



Version Control and Objective ID	Version No: 1	Objective ID: A8135165
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1. Statement

Council allows property owners to landscape the nature strip in front of their property in accordance with the Standard Conditions. Council has developed these conditions to protect the safety of nature strip and road users, allowing clear vision for vehicles accessing driveways and minimising trip hazards. Where the landscape area cannot be constructed in accordance with the Standard Conditions the property owner must apply for a Landscape Areas on Nature Strips Permit.

2. Purpose and Principles

The objective of this policy is to provide guidance to property owners and occupiers wishing to establish landscape areas and gardens on the nature strip in front of their property(s). In general, this policy refers to residential areas where the speed limit is 80km per hour or less.

3. Strategic Plan Links

This policy aligns with the following iFuture 2021-2026 Corporate Plan themes:

- Vibrant and Growing
- Natural and Sustainable

4. Regulatory Authority

- *Local Government Act 2009*
- Local Law 4 - Permits
- Local Law 7 – Local Government Controlled Areas and Roads
- Subordinate Local Law No. 7.1 - Subordinate Local Law 7.1 - (Local Government controlled Areas and Roads)

5. Human Rights Commitment

Ipswich City Council (Council) has considered the human rights protected under the *Human Rights Act 2019 (Qld)* (the Act) when adopting and/or amending this policy. When applying this policy, Council will act and make decisions in a way that is compatible with human rights and give proper consideration to a human right relevant to the decision in accordance with the Act.

6. Scope

This policy applies to all councillors, council staff, contractors, and others that act on Council's behalf to ensure they work in accordance with the policy principles and relevant legislation.

7. Roles and Responsibilities

The General Manager (Infrastructure and Environment) is the custodian of this policy and is responsible for maintaining its currency.

8. Key Stakeholders

The following will be consulted during the review process:

Works and Field Services Branch, Infrastructure and Environment Department

9. Residential Property

- a) The landscape area must be no wider than 500mm and adjacent to the property boundary.
- b) The landscape area must not be wider than 500mm adjacent to the road.
- c) No constructed edging is permitted.
- d) No irrigation is permitted.
- e) The landscape area, including during construction, must not adversely impact:
 - i. The safety of pedestrians or cyclists in their normal use of a nature strip or bikeway;
 - ii. The visibility for motorists using the road or entering or exiting a residential driveway;
 - iii. Access to Council's or Statutory Authorities services;
 - iv. Nature strips or bikeway pavements; and
 - v. Safe passage of all road users.
- f) No landscape areas are permitted:
 - i. On nature strips less than 3 metres in width;
 - ii. Along unformed roads; and
 - iii. Within table drains or overland flow paths.
- g) A 'Dial Before You Dig' search (ph 1100) must be undertaken before construction commences.

NOTE: The property owner is responsible for locating and protecting underground public utility services such as gas, telecommunications, water, sewer and electricity.
- h) Service fittings such as fire hydrants, water supply valves, water meters, junction boxes etc. must not be covered.
- i) Any damage caused to public utility services as part of the landscaping must be reported to the relevant service authority as soon as possible and will be repaired at the property owner's expense.

- j) Clearances between the edge of the landscape area and public utility service fittings must comply with the Minimum Clearance Distance outlined in the table below:

Service Fittings	Maximum Clearance Distance (m)
Electricity Service (pits and power poles)	0.8
Telstra Junction Box	1.0
Water Meter	0.6
Water Supply Valve	1.0
Hydrant Point	1.0
Sewerage Main	0.6
Underground Cables	1.0

- k) Obstruction of public infrastructures such as traffic signs, power poles and parking bays is not permitted.
- l) Any damage caused to public infrastructure as part of the landscaping:
- i. Must be reported to Council as soon as possible; and
 - ii. Must be repaired at the property owner's expense.
- m) The removal of Council maintained street trees or shrubs from the nature strip is not permitted.
- n) Any landscaping shall be maintained by the resident to the following standards:
- i. A maximum height of 750mm;
 - ii. All weeds above 200mm must be removed;
 - iii. Must be free draining; and
 - iv. Any litter must be removed.
- o) The property owner is responsible for all costs associated with:
- i. The construction and maintenance of the landscaping; and
 - ii. Complying with the conditions.

10. Commercial Properties

Landscaping adjacent to commercial properties requires a Landscape Areas on Nature Strips Permit.

11. State Controlled Roads

For landscaping areas adjacent to State Controlled Roads a [Road Corridor Permit](#) is required through the Department of Transport and Main Roads.

12. Post Approvals and Historic installation

Gardens that have been constructed without a permit and have been brought to the attention of Council may be subject to formal compliance. Consideration will be given to providing a post-approval permit following consultation with the resident and assessment of the existing garden area.

The above conditions will be referenced along with other onsite, relevant considerations during this consideration period.

If for any reason/s, the existing garden beds do not meet the standard (either partially or in full) will be rectified or removed at the property owner's expense.

Reinstatement of the area will be to Council standards at the property owner's expense.

13. Monitoring and Evaluation

This policy will be reviewed on a four (4) yearly basis.

14. Definitions

N/A

15. Policy Owner

The General Manager (Infrastructure and Environment) is the policy owner and the Manager, Works and Field Services is responsible for authoring and reviewing this policy.