

# Landscaping Policy

Responsible Division	Community and Development
Responsible Business Unit/s	Development Approvals
Responsible Officer	Manager Development Approvals
Affected Business Unit/s	Development Approvals

## PURPOSE

The purpose of this policy is to provide guidance on the minimum standards and expectations for landscaping associated with development applications.

## OBJECTIVES

The objectives of this policy are as follows:

1. Incorporate landscaping as a fundamental element of the design process to ensure integration with development in a meaningful and functional manner.
2. Protect and enhance the natural environment through retention of vegetation with environmental, aesthetic, or cultural value, and promotion of local native plants endemic to the area.
3. Ensure a suitable provision of landscaping relative to development size to complement and soften the built environment, reduce the dominance of hard surfaces and articulate open space.
4. Improve resilience and biodiversity of the natural environment through utilisation of various plants suitable to the local environment and climate, giving consideration to placement on site and nature of adjoining sites and surrounding landscapes.
5. Develop local character and a sense of place for communities through the provision of streetscapes with a consistent, high standard of landscaping and natural amenity.

## INTRODUCTION

Landscaping plays an integral role in shaping the amenity of any given area, and will typically improve visual appearance, moderate temperature (reduce temperature extremes), and assisting in managing stormwater runoff. Landscaping can also provide social and cultural benefits, forming a key part of the character and history of local areas, often supplementing and improving the amenity of the built environment.

The City of Bayswater Urban Forest Strategy identified that in addition to reduced block sizes through infill development, housing styles have changed with more emphasis on larger living spaces and a subsequent reduction in the potential for retaining existing trees and for green spaces to be established following development. The increase of impervious surfaces and reduced shade levels results in increased temperatures at a localised level relative to the previous building form with significantly higher vegetation coverage.

This policy will complement the City's Trees on Private Land and Street Verges Policy, and assist in reducing the dominance of hard stand areas associated with in-fill development, improving the amenity and sustainability of development and streetscapes within the City.

## SCOPE

The Landscaping Policy shall be read in conjunction with the City's Trees on Private Land and Street Verges Policy and Street Verge Policy, and is applicable to all development applications on zoned land within the City of Bayswater, with exception to the following:

- Single houses
- Minor works\*
- Home occupation/business
- Change of use\*\*

\* The City determines minor works on a case by case basis. As a general guide, works exceeding an estimated cost of \$150,000 or resulting in modification/creation of built space exceeding 40% of that existing would not be considered minor.

\*\* Provided only minor works are associated.

## REQUIREMENTS

All development applications within the scope of this policy shall include a landscaping plan on lodgement to the City. The landscaping plan provided shall be in accordance with the City's Landscaping Guidelines, which details the requirements for landscaping plans, design, provision and maintenance.

Landscaping plans for development applications comprising 10 or more dwellings, or an estimated development value of \$2 million or more, shall be prepared by a suitably qualified landscape architect.

Should a landscaping plan be deemed unsatisfactory, amendments are to be made during the development application process to allow for amendment to the development design if necessary, and consideration of landscaping provision in determination of the application.

Landscaping shall be completed in accordance with the approved landscaping plan prior to occupation of the associated development and thereafter maintained, to the satisfaction of the City of Bayswater.

## RELATED LEGISLATION

This policy is pursuant to Part 7 of State Planning Policy 7.3 Residential Design Codes Volume 1, and adopted under all Local Planning Schemes in force within the City of Bayswater, in accordance with Schedule 2, Part 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

<b>Relevant Delegations</b>	<b>TP-D01</b>
Council Adoption	23 July 2019