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# Brisbane City Council City Plan 2014

# Amendment - Major amendment package G - Rooftop Gardens

## 1.0 Guide to this document

1. In this document, proposed amendments to Brisbane City Plan 2014 are detailed as follows in the Schedule of text amendments:
   1. text identified in strikethrough and red highlight (e.g. ~~example~~) represents text to be omitted
   2. text identified in underlining and green highlight (e.g. example) represents text to be inserted
2. Text that is preceded by the heading ‘Reason for change’ does not form part of the proposed amendment and is included as explanatory information about the reason for the proposed amendment only.

## Part 1 About the planning scheme

#### Table 1.2.6—Planning scheme policies that support the planning scheme

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| **Reason for change:** To give effect to the action in Brisbane’s Future Blueprint to make it easier for new developments to include rooftop gardens and green open space and to ensure the design, assessment, implementation and maintenance of landscape work achieves the intended functional and aesthetic outcomes required for the development over the long term. |

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| |  | | --- | | Air quality planning scheme policy  Biodiversity areas planning scheme policy  Bushfire planning scheme policy  Coastal hazard planning scheme policy  Commercial character building planning scheme policy  Compensatory earthworks planning scheme policy  Concrete batching plants planning scheme policy  Consultation planning scheme policy  Crime prevention through environmental design planning scheme policy  Flood planning scheme policy  Graffiti prevention planning scheme policy  Heritage planning scheme policy  Independent design advisory panel planning scheme policy  Industrial hazard and risk assessment planning scheme policy  Infrastructure design planning scheme policy  Landscape design planning scheme policy  Landslide planning scheme policy  Management of hazardous chemicals in flood affected areas planning scheme policy  Management plans planning scheme policy  Noise impact assessment planning scheme policy  Offsets planning scheme policy  Park management plan planning scheme policy  Planting species planning scheme policy  Potential and actual acid sulfate soils planning scheme policy  Refuse planning scheme policy  Social and health impact assessment planning scheme policy  Storage and dispensing of petroleum products planning scheme policy  Structure planning planning scheme policy  Traditional building character planning scheme policy  Transport, access, parking and servicing planning scheme policy  Transport air quality corridor planning scheme policy  Vegetation planning scheme policy | |

### 1.7.7 Determination of maximum building height

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| **Reason for change:** To give effect to the action in Brisbane’s Future Blueprint to make it easier for new developments to include rooftop gardens and green open space and to ensure the design, assessment, implementation and maintenance of landscape work achieves the intended functional and aesthetic outcomes required for the development over the long term. |

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| 1. The specified maximum building height in storeys does not apply to the part of the development that is a rooftop garden where:    1. located in the following zones:       1. Medium density residential zone;       2. High density residential zone;       3. District centre zone;       4. Major centre zone;       5. Principal centre zone;       6. Mixed use zone.    2. not involving development for:       1. Dual occupancy, Dwelling house, Relocatable home park or Tourist park;       2. Retirement facility or Residential care facility in the Medium density residential zone or High density residential zone where a neighbourhood plan does not specify building height. |

## Part 8 Overlays \ 8.2 Overlay codes \ 8.2.26 Waterway corridors overlay code

### 8.2.26.1 Application \ after first Note after point 3

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| **Reason for change:** To give effect to the action in Brisbane’s Future Blueprint to make it easier for new developments to include rooftop gardens and green open space and to ensure the design, assessment, implementation and maintenance of landscape work achieves the intended functional and aesthetic outcomes required for the development over the long term. |
| Note—Where this code includes performance outcomes or acceptable outcomes that relate to:   * biodiversity within the waterway corridor, guidance is provided in the Biodiversity areas planning scheme policy; * waterway design and wildlife movement solutions, guidance is provided in the Infrastructure design planning scheme policy; * filtration and impervious surfaces within a waterway corridor, guidance is provided in the Landscape design planning scheme policy; * native revegetation within a waterway corridor, guidance is provided in the Planting species planning scheme policy; * significant vegetation, guidance is provided in the Vegetation planning scheme policy. |

## Part 9 Development codes \ 9.3 Use codes \ 9.3.3 Centre or mixed use code

#### Table 9.3.3.3.A—Performance outcomes and acceptable outcomes

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| **Reason for change:** To give effect to the action in Brisbane’s Future Blueprint to make it easier for new developments to include rooftop gardens and green open space and to ensure the design, assessment, implementation and maintenance of landscape work achieves the intended functional and aesthetic outcomes required for the development over the long term. |

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| |  |  | | --- | --- | | **PO36**  Development for rooftops and building caps:   1. is interesting, subtropical and contextually and climatically appropriate in form; 2. is responsive to orientation and solar access; 3. is attractive and not marred by a cluttered display of plant and equipment; 4. may incorporate a rooftop garden where integrated as part of the overall building design and enhancing the presentation and visual amenity of the rooftop and skyline when viewed from external public vantage points.   Note—The building height is determined by the number of storeys and excludes roofs, except where varied by a neighbourhood plan, to encourage interesting, subtropical and contextually appropriate roof forms.  Note—External public vantage points means from at least two mostly unobstructed views of the development from a public area. | **AO36.1**  Development provides rooftops and building caps which:   1. contribute to the architectural distinction of the building and roofs; 2. include combinations and variations of forms created through pitches, gables, skillions or other features. | | **AO36.2**  Development for rooftops and building caps are designed to:   1. incorporate and screen service structures, lift motor rooms, mechanical plant and equipment as architectural features; 2. enable the future inclusion of service structures, lift motor rooms and mechanical plant and equipment, such as satellite dishes and telecommunications facilities, in an unobtrusive manner. | | **AO36.3**  Development where rooftops are used for open space, ensures plant and equipment is visually and acoustically screened from the communal open space. | | **AO36.4**  Development for a rooftop garden:   1. incorporates a combination of built form and soft landscape elements integrated with the overall building design; 2. enhances the presentation and visual amenity of the rooftop and skyline 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. | |

## Part 9 Development codes \ 9.3 Use codes \ 9.3.14 Multiple dwelling code

#### Table 9.3.14.3.A—Performance outcomes and acceptable outcomes

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| **Reason for change:** To give effect to the action in Brisbane’s Future Blueprint to make it easier for new developments to include rooftop gardens and green open space and to ensure the design, assessment, implementation and maintenance of landscape work achieves the intended functional and aesthetic outcomes required for the development over the long term. |

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| |  |  | | --- | --- | |  |  | | **PO10**  Development for rooftops and building caps:   1. is contextually and climatically appropriate in form; 2. reduces the bulk and scale of development when viewed from the street; 3. is responsive to orientation and solar access; 4. is not marred by plant and equipment; 5. may incorporate a rooftop garden where integrated as part of the overall building design and enhancing the presentation and visual amenity of the rooftop and skyline 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. | **AO10.1**  Development provides building caps and rooftops which:   1. contribute to the architectural distinction of the building and roofs; 2. include interesting forms created through pitches, gables, skillions or other features; 3. provides opportunity for landscaping, alternative water sources, solar energy and communal open space area.   Refer to Figure m and Figure n. | | **AO10.2**  Development for rooftop service structures, lift motor rooms and mechanical plant and equipment is:   1. designed as an architectural feature of the building; 2. incorporated into the roof form; 3. designed to enable future inclusion of plant and equipment such as telecommunications facilities in an unobtrusive manner; 4. visually and acoustically screened from any communal open space on the rooftop. | | **AO10.3**  Development for a rooftop garden:   1. incorporates a combination of built form and soft landscape elements integrated with the overall building design; 2. enhances the presentation and visual amenity of the rooftop and skyline 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. | |

## Part 9 Development codes \ 9.3 Use codes \ 9.3.18 Retirement and residential care facility code

#### Table 9.3.18.3.A— Performance outcomes and acceptable outcomes

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| **Reason for change:** To give effect to the action in Brisbane’s Future Blueprint to make it easier for new developments to include rooftop gardens and green open space and to ensure the design, assessment, implementation and maintenance of landscape work achieves the intended functional and aesthetic outcomes required for the development over the long term. |

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| |  |  | | --- | --- | |  |  | | **PO14**  Development for rooftops and building caps contributes to the architectural distinction of the building and:   1. is contextually and climatically appropriate in form; 2. is responsive to orientation and solar access; 3. is not marred by plant and equipment; 4. may incorporate a rooftop garden where integrated as part of the overall building design and enhancing the presentation and visual amenity of the rooftop and skyline 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. | **AO14.1**  Development provides building caps and rooftops which:   1. include interesting forms created through pitches, gables, skillions or other features; 2. designs rooftop service structures, lift motor rooms and mechanical plant and equipment as an architectural feature of the building that is incorporated into the roof form and visually and acoustically screened from any communal open space on the rooftop; 3. enables future inclusion of plant and equipment such as telecommunications facilities in an unobtrusive manner.   Refer to Figure e. | | **AO14.2**  Development for a rooftop garden:   1. incorporates a combination of built form and soft landscape elements integrated with the overall building design; 2. enhances the presentation and visual amenity of the rooftop and skyline 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. | |

## Part 9 Development codes \ 9.4 Other development codes \ 9.4.3 Filling and excavation code

### 9.4.3.1 Application \ after point 2

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| **Reason for change:** To give effect to the action in Brisbane’s Future Blueprint to make it easier for new developments to include rooftop gardens and green open space and to ensure the design, assessment, implementation and maintenance of landscape work achieves the intended functional and aesthetic outcomes required for the development over the long term. |
| Note—Where this code includes performance outcomes or acceptable outcomes that relate to:   * air quality assessment, guidance is provided in the Air quality planning scheme policy; * ecological assessment, koala habitat or development design, guidance is provided in the Biodiversity areas planning scheme policy; * retaining wall construction, guidance is provided in the Infrastructure design planning scheme policy; * landscape design, guidance is provided in the Landscape design planning scheme policy; * noise and dust impacts during construction and/or demolition, guidance is provided in the Management plans planning scheme policy; * noise impact assessment, guidance is provided in the Noise impact assessment planning scheme policy; * the selection of planting species, guidance is provided in the Planting species planning scheme policy; * significant vegetation, guidance is provided in the Vegetation planning scheme policy. |

#### Table 9.4.3.3.A—Performance outcomes and acceptable outcomes

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| **Reason for change:** To give effect to the action in Brisbane’s Future Blueprint to make it easier for new developments to include rooftop gardens and green open space and to ensure the design, assessment, implementation and maintenance of landscape work achieves the intended functional and aesthetic outcomes required for the development over the long term. |

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| |  |  | | --- | --- | | **PO12**  Development provides for:   1. landscaping for water conservation purposes; 2. water sensitive urban design measures which are employed within the landscape design to maximise stormwater use; 3. drainage and stormwater measures to reduce any adverse impacts on the landscape; 4. stormwater harvesting to be maximised and any adverse impacts of stormwater minimised; 5. reticulated irrigation to all artificial growing environments.   Note—The Landscape design planning scheme policy provides guidance on information to be provided to demonstrate compliance with the performance outcome and acceptable outcomes. | **AO12.1**  Development provides drainage for artificial growing environments which is connected to the stormwater drain. | | **AO12.2**  Development ensures that the maximum site stormwater harvest capacity is utilised to meet the irrigation demand of the development before alternative irrigation sources are utilised and is in compliance with the standards in the Landscape design planning scheme policy. | | **AO12.3**  Development provides areas of pavement, turf, landscaping and mulched garden beds which are drained.  Note—This may be achieved through the provision and/or treatment of swales, spoon drains, field gullies, sub-surface drainage and stormwater connections. | | **AO12.4**  Development provides a reticulated irrigation system to all landscaping areas in accordance with the Landscape design planning scheme policy. | |

## Part 9 Development codes \ 9.4 Other development codes \ 9.4.5 Landscape work code

### 9.4.5.1 Application \ second Note after point 2

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| **Reason for change:** To give effect to the action in Brisbane’s Future Blueprint to make it easier for new developments to include rooftop gardens and green open space and to ensure the design, assessment, implementation and maintenance of landscape work achieves the intended functional and aesthetic outcomes required for the development over the long term. |
| Note—Where this code includes performance outcomes or acceptable outcomes that relate to:   * crime prevention through environmental design, guidance is provided in the Crime prevention through environmental design planning scheme policy; * maintenance, growing media, assessment with regards to climatic factors, * water sensitive landscape design, irrigation and structural considerations, guidance is provided in the Landscape design planning scheme policy; * planting species selection, guidance is provided in the Planting species planning scheme policy. |

### 9.4.5.2 Purpose

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| **Reason for change:** To give effect to the action in Brisbane’s Future Blueprint to make it easier for new developments to include rooftop gardens and green open space and to ensure the design, assessment, implementation and maintenance of landscape work achieves the intended functional and aesthetic outcomes required for the development over the long term. |
| 1. The purpose of the code will be achieved through the following overall outcomes:    1. Landscape work retains, protects and integrates significant on-site vegetation into development design.    2. Landscape work ensures acoustic barriers and landscaping create effective buffers to adjacent sites.    3. Landscape work is sustainable, effective, functional and safe through appropriate maintenance, design for climate, structural considerations and growing media.    4. Landscape work ensures planting species selection is appropriate to the planting environment, climate and development setting, long-term performance, and balances the intended form and scale of the development.    5. Landscape work in artificial growing environments is designed, installed and maintained to ensure the intended functional and aesthetic outcomes required for the development are achieved and sustained over the long term. |

#### Table 9.4.5.3—Performance outcomes and acceptable outcomes

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| **Reason for change:** To give effect to the action in Brisbane’s Future Blueprint to make it easier for new developments to include rooftop gardens and green open space and to ensure the design, assessment, implementation and maintenance of landscape work achieves the intended functional and aesthetic outcomes required for the development over the long term. |

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| |  |  | | --- | --- | | **PO4**  Development provides growing   1. 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. | | **AO4.2**  Development provides species which are chosen to ensure the long-term performance and access requirements of the landscape. | | **AO4.3**  Development provides podium planting in compliance with the Infrastructure design planning scheme policy. | |

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| |  |  | | --- | --- | | **PO7**  Development provides a plant selection which achieves the functional and aesthetic outcomes to balance the form and scale of the development including:   1. screening and buffering; 2. street presentation; 3. shading; 4. amenity 5. . | **AO7**  Development provides species in accordance with the Planting species planning scheme policy. | |
| |  |  | | --- | --- | | **PO8**  Development provides planting densities and stock sizes which are optimised to:   1. reduce maintenance and erosion; 2. achieve amenity and ecological outcomes; 3. 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. | **AO8.1**  Development provides planting densities and stock sizes when planting in natural ground which achieves:   1. full coverage of the mulched planting areas within 2 years; 2. 95% coverage of the extent of the elevation within 2 years where for green facades. | | **AO8.2**  Development achieves the minimum planting coverage for any artificial growing environment as specified in the Landscape design planning scheme policy. | |

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| |  |  | | --- | --- | | **PO12**  Development provides for:   1. water sensitive urban design measures which are employed within the landscape design to maximise stormwater use; 2. drainage and stormwater management measures to reduce any adverse impacts on the landscape; 3. stormwater harvesting to be maximised and any adverse impacts of stormwater minimised; 4. reticulated irrigation to all artificial growing environments.   Note—The Landscape design planning scheme policy provides guidance on information to be provided to demonstrate compliance with the performance outcome and acceptable outcomes. | **AO12.1**  Development provides drainage for artificial growing environments which is connected to the stormwater 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. | | **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. | | **AO12.4**  Development provides a reticulated irrigation system to all landscaping areas in accordance with the Landscape design planning scheme policy. | |
| |  |  | | --- | --- | | **PO13**  Development provides landscaping and supporting growing environments which:   1. are safe; 2. ensure efficient and effective maintenance; 3. 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. | **AO13.1**  Development ensures that all turf areas on the site are accessible externally by standard lawn maintenance equipment and receive adequate sunlight. | | **AO13.2**  Development ensures that where landscape work on structures are serviced from tank water, the control devices are located in a common area. | | **AO13.3**  Development provides one hose cock within each private landscape and recreation area. | | **AO13.4**  Development provides landscaping that uses appropriate materials to maintain the function of an overland flow path. | | **AO13.5**  Development ensures that all artificial growing environments are accessible for safe and practical maintenance from within the site. | | **AO13.6**  Development ensures that all artificial growing environments are designed to be durable and to prevent material movement from structures. | | **AO13.7**  Development ensures that artificial growing environments are designed to allow for flush out. | | **AO13.8**  Irrigation systems are designed to prevent overspray outside of planting areas. | |

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| |  |  | | --- | --- | | **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. | | **AO15.2**  Artificial growing environments include appropriate drainage and waterproofing in accordance with the Landscape design planning scheme policy. | |

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| |  |  | | --- | --- | | **PO16**  Development incorporating a rooftop garden provides landscaping that:   1. is integrated into the rooftop garden design; 2. ensures that landscaped open spaces dominate the built form elements; 3. contributes to shade of communal open space; 4. enhances the visual amenity and function of different rooftop garden spaces; 5. 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:   1. 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; 2. 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; 3. 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. | | **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:   1. a minimum 75% open to the sky; 2. provided in addition to any artificial soft landscape features. | |

## Schedule 1 Definitions \ SC1.2 Administrative terms

#### Table SC1.2.3.A—Index of Brisbane City Council administrative definitions

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| **Reason for change:** To give effect to the action in Brisbane’s Future Blueprint to make it easier for new developments to include rooftop gardens and green open space and to ensure the design, assessment, implementation and maintenance of landscape work achieves the intended functional and aesthetic outcomes required for the development over the long term. |

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| |  |  |  | | --- | --- | --- | | Access way  Acid sulfate soil  Acoustic fence  Acoustically screened  Act  Active frontage-primary  Active frontage-secondary  Alley  Affordable living  Amenity  Arcade  Areas of strategic biodiversity value  Arterial road  Assumed future urban development  Average recurrence interval  Aviation facility  Building envelope  Building envelope plan  Building footprint  Building height transition  Bushfire attack level  Bushfire management footprint plan  Busway station  City centre  Combustible liquid  Commercial character building  Communal open space  Complete communities  Conservation  Corner land dedication  Corner lot  Corridor Hub  Critical Assets  Dangerous goods  Defined flood event (DFE)  Defined flood level (DFL)  Desired standards of service  Detailed landscape plan  Development footprint plan  Distributor-retailer  District road  Ecological features  Ecological processes | Edge effects  Environmentally relevant activity  Erosion prone area  Existing trunk infrastructure  Filling or excavation  Future Suburban Living Areas  Future trunk infrastructure  Greenspace and Rural Neighbourhoods  Greenspace system  Ground storey  Growth Node  Habitable room  Hazardous chemical  Hazardous material  Highest astronomical tide  Iconic vista site  Impact site  Internal building work  Investigation Area  Key civic space  Landmark site  Landscape concept plan  Local cycle route  Local road  Long term infrastructure  Long term infrastructure plans  Major Centre  Major Industry Area  Major road  Mall  Matters of local environmental significance  Matters of state environmental significance  Mean high water spring tide  Minor road  Motorway  Natural habitat cover  Neighbourhood road  Non-juvenile koala habitat tree  Non-Residential  Offset site  On-site mitigation measure  Outdoor lighting  Park concept plan  Planning horizon  Plaza  Prescribed accepted development | Prescribed level  Prescribed secondary code  Primary cycle route  Primary street frontage  Priority infrastructure area  Public realm  Railway station  Rear lot  Regional ecosystem  Registered Professional Engineer Queensland  Regulation  Remnant vegetation  Replacement tree area  Residential  Residential flood level (RFL)  Restoration  Rooftop garden  Run-off hectare  Rural Neighbourhoods  Secondary cycle route  Secondary street frontage  Selected Transport Corridors  Sensitive use  Sensitive zone  SEQ Regional Plan  Significant corner site  Significant landscape tree  Significant residual impact  Sleeping area  Small lot  Social housing  Special Centre  Suburban Living Areas  Suburban road  Tree protection zone  Trunk infrastructure  Unacceptable risk  Walking distance | |

#### Table SC1.2.3.B—Brisbane City Council administrative definitions

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| **Reason for change:** To give effect to the action in Brisbane’s Future Blueprint to make it easier for new developments to include rooftop gardens and green open space and to ensure the design, assessment, implementation and maintenance of landscape work achieves the intended functional and aesthetic outcomes required for the development over the long term. |

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| |  |  | | --- | --- | |  |  | | Rooftop garden | A recreation and amenity space on a building rooftop that incorporates a mix of hard and soft landscaping and open space.  For the purpose of Section 1.7.7(3) only, a rooftop garden also means a space that:   1. is not located on a podium or in a building height transition; 2. includes communal open space and does not include private open space; 3. includes a minimum soft landscaping area of 15% of the rooftop; 4. may only include the following structures:    1. lift shaft and stairway;    2. pool or spa including any elevated deck, platform or floor level;    3. roofed structures and fully enclosed structures:       1. lobby or foyer;       2. shade or shelter structure;       3. internal communal recreation space;       4. toilets, bathrooms, showers and change room facilities;       5. a structure accommodating a Bar or Food and drink outlet if in the Mixed use zone or a zone in the Centre zones category where the premises does not contain accommodation activities;       6. a structure accommodating building plant, equipment or a meter room; 5. meets the following parameters for structures mentioned in (d):    1. maximum height above the rooftop of:       1. 2m for a pool, spa and any elevated deck, platform, walkway or floor level (excluding safety barriers up to 1.5m);       2. 3.5m where setback less than 3m from the outermost projection of the rooftop;       3. 6m where setback a minimum 3m from the outermost projection of the rooftop;    2. maximum combined total footprint of 40% of the rooftop for all roofed structures (excluding lift shaft and stairway);    3. maximum combined total gross floor area of 15% of the rooftop for all fully enclosed structures (excluding lift shaft and stairway).   Note—For the purpose of calculations under (c), (d) and (e):   * a reference to the rooftop means the area on top of the highest storey of a building measured to the outermost projection; * the highest storey of a building for determining the rooftop excludes the storey that is the rooftop garden; * a roofed structure is a pergola or similar, with a roof or an adjustable roofing system with the capability of being impervious to water or wind.   Note—Examples of internal communal recreation spaces may include a gymnasium, media/games room, communal dining/entertainment room or sauna. | |

## Schedule 6 Planning scheme policies \ SC6.1 Planning scheme policy index

#### Table SC6.1.1—Planning scheme policy index

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| **Reason for change:** To give effect to the action in Brisbane’s Future Blueprint to make it easier for new developments to include rooftop gardens and green open space and to ensure the design, assessment, implementation and maintenance of landscape work achieves the intended functional and aesthetic outcomes required for the development over the long term. |

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| |  |  | | --- | --- | |  |  | |  |  | | SC6.17 | Landscape design planning scheme policy | |

## Schedule 6 Planning scheme policies \ SC6.17 Landscape design guidelines for water conservation planning scheme policy

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| **Reason for change:** To give effect to the action in Brisbane’s Future Blueprint to make it easier for new developments to include rooftop gardens and green open space and to ensure the design, assessment, implementation and maintenance of landscape work achieves the intended functional and aesthetic outcomes required for the development over the long term. |

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| SC6.17 Landscape design planning scheme policy |

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| **Reason for change:** To give effect to the action in Brisbane’s Future Blueprint to make it easier for new developments to include rooftop gardens and green open space and to ensure the design, assessment, implementation and maintenance of landscape work achieves the intended functional and aesthetic outcomes required for the development over the long term. | | | | |
| 1       Introduction  1.1       Relationship to planning scheme  1.2       Purpose  1.3       Terminology  2       ;Climatic factors  2.1       Wind  2.2       Solar  2.3       Rainfall  3       Growing media  3.1       Mulch  4      Plant selection  5      Artificial growing environments  6      Irrigation  6.1       Irrigation rates  6.2       Site stormwater harvest capacity  6.3       Sizing of water tanks and cisterns  6.4       Irrigation design  7      Landscaping containment  8      Structural considerations  9      Drainage and waterproofing  10    Landscape maintenance | | | |
| **Reason for change:** To give effect to the action in Brisbane’s Future Blueprint to make it easier for new developments to include rooftop gardens and green open space and to ensure the design, assessment, implementation and maintenance of landscape work achieves the intended functional and aesthetic outcomes required for the development over the long term. | | | | |
| |  |  |  | | --- | --- | --- | |  |  |  | | Table 9.4.3.3.A | PO12 note | All | | | |
| |  |  |  | | --- | --- | --- | |  |  |  | | Table 9.4.3.3.A | AO12.2 | All | | |
| |  |  |  | | --- | --- | --- | |  |  |  | | Table 9.4.3.3.A | AO12.4 | All | |

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| 1.1 Relationship to planning scheme \ under heading Landscape work code **Reason for change:** To give effect to the action in Brisbane’s Future Blueprint to make it easier for new developments to include rooftop gardens and green open space and to ensure the design, assessment, implementation and maintenance of landscape work achieves the intended functional and aesthetic outcomes required for the development over the long term. |

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| |  |  |  | | --- | --- | --- | |  |  |  | | Table 9.4.5.3 | PO8 note | All | | | | | | | | | | |
| |  |  |  | | --- | --- | --- | |  |  |  | | Table 9.4.5.3 | AO8.2 | All | | | | | | | | |
| |  |  |  | | --- | --- | --- | |  |  |  | | Table 9.4.5.3 | PO12 note | All | | | | | | | |
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| |  |  |  | | --- | --- | --- | |  |  |  | | Table 9.4.5.3 | PO15 note | All | | | |
| |  |  |  | | --- | --- | --- | |  |  |  | | Table 9.4.5.3 | AO15.1 | All | | |
| |  |  |  | | --- | --- | --- | |  |  |  | | Table 9.4.5.3 | AO15.2 | All | |

### 1.2 Purpose

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| **Reason for change:** To give effect to the action in Brisbane’s Future Blueprint to make it easier for new developments to include rooftop gardens and green open space and to ensure the design, assessment, implementation and maintenance of landscape work achieves the intended functional and aesthetic outcomes required for the development over the long term. |
| This planning scheme policy provides information required for a development application, guidance and advice on satisfying assessment benchmarks and standards for irrigation design and landscaping for water conservation to reduce the amount of potable water used for landscaping purposes, through water sensitive landscape design. These principles seek to:   1. protect existing natural features and ecological processes; 2. maintain the natural hydrologic behaviour of catchments; 3. protect water quality of surface water and groundwater; 4. minimise demand on the reticulated water supply system; 5. integrate water into the landscape to enhance visual, social, cultural and ecological values; 6. enhance functionality, performance and sustainability of landscaping areas including artificial growing environments; 7. minimise on-going maintenance of landscaping areas through effective design. |

### 1.3 Terminology

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| **Reason for change:** To give effect to the action in Brisbane’s Future Blueprint to make it easier for new developments to include rooftop gardens and green open space and to ensure the design, assessment, implementation and maintenance of landscape work achieves the intended functional and aesthetic outcomes required for the development over the long term. |
| In this planning scheme policy unless the context or subject matter otherwise indicates or requires, a term has the following meaning:  artificial growing environment: is the environment in which vegetation does not have access to natural ground. This may include green roofs, green walls, green facades and terrace planters.  dead loads: includes loads that are relatively constant over time, including the weight of the structure itself, and immovable fixtures, as load directly applied through the weight of an element. Combining the weight of all components of the system is required to understand total dead load.  deep infiltration: infiltration of stormwater to deep soil layers and aquifers  evaporation rate: the quantity of water, expressed in terms of depth of liquid water, which is evaporated from a given surface per unit of time. It is usually expressed in millimetres per day, month, or year.  evapotranspiration: combination of evaporation from free water surfaces and transpiration of water from plant surfaces to the atmosphere  extensive green roof: planting on the rooftop of a building or structure comprising lightweight shallow specialist substrates or growing media less than 200mm deep in profile that requires specialised design and construction. Typically planted with lower water demand ground covers, grasses and succulent species.  field capacity: the soil condition that results when macropores are empty of water and micropores are full of water. This state usually occurs 24 to 48 hours after rain or irrigation. Sand holds very little water at field capacity because it has few micropores. Clays and organic soils hold significantly greater quantities of water because they have more micropores.  green facade: building or structure elevations that are designed with supporting systems (typically trellises) for vines, climbers and scrambling plant species that are grown in natural ground or artificial growing environments integrated into the built form at various levels.  green wall: vertical planting that incorporates dense multiple individual plantings, growing media, support and containment substrates, irrigation, drainage and structure into a single system.  growing media: is the material in which plants grow. Growing media may also be known as grow media, substrate or soil.  hydro-zone: areas within a site of differing soil moisture, evaporation rate and exposure to the local weather conditions  hydro-zoning: landscape design that locates plants according to hydro-zones  infiltration rate: the rate at which infiltration takes place expressed in depth of water per unit time, usually in millimetres per hour  intensive green roof: planting on the rooftop of a building or structure comprising soil-based vegetation with depths greater than 200mm that support a wider variety of vegetation and planting species and sizes including shrubs and trees.  irrigation efficiency: the percentage of water applied that can be accounted for in soil moisture increase for consumptive use  live loads: are temporary, of short duration or a moving load. These loads may involve considerations such as impact, momentum, vibration, slosh dynamics of fluids and material fatigue.  macropore: larger soil pores, generally having a minimum diameter between 30 and 100 micrometres, from which water drains readily by gravity  micropore: relatively small soil pore, generally found within structural aggregates and having a diameter less than 30 micrometres. Micropores hold most of the water that can be used by plants.  percolation: the movement of water, under pressure, through the gaps in rock or soil. It does not include movement through large openings such as caves  pores: the gaps that exist between soil particles. They include macropores and micropores.  rhizobia: bacteria of the genus Rhizobium capable of forming nitrogen-fixing nodules on the roots of leguminous plants  shallow infiltration: infiltration to topsoil and subsoil layers  terrace planter: containers for planting that may be integrated into slab edges, balustrades and parapets.  wilting point: the soil condition that results when the soil dries out to the point where plants cannot extract any remaining water. Soil holds onto water via capillary forces; as more water is removed, these forces become larger, making it increasingly difficult for plants to extract water. Plant leaves and stems wilt when the plant can no longer extract water. |

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| **Reason for change:** To give effect to the action in Brisbane’s Future Blueprint to make it easier for new developments to include rooftop gardens and green open space and to ensure the design, assessment, implementation and maintenance of landscape work achieves the intended functional and aesthetic outcomes required for the development over the long term. | | | |
| 2 Climatic factors | | |
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| 2.1 Wind |

#### 2.1 Wind

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| **Reason for change:** To give effect to the action in Brisbane’s Future Blueprint to make it easier for new developments to include rooftop gardens and green open space and to ensure the design, assessment, implementation and maintenance of landscape work achieves the intended functional and aesthetic outcomes required for the development over the long term. | |
| Wind speeds generally will be more apparent at altitude due to exposure of broader environs. Wind speeds will also be typically accelerated through funnelling of adjoining buildings. Wind can place pressure on structural elements, and mechanical properties of vegetation, as well as drying out of growing media. Wind assessments may be required to demonstrate the suitability of proposed landscape design features, particularly artificial growing environments. It must be demonstrated that anticipated wind velocities and frequencies have been quantified and assessed. | |
| **Reason for change:** To give effect to the action in Brisbane’s Future Blueprint to make it easier for new developments to include rooftop gardens and green open space and to ensure the design, assessment, implementation and maintenance of landscape work achieves the intended functional and aesthetic outcomes required for the development over the long term. | |
| 2.2 Solar |

#### 2.2 Solar

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| **Reason for change:** To give effect to the action in Brisbane’s Future Blueprint to make it easier for new developments to include rooftop gardens and green open space and to ensure the design, assessment, implementation and maintenance of landscape work achieves the intended functional and aesthetic outcomes required for the development over the long term. | | | | |
| 1. Solar access is fundamental for the suitability and sustainability of any landscaping design and plant selection. Plants are to be selected for the suitability of shade, part shade and/or full sun applications. Shadow diagrams may be required to demonstrate suitability of landscape design location, elements and plant selections. Shadow diagrams must include:    1. solar access or lux levels at 9am, midday and 3pm for winter and summer;    2. influences of existing and proposed development adjoining and within in the local area;    3. influences of adjacent or nearby natural elements. | | | | |
| 1. Influence of temperature should be understood through broader climatic conditions. Assessment of temperature is generally understood as part of solar access considerations. | | | | |
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| 2.3 Rainfall | | |
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| 2.3.1 Soil infiltration |

#### 2.3.1 Soil infiltration

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| **Reason for change:** To give effect to the action in Brisbane’s Future Blueprint to make it easier for new developments to include rooftop gardens and green open space and to ensure the design, assessment, implementation and maintenance of landscape work achieves the intended functional and aesthetic outcomes required for the development over the long term. | | | |
| 1. Direct rainfall infiltration to soils is to supply 50% or more of the plants’ annual water needs. If rainfall infiltration provides between 50% and 100% of the plants’ water needs, an irrigation system incorporating rainwater harvesting is to be used and is to supply at least 50% of the remaining water for plant irrigation. | | | |
| 1. For landscaping located in artificial growing environments, a minimum of 75% of the plant’s water needs is to be sourced from other than the reticulated water supply. | | | |
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| 2.3.2 Landform | | |
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#### 3 Growing media

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| **Reason for change:** To give effect to the action in Brisbane’s Future Blueprint to make it easier for new developments to include rooftop gardens and green open space and to ensure the design, assessment, implementation and maintenance of landscape work achieves the intended functional and aesthetic outcomes required for the development over the long term.  3 Growing media | |
| 1. For artificial growing environments, growing media is to be selected to achieve optimum performance and sustainability of vegetation. Indicative soil depths and volumes for green elements are shown in Table 1. | |
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| Table 1—Indicative soil depth and volumes for artificial growing environments |

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| |  |  |  |  | | --- | --- | --- | --- | |  |  |  |  | |  | Growing media or substrate | | | | Soil based growing media | | Inorganic lightweight material and decomposed organic matter matrix | | Green elements by typology | Intensive green roofs, containers for trellis systems, raking gardens and terrace planters | | Green walls, extensive green roof, raking gardens | | Vegetation type | Minimum media depth (mm) | Minimum media volume (L) |  | |
| |  |  |  |  | | --- | --- | --- | --- | |  |  |  |  | | Vines or scrabbling species | 400 | 100L for every 1m2 foliage at 100mm of thickness | Systems designed to achieve and maintain suitable organic matter, nutrient and water balance to sustain vegetation | | Turf | 300 | Not applicable | | Sprawling groundcovers | 300 | 50L | | Grasses and small shrubs to 600mm(1) | 450 | | Medium shrubs to 1m(1) | 600 | Minimum media depth x canopy projection | Not applicable | | Large shrubs to 3m(1) | 600 | | Small trees to 5m(1) | 800mm | Minimum surface area of 1.5m x 1.5m or Height (m) x Calliper (mm) /100 = m3, whichever is greater | | Trees over 5m(1) | 1200mm or rootball depth plus 200mm, whichever is greater | |

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| Note—(1) heights are measured at maturity of vegetation | |
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| 1. Generally, horizontal plantings will derive soil-based blends. Vertical planting will be achieved through an appropriate mix of inorganic lightweight material and decomposed organic matter. Growing media will also include consideration of the following:    1. high moisture and nutrient holding capabilities;    2. low slumping or shrinkage characteristics;    3. raking elements that account for potential slip risks. | | |

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| **Reason for change:** To give effect to the action in Brisbane’s Future Blueprint to make it easier for new developments to include rooftop gardens and green open space and to ensure the design, assessment, implementation and maintenance of landscape work achieves the intended functional and aesthetic outcomes required for the development over the long term. | |
| 3.1 Mulch |

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| 4 Plant selection | |

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| Plants species are to be selected by a suitably qualified and experienced horticulturist, landscape architect or designer to:   1. suit the site’s climatic factors; 2. ensure direct rainfall supplies all or most of their water needs; 3. suit proposed growing environments (in natural ground or artificial); 4. ensure performance and sustainability. | | |
| 5 Artificial growing environments | |
| Guidance for acceptable coverage and growth requirements are shown in Table 2. |

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| Table 2—Minimum acceptable coverage | |

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| |  |  |  | | --- | --- | --- | |  |  |  | | Artificial growing environment element | On practical completion | After two years and then to be maintained | | |
| |  |  |  | | --- | --- | --- | |  |  |  | | Green facade (trellis) | 30% of the extent of the elevation | 95% of the extent of the elevation | | |
| |  |  |  | | --- | --- | --- | |  |  |  | | Green walls | 100% of the extent of the elevation | 95% of the extent of the elevation | | |
| |  |  |  | | --- | --- | --- | |  |  |  | | Green roofs | 75% of the extent of the planting area | 95% of the extent of the planting area | | |
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#### 4 Irrigation

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| **Reason for change:** To give effect to the action in Brisbane’s Future Blueprint to make it easier for new developments to include rooftop gardens and green open space and to ensure the design, assessment, implementation and maintenance of landscape work achieves the intended functional and aesthetic outcomes required for the development over the long term.  6 Irrigation |

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| 1. If irrigation is required, the storage and irrigation system is to be used to supply harvested stormwater to all landscaping areas. | | |
| 1. The system is to be designed by a suitably qualified person accredited as a certified irrigation designer by the Irrigation Association of Australia, holding a Diploma of irrigation, or with equivalent experience. | | |
| 1. The system is to be designed to consider the appropriate delivery method for selected planting species. | | |
| 1. The system is to be optimised to deliver fertilisers and/or pesticides in difficult to access locations where required. | | |
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| 6.1 Irrigation rates | |

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| The irrigation rate will vary depending on climatic conditions, species selection and growing media. An anticipated irrigation demand should be calculated to determine the suitability and sustainability of proposed landscaping design areas. Indicative irrigation application rates for artificial growing environments are shown in Table 3. | | |
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| Table 3—Indicative irrigation application rates for artificial growing environments |

#### Table 3—Indicative irrigation application rates for artificial growing environments

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| **Reason for change:** To give effect to the action in Brisbane’s Future Blueprint to make it easier for new developments to include rooftop gardens and green open space and to ensure the design, assessment, implementation and maintenance of landscape work achieves the intended functional and aesthetic outcomes required for the development over the long term. |

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| |  |  |  | | --- | --- | --- | |  |  |  | | Green Element | Exotic species | Native species | | | |
| |  |  |  | | --- | --- | --- | |  |  |  | | Green roof | 25-35L/m2/week | 20-25L/m2/week | |
| |  |  |  | | --- | --- | --- | |  |  |  | | Terrace planters | 35-45L/m2/week | 30-35L/m2/week | | | | |
| |  |  |  | | --- | --- | --- | |  |  |  | | Green walls | 25-35L/m2/day | | | | |

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| 6.2 Site stormwater harvest capacity | |

#### 4.1 Site stormwater harvest capacity

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| **Reason for change:** To give effect to the action in Brisbane’s Future Blueprint to make it easier for new developments to include rooftop gardens and green open space and to ensure the design, assessment, implementation and maintenance of landscape work achieves the intended functional and aesthetic outcomes required for the development over the long term. | | |
| The quantity of water which can be harvested from roofs, driveways, car parks and other impervious surfaces is to be determined, as follows:   1. Step 1—Obtain monthly median rainfall data from the Bureau of Meteorology for Brisbane from the pluviograph station(s) closest to the site or use the data in Table 4. | | |
| Table 4—Monthly rainfall data for Brisbane Airport | |
| **Reason for change:** To give effect to the action in Brisbane’s Future Blueprint to make it easier for new developments to include rooftop gardens and green open space and to ensure the design, assessment, implementation and maintenance of landscape work achieves the intended functional and aesthetic outcomes required for the development over the long term. | | |
| 6.3 Sizing of water tanks and cisterns |

#### 4.2 Sizing of water tanks and cisterns

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| **Reason for change:** To give effect to the action in Brisbane’s Future Blueprint to make it easier for new developments to include rooftop gardens and green open space and to ensure the design, assessment, implementation and maintenance of landscape work achieves the intended functional and aesthetic outcomes required for the development over the long term. | |
| 1. The required size of a tank or cistern is to be established as follows:    1. Step 1—Determine the daily volume required by dividing the annual volume (calculated in Step 3 above) by 365 days per year.    2. Step 2—Determine the total tank storage required by using the roof area and volume of water required per day for the appropriate value shown in Table 5. For example, if 100L per day harvested from a roof area of 200m2 is required, a storage capacity of 7,000L is to be provided.    3. Step 3—Determine the size and capacity of the tank/s required. | |
| **Reason for change:** To give effect to the action in Brisbane’s Future Blueprint to make it easier for new developments to include rooftop gardens and green open space and to ensure the design, assessment, implementation and maintenance of landscape work achieves the intended functional and aesthetic outcomes required for the development over the long term. | |
| Table 5—Tank storage requirements |

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#### 4.3 Irrigation design

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| **Reason for change:** To give effect to the action in Brisbane’s Future Blueprint to make it easier for new developments to include rooftop gardens and green open space and to ensure the design, assessment, implementation and maintenance of landscape work achieves the intended functional and aesthetic outcomes required for the development over the long term. 6.4 Irrigation design | |

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| The irrigation design is to include scheduling which complies with the Council’s watering regulations and devices and techniques that contribute to the efficient use of water such as:   1. automatic controllers incorporating multiple start times, rain delay programming, and evapotranspiration programming; 2. automatic shut-off devices, such as rain and moisture sensors; 3. low-volume irrigation delivery, through systems using drippers, bubblers or micro-jets and designed to prevent overspray outside of planting areas; 4. pressure-regulating devices; 5. high-efficiency nozzles; 6. deficit watering programs that irrigate to achieve 80% field capacity when available water reaches 40–45% of field capacity; 7. stationing of sprinkler systems to match each of the site's hydro-zones; 8. hand watering via hoses or buckets for small garden areas. |

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| 7 Landscaping containment | | |
| 1. All components of artificial growing environments including growing media and vegetation are to be contained to ensure loose material does not fall from structures and public safety is not compromised. | | | |
| 1. Tree and large shrub planting is designed, located and installed to ensure longevity of the planting and public safety. Methods for guying, anchoring and any other recommended safety installation techniques are required to be employed as recommended by a suitably qualified landscape designer or equivalent. | | | |
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| 8 Structural considerations |

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| All structures, elements, components and fixings are to be selected, designed, installed and maintained to ensure performance without compromising structural integrity. The structural integrity of all landscaping containments should consider future dead loads and live loads. | | | | |
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| 9 Drainage and waterproofing | | | |
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| Appropriate drainage design and waterproofing material and/or technology is to be provided to all artificial growing environments to achieve safe, durable and long-term integration with structures and built elements. | | | | |
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**5 Landscape maintenance**

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| **Reason for change:** To give effect to the action in Brisbane’s Future Blueprint to make it easier for new developments to include rooftop gardens and green open space and to ensure the design, assessment, implementation and maintenance of landscape work achieves the intended functional and aesthetic outcomes required for the development over the long term. 10 Landscape maintenance |
| 1. Landscaping areas are to continue to perform and thrive throughout the life of the development. To ensure the suitability and sustainability of these areas, a landscape maintenance plan may be required to be prepared by a suitably qualified horticulturist or landscape designer (or irrigation designer for any irrigation system component of the landscape management plan). |
| 1. The landscape maintenance plan is to include:    1. water use efficiency;    2. regular top dressing and aeration to turfed areas;    3. on-going removal, replacement and/or top-up of growing media including (but not limited to) soil, mulch and compost;    4. on-going weed suppression and removal;    5. on-going maintenance of plants, such as pruning to maintain vigour or size, or the removal and replacement of damaged or diseased plants and plant material;    6. indicative method of maintenance access;    7. a schedule that lists tasks, locations, staffing, frequency, season of visit and number of visits per year. |
| Note—floor plans, diagrams, elevations, and sections as well as indicative maintenance schedules and procedures are to be provided to demonstrate compliance. |
| 1. Where an irrigation system is required, the landscape maintenance plan is to also include details on:    1. conducting leak and blockage checks in irrigation lines and emitters;    2. reprogramming the irrigation controller and restationing of emitters as plants grow, die out and are replaced;    3. inspecting moisture sensors;    4. maintaining tanks and cisterns;    5. checking water pumps. |

## Schedule 6 Planning scheme policies \ SC6.24 Planting species planning scheme policy

### Contents

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| --- | --- |
| **Reason for change:** To give effect to the action in Brisbane’s Future Blueprint to make it easier for new developments to include rooftop gardens and green open space and to ensure the design, assessment, implementation and maintenance of landscape work achieves the intended functional and aesthetic outcomes required for the development over the long term. | |
| 1       Introduction  1.1 Relationship to planning scheme  1.2 Purpose  2       Preferred plant species  3       Undesirable plant species  4       Artificial growing environments |

### 1.1 Relationship to planning scheme \ at end of table

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| **Reason for change:** To give effect to the action in Brisbane’s Future Blueprint to make it easier for new developments to include rooftop gardens and green open space and to ensure the design, assessment, implementation and maintenance of landscape work achieves the intended functional and aesthetic outcomes required for the development over the long term. | |
| |  |  |  | | --- | --- | --- | |  |  |  | | Table 9.4.5.3 | AO16.1 | All | |

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| 3 Undesirable plant species **Reason for change:** To give effect to the action in Brisbane’s Future Blueprint to make it easier for new developments to include rooftop gardens and green open space and to ensure the design, assessment, implementation and maintenance of landscape work achieves the intended functional and aesthetic outcomes required for the development over the long term. | |
| 4 Artificial growing environments |
| 1. Plant species selection is critical to the success of artificial growing environments and should consider the following attributes:    1. robustness and reliability;    2. biodiversity outcomes;    3. microclimatic conditions;    4. required growing substrates and media;    5. maintenance requirements;    6. form and growth rates. | |

## Schedule 6 Planning scheme policies \ SC6.33 Vegetation planning scheme policy

### 1.2 Purpose

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| **Reason for change:** To give effect to the action in Brisbane’s Future Blueprint to make it easier for new developments to include rooftop gardens and green open space and to ensure the design, assessment, implementation and maintenance of landscape work achieves the intended functional and aesthetic outcomes required for the development over the long term. |
| Note—This planning scheme policy does not provide guidance on:   * ecological assessments, habitat restoration and rehabilitation planting. For advice on these situations, refer to the Biodiversity areas planning scheme policy; or * landscape design. For advice on these situations, refer to the Landscape design ~~and water conservation~~ planning scheme policy; or * plant species that may be suitable for planting in landscaped areas. For advice on these situations, refer to the Planting species planning scheme policy. |

## Appendix 2 Table of amendments

#### Table AP2.1—Table of amendments

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| **Reason for change:** Reflects details of this package of major amendments to the planning scheme and amendments to planning scheme policies. |
| |  |  |  |  | | --- | --- | --- | --- | |  |  |  |  | | 22 March 2022 (adoption) and 27 May 2022 (effective) | v24.00/2022 | Major | Major amendment to planning scheme (Chapter 2, Part 4 of *MGR*).  Amendment to planning scheme policy (Chapter 3, Part 1 of *MGR*).  Refer to Amendment v24.00/2022 for further detail | |