

9.4.2 Landscape code⁹

9.4.2.1 Application

- (1) This code applies to assessable development identified as requiring assessment against the Landscape code by the tables of assessment in **Part 5 (Tables of assessment)**.
- (2) All provisions in this code are assessment benchmarks for applicable assessable development.

9.4.2.2 Purpose and overall outcomes

- (1) The purpose of the Landscape code is to ensure that landscapes are provided in a manner which is consistent with the desired character and amenity of the Sunshine Coast.
- (2) The purpose of the Landscape code will be achieved through the following overall outcomes:-
 - (a) development provides landscapes that retain, as far as practicable, existing *vegetation* and topographic features for their biodiversity, ecological, wildlife habitat, recreational, aesthetic and cultural values;
 - (b) development provides landscapes that create new landscape environments that co-ordinate and complement the natural elements of climate, *vegetation*, drainage, aspect, landform and soils;
 - (c) development provides landscapes that complement the *vegetation* mix of the original regional ecosystem of the *site*, where practicable, in order to protect and enhance native flora and fauna and encourage ecological connectivity;
 - (d) development provides landscapes that rehabilitate areas of poor environmental quality and provide mechanisms for long term protection of works;
 - (e) development provides landscapes that successfully integrate the built form with the local urban landscape character, contribute to the local *streetscape*, enhance the sub-tropical qualities of the Sunshine Coast and mitigate the impact of increased urbanisation;
 - (f) development provides landscapes that minimise the consumption of energy and water, and encourage the use of local native plant species and landscape materials, where practicable;
 - (g) development provides landscapes that enhance personal safety and security;
 - (h) development provides landscapes that are functional, durable and provide for the efficient use of water and energy; and
 - (i) development provides landscapes that are practical and low maintenance, with ongoing management considered as an integral part of the overall landscape design.

9.4.2.3 Performance outcomes and acceptable outcomes

Table 9.4.2.3.1 Performance outcomes and acceptable outcomes for assessable development

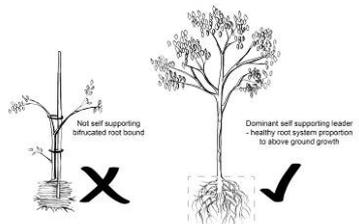
Performance Outcomes		Acceptable Outcomes	
<i>Retention of Vegetation and Topographic Features in Layout and Design of Landscapes</i>			
PO1	Development provides landscapes that, as far as practicable, retain and protect existing trees, <i>vegetation</i> and topographic features of ecological, recreational, aesthetic and cultural value.	AO1	No acceptable outcome provided. Note—the Planning scheme policy for development works provides more specific guidance about the retention of <i>vegetation</i> and topographic features.

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

Performance Outcomes		Acceptable Outcomes	
Management of Weeds			
PO2	Development provides for all weeds to be managed within the <i>site</i> and frontages and for the implementation of effective measures to reduce weed intrusion and the risk of re-infestation on an ongoing basis.	AO2	No acceptable outcome provided. Note—the Planning scheme policy for development works provides more specific guidance about the management of weeds.
Landscape Design			
PO3	Development provides for landscapes that contribute to and create a high quality landscape character for the <i>site</i> , street, local area and the Sunshine Coast, by:- (a) promoting the character of the Sunshine Coast as a sub-tropical environment; (b) being sensitive to site conditions, natural landforms and landscape characteristics; (c) protecting and enhancing native <i>vegetation</i> , wildlife habitat and ecological values; (d) protecting and framing significant views, vistas and areas of high scenic quality; and (e) being of an appropriate scale to integrate successfully with development.	AO3	No acceptable outcome provided. Note—the publication <i>Sub-tropical Design in South East Queensland – a handbook for Planners, Developers and Decision Makers</i> provides guidance about the use of landscapes in a sub-tropical climate.
Landscape Management and Maintenance			
PO4	Development provides for landscapes that are designed, constructed, established and maintained to allow for natural vegetation communities renewal, where practicable, and to ensure minimisation of ongoing maintenance costs.	AO4	No acceptable outcome provided.
PO5	Development provides for maintenance issues to be considered as an integral part of the landscape design and a sustainable maintenance regime to be implemented over time.	AO5	No acceptable outcome provided.
Safety and Security			
PO6	Development provides for landscapes that enhance access points and personal safety, but which do not impede visibility at access points, pedestrian crossings, speed control devices and intersections.	AO6	Development provides landscapes which:- (a) define territory and ownership of public, common, semi-private and private space and does not create ambiguous spaces adjacent to areas with security issues; (b) allow passive surveillance into, and visibility within, communal recreational spaces, children's play areas / playgrounds, pathways and car parks; (c) incorporate trees that will establish to provide a minimum of 1.8 metres clear trunk and understorey planting that is a maximum of 0.7 metres in height above the road pavement, where located immediately adjacent to pathways, entries, parking areas, street corners, street lighting and driveways; (d) minimise the use of dense shrubby <i>vegetation</i> over 1.5 metres in height along street <i>frontages</i> and adjacent to open space areas; (e) incorporate pedestrian surfaces that

Performance Outcomes		Acceptable Outcomes	
			<p>comply with AS/NZS 4586 Slip resistance classification of new pedestrian surface materials and AS 3661 Slip resistance of pedestrian surfaces, and be stable and trafficable in all weather conditions;</p> <p>(f) provide universal access in accordance with <i>Australian Standard AS 1428: Design for Access and Mobility</i>; and</p> <p>(g) provide security and pathway level lighting to site entries, driveways, parking areas, building entries and pedestrian pathways.</p>
PO7	Development provides for public landscape management to occur within a safe working environment.	AO7	<p>No acceptable outcome provided.</p> <p>Note—development of landscape is to have regard to the Manual of Uniform Traffic Control Devices and the <i>Work Health and Safety Act 2011</i>.</p>
Energy Efficiency			
PO8	Development provides landscapes that assist in passive solar access, the provision of shade, microclimate management and energy conservation.	AO8.1 AO8.2 AO8.3 AO8.4 AO8.5	<p>Landscape elements are positioned to shade walls, windows and outdoor areas from afternoon (western) sun.</p> <p>Landscapes facilitate winter sun access to living areas, north facing windows and public spaces.</p> <p>Landscapes, fences and walls allow exposure of living and public areas to prevailing summer breezes and protection against winter winds.</p> <p>Landscape elements do not shade solar collector devices during the middle 6 hours of the day.</p> <p>Existing street and park trees are retained where solar collectors are installed.</p> <p>Note—Figure 9.4.2A (Design for passive solar access) illustrates how landscapes may provide for passive solar access, the provision of shade and microclimate management.</p> <p>Figure 9.4.2A Design for passive solar access</p>
Stormwater Drainage and Water Conservation			
PO9	Development provides for landscapes that successfully integrate stormwater drainage and water sensitive urban design elements with the street tree infrastructure and surrounding landscapes.	AO9	No acceptable outcome provided.
PO10	Development provides for landscapes that promote the efficient use of water through appropriate plant selection and	AO10	<p>Landscapes maximise the infiltration and conservation of water by:-</p> <p>(a) selecting plant species appropriate for</p>

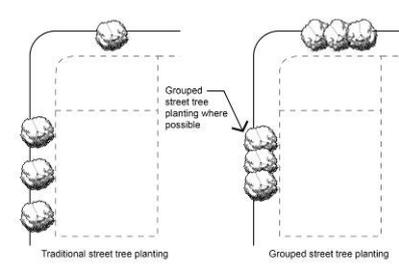
Performance Outcomes		Acceptable Outcomes	
	layout and by maximising opportunities for water infiltration.		<p>local conditions and appropriate turf species that require minimal irrigation after establishment;</p> <p>(b) grouping plants and street trees (where appropriate) in mulched beds;</p> <p>(c) minimising impervious surfaces;</p> <p>(d) incorporating semi-porous pavement surfaces as an alternative to impervious surfaces; and</p> <p>(e) draining hard surface areas to landscaped areas and water sensitive urban design devices.</p> <p>Note—Figure 9.4.2B (Planting density and use of mulch) illustrates how landscapes may promote water conservation through appropriate planting density and use of mulch.</p> <p>Figure 9.4.2B Planting density and use of mulch</p>
PO11	Development provides for landscapes with planting and lawn areas that do not require permanent irrigation, except in high profile and high use landscape areas.	AO11	No acceptable outcome provided.
Site Stability and Soil Quality			
PO12	Development provides for landscapes which are designed and sited to ensure the stability of soils and minimisation of erosion.	AO12	No acceptable outcome provided.
PO13	Development provides for landscapes on steep and unstable land to be managed with slope stabilising planting rather than engineered retaining structures, as far as practicable.	AO13	<p>Landscapes incorporate stabilising plant species at an appropriate density and establishment materials on batters, slopes and the edges of <i>waterways</i> using soils which are less prone to erosion.</p> <p>Note – Figure 9.4.2C (Landscape design for waterway edges) illustrates the preferred landscape treatment for <i>waterway</i> edges.</p> <p>Figure 9.4.2C Landscape design for waterway edges</p>
PO14	Development provides for landscapes that incorporate planting media that is	AO14.1	All planting media including site soil and imported topsoil used in landscapes:-

Performance Outcomes		Acceptable Outcomes													
	capable of supporting the successful establishment and sustainable growth of selected plant species.		(a) is suitable for the successful establishment of the selected plant species; and (b) is suitably remediated to maximise the site specific vegetation performance objectives. AO14.2 As far as practicable, existing site soil is used for planting media.												
Planting Technique, Plant Selection, Stock Size and Quality															
PO15	Development provides for landscapes where planting of plant stock is undertaken in accordance with best horticultural practice.	AO15	No acceptable outcome provided.												
PO16	Development provides for landscapes which incorporate plant stock of an appropriate size at the time of planting to fulfil the intended function whilst ensuring long term viability.	AO16	Landscapes incorporate plant stock sizes that comply with Table 9.4.2.3.1A (Minimum plant stock sizes) Table 9.4.2.3.1A Minimum plant stock sizes <table border="1"> <thead> <tr> <th>Column 1 Planting Stock</th> <th>Column 2 Minimum Pot Size</th> </tr> </thead> <tbody> <tr> <td>Feature or landmark trees</td> <td>45 litre pot</td> </tr> <tr> <td>Street trees or park trees</td> <td>25 litre pot</td> </tr> <tr> <td>Other trees</td> <td>15 litre pot (300mm)</td> </tr> <tr> <td>Shrubs, vines and ground covers</td> <td>140mm pot</td> </tr> <tr> <td>Macrophytes, tufting plants and revegetation stock</td> <td>50mm tube.</td> </tr> </tbody> </table>	Column 1 Planting Stock	Column 2 Minimum Pot Size	Feature or landmark trees	45 litre pot	Street trees or park trees	25 litre pot	Other trees	15 litre pot (300mm)	Shrubs, vines and ground covers	140mm pot	Macrophytes, tufting plants and revegetation stock	50mm tube.
Column 1 Planting Stock	Column 2 Minimum Pot Size														
Feature or landmark trees	45 litre pot														
Street trees or park trees	25 litre pot														
Other trees	15 litre pot (300mm)														
Shrubs, vines and ground covers	140mm pot														
Macrophytes, tufting plants and revegetation stock	50mm tube.														
PO17	Development provides for landscapes which incorporate plant species that:- (a) are well matched to the required landscape function; (b) are not poisonous or dangerous; (c) have a form and structure typical of the species, free from structural or root system faults, diseases and nutritional deficits; and (d) are of appropriate hardiness for the intended location.	AO17.1 AO17.2 AO17.3 AO17.4	In urban settings, landscapes incorporate local and 'cultivar' native plants with moderate use of suitable non-invasive exotic species where function requires. Landscape planting does not use plant species that:- (a) have large thorns or spines; (b) are capable of triggering severe allergic reactions; or (c) are poisonous. Landscape planting does not use declared or environmental weeds as specified in the Planning scheme policy for development works . Street and park tree stock meet the requirements for quality specified in the <i>NATSPEC Guidelines: Specifying Trees, and/or plants are true to form</i> . Note— Figure 9.4.2D (Quality of street and plant tree stock) illustrates the condition of trees to be used in landscapes. Figure 9.4.2D Quality of street and plant tree stock 												

Performance Outcomes		Acceptable Outcomes	
		AO17.5	All plant stock is free of disease and nutritional deficiencies and has been acclimatised to conditions similar to those expected on the development <i>site</i> (i.e. full sun, wind, salt spray).
PO18	Development ensures that where palms are used in landscapes they are:- (a) used in a manner that is consistent with their natural character and occurrence on the Sunshine Coast, where practicable; (b) used as an emergent rather than dominant landscape feature, where other species are less suitable; and (c) the appropriate species for their location, and minimise public safety risks.	AO18	Palms included in the planting palette are planted in small naturalistic groups (clumped as they would normally occur) in coordination with other trees and foliage planting.
Revegetation and Habitat Restoration Works			
PO19	Development with landscapes for revegetation or habitat restoration works, ensures that the works:- (a) are of a high quality; (b) replicate the topography and structure of appropriate natural habitat and corridor elements; (c) utilise plant species of local native provenance where available; and (d) are established using appropriate methods so as to maximise environmental outcomes and minimise ongoing maintenance requirements.	AO19	Revegetation and habitat restoration works:- (a) are undertaken in accordance with the standards specified in the Planning scheme policy for development works ; (b) employ suitable establishment and management methods and combinations of methods to encourage the most successful regeneration; (c) use local native provenance species, where available, that are planted in a matrix or naturalistic pattern to densities best suited to the species, landform, soil profile, drainage and ecosystem being recreated; (d) provide for self-sustaining ecosystems to be created through successional planting/regeneration methods that employ pioneer species to stabilise the site, before encouraging longer term species establishment; and (e) use understorey shrubs and vines to appropriately bind rehabilitation area edges (including <i>waterway</i> edges) against degradation and weed infestation.
Landscape Design for Wildlife			
PO20	Development ensures that landscapes protect habitats and corridors for native wildlife by:- (a) replicating adjacent remnant <i>vegetation</i> including understorey <i>vegetation</i> and ground surface habitat logs, rock piles and melon holes; (b) siting landscaped areas to complement and enhance existing and surrounding <i>vegetation</i> ; (c) retaining old trees (including dead trees) with hollows for local native fauna habitat, where trees will not provide a public safety risk; (d) retaining natural leaf litter where appropriate for local native fauna; (e) creating or enhancing <i>vegetation</i> linkages between existing habitats; (f) selecting species that provide a range of foliage, fruit and flower	AO20	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<p>suitable for local native fauna;</p> <p>(g) minimising adverse effects to koalas by planting and retaining appropriate tree species and facilitating koala movement in koala habitat areas; and</p> <p>(h) providing wildlife nesting boxes, fauna bridges, ropeways, arboreal road crossings, fauna underpasses and traffic calming.</p>		
Landscape Buffers			
PO21	<p>Development provides for <i>landscape buffers</i> that:-</p> <p>(a) effectively protect the edges of existing native <i>vegetation</i> or another <i>ecologically important area</i>;</p> <p>(b) achieve visual screening of acoustic attenuation devices; and</p> <p>(c) provide separation between incompatible land uses or between major <i>infrastructure</i> elements (such as State controlled roads) and land uses.</p>	AO21	<p>Where a <i>landscape buffer</i> is required by an applicable development code, local plan code or overlay code, it is designed, constructed, established and maintained in accordance with the following:-</p> <p>(a) earth mounding is provided, where necessary, to complement and achieve satisfactory acoustic attenuation, visual screening or land use separation;</p> <p>(b) selected plant species are appropriate to the location, drainage and soil type, meet the buffer's functional requirements and require minimal ongoing maintenance;</p> <p>(c) plant selection includes a range of species to provide variation in form, colour and texture to contribute to the natural appearance of the <i>buffer</i>;</p> <p>(d) planting density results in the creation of upper, mid and understorey strata with:-</p> <p>(i) large trees planted at 6 metre centres;</p> <p>(ii) small trees planted at 2 metre centres; and</p> <p>(iii) shrubs planted at 1 metre centres;</p> <p>(e) tufting plants, vines and groundcovers planted at 0.5 metre to 1 metre centres; and</p> <p>(f) where adjoining the edge of native <i>vegetation</i> or <i>waterway</i> understorey, shrubs and vines are used to bind appropriately the <i>buffer</i> edges against degradation and weed infestation.</p> <p>Note—Figure 9.4.2E (Landscape buffer design) illustrates the preferred configuration of <i>landscape buffers</i>.</p> <p>Figure 9.4.2E Landscape buffer design</p>

Performance Outcomes		Acceptable Outcomes	
Landscape Screening			
PO22	Development provides for complete or partial landscape screening of built form elements, carparks, fences, utilities and storage areas at maturity.	AO22.1	Built form is softened and integrated with the broader landscape by structured landscape planting.
		AO22.2	Landscape screening occupies at least 30% of a building elevation as viewed from the street.
		AO22.3	Except where otherwise provided by the applicable use code, car parks and driveways are screened by:- (a) a planting bed of at least 1.5 metres wide where adjacent to a residential use; or (b) a planting bed of at least 3 metres wide where adjacent to a street <i>frontage</i> or <i>public open space</i> .
		AO22.4	Storage and utility areas are completely screened by <i>vegetation</i> or built screens, except for access ways. Note— Figure 9.4.2F (Landscape screening of building elevations) illustrates how landscape screening is intended to soften and integrate with the built form. Figure 9.4.2F Landscape screening of building elevations
			
Engineered Planting			
PO23	Development provides for landscapes incorporating any podium planter, green wall or other vertical landscape element to be appropriately designed, constructed and managed with adequate growing media, drainage and irrigation, where required, and to ensure vigorous and sustainable plant growth without structural or drainage conflicts.	AO23	No acceptable outcome provided.
Landscape Area Provision			
PO24	Areas to be included in landscape provisions contribute to the local amenity and conditions that support the establishment of successful trees and landscapes whose growth is not compromised by services and <i>infrastructure</i> .	AO24	Landscape areas are concentrated toward development frontages and contribute to the <i>streetscape</i> .
Streetscape Landscapes			
PO25	Development provides for streetscape landscapes that:- (a) ensures the provision of shade trees at regular intervals; (b) contributes to the continuity and character of existing and proposed <i>streetscapes</i> ;	AO25	No acceptable outcome provided. Note—a landscape master plan may provide further guidance regarding particular streetscape treatments in a local plan area. Note—streetscape materials and palettes can be referenced from the <i>Council's</i> Infrastructure and

Performance Outcomes		Acceptable Outcomes	
	<p>(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</p> <p>(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.</p>		Guideline Standards for each centre as required.
PO26	<p>Development provides for entry statement landscapes that:-</p> <p>(a) consist mainly of vegetative features with minimal signage and built form;</p> <p>(b) have all components of the entry statement contained wholly on private land; and</p> <p>(c) are vandal resistant and require minimal ongoing maintenance.</p>	AO26	<p>Entry statements:-</p> <p>(a) are only provided at major estate or centre entry points;</p> <p>(b) incorporate feature trees and suitable understorey planting as the main elements of the entry statement;</p> <p>(c) incorporate restrained signage with all built form features located on private land; and</p> <p>(d) require minimal ongoing maintenance.</p> <p>Editor's note—Section 9.4.1 (Advertising devices code) sets out requirements for an entry statement sign.</p>
PO27	<p>Developments are designed to ensure adequate space is provided for street trees and that the provision of shade and amenity to the <i>streetscape</i> receives high priority when locating services, footpaths, driveways, car parking and buildings.</p>	AO27.1	Street trees are centrally located between kerb and footpath.
		AO27.2	<p>Street trees are suitable to the locality, soil type, drainage and functional requirements of a shade tree.</p> <p>Note—Figure 9.4.2G (Street tree planting configuration) illustrates traditional and grouped street tree planting configuration examples.</p> <p>Figure 9.4.2G Street tree planting configuration</p> 
Provision of Natural and Built Shade			
PO28	<p>Development provides for landscapes that incorporate protective shade to public and communal spaces, including car parking areas, barbeque and picnic areas, children's play areas and exercise equipment stations.</p>	AO28.1	<p>All pathways are designed for maximum shade opportunities, with shade trees at an average of 6 metre centres and/or awnings to achieve a shade level consistent with the subtropical climate.</p> <p>Note—target of 80% shade at tree maturity.</p>
		AO28.2	<p>All carparking areas are shaded by either:-</p> <p>(a) shade trees at a maximum spacing of 1 shade tree per 4 parking bays planted in:-</p> <p>(i) deep natural ground where growing media has sufficient volume to facilitate vigour, sustainability and will allow for the tree to achieve mature form; or</p>

Performance Outcomes		Acceptable Outcomes	
			<p>(ii) structured soil cells with growing media volume capable of facilitating vigour, sustainability and allowing the tree to achieve mature form; or</p> <p>(b) a constructed shade structure, only where set back from the street and consistent with the character of the area.</p> <p>AO28.3 All public or communal barbecues, picnic table areas, children's play areas and playgrounds are shaded by a constructed shade structure and supplemented with trees.</p> <p>AO28.4 Constructed shade structures (awnings, pergolas, shelters and shade sails) are manufactured from long lasting UV stable materials that are vandal resistant and require minimal ongoing maintenance.</p> <p>AO28.5 Shade trees are selected from species suitable to the location, soil and drainage conditions and create a dense, wide spreading foliage canopy with minimal limb, leaf and fruit drop.</p> <p>AO28.6 The quantities and types of built or natural shade is provided in accordance with the <i>Creating Shade at Public Facilities: Policy and Guidelines for Local Government</i>, prepared by the Australian Institute of Environmental Health.</p>
Pathways and Access Points			
PO29	<p>Development provides for public and communal pathways and access points to be fit for purpose in terms of their location, width and extent and to be effectively integrated with the landscape design for the development.</p> <p>Note—public and communal pathways and access points include, but are not limited to, beach access paths, vehicle and machinery access paths, boat ramp accesses and pedestrian and bicycle pathways.</p>	AO29	Development complies with the standards for pathways and access points specified in the Planning scheme policy for development works .
Recreational Equipment			
PO30	<p>Development provides for children's play areas, recreational sports areas and exercise equipment provided in public and communal open space to:-</p> <p>(a) be appropriately located within open space;</p> <p>(b) utilise equipment and materials that are fit for purpose, durable and safe; and</p> <p>(c) be designed for the use of a range of age groups and physical and cognitive abilities.</p>	AO30	Development complies with the standards specified in the Planning scheme policy for development works .
Landscape Structures			
PO31	<p>Development provides for all built structures used in landscapes to:-</p> <p>(a) be appropriately located within the landscape;</p> <p>(b) be fit for purpose, durable and safe;</p>	AO31	Development complies with the standards specified in the Planning scheme policy for development works .

Performance Outcomes		Acceptable Outcomes	
	<p>(c) incorporate impervious roofs that maximise rain and sun protection, where intended to provide shelter;</p> <p>(d) harvest water for re-use, where appropriate; and</p> <p>(e) comply with any relevant building, engineering, plumbing or electrical standards.</p> <p>Note—landscape structures include, but are not limited to, shade shelters for barbeques and picnic areas, pergolas, toilet and change room facilities, maintenance and storage sheds, boardwalks, bridges, raised platforms, lookouts, steps and stairs.</p>		
Furniture and Fixtures			
PO32	<p>Development provides for all furniture and fixtures used in open space or landscapes to:-</p> <p>(a) be appropriately located within open space or the landscape;</p> <p>(b) be fit for purpose, durable and safe;</p> <p>(c) be vandal resistant with parts that are easily replaceable;</p> <p>(d) be easy to maintain; and</p> <p>(e) comply with any relevant building, engineering, plumbing or electrical standards.</p> <p>Note—landscape furniture and fixtures include, but are not limited to, seats, benches, picnic tables, tree guards, bicycle racks/rails, balustrades and railings, bollards, maintenance gates, barbeque plates, taps and drinking fountains, beach showers, bins and bin surrounds, lighting and signage.</p>	<p>AO32.1</p> <p>AO32.2</p>	<p>Development complies with the standards specified in the Planning scheme policy for development works.</p> <p>Landscape furniture and fixtures:-</p> <p>(a) comply with the furniture and fixture range design developed for the local area; or</p> <p>(b) where no range design exists, reflect a coordinated or themed design aesthetic.</p> <p>Note—a streetscape master plan may provide further guidance regarding particular streetscape treatments in a local plan area.</p> <p>Note—streetscape materials and palettes' can be referenced from the <i>Council's</i> Infrastructure and Guideline Standards for each centre as required.</p>
Pavements			
PO33	<p>Development provides for all pavements used in landscapes to be:-</p> <p>(a) hard wearing;</p> <p>(b) non-slip;</p> <p>(c) shaded or coloured to reduce glare and heat reflection; and</p> <p>(d) finished with surface treatments that require minimal cleaning or ongoing maintenance.</p>	AO33	<p>Development complies with the standards specified in the Planning scheme policy for development works.</p>
Fencing, Walls and Screening			
PO34	<p>Development provides for all fences, walls and screening structures used in landscapes, where interfacing with public use areas, to be:-</p> <p>(a) appropriately located within the landscape;</p> <p>(b) fit for purpose, durable and safe;</p> <p>(c) integrated within the landscape;</p> <p>(d) vandal and graffiti resistant where fronting a public space; and</p> <p>(e) articulated, screened by planting, coloured and textured so as to blend in with the character of the local area.</p>	<p>AO34.1</p> <p>AO34.2</p> <p>AO34.3</p> <p>AO34.4</p> <p>AO34.5</p>	<p>Development complies with the standards specified in the Planning scheme policy for development works.</p> <p>Fences and screens to street <i>frontages</i> are a minimum of 50% visually and climatically permeable.</p> <p>Fences and screens do not extend further than 6 lineal metres without articulation and vegetative screening.</p> <p>Fences and screens bordering public use areas allow for casual surveillance opportunities and are designed to blend with adjacent landscape features.</p> <p>Fences and screens bordering beachfront reserves are of commercial grade pool type fence construction, coloured to blend with</p>

Performance Outcomes		Acceptable Outcomes	
			<p>adjacent landscape features.</p> <p>Note—Figure 9.4.2H (Design of fences, walls and structures) illustrates the preferred treatment of fences, walls and structures used in landscapes.</p> <p>Figure 9.4.2H Design of fences, walls and structures</p> <p>Avoid straight fence lines with no screening and little permeability</p> <p>Create articulations and indentations for feature and screen planting: include vegetation behind permeable sections. Vary fence / post heights and express posts</p>
Lighting			
PO35	Development provides for lighting of a suitable standard to be incorporated in landscapes, where required, to support the use of areas and facilities and maintain the safety and security of people and property.	AO35	Development complies with the standards specified in the Planning scheme policy for development works and <i>Australian Standard (AS 1158.3.1 Lighting for roads and public spaces)</i> .
Signage			
PO36	Development provides for signage in <i>public open space</i> and communal open space areas to be:- (a) appropriately located in open space; (b) limited to park naming signs, estate signs, way finding signs and symbols, education and interpretive signs and warning/safety signs; and (c) durable and easy to maintain.	AO36	No acceptable outcome provided.
Roads, Services and Utilities			
PO37	Development provides for all landscapes to be located a safe distance from utilities and underground services.	AO37.1 AO37.2 AO37.3	<p>Planting and landscape structures are located to enable tradespersons to access, view and inspect switchboards, substations, service meters and the like.</p> <p>Root barriers are installed around critical <i>infrastructure</i> where <i>infrastructure</i> is located adjoining tree planting zones.</p> <p>Planting in landscapes adjacent to electricity substations or high voltage transmission line easements complies with:- (a) for Energex's assets, the <i>Energex 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>.</p>