

Landscaping Guideline: Industrial and Commercial

This guideline is to assist proponents to prepare landscape plans and meet landscaping condition(s) specified on the Notice of Determination on Application for Development Approval.

Other landscaping guidelines have been produced for Unit Developments, Screening and Urban Forest Strategy-Suggested Tree Species. The Landscaping Guideline - Plants to Avoid and Trees for Confined Spaces should accompany this guideline.

This guideline covers landscaping design principles including species selection and layout, installation of the landscaping, and the process to achieve approval of the landscaping condition.

Design Principles

- 50% native plants and trees are to be used. Gardens should be Waterwise (see Water Corporation website or phone the Water Corporation on 13 10 39). Establishment irrigation is to be provided.
- You should choose species likely to live for more than 10 years.
- Species should be suited to the type of soil they are to be planted in.
- Plants that are dangerous or may become weeds in bushland are not acceptable. (See Landscaping Guidelines – Plants to Avoid).
- Invasive species are not permitted near drainage and sewerage pipes.
- Species below powerlines to meet Western Power requirements (see Western Power website or phone Western Power on 13 10 87).

- As part of the development, the verge is to be landscaped.

Layout

- All applications for development shall include a landscaping plan.
- A minimum 2m landscaping strip abutting the street is required. The City can vary this if satisfactory landscaping and reticulation of the verge is proposed (PLN 4.1 The Design of Industrial Sites and Estates, You are required to include the verge area into landscaping proposals.
- Parking areas abutting a property boundary (other than the front) or building are required to have a minimum 0.5m wide landscaping strip, unless the area is utilised for pedestrian access that is paved and kerbed.
- Trees planted within 2m of a boundary

Landscaping Guideline: Industrial and Commercial *(Continued)*

should be sourced from the Trees for Confined Spaces information sheet. Verge trees are to be provided – one tree for every 10m in the 2.7m alignment from the lot boundary as per utility code of providers and minimum 1.5m from a crossover.

- Existing shrubs and trees should be retained and protected. Landscaping layout should ensure that the root zone of existing shrubs and trees is not paved, excavated or buried, and that fertiliser and watering requirements for plants around existing shrubs and trees are the same (e.g. use local plants around Banksia trees – they will die if fertilised and watered regularly). Maximum vegetation retention is required.
- Layout should have regard to:
 - Planting for solar control (i.e. providing shade in summer and solar access in winter).
 - Maintaining good vision for motorists and pedestrians.
 - Softening and screening of hard surfaces (e.g. blank walls and fences) (See Landscaping Guidelines – Screening).
 - Location of services, such as overhead power, and sewerage and drainage pipes.
- As a guide, the following plant densities should be used to avoid a sparse 'half done' look:

Type of plant	Planting density
Large shrubs 150 - 200mm+	Two plants per square metre
Small shrubs 1300mm	Three plants per square metre

- * Pot size could be reduced according to soil suitability.
- Car parks should have one tree per four bays and parallel car bays should have one tree per three bays.
- Split pea gravel (or any other aggregates) shall have a particle size between 12-16mm can be used.

Installation Requirements

- Plant stock needs to create an immediate effect and survive. Pot sizes should be as follows:

Type of plant	Pot size
Trees	45L - 200L
Shrubs	150 - 200mm
Small border plans	Minimum 130mm

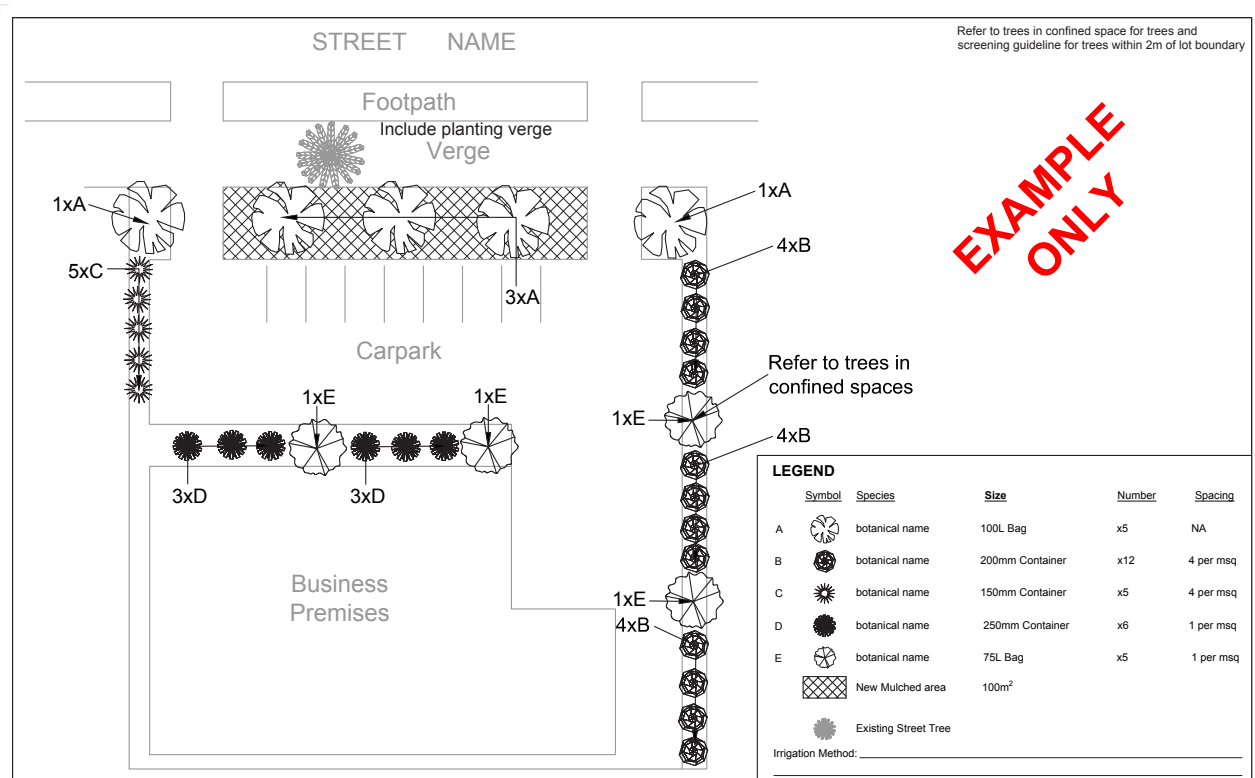
- All garden beds should be mulched to a depth of about 75mm with 50mm breathing space around stems and trunks of plants.
- Where fertiliser is required, slow release fertiliser should be applied.
- Lawn areas should be irrigated with automatically controlled systems.
- Existing trees must be protected during the construction period with fencing to AS4970-2009.

Landscaping Guideline: Industrial and Commercial *(Continued)*

Process for Approval of Landscaping Plan

1. Prepare a plan for approval in accordance with these guidelines. The plan should resemble the attached plan and include:
 - Identification of plan scale
 - Date drawn
 - North point
 - Site boundaries
 - Location of buildings, car parks, retaining walls, fencing & paving
 - Key showing:
 - i. Plant species in botanical names (predominantly WA natives)
 - ii. Numbers, location, container size and spacing (in metres) for each species
 - iii. Garden coverage (e.g. mulch to garden beds etc.)
 - iv. Identification of existing and proposed street tree/s.
 - Identification and extent of irrigation including verges and identification of hard landscape materials (e.g. specify if paving is to be brick or concrete slabs etc.)
 - Existing vegetation (species and location), including those proposed to be removed
 - Street frontages and road names.
- The plan must briefly describe proposals for future control and maintenance of landscape areas, unless previously described in the application for development approval.
2. Send the plan to City of Armadale Planning Services as part of your application.
 - Please note that Clause 4.6.1 of PLN 4.1 (The Design of Industrial Sites and Estates) requires a landscaping plan to be provided as part of a development application.
 3. Once the plan is approved by the City, install as proposed in the plan. Your landscaping should also meet the installation requirements in this guideline.
 4. When installation is complete contact Planning Services who will organise inspection of the works and advise whether the conditions have been met.

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Landscape Proposal

Lot 123 (No. 1) Example Street,
Armadale

Date Drawn
Aug 2017

Scale 1:200

Orientation

