

LANDSCAPING GUIDELINE

Grouped Dwellings

This guideline is to assist proponents to meet landscaping condition(s) specified on the “Schedule 9 – Notice of Determination on Application for Planning Approval”. Other landscaping guidelines have been produced for Industrial and commercial developments and to cover screening requirements. The *Landscaping Guideline - Plants to avoid* should accompany this guideline.

This guideline covers landscaping design principles including species selection and layout, installation of the landscaping, and the process to achieve approval of the landscaping condition.

Design principles

Species selection

- A common “theme” (e.g. local plants, Mediterranean, cottage garden) incorporating feature planting should guide species selection. The theme should reflect that evident in the neighbourhood (e.g local plants in the hills or near bushland).
- Species likely to live for more than 10 years should be chosen.
- Species should be suited to the soil type where they are to be planted.
- Plants that are dangerous, or may become weeds in bushland are not acceptable. (See Landscaping Guidelines – Plants to avoid).
- Invasive species should be avoided near drainage and sewerage pipes, and tall species avoided near overhead power lines.

Layout

Gardens should be “waterwise” (see Water Corporation website, <http://www.watercorporation.com.au/> or phone the Water Corporation on 13 10 39). Irrigation should be provided for moderate and high water use plants.

- Existing shrubs and trees should be retained and protected. Landscaping layout should make sure that the root zone of existing shrubs and trees is not paved, excavated or buried, and that fertiliser and watering requirements for plants around existing shrubs and trees are the same (e.g. use local plants around Banksia trees – they will die if fertilised and watered regularly). Maximum vegetation retention is required.
- Layout should have regard to;
 - planting for solar control (i.e. providing shade in summer and solar access in winter);
 - screening headlight glare or noisy areas;

- softening and screening of hard surfaces (e.g. blank walls and fences) (See Landscaping Guideline – Screening);
 - maintaining good vision for motorists and pedestrians;
 - enhancing residents privacy; and
 - location of services, such as overhead power, and sewerage and drainage pipes.
- A minimum 0.5m wide landscaping strip is required between access ways and side property boundaries.
 - As a guide, the following plant densities should be used to avoid a sparse “half done” look.

Type of plant	Planting density
Large shrubs (2m+ in height)	1 plant per 2 square metres
Medium shrubs (1m to 2m in height)	1 plant per square metre
Small shrubs & groundcovers	2 plants per square metre

- Car parks should have one tree per four bays.
- Pea gravel should not be used, or if used should be away from trafficable areas.
- If deciduous trees are used to assist in climate sensitive design, garden features such as low walls should be used to assist in catching (and enabling removal of) leaf fall so that leaves do not enter the City’s stormwater drainage system.
- Council encourages landscaping proposals to include the road verge (See City of Armadale’s Verge Guidelines).

Installation requirements

- Plant stock needs to create an immediate effect and survive. Pot sizes should be as follows:

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Type of plant	Pot size
Trees	25-45L
Shrubs	150-200mm
Small border plants	Minimum 130mm

- All garden beds should be mulched to a depth of about 75mm with 50mm breathing space around stems and trunks of plants.
- Where fertiliser is required, slow release fertiliser should be applied.
- Paving should have cemented edges to prevent paving breaking away over time, be laid on a well-compacted surface and be evenly laid.
- Verges must be reinstated to their original condition or included in the landscaping proposal.

Process for approval of landscaping condition

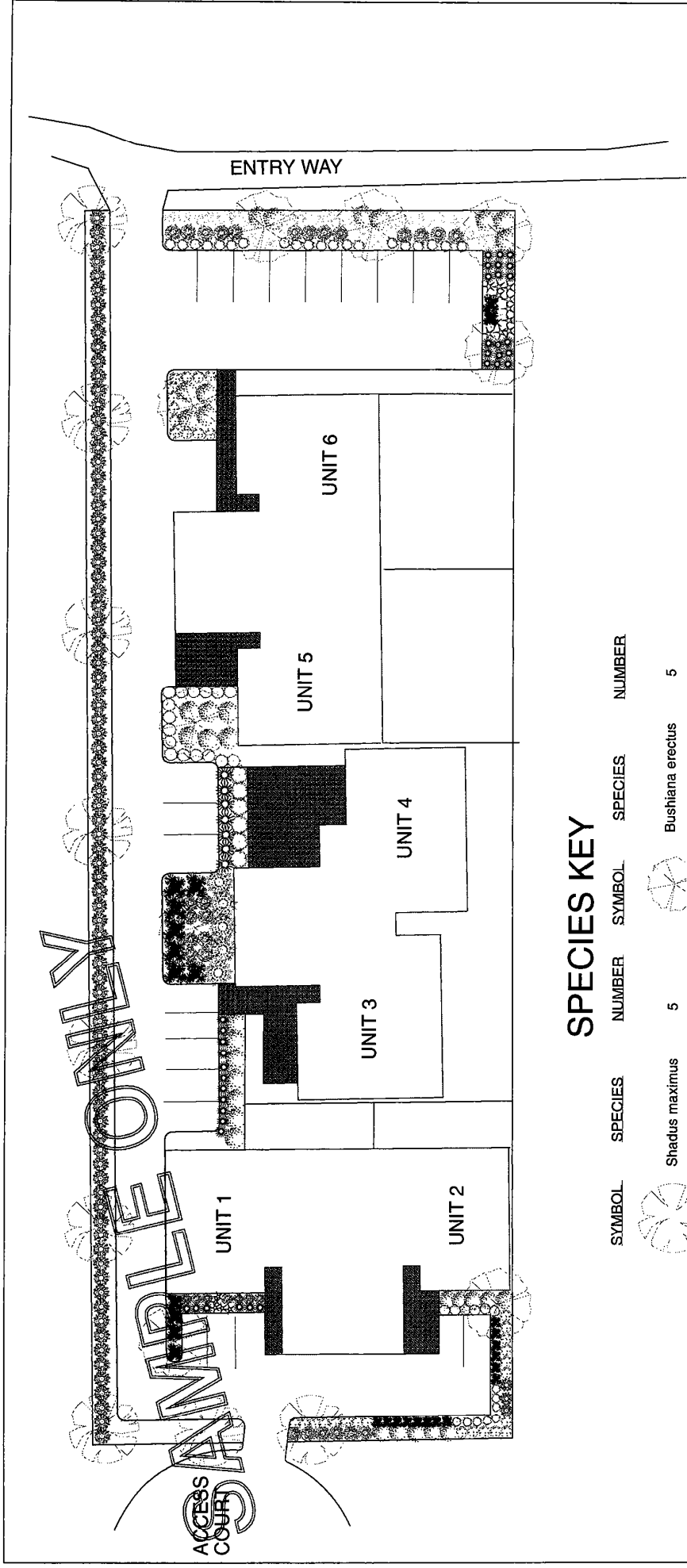
1. After reading the “Schedule 9 – Notice of Determination on Application for Planning Approval” and this guideline prepare a plan for approval. The plan should be like the attached plan and include:

- Identification of plan scale
- North point
- Location of buildings, car parks, retaining walls, fencing & paving
- Identification of hard landscape materials (e.g. specify if paving is to be brick or concrete slabs etc)
- Street frontages and road names
- Date drawn
- Site boundaries
- Species key showing species and number
- Existing vegetation (species and location), including those proposed to be removed.

The plan must briefly describe proposals for future control and maintenance of landscape areas, unless previously described in the application for planning approval.

2. Send the plan to City of Armadale Planning Department marked to the attention of the officer who dealt with your application (see the heading Enquiries on the approval covering letter).
3. Once the plan is approved, install as proposed in the plan. Your landscaping should also meet the installation requirements in this guideline.
4. When installation is complete contact the City's Liaison and Compliance Officer who will organise inspection of the works and advise the Planning Department whether the condition has been met.

LANDSCAPE PROPOSAL
 LOT 999 ENTRY WAY
 UNITSVILLE



SPECIES KEY

SYMBOL	SPECIES	NUMBER	SYMBOL	SPECIES	NUMBER
	Shadus maximus	5		Bushiana erectus	5
	Roundus shrubii	1		Deluxia impressionata	1
	Leafy bushiosa	1		Fantastica plantii	6
	Shrubus compacta	5		Showus horizontalis	3
	Rosa globulus	4		Pretendus nama	3
	Floweratum grandiflora	7		Groundcoverus lowii	3



SCALE 1:200
 DATE DRAWN OCT 2001

ORIENTATION