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Manningham’s Landscape Plan Guidelines was compiled and photographed by Manningham City Council’s Statutory Planning Unit and Economic and Environmental Planning Unit - in particular: Lauren Archibald, Gary Lantzsch and Simone Benstead.

Many thanks to Habitat Landscape and Environmental Consultants and Zenith Concepts Landscape Design for their Landscape Plan example contributions.

Introduction

These guidelines have been prepared to provide a clear, concise and simplified direction for property owners and permit applicants required to prepare a landscape plan as a condition of their planning permit.

For more complex landscape plans and major applications expert advice may be required from professionals such as landscape architects, engineers and planners. If you are unsure please contact Manningham's Statutory Planning Unit on 9840 9495.

Most landscape permit conditions require landscape plans to be submitted prior to the commencement of the land development or the completion of a subdivision. However, landscaping should be considered as part of the overall design. A holistic approach will result in a better outcome for future occupiers and residents.

The preparation and implementation of a landscape plan will help to ensure key environmental or landscape values that give an area its distinctive character are preserved or enhanced. The resulting improvements to character through appropriate siting, design and planting will have a positive impact on property values.

Additional Council guidelines to enhance landscape values in particular areas of Manningham may also provide valuable information in the preparation of landscape plans:

- *Site Design Guide – Residential Development on Bushland Fringes in the City of Manningham*
- *Neighbourhood Character Study for Manningham City Council*
- *Streetscape Character Study for Manningham City Council*
- *Native Splendour – A Guide to the Indigenous Plants in Manningham*
- *Weed Identification Booklet for Manningham.*

Preparing a Landscape Plan

What is a landscape plan?

There are many interpretations of what constitutes a landscape plan. A common misconception is that the plan is conceptual and simply shows proposed planting. Planting is only one element. Landform, paving, drainage and other important elements need to be considered.

About the site

Each site is unique and may have different levels of planning protection. Each owner has different priorities, aspirations and aims for the site. The following topics will help to ensure important issues relating to the particular design are not overlooked.

Applicants should firstly refer to their planning permit for specific conditions relating to landscaping and planting. These conditions will often target significant, functional, environmental and aesthetic considerations.

Functional considerations may include:

- Stormwater drainage and runoff
- Reducing bushfire hazards
- Locating outdoor living areas, service paths, water tanks, retaining walls, decks, sheds and bin storage
- Locating on site effluent disposal systems
- Suitably grading paved areas, lawns and garden beds
- Planting effects on services such as overhead power, drains, septic and sewer
- Selecting plants in regard to the site conditions
- Responding to microclimate conditions (i.e. sun, shade, dry, wind)
- Providing mature heights and spreads of proposed planting
- Maintenance requirements
- Budgeting for landscape works.

Environmental considerations may include:

- Avoiding soil erosion
- Reducing site stormwater runoff by using porous paving, swales and infiltration ponding areas
- Stockpiling and protecting soil during site works
- Eradicating existing weeds and avoiding potential environmental weed species – Refer to *Manningham's Weeds Identification Booklet*.

I don't divide architecture, landscape and gardening; to me they are one.

– Luis Barragan

- Selecting plant species to include local native (indigenous) plants is preferable; refer to *Native Splendour – A Guide to the Indigenous Plants in Manningham* or as directed by any planning permit conditions such as pine species replacements
- Protecting biodiversity by providing for and enhancing wildlife habitat and remnant vegetation including avoiding and minimising the need for tree and vegetation removal
- Protecting remnant vegetation and ground storey vegetation (i.e. tree protection and vegetation protection zones).

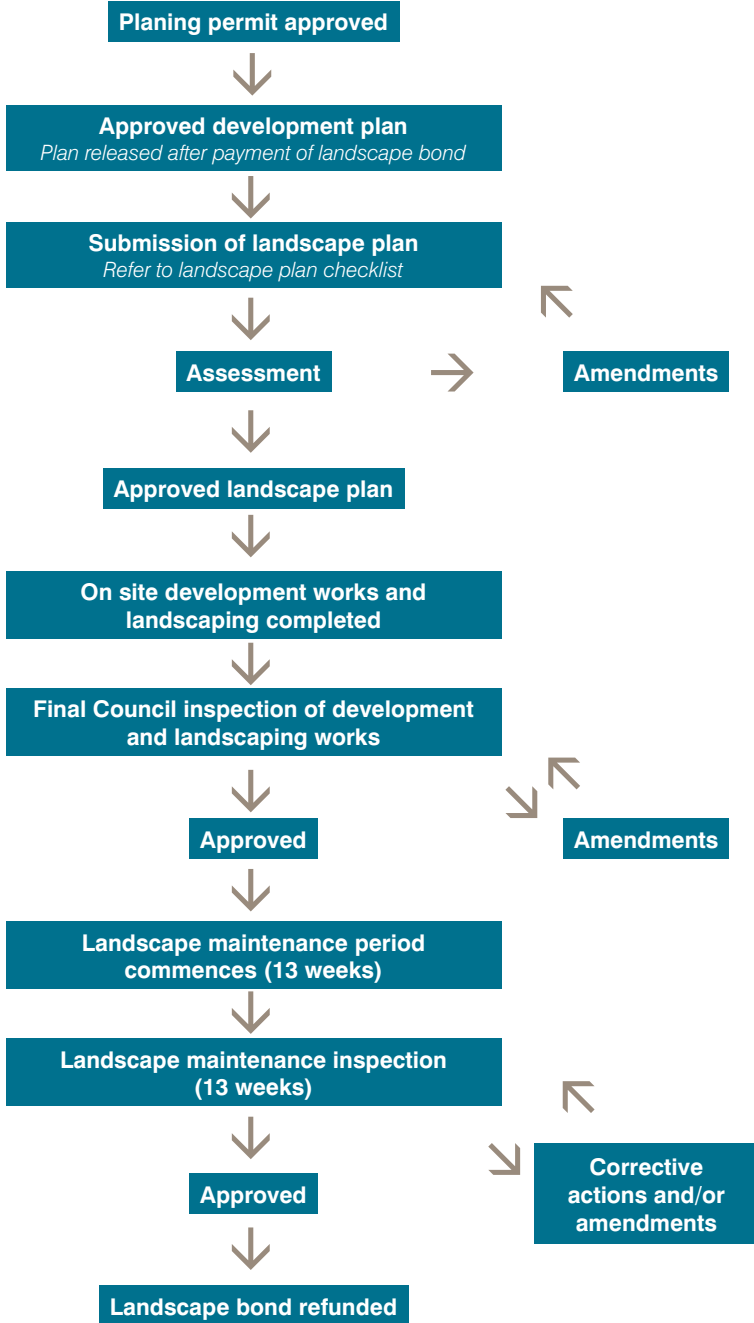
Aesthetic considerations may include:

- Creating a landscape style that complements the architecture and surrounding landscape
- Designing garden beds to feature or enhance existing vegetation
- Reducing the visual impact of built elements with screen planting
- Considering appropriate size, scale, colour, textures and materials for building and structures
- Screening undesirable views on and off the site
- Using vegetation that will enhance the streetscape
- Using the landscape to create outdoor living zones.

Other considerations may include:

- Conserving water by using drought tolerant lawn species, using low water requirement planting, grouping plants according to their water requirements, using grey water for irrigation, and using mulch and indigenous ground covers to reduce evaporation
- Allowing for water restrictions and increased water costs
- Minimising energy usage (i.e. labour maintaining the landscape, petrol to run machinery, electricity for lighting and pumps)
- Selecting plants to help with solar efficiency such as deciduous plants on the north side of house to block summer sun and to allow light in winter
- Selecting multipurpose plants; a screening plant may also be able to produce fruit
- Using permeable surfaces where possible.

The Landscape Plans Approval Process



The Landscape Plan - Final Product

We have provided sample landscape plans and several landscape plan excerpts within this booklet to illustrate the level of information required and some design elements to take into consideration.



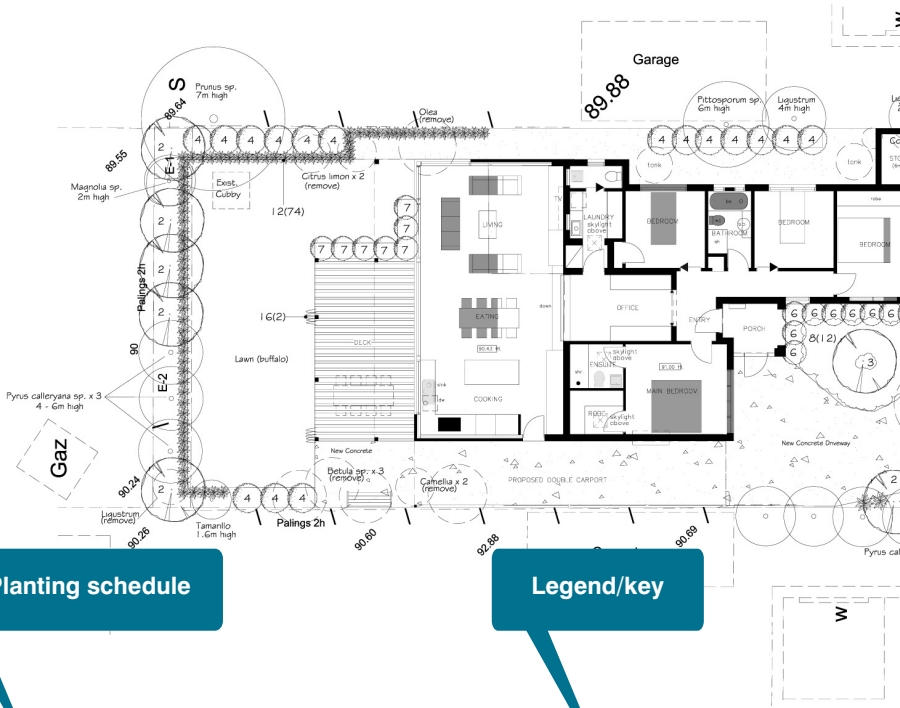
Please consider the following:

- It is standard practice to represent proposed trees at the quarters of their mature size on the plan. However, the plant schedule should state the expected established full size (height and width) of each species.
- Botanical naming is an internationally recognised standard for accurately identifying plants. Common names are helpful but can vary considerably; to avoid any confusion we require the botanical names.
- The landscape plan needs to show what materials and surface treatments are being used and where. This may be done by labelling the area or using a symbolic hatch to represent the material together with a legend or key.
- Consider privacy, views and outlook to help integrate the new development within the surrounding environment.

A checklist has been included at the end of this booklet. This is the same type of checklist we use to assess landscape plans. To avoid any delay in the approval process it is recommended that all the information listed in this checklist is included on the landscape plan.

Planning is bringing the future into the present so that you can do something about it now
– Alan Lakein

Compiling a Landscape Plan



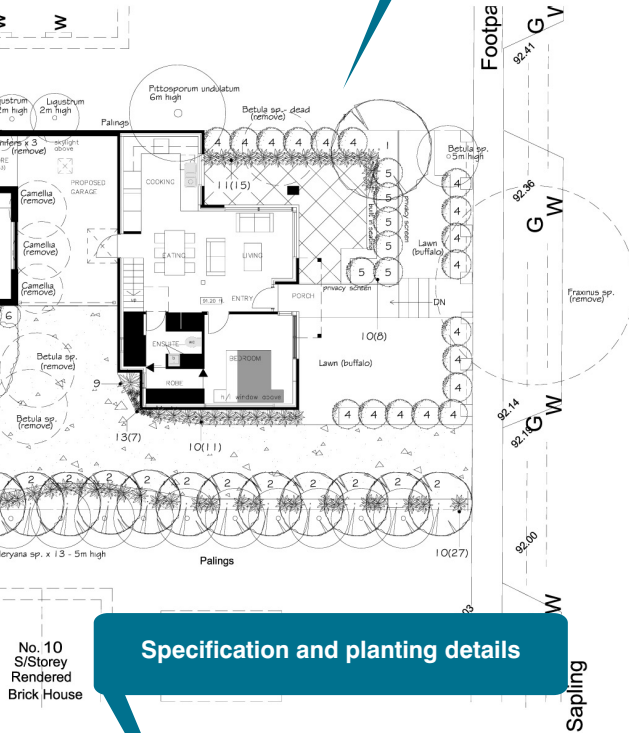
Planting schedule

Legend/key

CODE	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT (mm)	MATURE WIDTH (mm)	POT SIZE (mm)	NO
TREES						
1	<i>Pyrus calleryana</i> 'Aristocrate'	Ornamental Pear	1 2000	4000	300	1
2	<i>Pyrus calleryana</i> 'Capital'	Ornamental Pear	1 2000	3000	300	1 7
3	<i>Rolonia misedoacaca</i> 'Mop Top'	Mop Top Rolonia	2000	2000	300	1
SHRUBS						
4	<i>Syzygium australe</i> 'Aussie Copper'	Mini Lilly Pilly	2500	1500	200	34
5	<i>Chrysa ternata</i>	Mexican Orange Blossom	1500	1500	150	6
6	<i>Piwna japonica</i> 'Debutante'	Piwna	1000	1000	150	9
7	<i>Acacia cognata</i> 'Limelight'	Piwna	1000	1000	150	7
GROUNDCOVERS						
8	<i>Scaevola aemula</i>	Fan Flower	200	750	150	12
TUSSOCK PLANTS						
9	<i>Phormium purpureoscens</i>	N.Z. Flax	1200	1000	200	1
10	<i>Diplazium morosa</i>	Butterfly Flag	750	750	100	1 1
11	<i>Phormium</i> 'Moan Sunrise'	N.Z. Flax	750	750	200	15
12	<i>Liriope muscari</i> 'Evergreen Giant'	Lilyturf	750	500	100	74
13	<i>Festuca glauca</i>	Blue Fescue	300	300	100	7
CLIMBERS						
14	<i>Wistaria chinensis</i> - Purple	Wistaria		Climber	200	2

LEGEND	
COLOURED CONCRETE	
SELECTED PAVING	
LIVABLE TOPPING	
TIMBER DECKING	
EXISTING TREES	
TREES TO BE REMOVED	
PROPOSED TREES	
SHRUBS	
GROUNDCOVER	
TUSSOCK PLANTS	
CLIMBERS	
TIMBER EDGING INSTALLED TO SEPARATE ALL LAWN AND GARDEN BEDS	
IN-GROUND DRIPPER SYSTEM INSTALLED TO WATER ALL GARDEN BEDS	

Clear and well drawn plan to scale



Landscape Drive

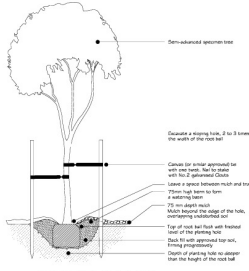
Specification and planting details

No. 10 S/Storey Rendered Brick House

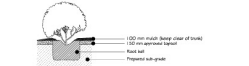
LANDSCAPE SPECIFICATIONS

- Garden Bed Establishment - Where indicated on the drawings the contractor shall provide for the establishment of garden beds. All works are to be carried out in accordance with relevant horticultural practices. In areas that are to be removed, the contractor shall ensure that any existing plants are removed and the soil is replaced with topsoil. All garden beds shall be established to a depth of 200mm and shall be covered with a 100mm layer of mulch. All garden beds shall be established to a depth of 200mm and shall be covered with a 100mm layer of mulch. All garden beds shall be established to a depth of 200mm and shall be covered with a 100mm layer of mulch.
- Planting - All plants shall be established to a depth of 200mm and shall be covered with a 100mm layer of mulch. All plants shall be established to a depth of 200mm and shall be covered with a 100mm layer of mulch. All plants shall be established to a depth of 200mm and shall be covered with a 100mm layer of mulch.
- Watering - All plants shall be established to a depth of 200mm and shall be covered with a 100mm layer of mulch. All plants shall be established to a depth of 200mm and shall be covered with a 100mm layer of mulch. All plants shall be established to a depth of 200mm and shall be covered with a 100mm layer of mulch.

TREE PLANTING DETAIL (not to scale)



SHRUB PLANTING DETAIL (not to scale)



Title block with all required information

Project: Proposed Dual Occupancy at
 8 Landscape Drive
 Manningham
 Drawing: Landscape Design
 Town Planning
 Client: Peter Perfect
 Drawn: A.C. Checked: M.M.
 Scale: 1:100
 Date: July 2009

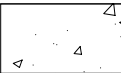
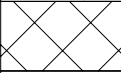
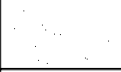
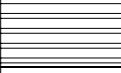
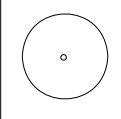
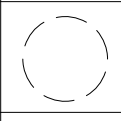
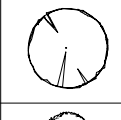

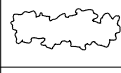

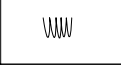
Amendments:



This drawing is not engineered and is to be used for design purposes only. All measurements are to be checked on site prior to the commencement of landscape construction.

Landscape Plan Component Examples

PLANT SCHEDULE						
Code	Botanical Name	Common Name	Mature Height (m)	Mature width (m)	Pot size (mm)	Quantity
Trees						
Am	<i>Acacia melanoxylon</i>	Blackwood Wattle	12	4	300	4
Bs	<i>Bursaria spinosa</i>	Sweet Bursaria	3.5	2	170	2
Ev	<i>Eucalyptus viminalis</i>	Manna Gum	30	10	200	1
Shrubs						
Cq	<i>Coprosma quadrifida</i>	Prickly Currant-bush	4	3	140	2
Cr	<i>Correa reflexa</i>	Common Correa	1	1	170	7
Go	<i>Goodenia ovata</i>	Hop Goodenia	2	2	140	5
OI	<i>Olearia lirata</i>	Snow Daisy-bush	5	3	140	3
Pp	<i>Pomaderris prunifolia</i>	Plum-leaf Pomaderris	3	2.5	140	1
Groundcovers						
Bm	<i>Brachycombe multifida</i>	Cut-leafed Daisy	0.2	0.3	50	20
Mp'FW'	<i>Myoporum parvifolium</i> 'Fine White'	Creeping Booballia Fine Leaf	0.2	0.8	50	3
Tussocks						
Dg	<i>Dietes grandiflora</i>	Wild Iris	1	1	50	20
Fg	<i>Festuca glauca</i>	Blue Fescue	0.2	0.3	50	15
LI	<i>Lomandra longifolia</i>	Spiny-headed Mat-rush	1	1	50	20

LEGEND	
COLOURED CONCRETE	
SELECTED PAVING	
LILYDALE TOPPINGS	
TIMBER DECKING	
EXISTING TREES	
TREES to be REMOVED	
PROPOSED TREES	
SHRUBS	
GROUNDCOVER	
TUSSOCK PLANTS	
CLIMBERS <small>(trellis / wire to be attached to fences for climber support)</small>	
TIMBER EDGING INSTALLED TO SEPARATE ALL LAWN AND GARDEN BEDS	
IN-GROUND DRIPPER SYSTEM INSTALLED TO WATER ALL GARDEN BEDS	

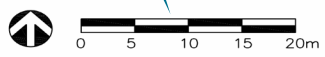
Landscape Plan Component Examples

General specifications include important information required for the landscape plan

Site Preparation and Maintenance Notes - 24 months minimum

- All weeds to be removed from site by physical removal or spraying with glyphosate based herbicide.
- Cultivate existing soil to 200mm to improve permeability and break up areas of compaction.
- Any areas of soil contaminated by paint or building rubble/materials should be removed and replaced with suitable topsoil from site or imported.
- **Watering in accordance with current water restrictions** using programmable system or by hand watering according to weather conditions but generally 10 minutes every second day to garden beds during establishment period (6 months) and during summer dry periods. Other times and as plants become established watering should gradually be reduced to conserve water and promote deep root systems.
- Weeding and trimming every 14-21 days.
- Plant replacement as required particularly during establishment period (6 months).
- All plants to be pruned/shaped to appropriate size and spread on an ongoing basis.
- Mulch level to be maintained at 75mm.

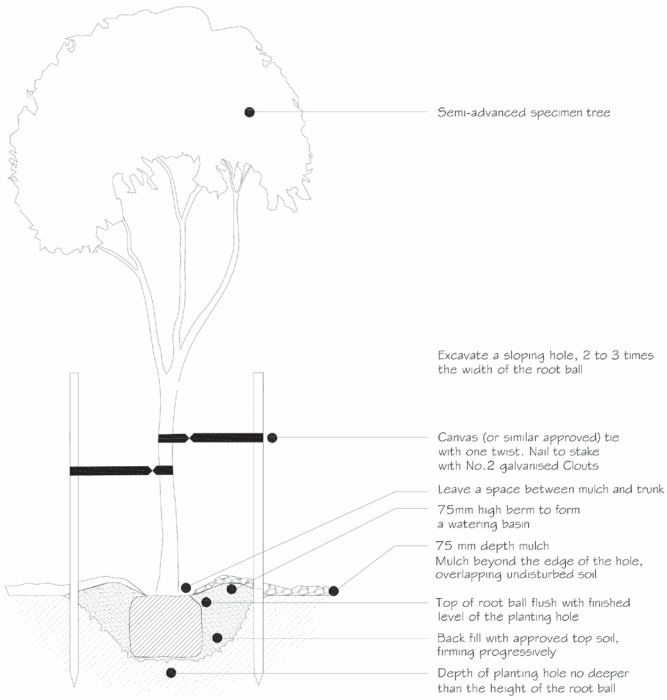
Scale bar (helps when plan is reduced) and north point



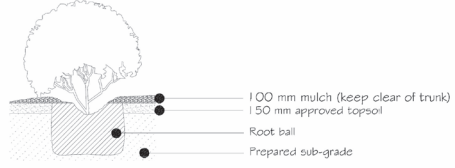
Title block with the information required

DATE	REVISIONS	LANDSCAPE DESIGN COMPANY	APPLICANT/CLIENT LANDSCAPE
		THE ADDRESS AND CONTACT DETAILS	

TREE PLANTING DETAIL (not to scale)



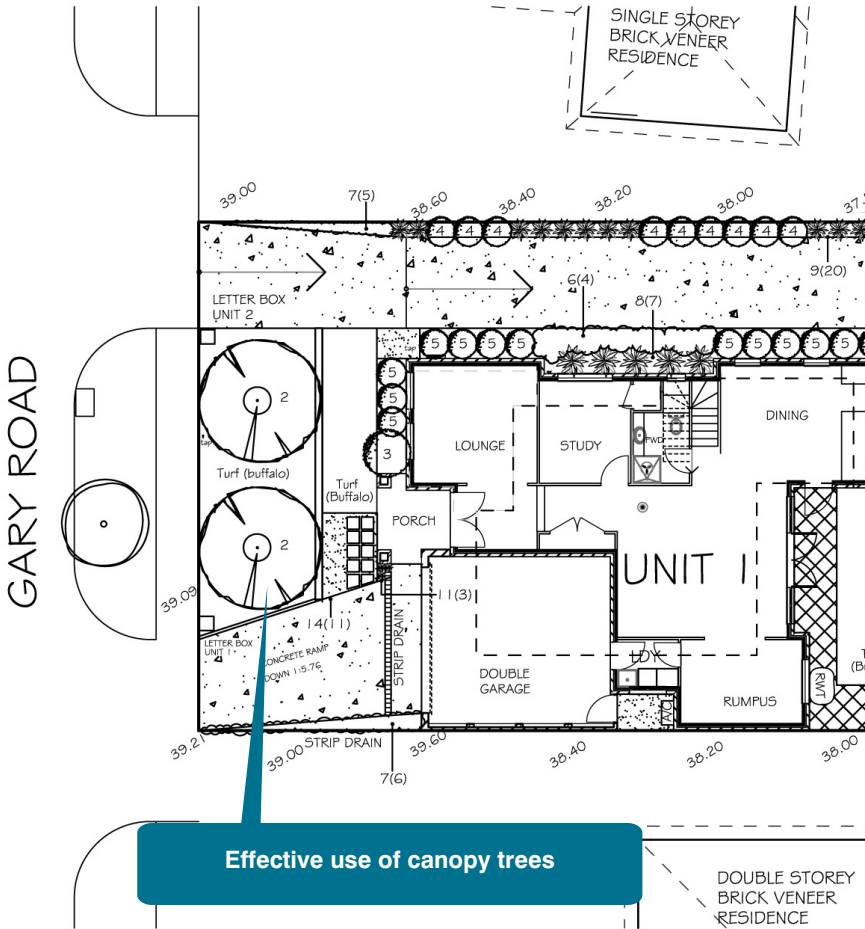
SHRUB PLANTING DETAIL (not to scale)



CLIENT NAME/PROJECT ETC
 LANDSCAPE PLAN SITE ADDRESS

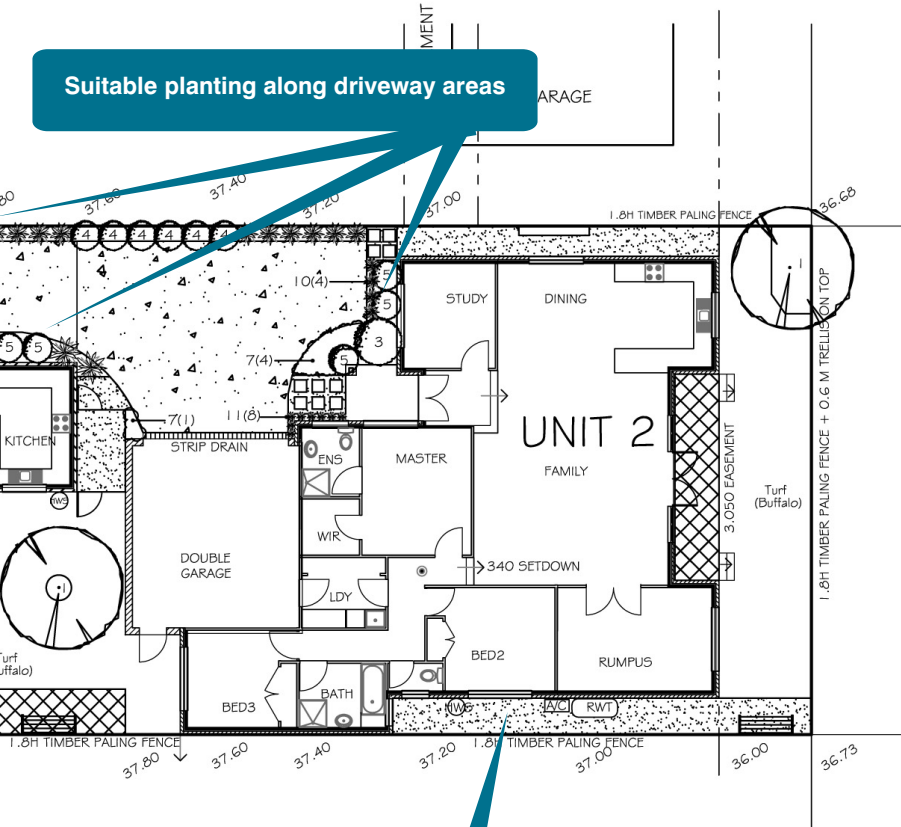
DESIGNERS NAME		DATE 01/03/2010
SCALE 1:100 @ A1		A1

Two Dwelling Development



Effective use of canopy trees

Surrounding built form shown on adjacent site

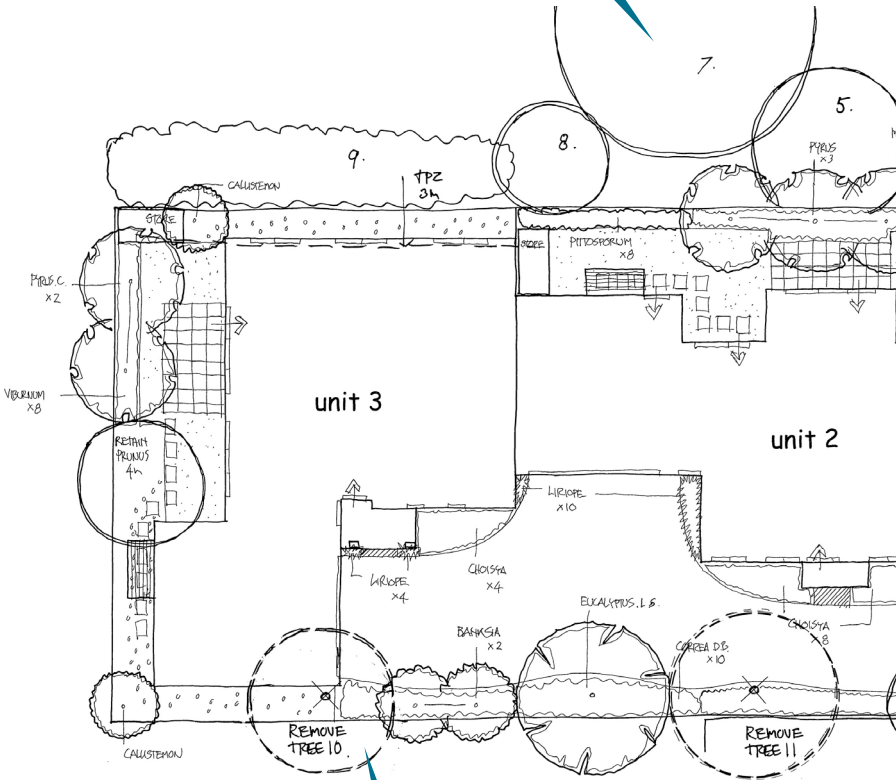


Suitable planting along driveway areas

Appropriate porous surface treatment in service areas, i.e. Lilydale Toppings or pebbles

Three Dwelling Development

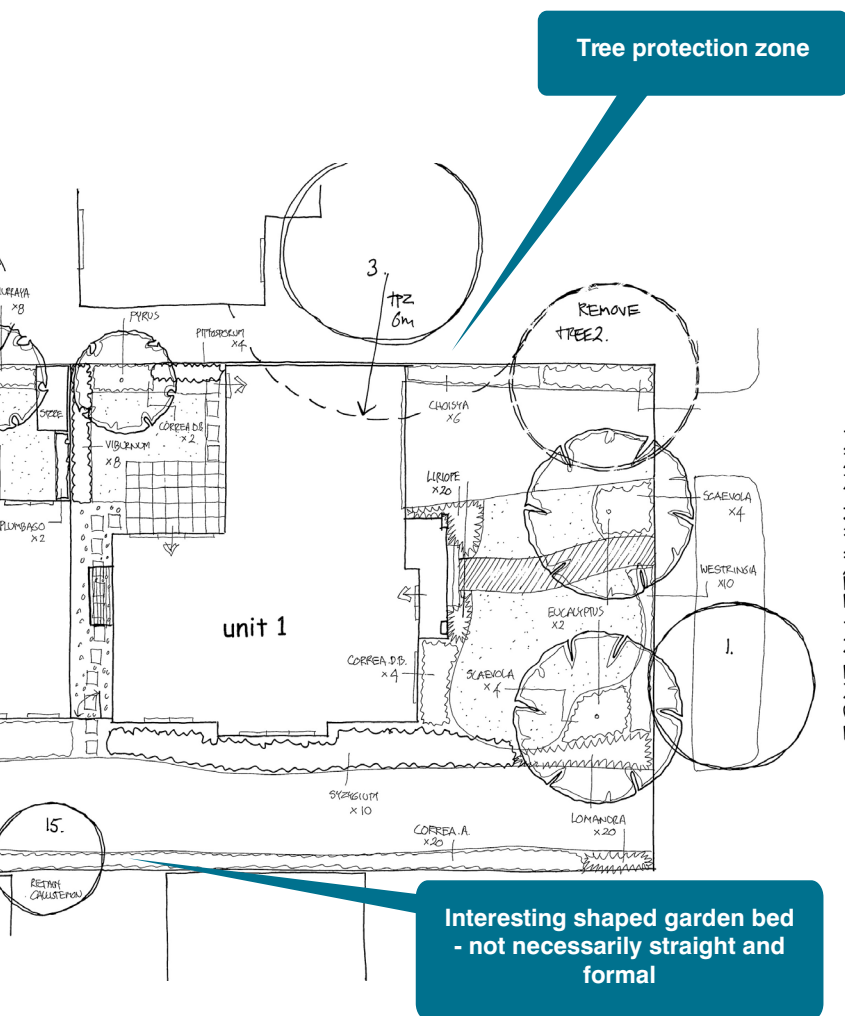
Surrounding vegetation identified and represented on adjacent sites



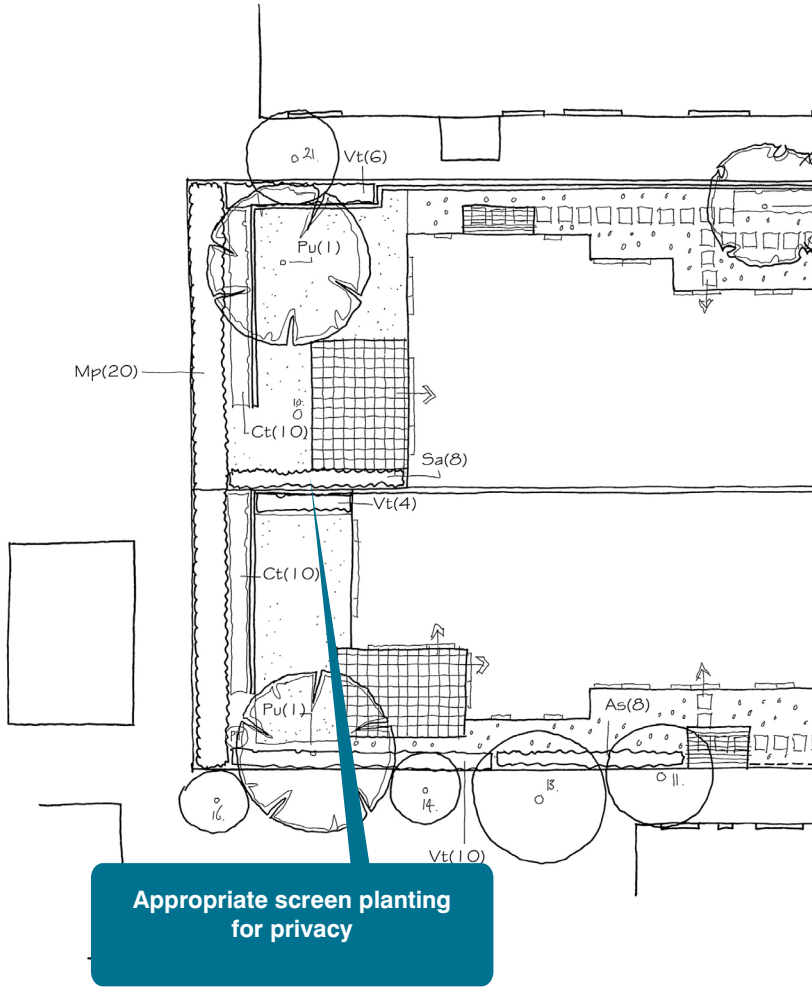
Clear indication of trees being removed

Three Dwelling Development

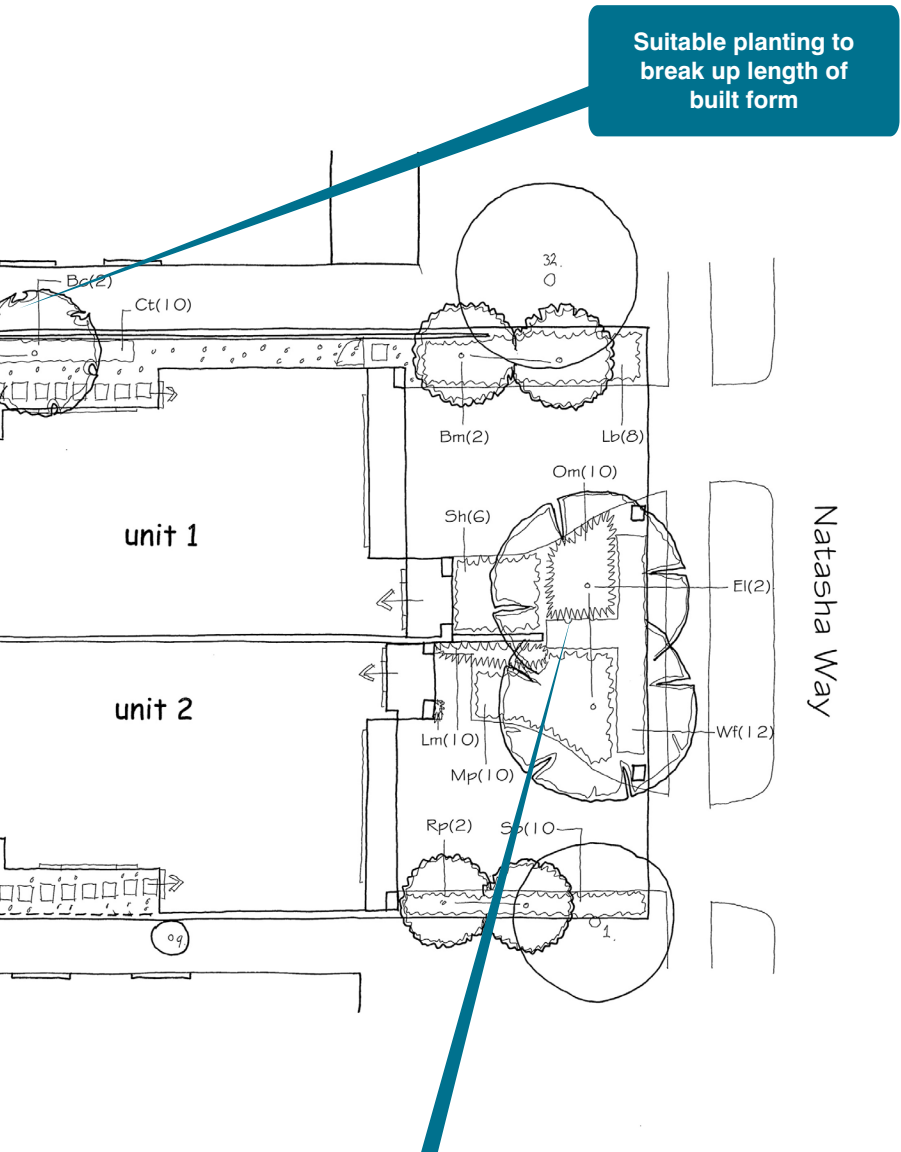
ANN-MAREE AVENUE



Two Dwelling 'Side By Side' Development



Two Dwelling 'Side By Side' Development



Suitable planting to break up length of built form

Plants are used rather than a fence to define a boundary

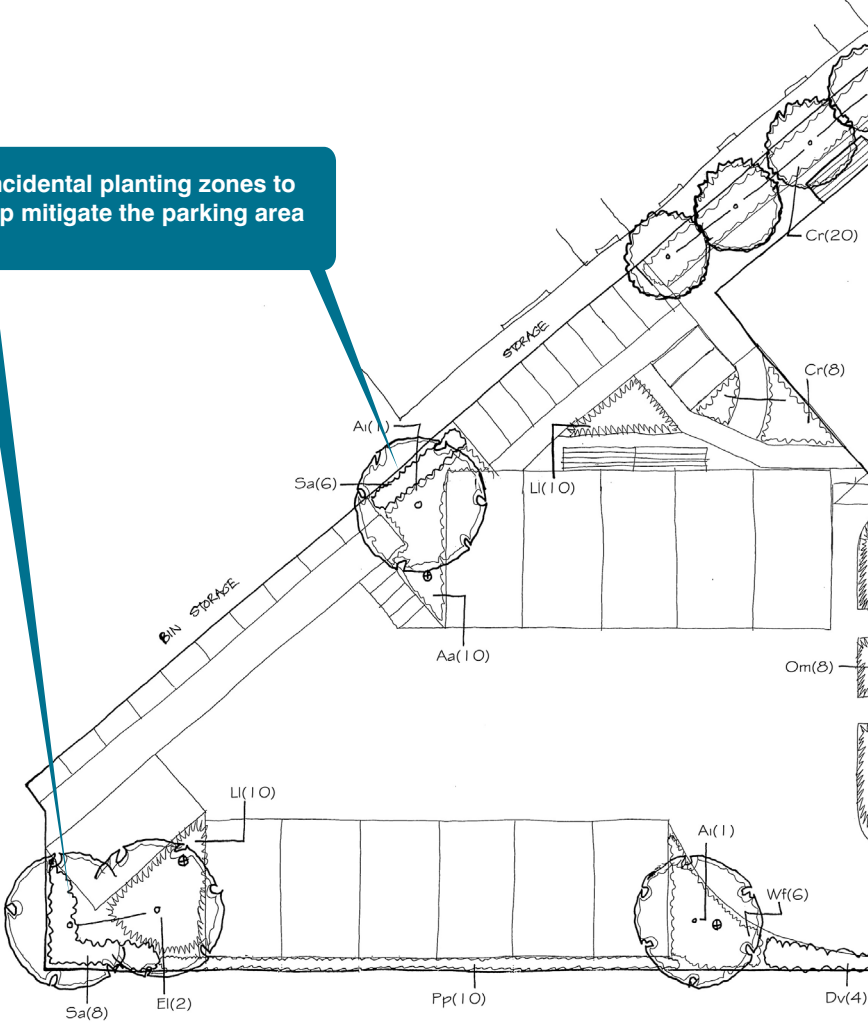
Natasha Way

unit 1

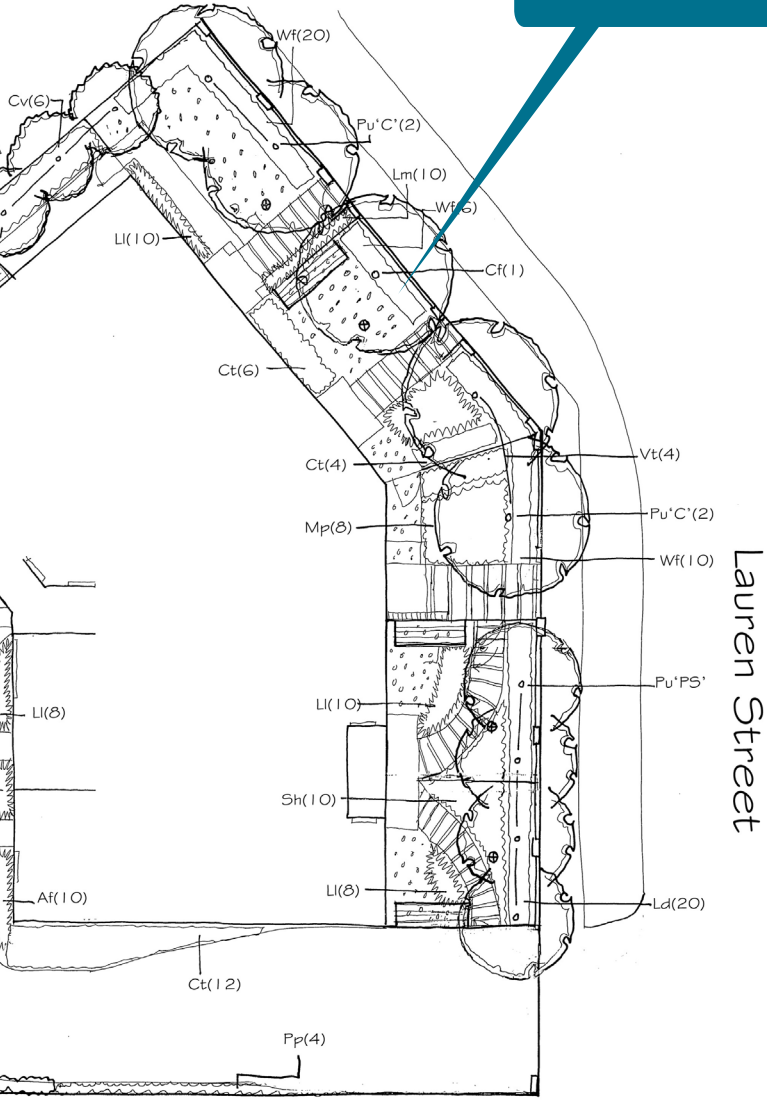
unit 2

Commercial Development

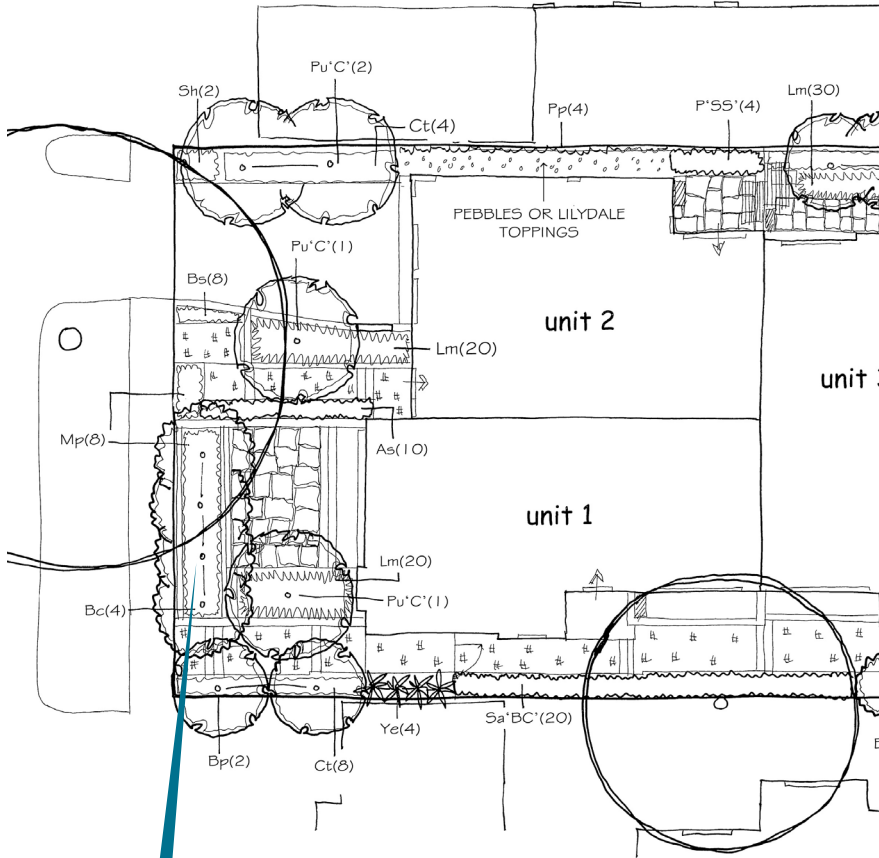
Incidental planting zones to help mitigate the parking area



Boulevard of trees along street frontage softens development

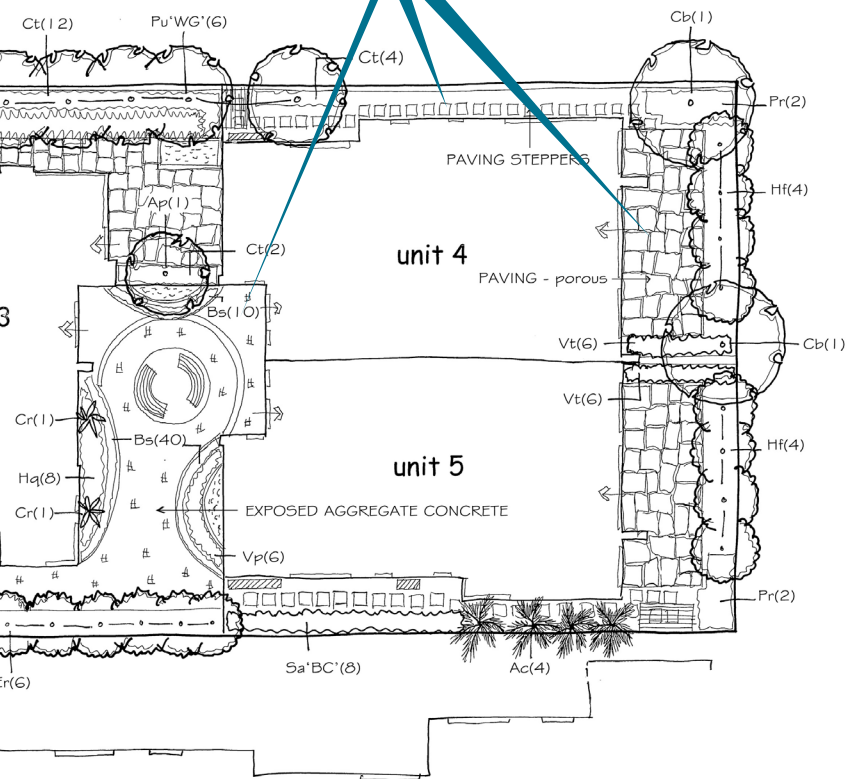


Five Dwelling Development



Appropriately screened front setback courtyard area to help with privacy

Good range of surface treatments



Inspections

Two separate site inspections occur to assess the compliance of the approved landscape plan. You will need to contact your Council planner to arrange for onsite inspections.

1. Final inspection of completed works

Council's planner conducts this assessment to see if the development and landscape site works have been completed according to the approved plans. The planner will advise the applicant if the site works do not comply and will detail the corrective actions.

2. Maintenance Inspection (13 weeks)

Council's planner carries out this inspection on completion of the maintenance period; generally 13 weeks for most developments. This assessment is to make sure the landscaping has established and is functioning as expected.

Landscape Bonds

Landscape bonds are often required as a condition of the planning permit. These bonds are held by Council to help ensure the completion and maintenance of the onsite works comply with the approved landscape plan. The landscape bond is usually released after the maintenance inspection approval.

Landscape bonds may be in the form of a bank guarantee, cash or a cheque made payable to Manningham City Council and must be paid prior to the release of the endorsed development plans.

Sale of Property

The obligation to maintain the landscape in accordance with the approved landscape plan is a condition on the planning permit relating to the land and not the original owner. If during the maintenance period the property is sold, it is advisable for the original owner to make arrangements at the time of entering into a contract for the sale of the land, with the new owner, about the maintenance of the landscaping for the duration of the maintenance period and/or a transfer of the bond to the new owner. The failure of a new owner to maintain the landscape may delay any refund.

Refunds

The landscape bond is refunded following the maintenance inspection. The landscape bond will only be refunded if the landscape works have been maintained as per the approved landscape plan.

A signed letter of authorisation from the original payee will be required if the bond is to be refunded to another party.

Further assistance

If you require further assistance on landscape plans or the assessment process please contact Manningham's Statutory Planning Unit on 9840 9495. Early discussions may help to avoid delays in the development or subdivision process.

Truth is confirmed by inspection and delay; falsehood by haste and uncertainty.

– Tacitus

Landscape Plan Checklist

DATE: _____ **PERMIT NUMBER:** _____
ADDRESS: _____
OWNER/APPLICANT: _____
PHONE NUMBER: _____
EMAIL: _____

ASSESSMENT CRITERIA	YES	NO	N/A
Is the planning permit current (check dates of permit)?			
Has the development plan been approved?			
Is the proposed landscape plan consistent with the approved development plan? (Are the locations of walls, fences, paving, stairs, clotheslines, doors and storage sheds the same?)			
Have permit conditions regarding landscaping been satisfied? (Check the conditions of your permit)			
Is there a readable standard scale? (1:100, 1:200)			
Is the development property address shown?			
Are site boundaries and easements clearly indicated?			
Is there indication of the location and size of existing vegetation to be removed?			
Is there indication of the location and size of existing vegetation to be retained?			
Is there an accurate/reasonable indication of the mature canopy size of existing and proposed trees and shrubs?			
Is there indication of vegetation adjacent to the site which may be relevant to the landscape design been indicated, if applicable?			
Is there a planting schedule noting botanical names, planting pot size, mature height and width and total numbers of each species of proposed planting?			
Are local weed plants avoided? (See <i>Weed Identification Booklet</i> for Manningham)			
Are there adequate plant densities and planting provided? (Garden beds should include planting which will provide complete coverage at maturity)			
Is there adequate provision of permeable and non permeable surfaces as per the approved development plan?			
Is there identification of surface treatments and features?			
Are there details and identification of garden bed edging?			
Have the proposed soil preparation and mulching treatment been detailed/noted?			
Have privacy, views and outlook been considered?			
Does the landscape plan relate and complement the existing and proposed streetscape character?			



Further Information

Supporting information and publications can be found on Manningham's website:

www.manningham.vic.gov.au

Site Design Guide – Residential Development on Bushland Fringes in the City of Manningham

Neighbourhood Character Study for Manningham City Council

Streetscape Character Study for Manningham City Council

Native Splendour – A Guide to the Indigenous Plants in Manningham

Weed Identification Booklet for Manningham.

Australian Institute of Landscape Architects

www.aila.org.au

Landscaping Victoria

www.liav.com.au

If you require further assistance on landscape plans or the assessment process please contact Manningham's Statutory Planning Unit on 9840 9495.



Manningham City Council

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t (03) 9840 9333 e manningham@manningham.vic.gov.au

www.manningham.vic.gov.au

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