

NATURE STRIP GUIDELINES



City of **HOBART**

CONTENTS

Introduction.....	3
Importance of nature strips	3
Nature strip definition	3
Street trees.....	4
Maintenance of nature strips	5
Landscape guidelines	5
Lawn grass nature strips	5
Native grass nature strips	5
Planting with low growing shrubs or ground cover plants.....	5
Compliance.....	6-7
Repair of nature strip damage.....	8
Risk management and safety.....	8
Applying to modify your nature strip	8
Site and landscape plan checklist.....	9
Recommended nature strip plants.....	10
Tasmanian native plants.....	11
Fire retardant plants	10
Plants for wildlife	11
Ornamental plants	11

INTRODUCTION

IMPORTANCE OF NATURE STRIPS

Nature strips play an important role in the aesthetic, environmental and social health of Hobart. They complement and enhance the streetscape by providing a “green” zone between roads, footpaths, homes and buildings.

Nature strips also create a buffer between pedestrians and traffic as well as space for the establishment of valuable street trees, which play a significant role in beautifying our streets.

While the City of Hobart is the responsible authority for nature strips, we do not undertake any renovation or maintenance (including mowing and watering) of nature strips unless the condition of the nature strip is considered to pose a hazard.

The City is required to provide a safe environment, respond to any public safety issues and minimise risks to the community that could arise from nature strip landscaping. As a result a number of restrictions are placed on the development of nature strips.

The City’s preferred form of nature strip is grass – it is the easiest for residents to maintain. However, the City also supports alternatives to grass, provided they comply with the conditions for nature strip gardens.

Residents are encouraged to discuss proposed nature strip landscaping with neighbours, their landlord or body corporate to seek their support.

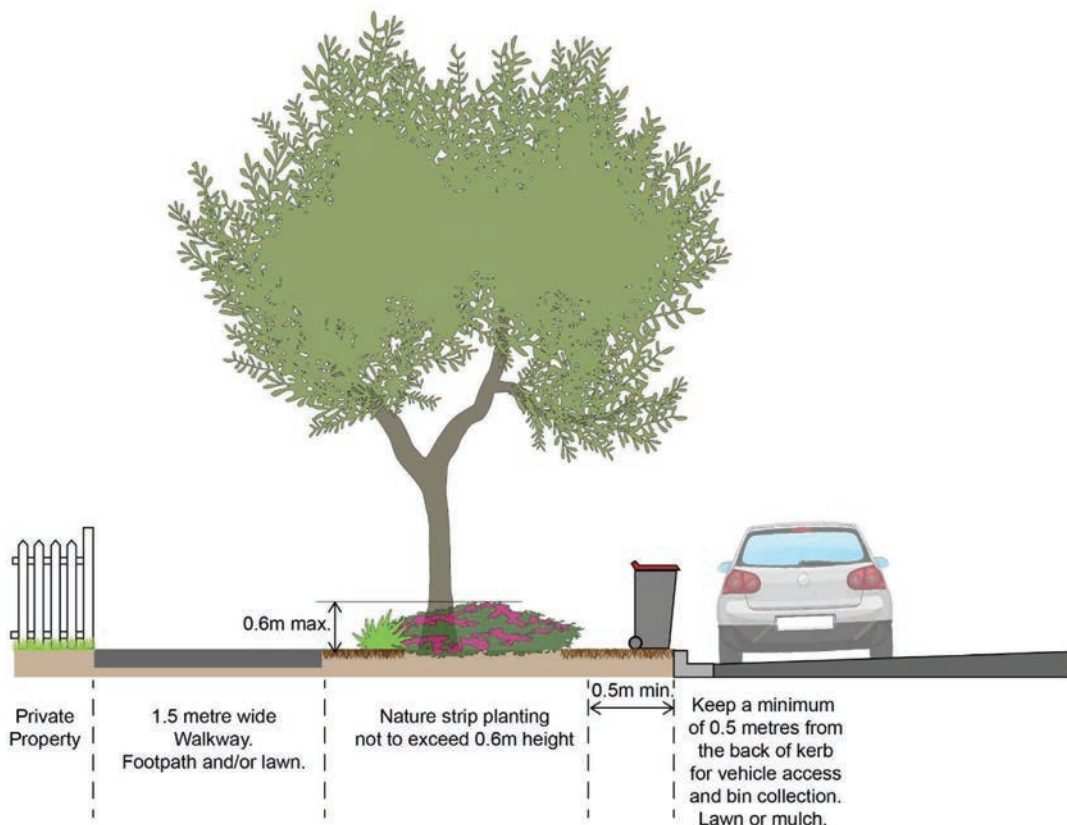
These guidelines outline the circumstances under which nature strips can be created and maintained through landscape treatments other than grass. The City of Hobart will work with property owners who wish to replace an existing grass nature strip with other plants or landscape materials.

Residents are required to adhere to the guidelines when undertaking any nature strip construction, landscaping or alternative treatment other than mown grass.

NATURE STRIP DEFINITION

For the purpose of these guidelines, a nature strip is defined as an area of public land located between the pedestrian footpath and the back of the street kerb, between the footpath and property boundary or between the road edge and kerb.

In the majority of cases, a nature strip accommodates services, a street tree and is grassed. With the support of the adjacent resident, nature strips are regularly maintained in a safe and aesthetically pleasing condition.



STREET TREES

Street trees are planted and maintained by the City of Hobart in accordance with the City's Street Tree Strategy and Tree Management Guidelines.

Street trees are inspected on a regular cycle and, if required, pruned to ensure they remain healthy. They can also be pruned to ensure they satisfy legislative and management obligations to residents and visitors to the area.

Residents can make a request for a new nature strip street tree, a replacement street tree or to ask for a street tree to be maintained, through the City's customer service centre or online:

hobartcity.com.au/nature-strips

The tree species, location and timing of planting will be determined by the City of Hobart in consultation with the resident.

Note: Residents are not permitted to prune, remove or plant any trees within a nature strip.



MAINTENANCE OF NATURE STRIPS

LANDSCAPE GUIDELINES

Nature strips can be landscaped to achieve the following:

- lawn grass nature strip
- native grass nature strip
- planting with low growing shrubs.

LAWN GRASS NATURE STRIPS

Grassed nature strips are the most common form of nature strips in Hobart. The use of drought tolerant grasses provides a low maintenance treatment that requires periodic mowing to maintain.

The City of Hobart will only undertake a 'once a year' maintenance program for unkempt grassed nature strips adjoining private properties.

The City encourages property owners to recognise the value of nature strips and to take pride in maintaining them, including mowing their nature strips.

Where the resident or owner of the property is unable to physically undertake the work themselves, the City has an assistance program.

Applicants requesting assistance must fill in an application form and outline the reason why they are physically unable to operate a lawn mower or whipper snipper.

- **Download the form:** hobartcity.com.au/nature-strips

NATIVE GRASS NATURE STRIPS

The use of drought tolerant native grasses provides a low maintenance treatment that may require periodic weeding to maintain.

Recommended native species include:

- Dianella: native flax lilies
- Diplarrena: white flag iris
- Ficinia: low growing rush
- Lomandra: popular strappy leaved plant with green foliage
- Poa: elegant tussock grass.

PLANTING WITH LOW GROWING SHRUBS OR GROUND COVER PLANTS

An alternative to a grassed nature strip is a planted and mulched nature strip. When well maintained these nature strips provide a soft and visually pleasing landscape.

Note: The City of Hobart will not contribute financially to the cost of the work or its ongoing maintenance, regardless of any change of ownership/occupancy of the adjoining property.



COMPLIANCE

TO COMPLY WITH THESE GUIDELINES THE CITY OF HOBART WILL PERMIT:

- A **Dial Before You Dig** must be undertaken by the resident prior to works commencing. Services above and below ground such as electricity, telecommunications, lighting, water, gas, stormwater, drainage and sewage need to be identified. The City of Hobart will not be liable for any financial penalties that a resident incurs from any damage to services.
- Whether or not a street tree exists in a grassed nature strip all excavation must be done by hand, especially to minimise damage to tree roots. Access to trees for ongoing maintenance must be maintained at all times.
- Plants must be maintained to a maximum height of **600 mm**.
- Low growing shrubs and ground covers are to be set back 500mm from the kerb to allow for car doors opening.
- Space must be allowed for kerbside collection of bins.
- Low growing shrubs and ground covers are to be set back 500 mm from the footpath.
- Where there is no footpath 1.5 m from the property line is retained as lawn or mulch to allow safe pedestrian access.
- If a bus stop is adjacent to a nature strip a minimum 1 m cleared space is required for pedestrians to safely access the bus, including those with mobility issues.
- Visibility and sight lines for pedestrians, cyclists and motorists, particularly at intersections, curves in the road and driveway access points, **must** be maintained. Nature strip plantings on a corner are permitted with ground cover plants only to ensure clear sight lines. Plants need to be maintained to a maximum height of 300 mm.
- Mulch in the form of bark or similar materials 12-25 mm in size to a depth of 75 mm only is permitted and must be maintained at a reasonably level and remain weed free.

COMPLIANCE

TO COMPLY WITH THESE GUIDELINES THE CITY OF HOBART WILL NOT PERMIT:

- Declared Weeds under the Weed Management Act 1999 <https://nre.tas.gov.au/invasive-species/weeds/weeds-index>
- Environmental Weeds within the Hobart municipality <https://nre.tas.gov.au/invasive-species/weeds/environmental-weeds>
- Plants that are prickly, spiky or woody.
- Shrubs that grow greater than 600 mm high.
- Residents to remove or plant any trees within a nature strip.
- Works that create a fire or health hazard.
- Irrigation systems within a nature strip.
- Temporary or permanent electrical wiring on a nature strip as well as lighting of trees.
- Herbicide application to permanently retain a nature strip devoid of grass.
- Property owners or representatives converting a grass nature strip to asphalt, concrete or synthetic surface (artificial grass).
- Allowance for car parking on a nature strip.
- Surfaces and plants cannot impact negatively on street tree health.
- The level of the nature strip to be altered (unless otherwise approved by the City of Hobart in writing).
- The use of hard landscaping elements such as rocks, timber, sleepers, retaining walls, bollards, pavers, stepping stones and ornaments is not permitted, other than for City of Hobart authorised projects, such as Water Sensitive Urban Design drainage landscapes designed to improve storm water quality.
- Mulch is not permitted to spill onto any adjoining footpath, driveway or into adjoining kerbs and channels or other drainage infrastructure.
- The use of shredded plant products such as woodchips and bark, other than that specified, or pea straw or similar, are not permitted for use in road reserves.
- Grassed swale drains located in the nature strip are not permitted to be modified and must remain grass, contact the City of Hobart if you are unsure.
- Water Sensitive Urban Design installations and rain gardens are not permitted to be altered.

REPAIR OF NATURE STRIP DAMAGE

The City of Hobart and utility/service authorities that supply water, gas, electricity and telecommunications may require access to the nature strip for maintenance. City of Hobart and utility/service authorities are responsible for repair and reinstatement of the nature strip upon work completion.

Removal of plantings may occur at any time due to emergency or planned works. The City will endeavour to provide notice, however, this may not always be possible. The City will endeavour to transplant the plants for residents where possible. If not the City will supply up to 20 tube stock plants from its nursery that are suitable for planting on nature strips.

Councils and utility authorities are not required to reinstate nature strips with landscape materials and plants other than grass as a result of such works.

No compensation will be provided to residents by the City of Hobart should any infrastructure or street tree pruning work have a negative impact on nature strip landscaping.

If the nature strip is damaged as a result of building works on private property, the builder or property owner is responsible for repair and reinstatement of the nature strip.

The City of Hobart reserves the right to install a footpath at any time. The City will not reimburse for loss of plants/damage to landscaping where a footpath is installed.

The City will attend to nature strips identified as a risk to public safety.

RISK MANAGEMENT AND SAFETY

As a nature strip forms part of the road reserve and is public land, the City of Hobart is required to provide a safe environment, respond to any public safety issues and minimise risks to the community that could arise within a nature strip.

When working on or near roads ensure that you take appropriate personal safety measures and that of others, including surrounding property owners.

The City of Hobart will take appropriate action to rectify problems in relation to tripping hazards or safety issues. Any feature that is deemed to be an immediate public risk such as a pedestrian trip or fall hazard, obstruction or other hazard, may be removed from the nature strip without consultation or warning.

APPLYING TO MODIFY YOUR NATURE STRIP

Residents wishing to alter a nature strip will not need to seek approval from the City of Hobart to landscape a grassed nature strip as long as the requirements detailed in this document are met.

Applicants must bear the cost of all establishment, maintenance, renewal, plantings and any reinstatement of nature strip as desired or directed.

SITE AND LANDSCAPE PLAN CHECKLIST

Please consider the following conditions prior to starting work including a landscape plan showing nature strip layout and plantings.

The checklist below will help you create your site and landscape plan:

- Have you shown all existing services (eg water, electrical, gas)?
- Have you listed proposed plantings?
- Have you shown existing trees?
- Have you shown your fence line, driveway, footpath, kerb and entire nature strip?
- Have you shown and detailed any built structures?
- Have you shown the distance between the footpath and the proposed nature strip garden?
- Have you shown the distance between the kerb and the new nature strip garden?
- Have you identified any bus stops within the vicinity?
- Does your proposal allow for clear access and site lines?
- Undertake a Dial Before You Dig – **free call 1100** or visit **www.1100.com.au** for site area and include documentation.

RECOMMENDED NATURE STRIP PLANTS

TASMANIAN NATIVE PLANTS

Botanical name	Common name/s
<i>Astroloma humifusum</i>	Native cranberry
<i>Austrodanthonia caespitosa</i>	Wallaby grass
<i>Brachyscome multifida</i>	'Break O Day' cut-leaf daisy
<i>Bulbine bulbosa</i>	Bulbine lily
<i>Carpobrotus rossii</i>	Pigface
<i>Chrysocephalum apiculatum</i>	Yellow buttons
<i>Dianella revoluta</i>	Blue flax-lily
<i>Dianella tasmanica</i>	Tasman flax-lily
<i>Dichondra repens</i>	Kidney weed
<i>Diplarrena moraea</i>	Butterfly flag, white iris
<i>Euryomyrtus ramosissima</i> , prev. <i>Baeckea ramosissima</i>	Rosy baeckea
<i>Ficinia nodosa</i>	Knobby club rush
<i>Goodenia ovata prostrate form</i>	Hop goodenia
<i>Hibbertia procumbens</i>	Spreading guinea-flower
<i>Hibbertia riparia</i>	Erect guinea-flower
<i>Kennedia prostrata</i>	Running postman
<i>Leptospermum lanigerum</i>	'Petal point spread' woolly tea-tree (prostrate form)
<i>Lissanthe strigosa</i>	Peach heath
<i>Lomandra nana</i>	Dwarf mat-rush
<i>Ehrharta stipoides</i> syn. <i>Microlaena</i>	Weeping grass
<i>Patersonia occidentalis</i>	Long purple flag
<i>Pelargonium australe</i>	Native storksbill, wild geranium
<i>Poa labillardieri</i>	Silver tussock-grass
<i>Pultenaea pedunculata</i>	Matted bush-pea
<i>Rhodanthe anthemoides</i>	Chamomile sunray
<i>Stylidium graminifolium</i>	Grass trigger plant
<i>Styphelia adscendens</i>	Golden heath
<i>Themeda triandra</i> , prev. <i>Themeda australis</i>	Kangaroo grass (maintain to max. allowable height)

FIRE RETARDANT PLANTS

Botanical name	Common name/s
<i>Carpobrotus rossii</i>	Pigface
<i>Dianella brevicaulis</i>	Short-stem flax lily
<i>Dianella tasmanica</i>	Tasman flax lily
<i>Dichondra repens</i>	Kidney Weed
<i>Disphyma crassifolium</i>	Small leaved pigface
<i>Einadia nutans</i>	Climbing Saltbush
<i>Pelargonium australe</i>	Southern storksbill
<i>Scaevola hookeri</i>	Creeping fan flower
<i>Tetragonia implexicoma</i>	Bower spinach
<i>Viola hederacea</i>	Native violet

RECOMMENDED NATURE STRIP PLANTS

PLANTS FOR WILDLIFE

Botanical name	Common name/s
<i>Geranium solanderi</i> var. <i>solanderi</i>	Austral crane's bill
<i>Pelargonium australe</i>	Austral storksbill
<i>Dianella admixta</i> syn. <i>revoluta</i>	Black-anther; spreading flax-lily
<i>Rhodanthe anthemoides</i>	Chamomile sunray
<i>Scaevola calendulacea</i>	Coastal fan-flower; dune fan-flower
<i>Chrysocephalum apiculatum</i>	Common everlasting; yellow buttons
<i>Pimelea humilis</i>	Common rice-flower
<i>Myoporum parvifolium</i>	Creeping boobialla
<i>Brachyscome multifida</i>	Cut-leaf daisy
<i>Calocephalus lacteus</i>	Milky beauty-heads
<i>Carpobrotus rossii</i>	Ross' noonflower; karkalla
<i>Disphyma crassifolium</i> ssp. <i>clavellatum</i>	Round-leaf pigface; rounded noon flower
<i>Kennedia prostrata</i>	Running postman; scarlet coral pea
<i>Salvia officinalis</i>	Sage
<i>Eutaxia microphylla</i> (prostrate form)	Small-leaved eutaxia
<i>Xerochrysum viscosum</i>	Sticky everlasting
<i>Pycnosorus chrysanthes</i>	Golden billy buttons
<i>Viola hederacea</i>	Ivy-leaved violet

RECOMMENDED NATURE STRIP PLANTS

ORNAMENTAL PLANTS

Botanical name	Common name/s
<i>Lavandula</i> sp.	Dwarf lavender
<i>Rosmarinus officinalis</i>	Prostrate rosemary
<i>Arthropodium cirratum</i>	NZ rock lily
<i>Carex</i> sp.	Sedge
<i>Cistus salviifolius</i>	Sage-leaved rock rose
<i>Stachys byzantine</i>	Lamb' ears
<i>Nandina domestica</i>	'Nana' dwarf sacred bamboo
<i>Gaillardia grandiflora</i>	Blanket flower
<i>Iris unguicularis</i>	Algerian iris
<i>Convovulus mauritanicus</i>	Ground morning glory
<i>Aeonium</i> sp.	Tree house leek
<i>Sedum</i> sp.	Stonecrop
<i>Argyranthemum</i> sp.	Dwarf marguerite daisy

