

# Landscaping

## 1. Objectives

The objectives of these controls are to:

- encourage a high standard of landscape design and construction throughout the Shire
- encourage developers and designers to consider landscape design as an integrated component of building and subdivision
- maximise the compatibility of development with the urban and rural landscapes of the Shire
- set minimum criteria for landscaping based on climatic influences

## 2. Background

Temora Shire forms part of the unique landscape of the Central West Region of NSW. Vegetation in the region is influenced heavily by climatic conditions and successful landscape design depends on the right choice of plants and the ability to successfully establish and maintain those plants.

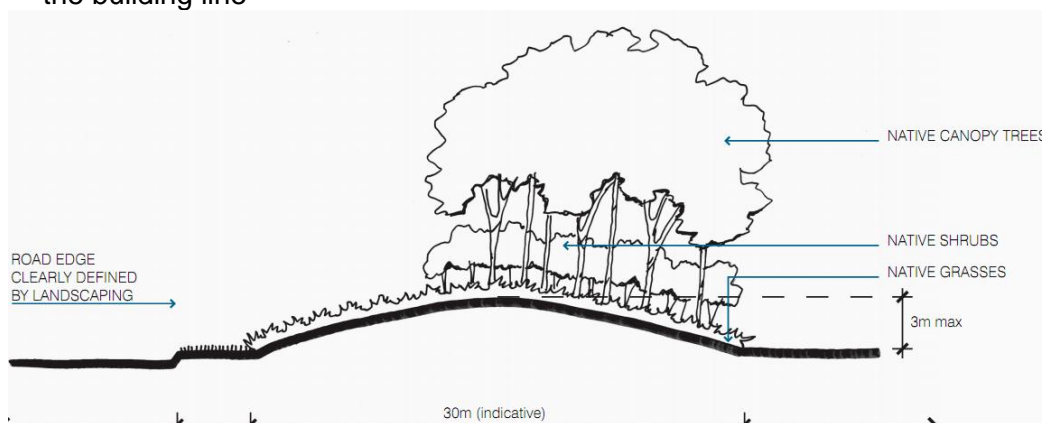
## 3. Council landscaping requirements

Council requires different levels of landscape detail and has set specific landscaping requirements to be provided depending on the scale of development proposed.

**Table 1** below outlines these requirements based on specific categories of development that will have differing levels of impact.

Council has adopted the following key principles for landscaping within the Shire:

- at the time of planting all vegetation should be at a reasonable stage of growth to ensure that the landscaping quickly establishes itself
- the use of mounding and screen trees is acceptable for properties located on arterial roads where the mounding is located between the front boundary and the building line



- for every mature tree removed, five (5) trees of an approved species are to be planted
- trees are not be planted within one (1) metre of a water or sewer main
- contain any lawn areas to the minimum required for recreation and provide a hard edge for mowing
- provide a minimum area of hard paved surface to aid drainage and reduce flooding
- provide a maximum of mulched finish with native grasses and groundcovers to reduce weed growth, maintenance and water use
- utilise tank water for irrigation and garden use
- utilise hedge planting for boundary definition, shade and privacy.
- indigenous tree species are to be used wherever possible so as to reinforce the general local character and flora.
- existing trees should be retained wherever possible
- trees that grow to a height of greater than 3 metres are not be planted in the vicinity of powerlines
- the use of endemic species is recommended – refer to the recommended regional indigenous species list in these controls
- trees should not be planted closer than 3 metres to a building.

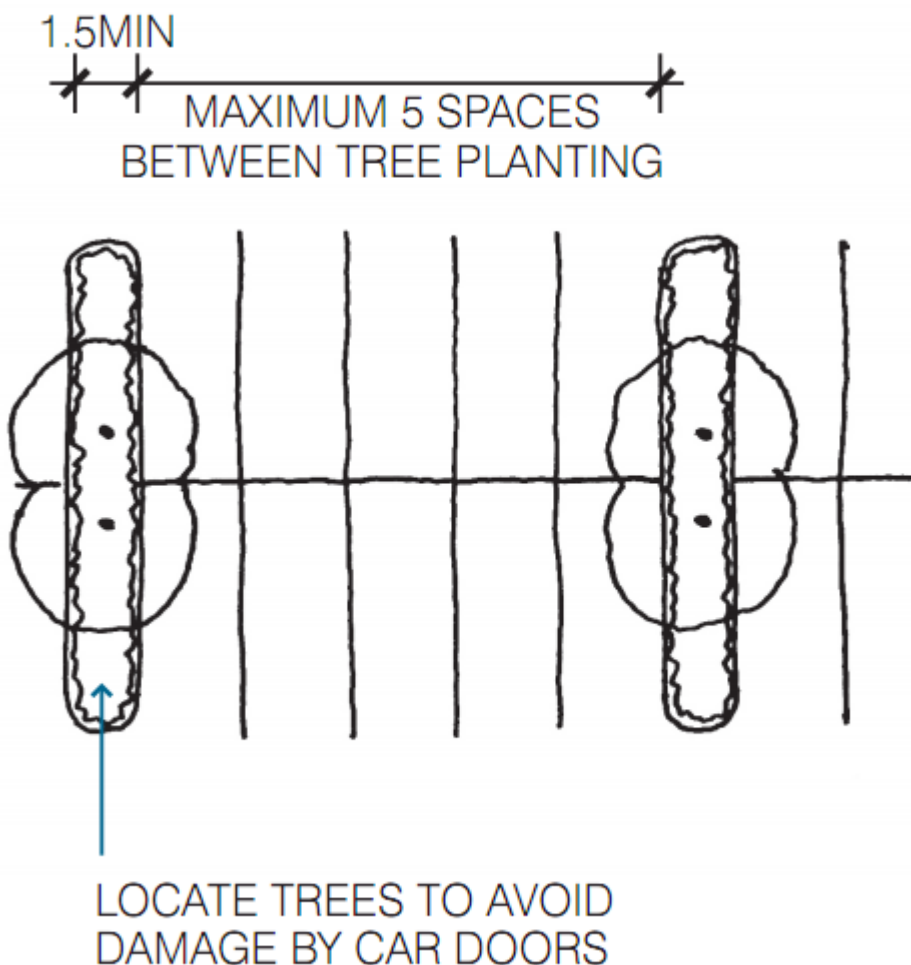
The following specific controls apply to fencing within new and existing developments:

- fencing along all common boundaries will be constructed of an approved material and be a maximum height of 1.8 metre from the finished ground level
- fencing, screen walls or other screening devices may be used to screen open work or storage areas visible from a public place or street
- fencing will be uniform in colour and material
- if solid fencing proposed along a street boundary landscaping is to be provided to screen the fence to achieve an attractive appearance to the development. The landscaping and the fencing is to be located wholly within the property

- any security fencing must be located behind the building setback area except when of a decorative nature to be integrated in the landscaped area.

The following specific considerations apply to the design of landscaping for car park areas:

- the existing landscape character of the area
- any existing vegetation on the site to be retained
- areas where screening may be required
- climatic conditions, e.g. dominant wind directions, sun angles, rainfall soil type safety and security for users, and potential for vandalism
- landscaping or shade structures shall be provided in outdoor car parking areas where >10 spaces are required, to provide shading and soften the visual impact of large hard surfaces



Car parks need not be hot, windy, glary and barren. Planting of canopy trees and use of hedges throughout a car park can greatly improve conditions for users providing shelter from wind and sun.

#### 4. Revegetation and soil conservation

Council's requirements for revegetation, erosion control and soil conservation is to be read in conjunction with Council landscaping requirements.

#### 5. Bonding of Landscape works

Council may request that a bond be lodged with Council for a minimum period of eighteen (18) months from the date the premises is occupied to ensure that landscaping is maintained. This bond shall be 2 ½% of the total development cost, up to a maximum of \$5000.00.

#### 6. Regional Indigenous planting schedule

Council is preparing a regional indigenous planting schedule.

The following species are suitable for incorporation into landscaping at the Temora Aerodrome Estate as they will not attract birds or fruit bats.

##### Large evergreen trees (no power lines/ where space permits)

- *Ceratonia siliqua* Carob 5-7 x 6m
- *Quercus ilex* Holm Oak 15 x 8m
- *Eucalyptus albens* Grey Box 25 x 12m

##### Small evergreen trees

- *Callistemon* "Kings Park Special" Bottlebrush. 4 x 3m
- *Eucalyptus caesia* 'Silver Princess' 5 x 4m
- *Melaleuca* spp Paperbarks. Between 5-7m high and 4-7m wide.

##### Small deciduous trees

- *Melia azederach* White Cedar 9 x 10m
- *Malus ioensis* 'Plena' Crabapple 6 x 4.5m
- *Pistacia chinensis* Pistacio 8 x 6m
- *Pyrus* spp Ornamental pears. Between 6-10m high and 3-6m wide

##### Small shrubs/perennials

- *Astartea fascicularis* 1 x 1.5m. Small leaves, white or pink flowers throughout the year.
- *Calytrix tetragona* 1 x 1m. Bright green foliage. White through to deep pink star shaped flowers in spring followed by reddish fruiting capsules.
- *Correa 'Mannii'* 0.5 x 1.5m. Dusty pink flowers in autumn and Winter. Dense growth habit.
- *Erysimum 'Winter Joy'* 0.6 x 0.6m. Rounded shrub with spikes of purple flowers borne in Winter/Spring
- *Helleborus orientalis* 0.5 x 0.5m. Winter/Spring flowering. For shady areas.
- *Limonium perezii* 0.6 x 0.6m. Small shrub with spikes of purple flowers
- *Melaleuca thymifolia* 0.6 x 0.6m. Small shrub with elliptical leaves. Mauve or white flowers for much of the year.

### **Medium – Large Shrubs**

- *Abelia grandiflora* Glossy Abelia 2 x 2m
- *Acacia floribunda* Gossamer wattle 4 x 4m Responds to sunny, reasonably well drained positions in most soils. Good, fast-growing screen plant. Yellow flowers from June to September
- *Banksia spinulosa* 1.5 x 1.5m. Cylindrical orange-yellow flower spikes during autumn and winter. Bird attracting.
- *Callistemon citrinus* 'Endeavour' 2.5 x 2.5m
- *Echium candicans* Pride of Madiera. 2 x 2m. Full sun. Purple flower spike in Spring/summer
- *Eremophila maculata* 'Aurea' 1.5 x 1.5m. Suitable for hot dry position. Yellow tubular flowers for most of the year.
- *Euphorbia characais* 1 x 1.2m Greeny-yellow flowers in Spring/Summer
- *Grevillea* 'Moonlight' 4 x 3m. Large shrub. Attractive cream toothbrush-like flowers.
- *Hakea salicifolia* Shallow leaved hakea. 6 x 5m. Good screen. White flowers in late Winter and Spring
- *Russelia equisetiformis* 1 x 2m. Red flowers in the warmer months
- *Westringia fruticosa* 2.5 x 2.5m. Blue-green foliage. White flowers throughout the year.

### **Groundcovers**

- *Brachyscome multifida* 0.5 x 1.5m. Small blue or white flowers throughout the year. Soft divided leaves.
- *Grevillea x gaudichaudii* 0.3 x 3m. Vigorous groundcover with oak shaped leaves. Tooth-brush like deep red flowers in winter and Spring.
- *Grevillea* 'Poorinda Royal Mantle' 0.3 x 3m. Vigorous groundcover. Dark red flowers in spring and summer. One of the best ground cover grevilleas.
- *Hardenbergia violacea* Trailing plant 1 to 3m. Can be used as a climber to cover fences etc. Purple, pink or white pea-shaped flowers in spring.
- *Myoporum parvifolium* x 1.5m. Dense ground covering plant. Green or purple leaf forms, with white or pink flowers are available.
- *Viola headracea*. 0.1 x 1.2m. Sun or shade

### **Grasses and Strappy plants**

- *Agapanthus* sp. Blue or white flowers in Summer. 1 x 1m
- *Dianella revoluta* 0.6 x 0.6 Flax-like leaves. Bright blue flowers in spring followed by deep blue globular fruit.
- *Dietes grandiflora* 1 x 1m. White flowers.
- *Kniphofia* sp. 1.5 x 0.7m. Red flower spikes in Spring and Summer. Full sun.
- *Lomandra* spp 1 x 1m

## **7. Relevant Section C - Development Controls**

The following other parts of *Section C – Development Controls* relevant to Landscaping include:

- *Car Parking*
- *Commercial Development*
- *Development Applications*
- *Development in the B6 Enterprise Corridor Zone*
- *Engineering Standards*
- *Environmentally Sensitive Areas*
- *Heritage and Conservation*
- *Industrial Development*
- *Large Lot Residential Development*
- *Signage*
- *Subdivision*
- *Temora Aerodrome Estate*
- *Village Development*

**Table 1 – Landscaping requirements for different categories of development**

Category of development	Characteristics of development	Landscaping information required
<b>Category 1</b>	Category 1 includes small-scale proposals such as new dwellings in towns, villages or rural-residential areas as well as additions to existing dwellings. Minor commercial and industrial development with a floor space not exceeding 100m <sup>2</sup> is also included in this category.	<p>A site plan with the following details -</p> <ul style="list-style-type: none"> <li>• existing trees to be removed and retained</li> <li>• proposed methods of revegetation of areas of the site to be disturbed</li> <li>• the location of any existing site features (i.e. rock outcrops)</li> </ul>
<b>Category 2</b>	Category 2 includes proposals that are significant from a landscaping perspective in their cumulative impact rather than individual sites. They include dual occupancy development, residential flat buildings, multi unit housing, residential subdivisions, rural residential subdivisions, new industrial and commercial developments.	<p>A written submission from a landscape designer that indicates -</p> <ul style="list-style-type: none"> <li>• the objectives of the landscaping</li> <li>• how existing vegetation and site features are to be retained</li> <li>• the impact of landscaping on adjoining properties</li> <li>• the type of soil on-site</li> <li>• the proposed water supply to service landscaped areas</li> <li>• the proposed maintenance arrangements for the landscaping</li> </ul> <p>A detailed landscaping plan drawn to scale which includes the following details -</p> <ul style="list-style-type: none"> <li>• the name (botanical and common) of all species of trees, shrubs and grasses proposed to be planted</li> <li>• the number, location and average height of each tree and shrub</li> <li>• the extent and location of grassed areas</li> <li>• the location and construction of artificial site features such as pools, retaining walls, garbage enclosures and terraces</li> <li>• the position of site boundaries, buildings, driveways, walkways, parking and turning areas</li> <li>• a schedule of planting and treatment of landscaped areas (i.e. mulching and staking) including details on the proposed landscaping design to ensure species chosen are, drought and frost hardy, suitable for the particular location, commercially available and are plants that are indigenous to the region</li> </ul>

Category of development	Characteristics of development	Landscaping information required
<b>Category 3</b>	<p>Category 3 includes those developments that are highly visible or are of such value that they require high quality of landscape design and construction. These developments are likely to have a major impact on the visual environment. All types of development may fit into this category</p>	<p>Written submission from a landscape designer that indicates -</p> <ul style="list-style-type: none"> <li>• the objectives of the landscaping</li> <li>• the location and mature height of existing and proposed trees and shrubs</li> <li>• how existing vegetation and site features are to be retained</li> <li>• how landscaping will provide a setting to soften the starkness of buildings when viewed from a distance</li> <li>• where perimeter planting will be carried out to screen the development</li> <li>• the proposed water supply to service landscaped areas</li> <li>• the proposed maintenance arrangements for the landscaping</li> </ul> <p>A detailed landscaping plan drawn to scale which includes the following details -</p> <ul style="list-style-type: none"> <li>• the name (botanical and common) of all species of trees, shrubs and grasses proposed to be planted</li> <li>• the number, location and average height of each tree and shrub</li> <li>• the position of landscaping to site boundaries</li> <li>• a schedule of planting and treatment of landscaped areas (i.e. mulching and staking)</li> <li>• written details on the proposed landscaping design to ensure species chosen are drought and frost hardy, suitable for the particular location, commercially available and are plants that are indigenous to the region</li> </ul>
<b>Category 4</b>	<p>Category 4 includes proposals that are located in environmentally sensitive areas, pose ecological or environmental impact and require specific skills in landscape design and construction. This includes quarries, large industrial projects, and development likely to affect the ecological environment of rivers, streams or key wildlife habitats</p>	<p>Submission of a detailed landscape management plan by a qualified landscape architect. This plan is to provide:</p> <ul style="list-style-type: none"> <li>• objectives of the landscaping</li> <li>• details of proposed landscaping work</li> <li>• information on how the plan will address site specific matters; (e.g. staged revegetation in quarry sites) and details of the following - <ul style="list-style-type: none"> <li>✓ retention and improvement of soil and water quality</li> <li>✓ retention and integration of remnant vegetation</li> <li>✓ maintenance of existing vegetation</li> </ul> </li> </ul>



Category of development	Characteristics of development	Landscaping information required
		✓ site rehabilitation and revegetation