

13 Landscaping and Open Space

This part of the Development Control Plan provides requirements for landscaping for all forms of development.

13.1 Single Dwellings, Dual Occupancies, Villas and Townhouses

13.1.1 Objectives

- To encourage development design which responds to the topography of the site and provides for the retention of mature native tree species.

Low Density Residential Zones - Additional Landscaping and Open Space Objectives

- To maintain a low density setting and open character derived from the spaces and landscaping between buildings and street.

Large Lot Residential, Rural and Environmental Zones - Additional Landscaping and Open Space Objectives

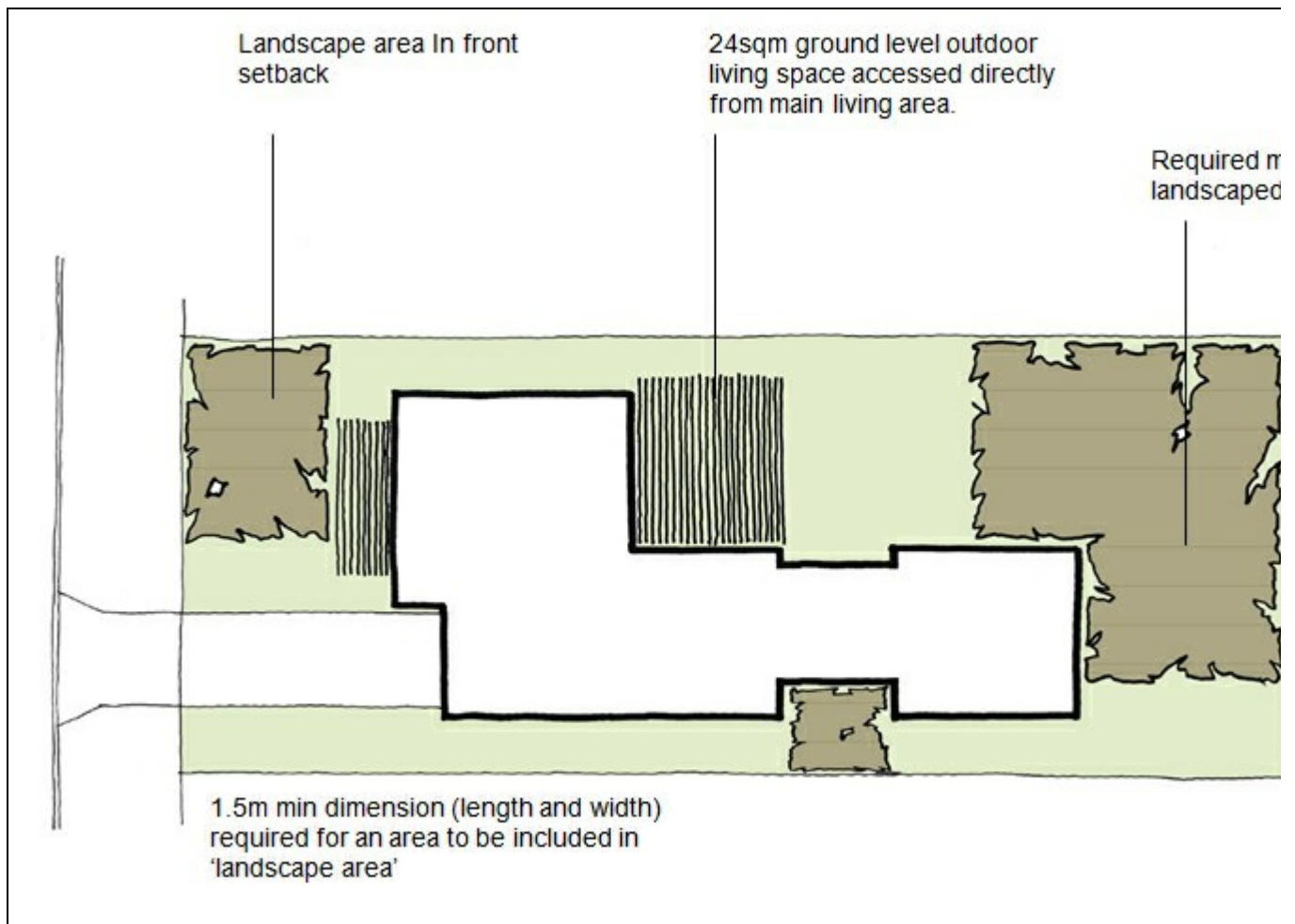
- To ensure that existing vegetation on steep slopes and near watercourses are maintained and protected.

13.1.2 Controls

- (1) A minimum of 30% of the site area is to be set aside for landscaping preferably with native vegetation at existing natural ground level and a deep soil zone. The landscaped area does not include any building, garage, or impervious surface such as a driveway or swimming pool.
- (2) The deep soil zone is that part of the site that is not built on, paved or otherwise sealed, where the soil is of sufficient depth to support the growth of trees and shrubs. At least 50% of the landscape area is to include deep soil zones.
- (3) Landscaping is to be provided both behind and in front of the building line. Landscaping of less than 1.5m in length and width shall not be included in landscape area calculations.
- (4) All sites are to be provided with a minimum of 1.5m wide landscape strip adjacent to any driveway and an adjoining property.
- (5) Where removal of locally important koala food trees is unavoidable as part of the proposed development, replacement plantings may be required.
- (6) Council will consider requests to plant replacement locally important koala food trees on other council-owned or privately-owned land within the locality (with the owners consent) with a development application at time of lodgement where it can be demonstrated that no suitable areas exist on the development site
- (7) Landscaping proposals should give preference to the retention of native plants (including trees, shrubs and ground covers) that exist on the land, where such retention is reasonable, safe and does not conflict with bush fire hazard protection requirements. Refer to the [Landscaping Schedule](#) for indicative plant lists.

Low Density Residential Zones - Additional Landscaping and Open Space Controls

- (1) Predominantly native flora from the local area should be used in landscaping. Exotic species should be limited to a maximum of 10% of the landscaped area.



Landscaping design (click here to view [original image](#))

Large Lot residential, Rural and Environmental Zones - Additional Landscaping and Open Space Cor

- (1) It is recommended that wherever possible, development is designed and located to retain:
 - (a) Trees and under storey shrubs on slopes greater than 1:6;
 - (b) Trees growing within 30m of the centreline of any intermittent or permanent watercourse.
 - (c) Understorey shrubs to provide shelter and a food source for native fauna.

13.2 Residential Apartment Buildings, Mixed Use Development and Business Premises

13.2.1 Open Space

Open space is the outdoor recreational and breathing space for development. It may be communal (shared by all residents of a development) or private (associated with a single dwelling and for the exclusive use of the occupants).

Private open space may take the form of a courtyard at ground level or at the podium level, or in the form of a terrace or balcony. These spaces enhance the amenity and lifestyle choices of residents in providing recreational space, extending living areas and assist in capitalising on the temperate coastal environment of the Great Lakes area. Balconies and terraces are also important architectural elements, contributing to the form and articulation of residential and mixed use buildings.

The primary function of open space is to provide amenity in the form of:

- opportunities for recreation and social activities;
- landscape design;
- solar access to residential dwellings;

- visual privacy;
- watercycle management.

Objectives

- To provide residents and other users with passive and active recreational opportunities.
- To provide areas on site for soft landscaping and deep soil planting.
- To ensure communal and private open space is consolidated, configured and designed to be accessible, useable and attractive.
- To ensure balconies and terraces are functional and responsive to the environment thereby promoting the enjoyment of outdoor living for unit residents.
- To ensure that balconies and terraces are integrated into the overall architectural form and detail of a building.
- To provide a pleasant outlook, both from internal spaces and from streets and other areas of the public domain.
- To contribute to the safety and liveliness of the street by allowing passive surveillance and street address.

Controls

(1) Communal Open Space

- (a) Developments with more than 6 dwellings must incorporate communal open space. The minimum size of this open space is to be calculated at 10m² per dwelling. Any area to be included in the communal open space calculations must have minimum dimensions of 5m.
- (b) The communal open space must be easily accessible and within a reasonable distance from all apartments.
- (c) Combined use of a maximum 30% of the deep soil zone as communal open space may occur. The combined communal open space/deep soil area may be grassed and must contain significant shade trees.
- (d) Areas of the communal open space which are to be paved or which will contain shade structures, swimming pools or the like cannot be located within the deep soil zone.
- (e) The communal open space area must receive at least 3 hours of direct sunlight between 9.00am and 3.00pm on June 21.

(2) Private Open Space

- (a) Private open space must be provided for each dwelling within a development in the form of a balcony, courtyard, terrace and/or roof garden.
- (b) Private open space for ground level dwellings, or on a structure such as a podium or a carpark, must have a minimum area of 30m² and minimum dimensions of 4m. This area must be separated from boundaries by at least 1.5m with a vegetated landscaping bed and must not encroach upon deep soil zone landscaping areas.
- (c) Private open space for upper level dwellings (except with direct access to a podium) must have a minimum area of 12m² and minimum dimensions of 2.5m.
- (d) Private open space for all dwellings shall be directly accessible from main living areas, such as living room, dining room or kitchen to extend the dwelling living space.
- (e) Balustrades are to be designed to allow views and passive surveillance of the street while providing for safety and visual privacy. Design considerations should include:
 - (i) detailing balustrades using a proportion of solid to transparent materials to address sight lines from the street, public domain and adjacent development.
 - (ii) restrict the use of full glass balustrades to ensure adequate privacy for the balcony and interior of the dwelling.
 - (iii) detailing balustrades and providing screening from the public for clothes drying areas, downpipes and air conditioning units.
- (f) The primary private open space area of at least 70% of the dwellings within a development must receive a

minimum of three hours of direct sunlight between 9.00am and 3.00pm on June 21.

13.2.2 Landscape Design

Landscape design is a fundamental component to the design of development and includes the planning, design, construction and maintenance of all open space, garden and utility areas. Together, landscape and buildings operate as an integrated and sustainable system, resulting in greater aesthetic quality and amenity for occupants and the adjoining public domain. The landscape qualities of residential areas are an important influence on its future image, comfort, public and private amenity.

Landscaping within the public domain will be implemented within the framework established by Council as part of its civic improvement program and/or through the collection of developer contributions. In the private domain, it is important that a strong and consistent approach to landscaping is achieved in order to contribute to both a high level of amenity and a cohesive image for the town or development or both.

Landscape design should have regard to the requirements of residents and visitors who may have a disability, optimise usability, privacy and social opportunity, respect for neighbour's amenity and provide for practical establishment and long term management.

Objectives

- To enhance defined setback areas and minimise apparent building bulk on a site to improve the streetscape quality and amenity of development.
- To add value and quality of life for residents and occupants within a development in terms of privacy, outlook, views and recreational opportunities.
- To ensure that the use of potable water for landscaping irrigation is minimised.
- To ensure landscaping is integrated into the design of development.
- To improve stormwater quality and control run-off.
- To improve the microclimate and solar performance within the development.
- To improve urban air quality and contribute to biodiversity.

Controls

- (1) Developments must provide for high quality landscape design by:
 - (a) providing appropriate shade from trees or structures
 - (b) screening parking areas, driveways, communal drying areas, and private open space associated with ground floor dwellings.
- (2) Contribute to streetscape character and public domain amenity by:
 - (a) matching landscape design to street proportions and character
 - (b) incorporating planting and landscape elements appropriate to the scale of the development
 - (c) selecting indigenous species in accordance with Council's preferred species list.
- (3) Improve the energy efficiency of dwellings and the microclimate of private open space by:
 - (a) incorporating trees for shading during summer
 - (b) varying heights and species of trees or shrubs to maximise solar access during winter
 - (c) locating plants appropriately in relation to their size at maturity.
- (4) Site landscaping shall comprise no less than:

- (a) 20% of the site area in Business Zones;
 - (b) 30% of the site area in the High Density Residential Zone;
 - (c) 40% of the site area in the Medium Density Residential Zone
 - (d) 40% of the site area in the Mixed Use Zone.
- (5) Any landscaped area on the site which has dimensions less than 1.5 metres is not included in the landscaped area calculations.
 - (6) Landscaping is to be designed in conjunction with the stormwater drainage system proposed as part of the development.
 - (7) Landscaped areas are to be irrigated with water collected on the site.
 - (8) Street tree planting is to be incorporated into the landscape plan and provided as part of any development proposal.
 - (9) Where a riparian buffer zone is required, a Riparian Corridor Revegetation Plan must be prepared in accordance with the requirements of the relevant state agency. This plan must be prepared by an appropriately qualified consultant in conjunction with the Landscape Plan and must detail the width of the proposed riparian corridor and the intentions for rehabilitation, revegetation and management.
 - (10) The riparian buffer zone may serve as the dense planting area, which is required in a deep soil zone associated with development of the land, providing the buffer is contained within the development site. The proposed planting must allow for Council's ongoing maintenance of public creek/drainage areas.

13.2.3 Deep Soil Zones

Deep soil zones are areas of natural ground with relatively natural soil profiles within a development site. Deep soil zones have important environmental benefits, which include protection of existing mature trees, promoting the introduction of significant vegetation and allowing infiltration of rain water to the water table and reduction of stormwater runoff.

Deep soil zones are related to the provision of open space and may be constrained by the density or location and context of a proposed development site, particularly within the commercial centre.

The siting of the deep soil zone must be determined following a site analysis to investigate whether this area should be located:

- Centrally within the site to allow overlooking from dwellings within the development;
- At the rear of the site to allow for separation from adjacent dwellings and to provide continuous corridor of vegetation of native fauna; or
- Elsewhere within a site to allow for the retention of significant trees and attain maximum access to sunlight.

Objectives

- To protect existing mature trees and encourage the planting of additional significant vegetation.
- To increase the capacity of the site and locality for water infiltration.
- To assist with the management of water quality and the water table.
- To provide landscaping in scale and proportion with the proposed development.

Controls

- (1) The deep soil zone shall comprise no less than:
 - (a) 10% of the site area in Business Zones;
 - (b) 15% of the site area in the High Density Residential Zone;

- (c) 20% of the site area in the Medium Density Residential Zone
- (d) 20% of the site area in the Mixed Use Zone.
- (2) The deep soil zone must have minimum dimensions of 4.5m.
- (3) No structures, basement car parks, driveways, hardpaving, decks, balconies or drying areas are permitted within the deep soil zone.
- (4) The deep soil zone shall be densely planted with trees and shrubs. Where a development is to be strata titled, the deep soil zone must be retained within the common property.
- (5) Lots with the following sizes are required to support a minimum number of tall trees capable of attaining a mature height of at least 13m:
 - (a) less than 1000m² - 1 per 400m² of site area or part thereof
 - (b) 1000sqm to 1500m² - 1 per 350m² of site area or part thereof
 - (c) greater than 1500m² - 1 per 300m² of site area or part thereof

13.2.4 Planting on Structures

Planting on top of basement car parks, podiums and roof tops is becoming an increasingly common scenario in urban areas. This requires appropriate consideration of the quality and health of plants located above such structures as the plants are grown in total containment with artificial soils, drainage and irrigation.

The following controls apply to development incorporating planting on roof tops, podiums or over car park structures for the provision of communal and private open space.

Objectives

- To contribute to the quality and amenity of open space where provided over built structures.
- To encourage the establishment and healthy growth of trees and shrubs in urban areas.
- To minimise the use of potable water for irrigating planting on structures.

Controls

- (1) Areas with planting on structures are to be irrigated with harvested water.
- (2) Design for optimum conditions for plant growth by:
 - (a) providing soil depth, soil volume and soil area appropriate to the size of the plants to be established,
 - (b) providing appropriate soil conditions and irrigation methods, and
 - (c) providing appropriate drainage.
- (3) Increase minimum soil depths to accommodate:
 - (a) the mix of species and plant sizes at maturity
 - (b) the level of landscape management, particularly the frequency of irrigation, and
 - (c) anchorage requirements of large and medium tree soil type and quality.

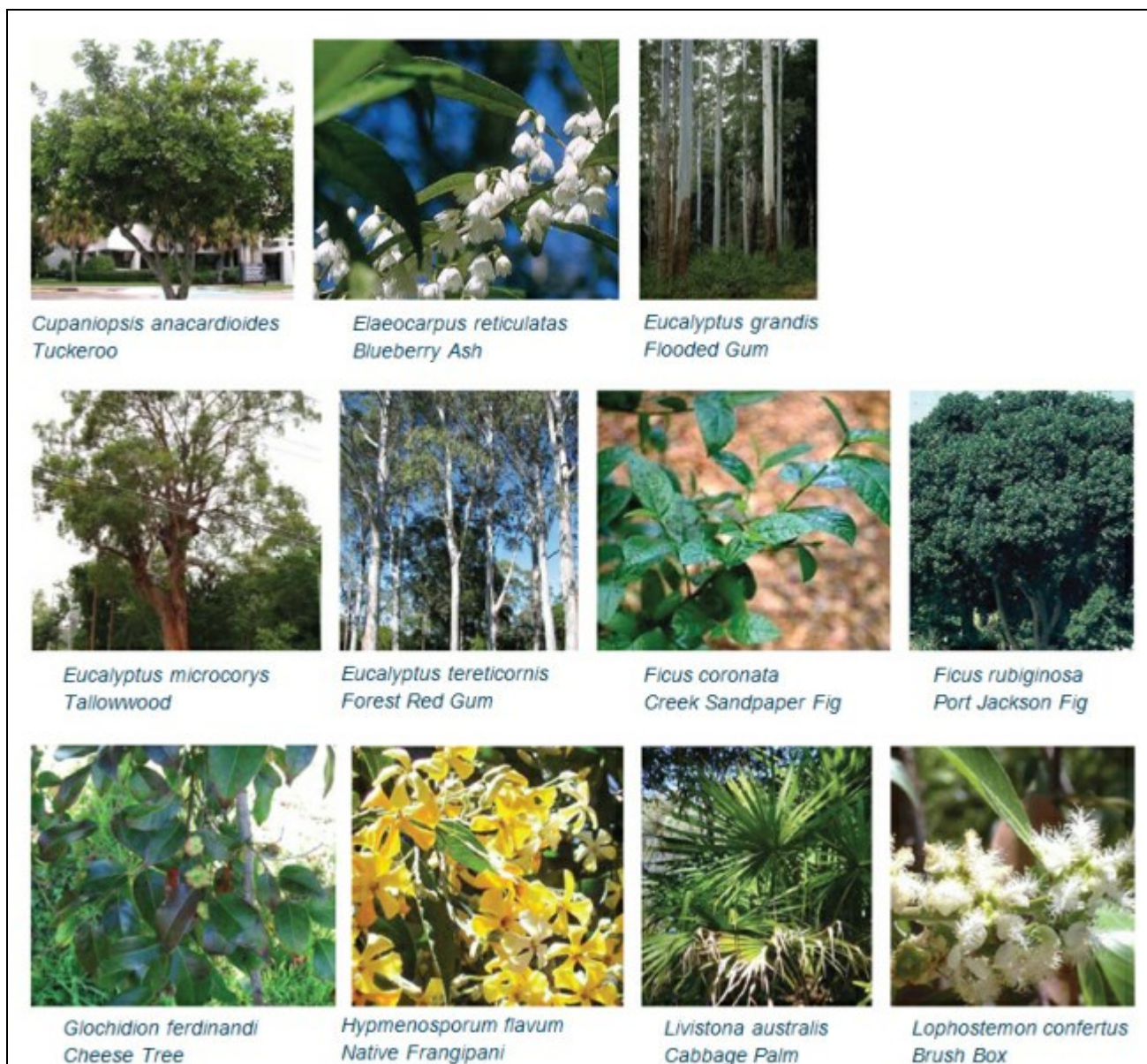
13.3 Landscaping Schedule

13.3.1 Trees & Palms

Indicative Plant Species (LF = Low Flammability) (K = Koala)

Code	Botanical Name	Common Name
ACM smi	<i>Acmena smithii</i>	Lilly Pilly (LF)

ALP exc	<i>Alphitonia excelsa</i>	Red Ash (LF)
BAN int	<i>Banksia integrifolia</i>	Coast Banksia
BAN ser	<i>Banksia serrata</i>	Old Man Banksia
CAS gla	<i>Casuarina glauca</i>	Swamp Oak
CAS tor	<i>Casuarina torulosa</i>	Forest She Oak
CUP ana	<i>Cupaniopsis anacardioides</i>	Tuckeroo (LF)
ELA ret	<i>Elaeocarpus reticulatus</i>	Blueberry Ash (LF)
EUC amp	<i>Eucalyptus amplifolia</i>	Cabbage Gum (K)
EUC eug	<i>Eucalyptus eugenioides</i>	Thin-leaved Stringybark (K)
EUC rob	<i>Eucalyptus robusta</i>	Swamp Mahogany (K)
EUC mic	<i>Eucalyptus microcorys</i>	Tallowwood (K)
EUC ter	<i>Eucalyptus tereticornis</i>	Forest Red Gum (K)
EUC bot	<i>Eucalyptus botryoides</i>	Bangalay (K)
EUC gra	<i>Eucalyptus grandis</i>	Flooded Gum (K)
EUC glo	<i>Eucalyptus globoidea</i>	White Stringybark (K)
EUC sal E	<i>Eucalyptus saligna</i>	Sydney Blue Gum (K)
EUC cap	<i>Eucalyptus capitellata</i>	Brown Stringybark (K)
EUC par	<i>Eucalyptus parramattensis</i> subsp decadens	Drooping Red Gum (K)
EUC pat	<i>Eucalyptus patentinervis</i>	Swamp Mahogany x Forest Red Gum (K)
EUC pun	<i>Eucalyptus punctata</i>	Grey Gum (K)
EUC pro	<i>Eucalyptus propinqua</i>	Grey Gum (K)
EUC ter	<i>Eucalyptus tereticornis</i>	Forest Red Gum (K)
EUC can	<i>Eucalyptus canaliculata</i>	Grey Gum (K)
EUC nic	<i>Eucalyptus nicholii</i> (not endemic)	Narrow-leaved Black Peppermint (K)
FIC cor	<i>Ficus coronata</i>	Creek Sandpaper Fig (LF)
FIC rub	<i>Ficus rubiginosa</i>	Port Jackson Fig (LF)
GLO fer	<i>Glochidion ferdinandi</i>	Cheese Tree (LF)
HYM fla	<i>Hymenosporum flavum</i>	Native Frangipani (LF)
LIV aus	<i>Livistona australis</i>	Cabbage Palm
LOP con	<i>Lophostemon confertus</i>	Brush Box (LF)
MEL qui	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark (K)
SYN gla	<i>Synoum glandulosum</i>	Scentless Rosewood (LF)



Suggested tree and palm species Note: Use fire resistant species in bushfire prone areas ([click here to view original image](#))

13.3.2 Shrubs

Indicative Plant Species (LF = Low Flammability)

Code	Botanical Name	Common Name
ACA lon	<i>Acacia longifolia</i>	Sydney Golden Wattle
ACA sop	<i>Acacia longifolia</i> var. <i>sophorae</i>	Coastal Wattle
BAC myr	<i>Backhousia myrtifolia</i>	Grey Myrtle
BAN rob	<i>Banksia robur</i>	Swamp Banksia
CAL pac	<i>Callistemon pachyphyllus</i>	Wallum Bottlebrush
CAL sal	<i>Callistemon salignus</i>	Willow Bottlebrush
COR str	<i>Cordyline stricta</i>	Cordyline (LF)
HAK dac	<i>Hakea dactyloides</i>	Broad-leaved Hakea
LEP lae	<i>Leptospermum laevigatum</i>	Coastal Tea Tree
LEP pol	<i>Leptospermum polygalifolium</i>	Lemon Scented Tea Tree
CER ape	<i>Ceratopetalum apetulum</i>	NSW Christmas Bush

OMA pop	<i>Omalanthus populifolius</i>	Bleeding Heart (LF)
PER lev	<i>Persoonia levis</i>	Broad leaved Geebung
SYZ aus	<i>Syzygium australe</i>	Brush Cherry (LF)
SYZ AS	<i>Syzygium "Aussie Southern"</i>	Lilly Pilly cultivar (LF)
SYZ cas	<i>Syzygium "Cascade"</i>	Lilly Pilly cultivar (LF)
WES fru	<i>Westringia fruticosa</i>	Coastal Rosemary (LF)

			
<i>Acacia longifolia var. sophorae</i> Coastal Wattle	<i>Blackhouisia myrtifolia</i> Grey Myrtle	<i>Callistemon pachyphyllus</i> Wallum Bottlebrush	<i>Callistemon salignus</i> Pink Tips
			
<i>Cordyline stricta</i> Cordyline	<i>Leptospermum polygalifolium</i> Lemon Scented Tea Tree	<i>Ceraopatalum apetulum</i> NSW Christmas Bush	<i>Syzygium australe</i> Scrub Cherry
			
<i>Syzygium Aussie Southern</i> Lilly Pilly	<i>Syzygium "Cascade"</i> Lilly Pilly cultivar	<i>Westringia fruticosa</i> Coastal Rosemary	

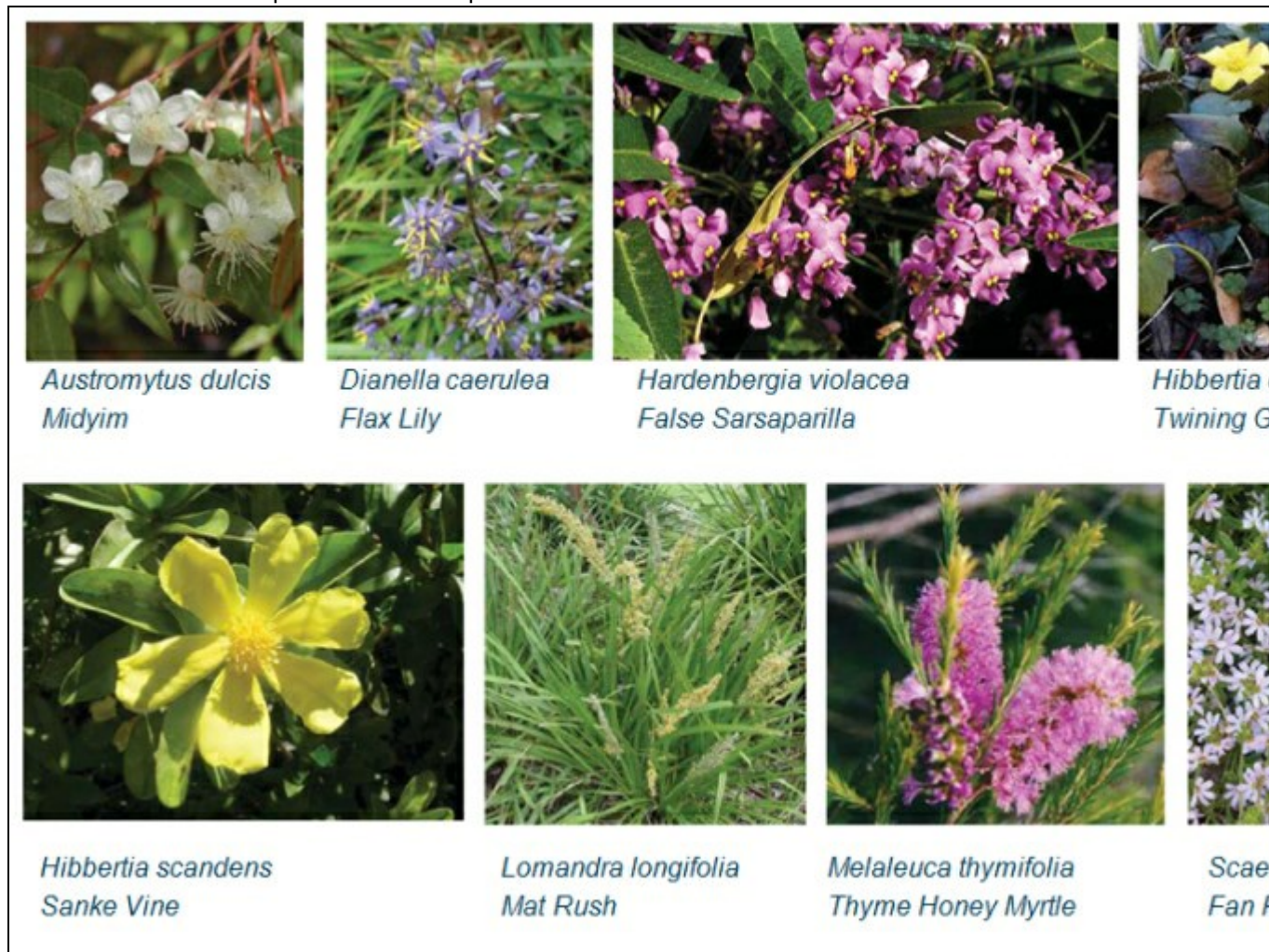
Suggested shrub species Note: Use fire resistant species in bushfire prone areas (click here to view [original image](#))

13.3.3 Groundcovers & Vines

Code	Botanical Name	Common Name
ALP cae	<i>Alpinia caerulea</i>	Native Ginger
CRI ped	<i>Crinum pedunculatum</i>	Swamp Lily
DIA cae	<i>Dianella caerulea</i>	Flax Lily
HAR vio	<i>Hardenbergia violacea</i>	False Sarsaparilla
HIB den	<i>Hibbertia dentata</i>	Twining Guinea Flower

HIB sca	Hibbertia scandens	Snake Vine
LOM lon	Lomandra longifolia	Mat Rush
MEL thy	Melaleuca thymifolia	Giant Mondo
LOM hys	Lomandra hystrix	Thyme Honey Myrtle
LOM tan	Lomandra Tanika	Mat Rush cultivar
PAN por	Pandorea pandorana	Wonga Vine
POA lab	Poa labillardieri	Poa
SCA alb	Scaevola albida	Fan Flower
THE aus	Themeda australis	Kangaroo Grass

Note: Use fire resistant species in bushfire prone areas



13.3.4 Tuncurry Preferred Landscaping Schedule

Schedule of preferred trees

Botanical Name
Local Native (indigenous species)

Acacia elata
Acacia floribunda
Acacia glaucescens
Acmena hemilampra
Acmena smithii
Alphitonia excelsa
Argyrodendron trifoliatum
Banksia integrifolia
Brachychiton acerifolium
Callicoma serratifolia
Callistemon citrinus
Callistemon viminalis
Castanospermum australe
Casuarina glauca
Casuarina torulosa
Corymbia maculata
Cupaniopsis anacardioides
Euodia elleryana
Harpullia pendula
Liphostemon confertus
Melaleuca quinquenervia
Melaleuca styphelioides
Syzygium paniculatum
Tristaniopsis laurina

Common Name

Cedar Wattle
 White Sally Wattle

 Broad-leaved Lilly Pilly
 Lilly Pilly
 Red Ash
 Brown Tulip Oak
 Coastal Banksia
 Illawarra Flame Tree
 Black Wattle
 Lemon-scented Bottlebrush
 Weeping Bottlebrush
 Black Bean
 Swamp Oak
 Forest Oak
 Spotted Gum
 Tuckeroo
 Pink Eudodia
 Tulipwood
 Brush Box
 Broad-leaf Paperbark
 Pricky-leaf Paperbark
 Magenta Lilly Pilly
 Water Gum

Exotic Plants and Introduced Native Plants

Bachhousia citriodora
Elaeocarpus reticulatus 'Primma Donna'
Glochidion ferdinandi
Hymenosporum flavum
Lepiderema pulchella
Melaleuca quinquenervia
Metrosideros excelsa
Syzygium australe
Waterhousia floribunda
Waterhouse unipunctata

Lemon-scented Myrtle
 Blueberry Ash
 Cheese Tree
 Native Frangipani
 Fine-leaved Tuckeroo
 Broad-leaf Paperbark
 New Zealand Christmas Bush
 Brush Cherry
 NSW Christmas Bush
 Roly Poly Satin Ash