

PLN 2.9

LANDSCAPING

• **INTRODUCTION**

Landscaping provides an opportunity to enhance environmental amenity and has a number of benefits including:

- *Community character.* Promotion of local character and a ‘sense of place’ for the City of Armadale.
- *Community benefits.* Provide shade, shelter and enhanced amenity.
- *Enhanced local biodiversity.* Use of local native plants will provide food and habitat for local fauna, and help reduce the genetic isolation caused by clearing of native vegetation through allowing connectivity between isolated bushland remnants.
- *Water conservation.* Landscaping can be designed to require less water and nutrients by utilising appropriate plant species.
- *Air quality.* Trees used in the landscaping generate oxygen, recycle water and filter air pollution.
- *Climate adaptation.* In adapting to global warming the cooling effect of trees can reduce the urban heat island effect and provide benefits such as a reduction in the use of energy intensive air-conditioning.

The above benefits are supported by the following key documents and aims:

Local Biodiversity Strategy - aims to protect, retain and manage a network of viable local and natural bushland areas that support biodiversity and related processes by providing priorities, guidance and integration with land use planning and community involvement.

Urban Forest Strategy - aims to strengthen the diverse landscape character through allocating suitable tree diversity, being proactive in appropriate landscape planning while showcasing the City’s botanic heritage and enhancing Armadale as an expanding ‘tree change’ destination and distinguishing Armadale from other parts of the Perth metropolitan area.

Swan and Canning Rivers Management Act 2006 - aims to protect the environmental values of Perth’s major river system, including the Canning and Wungong rivers in the City of Armadale.

• **APPLICATION OF POLICY**

- a) This policy applies to all Structure Plan, Subdivision and Development proposals, where the provision of landscaping and revegetation plans are required in accordance with Town Planning Scheme No.4 or any other Development approval.

- **POLICY OBJECTIVES**

The objectives of the policy are as follows:

- 1) To conserve and enhance the natural environmental and biodiversity attributes of the district by incorporating environmental principles into public and private decision making.
- 2) To provide applicants with guidance and requirements on landscaping design and appropriate tree/plant selection in accordance with the City's Urban Forest Strategy.
- 3) To provide a common theme for landscaping throughout the City that encourages the enhancement of biodiversity in accordance with the City's Urban Forest and Biodiversity Strategies.
- 4) To provide for climate change adaption by using native plants that use less water and which provide cooler microclimates.

- **POLICY STATEMENTS**

4.1 Structure Plans

Any local Structure Plan shall be accompanied by the information required by *Part 4 – Structure Plans of the planning and Development (Local Planning Schemes) Regulations 2015* (Clause 16).

4.2 Subdivisions

Subdivision proposals shall be assessed in accordance with 4.1 above. In addition, prior to commencement of subdivisional works, applicants are required to identify and protect any vegetation worthy of retention in accordance with the City's *Subdivisional and Development Guidelines*.

Landscaping plans shall incorporate water wise plants and tree species identified within the City's Urban Forest Strategy and be designed in accordance with the City's *Parks Facilities Strategy Landscape Design Guide for Public Open Space in New Residential Developments*.

4.3 Developments

Developments shall be landscaped and maintained in accordance with Town Planning Scheme No.4 and the City's landscaping guidelines. Each guideline outlines detailed design principles relating to species selection, layout and installation requirements for the following circumstances:

4.3.1 Unit Developments

Grouped/Multiple housing developments shall take into consideration the 'Open Space and Landscaping' requirements of Planning Policy *PLN 3.1 Residential Density Development* and satisfy the City's *Landscaping Guideline – Unit Developments*.

4.3.2 Industrial and Commercial

Industrial and Commercial development need to take into consideration Clauses 4D.4 and 4C.5 of Town Planning Scheme No.4 relating to landscaping respectively and satisfy the City's *Landscaping Guideline - Industrial and Commercial*.

4.3.3 Screening

In circumstances where landscape screening is imposed as a condition of approval, applicants are required to satisfy the City's *Landscaping Guidelines - Screening*.

4.3.4 Verges

In circumstances where landscaping of the verge area is imposed as a condition of approval, applicants are required to satisfy the City's *Verge Landscape Guidelines (2021)* ~~*Streetscape Fact Sheet 4 - Verge policy and Guidelines*~~.

4.3.5 Species selection

Landscaping plans shall incorporate ~~appropriate~~ plant species ~~to that~~ meet the objectives of this policy ~~and are suitable for the function and location of the design and the broader development~~. Applicants are encouraged to utilise water wise plants and tree species identified within the City's Urban Forest Strategy. Refer to the City's *Streetscape Fact Sheet 6 - Urban Forest Strategy*, *Fact Sheet 7 - Trees for Confined Spaces* and *Verge Landscape Guidelines (2021)* ~~*Fact Sheet 2: What's best to plant?*~~

The City has identified a range of plants species that are not suitable due to invasiveness and toxicity. Refer to the City's *Landscaping Guidelines - Plants to Avoid*.

4.3.6 Landscaping Master Plan & Management Strategy & Street Tree Conditions

For subdivisions containing public open space and/or larger subdivisions (greater than 10 lots) the City will request that the Western Australian Planning Commission (WAPC) apply a subdivision condition requiring that a Landscaping Master Plan & Management Strategy be prepared and implemented. For smaller subdivisions (10 or less lots) the City will request that the WAPC apply a subdivision condition requiring the provision of street trees.

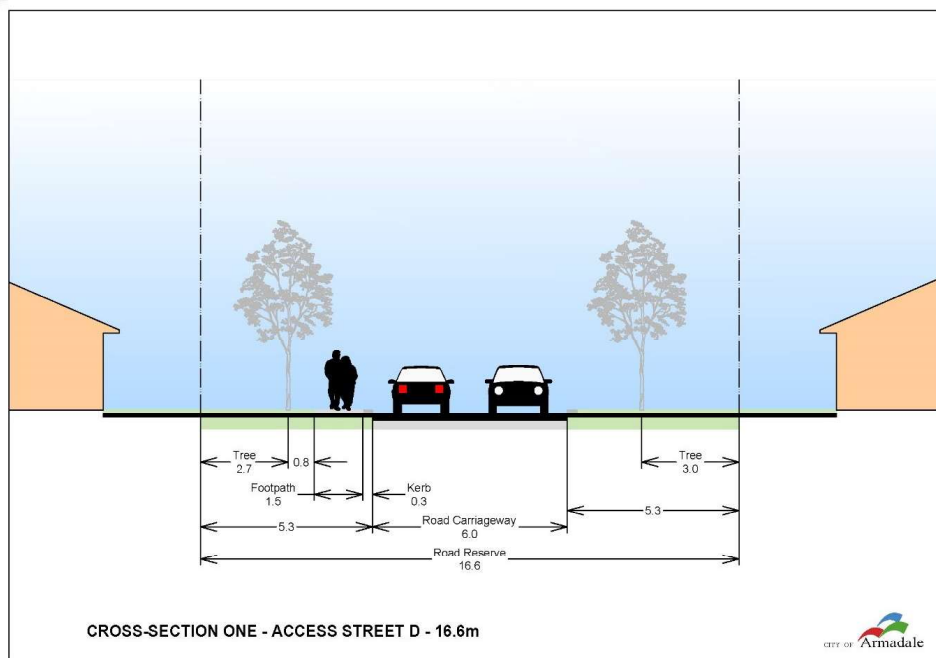
4.3.7 Local Development Plan (LDP) Required for Narrow Lots

The City requires that a Local Development Plan (LDP) be prepared for lots with a street frontage of less than 12m. The LDP should identify street tree locations in the verge in front of those lots, in order to preserve the street tree locations from potential conflicts with the house and crossover design.

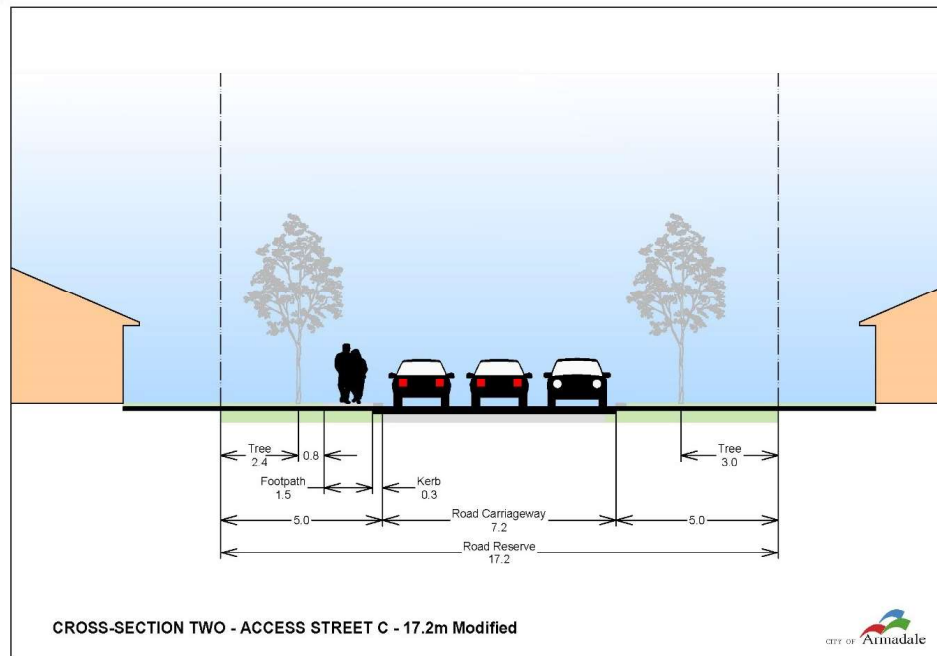
4.3.8 Road Widths and Cross-sections - Structure Plan and Subdivision

At both the structure plan and subdivision stage of development the City will require application of the following variations to cross-sections and reservations from Liveable Neighbourhoods 2015, in order to provide a less constrained 'corridor' for the planting of street trees, especially where on-street parking and dual use paths are required to be accommodated:

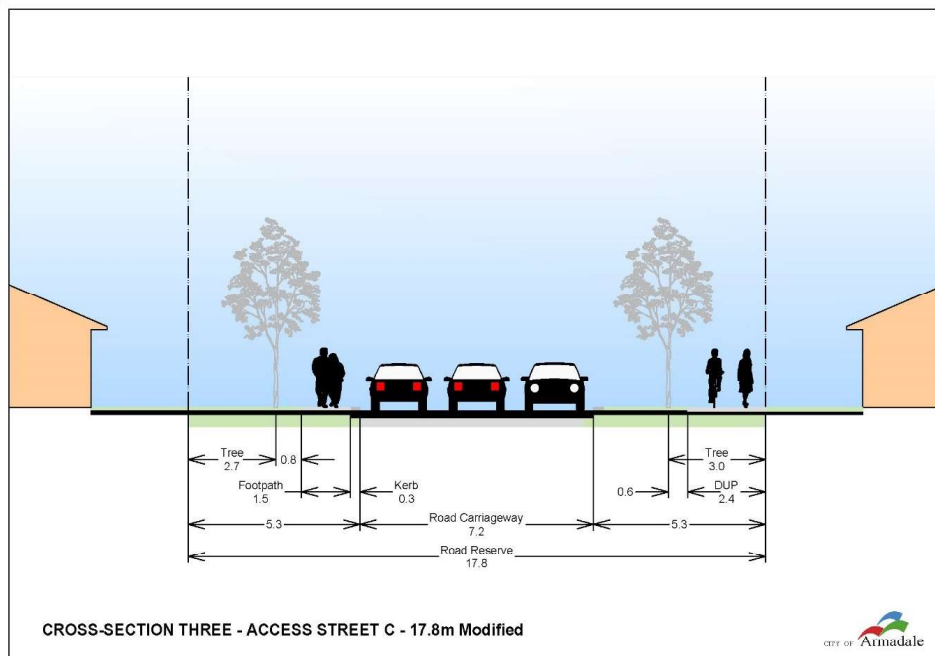
- Minimum 16.6m road reserve width for Access Street D with no on-street parking, in lieu of 15.5m in Liveable Neighbourhoods. A minimum 16.6m (5.3/6/5.3) wide reservation is required to accommodate placement of street trees and a 1.5m footpath at back of kerb;



- Use of a modified version of the cross section shown in Liveable Neighbourhoods for a 17.2m wide Access Street C, where there is on-street parking but no dual use path. This modified cross section would put the footpath at back of kerb and the street trees on an alignment further from the road pavement;



- Minimum 17.8m road reserve width for Access Street C with on-street parking and dual use path, in lieu of 17.2m in Liveable Neighbourhoods. The 5.3m verge shown within that cross section is necessary for both a dual use path and street tree to be contained in the same verge. While the 17.8m cross-section contains a footpath in one verge and a dual use path in the other that duplication of pedestrian facilities will not be commonplace, but may be necessary in certain circumstances.



4.3.9 Corner Lots – Design and Development of Long Verge

The following requirements are applicable to corner lots at subdivision:

- Corner lots that don't front a rear laneway should have a frontage to depth ratio of between 1:1.5 and 1:2 (as recommended in Liveable Neighbourhoods 2015) as that places a reasonable limit upon the length of the corner lot, and therefore, the amount of landscaping required to be installed and maintained on the long verge; and
- Parallel car parking bays should be installed wherever possible within the long verge abutting a corner lot, without compromising the requirement for two (2) street trees per side lot as standard practice.

D154/12/06
D53/9/15
D32/8/16

Development Services Committee 12 Dec 2006 – Adopted by Council 18 Dec 2006
Development Services Committee 22 Sept 2015 – Adopted by Council 29 Sept 2015
Development Services Committee 16 Aug 2016 - Adopted by Council 22 Aug 2016
- Revised April 2018 (as per Amendment 86)