

Landscaping on Footpath Standards Redland CITY COUNCIL

Applicant Details

Title: Mr Mrs Ms Miss

Given name(s)

Surname

Residential address

Suburb

Postcode

Phone (W) (H)

Mobile

Email address

Statement

I request permission from Redland City Council to construct garden beds and/or landscaping on the Footpath **beyond 900mm** of the front boundary of my property.

I request permission from Redland City Council to Install artificial turf on the road reserve beyond my front boundary

I have read and agree to comply with the conditions described in the document "*Redland City Council Landscaping on Footpaths Standard*".

I agree to not hold Redland City Council responsible for any public liability claims or any property claims relating to the garden beds and/or landscaping (*e.g. artificial turf*) that I construct.

If I sell my property, I will advise the new owner of the conditions described in "*Redland City Council Landscaping on Footpaths Standard*" which will then apply to the new owner.

I have attached a sketch of the proposed landscaping and a list of the plants I propose to plant.

Applicant signature

Date

You Must Submit

- This application form, including the signed statement (*overleaf*).
- A sketch of the proposed landscaping, preferably to scale. The sketch should include the front boundary of the property, the driveway, the kerb and channel, the footpath and the proposed garden beds. It should show the measurements (*in mms*) between these items.
- A list of the plants proposed.
- Any proposed inclusions such as sprinklers.

Send your application to:

Trees & Landscapes Services Officer
Parks and Conservation
Redland City Council
PO Box 21, Cleveland 4163.

Attachment

This application form is for residents who are seeking approval to plant garden beds or landscape areas on the footpath beyond 900mm of the front boundary of their property. It does not apply to footpath tree planting.

For further information about footpath tree planting, contact Redland City Council Customer Service at the Cleveland or Capalaba office.

Council Use Only

CROP No

Property

CSC

Date

Trees & Landscapes Services Officer, Parks & Conservation
Name

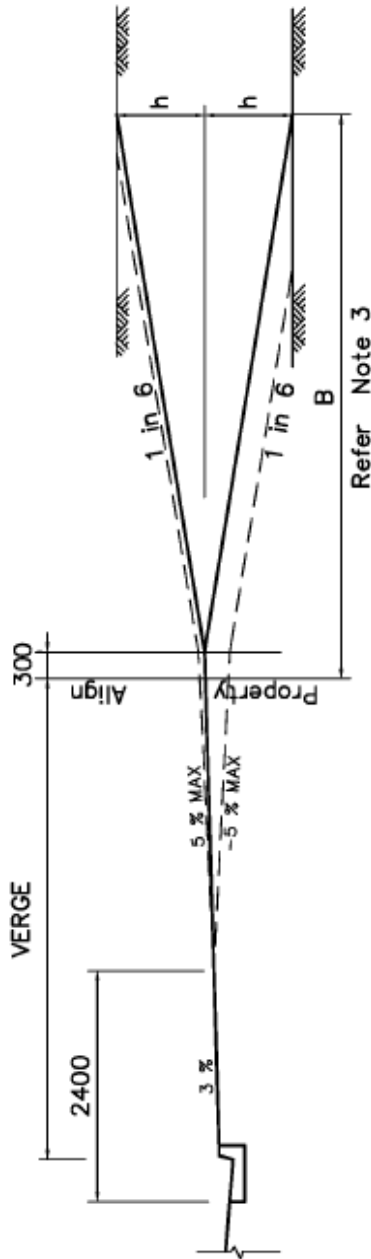
Signature

Date

CSPC005 – 04/06/2018

Information Privacy Act 2009 – Redland City Council is collecting your personal information in accordance with Subordinate Local Law 1.1 (*Alteration or Improvement to Local Government Controlled Areas and Roads*) 2015 in order to process this application. The information will only be used by authorised Council Officers for the purpose of landscaping the footpath and ensuring our records are accurate. Your information will not be given to any other person or agency unless you have given us permission or we are required by law to do so.

Redland City Council PO Box 21 Cleveland QLD 4163 | T 07 3829 8999 | F 07 3829 8765 | E rcc@redland.qld.gov.au | W www.redland.qld.gov.au

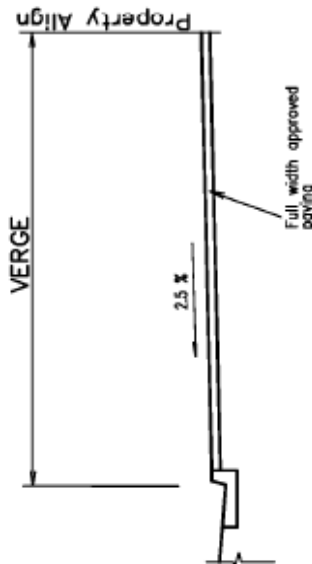


RESIDENTIAL FOOTPATH PROFILE & ADJOINING BATTER

Scale 1:50

NOTES

1. Where $h < 750$, a standard 3% footpath with 1 in 6 batter shall be adopted.
2. Where $h > 750$, a combination of 3% and + 5% Max. may be adopted for the footpath profile with 1 in 6 slopes in private property.
3. Where $B > 8000$ when adopting 1 in 6 batters they may be increased to 1 in 4 Max. with B constant at 6000.
4. Where $h > 1500$, 1 in 2 batters may be provided with access points to each property graded at 1 in 4.
5. Provide Topsoil and Turfing as specified.
6. All grades are to conform with regard to accessibility to all members of the community.
7. Variations may be approved at the discretion of the Manager Infrastructure Development.
8. Paving type and pattern to be approved by Redland Shire Council.



COMMERCIAL FOOTPATH PROFILE

NTS

ROAD/STREET		Standard Drawing	
R-RSC-8		R-RSC-8	
FOOTPATH PROFILE POLICY			
			
<p>© REDLAND SHIRE COUNCIL</p> <p><small>DISCLAIMER: The authors shall have no liability or responsibility to the user or any other person or entity with respect to any liability, loss or damage caused or alleged to be caused directly or indirectly, by the adoption and use of these Standard Drawings including, but not limited to, any interruptions of services, loss of business or anticipatory profits, or consequential damages resulting from the use of these Standard Drawings. Persons must not rely on these Standard Drawings as the equivalent of, or a substitute for, project-specific design and assessment by an appropriately qualified professional.</small></p>			
B	AMENDED	1/99	DATE APPROVED
A	ORIGINAL ISSUE	1/98	
REVISIONS			

Conditions

This information is for residents who want to plant garden beds or landscape areas on the footpath in front of their private dwelling. It does not apply to footpath tree planting. For further information about this contact Redland City Council Customer Service at the Cleveland or Capalaba offices. Alternatively, telephone (07) 3829 8999.

Do you need Approval?

YES - You **do** need approval:

- If garden beds or landscaping are **beyond 900mm** of the front boundary of your property, and;
- For all installations of Artificial Turf on Road Reserve. Contact Council to get an application form and a copy of *Redland City Council Landscaping on Footpaths Standard*. This document outlines the conditions for approval and also explains how to apply.

NO - You do **not** need approval if the garden beds or landscaping are **within 900mm** of the front boundary of your property, excluding installation of artificial turf. However, Redland City Council still requires that your landscaping meets the following conditions.

1. The landscaped area must:

- a. Allow pedestrians and cyclists to use the footpath or bikeway safely. The landscaping should not obstruct the path or compromise users' safety in any other way.
- b. Allow pedestrians and motorists to see clearly when they are entering or exiting a driveway.
- c. Be properly maintained by the resident to a standard that is satisfactory to Redland City Council.
- d. Allow access by Redland City Council, Telstra, Energex and other public utility service providers to carry out their work.

Please Note: The landscaping must not damage or interfere with any infrastructure or property related to these public utility services, eg. water pipes, meters, cables, lines etc.

The Council advises residents to contact these service providers first to determine any limitations they need to take into account.

If it needs to perform work in relation to its services, Redland City Council can either remove gardens and landscaping or ask residents to do this. While the Council would restore the footpath to a normal standard in this situation, it is not responsible for restoring the approved landscaping or artificial turf.

2. The landscaped area can:

- a. Be edged with concrete or approved edging material to define the area, providing it is flush with the natural ground level.
- b. Contain garden beds around existing trees or proposed trees.

3. The landscaped area must not:

- a. Contain plants that could potentially injure a passer-by, i.e. no plants with thorns or spikes.
- b. Contain sprinklers that cause an obstruction or hazard for pedestrians. You can't locate sprinklers beyond 900mm of the front boundary of the property without Council approval.
- c. Contain permanent structural footings, letter boxes, retaining walls etc.
- d. Be located on Council parkland.

Standards

What this standard is for

This standard provides guidance to residents who want to plant gardens or landscape areas (e.g. *artificial turf*) on the footpath in front of their property. It also provides a standard for Council to assess applications for footpath landscaping.

What this standard covers

This standard applies to footpath garden beds and landscaped areas that are more than 900mm from the front boundary of the property.

Note: All Artificial turf establishment on road reserve requires an application.

What this standard does NOT cover

1. This standard does not apply to garden beds or landscaping that are within 900mm of the front fence boundary.
2. This standard only applies to footpath gardens. It does not apply to footpath tree planting. To find out more about the guidelines for footpath tree planting, residents should contact Redland City Council.
3. This standard only applies to local government roads. It does not cover main roads which are the responsibility of the Department of Main Roads. If residents are not sure about the type of road their property is on, they should contact the Council to clarify their situation.
4. This standard only applies to private dwellings. It does not cover commercial developments (eg. *retail, nursing homes, unit complexes etc*). Footpath landscaping in these cases is considered as part of development applications. If residents are not sure whether their property is private or commercial, they should contact the Council to clarify their situation.
5. This standard only applies to footpaths on sealed roads. If the resident's property is on an unsealed road, they must contact Council to discuss their plans before they do any planting or landscaping.

Approval for footpath landscaping

Redland City Council must approve, in writing, any footpath landscaping or garden beds that are more than 900mm from the front boundary of the property and any artificial turf installations.

To apply, residents must submit

1. An application form (*which can be obtained from Redland City Council*)
2. A sketch of the proposed landscaping, preferably to scale. The sketch should include the front boundary of the property, the driveway, the kerb and channel, the footpath and the proposed garden beds. It should show the measurements (*in mms*) between these items.
3. A list of the plants proposed.
4. Any proposed inclusions such as sprinklers.

Applications should be addressed to

Trees & Landscapes Services Officer, Parks & Conservation
Redland City Council
PO Box 21, Cleveland 4163.

When considering applications, the Council considers a range of aspects such as the location and size of the landscaping, the services and infrastructure that the footpath must keep intact, the safety of motorists, pedestrians and cyclists and any existing vegetation.

Resident Conditions

The following conditions will assist residents to plan footpath landscaping before submitting an application

1. The landscaped area must:

- Allow pedestrians and cyclists to safely use the footpath or bikeway (*where one exists*). The landscaping should not obstruct the path or compromise users' safety in any other way.
- Allow pedestrians and motorists to see clearly when they are entering or exiting a driveway.
- Be properly maintained by the resident to a standard that is satisfactory to Redland City Council.
- Allow access by Redland City Council, Telstra, Energex and other public utility service providers to carry out their work.

Note: The landscaping must not damage or interfere with any infrastructure or property related to public utility services, e.g. water pipes, meters, cables, lines etc. The Council advises residents to contact relevant public utility service providers first to find out what limitations they need to take into account. If it needs to perform work in relation to its services, Redland City Council can either remove gardens and landscaping or ask residents to do this. While the Council would restore the footpath to a normal standard in this situation, it is not responsible for restoring the approved landscaping.

2. The landscaped area can:

- Be edged with concrete or approved edging material to define the area, providing it is flush with the natural ground level.
- Contain garden beds around existing trees or proposed trees.

3. The landscaped area must not:

- Contain plants that could potentially injure a passer-by, ie. no plants with thorns or spikes. Residents can contact Council to obtain a recommended list of plant species
- Contain sprinklers that cause an obstruction or hazard for pedestrians. Residents can't locate sprinklers beyond 900mm of the front boundary of the property without Council approval.
- Contain permanent structural footings (e.g. concrete foundations), letterboxes, retaining walls, fences etc.
- Be located on Council parkland.
- Contain loose stones or pebbles as ground cover. Residents can not cover pedestrian areas, driveways or bike paths with loose stones or pebbles either
- Be located within stormwater open drains or overland stormwater flow paths unless there is no impact on the overall drainage of the area. It is the resident's responsibility to prove this.

4. Width of garden beds

On regular footpaths (up to 4m)

- the garden bed can be up to 900 mm wide
- providing it has 600mm clearance from a pedestrian or bike path.

On wide footpaths (over 4m)

- the garden bed can be up to 1200mm wide
- providing it has 600mm clearance from a pedestrian or bike path
- and it is at least 3.5m from the front boundary of the property.

5. Length of landscaped area

The combined length of the garden bed/s or landscaped areas must not be more than 1/3rd of the width of the kerb in front of the property. This does not include the driveway.

6. Height of plants

Plants in garden beds or landscaped areas can be up to 500mm high. This does not include street trees or vegetation planted within 900mm of the front boundary.

7. Clearance

Where a pedestrian or bike path exists

- There must a clearance of 600mm between the edge of the path and either the garden bed or any plants growing in it. In other words, if plants hang over the garden bed, then there must be a clearance of 600mm between the plant & the path.

If there is no pedestrian or bike path

- There must be a clear area at least 1600mm wide between garden beds or landscaping to allow pedestrians to pass.

8. Other

If there are any minor alterations, differences or modifications that are over and above what is mentioned in this Standard, Redland City Council can give final approval if the main criterion of safety is met.