

**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. Establish minimum standard for development to maintain and enhance the amenity and natural environment.
2. Landscape character is important to Council and the community and high value landscapes will be identified and preserved where possible.

## Policy

That all development applications be subject to a minimum set of basic standards for, landscaping and drainage.

The standards applicable shall be based on the following:

Area	Application
<p><b>Landscaping &amp; Revegetation</b></p>	<p><b><u>All zones</u></b></p> <ol style="list-style-type: none"> <li>1. Revegetation is required to replace mature native vegetation that is proposed to be lost as a result of any development / planning application throughout the Shire.</li> <li>2. Landscaping plans are required to be submitted for the following types of planning applications:               <ol style="list-style-type: none"> <li>a) Any grouped dwelling, multiple dwelling and/or residential building applications;</li> <li>b) Any development proposing the construction of building/s on a vacant site (with the exception of single dwelling and ancillary structures); or</li> <li>c) Any addition, modification and renovation to existing commercial or industrial developments valued at over \$100,000. ‘</li> <li>d) Extractive industries</li> <li>e) Telecommunications infrastructure</li> <li>f) Industrial and commercial development that falls outside the established parameters, such as design guidelines</li> <li>g) Bulky developments in the rural zone including sea containers and over size outbuildings and buildings, where there is no existing vegetation screening the development.</li> </ol> </li> </ol>



3. Where landscaping is required, plants identified as pest plants by the Shire and listed in Schedule 1 of this Policy, are not permitted to be retained or established.
4. Where landscaping is proposed within the road verge, a deed of agreement prepared by the Shire's solicitors at the applicants cost, which include lodgement of a caveat on title, is to be prepared and executed prior to the development being occupied. The deed is to include that the owner agrees to maintain the landscaping within the road verge.
5. All landscaping plans submitted to the Shire must be drawn to scale and detail the following:
  - a) The location and type of existing trees and plantings, including genus species name and whether they are to be retained.
  - b) The location and type of new trees and shrubs that are proposed to be installed as part of the landscaping including genus species name.
  - c) Any lawns, paths, hardscaping or other features to be established including construction materials to be used (i.e. brick paving, concrete).
  - d) Any natural landscape areas to be retained.
  - e) Those areas to be reticulated or irrigated including details on the type of reticulation.
6. To allow establishment of landscaping around existing trees and tree trunks adequate space depended upon the species should be maintained and kept clear of all impervious materials. Where a tree is positioned within 3m of less from a hardscape area, root control barriers should be installed.
7. Any landscaping proposed within the verge must consider:
  - a) Maintenance requirements - landscaping works should utilise hardy, low water usage native plants and consider ongoing general maintenance needs. Native Western Australian Grasses that are suitable for local conditions should be selected.
  - b) Climate – evergreen trees such as native trees should be planted along the eastern and western elevations to provide shade to indoor and outdoor living areas, and to reduce the heating of masonry walls and paving. Deciduous trees may be planted along the northern elevation of buildings to allow winter sunlight to indoor and outdoor living areas.
  - c) Biodiversity – native plantings that include trees, shrubs, groundcovers and grasses are encouraged to provide greater biodiversity to support plant and animal life, consistent with the provisions of Local Planning Policy No 4: Revegetation. The SJ Landcare and Shire have produced a useful resource that shows local plants called 'Keeping it local: Local native species list for Landcare projects in the Mid Swan Coastal Plain' which is available on the Shire's website. Where significant native animals have been identified on site, floral species should attempt to recreate the appropriate habitat for those identified native species.



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|  | <ul style="list-style-type: none"><li>d) Stormwater quantity and quality control - landscaping works should incorporate water sensitive urban design systems such as raingardens, rainwater tanks, permeable paving, constructed wetlands, buffer strips and infiltration trenches that are designed to manage the quantity and quality of stormwater runoff from the development site.</li><li>e) Viewsapes and the impact of the development on those with high community value.</li><li>f) Streetscape and the relationship of development to adjoining public spaces.</li><li>g) Privacy and general residential amenity noting the importance to maintain sightlines for casual surveillance of entry areas for improved security and safety.</li></ul> <p>8. Landscaping treatments should aim to minimise water use through soil improvement and mulching to retain moisture, use of indigenous, native landscaping; installation of smart irrigation systems including monitors, controllers and subsurface irrigation.</p> <p>9. The Local Natural Areas identified in the Shire's Local Biodiversity Strategy have both landscape and biodiversity values and will be retained and protected where possible.</p> |
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<b>Drainage</b>	<p><b><u>All Zones</u></b></p> <p>All sites shall comply with the basic requirement that any post-development discharges from the property should be equal to or less than the pre-development site for a design storm event, unless comprehensive hydrological catchment modelling at the developer's cost by a suitably qualified engineer proves otherwise.</p> <p>10. Where development has been proposed in an area where the lots grade to the road and the downstream system is designed with adequate capacity the following must be achieved:</p> <ul style="list-style-type: none"><li>a) Flow across paved areas to road/drain or legal point of discharge;</li><li>b) All plans submitted for approval to show existing and proposed levels, and flow paths.</li><li>c) Contain the first 15mm at source for retention or detention and slow release to downstream environment, based on soil conditions</li></ul> <p>11. In areas where lots are not adequately graded to the legal point of discharge or the discharge system has limited capacity the following must be met:</p> <ul style="list-style-type: none"><li>a) The stormwater drainage system must be designed by a suitably qualified engineer and must demonstrate that there will be no impact to upstream or downstream properties within the catchment.</li><li>b) All post development flows for a 1:100 year event must be compensated on site with only pre-development flows allowed to flow to the street/discharge point. Both pre and post development flow rates shall be calculated using methods as detailed in AR8R 2016.</li><li>c) Provision shall be made for all storms up to a 1:100 event to overflow the storage system and flow directly to the street drainage with floor levels of all buildings designed to prevent any flooding or I.P.D.</li><li>d) Contain the first 15mm at source for retention or detention and slow release to downstream environment, based on soil conditions.</li></ul> <p>12. During construction, measures should be implemented to ensure no discharge of dust or sediment from the site.</p>
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## Schedule One – Pest Plants

<b>Common Name</b>	<b>Scientific Name</b>
Coffee Bush	<i>Leucaena leucocephala</i>
Siratro	<i>Macroptilium atropurpureum</i>
Khaki Weed	<i>Alternanthera pungens</i>
Neem	<i>Azadirachta indica</i>
Hairy woodrose or Hairy morning glory	<i>Merremia aegyptia</i> and <i>Merremia dissecta</i>
Gallon's Curse	<i>Cenchrus biformis</i>
Bellyache Bush	<i>Jatropha gossypifolia</i>
Wild Passionfruit	<i>Passiflora foetida</i>
Caltrop	<i>Tribulus terrestris</i>
Mint Bush	<i>Hyptis suaveolens</i>
Buffel Grass	<i>Cenchrus ciliaris</i>
Mission Grass	<i>Pennisetum Polystachiom</i>
Rhodes Grass	<i>Chloris Gayana</i>

**References**

<b>Name of Policy</b>	Local Planning Policy 2.3: Development Standards for Development Applications
<b>Date of Adoption and Resolution Number</b>	N/A
<b>Review dates and Resolution Numbers</b>	23 July 2018 - OCM063/07/18
<b>Next review date</b>	
<b>Related documents</b>	<p><b>Acts/Regulations</b> <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><b>Plans/Strategies</b> Strategic Community Plan 2017 - 2027</p> <p><b>Policies</b></p> <p><b>Delegations</b></p> <p><b>Work Procedures</b></p>