

9.4.2 Landscaping code⁹

9.4.2.1 Application

This code applies to assessable development identified as requiring assessment against the Landscaping code by the tables of assessment in **Part 5 (Tables of assessment)**.

9.4.2.2 Purpose and overall outcomes

- (1) The purpose of the Landscaping code is to ensure that landscaping is provided in a manner which is consistent with the desired character and amenity of the Fraser Coast.
- (2) The purpose of the Landscaping code will be achieved through the following overall outcomes:-
 - (a) development provides landscaping that retains, as far as practicable, existing vegetation and topographic features for their biodiversity, ecological, wildlife habitat, recreational, aesthetic and cultural values;
 - (b) development provides landscaping that creates new landscape environments that co-ordinate and complement the natural elements of climate, vegetation, drainage, aspect, landform and soils;
 - (c) development provides landscaping that successfully integrates the built form with the local landscape character, enhances the sub-tropical qualities of the Fraser Coast and mitigates the impact of increased urbanisation;
 - (d) development provides landscaping that minimises the consumption of energy and water, and encourages the use of local native plant species and landscape materials;
 - (e) development provides landscaping that enhances personal safety, security and universal access;
 - (f) development provides landscaping that is functional and durable; and
 - (g) development provides landscaping that is practical and economic to maintain with ongoing management considered as an integral part of the overall landscape design.

9.4.2.3 Assessment benchmarks

Table 9.4.2.3.1 Assessment benchmarks for assessable development – general requirements

Performance outcomes		Acceptable outcomes	
<i>Landscaping design generally</i>			
PO1	Development provides for landscaping that contributes to and creates a high quality landscape character for the site, street, local area and the Fraser Coast, by:- (a) promoting the character of the Fraser Coast as a sub-tropical environment; (b) being sensitive to site conditions, natural landforms and landscape characteristics;	AO1	No acceptable outcome provided.

⁹ Editor's note—the **Planning scheme policy for development works** provides guidance for satisfying certain outcomes of this code, including details of how to prepare a landscape plan and preferred plant species to be used in landscaping.

Performance outcomes		Acceptable outcomes	
	<p>(c) protecting and enhancing native vegetation, wildlife habitat and ecological values;</p> <p>(d) protecting and framing significant views, vistas and areas of high scenic quality and cultural amenity; and</p> <p>(e) being of an appropriate scale to integrate successfully with development.</p>		
Retention of vegetation and topographic features in layout and design of landscaping			
PO2	Development provides landscaping that, as far as practicable, retains, protects and enhances existing trees, vegetation and topographic features of ecological, recreational, aesthetic and cultural value.	<p>AO2.1</p> <p>Existing significant trees, vegetation and topographic features are retained and integrated within the landscaping concept of new development.</p> <p>AO2.2</p> <p>Where established significant vegetation is removed or damaged to make way for new development, it is replaced with mature vegetation of the same or similar species within the development site.</p> <p>Note—where replacement planting is not practicable on-site, Council will consider suitable alternative locations in accordance with the Planning scheme policy for environmental and vegetation offsets.</p>	
Character, amenity and passive surveillance			
PO3	<p>Development provides for landscaping that:-</p> <p>(a) protects and enhances the character and amenity of the site, streetscape and surrounding locality;</p> <p>(b) clearly defines public and private spaces; and</p> <p>(c) promotes passive surveillance of public and semi-public spaces</p>	<p>AO3.1</p> <p>Built form is softened and integrated with the broader landscape by structured landscape planting.</p> <p>AO3.2</p> <p>Unless otherwise specified in an applicable use code, car parks and driveways are screened by:-</p> <p>(a) a planting bed of at least 1.5m wide where adjacent to a residential use; or</p> <p>(b) a planting bed of at least 3m wide where adjacent to a street frontage or public open space.</p> <p>AO3.3</p> <p>Unless otherwise specified in an applicable use code, car parking areas are provided with a minimum of 1 shade tree for every 6 car parking spaces. Trees within car parking areas are planted within a deep natural ground/structured soil garden bed, and are protected by raised kerbs, wheel stops or bollards as required.</p> <p>AO3.4</p> <p>Front boundary fences and walls are articulated by recesses to allow for dense vegetative screening. Recesses have a minimum depth of 1m to the full height of the fence or wall and for at least 50% of the length.</p> <p>AO3.5</p> <p>Storage and utility areas are completely screened by vegetation or built screens, except for access ways to these areas.</p> <p>AO3.6</p> <p>Development provides landscaping which:-</p> <p>(a) defines territory and ownership of public, common, semi-private and private space and does not create ambiguous spaces that encourage</p>	

Performance outcomes		Acceptable outcomes	
			loitering; and (b) allows passive surveillance into, and visibility within, communal recreational spaces, children's play areas/playgrounds, pathways and car parks.
		AO3.7	Fences and screens to street frontages are visually permeable for 50% of their face area to provide opportunities for passive surveillance.
Streetscape landscaping			
PO4	Development provides for streetscape landscaping that:- (a) incorporates shade trees; (b) contributes to the continuity and character of existing and proposed streetscapes; (c) in established urban areas, towns and villages, incorporates landscape design (including planting, pavements, furniture, structures, etc.) that reflect and enhance the character of the streetscape; and (d) in new or establishing urban areas, incorporates landscape design that is consistent with and complementary to the natural landscape character of the local area.	AO4	No acceptable outcome provided.
Climate control and energy efficiency			
PO5	Development provides landscaping that assists in passive solar access, the provision of shade, microclimate management and energy conservation.	AO5.1	Landscaping elements are positioned to shade walls, windows and outdoor areas from summer sun.
		AO5.2	Landscaping allows winter sun access to living areas, north facing windows and public spaces.
		AO5.3	Landscaping, fences and walls allow exposure of living and public areas to prevailing summer breezes and protection against winter winds.

Table 9.4.2.3.2 Assessment benchmarks for assessable development – additional requirements for operational work only

Performance outcomes		Acceptable outcomes	
Species selection			
PO1	Development provides for landscaping which incorporates plant species that are:- (a) fit for the intended purpose; (b) suited to local environmental conditions; (c) non-toxic; and (d) not declared environmental weeds.	AO1.1	Landscaping planting utilises locally endemic and/or other native species as specified in the Planning scheme policy for development works .
		AO1.2	Within heritage places or neighbourhood character areas, non-native/endemic species that form part of the landscape character of an area or place are used.
		AO1.3	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 landscaping works.

Performance outcomes		Acceptable outcomes	
Safety, security and accessibility			
PO2	Development provides for landscaping that:- (a) enhances personal safety and security; and (b) provides universal and equitable access.	AO2	Development provides landscaping which:- (a) incorporates trees with a minimum of 1.8m clear trunk and understorey planting that is a maximum of 0.3m in height where located immediately adjacent to pathways, entries, parking areas, street corners, street lighting and driveways; (b) minimises the use of dense shrubby vegetation over 1.5m in height along street frontages and adjacent to open space areas; (c) incorporates pedestrian surfaces that are slip-resistant, stable and trafficable in all weather conditions; (d) provides security and pathway level lighting to site entries, driveways, parking areas, building entries and pedestrian pathways; and (e) provides universal access in accordance with Australian Standard AS 1428: Design for Access and Mobility.
Water sensitive urban design and environmental management			
PO3	Development provides for landscaping that promotes the efficient and sensitive use of water through appropriate plant selection and layout and by maximising opportunities for water infiltration.	AO3	Landscaping maximises the infiltration and conservation of water by:- (a) selecting locally endemic and/or other native plant species and appropriate turf species that require minimal irrigation after establishment; (b) grouping plants and street trees (where appropriate) in mulched beds; (c) minimising impervious surfaces; (d) incorporating semi-porous pavement surfaces as an alternative to impervious surfaces; and (e) draining hard surface areas to landscaped areas and water sensitive urban design devices.
Landscape buffers			
PO4	Development provides for landscape buffers that:- (a) effectively protect the edges of existing native vegetation or another ecologically important area; (b) achieve visual screening of acoustic attenuation devices; and (c) provide separation between incompatible land uses or between major infrastructure elements (such as State-controlled roads) and land uses.	AO4	Where a landscape buffer is required by an applicable planning scheme code, it is designed, constructed and maintained in accordance with the following:- (a) earth mounding is provided where necessary to achieve satisfactory acoustic attenuation, visual screening or land use separation; (b) selected plant species are appropriate to the location, drainage and soil type; meet the buffer's functional requirements and require minimal ongoing maintenance; (c) plant selection includes a range of species to provide variation in form, colour and texture to contribute to the natural appearance of the buffer; (d) planting density results in the creation of upper, mid and understorey strata with:- (i) large trees planted at 6m centres; (ii) small trees planted at 2m centres; (iii) shrubs planted at 1m centres; (e) tufting plants, vines and groundcovers are planted at 0.5m to 1m centres; and

Performance outcomes		Acceptable outcomes	
			(f) where adjoining the edge of native vegetation or waterway understorey, shrubs and vines are used to appropriately bind the buffer edges against degradation and weed infestation.
Traffic safety and infrastructure			
PO5	Development ensures that landscaping does not:- (a) compromise traffic safety; or (b) adversely impact upon the provision, operation and maintenance of infrastructure, services and utilities.	AO5.1	Landscaping does not impede traffic visibility at access points, speed control devices and intersections.
		AO5.2	Planting and landscape structures are located to enable tradespersons to access, view and inspect switchboards, substations, service meters and the like.
		AO5.3	Root barriers are installed around tree root balls to minimise the risk of damage to infrastructure, services or utilities.
		AO5.4	Trees and large shrubs are located a minimum of:- (a) 6m from electricity poles and pillars; (b) 4m from street lights and landscape pole top lights; (c) 2m from stormwater catchment pits; and (d) 1m from underground services and utilities.
		AO5.5	Planting in landscaping areas adjacent to electricity substations or high voltage transmission line easements complies with:- (a) for Ergon Energy's assets, the <i>Ergon Energy Vegetation Management Standard</i> ; and (b) for Powerlink's assets, Powerlink's <i>Easement Co-use Guideline</i> and <i>Screening Your Home from Powerlines Guideline</i> .