

9.4.4 Landscaping Code



9.4.4.1 Application

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

9.4.4.2 Purpose

- (1) The purpose of the Landscaping Code is to ensure that landscaping is provided to enhance the visual amenity of the built and natural environment, or where necessary to screen incompatible or unsightly development.
- (2) The purpose of the code will be through the following overall outcomes:
 - (a) Landscaping:
 - (i) is designed in accordance with Council's standards and other relevant landscaping standards including Australian Standards;
 - (ii) protects and enhances existing significant on-site vegetation, where practicable;
 - (iii) is utilised to integrate and soften the built form with the desired character of the area;
 - (iv) is designed and constructed to buffer or screen incompatible uses;
 - (v) is provided in a manner that predominantly uses endemic and local species to minimise the consumption of energy and water and minimise the amount of maintenance required;
 - (vi) does not impact negatively on personal safety and security, is functional and durable, and is practical and economic to maintain;
 - (vii) does not use or encourage weed or pest species;
 - (viii) ensures timely and proper performance and maintenance of landscape works;
 - (ix) reduces the risk to the natural environment and minimises maintenance problems and damage to infrastructure and built structures; and
 - (x) assists climate control and energy efficiency for the development.

9.4.4.3 Assessment Benchmarks

Table 9.4.4.3.1— Criteria for Assessable Development

Performance Outcomes	Acceptable Outcomes
Retention of Trees	
PO1 Landscaping: (1) is sensitive to existing site conditions, topography and scenic and landscape characteristics; (2) as far as practicable, retains existing vegetation of ecological value; and	AO1 Development; (1) ensures the retention of existing trees where practicable; and (2) ensures: (a) retained planting is protected in accordance with AS 4970 2009 - Protection of Trees on

Performance Outcomes	Acceptable Outcomes
(3) protects and enhances the existing character and amenity of the site, street and surrounding area.	Development sites; or (b) that where significant trees and vegetation cannot practicably be retained, mature vegetation of the same or similar species is provided elsewhere on the development site.
Preferred Species	
PO2 Landscaping: (1) predominately uses native species suitable to the location of the development; and (2) avoids the introduction or spread of weed species and pests.	AO2 Development ensures that: (1) at least 50% of trees are species selected from Planning Scheme Policy 2 - Landscape Design - Part 4 Preferred Landscape Species ; and (2) plants listed in the Biosecurity Act 2014 are not used.
Landscaping - where not otherwise specified	
PO3 Development, where no specific landscape requirements are stated in this Code, incorporates landscaping designed to: (1) enhance and soften the visual and built form attributes of a development; (2) complement the existing design and character of landscaping on adjacent sites; (3) integrate the development with its surroundings; and (4) reflect the landscape character of the locality.	AO3 Development incorporates <i>aesthetic landscaping</i> which meets the standards in Planning Scheme Policy 2 - Landscape Design .
Climate Control and Energy Efficiency	
PO4 Development provides landscaping that assists in passive solar access, the provision of shade, microclimate management and energy conservation.	AO4 Climate control and energy efficiency design meets the standards in Planning Scheme Policy 2 - Landscape Design .
Protection of Buildings and Infrastructure	
PO5 Development ensures that the location and type of planting does not have an adverse effect on building foundations or electricity infrastructure such as overhead and underground utility services.	AO5.1 Planting is not undertaken within a public utility easement or within 3 metres of overhead or underground utility services.
	AO5.2 Plant species will not damage building foundations or overhead and underground utility services.
	AO5.3 Vegetation used in landscaping adjacent to substations, or adjacent to an electricity easement uses species which will be less than 4 metres in height at maturity, and will not encroach within 3 metres of a substation boundary.

Performance Outcomes	Acceptable Outcomes
Landscape Bonds	
<p>PO6 Development ensures the timely and proper performance and maintenance of landscape works.</p>	<p>AO6 Development provides a bond equivalent to: (1) the cost of proposed landscape works; and (2) maintenance works required until landscape plantings are established.</p> <p><i>Note - A bond may be provided in stages in line with identified stages of development.</i> <i>Note - Bonding would not generally be required for minor landscaping.</i></p>
Aesthetic Landscaping	
<p>PO7 Development in the: (1) Community Facilities Zone; (2) District Centre Zone; (3) Industry Zone; (4) Local Centre Zone; (5) Major Centre Zone; (6) Minor Tourism Zone; (7) Mixed Use Zone (Commercial/Industrial Precinct); and (8) Township Zone (Where no precinct applies); provide <i>aesthetic landscaping</i> to: (a) enhance and soften the built form; (b) enhance the streetscape character; (c) contribute to attractive streets; and (d) be consistent with the local character having regard to the zone in which the site is located.</p> <p><i>Note - this outcome does not apply where buildings are not set back from the street or a public space boundary</i></p>	<p>AO7 An <i>aesthetic landscape</i> strip is provided being: (1) a minimum width of: (a) 2 metres where located in the Industry Zone, Mixed Use Zone (Commercial/Industrial Precinct) or Community Facilities Zone; and (b) 1 metre where located in any other listed Zone; and (2) within the site boundaries adjacent to all street and public place boundaries; and (3) designed and constructed in accordance with Planning Scheme Policy 2 - Landscape Design.</p>
Buffer Landscaping	
<p>PO8 <i>Buffer landscaping</i> within the following zones is designed to minimise impacts on land in an adjoining <i>residential zone</i> having regard to visual amenity and privacy: (1) Community Facilities Zone; (2) District Centre Zone; (3) Local Centre Zone; (4) Major Centre Zone; and (5) Minor Tourism Zone.</p>	<p>AO8 On all common boundaries with land in a <i>residential zone</i>, development provides: (1) <i>buffer landscaping</i> with a minimum width of 2 metres designed and constructed in accordance with Planning Scheme Policy 2 - Landscape Design; or (2) a solid screen fence 1.8m high.</p> <p>Note: In areas of MLES or MSES, fencing or buffer landscaping is designed to be wildlife-friendly.</p>

Performance Outcomes	Acceptable Outcomes
Screen Landscaping	
<p>PO9 <i>Screen landscaping</i> that screens the development from a <i>residential zone</i>, and maintains visual amenity and privacy, is provided to all development within the following zones:</p> <ol style="list-style-type: none"> (1) Industry Zone; (2) Low Density Residential Zone; (3) Low-Medium Density Residential Zone; and (4) Mixed Use Zone (Commercial/Industrial Precinct). 	<p>AO9 On all common boundaries with land in a <i>residential zone</i>, development provides:</p> <ol style="list-style-type: none"> (1) <i>screen landscaping</i> with a minimum width of: <ol style="list-style-type: none"> (a) 3 metres if located in the Industry Zone or Mixed Use Zone (Commercial/Industrial Precinct); or (b) 2 metres if located in any other listed Zone; or (2) a solid screen fence 1.8 metres high. <p><i>Screen landscaping</i> shall be designed and constructed in accordance with Planning Scheme Policy 2 - Landscape Design.</p> <p>Note: In areas of MLES or MSES, fencing or buffer landscaping is designed to be wildlife-friendly.</p>
Street Landscaping	
<p>PO10 Development includes street landscaping that enhances the character of the local area and:</p> <ol style="list-style-type: none"> (1) incorporates shade trees; (2) contributes to the continuity, character and form of existing and proposed streetscapes in the locality, including streetscape works; (3) incorporates landscape design (including planting, pavements, furniture, structures, etc.) that reflect and enhance the character of the streetscape; (4) incorporates landscape design that is consistent with and complementary to the natural landscape character of the local area; and (5) minimises risk to the natural environment and damage to infrastructure and built structures. 	<p>AO10 Development:</p> <ol style="list-style-type: none"> (1) provides street trees along each road frontage of the site at whichever is the greater of: <ol style="list-style-type: none"> (a) 1 tree per 10 metres of road frontage; or (b) 1 tree per 400m² of site area; and (2) uses trees selected from Planning Scheme Policy 2 - Landscape Design - Part 4 Preferred Landscape Species; and (3) provides streetscape in accordance with standards in Planning Scheme Policy 2 - Landscape Design.
Outdoor Storage Areas	
<p>PO11 Development ensures outdoor storage and waste storage areas are screened from view from the street and public spaces.</p>	<p>AO11 Outdoor storage and waste storage areas are screened from the street or a public space, by way of either:</p> <ol style="list-style-type: none"> (1) 2 metre wide <i>screen landscaping</i> designed and constructed in accordance with Planning Scheme Policy 2 - Landscape Design; or (2) a solid 1.8 metre high screen fence.
Hardstand Areas	
<p>PO12 Development provides <i>buffer landscaping</i> that ensures vehicle parking, public areas and common areas enhance the amenity and safety of the site and mitigate impacts associated with expanses of hardstand area.</p>	<p>AO12 <i>Buffer landscaping</i> of vehicle parking, public areas and common areas meets the standards in Planning Scheme Policy 2 - Landscape Design.</p>

Performance Outcomes	Acceptable Outcomes
Landscaping for Specific Uses	
<p>PO13 <i>Animal keeping</i> provides for:</p> <p>(1) landscaping:</p> <ul style="list-style-type: none"> (a) that enhances and softens the visual and built form attributes of a development; and (b) integrates the development with its surroundings; and <p>(2) landscaping that buffers the development and any incompatible uses and provides privacy for <i>sensitive receivers</i>.</p>	<p>AO13 Where visible from an adjoining road or <i>sensitive receiver</i> not associated with the development, development provides:</p> <p>(1) <i>buffer landscaping</i> designed and constructed in accordance with Planning Scheme Policy 2 - Landscape Design; or</p> <p>(2) a solid 1.8 metre high screen fence.</p>
<p>PO14 A <i>Tourist park, Relocatable home park or a Retirement facility</i> mitigates potential visual impacts of the development by including appropriate screening and separation from the street and <i>sensitive receivers</i>.</p>	<p>AO14.1 A solid 1.8 metre high screen fence is provided for the full length of any common property boundary adjoining a <i>sensitive receiver</i>.</p> <p>AO14.2 A 3 metre wide screen landscape is provided to the front, side and rear property boundaries of the site designed and constructed in accordance with Planning Scheme Policy 2 - Landscape Design.</p>
<p>PO15 An <i>Extractive industry</i> is screened from roads, public areas and neighbouring properties for the life of the activity, having regard to:</p> <p>(1) the characteristics of the site and surrounding area;</p> <p>(2) the resource being extracted; and</p> <p>(3) the landscape character of the locality.</p>	<p>AO15.1 No existing vegetation is cleared within buffer areas.</p> <p>AO15.2 Shrubs and trees are either retained or planted to:</p> <p>(1) screen the activities on the site from any public area; and</p> <p>(2) provide a screen landscape at least 30 metres wide along all boundaries.</p> <p>AO15.3 Where there is no existing vegetation to form an adequate screen, planted mounds are erected within 10 metres of the property boundary:</p> <p>(1) with a maximum slope of 1 in 3; and</p> <p>(2) a minimum height of 1.2 metres such as to impede the line of site from adjoining residences and public places.</p> <p>AO15.4 A Landscape Plan, prepared by a <i>suitably qualified person</i>, will be submitted to Council which provides for:</p> <p>(1) an overall concept plan for <i>screen landscaping</i>;</p> <p>(2) for <i>screen landscaping</i> to be planted in advance of stages;</p> <p>(3) maintenance of vegetation; and</p> <p>(4) proposed criteria and staging for the submission of the landscape bond for the establishment and maintenance of landscaping.</p>

Performance Outcomes	Acceptable Outcomes
	<p>AO15.5 Landscaping meets the standards in Planning Scheme Policy 2 - Landscape Design.</p>
<p>PO16 A <i>medium density residential activity</i> provides for: (1) landscaping: (a) that enhances and softens the visual and built form attributes of a development; and (b) integrates the development with its surroundings; (2) landscaping that screens the development from incompatible uses and provides privacy for <i>sensitive receivers</i>; (3) landscaping that ensures vehicle parking, public areas and common areas enhance the amenity of the site and mitigate impacts associated with expanses of hardstand area.</p>	<p>AO16 A development: (1) provides <i>aesthetic landscaping</i> in accordance with Planning Scheme Policy 2 - Landscape Design; and (2) provides a landscaped area within the front setback, which comprises a minimum of 70% soft landscaping.</p>
<p>PO17 Large scale structures associated with: (1) <i>Intensive animal industry</i> (not being a poultry farm); (2) <i>Intensive horticulture</i>; (3) <i>Renewable energy facility</i>; (4) <i>Wholesale nursery</i>; and do not present an appearance of bulk to a <i>residential zone</i>, <i>sensitive land uses</i>, roads or public places adjacent to the development through <i>buffer landscaping</i>, design or distance.</p>	<p>AO17 Development: (1) provides <i>buffer landscaping</i> where the development is visible from a <i>residential zone</i>, existing <i>sensitive receivers</i>, roads or public places; and (2) ensures that landscaping is designed and constructed in accordance with Planning Scheme Policy 2 - Landscape Design.</p>

Note - Where a development is subject to more than one landscape outcome, the following applies:

- (1) where differing standards apply, the higher standard and greater width of landscaping applies;
- (2) landscaping can be combined to achieve multiple outcomes, e.g. a car park buffer can also provide aesthetic landscaping where designed appropriately