

Wyndham City Council

Landscape Subdivisions

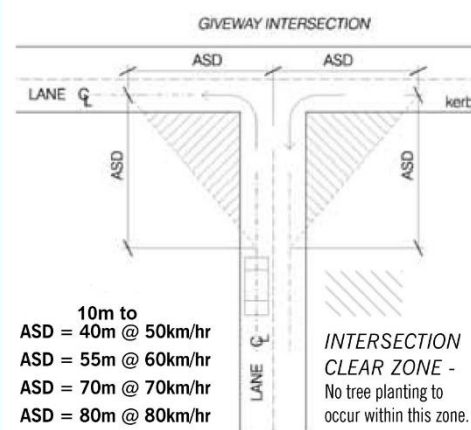


Information Sheet: Offsets

Rev B (Jan 2023)

Location	Offsets	Description
Footpath (trees)	1.2m	Tree offset from footpath or hard surface.
Footpath (garden bed planting)	500mm	Garden bed planting offset from footpath or hard surface.
Back of Kerb	1.0m*	Tree and garden bed planting offset from back of kerb and applied to local road classification only as per the <i>Beautification of Nature Strips Policy 2022</i> . *This does not apply to nature strips which incorporate the principles of water sensitive urban design such as swales or rain gardens which are required to be maintained in accordance with the design intent
Garden bed planting in naturestrips	-	Maximum 500mm height to ensure vehicle sightlines are maintained as per the <i>Beautification of Nature Strips Policy 2022</i> .
Crossovers (including maintenance cross-over)	2.5m	Tree offset from driveway or vehicle crossovers.
Proposed Tree to Proposed Tree (within turfed area)	3m	Min 3m centre to centre of trees (except copses and mass planted/mulched areas). Offset species dependent.
Tree in turf - outside garden bed	3m	Tree offset from tree trunk to garden beds edges to allowing mowing.
Local Road Intersection (intersection with two local roads)	10m	Tree offset is for low-speed residential roads where the speed limit is restricted to 50km/hr. Measured from the midpoint of the road.
Road intersection (other than Local Road)		Tree offset must comply with AustRoad requirements below:

FIGURE 5: Austroads 'Clear Zones'



10m to
 ASD = 40m @ 50km/hr
 ASD = 55m @ 60km/hr
 ASD = 70m @ 70km/hr
 ASD = 80m @ 80km/hr

INTERSECTION CLEAR ZONE -
 No tree planting to occur within this zone.

ASD = APPROACH SITE DISTANCE
 (Refer Austroads guide "Intersections at Grade")

Note: ASD on the terminating road can be reduced to 10m at intersections between two 50km/hr roads only.

(sourced from www.geelongaustralia.com.au)

		<p>10m to ASD = 40m @ 50km/hr ASD = 55m @ 60km/hr ASD = 70m @ 70km/hr ASD = 80m @ 80km/hr</p> <p>INTERSECTION CLEAR ZONE - No tree planting to occur within this zone.</p> <p>ASD = APPROACH SITE DISTANCE (Refer Austroads guide "Intersections at Grade")</p> <p>Note: ASD on the terminating road can be reduced to 10m at intersections between two 50km/hr roads only.</p> <p>(sourced from www.geelongaustralia.com.au)</p>
Pedestrian Path Crossing/Pram Crossing	2.5m	Tree offset species dependent to maintain sightlines.
Road signage (other than Stop and Giveway signs)	4.0m	Tree offset from all street or road marker signs (other than stop and giveway signs to maintain visibility of sign).
Road signage (Stop and Giveway signs)	10m	Tree offset from all Stop and Giveway signs.
Underground services/infrastructure and storm water pits	1.5m	Tree offset from and storm water pits and all underground services/infrastructure service that run perpendicular across road reserve, including pits and connection points.
Streetlights (Public Lighting) and Power Poles	3m	Tree offset from Public Lighting to maintain adequate light output lux levels.
Fire Service	3m	Tree offset from fire plugs and fire hydrant
Electrical substation	-	No tree to be placement directly in front electrical substation reserve.
Powercor assets (including HV straight joint, HV Sealed end, LV straight joint, LV mains tee joint, LV insulated end with service pit, conduit end, service pit and paralleling pillar)	2.5m	As per Powercor requirements.
Transmission Lines (Ausnet)	7m	7m offset using low-growing species under 3m tall. No vegetation within 3m of powerpoles.
Distribution Powerlines (Ausnet)	Varies	<ul style="list-style-type: none"> Low-growing species, with a mature height of no more than 3 metres, can be planted within 7 metres of the line.

		<ul style="list-style-type: none"> • For trees outside the 7 metre zone, plant them at such distances so that if they do blow over, they will not fall on the lines. For example, a 10 metre tall tree should be planted at least 13 metres from the lines. • As you approach mid-span (the mid-point of the line between two poles), gradually increase the distances between the powerline and any tree or shrub by an extra 3 metres.
Roundabouts	2.5m	Tree offset from back of kerb. Single stem tree by agreement. All shrubs to be under 600mm high as per AustRoad requirements.
Playground Fall Zone	2m	Tree offset from playground fall zone.
Private property boundary	3m	Tree offset to a private property lot boundary.
Park lighting	3m	Tree offset to a light within a park.
Park structures	3m	Tree offset to a structure such as a shelter etc within a park

Submission Requirements

When submitting landscape plans, please ensure a table of project-specific offset requirements is clearly shown on the drawings.

Please annotate the offset details on plan as per below:

- Offset requirements include:
 - 1500mm to an underground asset (house drain, gas water etc), and legal point of discharge
 - 4000mm to a sign
 - 3000mm to a light pole
 - 2500mm to a cross over
 - 1200mm to a footpath
 - 1000mm to a back of kerb

The offsets shown in this document may change without notice by Council or the relevant authority. These figures are accurate as per the version/date on the cover sheet