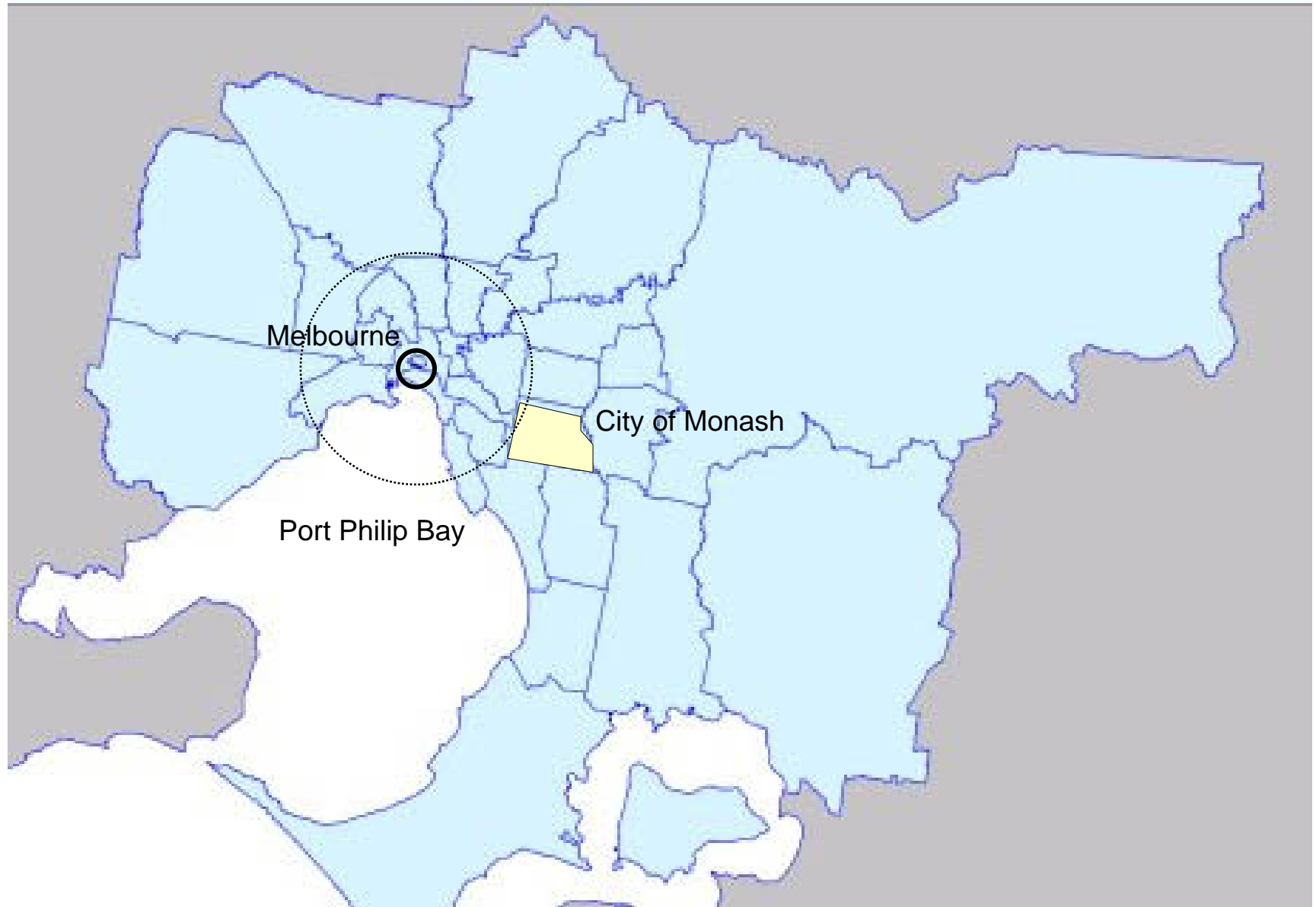


Green spaces as part of a Water Sensitive Landscape in the City of Monash



Electra Community Centre:





NEW TREE AS SPECIFIED

ROCK EDGE MAX. 20mm ABOVE PONDING AREA TO ALLOW WATER TO FLOW OVER ROCKS INTO RAIN GARDEN
MIN. 50mm DEPTH HILLVIEW QUARRY
10mm NO FINES BEIGE GRANITE MULCH
DISHED TO BASE OF TREE

150mm HEIGHT STEEL EDGE
TO GRAVEL PATH

1400 X 600 SAFE-T-GRATE

MODIFY KERB & CHANNEL

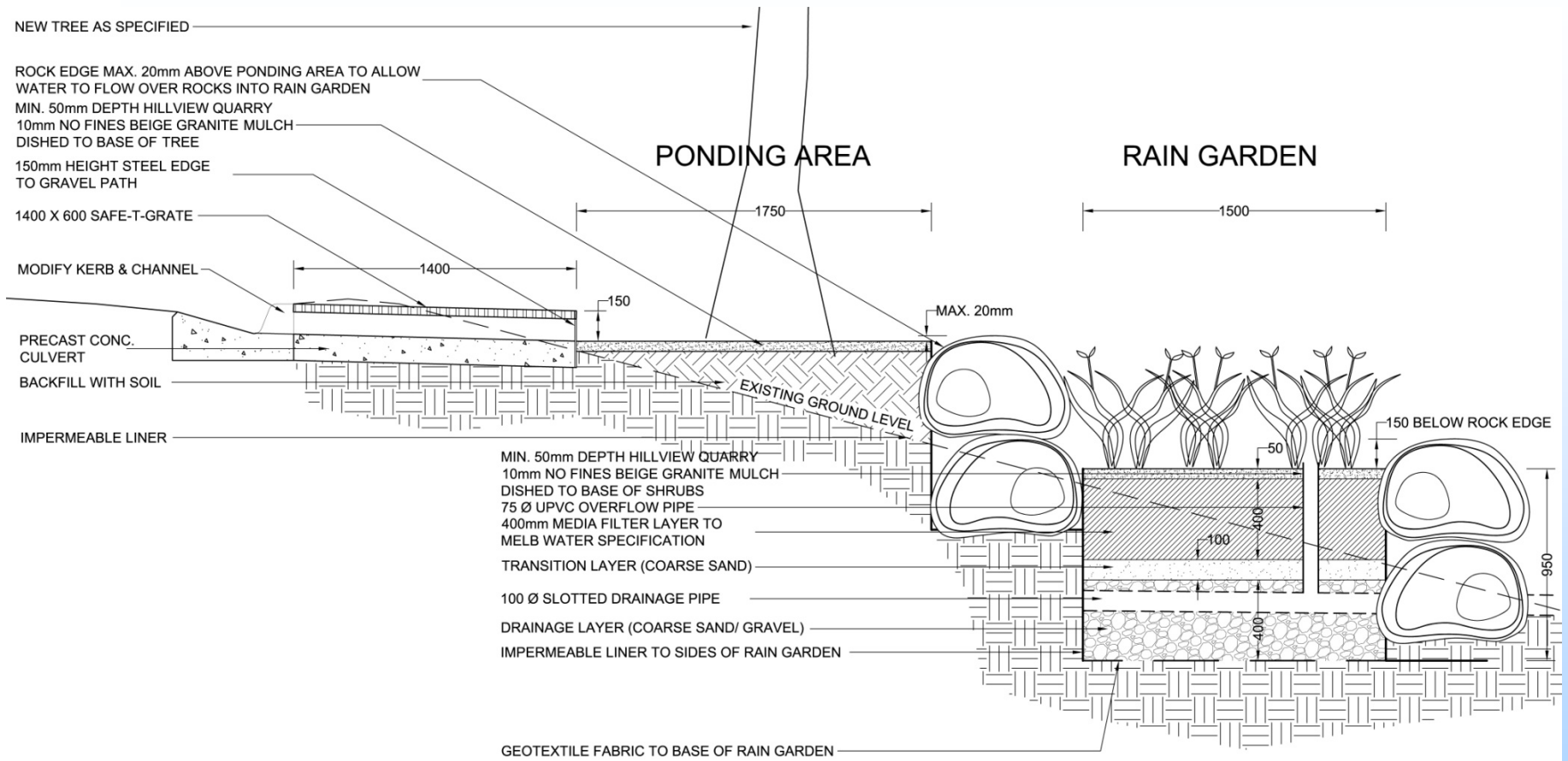
PRECAST CONC.
CULVERT

BACKFILL WITH SOIL

IMPERMEABLE LINER

PONDING AREA

RAIN GARDEN











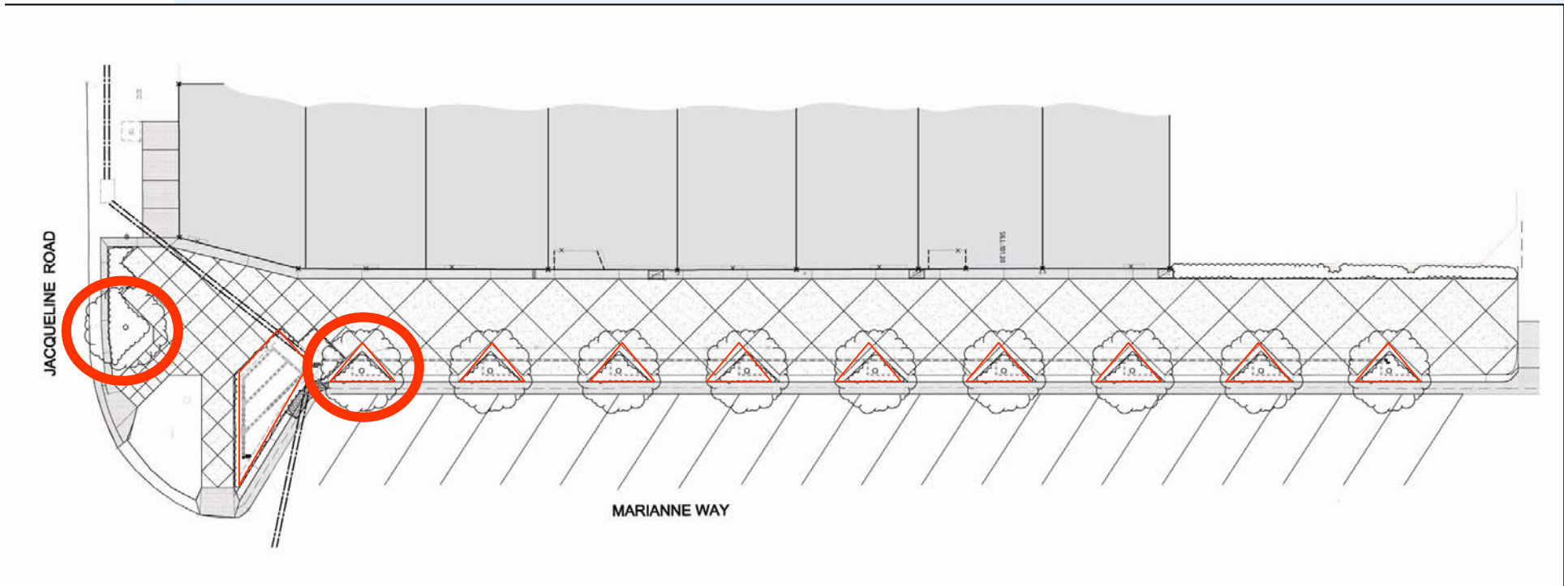
Marianne Way Retail Strip:





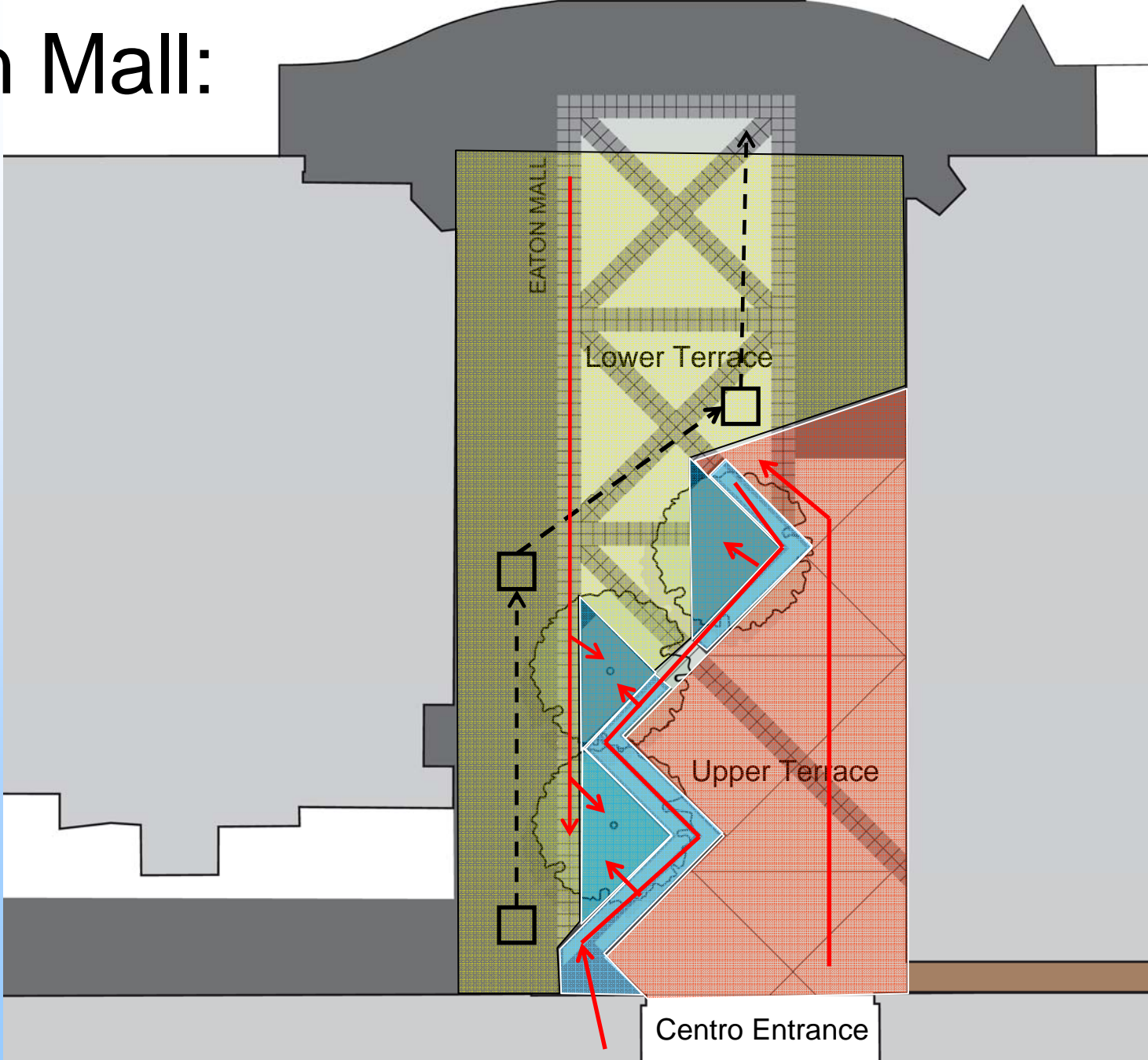
**Trader
feedback here
at first was
negative. Now,
they want to
open up cafés
to use the new
spaces created**





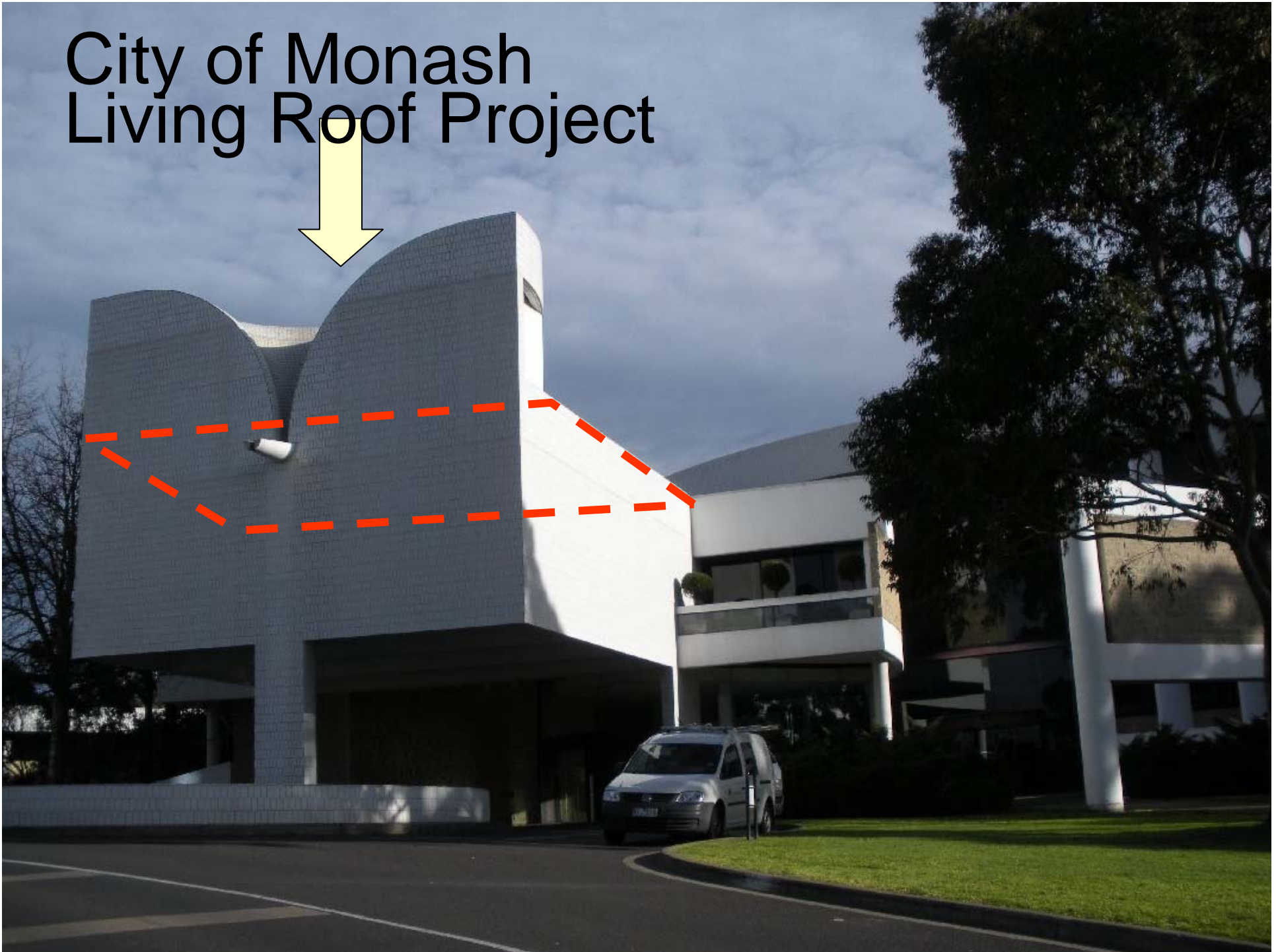
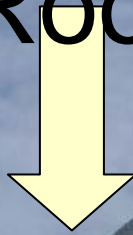
Eaton Mall:

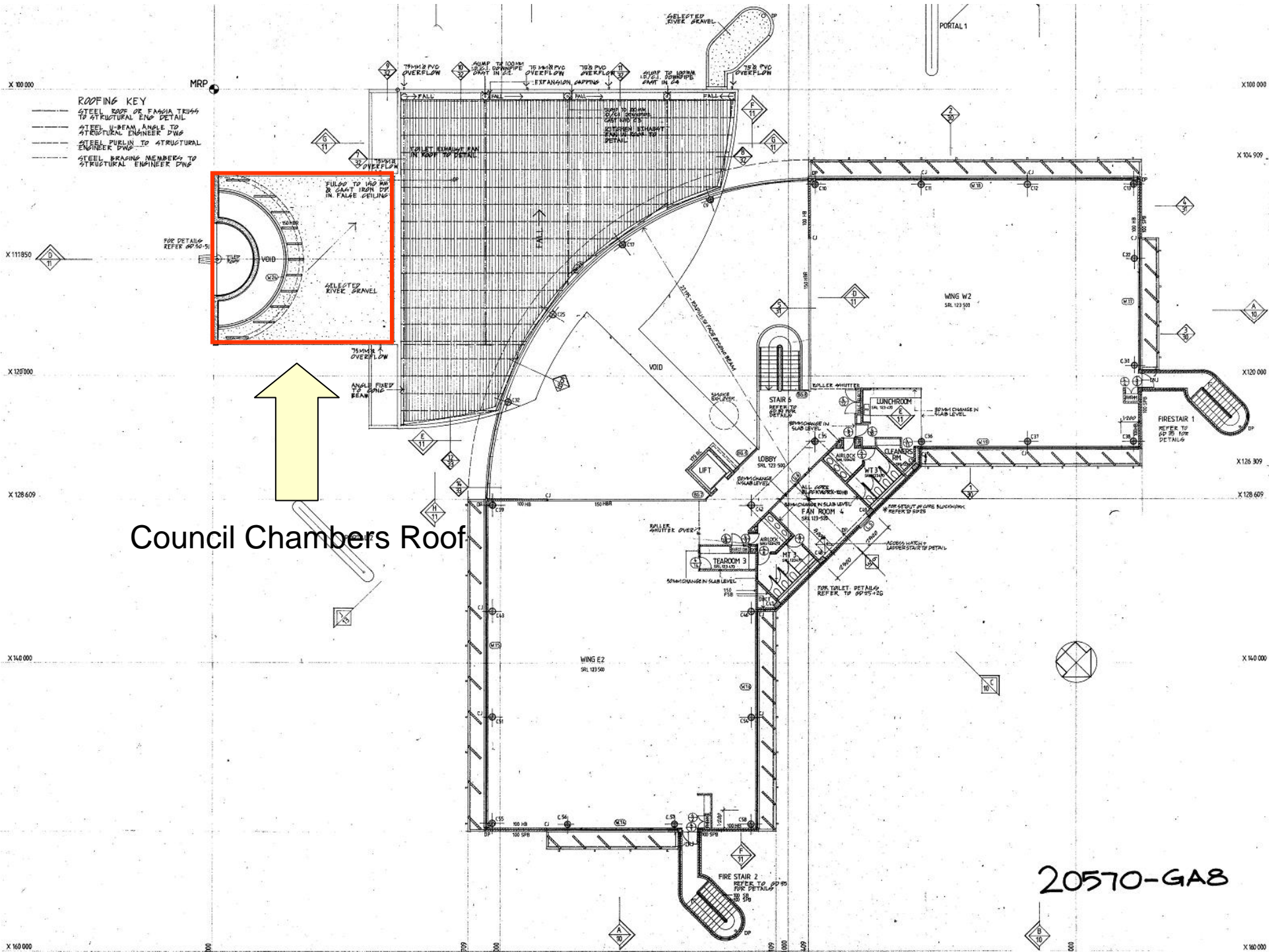
PORTMAN STREET





City of Monash Living Roof Project





Council Chambers Roof

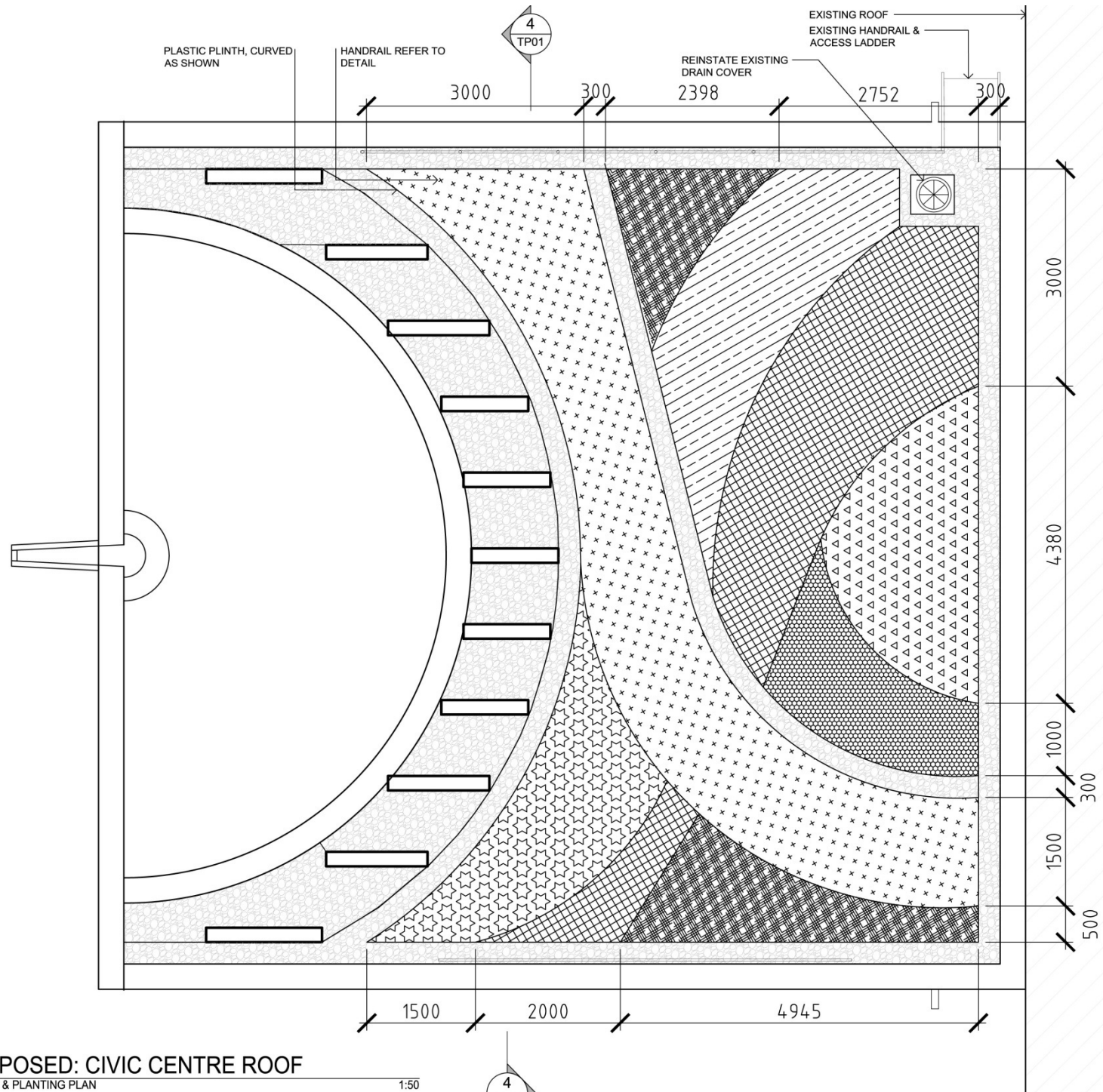
20570-GA8

Existing Conditions:

- Concrete slab roof to Council chambers
- Existing water proof membrane protected by quartz river pebbles
- Approx. 92sqm roof area
- 350mm – 500mm high parapet wall

<http://dashboard.comnstructionview.com.au/>
Username: monash Password: monash





CITY OF
MONASH

2

PROPOSED: CIVIC CENTRE ROOF

SET-OUT & PLANTING PLAN

1:50

4

Risk assessment

Just some of the risks that we thought we would need to consider:

- Structural failure (Used a loading of 200kg/sqm, based on saturated substrate)
- Someone falling off roof
- Membrane Leaking
- Plants dying
- Political Risk of any one of these occurring
- Risk is not doing anything...

Planning requirements

- A Heritage report was required which noted that:
 - the roof was not visible from ground level
 - pebble is to be reinstated as border treatment
- Did we need a planning permit?

".....As I understand it, from the documents you supplied to me in your email, it is proposed to essentially remove existing white pebbles from the roof for later reuse, and then install shrubbery or some other form of vegetation on the roof so as to enable stormwater (rain) to flow through the vegetation before it makes its way to the stormwater drain where it will be subsequently analysed as part of the experiment. The white pebbles will be used as a 300mm border around the vegetation. Despite having read all the material you provided me with, it is not clear from that material what is proposed in relation to the vegetation, specifically how it is planted. I have assumed that the vegetation will be placed on the roof in some form of pot or tub and the growing medium will be contained within the pot or tub. That said, this is unclear from the material provided to me. What is clear is that there does not seem to be any form of construction of buildings or works proposed on the roof apart from the laying of a new waterproof membrane on the roof. I imagine that this is rolled out and fixed in place but is removable. Having regard to the above, it seems to me that the proposal amounts to a form of landscaping, in the form of a roof top garden.

In this context, I will now ascertain whether a permit is required under the Scheme. The building is in an Heritage Overlay and is also on land within a Business 2 zone.

Under the overlay and the zone, a permit is required to construct a building and to construct or carry out works.

In my opinion, a planning permit is not required for the proposal for the following reasons.

- 1. First of all, under the Heritage Overlay, a permit is required to construct a building or construct or carry out works including Etc. The installation of a garden in moveable tubs or pots by them being placed onto the roof is **not, in my opinion, the construction of a building**. It cannot be the carrying out of works because there is not change to the natural topography. So, in my view, the proposal does not come within the ambit of the requirement for a permit. This would be the same for the Business 2 zone.*
- 2. I would also note that under clause 62.02-2, the requirement for a permit in relation to the construction of a building or carrying out of works **does not apply to "gardening"**. This requirement cannot be displaced by a specific reference in the relevant control. The question is whether what is proposed is gardening? I tend to think that it probably is not. However, I do think that the subsequent maintenance of the plants could fall within the definition of gardening.*
- 3. Assuming that I am wrong on the first point (and the gardening exemption did not apply), then clause 62.02-1 nevertheless provides that any requirement in the scheme relating to the construction of a building or the carrying out of works **does not apply to buildings or works with an estimated cost of \$1,000,000 or less** carried out by or on behalf of a municipality. Assuming the cost comes in below this, and Council is undertaking the works then the exemption applies. It is not necessary that the works be carried out by Council. It is only necessary that they be carried out by or on behalf of a municipality. Provided that this is the case, the proposal will not need a permit.*

Accordingly, I am confident that no planning permit is required having regard to item 1 above and assuming it does amount to a construction of a building, if it is carried out by or on behalf of Monash City Council."





Melbourne Water

Reasons Melbourne Water support this project:

- Quantifying water quality and quantity benefits will provide directions for the application of green roofs for stormwater management
- Public exposure will help disseminate information on green roofs as well as stormwater management