



CONTENTS

	Page No
Introduction	1 - 2
Aims of the Code	2
Definition of Landscape	2
General Considerations	2 - 3
Specific Considerations	3 - 4
Code Requirements	5 - 6
Appendix 1 - Noxious Weeds	
Appendix 2 - Unsuitable Plants	
Appendix 3 - Tree Preservation Order	

Copies of Codes and further information
may be obtained from:

Wollahra Municipal Council
536 New South Head Road
Double Bay NSW 2028

Telephone: (02) 9391 7000
Facsimile: (02) 9391 7044
Email: records@woollahra.nsw.gov.au

LANDSCAPE CODE

1 Introduction

If you are applying for development approval, Woollahra Council may require your submission to be accompanied by landscaping plans, depending on the type of project you propose and any special conditions which may apply.

This Code details landscaping requirements and considerations which should be observed in order to protect the character and quality of the local environment. As such, the Code is also a helpful guide to sound landscaping practices for any plot of land within the Municipality.

Information is divided into three sections; general considerations, specific considerations and the requirements of the Code. Although the Code is general in its approach, all sections are relevant and should be read carefully. If you need more information or would like to discuss any requirements, Council's landscape technical officers will be pleased to advise you.

Other Sources of Reference

Other Relevant Codes

Council's requirements for other aspects of development or building work are detailed in other Codes, and you may need to refer to one or more of these to ensure that your proposal complies with Council's conditions for approval. Council staff will be able to tell you which Codes are relevant to your project. Other Codes which address the provision and use of open space include:

- Residential Development Control Plans
- Swimming Pools (Fencing and Lighting) Codes
- Tennis Court Lighting Code

Tree Preservation Order

A general Tree Preservation Order protects trees and shrubs throughout the Municipality (for details, see Section 4.5).

Before planting street trees, please ask Council's landscape technical officers which trees are suitable and acceptable and where they should be planted.

2 Aims of the Code

The overall aim is:

- 2.1.1 To ensure that new and refurbished buildings and developments are landscaped to a high standard.

Specific aims are:

- 2.2.1 To ensure that landscape design and planting achieve the environmental aims of Section 79C of the Environmental Planning and Assessment Act 1979.
- 2.2.2 To ensure that the requirements of the Tree Preservation Order and the Harbour Foreshore Scenic Protection Area or Foreshore Scenic Protection Area - whichever is applicable to the proposed site - are observed.

3 Definition of Landscape

- 3.1 The word landscape as used in this Code refers to all areas outside the building. The term may also include roof gardens, balconies, planter areas and internal courtyards.

4 General Considerations

- 4.1 The requirements of the Code are mainly concerned with the "soft" elements of landscape design, such as tree planting and the conservation of existing trees, shrubs and other plants.

However, hard elements such as driveways, paving, brickwork and other structural features must also be considered carefully in the overall design, as each of these should be compatible with the site.

Impact of Tree Planting

- 4.2 Before planting trees, it is important to consider their possible long term effects on neighbouring properties and on the environment in general.

Existing Vegetation

- 4.3 Careful consideration should be given to preservation of plants already growing on or near to the proposed site especially where these plants are indigenous to the area or are in some way historically significant. It is a Council policy that the character of significant plant communities should be conserved where possible.

Historic Gardens

- 4.4 Special factors need careful consideration when landscaping historic gardens. Conservation of dominant species such as figs (*Ficus* species), conifers (*Araucaria* species), palms and other typical rainforest flora should be given a high priority. Where possible, historic grounds and gardens should be restored in the landscape style of the period.

Tree Preservation Order

- 4.5 A general tree preservation order applies to all private and public lands within the Municipality (see Appendix 3). The order covers all trees over 5 metres tall, or with a canopy spread of more than 3 metres. In addition, Council may apply a total Preservation Order to all plants existing on any property considered to be historically or environmentally significant to the community.

Bush Rock

- 4.6 In accordance with the recommendations of the Crown Lands Office, Council regards bush rock as being unsuitable for landscaping purposes, except where it is needed for the authentic restoration of historic gardens or for additions to existing bush rock structures.

5 Specific considerations

Protection of Existing Trees and Shrubs During Construction

- 5.1 The applicant must ensure that the builder is fully aware of his or her obligations to retain and protect designated trees and shrubs on the site during construction.

Changes to Natural Ground Level

- 5.2.1 The applicant must also ensure that proposals to excavate for footings or changes to the existing ground level address the likely impact of this on existing trees and shrubs. A rise or fall in the natural ground level, or excessive compacting of soil near mature trees by heavy machinery, may kill the trees. Wherever possible, ground levels should remain unchanged near mature trees and shrubs.
- 5.2.2 Where levels must be changed, the applicant should assess how this will affect existing plants and provide details to Council showing proposals for ground treatment and protection of plants.

Visual Quality of the Streetscape

- 5.3 Design elements of landscape proposals, such as species and scale of plants, paving and other hard landscape materials should be planned so that they compliment and enhance the surrounding streetscape.

Suitability of Plants

5.4.1 Protection of Property

Trees chosen should be of species unlikely to cause structural damage to buildings, retaining walls, paths, services and other property.

5.4.2 Protection of Neighbouring Views

The rights of neighbours to their views should be considered. The likely impact of plants when they are fully grown should be taken into account. Trees with open canopies should be chosen, rather than trees with densely massed leaves and branches.

5.4.3 Shadowing

Natural light to neighbouring properties should not be unduly reduced by planting.

5.4.4 Privacy and Screening

Species of planting chosen to add privacy (such as around swimming pools, raised decks and tennis courts) should be suitable and acceptable to the Council.

5.4.5 Noxious Plants

Noxious plants, or any plant which might become a nuisance or problem in the Municipality should not be included in landscaping. Species in this category are listed in Appendices 1 & 2 on pages 7, 8 and 9.

5.4.6 Environmental Factors

Plants should be chosen according to the dominant environmental conditions of the site. If Council considers that the plants proposed are not suitable, the proposal is likely to be rejected.

5.4.7 Indigenous Trees Species

Where appropriate, species of tree indigenous to the site should be included in proposals for landscaping.

6 Code Requirements

Development Applications - Lodgement of Plans

6.1.1 Where major and/or significant projects are proposed or where a major reconstruction of the site is planned, the following plans must be submitted:

a survey plan of the site, showing all existing trees and shrubs

a landscape plan (a sample is provided on page 11)

Note: Three sets of each plan are required.

6.1.2 Survey and/or Landscape Plans

These should include one or more drawings, to a scale of 1:50, 1:100 or 1:200.

Survey Plan - the following should be detailed:

The position, canopy spread and names (common and botanical) of all existing trees and shrubs including those on adjoining boundaries which may be affected by the development.

Landscape Plan - the following should be detailed:

Requirements are the same as for the survey plan but landscape plans should also show trees to be retained and those proposed for removal. In addition, landscape plans should show:

the proposed location and expected canopy spread at maturity of all new trees, shrubs, ground covers and climbers, labelled in a standard and systematic way.

a schematic cross section, which shows the building in relation to proposed planting.

a plant schedule, which shows botanical names, common names, specific container sizes and the number of plants required.

where natural ground level is to be altered, the proposed level should be shown, together with treatments proposed at the base of existing trees and shrubs which are to be retained (such as retaining walls, batters, filled areas).

the location of all services (such as pipes, cables) which could be adversely affected by planting.

Typical Conditions Where Lodgement of Landscape Plans are Required as Part of a Development Application

6.2.1 Council may require the submission of a landscape plan as a condition for the approval of a Development Application. **In this case, the landscape plan must be lodged before a Construction Certificate will be issued.**

6.2.2 Council may also require a landscape plan to be submitted as part of a Development Application where proposals involve extensive alterations to existing buildings, or the inclusion of a swimming pool, tennis court or similar facility.

Preparation of the Landscape Plan

- 6.3 Where a landscape plan is required as a condition of approval, it should be prepared by a qualified landscape architect or someone with a broad knowledge and expertise in landscaping/horticulture, to a standard acceptable to Council.

Maintenance

- 6.4 Landscape plans required as part of a Development Application must include in their specification details of how the project will be maintained after practical completion.

General Manager
Woollahra Municipal Council

H:\CODE&POL\CODES\LANDSCAP.AM

Repealed by WDCP2015 on 23/05/15

Appendix 1

Repealed by WDCP2015 on 23/05/15

Appendix 2

General List of Plants Considered Unsuitable for Landscape Purposes in the Municipality of Woollahra

(NB: This is an advisory list only)

Ground Covers/Climbers

Ageratina adenophora	<i>Crofton Weed</i>
Anredera cordifolia	<i>Madiera Vine</i>
Araujia hortorum	<i>Moth Vine</i>
Asparagus officinalis	<i>Asparagus Fern</i>
Cardiospermum spp	<i>Balloon Vine</i>
Ipomoea cairica	<i>Morning Glory</i>
Ipomoea indica	<i>Morning Glory</i>
Lonicera japonica	<i>Honeysuckle</i>
Ranunculus repens	<i>Creeping Buttercup</i>
Rubus fruticosus	<i>Blackberry</i>
Rumex sagittatis	<i>Turkey Rhubarb</i>
Senecio mikanooides	<i>Cape Ivy</i>
Setaria palmifolia	<i>Palm Grass</i>
Thunbergia alata	<i>Black-eyed Susan</i>
Tradescantia albiflora	<i>Wandering Jew</i>
Tropaeolum majus	<i>Nasturtium</i>
Watsonia spp	<i>Bugle Lily</i>

Shrubs/Trees

Ailanthus altissima	<i>Tree of Heaven</i>
Cassia spp	<i>Cassia</i>
Cestrum aurantiacum	<i>Cestrum</i>
Chlorophytom comosum	<i>Ribbon Plant</i>
Chrysanthemoides monilifera	<i>Bitou Bush</i>
Cinnamomum camphora	<i>Camphor Laurel</i>
Coprosma repens	<i>NZ Mirror Bush</i>
Coreopsis lanceolata	<i>Coreopsis</i>
Cortaderia selloana	<i>Pampas Grass</i>
Datura suaveolens	<i>Angel's Trumpet</i>
Erythrinax sykesii	<i>Coral Tree</i>
Lantana camara	<i>Lantana</i>
Ligustrum lucidum	<i>Large-leaf Privet</i>
Ligustrum sinense	<i>Small-leaf Privet</i>
Olea africana	<i>Wild Olive</i>
Ochna atropurpurea	<i>Ochna</i>
Phytolacca octandra	<i>Ink Weed</i>
Rhaphiolepis indica	<i>Indian Hawthorn</i>
Rhus succedanea	<i>Rhus</i>

Landscape Code

S. mauritianum
S. pseudocapsicum
S. sodomaeum
Solanum nigrum

Wild Tobacco Tree
Madiera Winter Cherry
Apple-of-Sodom
Black-berry Nightshade

Repealed by WDCP2015 on 23/05/15

Appendix 3

Tree Preservation Order for the Municipality of Woollahra

A general tree preservation order has applied to the Municipality since 1970. In 1975 the order was modified slightly. It now applies to all trees with a height in excess of 5 metres or a spread of branches greater than 3 metres.

The Order prohibits, without express PRIOR APPROVAL OF THE COUNCIL, the ringbarking, cutting down, topping, lopping, removing, injuring or wilful destruction of such trees, notwithstanding whether the trees are on public or private land.

All contract tree surgeons have been advised of the Council's policy. If you wish to carry out any work on your property, or if you are in any doubt whatsoever as to whether a tree comes within the ambit of the Council's policy, you should telephone the Council's Parks & Streetscapes Co-ordinator or Parks & Streetscapes Manager for advice.

Remember - Woollahra Municipality is well known for its natural beauty, including its many fine street and garden trees. You can help to keep this well earned reputation.

**Sample of
Landscape Plan Requirements
(diagrammatic only)**

Repealed by WDCP2015 on 23/05/15