



# Landscape Plan Check List

**Owner (S)** Mr Cheung  
**Street Address** Lot 2163, No.40, Cabarita Way  
**Landscape Architect** ecodesign pty ltd

**Contact number** 0433 092 009

**Contact number** 02 9871 7701

	Check 'X' if compliant
A landscape plan is to be provided at 1:100 @ A3 by a qualified landscape designer/architect/horticulturist.	<input checked="" type="checkbox"/>
The plan is to be fully documented with survey details including contours, lot dimensions, kerb, layback, vehicle crossover, retaining walls, surface materials, planting, easements, clothes line, water tank, air-conditioning units and fencing details. Clothes lines, water tanks and air-conditioning units are to be concealed from the street.	<input checked="" type="checkbox"/>
The landscape plan is to show any existing street trees and note that "All existing street trees and verge planting are to be protected during construction"	<input checked="" type="checkbox"/>
A minimum of 50% of the planting is to be Australian natives or water wise planting, and must be clearly indicated in a planting schedule with "*" or similar and the percentage of this planting is to be noted eg. 50% Australian native, 50% exotic.	<input checked="" type="checkbox"/>
The landscape plan must have a plant schedule including botanical names, common names, pot sizes, heights and widths.	<input checked="" type="checkbox"/>
One tree of significant height between 4m - 8m must be provided in the front yard and back yard of the lot. One of the trees is to be an Australian native species.	<input checked="" type="checkbox"/>
A 300mm-500mm planting strip is required for the length of the following three locations; - between driveway and entry path, between driveway and side boundary, along the front boundary (including any part of the secondary street frontage without fencing).	<input checked="" type="checkbox"/>
A separate entry path is required to the front door. This entry path is to be independent of the driveway, and a maximum of 1.8m wide. The entry path can be curved, shaped or straight.	<input checked="" type="checkbox"/>
A minimum of 50% of the lots 'total landscaped area' (everything outside the building footprint) is to be soft or permeable surface. Note: Artificial turf is not considered a permeable surface and is not permitted as part of the soft or permeable landscaping works. Artificial turf is not to be used where it is visible from the street.	<input checked="" type="checkbox"/>
The vehicle crossover width from kerb to the front boundary is to be 2.8 m-3m for a single garage or 4.6m-5m for a double garage with parallel sides. Footpaths are to remain continuous along the street. The vehicle crossover (from kerb to front boundary) is to be plain concrete. The site and landscape plan is note crossover as "Plain concrete to PCC specification". Driveways within boundary must be hard surface eg. paved, coloured, stencilled or plain concrete. Driveway tracks, turfed or loose pebble/gravel driveways are not permitted.	<input checked="" type="checkbox"/>
Garden sheds are to be maximum of 10m <sup>2</sup> and a minimum of 900m from any boundary. Garden sheds are to be concealed from public view and considered with service locations.	<input checked="" type="checkbox"/>
Retaining walls visible from the street or 900mm high and over are required to be constructed of; textured or coloured masonry, bricks, blocks or concrete including rendering. Retaining walls which are not visible from the street are not required to be constructed of masonry. The landscape plan is to provide a note showing that "Any retaining walls visible from the street (including in front of side gates and fencing returns) or 900mm high and over are to be constructed of masonry".	<input checked="" type="checkbox"/>
Front fencing if provided is to be a maximum of 1.2m high with permeable infill.	<input checked="" type="checkbox"/>
Internal fencing along rear and side boundaries is to be 1.8m high Lysaght 'Smartascreen' in Riversand or equivalent. All internal fencing, return fencing to the dwelling and side gates are to be set back a minimum of 7.5m or 2m behind the adjacent facade whichever is further back from the street.	<input checked="" type="checkbox"/>
Any return fencing to the dwelling or side gates over 2.8m long must be either screened by dense height planting or fencing upgraded to slat style fencing or equivalent.	<input checked="" type="checkbox"/>
Secondary corner fencing is permitted for a maximum of 50% of the lot length (measured from the longest side). Minimal additional fencing lengths may be considered if justified.	<input checked="" type="checkbox"/>
Secondary corner fencing is to be 1.8m high and must provide 360mm x 360mm masonry piers at 2.5m - 3.5m centres. Fencing base may be comprised of either a 360mm - 500mm masonry base to match piers, or a 300mm-500mm planting strip at the base of infill slats to the street (Note: planting strip is to be wholly within lot boundary, so pier location may need to be set back within lot when using this option). Infill materials may be stained timber or aluminium slats, or 'dressed' timber painted a neutral colour to compliment the home. Minimum spacing for slats is 10mm. Secondary corner fencing should step at regular intervals on sloping lots.	<input checked="" type="checkbox"/>
The landscape plan is to comply wholly with the Jordan Springs Building and Siting Guidelines.	<input checked="" type="checkbox"/>

**Check By**

ecodesign



Date 30-09-2013

Delfin

Date

Submit your landscape plan with this completed checklist to the Jordan Springs Design Coordinator

**Contact** The Jordan Springs Design Coordinator

**Address** PO Box 1124, St Marys NSW 1790

**Telephone** (02) 9628 4399