

CODE OF PRACTICE

Code Title: LANDSCAPING CODE

Reason for Code: The Code outlines the planning and design standards as well as the procedural requirements for developments to ensure consistency of existing streetscape and amenity of public space.

Code Details: This Code Covers:

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1. Introduction

1.1 Objectives

- To preserve and enhance the existing streetscape and contribute to the amenity of both public and private space
- To improve the relationship of a building to its surroundings and retain local biodiversity
- To reduce water usage and the demand on council infrastructure

1.2 Application

The following Code is applicable to development as identified in the respective Development Control Plans.

1.3 Development Application Requirements

With the exception of single residences it is a requirement that developers provide a landscape plan, submitted with the development application and indicating the overall landscaping theme to be adopted for the development, including the car park areas.

The landscape plan is to be completed in accordance with the provisions of Schedule 1 of this code.

1.4 Reference Documents

Details on appropriate planting species in certain situations can be found in *Guidelines for Tree Management in the Eurobodalla Shire* or by contacting the Eurobodalla Botanic Gardens.

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1.5 Definitions

Other than those listed below, terms in this document have the meanings found in the Eurobodalla Local Environmental Plan 2011 dictionary.

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2. Design Guidelines

The guidelines are expressed as Performance Criteria and/or Acceptable solutions. While the Acceptable Solutions provide a simple solution by which a development may satisfy the objectives of a particular element of development control (deemed to comply), the Performance Criteria allow for flexibility and innovation for developers and designers who wish to depart from the listed Acceptable Solutions (merit assessment). It should be remembered that the objectives of the Code must be met whichever course is chosen.

2.1 Streetscape Values

Performance Criteria	Acceptable Solution
P1 New development provides attractive streetscapes that reinforce the functions of the street and enhance the amenity of buildings.	A1 Street tree selection is determined in accordance with the <i>Guidelines for Tree Management in the Eurobodalla Shire</i> .
P2.1 New development provides a landscape link to existing development landscape outcomes. P2.2 Landscaping is provided along all frontages (road and other public spaces) to visually enhance the streetscape by softening hard edges and surfaces, and provide a 'soft' transition between the road and any built form.	A2 Landscape improvement works are provided in private landscaped areas that are of scale and composition that accords and complements the existing species and hardscape features of the site environs.

2.2 Site Planning

Performance Criteria	Acceptable Solution
P1 Existing trees are retained in such a way that ongoing viability of the trees is maximised.	A1.1 Site design integrates retention of existing trees where possible. A1.2 Areas of cut or fill, buildings or structures, and vehicle movement areas are located outside the drip line of trees to be retained.
P2 The visual impact of cut and fill and retaining walls is minimised.	A2 Garden areas with a minimum width of 500mm are provided to the base of all retaining walls greater than 1m high and visible from public spaces.
P3 The finished topography and built form allows for practical maintenance access to any part of the site.	A3 No acceptable solution

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2.3 Planting

Performance Criteria	Acceptable Solution
P1 The proposed planting contributes to a 'sense of place' or specific character, resulting in improved visual amenity and an ongoing positive contribution to the area character.	A1 Landscaping species must be endemic to the area, particularly those prevalent in the local area.
P2 Plant species selected must address functional issues including screening, buffering, visual amenity and shading, in terms of aesthetics, size, reliability, watering requirements, maintenance and long-term viability.	A2 No acceptable solution
P3 The scale of the planting is compatible with proposed structures and surrounding development.	A3 No acceptable solution

2.4 Car Park Areas in Non-residential Development

Performance Criteria	Acceptable Solution
P1 Landscaping is used to reduce the visual impact of the car park areas and provide solar shading to car parks.Preferably, and where practicable, all otherwise unused portions of a parking area (e.g. traffic islands, median strips and the like) should be landscaped.	<p>A1.1 A landscape buffer with a minimum width of 1.0 metres is provided along the frontage of the site between the road and the car park area.</p> <p>A1.2 Shade trees must be provided throughout the car park area at a ratio of one (1) tree per eight (8) car parking spaces (or part thereof).</p> <p>A1.3Garden areas with a minimum dimension of 1.5 metres are provided at the end of each row of car parks, with the balance of the car park area protected through the use of shade sails.</p> <p>A1.4The garden area is to be planted with a mix of shade trees and low-growing (to 1.0 metre) shrubs and groundcovers.</p>
P2 Existing trees that contribute to the provision of shade and visual amenity are retained in a manner that ensures the ongoing viability of the tree.	A2 Existing trees are retained within garden areas extending to the drip line of the tree
P3 Amenity impacts on adjacent incompatible development are minimised.	<p>A3.1A landscape buffer with a minimum width of 1.0 metres is provided along the boundary of any car parking areas and adjacent development.</p> <p>A3.2The buffer is planted with a combination of fast-growing shrubs and trees.</p>

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<p>P4Water sensitive urban design principles are employed where feasible.</p> <p><u>Note:</u> Water reuse or water from stormwater storage is preferred to reticulated water.</p>	<p>A4.1Car park areas drain to frontage garden areas or larger garden areas where possible.</p> <p>A4.2Species used in garden areas that receive run-off are to include those known to assist in the uptake of pollutants.</p> <p>A4.3The edge of garden areas (including tree planting within sealed areas) must be flush with, or slightly below, the surrounding surface level.</p>
<p>P5The location and type of planting incorporated within any landscaping area does not impede the function of, or access to, services, facilities and sight lines for vehicle movement.</p>	<p>A5Plants within 1.5m of street and parking aisle corners must have canopies below 900mm or above 1.5m</p>
<p>P6 The car park design ensures that there is sufficient space to allow for full canopy and root growth of plants (to avoid pavement lift), and to protect them from damage by cars.</p>	<p>A6Landscaping must comply with Figure 1.</p>

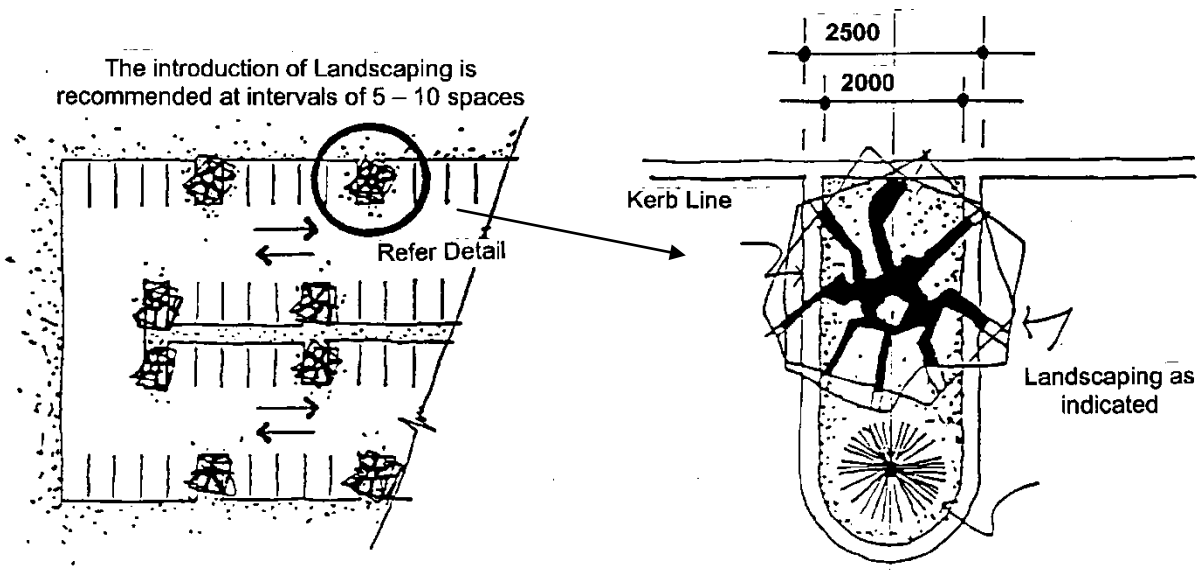


Figure 1 Layout for car park landscaping

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3 Schedules

Schedule 1 - Landscape Plan Checklist

Purpose of this Checklist

This checklist has been developed to assist applicants in the preparation of landscape plans as part of their application for development consent.

Landscape Plan Requirements

A landscape plan is required to demonstrate compliance with the objectives of the Landscaping Section of the Development Control Plans.

The Landscape plan is to be clearly drafted at a scale of 1:100 at a minimum A3 size and detail the following information:

- All existing and proposed structures including retaining walls, letter boxes, rubbish bin receptacles, outdoor furniture, lighting, clotheslines etc.
- All surfaces are clearly denoted, including lawns, mulched garden beds, hard paving such as asphalt, concrete, brick or gravel.
- All existing and proposed vegetation is clearly indicated, included street trees and overhanging trees on adjacent properties.
- Proposed entry doors, windows, gates and fences are shown.
- Locations of both underground and overhead services are indicated so that conflicts with proposed and existing planting can be minimized.
- Proposed planting is denoted with simple and clear graphics used to demarcate trees shrubs, ground-covers and climbers.
- A species legend that includes:
 - Botanical and common names
 - Quantities of plants
 - Plant mature heights and widths
- Details of who prepared the plan and their professional qualifications.

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