

# Landscaping Plans

## Introduction

This is a Local Planning Policy (LPP) prepared under Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

## Objective

- Provides the basis for preparing and assessing Landscaping plans submitted with development applications.
- 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.
- Development that incorporates a creative landscape plan, with the use of interesting details, plant selection and design ideas; and
- Nature spaces and the protection and enhancement of areas of natural, historical, and cultural significance.

## Scope

Landscape plans shall be required in the following circumstance:

- Residential Zone  
A landscape plan is required on submission of a development application for two or more dwellings.
- 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, or renovation valued at over \$100,000 to existing commercial or industrial sites.

## Definitions

Term	Definition
Act	<i>Planning and Development Act 2005</i>

Term	Definition
CEO	Chief Executive Officer
Council	The local government, responsible for making decisions in formal meetings held under the auspices of Part 5 of the <i>Local Government Act 1995</i> and under the <i>Shire's Standing Orders Local Law 2008</i> .
Regulations	<i>Planning and Development (Local Planning Schemes) Regulations 2015</i>
Shire	the Shire of Toodyay.

## Policy Statement

A landscape plan shall accompany all Development Applications, in accordance with the provisions of this policy.

### 1. Landscape Plan Specifications

- 1.1 Landscape plans shall be drawn to scale, showing all existing trees on site, and indicating those to be retained.
- 1.2 The plans shall include a legend showing the species and number of plants to be used.
- 1.3 The landscape plan shall cover all common and communal areas, areas accessed by the public, and areas that have an impact on the streetscape. A policy statement is an organization-level document that prescribes acceptable methods or behaviours. Include in here methods, assessment, etc.

### 2. General Requirements

- 2.1 All street trees shall be retained and protected, unless otherwise approved in writing by the Chief Executive Officer.
- 2.2 Plants shall be spaced to provide appropriate coverage of garden areas at maturity.
- 2.3 Landscape adjacent to traffic areas (crossovers etc) is to be planted with groundcover species that are low growing at maturity to preserve traffic sightlines.
- 2.4 Landscape designers should consider factors such as the location of trees, shrubs, and other vegetation, as well as the placement of lighting and other features. By strategically placing trees and shrubs, for example, it is possible to create natural barriers that discourage unwarranted access from potential intruders while also improving visibility and sightlines for surveillance purposes.
- 2.5 The developer shall not use plants which are known to be poisonous and/or an irritant to humans or a declared weed or invasive species.

- 2.6 Mulch is required at the recommended depth to suppress weed growth and maintain soil moisture and of a type that will not increase the ambient temperatures or emit glare.
- 2.7 Landscape plans shall include details of irrigation and maintenance of landscaped areas.
- 2.8 Lighting to pathways, roadways, communal open space, and car parking areas shall be included in landscaping plans.
- 2.9 Where appropriate, landscaping plans shall be compatible with the guidelines in Appendix 4 of the Local Planning Policy – Central Toodyay Heritage Area.

### **3. Guidelines for the Preparation of Landscape Plans**

- 3.1 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.
- 3.2 These guidelines are designed to assist in the preparation of landscape plans and provide requirements that should be observed.

### **4. Preparation of Landscape Plan**

The landscape plan must show the following information:

- 4.1 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.
- 4.2 Locate main landscape elements including fences, retaining walls, steps, driveways, parking areas, paths, water bodies and services infrastructure (i.e. Water and sewer pipes, transmission lines).
- 4.3 Plan to show the different species of plants, including an indication of the spacing and number of plants to be located on the site and mature dimensions. 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.
- 4.4 Plans may be submitted electronically or hardcopy.

### **5. General Guidelines**

- 5.1 Proposed landscaping should complement adjacent buildings and the streetscape and where required 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.
- 5.2 Early consideration to the type of reticulation that is appropriate and essential (e.g., 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.

- 5.3 Planting schemes should be designed to accommodate vehicle access areas allowing unimpeded vision of traffic areas and the landscaping protected from damage by tree guards, bollard, or other infrastructure.

## **6. Plant Selection**

- 6.1 Plants that are hardened and adapted to full sunlight and are water wise are strongly encouraged. 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, i.e. 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.
- 6.2 Plants should be selected that are not at risk of becoming feral or invasive, will suit the environment, soil biology, weather conditions and be water wise.

## **7. Vegetation not permitted**

- 7.1 Thorny, prickly, or irritant plants must be avoided near paths or driveways.
- 7.2 Trees be planted far enough away from buildings, power lines or underground services, to avoid potential encroachment of branches and roots systems when the tree reaches maturity.
- 7.3 Plants known to be poisonous to humans.
- 7.4 Plants that are diseased or insect attacked.
- 7.5 Plants which are pot bound or which have poorly developed root systems.
- 7.6 Plants that pose a risk to the environment, by way of feral or invasive means.
- 7.7 Trees that have fleshy fruits, surface roots, shed bark, nuts or are deciduous must not be planted in parking or thoroughfare areas, in accordance with risk mitigation.

## **8. Protection of Existing Vegetation**

- 8.1 Wherever possible, efforts should be made to retain all existing native vegetation on the site and developments should be designed accordingly.

## **9. Root Systems**

- 9.1 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.

## 10. Trunk/Stem Protection

- 10.1 Avoid undue excavation that will adversely affect established trees and ensure exposed roots are kept damp and damaged roots trimmed during the works..

## 11. Canopy Protection

- 11.1 Branches interfering with access or construction are to be aesthetically pruned. A qualified tree surgeon or tree pruning contractor may be engaged for this service.

## Reference Information

Nil.

## Legislation

- [Planning and Development Act 2005](#)
- [Planning and Development Regulations 2009](#)
- [Planning and Development \(Local Planning Schemes\) Regulations 2015](#)
- [Shire of Toodyay Local Planning Scheme](#)

## Associated documents

Internal documents.

## Version control information

Version No.	Date Issued	Review position	Developed by	Approved by
V5	18/09/2012	Adopted	Planning and Development	Council
V6	28/06/2023	Revised	Development Regulation and	Council

Document control information	
Document Theme	Local Planning Policy
Document Category	Local Planning Policy
Document Title	Landscaping Plans
Document ID	LPP.21

<b>Document control information</b>	
<b>Document Owner (position title)</b>	Manager Development and Regulation
<b>Author (position title)</b>	Manager Development and Regulation
<b>Date of approval</b>	28 June 2023 (OCM119/06/23)
<b>Approving authority</b>	Council
<b>Access restrictions</b>	Nil
<b>Date Published</b>	30 June 2023
<b>Date of last review</b>	28 June 2023
<b>Date of next review</b>	02 June 2027
<b>Archived antecedent documents and previous versions</b>	<p>Adopted as TP Policy 18 Jan 2001</p> <p>Reviewed 15 Nov 2007</p> <p>Amended 21 May 2009</p> <p>Reviewed 13 May 2010</p> <p>Amended 18 Sept 2012</p>