

Local Planning Policy 3.16: Landscaping and Water Sensitive Urban Design

INTRODUCTION

Landscaping is an essential element of good urban design with the potential to enhance the built form, by complementing architectural design and providing a buffer to reduce visual conflict resulting from un-coordinated development of individual sites. Suitable species of trees in the urban environment can provide shade for pedestrians and cars, reduce ambient temperatures and contribute to the overall amenity and character of our urban areas. In addition, landscaped areas can contribute towards the recharge of underground water systems, improve the quality of stormwater runoff and reduce peak stormwater flows for the benefit of our surface water systems.

AIM

To promote more effective use of landscaping as a means of enhancing the character and amenity of the urban area and more sustainable management of ground and surface water resources.

POLICY

1. Unless buildings are constructed up to the street alignment, all new commercial or industrial development is to be provided with a landscape strip adjacent to the road frontage of at least 1.0 metre in width, such area to be used for the planting of trees and shrubs to enhance the visual amenity of the building as viewed from the street.
2. Where landscaping is incorporated in development, the landscaping shall be reticulated and should preferably include waterwise species.
3. All open air car parking areas shall be landscaped by the planting of shade trees along car parking rows, with a minimum spacing of 10 metres unless otherwise approved by the Council where such spacing can be demonstrated to be impractical in the circumstances of the particular development.
4. Unless it can be demonstrated to be impractical in the particular circumstances, all open air hard standing areas shall be drained into a landscape area so as to maximise stormwater recharge and minimise the export of water borne pollutants to the surface water system. Where there is inadequate recharge capacity for designated rates of runoff, drainage outlets and/or compensation areas should be provided to accommodate any overflow, but should not be such as to intercept normal runoff from low intensity storm events.
5. In the case of all new commercial or industrial development, the application shall be accompanied by a landscape plan showing the areas proposed to be landscaped and the particular planting proposed.
6. Where a landscape plan has been prepared and approved as part of a planning application, any subsequent development in accordance with the Council's approval shall be subject to implementation of the landscape plan, including the establishment of a suitable watering system and a program for ongoing maintenance.

Adopted: 13 October 2009
Amended: 26 March 2019 (DV19.29)