

Landscaping Guideline: Screening

This guideline is to assist proponents to 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

- Tall bushy shrubs should be used.
- Species selection should consider if the site is mapped as “Bushfire Prone” by the State Government (refer to www.dfes.wa.gov.au).
- 50% native plants and trees 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.
- Choose species likely to live for more than 10 years.
- Species should be suited to the type of soil they will be planted in.
- 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).

Layout

- Existing shrubs and trees should be retained and protected. Landscaping layout should make sure 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).
- Layout should have regard to:
 - maintaining good vision for motorists and pedestrians
 - enhancing privacy
 - location of services, such as overhead power, and sewerage and drainage pipes.

Landscaping Guideline: Screening *(Continued)*

- As a guide, the following plant densities should be used:

Type of plant	Planting density
Large shrubs 150 - 200mm+	One to two plants per square metre

* Pot size could be reduced according to soil suitability.

- If deciduous trees are used to assist in climate sensitive design, garden features such as low walls should be used to assist in catching (and enabling removal of) leaf fall so leaves that do not enter the City's stormwater drainage system.
- Where width of a garden area is less than 1.0m consider using a trellis with evergreen creepers to screen a wall or fence.

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

- 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.
- Existing trees must be protected during the construction period with fencing to AS4970-2009.

Process for Approval of Landscaping Plan

- 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:
 - Plant species in botanical names (predominantly WA natives)
 - Plant numbers, location and container size.
 - Garden coverage (e.g. mulch to garden beds etc.)
 - Identification of existing and proposed street tree/s.
- Identification and extent of irrigation (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.

Landscaping Guideline: Screening *(Continued)*

2. Send the plan to City of Armadale Planning Services via post or email to info@armadale.wa.gov.au as part of your 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.

