

LLOYD WEST

LANDSCAPING OF

NATURE STRIPS

Guidelines and Applications



LANDSCAPING OF NATURE STRIPS

GUIDELINES AND APPLICATION PROCEDURE

The purpose of the guidelines

The guidelines are linked to the Wagga Wagga 'Community Strategic Plan 2011-2021' 'Future Direction 6 - A sustainable environment' which included the following strategies;

- Integrate management strategies to encourage water conservation and enhance and protect water quality.
- Develop sustainable built and natural environments for current and future generations through effective land-use management.

Other key documents that link to these guidelines are the 'Wagga Wagga City Council Environmental Sustainability Strategy 2009-2013' and the 'Wagga Wagga City Council Road Reserves Policy' (POL008).

These guidelines apply to all urban areas in the Wagga Wagga Local Government Area that have kerb and gutter. Landholders wishing to landscape the nature strip adjacent to their property will need to make application to Council as outlined in these guidelines to ensure the intended landscaping and beautification conforms with Council's Policy, and continues to provide a safe walkway for the community and does not impact on existing services in the nature strip.

Landscaping of nature strips

The nature strip (also known as verge, footpath or road reserve) is the area between the private property boundary and the edge of the road. Depending on the street you live in, this is a distance of either 3.5 or 5.5 metres.

Nature strips are an integral part of Wagga Wagga's functional urban environment.

- They are the location for light poles, water and gas supply pipes, stormwater, sewage, telephone and electrical cables.
- They provide a flat space for the location of household garbage, recycling and green waste bins.
- They allow for door opening space and pedestrian, pram, pusher and wheelchair traffic between the road and footpath.
- They allow for visibility for motorists, cyclists and pedestrians at intersections or curves in the road and near driveways.

Approved synthetic turf surfaces

The synthetic turf products listed on the following page are approved for use on the nature strip in the Lloyd West estate.

Landowner must use approved products only. See 'Enforcement of guidelines' on the following page for further details about compliance with these measures.

The use of alternative synthetic turf products is strictly prohibited unless prior approval has been sought from the vendor, via the selling agent.

SmartGrass® - 'Suburban Lawn'

www.smartgrass.com.au

'Suburban Lawn' is a three tone monofilament grass, 35mm long blades, with a woven polypropylene matt.

SmartGrass® - 'Estate Lawn'

www.smartgrass.com.au

'Estate Lawn' is a three tone monofilament grass, 40mm long blades, with a woven polypropylene matt.

TigerTurf™ - 'Summer Envy'

www.tigerturf.com.au/applications/landscape/

'Summer Envy' is a two tone monofilament grass, 44mm long blades, featuring a green and light brown polypropylene thatch for a 'real' Australian grass look and feel underfoot.

OzTurf™ - 'Illusion XHD'

www.ozturf.com.au/products.html

'Illusion XHD' is a two tone monofilament grass, 40mm long blades, also featuring a green and light brown polypropylene and polyethylene mixed thatch.

Synthetic turf

It is recommended to have an experienced contractor install your synthetic turf treatment on the nature strip. This will ensure proper construction of the base and adequate fixing of the surface, to avoid any issues in the future.

The following steps should be undertaken by the landowner prior to installation of the synthetic turf surface;

- Spray the gravel-treated nature strip with herbicide (use a glyphosate-based herbicide such as 'Roundup', 'Zero' or similar), wait two weeks and then respray any grass or weeds that were missed, wait another week for the grass or weeds to die.
- Do not remove the compacted gravel layer at any time. Any damage or destruction of the gravel layer should be immediately rectified by replacing the area with local roadbase material.

The following method will likely be used by the contractor when installing your synthetic turf treatment;

1. Base Preparation

The base of the nature strip has already been prepared with a 100mm layer of compacted gravel by a civilworks contractor and the level of compaction certified by a geotechnical engineer. Further preparation should not be required. Please inform your relevant contractor that based preparation has been undertaken so that they can take this into account in their pricing.

2. Synthetic Turf Laying

The contractor will determine the best way to layout your lawn. When laying the turf the contractor will ensure the grain in the fibres are running in the same direction. The synthetic turf will be placed over the nature strip, with the roll edges as close together as possible to provide a perfect join.



3. Seaming and joining

Where two pieces of grass come together the contractor will create a seam by folding your roll edges back to allow the joining tape to fit under both edges of the length of the roll. They will then peel off the backing from joining tape and press firmly along the join

4. Cutting turf

The contractor's next step is to trim the turf to suit your area using scissors or a blade knife to trim around kerbing and paths, etc.



5. Securing the synthetic turf

The contractor will then secure the turf to the gravel base by using 100mm nails approximately 1 metre around the perimeter where required.

6. Sand infilling

Synthetic lawns require infilling with fine dry sand, which creates a soft feel and also acts as an anchor and stabilises fibres.

The contractor will apply a dressing of fine dry sand by firstly spreading a layer of sand over the entire area of the lawn, preferably using a seed drop spreader. This will ensure the correct amount of infill required per square metre. The contractor will brush in the sand against grain using a broom or power broom. The application of sand infill is typically at the rate of six kilograms for each square metre of synthetic turf.



Your installation is now complete.

NOTE: From time to time utility providers need to dig up the nature strip to work on their infrastructure. When this occurs, they are required to replace damaged footpaths and driveways and re-level the nature strip with gravel base. The synthetic turf nature strips will be required to be reinstated by the adjoining landowner.

Construction approval and conditions

Application under Section 138 of the NSW Roads Act 1993 is required for any activity in a Road Reserve.

When establishing your synthetic turf nature strip the following items should be considered:

- The cost of establishment, maintenance and renewal of the area and plants is borne by the resident or landowner.
- Non-land-owning residents are to provide written consent of the landowner for the landscaping proposal.
- Loose materials, fencing, rocks and walls are not permitted on your nature strip. These materials create hazards for motorists when accessing/egressing your property, and for pedestrians using the nature strip.
- Effective preparation for nature strips is to spray-out using herbicide or physically remove existing turf or weeds. A repeat spray or weed may be necessary after two or three weeks in case some plants were missed. Once the grass has died off and been removed, this is followed by planting and mulching.
- The gravel surface should not be excavated or altered in any way during the process to apply synthetic turf to the nature strip.

During construction the following shall apply:

- Contractors shall work in accordance with all applicable legislation and Workcover requirements.
- If traffic and pedestrian movement around the site is affected by the works, appropriate pedestrian/traffic management shall be implemented.
- No work/delivery vehicles are to impede pedestrian paths and traffic lanes without appropriate traffic management.

Maintenance

All general maintenance of the nature strip is the responsibility of the adjoining landowner, with the exception of street trees and any concreted walkways, which will be maintained by Council.

- Ideally, nature strips are gently graded towards the kerb for drainage purposes.
- Residents are to keep nature strips free of litter, and in a generally tidy state.
- There are to be no fixed irrigation systems located in the nature strip.
- Once a month the synthetic turf should be lightly raked to remove debris and fallen vegetation matter

Please note that Wagga Wagga City Council reserves the right to remove any nature strip beautification or treatment for the purpose of carrying out works, without being liable to compensate the adjoining landowner for any loss in reinstating the nature strip.

Enforcement of guidelines

Under the Roads Regulation 2008 and the Local Government Act 1993 the adjoining property owner may be fined and/or ordered by Council to remove any nature strip treatments which are installed contrary to these guidelines, and may be requested to replace them with the approved nature strip treatment. Such work is to be carried out by the adjoining property owner at their cost.

Appendix A – Street Trees

Street trees, on Council land, are assets providing beauty and shade, absorbing air pollution and UV light, moderating wind and temperature extremes and reducing greenhouse gases and stormwater run-off. They soften the visual effects of buildings and power poles and they also provide a haven for wildlife such as native birds and butterflies. They provide colour and seasonal variations to the street amenity. Property prices are higher in tree-lined streets, especially if they make a complete avenue of the same type of tree.

Who looks after trees in naturestrips?

Council's Department of Environment & Community Services is responsible for establishing and maintaining naturestrip trees through a number of specially trained staff and contractors. Wagga Wagga residents are encouraged to care for street trees and naturestrip plants, especially during the summer months.

You can enhance the look of your street by lightly watering younger trees and those planted in cut-outs in footpaths. Council has a watering program, but is unable to water the newer trees as often as is needed during some of our hot summer weather. Tying tight stakes around trees can actually harm them by limiting the growth of a supporting root system, reducing trunk thickening and by rubbing and girdling the trunk and branches.

Placement of mulch on the ground around the trunk of trees can be beneficial. It can reduce drought stress and make mowing easier. Make sure that the mulch isn't right up against the trunk as this can lead to collar rot.

Residents are reminded that it is an offence to damage or remove trees inside or outside of your property without written approval from Council.

Who plants new street trees?

Each year, a number of new street trees are planted throughout Wagga Wagga. Trees are planted to replace ones that have died, to beautify areas where trees are needed and in streetscape renovation projects.

For enquiries about assessing, planting, pruning, removing or replacing trees on naturestrips or other public property, contact Council on 1300 292 442.

Residents must not plant trees on public property or naturestrips for the following reasons;

- Species selection can be kept consistent along the street, creating an avenue effect. Council has a system in place whereby tree species selected for particular streets are listed in a computer database to enable future consistency of planting.
- Trees are located at set minimum distances from underground and other services such as street signs, intersections, fire hydrants and overhead powerlines.
- Tree species are selected on the basis of research that they can survive the rigours of street life with a minimum of nuisance effect and appropriate growth habits and responses to pruning.
- Tree planting, pruning or removal may contravene planning controls in heritage or environmental significance overlay areas and may require an application for a planning permit.