



ACT
Government

Transport Canberra and
City Services

Australian Capital Territory
Transport Canberra and City Services

Version 1.1

**Nature strip development application
For work approval under section 19 of the
*Public Unleased Land Act 2013***

Return to the Reid Depot

Transport Canberra and City Services
GPO Box 158 Canberra ACT 2601
Telephone: Access Canberra 13 22 81
Fax: (02) 6207 7133
publiclanduse@act.gov.au

Permit Number:
(Office use only)

Please note: A minimum of four weeks is required for processing.

Application requirements

It is an offence to carry out work on public unleased land without prior approval

The Applicant is required to provide a detailed sketch plan (to scale) of their proposal on a separate sheet of paper. Details are to include the location of existing footpaths, landscape features, watering systems and nature strip trees. Include measurements, plant names (common and botanical) and their proposed location, types of mulch and any other landscape materials to be used.

Trees will only be approved if they match the landscape character for the street. You must also take into account the mature size of plants to ensure they will not cause an obstruction for pedestrians or line of sight problems for motorists.

Watering systems may be approved, subject to tree protection requirements. Include locations of any existing system and method of installation (what excavation is proposed), details of proposed water regime and how it will be controlled.

The leaseholder(s), body corporate manager or legally appointed representative(s) must complete and sign the form.

Applicant's details

Name of organisation (if applicable)

Name of applicant

Surname

Given name

Applicant's address

 Suburb State Postcode

Email address

ABN (if applicable)

ACN (if applicable)

Telephone

Nature strip development application

Business hrs Mobile Fax

Locality details (include map)

Applicant's address (if different from above)

Suburb State Postcode

Other requests

I acknowledge and accept all attached standard conditions & will also abide by any additional conditions attached on approval.

Signature _____ Date ____ / ____ / ____ Witness _____

Please note: It is an offence not to produce a copy of this approval when requested to by a Police Officer or officer authorised under the *Public Unleased Land Act 2013*.

The below section is for office use only

Approved/Not approved _____ Date ____ / ____ / ____

on behalf of Australian Capital Territory

Address

Suburb

Additional conditions

Notes:

- a) An Applicant is required to obtain approval to temporarily store any material on the nature strip. Materials such as soil, mulch and sand directly related to the development of the nature strip require approval.
- b) Permission will not be given for the storage on unleased land of reinforcing mesh, roofing iron, glazed windows or any other materials which in the opinion of the Australian Capital Territory ("The Territory") are likely to be dangerous. Only safe structures will be approved.
- c) Trenching or excavation may not be approved if it is likely to affect existing trees.
- d) It is illegal to park or store any type of vehicles or trailers on a nature strip.
- e) The suitability of the plant species proposed will be assessed for each site.

**Nature strip development work approval
Section 19, Public Unleased Land Act 2013
Standard Terms and Conditions**

Landscape Development

1. Landscape development may include the following features: garden beds, rockeries, paving, trees, shrubs, ground cover plants, tan bark or similar materials.
2. Tan bark, wood chips, loose soil or other material will only be approved if stable and suitably contained.
3. If you wish to remove any trees that you or a previous lessee have planted on the nature strip, you are required to obtain written approval from Transport Canberra and City Services (TCCS) before removing the tree. Telephone 13 22 81.
4. If you do not have a street tree and would like one planted, contact City Services on telephone 13 22 81.

Street Tree Protection Requirements

5. Adequate protection for nature strip trees is required. This can be achieved by:
 - (a) no unapproved excavation within the drip line of trees;
 - (b) no excavation for services, driveways, or footings within at least 3m of the tree trunk;
 - (c) avoiding hard paving surfaces which create an impermeable layer, preventing air and water from reaching tree roots, stop paving at least 500mm from the trunk of the tree and provide a gravel diffusion layer under the pavement; and
 - (d) ensuring that the ground level around nature strip trees is not altered and that materials are not to be built-up around the base of any trees.

Pedestrian Access, Line of Sight and/or Obstructions

6. A strip of grass or stable surface a minimum of 1.2 metres wide must be maintained at the back of kerb for pedestrian access. No obstruction is permitted within this 1.2 metre wide strip. Any edging must be flush with the adjacent ground.
7. Foliage which is on the nature strip, or growing on your lease and overhangs a footpath, must be pruned to maintain a minimum height of 2 metres clear above footpaths and pruned back in line with the edge of the footpath (including hedges and groundcovers). For safety purposes, pedestrians must have access to the entire width of the footpath.
8. Foliage or structures are not to cause a line of sight problem for vehicles or pedestrians when using, entering or exiting an intersection, driveway or footpath.
9. Where a lease is adjacent to a pedestrian laneway which meets a road, extra provision for line of sight must be considered.
10. Grass should be kept below 0.5 metres, to ensure that it does not cause a line of sight problem or a fire hazard.

Log Barriers and Bollards

11. Log barriers are generally not approved on the nature strip.
12. Bollards - vertical posts (100-150mm in diameter) are permitted on the nature strip provided they are positioned a minimum of 1.2 metres from the back of the kerb. They are to be erected with a gap of a minimum of 1.2 metres between each bollard and extend a minimum of 800mm in height above the ground. A row of bollards can be erected at right angles to the road provided they are positioned a minimum of 1.2 metres from any driveway or footpath.

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13. Temporary protective fencing is permitted with approval, if constructed and maintained in a safe condition, in areas where newly seeded soil or turf is located. Protective fencing must be clearly marked with reflective tape or similar materials etc. Permanent fencing is not permitted.

Watering System

14. The system must be regulated and maintained so that water does not fall on the footpath (where provided), roadway or adjacent driveway(s) under normal weather conditions.
15. The requirements of public utility authorities (eg, gas, telephone, electricity) must be met concerning installation procedure where services are contained within the road verge.
16. Should the need arise for maintenance of any public utility or tree contained within the road verge, the Territory will not be held responsible for any damage to the watering system.
17. The Territory will not be responsible for any damage caused to the watering system by roots of trees planted or maintained by the Territory.
18. The watering system is to cause minimal inconvenience to pedestrians and must be kept in good repair (ie, no leaking sprinklers over footpaths and down gutters).

Sound

19. The *Environment Protection Act 1997* and the *Environment Protection Regulation 2005* has established noise emissions standards for the ACT. The Applicant is to ensure that noise from mechanical plant complies with these noise standards at all adjoining properties. The noise standards are set out below.

Location	7am–10pm (8am-10pm Sundays & Public Holidays)	10pm–7am (10pm-8am Sundays & Public Holidays)
Civic centre and other major town centres (Belconnen, Gungahlin, Woden and Tuggeranong)	60 dB(A)	50dB(A)
Group centres such as Dickson and Kingston	55 dB(A)	45dB(A)
Smaller local centres such as Griffith and Lyneham	50dB(A)	35dB(A)
Residential areas	45dB(A)	35dB(A)

Management of Land by Applicant

20. The area shall be managed by the Applicant in an orderly and safe manner. When vacated it should be left in a clean and tidy condition and reinstated with topsoil and grass to the satisfaction of the Territory and at no expense to the Territory.
21. Any damage to grassed surfaces, footpaths, kerbs and gutters, trees, irrigation systems or any other installations or services contained within the unleased land must be fully restored by the Applicant to the complete satisfaction of the Territory and at no expense to the Territory.

ACT Government Requirements

22. Should the need arise, the area is to be vacated within a period specified by the Territory, at no expense to the Territory.
23. Should the need arise for the installation, maintenance or erection of any public utility or Territory improvement on the unleased land the Territory or public utility provider will not be held responsible for restoration of any substance, material or item affected by the said installation or erection.
24. If this application is approved, all costs arising out of the Applicant's use of the unleased land, including the relocation of any engineering services, will be borne by the Applicant.

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25. The Territory reserves the right to withdraw, make changes to, or change the conditions to an approved application at any time. Changes are to be completed at no expense to the Territory.
26. In the case of a nature strip development, should the applicant resolve to sell his/her lease, he/she will, prior to such disposal, supply the Territory with the name and address of the intending purchaser. The new owner must in writing agree to continue this contract and adhere to the above conditions, or reinstate the area back to its original grass condition to the satisfaction of the Territory.

Bushfire Fuel Hazard

27. Broadscale mulch, trees with stringy, fibrous or ribbon bark and plantings of shrubs and large tussock grasses will not be approved on Nature Strips within bushfire Ember Zones, adjacent to Inner Asset Protection Zones or in other locations that may be threatened by bushfire.
28. Nature strips on the urban edge facing west, north-west or north, maybe particularly threatened.
29. Rock gardens containing succulent plants such as cactus, or lawn grass are recommended in these locations.

Additional Conditions

Approval for work may include additional specific conditions.