
Planning Scheme Policy 14 Landscaping

1.1 Purpose of the Policy

The purpose of this Planning Scheme Policy is to provide a guide to Council's requirements for Landscape Plans and to assist compliance with the Landscaping Works Code with regard to the selection of appropriate species.

1.2 Information Requirements

The Landscape Plan should be prepared by a suitably qualified person, and must contain at least the following information:

- (a) Site analysis identifying the following:

Note: Plans are to be submitted at a scale of 1:500 (and not reduced by photocopy).
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- (i) Identification and description of the location and extent of views, and a description of local character and visual quality;
 - (ii) Description and location of existing pedestrian and vehicular access routes into and around the site;
 - (iii) Description of constraints (soil type, rock, location of existing roads and infrastructure such as water, sewer and stormwater drainage) that may impact on any landscape works associated with future development;
 - (iv) Description of topographical features including slope analysis and location of any outstanding landscape features (including landmarks and built form);
 - (v) Description of prevailing winds and any other climatic conditions that may impact on the landscaping works associated with development of the site; and
 - (vi) Identification of an existing significant vegetation.
- (b) Statement of Landscape Intent identifying the following:
- (i) Address and name and Job/File Number of project;
 - (ii) Client's name and address;
 - (iii) Designer's name and address;
 - (iv) Locality plan including any adjoining roads, waterways and land uses;
 - (v) North Point;
 - (vi) Real Property Description;
 - (vii) Scale;
 - (viii) Legend;
 - (ix) Location of existing and proposed above ground and below ground infrastructure, particularly in road reserves and existing or proposed public land;
 - (x) Existing features on the site to be retained or removed eg vegetation, built form;
 - (xi) Any structures or significant vegetation on adjoining properties that could impact on the site;
 - (xii) Surveyed location and botanical name of existing vegetation, including species' height and spread, specifying vegetation to be retained and that to be removed;
 - (xiii) Existing contours and proposed finish levels for earthwork;
 - (xiv) Surface, subsurface and drainage details associated with landscape works;
 - (xv) Notations of design intent for any landscape works, including desired character themes and proposed function;
 - (xvi) Proposed location and function of public and private open space areas;
 - (xvii) Proposed location of any recreation facilities;
 - (xviii) Approximate location of softscape areas including buffers, screens; rehabilitation areas, any large garden bed areas and delineation of principle hardscape areas;
 - (xix) Proposed location of any slope batters steeper than 1:4;
 - (xx) Proposed fence size and material;

- (xxi) Notation of species type for all areas to be replanted (eg Native, exotic, feature planting, form and colour;
 - (xxii) Approximate location of any building, structure/site furniture and an indication of their form and character (including entry statements);
 - (xxiii) Any overland drainage paths; and
 - (xxiv) Open space, visual and pedestrian links.
- (c) Other issues that need to be addressed before a commencement of any detailed landscape plans include:
- (i) Open space management statement for any proposed public open space;
 - (ii) Plant procurement; and
 - (iii) Irrigation Strategy.

Note: *The extent of graphical communication will depend on the size and type of development.*

(d) Detailed Landscape Plan

The following list outlines the general requirements of a detailed landscape plan for submission at Works stage.

Note: *Plans are to be submitted at a scale of 1:200 (and not reduced by photocopy) and any information accompanying the plans is to be submitted in A4 format.*

- (i) All planting plans are to have a Plant Schedule. Plant Schedules are to be divided up into Trees, Palms, Shrubs, Ground Covers, Climbers, Ferns etc.
- (ii) Botanical names are to be in alphabetical order and used in conjunction with common names on the Plant Schedule.
- (iii) Quantity and pot size of each individual species used in the planting design must be included on the Plant Schedule.
- (iv) Height and spread of trees at planting is to be included on the Plant Schedule.
- (v) Spacing of all species and staking (if necessary) is to be included on the Plant Schedule.
- (vi) All species used are to be notated on the drawing by either full botanical name or by code which will be referred to on the plant schedule. The plan and plant schedule should include plant coding where necessary to avoid plans cluttered with lengthy annotations.

Note: *A Maintenance Program should be included as part of the information accompanying the Detailed Landscape Plan. The maintenance program should address softscape and hardscape and reinforce the overall philosophy and objectives of the landscape design and include accepted horticultural practices and codes/best practices necessary to establish the proposed landscape works in the noted maintenance period.*