



LANDSCAPING POLICY

POLICY NUMBER: LPP10

STATUTORY BACKGROUND

This policy is adopted under Part 2 of Schedule 2, of the Planning and Development (Local Planning Schemes) Regulations 2015 which enables the City of Kalgoorlie-Boulder (the City) to prepare local planning policies for any matter related to the planning and development of the Scheme area. This policy may be cited as Local Planning Policy Landscaping.

PURPOSE

The purpose of this policy is to ensure that new developments include suitable landscaping

OBJECTIVES

This Policy sets out design considerations that will create attractive, functional, safe, low maintenance, drought resistant and desirable landscape outcomes that will assist to:

1. Incorporate landscaping as a fundamental element of the design process to ensure integration with development in a meaningful and functional manner;
2. Ensure the suitable provision of landscaping relative to development size to complement and soften the built environment, reduce the dominance of hard surfaces and articulate open space;
3. Provide for shade and green relief in built up areas to minimise the effects of urban heat;
4. Reduce environmental health issues through dust suppression;
5. Encourage the retention of existing native plant species to promote environmental sustainability;
6. Enable landscaping plantings to be easily maintained and sustainable.

RELATIONSHIP TO OTHER DOCUMENTS

This Local Planning Policy forms part of the City's local planning policy framework. Where this policy is inconsistent with the City's local planning scheme, the Local Planning Scheme prevails. Where this policy is inconsistent with an adopted local development plan, activity centre plan or structure plan, the adopted local development plan, activity centre plan or structure plan prevails.



This local planning policy is not part of the local planning scheme and does not bind the Council in respect of any application for development approval. However, the Council shall have due regard to the provisions of the policy and the objectives which the policy is designed to achieve before making its determination.

DEFINITIONS

Refer to part 6 clause 53 Terms Referred to in Scheme of the City of Kalgoorlie-Boulder Local Planning Scheme No. 2 (the Scheme). Additional terms used within this policy not defined within the Scheme are defined below.

Landscaping means the carrying out of work which improves the appearance and function of land by reshaping and preparing the ground, planting suitable plants, mulching of garden beds, installation of adequate irrigation systems and ongoing maintenance.

Hard Landscaping means heavy landscape materials including stone, flagstone, and rock, typically used in conjunction with soft landscaping to distinguish boundaries, create pedestrian avenues, or the retaining of loose ground, gravels, and soil. Hard landscaping also includes decorative features but does not include standard features such as Colorbond® fencing and concrete driveways.

Soft Landscaping means vegetative materials including turf, ground covers, shrubs, trees, flowerbeds, and vegetable gardens, used in the course of improving areas external to a building.

Landscaping Plan means a scaled drawing of a development showing the extent, function, context, and attributes of areas to be landscaped, including planting types (screening, shade, low and ground cover) walkways, paving, water features, fencing, and wind barriers/ hedges.

Maintenance Schedule means the provision of all services required to maintain and preserve the landscaping on the site.

CEO means the Chief Executive Officer of the City.

City means the City of Kalgoorlie-Boulder.

POLICY PROVISIONS

This is to be read in conjunction with LPS2 – Clause 34 Landscaping and Site Maintenance.

Landscaping plays an integral role in shaping the amenity of any given area, and will typically improve visual appearance, moderate temperature (reduce temperature extremes), and assist in managing stormwater runoff. Landscaping can also provide social and cultural benefits,



forming a key part of the character and history of local areas, often supplementing, and improving the amenity of the built environment.

All applications are required to submit a detailed landscape maintenance plan. These plans will form part of the development approval conditions.

Landscaping Guidelines

To achieve the Policy Objectives, the following guidelines should be given due consideration when developing a landscaping plan.

1. General Landscaping Guidelines:
 - a. Prioritisation of landscaping in areas visible to the streetscape;
 - b. Landscaping of a minimum width of 1m is required along the street boundary;
 - c. Maximise opportunities for street tree retention where possible;
 - d. Prioritise the retention of existing trees over removal and replacement options;
 - e. Landscaping appropriately integrated with car parking areas, where Schedule 1 of this Policy demonstrates an acceptable design solution;
 - f. The use of both hard and soft landscaping design measures;
 - g. Use of plant species contained in the City provisions which reflect the climatic and soil conditions.

Objectives	Guidelines
Enhance the visual amenity of the City through landscape beautification.	<ul style="list-style-type: none"> • <i>Use of art or sculptures</i> in landscaping; • Use plant species that include flowering plants; • Use local plant species where possible; • Incorporate perennial plant species where suitable for year-round flowering cycles.
Provide for shade and green relief in built up areas to minimise the effects of the urban heat islands.	<ul style="list-style-type: none"> • Plant mature trees with a minimum height of 1m or as defined by the R-Codes for residential proposals; • Use of plant species that provide a year-round canopy cover; • Minimise the use of hardstand areas where possible; and • Select plant species that are evergreen.



<p>Ensure landscaping is safe and accessible for the public.</p>	<ul style="list-style-type: none"> • Locate and design landscaping to avoid impeding traffic movement and sight lines along access ways and driveways; • Avoid landscaping that creates hidden areas or areas of concealment; • Maintain clear sight lines between road and building entrances; • Use hard landscaping design measures to delineate between private landscaping and public areas; and • Avoid using plant species that can cause injury (thorns etc.).
<p>Minimise environmental health issues through dust suppression.</p>	<ul style="list-style-type: none"> • Use of mulch in all landscaping beds to ensure adequate coverage; • Use of ground-cover plant species. Planting of trees to create shared spaces • Maintenance schedule to achieve minimum watering frequency.
<p>Encourage the retention of existing native plant species to promote environmental sustainability.</p>	<ul style="list-style-type: none"> • The siting of buildings is to consider the retention of existing native plant species and utilisation as design features; • Show the location of existing native plant species in landscape design; • If existing native plant species are to be removed this must be shown on the plan and justification provided as to the reason the existing trees are to be removed; and • Nominate plant species that complement the existing native plant species to be retained.
<p>Enable landscape designs to be easily maintained and suitable for the environmental conditions.</p>	<ul style="list-style-type: none"> • use of reticulated potable or non-potable water supply; • Drought tolerant species integrated into landscape design;



	<ul style="list-style-type: none">• Use of mulch and its regular replacement and upkeep;• Plants are regularly fertilised with appropriate nutrients for species;• Use naturally occurring plant species to reduce pruning regimes and plant refurbishment.• Use of on-site water harvesting if achievable.
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APPLICATION OF POLICY

The Local Government will give due consideration to the guidelines included in this policy when considering landscaping plans and maintenance schedules prepared under Local Planning Scheme Number 2 (LPS2).

The provisions of this policy apply to all development and are in addition (supplementary) to the requirements specified under the applicable volume of State Planning Policy 7.3 Residential Design Codes.

RELATED LEGISLATION

This Policy is to be read in conjunction with the following document:

- *State Planning Policy 7.3 - the Residential Design Codes (the R-Codes) Volume 1 and Volume 2 – Apartments.*

DESIGN VARIATIONS

Variations to Scheme provisions must demonstrate how to achieve the objectives of this policy. The guidelines pertinent to the objectives should be used as a basis to achieve the variation.

Where a development site contains existing native vegetation which the Council considers worthy of retention, the Council may vary other provisions of the Scheme or this Policy (where these provisions may be lawfully varied, and such a variation is considered to be acceptable) to enable the retention of the existing vegetation.



LANDSCAPING PLAN REQUIREMENTS

Landscaping plans prepared under LPS2 should include the following details:

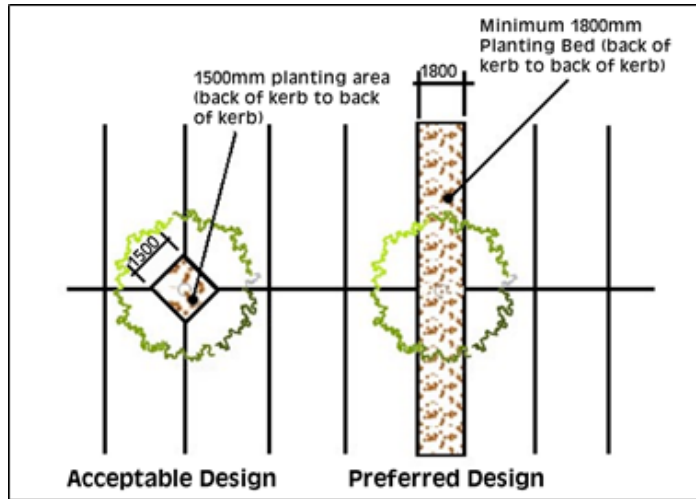
1. Scale, north point, site contours, all lot boundaries and dimensions;
2. Materials and finishes of all external areas, inclusive of areas for vertical landscaping, landscaped balconies, vehicle access and parking (details of lawn variety, mulch type and depth, nature of any hard surface);
3. Plant schedule indicating botanical name, quantity, pot size, height and spread at maturity for proposed plants (generic legends not satisfactory);
4. Location of all plants in the schedule clearly indicated on plans;
5. Reticulation type and method of operation;
6. Notes on any specific maintenance requirements;
7. All verge areas adjoining the site including existing street trees;
8. Nature of any barrier separating landscaped areas from vehicle manoeuvring areas;
9. Site lighting;
10. Verge treatments;
11. Proposed maintenance including but not limited to watering frequency, fertilisation schedules, and mulching.

The level of detail required for landscaping plans may be varied by the City on a case by case basis with consideration to the scope and nature of development being proposed.

An example of a landscape and maintenance plan is provided in Schedules 2 and 3 of this Policy.

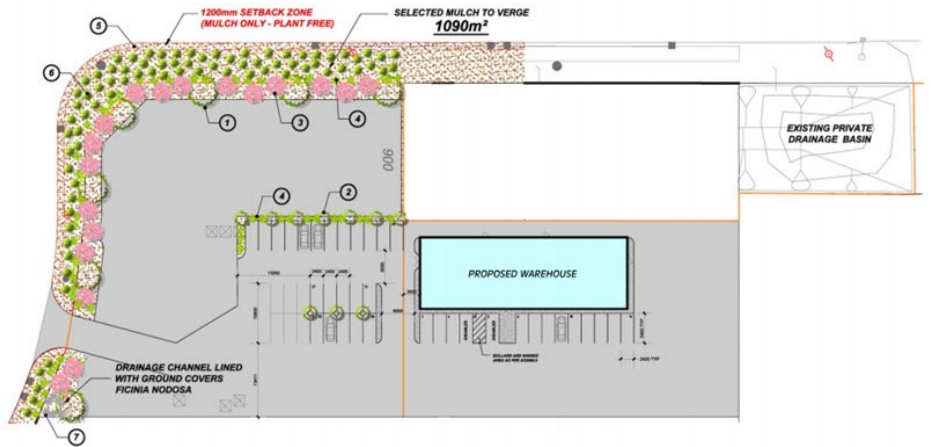


SCHEDULE 1: CARPARK LANDSCAPING EXAMPLE





SCHEDULE 2: LANDSCAPING PLAN EXAMPLE



DETAILED LANDSCAPE PLAN
SCALE 1:750 @ A3



NOTES

LANDSCAPING
GRADE: THESE AREAS TO BE MULCH LINED, RETICULATED AND WATERED BY OWNER AT FUTURE/UPON PLANTING OR LATER DATES

SITE LINES
ADJUSTED AS PER CITY'S TECHNICAL DRAWING STANDARD TO BE PROVIDED AND MATCHED AT ALL.

PLANT & GROUND COVER LEGEND

- | | | | | | |
|---|--|---------------------------------------------------------------------------|---|--|----------------------------------------------------------------------------------------------|
| ① | | Eucalyptus globulus
Tree Size
Quantity: 7 units Approx. | ④ | | Drosera rotundifolia
Roaming or Soil Drain
Quantity: 47 units Approx. |
| ② | | Heteropogon boscus
Roaming or Soil Drain
Quantity: 25 units Approx. | ⑤ | | Solid Mulch
Quantity: 1720m² Approx. |
| ③ | | Ficus virens
Tree Size
Quantity: 25 units Approx. | ⑥ | | Ficus virens
Roaming or Soil Drain
Quantity: 25m² Approx. (quantity to be ascertained) |
| | | | ⑦ | | Ficus virens
Roaming or Soil Drain
Quantity: 6 units Approx. |

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SCHEDULE 3: LANDSCAPING MAINTENANCE PLAN

Initial maintenance program during establishment period:

1. The gardens will be managed by a landscaped irrigation system.
2. Plants will be irrigated several times a week as required during the initial establishment period depending on rainfall.
3. Under the Construction Contract, for an initial 12-month period, the appointed landscaper will visit the site at a minimum once a month and replace plants, prune as necessary, and remove weeds as required by management.

Thereafter a full-time contract will be issued to continue a maintenance program including but not limited to:

1. Weed and prune the landscape areas once every 3 months or as required by management instruction.
2. Assess if there has been any plant loss every 6 months and replace accordingly or as required by management instruction.
3. Mulch the landscape area every 12 months or as required by management instruction.
4. Set the irrigation timer to twice a week during the hotter summer months, in accordance with the Sprinkler Roster for South Area 2, and reduce to once a week during the cooler winter months or as required by management instruction.

DOCUMENT CONTROL		
Responsible department	Development and Growth	
Date adopted by Council	18 December 2023	Resolution number: 15.2.2
Date of last review	18 December 2023	Policy reviewed and amended
Date of next review	18 December 2025	Revision Number: 1