



GREATER
SHEPPARTON

Landscape Plan

Checklist

The Council believes that landscaping is very important part of the development process. Commonly most applicants/developers become aware to the need for a landscape plan because of a condition requiring that a plan be submitted to the Council for approval in the planning permit. In many instances, the planning permit will not only require a plan, but may have specified details which need to be included or addressed in order to obtain approval.

The Greater Shepparton City Council requires most proposed residential, industrial, rural and business developments to submit a landscape plan as part of the permit 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.

To assist in the preparation of a landscape plan to a suitable standard, the following checklist has been prepared. As all developments and sites differ, not all requirements will apply in every circumstance and alternatively others may apply in addition to those listed.

Firstly before preparing the plan, look at other landscaping in the street and see what other property owners have done with their landscaping. This will give you an indication of what grows well in the area and will help tie your landscape in with the streetscape. The Council encourages landscaping to be low maintenance with native trees, plants and shrubs.

It is highly recommended that the landscape plan be prepared by a qualified or suitably experienced person and must include the following information:

- Plan of the site at 1:100 or 1:200, which must have title, property address, date of drawing, scale, north point, legend and designers name and details.
- Site boundaries shown, including access point to the property, fence material and height if applicable
- The proposed development (including doors, windows, gates and fences)
- Location of neighbouring buildings including the location of the windows
- Location of existing vegetation and whether it is to be retained or removed, including species, height and any street trees.
- Location of constructed items, such as, retaining walls, letterboxes, clotheslines, sheds
- The edging material to be used around the garden beds and lawn areas
- Clearly indicate all surfaces denoted, including lawns, mulched garden beds, hard paving such as asphalt, concrete, brick or gravel.
- Location of both underground and overhead services and easements.
- Details of the watering system

Continued Overleaf



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- 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, tree, ground cover etc)
- Details of the weed management program
- The on going maintenance program for the plantings

The success of the landscaping is dependent on the level of maintenance it receives. The benefits of a good design will be lost without it being well maintained. The landscape must therefore be maintained by the owner to a satisfactory level.

Please ensure you include clear and accurate plans which are fully dimensioned and drawn to scale. If your project is complicated, you may need professional assistance to draw up your plans.

If you wish to discuss the landscaping requirements further, please make an appointment to meet with a planning officer by contacting the Council on (03) 5832 9700 or book online at <http://www.greatershepparton.com.au/bookings/>.

Please note that this checklist is for standard information required. Additional information may be required by the assessing planning officer after lodgement of the plan(s).