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SUBTROPIC
design



MERIVALE ST HOTEL, SOUTH BRISBANE

LANDSCAPE DEVELOPMENT APPLICATION

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We acknowledge and respect Traditional Owners across Australia as the original custodians of our land and waters, their unique ability to care for country and deep spiritual connection to it.

We honour Elders past, present and emerging whose knowledge and wisdom has and will ensure the continuation of cultures and traditional practices.

[D]	16/07/2026	VB	VB
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CHAPTER 1 – SITE UNDERSTANDING

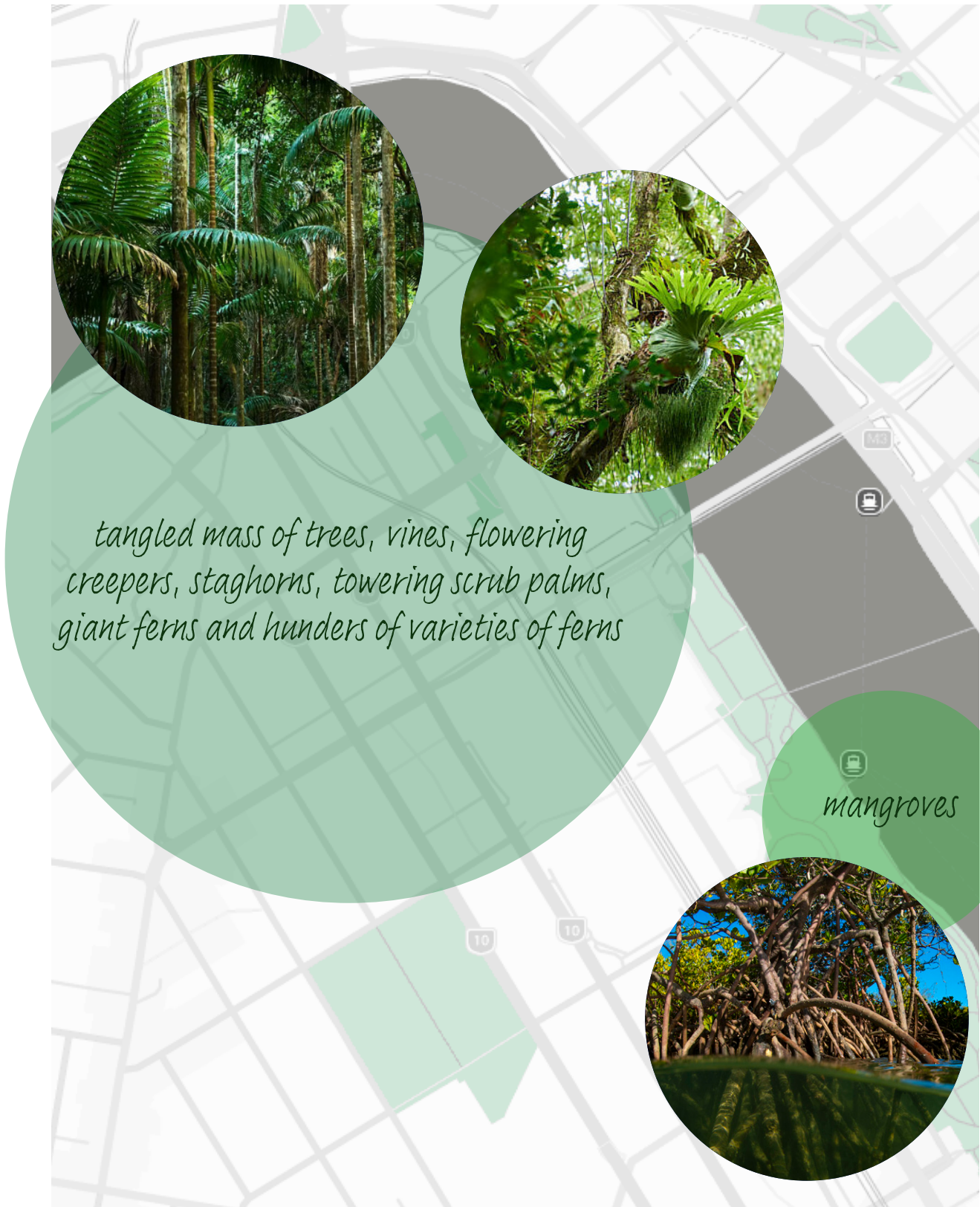
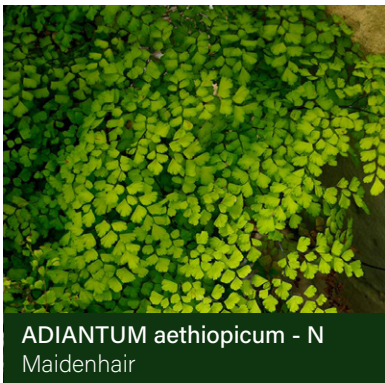
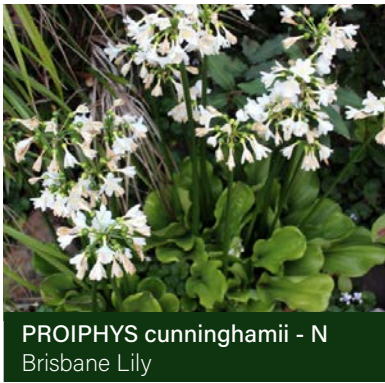
1.1 SITE ECOLOGY

In Pre-European days the area known as West End was covered with a dense bush and undergrowth that limited visibilty to fifty metres.

One of the most enchanting spots within the Brisbane area was an immense jungle in the western portion of South Brisbane. It began at almost the spot where Victoria Bridge now stands, it followed the course of the river right away to Hill End, along the whole length of what is now Montague Road.

The jungle was a **tangled mass of trees, vines, flowering creepers, staghorns, elkhorns, towering scrub palms, giant ferns**, and hundreds of other varieties of the fern family, beautiful and rare orchids, and the wild passion flower. While along the riverbank were the water lily in thousands, and the convolvulus of gorgeous hue... Parrots, blue pigeons and scrub turkeys could be seen in the rainforest itself, where whip birds gave their distinctive call...

NATURALLY OCCURING



1.3 LOCAL VERNACULAR / BENCHMARKING



Fish Lane Town Square
RPS

The landscape design is underpinned by the concept of a subtropical rainforest inspired by the indigenous Pre European landscape described as a ‘tangled mass of trees, vines, flowering creepers, towering palms and giant ferns’ J.G. Steele’s, Brisbane Town in Convict Days



South Bank (Riverside Green)
Hassel

This new ‘green heart’ of South Bank Parklands, The lush and shaded rainforest deck and pavilion is an inviting, free public space designed for Brisbane’s subtropical climate.



Glasshouse Theatre, QPAC
LAT Studio

The public spaces brings the South Bank’s lush parkland character into the heart of the Cultural Centre. Much like the building, the landscape design is influenced by the Brisbane River, and the habitat it supports as well as the wider cultural precinct.



SW1
Gamble McKinnon Green

Completed in 2010, the development prioritises an internal pedestrian lanway that links the mixed use developments. The urban renewal project delivers an activated, subtropical urban project that supports urban living, work and play.



1. Lush Tropical Character

Inspired by the lush rainforest landscapes of South Brisbane, the design features a dense understorey of groundcover species reminiscent of a rainforest floor, including layered ferns and bold, large-leaf foliage. A rich diversity of texture creates depth and visual interest within this lower planting zone, reinforcing a sense of immersion and enclosure.



2. Laneway Activation

These moments of pause and occupation foster activity and encourage lingering, contributing to a lively urban environment.

Landscape treatments at ground level, complemented by cascading planting from the gardens above, reinforce the pedestrian scale and soften the built form. Together, they establish a comfortable and immersive setting that provides a calm, green respite from the surrounding busy streets.



3. Integration with Architecture

Towering palms rise above the forest floor, establishing a strong vertical presence and drawing the eye upward. Together, the layered planting composition guides movement through the subtropical laneway, delivering a distinctive and memorable pedestrian experience.

2.2 CHARACTER IMAGERY

Ground



2.3 CHARACTER IMAGERY

Streetscape & dining frontages

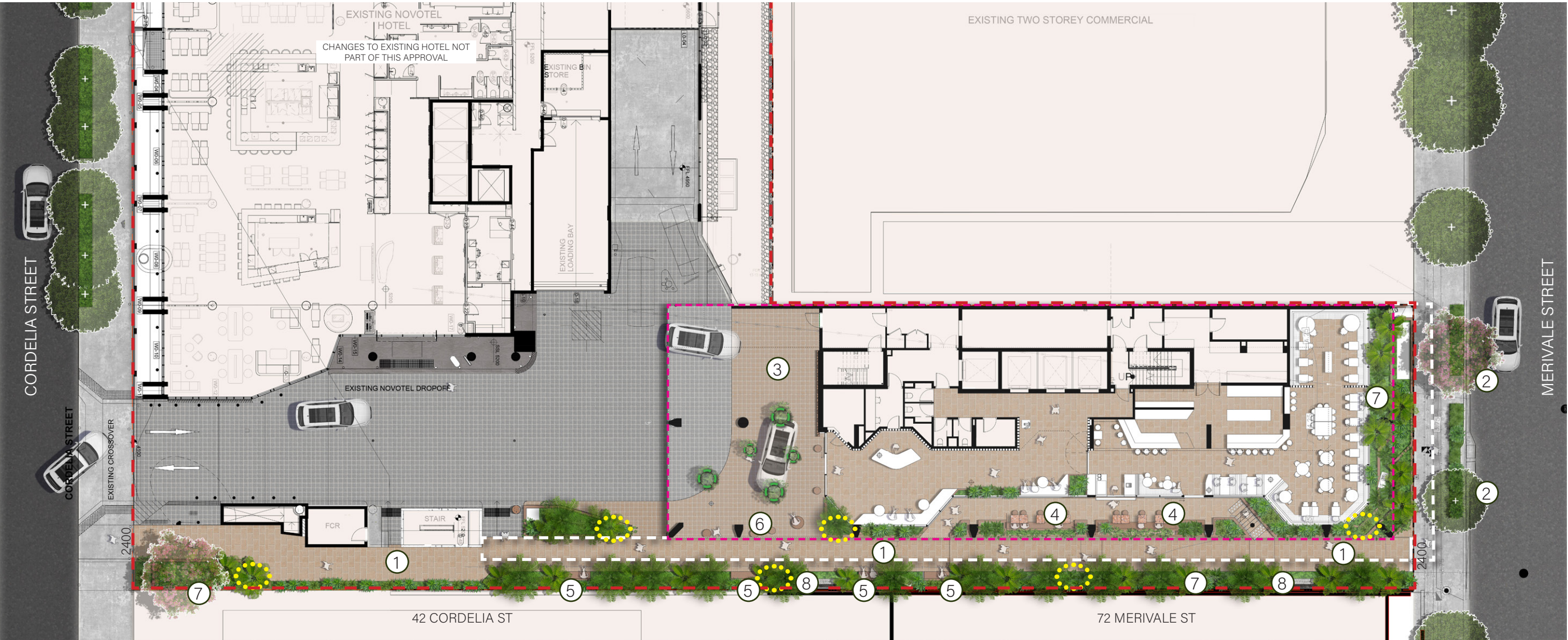


Rooftop



3.1 PRECINCT, GROUND FLOOR

Landscape Plan 1:250 @ A3

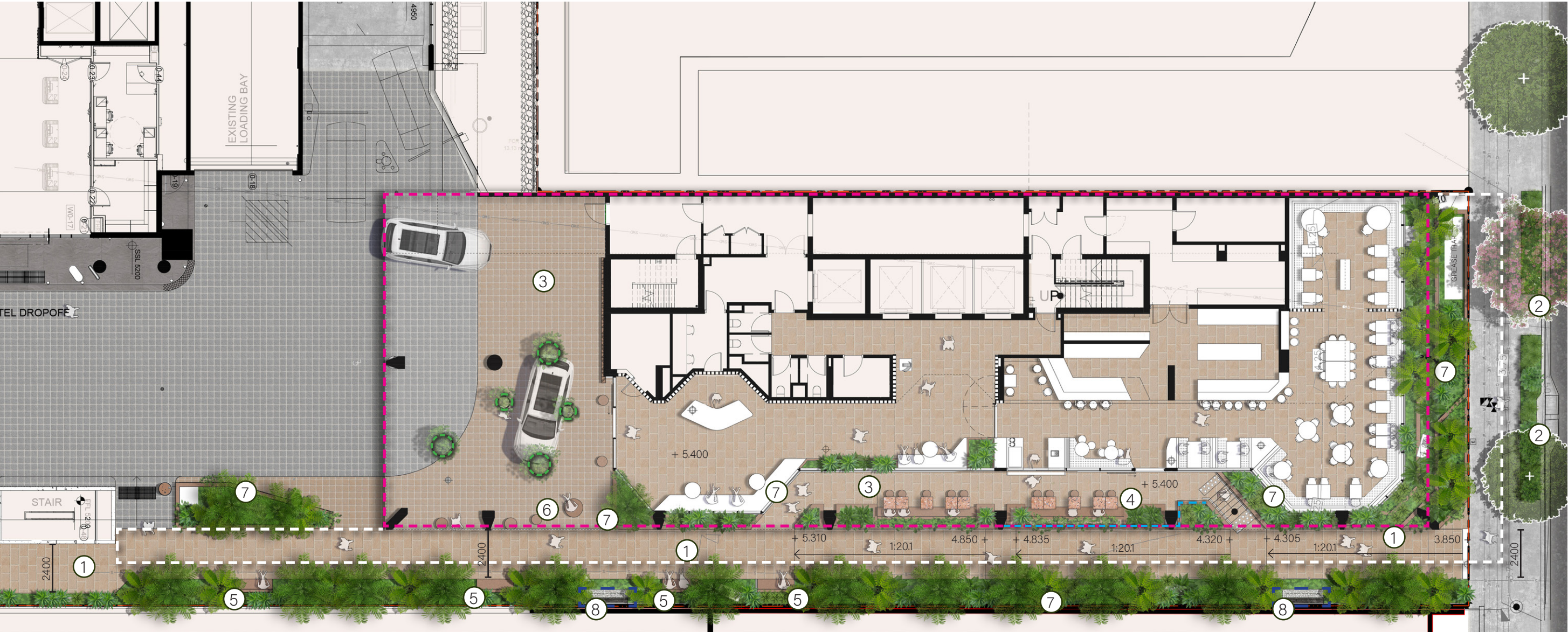


legend

- ① 2400mm public laneway
- ② Proposed street tree
- ③ Cobblestone
- ④ Laneway dining
- ⑤ Public seating
- ⑥ Vehicle Bollards / plinths
- ⑦ Native subtropical planting
- ⑧ Water feature
- Suspended Fytogreen plant cylinder (above). Varying sizes and lengths, measuring from 600-1500mm long x 600-900mm dia
- Extent of awning above - refer Architect's drawings
- Building above
- Placeholder for potential locations for public artwork throughout laneway - final locations to be determined with artist
- Property boundary

3.2 GROUND

Landscape Plan 1:200 @ A3



legend

- ① 2400mm public laneway
- ② Proposed street tree
- ③ Cobblestone
- ④ Laneway dining
- ⑤ Public seating
- ⑥ Vehicle Bollards / plinths
- ⑦ Native subtropical planting
- ⑧ Water feature
- Suspended Fytogreen plant cylinder (above). Varying sizes and lengths, measuring from 600-1500mm long x 600-900mm dia
- Extent of awning above - refer Architect's drawings
- Building above
- Balustrade

3.3 GROUND

Planter depth 1:200 @ A3



legend

- Extent of awning above - refer architects drawings
- Basement below
- Building above
- A

Varies between 400-500mm
- B

600mm planter depth
- C

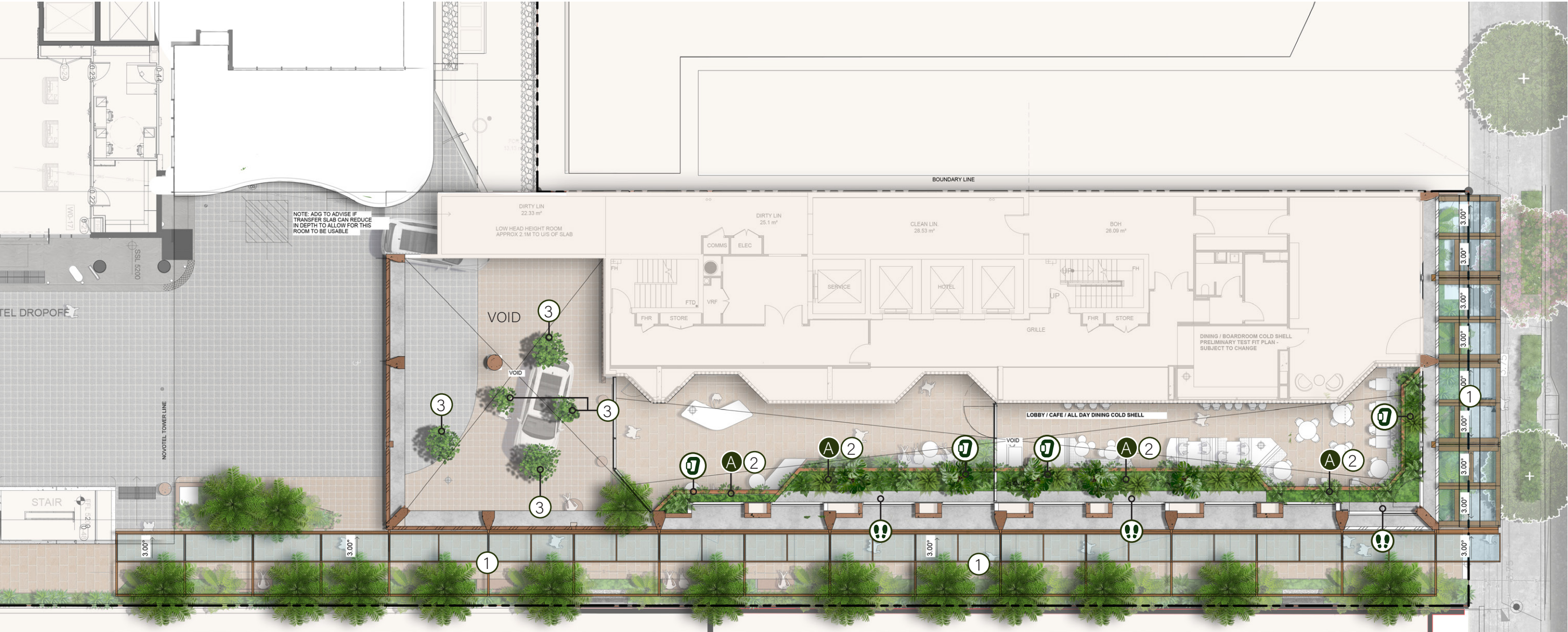
1000mm planter depth
- Planter open to natural ground
- Podium planting on structure

planting areas

location	description	area m2	location	description	area m2
Ground	Planting in natural ground	108.5 m2	Level 14	Podium planter	0.665 m2
	Podium Planting - exterior planting	50.5 m2	Level 15	Podium planter - exterior planting	7.25 m2
	Podium Planting - interior planting	3.1 m2		Note: Interior planting excluded from calculations. Plants to be sourced from indoor plant suppliers and installed in grow pots to facilitate rotation of plant stock.	excluded
	Note: Suspended planters (in porte cochere) excluded from area calculation	excluded	TOTAL PLANTING AREA		175.335 m2
Mezzanine	Note: All planting excluded from calculations. Plants to be sourced from indoor plant suppliers and installed in grow pots to facilitate rotation of plant stock.	excluded	SITE AREA		3,646 m2
Levels 04-10	Podium planter	3.325 m2	% OF SITE AREA	Note: Excludes all existing on site planting to be retained.	4.8%
Levels 11-13	Podium planter	1.995 m2			

3.4 MEZZANINE

Landscape Plan 1:200 @ A3



legend

- ① Awning - refer Architect's drawings

② Cascading species

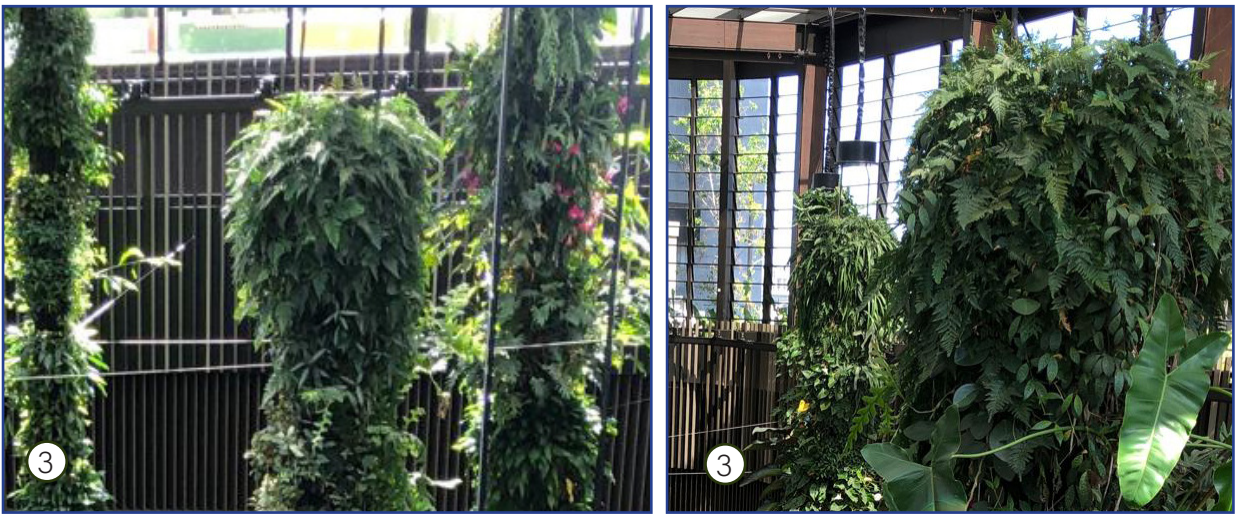
③ Suspended Fytogreen plant cylinder.

Varying sizes and lengths, measuring from 600-1500mm long x 600-900mm dia
- ⑦ Planter accessed via ladder bracket system (location TBD in next phase)

!! 600mm maintenance path

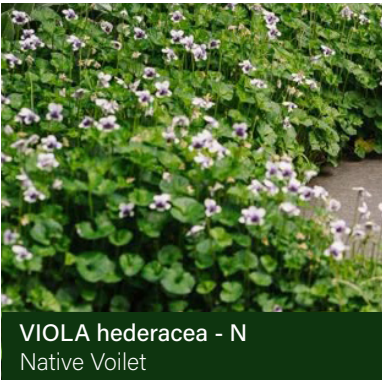
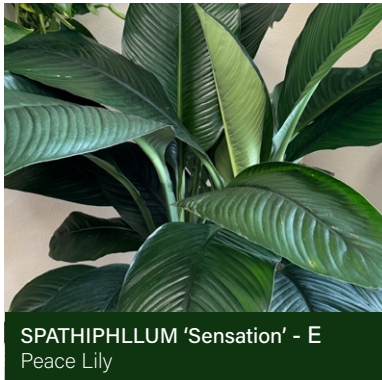
A Cabinetry planter*

*Planter to be fitted with water-tight liners designed to hold plants in 200-300mm grow pots. Plants to be sourced from indoor plant hire company.

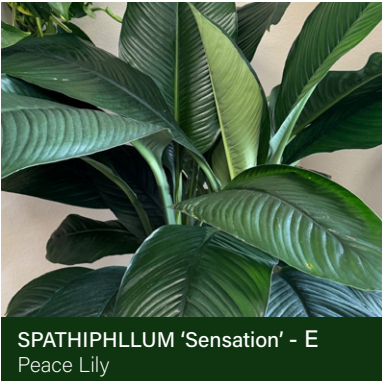


3.5 PLANT PALETTE

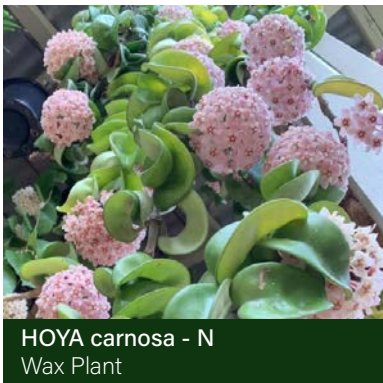
Ground - Laneway



Interior



Mezzanine

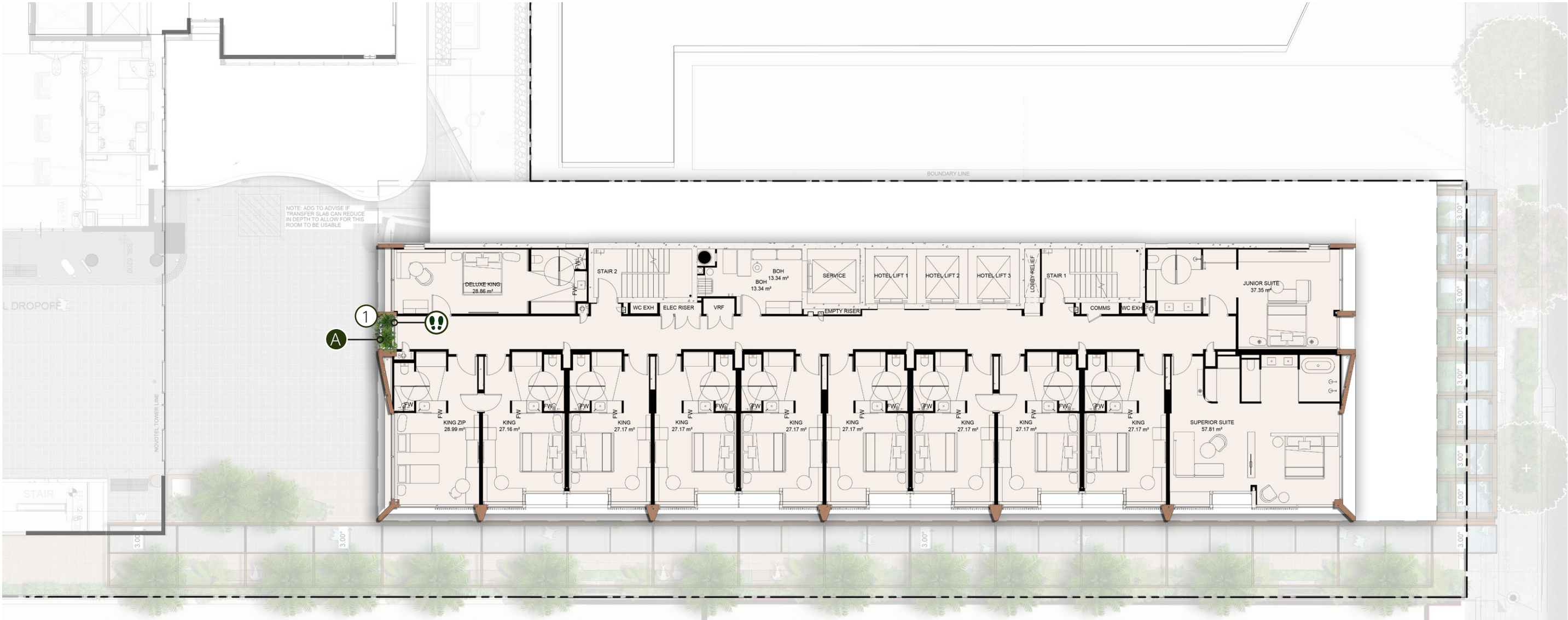


Landscape Plan 1:200 @ A3

- ① Low profile planters with groundcovers and cascading species
- Ⓐ Planter depth 800mm
- !! Maintenance access from internal hallway

3.7 LEVEL 11-13 TYPICAL PLAN

Landscape Plan 1:200 @ A3



legend

- ① Low profile planters with groundcovers and cascading species
- A Planter depth 800mm
- !! Maintenance access from internal hallway

Landscape Plan 1:200 @ A3

- 1 Low profile planters with groundcovers and cascading species
- A Planter depth 800mm
- !! Maintenance access from internal hallway

3.9 ROOFTOP

Landscape Plan 1:200 @ A3



legend

- ① Pool (8.2 x 5.4m)

② Wet edge

③ Seating edge

④ Daybeds

⑤ Lounges
- ⑥ Bench Seating

⑦ Maintenance access path

— Balustrade

— Rainwater tank below

— Roof over
- A Planter depth 600mm

B Planter depth 800mm depth

C Cabinetry planter*

*Planter to be fitted with water-tight liners designed to hold plants in 300mm grow pots. Plants to be sourced from indoor plant hire company.

Plant Palette:



3.10 SECTIONS

Section 01 - Laneway Dining



Section 02 - Hotel Entry



legend

- ① Laneway planting (flush with adjacent paving) with feature palms & ferns
 - ② Laneway dining
 - ③ Awning above - refer Architect's drawings
 - ④ Balustrade
 - ⑤ Cascading species
 - ⑥ Cabinetry planter*
 - ⑦ Public laneway seating
- Property boundary
- *Planter to be fitted with water-tight liners designed to hold plants in 200-300mm grow pots. Plants to be sourced from indoor plant hire company.

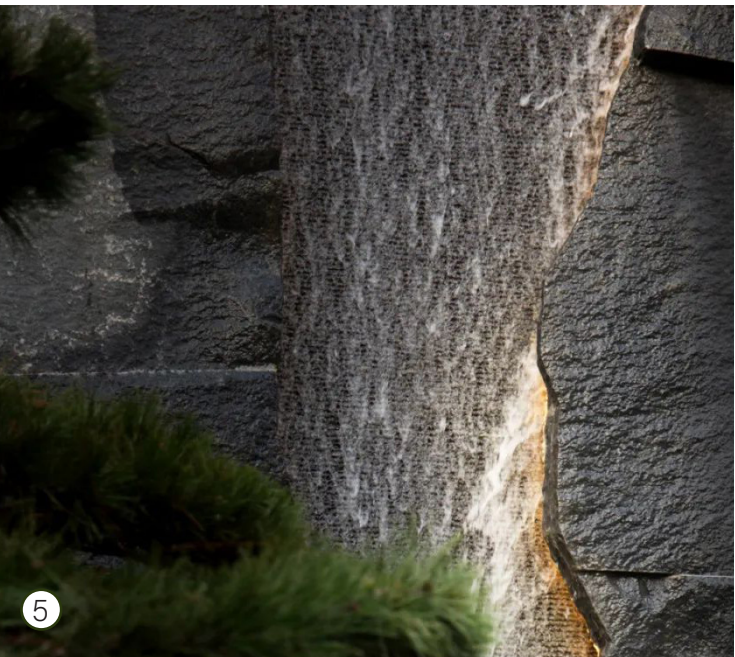
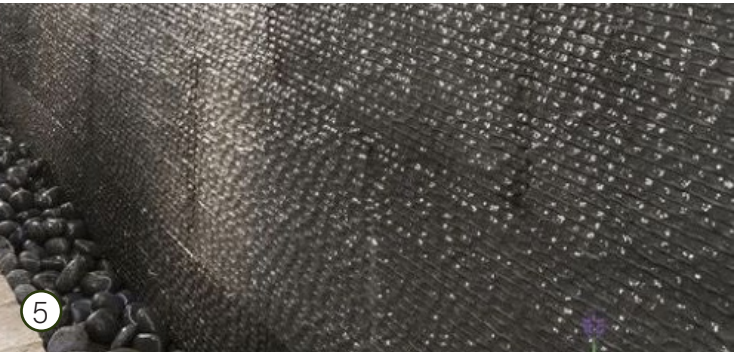
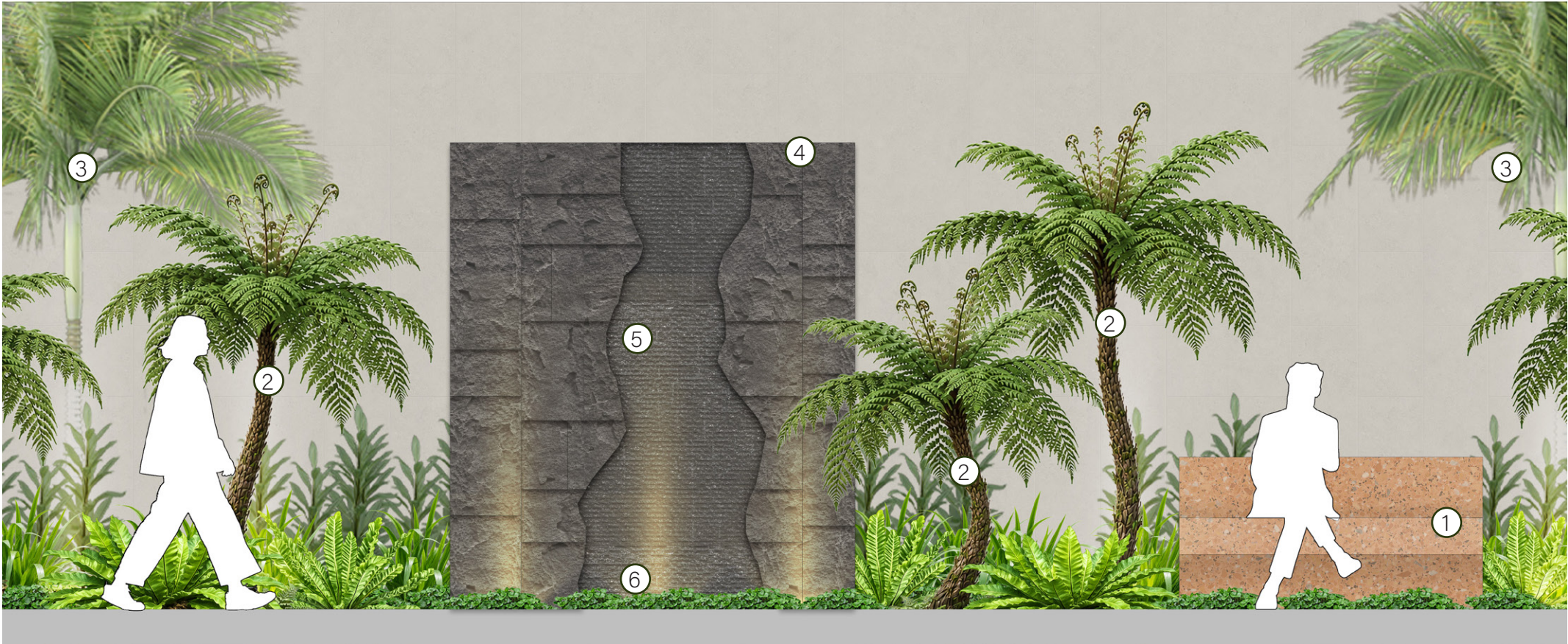


LOCATION PLAN

3.11 SECTIONS

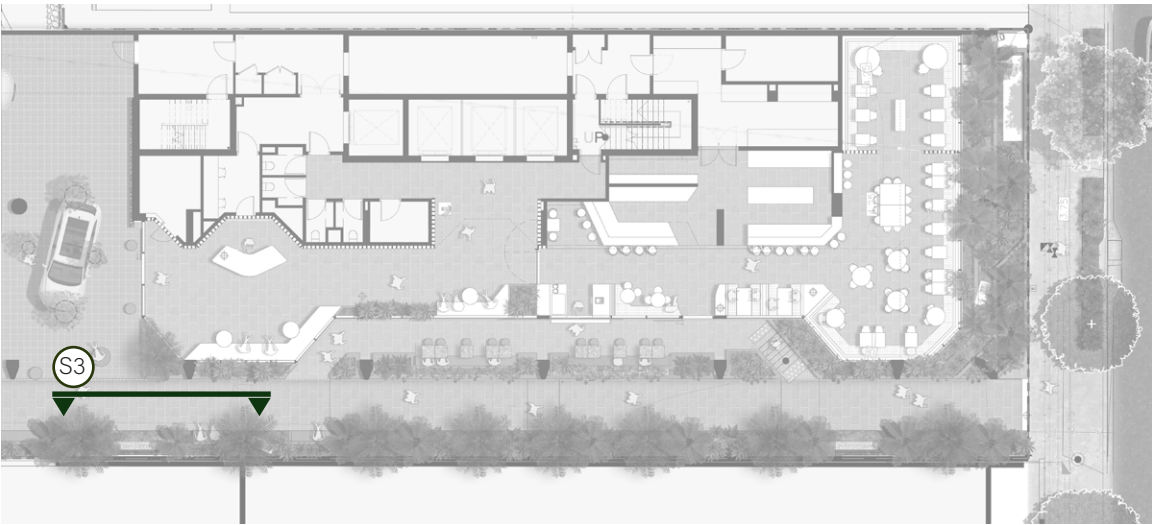
Section 03 - Laneway Water Feature

Character Imagery:



legend

- ① Public laneway seating
- ② Tree ferns
- ③ Native palms
- ④ Stone clad water feature. Water to trickle down centre face into concealed catch basin below.
- ⑤ Wet face
- ⑥ Feature lighting



LOCATION PLAN

3.12 SECTIONS

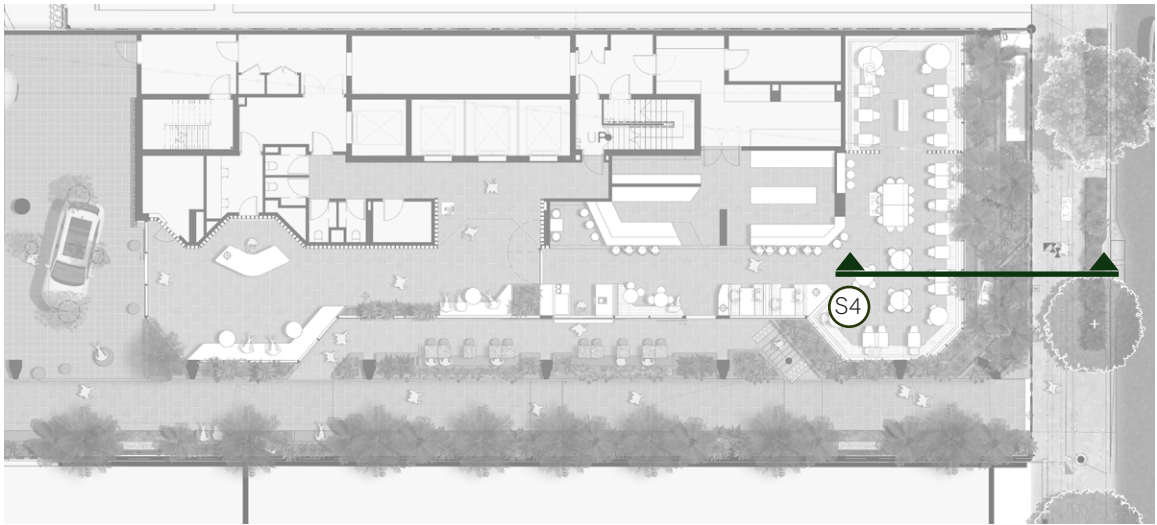
Section 04 - Resturant to Merivale Street



legend

- ① Tree ferns
- ② Laneway planting character with cascading species over face of retaining walls
- ③ Proposed street tree
- ④ Footpath
- ⑤ Cabinetry planter*
- ⑥ Cabinetry planter*
- Property boundary

*Planter to be fitted with water-tight liners designed to hold plants in 200-300mm grow pots. Plants to be sourced from indoor plant hire company.



LOCATION PLAN

Performance Criteria		Acceptable Solutions		Solution Response
P01	Development ensures that trees are protected from development impacts.	A01.1	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.	A01.1 – tree within the streetscape have been proposed for removal.
		A01.2	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.	A01.2 – complies - one street tree is proposed for retention
P02	Development provides acoustic barriers and long fences along street frontages which: (a) are enhanced by appropriate planting; (b) are of high visual quality; (c) are designed for longevity; (d) provide maintenance access and promote pedestrian permeability in appropriate circumstances.	A02.1	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; (b) incorporates elements of visual interest appropriate to the scale of the development for a fence or acoustic barrier over 40m long; (c) 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; (d) incorporates a gate or appropriately designed opening for public pedestrian access where linking two publicly accessible areas.	A02.1 – not applicable
		A02.2	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; (b) a minimum of 2 tier planting.	A02.2 – not applicable
P03	Development provides species as a screen or buffer which maintain the amenity of adjoining premises.	A03	Development ensures that a landscape buffer required by a use code incorporates: (a) species in accordance with the Planting species planning scheme policy; (b) a minimum of 2 tier planting.	A03 – not applicable
P04	Development provides growing media and volumes appropriate for landscape work to ensure the long-term performance, ease of maintenance and sustainability of plantings.	A04.1	Development provides growing media and volumes for landscape work in accordance with the Landscape design planning scheme policy.	A04.1 – complies. detailed design to be part of future phases.
		A04.2	Development provides species which are chosen to ensure the long-term performance and access requirements of the landscape.	A04.2 – complies. a range of species is proposed for incorporation in accordance with micro climate conditions of the site. Species selection have a strong track record of thriving within low light conditions and within containerised planters.
		A04.3	Development provides podium planting in compliance with the Infrastructure design planning scheme policy.	A04.3 – complies. where planters are installed in-situ the podium planter is to comply with relevant BSD drawings and infrastructure design planning scheme policy- detailed design to be part of future phases.
P05	Development provides landscaping in a common area which provides for clear sightlines and good visibility to entrance and exit points.	A05.1	Development incorporates a plant selection along a pathway which ensures: (a) a clear trunk height of minimum 1.8m at maturity; (b) a shrub height of maximum 1m at maturity.	A05.1 – Plant placement will achieve clear sightlines so visibility can be maintained within and adjoining the site
		A05.2	Landscaping and mounding do not interfere with visibility along a pathway. Refer to the Crime prevention through environmental design planning scheme policy.	A05.2 – refer above (A05.1 response)
P06	Development provides landscaping which supports a legible environment that can be safely navigated by pedestrians and cyclists.	A06.1	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.	A06 – complies. A change in pavement material is proposed to delineate public and private areas.

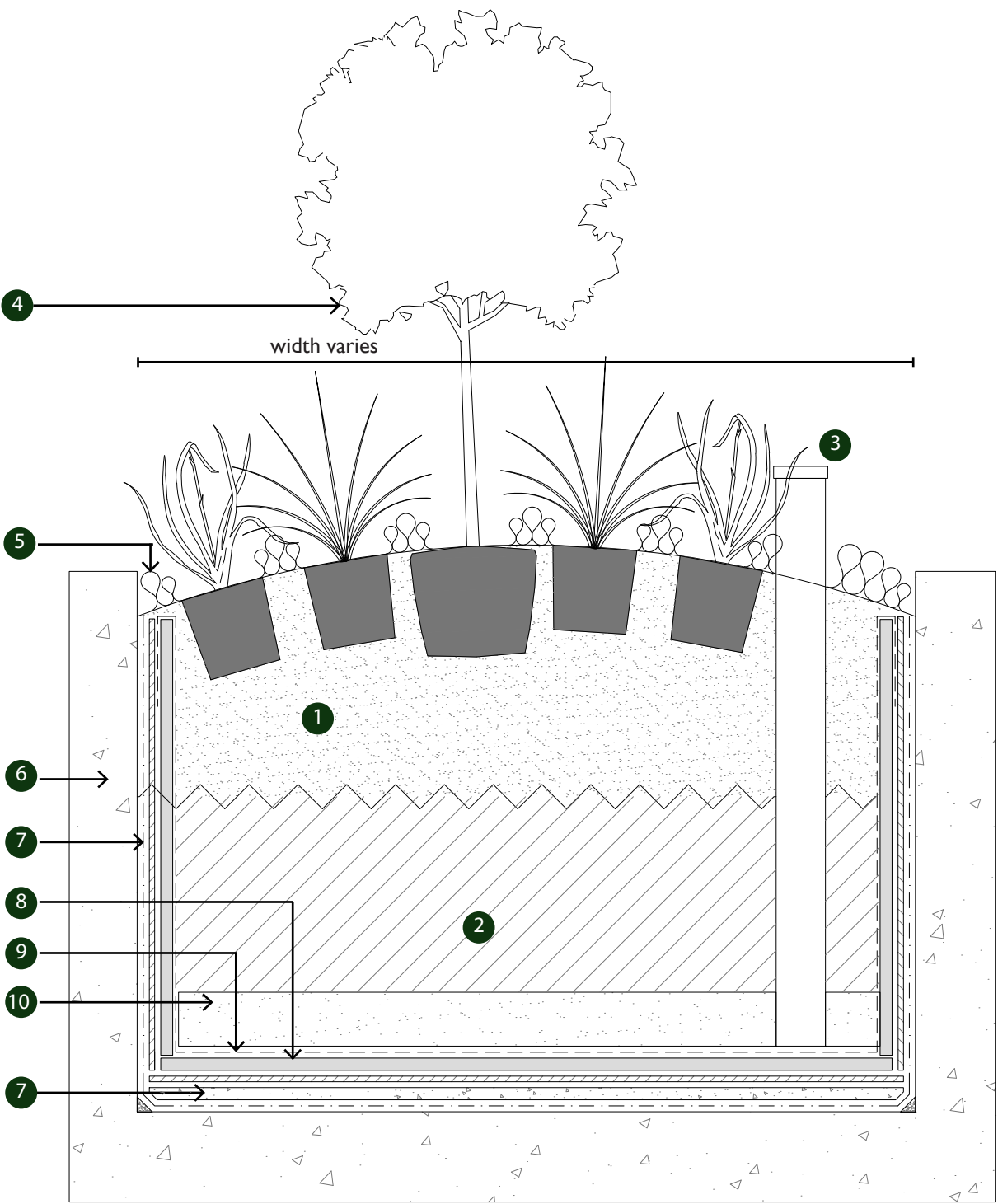
Performance Criteria		Acceptable Solutions		Solution Response
P07	Development provides a plant selection which achieves the functional and aesthetic outcomes to balance the form and scale of the development including: (a) screening and buffering; (b) street presentation; (c) shading; (d) amenity;	A07	Development provides species in accordance with the Planting species planning scheme policy.	A07 – complies. A variety of plant species has been proposed to perform different roles including screening and buffering whilst responding also to the micro climate condition of the site
P08	Development provides planting densities and stock sizes which are optimised to: (a) reduce maintenance and erosion; (b) achieve amenity and ecological outcomes; (c) provide the level of coverage for any green facades, green walls or green roofs to achieve the functional and aesthetic outcomes of the landscape work for the life of the development.	A08.1	Development provides planting densities and stock sizes when planting in natural ground which achieves: (a) full coverage of the mulched planting areas within 2 years; (b) 95% coverage of the extent of the elevation within 2 years where for green facades.	A08.1 - complies - to future detailed design
		A08.2	Development achieves the minimum planting coverage for any artificial growing environment as specified in the Landscape design planning scheme policy.	A08.2 - complies
P09	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	A09.1	Development provides species in a car park that are selected in accordance with the Planting species planning scheme policy.	A09.1 – not applicable
		A09.2	Development provides planting areas within car parking areas that are protected by wheel stops or bollards	A09.2 – not applicable
P10	Development for a shade structure does not compromise landscape outcomes	A010.0	Development for a shade structure in a car park allows unimpeded access to natural sunlight and rainwater for landscaping and shade trees.	A010 – not applicable
P11	Development involving the construction of retaining walls provides for: (a) safety; (b) an attractive appearance appropriate to the surrounding area; (c) easy maintenance; (d) longevity; (e) minimal water seepage impacts.	A011.0	Development of a retaining wall: (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; (b) incorporates planting areas.	A011- complies - to future detailed design
P12	Development provides for: (a) water sensitive urban design measures which are employed within the landscape design to maximise stormwater use; (b) drainage and stormwater management measures to reduce any adverse impacts on the landscape; (c) stormwater harvesting to be maximised and any adverse impacts of stormwater minimised; (d) reticulated irrigation to all artificial growing environments.	A012.1	Development provides drainage for artificial growing environments which is connected to the stormwater drain.	A012.1 - complies - has been considered in the design and to future detailed design
		A012.2	Development ensures that the maximum site stormwater harvest capacity is utilised to meet the irrigation demand of the development before alternate irrigation sources are utilised, and is in accordance with the standards in the Landscape design planning scheme policy.	A012.2 - complies - an irrigation tank has been proposed to capture rainwater from the solid roof. Refer to Roofplan for irrigation tank location.
		A012.3	Development provides areas of pavement, turf and mulched garden beds which are adequately drained. Note—This may be achieved through the provision and/or treatment of swales, spoon drains, field gullies, sub-surface drainage and stormwater connections.	Roof Area = 304m2 Approx. monthly rainfall = 94.8mm per month Approx. harvest per month = 28,000L per month
		A012.4	Development provides a reticulated irrigation system to all landscaping areas in accordance with the Landscape design planning scheme policy.	A012.3 - complies A012.4 - complies - to future detailed design

Performance Criteria		Acceptable Solutions		Solution Response
P13	Development provides landscaping and supporting growing environments which: (a) are safe; (b) ensure efficient and effective maintenance; (c) ensures success and long-term performance.	A013.1	Development ensures that all turf areas on the site are accessible externally by standard lawn maintenance equipment and receive adequate sunlight.	A013.1 - complies
		A013.2	Development ensures that where landscape work on structures are serviced from tank water, the control devices are located in a common area.	A013.2 - complies
		A013.3	Development provides one hose cock within each private landscape and recreation area.	A013.3 - complies
		A013.4	Development provides landscaping that uses appropriate materials to maintain the function of an overland flow path.	A013.4 - complies
		A013.5	Development ensures that all artificial growing environments are accessible for safe and practical maintenance from within the site.	A013.5 - complies. planters will be accesible from adjacent spaces or balconies. the building maintenance system will be utilised to access facade planters in addition to balcony access.
		A013.6	Development ensures that all artificial growing environments are designed to be durable and to prevent material movement from structures.	A013.6 - complies
		A013.7	Development ensures that artificial growing environments are designed to allow for flush out.	A013.7 - compiles - a drainage riser has been proposed at each planter drain to facilitate flush out - refer standard detail.
		A013.8	Irrigation systems are designed to prevent overspray outside of planting areas	A013.8 - complies - to future detailed design
P14	Development ensures that the location and type of planting do not compromise the function and accessibility of services and facilities.	A014	Development provides plant species which are selected and sited, taking into consideration the location and access requirements of overhead and underground services.	A014.1 - complies - a typical plant palette has been proposed. plant selection will respond to overhead and underground services.
P15	Development ensures that landscaping in artificial growing environments is appropriately designed, located and supported to ensure long-term performance, safety and function.	A015.1	Artificial growing environments are designed in accordance with the Landscape design planning scheme policy and are considered in the structural design of the development.	A015.1 - complies - planter depths and soil volumes have been co-ordinated with the project team including the structural engineer.
		A015.2	Artificial growing environments include appropriate drainage and waterproofing in accordance with the Landscape design planning scheme policy.	A015.2 - complies - refer to typical detail nominating extent - to future detail
P16	Development incorporating a rooftop garden provides landscaping that: (a)is integrated into the rooftop garden design; (a)ensures that landscaped open spaces dominate the built form elements; (c) contributes to shade of communal open space; (d) enhances the visual amenity and function of different rooftop garden spaces; (e) contributes to greening the building appearance when viewed from external public vantage points.	A016.1	Development incorporating a rooftop garden provides landscaping that includes: (a) planting at the perimeter of the rooftop for a minimum extent of 50% of the rooftop perimeter facing at least two different elevations of the building; (b) a diverse mix of suitable planting species including ground covers, shrubs and trees at different heights in accordance with the Planting species planning scheme policy; (c) suitable medium shrubs and small trees in accordance with the Planting species planning scheme policy providing a minimum 25% shade cover of rooftop communal open space within 5 years.	A016.1 - Perimeter planting to roof terrace edge has been delivered to achieve the minimum extent as noted. Outside of the solid/ open pergola roof area. trees have been provided to deliver additional shading and support comfortable use of space
		A016.2	Development for a rooftop garden where Section 1.7.7(3) applies, or where exceeding maximum building height, provides soft landscaping features that are: (a) a minimum 75% open to the sky; (b) provided in addition to any artificial soft landscape features.	A016.2 - complies

4.4 LANDSCAPE DETAIL

This detail has been derived from Brisbane City Council Standard Drawing BSD-9004, to fulfill the dual purpose combined podium planter and balustrade. The proposed design will include the following:

- 1. Planting media mix type 1 to be in accordance with standard drawing BSD-9004 with a volume sufficient to ensure the long term health and vigour of all plants. The planting media shall be: - max 300mm depth - mounded to max 1:4 grade
- 2. Planting media mix type 2 to be in accordance with standard drawing BSD-9004 where required.
- 3. Inspection opening - 100 dia PVC pipe with cap and installed at max 10m centres at 150mm from planter edge.
- 4. Planting as specified - to future design.
- 5. Organic mulch composition as recommended by an AIH registered horticulturist and to include organic materials that decompose over time and provide an organic substrate for soil biology.
- 6. Planter wall to future architect / engineers detail.
- 7. Water proofing membrane to all planter surfaces in accordance with future structural engineers advice.
- 8. Atlantis or Elmich drainage cell or equivalent installed as per manufacturer's instructions.
- 9. Geotextile layer to future structural engineers detail between sand layer and drainage cell.
- 10. Min 100mm thick layer of washed coarse river sand.



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