



LANDSCAPE AREAS ON NATURE STRIPS POLICY

DOCUMENT NO: A3755711

1.1 Objectives: The objective of this policy is to provide guidance to property owners and occupiers wishing to establish landscape areas and gardens on the nature strip in front of their property(s). In general this policy refers to residential areas where the speed limit is 80km per hour or less.

1.2 Regulatory Authority:

- *Local Government Act 2009*
- Local Law 7 – Local Government Controlled Areas and Roads
- Subordinate Local Law No. 7.1 - Subordinate Local Law 7.1 - (Local Government Controlled Areas and Roads)

1.3 Policy Statement: Council allows property owners to landscape the nature strip in front of their property in accordance with the Standard Conditions. Council has developed these conditions to protect the safety of nature strip and road users, allowing clear vision for vehicles accessing driveways and minimising trip hazards. Where the landscape area cannot be constructed in accordance with the Standard Conditions the property owner may apply for a Landscape Areas on Nature Strips Permit.

1.4 Residential Property:

1. The landscape area must be no wider than 500mm and adjacent to the property boundary.
2. The landscape area must not be wider than 500mm adjacent to the road.
3. No constructed edging permitted.
4. No irrigation is permitted.
5. The landscape area, including during construction, must not adversely impact:
 - i. The safety of pedestrians or cyclists in their normal use of a nature strip or bikeway;
 - ii. The visibility for motorists using the road or entering or exiting a residential driveway;
 - iii. Access to Council's or Statutory Authorities services;
 - iv. Nature strips or bikeway pavements; and
 - v. Safe passage of all road users.
6. No landscape areas are permitted:
 - i. On nature strips less than 3 metres in width;
 - ii. Along unformed roads; and
 - iii. Within table drains or overland flow paths.
7. A 'Dial Before You Dig' search (ph 1100) must be undertaken before construction commences.

NOTE: The property owner is responsible for locating and protecting underground public utility services such as gas, telecommunications, water, sewer and electricity.

8. Service fittings such as fire hydrants, water supply valves, water meters, junction boxes etc. must not be covered.
9. Any damage caused to public utility services as part of the landscaping must be reported to the relevant service authority as soon as possible and will be repaired at the property owner's expense.
10. Clearances between the edge of the landscape area and public utility service fittings must comply with the Minimum Clearance Distance outlined in the table below:

Service Fittings	Maximum Clearance (m) Distance
Electricity Service (pits and power poles)	0.8
Telstra Junction Box	1.0
Water Meter	0.6
Water Supply Valve	1.0
Hydrant Point	1.0
Sewerage Main	0.6
Underground Cables	1.0

11. Obstruction of public infrastructure such as traffic signs, power poles and parking bays is not permitted.
12. Any damage caused to public infrastructure as part of the landscaping:
 - i. Must be reported to Council as soon as possible; and
 - ii. Must be repaired at the property owner's expense.
13. The removal of Council maintained street trees or shrubs from the nature strip is not permitted.
14. Any landscaping shall be maintained by the resident to the following standards:
 - i. A maximum height of 750mm;
 - ii. All weeds above 200mm must be removed;
 - iii. Must be free draining; and
 - iv. Any litter must be removed.
15. The property owner is responsible for all costs associated with:
 - i. The construction and maintenance of the landscaping; and
 - ii. Complying with the conditions.

1.5 Commercial Properties: Landscaping adjacent to commercial properties requires a Landscape Areas on Nature Strips Permit.

1.6 State Controlled Roads: For landscaping areas adjacent to State Controlled Roads a Road Corridor Permit is required through the Department of Transport and Main Roads.

1.7 Policy Author: Principal Officer (Natural and Urban Forest)

Date of Review: 19 January 2018

Date of Council Resolution: 2 December 2014

Committee Reference and Date: Policy and Administration Board No. 2014(11) of 18 November 2014 – City Management and Finance Committee No. 2014(12) of 25 November 2014

No. of Resolution: 4

Date to be Reviewed: 19 January 2020

