

6.6 LANDSCAPING

Introduction

Where this Policy is inconsistent with the provisions of a specific Local Planning Policy, Local Development Plan, Activity Centre Plan or Structure Plan applying to a particular site or area (eg Character Retention Guidelines), the provisions of that specific planning instrument shall prevail.

Objectives

The following objectives apply to all development except multiple dwellings:

- To promote improved landscaping provision and design;
- To improve the visual appeal of development, screen service areas and provide a buffer to boundaries;
- To provide shade and 'green relief' in built up areas; and
- To promote more environmentally sustainable landscaping.

The following objectives apply to multiple dwellings:

- Landscape design enhances streetscape and pedestrian amenity; improves the visual appeal and comfort of open space areas; and provides an attractive outlook for habitable rooms.
- Plant selection is appropriate to the orientation, exposure and site conditions and is suitable for the adjoining uses.
- Landscape design includes water efficient irrigation systems and, where appropriate, incorporates water harvesting or water re-use technologies.
- Landscape design is integrated with the design intent of the architecture including its built form, materiality, key functional areas and sustainability strategies.

Applications Subject of this Policy

This policy applies to:

- All non residential developments;
- Non-residential uses in residential areas such as child care centres, etc;
- Grouped Dwelling developments involving 5 or more dwellings; and
- All multiple dwelling (apartments) developments.

The following applications are exempt from this policy:

- A Change of Use;
- Home Occupation and Home Businesses; and
- Minor extensions or changes (with a value of less than \$100,000) to existing developments.

Submission Requirements

All development applications subject of this policy are required to submit a landscaping plan containing the following:

- Scale 1:100 – 1:250;
- North Point;
- Lot boundaries;
- Levels;
- Verge Areas;
- Building layout, including major openings;
- Paved areas, footpaths and driveways;
- Existing vegetation; and
- Proposed vegetation including plant sizes, plant species, number of plants and notation of existing vegetation proposed to be retained.

Development Provisions

The following provisions are in addition (supplementary) to the requirements specified under State Planning Policy 7.3 Residential Design Codes.

Landscaping Areas

The following requirements are applicable to all applications subject of this policy:

- All individual planting areas, excluding those in or adjacent to public car parks, must have a minimum width in any direction of 500mm and a minimum plantable area of two square metres; and
- The inclusion of verge areas (abutting the site) in the overall landscaping design is required.

Note: Where the R-Codes Volume 1 apply, the provisions stated in 'Landscaping Areas' above, is superseded by the R-Codes Volume 1 Clause 5.3.2 C2.1 as shown below.

- C2.1 Landscaping of grouped and multiple dwelling common property and communal open spaces** in accordance with the following:
- i. the **street setback area** developed without car parking, except for visitors' bays;
 - ii. pedestrian access providing wheelchair accessibility connecting entries to all ground floor **buildings** with the public footpath and car parking areas;
 - iii. one tree to provide shade for every four uncovered car parking spaces (in addition to the trees required in C2.2), with the total number of trees to be rounded up to the nearest whole number;
 - iv. lighting to pathways, and communal open space and car parking areas;
 - v. bin storage areas conveniently located and screened from view;
 - vi. trees which are greater than 3m in height shall be retained, in communal open space which is provided for the **development**;
 - vii. adequate sight lines for pedestrians and vehicles;
 - viii. clear line of sight between areas designated as communal open space and at least two **habitable room** windows; and
 - ix. clothes drying areas which are secure and screened from view.

Plant Numbers & Types

All landscaped areas (beds) are required to be planted with a suitable number of plants that satisfy the objectives of this policy (plant numbers will be assessed with due regard to the eventual size of the species selected). Species should be chosen to suit the climate, environment, location and required function whilst taking into consideration surrounding landscapes. The use of native species is encouraged to reduce water and fertiliser use.

Street Trees

The provision of new street tree(s) are required where no street tree(s) currently exist. Species must be approved by the City.

Retention of Existing Vegetation

Council encourages the retention of existing vegetation and will *consider* the exercise of discretion in its application of scheme requirements and adopted local policies where such a variation would allow for the retention of significant existing vegetation on a site. (Note: Concessions cannot apply to non-discretionary provisions such as residential density).

Reticulation and Mulching

All landscaped areas shall be reticulated unless the applicant can provide satisfactory evidence that reticulation is not necessary. A minimum depth of 75mm of mulch (gravel not permitted) is to be applied to all landscaping beds.

Parking Areas

A minimum of 1 tree per 4 bays for residential development and 1 tree per 6 bays for non-residential development (Minimum 45 litre container for exotics and 11 litre container for natives) is required in open parking areas. Shrubs are generally not permitted as they may interfere with sight lines in and around parking areas and driveways. Acceptable examples of tree planting patterns within car parking areas are shown in the following illustrations.

Note: Where the R-Codes Volume 1 apply, the provisions stated in 'Parking Areas' above, is superseded by the R-Codes Volume 1 Clause 5.3.2 C2.1 as shown below.

- C2.1 Landscaping of grouped and multiple dwelling common property and communal open spaces** in accordance with the following:
- i. the **street setback area** developed without car parking, except for visitors' bays;
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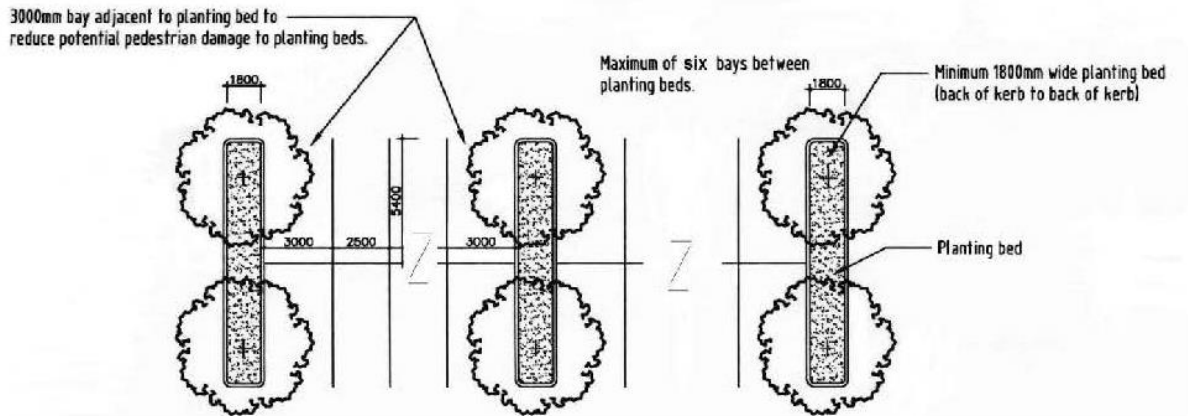


Figure 1 – Preferred Design

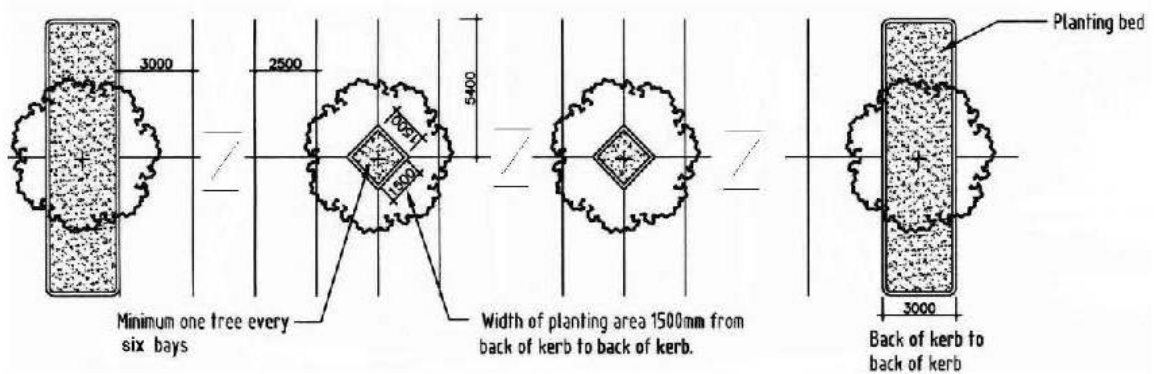


Figure 2 – Acceptable Design

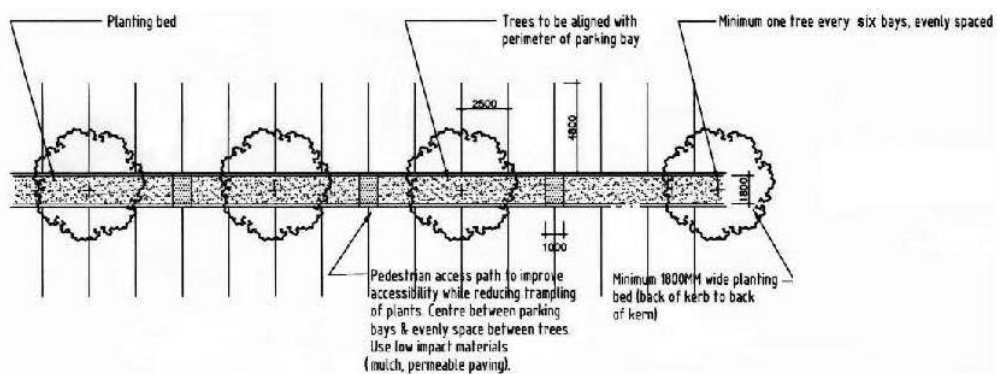


Figure 3 – Acceptable Design

Specific Landscaping Provisions for Commercial Developments

Development applications for commercial development must contain a minimum of 10% landscaping of the total site area. This must include ‘soft’ landscaped buffers, where setbacks are provided, to adjacent properties with a minimum width of 1.5m.

Specific Landscaping Provisions for Industrial Developments

The following Industrial zones contain specific provisions for landscaping:

- In all industrial precincts (except the Balcatta Precinct), a landscaped area not less than 1.5m wide shall be provided adjoining all street boundaries, primarily as planting bed;
- In the Balcatta Precinct and the Mixed Business zone, a minimum of one-sixth of the gross site area shall be landscaped. Landscaping should be provided primarily as buffers to adjacent properties, and along the street boundary; and
- In the Balcatta Precinct and the Mixed Business zone, a minimum landscaping strip of 6m wide along a primary road and 1.5m wide along a secondary road shall be provided, primarily as planting bed.

Assessment Procedure

Applications subject of this policy will be assessed against this policy by the City’s Parks and Sustainability Business Unit. Applicants are encouraged to undertake preliminary discussions with the City’s Parks and Sustainability Business Unit. Unsuitable species selection, insufficient numbers of species or inappropriate design (as determined by Parks and Sustainability Business Unit) will require the submission of a revised species list and plant numbers.

Variations

Should an application not comply with the requirements of this Policy, it may be assessed under the appropriate objectives of this Policy.

OFFICE USE ONLY:

Local Planning Scheme No.3 – Local Planning Policy History:

Action	Resolution Number	Effective Date
Modified	1119/004	19 December 2019