

Kingborough Landscaping Guidelines

This guide aims to:

- Encourage and improve landscape and environmental outcomes associated with development across Kingborough.
- Enhance the overall quality, appearance, character, and function of new developments.
- Ensure continued urbanisation minimises impacts of scale, mass, and bulk of new buildings and hard surfaces on surrounding streetscapes, view sheds, and neighbourhood amenity.
- Promote the use of indigenous and other low-maintenance plant material suitable to southern Tasmania, particularly the use of drought-tolerant and low-flammability plant species.
- Encourage landscape outcomes that respond to existing site conditions, local character, and that create new living and working environments in accordance with Crime Prevention Through Environmental Design (CPTED) principles.
- Encourage the establishment of new landscapes that will make a positive and ongoing contribution to the area.



Introduction

Provision of adequate landscaping in developments makes an important contribution to the amenity of our neighbourhoods. Landscaping can improve the presentation of developments, enhance amenity for a building's occupants and the surrounding area, and improve energy efficiency.

High-quality green space is becoming increasingly important, as more people move into higher-density settlements with small backyards. It is now widely recognised that quality landscaping outcomes can lead to a higher return on investment, making it the perfect way to boost property value while improving appearance and functionality of outdoor areas.

In an effort to improve landscape outcomes, Kingborough Council has produced this document to assist permit applicants to prepare their Landscape Plans.

A guide for applicants Preparing Landscape Plans

Depending on the type and scale of development, Council may require Landscape Plans as part of a development applications or may impose a permit condition requiring Landscape Plans post approval.

Landscape Plans are generally required for the following developments:

- Commercial and Industrial developments;
- Residential developments (other than single, detached dwelling houses);
- Council may also require Landscape Plans for subdivisions, where new roads or open spaces are provided;
- Any other type of development where the planning scheme requires specific environmental and improved amenity outcomes or where a proposal's outcome may affect visual amenity.

This guide can be used by anyone involved in applications requiring Landscape Plans, including landowners, developers, architects, landscape architects and other designers.

Preparing the Plan

Depending on the type and/or complexity of development projects, Landscape Plans should include:

- The location of all planting, trees, paths, car parks, walls, structures, and any other information required to adequately convey the intended outcome.
- A Plant Schedule indicating plant species, pot sizes (at the time of planting), spacings and numbers to be planted within the development.
- Existing vegetation and trees (surveyed in location) to be retained or removed (within and directly adjacent to the site), including street trees and any required tree protection zones.
- Location and dimensions of formed and mulched planting beds or any containerised planting.
- Irrigation plans, as required.
- Services – overhead or underground powerlines, sewer lines, drainage pipes, water, gas, telecommunications, etc.
- Easements, detention and retention basins (both above and below ground level).
- Site levels, shown as spot levels or as contours.
- Legend explaining all symbols and linework used on the drawing.

Other things to include on the Plan

- North point (true solar north)
- Scale (show ratio and bar scale); scale used should be industry standard (eg 1:100, 1:200)
- Date, drawing number, and revision number.

‘Successful landscaping is necessary to create attractive and comfortable urban environments with clearly identifiable character and identity.’



Residential Developments

- Provide landscaping in both private and communal areas, including adjacent to driveways.
- Provide landscape buffer planting to front and side setbacks (and to other parts of the site as required) to:
 - enhance the streetscape and/or any other public space from which the development is visible,
 - soften the appearance of buildings and paved areas; and
 - provide visual screening and privacy to occupants (including to adjacent dwellings).
- Landscaping (using tree planting or structures such as shelters and screens) should be designed to provide shade to living areas during summer, while allowing solar access during winter.
- Consider the use of deciduous trees for maximum solar access in winter months and shady or dappled light in summer.
- Select trees of an appropriate size for your garden. Large trees are only suited to generously sized yards, small trees are suited to small courtyards.
- In small courtyards, a deciduous tree over a permeable paved or decked area can provide a usable outdoor space with high amenity.
- Impermeable (hard surfaces) should be minimised where possible, to reduce surface stormwater runoff and to facilitate groundwater recharge.
- Locate trees away from buildings and boundaries. Consider the mature height and spread of the tree when positioning it in the landscape.
- Do you want to grow your own vegetables and herbs? Most vegetable and herbs need plenty of sunshine in order to grow and reach their full potential. If sunlight in your yard is in short supply, you may want to consider container gardening.

Urban design considerations

- When providing landscaping in containerised planters, collaborate early with designers and engineers in relation to irrigation, slab set downs, soil depths, container dimensions, and volumes.
- Protect and incorporate existing natural features such as mature trees, rock formations and significant vegetation.
- Retain and incorporate design features such as built structures, gardens and artwork.
- Provision of adequate seating, lighting, and shade should be considered as part of the overall landscape design.
- Consider location of elements in relation to adjacent uses and environmental factors such as sun/shade and wind.
- Consider any signage that may be necessary, and illustrate this on your Landscape Plan.

Landscape Professionals

Early engagement with a landscape professional, especially a Landscape Architect, can dramatically improve development outcomes and reduce the need for potentially costly and complicated design revisions later in the development process.

Landscape professionals can be sourced by contacting the following not-for-profit organisations:

- Australian Institute of Landscape Architects
- Australian Institute of Landscape Designers and Managers
- Australian Institute of Horticulture Inc
- Australian Institute of Architects



'Adequate landscaping in industrial and commercial areas may be considered necessary to reduce the visual impact of bulky building forms and external plant (equipment)

Industrial and Commercial Developments

- Ensure that landscape design allows for views and natural surveillance from adjacent buildings and minimises opportunities for concealment whilst maintaining privacy.
- Provide a significant landscape buffer to the front of the development that mitigates the bulk and scale of the development and integrates the development into the surrounding streetscape.
- Incorporate design elements that respond to the public domain in a complementary manner.
- Minimise length, width and number of access ways within the landscape. The visual impact of access ways can be minimised by changing alignments and screen planning.
- Ensure that the Landscape Plan and specification reflects and supports the proposed maintenance strategy (where required). Plant species selection is appropriately suited to site conditions to help minimise maintenance and required watering of plants.
- Landscape planting should be incorporated along inactive frontages (ie. closed facades) to mitigate the visual impact of development on surrounding areas.
- Consider providing outdoor landscaped areas where employees can take breaks and have lunch.
- Use trees that are in scale with the development and its landscape context. This may include canopy shade trees or medium-sized trees with branching trunks, as required.
- Contribute to urban ecology and biodiversity through use of native plant species.
- Sites with a secondary frontage may be required to provide screen planting to the secondary street frontage, including trees; shrubs; groundcovers and grasses.
- Consider side and rear interfaces with neighbouring properties and their adaptability for potential future development.
- Provide a 3m landscape buffer along any common boundary with land zoned for residential development.
- Provide direct cross site connections for pedestrians through the development where appropriate.
- Landscaping of carparking facilities (open air or multi-storey) should aim to reduce the negative visual impact of hardstand areas and building bulk and provide shade to reduce the urban heat island effect.
- Wherever possible, shade trees should be provided at a rate of one tree per row of 8 carparking spaces (to open air carparking facilities).

Need help?

We welcome your enquiries. Applicants are encouraged to meet with a Council Officer prior to the lodgement of any landscape documentation to discuss requirements and desired outcomes specific to each project.

You can contact us by phone: (03) 6211 8200 or in person at the Civic Centre at 15 Channel Highway, Kingston.

Civic Centre office hours are: Monday – Friday, 8:30am – 5:00pm

You can also email us at kc@kingborough.tas.gov.au

Kingborough

The following resources may also be useful when preparing a Landscape Plan:

- Kingborough Plant Species List
- Vegetation Removal Approvals
- Biodiversity Offset Policy
- Biodiversity Offset Guidelines
- Kingborough Nature Strip Guidelines

Acknowledgement

Kingborough Council acknowledges the Traditional Custodians who have walked upon and cared for this land for thousands of years. We acknowledge the deep spiritual connection and relationship of the Tasmanian Aboriginal people to this country.



Landscape Plans are required for subdivisions where new roads are proposed or where new open spaces are provided.

Subdivisions and Open Spaces

- Subdivisions that involve the creation of new roads must be provided adequately landscaped verges, including street trees, footpaths, and turf.
- A Street Tree Masterplan should be submitted for all larger subdivisions, showing the location and species of all proposed street trees within the subdivision.
- The Street Tree Masterplan is to clearly show the location of all lots (including lot numbers), streets (including names), street trees, and services (both underground and overhead) within the subdivision boundary.
- Generally, one tree per lot is to be provided. Spacing between street tree centres of greater than 20m will not be considered acceptable.
- Street trees are to be supplied in pot sizes that support the establishment of clean trunks to at least 1.5m above finished surface level of any adjoining footpath and/or road pavement (within 2 years of planting), dependent on species selection and availability, with 45ltr being the desired minimum pot size.
- Landscape Plans are required for subdivisions where new roads are proposed or where new open spaces are provided.
- Species selection and final location of proposed street tree planting is subject to the approval of Council officers.
- The details of any approved Street Tree Masterplan must be coordinated with any associated engineering documentation to demonstrate proposed street tree planting can be considered feasible and that engineering outcomes are coordinated with landscape outcomes. Accordingly, the location of all proposed street trees must be clearly identified in all associated engineering documentation.
- Once street trees have been planted, inspected and approved by Council (in writing) a two year maintenance period will commence.
- Development (including subdivisions) may be required to provide embellished public open spaces to meet the needs of new residents.
- Play spaces and playgrounds are to be designed in accordance with the Kingborough Play Space and Playground Strategy 2020 – 2025 and in consultation with Council.