

## **LANDSCAPING GUIDELINE**

### **Industrial and Commercial**

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 Grouped Dwellings and to cover screening requirements. The *Landscaping Guideline - Plants to avoid* guideline 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) 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**

- At least 8% of the total lot area is to be landscaped.
- A minimum 2m landscaping strip abutting the street is required. Council can vary this if satisfactory landscaping and reticulation of the verge is proposed. Inclusion of the verge area into landscaping proposals is encouraged.
- Parking areas abutting a property boundary (other than the front) or building are required to have a minimum 0.5m wide landscaping strip, unless the area is utilised for pedestrian access that is paved and kerbed.

- 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);
  - maintaining good vision for motorists and pedestrians,
  - softening and screening of hard surfaces (e.g. blank walls and fences) (See Landscaping Guidelines – Screening);
  - location of services, such as overhead power, and sewerage and drainage pipes.
- 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, landscape 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.

### Installation requirements

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

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.
- Lawn areas should be irrigated with automatically controlled systems.
- 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 re-instated to their original condition or included in the landscaping proposal.

## Process for approval of landscaping condition

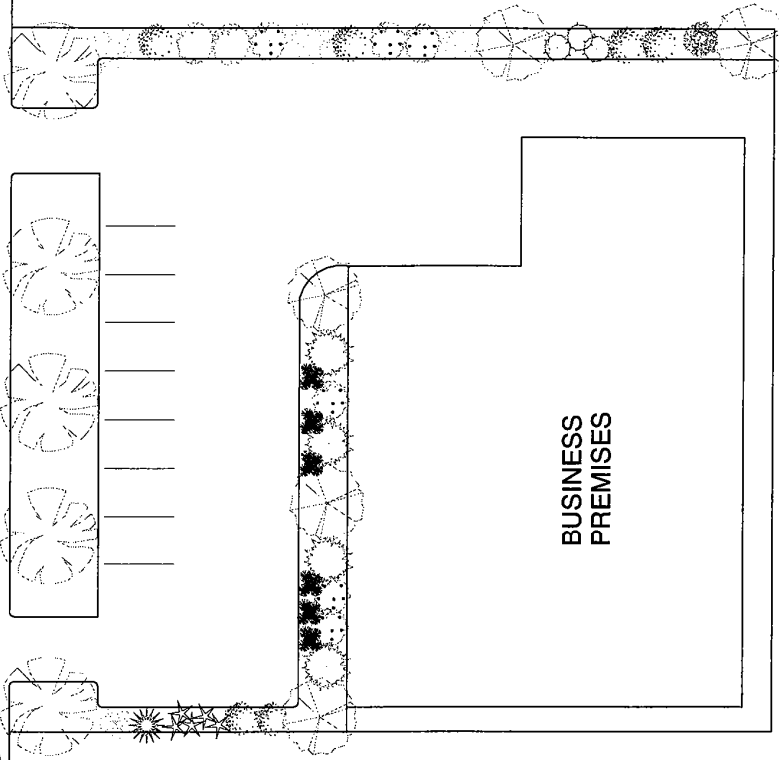
1. After reading the “Schedule 9 – Notice of Determination on Application for Planning Approval” and this guideline prepare a plan for approval. The plan should be like the attached plan and include:
  - Identification of plan scale
  - North point
  - Location of buildings, car parks, retaining walls, 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.

**SAMPLE ONLY**

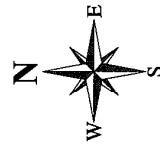
INDUSTRY ST



BUSINESS PREMISES

**SPECIES KEY**

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



SCALE 1:200  
DATE DRAWN OCT 2001

ORIENTATION

LANDSCAPE PROPOSAL  
LOT 666 Industry St  
Building Vale