



6.1.18 LANDSCAPING

Purpose

The purpose of this policy is to provide Council with a clear set of guidelines to apply standards for the provision of landscaping associated with new land use and development on private property within the Shire of Manjimup.

This policy is intended to supplement and complement the provisions of Council's Local Planning Scheme No.4 (the Scheme) relating to landscaping and should be read in conjunction with the Scheme.

Application

This Policy applies to all land within the Shire of Manjimup and is to be read in conjunction with the Scheme and any other relevant Local Planning Policy. If a provision of the Policy is inconsistent with the Scheme, the Scheme prevails. The Policy does not apply for the development of a single house (unless the Scheme or a separate adopted Local Planning Policy require landscaping).

Objectives

The objectives of this policy are to encourage:

-) development that incorporates a creative landscape plan, with the use of interesting details, plant selection and design ideas; and
-) nature spaces and the protection and enhancement of areas of natural, historical, and cultural significance.

Interpretation

For the purpose of this policy, all terms and references shall have the same meaning as given by the provisions of the Local Planning Scheme No 4 (the Scheme) and associated regulations.

Policy Measures

Landscaping Requirements

-) Residential development comprising more than one single house on the land, the provisions of the R-Codes will be applied;
-) For development proposed on main streets up to the street site boundary (usually defined by the edge of the footpath), landscaping will not be required however, if extensive parking areas are to be provided at the front, side or rear of the development then landscaping to achieve screening and shade, dependent upon the size, will be required at a ratio of 10% of the site area and a minimum of one shade tree per four car bays;
-) Other commercial or similar development forms, a minimum three metre landscaping strip shall be provided to all street frontages (except where development is approved with a nil front setback), landscaping will be required at a minimum ratio of 5% of the site area and a minimum of one shade tree per

- four car bays in open parking areas unless otherwise determined by Council;
-) Where shade trees are required for car parking areas these may be provided within immediately adjacent landscaping areas;
-) Selection of shrubs within car parking areas shall take into consideration sightlines in and around parking areas and vehicular access ways.
-) Other forms of development, there will be a presumption in favour of the provision of landscaping but the proportion, position and type will be assessed by Council in each case;
-) Development in rural areas, there will generally only be a landscaping requirement where there is a need to screen new/second-hand buildings and structures from view, particularly from public roads or other public vantage points; and
-) Concessions to any of the standards set out above, the Council may require a cash-in-lieu contribution towards the implementation of an approved Townscape Plan where appropriate or to street beautification.

Form of Landscaping

In general, the use of waterwise plants and water sensitive urban design is encouraged. A minimum of 75mm (25mm for native plants species) of mulch (gravel is not permitted) is to be applied to all landscaping beds.

Shade trees and other landscaping in car parking areas will be required to be protected from adjacent vehicle movements, support staked (as required) and where necessary, protective railings installed or other alternative methods implemented to deter vandalism or damage from other causes.

Maintenance

Conditions of planning approval will require the necessary landscaping not only to be installed and established prior to the occupation of the development but also maintained for the life of the development to the satisfaction of Council. Failure to comply with such condition will constitute a breach of the development approval with the Council will be able to take remedial legal action to ensure that the objective is maintained.

Reticulation

All landscaped areas shall be designed and reticulated in a water sensitive manner unless the applicant can provide adequate justification that reticulation is not necessary. The use of programmable irrigation controllers and water efficient irrigation systems is encouraged.

Deferred Landscaping Development

While it will normally be the case that a condition of development approval will require the appropriate landscaping to be carried out before occupation of the approved development, Council recognises that there will be circumstances when planting will not be appropriate at the time when a development is ready for occupation, e.g. at height of summer.

Conditions of Development Approval will normally be so expressed as to allow the proponent to enter into an arrangement whereby the landscaping will be provided at a later date. All such applications will need to be:

-) in writing with undertakings provided to Council to the effect that the landscaping will be laid out and planted by the agreed date; and
-) supported by a bond to the full value of the landscaping works and materials supplied and installed.

As landscaping is subsequently provided, the bond monies will be returned to the applicant proportional to the value of the works completed to the satisfaction of Council.

Application Requirements

Applications for Development Approval for any proposed new development should provide, in addition to the details of the proposed development, a plan at a scale of not less than 1:100 showing the entire lot the subject of the application, the area to be or already covered by buildings or other structures and the land to be allocated to landscaping. These plans should be complemented by other larger scale plans and other details setting out the species of plants to be used and their location, details of the reticulation to be set in place, the treatment of edges of the landscaped area and the material to be used as mulch etc.

ADOPTED – 13 JUNE 2019

EFFECTIVE – 26 JUNE 2019

NEXT DUE FOR REVIEW – JUNE 2024

The Administration of this Policy is by the Development and Regulation Directorate.
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