



NORTHERN MIDLANDS COUNCIL

POLICY MANUAL

LANDSCAPING REQUIREMENTS FOR DEVELOPMENT PROPOSALS

Originated Date: Adopted 17 May 1993 – Min. No. 117/93 (as Policy 8)

Amended Date/s: Amended 22 September 2003 – Min. No. 349/03
Amended 14 October 2013 – Min. No. 277/13
Amended 20 February 2017 – Min. No. 56/17

Applicable Legislation: *Land Use Planning & Approvals Act 1993*

Objective To establish a policy for landscaping requirements for development proposals.

Administration: Community and Development

Review Cycle/Date: Next review 2019.

1. PURPOSE

The purpose of this policy is to:

- 1.1 Encourage the use of fire-retardant vegetation in landscaping works;
- 1.2 Encourage the use of suitably sized trees;
- 1.3 To ensure that, where required by a planning permit, landscaping works are appropriate, completed and maintained.

2. LANDSCAPING WORKS ON PLANNING PERMITS

- 2.1 Where required under Part D - Zones, or Part 8.1 – Application Requirements, of the Northern Midlands Planning Scheme, a landscape plan shall be submitted with a planning application.
- 2.2 A landscape plan shall include:
 - a) The location, size at maturity, and common and botanical names of all plantings;
 - b) Vegetation generally with a maximum height of 5m and a maximum width of 3m;
 - c) Plants, if near buildings, with Low Flammability as shown in Tas Fire's "Fire Retardant Plants for the Urban and Rural Fringe";
 - d) For commercial and industrial development, an estimated cost of plantings shall be included.
- 2.3 Single dwellings. A planning permit is generally not required for a single dwelling. However, if a planning permit is required, and the situation warrants, e.g. Cambock Lane, then a landscape plan shall be submitted. A bond of \$500 is required before the issue of a building permit.
- 2.4 Multiple dwellings. A bond of \$500 per dwelling is required before the issue of a building permit.
- 2.5 Commercial and industrial development. A bond of 1.5 times the cost of the planting component of landscape works is required before the issue of a building permit.