

## LANDSCAPE CODE

### 1 Purpose of the Code

The purpose of this code is to integrate and require the provision of landscaping with development in a planned and managed way that facilitates in achieving a vision of high quality landscaping throughout the city that is sustainable in the climate of Rockhampton. The purpose of this code is also to ensure that;

- landscaping has a high visual amenity that “softens” the appearance of the harsh hard stand built environment; and
- landscaping promotes the image of Rockhampton City as a “green city”; and
- the existing landscape character and style of an area is recognised and ensure that new landscaping compliments and enhances this existing character and style; and
- a consistent landscape character is provided between residential, industrial and commercial areas and landscape buffers between incompatible land use activities; and
- landscaping on a local scale assists in improving and strengthening Rockhampton's land and water resources, given its position in the Fitzroy River Catchment Area; and
- landscaping is established and properly maintained for the life of a development; and
- landscaping is used to complement cooling of walls and paving, increasing cooling effects of air flow, minimising a persons exposure to the sun's ultra-violet radiation (UVR) and minimising solar heat gain; and
- a proper balance is achieved between native and non-native plant species; and
- Landscaping does not, or have the potential to, encroach upon or compromise the safety or function of infrastructure such as electrical power lines, roads, sewerage, etc with maintenance carried out by the landowner.

### 2 Application of the Code

For code assessable development, the code for assessment consists of the secondary code(s) listed below:

- Crime Prevention Through Environmental Design Code

### 3 Definitions

**Groundcover:** Includes low – growing plants, ground covers and creepers covering the surface of the ground or buildings/structures. It is the lowest plant type for the ‘three tier’ planting approach. A list of preferred ground cover species is included in Appendix A in Planning Scheme Policy No. 6 – Planting Species.

**Harmful Insects or Pests:** Includes bees only to the extent that a plant attracts bees in a swarm, the hairy caterpillar, wasps and



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other animals that have the potential to sting or cause serious illness.

**Landscape:** Depending on the proper context of when the word is used, means the scenery of a land area or the laying out of grounds to resemble natural scenery.

**Landscape Buffer:** An area set aside and designed with the primary objective of reducing the effect or impact of negative elements, such as noise, dust and visual intrusion between two similar or different land use activities. Landscape buffers incorporate a 'three tier' planting approach that includes trees, shrubs and groundcovers and are divided into 3 types as defined in Planning Scheme Policy No. 6 – Planting Species. The landscape buffer area can include structures, such as pergolas, or physical features, such as mounding or fences.

**Landscape Designer:** A qualified landscape architect, landscape designer, professional landscape consultant or person with demonstrated experience and / or knowledge of this landscape code.

**Landscaping:** As defined in section 3.7 of this planning scheme.

**Planting Area:** Is the area of landscaping allocated to the growing of plants and is normally covered with mulch, stones or other means that prevent or reduce weed growth around the plants.

**Round Canopy Tree:** Is a tree that by its nature grows, or is pruned to grow, with a clean trunk at least 2.5 metres above the ground and normally has branches or foliage that together create symmetry and the top of the canopy when the tree is mature would be expected to be curved (in a horizontal plane), with the highest point above the base of the trunk, and lower points at the edge of the canopy.

**Screening Plant:** Is a plant that is bushy in habit and nature that is very suitable and useful for inclusion within a windbreak or to provide a visual barrier.

**Shade Tree:** Is a tree that by its nature grows, or is pruned to grow, with a clean trunk at least 2.5 metres above the ground and that if able to grow in good conditions would when it is approximately 3 years old



have a canopy with a minimum 2 metre radius and a foliage that shades most sunlight.

**Shrub:** Includes screening shrubs, these are the middle plant in the 'three tier' planting approach and are normally planted with a minimum pot size of 200mm and a minimum height, at the time of planting, of 600mm, except when part of a landscape buffer. When part of a landscape buffer, trees are instead planted with a minimum pot size of 45 litres and a minimum height, at the time of planting, of 1 metre. Shrubs are to be capable of growing to a height of 3 metres within 5 years of planting. A list of preferred shrub species is included in Appendix B. Within that list is nominated those species acceptable for use in a landscape buffer.

**Significant Vegetation:** As defined in section 3.7 of this planning scheme.

**Tree:** Includes shade / rounded canopy and / or street trees. Trees are the tallest order of plants in the 'three tier' planting approach and are normally planted with a minimum pot size of 25 litres and a minimum height, at the time of planting, of 1.5 metres, except when part of a landscape buffer. When part of a landscape buffer, trees are instead planted with a minimum pot size of 100 litres and a minimum height, at the time of planting, of 2 metres. In addition, trees are to be capable of growing to a minimum height of 8 metres within 5 years of planting. A list of preferred tree species is included in Appendix C of Planning Scheme Policy No. 6 – Planting Species. Within that list is nominated those species acceptable for use in a landscape buffer.

**Vertical Landscaping:** means landscaping on balconies, podium's, top of roofs, various building levels (including the ground level when referring to pots and planter boxes), and the like. Any landscaping planted in the ground at ground level (including climbers, etc) are not vertical landscaping.

#### **4 Explanation**

This code contains a number of elements, divided into a number of parts. Performance Criteria Number 1 (P1) has the highest priority in this code with others following in priority below it. Where any Acceptable Solutions are in conflict or overlapping, the Acceptable Solution to the Performance Criteria with the highest priority will prevail.



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*Example: While an Acceptable Solution may say that a car park should be separated from a boundary by a landscaped strip that is 1.5 metres wide, a higher priority Acceptable Solution requiring a 5 metre landscape buffer along the same boundary because of conflicting land uses will prevail.*

**5 Performance Criteria and Acceptable Solutions**

**PART A - ALL DEVELOPMENT**

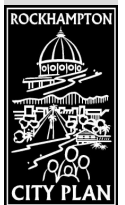
<b>Performance Criteria</b>	<b>Acceptable Solutions</b>
<b>Landscaping Approach</b>	
<p><b>P1</b> The landscaping of a site is to;</p> <p>(a) promote and guide the character of the City where built form is successfully integrated with the natural environment; and</p> <p>(b) recognise the importance of landscaping to the continued economic prosperity of the City, and the maintenance of pleasant visual amenity and micro-climatic conditions;</p> <p>(c) be sensitive to the site attributes, such as streetscape character, natural landform, existing vegetation, solar access (summer shade and winter sun), prevailing breezes (especially cooling summer breezes), views, privacy, security, land capability, availability of water, and drainage;</p> <p>(d) be designed to incorporate and highlight attractive natural features</p>	<p><b>A1</b> No Acceptable Solution specified as each site is different.</p>



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<b>Performance Criteria</b>	<b>Acceptable Solutions</b>
such as the Fitzroy River, creeks and other watercourses, areas of remnant native vegetation, healthy mature existing trees, rocky outcrops and the like;	
<p><b>P2</b> A suitably sized area is set aside as landscaping which is used to;</p> <p>(a) create attractive and useable outdoor space/s recognising the regions climatic conditions; and</p> <p>(b) reduce the impacts of a development on neighbours or the character of an area; and</p> <p>(c) soften the built form of a new development; and</p> <p>(d) protect the original environmental values of the land, if any</p>	<p><b>A2.1</b> Unless stated otherwise in a code specific to a type of land use or a code specific to an area, a minimum of 10% of the site is to be set aside and used for landscaping.</p> <p><i>Note: For this Acceptable Solution landscaping incorporates all of the following:</i></p> <p>(i) a recreation area, for activities such as a lunch area for shoppers, workers and an accessible refuge area for pedestrians; and/or</p> <p>(ii) landscape buffers to adjoining land uses; and/or</p> <p>(iii) vegetative screening of car parking, refuse bin areas, delivery areas, storage areas, etc; and/or</p> <p>(iv) conservation areas; and/or</p> <p>(v) planted areas used to soften the built form</p> <p><b>A2.2</b></p> <p style="text-align: center;"><b>AND</b></p> <p>Shade trees are provided throughout the development to cast shade onto the building, recreation areas, lunch areas, car parking areas, pathways, etc.</p>
<p><b>P3</b> Planting carried out as a part of landscaping must;</p> <p>(a) predominantly use plant species that are locally native to the Central Queensland region;</p> <p>(b) use palms in a manner that is consistent with their natural</p>	<p><b>A3.1</b> At least 70% of new plantings are locally native species identified in Appendix A, B and C of <b>Planning Scheme Policy No. 6 – Planting Species</b> due to their low water usage.</p> <p><b>A3.2</b> <b>AND</b></p> <p>Palms are used in a manner consistent with <b>Planning Scheme Policy No. 6 – Planting Species</b>.</p> <p><b>A3.3</b> <b>AND</b></p> <p>Planting does not include undesirable species of vegetation or environmental weeds as listed in <b>Planning Scheme Policy</b></p>



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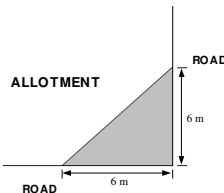
**PART A - ALL DEVELOPMENT**

Performance Criteria	Acceptable Solutions
<p>character and occurrence;</p> <p>(c) not use species that have the potential to become environmental weeds;</p> <p>(d) be of a suitable size and density;</p> <p>(e) have a low water usage nature.</p>	<p><b>No. 6 – Planting Species.</b></p> <p><b>A3.4 AND</b> Planting sizes are in accordance with definitions contained within this Code.</p> <p><b>A3.5 AND</b> Planting is carried out approximately at the following density rates unless stated otherwise in this Code;</p> <ul style="list-style-type: none"> <li>• Trees at 5m centres</li> <li>• Shrubs at 2m centres</li> <li>• Groundcovers – perennials at 0.5-1m centres</li> </ul>
<b>Landscape Character</b>	
<p><b>P4</b> Landscaping in its character, scale and type reflects and is well incorporated into the built development and its physical surrounds.</p>	<p><b>A4</b> No Acceptable Solution specified.</p>
<p><b>P5</b> Landscape design and layout;</p> <p>(a) is closely related to and reflective of the opportunities and characteristics that were provided by the original site and ensures that they are protected;</p> <p>(b) contributes to the creation of, a sense of place or character;</p> <p>(c) incorporates significant vegetation that is healthy and appropriate in the redevelopment of a site (eg. trees that drop limbs are not suitable for a car park) into the landscaping of the redevelopment; and</p> <p>(d) incorporates</p>	<p><b>A5.1</b> <i>In partial satisfaction of P5</i> Existing topographical features of the site (such as natural drainage lines, etc) are retained and included in the landscape design.</p> <p><b>A5.2 AND</b> Appropriate site planning and procedures are undertaken to ensure the retention of healthy existing trees by:</p> <ul style="list-style-type: none"> <li>(i) erecting a star picket or durable temporary fence, around the perimeter of the drip line of trees retained; and</li> <li>(ii) not storing any materials or equipment at the base of the trees retained; and</li> <li>(iii) carrying out any required pruning or trimming work in accordance with AS4374 – Pruning of Amenity Trees by a competent arborist; and</li> <li>(iv) carrying out tree surgery on vegetation damaged as a result of the development.</li> </ul>



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Performance Criteria	Acceptable Solutions
existing waterways, overland flow paths, drainage reserves and detention basins into the landscape design for the site.	
<b>Safety</b>	
<p><b>P6</b> Plant species used in landscaping are at locations that do not create a nuisance or danger to any member of the community by way of;</p> <p>(a) direct contact (eg. thorns, falling limbs); or</p> <p>(b) consumption by persons such as children (eg. toxins); or</p> <p>(c) being a common source of allergies, or</p> <p>(d) attracting harmful insects or pests;</p>	<p><b>A6</b> Plant Species listed in Appendix G of <b>Planning Scheme Policy No. 6 – Planting Species</b> are not used in any landscaping on the site or within areas of, or proposed to be, public land (eg. road reserve, park, etc).</p>
<p><b>P7</b> Vehicle safety is not adversely affected by the location of landscaped areas and / or landscape buffers</p>	<p><b>A7</b> For any allotment on a corner bounded by 2 or more road frontages (forming an intersection), in the part of the allotment as shown in Figure 1 below that is shaded – only trees, shrubs and other vegetation are planted that at maturity have a height no greater than 1 metre above the level of the adjoining road carriageways.</p> <p><i>Note: Plant Species mentioned in Appendix A, B and C in <b>Planning Scheme Policy No. 6 – Planting Species</b> contain advice on the maximum height of mature plant species.</i></p> <div style="text-align: center;">  </div> <p style="text-align: center;"><b>Figure 1</b></p>



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<p><b>P8</b> Landscape design provides and maintains a safe environment whilst maintaining a high level of visual amenity and includes, but is not limited to, the following;</p> <p>(a) trees, shrubs and other landscape features, at locations that experience high levels of patronage, are chosen, located and maintained in a way that <u>does not</u> create perceived unsafe environments by restricting surveillance, creating concealment spots or reducing sightlines both into and out of the site; and</p> <p>(b) the lighting (foot lighting and/or security lighting) of car parking areas, driveways, entry points and pathways (internal and external) to ensure a high level of perceived safety and security for occupiers and visitors to the site, but not to a degree that lighting becomes a nuisance.</p>	<p><b>A8.1</b> <i>In partial satisfaction of P8</i>                      Within 5 metres of a designated pedestrian path (eg. a path meandering through a park) and 1 metre of a vehicle path, only low level (less than 0.3m high) ground covers are used in planting arrangements in association with trees that have a clean trunk up to 1.5 metres above the ground within 2 years of planting. Ground covers are planted to avoid clumping and 'mass' vegetation, allowing for surveillance to occur.</p> <p><b>A8.2</b>  <b>AND</b>                      Pedestrian surfaces are stable and useable in all weather conditions.</p>
<p><b>P9</b> In Bushfire Prone Land areas the selection of plant species and landscape design</p>	<p><b>A9</b> Plant species with fire resistant characteristics as defined in <b>Planning Scheme Policy No. 6 – Planting Species</b> are planted in areas of bushfire hazard and the</p>





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enhances personal safety and reduces the potential for damage to property by bushfire.		landscaping design does not contribute to bushfire hazard.	
<b>Landscape Buffers</b>			
<b>P10</b>	Any residential development located adjacent to a site used for any non residential purpose includes landscaping, where necessary, that ensures that a high level of privacy and amenity is provided for the future occupants of the residential development.	<b>A10</b>	<p>On those parts of the common boundary between a residential and non residential land use, where the building design of the residential development does not incorporate measures or features that will provide a high level of privacy and amenity to its occupants from the non residential land use, such as;</p> <ul style="list-style-type: none"> <li>(i) locating non habitable rooms or areas closest to the non residential use; and /or</li> <li>(ii) orientating windows and doors away from the non residential land use; and / or</li> <li>(iii) orientating the entrance to the residential development away from the non residential land use</li> </ul> <p>the residential development is to incorporate landscaped buffers at least 3 metres in width (measured perpendicular to the property boundary) along the common property boundary with any non residential land use that consists of:</p> <ul style="list-style-type: none"> <li>(1) a minimum of 1 shade or rounded canopy tree for every two (2) linear metres along the landscaped buffer; and</li> <li>(2) a minimum of 1 shrub for every one (1) linear metre along the landscaped buffer; and</li> <li>(3) a minimum of 1 ground cover for every half (0.5) linear metres along the landscaped buffer;</li> </ul> <p>to create a 'three tier' planting approach. The planting is to be in accordance with Vegetated Buffer Type A as described in <b>Planning Scheme Policy No. 6 – Planting Species.</b></p>
<b>P11</b>	Any multi storey residential development (3 storeys or more, except for a house), located adjacent to a site used for a residential purpose other than another multi storey residential	<b>A11</b>	<p>Landscaping along any common property boundary incorporates a landscaped buffer a minimum of 1.5 metres in width (measured perpendicular to the property boundary) along the common property boundary that consists of:</p> <ul style="list-style-type: none"> <li>(i) a minimum of 1 shade or rounded canopy tree for every five (5) linear metres along the landscaped buffer; and</li> </ul>



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<p>development includes landscaping, where necessary, that ensures that a high level of privacy and amenity is provided to the adjoining residential development.</p>	<p>(ii) a minimum of 1 shrub for every five (5) linear metres along the landscaped buffer; and</p> <p>(iii) a minimum of 1 ground cover for every one (1) linear metre along the landscaped buffer;</p> <p>to create a 'three tier' planting approach. The planting is to be in accordance with Vegetated Buffer Type B as described in <b>Planning Scheme Policy No. 6 – Planting Species.</b></p>
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<p><b>P12</b> Any non-residential development located adjacent to a site used for any residential purpose includes landscaping, where necessary, that ensures that a high level of privacy and amenity is provided for the occupants of the adjoining residential development.</p>	<p><b>A12</b> On those parts of the common boundary between a residential and non residential land use, the non-residential development is to incorporate landscaped buffers at least 5 metres in width (measured perpendicular to the property boundary) along the common property boundary with any non residential land use that consists of:</p> <p>(i) a minimum of 1 shade or rounded canopy tree for every two (2) linear metres along the landscaped buffer; and</p> <p>(ii) a minimum of 1 shrub for every one (1) linear metre along the landscaped buffer; and</p> <p>(iii) a minimum of 1 ground cover for every half (0.5) linear metres along the landscaped buffer;</p> <p>to create a 'three tier' planting approach. The planting is to be in accordance with Vegetated Buffer Type C as described in <b>Planning Scheme Policy No. 6 – Planting Species.</b></p>
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**Streetscape**

<p><b>P13</b> Landscaping maintains the existing street character and where opportunities exist, enhances that streetscape character.</p>	<p><b>A13.1</b> Unless stated otherwise in a code specific to a type of land use or a code specific to an area, landscaping is provided along the frontage of a site to a constructed road in accordance with the minimum width and density set out in the following table for the respective type of development, for every 5 linear metres or part thereof, of frontage;</p>
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Use Type	Min Width	Min No. of Trees	Min No. of Shrubs	Min No. of Groundcovers
Residential*	3m	0.75	2	5
Commercial	1.5m	0.5	1	10
Industrial	1.5m	0.5	2	5
Other	3m	0.5	2	5

\*When a residential development is part of a mixed use



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<b>A13.2.1</b>	<p>development and located above any other use type, the other use type rates apply to the development and not the residential rate.</p> <p>This landscaped buffer can include driveways (accessing the site), pathways, letter boxes, etc.</p>						
<b>A13.2.2</b>	<p><b>AND</b></p> <p>Where an existing street tree is approved to be removed because;</p> <p>(i) it is creating damage to existing infrastructure; or</p> <p>(ii) it is inconsistent with the character of a streetscape; or</p> <p>(iii) the tree is diseased, dying or dead; or</p> <p>(iv) the tree represents a safety risk to persons or property;</p> <p>the tree is removed and no replacement tree is necessary.</p>						
<b>A13.3</b>	<p><b>OR</b></p> <p>Where an existing street tree that is consistent with the character of the streetscape is approved to be removed for reasons such as, but not limited to;</p> <p>(i) location of driveways; or</p> <p>(ii) assistance in construction; or</p> <p>(iii) road widening,</p> <p>and cannot be relocated to an alternative location, the street tree is replaced by a tree of the same species that has a similar height, or as close as possible to that height, dependent on sourcing availability.</p>						
<b>A13.4.1</b>	<p><b>AND</b></p> <p>Where there are fewer street trees already existing along the frontage of a development site to a constructed road reserve than the rate stated below, additional street trees that are consistent with the character of the street are provided. The number of street trees provided, is the number necessary to achieve the minimum stated below.</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <tbody> <tr> <td style="width: 30%; padding: 5px;">Residential</td> <td style="padding: 5px;">1 per 20 linear metres, or part thereof, of frontage</td> </tr> <tr> <td style="width: 30%; padding: 5px;">Commercial</td> <td style="padding: 5px;">1 per 20 linear metres, or part thereof, of frontage</td> </tr> <tr> <td style="width: 30%; padding: 5px;">Industrial</td> <td style="padding: 5px;">1 per 20 linear metres, or part thereof, of frontage</td> </tr> </tbody> </table>	Residential	1 per 20 linear metres, or part thereof, of frontage	Commercial	1 per 20 linear metres, or part thereof, of frontage	Industrial	1 per 20 linear metres, or part thereof, of frontage
Residential	1 per 20 linear metres, or part thereof, of frontage						
Commercial	1 per 20 linear metres, or part thereof, of frontage						
Industrial	1 per 20 linear metres, or part thereof, of frontage						
<b>A13.4.2</b>	<p><b>AND</b></p> <p>Vegetation planted as a component of</p>						



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	<p>landscaping;</p> <p>(i) within the verge of the road reserve; or</p> <p>(ii) within the carriageway of a road reserve is the same as existing plants located within the road reserve, if any.</p> <p><b>OR</b></p> <p>Where the development is located with a frontage onto a road nominated in Appendix D of <b>Planning Scheme Policy No. 6 – Planting Species</b>, any tree planting in the road reserve uses only those tree species nominated for the road.</p>
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**Car Parking**

<p><b>P14</b> Shade is provided to carparking areas within a site, driveways and internal roadways to;</p> <p>(a) improve their appearance; and</p> <p>(b) introduce shade to the area to reduce the amount of glare otherwise generated; and</p> <p>(c) reduce the amount of heat stored in hard surfaces; and</p> <p>(d) ensure that vehicles can park out of the sun reducing internal heat 'build up' and therefore the need for mechanical cooling, and</p> <p>(e) properly reflect the climate conditions of Rockhampton.</p>	<p><b>A14.1</b> Internal roadways or driveways with a continuous length of 20 metres or more (regardless of whether straight or curved) have a minimum of one (1) Shade Tree or Round Canopy Tree for every 10 linear metres of continuous internal roadway or driveway if they are not under cover by way of a building, awning or sail for at least 50% of their surface area.</p> <p><b>A14.2</b></p> <p><b>AND</b></p> <p>A minimum of one (1) Shade Tree is provided for every 4 carparking spaces and is located within one (1) metre of a carparking bay and at intervals of 4 car parking spaces if they are not under cover by way of a building, awning or sail.;</p> <p><b>A14.3</b></p> <p><b>AND</b></p> <p>Planting areas within or adjacent to an area set aside for vehicle parking (including access roads and/or driveways) are protected from being driven over by 150mm high raised kerbs, wheel stops or bollards;</p> <p><b>A14.4</b></p> <p><b>AND</b></p> <p>Each Shade Tree or Round Canopy Tree planted is provided with:</p> <p>(i) a minimum planting area of 1.2m<sup>2</sup>; and</p> <p>(ii) a minimum topsoil depth of 0.8m (if surrounded by hard surfaces)</p> <p><i>Note: To remove any doubt, this is not a density of 1 plant per 1.2m<sup>2</sup> and therefore other shrubs or groundcovers may be planted in the 1.2m<sup>2</sup> planting area.</i></p> <p><b>A14.5</b></p>
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	<p><b>AND</b></p> <p>Car parking areas undercover by way of an awning or sail are required to provide landscaped planter boxes immediately in front of the façade of the building facing onto the car parking area at a rate of 1 planter box (min 0.25m<sup>2</sup> in area) per car parking space.</p>
<p><b>P15</b> Car parking areas are properly screened to reduce the impacts of;</p> <p>(a) glare (reflection off vehicles, etc);</p> <p>(b) noise (motors, doors closing, etc);</p> <p>(c) light (headlights and floodlighting)</p> <p>(d) heat, carried by wind from the car park onto adjoining properties or public open space as well as reduce the visual impacts associated with the sole use of hard surfaces / materials.</p>	<p><b>A15</b> A landscaped buffer with a minimum width of 1.5 metres measured perpendicular to the property boundary, is to be provided between the car parking area and each property boundary when the property boundary is not fronting onto a constructed road reserve and the car parking area is not separated from the property boundary by a building. This landscaped buffer is to contain:</p> <p>(i) a minimum of 1 shade tree for every 10 linear metres or part thereof, of property boundary; and</p> <p>(ii) a minimum of 3 shrubs for every 10 linear metres or part thereof, of property boundary; and</p> <p>(iii) a minimum of 7 low shrubs or ground cover for every 10 linear metres or part thereof, of property boundary, and</p> <p>(iv) be planted in a manner that together they create a 'three tier' planting approach as shown as Buffer Type B in <b>Planning Scheme Policy No. 6 – Planting Species.</b></p>
<p><b>P16</b> Measures are installed to ensure that trees do not damage infrastructure including;</p> <p>(a) the car park surface; and</p> <p>(b) stormwater drainage lines or paths; and</p> <p>(c) footpaths within the site or road reserve but still ensuring that suitable growing conditions are provided.</p>	<p><b>A16</b> Root control barriers are installed along the edge of carparking areas, road carriageways and footpaths where they are located within 1.5 metres of a tree that is planted or proposed to be planted on landscaping plans for a site.</p>
<p><b>P17</b> The safety of vehicles or users of a site is not of a higher risk as a result of the</p>	<p><b>A17</b> No Acceptable Solution specified.</p>



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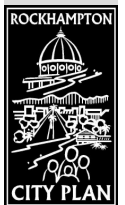
<b>Performance Criteria</b>	<b>Acceptable Solutions</b>
<p>landscaping of car parking areas, or use of vegetation species that;</p> <p>(a) shed fruit, berries, attract large flocks of birds, etc.; or</p> <p>(b) requires regular pruning; or</p> <p>(c) have an unstable branch system, or</p> <p>(d) compromise the safety of vehicle and pedestrian movements (by its nature or type) or restrict sightlines on and around the site.</p>	
<b>Drainage And Maintenance</b>	
<p><b>P18</b> Stormwater harvesting within the landscaping of a site is maximised and any potential adverse impacts of stormwater to adjoining properties or road reserve is minimised with, but not limited to, the following;</p> <p>(a) areas of pavement, turf and mulched garden beds drained with the provision and / or treatment of swales, spoon drains, gullies, subsurface drainage and stormwater connections; or</p> <p>(b) landscape works not restricting the flow of water along overland flow paths; or</p>	<p><b>A18</b> No Acceptable Solution specified.</p>



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**PART A - ALL DEVELOPMENT**

<b>Performance Criteria</b>	<b>Acceptable Solutions</b>
<p>(c) the opportunities for water infiltration on site maximised wherever possible by way of:</p> <p>(1) draining a portion of hard surfaced areas towards permeable surfaces; and</p> <p>(2) using turf and garden beds; and</p> <p>(3) minimising the extent of impervious surface finishes on the site</p>	
<p><b>P19</b> The landscape design ensures that the landscape layout intent is easily maintained over time and includes</p> <p>(a) the use of extensive mulching; and</p> <p>(b) plantings being provided with appropriate drainage so it won't die; and</p> <p>(c) the selection of plant species that have a life expectancy of at least 5 years; and</p> <p>(d) all turf areas on site are accessible externally by standard lawn maintenance equipment and receive adequate sunlight.</p>	<p><i>In partial satisfaction of P8</i></p> <p><b>A19.1</b> A reticulated irrigation system is provided to common landscape and recreation areas within a development site as well as podium planters used as a component of vertical landscaping.</p> <p><b>A19.2 AND</b> One hose cock is provided within each private landscape and recreation area.</p> <p><b>A19.3 AND</b> The drainage of podium planters used as a component of vertical landscaping are connected to the stormwater drainage system to allow for flush out in the future.</p>
<b>Utilities And Services</b>	
<p><b>P20</b> The function, safety and accessibility of service areas, and infrastructure is not</p>	<p><b>A20.1</b> Plants are located to provide a 1 metre clearance to enable personnel to access and properly view servicing and infrastructure matters within the site at all</p>



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adversely affected by the location and type of planting, including the need to ensure plant species are selected and sited having regard to the location of overhead and underground services so as to ensure that the roots and foliage of landscaping will not compromise the safety or function of the services<sup>1</sup> and the need to ensure personnel and vehicular access is kept available to electricity infrastructure, in particular to substations, poles, stays and towers.

*Note.  
 Within the road reserve, the preferred standard alignment of street trees is 1 metre behind the back of the kerb within the verge however this may vary dependent on the location of infrastructure or the intention of developing a specific landscaping character that is approved by Council.*

times;

**A20.2**

**AND**

Landscaping is carried out in a manner so that any vegetation at maturity or landscaping structures / works will not exceed 4.0 metres in height on land:

- (i) in an electric line shadow; or
- (ii) within 5.0 metres of an electric line shadow; or

**A20.3**

- (iii) within 5.0 metres of a substation boundary.

**AND**

Landscaping further than 5.0 metres of an electric line shadow or a substation boundary ensures that vegetation is planted in a position that is further in distance from the nearest edge of an electric line shadow or substation boundary than the expected maximum height at maturity of the vegetation.

**A20.4**

**AND**

The mature foliage of vegetation used in landscaping will not be within 3.0 metres of the boundary of an electrical substation. If a solid wall is located along any part of the boundary, foliage may not extend above, or beyond, that solid wall.

**Development On Steep Land**

**P21** Landscaping is employed wherever possible to assist in sustaining the stability and high visual amenity to and on

**A21**

No Acceptable Solution specified.

<sup>1</sup> Appendix D of Planning Scheme Policy No. 6 – Planting Species provides advice on Street Tree plant species suitable and unsuitable for location within the electric line shadow for power lines.





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<b>Performance Criteria</b>	<b>Acceptable Solutions</b>
<p>steep land, with;</p> <p>(a) the removal of vegetation on steep or unstable land being carried out only in accordance with the recommendations of an approved geotechnical report that demonstrates that the removal will not undermine the stability of the land or impact unnecessarily on downstream conditions; and</p> <p>(b) rehabilitation of the following locations where existing vegetation has or will be removed, to ensure that there is no increase in land slip or subsidence risks;</p> <p>(1) cut and fill areas; and</p> <p>(2) areas with sensitive elements such as the head of gullies, watercourses and major drainage lines; and</p> <p>(3) the toes of slopes; and</p> <p>(4) areas of known land instability; and</p> <p>(5) areas affected by waterflows and erosion; and</p> <p>(c) development and associated landscape works</p>	



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retaining ridgetops, crests and the upper slopes of foothills in their 'natural' state as well as minimise the areas of cut and fill earthworks; and  
 (d) landscape works on steep land utilises and promotes the use of local native plant species.

**Vertical Landscaping**

**P22** Vertical landscaping is used on multi-storey development (3 storeys or greater);  
 (a) to soften the appearance of the development and make it more attractive; and  
 (b) increase the privacy between upper level balconies and units where privacy screens and other devices are not used; and  
 (c) in a manner to ensure it is easily maintained; and  
 (d) at different levels of the development to 'graduate' the height of the development for an observer from the street and reduce uniformity and repetition in a vertical plane; and  
 (e) on balconies in a development where one

**A22** No Acceptable Solution specified.

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<sup>2</sup> If allowed in the road reserve in the first instance which depends on the proposal, site location, verge width, etc.



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<b>Performance Criteria</b>	<b>Acceptable Solutions</b>
<p>balcony is being overlooked by another unit/balcony and there is no privacy screening dealing with the issue; and</p> <p>(f) to promote an attractive façade and podium for multi-storey buildings; and</p> <p>(g) and structurally supported, irrigated, drained and waterproofed to prevent damage to the building or infrastructure; and</p> <p>(h) and if in provided planter boxes, they;</p> <p>(1) are able to be maintained by the unit owner or manager; and</p> <p>(2) protect the normal movement flow of pedestrians; and</p> <p>(3) are not located more than 0.6 metres from the kerb line<sup>2</sup>; and</p> <p>(4) do not exceed 0.6 metres in height.</p>	



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**PART B – RESIDENTIAL DEVELOPMENT ONLY**

<b>Performance Criteria</b>	<b>Acceptable Solutions</b>
<p><b>P23</b> Landscaping is used wherever necessary (and not dealt with in building design) to prevent visual intrusion created from overlooking into / from;</p> <p>(a) private courtyards; or</p> <p>(b) windows of habitable rooms; or</p> <p>(c) private passive recreation areas (eg spas); with any other residential unit.</p>	<p><b>A23.1</b> <i>In partial satisfaction of P23</i> Trees in a row at a maximum of 1.5metre centres are provided between areas used for private open space and other residential dwellings where an opening (ie window, door, carport, balcony, etc) on the other residential dwelling is located within a linear 2 metre radius of all edges of the private open space<sup>3</sup>.</p> <p><b>A23.2 AND</b> At ground level, between adjacent private courtyards or similar areas of private open space between multiple dwellings, a landscaping strip is provided containing trees and/or shrubs planted at a maximum distance of 1.5metre centres that by their nature have a dense foliage that when mature will provide a landscaped screen up to 2 metres above the ground<sup>4</sup>.</p>
<p><b>P24</b> Fencing is not used in a manner that it;</p> <p>(a) adversely affects the amenity of another residential dwelling; or</p> <p>(b) negatively dominates the development; or</p> <p>(c) interferes with the microclimate management of a site in order to conserve energy.</p>	<p><b>A24.1</b> Fencing along any road frontage does not</p> <p>(i) have a height greater than 1.8 metres, and</p> <p>(ii) exceed 10 metres in length without some articulation, landscaping, texture, recesses, variation in colour or material to provide visual interest.</p> <p><b>A24.2 AND</b> Where necessary to install fencing on a retaining wall and the total combined height of the retaining wall and fence will exceed 3 metres in height, a fence of a transparent type construction (eg. chain wire mesh fence) is used above the retaining wall. Where this occurs between two (2) adjoining properties, a vegetated strip or climbing plants are also to be employed to provide a visual screen between the two properties within 2 years of planting.</p> <p><b>A24.3 AND</b> For all development, fences of an open construction with a minimum of 15% breeze penetration is used unless a more solid construction is required in other parts of this code to assist in the management of impacts from the site.</p>

<sup>3</sup> Refer **Planning Scheme Policy No. 6 – Planting Species** for preferred plants.

<sup>4</sup> Refer **Planning Scheme Policy No. 6 – Planting Species** for preferred plants.



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**PART B – RESIDENTIAL DEVELOPMENT ONLY**

<b>Performance Criteria</b>	<b>Acceptable Solutions</b>
<p><b>P25</b> Landscaping enhances the appearance of a development with the screening of visually unattractive features.</p>	<p><b>A25</b> Landscaping is provided;</p> <ul style="list-style-type: none"> <li>(i) along retaining walls; and</li> <li>(ii) along building walls that are greater in length than 10 metres and unbroken; and</li> <li>(iii) along the frontage of car parking areas to a constructed road reserve; and</li> <li>(iv) around refuse storage / collection areas which are classified as identified areas and therefore contain;</li> </ul> <p>(1) a minimum of 1 shrub for every 1 linear metre along an identified area or around the perimeter of an identified area, and</p> <p>(2) the utilisation of low shrubs and ground covers to provide a vegetated screen<sup>5</sup>.</p>



<sup>5</sup> Refer Planning Scheme Policy No. 6 – Planting Species for preferred plants.



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**PART C – COMMERCIAL DEVELOPMENT ONLY**

<b>Performance Criteria</b>	<b>Acceptable Solutions</b>
<p><b>P26</b> Landscaping, including vegetation, is employed to compliment the built form of commercial development and screen where necessary the parts of a building that detract from the character of an area.</p>	<p><b>A26</b> <i>In partial satisfaction of P26</i> Landscaping with trees and / or shrubs and / or climbing plants is provided to the front of blank walls that are greater in length than 10 metres and unbroken in vertical alignment by 300mm or less.</p>
<p><b>P27</b> Landscaping minimises negative impacts from commercial development to abutting residential development, trying to eliminate impacts such as noise, light etc.</p> <p><i>Note. This criteria only applies when a commercial development is proposed adjoining an existing or future residential development. This does not include an existing residential development that is intended to be developed for a commercial purpose in the future.</i></p>	<p><b>A27.1</b> A double lapped and capped treated timber screen fence to a minimum height of 1.8 metres above the natural ground level is constructed and maintained along the entire length of the common property boundary (when a side boundary - from the front building alignment of the adjoining residential development to the rear property boundary).</p> <p><b>A27.2</b></p> <p><b>AND</b> Vegetated landscaped buffers at least 3 metres in width (measured perpendicular to the property boundary) are provided along the common property boundaries of commercial and residential development and consist of:</p> <ul style="list-style-type: none"> <li>(i) a minimum of 1 shade or rounded canopy tree for every 5 linear metres or part thereof of the length of the landscaped buffer; and</li> <li>(ii) a minimum of 1 shrub for every 3 linear metres or part thereof of the length of the landscaped buffer; and</li> <li>(iii) a minimum of 1 ground cover for every 2 linear metres or part thereof of the length of the landscaped buffer;</li> </ul> <p>to create a 'three tier' planting approach. The planting is to be in accordance with Vegetated Buffer Type A as described in <b>Planning Scheme Policy No. 6 – Planting Species.</b></p>
<p><b>P28</b> Landscaping used in high usage areas is of a type able to sustain constant pedestrian flows and passage without being detrimentally impacted upon.</p>	<p><b>A28</b> No Acceptable Solution specified.</p> <p><i>Note: Plants used adjacent to a car parking space should be able to cope with being stepped on occasionally as a person enters and exits a vehicle.</i></p>



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**PART D – INDUSTRIAL DEVELOPMENT ONLY**

<b>Performance Criteria</b>		<b>Acceptable Solutions</b>	
<b>P29</b>	<p>Landscaping minimises negative impacts from industrial development to abutting residential development, trying to eliminate impacts such as noise, light etc.</p> <p><i>Note.</i>  <i>This criteria only applies when an industrial development is proposed adjoining an existing or future residential development. This does not include an existing residential development that is intended to be developed for an industrial purpose in the future.</i></p>	<b>A29.1</b>	<p>A double lapped and capped treated timber screen fence to a minimum height of 1.8 metres above the natural ground level is constructed and maintained along the entire length of the common property boundary (when a side boundary - from the front building alignment of the adjoining residential development to the rear property boundary).</p>
		<b>A29.2</b>	<p><b>AND</b>            Vegetated landscaped buffers at least 3 metres in width (measured perpendicular to the property boundary) are provided along the common property boundaries of industrial and residential development and consist of:</p> <ul style="list-style-type: none"> <li>(i) a minimum of 1 shade or rounded canopy tree for every 5 linear metres or part thereof of the length of the landscaped buffer; and</li> <li>(ii) a minimum of 1 shrub for every 3 linear metres or part thereof of the length of the landscaped buffer; and</li> <li>(iii) a minimum of 1 ground cover for every 2 linear metres or part thereof of the length of the landscaped buffer;</li> </ul> <p>to create a 'three tier' planting approach. The planting is to be in accordance with Vegetated Buffer Type A as described in <b>Planning Scheme Policy No. 6 – Planting Species.</b></p>
<b>P30</b>	<p>Landscaping, of industrial sites, is low maintenance, sturdy and hardy</p>	<b>A30</b>	<p>Planting is in accordance with the recommended low maintenance species noted in Appendix A, B and C in <b>Planning Scheme Policy No. 6 – Planting Species</b> and any other species proven to be low maintenance and durable</p>
<b>P31</b>	<p>Landscaping visually screens;</p> <ul style="list-style-type: none"> <li>(a) the open storage of goods or machinery kept or stored outside of an enclosure, industrial shed or the like, to ensure that a positive visual amenity is created; and</li> <li>(b) unarticulated building facades /</li> </ul>	<b>A31</b>	<p><i>In partial satisfaction of P31</i>            Outdoor storage areas, visible from the street and adjoining properties, are screened to the full height of all stored materials by a combination of landscaping (when it is mature), fencing or mounding.</p>





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**PART D – INDUSTRIAL DEVELOPMENT ONLY**

<b>Performance Criteria</b>	<b>Acceptable Solutions</b>
blank walls that are 20 metres and over in length.	



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**PART E – RECONFIGURING A LOT ONLY**

**Performance Criteria**

**Acceptable Solutions**

**P32** Landscaping is used in road reserves and public open space to develop a character for the area which leads to the creation of a landmark or identity, and

(a) entrance ways, features or statements of a development:-

(1) create or reflect the local character of the City; and

(2) use feature planting (either existing or proposed) in preference to built form (eg. walls, fountains, etc); and

(3) are constructed with durable and low maintenance materials; and

(4) frame and create pedestrian access routes; and

(b) Street trees are provided in areas where it has been established or determined that the desired future character of the area will be urban, therefore ensuring an identity to the streetscape; and

(c) Landscaping uses and highlights the features of the site such as views,

**A32**

*In partial satisfaction of P32*  
 Street trees in accordance with Appendix D in **Planning Scheme Policy No. 6 – Planting Species**. are provided along each side of road reserves at an average distance between centres of 20 metres;

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**PART E – RECONFIGURING A LOT ONLY**

Performance Criteria	Acceptable Solutions
<p>vistas, existing vegetation, landmarks and places of cultural heritage significance.</p>	
<p><b>P33</b> Landscaping of new subdivisions            (a) creates an environment which promotes harmonious living and safety; and            (b) is used to reinforce desired traffic speed and behaviour; and            (c) is used to ensure privacy within private open space areas of created allotments and minimise the potential for overlooking from public spaces while at the same time providing opportunities for casual surveillance of the public spaces from within the allotment.</p>	<p><b>A33</b> <i>In partial satisfaction of P33</i>            Landscaping is cognisant and carried out in accordance with the <b>Crime Prevention Through Environmental Design Code</b> and promotes safety and casual street surveillance</p>

