

43-49 Primrose Street, Sherwood

Landscape Design Report

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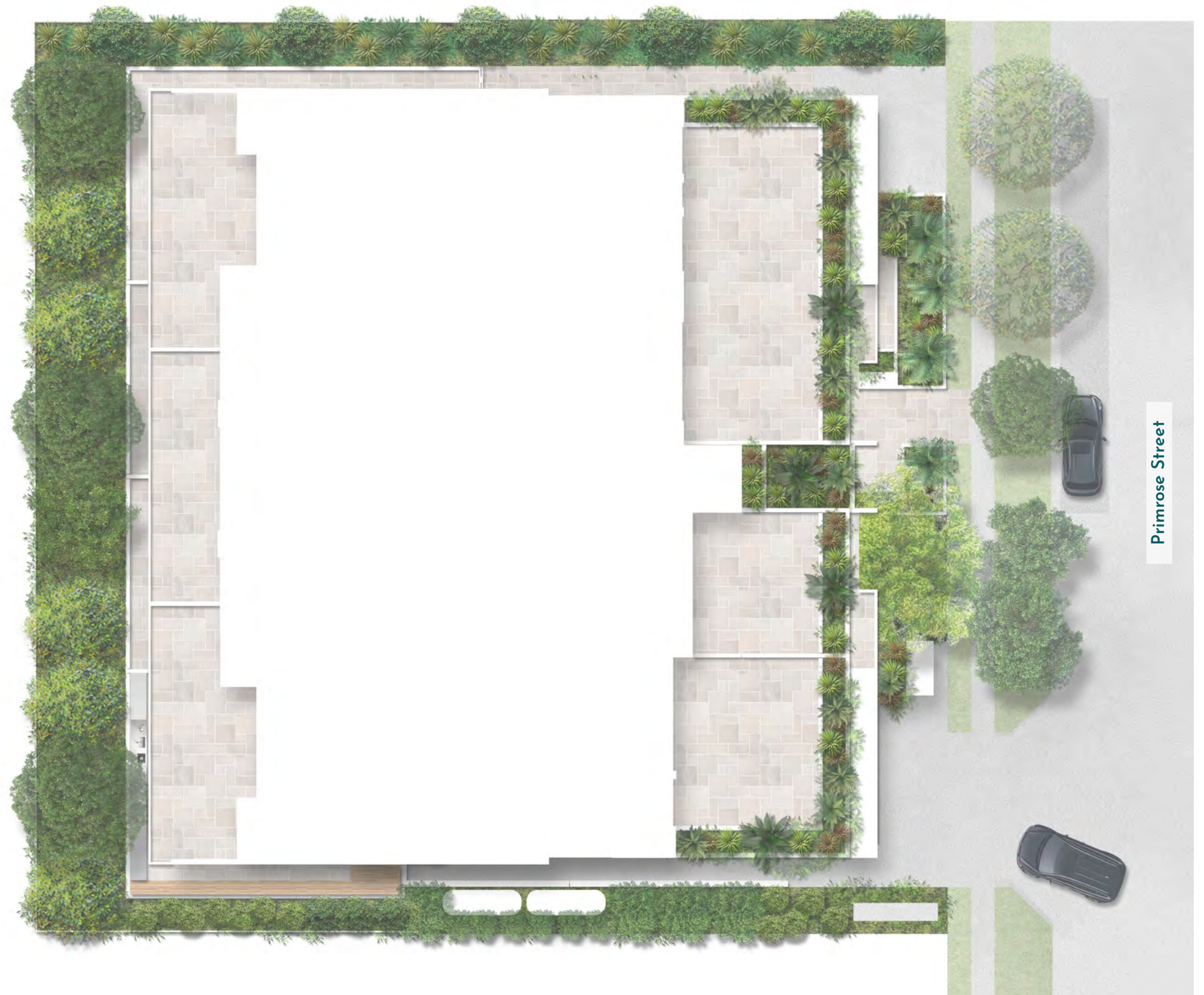
context

context

$$\text{Green Factor} = \frac{\text{Green factor area (in m2)}}{\text{Site land area (in m2)}}$$

$$\text{Green Factor} = \frac{427\text{m2}}{1619\text{m2}}$$

$$\text{Green Factor} = 0.26$$



context

Total Site Area: 1619m²
Total Landscape Area: 369.4m²
Total Landscaping Percentage: 22.8%
Deep Planting Area: 177.2m²
Deep Planting Percentage: 10.9%

LEGEND

- Deep Planting Opportunities: 177.2m²
- Landscaping Opportunities: 192.2m²





concepts

concepts

LEGEND

- 1 Swale along northern boundary to consist of low grasses/sedges with small trees at 8m spacing
 - 2 Deep planting - medium/large size canopy trees with shrubs and groundcovers under
 - 3 3-5m high screen shrubs with groundcovers under
 - 4 6-10m high screen trees with groundcovers under
 - 5 5-8m high screen shrubs with groundcovers under
 - 6 Low groundcovers to water meter surrounds
 - 7 Streetscape to comply with Neighbourhood Street - Major requirements
 - 8 Existing street trees to be retained i.e. HARPULLIA pendula
 - 9 600mm high planter with shade tolerant feature plants to entry. Refer indicative plant schedule for species.
 - 10 600mm high planter with tall feature shrubs and groundcovers up to 3m height.
 - 11 Tall shrubs screening mechanical exhaust
 - 12 2 x Steel Slimline 7,500Litres 3,500L x 2,020H x 1,150W
- 1m high concrete sleeper retaining wall. Refer Civil Engineers drawings for detail
- 1.8m high timber paling fence. Refer Architects drawings for detail



concepts

LEGEND

- 1 1m high planter with low shrubs, groundcovers and draping plants
- 2 600mm high planter with low shrubs, groundcovers and draping plants



concepts

LEGEND

- 1 600mm high planter with low shrubs and groundcovers
- 2 Awning below planter



concepts

LEGEND

- 1 600mm high planter with low shrubs, groundcovers and draping plants
- 2 Deep planting - medium/large size canopy trees with shrubs and groundcovers under
- 3 600mm high planter with low shrubs and groundcovers
- 4 5-8m high screen trees along boundary edge with shrubs and groundcovers under (behind)
- 5 Tall shrubs screening mechanical exhaust behind
- 6 600mm high planter with tall feature shrubs and groundcovers up to 3m height.
- 7 Swale along northern boundary to consist of low grasses/sedges with small trees at 8m spacing (behind)

Note:

Street trees are not included in this elevation for clarity purposes.



concepts

LEGEND

- 1 6-10m high screen trees with groundcovers under
- 2 Deep planting - medium/large size canopy trees with shrubs and groundcovers under
- 3 600mm high planter with low shrubs and groundcovers
- 4 5-8m high screen trees along boundary edge with shrubs and groundcovers under (behind)
- 5 3-5m high screen shrubs with groundcovers under
- 6 Proposed street tree (behind)
- 1m high concrete sleeper retaining wall. Refer Civil Engineers drawings for detail
- 1.8m high timber paling fence. Refer Architects drawings for detail

Property Boundary



Property Boundary

South Elevation

scale
1:200@A3

dwg no.
2517-SD-7

revision
01

concepts

LEGEND

- 1 Swale along northern boundary to consist of low grasses/sedges with small trees at 8m spacing (behind)
- 2 Deep planting - medium/large size canopy trees with shrubs and groundcovers under
- 1m high concrete sleeper retaining wall. Refer Civil Engineers drawings for detail
- 1.8m high timber paling fence. Refer Architects drawings for detail



concepts

LEGEND

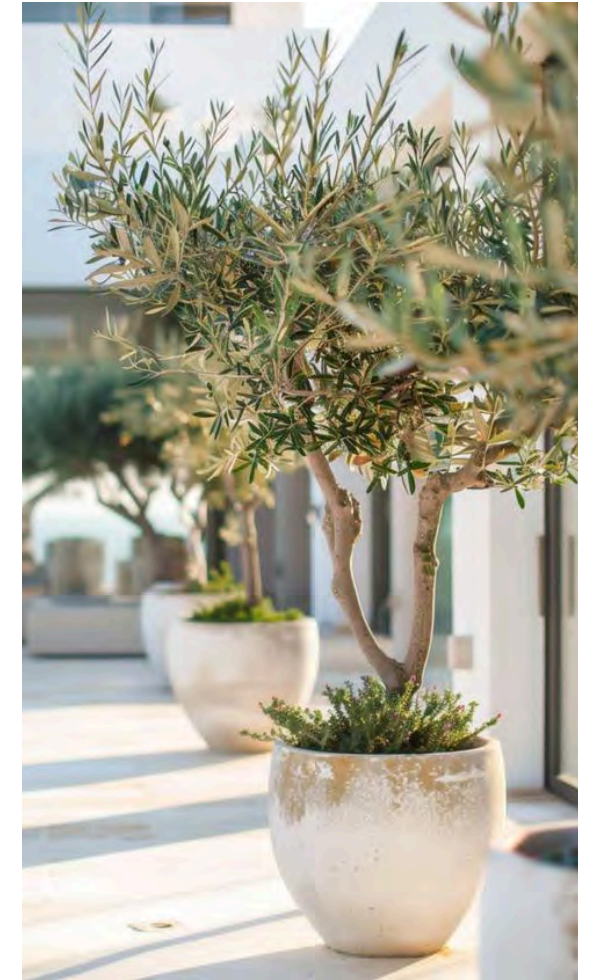
- 1 6-10m high screen trees with groundcovers under (behind)
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- 5 Existing street tree to be retained (behind)
- 1m high concrete sleeper retaining wall. Refer Civil Engineers drawings for detail
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character

character



character





plant palette

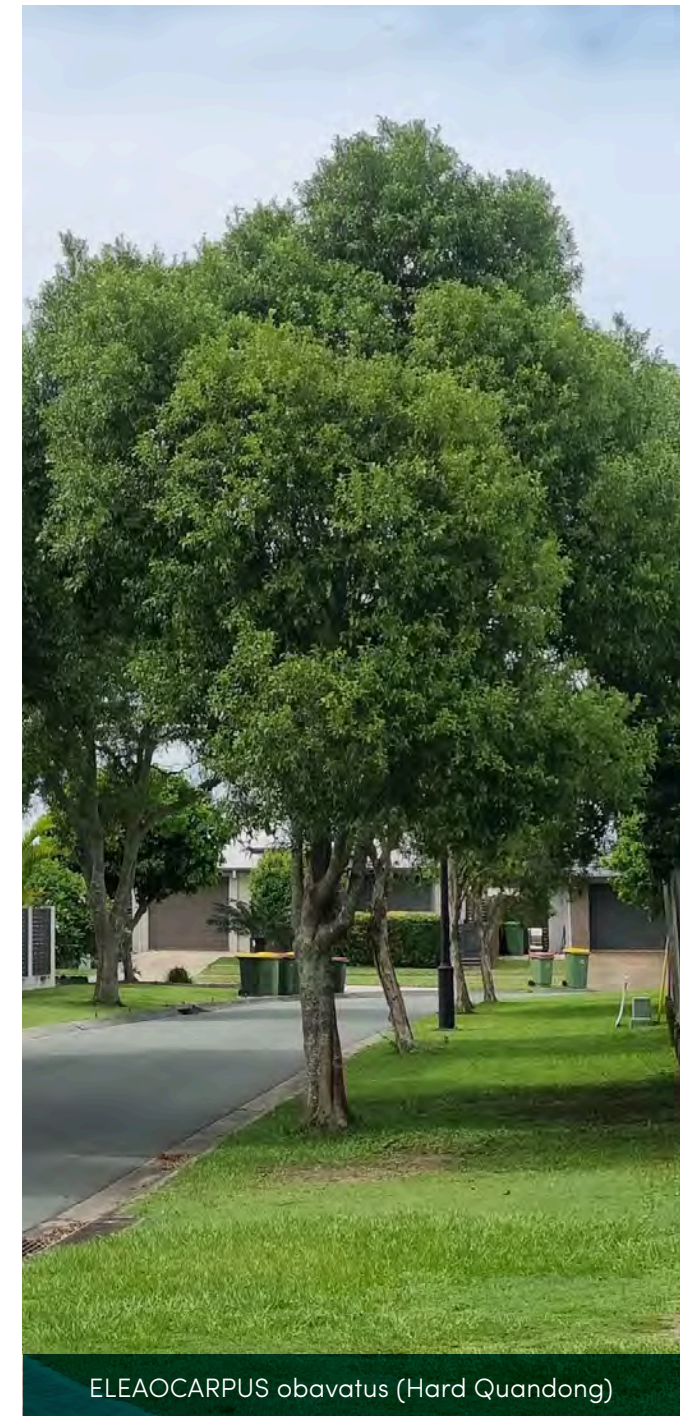
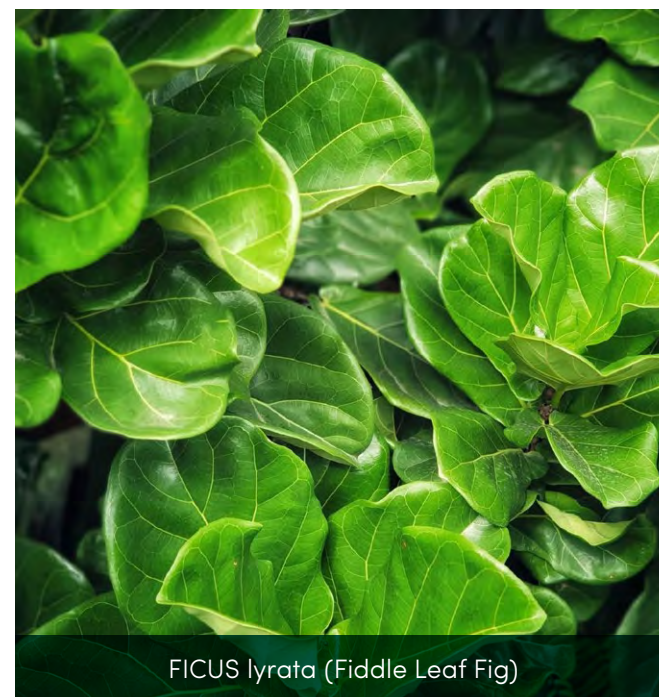
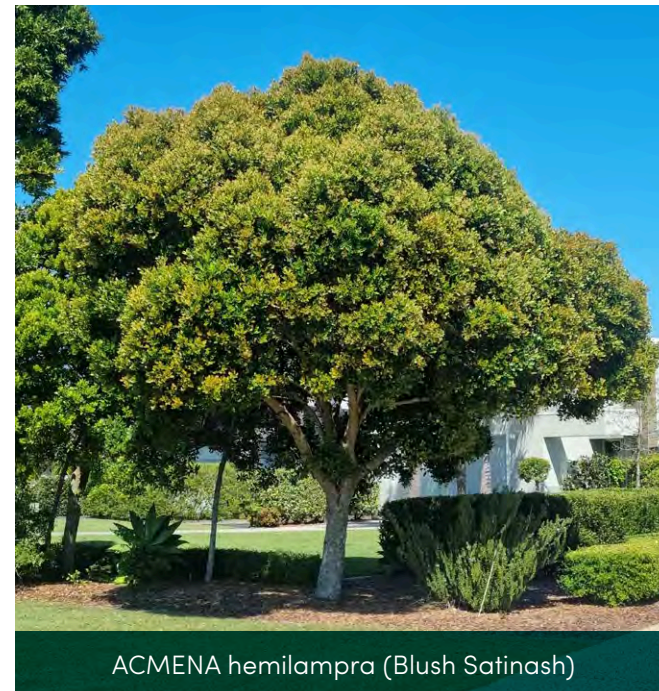
plant schedule

CODE	SPECIES	COMMON NAME	SHAPE/ FORM	MATURE SIZE (H x SPR)	POT SIZE	NATIVE	EXOTIC	FULL SUN	PART SHADE	FULL SHADE	DENSITY
DEEP PLANTING TREES											
ACM hem	ACMENA hemilampra	Blush Satinash	Dense canopy, clear trunk	10m H x 7m Spr	100L	N		✓	✓		AS SHOWN
CUP ana	CUPANIOPSIS anacardioides	Tuckeroo	Dense canopy, clear trunk	8mH x 6m Spr	100L	N		✓	✓		AS SHOWN
ELA oba	ELEAOCARPUS obavatus	Hard Quandong	Dense canopy, clear trunk	12mH x 5m Spr	100L	N		✓	✓		AS SHOWN
FIC lyr	FICUS lyrata	Fiddle Leaf Fig	Dense canopy, clear trunk	13mH x 10m Spr	100L		E		✓		AS SHOWN
HYM fla	HYMENOSPORUM flavum	Native Frangipani	Dense canopy, clear trunk	9mH x 4m Spr	100L	N		✓	✓		AS SHOWN
WAT flo	WATERHOUSEA floribunda	Weeping Lilly Pilly	Dense canopy, clear trunk	12mH x 8m Spr	100L	N		✓	✓		AS SHOWN
SCREEN TREES / SHRUBS											
ACM smi	ACMENA smithii	Firescreen	Dense columnar form	4-6m H x 1.5-3m Spr	25L	N		✓	✓		1m apart
SYZ pin	SYZYGIIUM australe 'Pinnacle'	Pinnacle Lilly Pilly	Dense columnar form	6-10m H x 1-1.5m Spr	25L	N		✓			800mm apart
SYZ res	SYZYGIIUM australe 'Resilience'	Resilience Lilly Pilly	Dense columnar form	4-5m H x 2-3m Spr	25L	N		✓	✓		1.5m apart
SYZ str	SYZYGIIUM australe 'Straight and Narrow'	Straight and Narrow Lilly Pilly	Dense columnar form	5-8m H x 1-1.5m Spr	25L	N		✓	✓		800mm apart
SHRUBS											
AGA gem	AGAVE geminiflora	Twin Flowered Agave		800mm H x 800mm Spr	300mm		E	✓	✓		1000mm apart
ALC odo	ALCANTEREA odorata	Fragrant Alcanterea		1m H x 1.5m Spr	300mm		E	✓	✓		AS SHOWN
ALO bri	ALOCASIA brisbenensis	Culjevoi		1.5m H x 2m Spr	300mm	N			✓	✓	AS SHOWN
ALP nut	ALPINIA nutans	Dwarf Cardamom		1.2m H x 1.2m Spr	200mm		E		✓	✓	1000mm apart
ALP zer	ALPINIA zerumbet	Green Shell Ginger		2m H 1.5m Spr	200mm		E	✓	✓		AS SHOWN
BLE gib	BLECHNUM gibbum 'Silver Lady'	Dwarf Tree Fern		1.2m H x 1m Spr	200mm		E		✓	✓	600mm apart
CAR gre	CARISSA macrocarpa	Green Carpet		400mm H x 400mm Spr	200mm		E	✓	✓		750mm apart
CRA ova	CRASSULA ovata minima	Baby Jade Plant		750mm H x 60mm Spr	200mm		E		✓		300mm apart
CRA und	CRASSULA undulata	Ripple Jade		800mm H x 600mm Spr	200mm		E		✓		400mm apart
CYA coo	CYATHEA cooperii	Lacy Tree Fern		8m H x 3m Spr	25L	N			✓		AS SHOWN
LIG ren	LIGULARIA reniformis	Tractor Seat Plant		900mm H x 400mm Spr	200mm		E		✓	✓	500mm apart
MON del	MONSTERA deliciosa	Swiss Cheese Plant		2m H x 2.5m Spr	200mm		E		✓		1000mm apart
PEP obt	PEPEROMIA obtusifolia	Baby Rubberplant		400m H x 300m Spr	200mm		E		✓		400mm apart
PHI hop	PHILODENDRON bipinnatifidum	'Hope' Philodendron		1.5m H x 1.5m Spr	200mm		E		✓	✓	1000mm apart
PHI roj	PHILODENDRON 'Rojo Congo'	Rojo Congo Philodendron		1.2m H x 1.2m Spr	200mm		E		✓	✓	AS SHOWN
PHI xan	PHILODENDRON xanadu	Xanadu		1m H x 1.5m Spr	200mm		E	✓	✓	✓	750mm apart
PHY mul	PHYLLANTHUS multiflorus	Waterfall Plant		1.5m H x 1.5m Spr	200mm		E	✓	✓		700mm apart
PIT tob	PITTOSPORUM tobira 'Miss Muffet'	Dwarf Pittosporum		800mm H x 1.2m Spr	200mm		E	✓	✓		400mm apart
RAD eve	RADERMACHERA 'Everlasting Beauty'	Emerald Tree		3m H x 1.5m Spr	200mm		E	✓	✓	✓	800mm apart
RHA ind	RHAPHIOLEPIS indica 'Snow Maiden'	Indian Hawthorn		1m H x 800mm Spr	200mm		E				650mm apart
RHA exc	RHAPIS excelsa	Lady Palm		3mH x 1.5m Spr	200mm		E		✓	✓	1000mm apart
SAN cyl	SANSEVIERIA cylindrica	African Spear		1.4m H x 500mm Spr	200mm		E		✓		350mm apart

plant schedule

CODE	SPECIES	COMMON NAME	SHAPE/ FORM	MATURE SIZE (H x SPR)	POT SIZE	NATIVE	EXOTIC	FULL SUN	PART SHADE	FULL SHADE	DENSITY
SAN tri	SANSEVIERIA trifasciata 'Silver Princess'	Silver Princess Snake Plant		500mm H x 500mm Spr	200mm		E	✓	✓		400mm apart
SAN zey	SANSEVIERIA zeylanica	Bowstring Hemp		900mm H x 40mm Spr	200mm		E		✓		250mm apart
SEN can	SENECIO candicans	Angel Wings		400mm H x 500mm Spr	200mm		E	✓	✓		450mm apart
SEN can	SENECIO tallinoides ssp. Mandraliscae	Blue Fingers		400mm H x 700mm Spr	200mm		E	✓	✓		400mm apart
SPA wal	SPATHIPHYLLUM wallissii	Peace Lilly		400mm H x 400mm Spr	200mm		E		✓	✓	800mm apart
WES gre	WESTRINGIA fruticosa (WES 04) PBR	Grey Box		400mm H x 400mm Spr	200mm	N		✓	✓		800mm apart
GROUNDCOVERS											
ASP den	ASPARAGUS densiflorus 'Myersii'	Foxtail Fern		800mm H x 1m Spr	140mm		E		✓		600mm apart
CIS rho	CISSUS rhombifolia 'Ellen Danica'	Grape Ivy	to be trained to spread	500mm H x 3m Spr	140mm		E		✓	✓	900mm apart
DIC rep	DICHONDRA repens	Kidneyweed		4mm H x 800mm Spr	140mm		E	✓	✓	✓	200mm apart
HYM spe	HYMENOCALLIS speciosa	Green Tinge Spider Lily		700mm H x 800mm Spr	140mm		E	✓	✓	✓	700mm apart
LIR jus	LIRIOPE muscari	Just Right		450mm H x 450mm Spr	140mm		E	✓	✓	✓	400mm apart
NEO gra	NEOMARICA gracilis	Walking Iris		750mm H x 500mm Spr	140mm		E	✓	✓	✓	450mm apart
PEP obt	PEPPEROMIA obtusifolia	Baby Rubber Plant		400mm H x 400mm Spr	140mm		E		✓		250mm apart
VIO hed	VIOLA hederacea	Native Violet		100mm H x 750mm Spr	140mm	N			✓	✓	300mm apart
SWALE PLANTING											
BAN rob	BANKSIA robur	Swamp Banksia		2.5m H x 2m Spr	200mm	N		✓	✓		8000mm apart
DIA lon	DIANELLA longifolia	Blue Flax Lily		700mm h x 700mm Spr	140mm	N		✓	✓		450mm apart
LIR jus	LIRIOPE muscari	Just Right		450mm H x 450mm Spr	140mm		E	✓	✓	✓	400mm apart
LOM lon	LOMANDRA longifolia 'Shara'	Mat Rush		500mm H x 500mm Spr	140mm	N		✓	✓		500mm apart
TRAILING / OVERHANGING PLANTS											
APT cor	APTENIA cordifolia	Baby Sun Rose	to be trained to overhang	150mm H x 1.5m Spr	140mm		E	✓	✓		500mm apart
CAS gla	CASUARINA glauca 'Cousin It'	Cousin It Casuarina	to be trained to overhang	300mm H x 2m Spr	140mm	N		✓	✓		750mm apart
CIS ant	CISSUS antarctica	Kangaroo Vine	to be trained to overhang	4m H x 8m Spr	140mm	N		✓	✓	✓	1500mm apart
MYO par	MYOPORUM parvifolium	Creeping Boobialla	to be trained to overhang	150mm H x 2m Spr	140mm	N		✓	✓		600mm apart
PLE aus	PLECTRANTHUS australis	Swedish Ivy	to be trained to overhang	500mm H x 1m Spr	140mm	N			✓		500mm apart
RHI bac	RHIPSALIS baccifera	Mistletoe Cactus	to be trained to overhang	1.8m H x 800mm Spr	140mm		E		✓	✓	200mm apart
SAL ros	SALVIA rosmarinus 'Prostratus'	Creeping Rosemary	to be trained to overhang	300mm H x 2m Spr	140mm		E	✓			700mm apart
VER ell	VERNONIA elliptica	Curtain Creeper	to be trained to overhang	5-10m Spread	140mm		E	✓	✓		1200mm apart

plant palette



plant palette



plant palette



AGAVE geminiflora (Twin Flowered Agave)



ALCANTEREA odorata (Fragrant Alcanterea)



ALPINIA zerumbet (Green Shell Ginger)



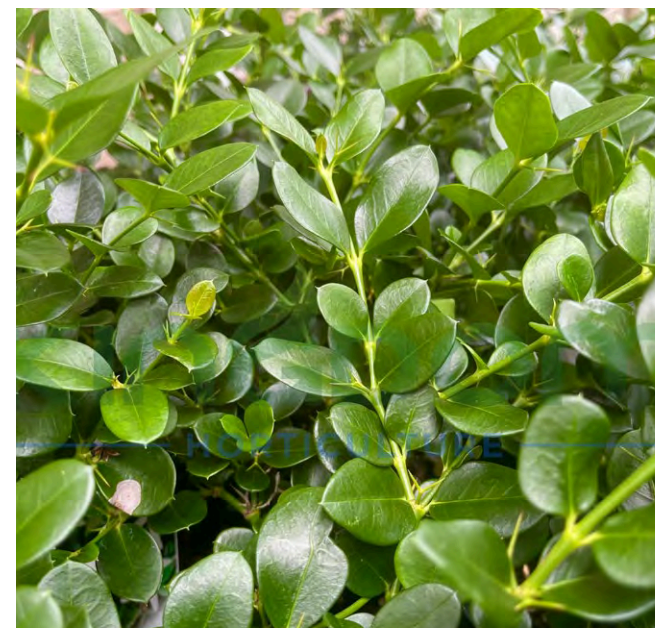
ALPINIA nutans (Dwarf Cardamom)



BLECHNUM gibbum 'Silver Lady' (Dwarf Tree Fern)



ALOCASIA brisbanensis (Culjevoi)



CARISSA macrocarpa (Green Carpet)



CRASSULA ovata minima (Baby Jade Plant)

plant palette



plant palette



RADERMACHERA 'Everlasting Beauty' (Emerald Tree)



RHAPHIOLEPIS indica 'Snow Maiden' (Indian Hawthorn)



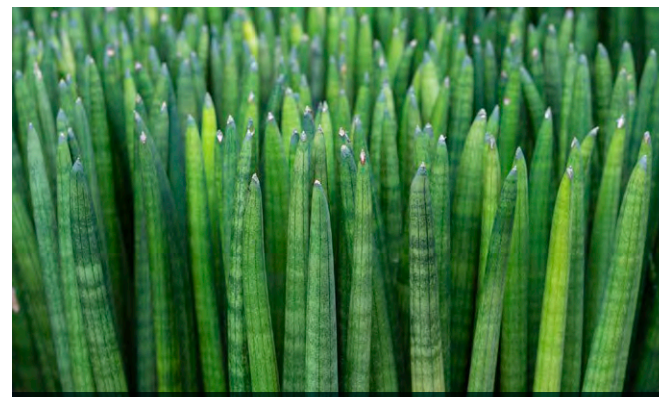
SANSEVIERIA zeylanica (Bowstring Hemp)



SENECIO candicans (Angel Wings)



RHAPIS excelsa (Lady Palm)



SANSEVIERIA cylindrica (African Spear)



SENECIO tallinoides ssp. Mandraliscae (Blue Fingers)



SPATHIPHYLLUM wallissii (Peace Lilly)

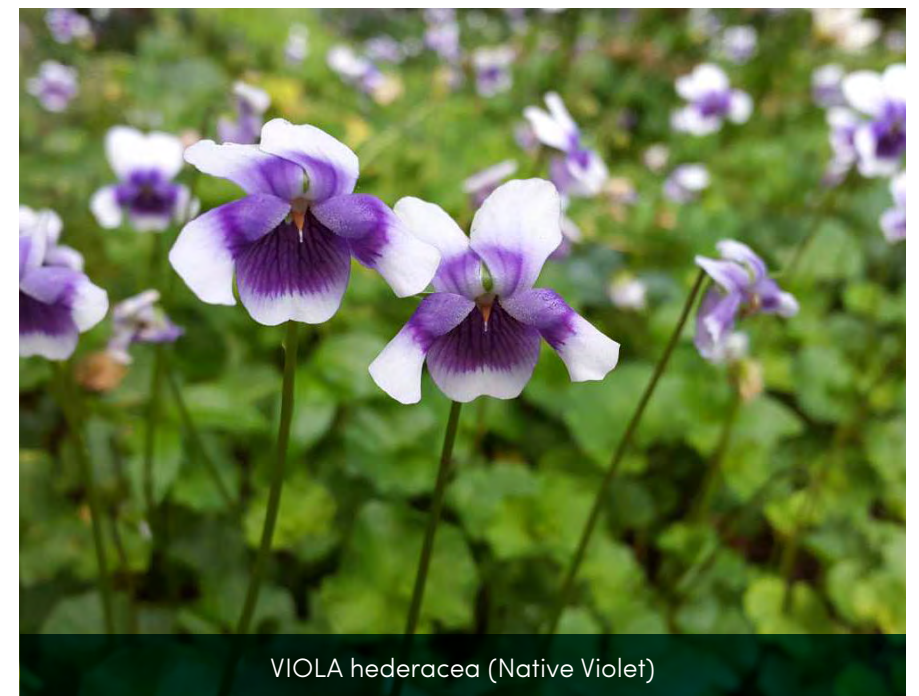


SANSEVIERIA trifasciata 'Silver Princess' (Snake Plant)



WESTRINGIA fruticosa (WES 04) PBR (Grey Box)

plant palette



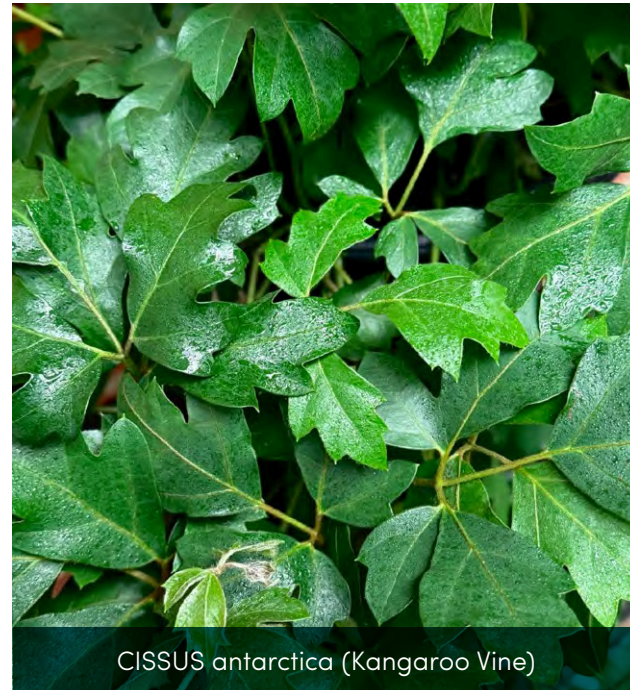
plant palette



plant palette



APTENIA cordifolia (Baby Sun Rose)



CISSUS antarctica (Kangaroo Vine)



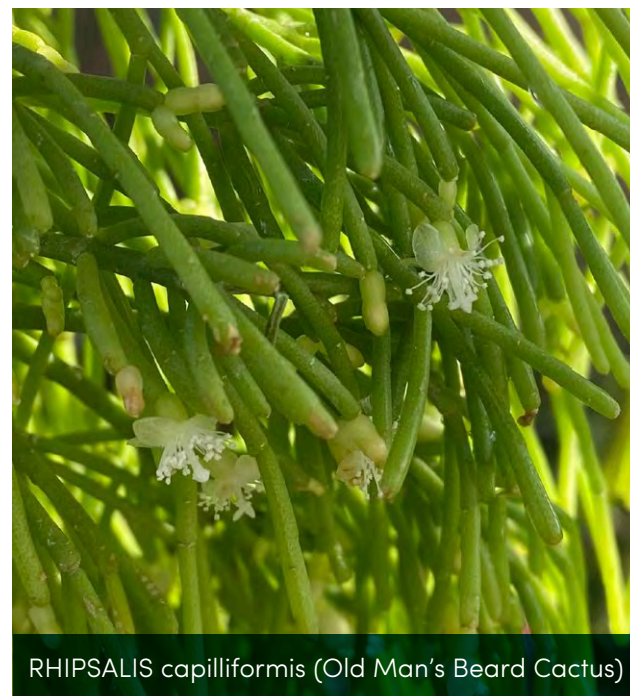
MYOPORUM parvifolium (Creeping Boobialla)



PLECTRANTHUS australis (Swedish Ivy)



CASUARINA glauca 'Cousin It' (Cousin It Casuarina)



RHIPHALIS capilliformis (Old Man's Beard Cactus)



SALVIA rosmarinus 'Prostratus' (Creeping Rosemary)



VERNONIA elliptica (Curtain Creeper)



landscape code

code

Performance outcomes	Acceptable outcomes	Response
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	☐ Complies ☐ Performance Solution ☒ Not Applicable There are no existing trees within the existing site however 2 x existing street trees will be retained and protected in accordance with AS 4970-2009 Protection of trees on development sites
	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.	☒ Complies ☐ Performance Solution ☐ Not Applicable If required, tree surgery and pruning will be carried out in accordance with AS 4373-2007 Pruning of amenity trees
PO2 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.	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; (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.	☐ Complies ☐ Performance Solution ☒ Not Applicable The development does not require an acoustic barrier.
	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; (b) a minimum of 2 tier planting.	☐ Complies ☐ Performance Solution ☒ Not Applicable Refer response to AO2.1.
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; (b) a minimum of 2 tier planting.	☐ Complies ☒ Performance Solution ☐ Not Applicable The southern boundary will consist of a min 2 tier planting structure whilst the back western boundary will comprise of a 3 tier planting structure of deep planting canopy trees, shrubs and groundcovers. The northern boundary planting consists of a two tiered planting structure of small trees and grasses / sedges to allow for an overland flow swale along the building edge.

code

Performance outcomes	Acceptable outcomes	Response
PO4 Development provides growing media and volumes appropriate for landscape work to ensure the long-term performance, ease of maintenance and sustainability of plantings.	AO4.1 Development provides growing media and volumes for landscape work in accordance with the Landscape design planning scheme policy. <i>Note—Notations of proposed growing media and soil volume calculations for the documented mature vegetation size and scale may assist in demonstrating compliance with the acceptable outcome.</i>	☒ Complies ☐ Performance Solution ☐ Not Applicable All podium planter depths comply with Council’s requirements for trees, shrubs and groundcovers and all noted Deep Planting areas are min 4m x 4m in area.
	AO4.2 Development provides species which are chosen to ensure the long-term performance and access requirements of the landscape.	☒ Complies ☐ Performance Solution ☐ Not Applicable All species are relatively hardy and all planting is accessible for maintenance purposes. Refer Landscape Concept Plans for accessibility note.
	AO4.3 Development provides podium planting in compliance with the Infrastructure design planning scheme policy.	☒ Complies ☐ Performance Solution ☐ Not Applicable Planters for trees are 1200mm depth, for shrubs are 800mm depth and 600mm depth for groundcovers.
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: (a) a clear trunk height of minimum 1.8m at maturity; (b) a shrub height of maximum 1m at maturity. Refer to the Crime prevention through environmental design planning scheme policy	☒ Complies ☐ Performance Solution ☐ Not Applicable All pathways near planting areas will consist of a layered planting structure with low level groundcovers nearest to the path, small to medium height shrubs behind and trees with a clear trunk above.
	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 ☐ Performance Solution ☐ Not Applicable Refer response to AO5.1.
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.	☒ Complies ☐ Performance Solution ☐ Not Applicable Planting design and species chosen for public, semi-public and private areas provides a cue to distinguish between those areas.

code

Performance outcomes	Acceptable outcomes	Response
PO7 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.	AO7 Development provides species in accordance with the Planting species planning scheme policy.	☒ Complies ☐ Performance Solution ☐ Not Applicable The street frontage has a 4m wide Deep Planting zone with shade / canopy trees and shrubs and groundcovers under along with raised planters with tall shrubs and groundcovers. Both side boundaries consist of a min. 2 tier planting structure whilst the back boundary is a continuous strip of deep planting with canopy trees, shrubs and groundcovers.
PO8 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. <i>Note—The Landscape design planning scheme policy provides guidance on information to be provided to demonstrate compliance with the performance outcome and acceptable outcomes.</i>	AO8.1 Development provides planting densities and stock sizes which are based on achieving full coverage of the mulched planting areas within 2 years.	☒ Complies ☐ Performance Solution ☐ Not Applicable All groundcovers will be min 140mm pot sizes, shrubs will be min 200mm pot sizes and trees will be minimum 45L ranging to ex-ground where required. All planting will be densely planted as required.
	AO8.2 Development achieves the minimum planting coverage for any artificial growing environment as specified in the Landscape design planning scheme policy.	☒ Complies ☐ Performance Solution ☐ Not Applicable All podium planters will be densely planted to comply with the Landscape design planning scheme policy.
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.	☐ Complies ☐ Performance Solution ☒ Not Applicable The development consists of basement car parking only.
	AO9.2 Development provides planting areas within car parking areas that are protected by wheel stops or bollards.	☐ Complies ☐ Performance Solution ☒ Not Applicable Refer response to AO9.1.
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.	☐ Complies ☐ Performance Solution ☒ Not Applicable Refer response to AO9.1.

code

Performance outcomes	Acceptable outcomes	Response
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 certified by a Registered Professional Engineer Queensland; b. incorporates planting areas.	☒ Complies ☐ Performance Solution ☐ Not Applicable Refer Civil Engineer's report for any retaining wall information.
PO12 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. <i>Note—The Landscape design planning scheme policy provides guidance on information to be provided to demonstrate compliance with the performance outcome and acceptable outcomes.</i>	AO12.1 Development provides drainage for artificial growing environments which is connected to the stormwater drain.	☒ Complies ☐ Performance Solution ☐ Not Applicable Drainage to all podium planters will be connected to the nearest stormwater connection / drain.
	AO12.2 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.	☒ Complies ☐ Performance Solution ☐ Not Applicable Allowance will be made for a rainwater harvesting tank for irrigation purposes. Detailed irrigation information will be provided in the next phase ie. Self-Certification Documentation.
	AO12.3 Development provides areas of pavement, turf and mulched garden beds which are adequately drained. <i>Note—This may be achieved through the provision and/or treatment of swales, spoon drains, field gullies, sub-surface drainage and stormwater connections.</i>	☒ Complies ☐ Performance Solution ☐ Not Applicable All areas of pavement, turf and mulched garden beds which are adequately drained.

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Performance outcomes	Acceptable outcomes	Response
PO13 Development provides landscaping and supporting growing environments which: a. are safe; b. ensure efficient and effective maintenance; c. ensures success and long-term performance. <i>Note—The Landscape design planning scheme policy provides guidance on information to be provided to demonstrate compliance with the performance outcome and acceptable outcomes.</i>	AO13.1 Development ensures that all turf areas on the site are accessible externally by standard lawn maintenance equipment and receive adequate sunlight.	☐ Complies ☐ Performance Solution ☒ Not Applicable There are no turf areas within the development site.
	AO13.2 Development provides a reticulated irrigation system to common landscape and recreation areas and ensures that podium planters serviced from tank water and the control device are located in a common area.	☒ Complies ☐ Performance Solution ☐ Not Applicable Refer response to AO12.2.
	AO13.3 Development provides one hose cock within each private landscape and recreation area.	☒ Complies ☐ Performance Solution ☐ Not Applicable One hose cock within each private landscape and recreation area will be provided.
	AO13.4 Development provides landscaping that uses appropriate materials to maintain the function of an overland flow path.	☒ Complies ☐ Performance Solution ☐ Not Applicable The overland flow path along the northern boundary is planted out with grasses / sedges and small trees at 8m spacing to allow for required flows. Refer Indicative Plant Schedule for species.
	AO13.5 Development ensures that all artificial growing environments are accessible for safe and practical maintenance from within the site.	☒ Complies ☐ Performance Solution ☐ Not Applicable All the planters on podium are easily accessible. Refer Landscape Concept Plans for locations.
	AO13.6 Development ensures that all artificial growing environments are designed to be durable and to prevent material movement from structures.	☒ Complies ☐ Performance Solution ☐ Not Applicable All podium planters will be constructed of concrete base and walls.
	AO13.7 Development ensures that artificial growing environments are designed to allow for flush out.	☒ Complies ☐ Performance Solution ☐ Not Applicable All podium planters will be designed to be flushed out.
	AO13.8 Irrigation systems are designed to prevent overspray outside of planting areas.	☒ Complies ☐ Performance Solution ☐ Not Applicable An Irrigation Design by a qualified Irrigation Designer will be provided in the Self Certification phase.

Performance outcomes	Acceptable outcomes	Response
PO14 Development ensures that the location and type of planting do not compromise the function and accessibility of services and facilities.	AO14 Development provides plant species which are selected and sited, taking into consideration the location and access requirements of overhead and underground services.	☒ Complies ☐ Performance Solution ☐ Not Applicable All plant species will be selected and sited, taking into consideration the location and access requirements of overhead and underground services.
PO15 Development ensures that landscaping in artificial growing environments is appropriately designed, located and supported to ensure long-term performance, safety and function. <i>Note—Guidance is provided in the Landscape design planning scheme policy.</i>	AO15.1 Artificial growing environments are designed in accordance with the Landscape design planning scheme policy and are considered in the structural design of the development.	☒ Complies ☐ Performance Solution ☐ Not Applicable We will ensure a Structural Engineer will confirm that all podium planters are structurally sound.
	AO15.2 Artificial growing environments include appropriate drainage and waterproofing in accordance with the Landscape design planning scheme policy.	☒ Complies ☐ Performance Solution ☐ Not Applicable Adequate drainage and waterproofing will be provided in accordance with the Landscape design planning scheme policy.
PO16 Development incorporating a rooftop garden provides landscaping that: a. is integrated into the rooftop garden design; b. 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. <i>Note—External public vantage points means from at least two mostly unobstructed views of the development from a public area.</i>	AO16.1 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.	☐ Complies ☐ Performance Solution ☒ Not Applicable There is no rooftop garden in this development.
	AO16.2 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.	☐ Complies ☐ Performance Solution ☒ Not Applicable There is no rooftop garden in this development.



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