



# **Bellingen Shire Development Control Plan 2017**

## **Chapter 9** **Landscaping Requirements**

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<b>Amendment</b>	<b>Date Adopted</b>	<b>Date Commenced</b>
Minor review of DCP - DCP 2017 replaces DCP 2010	22 November 2017	6 December 2017

## 9.1 Aims

- a) To preserve and encourage landscaped settings for development throughout the Bellingen Shire that are appropriate to their location, context and intended use.
- b) To conserve and reinforce the existing natural and cultural landscape character and identity of the three distinct geographical and climatic zones of the Bellingen Shire.
- c) To encourage the use of plant species that provides food sources and habitat for native fauna.
- d) To promote the use of plant species appropriate to the development site's conditions, climate and context.
- e) To encourage the planting of fruit, vegetable and herb gardens in order to contribute towards local food production and raise awareness of local food issues.
- f) To appropriately tailor development application and landscaping requirements to the scale of the development.
- g) To provide landscape solutions that complement the built form, minimise the bulk and scale of large buildings and improve the visual amenity of the site.
- h) To encourage energy efficient landscape design solutions for development across the Bellingen Shire considering on site water use, reuse, solar access, site microclimate and appropriate plant and material selections.

## 9.2 Where This Chapter Applies

The provisions of this chapter apply throughout all areas of Bellingen Shire, unless any site specific development controls included in this chapter, or in later chapters of this DCP nominate alternative requirements. In this case, the provisions of the site specific development controls shall prevail.

## 9.3 When This Chapter Applies

The provisions of this Chapter shall apply when Development Consent is required for any of the following:

- a) The erection of multiple dwellings
- b) The subdivision of land for industrial purposes or the erection of industrial buildings
- c) The subdivision of land for residential or rural residential purposes
- d) Commercial developments
- e) Tourist and Visitor Accommodation
- f) Any other development that may require landscaping for visual screening purposes or similar.

It does not apply when the proposed development can be considered as “exempt” or “complying” development under the provisions of State Environmental Planning Policy (Exempt and Complying Development Codes) or any other Environmental Planning Instrument applying to the land.

## 9.4 Definitions

Definitions of development are the same as those contained within Bellingen Local Environmental Plan 2010, unless otherwise noted.

### *Appropriately qualified person means:*

- A Landscape Architect or Landscape Designer who is to be engaged to prepare documentation for multiple dwelling construction developments, commercial developments, tourism development, industrial development and subdivision development.
- A qualified Horticulturist who may be engaged for dual occupancy developments.
- A qualified Arborist / Arboriculturist who may be engaged to prepare vegetation survey and assessment plans

Note: Appropriately qualified persons must have Professional Accreditation as per the following.

- Landscape Architects are to be members of the Australian Institute of Landscape Architects (AILA).
- Landscape Designers are to be members of the Australian Institute of Landscape Designers and Managers (AILDM).
- Horticulturists are to be members of the Australian Institute of Horticulture (AIH).
- Arborists and Arboriculturalists are to be Members of either the: National Arborists Association of Australia (NAAA), Institute of Australian Consulting Arboriculturists (IACA) or the International Society of Arboriculturists Australia (ISAAC).

*Detailed Landscape Documentation* means a plan that indicates, in detail, the proposed landscape and illustrates the final layout of the site and provides details of hard and soft landscape materials, treatments, plant species and groupings. The plan drawings should be of a standard suitable for tendering and construction.

The plan is to contain the following information to a standard that that would permit construction:

- any proposed building envelopes, buildings, structures, vehicular access points, driveways and car parking areas,
- existing and proposed levels (ground and floor),
- locations of underground and overhead infrastructure,
- locations of garden areas, lawns, trees, fences, walls, planters, pavements and all other hard and soft landscape elements,
- heights, materials and levels of all walls and fences,
- planting plan indicating layout, arrangement and densities of all trees, shrubs, groundcovers, vines and grasses and all existing trees to be retained, removed or relocated,
- a plant schedule indicating common and botanical names, quantities, container size and spacing,
- construction details and planting details at appropriate scale, and
- additional information may be required in the form of sections and elevations.

Two (2) sets of documentation are to be submitted and the plans are to contain the following standard information:

- project name and location address,
- client/applicants name, address and contact details,
- consultants name, address and contact details,

- date of submission and amendment/review schedule,
- scale, and
- north point.

A Specification is to accompany the landscape plan. Depending on the scope of works the Specification may be in A4 format or included as notes on the detailed plans and drawings.

The Specification should include the following information:

- tree protection and transplanting details,
- soil preparation, mixes and depths,
- hard landscape – wall and paving types and construction methods, special surfaces, edges, water features, lighting, etc,
- soft landscape – lawns and turf areas, plant materials, planting, mulching and staking,
- establishment and maintenance details, and
- any other information that is relevant to the development, such as irrigation systems

**Multiple Dwelling Construction** means any Development Application that proposes, or would result in, the erection of more than one dwelling on a parcel of land.

(Note: differs from definition of “multi-dwelling housing” in BLEP 2010).

**Schedule of Finishes** means a schedule that should include a materials sample palette and colour scheme of pavements and other hard landscape elements.

**Site Analysis Plan** means a plan that identifies the opportunities and constraints a site will offer, and demonstrates an overall appreciation of the site. They are usually best presented as a combination of graphic and written information, and depending on a sites complexity, should indicate the following as a minimum:

- scale and north point,
- property boundaries,
- physical characteristics – slope, drainage, etc,
- existing trees, buildings and other structures,
- existing service infrastructure,
- access,
- adjacent land use,
- relationship to street,
- views into and away from site, and
- items identified as heritage or protected under other Local, State or Commonwealth legislation

**Vegetation Survey and Assessment Plan** means a plan undertaken by a suitably qualified person, either an Arborist or Horticulturist, with experience in preparing reports of this type. On remnant native vegetation a qualified ecological consultant will be required to provide a full description of the ecological community and condition of vegetation.

As a minimum the plan is to contain the following information:

- the surveyed location of trees on site, street trees and trees on adjoining properties within 3 metres of the boundary,
- tree height and spread of canopy,
- basal diameter (calliper) at 1.0 m above ground,
- botanical name,

- age, condition and SULE (Safe Useful Life Expectancy),
- critical root zone (CRZ),
- evident habitat conditions, e.g. tree hollows,
- weed species on site, extent and strategy to manage,
- trees to be retained and protected,
- trees to be removed,
- trees to be relocated (if applicable), and
- tree and vegetation measures to be employed on site prior to and during construction

## 9.5 Variations

Council may consider variations to the standards required of development in this chapter when the overall aims of this chapter and any specific aims that may be detailed for that particular standard can be achieved.

Note: The retention of existing vegetation may be considered as one factor that would warrant a variation.

## 9.6 Development Criteria

### 9.6.1 General requirements

This section shall apply for all development types regardless of scale or type.

#### Plant Selection

- 1) Plant species must be appropriate to the context in which it is being used. Selection criteria for plant material must consider the proposed relationship within the development site, the streetscape and neighbourhood, and includes the following:
  - the likely form and scale of tree at maturity,
  - whether the plant is deciduous or evergreen,
  - the rate of growth (fast/slow),
  - tolerance of prevailing site conditions. (drought/wind/frost/wet/etc),
  - site proximity to underground and overhead infrastructure and neighbouring properties,
  - natural environmental suitability – (is the plant likely to create an environmental problem),
  - cultural environmental suitability – (is the plant suitable for the location in a cultural context. This is particularly critical in areas of heritage significance),
  - behaviour- some species have been identified as being frequent limb droppers, or having an invasive root system or an inherent structural weakness which would limit their use in certain situations,
  - whether the plant has been identified as a known asthma irritant species or skin allergen. These species should not be used in or in close proximity to schools, childcare centres, public buildings and street plantings, and
  - plant species classified as weeds in Appendix 6.1 of this DCP are not to be used in any landscape proposal.

#### Plant Size, Quality and Planting Densities

- 2) The plant material to be used should be of a size capable of providing scale and contrast to new developments.

As a rule the following container sizes are appropriate for most development situations.

#### **Residential Development**

Trees: minimum 25lt  
Shrubs: 5 lt  
Groundcovers: 140mm – 5 ltr  
Mass Plantings: 100mm tubes

#### **Commercial Development**

Trees: 75 lt– 100lt  
Shrubs: 5 lt  
Groundcovers: 140mm – 5 ltr  
Mass Plantings: 100mm tubes

#### **Subdivisions - Street Plantings and Entry Treatments**

Trees: 75lt – 100lt  
Shrubs: 5 lt  
Groundcovers: 140mm – 5 ltr

- 3) Planting plans should be restricted to a simple plant palette to provide an uncomplicated yet effective visual impact.
- 4) Planting densities should be designed to provide a tight and consolidated appearance, however it is critical to take into account the likely mature size of the plant material in order to avoid overcrowding. Where screen planting is called for, closer densities may be required.
- 5) Good quality plant material, with uniform characteristics, good foliage, form and structure, free of disease and insect damage and true to species type shall be used.

#### **Retention of Existing Trees**

- 6) Steps should be taken to plan developments to retain and incorporate existing trees into the design for the site. Landscape plans submitted as part of the DA process must clearly identify existing trees on a vegetation survey and clearly indicate trees to be retained and trees to be removed.
- 7) Trees being retained on site must be subject to the provisions under AS4970-2009: Guidelines for the planning and protection of trees on development sites.

#### **Landscape Proposals**

- 8) All landscape proposals must:
  - i. correspond with the conditions of the site and those of neighbouring properties,
  - ii. have regard to the location of existing trees on the site and adjoining properties,
  - iii. use plant species and materials appropriate to the sites context and setting,
  - iv. provide a fitting scale to the site's built elements,
  - v. contribute to the solar efficiency of the site through careful selection and positioning of plant material to provide shade in warmer months and sun in cooler months,
  - vi. facilitate retention of existing significant trees or vegetation on the site, where possible,

- vii. promote security and safety of building occupants,
- viii. provide screening to private open space areas,
- ix. minimise the visual impact of massed built form,
- x. reduce storm water overland flow from the site,
- xi. provide a unifying landscape theme for the development,
- xii. minimise overlooking into windows of adjoining residential buildings, and
- xiii. ensure that all planting beds are mulched sufficiently to provide moisture retention and suppress weed growth.

### Documentation Requirements

- 9) Documentation required to be submitted as part of the development application for all developments to which this Chapter applies is as follows:
- site analysis plan,
  - vegetation survey and assessment,
  - schedule of finishes,
  - detailed landscape documentation, and
  - where any of the landscaping is located on Council's road reserve or a proposed public reserve or park, a landscape maintenance schedule.

#### 9.6.2 Multiple dwellings

##### Criteria

- 1) Further to Section 2.6.3 of this DCP (Permissible Densities), a Detailed Landscape Plan is required that demonstrates how the required landscaped area is to be provided as part of the proposed development.

The following principles shall be observed in the development of the plan.

- i. The proposed plan shall allow for casual surveillance of public roads and shall not totally obscure the view of the street from any windows on the front elevation. Plantings are to be selected to provide an unrestricted line of sight between the street and dwelling entrance and front windows.
- ii. The landscaped area may be individually allocated to dwellings, incorporated into a common area accessible to all occupants, or be a combination of both. (Note: Council will look favourably upon any proposal to consolidate landscaped area into a single garden area that can be used collectively by residents for the purpose of growing their own fruit and vegetables).
- iii. Energy efficient landscape practices along with the principles embodied in Ecologically Sustainable Development (ESD) are to be incorporated in the design, construction and maintenance of the landscape. These practices should take into regard the management of storm water; the provision of solar access to open space areas and the selection of planting material with low water and maintenance requirements.

### 9.6.3 *The subdivision of land for industrial purposes or the erection of industrial buildings*

#### **Criteria**

- 1) Where the access driveway is located adjacent to the side boundary or where battle axe lots are created, a continuous planting bed is to be provided between that side boundary and the driveway. The planting bed is to be planted with medium height screen species that retain foliage to the ground and that will have a minimum spread dimension of 0.5 metres wide.
- 2) Landscape proposals for industrial buildings shall incorporate planting beds at the façade line and the front boundary.
- 3) Mass planted areas should have three planting tiers of tree, shrub and groundcover layer to provide for shade, screening and weed suppression.
- 4) For industrial building development applications, a usable open space area is to be provided for employees.
- 5) All planter beds must be contained within a 150mm high concrete kerb.
- 6) Canopy trees are to be provided in car parking areas to provide shade and minimise visual impact. The selected species are to provide at least 50% shade coverage to the car parking area with a 6 metre diameter spread at maturity.
- 7) Trees should be utilised throughout the design to reduce the bulk and scale of the development and to increase canopy cover.
- 8) Trees are to be planted at the rate of 1 tree per 4 car parking spaces.
- 9) Street trees are to be planted at the approved size at the rate of 1 tree per 10 metres of street frontage. Trees shall be selected from the list of suitable species attached to Appendix 9.1 of this DCP.

### 9.6.4 *The subdivision of land for residential purposes*

#### **Criteria**

- 1) Where battle axe lots are created, the entire length of the access corridor will have a minimum 0.5 metre wide landscape area on each side or a landscaped blister.
- 2) Street trees are to be planted at the approved size at the rate of 1 tree per 10 metres of street frontage. Trees shall be selected from the list of suitable species attached to Appendix 9.1 of this DCP.
- 3) Specific documentation required in accordance with this provision must include the following:
- 4) detailed landscape masterplan for the road reserve of all proposed roads, any proposed public parks and/ or reserves.

### 9.6.5 *The subdivision of land for large lot residential purposes*

#### **Criteria**

- 1) Where battle axe lots are created, the entire length of the access corridor will have a minimum 1.0 metre wide landscape area on each side.
- 2) Landscape proposals shall make reference to and reinforce the existing rural setting and landscape character of the area.

- 3) Street trees are to be planted at the approved size at the rate of 1 tree per 10 metres of street frontage. Trees shall be selected from the list of suitable species attached to Appendix 9.1 of this DCP.
- 4) Specific documentation required in accordance with this provision must include the following:
  - i. detailed landscape masterplan for the road reserve of all proposed roads, any proposed public parks and/ or reserves.

#### 9.6.6 *Commercial purposes*

##### **Criteria**

- 1) New commercial development should incorporate landscaping to complement the building design and positively contribute to the amenity and character of the established streetscape.
- 2) Where Council has adopted an urban landscape master plan or similar, landscaping will need to be undertaken in accordance with this or an appropriate contribution levied.

#### 9.6.7 *Tourism development*

##### **Criteria**

- 1) Landscape proposals for tourism and related developments should:
  - i. consider the existing setting and landscape character of the area, precinct or neighbourhood,
  - ii. provide screening and planted buffer zones along boundaries with adjoining properties to maintain privacy and reduce visual and noise impacts on neighbours, and
  - iii. provide effective screening to car parking areas.

# APPENDICES

# APPENDIX 9.1 – Indicative Schedule of Trees Suitable for the Bellingen Shire

**Table 1: Introduced Species**

Botanical Name	Common Name	Scale /Growth R: Type	Area	Suitability
<i>Acer buergerianum</i>	Trident Maple	Medium	WD	V/P Residential
<i>Alnus jorullensis</i>	Evergreen Alder	Med-Lge/Fast	EG	V/P Residential
<i>Araucaria columnaris</i>	Cook Pine	Large/fast	EG	S/V Large Lot/ Landmark
<i>Arbutus unedo</i>	Strawberry Tree	Med/Med	EG	S/V/P Residential
<i>Calodendron capense</i>	Cape Chestnut	Med-Large/Med	EG	S/V Residential
<i>Ceanothus arboreus.cv</i>	California Lilac	Sml-Med/Med	EG	S/V/P Residential
<i>Cedrus deodara</i>	Himalayan Cedar	large/Med	EG	P Large Lot
<i>Fraxinus pennsylvanica</i>	Ash	Med/Med	WD	S/V/P Residential
<i>Ginkgo biloba</i>	Maidenhair Tree	Medium / slow	WD	V/P Large Lot
<i>Gordonia axillaris (Franklinia axillaris)</i>	Gordonia	Medium/slow	EG	S/V/P Residential
<i>Harpephyllum caffrum</i>	Kaffir Plum	Med/Med	EG	S/V Residential
<i>Hovenia dulcis</i>	Japanese Raisin Tree	Med/Med	WD	S/V/P Residential
<i>Jacaranda mimosafolia</i>	Jacaranda	Large/Med	EG	S/V Large Lot/ Street Tree
<i>Laegerstromia indica</i>	Crepe Myrtle	Medium/Fast	WD	S/V/P Residential
<i>Liquidamber styraciflua</i>	Liquidamber	Large/Fast	WD	S/V/P Large Lot
<i>Liriodendron tulipifera</i>	American Tulip Tree	Large/slow	WD	V/P Large Lot
<i>Magnolia grandiflora</i>	Evergreen Magnolia	Large/Slow	EG	S/V/P Large Lot
<i>Malus sp</i>	Crabapple cv	Med/Med	WD	P Residential
<i>Michelia figo</i>	Port Wine Magnolia	Sml-Med/Med	EG	S/V/P Residential
<i>Nyssa sylvatica</i>	Tupelo	Large/Slow	WD	V/P Large Lot
<i>Photinia glabra</i>	Japanese Photinia	Medium/Medium	EG	V/P Residential
<i>Pittosporum eugenoidies</i>	Pittosporum	Medium/Fast	EG	S/V/P Residential
<i>Platanus digitata</i>	Cut Leaf Plane	Large	WD	V/P Large Lot/Street Tree
<i>Platanus orientalis</i>	Oriental Plane Tree	Large/Medium	WD	V/P Large Lot/ Street Tree
<i>Plumeria sp</i>	Frangipani var	Sml-Med/Med	WD	S/V Residential
<i>Populus deltoidies</i>	Cottonwood	Large/Fast	WD	V/P Large Lot
<i>Populus simonii</i>	Chinese Poplar	Large/Fast	WD	V/P Large Lot/Street Tree
<i>Populus yunnanensis</i>	Yunnan Poplar	Large/Fast	WD	V/P Large Lot/ Street Tree
<i>Prunus lusitanica</i>	Portugese Laurel	Med-Large/Med	EG	V/P Residential
<i>Pyrus sp</i>	Flowering Pear cv	Med/Med	WD	P Residential
<i>Quercus coccinea</i>	Scarlet Oak	Large/Slow	WD	V/P Large Lot/ Street Tree
<i>Quercus palustrus</i>	Pin Oak	Large/Slow	WD	V/P Large Lot/ Street Tree
<i>Ulmus x hybrid</i>	cv. 'Sapporo Gold'	Large/Med	WD	V/P Large Lot/ Street Tree

**Table 2: Australian Species**

Botanical Name	Common Name	Scale /Growth R: Type	Area	Suitability
<i>Alphitonia excelsa</i>	Red Ash	Large/Fast	EG	S/V Large Lot/Street Tree
<i>Araucaria cunninghamia</i>	Hoop Pine	Large/Med	EG	S/V/P Landmark
<i>Araucaria heterophylla</i>	Norfolk Island Pine	Large/Med	EG	S/V/P Landmark
<i>Archontophoenix alexandrae</i>	Alexandra Palm	Large/Med	EG	S/V Large Lot
<i>Archontophoenix cunninghamiana</i>	Bangalow Palm	Med/Med	EG	S/V Residential
<i>Backhousia citriodora</i>	Lemon Myrtle	Med/Med	EG	S/V Residential
<i>Backhousia myrtifolia</i>	Myrtle	Med/Med	EG	S/V/P Residential
<i>Banksia integrifolia</i>	Coast Banksia	Sml-Med/Fast	EG	S/V/P Residential
<i>Callistemon citrinus</i>	Crimson Bottlebrush	Sml-Med/Med	EG	S/V/P Residential
<i>Callistemon salignus</i>	Willow Bottlebrush	Sml-Med/Med	EG	S/V/P Residential
<i>Callistemon viminalis</i>	Weeping Bottlebrush	Sml-Med/Med	EG	S/V/P Residential
<i>Callitris columellaris</i>	White Cypress Pine	Sml-Med/Med	EG	S/V/P Residential
<i>Cupaniopsis anachrinoidies</i>	Tuckeroo	Med-Lge/Med	EG	S/V Residential
<i>Elaeocarpus reticulatis</i>	Blueberry Ash	Sml-Med/Med	EG	S/V Residential
<i>Eucalyptus sideroxyton</i>	Red Ironbark	Large/Med	EG	S/V/P Large Lot/Street Tree
<i>Ficus macrophylla</i>	Morton Bay Fig	Large/Med	EG	S/V Large Lot/Landmark
<i>Ficus microphylla v hillii</i>	Hills Small Leaf Fig	Large/fast	EG	S/V Large Lot/Landmark
<i>Ficus rubiginosa</i>	Port Jackson Fig	Large/Med	EG	S/V Large Lot/Landmark
<i>Flindersia australis</i>	Native Teak	Large/Med	EG	S/V Large Lot
<i>Hymenosporum flavum</i>	Native Frangipani	Sml-Med/Med	EG	S/V Residential
<i>Jagera pseudorhus</i>	Foambark Tree	Sml-Med/Med	EG	S/V Large Lot
<i>Lophostemon confertus</i>	Brush Box	Large/Med	EG	S/V Large Lot
<i>Melicope elleryana</i>	Pink Euodia	Sml-Med/Med	EG	S/V Residential
<i>Podocarpus elatus</i>	Plum Pine	Med-Lge/Med	EG	S/V/P Large Lot
<i>Syzygium anisata</i>	Aniseed Myrtle	Med-Lge/Med	EG	S/V Residential
<i>Syzygium francisii</i>	Giant Water Gum	Large/Slow	EG	S/V Large Lot
<i>Tristanopsis laurina</i>	Water Gum	Sml-Med/Med	EG	S/V Residential
<i>Waterhousia floribunda</i>	Weeping Lilly Pilly	Large/Med	EG	S/V Large Lot

Notes:

EG - Evergreen

WD - Winter deciduous

S - Seaboard

V - Valley

P - Plateau