

EXAMPLE LANDSCAPE PLAN

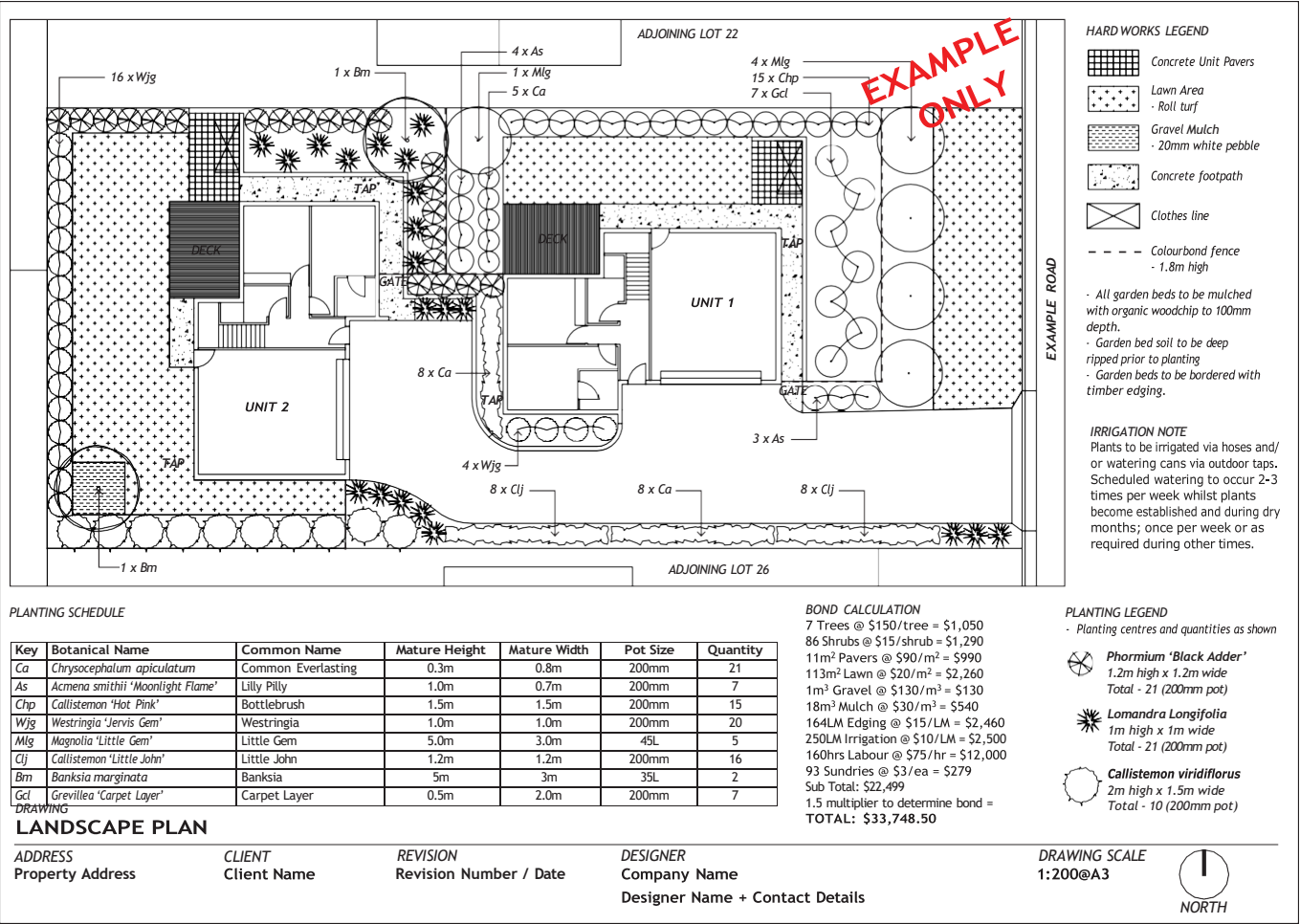
The below plan shows the minimum level of information required for acceptable landscape plans.

- For example purposes this plan shows two methods for labelling of planting:
- use of symbols with a legend/schedule
 - direct labelling with a schedule

Preparing Landscape Plans for Development Applications

This pamphlet has been prepared to promote the enhancement of the urban environment in Clarence City Council by stating the specific requirements for landscape plans associated with Development Application submissions.

The following is to be read and complied with in conjunction with the associated Building Permit Conditions.

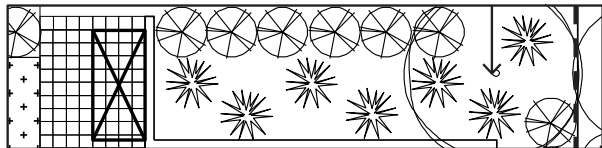


BEFORE YOU START

In order to efficiently process applications, Council requires the submission of high-quality documents that clearly and accurately show the full scope of landscape works.

Council recommends the engagement of experienced persons with recognised industry qualifications in the preparation of landscape design documents. As a minimum, applicants should consult with a suitably qualified horticulturalist in regards to appropriate plant selection and garden design.

Landscape plans should detail all relevant development information to enable Council to read the plan as a stand-alone document. Council prefers computer drafted documents however hand drawn plans will be accepted if clear and legible.



PREPARING A PLAN

All landscape plans **must** contain:

Standard Sheet /Title Information:

- Project address
- Designer's name, address and contact number
- Drawing date or revision number
- Drawing scale and scale bar (standard scales must be used and all drawings must be clearly legible when reproduced at A3)
- North Point.

Landscape Design Detail:

- Existing property information such as building footprints, boundary lines, outdoor structures, garden beds and fences
- Existing contours, relevant finished floor levels and any proposed alterations to ground levels
- Existing trees identified as 'retained' or 'for removal'
- Proposed landscape hard work treatments such as driveways, paths, buildings, car parks, edging, retaining walls and fencing
- Proposed landscape soft work treatments including garden beds and lawns
- Outline of proposed maintenance schedule such as watering and weeding frequency
- Proposed planting design with locations of individual plants at intended spacing and clearly identified species
- Table or legend listing selected species' botanical name, mature height and width, pot size and total plant quantities
- An estimated cost for installation of all landscaping works. This cost will be used to generate an appropriate landscape bond.

Handy Tips:

- Formal garden beds should ideally include a minimum 50% area coverage with plants
- An irrigation system is not mandatory, but in the absence of one the means of providing water to plants must be detailed
- Undeveloped space is expected, as a minimum, to be suitably landscaped to allow for ease of ongoing maintenance
- Endemic native plant species tend to have the highest rate of success as these plants are best adapted to local conditions.

AT COMPLETION

All landscaping works must be completed prior to an applicant requesting a Landscape Plan Compliance Inspection (LPCI) by Council.

Upon receiving a request for a LPCI, landscape works will be inspected by Council for adherence to the approved landscape plan and for quality of workmanship. In order for a landscape bond to be released, the works must be deemed compliant and to a satisfactory standard.

It is the applicant's responsibility to rectify any issues highlighted by Council's inspector that represent a non-conformity to the approved plan.

Some of the more common issues include:

- Dead or missing plants;
- Inconsistent mulch/gravel depth;
- Presence of weeds and/or waste; and
- Lawn areas with <75% grass strike rate.

All landscape works must be signed off by Council prior to the commencement of the use.

MAINTENANCE

All landscape works must be maintained in:

- perpetuity by the existing and future owners/occupiers of the property;
- a healthy state; and
- accordance with the approved landscape plan.

If any of the vegetation comprising the landscaping dies or is removed, it is to be replaced with vegetation of the same species and, to the greatest extent practicable, the same maturity, as the vegetation which died or which was removed.