



CITY OF FREMANTLE

LOCAL PLANNING POLICY 2.10

LANDSCAPING OF DEVELOPMENT AND EXISTING VEGETATION ON DEVELOPMENT SITES

ADOPTION DATE: 23 JUNE 2010

AUTHORITY: LOCAL PLANNING SCHEME NO. 4

STATUTORY BACKGROUND

Clause 10.2.1 of Local Planning Scheme No. 4 empowers the Council to have due regard and may attach conditions relating to, a number of matters including "whether adequate provision has been made for the landscaping of the land to which the planning application relates and whether any trees or other vegetation on the land should be preserved including adjacent verge trees".

Clause 7.6 of Local Planning Scheme No. 4 outlines provisions relating to the establishment and maintenance of a register of significant trees identifying those trees or vegetation areas considered worthy of conservation.

Clause 8.2 (k) does not permit the removal of trees and vegetation identified in the register of significant trees or vegetation areas without planning approval.

PURPOSE

The objective of this policy is to provide guidance on the requirement and assessment of landscape plans and where Scheme and Policy requirements can be varied in relation to planning applications which contain tree(s) and vegetation considered worthy of conservation.

POLICY

1. When landscape plans are required

- 1.1 For the following categories of development proposals Landscape Plans must be submitted and assessed as part of the application for planning approval:
- a) The proposed development relies upon landscaping to demonstrate compliance with one or more of the Performance Criteria of the Residential Design Codes.
 - b) When required in a Local Planning Policy (ie. LPP 2.2 Split Density Codes and Energy Efficiency and Sustainability Schedule).
 - c) Development proposed in the City Centre Zone where a setback from the street or communal areas is proposed including car parking areas.
 - d) The proposed development is for five (5) or more grouped dwellings or a multiple residential development.
 - e) In cases where the landscaping of a proposed development is an integral part of the assessment of the acceptability of that proposal (ie. Adjoining the Swan River Trust or Foreshore Reserves).

2. Landscaping

- 2.1 In the event a Landscape Plan is required the Landscape Plan must show existing trees or vegetation to be retained. The Landscape Plan shall be included as part of the approved plans and is required to be completed as part of the development. In this situation, the following condition shall be placed on the approval:

"Prior to occupation of the development, all landscaping as shown on the approved plan shall be installed and thereafter maintained to the satisfaction of the Chief Executive Officer."

- 2.2 In cases where landscaping is required, but the detail of that landscaping is not required to be submitted as part of a planning application, the following condition shall be placed on the approval;

"Areas shown on the approved plan as landscaping shall be landscaped to a minimum of 80% coverage of the designated landscaping area at the canopy height using any combination of the following:

- Landscaped areas are to be fully reticulated or native water wise plants are to be used
- Trees of suitable species for urban locations
- Hedged shrubs not taller than 2 metres at maturity
- Lawn/ground cover/grasses
- Exposed ground treated with organic or inorganic mulch
- Landscaping is to be no higher than 0.75 metres within 1.5 metres of vehicular access points where a driveway meets the verge/public street

The landscaping shall be installed within 60 days of the occupation of the development, and thereafter maintained to the satisfaction of the Chief Executive Officer."

3. Existing vegetation

- 3.1 Where a site, which is the subject of a planning application, contains existing tree(s) and/or vegetation which the Council considers to be worthy of conservation, the Council may vary other provisions of the Scheme or Policy (where these provisions may lawfully be varied and such a variation is considered to be acceptable on planning grounds) to enable the tree(s) or vegetation to be conserved as part of the development.

- 3.2 Where the Council has varied the provisions of the Scheme or Policy in order to enable any tree or vegetation to be conserved, the following condition shall be imposed on the approval;

"The (insert tree or vegetation) as shown on the approved plan shall be maintained as part of the development, and shall not be removed unless further approval of the City of Fremantle is granted.

- 3.4 Where a tree is not directly impacted by development a footnote will be placed on the development approval advising:

"Council encourages the retention of (insert tree or vegetation) as shown on the approved plan and shall be maintained as part of the development."