9.4.4 Landscape code

9.4.4.1 Application

1. This code applies to:
    a. material change of use:
        i. that is accepted development (subject to requirements) and code assessable and for which the Landscape code is identified in the 'assessment benchmarks for assessable development and requirements for accepted development' column in a table of assessment in section 5.5 - Categories of development and assessment - Material change of use in Part 5 - Tables of assessment;
        ii. that is made impact assessment in a table of assessment in section 5.5 - Categories of development and assessment-Material change of use or section 5.9 - Categories of development and assessment - Local plans in Part 5 - Tables of assessment;
    b. reconfiguring a lot:
        i. that is code assessable and for which the Landscape code is identified in the 'assessment benchmarks for assessable development and requirements for accepted development' column in Table 5.6.1 - Reconfiguring a lot in Part 5 - Tables of assessment;
        ii. made impact assessment in Table 5.6.1 - Reconfiguring a lot in Part 5 - Tables of assessment;
    c. operational work that is landscape work:
        i. that is accepted development (subject to requirements) and for which the Landscape Code is identified in the 'assessment benchmarks for assessable development and requirements for accepted development' column Table 5.8.1 - Operational work in Part 5 - Tables of assessment.
2. When using this code, reference should be made to section 5.3.2 - Determining the category of development and category of assessment and, where applicable, section 5.3.3 - Determining the 'assessment benchmarks for assessable development and requirements for accepted development' located in Part 5 - Tables of assessment.

9.4.4.2 Purpose

1. The purpose of the code is to enhance visual amenity of the built and natural environment.
2. The purpose of the code will be achieved through the following overall outcomes:
    a. Landscaping is designed and located to:
        i. enhance the amenity of premises;
        ii. enhance streetscapes;

iii. protect the movement network;
iv. be responsive to site conditions;
v. retain significant on-site vegetation, where practicable;
vi. protect a building and infrastructure;
vii. be cost effective to maintain;
viii. buffer incompatible uses;
ix. protect public open space from encroachment by existing or future uses;
x. protect personal health and safety;
xi. rehabilitate degraded areas;

b. A degraded area is rehabilitated with endemic species.

9.4.4.3 Assessment benchmarks for assessable development and requirements for accepted development

Part A - Requirements for accepted development (subject to requirements) and assessment benchmarks for assessable development

Table 9.4.4.3.1 - Landscape code: accepted development (subject to requirements) and assessable development

Performance outcomes	Acceptable outcomes	Comments
For accepted development (subject to requirements) and assessable development		
Landscape design		
PO1 Development provides landscaping that is designed and located to: a. enhance the visual amenity of premises; b. provide street trees; c. protect the movement network by: i. maintaining pedestrian accessibility; ii. not obstructing sightlines for pedestrians, cyclists and motorists;	**AO1** Landscape work is carried out in accordance with a landscape site analysis and landscape concept plan prepared in accordance with part 2 of Planning scheme policy 5 - Infrastructure.	**PO1 Complies.** A Statement of Landscape Intent has been prepared by Green Synthesis Design to guide the landscape treatment across the site. The proposal provides landscaping along the Nujooloo Road frontage, internal parking and circulation areas and around the site perimeter, including a minimum 10 metre landscape buffer toward the western interface. The landscape treatment will assist in softening the scale of the Warehouse and Showroom development, improving the streetscape

iii. being consistent with the function of the road; iv. being of a scale that is in proportion with the road width; d. be responsive to and compatible with soil conditions, topography and micro climate; e. utilise species selection that: i. is suitable for the available space and growing conditions; ii. incorporates, where practicable, native vegetation in public open space and roads; f. protect, where practicable, existing native trees; g. conserve energy and water; h. incorporate water sensitive urban design principles; i. prevent pondage and manage overland flow; j. act as a buffer to screen adverse visual impact of development and incompatible uses; k. define the common boundary and prevent encroachment of existing and future uses into public open space; l. rehabilitate degraded areas on the premises; m. be easily maintained. Editor's note - section 4.2 - Guidelines for landscaping in Planning scheme policy 5 - Infrastructure sets out requirements in relation to these elements.		presentation and providing screening to surrounding properties. Existing vegetation will be retained where practicable, with supplementary and rehabilitation planting coordinated with the ecological and waterway values affecting the western portion of the site. The final landscape design will also be coordinated with the civil and architectural documentation to maintain sightlines, pedestrian and vehicle movement, stormwater management and ongoing maintenance requirements.