

POLICY OBJECTIVE

The objective of this Policy is to provide guidance in relation to the Shire's requirement for Landscaping Plans within a Subdivision, an Approved Development, Public Open Space and Shire Road Verges.

Such Plans shall be designed to be sympathetic to the amenity and aesthetics of the locality whilst providing the Shire with a suitable commitment from the Developer for planting, watering and maintenance.

POLICY AREA

This Policy applies to all land in the Shire of Gingin.

POLICY STATEMENT

In the case of all Subdivision Applications, where Lots are proposed to directly abut public open space, drainage sites, pedestrian access ways and regional roads or other major roads, the Shire shall request the Western Australian Planning Commission (WAPC) to impose, as a condition of subdivision approval, that the Applicant provides a Landscaping Plan. Additionally, Council may require a Landscaping Plan to be prepared and implemented when granting Development Approval under its Local Planning Scheme.

REQUIREMENTS OF A LANDSCAPING PLAN

1. The Plan will include details of any financial contribution to the Shire, or a written undertaking of the Developer's preparedness to meet future costs for ongoing maintenance of the Landscaping Plan for a negotiated period.
2. The Shire will require a bond to be held in Trust for a minimum maintenance period of 2 years. The amount of the bond required by the Shire shall represent 100% of the costs of implementation of the Landscaping Plan, plus an amount equal to 100% of the watering costs, which will include weekly watering over the summer period. Quotations will be required in order for the Shire to accept the bond figures presented. The bond amount will be refunded upon the satisfactory maintenance of the Landscape area, as depicted on the Landscaping Plan.
3. The Landscaping Plan will involve the use of plants which are drought tolerant, endemic and complementary to the locality. Appendix 1 provides a list of suggested plants.
4. Where subdivision conditions require the development of a Landscaping Plan, the plan shall be implemented prior to receiving subdivision clearance from the Shire. If

a Developer requires clearance from the Shire in advance of implementation, an amount of 200% of the amounts referenced in Point 2 shall be required.

ROAD VERGE LANDSCAPING

Whilst it is not Council's preference for Developers to plant on the Shire's road verges, Council may support a Landscaping Plan which utilises water-wise streetscape and/or drought resistant species and includes information which supports their use as a "streetscape" species. Council approval will be required for road verge Landscaping.

LANDOWNER VOUCHER SYSTEM

The Shire may also consider a Landscaping Plan that prescribes a certain amount of credit to the new landowners in order for them to undertake Landscaping with native species. The Shire will require a cash deposit from the Developer in an amount equal to the full value of the vouchers to be issued. Money would be refunded at appropriate intervals upon proof of receipt by the new landowner. The administration of such system is required to be undertaken by the Developer.

REFUND OF BOND

- i) In reference to Point 2 above, the Shire will refund the bond figure following expiration of the maintenance period referenced provided that such maintenance has occurred to the satisfaction of the Chief Executive Officer.
- ii) In reference to Point 5 above, the Shire will refund 50% of the amount received when the Landscaping Plan has been implemented to the satisfaction of the Chief Executive Officer.

[Adopted 15 January 2013]

A GUIDE TO SUBMITTING YOUR LANDSCAPING PLAN

Council believes that landscaping is part of the development process and should be considered as such from the outset. In this regard, it may be necessary and/or advisable to prepare and submit a properly prepared Landscaping Plan for Council approval and/or consideration.

You may be thinking about lodging an application and believe that any such Plan may assist during the decision process. More commonly you would be required to provide such a Plan because you have received a Subdivision Approval or Development Approval that contains a condition requiring that you submit a Landscaping Plan for Council approval.

To assist you with the preparation of a suitable Landscaping Plan, the following checklist has been prepared. As all developments and sites differ, not all requirements will apply in every circumstance. In certain circumstances other requirements may apply in addition to those cited.

It may benefit you to contact the Shire in order to arrange a time to speak with Staff in the Planning Department who will provide further assistance should you require it.

Prior to lodging your Landscaping Plan with the Shire, it is important to follow the attached checklist to ensure that your Plan meets the minimum requirements.

Landscaping Plan Checklist

General Inclusions

When preparing your Landscaping Plan you must ensure the Plan includes the information provided below.

The Landscaping Plan is compliant with any special permit conditions and/or requirements.

The Landscaping Plan is drawn to a recognised scale (ie 1:100, 1:200) with north point shown.

The Plan Legend clearly denotes all information shown on the plan.

Locations of both underground and overhead services and easements are clearly shown so that conflicts with proposed and existing planting can be minimised.

Contours for both existing and proposed form are detailed with spot levels at critical points, such as top and bottom of stairs, retaining walls etc.

Existing vegetation and buildings shown (including entry doors, windows, gates, facing windows & doors from adjoining properties and internal & boundary fencing).

Proposed vegetation & buildings shown (including entry doors, windows, gates if known).

Details of access points to the property clearly marked.

Water reticulation method if the property is commercial/industrial/multi-dwelling

All surfaces clearly shown including lawns, mulched garden beds, hard paving such as asphalt, concrete brick or gravel.

Existing environmental features including Drainage.

Tips for showing Existing Vegetation

Accurately drawn on the plan with simple and clear graphics and cross referenced to the Plan Legend.

Identify genus, species, height and spread.

Include street trees and trees within 7 metres of any proposed building works.

Show protection measures for existing vegetation.

Tips for showing Proposed Vegetation

Use simple and clear graphics to demarcate trees (deciduous and evergreen), shrubs, ground covers and climbers.

Planting schedule describing botanical and common names, mature sizes of plants, pot diameter and proposed quantities.

Edge treatments between lawn and garden beds.

Planting method(s).

Preparation of lawn and garden beds, ie raking in gypsum, cultivation of topsoil, mulching etc.

Paving, including base and sub-base preparation and edge treatments.

Internal fencing including heights, materials and colours that are proposed.

Method of slope stabilisation, ie sleeper terracing, boulders, netting etc.