

POLICY REGISTER

POLICY NO. 04.011

POLICY TITLE:

LANDSCAPING ON NATURE STRIPS

FILE REFERENCE NO. : T7/1
DATE ADOPTED : February 27, 1996
MINUTE NO. : 37226
EXPIRY DATE :

OBJECTIVES

To allow residents and property owners the opportunity to beautify their nature strips by various landscaping works which comply with Council Regulations.

POLICY STATEMENT

1. Applications for approval for landscaping shall be made in writing addressed to the General Manager, Broken Hill City Council.
2.
 - (a) An on-site inspection by designated officers of Council to determine the feasibility of the application and to ensure the applicant understands the contents of Council's Code shall be completed prior to work commencement.
 - (b) Upon completion of works, a final inspection will determine if the works are in accordance with Council's code.
3. There are many considerations within this policy and code to assess for inclusion of applicants particulars from sketch plans to safety requirements. This policy and code should be read carefully by the applicant prior to planning intended landscaping works.
4. Maintenance of the completed works shall remain the responsibility of the resident owner or occupier of the premises. Council will remove any nature strip landscaping that is not maintained to the satisfactory standard determined by appearance or an unsafe condition.
5. All establishment and maintenance costs shall be borne by the owner or occupier of the premises.
6. In this policy:
 - (a) Landscaping is defined as any improvement, beautification or remedial works on Council nature strips excluding individual tree and shrub planting as specimen plantings known to be street trees. Refer to Tree Planting on Nature Strip Policy for further details.
 - (b) Designated Officers means the Director Technical Services or his nominated representative.

CODE OF PRACTICE

FOR LANDSCAPING ON NATURE STRIPS

This code of practice is required to be used in conjunction with the Landscaping on Nature Strip Policy.

A. APPLICATION

Written applications must include the following details:-

1. (a) Name of property owner and address of proposed works with contact phone number.
 - (b) Name of person, business or organisation intending to do the works.
 - (c) Proposed commencement and completion date.
 - (d) Estimated cost of completed project.
 - (e) Insurance:
Evidence of Public Liability Insurance is to be provided in the form of a "Certificate of Currency" for a minimum cover of \$5,000,000 with the following endorsement included 'Noting the Broken Hill City Council for its respective rights and interest'.
2. Sketch plan of completed works (refer to Safety Implementation Requirements) showing:-
 - ◆ Completed works with all relevant measurements, eg area, footpath to kerbing inclusions of any landscaping items with relevant height, pathways, etc.
 - ◆ Type of material intended to be used.
 - ◆ Location and identification of proposed landscaping plants (Botanical names preferred).
 - ◆ Street lighting if applicable.

B. INSURANCES

The provision of Public Liability Insurance cover will not be a requirement of individual residential owners who undertake improvement works on a nature strip adjacent to their residential property.

Evidence of appropriate N.S.W. Workers Compensation Insurance cover will be required to be submitted by Contractors, and any authority or organisation undertaking works that are associated with employing personnel.

C. SAFETY IMPLEMENTATION REQUIREMENTS

It is essential that the design of the works be implemented considering safety as the main criteria.

Design Considerations:

Aspects to include within the plan are:-

- ◆ **Visibility** - e.g., the mature height of plants must not restrict visibility for motorists. Vision is not to be restricted so as to prevent a child or person from being unsighted when approaching the roadway. Neighbours when reversing from their driveways must have clear vision. Clear visibility must be maintained on street corners, plantings must not exceed .5m upon maturity on corner plantings, other plantings will be determined by Council for location near corners upon site inspection.
- ◆ **Access** - Pedestrian access must not be impeded by the landscaping works. Access shall be made available via the general street footpath and by direct route from the residents front gate to the kerbing provided by the pathways being 1.2m minimum width. If the landscaping continues beyond 10m length dissecting paths (from kerb to footpath) shall be placed every 10m and shall be a minimum width of 0.6m.
- ◆ **Materials** - Movable materials such as wood chips or other surface mulch etc., must be retained by an acceptable form of border edging. Materials must be of good quality, smooth as practicable and void of sharp edges and splinters.
- ◆ **Construction** - Methods of construction shall avoid sharp edges, excessive angles, protrusions and any other techniques that may cause injury by pedestrian contact.
- ◆ **Location** - Landscaping material such as wood chips must be retained to prevent wash away when planting on slopes. Provision for erosion control measures must be implemented when landscaping on sloping ground.
- ◆ **Inspections** - If any ground excavation is necessary the relevant authorities must be contacted, by the person responsible for the works, to determine any underground services that may exist eg water, electricity, sewerage, Telecom etc. Works must not proceed until all services have been identified and clearly marked on site.
- ◆ **Safety While Works in Progress** - An obligation exists for the person responsible for the works to provide satisfactory safety protection while the works are in progress - the area must be defined by means of protective signs, bunting, barriers, etc.

If the works are left in darkness during construction, flashing lights are to be used to highlight any possible dangers.

D. DEFINITION

In this code:

- (a) Landscaping items means any inclusion with the landscaping such as rocks, seats, tables, etc. Upon assessment Council reserves the right to reject any such item.

NOTE: FOR COUNCIL ADMINISTRATION ONLY

In accordance with Council's Small Contract Works Policy, the value of any works completed within this policy is to be declared at the end of each financial year for insurance purposes.