

Landscaping Policy

Responsible Division	Office of the CEO
Responsible Business Unit	Property and Economic Development
Responsible Officer	Manager Property and Economic Development
Affected Business Units	Property and Economic Development Statutory Planning and Compliance
ECM Document Set ID	4838524

Purpose

The purpose of this policy is to outline the requirements for landscaping plans as accompanying material for 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 a 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 the visual appearance of development, moderate temperature (reduce temperature extremes), and assist 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 nature of residential development in Perth is changing and, in addition to smaller lot sizes, housing styles have changed with greater emphasis on large living spaces and a reduction in the potential for retaining existing trees or 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 which had significantly higher soft landscaping and tree canopy coverage.

This policy assists in reducing the dominance of hard stand areas associated with contemporary residential and non-residential 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 and specified requirements for grouped dwellings, in accordance with Part C of the Residential Design Codes Vol. 1¹
- Home occupation/business
- Minor works²
- Change of use³

1 Notwithstanding, the nature and extent of any open space and landscaping proposed for the site must accompany any application in accordance with cl.63 of the Deemed Provisions.

2 The City determines minor works on a case by case basis. As a general guide, works exceeding an estimated cost of \$100,000 for residential development or \$200,000 for non-residential development, and/or resulting in modification/creation of built space exceeding 40% of that existing would not be considered minor.

3 Provided only minor works are associated.

Policy Statement

1. 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 minimum requirements for landscaping plans, as well as guidance on design, provision and maintenance.
2. Landscaping plans for development applications comprising 10 or more dwellings, or an estimated development value of \$2 million or more, or as otherwise determined by the City shall be prepared by a suitably qualified landscape architect.
3. The City will apply a condition to Development Approvals requiring that 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 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*.

Related Documentation

City of Bayswater Landscaping Guidelines

City of Bayswater Trees on Private Land and Street Verges Policy

City of Bayswater Street Verges Policy

Residential Design Codes Vol.1 & Vol.2

Document details

Relevant delegations	TP-D01		
Risk evaluation	Low		
Strategic link	<p>E2 Remain focused on greening the City's suburbs and streetscapes and increasing the tree canopy.</p> <p>E5 Protect and enhance the City's natural environment and biodiversity, and encourage the community to participate in its protection.</p>		
Council adoption	23 July 2019	Resolution	10.4.6
Reviewed/modified	22 October 2024	Resolution	10.5.2.11
Next review due	October 2028		