

9.4.5 Landscaping code

9.4.5.1 Application

This code applies to:

- (1) accepted development subject to requirements and assessable development identified as requiring assessment against the Landscaping code in the level of assessment tables in Part 5 of this Planning Scheme; and
- (2) all impact assessable development not specifically identified in the level of assessment tables in Part 5 of this Planning Scheme.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3, in Part 5.

9.4.5.2 Purpose

The purpose of the Landscaping code is to manage *landscaping* associated with development.

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

- (1) Landscaping complements and enriches the physical environment of Mount Isa;
- (2) Landscaping ensures privacy and buffering between uses is achieved where appropriate;
- (3) The amenity, appearance of development is enhanced and visual interest is provided;
- (4) Public health and safety is maintained and improved;
- (5) Landscaping is efficient to maintain and environmentally sustainable.

9.4.5.3 Assessment benchmarks

Table 9.4.5.1 –Landscaping code:

- Assessment benchmarks for assessable development and
- Requirements for accepted development

Performance outcomes	Acceptable outcomes
Landscape Design	
<p>PO 1 <i>Landscaping</i> contributes to the amenity and appearance of the development and the character of the city.</p>	<p>AO 1.1 Planting for landscape buffers incorporate:</p> <ul style="list-style-type: none"> (a) endemic or other native species as provided in Schedule 6.4: Preferred plants planning scheme policy; and (b) planting with a size at maturity that is: <ul style="list-style-type: none"> (i) in the case of street trees, a minimum height of 7 metres, except under power lines; or (ii) in the case of trees on other land, a minimum height of at least 75 per cent of the <i>building height</i> of the largest structure on the allotment; and (c) all ground surfaces not covered by paving are covered by a groundcover; and (d) water reticulation for landscape maintenance. <p>AO 1.2 Planting for landscape buffers is at the following minimum densities:</p> <ul style="list-style-type: none"> • large trees, 8 metre centres; or • small trees, 3 metre centres; or • shrubs, 1.5 metre centres; or • groundcover, 0.5 - 1 metre centres.

Table 9.4.5.2 – Landscaping code:

- Assessment benchmarks for assessable development only

Performance outcomes	Acceptable outcomes
Planting Standards	
<p>PO 1 Landscape planting is installed at an appropriate standard and adequately established and maintained.</p>	<p>AO 1.1 Minimum plant stock sizes are:</p> <ul style="list-style-type: none"> • for street and feature trees:45 litre bag; • for other trees: 25 litre bag; • for shrubs, 200 millimetre pot; • for groundcovers, 140 millimetre pot. <p>AO 1.2 Spacing for trees, shrubs and groundcover is:</p> <ul style="list-style-type: none"> • for trees higher than 10 metres at maturity: 8-10 metre centres; • for trees between 5 metres and 10 metres high at maturity: 5-8m centres; • for shrubs higher than 1.5 metres at maturity: 1 - 2 metre centres;

Table 9.4.5.2 – Landscaping code:

• **Assessment benchmarks for assessable development only**

Performance outcomes	Acceptable outcomes
	<ul style="list-style-type: none"> • for groundcovers, other than grass: 0.5 - 1 metre centres. <p>AO 1.3 <i>Landscaping</i> is installed and established in accordance with Schedule 6: Engineering works and services planning scheme policy.</p>
Landscaping Principles	
<p>PO 2 Development is to have an area of the allotment appropriately landscaped to enhance its appearance and provide an adequate level of amenity for occupants and <i>adjoining land uses</i>.</p>	<p>AO 2.1 For <i>residential activities</i> other than a <i>dwelling house</i>, <i>landscaping</i> includes:</p> <ul style="list-style-type: none"> (a) a minimum of 1 tree for every 6 metres of <i>site</i> perimeter; and (b) shrubs of sufficient height and size at maturity are placed so as to completely screen blank walls, sheds, plant and machinery, refuse storage areas and similar elements of the development; and (c) low shrubs and groundcover provide complete coverage of unsealed surfaces; and (d) at least 10 per cent of the area of the allotment is landscaped in such a way that the full effect of the <i>landscaping</i> is visible from the street. <p>AO 2.2 For activities other than <i>residential activities</i>, <i>landscaping</i> includes:</p> <ul style="list-style-type: none"> (a) large trees that achieve a canopy spread at maturity over a minimum of 40 per cent of the perimeter of the <i>site</i>; and (b) at least 25 per cent of trees that achieve a height at maturity above the level of the building parapet or eave; and (c) spreading trees and shrubs to maximise the screening effect of vegetation; and (d) 1 spreading canopy tree with mulched surround and groundcover for every 6 car parking spaces; and (e) at least 10 per cent of the area of the allotment is landscaped in such a way that the full effect of the <i>landscaping</i> is visible from the street.

Table 9.4.5.2 – Landscaping code:

• **Assessment benchmarks for assessable development only**

Performance outcomes	Acceptable outcomes
Restoration of Disturbed Areas	
<p>PO 3 Ground surfaces which are disturbed by construction activities are restored to at least their original condition.</p>	<p>AO 3.1 Where the surface of the ground is disturbed by construction activities and is not subsequently covered by a building, paving or other <i>landscaping</i>, the surface is to be restored to its original condition by:</p> <ul style="list-style-type: none"> (a) stockpiling and respreading the original topsoil; and (b) planting the affected area with species to match the original plant cover; and (c) maintaining the plants until they are established; and (d) if the original vegetation required maintenance, on-going maintenance to the new plants to promote healthy and vigorous growth.
Access and Safety	
<p>PO 4 <i>Landscaping</i> enhances access and personal safety.</p>	<p>AO 4.1 Paved surfaces are slip-resistant, stable and trafficable in all weather conditions.</p> <p>AO 4.2 Landscape design complies with Australian Standard AS1428.1-2010 <i>Design for access and mobility</i>.</p> <p>AO 4.3 <i>Landscaping</i> does not obstruct visibility within parks, playgrounds, pathways and vehicle parking areas.</p> <p>AO 4.4 Trees with a clear trunk height at maturity of at least 1.8 metres and groundcover with a maximum height of 0.3 metres are used in <i>landscaping</i> along street footpaths, pathways, vehicle parking areas, street corners and street lighting.</p>

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• **Assessment benchmarks for assessable development only**

Performance outcomes	Acceptable outcomes
Landscape buffers	
<p>PO 5 Appropriately designed landscape buffers are provided between incompatible uses for visual screening and noise attenuation.</p>	<p>AO 5.1 Where landscaped buffers strips are required by an applicable code, a combination of the following elements is incorporated or provided:</p> <ul style="list-style-type: none"> (a) earth mounding; or (b) screen fencing of durable materials and construction; or (c) planting with dense foliage which extends to the ground. <p>AO 5.2 Planting for landscape buffers is at the following minimum densities is:</p> <ul style="list-style-type: none"> • for large trees: 8 metre centres; • for small trees: 3 metre centres; • for shrubs: 1.5 metre centres; • for groundcovers: 0.5-1 metre centres.