

Local Planning Policy

POL-C-060 Rural Subdivision Revegetation

1. Purpose

To provide a standardised approach for dealing with revegetation of rural land during subdivision, including subdivision of land in a cluster development.

2. Definitions

“**Local Native Species**” means vegetation species that are native to the geographic area covered by the City of Swan.

3. Objective

The objectives of this policy are to:

1. Ensure that degraded land in rural subdivisions is revegetated, in order to provide habitat for native fauna, improve visual amenity and screening and reduce the risk of soil erosion and salinity; and
2. Provide for the ongoing maintenance of revegetation by developers of rural subdivisions, so that the revegetation is given the best possible chance of survival and growth.

4. Background

The requirement to revegetate land may be imposed as a condition of subdivision or development approval. In which case the developer would need to comply with the condition by undertaking the required revegetation.

However, in most instances the revegetation planted by the developer will die unless it is regularly maintained over a period of 1 to 2 years. It is therefore important to ensure that the revegetation is maintained over a number of years, until it has stabilised.

The requirement for ongoing maintenance of revegetation by developers should only apply in zones that have vegetation protection or clearing restrictions applying to them under the Scheme. This will ensure the ongoing protection of revegetated land, regardless of ownership.

The vegetation protection and clearing controls that exist under the Scheme apply to zones that require preparation of a structure plan as a prerequisite to subdivision. An opportunity therefore arises to secure installation and maintenance of revegetation at the structure planning stage.

5. Applications

This policy applies to proposed rural lots that are to be created by:

- Subdivisions in the Special Rural, Rural Residential and Landscape zones where proposed lots are degraded and require revegetation.
- Cluster developments in the General Rural, Rural Residential or Landscape zone.

This policy does not apply to residential, commercial or industrial subdivisions or to new Public Open Space areas created by subdivisions.

6. Policy statement

- 6.1 At the subdivision stage Council will require revegetation of land that is to be held in private ownership and is outside the proposed building envelope on a property, where that land is:
- Affected by erosion; or
 - ADJOINING a wetland or watercourse
- 6.2 A variety and mix of species and planting density should be used for revegetation, incorporating only local native species.
- 6.3 The developer shall, in accordance with recognised techniques agreed by the City, plant and maintain revegetated areas of land for a period of strictly 12 months from the date of the vegetation being planted, before the City will recommend its subdivision clearance of the affected lots(s).

7. Administration

- 7.1 Every structure plan shall include an assessment of the need for revegetation of proposed lots within the area covered by the Plan. Council will consider this assessment and will determine whether or not revegetation is required. If in Council's opinion revegetation is required, or a greater area of vegetation is required than that shown by the developer then a plan showing those areas to be revegetated shall be included along with:
- A statement of the broad principles of revegetation and maintenance proposed; and
 - A statement that a more detailed revegetation plan will be required at the time of subdivision.
- 7.2 When commenting on subdivision applications involving land that requires revegetation, the Council will request that the WA Planning Commission impose:
- a) The following conditions of subdivision approval:
- The subdivider shall submit a detailed Revegetation Plan to the City's satisfaction for the land shown as 'areas to be revegetated' on the approved Structure Plan addressing the following matters:*
 - *The variety and number of local native species selected for revegetation and their suitability to site conditions;*
 - *The density of planting and seed distribution;*
 - *Details of planting and maintenance methods, including planting times (season) to ensure maximum survival rate of plant stock and a maintenance program covering at least 12 months.*
 - Upon approval of the Revegetation Plan by the City, the subdivider shall carry out the revegetation in accordance with that plan and maintain the vegetation for a minimum period of 12 months strictly from the date of completion of the planting to the City's satisfaction.*
- b) The following footnote:
- Relative to conditions (i) and (ii) above, the subdivider is advised that the City will not recommend subdivision clearance for the lots requiring revegetation, until the revegetation has been planted and maintained for 12 month maintenance period. In this regard the subdivider is required to inform the City once all the revegetation has been planted, so that the City can undertake an inspection of the revegetation. The 12 month maintenance period will then only*

commence once the City has certified that all the revegetation required by the approved Revegetation Plan has been planted.

- 7.3 The maintenance period stipulated in the approved revegetation plan will only commence once the City is satisfied that all of the vegetation required by the revegetation plan has been planted in accordance with that plan.
- 7.4 The City will not provide its clearance of conditions of subdivision approval for lots requiring revegetation until the revegetation has been installed to the City's satisfaction and has been maintained by the subdivider in accordance with the maintenance commitments outlined in the approved revegetation plan.
- 7.5 All revegetation plans shall address the following matters:
 - a) The variety and number of local native species selected for revegetation and their suitability to site conditions;
 - b) The density of plantings and seed distribution;
 - c) Details of planting and maintenance methods, including planting times (season) to ensure maximum survival rate of plant stock and a maintenance program covering at least 12 months.
 - d) Justification for the maintenance period defined above, including reference to expected growth and survival rates.

Document control

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Industry:			
Organisational:	City's Local Planning Scheme No. 17 Delegated Authority - 27 Statutory Planning		
Strategic Community Plan:	N1 Sustainable natural environment		