

SJS Fuels
Service Station & Operational Works
25 Toomey Street
YARRAMAN Q 4614

OPERATIONAL WORKS
LANDSCAPE DOCUMENTATION
LANDSCAPE PLANS

- 2507_01 Issue C Cover Sheet
- 2507_02 Issue C Landscape Notes
- 2507_03 Issue C Landscape Plan
- 2507_04 Issue C Plant Schedule
- 2507_05 Issue C Landscape Details
- 2507_06 Issue C Landscape Details
- 2507_07 Issue C Cross Section
- 2507_08 Issue C Cross Section



SITE LOCATION

TOOWOOMBA REGIONAL COUNCIL

ENDORSED PLAN

referred to in Council's letter of endorsement dated
12/12/2025

This plan is subject to conditions of Approval Number

MCUI/2021/1282

Assessment Manager

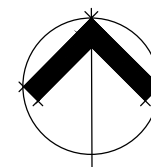
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AMENDMENTS			
Issue	Date	Details	Initial
A	25.03.25	TRC submission	JA
B	30.04.25	TRC submission	JA
C	22.09.25	TRC submission	JA

PROJECT	Service Station & Operational Works 25 Toomey Street, Yarraman
CLIENT	SJS Fuels Pty Ltd

DRAWING	Operational Works Cover Sheet
DRAWING NO.	2507-01

DRAWN	JA
ISSUE	C
DATE	September 2025



Scale **NOT TO SCALE**
metres 0

Jackie Amos Landscape Architect
46 Skehan Street
Centenary Heights Q 4350
0427 667748
jackie@jalandscapearchitect.com.au



GENERAL NOTES

DESCRIPTION OF WORK

1. This drawing package describes landscape works to the new service station at 25 Toomey Street, Yarraman. These drawings have been prepared for the purpose of submitting to TRC for Operational Works approval. The landscape works include:

- excavation of existing bitumen to the Margaret Street frontage to allow for new street trees;
- supply and installation of two new street trees to the Margaret Street frontage;
- supply and installation of one new street to the Toomey Street frontage to the new bitumen path;
- supply and installation of structural soil to each street tree;
- supply and installation of flush, concrete edge to each new street tree;
- supply & installation of root barrier to tree planting at the locations indicated on the landscape plans;
- supply and installation of subsoil drainage to contained planter boxes and gardens;
- subgrade preparation to gardens areas;
- supply and installation of 300mm imported topsoil to garden areas;
- supply and installation of plant stock to garden areas;
- supply and installation of tree planting to garden areas;
- supply and installation of organic tea tree mulch to garden areas;
- supply and installation of drainage layer to planter boxes and connection of subsoil drain to stormwater system;
- supply and installation of planter box medium to planter boxes;
- supply and installation of plant stock to planter boxes;
- supply and installation of tea tree mulch to planter boxes; and and
- maintenance of landscape works for a period of 12 weeks.

STANDARDS

2. The works are to meet industry best practice and the following relevant Australian Standards including AS 4419 Soils for Landscaping and Garden Use and AS 4454 Composts, Soil Conditioners and Mulches.

SERVICES

3. The location of all services are to be verified on site prior to the commencement of works. Reference is to be made to the building and engineering plans for the project. The Landscape Contractor is to liaise with the Building Contractor to ensure an understanding of all services

STREET TREES

4. Two new street trees are to be installed to the site frontage on Margaret Street. One new street tree is to be installed to the site frontage on Toomey Street. New street trees are to include structural soil to the tree planting. Trees are to be sited to avoid existing services within the road reserve.
5. On Margaret Street, the trees are to be installed within the existing bitumen pavement. At the street tree locations, the existing bitumen is to be removed to allow for the installation of the new tree and structural soil. The tree is to be sited 1.3m from the back of kerb and is to be centrally located to the asphalt cut out. Remove a rectangle of asphalt ^{1.5m}1.2m wide and 2.2m long. Excavate the subgrade to allow for the installation of imported structural soil.
6. On Toomey Street the tree is to be installed within the new bitumen pavement. The new tree is to be 1.3m from the back of kerb. The tree is to be sited centrally to the cavity in the asphalt. The cavity in the asphalt, for the tree planting, is to be ^{1.5m}1.2m wide and 2.2m long.
7. Excavate each tree planting hole to allow for the depth and width of structural soil and the tree's root ball as per Landscape Detail 01.
8. Begin the installation of the structural soil with a layer of uncompacted gravel or crushed stone at the bottom of the planting hole to act as a drainage system and to prevent water from accumulating around the tree's roots. Add the structural soil mixture above the gravel layer. Add in layers, ensuring the structural soil is evenly distributed and adequately compacted.
9. Structural soil is to be a combination of 80% gap-graded levels (crushed stones) and 20% soil.
10. During the installation of the tree, properly integrate the tree's root ball with the surround structural soil. Place the tree in the centre of the excavate hole, making sure the top of the rootball is at or slightly above the surrounding grade. Gradually backfill the hole with the structural soil mixture firmly but not excessively compacting it around the roots. Avoid damaging any tree roots whilst doing this.
11. After installation of the tree and the structural soil, supply and install a 100mm layer of hardwood mulch around the base of the tree. Pull the mulch back from the tree trunk and create a depression in the mulch around the base of the tree.
12. Form a concrete edge to the outside of the tree cavity so that the top surface of the edge finishes flush with the adjacent asphalt. The intention is stormwater can run into the street tree and will not be deflected by the concrete edge. Provide a 100mm layer of organic tea tree mulch to the street tree for the extent of the cavity. Ensure the top of the mulch finishes below the concrete edge so that mulch does not spill onto the asphalt. **Ensure mulch is level with edge, allow for settling.**

13. Thoroughly water the tree to settle the soil.
14. Install two 50mm x 50mm hardwood stakes to each street tree. Stakes are to be placed to be parallel with the back of kerb and are to finish level with each other. Secure the tree using a hessian tie in a figure 8 configuration between the stakes and around the tree trunk.
15. Refer to Landscape Detail 01 on Drawing 2507-05.

PLANTER BOXES

16. Planter boxes are to be constructed as per the architect's details with reference made to the landscape architect's details regarding waterproofing and drainage.
17. Supply and install a bitumen waterproof membrane to the inside of each planter box. Supply and install root barrier where indicated on the landscape plan.
18. Supply & install a drainage layer wrapped in geofabric to the base of each planter box. The drainage layer is to include a slotted 90mm drain running the length of each planter box. Lay the slotted drain within a 100mm layer of washed 13mm aggregate with the aggregate layer to be wrapped in geofabric. Provide a connection to the planter box from existing water sources to allow for dripline irrigation. Provide a connection from the subsoil drain to the stormwater system.
19. Supply and install imported topsoil so that the finished surface level of topsoil is 100mm below the top of the planter box. This will allow for the installation of mulch. Soil is to be a media specifically mixed for planter boxes i.e. it is to be lightweight, free draining and a high quality soil. Supply and install the plants as per the Planting Plan. Supply and install a 75mm layer of tea tree mulch to each planter box. Ensure the mulch is pulled back from the stem of each plant.

ROOT BARRIER

20. Supply and install root barrier at the locations indicated on the landscape plans. Root barrier is to be installed at these locations to provide protection to structural elements from tree roots. Supply and install 600mm deep root barrier between the tree and the pit/structure. Root barrier is to be a recycled HDPE material installed as per the manufacturer's instructions.

GARDEN PREPARATION

21. Excavate garden areas to allow for 300mm of imported topsoil and 100mm of mulch allowing for the mulch layer to finish level with the adjacent surfaces. Allow 50mm for settling of the mulch. At garden areas, cultivate the subgrade to a depth of 100mm. Cultivation is to include the removal of undesirable material including stones exceeding 25mm, clods of earth exceeding 50mm and any weeds, rubbish or other deleterious material brought to the surface during cultivation. Install 300mm depth of imported topsoil to the garden areas.

SUBSOIL DRAINAGE

22. Supply and install subsoil drainage to all garden areas and to all planter boxes. Subsoil drains are to be 90mm slotted agricultural pipe, surrounded by washed 13mm filter gravel wrapped in filter cloth. Site centrally to garden bed below topsoil layer. Connect to storm water system. Refer Landscape Detail 04 for subsoil drain to garden areas. Refer to Landscape Detail 05 for subsoil drain to planter boxes.

TOPSOIL

23. Street tree planting is to utilise 'Structural Soil'.
24. All other areas are to use imported soils in accordance with AS4419 - 2018. Garden areas are to utilize imported 'Landscape Soil (on grade) with Medium Organic Matter with Low Phosphorus'.
25. Deliveries of imported soils to the site must be from an approved supplier and must be accompanied by certification of compliance with AS 4419 - 2018. Spread the topsoil on the prepared subsoil and grade evenly, making the necessary allowances to achieve the required finished levels and contours after light compaction. Compact lightly and uniformly in 150mm layers. Progressively tamp backfilling topsoil to avoid later subsidence, and thoroughly water to prevent voids. Rake over lightly to attain finished profiles. Avoid differential subsidence and produce a finished topsoil surface, which is smooth and free from stones or lumps of soil; graded to drain freely, without ponding, to catchment points; and graded evenly into adjoining ground surfaces.

PLANTING

26. Plant stock shall have a healthy cover and a good straight tap root. Weak or diseased stock, or stock that is heavily root bound, shall not be used. All plants shall be supplied healthy, insect and disease free and show no indication of root compaction. All plants will be well hardened off in their final containers and be capable of planting in the climatic conditions of the site. All plants shall be fresh and exhibit new growth with fibrous root system and capable of holding potting mix together without restriction or damage. All plants should be delivered to the site as necessary and planted as soon after delivery as possible. All stock arriving on site should be identified and labelled.
27. Water all plant stock 24 hours prior to planting and keep in a moist state throughout planting operations. Do not store plants awaiting planting in full sun or in an exposed location where they may be subject to hot winds.
28. Excavate individual planting holes to be 100mm wider and deeper than the pot size. Rip the sides of the planting hole. Backfill the planting hole with topsoil so when the pot is planted the top of the plant soil finishes flush with the surrounds. This should allow for settling of the soil.
29. Prior to planting tease the roots gently of the plant. Gently tamp down the backfilled soil around the tube. Apply a minimum of 5 litres of water to each plant within 12 hours of planting. Install plant fertiliser to each plant.
30. Do not plant in unsuitable weather conditions such as extreme heat, cold, wind or rain. Thoroughly water the plants before planting, immediately after planting, and as required to maintain growth rates free of stress.

FERTILISATION

31. Garden areas and planter boxes are to be fertilised following the installation of all plant stock. Supply and install a 'controlled slow releaser' fertiliser to all garden beds (excluding the raised vegetable gardens). Fertiliser is to be have a Nitrogen-Phosphorus-Potassium ration of either 3-1-2 or 4-1-2. Gardens are to only be fertilised once. Spread fertiliser at a rate of 1kg per 9m² of garden.

TREE PLANTING

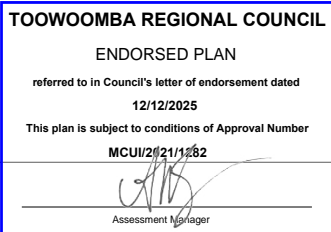
32. Plant 25 litre trees in the garden areas at the locations indicated on the landscape plans. Install trees as per Landscape Detail 02. Stake all trees with two 38 x 38mm hardwood square stakes. Site stakes either parallel with the closest building wall, path or fence. Ensure stakes finish level. Tie each tree to the stakes with hessian tie with the tie in a figure of 8. Fix to the stakes with staples. Ties should hold the tree in a stable position, particularly in windy conditions, but should not be so tight that they realign the tree from its natural position. Selection of tree stock is to comply with AS 2303:2018 Tree Stock for Landscape Use.

MULCHING

33. Mulch gardens with 100mm of tea tree mulch. Keep mulch away from the stems/trunks of plants. Mulch should be free of deleterious & extraneous matter such as soil, weeds and sticks. Mulch should comply with AS 4454. Place mulch to the required depth, clear of plant stems, and rake to an even surface flush with the surrounding finished levels. Spread & roll mulch so that after settling, it is smooth & evenly graded between design surface levels sloped to towards the base of plant stems in garden beds, & not closer to the plant stem than 50mm.

MAINTENANCE

34. The landscape works are to be maintained for 12 weeks. Maintenance is to include the watering, weeding, fertilizing and pest and disease control for the planted and turf areas. Planted areas shall be watered regularly as required to ensure continuous healthy growth. Carry out insecticide & fungicide spraying, if necessary, as per the manufacturer's instructions. Straighten tree stakes as required so that stakes are always parallel with each other.



AMENDED IN RED
12/12/2025

Jackie Amos Landscape Architect
46 Skehan Street
Centenary Heights Q 4350
0427 667748
jackie@jalandscapearchitect.com.au



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A	25.03.25	TRC submission	JA
B	30.04.25	TRC submission	JA
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PROJECT	DRAWING	DRAWN	ISSUE
Service Station & Operational Works 25 Toomey Street, Yarraman	Operational Works Landscape Notes	JA	C
CLIENT	DRAWING NO.	DATE	
SJS Fuels Pty Ltd	2507-02	September 2025	



Yarraman Service Station, 25 Toomey Street - PLANT SCHEDULE					
Code	Botanical Name	Common Name	Ht x Width	Quantity	Pot Size
STREET TREES					
BUC cel	Buckinghamia celsissima	Ivory Curl Flower	7m x 5m	2	45 litre
LOP con	Lophostemon confertus	Bruch Box	10m x 8m	1	45 litre
TREES					
BUC cel	Buckinghamiana celsissima	Ivory Curl Flower	7m x 5m	2	25 litre
LAG ind	Lagerstroemia indica	Crepe Myrtle	6m x 5m	2	25 litre
LOP con	Lophostemon confertus	Bruch Box	10m x 8m	1	25 litre
MAG lit	Magnolia Little Gem	Magnolia cultivar	3mx 1.5m	4	25 litre
SHRUBS					
CAL gre	Callistemon Great Balls of Fire	Bottlebrush cultivar	1.5m x 1.5m	8	200mm
HEL ita	Helichrysum italicum	Curry Plant	.6m x .6m	11	200mm
LOR plu	Lorapetalum Plum Gorgeous	Chinese Fringer Flower	.8m x 1.5m	10	200mm
NAN blu	Nandina Blush	Dwarf Sacred Bamboo	.6m x .5m	23	200mm
RAP cos	Raphiolepis Cosmic White	Indian hawthorne cultivar	2m x 1.5m	10	200mm
RAP sno	Raphiolepis Snow Maiden	Indian hawthorne cultivar	.8m x .6m	21	200mm
ROS off	Rosmarinus officinalis	Rosemary	1.2m x 1m	15	200mm
WES gre	Westringia Grey Box	Coastal Rosemary cultivar	.5m x .6m	10	200mm
GROUNDCOVERS					
CAS cou	Casuarina Cousin It	Casuarina cultivar	spreading	22	140mm
GAZ rig	Gazania rigens	Gazania	spreading	133	140mm

PROPOSED TREES



Buckinghamia celsissima
Ivory Curl Flower



Lophostemon confertus
Brush Box



Lagerstroemia indica
Crepe Myrtle



Magnolia Little Gem
Magnolia

PROPOSED SHRUBS



Callistemon Great Balls of Fire
Bottlebrush cultivar



Helichrysum italicum
Curry Plant



Lorapetalum Plum Gorgeous
Chinese Fringe Flower



Nandina Blush
Dwarf Sacred Bamboo



Raphiolepis Cosmic White
Indian Hawthorne cultivar



Raphiolepis Snow Maiden
Indian Hawthorne cultivar



Rosmarinus officinalis
Rosemary



Westringia Grey Box
Coastal Rosemary

PROPOSED GROUNDCOVERS



Casuarina Cousin It
Casuarina cultivar




Gazania rigens
Gazania

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PROJECT	Service Station & Operational Works 25 Toomey Street, Yarraman
CLIENT	SJS Fuels Pty Ltd

DRAWING	Operational Works Plant Schedule
DRAWING NO.	2507-04

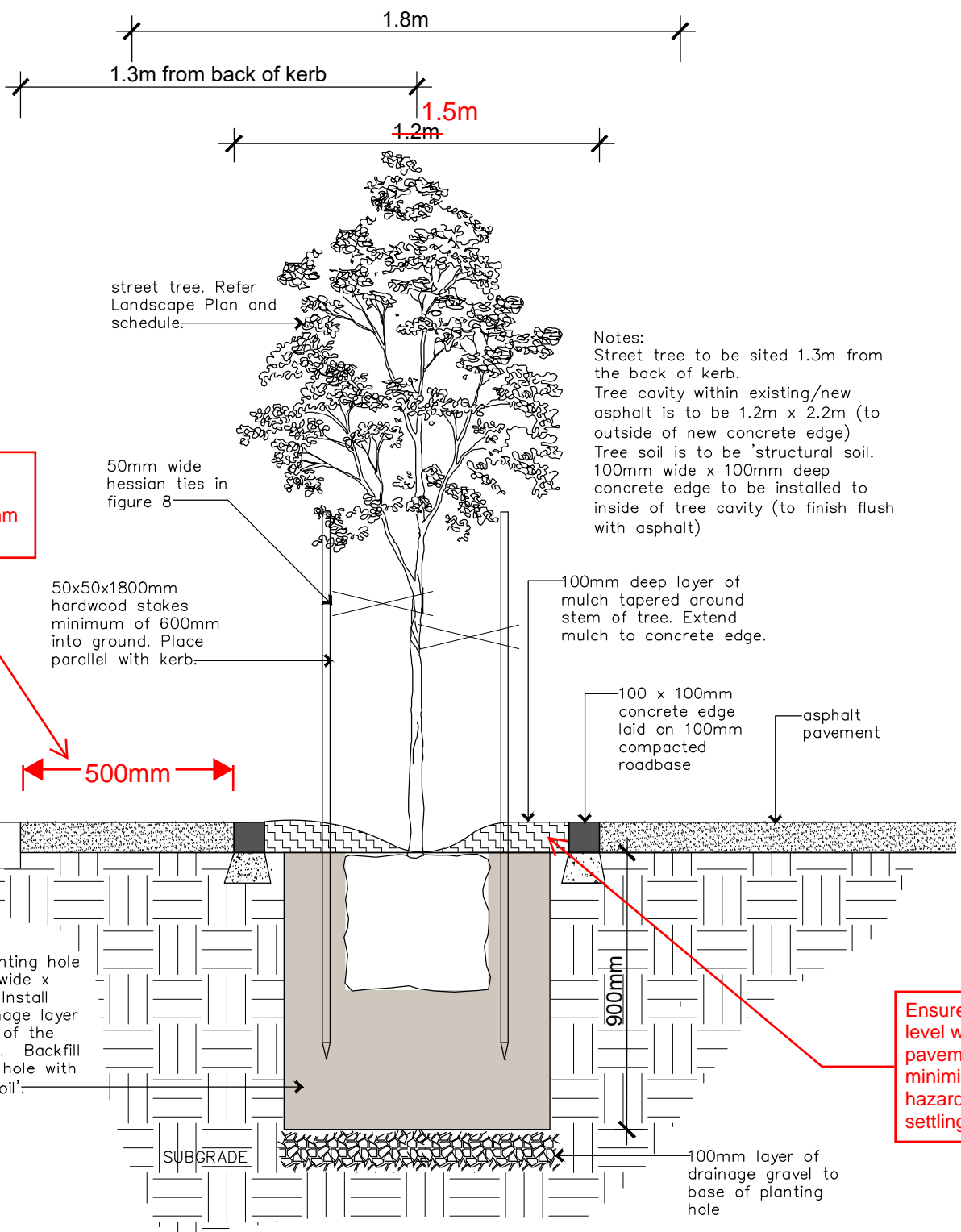
DRAWN	JA
ISSUE	C
DATE	September 2025



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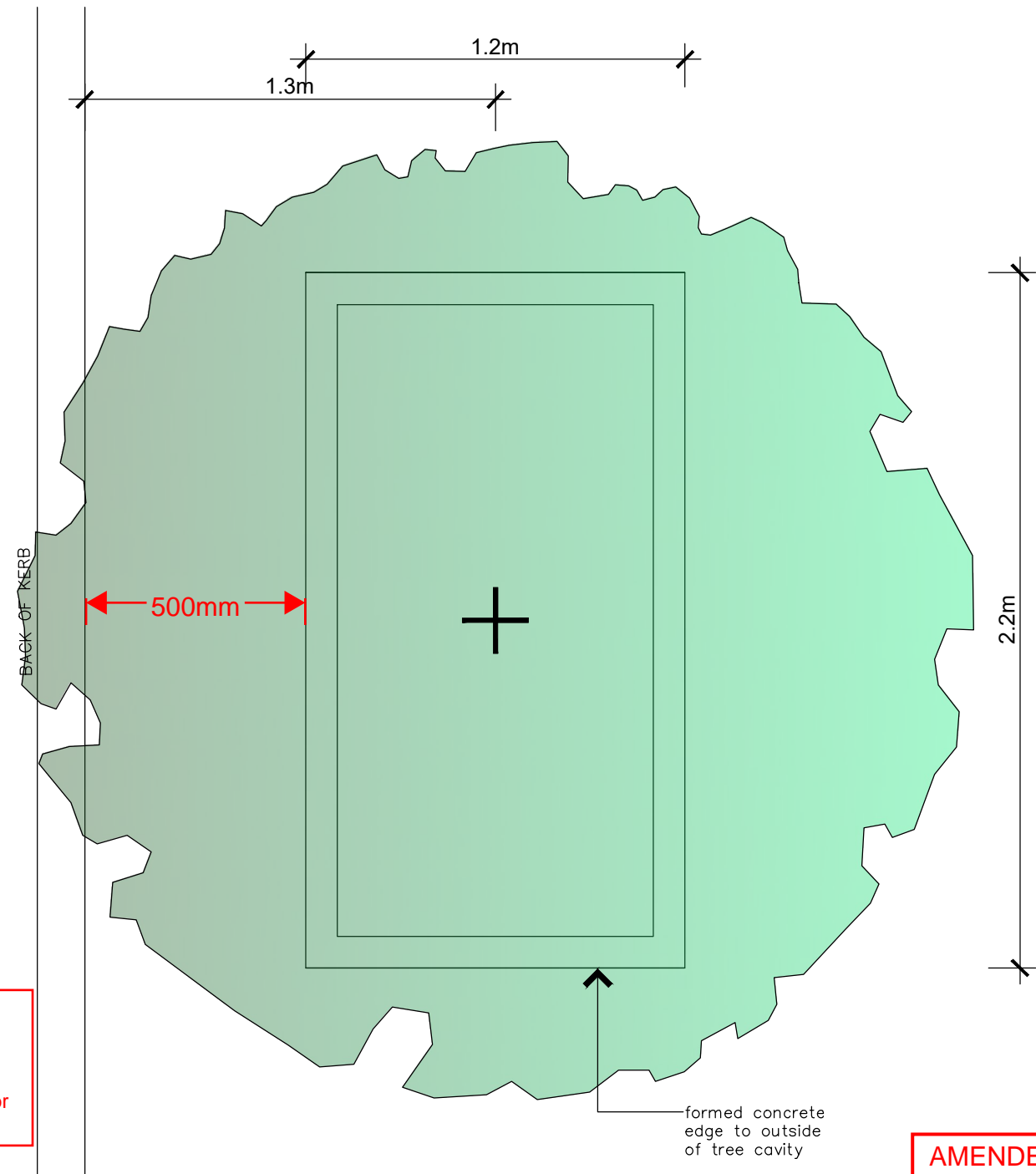
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Centenary Heights Q 4350
0427 667748
jackie@jalandscapearchitect.com.au





Provide a 500mm setback from back of kerb. (Instead of 700mm setback proposed)

Ensure mulch is level with pavement to minimise trip hazards. Allow for settling.



AMENDED IN RED
12/12/2025

LD01 street tree with structural soil
05 DETAIL
1:20 @ A3

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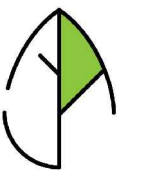
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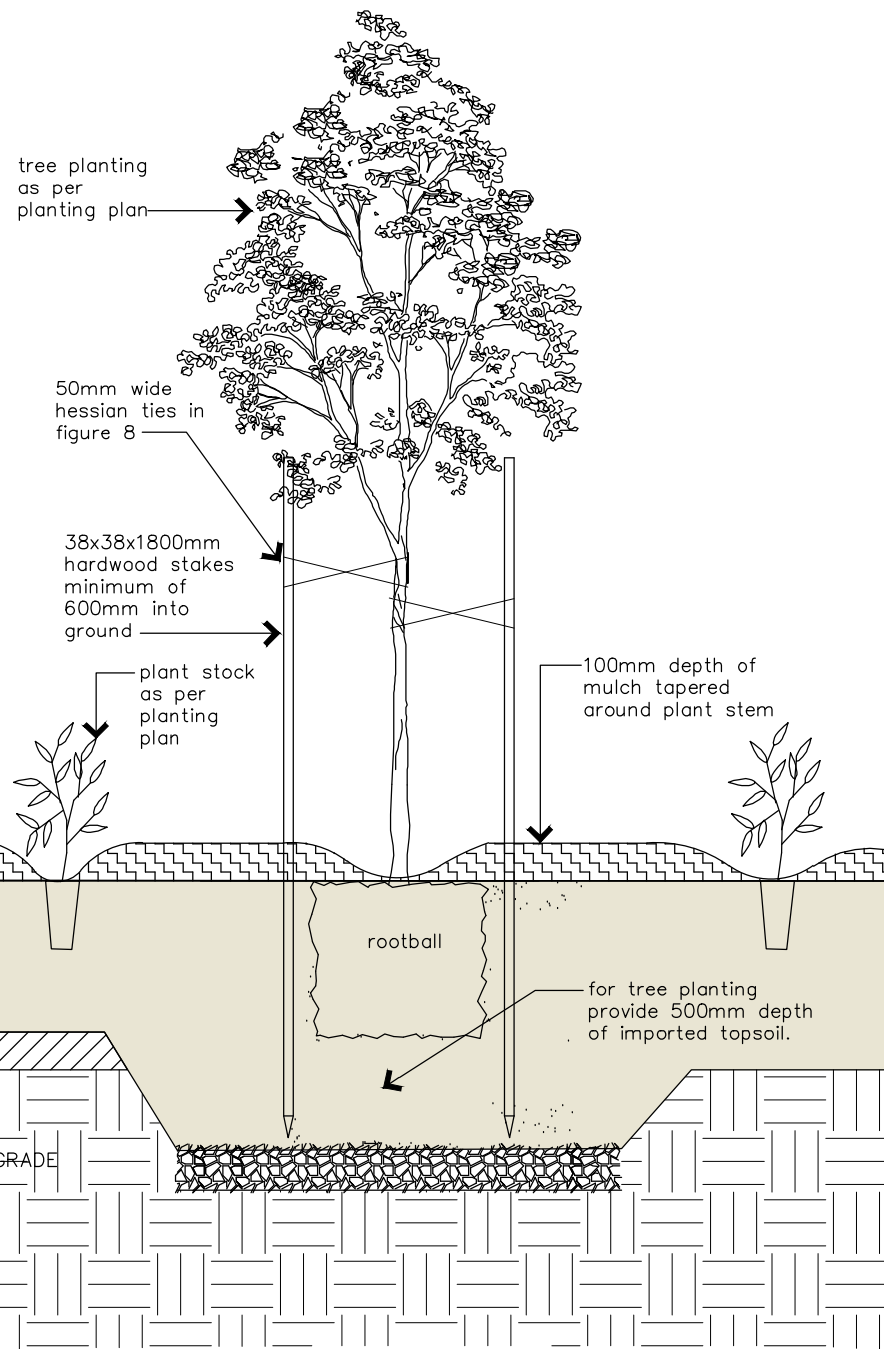
DRAWING	Operational Works Landscape Details
DRAWING NO.	2507-05

DRAWN	ISSUE
JA	C
DATE	September 2025

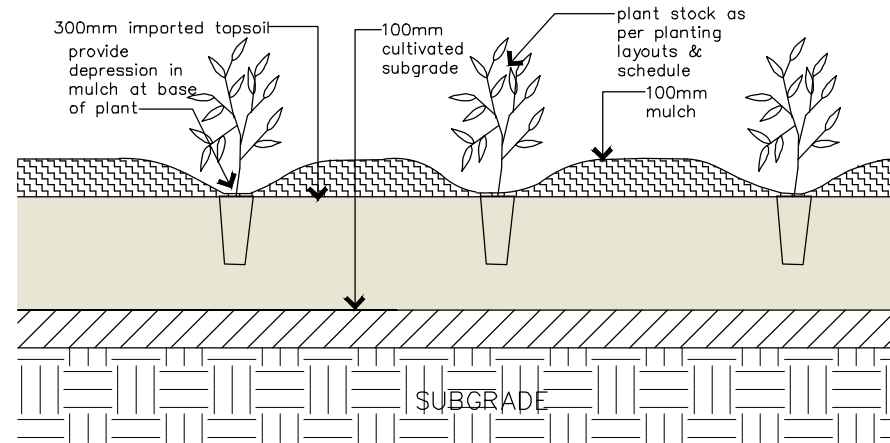


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 0427 667748
 jackie@jalandscapearchitect.com.au

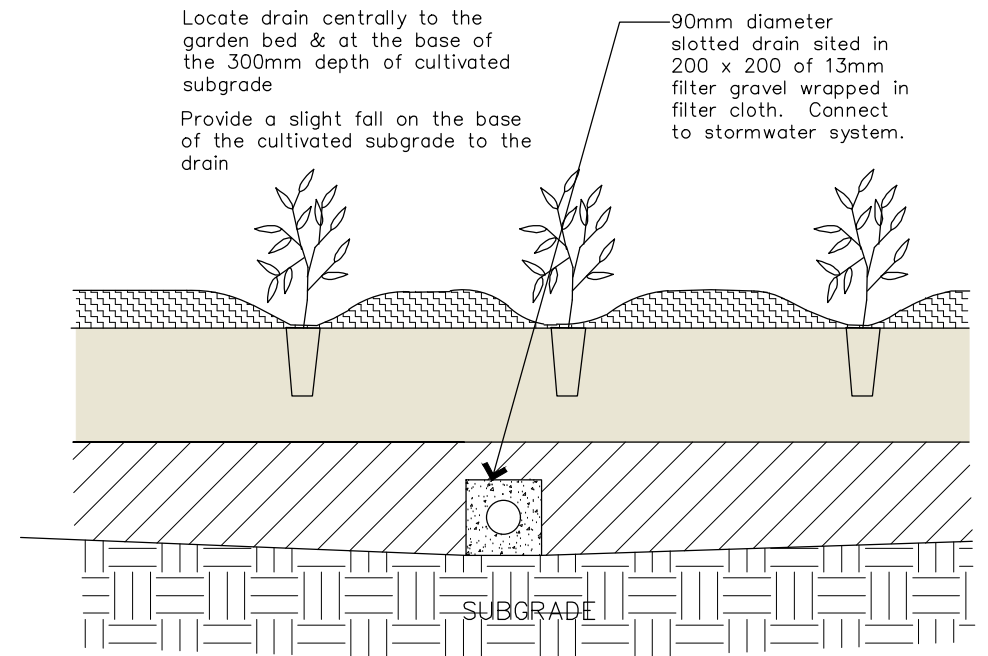




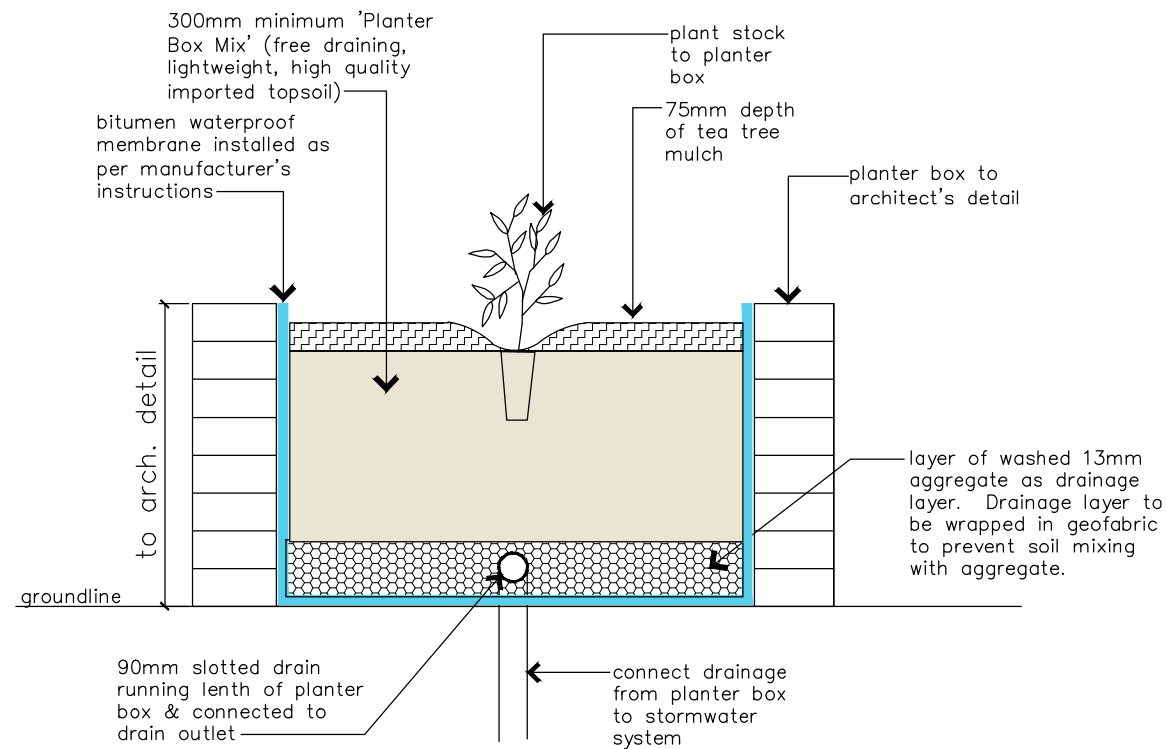
LD02 tree planting in garden
06 DETAIL 1:20 @ A3



LD03 garden
06 DETAIL 1:20 @ A3



LD04 subsoil drain to garden
06 DETAIL 1:20 @ A3



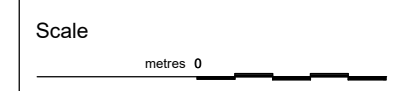
LD05 planter box
06 DETAIL 1:20 @ A3

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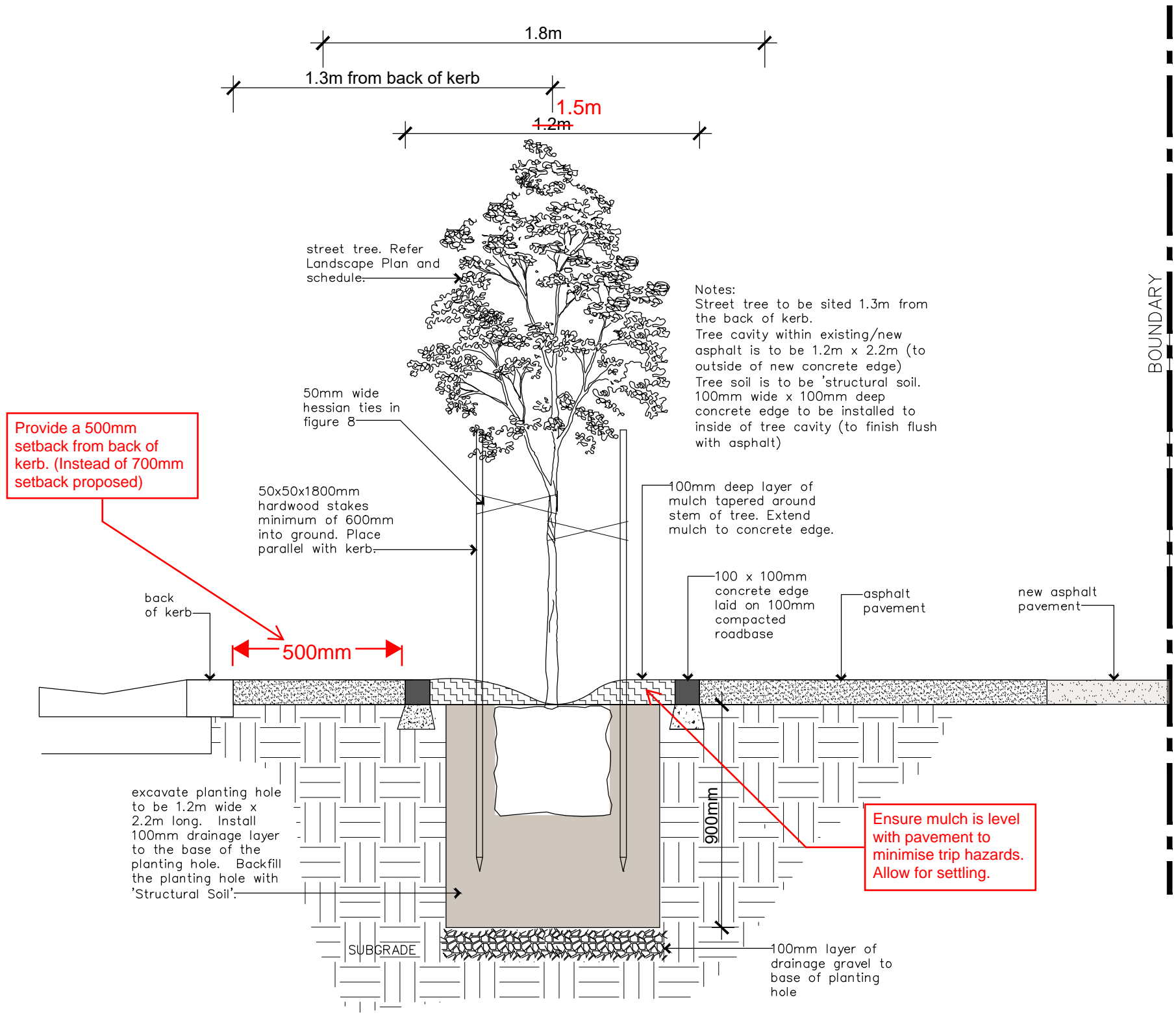
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PROJECT Service Station & Operational Works 25 Toomey Street, Yarraman	DRAWING Operational Works Landscape Details	DRAWN JA	ISSUE C
CLIENT SJS Fuels Pty Ltd	DRAWING NO. 2507-06	DATE September 2025	



Jackie Amos Landscape Architect
 46 Skehan Street
 Centenary Heights Q 4350
 0427 667748
 jackie@jalandscapearchitect.com.au



Cross Section AA

New Street Tree Planting to Margaret Street

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CLIENT	SJS Fuels Pty Ltd

DRAWING	Operational Works Cross Section
DRAWING NO.	2507-07

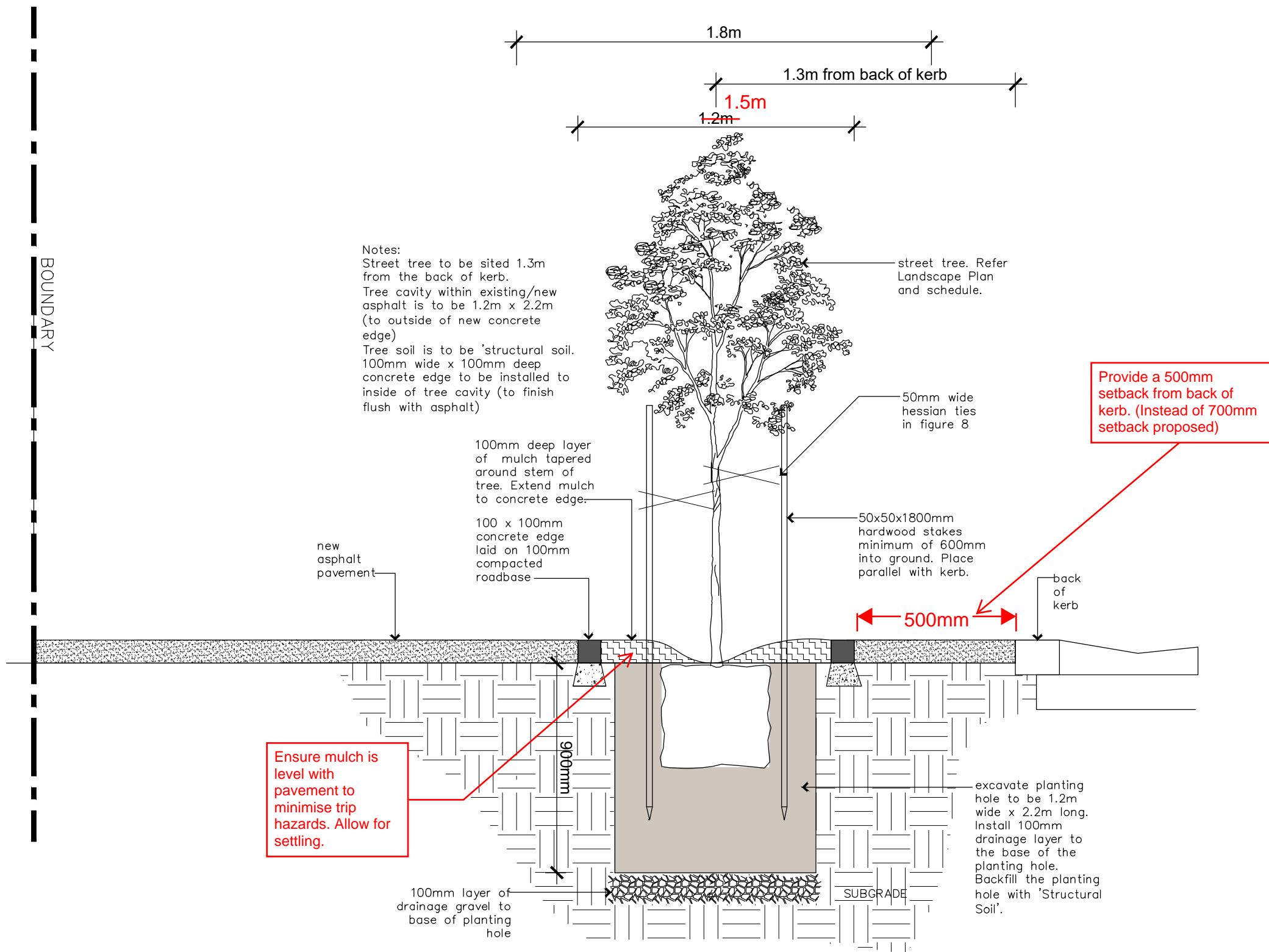
DRAWN	JA
ISSUE	C
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46 Skehan Street
Centenary Heights Q 4350
0427 667748
jackie@jalandscapearchitect.com.au





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Cross Section BB

New Street Tree Planting to Toomey Street

TOOWOOMBA REGIONAL COUNCIL

ENDORSED PLAN

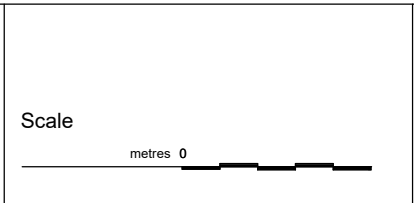
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