

9.4.7 Landscaping code

9.4.7.1 Application

- (1) This code applies to development identified as requiring assessment against the Landscaping code by the Tables of Assessment in Part 5.
- (2) When using this code, reference should be made to Part 5.

9.4.7.2 Purpose

- (1) The purpose of the Landscaping code is to ensure that landscaping is provided to enhance the tropical amenity and character of the region.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) the landscape character of the region is retained, promoted and enhanced through high quality landscape works;
 - (b) the natural environment of the region is enhanced;
 - (c) the visual quality, amenity and identity of the region is enhanced;
 - (d) attractive streetscapes and public places are created through landscape design;
 - (e) as far as practical, existing vegetation on site is retained, and protected during works and integrated with the built environment;
 - (f) landscaping is provided to enhance the tropical landscape character of development and the region;
 - (g) landscaping is functional, durable, contributes to passive energy conservation and provides for the efficient use of water and ease of ongoing maintenance;
 - (h) landscaping takes into account utility service protection;
 - (i) weed species and invasive species are eliminated from development sites;
 - (j) landscape design enhances personal safety and incorporates CPTED principles.

9.4.7.3 Criteria for assessment

Part A - Criteria for self-assessable and assessable development

Table 9.4.7.3.a – Landscaping code – self-assessable and assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
Landscape design	
<p>PO1 Development provides landscaping that contributes to and creates a high quality landscape character for the site, street and local areas of the region by:</p> <ul style="list-style-type: none"> (a) promoting the region’s character as a tropical environment; (b) softening the built form of development; (c) enhancing the appearance of the development from within and outside the 	<p>AO1.1 Development provides landscaping in accordance with the minimum area, dimensions and other requirements of applicable development codes.</p> <p>or</p> <p>AO1.2 A minimum of 10% of the site is landscaped.</p>

Performance outcomes	Acceptable outcomes
<p>development and makes a positive contribution to the streetscape;</p> <p>(d) screening the view of buildings, structures, open storage areas, service equipment, machinery plant and the like from public places, residences and other sensitive development;</p> <p>(e) where necessary, ensuring the privacy of habitable rooms and private outdoor recreation areas;</p> <p>(f) contributing to a comfortable living environment and improved energy efficiency, by providing shade to reduce glare and heat absorption and re-radiation from buildings, parking areas and other hard surfaces;</p> <p>(g) ensuring private outdoor recreation space is useable;</p> <p>(h) providing long term soil erosion protection;</p> <p>(i) providing a safe environment;</p> <p>(j) integrating existing vegetation and other natural features of the premises into the development;</p> <p>(k) not adversely affecting vehicular and pedestrian sightlines and road safety.</p>	<p>AO1.3 Development provides landscaping:</p> <p>(b) that is designed and planned in a way that meets the guidelines for landscaping outlined in Planning Scheme Policy – Landscaping;</p> <p>(c) that is carried out and maintained in accordance with a landscaping plan that meets the guidelines for landscaping outlined in Planning Scheme Policy – Landscaping.</p> <p>Note – Planning scheme policy – Landscaping provides guidance on meeting the outcomes of this code. A landscape plan submitted for approval in accordance with the Planning scheme policy is one way to achieve this outcome.</p>
For assessable development	
Landscape character, streetscape and planting	
<p>PO2 Landscaping contributes to a sense of place, is functional to the surroundings, enhances the streetscape and visual appearance of the development and reflects the concept of a ‘city in a rainforest’.</p> <p>Note – Landscaping is in accordance with the requirements specified in Planning scheme policy – Landscaping.</p> <p>Note – Planning scheme policy- Tropical urbanism provides guidance on meeting the performance outcome.</p>	<p>AO2.1 No acceptable outcomes are provided.</p>
<p>PO3 Development provides landscaping that, as far as practical, is consistent with the existing desirable landscape character and elements of the area and protects trees, vegetation and other features of ecological, recreational, aesthetic and cultural value.</p>	<p>AO3.1 Existing vegetation on site is retained and incorporated into the site design, wherever possible.</p> <p>AO3.2 Mature vegetation on the site that is removed or damaged during development is replaced with advanced species.</p> <p>AO3.3 Where there is an existing landscape character in a street or locality which results from existing vegetation, similar species are incorporated into new development.</p> <p>AO3.4 Street trees are species which enhance the landscape character of the streetscape, with species chosen from the Planning scheme policy</p>

Performance outcomes	Acceptable outcomes
	– Landscaping.
<p>PO4 Plant species are selected with consideration to the scale and form of development, screening, buffering, streetscape, shading and the locality of the area.</p>	<p>AO4.1 Species are selected in accordance with Planning scheme policy – Landscaping.</p>
<p>PO5 Shade planting is provided in car parking areas where uncovered or open, and adjacent to driveways and internal roadways.</p>	<p>AO5.1 Species are selected in accordance with Planning scheme policy – Landscaping.</p>
Maintenance and drainage	
<p>PO6 Landscaped areas are designed in order to allow for efficient maintenance.</p>	<p>AO6.1 A maintenance program is undertaken in accordance with Planning scheme policy – Landscaping.</p>
Podium planting	
<p>PO7 Podium planting is provided with appropriate species for long term survival and ease of maintenance, with beds capable of proper drainage.</p>	<p>AO7.1 Podium planting beds are provided with irrigation and are connected to stormwater infrastructure to permit flush out.</p>
	<p>AO7.2 Species of plants are selected for long term performance designed to suit the degree of access to podiums and roof tops for maintenance.</p>
Weeds and invasive species	
<p>PO8 Development provides for the removal of all weed and invasive species and implement on-going measures to ensure that weeds and invasive species do not reinfest the site and nearby premises.</p>	<p>AO8.1 Weed and invasive species detected on a development site are removed in accordance with a management plan prepared by an appropriately qualified person.</p>
Safety	
<p>PO9 The landscape design enhances personal safety and reduces the potential for crime and vandalism.</p> <p>Note – Planning scheme policy – Crime prevention through environmental design (CPTED) provides guidance on meeting this outcome.</p>	<p>AO9.1 No acceptable outcomes are provided.</p>
Utilities and services	
<p>PO10 The location and type of plant species does not adversely affect the function and accessibility of services and facilities and service areas.</p>	<p>AO10.1 Species are selected in accordance with Planning scheme policy – Landscaping.</p>