

Landscaping Documentation Requirements for Structure Plans

This information sheet provides an overview of the landscaping information that the City expects to be included in the submission of a Structure Plan application and documented within an applicant's Structure Plan reports. These requirements form part of the City's information requirements under Clause 16 of Part 4 – Structure Plans of the *Planning and Development (Local Planning Schemes) Regulations 2015 (Regulations)*, which require Structure Plans to include information on the key environmental attributes of an area and its planning context.

Landscaping provides a range of community benefits and opportunities including:

- Promotion of local character and a 'sense of place';
- Providing shade, shelter and enhanced amenity;
- Enhanced local biodiversity; and
- Improved air quality and water conservation.

Information for Part 1 – Statutory Section

Structure Plans are to provide a response to the City's planning framework, including Local Planning Policies (LPPs). The City's LPPs include requirements for the preparation and implementation of certain documents at subdivision stage, and in this regard Structure Plans are to respond by applying relevant the information requirements of LPP provisions.

The Subdivision & Development Requirements section of a Structure Plan's Part 1 – Statutory Section shall include a provision requiring that the following documents are required to be submitted with any future subdivision application:

- Landscape Master Plan & Management Strategy – refer Clause 4.3.6 of LPP PLN 2.9 & ENG6 Policy
- Landscape Feature & Tree Retention Plan – refer Clause 3.3 b of LPP PLN 2.4

The Local Development Plans (LDP) section of a Structure Plan's Part 1 – Statutory Section shall include a provision requiring that LDPs be prepared in the following circumstances:

- Local Development Plans required for lots less than 12m frontage to identify street tree locations and consider possible conflict with house/crossover design – refer Clause 4.3.7 of LPP PLN 2.9.

The above requirements are typically relevant to Standard Structure Plans as defined by the *Regulations*. However in circumstances where subdivision occurs following rural to urban land use change, the City may apply or require similar provisions for Precinct Structure Plans.

Information for Part 2 – Explanatory Section

Element 2 - Movement Network

The Structure Plan Map and Movement Network section of the Structure Plan Part 2 – Explanatory Section report shall address the following:

- Access Streets C and D (as described and defined in Element 2 'Movement Network' of the Western Australian Planning Commission's Liveable Neighbourhoods Guideline) shall be as per the City's modified cross sections – refer to Clause 4.3.8 of LPP PLN 2.9

The Liveable Neighbourhoods Guidelines are accessible from the website of the WAPC.

Reports and Plans to include in Structure Plan Appendices

The following documents listed below are required to be provided with a Structure Plan application as part of the Structure Plan appendices. The design shown on the Structure Plan Map should respond to these studies and an analysis of their findings is to be included in the Structure Plan Part 2 Explanatory Section report (Part 2).

Local Landscape Feature and Tree Retention Strategy

A Local Landscape Feature and Tree Retention Strategy is required to be prepared and submitted to the City for approval at Structure Planning stage to assist in satisfying items '1.2 and 1.3' of the 'Site and Context Analysis' requirements under Element 1 'Community Design' of Liveable Neighbourhoods.

A Local Landscape Feature and Tree Retention Strategy should be prepared in consultation with the City and include the following:

- A description and map prepared by a suitably qualified professional (to the satisfaction of the City) showing the location, species, height, width of trunk 1 metre above ground level and structural health of Significant trees on site;
- A map showing which Significant Trees are proposed to be retained and which Significant Trees are to be removed;

- A description of methods to avoid impacts on trees that are to be retained;
- A description of ongoing management and maintenance;
- A map and description of all Landscape Features on site;
- A map of the Landscape Features that are proposed to be retained, modified or removed; and
- A statement of how any relevant District Structure Plan has considered and responded to Element 1 (Community Design) of Liveable Neighbourhoods.

Significant Tree is defined in Clause 3.2.1 of LPP PLN 2.4 which outlines the assessment criteria (such as heritage, species and locational significance) used to determine the significance of a tree.

Landscape Feature is defined as:

A Landscape Feature is to be considered a unique or identifiable feature of the landscape including ridgelines, rocky outcrops, vegetation, creek lines and wetlands.

Landscape Features can be identified in the District and Local Structure Planning phase of the planning and development process and subdivision phase of the planning and development process.

In the case of a 'group' of trees being identified as a significant Landscape feature, the retention of individual trees will be undertaken in accordance with criteria identified in Section 3.2.1 of this policy.

See Clause 3.2.2 of LPP PLN 2.4

Landscape Master Plan

A landscaping master plan and management strategy, that includes details of:

- revegetation of watercourses/foreshore buffers;
- public open space conceptual landscaping;
- retained vegetation;
- indicative pathway network;
- landscaping to drainage areas;
- retaining wall/batter locations;
- cross sections of landscaping areas;
- plant species selection;
- landscaping surrounding heritage sites; and
- identification of street trees within verges / medians (refer to Clause 4.3.6 of LPP PLN 2.9).



Further information

For further information, refer to the City's website where the following information is available:

- Local Planning Policy PLN 2.4 – Landscape Feature and Tree Preservation
- Local Planning Policy PLN 2.9 – Landscaping
- ENG6 – Street Tree Policy
- Landscaping Guideline: Urban Forest Strategy – Suggested Tree Species
- Landscaping Guideline: Plants to Avoid

Please refer to the website of the State Government's Western Australian Planning Commission for the following documents:

- *Planning and Development (Local Planning Schemes) Regulations 2015*
- Liveable Neighbourhoods (2009) Guideline

Contact the City's Planning Services for further information.

Please note the information contained within this brochure is intended as a guide only. It is recommended that advice and assistance of City's Planning Services staff be sought prior to lodgement of a structure plan application. The City of Armadale disclaims any liability for any damages sustained by a person acting on the basis of this information.