

LOCAL PLANNING POLICY

POLICY NO:	LPP.21
POLICY SUBJECT:	Landscaping Plans
ADOPTION DATE:	20 August 2009
LAST REVIEW	18 September 2012

STATEMENT OF INTENT

The policy provides the basis for preparing and assessing landscaping plans submitted with development applications. The policy will provide a guide to staff and Council and will assist with the enhancement of streetscape appearance within the Shire.

OBJECTIVES

- Enhance the appearance of the streetscape within the Shire.
- Provide protection for existing vegetation.
- Improve the amenity and standard of developments within the Shire.
- Ensure that landscaping contributes towards the maintenance of a safe and secure environment.
- Provide clear directions to proponents on landscape plan requirements, to eliminate confusion and ensure that all required information needed to assess such plans is submitted.
- To ensure landscape plans are provided in the necessary circumstances and that such requirements are applied in a consistent manner.

STATUTORY POWERS

This Local Planning Policy is made pursuant to Clause 2.2 of the Shire of Toodyay Local Planning Scheme No

POLICY STATEMENT

1.0 Guidelines

Landscape plans shall be required in the following circumstances:

1.1 Residential Zone

A landscape plan is required on submission of a development application for two or more dwellings.

1.2 Town Centre/Light Industrial/Mixed Business Zones

- a) A landscape plan is required for all new development applications on Greenfield or undeveloped sites.
- b) A landscape plan is required for any addition, modification and renovation to existing commercial or industrial sites valued at over \$100,000.

2.0 Discretion to Vary Criteria

The above criteria may be varied in the following circumstances:

- 2.1 Where landscaping information on the submitted development application is deemed to be sufficient.
- 2.2 Where a development falls outside of the above guidelines, Council retains discretion to require landscape plans to be submitted.

3.0 Landscape Plan Specifications

- 3.1 A landscape plan shall accompany all Development Applications, in accordance with the provisions of this Policy.
- 3.2 Landscape plans shall be drawn to scale, showing all existing trees on site and indicating those to be retained.
- 3.3 The plans shall include a legend showing the species and number of plants to be used.
- 3.4 The landscape plan shall cover all common and communal areas, areas accessed by the public, and areas that have an impact on the streetscape.
- 3.5 It is preferable that plans are prepared by a landscape architect, landscape designer or horticulturalist.

4.0 General Requirements

- 4.1 All street trees shall be retained and protected, unless otherwise approved in writing by the Chief Executive Officer.
- 4.2 Plants shall be spaced to provide reasonable coverage of garden areas at maturity.
- 4.3 Landscape adjacent to traffic areas (crossovers etc) is to be planted with groundcover species that are low growing at maturity to preserve traffic sightlines.

- 4.4 Landscape design must have regard to the objectives of maintaining safety and security, including visibility and sightlines for surveillance purposes and the strategic use of certain species to discourage unwarranted access.
- 4.5 The developer shall not use plants which are known to be poisonous and/or an irritant to humans.
- 4.6 Mulch is to be added to garden bed areas where appropriate. Mulch is not to include crushed brick, pea gravel, blue metal or crushed limestone. Organic mulch shall be composted and weed free.
- 4.7 Landscape plans shall include details of irrigation and maintenance of landscaped areas.
- 4.8 Lighting to pathways, roadways, communal open space and car parking areas is to be included in landscaping plans.
- 4.9 Where appropriate, landscaping plans shall be compatible with the guidelines in Appendix 4 of the Local Planning Policy – Central Toodyay Heritage Area.

ATTACHMENT TO POLICY LPP.21

Guidelines for the Preparation of Landscape Plans

The use of landscape plans will contribute to a consistent and high standard of landscape provision, thereby facilitating the Shire's aim of improving the quality and amenity of the streetscape and general environment.

These guidelines are designed to assist in the preparation of landscape plans and provide requirements that should be observed. A copy of the Shire's Landscape Plan Policy is attached and should be read in conjunction with these guidelines.

1.0 Preparation of Landscape Plan

It is the Shire's preference that the landscape plan is prepared by a landscape architect, landscape designer or horticulturalist, however where this is not possible, the landscape plan must show the following information:

- 1.1 Site plan to be drawn to an appropriate scale (1:100 is preferable), showing all existing trees on site and indicating those to be removed and/or retained.
- 1.2 Locate main landscape elements including fences, retaining walls, steps, driveways, parking areas, paths and services (ie water and sewer lines, transmission lines, etc).
- 1.3 Plan to show the different species of plants, including an indication of the spacing and number of plants to be located on the site. In smaller scale residential developments (2-6 dwellings), consideration may be given to the use of generalised plant descriptions, such as small shrubs, medium shrubs, groundcovers, where appropriate. The use of a legend will be required to ensure clarity and readability of submitted plans.

2.0 General Guidelines

- 2.1 Proposed landscaping should compliment adjacent buildings and the streetscape, and provide attractive safe and useable spaces. For security reasons, use of tall bushy plants should be avoided where such plants will impact on views to and from windows. To provide a safe environment, consideration is to be given to the use of low shrubs (maximum mature height 500mm), and trees with canopies above 1,500mm. Where screening or privacy is required,

appropriate species are to be selected. Consideration should also be given to the use of appropriate shade trees in car parking and garden areas.

- 2.2 Early consideration to the type of reticulation that is appropriate and essential (eg drip reticulation to help hardy plants establish, or permanent spray reticulation for lawns or more lush vegetation). Depending on the size and complexity of the project, you may need specialist advice.
- 2.3 Planting schemes should be designed to accommodate vehicle access areas. Generally groundcover plants are appropriate adjacent to these areas, allowing a maximum mature height of 250mm to 300mm. These adjoining vehicle access ways should be protected from damage by a tree guard, bollard or other device. Consideration should also be given to sightlines. For example, trees in garden beds near driveways and parking areas should be clean stemmed trees, avoiding low branches. Low growing shrubs and groundcovers with a maximum mature height of 500mm are appropriate as this allows drivers to see pedestrians and other vehicles easily.

3.0 Plant Selection

- 3.1 A common mistake is to choose plants by what is flowering at the time, regardless of long term issues like how large they will eventually be, or what soil they will be planted into. The size and shape of a plant at maturity should be considered and meet the needs of the site, ie shade, screening, preserving sightlines, etc. It is advisable to seek professional advice as to what will grow successfully in the location and suit the design requirements.

In considering purchase of plants, consideration should be made to the availability of species at certain times of the year, whether the species is appropriate to the climate and the level of maintenance required. Plants that are hardened and adapted to high sunlight, less water and fertiliser applications will usually thrive in most landscapes.

4.0 Things to Avoid

- 4.1 Thorny, prickly or irritant plants should be avoided near paths or driveways.
- 4.2 Trees should not be planted near buildings, power lines or underground services.

- 4.3 Plants known to be poisonous to humans.
 - 4.4 Plants that are diseased or insect attacked.
 - 4.5 Plants which are pot bound or which have poorly developed root systems.
 - 4.6 Landscaping should be avoided immediately adjacent to parking bays, i.e. step out areas.
 - 4.7 A number of trees are not suitable for parking areas, including trees with fleshy fruit or surface roots and trees that shed bark or leaves regularly, or are prone to shedding limbs.
- 5.0 Protection of Existing Vegetation
- 5.1 Wherever possible, efforts should be made to retain all existing vegetation on the site and developments should be designed accordingly.
- 6.0 Root Systems
- 6.1 Protection should be provided for the root systems of all vegetation to be retained. The following points should be considered:
 - (a) Areas beneath the canopy are to be fenced if possible and parking or storage of materials such as soil, bricks, site refuse, bins, etc, should not be permitted within these areas to avoid compaction of the soil.
 - (b) Maintain existing surface level of soil around the plants to be retained.
 - (c) Avoid excavation that will affect plant root systems and roots that are exposed are to be kept wet.
 - (d) If part of a plant root system is lost during construction, an equivalent amount of the canopy should be pruned off to reduce water loss through the leaves.
- 7.0 Trunk/Stem Protection
- 7.1 Efforts are to be made to avoid damage to the bark of the trunk/stems of plants.

8.0 Canopy Protection

- 8.1 If branches are going to interfere with access or construction, have them aesthetically pruned. A qualified tree surgeon or tree pruning contractor may be engaged for this service.

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