



27 April 2018

Dear Sir/Madam

On behalf of the Australian Institute of Landscape Architects, please find below our submission relating to the Proposed Rooftop Uses Amendment.

As we see increasing constriction at the ground level in achieving good soft landscape and urban design outcomes, we have an opportunity to try and regain some of this balance through the advent of green roof gardens and soft landscape outcomes on buildings. These kind of building uses align closely with the Planning Scheme's Strategic Framework to enhance the Sunshine Coast's natural advantage.

The following are extracts from the Sunshine Coasts Planning Scheme, Part 3 Strategic Framework,

3.3.1 (a), (g), and particularly (h):

Theme 1 – Settlement pattern

services. A range of housing choices are provided in locations that are close to activity centres and active and public transport. Housing is designed to be adaptable and reduce recurrent costs.

- (h) A network of mixed use, transit oriented activity centres provide business, community and residential activities focussed around transit hubs and linking major transit corridors. Centres are active and vibrant places providing significant opportunities for community interaction. Distinctive streetscapes, landscaping and public art create public domains of social and economic value. Buildings respond to the subtropical climate, are energy, water and waste efficient and utilise sustainable building materials.
- (i) Maroochydore is the principal regional activity centre for the Sunshine Coast and provides regional scale business, investment and residential and community activities. Maroochydore is

As design professionals who actively promote green space, this initiative has great potential to help improve the health of our urban centres and communities as additional open space within the built form. The provision of dedicated planting space to building rooftops provides a significant opportunity to bring many benefits to improve economic, environmental and social aspects of both public and private sectors, in addition to the local and global environments.

Traditionally roof top uses offer opportunities for food production, aesthetics, education and recreation purposes. In a modern day context with a focus on sustainable environmental practices they have the opportunity to assist with managing peak stormwater flows, reducing heat island effect, create building energy efficiencies and saving money whilst reducing greenhouse gas emissions. Additionally, they offer additional habitat for fauna whilst providing a green lung in a built hard environment. Opportunities to mandate green outcomes in keeping with the Sunshine Coast communities values could be by a variety of means, with the following being a few suggestions for your consideration:

- percentage coverage of roof top to soft landscape outcomes.
- Vertical parts of the building should be considered as part of this green replenishment
- Noting that it is proposed for tourist areas and as a public / commercial use, would suggest that a minimum 'green' podium element is required to soften 'the edges' when viewed externally and for further use enjoyment. For example ...
Podium planters are provided to sustain landscape amenity strips to a minimum of 60% of the perimeter of the rooftop use. Landscape amenity strips are to provide vegetative shade, microclimate and where not in a view line, screening.
- built shade and screening should be made mandatory and to a minimum area / coverage (determined in relation to aspect)



Australian Institute of
Landscape Architects

Please note that we would Not supportive however of rooftop uses that in lieu of any on and in ground or vertical building landscape outcomes

Thank you for this opportunity to provide feedback and please do not hesitate to contact me further should you require.

Kind regards

Jamie Franklin
Vice President AILA QLD
Chairperson AILA SUN - Sunshine Coast