



Landscape
Design
Institute

Cracking the Codes

How planning Dictates Design

What to consider before providing a quote for a Landscape Council plan

What approval is required for the proposed development

- Exempt development
- Complying development (CDC)
- Development application (DA)
 - Construction Certificate (CC)

Who is the Landscape plan for

- Architect (involves other consultants and usually lodged by others)
- private client
 - will this include the engaging and managing of other consultants
 - will this include lodgement and lodgement fees?

What is a Local Environmental Plan?

- Local Environmental Plans (LEPs) guide planning decisions for local government areas through zoning and development controls.
- They provide a local framework for the way land can be developed and used. LEPs are the main planning tool to shape the future of communities by ensuring local development is carried out appropriately.
- Changes to LEPs are important to maintain up-to-date local planning controls. The LEP making process aims to make sure these changes are strategically aligned and deliver good planning outcomes.

What is Exempt development?

- Some minor building renovations or works don't need any planning or building approval. This is called exempt development. Exempt development is very low impact development that can be done for certain residential, commercial and industrial properties. A few examples of development that can be exempt development are: decks, garden sheds, carports, fences, repairing a window or painting a house. As long as the proposed works meet all of the development standards (identified in the [State Policy](#) for exempt and complying development), approval may not be needed.

Relevant Legislation

- The majority of exempt and complying development types and their development standards are found in the State Policy for exempt and complying development. You can view the policy on the NSW Legislation website:
- [State Environmental Planning Policy \(Exempt and Complying Development Codes\) 2008](#)
- [Environmental Planning and Assessment Regulation 2000](#).

What is complying development?

- Complying development is a combined planning and construction approval for straightforward development that can be determined through a fast-track assessment by a council or an accredited certifier. Complying development applies to homes, businesses and industry and allows for a range of things like the construction of a new dwelling house, alterations and additions to a house, new industrial buildings, demolition of a building, and changes to a business use.
- Approvals under the fast-track complying development pathway can be issued in as little as 20 days. Homeowners can save up to \$15,000 when building a house under complying development, with savings up to \$2,600 for renovations.

https://youtu.be/5_F_AOLG36I

DA process



[Your guide to the Development Application process - \(nsw.gov.au\)](#)

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DA process



[Your guide to the Development Application process - \(nsw.gov.au\)](https://www.nsw.gov.au/development-application)

Where to find the relevant information

1. Planning NSW

Planning NSW find a property

- [ePlanning Spatial Viewer \(nsw.gov.au\)](https://www.nsw.gov.au/eplanning-spatial-viewer)

Provides all relevant information about the property address including a report and links to the relevant controls

2. DCP for the relevant property to check the controls relevant to the project

3. Additional information such as (Dial) before you dig and Sewer diagram

[Home | Before You Dig Australia \(BYDA\)](#)

[Sydney Water](#)

[Hunter Water](#)

















[WaterNSW - WaterNSW](#)

Sewer diagram from Sydney Water \$27.00

Sydney Water Tap in

Services

Select services or apply for a Section 73

 Building plan approvals Eg. Add a swimming pool, build an extension 	 Diagrams Eg. Sewer service diagram, service location print etc 	 Connection approvals Eg. Drinking water, wastewater etc. 	 Section 73 Compliance Certificate We can assist with small to medium developments  <i>New</i>
 Pressure enquiry Statement of available pressure and flow 	 Pressure boosting and pumps Eg. Boost a drinking water service, pump to sewer 	 Water meter installations Request a new water meter 	 Adjust Sydney Water asset Raise or lower a Sydney Water asset 



Address Lot LGA POI

Address, eg: 320 Pitt Street Sydney 2000

Map tools

Layers Legends

Filter layers ?

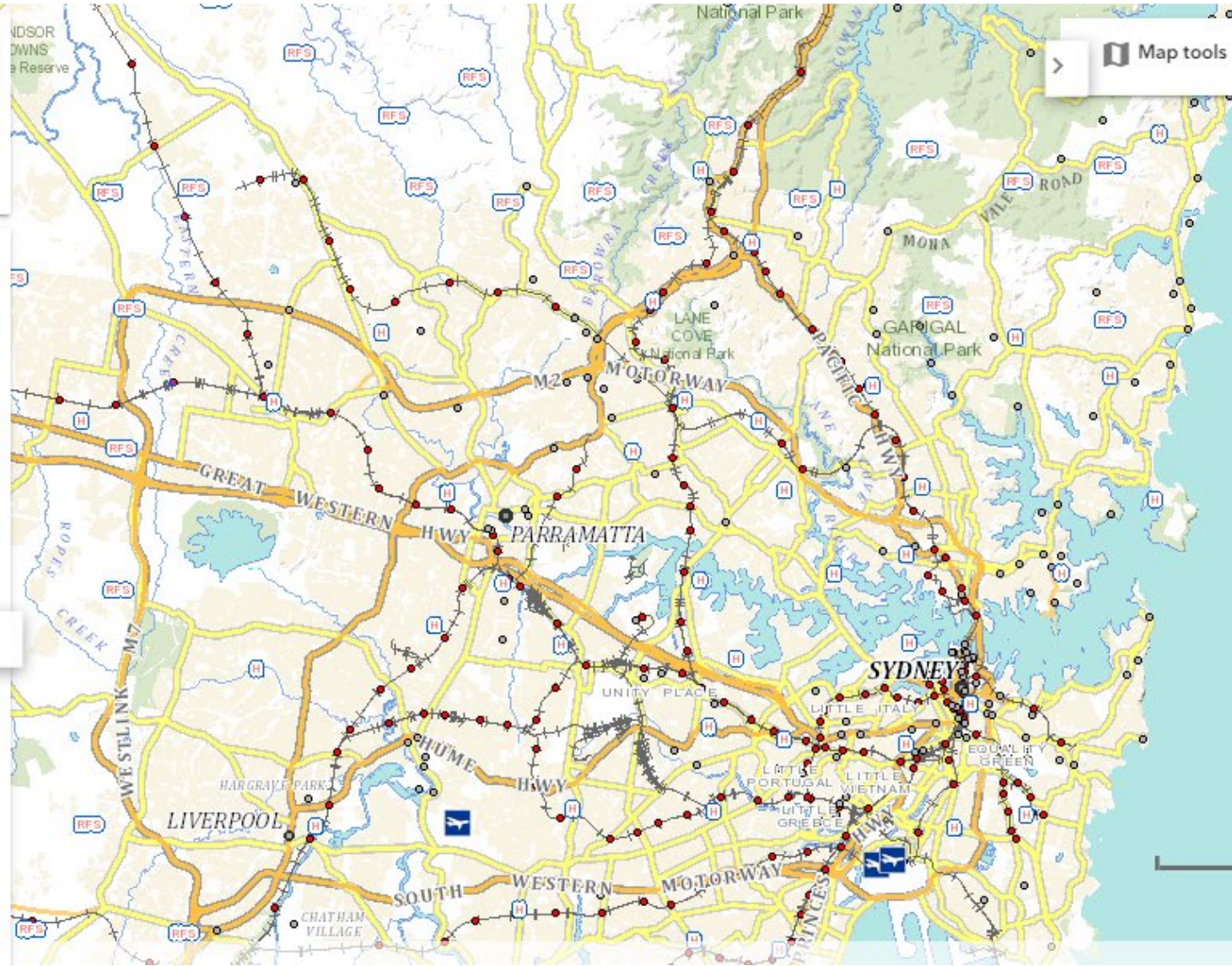
Administration

Biodiversity Values Map

Principal Planning Layers

Local Provisions

State Environmental Planning Policies



How I prepare/design Landscape DA plans

Flexible approach!

Providing a DA design/plan without locking in a
Stage 1 – conceptual plan or Stage 3 - documentation

1. To comply with Council conditions
2. Functional, structural “bones” to be resolved, like retaining walls, stairs e.t.c
3. Realistic mix (balance) of native and exotic plants
4. Style - ready for implementation as is or to be adjusted to suit

What makes a successful Landscape DA plan?

1. Consider the needs of
 - Council
 - Client
 - Architect
 - other consultants
2. Consider the site restrains, needs and planting opportunities and most importantly LEVELS, LEVELS, LEVELS
3. Consider the readability and presentation of your documents as well as file size
4. Consider the implementation

Landscape DA plan fee proposal

23.05.2022

xxx
C/o xxx
25 xxx Street,
xxx, NSW xxx

Landscape design DA plan

- 1x Landscape DA plan - in accordance with Ryde City Council
- 1x Deep soil plan
- Elevation
- 3 rounds of changes to the DA plan if required
- Electronic copy of all plans and hardcopy if requested

Total cost \$ x,xxx.xx + Gst

Note: If more than 3 rounds of changes are required, hourly rate of \$ xxx.xx will apply.

Exclusions/Work by others:

- Survey of the property
- Arborist report
- Architectural plans – by xxx

Examples

This is how Grindstone Landscape is presenting Landscape DA plans and is an example / inspiration only. Plans should reflect the design studio and will differ in their presentation. Other Landscape design studios will have a different look and information on their plans, there is no overall standard on this at the present time.

However, each Council will have a set out of conditions of inclusions on a Landscape DA plan such as preferred scale, color-coding, etc. This can be found on the DA checklist of the relevant Council website.

*Resolution has been modified to suit file size / sharing of the full presentation

LANDSCAPE CONCEPT PLAN

SHEET TITLE	SHEET NUMBER
COVER PAGE	LDA-00
LANDSCAPE SITE PLAN	LDA-01
LANDSCAPE DEEP SOIL PLAN	LDA-02
GROUND FLOOR/ FIRST FLOOR ELEVATION	LDA-03
ELEVATION	LDA-04
ELEVATION	LDA-05
ELEVATION	LDA-06

REVISION	DATE
FIRST ISSUE	14.10.21
REV.A	22.11.21
REV.B	07.12.21





1 Landscape Site Plan
Scale: 1:100

DA NOTES LANDSCAPE AREA CALCULATIONS

Site area: 097.20 m²

Proposed Development Code Plan (DCL) 2014/101 and
Proposed DCL equipment.

NOTES

1. All trees, shrubs, and a majority more than 100mm of other vegetation shall be located within garden spaces (specify location and area of landscape) to be fully within 50% of the surrounding area of existing native vegetation and/or landscaped (existing or proposed). 50% of the area of existing native vegetation shall be retained in situ and/or replaced with native species. Landscaping shall comply with the requirements for landscaping in an Integrated Landscape Code Plan.

2. All development or usage of the site shall include high shade and canopy trees that are retained or planted in order to provide shade.

3. All trees, shrubs, and a majority more than 100mm of other vegetation shall be located within garden spaces (specify location and area of landscape) to be fully within 50% of the surrounding area of existing native vegetation and/or landscaped (existing or proposed). 50% of the area of existing native vegetation shall be retained in situ and/or replaced with native species. Landscaping shall comply with the requirements for landscaping in an Integrated Landscape Code Plan.

4. Landscaping shall not unnecessarily obstruct views and pedestrian safety.

5. Development shall provide for the maximum retention and protection of existing significant trees, including tree canopy, and retention of natural drainage such as rock watercourses.

6. Retention and replanting plans must be prepared for the site.

7. Landscaping provisions shall be provided for the site and/or planting plans, garden beds, but do not include any existing structure or built asset area.

8. Existing garden beds shall be retained for the site.

9. Proposed landscape area shall be calculated in accordance with the proposed development for the site.

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PLANT SCHEDULE								
PLANT	ID	QTY	BOTANICAL NAME	COMMON NAME	POT SIZE	MAINTURE SPREAD	MAINTURE HEIGHT	REMARKS
Trees								
	TR-1	1	<i>Rhus copallina</i>	Frappant	180 Lit	0.5-0.6m	0.5-0.6m	
	TR-2	1	<i>Platanus occidentalis</i>	Lady Palm	300 Lit	2.0-2.5m	3.0-3.5m	
Shrubs								
	SH-10	10	<i>Leucophaea pinnatifida</i>	Waxing Bush	200 Lit	1.0-1.5m	1.0-1.5m	Native
	SH-11	1	<i>Eucalyptus angustata</i>	Plum Red Gum	300 Lit	1.2-1.5m	1.2-1.5m	
	SH-12	1	<i>Leucophaea pinnatifida</i>	Waxing Bush	140 Lit	1.0-1.5m	1.0-1.5m	Native
	SH-13	1	<i>Leucophaea pinnatifida</i>	Waxing Bush	200 Lit	0.5-0.6m	0.5-0.6m	Native
	SH-14	1	<i>Leucophaea pinnatifida</i>	Waxing Bush	200 Lit	1.0-1.2m	1.0-1.2m	
	SH-15	1	<i>Leucophaea pinnatifida</i>	Waxing Bush	300 Lit	0.5-0.6m	0.5-0.6m	Native
Palms								
	PA-1	1	<i>Leucophaea pinnatifida</i>	Waxing Bush	300 Lit	0.5-0.6m	0.5-0.6m	Native
	PA-2	1	<i>Leucophaea pinnatifida</i>	Waxing Bush	300 Lit	0.5-0.6m	0.5-0.6m	Native
Grasses								
	GR-1	1	<i>Leucophaea pinnatifida</i>	Waxing Bush	400 Lit	1.0-1.5m	3.0m - 4.0m	Native
Shrubs								
	SH-16	10	<i>Leucophaea pinnatifida</i>	Blue Flax Lily	140 Lit	0.5-0.6m	0.5-0.6m	Native
	SH-17	10	<i>Leucophaea pinnatifida</i>	Travertine Bush	140 Lit	0.5-0.6m	0.5-0.6m	Native
	SH-18	10	<i>Leucophaea pinnatifida</i>	Travertine Bush	140 Lit	0.5-0.6m	0.5-0.6m	Native
	SH-19	10	<i>Leucophaea pinnatifida</i>	Travertine Bush	140 Lit	0.5-0.6m	0.5-0.6m	Native
Groundcovers								
	GC-10	10	<i>Leucophaea pinnatifida</i>	Avonlea Groundcover	140 Lit	0.5-0.6m	0.5-0.6m	Native
	GC-11	10	<i>Leucophaea pinnatifida</i>	Avonlea Groundcover	200 Lit	0.5-0.6m	0.5-0.6m	Native
	GC-12	10	<i>Leucophaea pinnatifida</i>	Avonlea Groundcover	200 Lit	1.0-1.5m	0.75-0.8m	Native
	GC-13	10	<i>Leucophaea pinnatifida</i>	Avonlea Groundcover	140 Lit	1.0-1.5m	0.5-0.6m	Native
	GC-14	10	<i>Leucophaea pinnatifida</i>	Avonlea Groundcover	140 Lit	1.0-1.5m	0.5-0.6m	Native
	GC-15	10	<i>Leucophaea pinnatifida</i>	Avonlea Groundcover	140 Lit	1.0-1.5m	0.5-0.6m	Native
	GC-16	10	<i>Leucophaea pinnatifida</i>	Avonlea Groundcover	140 Lit	1.0-1.5m	0.5-0.6m	Native
	GC-17	10	<i>Leucophaea pinnatifida</i>	Avonlea Groundcover	140 Lit	1.0-1.5m	0.5-0.6m	Native
	GC-18	10	<i>Leucophaea pinnatifida</i>	Avonlea Groundcover	140 Lit	1.0-1.5m	0.5-0.6m	Native
	GC-19	10	<i>Leucophaea pinnatifida</i>	Avonlea Groundcover	140 Lit	1.0-1.5m	0.5-0.6m	Native
	GC-20	10	<i>Leucophaea pinnatifida</i>	Avonlea Groundcover	140 Lit	1.0-1.5m	0.5-0.6m	Native
Summers								
	SM-1	1	<i>Leucophaea pinnatifida</i>	Summers	200 Lit	0.5-0.6m	0.75-0.8m	Native
	SM-2	1	<i>Leucophaea pinnatifida</i>	Summers	300 Lit	0.5-0.6m	0.5-0.6m	Native
	SM-3	1	<i>Leucophaea pinnatifida</i>	Summers	300 Lit	1.0-1.5m	1.0-1.5m	Native
Total: 351								

* Plants have been selected for their low maintenance, drought tolerance and overall neat appearance. A mix of flowering and non-flowering native and exotic plants will create a functional biodiversity for local wildlife that suits the microclimate and the local vegetation area.

PLANTING NOTES

SOIL PREPARATION
All existing plants, treated for retention shall be protected for the duration of works. Remove mulch at all perennial weeds and rubbish before commencing landscape works.

SPACING
Thoroughly cultivate the soil to a depth of 300mm. Supply and install a depth of 100mm quality garden soil into to all planting beds and 100mm turf underlay to lawn areas.

EDGING
All garden bed areas to be clearly defined by metal, brick, concrete or timber edging with to the top edge flush with the surface of adjacent grass area.

MULCH
Supply and install a 20mm layer of hardwood horticultural grade mulch to all planting beds, set down 20mm from adjacent paving or garden edge.

MAINTENANCE
All listed or selected plant species to be replaced by landscaper for a 3 months period following completion of work.
Further maintenance during and after the period should include watering, weeding, fertilising, and disease control, pruning and herbicide treatment of weeds and replacing the soil and mulch.

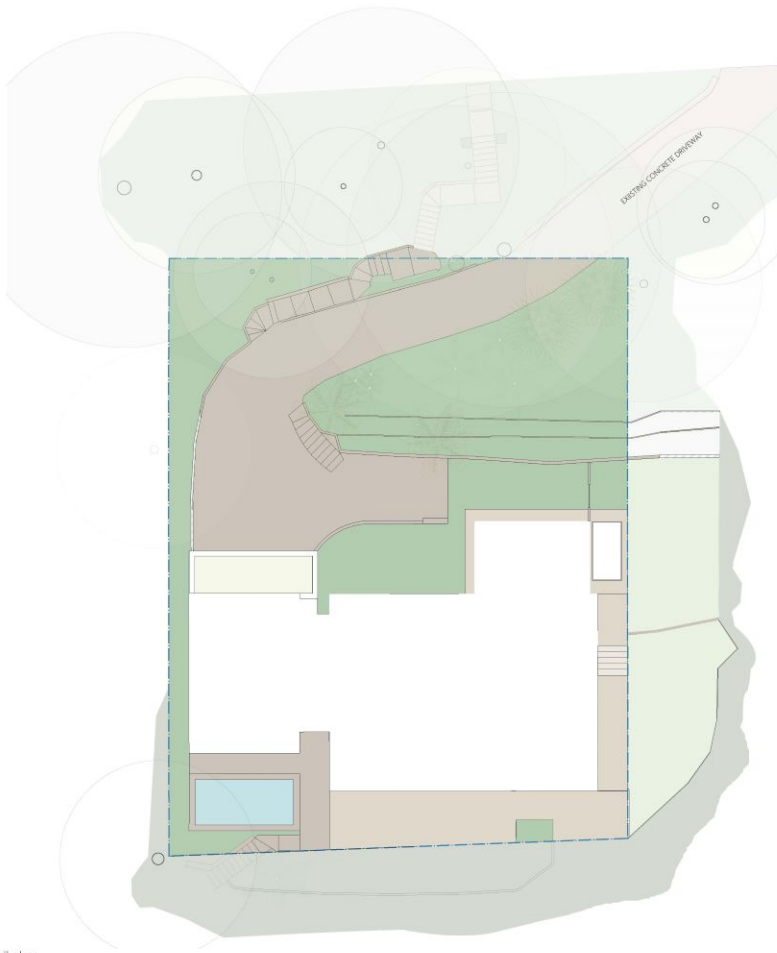
LANDSCAPE NOTES

EROSION CONTROL AND DRAINAGE
Install required sedimentation control devices as required by local DCPs.
Proposed development to include new site and grass to accommodate runoff from hard surfaces to be connected to existing stormwater system to control flow. Subsoil drainage may be used in garden beds.

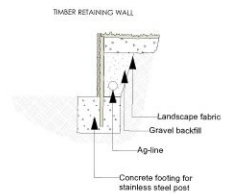
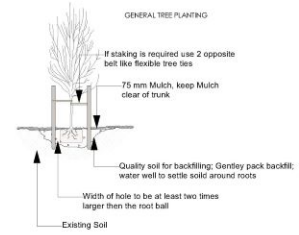
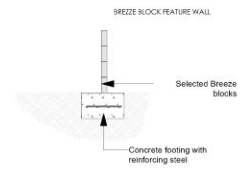
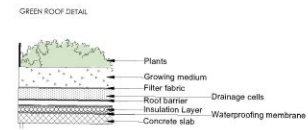
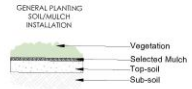
PAVING/STAMPING DECKING/WALKING/POOL CONSTRUCTION
All hard landscaping work to be carried out in accordance with the building code of Australia and all relevant Australian standards and all codes and regulations of local council and other authorities.
All timber construction shall be in accordance with the timber framing code. All fittings and walls to be approved by structural engineers as required.

TREE PROTECTION
All trees to be retained will have tree protection in accordance to Australian or equivalently qualified persons recommendations.





- COUNCIL RESERVE
- DEEP SOIL
OUTSIDE PERIMETER
WITH 10% PERCENTY
- DEEP SOIL
WITH 10% PERCENTY
- PLANTER
- EXISTING DWELLING
- NON-PERMEABLE SURFACE
- PERMEABLE SURFACE
- SWIMMING POOL



1 Deep soil plan
Scale 1:100



PROJECT

DRAWING TITLE

Landscape deep soil

SHEET No. LDA-02

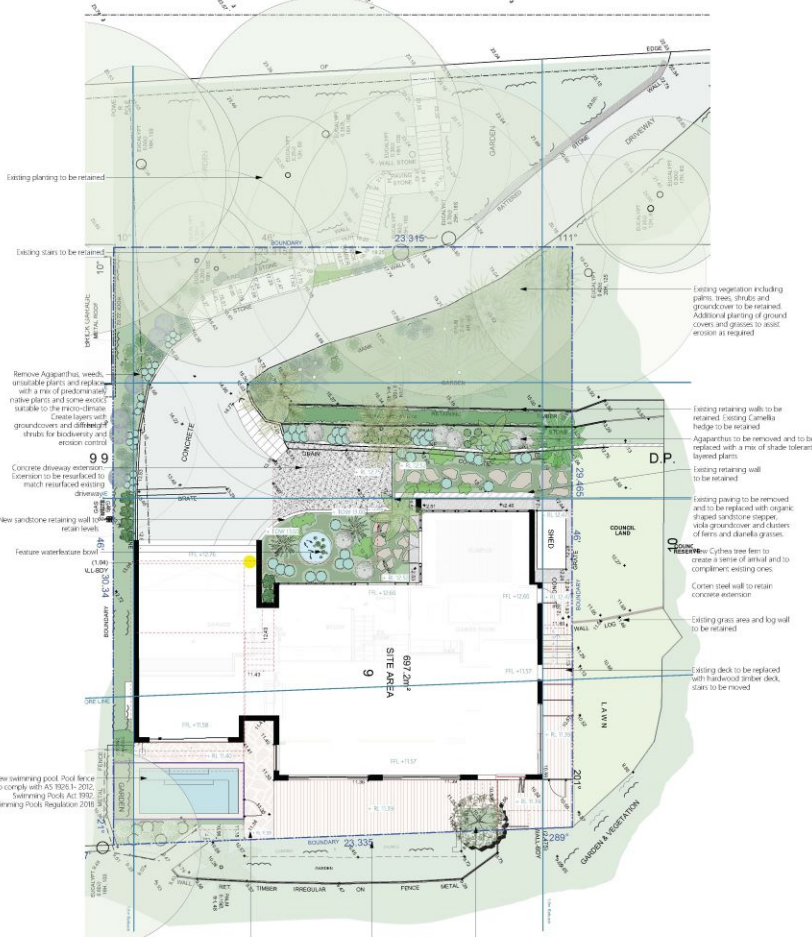
Rev. No. 8

SCALE: 1:100 @ A1

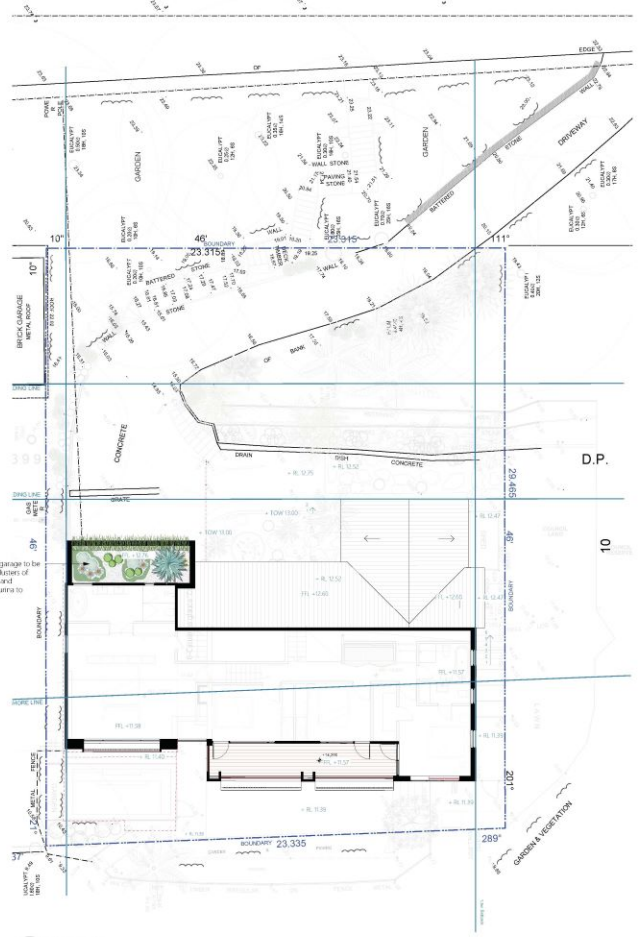
DATE: 13.10.2021

DRAWING BY: CC

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1 Ground floor
Scale: 1:100



2 First floor
Scale: 1:100



Tel: 0420 761 202 | e-mail: design@grindstonelandscapes.com
ALDM Member: 1265 | A/N 56 414 286 537



PROJECT:

DRAWING TITLE:
Landscape plan
Ground floor/
First floor

SHEET No. LDA-03
Rev. No. B
SCALE: 1:100 @ A1

DATE: 14.10.21
DRAWING BY: CC
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1 South Elevation
Scale: 1:50



1 North Elevation
Scale: 1:50

PROJECT:

DRAWING TITLE:

Elevation

SHEET No. LDA-05

Rev. No. B

SCALE: 1:50 @ A1

DATE: 14.10.21

DRAWING BY: CC

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1 West Elevation
Scale: 1:50



Join the Journey.