



Landscaping Plans

Requirements for Group Dwelling Developments

1. A landscape plan is required for all residential developments with more than 3 grouped dwellings, prior to the issue of a building licence.
2. Landscape plan shall be produced at a scale between 1:100 and 1:250 and must be legible and easy to interpret. The plan shall include a north point, site boundaries, road names, buildings, parking areas, paved areas, adjacent verges and existing trees/vegetation. The proposed vegetation and landscape treatments for private open space, landscaped grounds and areas visible from the street including the verge are to be detailed. The proposed landscaping for private courtyard areas is not required.
3. Proposed plants are to be shown in their exact location using clear symbols. A coded planting legend listing proposed plants by their botanical names detailing pot sizes, spacing and quantity must be included on the plan. Garden beds are to be planted at a density to ensure that complete ground coverage is achieved when shrubs mature.
4. Proposed plant species are to be suitable to the site conditions. The use of Australian native, particularly local native plant species is encouraged. Plants that are dangerous or have the potential to invade bushland are not to be used. Some exotic species will be accepted where appropriate.
5. All trees/vegetation identified for retention and protection as a condition of planning approval are to be shown on the plan and incorporated into the proposed landscape design.
6. Verges are to be integrated into the total landscape design. Proposed verge development must be in accordance with the City of Mandurah's Local Consolidated Laws – Part XIX – Verge Treatments. Gravel, limestone rubble or similar loose aggregates are not acceptable verge materials.
7. In the absence of existing verge street trees the City may request for new street trees to be planted. Trees are to be advanced (minimum 45 Litre) size and planted 2.7m from the property boundary, 3m away from cross-overs and spaced approximately 10m apart. Tree species are to be selected in consultation with the City to ensure consistency with existing or intended street tree themes.
8. All planting areas are to be mulched with minimum 75mm quality mulch, kept free of the base of plant stems.
9. All planted areas are to be reticulated using an automatic system. Sprinkler systems must be designed to ensure water does not spray onto paths or roads and cause interference to the safe movement of traffic or pedestrians.
10. The applicant is encouraged to contact the City's Landscape Architect on ☎ 9550 3777 to obtain further information, an approved plant species list and to discuss the best landscape development outcomes for the site.

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