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# 33 VULTURE STREET WEST END

LANDSCAPE REPORT

380836  
11-06-2026  
[ISSUE K]

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REVISION	DATE	PREPARED BY	APPROVED BY
[K]	11/06/2026	OB	SR
[J]	27/03/2026	OB	SR
[I]	25/03/2026	OB	SR
[H]	17/03/2026	ZW	SR
[G]	07/08/2025	AD	SR
[F]	05/08/2025	AD	SR
[E]	01/08/2025	AD	SR
[D]	25/07/2025	AD	SR
[C]	24/05/2025	VZ	SR
[B]	24/04/2025	VZ	SR
[A]	23/04/2025	VZ	SR

**Prepared for:**

**Stockwell**

**Site Location:**

33 Vulture St, West End

**Prepared by:**

RPS Australia AAP Consulting Pty Ltd

Level 8

31 Duncan Street

Fortitude Valley

QLD 4006 Australia

Telephone: +61 7 3539 9500

ABN: 97 117 883 173

rpsgroup.com

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# 1.0 SITE UNDERSTANDING

# 1.1 LOCATION & CONTEXT

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# 2.0 DESIGN RESPONSE

## 2.1 GROUND AND FACADE LANDSCAPE CHARACTER

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# 2.2 GROUND

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## LEGEND

- 1 Streetscape planting with trees, shrubs and groundcovers
- 2 Deep planting with trees, shrubs and groundcovers
- 3 Deep planting with columnar trees, shrubs and groundcovers
- 4 Proposed street tree
- 5 Footpath and verge (Streetscape hierarchy overlay - Centre Street Major)
- 6 Streetscape Dining
- 7 Community Seating Node
- 8 Trees in tree grate
- 9 Deep planting with shrubs and groundcovers
- (A) Planter depth 600mm

**Maintenance access:**  
 The planters will be accessed and maintained from the adjoining pavement areas.






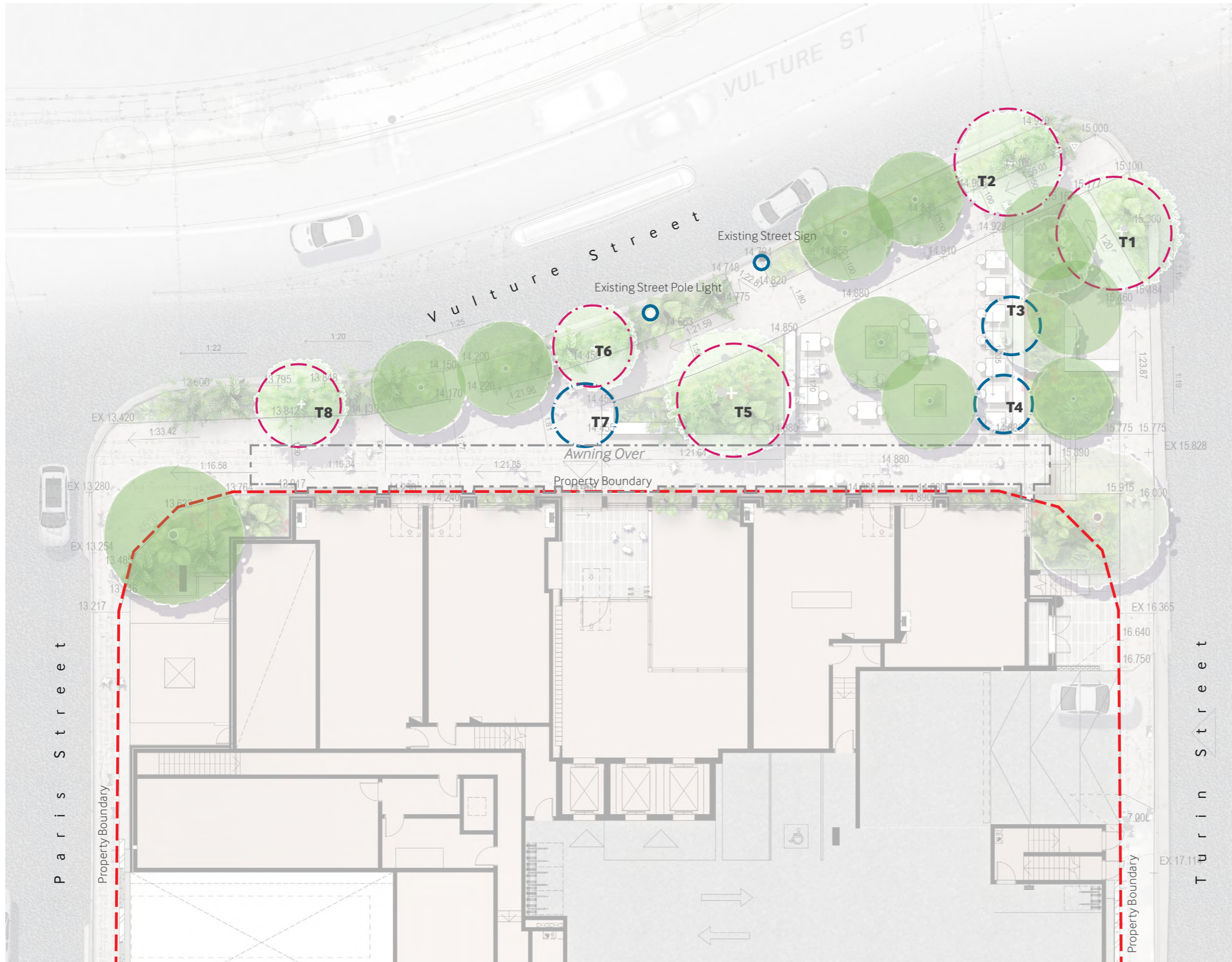
# 2.3 GROUND - STREET TREE PLAN

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## LEGEND

- T1 - Illawarra Flame Tree (Brachychiton acerifolius)
- T2 - Illawarra Flame Tree (Brachychiton acerifolius)
- T3 - Golden Penda (Xanthostemon chrysanthus)
- T4 - Golden Penda (Xanthostemon chrysanthus)
- T5 - Weeping Lilly Pilly (Waterhouse floribunda)
- T6 - Golden Penda (Xanthostemon chrysanthus)
- T7 - Water Gum (Tristaniopsis laurina)
- T8 - Bumpy Ash (Flindersia schottiana)

-  Existing Tree to be Retained
-  Existing Tree to be Removed
-  New Tree





# 2.5 PODIUM LEVEL 02

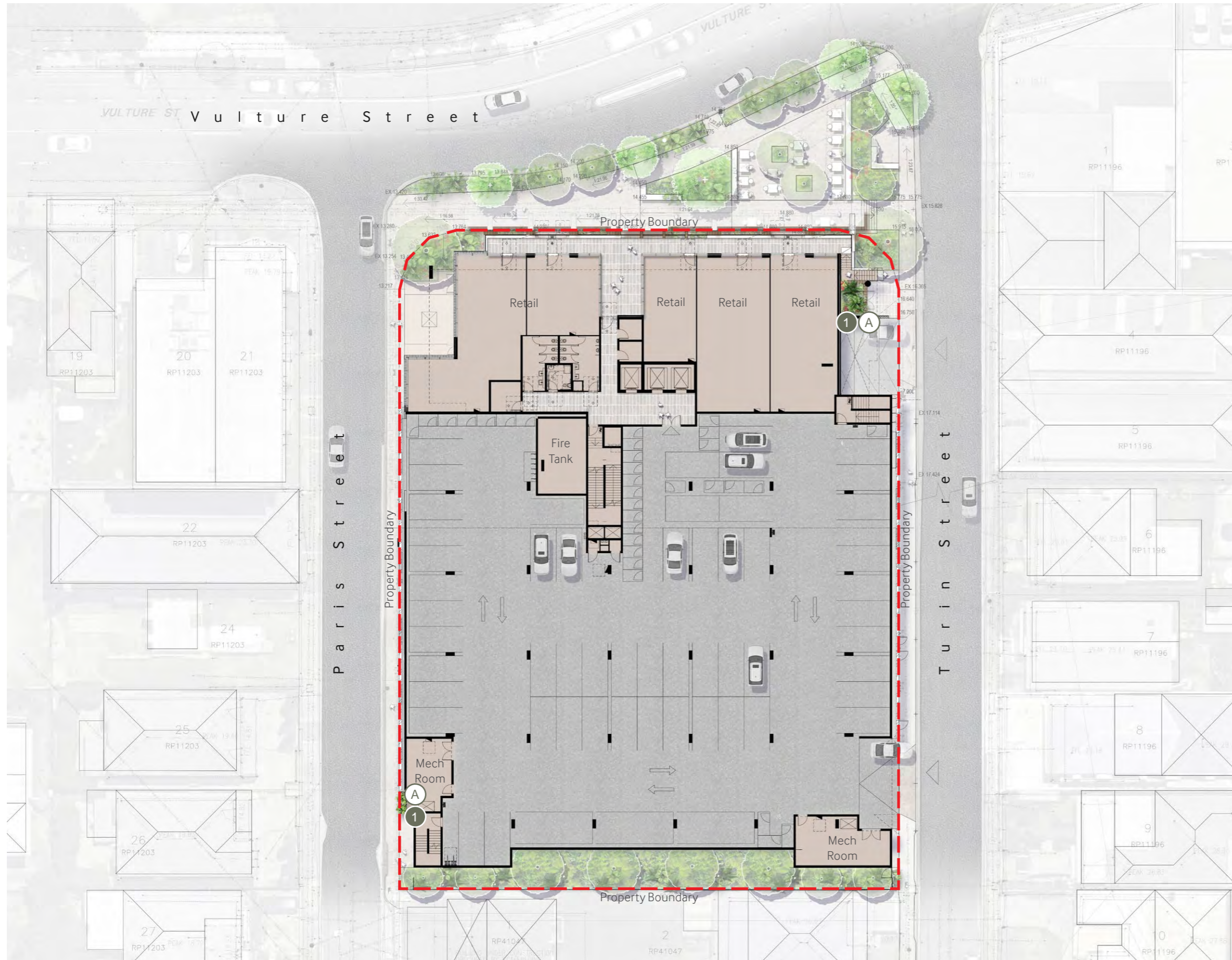
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## LEGEND

- ① Podium planter with groundcovers, shrubs and cascading species in raised planter
- Ⓐ Planter depth - 800mm
- Ⓑ Planter depth 1000mm

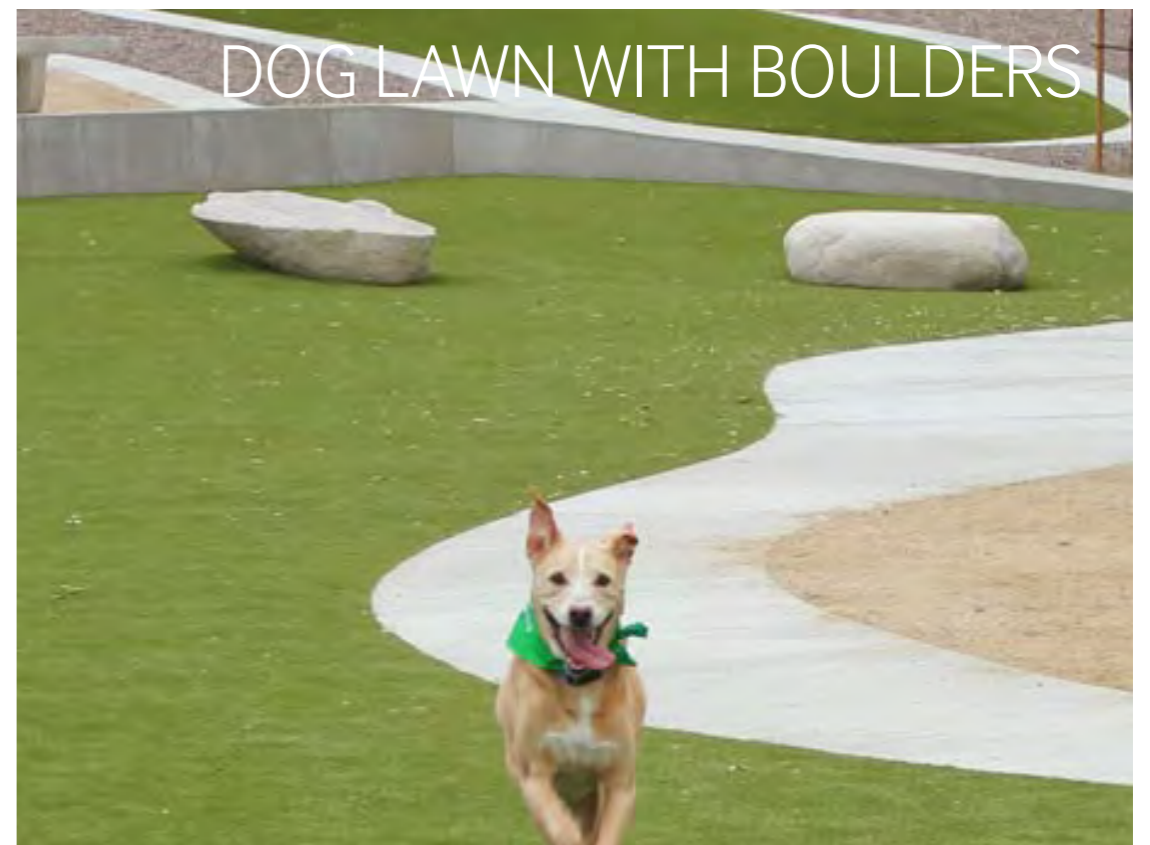
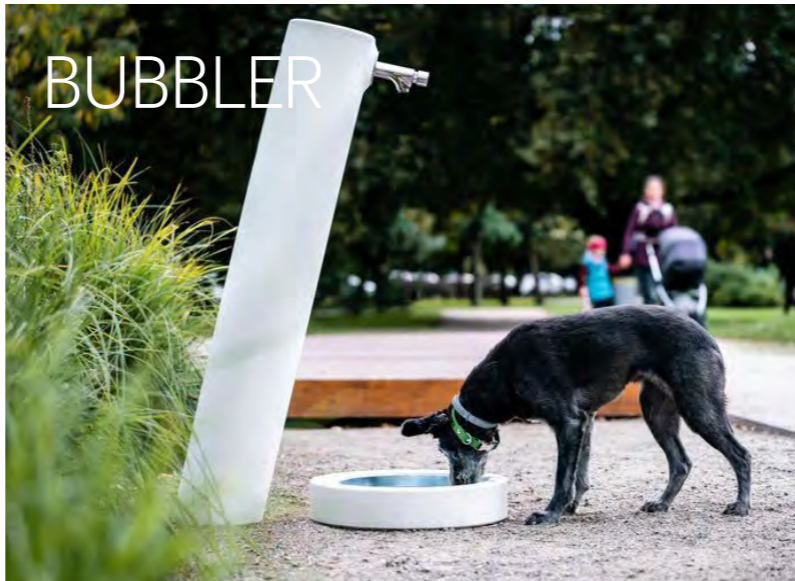
### Maintenance access:

The podium planters will be accessed and maintained from adjacent walkway. Planters will receive an attachment point so maintenance staff can stand within the planter (with secure point).



## 2.6 PODIUM 03 CHARACTER

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# 2.7 PODIUM LEVEL 03

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## LEGEND

- 1 Podium planter with groundcovers and shrubs in raised planter
- 2 Podium planter with groundcovers, shrubs and trees in raised planter
- 3 Artificial turf - dog park
- 4 Kitchen garden
- 5 Seat
- (A) Planter depth - 800mm
- (B) Planter depth - 1000mm, mounding to 1200 at tree location

### Maintenance access:

The podium planters will be accessed and maintained from adjacent walkway. Planters will receive an attachment point so maintenance staff can stand within the planter (with secure point).



# 2.8 PODIUM LEVEL 03 - DETAILED PLAN

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## LEGEND

- 1 Built in seating
- 2 Feature tree
- 3 Kitchen Garden
- 4 Screening shrubs
- 5 Artificial turf



# 2.9 TYPICAL TOWER LEVEL

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## LEGEND

- ① Podium planter with groundcovers and shrubs in raised planter
- Ⓐ Planter depth - 800mm

### Maintenance access:

The podium planters will be accessed and maintained from adjacent walkway. Planters will receive an attachment point so maintenance staff can stand within the planter (with secure point).



# 2.10 ROOF LANDSCAPE CHARACTER

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# 2.11 ROOF TERRACE

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## LEGEND

- 1 Podium planter with groundcovers, shrubs and cascading species
- 2 Tree
- 3 Built in seating
- 4 Day bed
- 5 Sun beds
- 6 Outdoor BBQ bench

### Maintenance access:



The podium planters will be accessed and maintained from adjacent walkway. Planters will receive an attachment point so maintenance staff can stand within the planter (with secure point).



# 2.12 ROOF TERRACE - PLANTER DEPTHS

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## LEGEND

-  Planter depth - 600mm
-  Planter depth - 1200mm

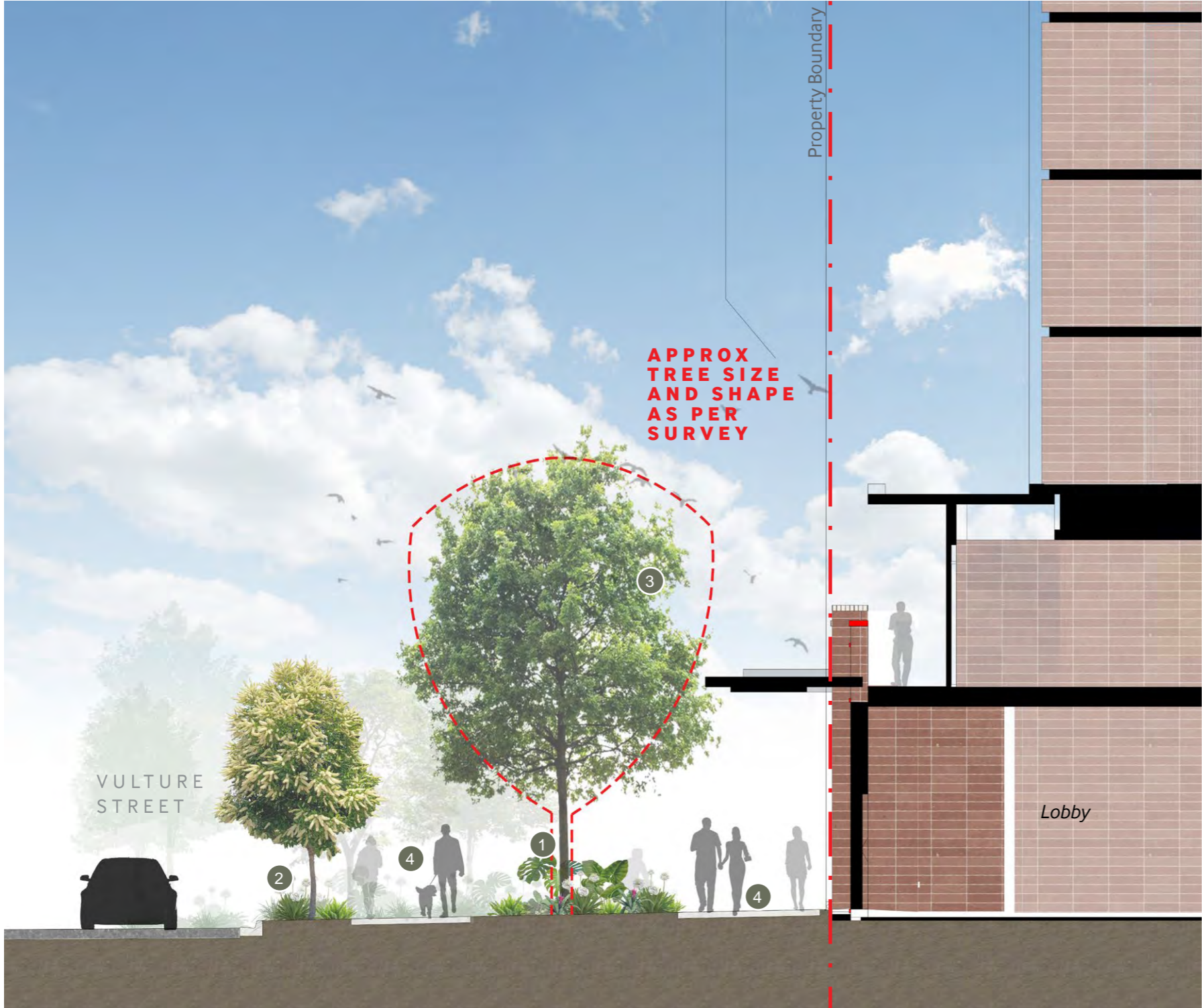


# 2.13 SECTIONS

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## LEGEND

- 1 Planter with Existing Tree, shrubs and groundcover
- 2 Streetscape planting with trees, shrubs and groundcovers
- 3 Existing tree to be retained. Spread/width shown in section as per Survey Data provided.
- 4 Footpath



SECTION A



# SECTIONS

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**SECTION B**



**SECTION C**

## LEGEND

- 1 Deep planting with columnar trees shrubs and groundcovers
- 2 Podium planter with shrubs, groundcover and cascading species
- 3 Feature tree

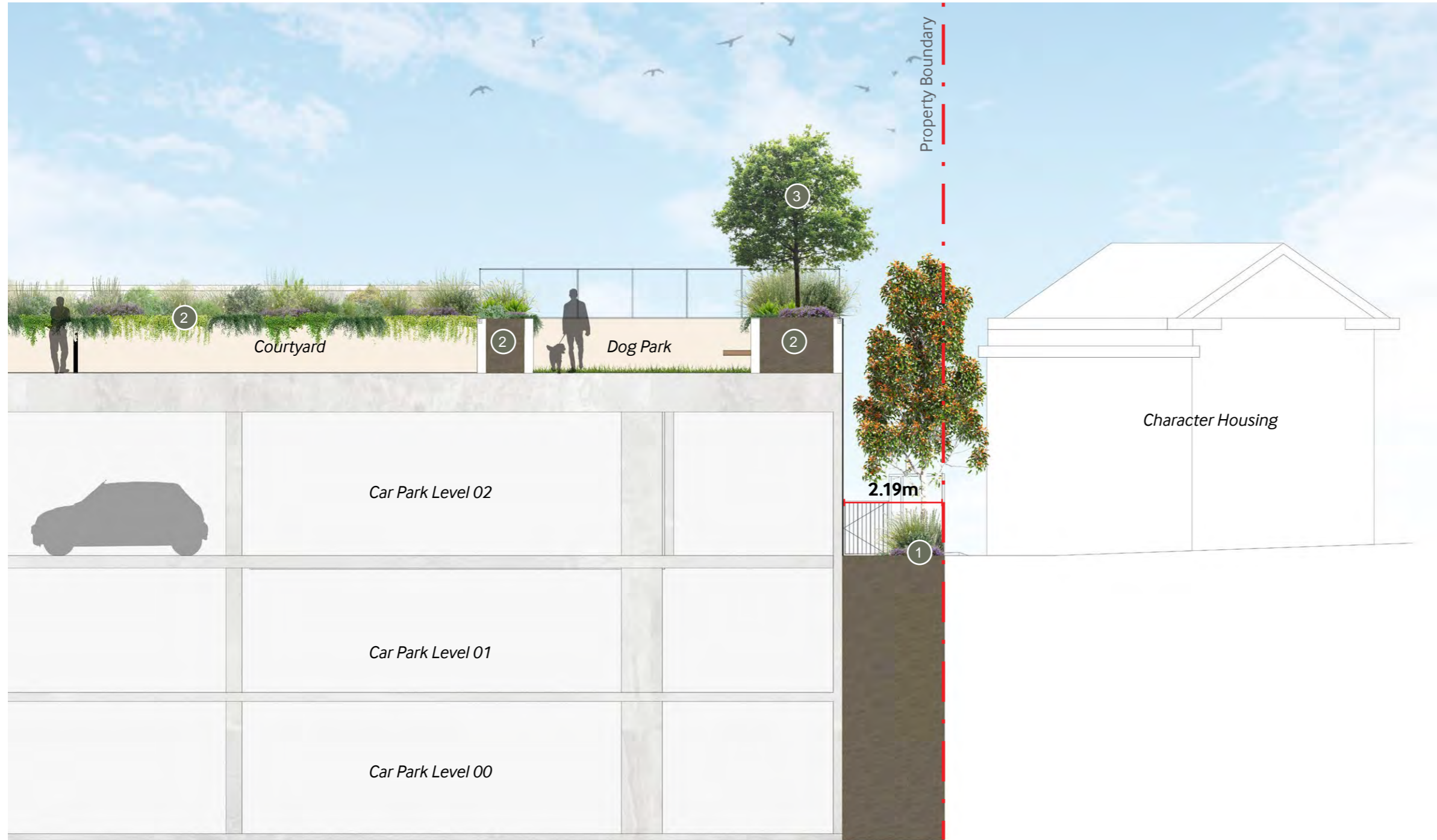


# SECTIONS

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## LEGEND

- 1 Deep planting with columnar trees shrubs and groundcovers
- 2 Podium planter with shrubs, groundcover and cascading species
- 3 Feature tree



## SECTION D

# 2.14 SOUTHERN BOUNDARY PLANT SPECIES

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## 03 CASCADING SPECIES



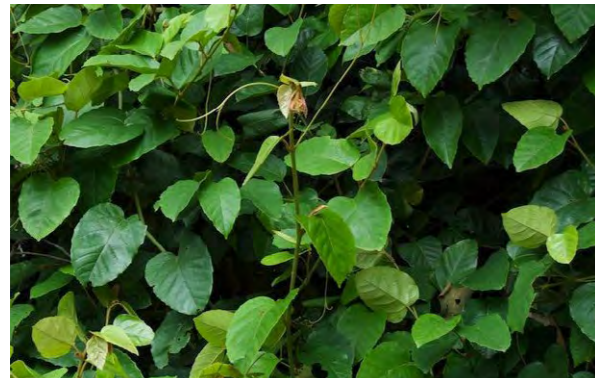
HARDENBERGIA violacea  
 (Purple Coral Pea)



PLECTRANTHUS australis  
 (Swedish Ivy)



HOYA australis  
 (Waxflower)



CISSUS antarctica  
 (Kangaroo Vine)



Canavalia rosea  
 (Coastal Jack bean)



PHILODENDRON hederaceum  
 (Heart Shaped Philodendron)

## GROUND & 03 TALLER SHRUBS



WESTRINGA wynyabbie Gem  
 (Wynyabbie Gem)



LEPTOSPERMUM petersonii 'Little Lemon Scents'  
 (Little Lemon Scents)



CASUARINA Greenwave  
 (Green Wave)

## LEVEL 03 TREES



CUPANIOPSIS anacardioides  
 (Tuckeroo)



TRISTANIOPSIS luscious  
 (Luscious Water Gum)



BACKHOUSIA citriodora  
 (Lemon Myrtle)

## BOUNDARY DEEP PLANTING TREES



ELAEOCARPUS eumundi  
 (Eumundi)



ELAEOCARPUS reticulatus  
 (Blueberry Ash)

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# 3.0 GREEN INFRASTRUCTURE

# 3.1 PLANTING CONCEPT

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Riverine Retreat



Resilient Landscape



Queensland Backyard

# 3.2 PLANTING PALETTE - GROUND

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ASPENIUM australasicum  
(Bird's Nest Fern)



ALOCASIA brisbanensis  
(Cunjevoi)



NEOMARICA gracilis  
(Walking Iris)



BLECHNUM gibbum 'Silver Lady'  
(Silver Lady)



SENECIO 'Nola's Pride'  
(Nola's Pride)



CARISSA 'Desert Star'  
(Natal Plum)



TRADESCANTIA spathacea Dwarf  
(Rhoe Dwarf)



CALATHEA makoyana  
(Peacock Plant)



MONSTERA deliciosa  
(Swiss Cheese Plant)



CUPANIOPSIS anacardioides  
(Tuckeroo)

### 3.3 PLANTING PALETTE - TOWER & PODIUM

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LOMANDRA 'Lime Tuff'  
(Mat Rush)



GAURA lindheimeri  
(White Butterfly Bush)



GREVILLEA obtusifolia 'Gin Gin Gem'  
(Grevillea)



CUPANIOPSIS anacardioides  
(Tuckeroo)



TRISTANIOPSIS luscious  
(Luscious Water Gum)



PENNISETUM alopecuroides 'Nafray' Swamp  
(Swamp Foxtail Grass)



LOMANDRA hystrix  
(Green Mat-rush)



ALOCASIA brisbanensis  
(Cunjevoi)



MONSTERA deliciosa  
(Swiss Cheese Plant)



HARDENBERGIA violacea  
(Purple Coral Pea)



ROSMARINUS 'Prostrate' Rosemary  
(Creeping Rosemary)



SENECIO 'Nola's Pride'  
(Nola's Pride)



CARISSA 'Desert Star'  
(Natal Plum)



VIOLA hederacea  
(Native Violet)



KALENCHOE 'Silver Spoons'  
(Silver Spoons)



DICHONDRA silver falls  
(Silver Kidney Weed)

# 3.4 PLANTING PALETTE - ROOF

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LOMANDRA 'Lime Tuff'  
(Mat Rush)



GAURA lindheimeri  
(White Butterfly Bush)



HIBISCUS tiliaceus  
(Sea Hibiscus)



CUPANIOPSIS anacardioides  
(Tuckeroo)



TRISTANIOPSIS luscious  
(Luscious Water Gum)



ALOCASIA brisbanensis  
(Cunjevoi)



MONSTERA deliciosa  
(Swiss Cheese Plant)



CARISSA 'Desert Star'  
(Natal Plum)



VIOLA hederacea  
(Native Violet)



KALENCHOE 'Silver Spoons'  
(Silver Spoons)



CRASSULA ovata 'Blue Bird'  
(Bluebird)

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# 4.0 APPENDIX

# 4.1 LANDSCAPE CODE

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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 – trees within the streetscape have been proposed for removal. new street trees have been proposed to achieve a greater area of canopy offset.
		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 – not applicable - no trees within the site are 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. 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.	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. Refer to the Crime prevention through environmental design planning scheme policy.	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	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
<b>P07</b>	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; (e) amenity;	<b>A07</b>	Development provides species in accordance with the Planting species planning scheme policy.	<b>A07</b> – 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
<b>P08</b>	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. Note—The Landscape design planning scheme policy provides guidance on information to be provided to demonstrate compliance with the performance outcome and acceptable outcomes	<b>A08.1</b>  <b>A08.2</b>	<b>A08.1</b> 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.  <b>A08.2</b> Development achieves the minimum planting coverage for any artificial growing environment as specified in the Landscape design planning scheme policy.	<b>A08</b> - complies - to future detailed design
<b>P09</b>	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	<b>A09.1</b>  <b>A09.2</b>	<b>A09.1</b> Development provides species in a car park that are selected in accordance with the Planting species planning scheme policy.  <b>A09.2</b> Development provides planting areas within car parking areas that are protected by wheel stops or bollards	<b>A09.1</b> – not applicable <b>A09.2</b> – not applicable
<b>P10</b>	Development for a shade structure does not compromise landscape outcomes	<b>A010.0</b>	Development for a shade structure in a car park allows unimpeded access to natural sunlight and rainwater for landscaping and shade trees.	<b>A010</b> – not applicable
<b>P11</b>	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.	<b>A011.0</b>	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.	<b>A011</b> – complies - to future detailed design
<b>P12</b>	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.	<b>A012.1</b>  <b>A012.2</b>  <b>A012.3</b>  <b>A012.4</b>	<b>A012.1</b> Development provides drainage for artificial growing environments which is connected to the stormwater drain.  <b>A012.2</b> 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.  <b>A012.3</b> 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.  <b>A012.4</b> Development provides a reticulated irrigation system to all landscaping areas in accordance with the Landscape design planning scheme policy.	<b>A012.1</b> - complies - has been considered in the design and to future detailed design  <b>A012.2</b> - complies -three 34kl tanks has been proposed to capture rainwater from the solid roof. Tanks are located within the roof terrace.  <b>A012.3</b> - complies  <b>A012.4</b> - complies - to future detailed design

Performance Criteria		Acceptable Solutions		Solution Response
<b>P13</b>	Development provides landscaping and supporting growing environments which:  (a) are safe; (b) ensure efficient and effective maintenance; ensures success and long-term performance. Note—The Landscape design planning scheme policy provides guidance on information to be provided to demonstrate compliance with the performance outcome and acceptable outcomes.	<b>AO13.1</b>	Development ensures that all turf areas on the site are accessible externally by standard lawn maintenance equipment and receive adequate sunlight.	<b>A013.1</b> - not applicable - no turf is proposed
		<b>AO13.2</b>	Development ensures that where landscape work on structures are serviced from tank water, the control devices are located in a common area.	<b>A013.2</b> - complies
		<b>AO13.3</b>	Development provides one hose cock within each private landscape and recreation area.	<b>A013.3</b> - complies
		<b>AO13.4</b>	Development provides landscaping that uses appropriate materials to maintain the function of an overland flow path.	<b>A013.4</b> - complies
		<b>AO13.5</b>	Development ensures that all artificial growing environments are accessible for safe and practical maintenance from within the site.	<b>A013.5</b> - complies. planters will be accessible from adjacent spaces or balconies. the building maintenance system will be utilised to access facade planters in addition to balcony access.
		<b>AO13.6</b>	Development ensures that all artificial growing environments are designed to be durable and to prevent material movement from structures.	<b>A013.6</b> - complies
		<b>AO13.7</b>	Development ensures that artificial growing environments are designed to allow for flush out.	<b>A013.7</b> - complies - a drainage riser has been proposed at each planter drain to facilitate flush out - refer standard detail.
		<b>AO13.8</b>	Irrigation systems are designed to prevent overspray outside of planting areas	<b>A013.8</b> - complies - to future detailed design.
<b>P14</b>	Development ensures that the location and type of planting do not compromise the function and accessibility of services and facilities.	<b>AO14</b>	Development provides plant species which are selected and sited, taking into consideration the location and access requirements of overhead and underground services.	<b>A014.1</b> - complies - a typical plant palette has been proposed. plant selection will respond to overhead and underground services.
<b>P15</b>	Development ensures that landscaping in artificial growing environments is appropriately designed, located and supported to ensure long-term performance, safety and function.  Note—Guidance is provided in the Landscape design planning scheme policy.	<b>AO15.1</b>	Artificial growing environments are designed in accordance with the Landscape design planning scheme policy and are considered in the structural design of the development.	<b>A015.1</b> - complies - planter depths and soil volumes have been coordinated with the project team including the structural engineer.
		<b>AO15.2</b>	Artificial growing environments include appropriate drainage and waterproofing in accordance with the Landscape design planning scheme policy.	<b>A015.2</b> - complies - refer to typical detail nominating extent - to future detail
<b>P16</b>	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.  Note—External public vantage points means from at least two mostly unobstructed views of the development from a public area.	<b>AO16.1</b>	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.	<b>A016.1</b> - 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.
		<b>AO16.2</b>	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.	

## 4.2 LANDSCAPE DETAILS

This detail has been derived from industry standards, to fulfil the dual purpose combined podium planter and balustrade. The proposed design will include the following:

1. Planting media mix type 1 to be consistent with on slab, A horizon profile 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 on slab, B horizon profile where required.

3. Inspection opening - 100 dia PVC pipe with cap and installed at max 10m centres at 150mm from planter edge, over drainage point.

4. Planting as specified - to future design.

5. Organic mulch composition as recommended by an AIH registered horticulturalist and to include organic materials that decompose over time and provide an organic substrate for soil biology.

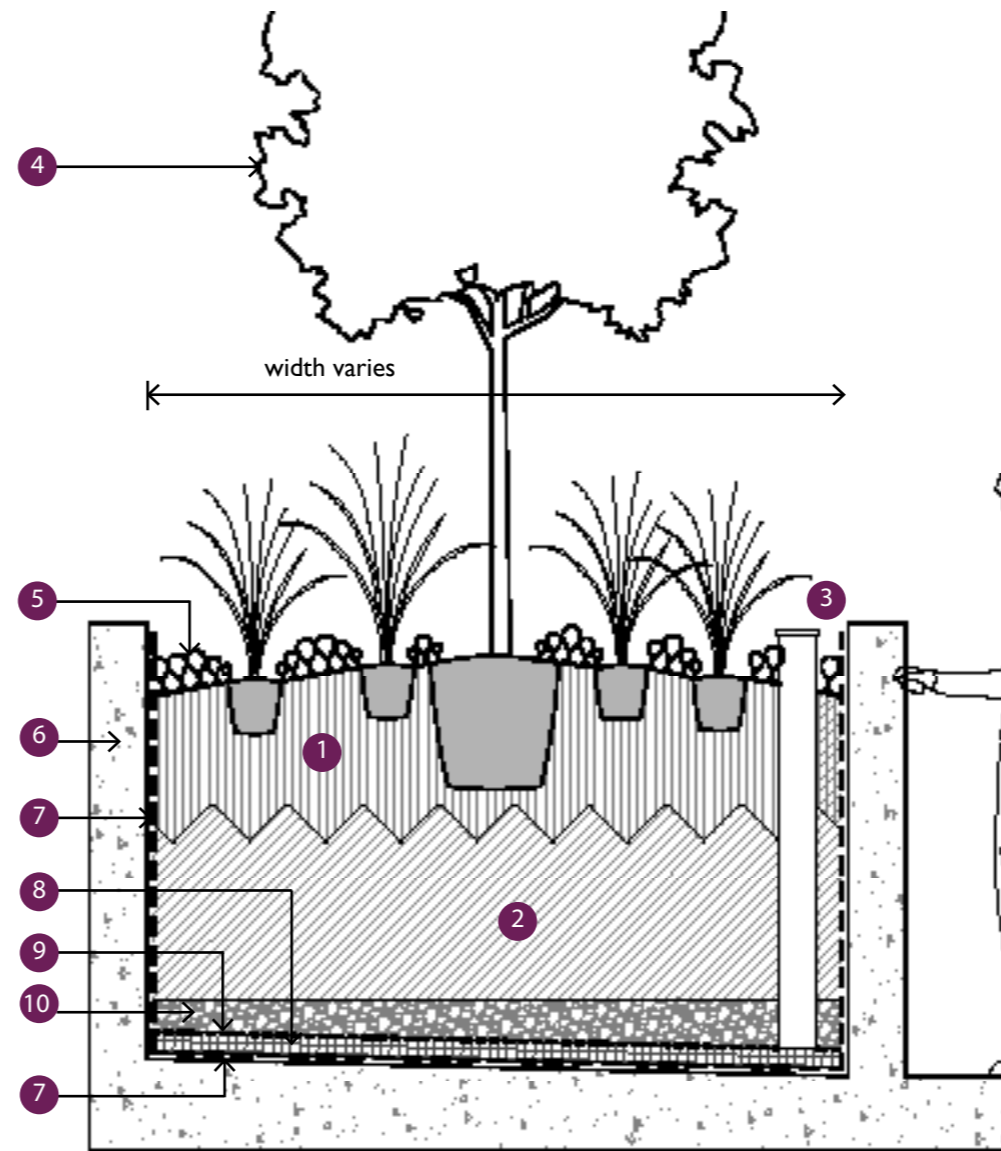
6. Planter wall to future architect / engineers detail.

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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