

22.02 STREETScape AND LANDSCAPING POLICY

20/03/2014
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This policy applies to all developments throughout the Shire.

Policy basis

This policy:

- Builds on the MSS objectives relating to urban and rural neighbourhood character and landscapes.
- Specifies landscaping plan requirements.

The visual quality and appearance of streetscapes are important elements in creating and enhancing the character and attractiveness of towns for both residents and visitors. Townscapes are shaped by vegetation, infrastructure, signs, and the design and siting of buildings adjoining streets and public spaces.

Indigenous vegetation species are well adapted to local soil and climatic conditions, have minimal irrigation requirements, contribute to distinctive local landscape character and provide habitat for wildlife.

22.02-1 Objectives

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To protect and enhance the individual landscape character of each town.

To promote the development of co-ordinated and visually pleasing streetscapes in residential, commercial and industrial areas.

To encourage ecologically and economically sustainable streetscapes and landscapes.

22.02-2 Policy - Landscaping

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It is policy to:

- Require a landscaping plan where a permit is required for:
 - Commercial and industrial development.
 - Development that creates a new public road.
 - Use and development of land for more than one dwelling.
 - Development of land in the Rural Conservation Zone, in Schedules 4 and 5 to the Environmental Significance Overlay, in Schedule 1 to the Significant Landscape Overlay, and in Schedules 1, 13, 20, 21 and 22 to the Design and Development Overlay (excluding minor buildings and works associated with an existing building).
 - Native vegetation removal.

A landscape plan must:

- On sites up to 4,000m² in area, show all existing vegetation.
- On sites larger than 4,000m² in area, show all existing vegetation within 20m of any proposed buildings, works or vegetation removal.
- Identify the location and species of any vegetation to be removed.
- Provide details of proposed planting and landscaping works, including the number, location and species of proposed plants.

- Where buildings, works (including reticulated utility services) or hard surfaces are proposed within the canopy or root zone of existing trees, include a report by an arborist confirming that the location and design of any proposed buildings, works and hard surfaces will not compromise the long term viability of such trees.
- Identify any problems associated with climate, soil, rainfall, buildings, works or any other matter that may affect the establishment and long term health of existing or proposed native vegetation.
- In visually prominent areas, or where potential problems are identified, include a maintenance program to assist the sound establishment and long term health of existing and proposed native vegetation.
- Show all hard surface areas.
- Provide shade trees in car parks with 10 or more spaces.
- On land shown in a habitat protection envelope area (refer to Schedule 1 to the Significant Landscape Overlay), include a habitation envelope beyond which no native vegetation is to be removed, destroyed or lopped.
- Encourage vegetation species that are low maintenance, have low water requirements and are locally indigenous.
- Discourage the use of species listed in the incorporated document *"Environmental Weeds - Invaders of our Surf Coast, 2nd Edition (2002)"*.
- Require the property owner or developer to pay a bond to ensure that new or replacement vegetation is established and maintained and existing trees are retained in accordance with an approved plan where significant trees are to be removed, in visually prominent locations or where the landscape plan identifies specific problems.

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Policy - Streetscapes

It is policy to:

- Require a streetscape master plan where a permit is required for development that creates a new public road.
- A streetscape masterplan must:
- Show details of proposed street planting, lights and furniture.
 - Be consistent with guidelines developed for each town or locality.
 - Give preference to the use of locally indigenous plant species, unless in recognised historic heritage areas with other planting themes.
 - Avoid the use of species listed in the incorporated document *"Environmental Weeds - Invaders of our Surf Coast, 2nd Edition (2002)"*.
 - Protect and manage remnant indigenous and historic planted vegetation on nature strips and roadsides.
 - Design and locate infrastructure to minimise ecological disturbance and visual impact. This includes roads, car parks, paths, utility lines, structures such as electricity sub-stations and telecommunications towers and underground services where a cleared easement is required.
 - Design and position signage to minimise ecological disturbance and visual impact.
- Encourage a unifying visual image, as well as shade and shelter in the landscaping of development in commercial and industrial zones.
 - Require the property owner or developer to pay a bond to ensure that new or replacement vegetation is established and maintained in accordance with an approved plan.