9.4.5 Landscape work code

9.4.5.1 Application

1. This code applies to assessing:
2. operational work for landscape work which is assessable development if this code is identified as a prescribed secondary code in the assessment benchmarks column of a table of assessment for operational work (section 5.8), or an overlay (section 5.10); or
3. a material change of use or reconfiguring a lot if:
4. assessable development where this code is identified as a prescribed secondary code in the assessment benchmarks column of a table of assessment for material change of use (section 5.5) reconfiguring a lot (section 5.6), or an overlay (section 5.10); or
5. impact assessable development, to the extent relevant.
6. When using this code, reference should be made to section 1.5 and section 5.3.3.

Note—The following purpose, overall outcomes, performance outcomes and acceptable outcomes comprise the assessment benchmarks of this code.

Note—Where this code includes performance outcomes or acceptable outcomes that relate to:

* crime prevention through environmental design, guidance is provided in the Crime prevention through environmental design planning scheme policy;
* the Independent design advisory panel, guidance is provided in the Independent design advisory panel planning scheme policy;
* water sensitive landscape design and irrigation, guidance is provided in the Landscape design guidelines for water conservation planning scheme policy;
* planting species selection, guidance is provided in the Planting species planning scheme policy.

9.4.5.2 Purpose

(1) The purpose of the Landscape work code is to assess the suitability of the landscape work aspect of development.

(2) The purpose of the code will be achieved through the following overall outcomes:

1. Landscape work retains, protects and integrates significant on-site vegetation into development design.
2. Landscape work ensures acoustic barriers and landscaping create effective buffers to adjacent sites.
3. Landscape work documents provide for sustainable, effective, functional and safe landscape design.
4. Landscape work ensures planting species selection is appropriate to the development's context and function.

9.4.5.3 Performance outcomes and acceptable outcomes

Table 9.4.5.3—Performance outcomes and acceptable outcomes

|  |  |
| --- | --- |
| Performance outcomes | Acceptable outcomes |
| PO1  Development ensures that trees are protected from development impacts. | AO1.1  Development ensures that trees identified in a landscape concept plan or development approval are retained and protected in accordance with AS 4970-2009 Protection of trees on development sites. |
| AO1.2  Development ensures that tree surgery and pruning is carried out in accordance with AS 4373-2007 Pruning of amenity trees for:   1. vegetation damaged as a result of the development; 2. vegetation requiring pruning of branches and/or roots. |
| PO2  Development provides acoustic barriers and long fences along street frontages which:   1. are enhanced by appropriate planting; 2. are of high visual quality; 3. are designed for longevity; 4. provide maintenance access and promote pedestrian permeability in appropriate circumstances. | AO2.1  Development ensures that an acoustic barrier or fence which is required by a use code to be provided along a fence or within the site:   1. is designed in compliance with the standards in the Infrastructure design planning scheme policy; 2. incorporates elements of visual interest appropriate to the scale of the development for a fence or acoustic barrier over 40m long; 3. incorporates a gate for maintenance access to the street frontage side of the barrier or fence if a gate can open on to a publicly accessible area within the site; 4. incorporates a gate or appropriately designed opening for public pedestrian access where linking two publicly accessible areas. |
| AO2.2  Development ensures that a planting buffer required by a use code for an acoustic barrier or fence incorporates:   1. species in accordance with the Planting species planning scheme policy; 2. a minimum of 2 tier planting. |
| PO3  Development provides species as a screen or buffer which maintain the amenity of adjoining premises. | AO3  Development ensures that a landscape buffer required by a use code incorporates:   1. species in accordance with the Planting species planning scheme policy; 2. a minimum of 2 tier planting. |
| PO4  Development has artificial growing environments which:   1. maximise opportunities for high-quality landscape planting; 2. incorporate water conservation measures. | AO4.1  Development provides drainage for podium planters which is connected to the stormwater drain and allows for flush out. |
| AO4.2  Development provides species which are chosen to ensure the long-term performance and access requirements of the landscape. |
| AO4.3  Development provides podium planting in compliance with BSD-9010, BSD-9011, BSD-9012. |
| PO5  Development provides landscaping in a common area which provides for clear sightlines and good visibility to entrance and exit points. | AO5.1  Development incorporates a plant selection along a pathway which ensures:   1. a clear trunk height of minimum 1.8m at maturity; 2. a shrub height of maximum 1m at maturity.   Refer to the Crime prevention through environmental design planning scheme policy. |
| AO5.2  Landscaping and mounding do not interfere with visibility along a pathway.  Refer to the Crime prevention through environmental design planning scheme policy. |
| PO6  Development provides landscaping which supports a legible environment that can be safely navigated by pedestrians and cyclists. | AO6  Development ensures that the landscape design provides cues to distinguish between a public area, a semi-public area and a private area.  Note—Cues could include changes in levels, surface or landscape treatment or fencing. |
| PO7  Development provides a plant selection which addresses the functional issues of the development including:   1. screening and buffering; 2. street presentation; 3. shading; 4. character; 5. amenity; 6. ecology; 7. water availability and stormwater treatment. | AO7  Development provides species in accordance with the Planting species planning scheme policy. |
| PO8  Development provides planting densities and stock sizes which are optimised to reduce maintenance and erosion and to achieve amenity and ecological outcomes. | AO8  Development provides planting densities and stock sizes which are based on achieving full coverage of the mulched planting areas within 2 years. |
| PO9  Development provides planting areas in open-air car parking areas which are designed and constructed to ensure that landscaping and shade trees thrive and achieve a minimum 50% shade cover within 5 years of planting. | AO9.1  Development provides species in a car park that are selected in accordance with the Planting species planning scheme policy. |
| AO9.2  Development provides planting areas within car parking areas that are protected by wheel stops or bollards. |
| PO10  Development for a shade structure does not compromise landscape outcomes. | AO10  Development for a shade structure in a car park allows unimpeded access to natural sunlight and rainwater for landscaping and shade trees. |
| PO11  Development involving the construction of retaining walls provides for:   1. safety; 2. an attractive appearance appropriate to the surrounding area; 3. easy maintenance; 4. longevity; 5. minimal water seepage impacts. | AO11  Development of a retaining wall:   1. is constructed in compliance with the structures standards in the Infrastructure design planning scheme policy and is certified by a Registered Professional Engineer Queensland; 2. incorporates planting areas. |
| PO12  Development provides for:   1. water sensitive urban design measures which are employed within the landscape design to maximise stormwater use and to reduce any adverse impacts on the landscape; 2. stormwater harvesting to be maximised and any adverse impacts of stormwater minimised. | AO12.1  Development provides landscaping which is designed using the standards in the Landscape design guidelines for water conservation planning scheme policy. |
| AO12.2  Development ensures that the design and requirements for irrigation is in accordance with the standards in the Landscape design guidelines for water conservation planning scheme policy. |
| AO12.3  Development provides areas of pavement, turf and mulched garden beds which are adequately drained.  Note—This may be achieved through the provision and/or treatment of swales, spoon drains, field gullies, sub-surface drainage and stormwater connections. |
| PO13  Development provides landscaping which is capable of efficient and effective maintenance that ensures the success of the landscaping. | AO13.1  Development ensures that all turf areas on the site are accessible externally by standard lawn maintenance equipment and receive adequate sunlight. |
| AO13.2  Development provides a reticulated irrigation system to common landscape and recreation areas and ensures that podium planters serviced from tank water and the control device are located in a common area. |
| AO13.3  Development provides one hose cock within each private landscape and recreation area. |
| AO13.4  Development provides landscaping that uses appropriate materials to maintain the function of an overland flow path. |
| AO13.5  Development provides planting media and mulch in accordance with AS4454 Composts, soil conditioners and mulches and AS 4419-2003 Soils for landscaping and garden use. |
| PO14  Development ensures that the location and type of planting do not compromise the function and accessibility of services and facilities. | AO14  Development provides plant species which are selected and sited, taking into consideration the location and access requirements of overhead and underground services. |