

PSP 5
LANDSCAPING

Planning Scheme Policy No.5 – Landscaping

1.0 EXPLANATION

- (1) This Policy sets out details to guide designers in the planning, design, installation and maintenance of landscape works associated with development proposals.

2.0 CRITERIA FOR ASSESSMENT

Planning:

- (1) A Landscape Plan may be required as part of an application for material change of use or works. The Plan should provide for the information outlined in Schedule A. The Plan should be:
- (a) prepared by a landscaper or suitable professional with experience in preparing landscape plans (ie horticulturalist, nursery operator),
 - (b) accompany a development application, and
 - (c) provide for landscaping to be installed prior to plan sealing or the commencement of a use, whichever is first.

Density Rates:

- (1) Planting in groupings to develop multi-layered structured communities with understorey and canopy species is preferred to the planting of isolated trees or row trees, unless a signature, shade or street tree.
- (2) Shade is provided around public spaces and along pedestrian and vehicle routes and within car parking areas at a density of 1 tree/8m of path or for every 6 car spaces.
- (3) Density rates are as follows depending on species:

<i>Vegetation</i>	<i>As street trees (metres)</i>	<i>For buffering (metres)¹</i>	<i>Other Circumstances</i>
<i>Trees</i>	Every 7 to 8 m	at 2 m centres	at 5 m centres
<i>Large Shrubs</i>	na	at 1 m centres	at 2 m centres
<i>Groundcover</i>	na	at 0.5-1 m centres	at 0.5-1 m centres

Plant Size and Maturity Rates (as dependent on species):

<i>Vegetation</i>	<i>Size</i>	<i>Height within 5 years of planting</i>
<i>Street, feature or car parking</i>	45 litre bag	Above building eaves
<i>Other trees</i>	25 litre bag	3-5 m
<i>Large shrubs</i>	200mm pot	3m
<i>Groundcover</i>	150mm pot	Complete coverage of unsealed ground in 2 years
<i>Revegetation planting</i>	Tube stock	-

¹ For buffering and screening, landscaping does not include more than 30% groundcover

Minimum Soil Depth for planting²:

1. Tree – 1000mm
2. Shrub or groundcover – 450mm
3. Turf – 75mm

Plant Species Selection³:

- (1) Provision is made in landscaping for temperate to sub-tropical, disease resistant plant species that do not affect underground/above ground services, building or structural works, impair driver and pedestrian sight lines and which are not:
 - a. a State declared plant or environmental weed under the *Land Protection (Pest and Stock Route Management) Act 2002*⁴,
 - b. a Council declared plant as listed in Schedule B to this Policy, or
 - c. a poisonous plant or landscape material causing public exposure to hazardous chemicals,and which:
 - A. include not less than 70% of species and densities endemic to the region or otherwise not invasive which provide for regional ecosystems as listed by the Queensland Herbarium,
 - B. protect habitats of rare, threatened, endangered or vulnerable flora and faunal species under the *Nature Conservation Act 1992*,
 - C. have no measurable impact on species listed in the *Environmental Protection and Biodiversity Act 2000*, and
 - D. where adjoining environmentally sensitive areas shown in SMOA map 2C, landscaping comprises species found within such areas.

Installation and Maintenance:

- (1) Plant species are used which require minimal pruning, watering and fertilisers with undergrowth and trees being of a fire resistant strain and vegetation remaining within the boundaries of the site.
- (2) Non-surviving stock is replanted every 3 months.
- (3) Within 6 months of construction, earthworks or disturbed areas have 70% ground cover on any batter slopes or other areas not approved for buildings or structures or works.
- (4) 50% of landscaping has advanced trees and shrubs at a minimum height of 2 metres within 2 years of commencement of the approved development.
- (5) Screened areas reach plant maturity in 2 years of commencement of use and maintain screening thereafter.
- (6) Soil stripped from construction areas is retained for use onsite and stockpiles do not exceed 2 metres in height, are outside known flood prone areas and are protected by sediment fencing.
- (7) During site works, soils are left undisturbed within the drip line of vegetation.
- (8) During construction, appropriate runoff, sediment and erosion control as well as dust suppression measures are in place.
- (9) Planting does not occur on a kerbed footpath under 3m wide, within 5 metres of an invert crossing or within 30m of a corner alignment.
- (10) Planting is setback 1m to infrastructure services.
- (11) Exposed soils not intended for turfing are mulched.

² Topsoil, mulch and other landscape materials are free of pests and are appropriate for the proposed species. Landscaping is mulched to a minimum depth of 100mm with organic mulch. Topsoils comply with Australian Standard AS 4419 *Soils for Landscaping and Garden Use*

³ Planting advice can be obtained from Councils Parks and Garden Branch as well as local Forestry Officers of State Departments

⁴ The listing of State declared plants and weeds is continually updated and can be obtained from NRM Fact Sheet QNRM01218

- (12) In mains reticulated areas, landscaping is irrigated by automatic hard wired systems. Elsewhere, irrigation is provided by QVCs at 40m centres for 3 years.

Drainage:

- (1) Areas are drained by swales, spoon drains, field gullies and sub-surface drainage.
- (2) Discharge from hard areas is captured in grassed areas to facilitate water infiltration.
- (3) Overland flow paths are protected.
- (4) Mounding or other earthworks avoid interruption of natural stormwater flows.
- (5) Works do not create nuisance or annoyance on adjoining properties.

Design Parameters:

- (1) Landscaping:
 - a. keeps western sun off walls, windows, roofs and paved areas,
 - b. allows access of winter sun to north facing windows and public spaces,
 - c. allows exposure of living areas to north-easterly and southern summer breezes, and
 - d. minimises exposure to western and south-westerly winter winds.
- (2) Landscaping retains and incorporates healthy stands of significant vegetation (endemic and other mature non-pest species) with any removed or damaged significant vegetation being replaced with appropriate planting for rehabilitation.
- (3) Rehabilitation planting around cut and fill areas, gully heads, drainage lines and slope toes.
- (4) Surface treatments which create slippery or hazardous areas in varying weather conditions and which reduce stormwater infiltration are avoided.
- (5) Proposals provide for non-discriminatory access to people with varying levels of mobility and special needs.

SCHEDULE A – INFORMATION IN SUPPORT OF A LANDSCAPE PLAN

The following information should form part of a Landscape Plan:

1. scaled and dimensioned site plan showing:
 - a. property boundaries and road alignment,
 - b. above/below ground services,
 - c. location, botanic name and size of trees and shrubs (including plans to retain or remove),
 - d. flood data if known,
 - e. contours or spot levels relative to existing circumstances and as a result of necessary earthworks, including location and nature of earthworks
 - f. location and design of stormwater controls,
 - g. location of buildings, structures and hard stand areas,
 - h. location and treatment of proposed edges, surfaces, structures and the like,
 - i. evidence of protection of natural and man made features, and
 - j. nature and location of proposed plantings,
2. plant schedule of proposed trees, shrubs and ground cover with common names, quantity and details on maturity height and canopy spread and expected maturity rate,
3. details on soil types and moisture characteristics as well as details on soil preparation, and
4. a construction and maintenance schedule indicating methods for installation of landscaping including approach to watering and plant care during establishment and for the life of the operations.

**SCHEDULE B – SHIRE DECLARED PEST PLANT AND WEED SPECIES
(COMMON NAME) – PLANTS PROHIBITED IN LANDSCAPING IN
ADDITION TO STATE DECLARED PLANTS/WEEDS**

Paterson's Curse	Condamine Couch
Clockweed	Johnson Grass
Lantana	Blue Heliotrope
Sesbania Pea	Cats Claw Creeper
Green Cestrum	Pepperina Tree