

TITLE: LANDSCAPING

POLICY NO. 11

ADOPTED: 15 March 2006

AMENDED:

Purpose of the Policy

The purpose of the Landscaping Policy is to provide guidance for proponents of development involving landscaping works.

This policy does not apply to self-assessable development.

Landscaping Plans

- (1) Where development involves landscaping works, Council may require a Landscaping Plan. The details provided in the landscaping plan should include:
 - (a) location and species of existing trees;
 - (b) location and species of trees and shrubs proposed to be planted;
 - (c) location and details of proposed garden beds, shrubberies, ornamental structures etc;
 - (d) treatment of lawned areas, whether to be turfed or seeded;
 - (e) details of watering facilities and/or irrigation systems to be provided;
 - (f) materials and construction details of any fences, pergolas, driveways or other structures;
 - (g) surface or sub-surface drainage details to landscape works;
 - (h) the relationship between the proposed landscaping and the existing or proposed building(s) on the site, and any existing buildings on adjoining sites; and
 - (i) the shadows cast by proposed plantings on adjoining sites.
- (2) Where street tree planting is required as part of a development approval, the landscaping plan should provide the following details:
 - (a) the local climate, level of fire risk, and soil types. (For example, in localities with highly reactive clays very careful choice of the type of trees and shrubs will be required - refer AS 2870 s a guide);
 - (b) the position of underground services and the potential need for digging to repair or maintain those services;
 - (c) the position of above ground services and the need not to obstruct them;
 - (d) the width of the verge;
 - (e) the future level of maintenance;
 - (f) the location and width of driveways;
 - (g) the need to ensure trees and shrubs will not obscure lighting or design sight distances from vehicles; and

- (h) compliance with Council's Street Tree Guidelines.
- (i) in the City Centre Locality compliance with the landscaping provisions of the relevant precinct masterplan and the City Centre Street Planting Guidelines.

Street Trees (for inclusion in Landscaping Plan)

(1) Contributions in Lieu

With the agreement of the Council, a contribution of \$150 per lot may be held in trust for the Council to plant the trees and shrubs when appropriate or following completion of the development.

(2) Inappropriate Street Tree Positions

- (1) As a guide, trees and shrubs should not be planted in the following positions:
 - (a) Where the footpath is less than 3m wide.
 - (b) Where the kerb and channel has not been constructed;
 - (c) Within 3m of an invert crossing, driveway or electricity pole;
 - (d) Within 7.5m of a street light. This is to ensure effective street lighting;
 - (e) Within 1m of the invert of the kerb or any service to minimise interference with such utilities with an absolute minimum of 750mm;
 - (f) Within 7.5m of the property line for an access place intersection;
 - (g) Within 20m of the property line for an access street intersection;
 - (h) Within 40m of the property line for a collector street intersection;
 - (i) Within 55m of the property line for trunk collector street intersection;
 - (j) Within the sight triangle as defined by the aforementioned distance/footpath width.
 - (k) Trees and shrubs may be planted outside the sight triangle if no conflict with access drives or services is generated;
 - (l) Within 7m of another tree or shrub or at an interval of 1 tree or shrub per allotment whichever is the lesser. Trees and shrubs should not be planted opposite lot boundaries; and
 - (m) Under any overhead power or telephone line unless trees and shrubs are of a type suitable for that position.
- (3) Notwithstanding the distances set out above, the maintenance of sight lines at road intersections, sharp curves and the like, must take precedence in the location of trees.

Preferred Species

- (1) The tree and shrub should be of an appropriate species listed in:
 - (i) Schedule 5; or
 - (ii) In the City Centre Locality, the relevant precinct master plan and the City Centre Street Tree Planting Guidelines;and specifically prepared for footpath planting as follows:
 - (a) Lower branches should be progressively removed to facilitate desirable growth ie. with a clean trunk;
 - (b) Plants should be grown on to a minimum container size 250mm pot/10l bag;
- (2) In general, the following types of trees and shrubs are not preferred;

- (a) Trees and shrubs which have roots which are likely to damage pavement or kerb and channel;
- (b) Trees and shrubs which require constant lopping to overcome obstructions to pedestrians and vehicular traffic;
- (c) Trees and shrubs which deposit excessive foliage or potentially dangerous seed pods;
- (d) Trees and shrubs which are subject to constant disease or insect attack;
- (e) Ground cover plants;
- (f) Species with a potential to become environmental weeds, and
- (g) Species with prickles, thorns or irritant hairs.