

# Stanley Quarter

Stanley Street , Woolloongabba

## Landscape Concept

## Acknowledgment of Country

WILDStudio acknowledges the Jagera and Turrbal people as the Traditional Custodians of the land on which we live and work and extends this respect to all First Nations peoples. We honour Elders, past, present, and emerging and recognise their deep spiritual connection with Country.

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# 1.0 Site

## 1.1 Location

Woolloongabba, one of Brisbane's oldest suburbs, sits only 2km south-east of the CBD. Home to 'The Gabba' stadium and the Mater Hospital, Woolloongabba is a hub for health, recreation and events.

Just north of Woolloongabba are the famous Kangaroo Point Cliffs, with amazing views of the city, and connections over the river to QUT and the CBD. To the west lies Highgate Hill and West End, with their unique characters, and to south a direct connection over the Brisbane River to the University of Queensland.

New and improved connections including the Brisbane Metro and Cross River Rail projects alongside improved pedestrian and cyclist facilities means Woolloongabba will be extremely accessible and an exciting Brisbane destination in coming years.

Stanley Street, originally an important shopping thoroughfare, combined retail shops, manufacturers, and timber yards. Nearby was The Woolloongabba Fiveways was the intersection of 5 major roads (Logan Road, Ipswich Road, Stanley Street (east and west), and Main Street). This intersection dealt with cars, bicycles, trams, trolley-buses and trains, and had a signal box in the centre with a signalman.

The Gabba ground opened in 1896 and has been the home to bicycle races, rugby, dog racing, and the cricket. The Gabba underwent significant renovations in 2005, expanding to hold 42,000 people.



- 1 Aerial view of site
- 2 The Gabba
- 3 Kangaroo Point
- 4 Woolloongabba Cross River Rail Concept



# 2.0 Landscape Vision

## 2.1 Community-minded

Through re-design:

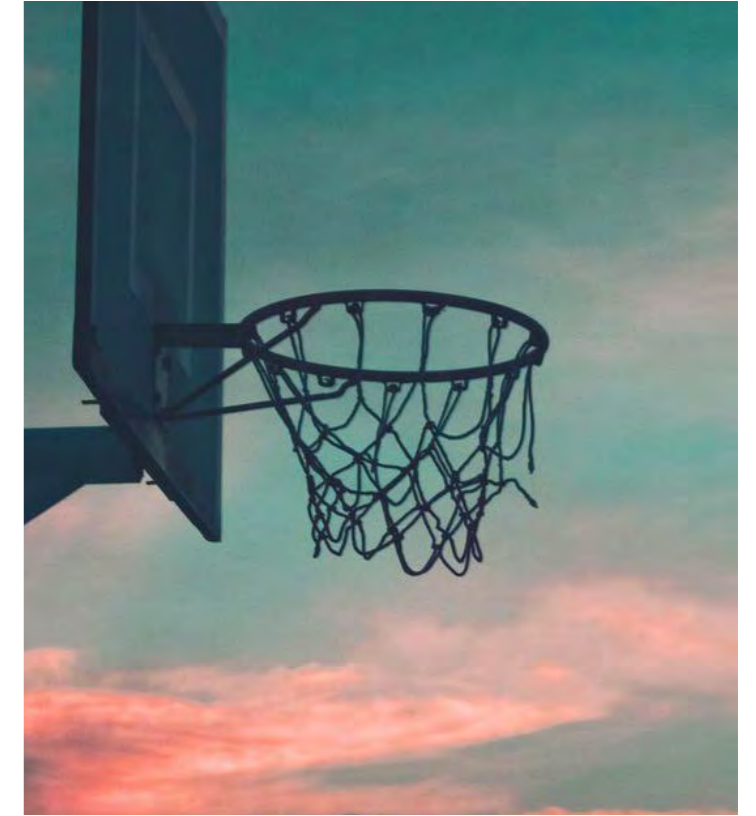
- Blurring public and private spaces
- Connecting with community
- Providing opportunities for interaction
- Attracting the members of the community to the site



## 2.2 Active

Through re-design:

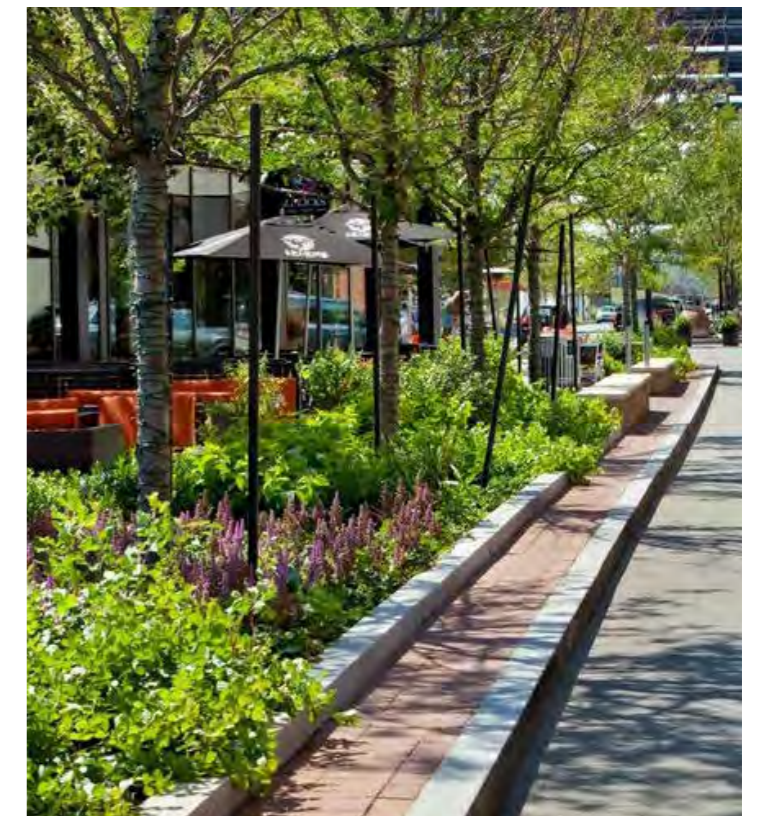
- Activating footpaths
- Creating active and passive recreation
- Strong circulation throughout site



## 2.3 Shaded + Colourful

Through the use of:

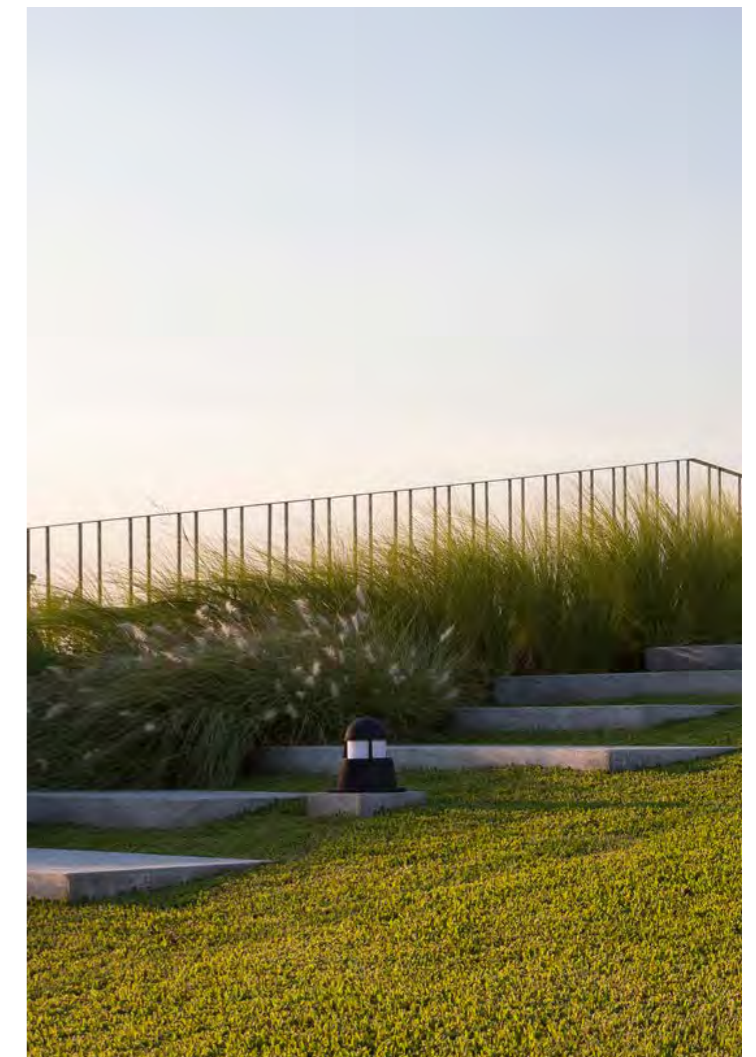
- Shade and habitat providing tree species
- Cooling landscapes
- Distinctive character



## 2.4 Rejuvenating

Through harnessing:

- Biophilia - human beings' innate desire to be connected with nature
- The health and wellbeing benefits of immersion in nature, including lowered blood pressure, cortisol levels and anxiety levels



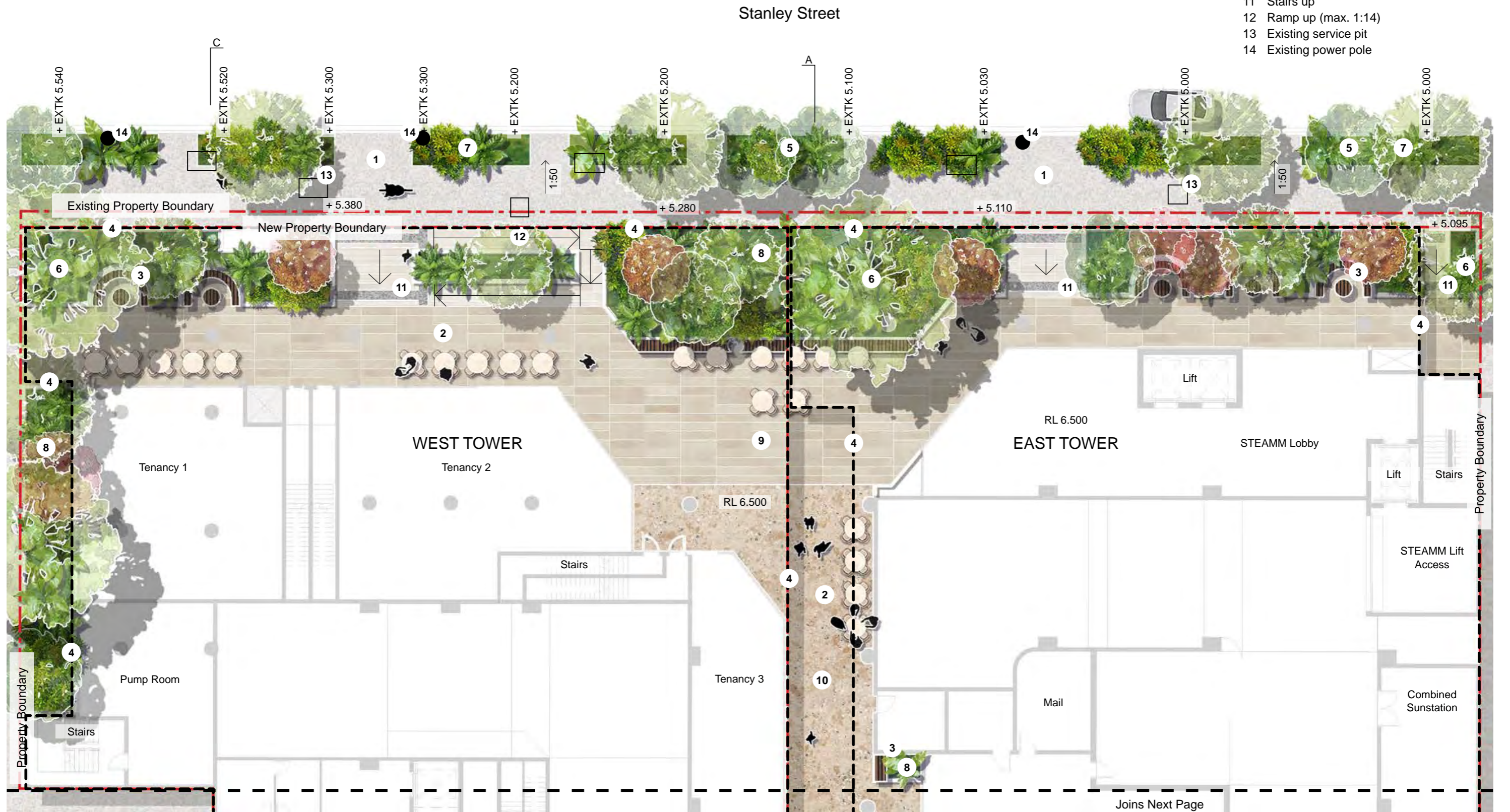
3.0 Design Response



# 3.1 Plans

## Ground Floor

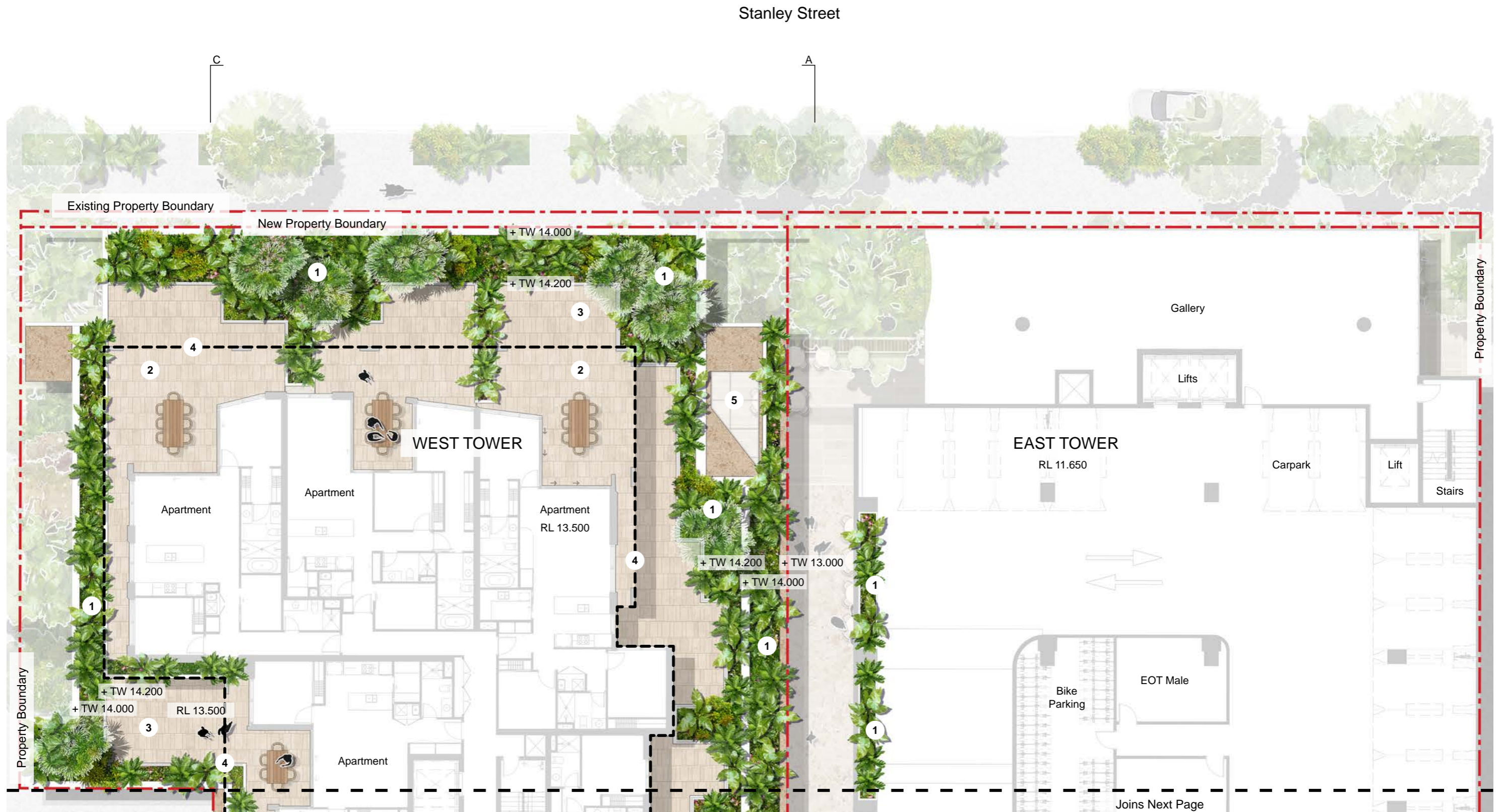
- 1 Stanley Street 'Subtropical boulevard - in centre verge width 3.75m/4.25m' (to BCC requirements)
- 2 Outdoor dining
- 3 Public seating niche
- 4 Roof over
- 5 Street trees
- 6 Feature trees
- 7 Low planting
- 8 Feature planting
- 9 Feature paving
- 10 Secondary paving
- 11 Stairs up
- 12 Ramp up (max. 1:14)
- 13 Existing service pit
- 14 Existing power pole



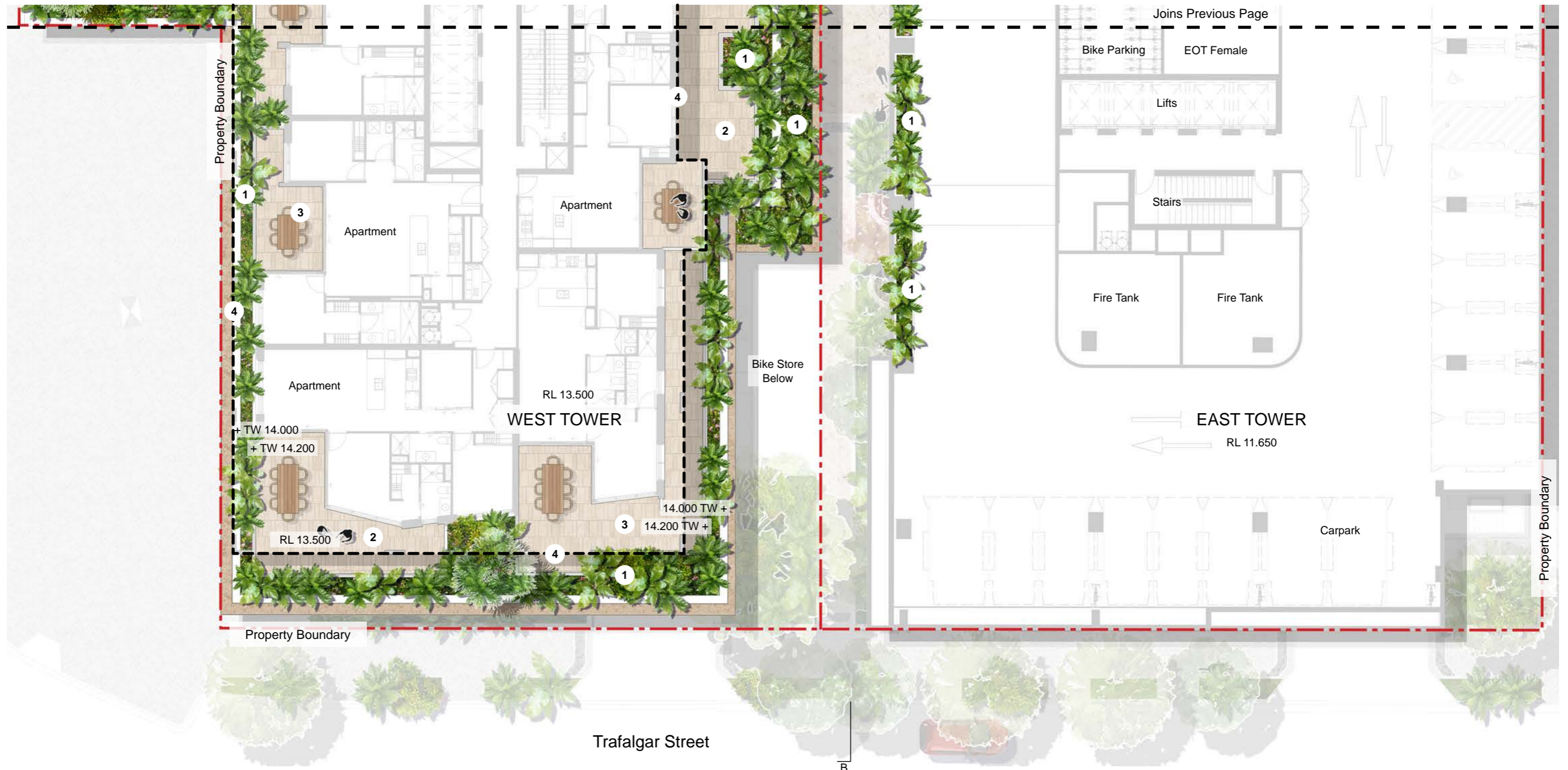
- 1 Trafalgar Street 'Locality Street' (to BCC requirements)
- 2 Outdoor dining
- 3 Public seating niche
- 4 Street trees
- 5 Feature trees
- 6 Low planting
- 7 Feature planting
- 8 Secondary paving
- 9 Stairs up
- 10 Ramp up (max. 1:14)
- 11 Existing service pit
- 12 Existing power pole
- 13 Roof over



- 1 Feature planting
- 2 Feature paving
- 3 Private courtyards
- 4 Roof over
- 5 Skylight



- 1 Feature planting
- 2 Feature paving
- 3 Private courtyards
- 4 Roof over



- 1 Feature planting
- 2 Feature paving
- 3 Private courtyards



- 1 Feature planting
- 2 Feature paving
- 3 Private courtyards



- 1 Feature planting
- 2 Feature paving
- 3 Private courtyards
- 4 Roof over

Stanley Street

C

A



- 1 Feature planting
- 2 Feature paving
- 3 Private courtyards
- 4 Roof over



Trafalgar Street

B



Level 06 - STEAMM Gallery

- 1 Feature planting
- 2 Feature stone paving
- 3 Private courtyards
- 4 Roof over
- 5 Seating
- 6 Newton's Apple Tree
- 7 Sculpture gardens
- 8 Canopy trees

Stanley Street



- 1 Feature planting
- 2 Feature stone paving
- 3 Private courtyards
- 4 Roof over
- 5 Canopy trees



Trafalgar Street

West Tower - Level 34 - Indoor Rec

1 Feature planting



West Tower - Level 35 - Roof Deck



- 1 Pool
- 2 Infinity edge
- 3 Pool seat
- 4 Reef edge
- 5 Stairs
- 6 Feature planting
- 7 Feature tree
- 8 Daybeds
- 9 Seating nook
- 10 Outdoor kitchen
- 11 Bar seating
- 12 Picnic deck
- 13 Uplights to feature tree
- 14 Outdoor dining
- 15 Feature stone paving
- 16 Roof over
- 17 Pool gate
- 18 Canopy tree
- 19 Undercroft planting

Joins previous page



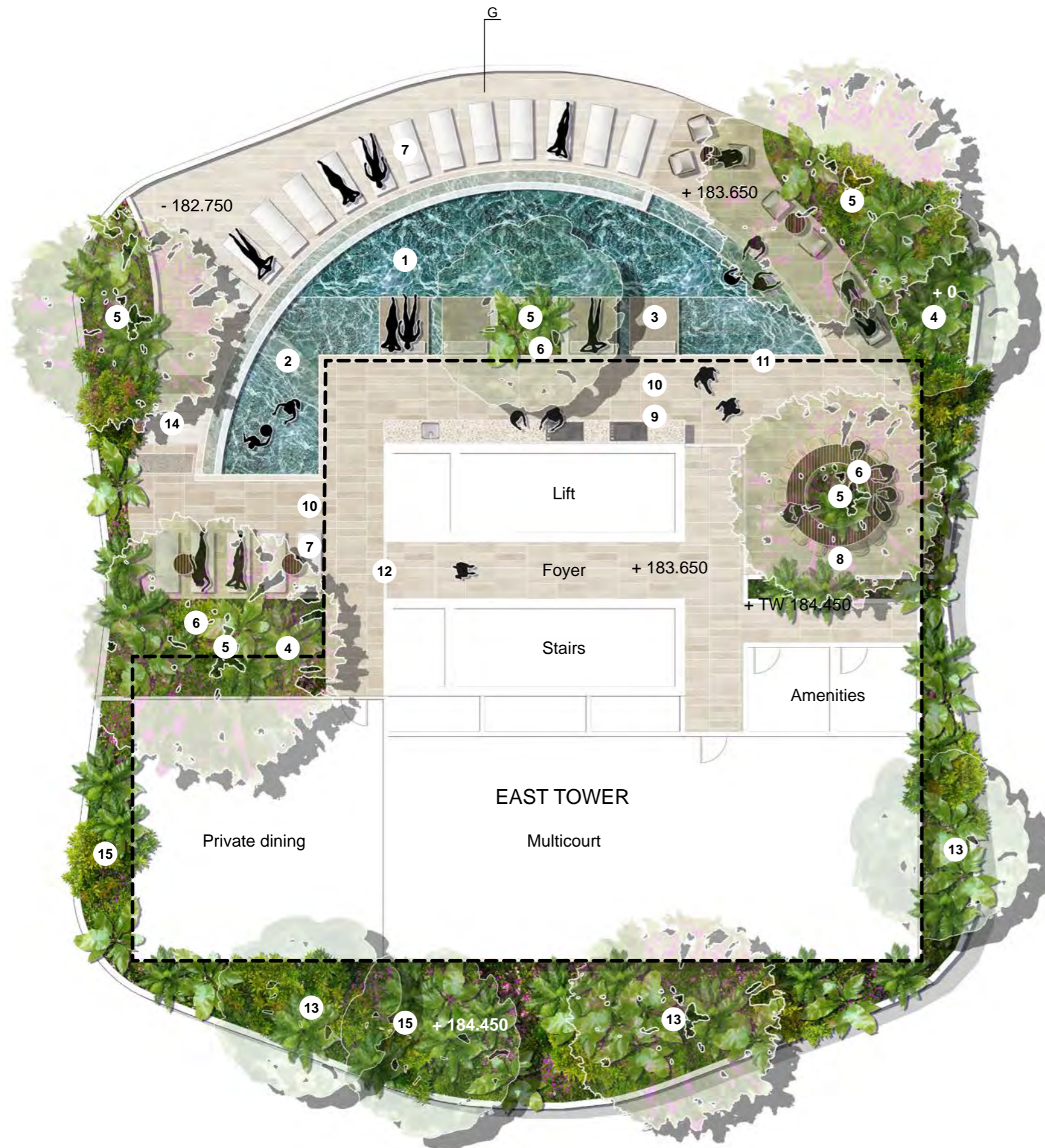
- 1 Hot plunge
- 2 Cold plunge
- 3 Natural feature boulders
- 4 Timber deck
- 5 Feature planting
- 6 Feature tree
- 7 Daybeds
- 8 Yoga lawn
- 9 Boulders and pebble play zone
- 10 Uplights to feature tree
- 11 Feature stone paving
- 12 Roof over
- 13 Pool gate
- 14 Canopy tree
- 15 Seating nook
- 16 Boulders and steppers edge
- 17 Outdoor shower
- 18 Stairs
- 19 Shade structure
- 20 Undercroft planting
- 21 Timber terraces

East Tower - Level 33 - Rec Deck



- 1 Hot plunge
- 2 Cold plunge
- 3 Yoga deck
- 4 Feature planting
- 5 Steam room
- 6 Sauna
- 7 Daybeds
- 8 Outdoor dining
- 9 Outdoor kitchen
- 10 Outdoor lounge
- 11 Pool
- 12 Reef edge
- 13 Feature stone paving
- 14 Mezzanine over
- 15 Pool gate
- 16 Garden nook
- 17 Steppers through garden
- 18 Stairs up

East Tower - Level 52 - Roof Deck



- 1 Pool
- 2 Reef edge
- 3 Pool lounges
- 4 Feature planting
- 5 Feature tree
- 6 Uplights to feature tree
- 7 Daybeds
- 8 Outdoor dining
- 9 Outdoor kitchen
- 10 Feature stone paving
- 11 Roof over
- 12 Pool gate
- 13 Canopy tree
- 14 Stairs
- 15 Screen planting

# 3.2 Sections

## Section A

- 1 Stanley Street Subtropical boulevard - in centre verge width 3.75m/4.25m'(to BCC requirements)
- 2 Outdoor dining
- 3 Street trees
- 4 Feature trees
- 5 Low planting
- 6 Feature planting
- 7 Cascading planting
- 8 Seating edge
- 9 Glazing



Keyplan

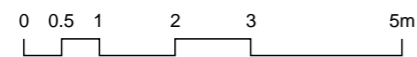


Section B

- 1 Trafalgar Street 'Locality Street' (to BCC requirements)
- 2 Street tree
- 3 Feature tree
- 4 Low planting
- 5 Feature planting
- 6 Ramp
- 7 Glazing
- 8 Cascading planting



Keyplan

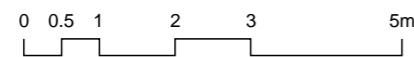
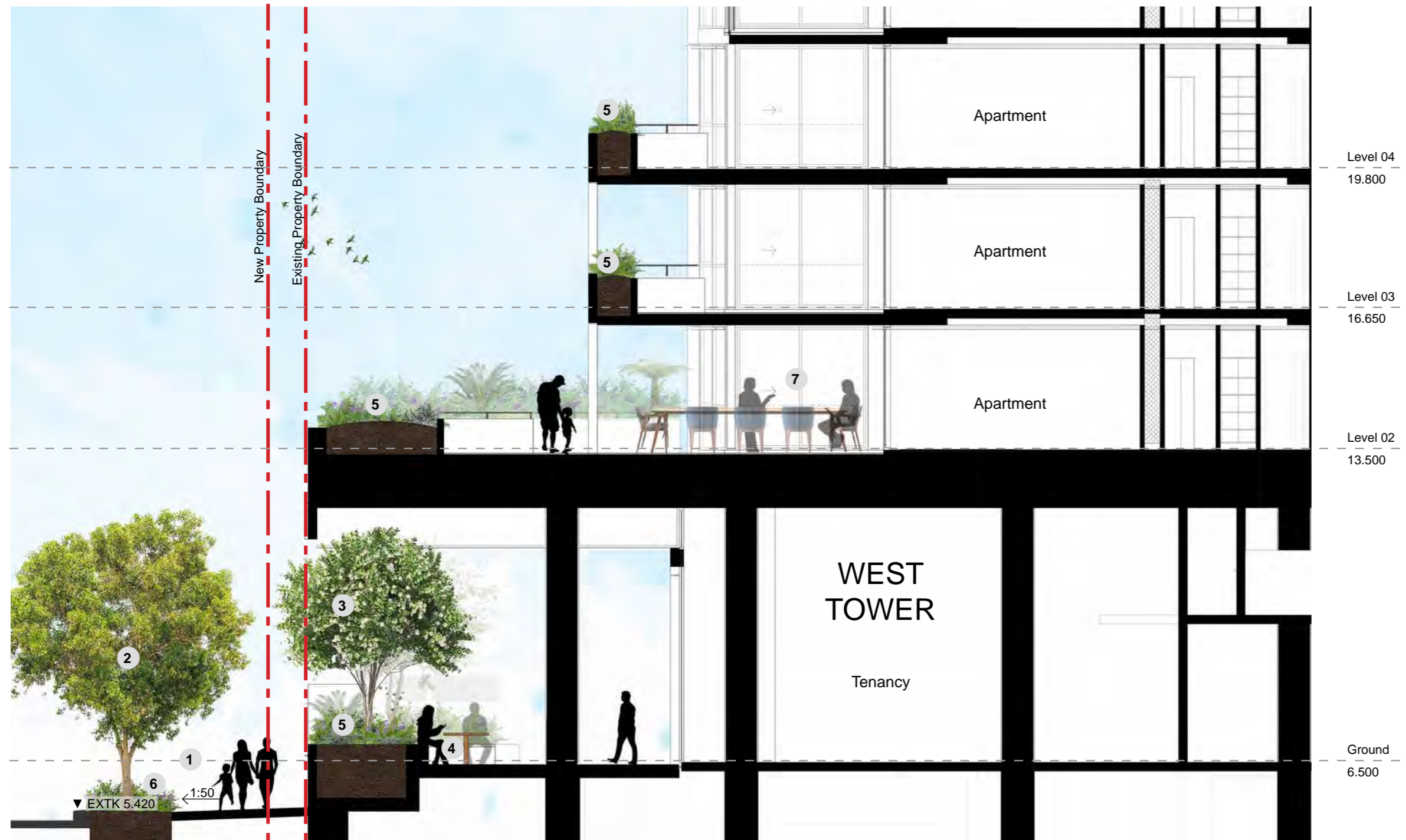


# Section C

- 1 Stanley Street Subtropical boulevard - in centre verge width 3.75m/4.25m'(to BCC requirements)
- 2 Street trees
- 3 Feature tree
- 4 Public seating niche
- 5 Feature planting
- 6 Low planting
- 7 Private courtyard



Keyplan



Section D

- 1 Feature planting
- 2 Feature tree
- 3 Picnic deck
- 4 Pool
- 5 Infinity edge
- 6 Day beds



Keyplan



Section E

- 1 Hot plunge
- 2 Yoga deck
- 3 Steam room
- 4 Feature planting
- 5 Cascading planting



Keyplan



Section F

- 1 Outdoor lounge
- 2 Pool
- 3 Reef edge
- 4 Feature stone paving
- 5 Boulders and steppers through garden
- 6 Garden nook
- 7 Feature planting
- 8 Cascading planting



Keyplan



Section G

- 1 Feature planting
- 2 Feature tree
- 3 Uplights to feature tree
- 4 Pool lounges
- 5 Pool
- 6 Infinity edge
- 7 Day beds
- 8 Outdoor kitchen



### 3.3 Views

#### Ground Floor

- 1 Trafalgar Street
- 2 Street trees
- 3 Feature trees
- 4 Feature planting
- 5 Stairs up
- 6 Ramp up (max. 1:14)
- 7 Low planting



Keyplan



Ground Floor

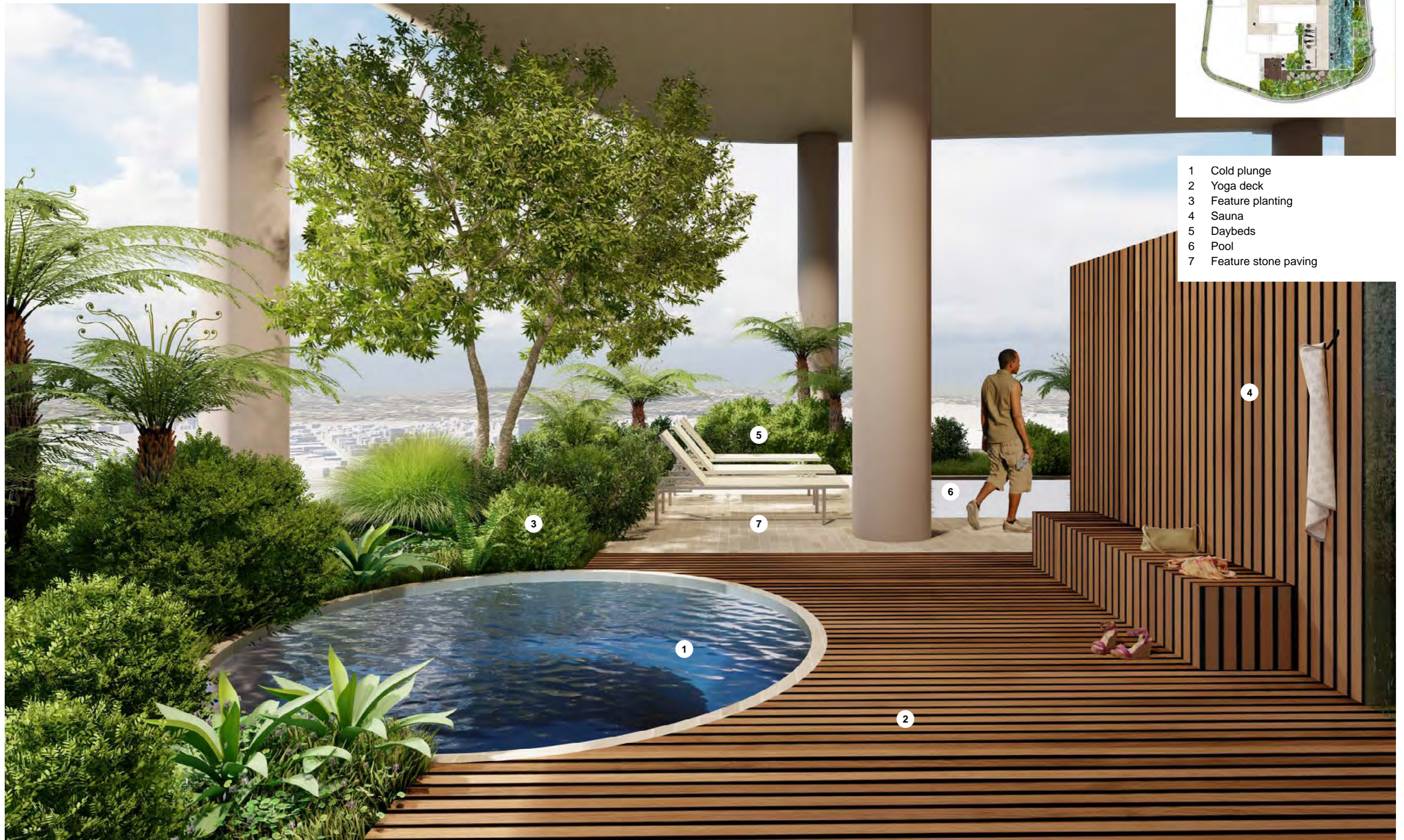
- 1 Stanley Street
- 2 Street trees
- 3 Feature trees
- 4 Low planting
- 5 Feature planting
- 6 Stairs up
- 7 Outdoor dining



Keyplan



East Tower - Level 33 - Rec Deck



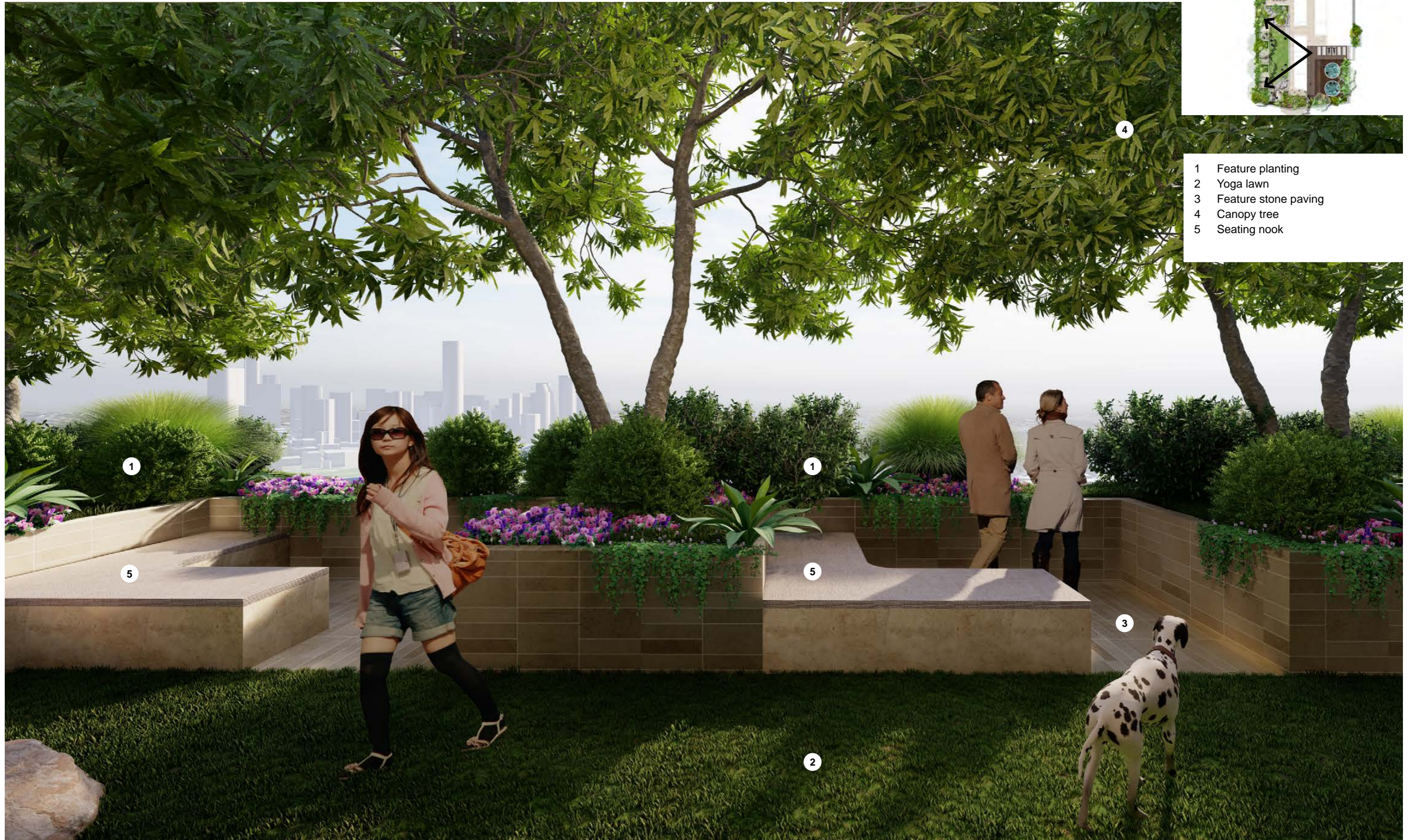
- 1 Cold plunge
- 2 Yoga deck
- 3 Feature planting
- 4 Sauna
- 5 Daybeds
- 6 Pool
- 7 Feature stone paving

West Tower - Level 35 - Roof Deck



- 1 Pool
- 2 Infinity edge
- 3 Reef edge
- 4 Feature planting
- 5 Feature tree
- 6 Daybeds
- 7 Feature stone paving

West Tower - Level 35 - Roof Deck



- 1 Feature planting
- 2 Yoga lawn
- 3 Feature stone paving
- 4 Canopy tree
- 5 Seating nook





East Tower - Level 52 - Roof Deck

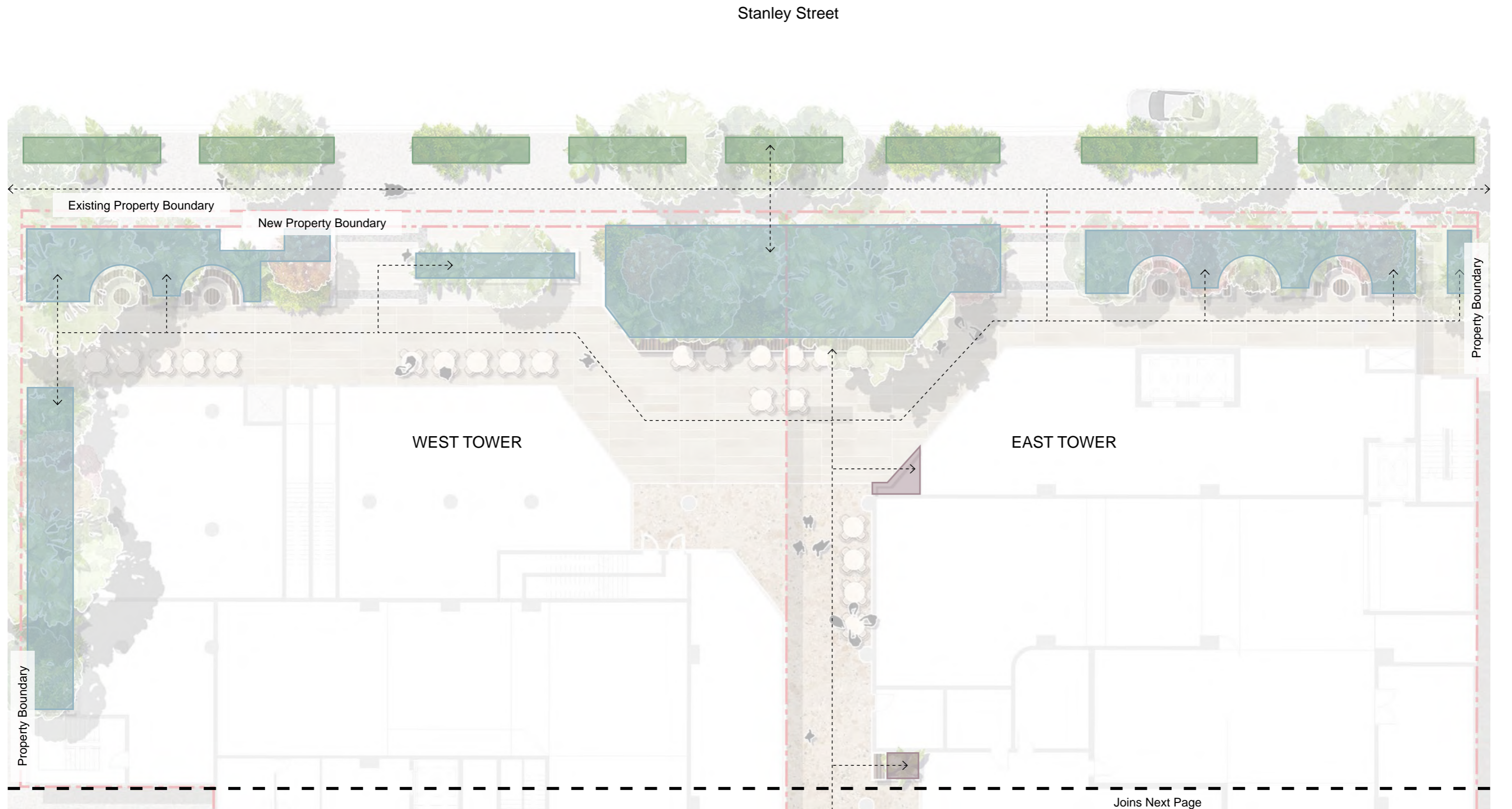


- 1 Pool
- 2 Reef edge
- 3 Pool lounges
- 4 Feature planting
- 5 Feature tree
- 6 Daybeds
- 7 Outdoor dining
- 8 Feature stone paving






### 3.4 Planter Depths

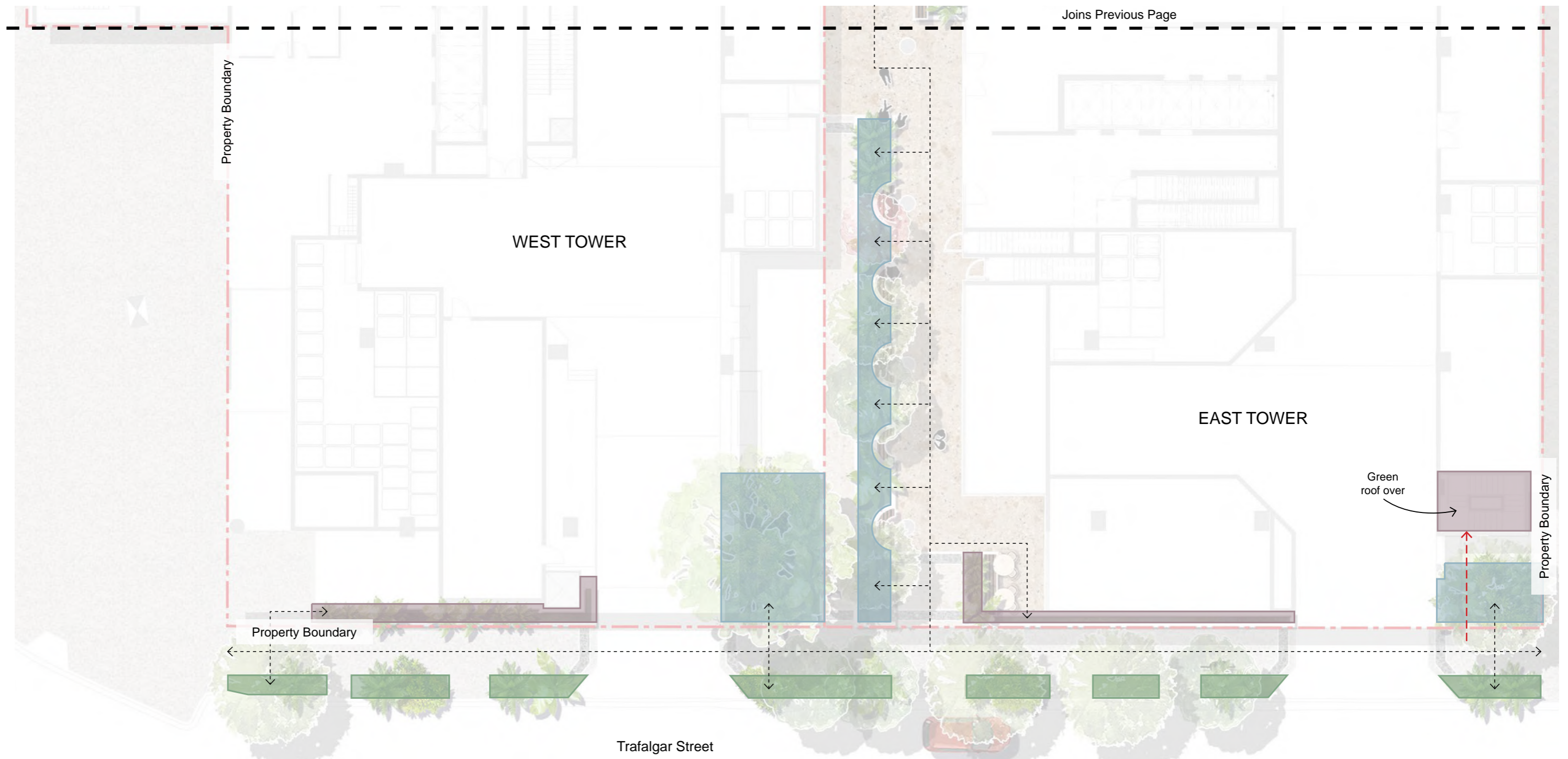
Ground Floor




-  In Ground Planting
-  Podium planting (min. 1200mm)
-  Podium planting (min. 600mm)
-  Maintenance access



Level 1 South

-  In Ground Planting
-  Podium planting (min. 1200mm)
-  Podium planting (min. 600mm)
-  Maintenance access
-  Rope (abseiling) / Scissor Lift / Boom Lift access for Maintenance




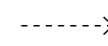
-  Podium planting (min. 600mm)
-  Maintenance access
-  Rope (abseiling) / Scissor Lift / Boom Lift access for Maintenance

Stanley Street



- Podium planting (min. 600mm)
- Maintenance access
- Rope (abseiling) / Scissor Lift / Boom Lift access for Maintenance




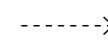
-  Podium planting (min. 800mm)
-  Maintenance access

Stanley Street



- Podium planting (min. 600mm)
- Podium planting (min. 800mm)
- Maintenance access
- Rope (abseiling) / Scissor Lift / Boom Lift access for Maintenance

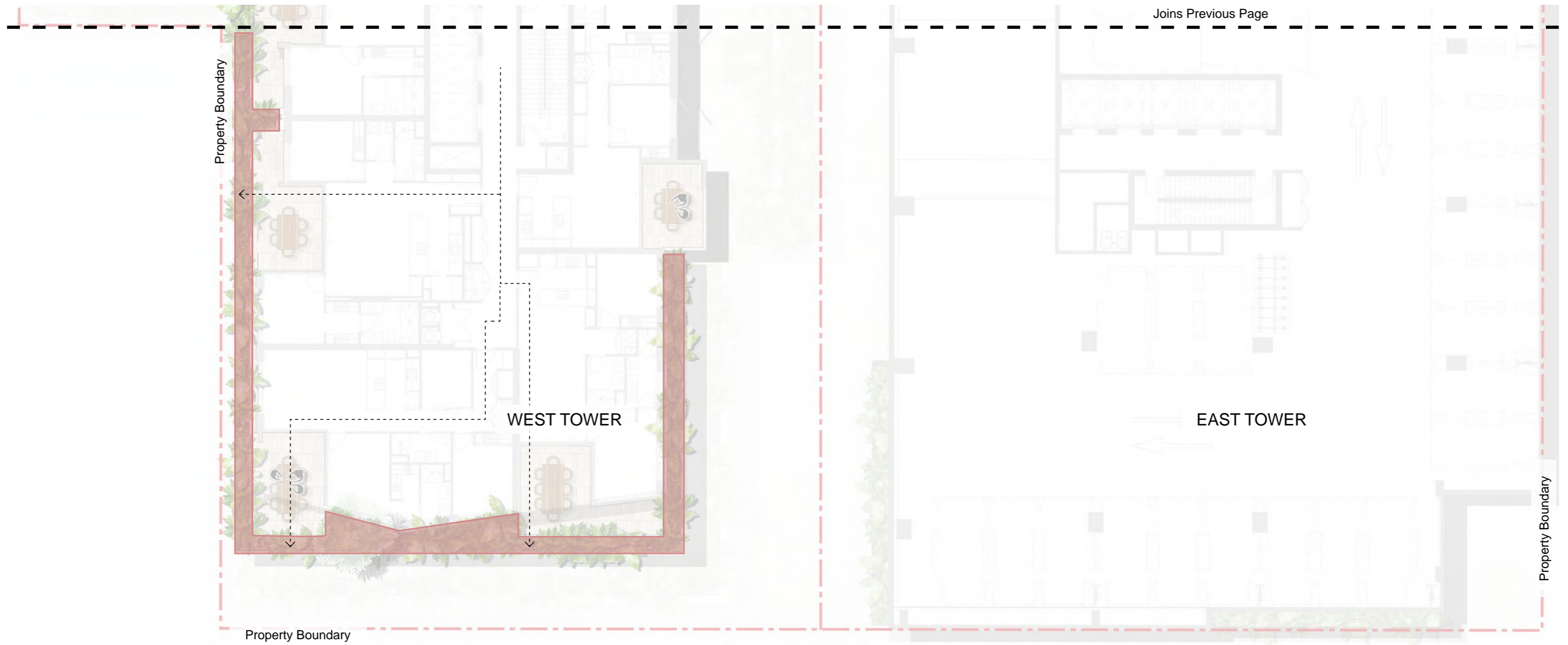


-  Podium planting (min. 800mm)
-  Maintenance access

Stanley Street



- Podium planting (min. 800mm)
- Maintenance access

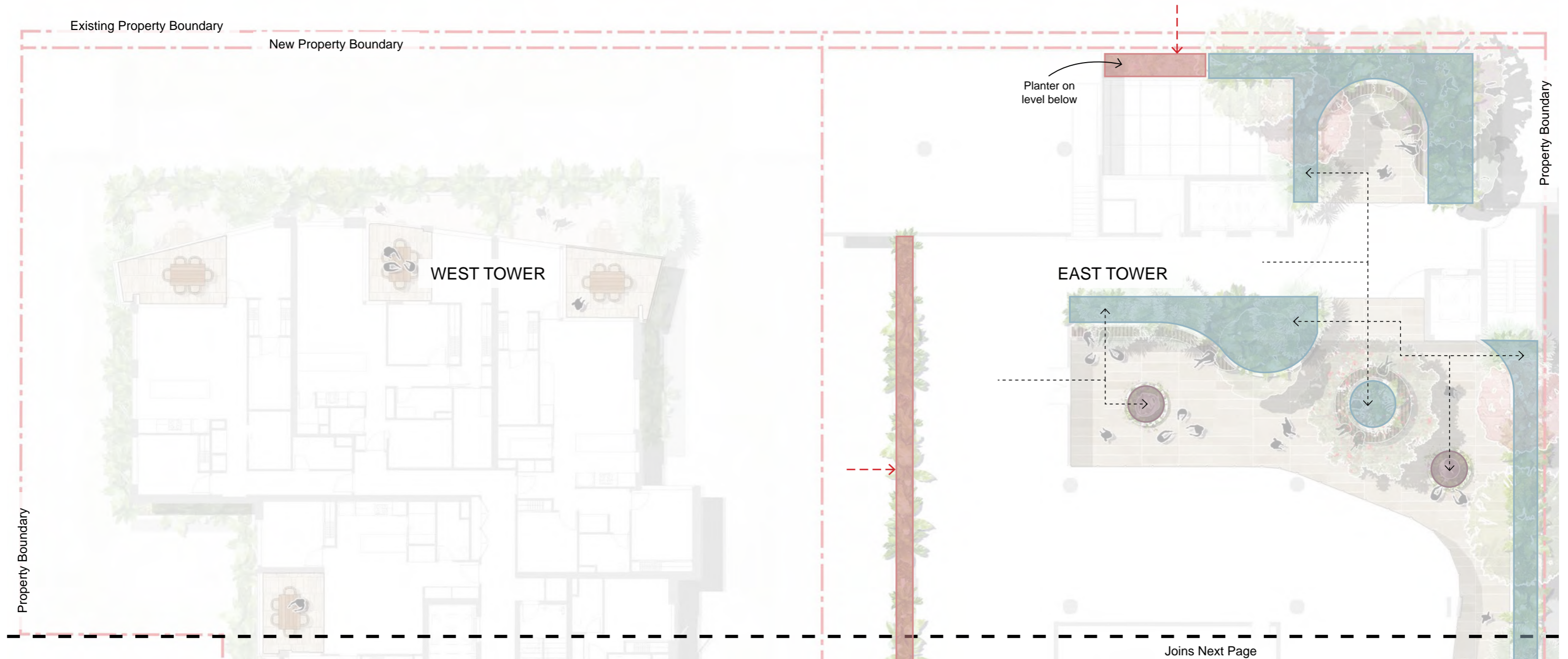


Trafalgar Street

Level 06 - STEAMM Gallery

- Podium planting (min. 1200mm)
- Podium planting (min. 800mm)
- Podium planting (min. 600mm)
- Maintenance access
- Rope (abseiling) access for Maintenance

Stanley Street



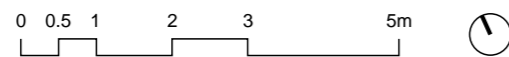
- Podium planting (min. 1200mm)
- Podium planting (min. 800mm)
- Maintenance access
- Rope (abseiling) access for Maintenance



West Tower - Level 34 - Indoor Rec

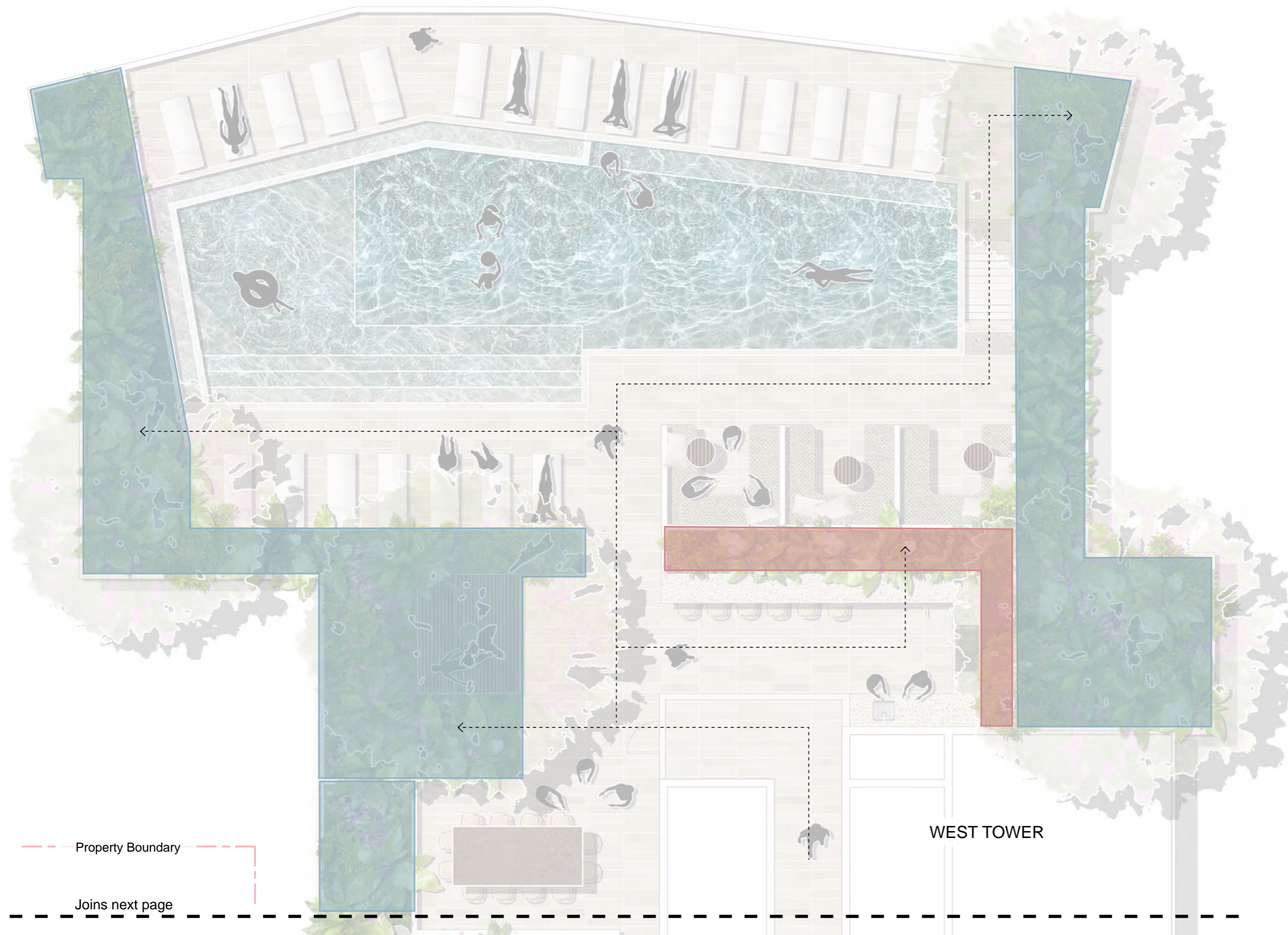


- Podium planting (min. 600mm)
- Rope (abseiling) access for Maintenance



West Tower - Level 35 - Roof Deck

- Podium planting (min. 1200mm)
- Podium planting (min. 800mm)
- Maintenance access



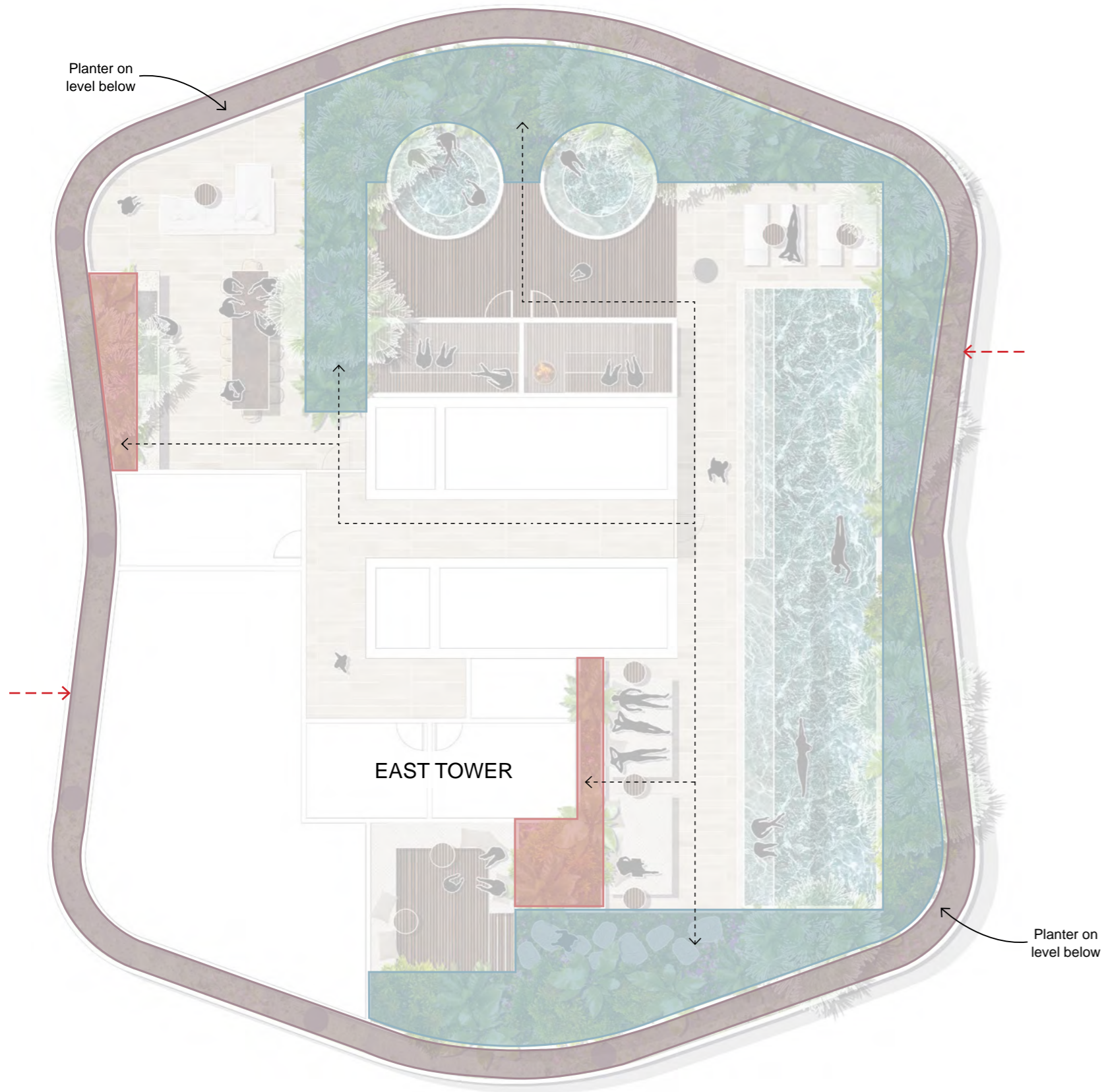
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- Podium planting (min. 1200mm)
- Podium planting (min. 800mm)
- Podium planting (min. 600mm)
- Podium planting (min. 300mm)
- Maintenance access
- Rope (abseiling) access for Maintenance

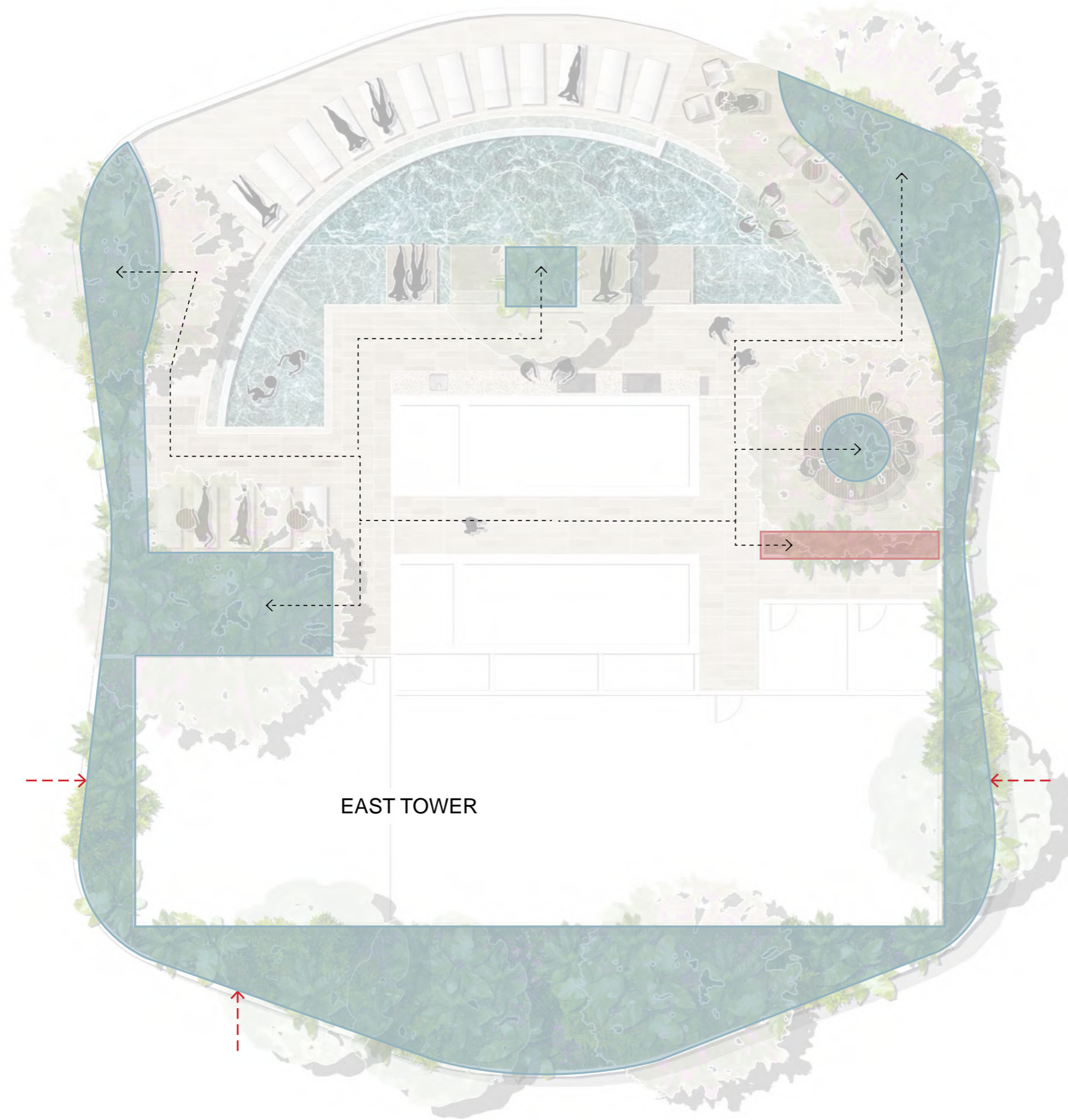
East Tower - Level 33 - Rec Deck

- Podium planting (min. 1200mm)
- Podium planting (min. 800mm)
- Podium planting (min. 600mm)
- Maintenance access
- Rope (abseiling) access for Maintenance



East Tower - Level 52 - Roof Deck

- Podium planting (min. 1200mm)
- Podium planting (min. 800mm)
- Maintenance access
- Rope (abseiling) access for Maintenance



### 3.5 Irrigation

Overall Landscape area (planting and turf): 1898m<sup>2</sup>

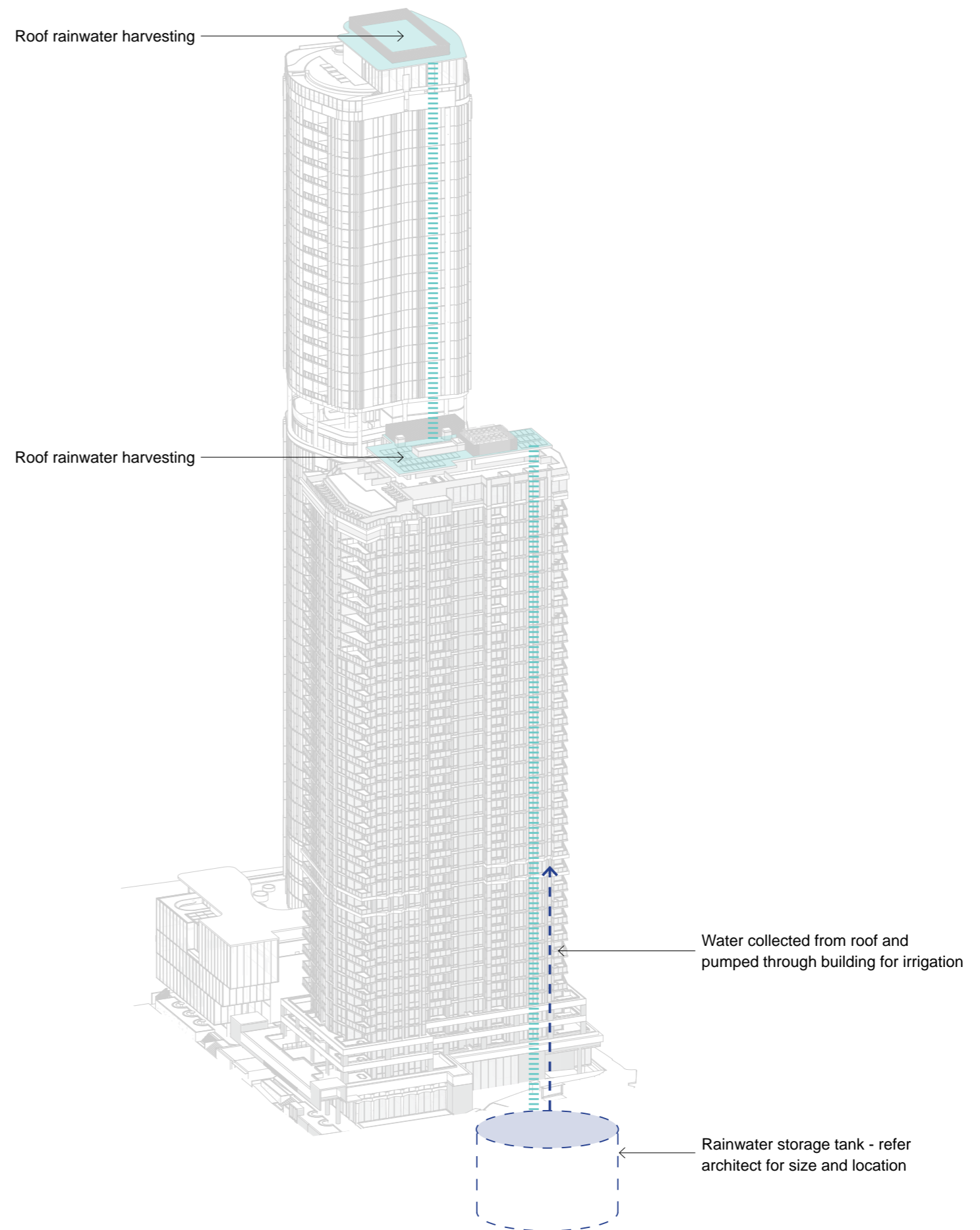
Containerised planting: 1838m<sup>2</sup> (97% of overall landscaped area)

Containerised turf: 60m<sup>2</sup> (3% of overall landscaped area)

Weekly application rate: 30mm per m<sup>2</sup>

Weekly usage: 56.94kL

All planters are to be adequately drained and drainage is connected to the stormwater system.



## 3.6 Planting

A mix of hardy natives alongside shade loving exotic species will ensure the planting for Stanley Quarter is lush, inviting and cool year round.

Native climbers such as Hardenbergia will add splashes of colour, while groundcovers and creepers such as Dichondra Silver Falls will provide carpets of rich greenery.

There is potential to incorporate a medicinal garden within the wellness centre, with native trees such as Backhousia citriodora offering both shade and medicinal properties.

The landscape will be brought to the edges of the built form, and where opportunities exist, will climb and cascade, bringing the landscape from the ground plane up through the buildings.



1



2



3



4



5



6

### Botanical Name

### Common Name

#### TREES AND PALMS

	<i>Allocasuarina littoralis</i>	Black She Oak
1	<i>Backhousia citriodora</i>	Lemon Myrtle
	<i>Casuarina sheoak</i>	Swamp She-Oak
	<i>Citrus australasica</i>	Finger Lime
3	<i>Citrus limon 'Eureka'</i>	Eureka Lemon
	<i>Citrus medica var. sarcodactylis</i>	Buddha's Hand
	<i>Elaeocarpus obovatus</i>	Hard Quandong
	<i>Ficus obliqua</i>	Small Leafed Fig
4	<i>Lophostemon confertus</i>	Brush Box
	<i>Melaleuca quinquenervia</i>	Swamp Paperbark
	<i>Melaleuca saligna</i>	Willow Bottlebrush
2	<i>Melaleuca viminalis</i>	Weeping Bottlebrush
5	<i>Olea europaea</i>	Olive
	<i>Prunus dulcis</i>	Almond
	<i>Randia fizalanii</i>	Native Gardenia
	<i>Tristaniopsis laurina</i>	Water Gum
6	<i>Licuala elegans</i>	Fan Palm

Botanical Name

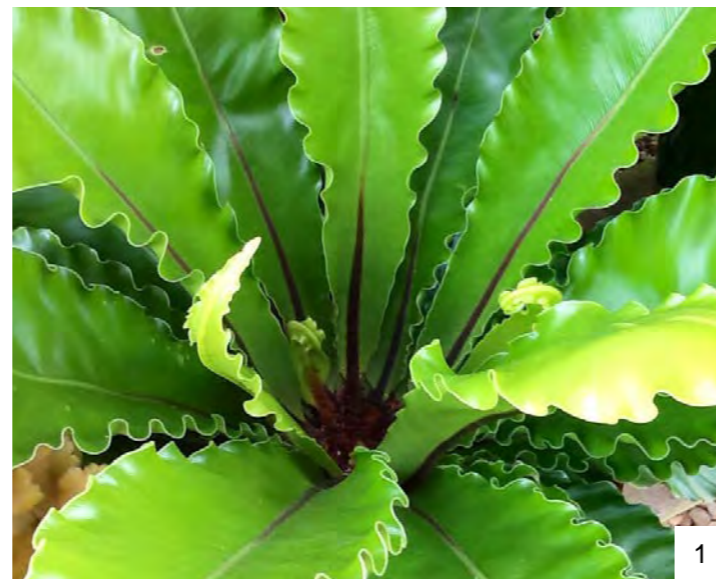
Common Name

SHRUBS AND ACCENTS

- 4 *Alocasia brisbanensis*
- 1 *Asplenium australasicum*
- Atriplex nummularia*
- Baeckea virgata*
- Breynia oblongifolia*
- Calathea musaica*
- Dianella longifolia*
- Hakea florulenta*
- Hovea acutifolia*
- Leptospermum polygalifolium*
- Lomatia silaifolia*
- 2 *Melaleuca linariifolia*
- Mucrosorium musifolium* 'Crocydillus'
- Proiphys cunninghamii*
- Rhapis excelsa*

CLIMBERS AND GROUNDCOVERS

- Chrysocephalum apiculatum*
- Cissus antarctica*
- 3 *Dichondra ripens*
- Dioscorea alata*
- 6 *Hardenbergia violacea*
- Hibbertia stricta*
- Lomandra multiflora*
- Pandorea pandorana*
- 5 *Philodendron scandens*
- Themeda triandra*



1



2



3



4



5



6

## 3.7 Landscape Care

Maintenance issues are considered an integral part of the landscape design. It is critical that a long-term maintenance regime is implemented and re-evaluated over time. It is imperative the landscape thrives after installation with minimal maintenance and on-going cost to owners.

The following are some of the initiatives adopted to help ensure the long-term viability of the landscape:

- Choosing plant species which are suitable to the location and differing microclimates on site, with long life expectancy and minimal pruning, watering and fertilising requirements.
- Designing all ground level planters to be accessible from pathways and paved areas and any balcony planters, where not accessible from the adjacent balcony, to be accessed using rooftop abseiling or safety lines provided.
- Requiring plant suppliers have an industry accreditation and third-party assessed QA system.
- Certifying that all trees comply with the NATSPEC Guide – Specifying Trees: A Guide to Assessment of Tree Quality (2003) to avoid any long-term structural issues.
- Using a quality, tested and certified, soil blend that complies with Soils for Landscape Development guidelines and AS4419, constructed with a dual-horizon to minimise slumping, maximise plant survival rates, and minimise maintenance.
- Installing of a fully-automatic, multi-station, reticulated irrigation system to all landscape and recreation areas, including podium planters.
- Using a minimum of 75mm of organic mulch to reduce weed growth and water loss in garden areas.
- Providing hose cocks in all outdoor areas (communal and private) to enable additional plant watering and surface washdown when necessary.
- Submitting a Planting Maintenance Program by the Landscape Contractor at the completion of construction.
- Incorporating a minimum 12 week establishment and maintenance period by the Landscape Contractor and a 52 week defects period for advanced tree stock.
- Ensuring a training program is carried out by the Landscape Contractor at handover to ensure that maintenance staff can operate the irrigation system and maintain the landscape.



# 4.0 Compliance

## 4.1 BCC Landscape Code

Performance Outcomes		Acceptable Outcomes		Assessment
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
		AO1.2	Development ensures that tree surgery and pruning is carried out in accordance with AS 4373-2007 Pruning of amenity trees for: <ul style="list-style-type: none"> <li>a. vegetation damaged as a result of the development;</li> <li>b. vegetation requiring pruning of branches and/or roots.</li> </ul>	Complies
PO2	Development provides acoustic barriers and long fences along street frontages which: <ul style="list-style-type: none"> <li>a. are enhanced by appropriate planting;</li> <li>b. are of high visual quality;</li> <li>c. are designed for longevity;</li> <li>d. provide maintenance access and promote pedestrian permeability in appropriate circumstances.</li> </ul>	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: <ul style="list-style-type: none"> <li>a. is designed in compliance with the standards in the Infrastructure design planning scheme policy;</li> <li>b. incorporates elements of visual interest appropriate to the scale of the development for a fence or acoustic barrier over 40m long;</li> <li>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;</li> <li>d. incorporates a gate or appropriately designed opening for public pedestrian access where linking two publicly accessible areas.</li> </ul>	Not applicable
		AO2.2	Development ensures that a planting buffer required by a use code for an acoustic barrier or fence incorporates: <ul style="list-style-type: none"> <li>a. species in accordance with the Planting species planning scheme policy;</li> <li>b. a minimum of 2 tier planting.</li> </ul>	Not applicable
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: <ul style="list-style-type: none"> <li>a. species in accordance with the Planting species planning scheme policy;</li> <li>b. a minimum of 2 tier planting.</li> </ul>	Complies

Performance Outcomes		Acceptable Outcomes		Assessment
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. 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.	Complies
		AO4.2	Development provides species which are chosen to ensure the long-term performance and access requirements of the landscape.	Complies
		AO4.3	Development provides podium planting in compliance with the Infrastructure design planning scheme policy.	Complies
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
		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
PO6	Development provides landscaping which supports a legible environment that can be safely navigated by pedestrians and cyclists.	AO6	Development ensures that the landscape design provides cues to distinguish between a public area, a semi-public area and a private area. Note—Cues could include changes in levels, surface or landscape treatment or fencing.	Complies
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 Outcomes		Acceptable Outcomes		Assessment
PO8	<p>Development provides planting densities and stock sizes which are optimised to:</p> <ul style="list-style-type: none"> <li>a. reduce maintenance and erosion;</li> <li>b. achieve amenity and ecological outcomes;</li> <li>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.</li> </ul> <p>Note—The Landscape design planning scheme policy provides guidance on information to be provided to demonstrate compliance with the performance outcome and acceptable outcomes.</p>	AO8.1	<p>Development provides planting densities and stock sizes when planting in natural ground which achieves:</p> <ul style="list-style-type: none"> <li>a. full coverage of the mulched planting areas within 2 years;</li> <li>b. 95% coverage of the extent of the elevation within 2 years where for green facades.</li> </ul>	Complies
		AO8.2	<p>Development achieves the minimum planting coverage for any artificial growing environment as specified in the Landscape design planning scheme policy.</p>	Complies
PO9	<p>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.</p>	AO9.1	<p>Development provides species in a car park that are selected in accordance with the Planting species planning scheme policy.</p>	Not applicable
		AO9.2	<p>Development provides planting areas within car parking areas that are protected by wheel stops or bollards.</p>	Not applicable
PO10	<p>Development for a shade structure does not compromise landscape outcomes.</p>	AO10	<p>Development for a shade structure in a car park allows unimpeded access to natural sunlight and rainwater for landscaping and shade trees.</p>	Not applicable
PO11	<p>Development involving the construction of retaining walls provides for:</p> <ul style="list-style-type: none"> <li>a. safety;</li> <li>b. an attractive appearance appropriate to the surrounding area;</li> <li>c. easy maintenance;</li> <li>d. longevity;</li> <li>e. minimal water seepage impacts.</li> </ul>	AO11	<p>Development of a retaining wall:</p> <ul style="list-style-type: none"> <li>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;</li> <li>b. incorporates planting areas.</li> </ul>	Complies

Performance Outcomes		Acceptable Outcomes		Assessment
PO12	<p>Development provides for:</p> <ul style="list-style-type: none"> <li>a. water sensitive urban design measures which are employed within the landscape design to maximise stormwater use;</li> <li>b. drainage and stormwater management measures to reduce any adverse impacts on the landscape;</li> <li>c. stormwater harvesting to be maximised and any adverse impacts of stormwater minimised;</li> <li>d. reticulated irrigation to all artificial growing environments.</li> </ul> <p>Note—The Landscape design planning scheme policy provides guidance on information to be provided to demonstrate compliance with the performance outcome and acceptable outcomes.</p>	AO12.1	Development provides drainage for artificial growing environments which is connected to the stormwater drain.	Complies
		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
		AO12.3	Development provides areas of pavement, turf, landscaping 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.	Complies
		AO12.4	Development provides a reticulated irrigation system to all landscaping areas in accordance with the Landscape design planning scheme policy.	Complies
PO13	<p>Development provides landscaping and supporting growing environments which:</p> <ul style="list-style-type: none"> <li>a. are safe;</li> <li>b. ensure efficient and effective maintenance;</li> <li>c. ensures success and long-term performance.</li> </ul> <p>Note—The Landscape design planning scheme policy provides guidance on information to be provided to demonstrate compliance with the performance outcome and acceptable outcomes.</p>	AO13.1	Development ensures that all turf areas on the site are accessible externally by standard lawn maintenance equipment and receive adequate sunlight.	Complies
		AO13.2	Development ensures that where landscape work on structures are serviced from tank water, the control devices are located in a common area.	Complies
		AO13.3	Development provides one hose cock within each private landscape and recreation area.	Complies
		AO13.4	Development provides landscaping that uses appropriate materials to maintain the function of an overland flow path.	Complies
		AO13.5	Development ensures that all artificial growing environments are accessible for safe and practical maintenance from within the site.	Complies
		AO13.6	Development ensures that all artificial growing environments are designed to be durable and to prevent material movement from structures.	Complies
		AO13.7	Development ensures that artificial growing environments are designed to allow for flush out.	Complies
		AO13.8	Irrigation systems are designed to prevent overspray outside of planting areas.	Complies

Performance Outcomes		Acceptable Outcomes		Assessment
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
PO15	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.	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
		AO15.2	Artificial growing environments include appropriate drainage and waterproofing in accordance with the Landscape design planning scheme policy.	Complies
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.  Note—External public vantage points means from at least two mostly unobstructed views of the development from a public area.	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
		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

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