

Landscaping Plans – Local Planning Policy

KFA Natural and Built Environment

Status Council

Responsible Division Planning & Development

Objectives

- a) To encourage the provision and maintenance of landscaping with all non-residential development, and grouped multiple dwellings development.
- b) To provide guidance on Council's expectations in terms of the type and minimum standard of landscape plans.
- c) To encourage development that incorporates creative landscaping with the use of interesting plant selection and design ideas.
- d) To encourage the retention of trees and vegetation of environmental, aesthetic and cultural significance through integration as part of a landscape design.

1.0 Context

- 1.1 This Policy has been prepared in accordance with Schedule 2 Part 2 Clause 5 of the Planning and Development (Local Planning Schemes) Regulations 2015.
- 1.2 Landscaping plans are required to be provided as part of a development application for non-residential development and grouped multiple dwellings development.
- 1.3 This policy is to be read in conjunction with Town Planning Scheme No. 2 (TPS 2), the Residential Design Codes, Designing Out Crime Planning Guidelines, and Council's Greenways Policy.

2.0 Statement

- 2.1 The City values the protection of natural habitats and the amenity of areas. It seeks to promote the protection and enhancement of natural resources within the district by prescribing minimum standards for landscaping plans.

2.2 The purpose of a landscaping plan is to:

- a) Enhance the environmental amenity of a site by retaining remnant vegetation, preventing erosion, soil degradation and nutrient stripping;
- b) Integrate elements of the streetscape;
- c) Enhance privacy;
- d) Create a buffer between incompatible development;
- e) Create shade and a wind shelter;
- f) Define pedestrian networks;
- g) Enhance the overall appearance of development and create a more pleasant working environment; and
- h) Soften the effect of large areas of paving.

3.0 Definitions

For the purpose of this policy, the following meanings apply:

Landscaping – the carrying out of work which improves the appearance and function of a piece of land by reshaping and preparing the grounds, planting suitable plants, mulching of garden beds, installation of an adequate irrigation system and provision of ongoing maintenance.

Soft Landscaping Treatment – a combination of grass, trees and/or vegetation.

Shade Trees – A tree which provides adequate shade to the area within its immediate vicinity, to the City's satisfaction.

Tree – A woody perennial plant, typically growing to 3 metres or more, with a single trunk and lateral branches. The height of which when first planted is to be to the City's satisfaction.

4.0 Landscaping Design Criteria

4.1 Non-Residential Development

In accordance with clause 5.4.2 of the City's Town Planning Scheme No. 2:

- (a) the portion of the lot between the street boundary and the setback line; and
- (b) the portion of the lot between any adjoining residential lot and the setback line from the respective lot boundary/

shall be designed and developed to the satisfaction of the City as landscaping or natural planting, but the City may approve the paving and draining of portion of the area of the lot between the street boundary and the setback line in order to provide vehicular access.

The following criteria will apply when preparing the landscaping plan:

- a) At least 50% of street setback area(s) using soft landscaping treatments, unless otherwise approved by the City.

- b) One shade tree being provided for every 4 continuous open car parking bays.
- c) In cases where car parking bays are not located within the street setback area, at least one tree for every 10m across a lot's street frontage is to be provided, unless otherwise approved by the City.
- d) Plants being setback an adequate distance from driveways, crossovers, footpaths and truncations so as not to obstruct driver and/or pedestrian sightlines when they reach full maturity.
- e) The retention of mature trees where practicable, unless otherwise approved by the City. If sufficient justification for removal of significant trees, the City will expect equivalent trees to be planted elsewhere on the site.
- e) The avoidance of landscaping which will fully obstruct surveillance from the property to the street, and vice versa.
- f) Landscape design which will not provide concealment or entrapment areas.
- g) The use of a variety of landscaping to create interesting built environments.

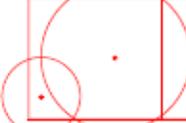
4.2 Residential Development

Landscaping plans prepared for proposed grouped dwellings and/or multiple dwellings are to comply with the applicable Deemed to Comply provisions of the Residential Design Codes.

5.0 Landscaping Plan Details

- 5.1 A landscaping plan is required to be drawn to either a 1:100 or 1:200 scale and include the following details **as a minimum**:
- a) The location of existing vegetation and whether to be retained or removed or replaced;
 - b) The specie types (botanical names), location, pot sizes and quantity of the plants proposed;
 - c) The location of proposed and/or existing buildings/structures, car parking areas, outdoor living areas, crossovers, driveways, surface treatments (paving etc.), reticulation layout, retaining walls and fencing;
 - d) The scale to which the plan was drawn and contours (existing and proposed levels); and
 - e) Road name(s) and the north point.

5.2 Species information is to be presented on landscaping plans clearly. The following is an example of how to present this:

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE
	ABP	Anigozanthus 'Bush pearl'	Kangaroo paw 'Bush pearl'		
	Dr	Dianella revolta	Dianella		
	GBW	Grevillea 'Billy Wings'	Billy Wings red Grevillea		
	3 GBR	Grevillea 'Bronze Rambler'	Bronze Rambler groundcover		
	2 Ah	Alyogyne huegleii	Native Hibiscus		
	Ss	Sapium sebiferum	Chinese tallow tree		
		Existing trees			

If necessary, the City can provide upon request details of suitable species for the local area.

6.0 Standard Condition and Advice Note

6.1 If a development application is approved which includes a landscaping plan, the following condition and advice note shall be included on the approval, where applicable:

Condition

"1. Landscaping being planted within 60 days of [this approval] [the development's practicable completion] DELETE WHERE NECESSARY, and maintained thereafter by the landowner(s) to the City's satisfaction."

Related documentation

Nil

Related Local Law / Legislation

City of Nedlands Town Planning Scheme No. 2
State Planning Policy 3.1 – Residential Design Codes
Designing Out Crime Planning Guidelines

Related delegation

Nil

Review History

28 June 2016 (Report PD31.16)