

Landscaping in Zone CB

Landscaping refers to the use of trees, shrubs and plants to enhance the appearance of a building and to make an area more attractive.

On-site landscaping can benefit both the public realm, and users of the buildings, by providing opportunities for shading and creating spaces for people to engage with nature. Sympathetic landscaping can also visually soften the appearance of the building to the streetscape and reduce the impacts of urban heat.

Scheme Requirements

Clause 5.2.6.2 of the Scheme provides minimum requirements for planting associated with the use and development of land in Zone CB. Development must provide landscaping, exclusive of any paved areas, equivalent to 10% of the site area.

Landscaping areas can be achieved at ground level or on structures and a variety of approaches are encouraged. Landscaping on structures can be integrated into elevated outdoor spaces on rooftops and podiums or as vertical gardens on building facades. Amongst other requirements, the Scheme also requires that the quality and extent of any landscaping must be maintained for the life of the development.

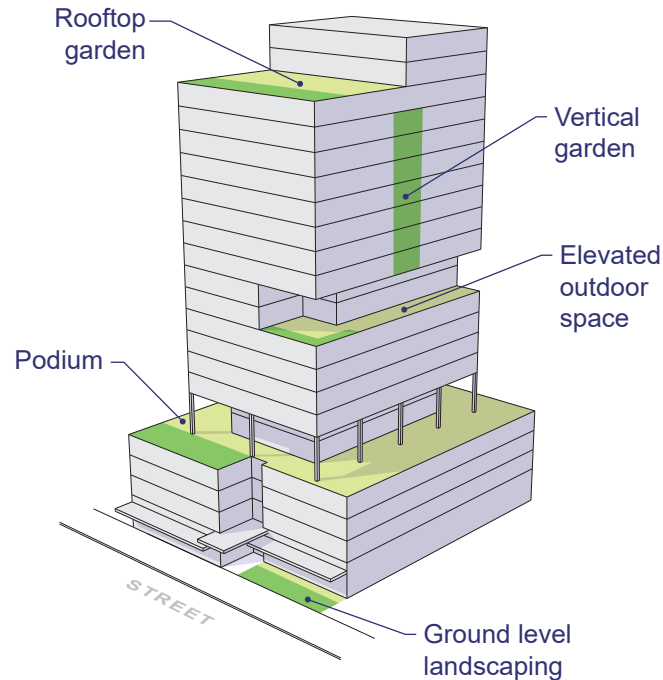


Fig 1: illustrates a range of locations where landscaping can be undertaken for a development in Zone CB.

Objectives of Landscaping in Zone CB

The objectives of the Zone CB landscaping provisions are to:

- ensure that planting associated with a development enhances the streetscape and overall amenity of the locality; and
- provide opportunities for climate responsive design that mitigates heat capture and improves the thermal performance of buildings.

Interpreting the Requirement

The minimum requirement of 10% of the site area is required regardless of whether landscaping is undertaken vertically or horizontally (ie. the minimum requirement is 10% of the site area, not 10% of the elevation).

The 10% figure refers to the net total of all landscaping on the site and can be distributed throughout numerous landscaping components.

Note: An application should include a plan clearly identifying any areas that contribute to planting.

Note: Developments proposing green walls or other vertical landscaping should provide renderings to illustrate how the development will look with and without plantings.

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Design Suggestions

- Considered species selection and positioning can provide shade and amenity for users of communal open space and improve the thermal performance of a building.
- Retaining significant trees or vegetation into a development can create place making opportunities to focus new tenancies and alfresco areas.
- Permeable paving can enhance water penetration to root zones and is encouraged to complement landscaped areas.
- Vertical gardens can help soften the visual presentation of blank walls.
- Innovative lighting of landscape elements can create a unique night-time presence for a development.
- Atriums with filtered light can create sheltered spaces for plants.



Fig 3: Example of landscaping incorporated into an outdoor dining area.



Fig 4: Example vertical landscaping on an otherwise blank wall.



Fig 5: Podium planting can enhance the usability of communal open space and contribute to the amenity of the streetscape.



Fig 6: Rooftop planting can reduce heat absorption from the sun and provide natural cooling.