

POLICY



Date adopted: 30/05/2017
File no: 311353-1
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Policy title: LANDSCAPE WORKS ON FOOTPATHS

Directorate: ROAD & WATER INFRASTRUCTURE

Branch: ROAD INFRASTRUCTURE PLANNING

Policy objective: To provide the opportunity for residents to create and maintain landscaped areas on the footpath immediately in front of their property in a manner that is cognisant of safety, access to services, aesthetic and funding issues.

Policy scope:

This policy is to apply when residents want to place landscaping or artificial turf on the verge areas along their property frontage, and the following procedure is to be complied with, bearing in mind that the Council is seeking to support such endeavours, so long as the safety of all stakeholders is addressed.

Definitions:

Not applicable.

Policy statement:

The construction of landscape work or installation of artificial turf on footpaths is subject to compliance with part 6 (landscape works on footpaths) of Subordinate Local Law No 11.1 (interference with local government road) 2003.

The following procedure is to be undertaken for this policy:

1. **What this procedure is for:**

This procedure provides guidance to residents who wish to plant and maintain landscaped areas or install artificial turf on the footpath in front of their property. It also provides a standard for the Council to assess applications for non conforming landscaped areas on footpaths.

2. **Do you need approval?**

Approval for landscape works or to install artificial turf on footpaths must be obtained from Council.

Submit an application online or contact Council to obtain an application form (Id: 10910285), a copy of the landscaped areas (including potential artificial turf areas) on footpaths, standard drawing no. 8-00204 and a copy of this policy. The following section of this policy outlines the conditions for approval and also explains how to apply.

3. **What this policy covers**

This policy applies to footpath landscaped areas that are outside the front boundary of the property.

4. **What this policy does not cover**

This policy does not apply to footpath tree planting. Footpath tree planting is carried out by the Logan City Council's Parks branch. For any enquiries, contact the Council's Parks branch on (07) 3412 5338.

5. **Approval for footpath landscaped areas**

The Logan City Council must approve, in writing, any landscaped areas on the footpath.

6. **To apply for a complying landscaped area, residents must:**

Complete the online application form and an automated response will be sent to the applicant to advise they may proceed as per the guidelines.

7. **To apply for non complying landscaped areas, residents must submit:**

- (a) An application form (Id: 10910285) (which can be obtained from the Logan City Council's Road Infrastructure Planning branch).
- (b) The Council's standard drawing No 8-00204 "Landscaped Areas on Footpaths" should be referred. This drawing is a guide for residents for any landscape works proposed on the Council's footpaths.
- (c) A sketch of the proposed landscaped area, preferably to scale. The sketch should include the front boundary of the property, the driveway, the kerb and channel, the footpath, public utilities (ie. power poles, Telstra pits etc) and the proposed landscaped areas. It should show the measurements (in mm) between these items.
- (d) A list of the plants proposed, and the maximum height of each plant when mature.
- (e) Any proposed inclusions, such as sprinklers.
- (f) Evidence that you have contacted and received "Dial Before You Dig" service information (provide copies of current service plans).
- (g) An application for artificial turf on footpaths (if required). See section 8 for conditions.

Applications should be addressed to:

Road Infrastructure Planning Manager
Logan City Council
PO Box 3226
LOGAN CENTRAL DC QLD 4114

Or via email to: infraplanning@logan.qld.gov.au with subject: **Landscape works on footpath application**

When considering applications, the Council considers a range of aspects such as the location and size of the landscaped area, the services and infrastructure, the footpath, the safety of motorists, pedestrians and cyclists, any existing vegetation and any future roadworks.

The following guidelines will help residents to plan their footpath landscaped areas.

8. **Proposed footpath landscape works must comply with the following:**

- (a) The landscape works must be maintained by the owner or occupier of the premises adjoining the footpath on which the landscape works are carried out, in order to comply with the guidelines.
- (b) The landscape works must not interfere with:
 - (i) any stormwater system or waters; or
 - (ii) a utility, a service or infrastructure; or

- (iii) access to a utility, a service or infrastructure.

Examples of paragraph (b)(ii) - A utility, a service or infrastructure includes an inspection opening, service pit or water meter.

- (c) The edge of the landscape works must be defined by an edge which is level with the finished surface level.
- (d) The landscape works must not contain:
 - (i) sprinklers that cause interference to the safe movement of traffic or the safe use of a footpath
 - (ii) permanent structural footings or structures;
 - (iii) loose stones or pebbles.

Example of paragraph (d)(ii) - Structures that cannot be contained within a landscape area include a concrete footing or foundation, a letter box, a retaining wall and a fence.
- (e) The landscape work must not comprise a plant which is poisonous or otherwise interferes with the safe movement of traffic or the safe use of a footpath.

Example - A plant that has thorns or spikes would interfere with the safe movement of traffic or the safe use of a footpath.
- (f) The landscape works must not:
 - (i) cause or be likely to cause damage to the road or a structure associated with the road
 - (ii) impair or be likely to impair visibility for vehicles or pedestrians along the road or footpath respectively
 - (iii) cause or be likely to cause damage to a utility, service or infrastructure.
- (g) The landscape works must be contained within an area which is between the boundary of the property and a line, measured perpendicular from the boundary of the property, which is the lesser of:
 - (i) 1800mm from the boundary of the property; or
 - (ii) the distance, calculated as 1/3 of the total width of the footpath at the point where the landscaped works are proposed to be established, from the boundary of the property.
- (h) Landscape works cannot be carried out on a footpath that is less than 3 metres in width.

9. **Conditions to incorporate artificial turf on the verge**

- (a) Artificial turf installation
 - (i) Council's standard drawing No 8-00204 "Landscaped Areas on Footpaths" is to be considered as a guide for determining areas of potential artificial turf installation in areas within 'existing grass' or 'community garden beds' fronting the applicant's property.
- (b) The installation must not:
 - (i) extend beyond the frontage of adjoining property boundary
 - (ii) interfere with footpath infrastructure including street furniture and road signs

- (iii) impede on operations and maintenance activities of utilities and/or services (ie not cover manholes, valves or inspection pits)
 - (iv) encroach onto carriageway pavement or made paths
 - (v) impact on existing street trees or their root systems (all trees in and adjacent to the extent of works must be protected and works including the excavation for base material should be planned to avoid Tree Protection Zones).
- (c) The artificial turf fabric is to be laid on a compacted base of 100mm crusher dust or approved equivalent material.
 - (d) The artificial turf fabric and base material must allow for free-draining and allow no changes or impediments to stormwater drainage flow across the road reserve.
 - (e) The edge of the artificial turf installation must be appropriately restrained and secured to a hard edge which is level with the finished surface level (exposed edges to adjoining natural grass areas must be avoided)
 - (f) While the artificial turf is being laid, adequate provision for the safe passage of pedestrians past the construction area needs to be made. A separate road closure permit is to be obtained prior to implementing any on-road traffic management (where required).
 - (g) Owner is to make arrangements to determine location of public utilities in the road reserve prior to installation and shall be liable for any damage made to any utilities.
 - (h) Owner takes full responsibility for whole of lifecycle management of the artificial turf installation (maintenance, performance and rehabilitation). This includes:
 - (i) ongoing maintenance in relation to all matters regarding the artificial turf and associated public liability concerns (eg trip and fall hazards)
 - (ii) cleaning or removal of debris build-ups/stains if and when they occur
 - (iii) repair to damage or deterioration caused by vehicular and footpath traffic, tree roots, traffic signage, vandalism, etc
 - (iv) any reinstatement works after Council or utility authorities conduct work on the verge
 - (v) rehabilitation or removal and reinstatement at the end of life
 - (vi) ensuring that a new owner, when property ownership is changed, is made aware of the ongoing obligations for maintenance.

10. Council discretion

The Council has the discretion to remove any or all garden beds and artificial turf if they are not constructed or maintained to the Council's satisfaction, or if a reasonable objection is raised by a public utility provider or others. In this instance, the Council will provide due notice to those responsible for the offending landscaped area to be removed and replaced with a standard treatment, generally natural turf. Should no action be taken within twenty-eight (28) days, Council will generally issue a compliance notice. Should there be further non-compliance, a penalty notice can be issued.

11. Enquiries

Road Infrastructure Planning Manager
Logan City Council
150 Wembley Road, Logan Central
Alternative, telephone (07) 3412 5282
Email infraplanning@logan.qld.gov.au

Related policies/legislation/other documents:

DOC ID	DOCUMENT TYPE	DOCUMENT NAME
10910285	Form	Application Form
10910529	Form	Artificial Turf on Footpaths Application Form
Refer to DM "Local Laws" quick search	Local Law	Subordinate Local Law No 11.1 (Interference with Local Government Roads) 2003