

Landscape plans for town planning application



Bayside City Council requires all proposed residential, commercial and industrial developments to submit a landscape plan for approval with the planning application. This is to ensure that the visual and environmental quality of the landscape and the neighbourhood character are not adversely affected by inappropriate landscaping.

These guidelines are to assist developers, designers and property owners in the preparation of landscape plans and to explain the procedure to follow when submitting an application.

Landscape plan procedure:

Design

The first step is to seek pre-application advice from council. Design the landscape for the property keeping in mind the impact on existing features including trees, neighbouring properties and the streetscape. The design should retain existing vegetation and protect vegetation on adjoining land.

Planning application

Submit an arborist report if required showing existing vegetation on the site. The approval to proceed with an application may include conditions on the retention of some vegetation.

Drawing submission

Submit the landscape plan (see requirements of landscape plan below).

Assessment

The landscape plan will be assessed by Council officers. If changes are required to the plan we will contact the applicant.

Approval

The landscape plan will be approved in conjunction with other plans submitted with the application.

Construction

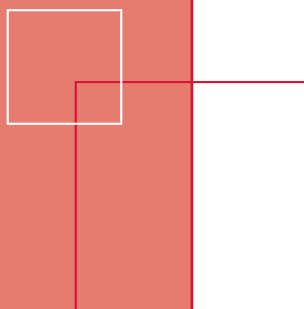
Construct the landscape as per approved landscape plans. Any changes proposed are to be approved by Council as a variation to the planning permit.

Completion

The landscape will be inspected by a Council officer to ensure it conforms with the approved landscape plans.

Maintenance

The landscape will then be maintained by the owner to a satisfactory level.



Landscape plan checklist:

First look at other landscapes in the street and see what other property owners have done with their landscape. This will give you an indication of what plants grow well in the area and will help tie your landscape in with the streetscape.

The landscape plan must be prepared by a qualified or suitably experienced person and must include the following information:

- Plan of site at 1:100 or 1:200, no larger than an A1 sheet: must have title, property address, date of drawing, scale, north point, legend and designers name and details;
- Arborist Report: Where vegetation removal is proposed an arborist report may be required.
- Site boundaries shown, including fence material and height if applicable;
- The proposed development;
- Location and height of neighbouring buildings including the location of windows;
- Location of existing vegetation and whether it is to be retained or removed (based on arborist report);
- The edging material to be used around garden beds and lawn areas;
- Indication of site topography/levels/contours;
- Indicate the surface material and colour to be used throughout the landscape, including pavement materials;

The amount of hard surfacing is not to exceed 30% of the open space area.

There are possibilities of utilising site surface water, by careful design of paved areas. This could involve sloping paving towards garden beds, which would reduce the need for watering and would reduce the amount of water entering the storm water system.

Landscape Schedule

- All proposed plants and their location (botanical name, common name, ultimate height and width);
- Size of pot and/or plant at time of planting;
- Number of plants;
- Spacing at which they will be planted;
- Type of plant (shrub, small tree etc);
- A recommended plant list fact sheet is available from Bayside City Council.

Maintenance

The success of the landscape is dependent on the level of maintenance it receives. The benefits of a good design will be lost without it being well maintained, particularly in the first 3 months.

The landscape must therefore be maintained by the owner to a satisfactory level.

Where can you get more information?

More information about the assessment of planning applications is available in *Using Victoria's Planning System* from the Department of Sustainability and Environment.

General Practice notes are also available about:

- Understanding neighbourhood character;
- Making a planning application for a dwelling in a residential zone.

Other helpful sites for information include:

- www.bayside.vic.gov.au
- www.dse.vic.gov.au



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