3-9 Byron Street, Bulimba

Landscape Concept Report

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SPYRE GROUP

Document Control Sheet

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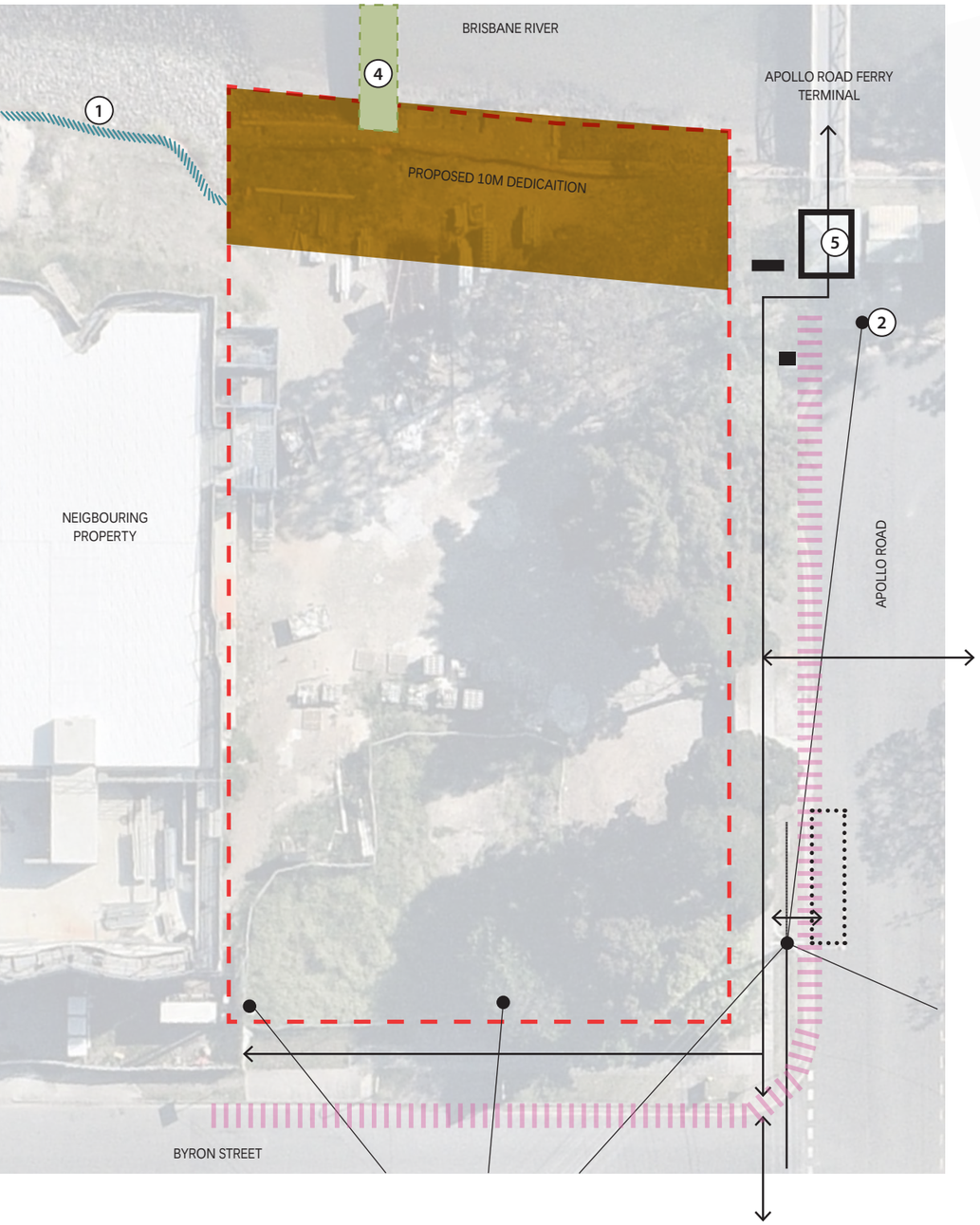
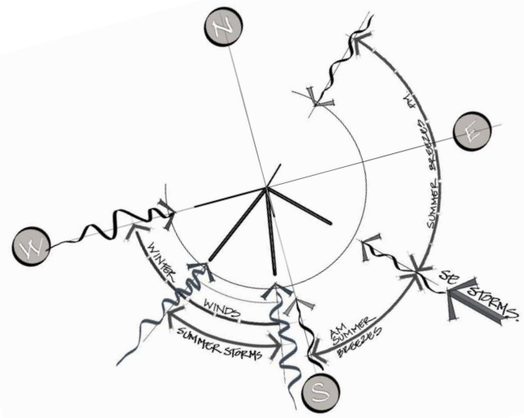
1.0 Context

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 o□er 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 de□ne the area's character.

2.0 Analysis

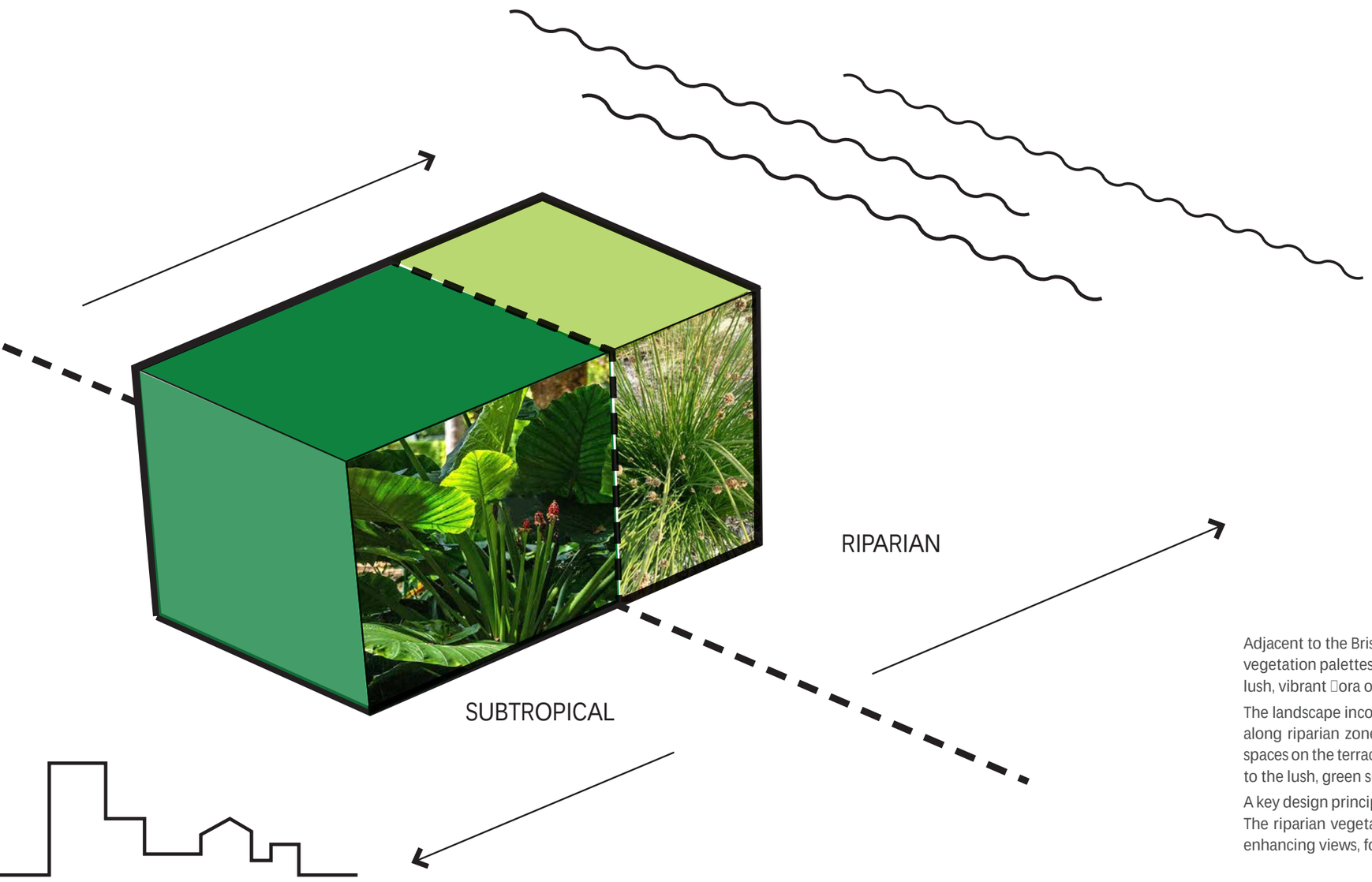




LEGEND

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

3.0 Design Statement



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 □ora 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 □ow 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

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

Scale 1:250 @ A3

0 5 10m

4.1 Concept Plan - Level 2 and 3

LEGEND

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

Scale 1:250 @ A3

0 5 10m

4.3 Concept Plan - Level 4

LEGEND

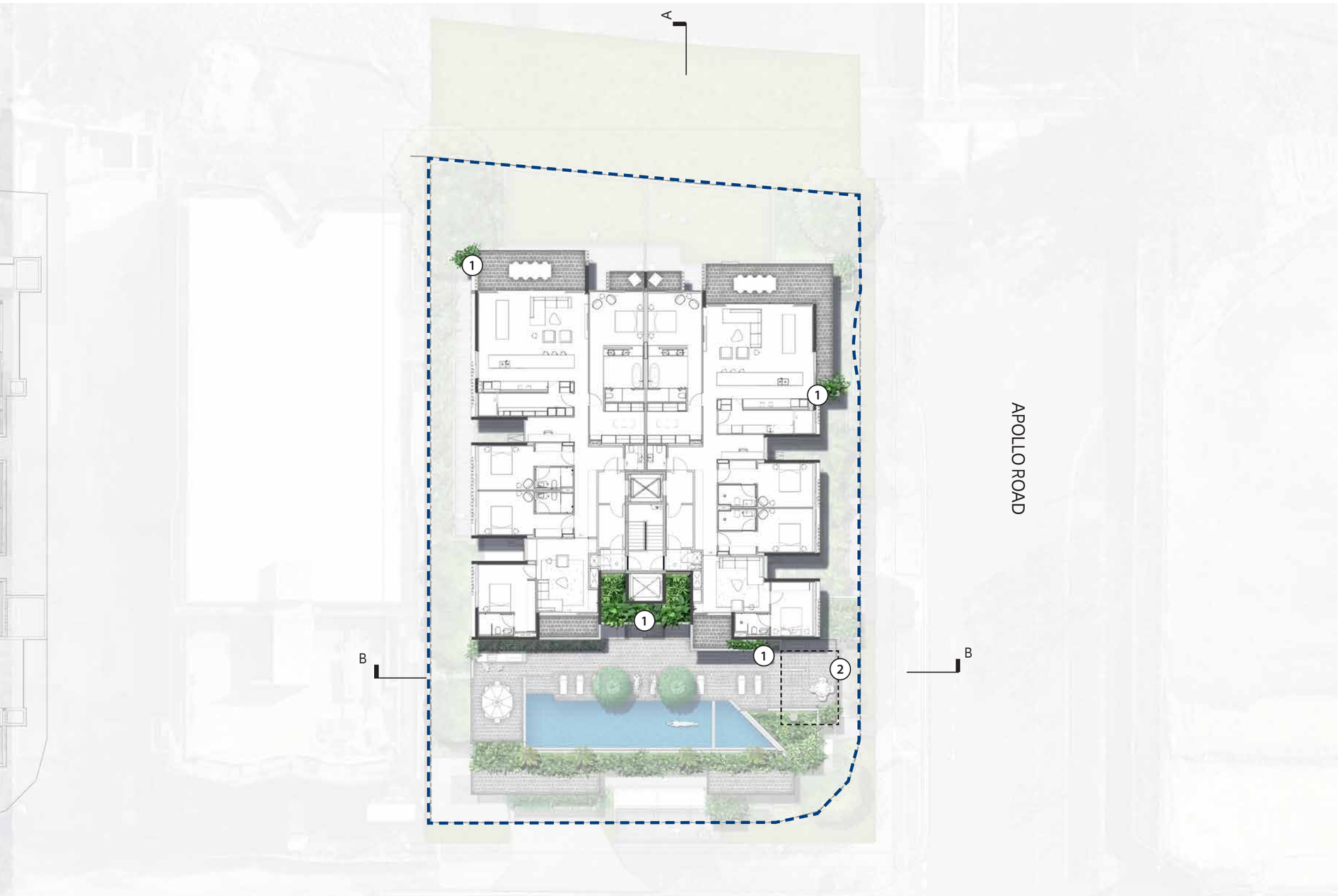
1. PODIUM PLANTING
2. FEATURE TREE
3. POOL
4. KITCHEN AND DINING
5. AWNING OVER

15kL RAINWATER TANKS

Scale 1:250 @ A3

0 5 10m

4.4 Concept Plan - Level 5



LEGEND

1. PODIUM PLANTING
2. AWNING OVER

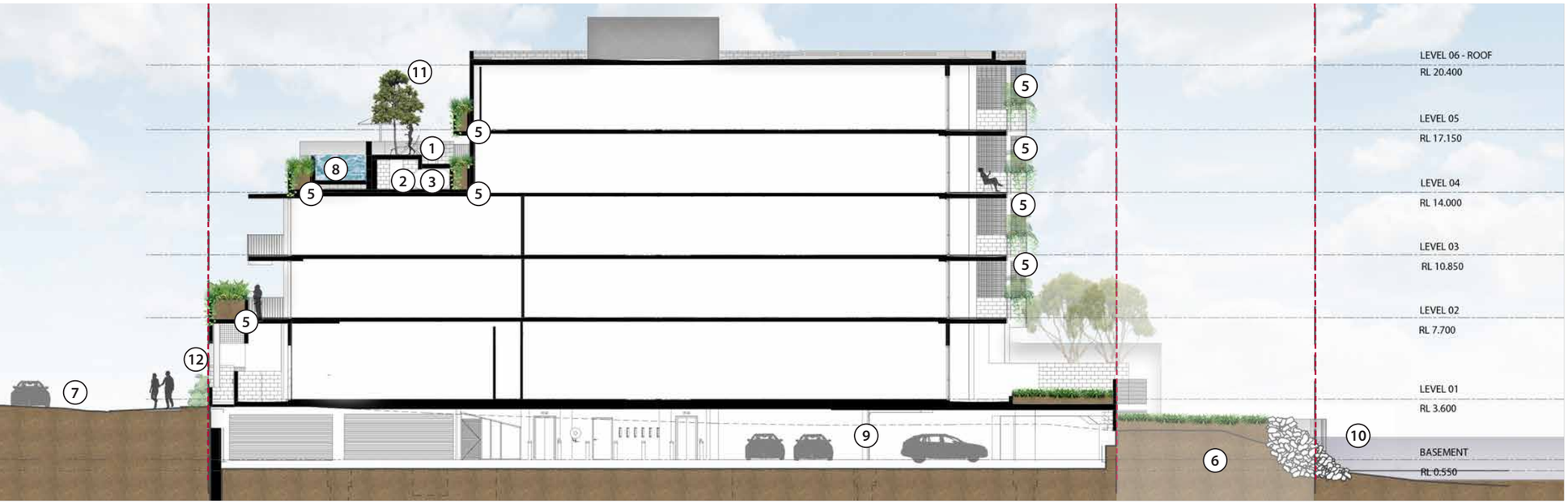
Scale 1:250 @ A3

0 5 10m

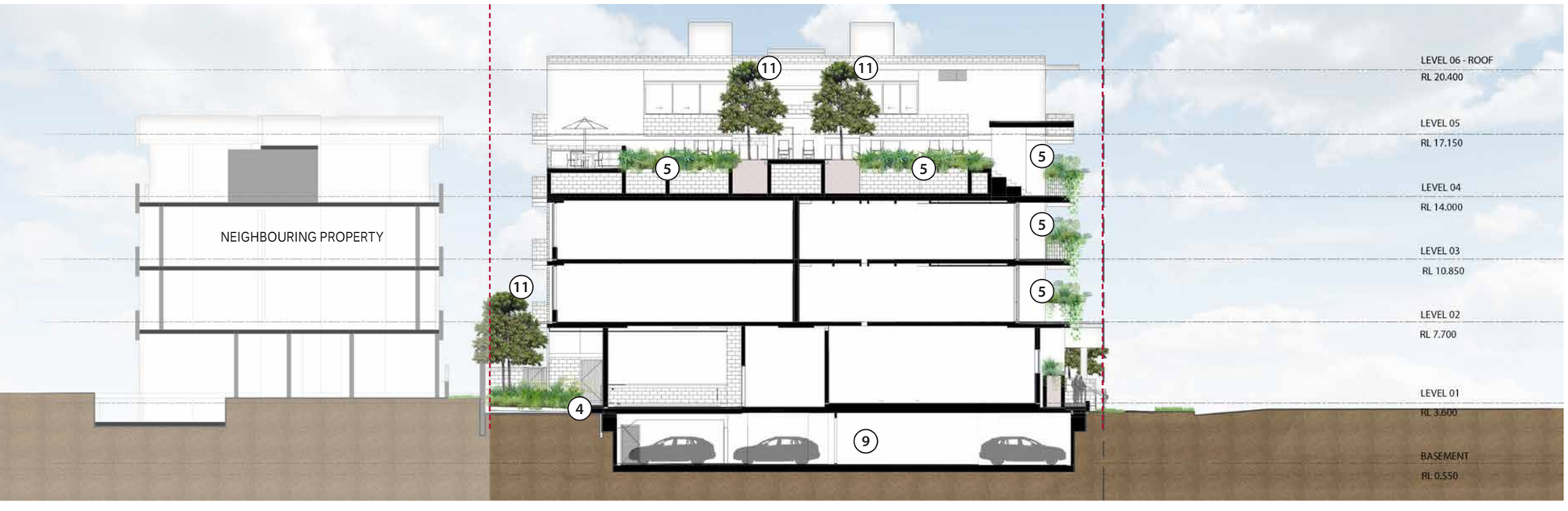
5.0 Sections

SCALE 1:250 @A3

SECTION A-A



SECTION B-B



LEGEND

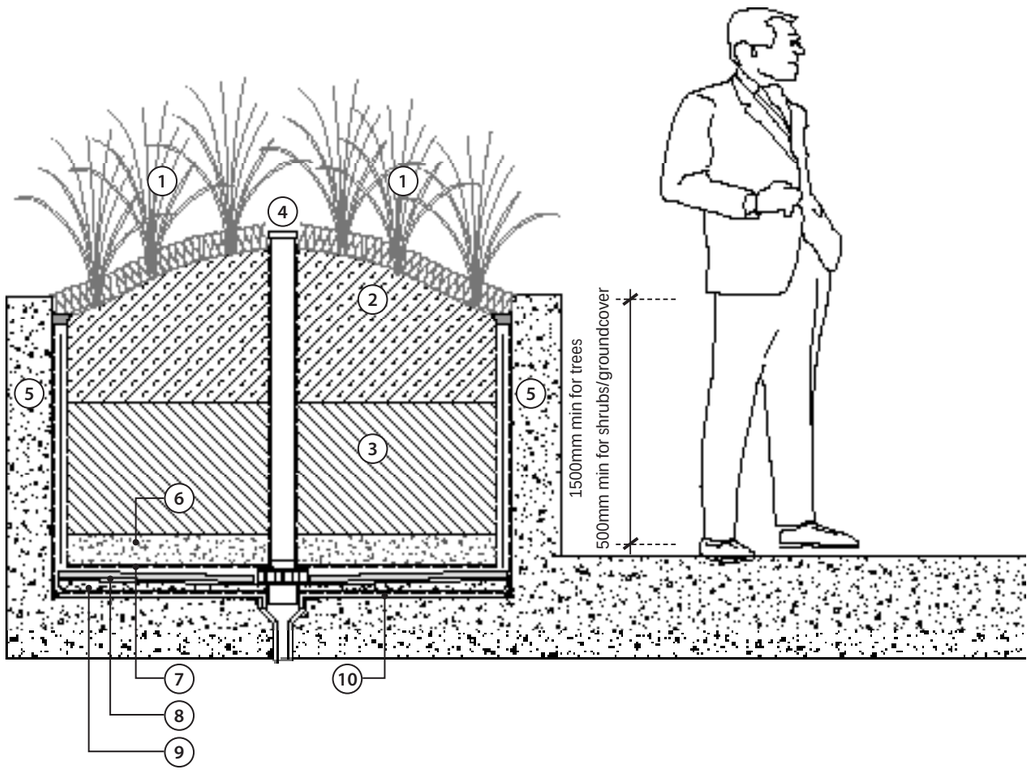
1. POOL DECK
2. POOL PUMP
3. 30kL RAINWATER TANKS
4. DEEP PLANTING
5. PODIUM PLANTERS
6. BCC LAND DEDICATED ZONE (10M)
7. DRIVEWAY
8. POOL
9. UNDERGROUND PARKING
10. BRISBANE RIVER
11. TREES IN DEEP PLANTING ELAEOCARPUS EUMUNDI
12. SCREEN PLANTING

-- PROPERTY BOUNDARY

Scale 1:250 @ A3 0 5 10m

6.0 Typical Podium Planter

PODIUM PLANTER DETAIL



LEGEND

1. Planting
2. Planting media mix - Horizon A - 500 max
   Organic matter 5-10%
3. Planting media mix - Horizon B
   Organic matter less than 5%
4. Inspection pipe100 dia PVC pipe with cap
5. Planter walls
6. Min 100mm thick layer of washed coarse river sand
7. Geotextile layer
8. Drainage cell
9. Planter oor to be sloped to a minimum 1:50 fall to stormwater outlet
10. Waterproo ng membrane

7.0 Planter Depth Plan

GROUND FLOOR

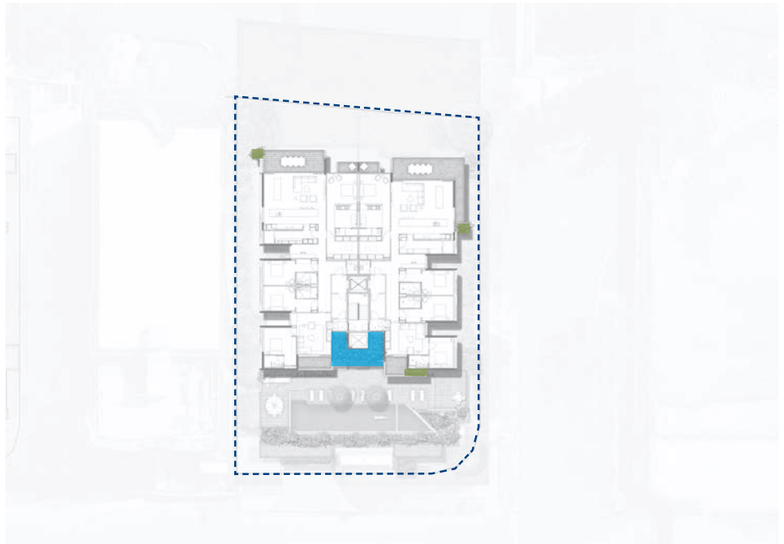
LEVEL 2 AND 3

LEGEND

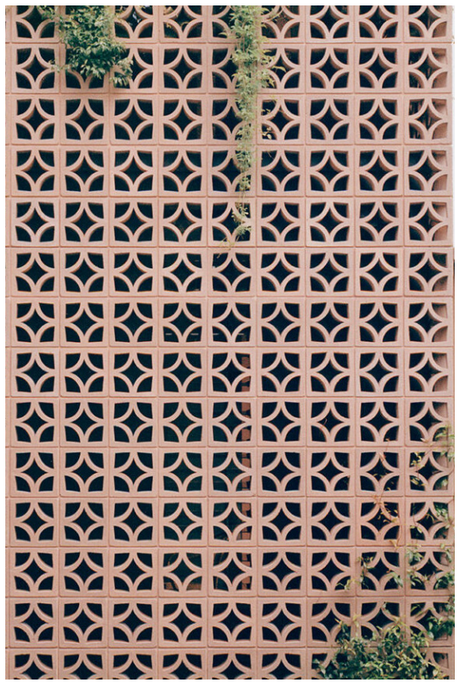
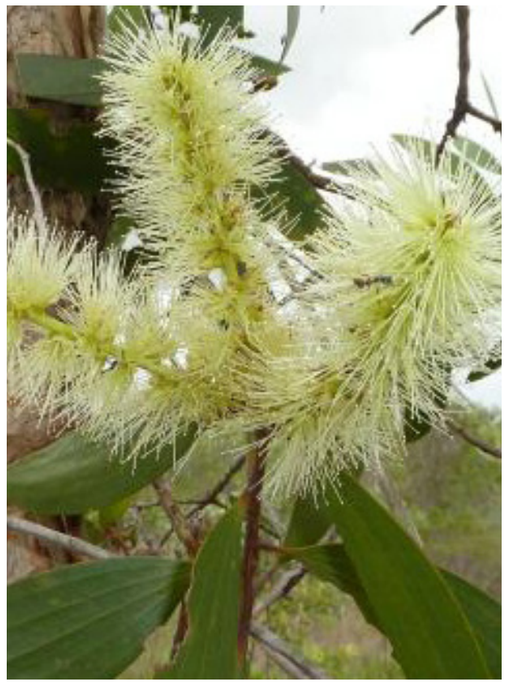
- DEEP PLANTING
- LANDSCAPING IN NATURAL GROUND
- 250-400MM DEPTH PODIUM
- 600-900MM DEPTH PODIUM
- 950MM DEPTH PODIUM
- 1000MM DEPTH PODIUM
- 1200MM DEPTH PODIUM
- 1600MM DEPTH PODIUM

LEVEL 4

LEVEL 5



8.0 Character Images







9.0 Planting Palette - Subtropical

Subtropical / Shade Planting

TREES / PALMS

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

ACCENT PLANTING

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

GROUND COVERS/CLIMBERS

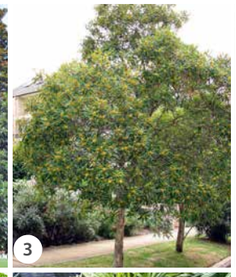
9	Acrostichum speciosum	Mangrove Fern
10	Asplenium australasicum	Birds Nest Fern
11	Blechnum indicum	Swamp Water Fern
12	Viola hederacea	Australian violet
13	Casuarina glauca 'Cousin It'	Cousin It
14	Hibbertia scandens	Snake vine
15	Dianella caerulea	Flax Lily
16	Calochlaena dubia	Soft Bracken
17	Plectranthus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

GROUND FLOOR

LEVEL 2 & 3

LEVEL 4

LEVEL 5



9.1 Planting Palette - Riparian

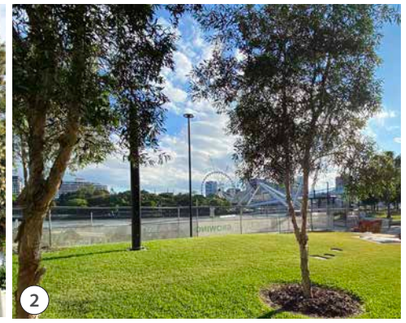
River Edge Planting

	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	Gymea 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 cylindica	Blady grass
11	Lomandra hystrix	Creek Mattrush


1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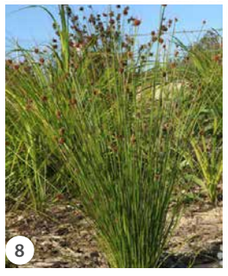
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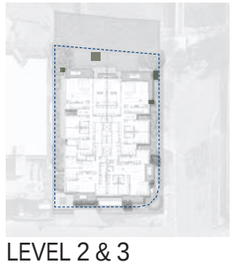
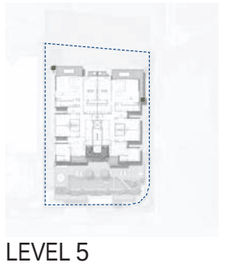
GROUND FLOOR


LEVEL 2 & 3


LEVEL 4


LEVEL 5

10.0 Landscape Code Report

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
PO7 Development provides a plant selection which addresses the functional issues of the development including: (a) screening and bu□ering; (a) street presentation; (b) shading; (c) character; (d) amenity; (e) ecology; (f) water availability and stormwater treatment.	AO7 Development provides species in accordance with the Planting species planning scheme policy.	Complies	Planting will include ground covers, shrubs, climbers and trees that are commonly found around Brisbane and are proven sub-tropical climate species.
PO8 Development provides planting densities and stock sizes which are optimised to reduce maintenance and erosion and to achieve amenity and ecological outcomes.	AO8 Development provides planting densities and stock sizes which are based on achieving full coverage of the mulched planting areas within 2 years.	Complies	Plant densities and sizes will ensure full coverage within 2 years.
PO9 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.	AO9.1 Development provides species in a car park that are selected in accordance with the Planting species planning scheme policy.	n/a	
	AO9.2 Development provides planting areas within car parking areas that are protected by wheel stops or bollards.	n/a	
PO10 Development for a shade structure does not compromise landscape outcomes.	AO10 Development for a shade structure in a car park allows unimpeded access to natural sunlight and rainwater for landscaping and shade trees.	n/a	
PO11 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.	AO11 Development of a retaining wall: (a) is constructed in compliance with the structures standards in the Infrastructure design planning scheme policy and is certi□ed by a Registered Professional Engineer Queensland; (b) incorporates planting areas.	n/a	
PO12 Development provides for: (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; (g) stormwater harvesting to be maximised and any adverse impacts of stormwater minimised.	AO12.1 Development provides landscaping which is designed using the standards in the Landscape design guidelines for water conservation planning scheme policy.	Complies	Detailed landscape design will use the standards in the Landscape Design Guidelines for Water Conservation Planning Scheme Policy;
	AO12.2 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.	Complies	Detailed irrigation design will use the standards in the Landscape Design Guidelines for Water Conservation Planning Scheme Policy
	AO12.3 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, □eld gullies, sub-surface drainage and stormwater connections.	Complies	All area of landscape will be adequately drained

11.0 Preliminary Irrigation Study

Irrigations rates

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

Rainfall

Month	Median Monthly Rainfall (mm) table 4 BCC city plan	Havvest area	run off coefficent	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 quali□ed irrigation consultant

12.0 Preliminary Maintenance Report

GROUND FLOOR

LEVEL 2 AND 3

LEVEL 2 ONLY

Specialist consultants will be engaged to formalise □nal maintenance strategy for the project. Building access and tenant noti□cation 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 speci□ed with low organic content (hypodium 40 or simlar) 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 supress 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 □oor 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