



POLICY NAME: **Landscaping**

POLICY No: 6.5

PURPOSE OF POLICY:

The purpose of this policy is to:

- 1) Provide guidance on the adequate level of landscaping associated with development and subdivision applications.
- 2) Ensure a suitable provision of landscaping to protect and enhance urban waterways, prevent erosion, and improve flood resilience.
- 3) Provide for increased vegetation cover in urban areas to promote a desirable living environment and improve health and wellbeing.
- 4) Provide attractive streetscapes that encourage a healthy and active lifestyle.
- 5) Mitigate and adapt to reduce urban temperatures and improve air quality.

SCOPE:

This policy applies to all:

- a) development applications with parking and circulation areas accommodating five (5) or more cars, including change of use applications; and
- b) subdivision applications with new roads.

POLICY:

1.0 General Principles

- 1.1 Landscaping conditions can be applied through condition 6.11.2 (g) as landscaping reduces erosion and assists with stormwater volume and quantity control.
- 1.2 All development and subdivision applications within the scope of this policy, are required to lodge a landscaping plan that demonstrates compliance with this Policy.
- 1.3 Council has discretion to vary this Policy where it can be demonstrated that there are site constraints and requirements of this Policy cannot be met.
- 1.4 This Policy does not override any applicable standards of the Planning Scheme and is to be read in conjunction with these standards. In the instance an application is subject to landscaping standards within the Tasmanian Planning Scheme – Brighton (the “Planning Scheme”), the Planning Scheme prevails.
- 1.5 This Policy aligns with Brighton Council 2050 Vision, Brighton Council Strategic Plan 2019-2029, Greening Brighton Strategy 2016-2021, Brighton Street Tree Strategy 2019, and Climate Change & Resilience Strategy 2019.

Objectives

- 1.6 Landscaping of large parking and circulation areas to:
 - a) reduce the volume of stormwater flows into drainage channels and streams to manage peak flows and mitigate flooding impacts in built-up areas;
 - b) relieve the visual impact on the streetscape of large expanses of hard surfaces;
 - c) screen the boundary of car parking areas to soften the amenity impact on neighbouring properties;
 - d) contribute to the creation of vibrant and liveable places; and
 - e) reduce opportunities for crime or anti-social behaviour by maintaining clear sightlines.
- 1.7 Landscaping of new roads to provide for:
 - a) reduction of impervious surfaces and increased vegetation cover to reduce the peak flow volume;
 - b) streetscapes that provide amenity, shade, and environmental benefits; and
 - c) attractive streetscapes that encourage an active and healthy lifestyle.
- 2.0 **Development Application Requirements**
- 2.1 When applying for a development application comprising of parking and circulation areas accommodating five (5) or more cars, a landscaping plan must be submitted.

A landscaping plan should demonstrate plantings of no less than 5 percent of the area of the car park, having regard to:

 - a) relieving the visual impact on the streetscape of large expanses of hard surfaces;
 - b) softening the boundary of car parking areas to reduce the amenity impact on neighbouring properties and the streetscape; and
 - c) reducing opportunities for crime or anti-social behaviour by maintaining passive surveillance opportunities from nearby public spaces and buildings.
- 2.2 The landscaping plan must include:
 - a) A survey of all existing vegetation to be retained and/or removed;
 - b) The areas to be landscaped;
 - c) Details of surface finishes of paths and driveways;
 - d) Details of fencing; and
 - e) A planting schedule of all proposed trees, shrubs and ground covers including botanical names, common names, pot sizes, sizes at maturity and quantities of each plant.
- 2.3 Depending on the size and scale of a development, on a permit condition of approval for any development application requiring landscaping under this Policy, Council may require a landscaping plan to be prepared by a suitably qualified architect or similar.
- 2.4 The property owner will be required to maintain the landscaping in accordance with the approved documents, to the satisfaction of Council.

3.0 Subdivision Application Requirements

3.1 When applying for a subdivision application with new road(s), except for lots that are internal lots, a landscape plan must be submitted.

Any subdivision with a new road, must provide a minimum of 1 (one) street tree per 15 metres of frontage, except for lots that are internal lots, having regard to:

- a) the width of lot frontages;
- b) location of infrastructure;
- c) the topography of the site;
- d) the safety of pedestrian use and movement;
- e) the safety and efficiency of the road network;
- f) the nature of the road; and
- g) existing vegetation that can be retained.

3.2 The landscaping plan must include:

- a) A survey of all existing vegetation to be retained and/or removed;
- b) The areas to be landscaped; and
- c) A planting schedule of all proposed trees, shrubs and ground covers including botanical names, common names, pot sizes, sizes at maturity and quantities of each plant.

3.3 Plantings

The selection of trees for planting on lots should consider the generic list of suitable trees provided under Brighton Council Street Tree Strategy 2019 and the advice of a landscape architect or suitably qualified person.

3.4 Engineering design

A permit condition of approval for any subdivision application requiring landscaping under this Policy will require the landscaping to be shown on engineering design drawings to demonstrate that landscaping has been appropriately designed to be clear of services.

3.5 Maintenance and Defects Liability Period

Landscaping in the road reserve will be placed onto a twelve (12) month maintenance and defects liability period in accordance with Council Policy following the completion of the works in accordance with the approved engineering plans and permit conditions.

ROLES & RESPONSIBILITIES:

Planning: Ensure that the requirements of this Policy are applied to all relevant development applications and permits.

REFERENCES:

Tasmanian Planning Scheme – Brighton
Land Use Planning and Approvals Act 1993
Brighton Council 2050 Vision
Brighton Council Strategic Plan 2019-2029
Greening Brighton Strategy 2016-2021
Brighton Street Tree Strategy 2019
Climate Change & Resilience Strategy 2019

ADMINISTRATIVE DETAILS:

Policy compiled: August 2022
Adopted by Council: 16/08/2022
To be Reviewed: August 2024
Reviewed:
Responsibility: Manager Development Services



GENERAL MANAGER