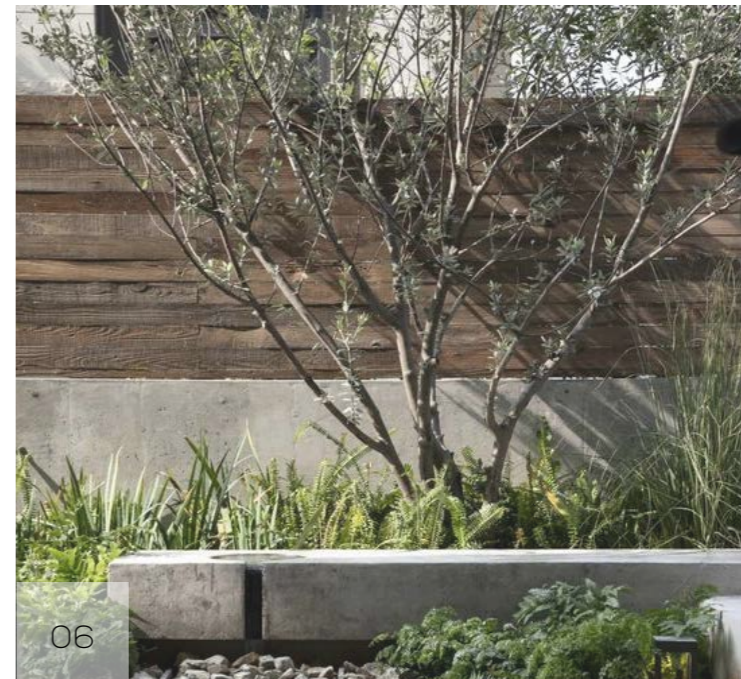
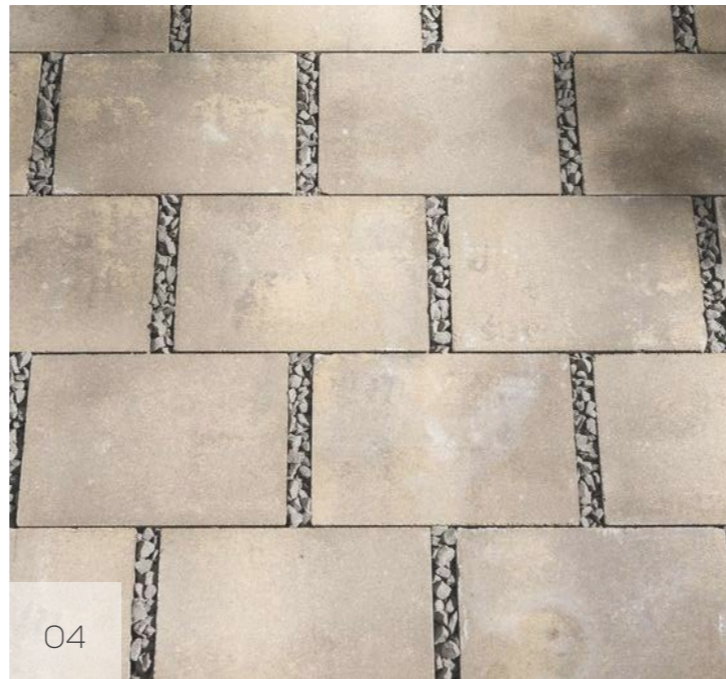


Landscape Character



5.1 Ground Plane

Landscape Character



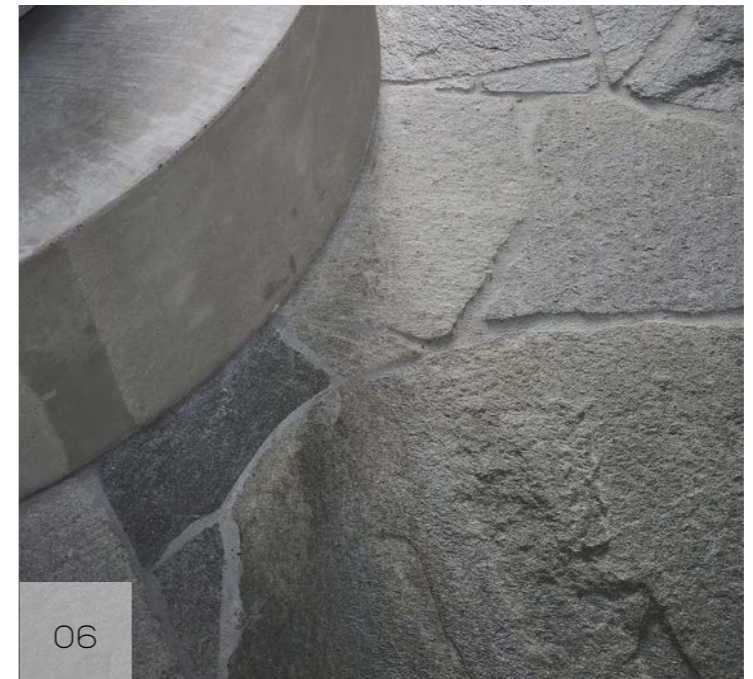
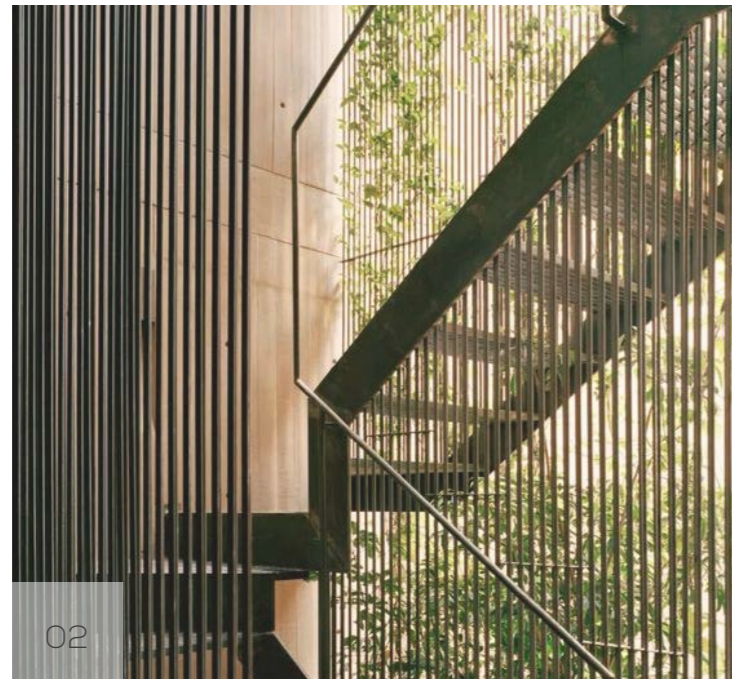
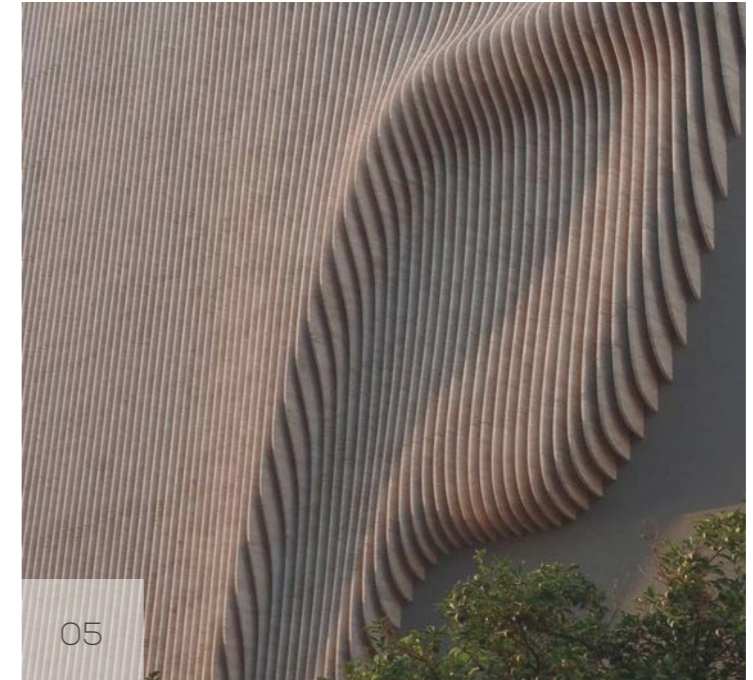
- 01 Layered textures of green
- 02 Rebated retail entry sequence

- 03 Powdercoated steel screen language
- 04 Permeable pavement (DDA compliant)

- 05 Layered shade tolerant canopy
- 06 Entry seat & water feature

5.2 Ground Plane

Landscape Character



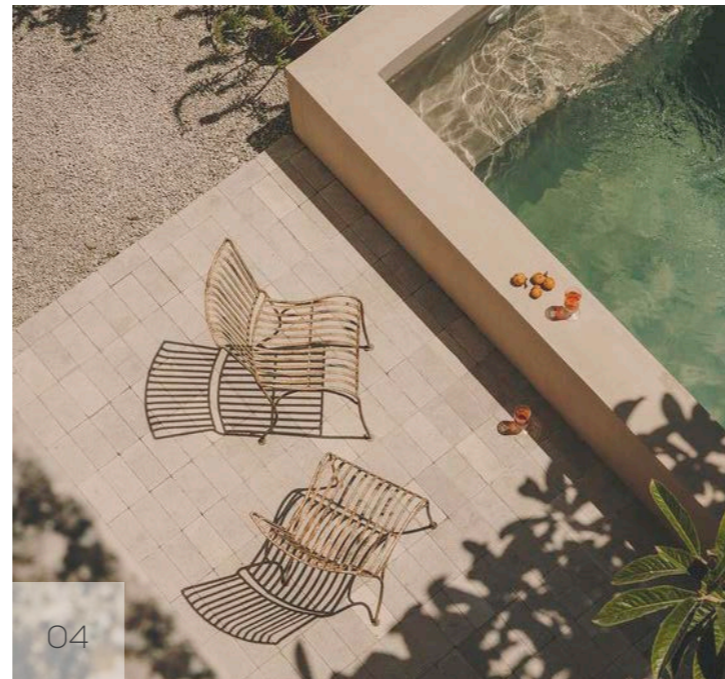
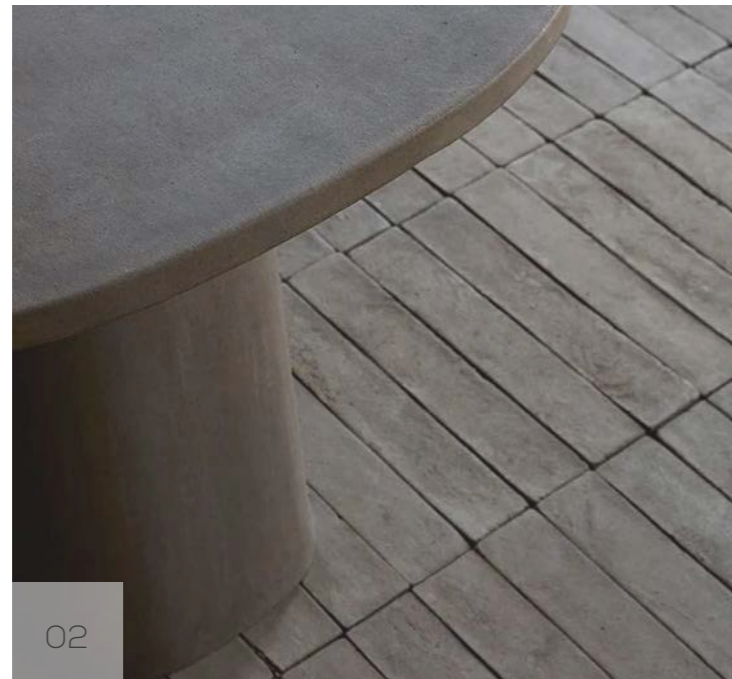
- 01 Composed cascading gardens from LVL1
- 02 Layered landscaped stairway

- 03 Pedestrian arrival sequence
- 04 Climbing landscape at retail edge

- 05 Art wall to rear of driveway entry
- 06 Crazy pave driveway threshold

5.3 Private Gardens

Landscape Character



- 01 Architectural stairway to pool
- 02 Distressed terracotta tiling

- 03 Palms as rooftop markers
- 04 Exposed pool edge

- 05 Generous alfresco dining spaces
- 06 Folding stair treads and textured wall treatments

5.4 Private Gardens

Landscape Character



- 01 Weathered pot clusters
- 02 Informal seating at base of pool

- 03 Architectural/permeable balustrade
- 04 Lightweight pergolas with climbing plants

- 05 Poolside lounging
- 06 Stone BBQ bench

5.5 Plant Palette - Ground Plane

Landscape Character

Tristaniopsis laurina
Luscious



Cyathea cooperii
Australian Tree Fern



Liquala elegans
Elegant Fan Palm



Randia fitzlanii
Native Gardenia



Waterhousia floribunda
Green Avenue



Alocasia brisbanensis
Cunjevoi



Rhapis excelsa
Slender Lady Palm



Asplenium nidus
Birds Nest Fern



Zamia furfuracea
Cardboard Plant



Syzygium australe
Resilience



Monstera deliciosa
Swiss Cheese Plant



Alpinia nutans
Dwarf Cardamom



Blechnum "Silver Lady"
Silver Lady Fern



Asplenium "Crispy Wave"
Crispy Wave



Philodendron martianartum
Philodendron Fat Boy



5.6 Plant Palette - Ground Plane

Landscape Character

Pitiosporum tobira
Miss Muffet



Phyllanthus minutiflora
Waterfall Plant



Alcantarea extensa
Silver Bromeliad



Crassula ovata 'Blue Bird'
Blue Bird



Crassula ovata
Money Plant



Acmena 'Alyns Magic'
Alyns Magic



Kalanchoe brauceata
Silver Spoons



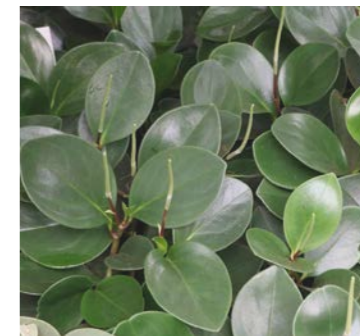
Carissa macrocarpa
Desert star



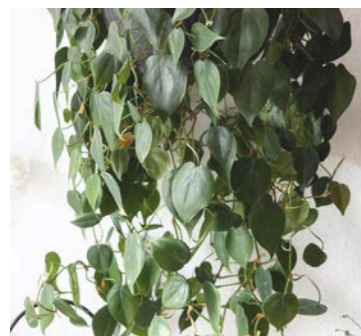
Neomarcia gracilis
Brazilian Walking Iris



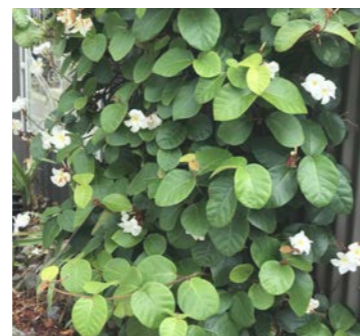
Peperomia obtusifolia
Baby Rubberplant



Philodendron chordatum
Heart Leaved Philodenron



Chonemorpha fragrans
Climbing Frangipanni



Ajuga reptans
Bungleherb



Viola hederacea
Native Violet



Zoysia tenuifolia
Korean Carpet Grass



5.7 Plant Palette- LVL1, 2 & Rooftop

Landscape Character

Randia fitzlanii
Native Gardenia



Cupaniopsis anacardioides
Tuckeroo



Plumeria obtusa
Evergreen Frangipani



Livistona australis
Cabbage Palm



Tristaniaopsis laurina 'luscious'
Luscious



Casuarina glauca
Green Wave



Crassula "Blue Bird"
Blue Bird



Westringia zena
Dwarf Coastal Rosemary



Pittosporum tobira
Miss Muffet



Syzygium australe 'resilience'
Luscious



Vernonia elliptica
Curtain Creeper



Phyllanthus minutiflorus
Waterfall Plant



Myoporum parvifolium
Creeping Boobialla



Chonemophora fragrans
Climbing frangipanni



Lomandra longifolia 'Verday'
Verday



5.8 Rooftop Plant Palette

Landscape Character

Randia fitzlanii
Native Gardenia



Cupaniopsis anacardioides
Tuckeroo



Plumeria obtusa
Evergreen Frangipani



Lophostemon confertus
Brush Box



Elaeocarpus reticulatus
Blueberry Ash



Casuarina glauca
Green Wave



Crassula "Blue Bird"
Blue Bird



Ficus microcarpa
Green Island



Pittosporum tobira
Miss Muffet



Kalachoe braceata
Silver Spoons



Zoysia tenuifolia
Korean Carpet Grass



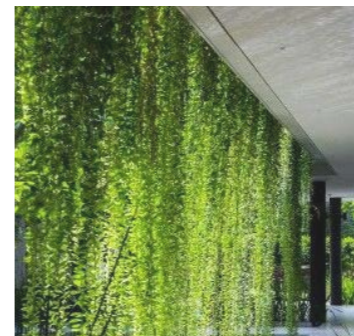
Senecio vitalis
Narrow Leaf Chalksticks



Myoporum parvifolium
Creeping Boobialla



Vernonia elliptica
Curtain Creeper



Hardenbergia violacea
Purple Coral Pea



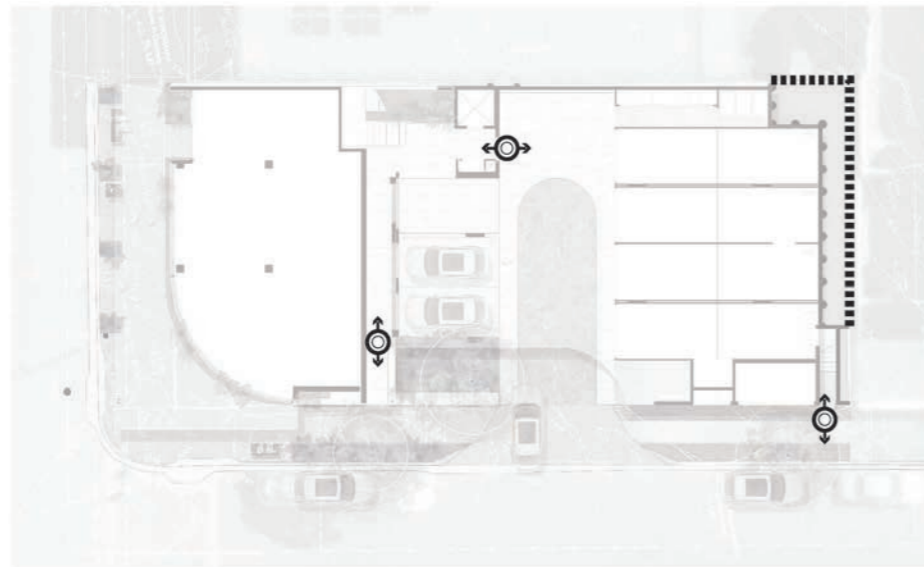
Technical Details



6.1 Ground Floor Structure Diagrams

Technical Details

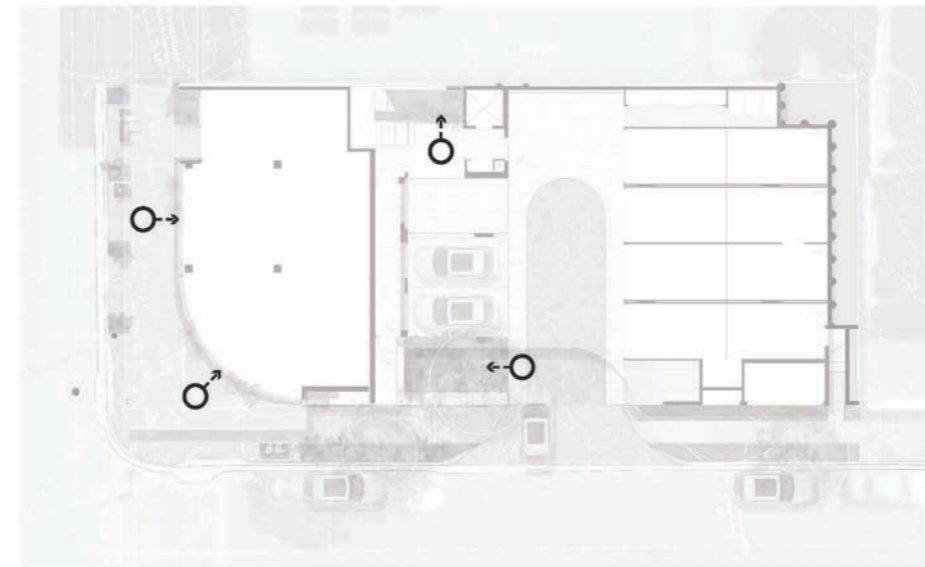
FENCING



Legend

- ■ ■ 1800h boundary fence
- ⊙ Resident security gate

MAINTENANCE ACCESS



Legend

- ⊙ On Grade Access

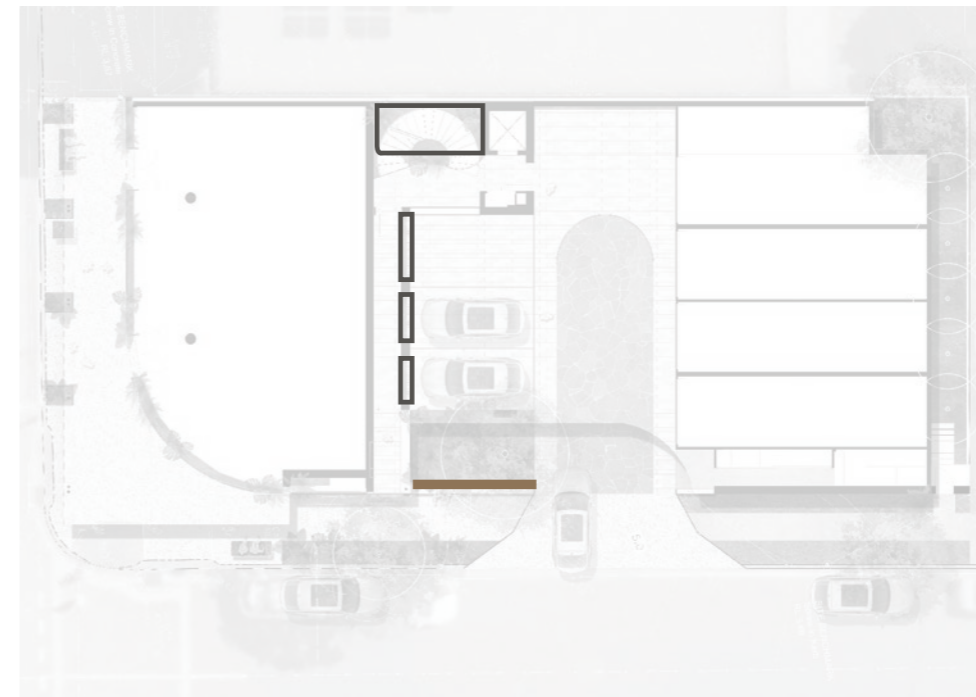
6.2 Ground Floor Structure Diagrams

Technical Details





PLANTING DEPTH





WALL TYPOLOGY



Legend

	600mm deep planter	
	Planting to natural ground	
	Deep Planting	16.34m ²
	Deep planting to upper level	28.6m ²
	Total Deep Planting Area	44.95m ²
	Total Site Area	609.5m ²
	Deep Planting % of Site	7.35%

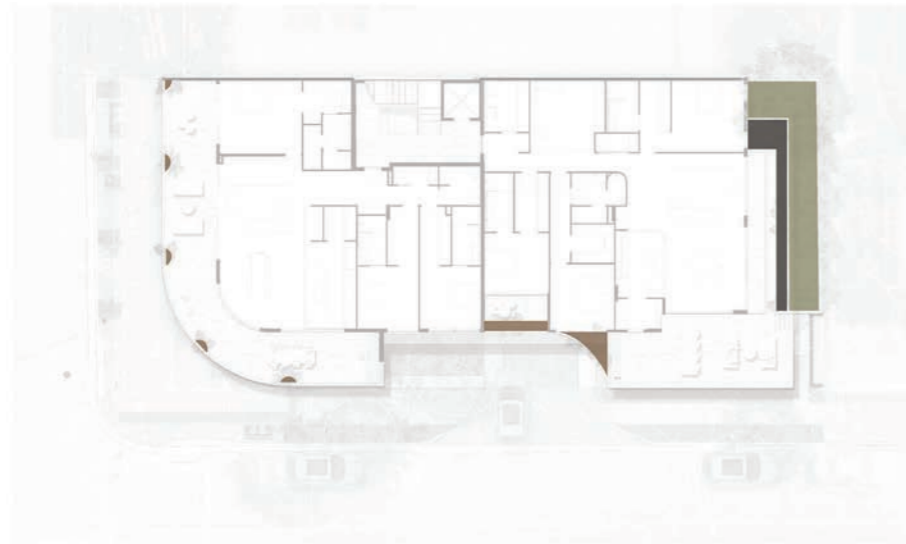
Legend

	600mm high planter wall
	500mm high seating (pier footing)

6.3 Level 1 Structure Diagrams

Technical Details

PLANTING DEPTH



Legend

- 600mm deep planter (mounded to 800 total depth)
- 400mm deep planter
- Deep Planting

MAINTENANCE ACCESS



Legend

- On Grade Access
- Boom Lift (infrequent use)
- Fall arrest anchor point

6.4 Level 2 Structure Diagrams

Technical Details

PLANTING DEPTH



Legend

- 600mm deep planter
- 500mm deep internal planter

MAINTENANCE ACCESS



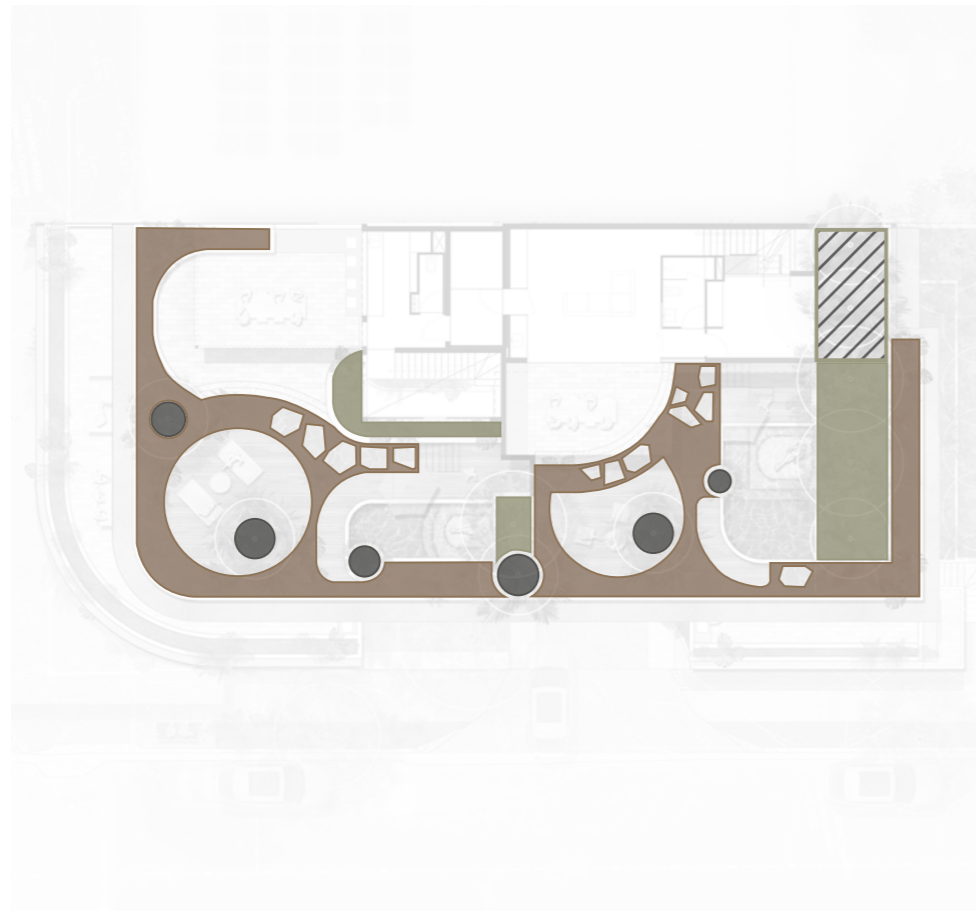
Legend

- On Grade Access
- Boom Lift (infrequent use)
- Fall arrest anchor point

6.5 Rooftop Structure Diagrams

Technical Details

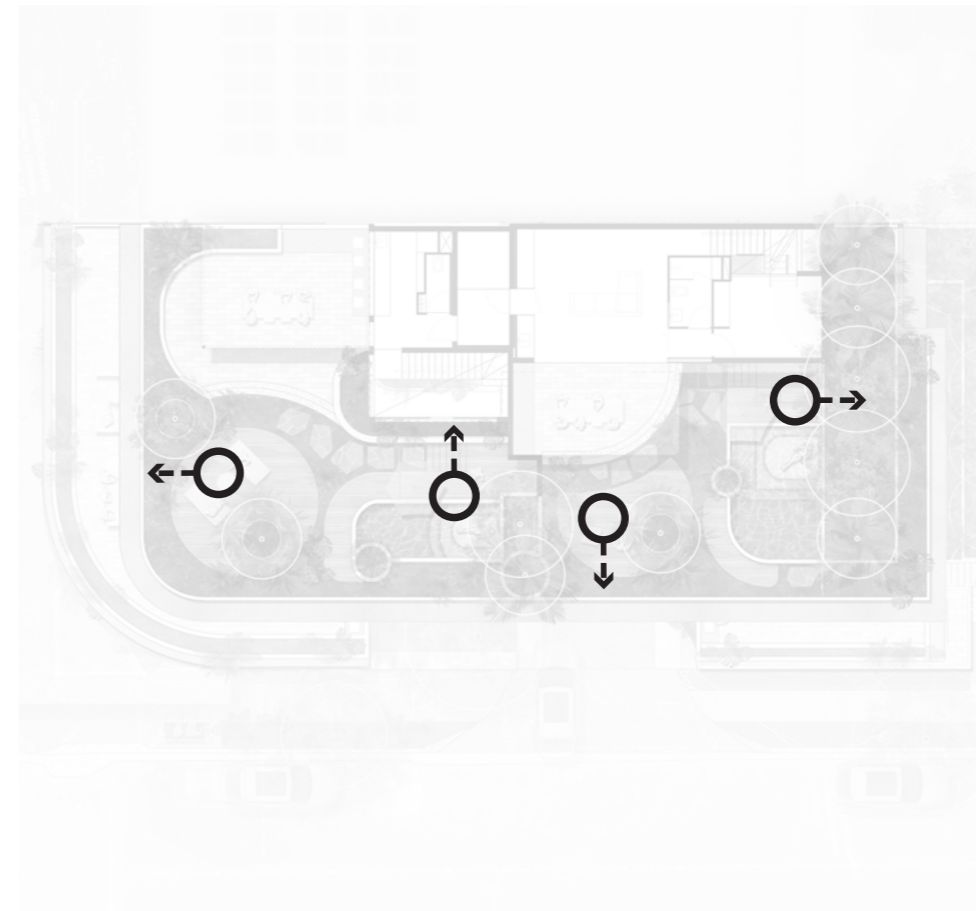
PLANTING DEPTH



Legend

- 300mm deep planter
- 600mm deep planter
- 1200mm deep planter
- 1550mm deep planter

MAINTENANCE ACCESS



Legend

- On Grade Access

6.6 Irrigation Strategy

Technical Details

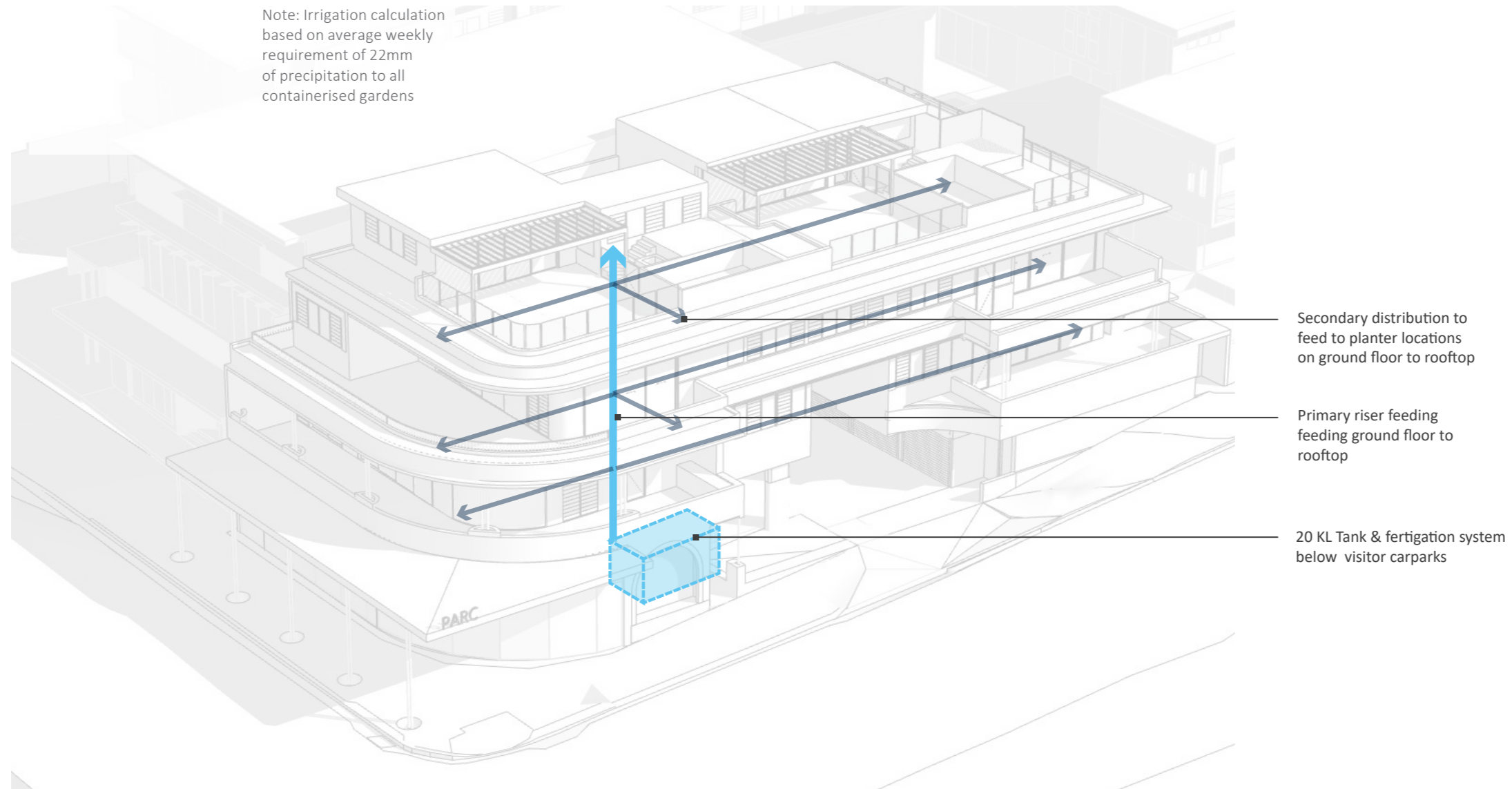
CONTAINERISED PLANTER AREAS & VOLUME ESTIMATES

Irrigation Requirements

Level	Planter Area	Weekly Water Requirement
Ground	15.8m ²	.345 kl
LVL1	39.29m ²	.865 kl
LVL2	46.8m ²	1.05 kl
Rooftop	140.5m ²	3.1 kl
Total	216.m²	5.35 kl
4 week tank supply		21.45 kl (20kl)

Note: Irrigation calculation based on average weekly requirement of 22mm of precipitation to all containerised gardens

STORAGE AND DISTRIBUTION DIAGRAM



Secondary distribution to feed to planter locations on ground floor to rooftop

Primary riser feeding feeding ground floor to rooftop

20 KL Tank & fertigation system below visitor carpark



IVY MAY
LANDSCAPE ARCHITECTURE

