

# Landscaping Guidelines

<b>Responsible Division</b>	Office of the CEO
<b>Responsible Business Unit</b>	Property and Economic Development
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<b>Affected Business Units</b>	Property and Economic Development Statutory Planning and Compliance
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## Introduction

The City's Landscaping Guidelines have been prepared to support and be read in conjunction with the City's Landscaping Policy. This document provides guidance on the implementation of landscaping requirements of the City of Bayswater local planning scheme and the Residential Design Codes. These Guidelines outline the matters to be addressed in landscaping plans, and their design requirements.

## Requirements

### Landscaping Plan

Landscaping Plans shall be scaled and including the following:

1. Scale, north point, site level contours, all lot boundaries and dimensions.
2. Materials and finishes of all external areas, inclusive of areas for vertical landscaping, landscaped balconies, vehicle access and parking (details of lawn variety, mulch type and depth, nature of any hard surface).
3. Plant schedule indicating botanical name, quantity, pot size, height and spread at maturity for proposed plants (generic legends not satisfactory).
4. Location of all plants in the schedule clearly indicated on plans.
5. Reticulation type and method of operation.
6. Notes on any specific maintenance requirements.
7. All verge areas adjoining the site including existing street trees.
8. Nature of any barrier separating landscaped areas from vehicle manoeuvring areas.

The level of detail required for landscaping plans may be varied by the City on a case by case basis with consideration to the scope and nature of development being proposed.

### Landscaping design

Landscaping Plans shall address the following matters:

1. Landscaping utilised to improve site amenity, provide natural shading, wind barriers, privacy enhancement, visual relief from built form, screening of service areas, and buffers to adjoining sites.
2. Provision of various plant species appropriate to the local conditions and environment, including any established aesthetic or thematic landscape character. Native plants are encouraged to reduce water and fertiliser usage, as well as provide food and habitat for native fauna.
3. Plants provided at an appropriate density, spaced to achieve a suitable level of cover to landscaped areas. Considerations in determining appropriate density include the age of stock at planting and size at maturity.
4. Provision of trees in accordance with the City's Trees on Private Land and Street Verges Policy.
5. Mulch provided for all garden beds at a depth of 5-10cm. Coarse, chunky mulch including a mixture of plant materials at different sizes and products displaying the Waterwise and Smart Approved WaterMark symbols are recommended.
6. Lawn only provided in areas which can be feasibly maintained and with adequate access to direct sunlight. Drought tolerant varieties are strongly encouraged and artificial varieties are not permitted.
7. All landscaped areas being provided with reticulation.
8. Principles of Waterwise gardens and water sensitive urban design.
9. Verge areas adjacent to development sites included as part of the Landscaping Plan. Permissible verge treatments are detailed in the City's Street Verges Policy.
10. Plants with a height at maturity exceeding 0.75m not located within 1.5m of a vehicle access point, or within 6.0m of a street intersection with an angle less than 90° or verge width less than 5m.
11. Landscaping designed to avoid the undue obstruction of views between development and the primary street or resulting in areas of concealment or entrapment.
12. Potted plants and landscaped areas with a dimension less than 0.5m are discouraged, and will not contribute to any required landscaping provision.

## **Resources for landscaping information**

The City has prepared a number of tools to assist in landscaping design, plant selection, preparation, planting, and maintenance of landscaped areas. The following documents available on the City's website may be utilised to guide preparation of landscaping plans:

- [Local Native Plants Guide](#) - Information on watering, pruning, mulch, fertilisers, and includes a list of local native plants and specialist nurseries.
- [Tree Planting Guidelines](#) - Information to assist in determining an appropriate tree species and location, and advice on transporting, planting, and maintaining trees.
- [Suggested Tree Species for Private Property](#) - A list of trees by size recommended for use on private property.
- [Street Verge Greening Guide](#) - Information relating to suitable verge landscaping treatments and associated requirements.

The Water Corporation and Department of Water and Environmental Regulation websites also contain numerous documents and information with advice on a range of recommended landscaping practices associated with Waterwise gardens and water sensitive urban design.