

# Bowen Centre Auditorium & Conference Centre

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## Landscape Design Report

PLANS AND DOCUMENTS  
referred to in the PDA  
DEVELOPMENT APPROVAL

Approval no: DEV2024/1502

Date: 22 November 2024



**AS**design

**Dated 08 August 2024**

**AMENDED IN RED**

By: Chessa Lao

Date: 09 October 2024





# contents

2309-SD-1	Landscape Concept Plan - Lower Ground Floor
2309-SD-2	Landscape Concept Plan - Upper Ground Floor
2309-SD-3	Landscape Concept Plan - Roof Terrace Floor
2309-SD-4	Landscape Concept Plan - Roof
2309-SD-5	Auditorium Section
2309-SD-6	Proposed Character Images (1 of 2)
2309-SD-7	Proposed Character Images (2 of 2)
2309-SD-8	Indicative Plant Schedule
2309-SD-9	Proposed Plant Palette (1 of 3)
2309-SD-10	Proposed Plant Palette (2 of 3)
2309-SD-11	Proposed Plant Palette (3 of 3)
2309-SD-12	Landscape Works Code (1 of 6)
2309-SD-13	Landscape Works Code (2 of 6)
2309-SD-14	Landscape Works Code (3 of 6)
2309-SD-15	Landscape Works Code (4 of 6)
2309-SD-16	Landscape Works Code (5 of 6)
2309-SD-17	Landscape Works Code (6 of 6)

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# concepts

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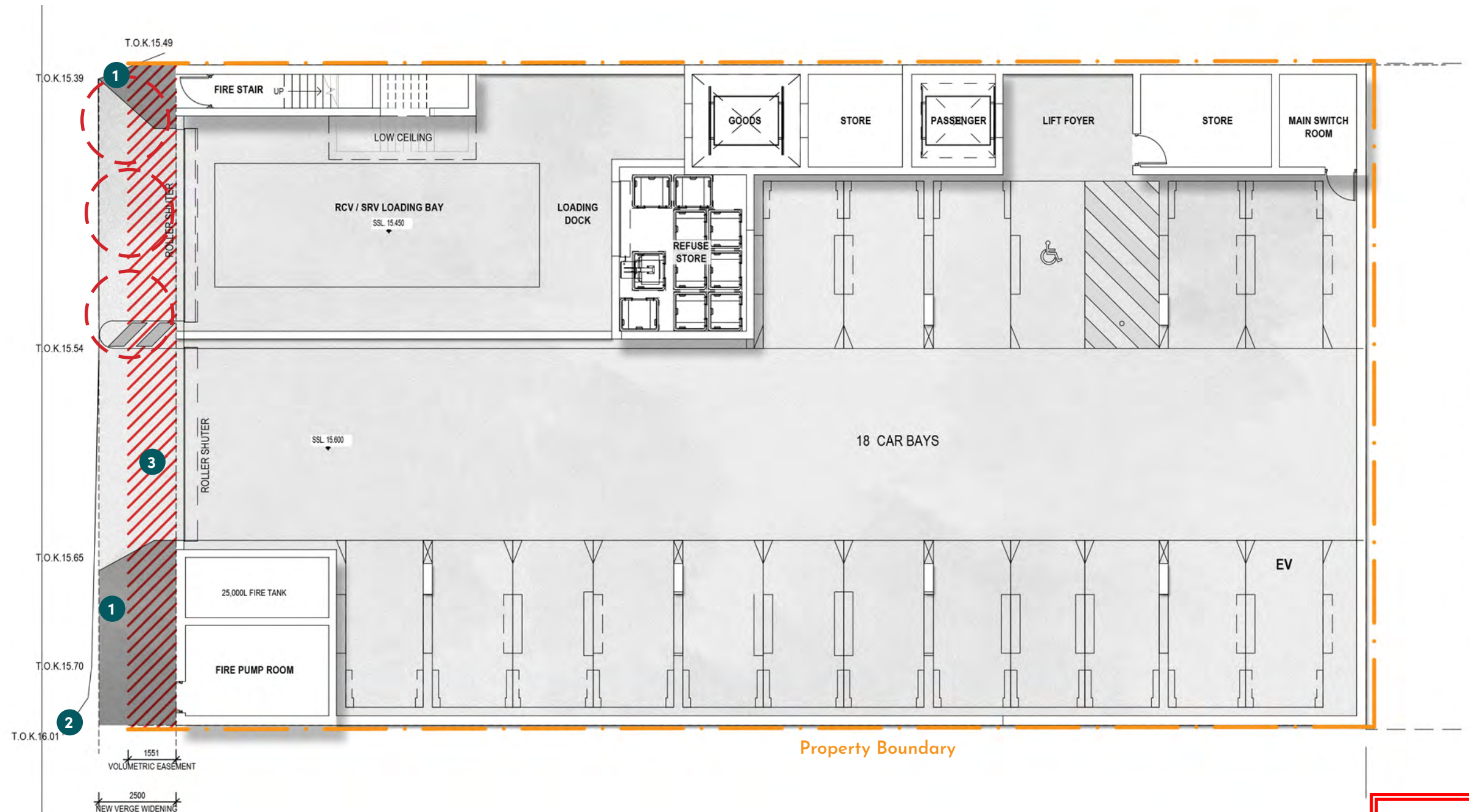


# concepts

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## LEGEND

- Existing trees to be removed (dashed)
- Full width paving to B.C.C requirements. Standard Portland Grey concrete.
- Existing kerbline (dashed)
- Volumetric easement (33m2)

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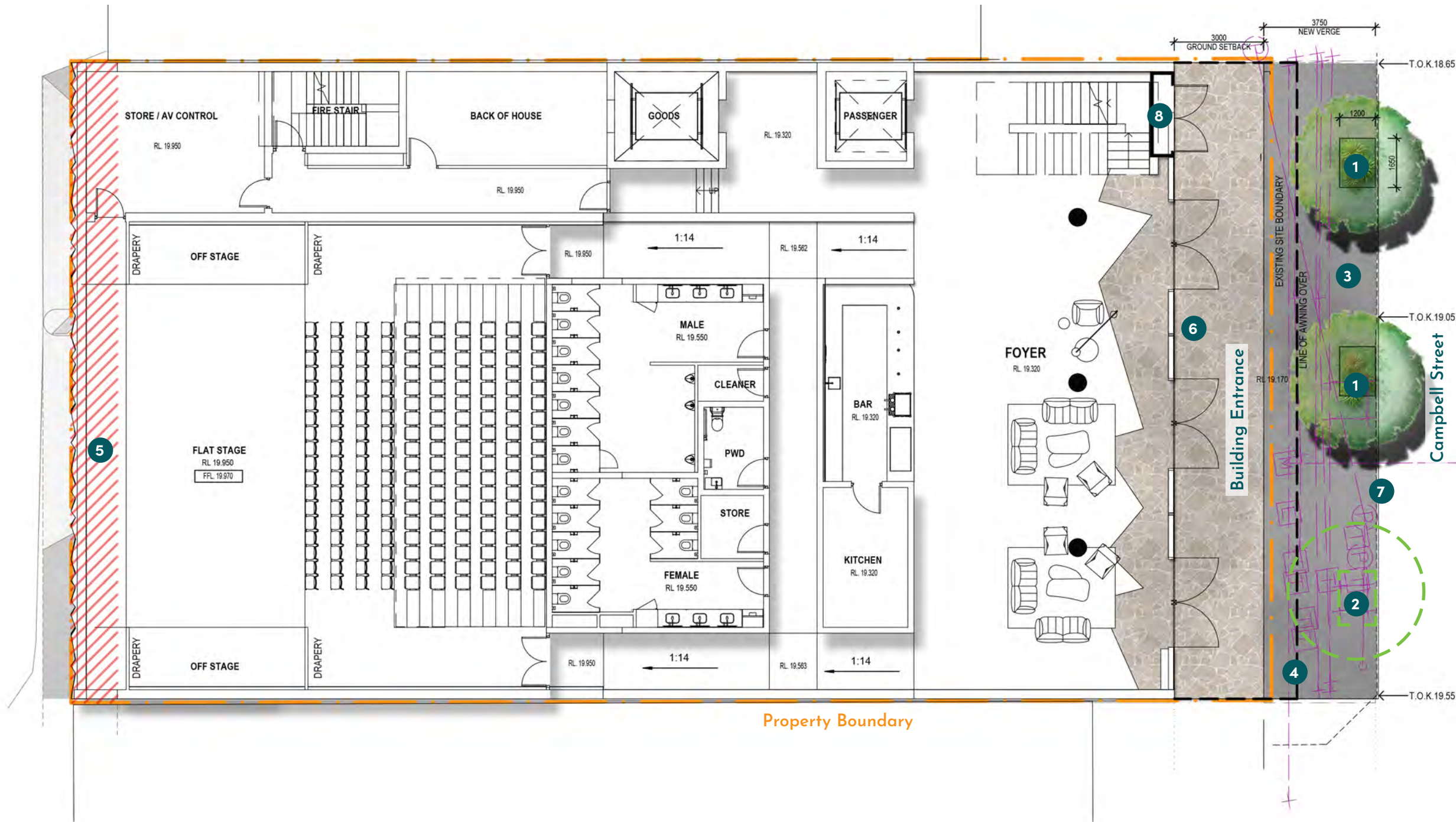
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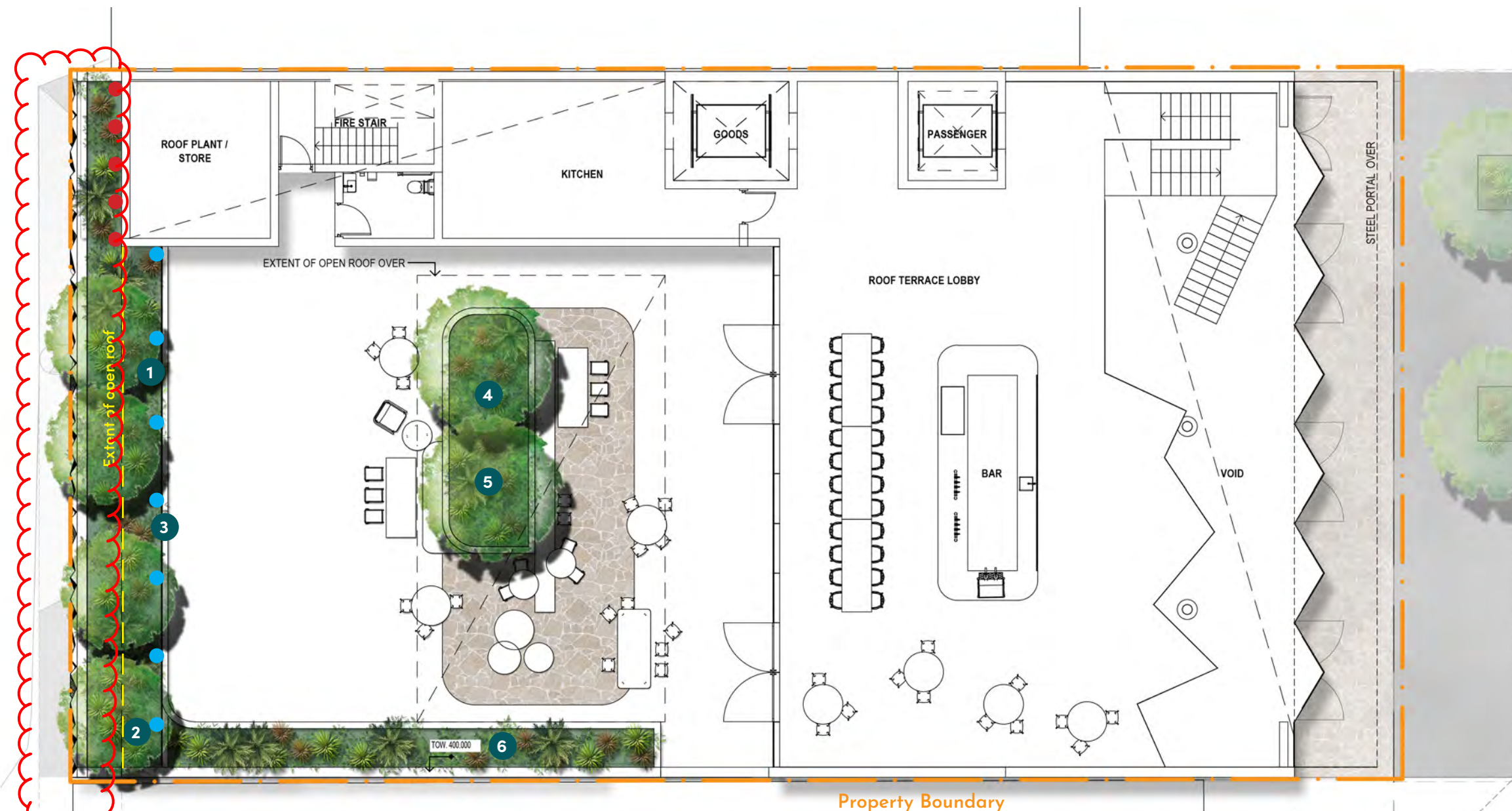
## LEGEND

- 1 Proposed street tree location. Medium crown street tree in planter with shrubs and groundcovers under
- 2 Street tree investigation. Existing services and power pole locations make the installation of a third street tree impractical.
- 3 Full width paving 'Sub-Tropical Boulevard' to B.C.C requirements. Coloured exposed aggregate concrete. Standard Portland Grey concrete. 90% Blue Heeler and 10% Winter Brown. Hanson code 10043629, Boral or approved equivalent.
- 4 Line of awning over (dashed)
- 5 Volumetric easement (33m2)
- 6 Feature paving to plaza
- 7 Brisbane tuff or granite kerb to replace existing.
- 8 Booster cabinet





# concepts



## LEGEND

- 1 Feature tree i.e. Olive Tree with low shrubs, groundcovers and trailing plants under
  - 2 Planter depth varies, 1200mm depth to base of trees and 600mm depth for shrubs and groundcovers
  - 3 Full height fixed glazing to Acoustic Engineer's requirements
  - 4 Mounded planter 1200mm depth to base of trees
  - 5 Feature tree i.e. QLD Bottle Tree with low shrubs and groundcovers under
  - 6 600mm depth planter with low shrubs and groundcovers
- Chemset anchor at base of planter wall
- Thru bolt anchor (min 1m above wall height)

Planting on Roof Terrace to cascade down to the Southern Facade in accordance with development condition *Landscape Works - Compliance Assessment.*

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By: Chessa Lao  
Date: 01 November 2024



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## Landscape Concept Plan - Roof Terrace Floor

Dated 08 August 2024



scale  
1:150@A3

dwg no.  
2309-SD-3

revision  
02



# concepts

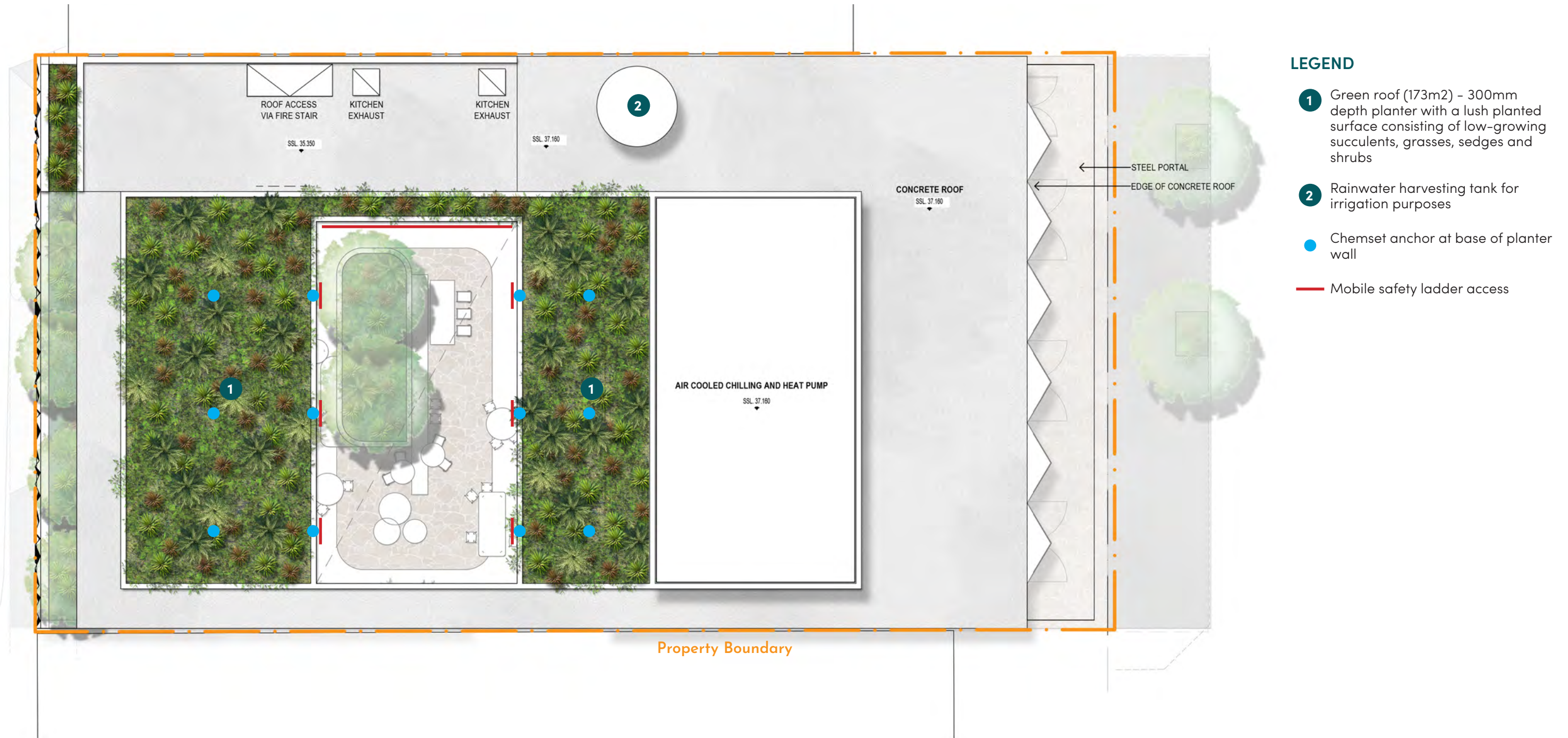
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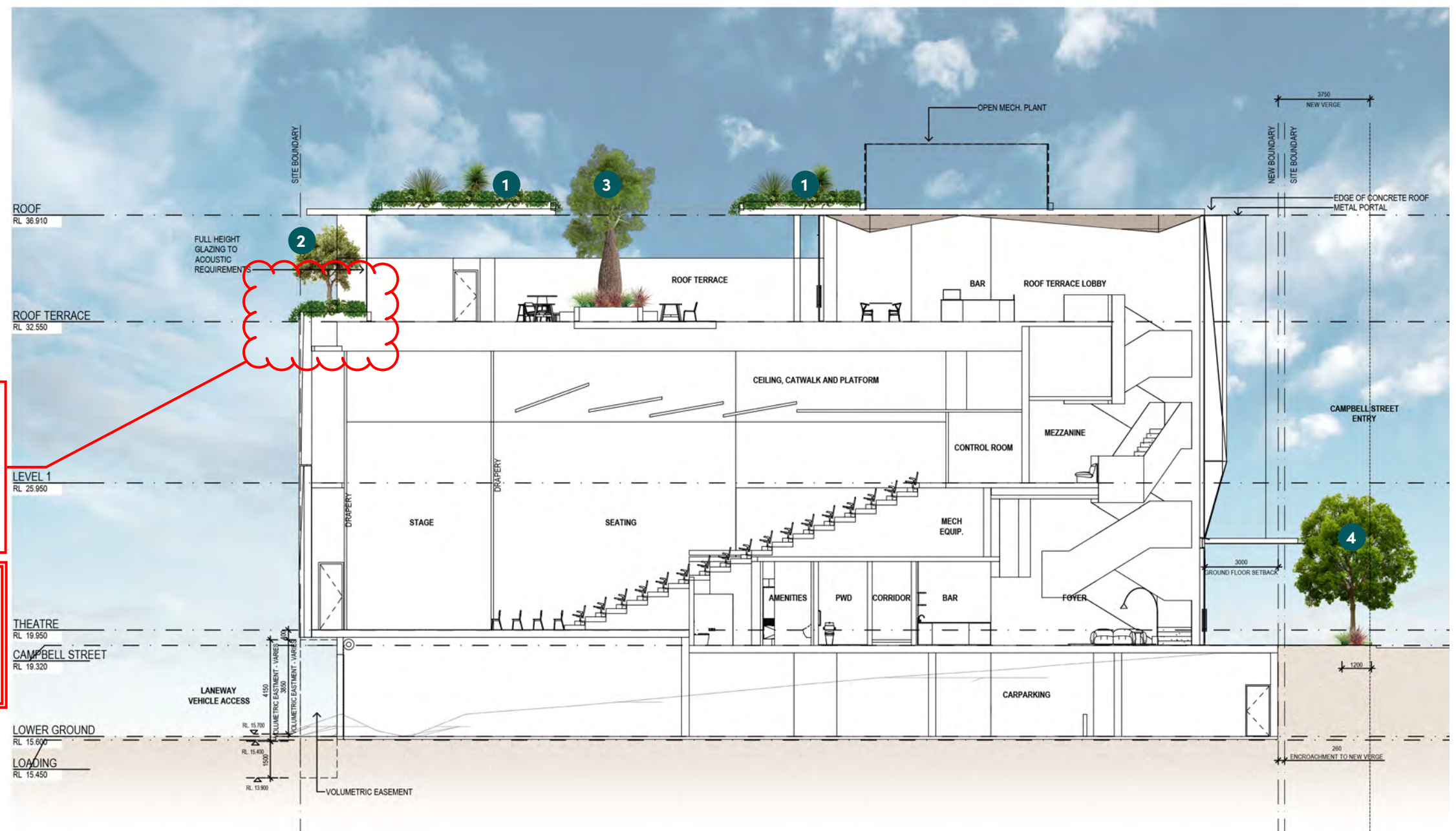
## LEGEND

- 1 Green roof (173m<sup>2</sup>) - 300mm depth planter with a lush planted surface consisting of low-growing succulents, grasses, sedges and shrubs
- 2 Feature tree i.e. Olive Tree with low shrubs, groundcovers and trailing plants under
- 3 Feature tree i.e. QLD Bottle Tree with low shrubs and groundcovers under
- 4 Medium crown street tree in planter with shrubs and groundcovers under

Planting on Roof Terrace to cascade down to the Southern Facade in accordance with development condition *Landscape Works - Compliance Assessment.*

### AMENDED IN RED

By: Chessa Lao  
Date: 30 October 2024



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Queensland  
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# character

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# character

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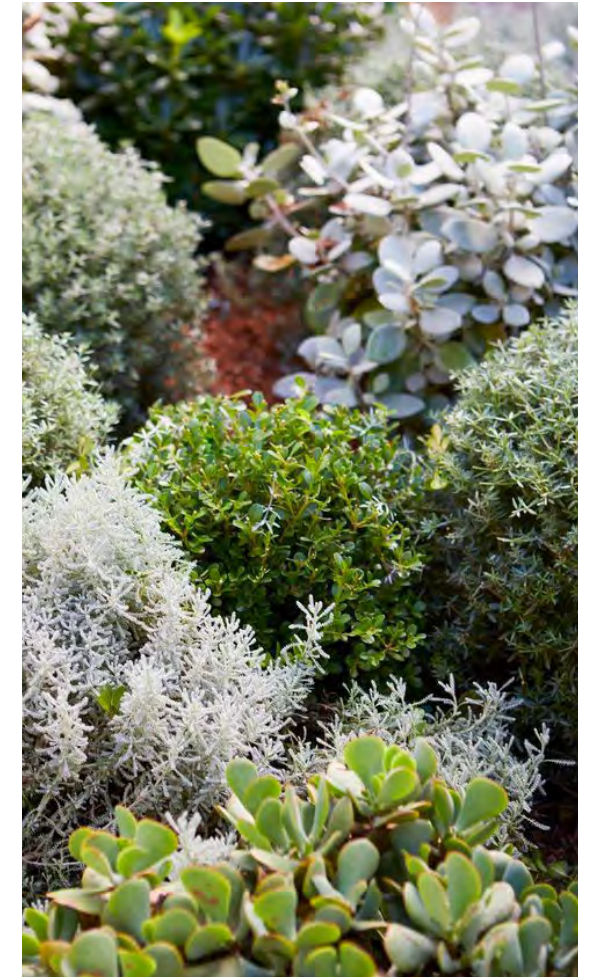
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# character

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# plant palette

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# plant schedule

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Date: 09 October 2024

  
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CODE	SPECIES	COMMON NAME	SHAPE/ FORM	POT SIZE	DENSITY	NATIVE	EXOTIC
TREES							
BRA rup	BRACHYCHITON rupestris	The Queensland Bottle Tree	Dense canopy, clear trunk, crown shape	200L	AS SHOWN	N	
OLE eur	OLEA europaea	Olive Tree	Dense canopy, clear trunk, crown shape	100L	AS SHOWN		E
SHRUBS							
AGA blu	AGAVE 'Blue Glow'	Blue Glow Agave		200mm	AS SHOWN		E
AGA gem	AGAVE gemini flora	Twin Flowered Agave		200mm	800mm apart		E
AGA par	AGAVE parryi	Artichoke Agave		200mm	AS SHOWN		E
AGA vil	AGAVE vilmoriniana	Octopus Agave		200mm	AS SHOWN		E
ALC EXT	ALCANTEREA extensa 'Blue Moon'	Blue Moon Bromeliad		200mm	AS SHOWN		E
ALC sil	ALCANTEREA imperialis	Silver Plum		200mm	AS SHOWN		E
ECH gru	ECHINOCACTUS grusonii	Golden Barrell Cactus		200mm	AS SHOWN		E
CAR mac	CARISSA macrocarpa 'Emerald Star' Dwarf	Dwarf Natal Plum		200mm	400mm apart		E
CRA arb	CRASSULA arborescens undulatifolia	Ripple Jade		200mm	400mm apart		E
CRA min	CRASSULA ovata minima	Baby Jade Plant		200mm	350mm apart		E
KAL fed	KALANCHOE fedtschenkoi	Variegated Lavender Scallops		200mm	400mm apart		E
DOR pal	DORYANTHES palmerii	Giant Spear Lily		300mm	AS SHOWN	N	
KAL bra	KALANCHOE bracteata	Silver Spoons		200mm	600mm apart		E
POR afr	PORTULACARIA afra	Elephant Food		200mm	700mm apart		E
PIT tob	PITTOSPORUM tobira 'Miss Muffet'	Miss Muffet		200mm	450mm apart		E
SAN tri	SANSEVERIA trifasciata var. laurentii	Variegated 'Mother inlaws tongue'		200mm	300mm apart		E
SEN tal	SENECIO talinoides ssp. Mandraliscae	Blue Finger		200mm	400mm apart		E
YUC ros	YUCCA rostrata	Beaked Yucca		300mm	AS SHOWN		E
GROUNDCOVERS							
DIA cae	DIANELLA caerulea	Blue Flax Lily		140mm	400mm apart	N	
LIR mus	LIRIOPE muscari 'LIRJ' PBR	Just Right		140mm	300mm apart		E
LOM lon	LOMANDRA longifolia 'Katrinus'	Creek Matt Rush		140mm	700mm apart	N	
VIO hed	VIOLA hederacea	Native Violet		140mm	200mm apart	N	
ZOY ten	ZOYSIA tenuifolia	No Mow' Grass		140mm	200mm apart		E
TRAILING PLANTS							
CAR gla	CARPOBROTUS glausescens 'Aussie Rambler'	Pig Face	to be trained to overhang	140mm	500mm apart	N	
CAS gla	CASUARINA glauca 'Cousin It'	Cousin It Plant	to be trained to overhang	140mm	400mm apart	N	
DIC arg	DICONDRA argentea	Silver Falls	to be trained to overhang	140mm	500mm apart		E
MYO par	MYOPORUM parvifolium	Creeping Boobialla	to be trained to overhang	140mm	500mm apart	N	
JUN con	JUNIPERUS conferta	Shore Juniper	to be trained to overhang	200mm	500mm apart		E
APT cor	APTENIA cordifolia	Baby Sun Rose	to be trained to overhang	140mm	300mm apart		E



# planting strategy

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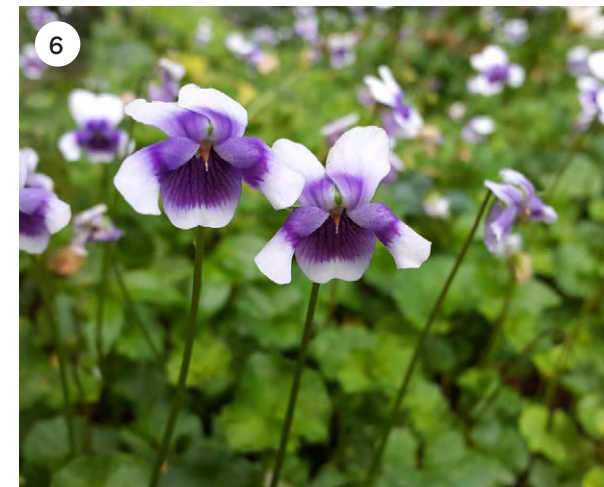
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SPECIES	COMMON NAME
TREES	
1 BRACHYCHITON rupestris	The Queensland Bottle Tree
2 OLEA europaea	Olive Tree
GROUNDCOVERS	
3 DIANELLA caerulea	Blue Flax Lily
4 LIRIOPE muscari 'LIRJ' PBR	Just Right
5 LOMANDRA longifolia 'Katrinus'	Creek Matt Rush
6 VIOLA hederacea	Native Violet
7 ZOYSIA tenuifolia	No Mow' Grass





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SPECIES	COMMON NAME
SHRUBS	
1 AGAVE 'Blue Glow'	Blue Glow Agave
2 AGAVE gemini flora	Twin Flowered Agave
3 AGAVE parryi	Artichoke Agave
4 AGAVE vilmoriniana	Octopus Agave
5 ALCANTEREA extensa 'Blue Moon'	Blue Moon Bromeliad
6 ALCANTEREA imperialis	Silver Plum
7 ECHINOCACTUS grusonii	Golden Barrell Cactus
8 CARISSA macrocarpa 'Emerald Star' Dwarf	Dwarf Natal Plum
9 CRASSULA arborescens undulatifolia	Ripple Jade
10 CRASSULA ovata minima	Baby Jade Plant
11 KALANCHOE bracteata	Silver Spoons
12 DORYANTHES palmerii	Giant Spear Lily
13 KALANCHOE bracteata	Silver Spoons
14 PORTULACARIA afra	Elephant Food
15 PITTOSPORUM tobira 'Miss Muffet'	Miss Muffet
16 SANSEVERIA trifasciata var. laurentii	Variegated 'Mother inlaws tongue'
17 SENEIO talinoides ssp. Mandralisca	Blue Finger
18 YUCCA rostrata	Beaked Yucca





# planting strategy

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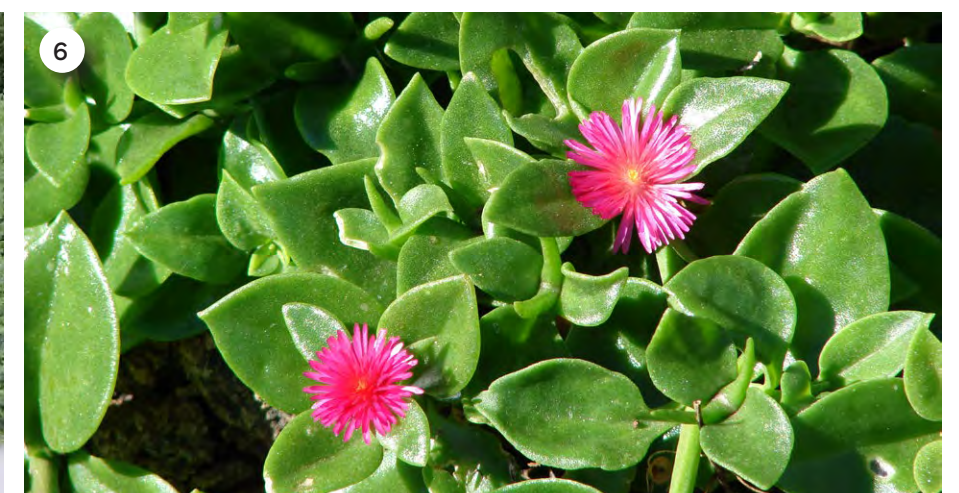
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SPECIES	COMMON NAME
TRAILING PLANTS	
1 CARPOBROTUS glaucescens 'Aussie Rambler'	Pig Face
2 CASUARINA glauca 'Cousin It'	Cousin It Plant
3 DICONDRA argentea	Silver Falls
4 MYOPORUM parvifolium	Creeping Boobialla
5 JUNIPERUS conferta	Shore Juniper
6 APTENIA cordifolia	Baby Sun Rose







landscape code

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# code

Performance outcomes	Acceptable outcomes	Response
<b>PO1</b> Development ensures that trees are protected from development impacts.	<b>AO1.1</b> Development ensures that trees identified in a landscape concept plan or development approval are retained and protected in accordance with <a href="#">AS 4970-2009 Protection of trees on development sites</a>	<input checked="" type="checkbox"/> <b>Complies</b> <input type="checkbox"/> <b>Performance Solution</b> <input type="checkbox"/> <b>Not Applicable</b> There are no existing trees within the site to be protected.
	<b>AO1.2</b> Development ensures that tree surgery and pruning is carried out in accordance with <a href="#">AS 4373-2007 Pruning of amenity trees</a> for: (a) vegetation damaged as a result of the development; (b) vegetation requiring pruning of branches and/or roots.	<input checked="" type="checkbox"/> <b>Complies</b> <input type="checkbox"/> <b>Performance Solution</b> <input type="checkbox"/> <b>Not Applicable</b> Refer response to AO1.1
<b>PO2</b> 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.	<b>AO2.1</b> 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.	<input type="checkbox"/> <b>Complies</b> <input type="checkbox"/> <b>Performance Solution</b> <input checked="" type="checkbox"/> <b>Not Applicable</b> Refer Acoustic Engineers Report
	<b>AO2.2</b> 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.	<input type="checkbox"/> <b>Complies</b> <input type="checkbox"/> <b>Performance Solution</b> <input checked="" type="checkbox"/> <b>Not Applicable</b> Refer response to AO2.1
<b>PO3</b> Development provides species as a screen or buffer which maintain the amenity of adjoining premises.	<b>AO3</b> 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.	<input type="checkbox"/> <b>Complies</b> <input checked="" type="checkbox"/> <b>Performance Solution</b> <input type="checkbox"/> <b>Not Applicable</b> Plant species have been selected from the 'Plant Species Planning Scheme Policy'. Due to the limited width of the building / site, a two tiered planting scheme is adopted where possible.



# code

Performance outcomes	Acceptable outcomes	Response
<b>PO4</b> Development provides growing media and volumes appropriate for landscape work to ensure the long-term performance, ease of maintenance and sustainability of plantings.	<b>AO4.1</b> 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>	<input checked="" type="checkbox"/> <b>Complies</b> <input type="checkbox"/> <b>Performance Solution</b> <input type="checkbox"/> <b>Not Applicable</b> All trees on podium are within a planter box of 1200mm depth and adequate width.
	<b>AO4.2</b> Development provides species which are chosen to ensure the long-term performance and access requirements of the landscape.	<input checked="" type="checkbox"/> <b>Complies</b> <input type="checkbox"/> <b>Performance Solution</b> <input type="checkbox"/> <b>Not Applicable</b> Species chosen for different spaces in the development will be appropriate for their respective conditions. Refer Proposed Plant Palette for species under specific headings.
	<b>AO4.3</b> Development provides podium planting in compliance with the Infrastructure design planning scheme policy.	<input checked="" type="checkbox"/> <b>Complies</b> <input type="checkbox"/> <b>Performance Solution</b> <input type="checkbox"/> <b>Not Applicable</b> Podium planting will consist of 1200mm min depth for trees, 800mm depth for large shrubs and 600mm depth for small shrubs and groundcovers. The green roof garden is 300mm depth.
<b>PO5</b> Development provides landscaping in a common area which provides for clear sightlines and good visibility to entrance and exit points.	<b>AO5.1</b> 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	<input checked="" type="checkbox"/> <b>Complies</b> <input type="checkbox"/> <b>Performance Solution</b> <input type="checkbox"/> <b>Not Applicable</b> Plant selection along pathways has been designed to comply with CPTED requirements.
	<b>AO5.2</b> Landscaping and mounding do not interfere with visibility along a pathway. Refer to the Crime prevention through environmental design planning scheme policy	<input checked="" type="checkbox"/> <b>Complies</b> <input type="checkbox"/> <b>Performance Solution</b> <input type="checkbox"/> <b>Not Applicable</b> Mounding in the central planter on the Roof Terrace will not interfere with visibility along a pathway.
<b>PO6</b> Development provides landscaping which supports a legible environment that can be safely navigated by pedestrians and cyclists.	<b>AO6</b> Development ensures that the landscape design provides cues to distinguish between a public area, a semi-public area and a private area.	<input checked="" type="checkbox"/> <b>Complies</b> <input type="checkbox"/> <b>Performance Solution</b> <input type="checkbox"/> <b>Not Applicable</b> The Roof Terrace comprises of a central feature planter with adjacent seating opportunities and a gathering space is framed by a perimeter planter.



# code

Performance outcomes	Acceptable outcomes	Response
<b>PO7</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; d. amenity.	<b>AO7</b> Development provides species in accordance with the Planting species planning scheme policy.	<input checked="" type="checkbox"/> <b>Complies</b> <input type="checkbox"/> <b>Performance Solution</b> <input type="checkbox"/> <b>Not Applicable</b> Species chosen for different spaces in the development will be appropriate for their respective conditions. Refer Proposed Plant Palette for species under specific headings.
<b>PO8</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.  <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>	<b>AO8.1</b> Development provides planting densities and stock sizes which are based on achieving full coverage of the mulched planting areas within 2 years.	<input checked="" type="checkbox"/> <b>Complies</b> <input type="checkbox"/> <b>Performance Solution</b> <input type="checkbox"/> <b>Not Applicable</b> Groundcovers to be 140mm pot stock, shrubs will be 200mm pot stock and trees will be minimum 45L stock. A detailed Plant Schedule will be provided in the Self Certification phase of the project.
	<b>AO8.2</b> Development achieves the minimum planting coverage for any artificial growing environment as specified in the Landscape design planning scheme policy.	<input type="checkbox"/> <b>Complies</b> <input type="checkbox"/> <b>Performance Solution</b> <input checked="" type="checkbox"/> <b>Not Applicable</b> Plant densities and sizes will ensure full coverage within 2 years.
<b>PO9</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>AO9.1</b> Development provides species in a car park that are selected in accordance with the Planting species planning scheme policy.	<input type="checkbox"/> <b>Complies</b> <input type="checkbox"/> <b>Performance Solution</b> <input checked="" type="checkbox"/> <b>Not Applicable</b> There is a basement carpark only.
	<b>AO9.2</b> Development provides planting areas within car parking areas that are protected by wheel stops or bollards.	<input type="checkbox"/> <b>Complies</b> <input type="checkbox"/> <b>Performance Solution</b> <input checked="" type="checkbox"/> <b>Not Applicable</b> Refer response to AO9.1.
<b>PO10</b> Development for a shade structure does not compromise landscape outcomes.	<b>AO10</b> Development for a shade structure in a car park allows unimpeded access to natural sunlight and rainwater for landscaping and shade trees.	<input type="checkbox"/> <b>Complies</b> <input checked="" type="checkbox"/> <b>Performance Solution</b> <input type="checkbox"/> <b>Not Applicable</b> Refer response to AO9.1.



# code

Performance outcomes	Acceptable outcomes	Response
<b>PO11</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>AO11</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.	<input type="checkbox"/> Complies <input type="checkbox"/> Performance Solution <input checked="" type="checkbox"/> Not Applicable Refer Civil Engineering Package.
<b>PO12</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.  <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>	<b>AO12.1</b> Development provides drainage for artificial growing environments which is connected to the stormwater drain.	<input checked="" type="checkbox"/> Complies <input type="checkbox"/> Performance Solution <input type="checkbox"/> Not Applicable All planters on podium will be connected to the nearest stormwater service.
	<b>AO12.2</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.	<input checked="" type="checkbox"/> Complies <input type="checkbox"/> Performance Solution <input type="checkbox"/> Not Applicable There is an allocation for a 20,000 – 30,000L water harvesting tank on the Rooftop. Refer drawing 2309-SD-4
	<b>AO12.3</b> 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>	<input checked="" type="checkbox"/> Complies <input type="checkbox"/> Performance Solution <input type="checkbox"/> Not Applicable All areas of landscape will be adequately drained.



# code

Performance outcomes	Acceptable outcomes	Response
<b>PO13</b> 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>	<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.	<input type="checkbox"/> Complies <input type="checkbox"/> Performance Solution <input checked="" type="checkbox"/> Not Applicable There are no turf areas within the development.
	<b>AO13.2</b> 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.	<input checked="" type="checkbox"/> Complies <input type="checkbox"/> Performance Solution <input type="checkbox"/> Not Applicable Irrigation details will be provided in the Self Certification Documentation.
	<b>AO13.3</b> Development provides one hose cock within each private landscape and recreation area.	<input checked="" type="checkbox"/> Complies <input type="checkbox"/> Performance Solution <input type="checkbox"/> Not Applicable Hose cocks will be provided where required.
	<b>AO13.4</b> Development provides landscaping that uses appropriate materials to maintain the function of an overland flow path.	<input type="checkbox"/> Complies <input type="checkbox"/> Performance Solution <input checked="" type="checkbox"/> Not Applicable There is no overland flow path within the development site.
	<b>AO13.5</b> Development ensures that all artificial growing environments are accessible for safe and practical maintenance from within the site.	<input checked="" type="checkbox"/> Complies <input type="checkbox"/> Performance Solution <input type="checkbox"/> Not Applicable All planters on podium are easily accessible.
	<b>AO13.6</b> Development ensures that all artificial growing environments are designed to be durable and to prevent material movement from structures.	<input checked="" type="checkbox"/> Complies <input type="checkbox"/> Performance Solution <input type="checkbox"/> Not Applicable Podium planters will be detailed in the Self-Certification phase.
	<b>AO13.7</b> Development ensures that artificial growing environments are designed to allow for flush out.	<input checked="" type="checkbox"/> Complies <input type="checkbox"/> Performance Solution <input type="checkbox"/> Not Applicable Hydraulic Engineer to confirm in the BA phase.
	<b>AO13.8</b> Irrigation systems are designed to prevent overspray outside of planting areas.	<input checked="" type="checkbox"/> Complies <input type="checkbox"/> Performance Solution <input type="checkbox"/> Not Applicable Irrigation details will be provided in the Self Certification Documentation.
<b>PO14</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.	<input checked="" type="checkbox"/> Complies <input type="checkbox"/> Performance Solution <input type="checkbox"/> Not Applicable A detailed Planting Plan will be provided in the Self-Certification phase of the project that will illustrate specific species that will take underground services into consideration.



# code

Performance outcomes	Acceptable outcomes	Response
<b>PO15</b> 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>	<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.	<input checked="" type="checkbox"/> <b>Complies</b> <input type="checkbox"/> <b>Performance Solution</b> <input type="checkbox"/> <b>Not Applicable</b> All podium planter extent and locations will be confirmed by the Structural Engineer in the Self Certification phase.
	<b>AO15.2</b> Artificial growing environments include appropriate drainage and waterproofing in accordance with the Landscape design planning scheme policy.	<input checked="" type="checkbox"/> <b>Complies</b> <input type="checkbox"/> <b>Performance Solution</b> <input type="checkbox"/> <b>Not Applicable</b> Podium planters will be detailed in the Self-Certification phase.
<b>PO16</b> Development incorporating a rooftop garden provides landscaping that: <ul style="list-style-type: none"> <li>a. is integrated into the rooftop garden design;</li> <li>b. ensures that landscaped open spaces dominate the built form elements;</li> <li>c. contributes to shade of communal open space;</li> <li>d. enhances the visual amenity and function of different rooftop garden spaces;</li> <li>e. contributes to greening the building appearance when viewed from external public vantage points.</li> </ul> <i>Note—External public vantage points means from at least two mostly unobstructed views of the development from a public area.</i>	<b>AO16.1</b> Development incorporating a rooftop garden provides landscaping that includes: <ul style="list-style-type: none"> <li>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;</li> <li>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;</li> <li>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.</li> </ul>	<input checked="" type="checkbox"/> <b>Complies</b> <input type="checkbox"/> <b>Performance Solution</b> <input type="checkbox"/> <b>Not Applicable</b> a. There is just under 33% perimeter planting of the Roof Terrace along two edges of the building. b. There is a diverse mix of trees, shrubs and groundcovers with varying heights. Refer Landscape Concept Plan for locations and Proposed Plant Palette for species. c. There are two feature trees in a central planter and low shrubs, groundcovers. The SW face of the building consists of trees, shrubs, groundocvers and trailing plants.
	<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: <ul style="list-style-type: none"> <li>a. a minimum 75% open to the sky;</li> <li>b. provided in addition to any artificial soft landscape features.</li> </ul>	<input checked="" type="checkbox"/> <b>Complies</b> <input type="checkbox"/> <b>Performance Solution</b> <input type="checkbox"/> <b>Not Applicable</b> The Roof Terrace garden is approximately 75% open to the sky. The Green Roof on the Roof Plan is 100% open to the sky.



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