



FOOTPATH LANDSCAPING POLICY & GUIDELINES

Dubbo Regional Council will permit residents to resurface and/or landscape the footpath in front of their residence subject to receiving a Footpath Landscape Permit.

Rationale

Council supports residents in providing an alternative to a mown grass footpath, at their own cost, because:

- Some residents are unable to maintain (mow) a grassed footpath;
- There may be cost savings and environmental advantages; and
- It provides residents with landscaping options.

What this Policy covers

This Policy provides guidelines for residents wishing to resurface the footpath in front of their property.

To apply for a Footpath Landscape Permit, residents must submit:

1. A completed Footpath Landscape Permit application form, together with the appropriate application fee in accordance with Council's Revenue Policy.
2. A sketch of the proposed works, with dimensions and preferably to scale. The sketch should indicate the front boundary of property, driveway, kerb and gutter and existing public utilities (such as street lights, power poles, Telstra pits, water hydrants, etc) and any concrete footpath paving as well as the proposed areas to be landscaped and/or resurfaced.
3. Evidence that you have contacted the "Dial Before You Dig" service by including copies of current service plans.

When considering applications, Council will consider a range of aspects including the underground services, safety and accessibility of motorists, cyclists and pedestrians, size and location of garden beds, and any future roadworks.

Guidelines for footpath landscaping and/or resurfacing works

The proposed footpath landscaping and/or resurfacing works must comply with Council's Drawing titled "Landscaping Areas of Footpaths" (STD 6390) and the following conditions.

a) Utilities Services

Residents wishing to landscape and /or footpath areas should firstly contact "Dial Before You Dig" by phoning 1100 or accessing the website (www.dialbeforeyoudig.com.au) to find out the depth and location of all underground services including gas, telephone, electricity and water supply mains and services prior to any excavation. Damage to existing services caused by the resident or contractor engaged by that resident must be avoided because of the related costs and safety risks. The resident will be liable for all expenses incurred in repairing any damage to a utility, service or infrastructure.

Organisations that supply electricity, gas and telecommunications may require access to footpath areas for maintenance work or installation of new services. Similarly, Council requires access to footpaths for the maintenance or upgrading of sewer and water supply infrastructure. Although such authorities are required to make good the footpath following their maintenance work, Council cannot guarantee that any of the landscaping and/or resurfacing works will be restored to condition that existed prior to this work being undertaken.

Any house stormwater drainage pipes crossing the footpath to connect with kerb outlets should also be located.

b) Pedestrian Access Corridor

A 1.2 metre wide strip of land midway between the face of kerb and the residential property frontage shall be kept free of all obstructions including trees, shrubs and ground cover. The 1.2 metre wide strip may be resurfaced using a layer of suitable **gravel** in accordance with "c) *Concrete Paving*", **concrete** in accordance with "d) *Concrete Block Paving*" or **paving blocks** in accordance with "e) *Gravel Resurfacing*" below.

c) Concrete Paving

The pedestrian corridor being generally midway between the face of kerb and the residential property frontage and 1.2 metres wide may be resurfaced with concrete paving subject to the following:

- Site preparation and standard of workmanship and quality of materials must be adequate to achieve a sound, long lasting pavement.
- The alignment, levels and dimensions of the concrete paving must comply with the requirements of Council.

- Concrete paving shall be 75 mm thick on a 50 mm sandbed, be unreinforced and use ready mix concrete with a 28 day compressive strength of not less than 20 MPa.
- The paving shall have tooled dummy joint every 1.5 metres and full depth joint filling strip every 6 metres along the frontage length.
- Concrete surface shall be finished with a covering float hand followed by a light broom finish for slip resistance.
- The surface shall be true and uniform and departure from level or grade shall not exceed 5 mm in any 3 metre length.
- All edges and dummy joints must be finished with a 75 mm edging tool.
- When concrete has been poured the works should be closed to traffic for seven (7) days after the pour by enclosing with barricades or protective fencing.
- On completion of work and removal of formwork the adjacent footpath shall be filled and trimmed to match the concrete surface and excess soil, concrete, etc removed from the site.

d) Concrete Block Paving

The pedestrian corridor being generally midway between the face of kerb and the residential property frontage and 1.2 metres wide may be resurfaced with concrete block pavers subject to the following:

- Site preparation and standard of workmanship and quality of materials must be adequate to achieve a sound, long lasting pavement.
- The alignment, levels and dimensions of the concrete paving must comply with the requirements of Council.
- The work being carried out generally in accordance with Council's drawing titled "Footpath Paving" - No. STD 1551.
- The pavers are laid in a stretcher bond pattern with staggered joint in the major direction of the pedestrian movement.
- The departure of the finished surface from level or grade shall not exceed 5 mm in any 3 metre length. Deviation between adjacent pavers shall not exceed 2 mm.

e) Gravel Resurfacing

Any areas of footpaths may be resurfaced using a layer of suitable gravel in order to avoid higher costs associated with maintaining grassed surfaces subject to the following.

- An approved fine gravel such as local decomposed granite gravels only is to be used.
- The existing topsoil to be removed from areas to be resurfaced prior to spreading and compacting gravel to a minimum thickness of 75 mm.
- The surface of the gravel is to be firm and smooth, finished flush with adjoining surfaces and with an even fall towards the top of kerb.

f) Garden Beds

Garden beds may be constructed on footpaths subject to the following.

- The edge of garden areas should be defined by edging the top of which should be flush with the existing footpath surface level.
- The garden areas must not contain:
 - Sprinkler systems (*One of the advantages of a mulched garden is that it requires less water than conventional grassed surface*).
 - Permanent structural footings or structures such as letter boxes, concrete footings, retaining walls, fences, etc.
 - Loose stones or pebbles.
- The garden areas must only be planted out with groundcovers or small shrubs with a maximum height of 500 mm when mature and do not interfere with the safe movement of pedestrians along the footpath. Refer to *c) Pedestrian Access Corridor* below.
- The garden beds must be contained within the area between the boundary of the property and either
 - a. a line which has a perpendicular distance from the property boundary equal to one third of the total width of the footpath; or
 - b. the near edge of any concrete footpath paving strip.
- Garden beds are not permitted on a footpath that is less than 3.5 metres in width.
- Garden beds be not be installed within 2 metres of utility infrastructure including poles, manholes, water hydrants, access pits, aboveground cabinets

as these services require ease of access and full visibility.

- Garden areas shall be covered with an approved organic mulch such as a graded bark or wood chip mix that is resistant to disturbance by wind and rain to a depth of 75 mm.
- Rocks, retaining walls or railway sleepers are not permitted in garden beds.

g) Workplace Health and Safety

Residents must be fully aware and take responsibility for all workplace Health and Safety issues pertaining to the landscaping and/or footpath resurfacing work.

Works areas on footpaths must be enclosed with barricades or protective fencing at all times and adjacent footpath areas to be kept clear of materials, debris, etc at all times to provide safe conditions for pedestrian access. At the completion of the footpath landscaping and/or resurfacing works, the footpath shall be free of all materials, debris, etc and all barricades or protective fencing removed.

h) Public Liability

It is recommended that owner/occupier extend their house and contents public liability insurance to include the adjoining footpath area for the duration of the footpath landscaping construction.

i) Existing Street Trees

Existing trees are to be protected from damage by not removing topsoil from within the drip line of trees. Council's Manager Horticulture Services, Mr Ian McAlister should be contacted on mobile 0418 636 865 prior to excavating within the drip zone of any tree or cutting tree roots exceeding 50 mm in diameter.

j) Proposed Street Trees

Any new street trees to be planted shall be approved by Council's Manager Horticulture Services by species, location and must include an approved root director.

k) Maintenance Responsibilities

Owner/occupier of the adjoining property is required to keep the landscaping and/or resurfacing works in a well maintained and safe condition at all times including:

- Gravel pavement to be repaired using material consistent with the existing gravel or order to maintain in a firm and evenly graded surface at all times.

- Garden plants to be pruned so they do not protrude onto pedestrian paths and driveways and do not exceed a height of 500 mm at all times.
- The footpath is to be kept free of weeds and rubbish.
- Mulch is to be topped up as necessary to maintain minimum depth and kept wholly within garden beds.
- The footpath is to remain free of trip hazards and any protruding objects.

1) Non-compliance

Council retains the discretion to require property owners/occupiers to remove any landscaping work on the footpath area adjoining their property for which approval has not been obtained or that are not constructed or maintained in accordance with these guidelines or to Council's satisfaction.

Council will give due notice that the offending landscaping works be removed and previous grassed surface reinstated. In default, Council may arrange for this work to be completed as necessary and recover the cost from the property owners/occupiers.