

# NEW WORLD CITY DESIGN GUIDE: BUILDINGS THAT BREATHE – LIVING GREENERY



*Dedicated to a better Brisbane*

BRISBANE CITY PLAN 2014 | DEVELOPMENT ASSESSMENT GUIDELINE

Brisbane City Council is committed to facilitating development outcomes in our city centre, mixed use inner city, transport corridors and principal regional activity centres that exemplify subtropical design excellence as described in the *New World City Design Guide: Buildings that Breathe*.

Living greenery integrated with architectural design is an essential part of subtropical development but can be challenging to successfully construct and maintain. This guideline has been developed to make it easier for developers and property owners to design and maintain container planting proposed as part of a development application.

***“The green wall typology is diverse and includes green facades, living walls, vertical gardens, hanging gardens, bioshaders and bio-facades.”***

***“Our city is an urban garden.”***

- New World City Design Guide: Buildings that Breathe

## Living greenery professional team

Container plantings are a challenging design feature. Successful implementation requires a team of specialist professionals that includes:

- an architect
- a green wall/green roof designer
- a landscape architect
- an irrigation designer
- a member of the Registered Professional Engineer of Queensland (RPEQ)
- a façade engineer.

## Living greenery design considerations

Integration of container planting with architectural design must be considered from the earliest design stages to ensure that it will be viable. Design considerations should include:

- planting design appropriate to container type, size and location
- maintenance responsibilities, with regard to the intended tenure of the proposed planting
- shade and aspect studies including:
  - wind report measuring meters per second for the container planting location/s
  - sun shade modelling for 9am, noon and 3pm on 21 June, 22 September and 21 December

- detailed calculations of weekly irrigation water consumption per calendar month
- rainwater tank location and structural requirements
- structural certification that the saturated weight of container planting is suitable for the building
- appropriate waterproofing and drainage design to prevent leaching, staining and mineral deposits to the building facade
- maintenance access
- annual maintenance program for planting, growing media, irrigation and structural elements
- designs that meet all the fire safety requirements and standards set by relevant statutory authorities.

## Living greenery documentation

Documentation should address the design considerations listed. Plans, elevations, sections and perspective drawings should clearly show the location and type of proposed container planting so that the proposed extent of greenery can be clearly understood.

For proprietary items, provide examples of installed work in a comparable context, orientation and climate.

## Living greenery long-term outcomes

Planting must be established and maintained to ensure:

- at least 50% coverage with living plants for vegetation supported by trellises and screens
- 100% coverage with living plants for living walls (proprietary items).

## Further information

For more information about the *New World City Design Guide: Buildings that Breathe* or for general planning information, visit [brisbane.qld.gov.au](http://brisbane.qld.gov.au) or call Council on 3403 8888.

Additional information:

- [New World City Design Guide: Buildings that Breathe](#)
- [Brisbane. Clean, Green, Sustainable 2017-2031](#)
- [WaterSmart Strategy](#)

**Disclaimer:** The content of this information sheet is a summary and has been prepared to assist the reader to understand the City Plan. Please refer to the full City Plan document, entitled *Brisbane City Plan 2014*, on Council's website for further detail.