

Landscaping Plan Information Sheet

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Purpose

This information sheet was prepared to provide guidance and standards for landscaping plans submitted as part of development applications to the City of Kalamunda (City) and as guidance for areas subject to design guidelines. This information sheet should be read in conjunction with relevant City Local Planning Policies and Local Laws.

Definitions

Advanced Tree – means a tree of mature age and height. An advanced tree to be planted on a private lot is to be a minimum 90L pot size or greater, and at least one metres in height and at least one years of age.

Advanced Street Tree – means a tree of mature age and height located on the road verge. An advanced street tree is to be a minimum 200L pot size or greater, and at least 2 metres in height and at least 2 years of age.

Clearing - the removal of a tree or vegetation. Includes ringbarking, cutting down, topping, removal, injuring or wilful destruction of native vegetation. It can also include keeping of horses or livestock in native vegetation without prior approval and includes excessive or unnecessary clearing for fire mitigation.

Deep root zone - for all developments other than a multiple dwelling, an area 4m x 4m which is uncovered, unsealed and free of intrusions for the provision of a tree. For multiple dwellings deep root zones are to be in accordance with State Planning Policy 7.3 – R-Codes Apartments.

Exotic species – species that are not endemic to Australia.

Locally native species – species of native plants endemic to Western Australia and regularly found within the local vegetation complex.

Significant Tree – any single or multi-stemmed vegetation, measured at 1m above natural ground level, with a minimum trunk diameter of 300mm or greater, or a multiple stems with a diameter of 150mm or greater. Does not include species on an applicable weed register.

Street tree – any tree or vegetation intentionally planted or approved by the City on the verge within a road reserve. Street tree plantings are to be a minimum 200L container or greater size and at least 2 metres in height and at least 2 years of age.

Environmentally Sensitive Areas - defined as per the *Environmental Protection (Environmentally Sensitive Areas) Notice 2005*.

1. Landscaping Objectives

A landscaping plan will be assessed against the following objectives to determine whether is deemed satisfactory:

1. To retain as much existing mature vegetation as practicable.
2. Provide high quality attractive landscaping including a variety of trees, shrubs and ground covers.
3. Provide suitable shade trees both native and exotic, and adequate deep soil area for future tree growth.
4. Provide appropriate replacement options for significant trees removed as part of development or subdivision works.
5. Prioritise the use of native species which are water-wise and require low levels of fertiliser.
6. Ensure the landscaping is maintained to a high quality throughout the lifespan of the development including reticulation, pruning, mulching, weeding and other maintenance and upkeep as required.

7. Be mindful of bushfire risk and management of vegetation to low fuel levels.
8. To preserve and enhance the natural environment for improved biodiversity and wildlife corridors by managing further development.

2. What is landscaping?

Landscaping is the revegetation or improvement of gardens with planting of soft elements such as trees, shrubs and groundcovers, or hard landscaping elements such as paving, rock features or retaining walls.

3. When do I need to submit a landscaping plan?

A landscaping plan is to be submitted with all grouped dwellings, multiple dwellings, mixed use, Dual Density developments, commercial or industrial zoned land development applications, rural zoned land and any development application where vegetation is proposed to be removed.

4. What information is required to be submitted with a landscaping plan?

A landscaping plan should include the following information:

- a) All existing and proposed landscaping areas;
- b) Existing vegetation including location, species name and trunk diameter at breast height;
- c) Any vegetation proposed to be removed;
- d) The type, location, size and number of species to be planted;
- e) The nature of any barrier used to protect landscaped areas, for example; rock walls, bollards, or kerbing;
- f) Type and location of sealed surfaces;
- g) Any verge treatments;
- h) Details of clearing or landscaping which may be affected by a Bushfire Attack Level Assessment or Bushfire Management Plan; and,
- i) Any further information as identified by the City.

5. Landscaping Plan Information Required

1. A landscaping plan should include the following;
 - a) A scale site plan (eg; 1:200 @ A3) showing proposed location of landscaping;
 - b) A north point;
 - c) A site plan showing existing vegetation, highlighting which trees are to be removed or retained;
 - d) Retention of existing significant trees or stands of vegetation;
 - e) Shade trees with a broad canopy;
 - f) Shrubs with a height of 500mm or more;
 - g) Ground covers;

- h) Key clearly indicating the plant species, number of each plant species, and pot size*;
- i) At least 50% total number of plants are local native species;
- j) At least 50% water permeable (unsealed) surfaces; and
- k) A reticulation plan or schedule showing location and proposed frequency of watering (eg; twice daily) for landscaping.
- l) A condition of development approval will require that approved landscaping plans be implemented and completed either within a designated timeframe or prior to occupancy.
- m) **Advanced trees** shall have a minimum pot size of 90L. **Street trees** are to have a minimum pot size of 200L.
- n) Synthetic turf or plastic plants are not supported under any circumstances.

6. Landscaping in Car Parks

1. Landscaping in all uncovered car parks shall consist of trees for shade at a ratio of one tree per four car bays.
2. Shade trees are to be allocated an area with a minimum dimension of 1.5m x 1.5m to allow for expansion and tree growth. Where possible shade trees are to be incorporated into long linear strips of landscaping (with a minimum width of 1.5m) as opposed to isolated tree plantings. Preference will be given to trees both native and exotic which provide appropriate canopy shade cover and structure. Larger trees may require a larger area for healthy root growth.
3. It is recommended the root zones for shade trees be kept free of services and planted slightly below the finished ground level so root growth does not damage hardstand areas.
4. The carpark landscaping plan is to show hardstand treatments type (eg; paving/ bitumen), defined parking and vehicle manoeuvring areas and an indicative location of services and drainage.
5. Applicants are encouraged to install bioretention basins to achieve Water Sensitive Urban Design (WSUD) as part of the 'Stormwater Management Manual for Western Australia' to treat the first 15mm of rainfall. An example is shown in the below Figure.

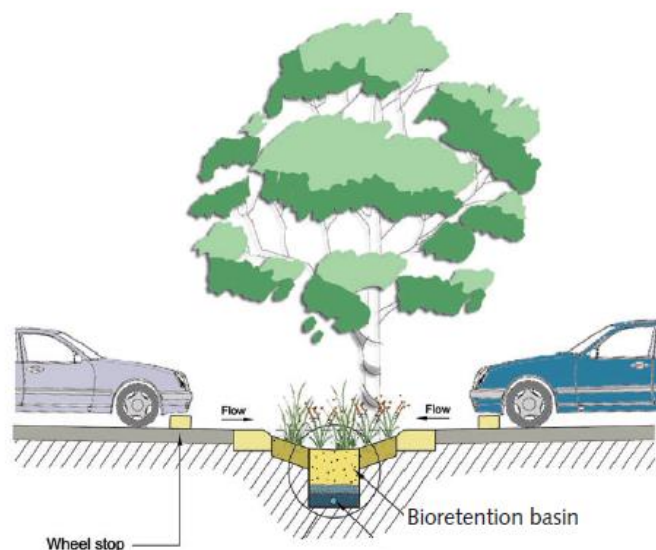


Figure : Bioretention basin integrated into a car park
(Source: Melbourne Water)

6. Shrubs should be placed so as not to interfere with driver sight lines or where they are likely to intrude into parking areas, vehicular access ways or pedestrian paths. Shrubs within a carpark should be no more than 500mm in height.
7. All landscaped areas shall be separated from vehicle access and parking areas through the use of tree protection barriers, walls, kerbing or bollards to enable the protection of the landscaping.

7. Screening

1. Where vegetative screening is required no less than two rows of trees or shrubs shall be planted at staggered intervals with a spacing of half the diameter of the mature canopy size. For example; if the estimated diameter of a mature plant is two metres, when installed for screening they should be planted at 1m intervals.
2. Vegetative screening shall be contained within the subject lot boundaries and does not include vegetation on the road verge.
3. Plant species shall be to the satisfaction of the City. Shrubs shall be a minimum pot size of 45L and **advanced trees** shall have a minimum pot size of 90L.
4. Vegetative screening species should have a dense leafy canopy, be of a sufficient mature size to screen the proposed development from neighbours, the primary street, or a public realm; or to block views to maintain privacy and reduce overlooking.

8. Landscaping for water and nutrient management

1. Local native trees, shrubs, and sedges should be planted on the fringes of and adjacent to all of the following:
 - a) Artificial basins;
 - b) Watercourses and their tributaries;
 - c) Wetland areas; and
 - d) Water retention areas noted on an approved plan, or
 - e) Any other area otherwise specified by the City.

2. In some cases vegetation may require fencing off to protect it from foot traffic, vehicles or livestock.

9. Maintenance

A condition of development approval may require that all landscaping areas be fully reticulated and maintained to a high quality in perpetuity to the satisfaction of the City in accordance with an approved landscaping plan.

High quality landscaping means vegetation that is regularly maintained, including works such as:

- a) Repair of damaged barriers or kerbing;
- b) Maintenance and repair of reticulation;
- c) Mulching (minimum thickness of 100mm);
- d) Fertilising;
- e) Pruning;
- f) Replanting areas that die back or exposed patches of garden bed; and
- g) Periodic cleaning of nearby sealed surface areas to ensure removal of fallen debris.

10. Important Reference Documents

Australian Standard (AS) 4970

Any trees requiring protection from development works should be in accordance with AS 4970 2009 "*Protection of Trees on Development Sites*" which outlines detailed methodology for the retention and management of trees in development sites including installations of a Tree Protection Zone (TPZ), fencing, selection of trees for retention, providing an arboriculture impact assessment, and planting techniques.

Legislation

1. Clearing of any native vegetation is to be in accordance with Federal legislation including the *Environment Protection and Biodiversity Conservation Act 1999*.
2. Clearing of any native vegetation is to be in accordance with State legislation including the *Environmental Protection Act 1986* and *Environmental Protection (Clearing of Native Vegetation) Regulations 2004*.
3. Clearing of any vegetation is also to be in accordance with the City of Kalamunda Local Planning Scheme.

Should you have any queries regarding the submission of a landscaping plan with a development or subdivision application, please contact the City's Approval Services on 9257 9999 or via email at enquiries@kalamunda.wa.gov.au.

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