

Landscape Upgrades to Distributor Roads and Parks

Policy Owner:	<i>Infrastructure Services</i>
Distribution:	<i>All employees</i>
Implementation:	<i>02 July 2002</i>
Scheduled Review:	<i>01 July 2004. Review date changed – Council Resolution TS08-03/05</i>
Next Review:	<i>October 2006</i>

Objective

The objective of this policy is to :

- Guide Council and Administration in prioritising public open space and distributor roads for appropriate landscaping development, utilising an endorsed criteria for assessment.
- Guide applicants on matters Council and Administration will take into consideration when evaluating development applications and detailed engineering and landscape designs.

Statement

The City recognises its responsibility to work towards and advocate an economically, socially and environmentally sustainable community. In considering Capital and Operational Budget allocations, Administration will endeavour to:

- evaluate sites for best practice landscape asset management
- minimise the City's exposure to risk and capital and recurrent cost liabilities;
- apply a consistent approach to landscape treatments within the City of Wanneroo;

To this end the City has adopted the document Policy and Implementation Plan for Upgrading Distributor Roads and Unirrigated Parks (Hames Sharley 2001) and its recommendations:

1. Public Open Space Development Staging

The landscape development of public open space shall be listed in order of priority and reviewed annually under the following and applied to Attachment 1 Landscape Upgrade Park Field Survey Form:

Primary Criteria:

- Risk to health and/or safety
- Surrounding land uses
- Proximity to existing irrigated reserves
- Primary use
- Statutory plans showing proposed development
- Quality of vegetation
- Natural uniqueness
- Cultural uniqueness

Secondary Criteria:

- Quality of existing landscape
- Existing infrastructure assets
- Population projections

Tertiary Criteria:

- Available budgets
- Council Policies
- Planning Policy / Liveable Neighbourhoods
- Access to irrigation water
- Demographics

2. Distributor Roads Development Staging

The landscape development of distributor roads shall be listed in order of priority, reviewed annually under the following criteria and applied to Attachment 2 Landscape Upgrade Distributor Road Field Survey Form:

Primary Criteria:

- Major intersections abutting regional facilities
- (Refer Centres Planning Policy)

Secondary Criteria:

- Identified as a regional node or focal point in the Structure Plan
- Traffic count exceeding 15,000 vehicles per day

Tertiary Criteria:

- Continuity of street or park scape
- Extent of likelihood of disturbance
- Population projections
- Presence of indigenous vegetation

- Quality of existing streetscape
- Surrounding land uses

3. Public Open Space and Distributor Road Development Options

The development of public open space shall be in accordance with the Public Open Space Planning Policy, Landscape Enhancement Area Policy, Council Reserves and Parks Policy and the parameters of:

- Health, safety, legibility and amenity
- Features to be retained, enhanced and restored
- Ecological sustainability
- Water Corporation's Water Wise Principles
- Community needs
- Capital costs
- Recurrent costs
- Site specific development / management plans

Responsibility for Implementation

Manager, Infrastructure Services

LANDSCAPE UPGRADE – PARK FIELD SURVEY FORM

ATTACHMENT 1

PARK NAME :

CRITERIA DESCRIPTION		RATING	5	4	3	2	1
A. PRIMARY CRITERIA TO DETERMINE PRIORITY							
A1	Risk of >moderate consequences and >moderate likelihood of occurring					YES	NO
A2	Surrounding Landuse within 800m radius	Urban	Mixed	Commercial	Industrial	Rural	
A3	Other Existing Fully Developed Park within 400m radius	None	Bushland	Undeveloped	Partially Developed	Fully Developed	
A4	Purpose of Park	Active Sport	Formal Community Use	Passive Recreation	Aesthetic	Conservation	
A5	Other Proposed Parks within 400m radius	None	Undeveloped > 5yrs	Bushland	Partially Developed < 5yrs	Fully Developed < 5yrs	
A6	Existing Quality Vegetation Worthy of Retention	None Present	Low Quality/Quantity	Some, eg Small Stands	Vegetation Worthy of Rehabilitation	Quality Endemic Vegetation	
A7	Naturally Unique Features Contributing to BushForever & Green Planning Corridors	None	Isolated	Some Benefit in Isolation	Worthy of Integration	Identified as Integral	
A8	Culturally Unique Featured Benefiting from Development	Important Building	Heritage Feature	Important Landscape	Future Restoration Works	No Identified Cultural Value	
Total Primary Criteria							

B. SECONDARY CRITERIA TO DETERMINE PRIORITY						
B1	Is Quality of Visual Landscape Low, Unsustainable or Unattractive?					YES NO
B2	Is there existing Infrastructure (eg. Playground) that may benefit from further development?					YES NO
B3	Current Population of Community > 1000 ?					YES NO
B4	Is the Estimated Population for the Locality in 2 years > 2000 ?					YES NO
	Total Secondary Criteria					
	Sub Total of Primary & Secondary Criteria					
C. TERTIARY CRITERIA TO DETERMINE TYPE OF DEVELOPMENT						
C1	Are Capital and recurrent funds Available?					YES NO
C2	Does it Comply with Council Policies?					YES NO
C3	Does it comply with Planning and Infrastructure Policies?					YES NO
C4	Is Irrigation Water Source Available?					YES NO
C5	What is the Demographic Profile of the Locality Population?	30% < 12 Years	30% < 18 Years	30% < 29 Years	30% < 39 Years	30% < 50 Years
C6	Housing Type Profile of the Locality within 400m radius	>R40 High Density	R20 - R40 Higher Density	R20 Medium Density	<R20 Rural	Urban Deferred
	Total Tertiary Criteria					
	Total of All Criteria					

LANDSCAPE UPGRADE – DISTRIBUTOR ROAD FIELD SURVEY FORM ATTACHMENT 2

Distributor Road Name :					
CRITERIA DESCRIPTION			RATING	2	1
A. PRIMARY CRITERIA TO DETERMINE PRIORITY					
A1	Risk of >moderate consequences and >moderate likelihood of occurring			YES	NO
A2	Intersection of Two Distributor Roads & Abutting Regional Facilities			YES	NO
	Total Primary Criteria				
B. SECONDARY CRITERIA TO DETERMINE PRIORITY					
B1	Does Road Abut Proposed Future Regional Facilities ?			YES	NO

B2	Road Traffic Counts Exceed 15,000 vpd?		YES	NO
Total Secondary Criteria				
	Sub Total of Primary & Secondary Criteria			
C. TERTIARY CRITERIA TO DETERMINE TYPE OF DEVELOPMENT				
C1	Proposal Forms Part of Existing Treatment Worthy of Continuation		YES	NO
C2	No Future Works that will disturb any Landscape Treatment		YES	NO
C3	Route for a Locality of Current Population > 1000		YES	NO
C4	Route for a Locality of Population > 2000 in two years		YES	NO
C5	Proposal Sympathetic with Existing Vegetation		YES	NO
C6	Proposal is Sympathetic to Existing Quality of Streetscape		YES	NO
C7	Proposal is Sympathetic to Surrounding Landuse		YES	NO
	Total Tertiary Criteria			
	Total of All Criteria			