

CITY OF BUNBURY

LOCAL PLANNING POLICY – *LANDSCAPING*

PURPOSE:

The purpose of this policy is to provide Council with a clear set of guidelines to apply standards for landscaping of residential, commercial and industrial developments within the City of Bunbury.

This policy is established to provide a basis for the co-ordinated and guided landscaping of developments within the City of Bunbury. It is intended to supplement and complement the provisions of Council's District Town Planning Scheme relating to landscaping and should be read in conjunction with the Scheme. The requirement for such a policy is crucial to enable improved standards of landscaping, facilitated by providing a clear set of guidelines.

OBJECTIVE:

To encourage development that incorporates a creative landscape plan, with the use of interesting details, plant selection and design ideas. Council considers that each site is to be part of the broader landscape and must aim for a high standard of visual excellence in order to contribute positively to the City as a whole. Each site within the City of Bunbury, including residential, commercial and industrial uses, must make a positive contribution to the area as a whole, and not just aim to minimise any adverse affects upon the amenity of neighbouring properties.

To inform residents, developers, builders, and landscape designers of Council's expectations in terms of the type and standard of landscape plans.

To encourage the retention of trees and vegetation of environmental, aesthetic and cultural significance through integration as part of a landscape design.

GUIDELINES:

Definition

Landscaping means 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.

Guidelines for Preparation and Assessment of Landscape Plans

The provision of a landscaping plan is required for all industrial and commercial developments although discretion may be used when considering development within the 'City Centre' zone. A

landscaping plan is required for residential developments of three dwellings or more.

The following guidelines shall apply in the preparation and assessment of landscaping plans.

- (a) In commercial and industrial developments, landscaping of the verge area is encouraged to prevent erosion, wind-borne sand/soil and to suppress weed growth. Landscaped plans should show the treated verge area on the submitted plan. Verges shall be planted and maintained with low level ground cover or grass and should incorporate any existing street trees.
- (b) Tree selection should include consideration of species, foliage area and root systems so as not to affect building footings, underground services/easements, fences or paved areas.
- (c) Landscaped areas should be at least 1 metre in width to ensure enough space for plants to grow and to be of any landscape value.
- (d) Trees or shrubs should be located in such positions so as not to impede traffic movement and sight lines along access ways and driveways.
- (e) Where a car park is included in a development, (except for industrial sites), the following requirement shall be incorporated into the landscape plan. One shade tree, with foliage or canopy with a clean trunk to 2 metres with non-invasive roots to avoid pavement breakage and damage to underground services, is required for every eight car bays.
- (f) Ground cover and shrubs are encouraged in the buffer between car bays and walls, boundaries and other areas. Species that are appropriate to such a location in terms of paving and water supply should only be considered.

Landscape Plan Requirements

Any Landscape Plan submitted to Development Services for approval shall include:

- Applicant, lot and address details.
- Total lot and building areas in m².
- Total landscaping area in m² & % of whole site.

- Building layout (external walls, windows and roof) and property boundary.
- The location, species and size of existing vegetation.
- Details of any vegetation to be removed.
- Exact location and number of species proposed.
- Mature height of proposed vegetation & trees.
- Treatment of paved areas (parking and pedestrian areas).
- A key or legend detailing species type grouped under the subheadings of tree, shrub and ground cover.
- Mulching or similar treatments of garden beds.
- Details of reticulation.

(A Model Landscaping Plan is attached at Appendix One)

Plant Selection

- Landscaping for residential areas shall have regard to any obtrusive impact on the adjoining properties.
- The species must be determined in relation to the locality of the site and shall ensure the integration of the built form into the natural environment.
- The use of native or endemic plant species to the region is encouraged as it results in healthier, faster growing hardier plants and is consistent to the natural environmental landscape of the area.

Residential Development Guidelines for Landscaping

The following principles shall be applied:

- Retention of suitable existing vegetation.
- Satisfactory screen planting of a minimum 1000mm width and height to habitable rooms shall be provided where adjacent to car parking areas or access ways if other forms of screening are not provided.
- Planting selection which relates to building scale and height.
- Note shall be made of the particular soil types which maybe encountered when planting the suitability of particular plants to the locality, eg. proximity to coastal elements etc.

Commercial & Industrial Development Guidelines for Landscaping

The following principles shall be applied:

- Retention of suitable existing vegetation.
- Creation of a pleasant landscaped environment for customers.
- Planting selection which relates to building scale and mass.
- Planting to be predominantly (not less than 90 per cent) indigenous trees and shrubs that require little maintenance, reduce radiant heat and encourage water infiltration. (Not applicable to City Centre Zone).
- Planting which can endure an intensively used environment.
- Fifty (50) per cent of the landscaping requirement identified in the Scheme Text as a requirement of a Development Approval may be met by landscaping the verge area, providing that reticulation is installed and on-going maintenance of the total road verge bordering the subject lot is undertaken. For corner lots, this credit will be eighty (80) per cent of the landscaping requirement identified in the Scheme Text where the whole of the verge is treated.
- Screen planting to carparking and driveway areas shall be provided and to unarticulated facades of buildings.
- 80% of landscaping for industrial sites is to be at the front of the site unless the site has dual road frontage and then 40% is to be provided within each setback area facing the road reserve.
- A minimum garden bed width of 1 metre is required for the front boundary where possible.

COUNCIL DECISION NO/ DATE : 47/03 – 18 February 2003

SOURCE OF POLICY: Development Services

REVIEW RESPONSIBILITY: Development Services

REVIEW DATE: June Annually or As Required

Disclaimer

While all care has been taken to portray an accurate depiction of the current Local Planning Policy, no responsibility shall be taken for any omissions or errors in this document.

It is advised that the City of Bunbury, Development Services be consulted in regard to an up-to-date interpretation of the Local Planning Policy.

Appendix 1 – Model Landscaping Plan

