

DEVELOPMENT APPLICATION LANDSCAPE CHECKLIST

Applications without the completed check list will not be accepted and will remain on the Planning Portal until a Request for Further Information has been completed.

The purpose of this check list is to provide a guide for applicants enabling them to prepare landscape related information to Council's requirements when submitting a DA and/or construction certificate (CC) application.

All property owners must satisfactorily address **Compulsory Landscape Requirements (Section A)**.

Properties affected those situations listed on page 2 will be required to submit **Landscape Documentation (Section B)**.

Properties affected those situations listed on page 3 will be required to submit **Landscape Documentation (Section C)**.

Development Type	Minimum % of site to be 'Landscaped'	Landscaped area is defined as: part of a site used for growing plants, grasses and trees, but does not include any building, structure or hard paved area or basement car-parking
Dwelling Houses	35%	
Dual Occupancies	35%	
Villa Homes	35%	
Town Houses	35%	
Residential Flat Buildings	40% with up to 15% on structure	
Motels	50%	
Industrial	20% + an additional 10% on structure	

Section A - Compulsory Landscape Requirements – For all Development Applications

	Applicant	Council
Sheet information: North Point, Bar Scale, Designers Name and Credentials, Issue and Revision number, Date		
Survey Plan indicating existing trees at 1:100 as an underlay to the landscape plan		
Existing trees within the property; <u>and</u> any neighboring trees (including street trees) within 5m of the property boundary with species, height, trunk diameter, and canopy spread		
Proposed tree protection measures provided by the Level 5 Project Arborist and any mitigation measures to be undertaken within the Tree Protection Zone of any retained tree		
Existing services and easements from the survey and shown on the landscape plan, Proposed services and Easements shall also be shown on the landscape plan		
Existing development – Location of all structures, rock outcrops or other significant landscape features		
Proposed development – Location of building footprint, OSD, driveways, landscape features, structural landscaping, ancillary buildings, pool footprint and proposed levels		
Landscape calculations: percentage of landscaped area and deep soil planting clearly delineated and shown as a percentage of the overall site size		
Tree incursions: Clearly indicate graphically where the root zone of existing trees to be retained may come into conflict with any part of the demolition of existing or installation of proposed		

* All Applicants must provide the information above on a separate plan, sign and submit this page of the checklist. This section does not require the services of a specialized landscape Professional. However, further information may be required by Council's Landscape Architect at their discretion.

APPLICANT

Print Name: _____

Applicant Signature: _____ Date: _____

Section B - For Residential properties affected by those situations listed below:

- Development on heritage listed sites
- Properties affected by DCP Part H- Bushland Protection, Development Adjacent to Bushland
- Properties affected by Riparian Land
- Properties within the Sydney Foreshores & Waterways boundary area

	Applicant	Council
Sheet information: North Point, Bar Scale, Designers Name and Credentials, Issue and Revision number, Date, Landscape designer's name, qualifications, company name, contact phone details are on plan.		
Survey Plan indicating existing trees at 1:100 as an underlay to the landscape plan		
Existing trees within the property; <u>and</u> any neighboring trees (including street trees) within 5m of the property boundary with species, height, trunk diameter, and canopy spread		
Proposed tree protection measures provided by the Level 5 Project Arborist and any mitigation measures to be undertaken within the Tree Protection Zone of any retained tree		
Existing services and easements from the survey and shown on the landscape plan, Proposed services and Easements shall also be shown on the landscape plan		
Existing development – Location of all structures, rock outcrops or other significant landscape features		
Proposed development – Location of building footprint, OSD, driveways, landscape features, structural landscaping, ancillary buildings, pool footprint and proposed design levels to AHD		
Landscape calculations: percentage of landscaped area and deep soil planting clearly delineated and shown as a percentage of the overall site size, existing vs proposed canopy cover percentage may be required		
Planting plan: with lawn areas, all new plantings, plant schedule showing species, container size and size at maturity oil types, soil additives and mulches to be used		
Stormwater dispersal trench as provided by the Stormwater Engineer shall be located on the landscape plan (where applicable) showing any conflicts with roots of retained trees		
Bulk Earthworks showing any possible conflicts with the roots of trees to be retained as well as any mitigation measures		
Sections and elevations clearly showing the relationship of the proposed landscaping with the built form. A minimum of two sections east – west and north – south required		
12 Month maintenance plan outlining the horticultural methods to be used to ensure the ongoing health and vigor of all plant materials on the subject site		

* All Applicants must provide the information above in a Landscape Documentation Package, sign and submit this page of the checklist. This section does require the services of a specialized Landscape Professional as per LCC DCP Part J - Landscaping. Further information may be required by Council's Landscape Architect at their discretion.

LANDSCAPE ARCHITECT / DESIGNER

Print Name: _____ Qualifications: _____

Landscape Professional Signature: _____ Date: _____

Section C – For Commercial / Industrial and all Multi – Dwelling or Hotels

	Applicant	Council
Sheet information: North Point, Bar Scale, Designers Name and Credentials, Issue and Revision number, Date, Landscape designer's name, qualifications, company name, contact phone details are on plan.		
Survey Plan at 1:100 as an underlay to the landscape plan Site Analysis Plan indicating sensitive root zone areas, any possible remnant plant communities, site constraints – limiting factors and the best opportunities for siting the building footprint		
Existing trees within the property; and any neighboring trees (including street trees) within 5m of the property boundary with species, height, trunk diameter, and canopy spread		
Proposed tree protection measures provided by the Level 5 Project Arborist and any mitigation measures to be undertaken within the Tree Protection Zone of any retained tree		
Existing services and easements from the survey and shown on the landscape plan, Proposed services and Easements shall also be shown on the landscape plan		
Existing development – Location of all structures, rock outcrops or other significant landscape features		
Proposed development – Location of building footprint, OSD, driveways, landscape features, structural landscaping, ancillary buildings, pool footprint and proposed design levels to AHD		
Landscape calculations: percentage of landscaped area and deep soil planting clearly delineated and shown as a percentage of the overall site size, existing vs proposed canopy cover percentage may be required		
Planting plan: with lawn areas, all new plantings, plant schedule showing species, container size and size at maturity oil types, soil additives and mulches to be used		
Stormwater dispersal trench as provided by the Stormwater Engineer shall be located on the landscape plan (where applicable) showing any conflicts with roots of retained trees		
Bulk Earthworks showing any possible conflicts with the roots of trees to be retained as well as any mitigation measures		
Sections and elevations clearly showing the relationship of the proposed landscaping with the built form. A minimum of two sections east – west and north – south required		
12 Month maintenance plan outlining the horticultural methods to be used to ensure the ongoing health and vigor of all plant materials on the subject site		
Raised planter boxes are to be fully detailed at the DA stage including height, depth of soil, soil composition, waterproofing, and construction methods and materials as per Lane Cove Council's DCP Part J Landscaping.		
Automatic irrigation system to be designed by a qualified irrigation designer and shown on the landscape plan ensuring all raised planter boxes and garden beds are irrigated adequately		
Communal Open Space clearly outlined with calculations in accordance with DCP part J – Landscaping, Part B – Residential Development, and the Apartment Design Guide		

* All Applicants must provide the information above in a Landscape Documentation Package, sign and submit this page of the checklist. This section does require the services of a Landscape Architect as per LCC DCP Part J - Landscaping. Further information may be required by Council's Landscape Architect at their discretion.

LANDSCAPE ARCHITECT

Print Name: _____ Qualifications: _____

Landscape Professional Signature: _____ Date: _____