



# NORTHERN MIDLANDS COUNCIL

## POLICY MANUAL

### LANDSCAPING REQUIREMENTS FOR DEVELOPMENT PROPOSALS

**Originated Date:** Adopted 17 May 1993 – Min. No. 117/93 (as Policy 8)

**Amended Date/s:** Amended 22 September 2003 – Min. No. 349/03  
Amended 14 October 2013 – Min. No. 277/13  
Amended 20 February 2017 – Min. No. 56/17  
Amended 24 October 2022 – Min. No. 22/347

**Applicable Legislation:** *Land Use Planning & Approvals Act 1993*

**Objective** To establish a policy for landscaping requirements for development proposals.

**Administration:** Community and Development

**Review Cycle/Date:** Every four years. Next review 2026.

#### 1. PURPOSE

The purpose of this policy is to:

- 1.1 Encourage the use of fire-retardant vegetation in landscaping works;
- 1.2 Encourage the use of suitably sized trees;
- 1.3 To ensure that, where required by a planning permit, landscaping works are appropriate, completed and maintained.

#### 2. LANDSCAPING WORKS ON PLANNING PERMITS

- 2.1 Where required under Part D - Zones, or Part 8.1 – Application Requirements, of the Northern Midlands Planning Scheme, a landscape plan shall be submitted with a planning application.
- 2.2 A landscape plan shall include:
  - a) The location, size at maturity, and common and botanical names of all plantings;
  - b) Vegetation generally with a maximum height of 5m and a maximum width of 3m;
  - c) Plants, if near buildings, with Low Flammability as shown in Tas Fire’s “Fire Retardant Plants for the Urban and Rural Fringe”;
  - d) For commercial and industrial development, an estimated cost of plantings shall be included.
- 2.3 Single dwellings. A planning permit is generally not required for a single dwelling. However, if a planning permit is required, and the situation warrants, e.g. Cambock Lane, then a landscape plan shall be submitted. A bond of \$500 is required prior to the commencement of use.
- 2.4 Multiple dwellings. A bond of \$500 per dwelling is required prior to the commencement of use.
- 2.5 Commercial and industrial development. A bond of 1.5 times the cost of the planting component of landscape works is required prior to the commencement of use.