

8.3.3 Landscaping code

8.3.3.1 Application

This code applies to assessing development where the landscaping code has been identified as an applicable code.

8.3.3.2 Purpose

- (1) The purpose of the landscaping code is to provide for landscaping that is functional, attractive, and complements the built form and natural environment of the locality.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) landscaping complements and enhances the amenity and character of the locality, street and public places;
 - (b) suitable forms of buffering are established between potentially incompatible land uses and infrastructure;
 - (c) landscaping contributes to the enhancement of ecologically significant areas, scenic amenity, and landscape character;
 - (d) landscape design softens built form and hardscape areas;
 - (e) ensure significant *on-site* vegetation is retained and protected, where practicable;
 - (f) locally endemic and drought resistant species are incorporated;
 - (g) design facilitates a complementary transition between the public and private realm;
 - (h) landscaping design provides a safe environment; and
 - (i) landscaping is low maintenance.

8.3.3.3 Assessment benchmarks

Part A – Assessment benchmarks for assessable development

Table 8.3.3.3- Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes
For assessable development	
Character	
PO1 Landscaping contributes to a sense of place or specific character having regard to the zone in which the <i>site</i> is located.	AO1.1 No acceptable outcome provided.
Retention of significant vegetation	
PO2 The <i>development</i> retains existing significant vegetation, and integrates the vegetation within the <i>site</i> layout and landscape concept, where practicable.	AO2.1 <i>Site</i> design integrates and retains existing significant vegetation.
PO3 Unavoidable removal or damage to existing vegetation of significance is replaced with compatible vegetation that contributes to the established or emerging streetscape character.	AO3.1 No acceptable outcome provided.
PO4 <i>Site</i> planning and <i>on-site</i> management procedures are undertaken to ensure new buildings, car parks and driveways are located in order to enable the retention and long term	AO4.1 Areas of cut or fill, buildings or structures, and vehicle movement areas are located outside the drip line of trees to be retained.

Performance outcomes	Acceptable outcomes
health and viability of significant <i>on-site</i> vegetation.	
Amenity	
PO5 Landscaping enhances the function, operation and appearance of <i>development</i> .	AO5.1 Landscaping contributes to the creation of legible spaces by: <ul style="list-style-type: none"> (a) defining entry and exit points and assisting in way finding; (b) distinguishing between private property and public areas; and (c) incorporating street furniture and plantings to create a safe, comfortable, useable and attractive streetscape.
Streetscape	
PO6 Landscaping contributes to the established or emerging character of the street.	AO6.1 The scale and design of fences, walls and landscaped frontages complement existing boundary treatments in the street. AO6.2 Landscape design and street tree planting contributes to reinforcing desired traffic speeds, driver behaviour, and maintaining appropriate sight distances. AO6.3 Entrance features and streetscape treatments reflect a local character that features vegetation, rather than built structures, and integrates with an overall landscape theme.
Landscape buffering	
PO7 Landscape buffering effectively separates incompatible land uses, and appropriately mitigates the visual impact of <i>development</i> .	AO7.1 Vegetated <i>buffer</i> strips to common boundaries and street frontages include a combination of trees and shrubs and, where appropriate, earth mounds.
Road frontage wall and fence treatments	
PO8 Retaining walls, solid walls or fences, including acoustic fences located on <i>road</i> frontages are visually softened and screened.	AO8.1 Walls and fences exceeding 15 metres in length along a <i>road</i> frontage are: <ul style="list-style-type: none"> (a) recessed at regular intervals for a minimum of 25 percent of the length of the fence or wall; and (b) recesses are at least 1.2 metres deep. AO8.2 Planting and recessed areas are located within the <i>site</i> . AO8.3

Performance outcomes	Acceptable outcomes
	<p>Trees, shrubs and ground covers are planted within the recesses.</p> <p>AO8.4 Landscaping is provided to screen and soften the visual impact of service areas, retaining walls, long driveways, and long unbroken walls or blank walls.</p>
Car parking areas	
<p>PO9 Landscaping reduces the visual impact of car parking areas and provides shading to the <i>site</i>.</p>	<p>AO9.1 A landscape setback with a minimum width of two metres is provided along the street frontage of a <i>site</i> between at ground car park areas and the <i>road</i> reserve.</p> <p>AO9.2 Shade trees are planted uniformly throughout the car parking area, driveways and internal manoeuvring, with a minimum of one tree provided for every 6 car parking spaces.</p> <p>AO9.3 Trees within car parking areas are protected by raised kerbs, wheel stops or bollards.</p> <p>AO9.4 Trees within car parking areas are provided with: (a) a minimum planting area of 1.2 square metres (b) with a minimum topsoil depth of 0.8 metres (if surrounded by hard surfaces); and (c) permeable surface treatments for all spill over carparking areas.</p>
Species	
<p>PO10 Plants selected for landscaping: (a) are fit for the intended purpose; (b) are suitable for local environmental conditions; and (c) are low maintenance.</p>	<p>AO10.1 Native species or locally endemic species are used.</p> <p>AO10.2 Drought resistant species are utilised.</p> <p>AO10.3 Low maintenance species are utilised.</p> <p>AO10.4 Species that have the potential to become an environmental weed or are known to be toxic to people or animals are not used in any circumstance.</p>
Safety	
PO11	AO11.1

Performance outcomes	Acceptable outcomes
Landscaping does not compromise vehicle and pedestrian safety.	Trees with a minimum clear trunk height of 1.8 metres are used when planted near street corners, intersections or driveways.
PO12 Landscaping enhances public safety and reduces the potential for crime and vandalism through Crime Prevention Through Environmental Design (CPTED) principles.	AO12.1 Landscaping enables passive surveillance of public areas. AO12.2 Dense shrubby vegetation over 1.2 metres in height is avoided along street frontages and adjacent to open space areas. AO12.3 Security lighting is provided on pedestrian pathways, <i>site</i> or building entries, and parking areas.
Maintenance of public infrastructure	
PO13 Landscaping does not interfere with the safety, operation or maintenance of infrastructure, public utilities and easements.	AO13.1 No acceptable outcome provided.
Site drainage	
PO14 Landscape design incorporates measures to: <ul style="list-style-type: none"> (a) minimise impacts on stormwater flow; (b) maximise stormwater harvesting; (c) sensitively integrate drainage; and (d) maximise landform and soil stability. 	AO14.1 No acceptable outcome provided.