



SHIRE OF BODDINGTON LOCAL PLANNING POLICY No. 11 – LANDSCAPING AND REVEGETATION

1. Policy Statement

This Policy promotes landscaping, planting and revegetation that is consistent and compatible with Boddington's climate and natural environment. It aims to ensure that new development suitably addresses its setting and contributes to the area's amenity. This Policy endorses the use of local native and non-invasive introduced plant species.

2. Background and Issues

The aim of landscaping, in the context of this Policy, is to address the landscape requirements and needs associated with relevant development and subdivision applications.

This Policy does not apply to the development of public open space. Further details on street trees are set out in *Council Policy 10.2 Street Trees*.

The purpose of this Policy is to establish a minimum acceptable standard of landscaping and to ensure appropriate ongoing maintenance is sustained.

Landscaping can both assist in the survival of a building and be a determining factor in its destruction. Landscaping can protect buildings by forming a barrier or deflector for wind-borne debris and radiant heat. It can also bring the fire directly to the building. Therefore, care needs to be exercised when selecting and locating landscaping.

All plants will burn under certain conditions and plants do not attain a 'fire resistance level' that meets requirements of the *Building Code of Australia*. Placing plants too close to a building, under timber decks or next to windows, will provide a direct threat to the building. Having a clearance around the building will achieve the desired effect of creating a break between the vegetation and the building as part of an Asset Protection Zone.

3. Definitions

For the purposes of this Policy, all terms and references shall have the same meaning as given by the provisions of the *Shire of Boddington Local Planning Scheme No. 2 (LPS2)* and in the *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations).

In this Policy:

'Development' can also mean 'subdivision'.

'Landscape Plan' can mean a 'Revegetation Plan'.

'Landscaping' means 'An open area designed, developed and maintained with trees, shrubs, other plants, grasses and similar to the satisfaction of the local government.'

4. Objectives

The objectives of this Policy are to:

- Retain or enhance the visual amenity of neighbourhoods and localities;
- Encourage development that incorporates landscaping that addresses its context with the use of interesting and resilient plant selection and design ideas;
- Provide the local government with a clear set of guidelines to apply standards for landscaping of residential, commercial, industrial, tourism and other developments, along with associated landscaping for relevant subdivisions;
- Provide further interpretation of the *Residential Design Codes* (R Codes) and LPS2 in the assessment of applications;
- Provide increased certainty for applicants, the community and others; and
- Assist in providing greater consistency in decision making by the local government.

5. Application of the Policy

This Policy applies throughout the municipality (the district).

This Policy does not apply to 'low key' and 'low impact' developments as determined by the local government.

6. Links to Local Planning Scheme and Other Documents

This is a local planning policy prepared under the Regulations and LPS2.

This Policy relates to various requirements set out in LPS2, in the R Codes and in other documents. Where there is an inconsistency between this Policy and LPS2, then LPS2 prevails to the extent of such inconsistency. Where there is an inconsistency between this Policy and the R Codes, then the R Codes prevails to the extent of such inconsistency.

7. Policy Provisions

7.1 General

Other than for 'low key' and 'low impact' development, as determined by the local government, a landscape plan should accompany relevant Development Applications for residential, commercial, industrial, tourism and other development.

Alternatively, the local government may require the applicant to prepare and implement a landscape plan to the satisfaction of the local government as part of the development approval process. This work may be subject to a development bond to ensure satisfactory installation and establishment of landscaping prior to occupation of the building and/or development.

The local government supports native vegetation which is endemic to the district along with non-invasive exotic plant species which have suitable fire-suppression qualities.

LPS2 sets the minimum landscaping requirements for different zones. This includes a minimum 10% of the site area in the Commercial zone and in the Industrial zone.

The local government seeks a high standard of landscaping to positively contribute to the locality.

For properties within designated bushfire prone areas, the local government encourages landscaping that is appropriately located, selected and maintained.

In the town centre, the local government will also have regard to landscape components of *Local Planning Policy 2 Boddington Town Centre Guidelines*.

7.2 Landscaping Requirements

For new development proposals involving:

- Single house - the Policy will generally not apply, unless LPS2 or a separate adopted Local Planning Policy require landscaping;
- Residential development comprising more than one single house on the land - the provisions of the R-Codes will be applied;
- Town centre – if extensive parking areas are proposed, then landscaping to achieve suitable screening and shade will be required in the parking areas;
- Commercial and industrial development – landscaping will be required at a ratio of 10% of the site area unless otherwise determined by the local government;
- Tourism and other forms of development - the amount, position and type of landscaping will be assessed by the local government in each case having regard to the site's context and Policy objectives;
- Development in rural areas - there will generally only be a landscaping requirement where there is a need to screen new buildings, structures and uses such as industry-extractive proposals, particularly from public roads or other public vantage points, unless there is a separate requirement to address other amenity considerations such as dust; and
- Variations to LPS2 or other standards - the local government may require a cash-in-lieu contribution towards the implementation of an approved Townscape Plan.

Landscape plans are generally required to be submitted for the following types of Development Applications:

- grouped dwellings and residential buildings;
- any addition, or new commercial, industrial or tourism developments; and
- industry-extractive.

Where a landscape plan is required, plants identified as 'declared weeds' or 'pest plants' are not permitted to be established.

Further details on landscape plans are outlined in Attachment 1 (requirements for various types of developments/land uses) and Attachment 2 (verge).

7.3 Form of Landscaping

Landscaping should aim to minimise water use through soil improvement and mulching to retain moisture, encourage the use of native species (especially endemic to the district) and install smart irrigation systems including monitors, controllers and subsurface irrigation.

In general, landscaped areas should be kerbed or otherwise defined and provided with reticulation to provide the optimum conditions for the plants to be established and grow to achieve the desired objective.

Shade trees in car parking areas should be in raised kerbed beds or similar with stakes supplied to the trees in the initial stages and, where necessary, protective railings installed to deter vandalism or damage from vehicles.

7.4 Maintenance

As part of a development approval, it is also a requirement that the applicant/landowner permanently maintains the landscaping to the satisfaction of the local government.

Any landscaping proposed within the verge must comply with *Council Policy 10.2 - Street Trees*.

7.5 Deferred Installation of Landscaping

Generally, the development approval will require the appropriate landscaping to be undertaken before occupation of the approved development.

The local government recognises that there will be circumstances when planting will not be appropriate at the time when a development is ready for occupation, e.g. at height of summer. Accordingly, the local government will consider on its merits the applicant to enter an arrangement where the landscaping is provided later. All such applications for deferred landscaping will need to be:

- In writing with undertakings provided to the local government to the effect that the landscaping will be laid out and planted by the agreed date; and
- Supported by a performance bond to the full value of the landscaping works and materials supplied and installed to the satisfaction of the local government.

For large projects, as landscaping is subsequently provided, the bond monies can be returned to the applicant proportional to the value of the works completed to the satisfaction of the local government.

7.6 Tree Planting Order

Clause 4.7 of LPS2 provides the statutory head of power for the local government to require tree planting by serving a Notice (to be called an 'Order' in this Policy) where the local government considers a property is deficient in tree cover.

It is expected the issuing of an Order, for a landowner to undertake tree planting, will be used in limited circumstances. The key reasons are likely to be associated with the following:

- Erosion and/or land slippage that is anticipated to impact on local government or other public infrastructure or which may create health or safety impacts; or
- Properties denuded of vegetation, adjoining main roads and/or key tourist routes, which contain external storage of building materials, a collection of vehicles or other equipment that can be seen from a public place.

The Order will set out the requirement for the tree planting including the objectives/intended outcomes of the planting, location, type of vegetation, planting density and when the planting is required by. As a guide:

- The landowner will need to provide the local government a suitable tree planting plan within 30 days of the Order being issued;
- The planting to commence within 60 days of the Order being issued;
- The planting to be completed within 120 days of the Order being issued;
- The planting to be suitably maintained by the landowner to the satisfaction of the local government.

A landowner who has been issued an Order may apply to the State Administrative Tribunal for a review of the local government's issue of the Order.

Should a landowner not comply with the Order, the local government may undertake enforcement action as set by the *Planning and Development Act 2005* and supporting regulations.

A Tree Planting Order is separate to the requirement to address conditions of a subdivision or development approval that relate to tree planting and landscaping.

8. Administration

8.1 Matters to be Addressed Prior to Formally Lodging the Development Application

Proponents are encouraged to discuss proposals that seek to vary Policy requirements with the local government early in the planning/design process and prior to lodging a Development Application.

8.2 Landscape Plan Requirements

Where required by the local government, a landscape plan should show the entire lot the subject of the Development Application, existing and proposed buildings or other structures and the land to be allocated to landscaping. The landscape plan, as required, should be complemented by other larger scale plans for areas subject to landscaping showing greater detail.

All landscape plans, submitted to the local government, should be drawn to scale and detail the following:

- The location and type of existing trees, shrubs and plantings, including genus species name and whether they are to be retained;
- The location and type of new trees, shrubs and plantings that are proposed to be installed as part of the landscaping including genus species name;
- Any lawns, paths, hardscaping or other features to be established including construction materials to be used (i.e. brick paving, concrete);

- Any natural landscape areas to be retained;
- Those areas to be reticulated or irrigated including details on the type of reticulation;
- Show a north point and outline prevailing breezes;
- The treatment of edges of the landscaped area; and
- The material to be used as mulch etc.

All works should be fully specified and documented in conjunction with the landscape plan.

Preparation of a landscape plan by a landscape architect/designer is preferred for certain developments.

Further details are outlined in Attachments 1 and 2.

8.3 Assessing the Development Application and Landscape Plans

Development Applications and landscape plans will be assessed on a case by case basis subject to this Policy, LPS2, the R Codes and information provided by the applicant. Landscape requirements will be assessed having regard to matters including:

- Contributing to enhancing the character of the area;
- Lot shape;
- Street frontage (including whether it is a corner lot);
- Carpark design incorporating shade trees;
- Landscape design incorporating verge treatment;
- Reducing opportunities for crime and maximising visibility and passive surveillance;
- Ongoing resilience;
- Ensuring shrubs and plants do not obscure visibility for turning traffic; and
- Achieving consistent and appropriate levels of lighting. Lighting should be used to assist in making places legible and improving wayfinding.

Related Policies	<i>LPP 2 Boddington Town Centre Design Guidelines LPP 6 Development in Flood Affected Areas LPP 9 Car Parking and Vehicular Access LPP 16 Residential Development and Design LPP 17 Stormwater Management Council Policy 10.2 Street Trees</i>
Related Procedures and Documents	<i>Plant Guide within the Building Protection Zone for the Swan Coastal Plain of Western Australia Visual Landscape Planning Manual</i>
Delegation Level	Chief Executive Officer, Manager Works & Services
Adopted	19 November 2020

Attachment 1: Landscape Plan Requirements - Residential, Commercial, Industrial, Tourism and Other Development

Landscape specifications are to include soft and hard landscaping. The following should be specified or attached to the landscape plan.

Grass

Specify the grass species and type of establishment (i.e. roll-on, stolons or seed).

Plants, shrubs and trees

Specify species using common names and full botanical names, pot sizes and staking where required. Plant locations and numbers should be clearly identified on the plan.

Reticulation

All grassed areas, tree and shrub plantings are to be reticulated.

The local government will generally expect to see reticulation measures set in place for the first two summers of plant growth and establishment after which it may be removed. While noting this, the landscaping needs to be suitably maintained by the landowner. Accordingly, in most cases, it is expected the reticulation will be retained. The installation of timing mechanisms will be encouraged to ensure regular watering on required dates over a predetermined period.

Mulch

Specify type and depth of mulch, depth to be no less than 100mm.

Mulching of landscaped areas will be encouraged to reduce the incidence of weed growth, limit evaporation, provide cooler root zones and efficiently use water.

Car Parking

Car parking areas should contain adequate tree plantings.

Where garden beds and grassed areas abut carparking or accessways, concrete kerbing or an approved alternative is required as a border.

Hard features including garden kerbing and paving are to be specified.

Attachment 2: Landscape Plan Requirements - Property Verge

Overview and Requirements

There is a requirement to address *Council Policy 10.2 Street Trees*.

Verge areas should be treated as part of the landscape plan.

Landscape plans should provide the following information clearly displayed.

A) Garden beds

Garden beds should be no less than 1.0 metre wide and where most of the verge is to be a garden bed, provision is to be made for a 2.0 metre level surface for pedestrian access parallel and abutting roadside kerbing where no footpath exists.

B) Grass

Specify the grass species, type of establishment (i.e. roll-on, stolons or seed). Where stolons or seeds are used, specify the time of year planting is to take place.

C) Shrubs

Specify plant species. Plants should generally not exceed 600mm in height at maturity. Western Australian native plants, particularly those found in the Boddington district, are preferred. Exotic (non-native) species may be acceptable subject to assessment and approval by the local government. Thorn bearing or prickly plants such as roses should not to be planted on the verge.

D) Trees

Trees should generally be no less than four metres high at maturity and generally a minimum height of 1.5 metres when planted.

Tree species should conform to existing streetscape design.

Trees should be staked at planting using two (2) hardwood stakes.

Specify tree species, pot size and staking.

Planting of trees under power lines should be avoided due to ongoing maintenance requirements.

E) Kerbing

Where garden beds and grassed areas abut, concrete kerbing or an approved alternative is required as a border. Kerbing/borders should be included in specifications.

F) Mulch

Specify type and depth of mulch. Aggregates are generally not permitted. Mulch to be organic and well composted. Mulch depth should be no less than 100mm.

G) Reticulation

All landscaped and grassed areas are to be reticulated, including tree plantings.

Design and specifications of all reticulation, including the water source are to be provided with the landscape plan.

H) Maintenance

The landscape area must be maintained by the property owner to ensure the establishment of all vegetation and to retain a visual standard to the satisfaction of the local government.

Property owner's verge maintenance responsibility must be noted in landscape specifications.

I) Verges that are not being grassed

In the case of verges that require landscaping but are not being grassed, the following criteria apply:

- Mulch to a depth no less than 100mm;
- Native shrubs no higher than 600mm;
- Planting to be no closer than 2m to the road kerbing and 500mm from pathways;
and
- Planting to be reticulated by a trickle system 75mm below soil level plus 100mm of mulch and controlled by an automatic control unit.