

Planning Information Sheet:

Landscaping

INTRODUCTION

This information is intended to assist applicants prepare landscaping plans when they are required as part of a development application. The circumstances where a landscape are most regularly required (but not limited to) are:





Residential Zone	<p>A landscaping plan is required on submission of a development application for two or more dwellings and where communal open space is proposed (refer to the Residential Design Codes Volume 1).</p> <p>A landscape plan prepared by a competent landscape designer is required on submission of a development application for two or more grouped dwellings is proposed (refer to the Residential Design Codes Volume 2).</p> <p>Where a single house or grouped dwelling development triggers the need for a garden to be planted on the whole verge in front of the development in accordance with Local Planning Policy LP.10 – Incentive-Based Development Assessment.</p>
Industrial/ Commercial/ Private Community Purposes/ District Centre and Local Centre Zones	A landscaping plan is required for all development applications (refer to Local Planning Scheme No. 42).

LANDSCAPING IS TO FULFIL THE FOLLOWING OBJECTIVES:

- Enhance the appearance of the streetscape within the City.
- Contribute to the appearance and amenity of the development for the residents.
- Provide protection for existing vegetation and maintain a local sense of place.
- Improve the amenity and standard of developments within the City.
- Ensure that landscaping contributes towards the maintenance of a safe and secure environment.
- Provide for microclimate.

LANDSCAPE PLAN SPECIFICATIONS

- Landscape plans shall be drawn to scale (1:100 is preferable), showing the position, type and size of any existing tree(s) exceeding 3m and/or significant landscaping features and indicating those trees to be retained. Wherever possible, efforts should be made to retain all existing vegetation on the site and developments should be designed accordingly (refer to Local Planning Policy LP.09).
- The plans shall include a legend showing the species and number of plants to be planted, labelled with Botanical names only. The plans should also give an indication of the spacing and number of plants to be located on the site. 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.

PLANT LEGEND			
	SPECIES	SIZE	SPACING
TREES			
	EUCALYPTUS FICIFOLIA 'RED FLOWERING GUM'	100 L	AS SHOWN
SHRUBS AND GROUNDCOVERS			
	DAMPIERA TERES 'TERETE - LEAVED DAMPIERA'	400mm	AS SHOWN
	ACACIA WILLDENOWIANA 'GRASS WATTLE'	300mm	AS SHOWN
	HEMIANDRA PUNGENS 'SNAKEBUSH'	500mm	AS SHOWN

- The landscape plan shall cover all common and communal areas, areas accessed by the public, and areas that have an impact on the streetscape and locate all the main landscape elements including fences, retaining walls, steps, driveways, parking areas, paths and services (i.e. water and sewer lines, transmission lines, etc.).

LANDSCAPING LEGEND	
	100L PROPOSED TREE. REFER TO PLANT SCHEDULE
	HATCH TO SHOW LAWN AREA AND VERGE (WINTER GREEN)
	HATCH TO SHOW LOCATION OF PAVED AREAS
LANDSCAPING NOTES:	
ALL GARDEN AREAS ARE TO BE WATERED BY AN AUTOMATIC RETICULATION SYSTEM OFF MAIN WATER SUPPLY.	

- It is preferable that plans are prepared by a landscape architect, landscape designer or horticulturalist.

GENERAL REQUIREMENTS

- All street trees shall be retained and protected, unless otherwise approved in writing by the Manager Parks and Streetscape Services. For more information please visit: <https://www.canning.wa.gov.au/places-and-events/places-to-play/parks-and-reserves/parks/street-tree-removal>
- Plants shall be spaced to provide reasonable coverage of garden areas at maturity.
- Landscape adjacent to traffic areas (crossovers etc.) are to be planted with groundcover species that are low growing at maturity to preserve sightlines and should be designed to accommodate vehicle access areas.
- Landscape design must have regard to the objectives of maintaining safety and security, including visibility and sightlines for surveillance purposes with lighting provided to pathways, and communal open space and car parking areas. Proposed landscaping should complement adjacent buildings and the streetscape and provide attractive safe and useable spaces with the strategic use of certain species to discourage unwarranted access.
- Plants which are known poisonous and/or irritant will not be permitted.
- Mulch is to be added to all garden bed areas to a minimum depth/thickness of 75mm and is not to include crushed brick, pea gravel, and blue metal or crushed limestone. Organic mulch shall be composted and weed free.
- All landscape plans for residential development of six or more grouped dwellings will be referred to the City's Parks and Streetscape Services for assessment.
- Landscape plans shall include details of irrigation and maintenance of landscaped areas. 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.

THINGS TO AVIOD

- A common mistake is to pick your 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. You may wish to seek advice from garden nurseries as to what will grow successfully in your location and suit your design requirements. Please see the City's Native garden webpage for additional information: <https://www.canning.wa.gov.au/our-community/community-initiatives/conservation-and-environment/native-gardens>.
- In considering purchase of plants, you must have regard to availability of species at certain times of the year, whether the species is appropriate to the climate and the level of maintenance required. Plants that are hardened and adapted to high sunlight, less water and fertiliser applications will usually thrive in most landscapes.
- Thorny, prickly or irritant plants should be avoided near paths or driveways.
- Trees should not be planted near buildings, power lines or underground services.
- Plants known to be poisonous.
- Plants that are diseased or insect attacked.

- Plants which are pot bound or which have poorly developed root systems.
- Landscaping should be avoided immediately adjacent to parking bays, i.e. step out areas.
- A number of trees are not suitable for parking areas. Including trees with fleshy fruit or surface roots and trees that shed bark or leaves, or are prone to shedding limbs.

DURING CONSTRUCTION – PROTECTING EXISTING VEGETATION

Root Systems

Protection should be provided for the root systems of all vegetation to be retained. The following points should be considered:

- 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 to avoid compaction of the soil.
- Maintain existing surface level of soil around the plants to be retained.
- Avoid excavation that will affect plant root systems and roots that are exposed are to be kept wet.
- 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.

Trunk/Stem Protection

- Efforts are to be made to avoid damage to the bark of the trunk/stems of plants.

Canopy Protection

- If branches are going to interfere with access or construction, have them pruned with clean sharp tools before construction commences. Torn branch stubs may become infected by disease. A qualified tree surgeon or tree pruning contractor may be engaged for this service.

EXAMPLE OF A LANDSCAPING PLAN FOR BATTLE-AXE DEVELOPMENT WITH PLANTING KEY

