

Objectives: Place

Outcome: 2.1 - A diverse, well planned built environment.

Strategy: 2.1.1 - Actively engage in the development and promotion of an effective planning framework.

Purpose

1. Provide guidance to stakeholders regarding the consideration of landscape and the standard of landscaping expected by the Shire;
2. Ensure the effective integration of landscape and vegetation into land use planning processes, so that the right level of information and detail is provided and assessed, at each stage in the planning process;
3. Facilitate the effective integration of both state government and Shire planning and environmental documents, in a way that facilitates efficient and effective decision-making; and
4. Contribute towards achievement of vegetation and landscape outcomes that meet the expectations of stakeholders and contribute towards the achievement of biodiversity and water use targets and the creation of vibrant places for our communities.

Definitions

Development Assessment Unit – The working group of Shire technical officers tasked with ensuring that development applications are determined in a timely and efficient manner in accordance with the assigned delegations.

Background

The Shire of Serpentine Jarrahdale Plan for the Future identifies the Vision for the Shire as a place that

“is recognised nationally for its cutting edge environmental management and abundant biodiversity. The community enjoys a breathtaking landscape of forested hills and a wide, open coastal plain overlain with protected and rehabilitated bushland, rich in native flora and fauna.... The Shire’s rural character is preserved in residential subdivisions through provision of low maintenance multiple use corridors and public open spaces planted with native vegetation as well as large shade trees in local streets, community gardens and a diversity of lot sizes.”

This vision is strongly supported throughout the document by numerous objectives that relate specifically to landscape and vegetation, recognising the importance of these elements in the delivery of the vision for the Shire.

Development is often associated with the clearing and loss of areas of native vegetation. This loss of vegetation has an impact on the biodiversity of the region as well as on the landscape values of the area. Landscaping provides an opportunity to enhance environmental amenity and civic pride and, retention and return of biodiversity to local areas. The Shire of Serpentine Jarrahdale Plan for the Future recognises the importance of landscape and vegetation to the community, noting the first community value identified as part of the Plan’s development is that “the community appreciates the



contribution of the natural environment to sense of place, the attraction of new residents and its landscape amenity.”

The consideration of landscape and vegetation by the planning system is supported in the Shire of Serpentine Jarrahdale Town Planning Scheme No. 2, which contains a general objective (e) to create a ... landscape environment which complements the wide range of activities carried on and proposed to be carried in the District.

Further guidance is provided in the scheme, including Clause 5.18.2.4 which requires structure plans to contain information on landform, topography, hydrology, landscape, vegetation, soils, conservation and heritage values... and Clause 7.10.1 which requires landscaping to be provided for all developments in accordance with the Site Requirements Table and/or a landscape plan approved by the Council; and completed within thirty days of the occupation and use of the site. Landscaping requirements for car parks are outlined in clause 7.7 and Clause 7.13 outlines the requirements for tree preservation and planting.

Additionally, a landscape protection policy area exists to preserve the amenity deriving from the scenic value of the Darling Scarp within the Scheme Area.

Council is committed to the conservation of biodiversity and the restoration of the environment, especially where past land use has over-cleared and degraded the landscape. The Shire's Local Biodiversity Strategy (2010) recognises that only 48,680 ha (or 54%) of the original 89,977 ha of native vegetation remains in the Shire. Most of this remaining vegetation is within State Forest on the Darling Plateau and is very different in terms of species and ecosystems to that on the Swan Coastal Plain and Ridge Hill Shelf. Biodiversity is a relevant planning consideration that needs to be taken into consideration at each stage in the planning process and additional guidance on how to address biodiversity within the Shire is contained within Local Planning Policy 26: Biodiversity Planning (2009).

Liveable Neighbourhoods (WAPC, 2007) seeks to provide guidance for structure planning and subsequent subdivision and development in Western Australia. Table 2 Liveable Neighbourhoods LN outlines the information requirements for each stage of the planning process, for example establishing a requirement for a landscape master plan to be submitted as part of a local structure plan. Liveable Neighbourhoods also establishes the need for a comprehensive site analysis to be provided as part of structure planning. Part of this analysis will identify areas of natural and cultural significance. Where practical, those items that are of adequate significance, or can contribute to establishment of a sense of place or identify should be retained.

Visual landscape planning helps us to understand and articulate the character of the landscape and identify those features that contribute to scenic quality and sense of place. The Western Australian Planning Commission has developed guidelines for Visual Landscape Planning in Western Australia, which provide instructions on how the planning system should consider landscapes, suggesting the need for strategic visual landscape evaluation and visual impact assessment of proposed developments.

Under the Residential Design Codes each application for planning approval is required to be accompanied by an existing site analysis plan showing the position, type and size of any tree exceeding 3m in height from existing ground levels; and the street verge, including footpaths, street trees, crossovers, drainage, power poles and any service such as telephone, gas, water and sewerage in the verge.

The Environmental Protection Authority (EPA), through Guidance Statement No 33: Environmental Guidance for planning and development (2008) note that...For all rezoning and development projects that may impact on native vegetation, the EPA urges authorities and applicants to obtain adequate information on the values and characteristics of the native vegetation, and to consider its role in maintaining healthy catchments and biodiversity. It is generally best to carry out adequate surveys and evaluation at the initial stages of project formulation (see section B2.3.3).

This local planning policy seeks to bring together the above-mentioned documents and assist in achieving practical implementation.



Status

Relationship to Town Planning Scheme No. 2

This Policy is a planning Policy prepared, advertised and adopted pursuant to Clause 9.1 of Town Planning Scheme No. 2 (TPS2). Under Clause 9.2 of TPS2 all planning policies are documents supporting the Scheme. The Policy augments and is to be read in conjunction with the provisions of TPS2 relating to landscape and vegetation.

Relationship to other State Planning Policies (SPPs)

This policy has due regard to, and should be read in conjunction with the State Planning Policies. Of particular relevance to this Policy are:

- State Planning Policy 1 – State Planning Framework Policy
- State Planning Policy 2 – Environment and Natural Resources Policy
- State Planning Policy 2.8 – Bushland Policy for the Perth Metropolitan Region State Planning Policy 3.4 – Hazard and Natural Disasters
- Relationship to other Local Planning Policies (LPPs)

This policy has due regard to, and should be read in conjunction with the Shire's Local Planning Policy suite. Of particular relevance to this policy are:

- Local Planning Policy No 1 – Bonds and Bank Guarantees Local Planning Policy No 4 – Revegetation
- Draft Local Planning Policy No 11 – Public Open Space in Byford Town Centre Local Planning Policy No 24 – Designing Out Crime
- Local Planning Policy No.22 – Water Sensitive Urban Design Draft Local Planning Policy No 25 – Constructed Lakes Local Planning Policy No 26 – Biodiversity Planning
- Draft Local Planning Policy No 27 – Stakeholder Engagement in Land Use Planning Draft Local Planning Policy No.35 – Residential Development
- Draft Local Planning Policy No 40 – Detailed Area Plans
- Draft Local Planning Policy No 59 – Public Art Policy for Major Developments Draft Local Planning Policy No 62 – Urban Water Management
- Draft Local Planning Policy No 68 – Sustainability Assessment
- Other documents which should be read in conjunction with this Policy include: Planning and Development Act 2005
- Environmental Protection Act 1986 Liveable Neighbourhoods (WAPC, 2009)
- Visual Landscape Planning in Western Australia: A manual for evaluation, assessment, siting and design (WAPC, 2007)
- EPA Guidance Statement No 6: Rehabilitation of Terrestrial Ecosystems (EPA, 2006)
- EPA Guidance Statement No 33: Environmental Guidance for Planning and Development (EPA, 2008) Australian Standard 4970 – Protection of Trees on Development Sites
- Planning for Bushfire Protection Guidelines Edition 2 May 2010



Policy

The following are definitions that relate directly to the application of this Policy:

1. Landscaping - any earthworks, vegetation change and associated structures such as rockeries, ponds, sleepers and walls. Landscaping can enhance privacy, act as a natural cooling system for homes, soften the built form, create visual relief and generally improve the aesthetic appeal of new and existing developments. In addition to this, landscaping with local native vegetation can help to protect biodiversity and natural heritage values and contribute to a 'sense of place' for the area.
2. Significant trees - those trees that contribute substantially, either individually or as a member of a tree group, to the landscape character, amenity, cultural values or biodiversity of their locality.
3. Visual landscape character - the appearance of landscape elements such as landform, vegetation, water bodies and human land use that make an area identifiable or unique.
4. Visual landscape evaluation - the process of evaluating the character of areas of land, usually by reference to an agreed set of criteria based primarily on community preferences.

Delegation

5. Applications that comply in all respects with this Policy may be dealt with under delegated authority, pursuant to Clause 8.2 of Town Planning Scheme No. 2.

Policy Provisions

6. The provision of landscaping is to have consideration of:
7. Where trees are proposed to be preserved on site, trees are to be protected in accordance with Australian Standard 4970 – Protection of Trees on Development Sites so that trees can be conserved in accordance with the Shire's expectations. Any variations to this practice will require written justification and Shire permission.



References

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| Name of Policy | Local Planning Policy 4.16: Landscape and Vegetation Policy |
| Previous Policy | Local Planning Policy 67: Landscape and Vegetation Policy |
| Date of Adoption and Resolution Number | 23 July 2018 - OCM063/07/18 |
| Review dates and Resolution Numbers | |
| Next review date | |
| Related documents | <p>Acts/Regulations <i>Local Government Act 1995</i> <i>Planning and Development Act 2005</i> <i>Planning and Development (Local Planning Schemes) Regulations 2015</i></p> <p>Plans/Strategies Strategic Community Plan 2017 - 2027</p> <p>Policies</p> <p>Delegations 11.1.1</p> <p>Work Procedures</p> |

Note: changes to references may be made without the need to take the Policy to Council for review.