

## Landscape Plan Information Sheet

### General

Landscaping can enhance privacy, act as a natural cooling system for homes, soften the built form, create visual relief and generally improve the aesthetic appeal of new and existing developments. In addition to this, landscaping with local native vegetation can help to protect biodiversity and natural heritage values and contribute to a 'sense of place' for the area.

The use of local native species, low water use plants and hydrozoning is encouraged.

Landscaping is often required as a condition of development approval to ensure the establishment of acceptable standards of landscaping and on-going maintenance.

### Information Requirements

Landscape plans illustrating all landscaped areas must be prepared and submitted for approval, and include the following details:

- A site plan with a scale of not less than 1:200 illustrating all landscaped areas, including the verge;
- Details of the location and type of proposed trees and shrubs, including a plant legend showing:
  - botanical names of the proposed vegetation types of quantity of each species; and
  - pot sizes of plants at the time of planting. Shrubs are to be semi-advanced from pot sizes no less than 175mm.
- Details of ground treatment such as paving, turf, mulched garden beds (mulch is to be applied to a depth of 100mm);
- Landscaping of the verge area adjacent to the development site, including details of the existing and proposed street trees, and the provision of substantial street trees;
- Details of the proposed watering system to ensure the establishment of species and their survival during the hot, dry summer months. Turf and garden bed areas are to be irrigated. The plan is to provide information on the water source (scheme or bore water); and
- Contours – both within the site and for the adjoining verge.

### Species and Planting

A list of recommended species is attached.

- Plant species shall be planted at a rate of approximately four small plants per square metre of landscaped area. Larger plant species may vary this amount.

- Vegetation should be of sufficient size and spacing. Tube stock can be considered where a mix of larger plants are proposed.

The Town recommends the use of a professional landscape designer, qualified horticulturalist or landscape architect in preparing the landscape plans.

### Street Trees

Further information relating to street trees is available in Council Policy No. 1.8 – Street Trees.

- All existing and proposed street trees are to be shown on the site plan / landscape plan.
- No street trees shall be removed without written approval. If approved, the Town will arrange the tree removal following the payment of the amenity valuation of the tree and removal costs, as per the Burnley Method (Moore, 1991).
- The Town will determine the appropriate species of street tree to be planted.

### Maintenance

Landscaped areas must be developed in accordance with the approved plan and maintained thereafter for a period of twenty-four months.

Ongoing maintenance should minimise the extent of fertilisers leaching into drains and waterways, and in turn maintaining water quality within the Town.

Recommended Species List		
<b>Annuals/Herbaceous Perennials/Perennial Herbs</b>		
<i>Brachyscome iberidifolia</i> (annual)	<i>Burchardia congesta</i> (herbaceous perennial)	<i>Burchardia multiflora</i> (herbaceous perennial)
<i>Dichopogon capillipes</i> (herbaceous perennial)	<i>Rhodanthe chlorocephala</i> (annual)	<i>Ptilotis drummondii</i> (perennial herb)
<i>Ptilotis drummondii</i> (perennial herb)	<i>Trachymene coerulea</i> (annual/biennial)	<i>Watizia suaveloens</i> (annual)
<b>Grasses, Sedges and 'Strappy' Plants</b>		
<i>Anigozanthos humilis</i>	<i>Anigozanthos manglesii</i>	<i>Anigozanthos viridis</i>
<i>Austrostipa variabilis</i>	<i>Conostylis aculeata</i>	<i>Conostylis candicans</i>
<i>Cycnogeton (Triglochin) huegelii</i>	<i>Dianella revoluta</i>	<i>Dielsia stenostachya</i>
<i>Ficinia nodosa</i>	<i>Isolepis cernua</i>	<i>Lepidosperma longitundale</i>
<i>Neurachne alopecuroidea</i>	<i>Patersonia occidentalis</i>	<i>Rytidosperma caespitosum</i>
<b>Groundcover/Low plants up to 1m</b>		
<i>Acacia sessilis</i>	<i>Aotus procumbens</i>	<i>Banksia nivea</i>
<i>Bossiaea eriocarpa</i>	<i>Calytrix angulata</i>	<i>Calytrix flavescens</i>

<b>Recommended Species List</b>		
<i>Centella asiatica</i>	<i>Dampiera linearis</i>	<i>Dampiera trigona</i>
<i>Daviesia decurrens</i>	<i>Daviesia pedunculata</i>	<i>Daviesia triflora</i>
<i>Euchilopsis linearis</i>	<i>Gastrobium capitatum</i>	<i>Gastrobium nervosum</i>
<i>Gompholobium tomentosum</i>	<i>Gompholobium confertum</i>	<i>Hemiandra pungens</i>
<i>Jacksonia sericea</i>	<i>Kennedia prostrata</i>	<i>Melaleuca seriata</i>
<i>Melaleuca trichophylla</i>	<i>Petrophile linearis</i>	<i>Philotheca spicata</i>
<i>Scaevola repens</i>	<i>Strilingia latifolia</i>	<i>Synaphea gracillima</i>
<i>Thomasia grandiflora</i>	<i>Tricoryne elatior</i>	<i>Verticordia lindleyi</i>
<b>Small Shrubs 1-3m high</b>		
<i>Acacia dentifera</i>	<i>Adenanthos obovatus</i>	<i>Allocasuarina humilis</i>
<i>Aotus gracillima</i>	<i>Astartea scoparia</i>	<i>Astartea affinis</i>
<i>Banksia armata</i>	<i>Banksia telmatiaea</i>	<i>Billardiera fraser</i>
<i>Beaufortia elegans</i>	<i>Calothamnus lateralis</i>	<i>Calothamnus quadrifidus</i>
<i>Calytrix fraseri</i>	<i>gompholobium scabrum</i>	<i>Hakea ruscifolia</i>
<i>Hypocalymma angustifolium</i>	<i>Hypocalymma robustum</i>	<i>Leptospermum spinescens</i>
<i>Melaleuca lateritia</i>	<i>Pericalymma ellipticum</i>	<i>Pultenaea reticulata</i>
<i>Regelia ciliata</i>	<i>Regelia inops</i>	<i>Verticordia drummondii</i>
<b>Medium Shrubs 2-6m</b>		
<i>Acacia saligna</i>	<i>Daviesia divaricata</i>	<i>Dodonaea hackettiana</i>
<i>Eremaea pauciflora</i>	<i>Gastrobium ebracteolatum</i>	<i>Hakea varia</i>
<i>Jacksonia furcellata</i>	<i>Jacksonia sternbergiana</i>	<i>Kunzea glabrescens</i>
<i>Melaleuca teretifolia</i>	<i>Melaleuca viminea</i>	<i>Taxandria linearifolia</i>
<b>Trees</b>		
<i>Allocasuarina fraseriana</i>	<i>Banksia grandis</i>	<i>Banksia littoralis</i>
<i>Banksia menziesii</i>	<i>Casuarina obesa</i>	<i>Corymbia calophylla</i>
<i>Eucalyptus marginata</i>	<i>Eucalyptus rudis</i>	<i>Eucalyptus todtiana</i>
<i>Melaleuca cuticulatis</i>	<i>Melaleuca preissiana</i>	<i>Melaleuca raphiophylla</i>
<i>Melaleuca teretifolia</i>	<i>Paraserianthe lophanthna</i>	<i>Xanthorrhoea preissii</i>
<i>Xylomelum occidentale</i>		