

Landscape Guidelines for Development in the City of Ballarat



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1.0 INTRODUCTION

These guidelines aim to assist developers and applicants to prepare landscape plans required for planning permits. The objectives of the guidelines are:

- To provide the applicant with helpful advice concerning landscape plan preparation to satisfy the requirements of Council in relation to satisfying planning permit landscaping conditions.
- To achieve a high quality landscape that improves the amenity of both the applicant's property and the surrounding areas
- To encourage landscape design and construction that demonstrates consideration of site planning issues, appropriate plant and materials selection and long term maintenance issues

The guidelines also provide the applicant with the following information:

- General advice on landscape planning and design issues
- Vegetation types for landscape character precincts within the Ballarat area
- Examples of how to present landscape plans for approval
- Where and how to find professional assistance
- Sample reference and plant lists

2.0 LANDSCAPE PLANNING & DESIGN

Landscape design decisions should be guided by familiarity with the site, its location and the planning and regulatory requirements that affect the site. Factors which should be considered **prior** to initiating designs are listed below:

2.1 Site Analysis

The term 'Site Analysis' is broadly used to define the process of identifying and assessing a site's physical and cultural features or characteristics. It can also be expressed in terms of identifying a site's 'opportunities' and 'constraints'. This information should then be used to form design principles or a design philosophy for the site.

The '*Good Design Guide for Medium-Density Housing*' provides detailed information on the preparation of site analysis plans. The major site characteristics to be considered include:

Physical Characteristics

- size and dimensions
- service locations (eg. power, water, drainage, gas, phone)
- access for vehicles and pedestrians, driveways, roads, carparks, paths
- geology, soils and topography
- building envelopes, forms and materials
- landscape features, structures and water bodies
- vegetation and fauna
- views and visual character
- climate/microclimate (eg. sun, dominant winds)

Cultural Characteristics

- history of site
- current use patterns
- planning scheme zoning and Council controls and regulations
- landscape character (refer below)
- surrounding landuse (eg. industrial, residential, open space, agricultural)

2.2 Landscape Planning

Council's main aim when assessing landscape plans is to determine the overall impact of the proposed development upon the landscape and streetscape character of the area. Council must ensure that the proposed development contributes positively to the character of the area. It must also ensure that the development conforms with Council's planning scheme, objectives, policies, guidelines or special zone applications in addition to heritage, environmental, vegetative or building controls that may be applicable to the area.

Prior to the preparation of a landscape plan it is the applicant's responsibility to check to see if Council has any specific planning scheme controls or requirements in addition to heritage or vegetation protection overlays, policies, outline development plans, or strategies or masterplans that may influence or affect the design. This is particularly important **before** removing trees or commencing any other works on site.

Landscape Character

'Landscape Character' can be identified by observing local landscape elements that collectively contribute to the dominant physical appearance of an area. It typically includes street tree and parkland plantings, remnant and historical features, major topographical features, the dominant architectural styles, and building and paving materials. Developments which respond to this character will add visual unity and value to the area.

Council has a number of documents which currently guide landscape development styles affecting landscape character. As a general guide the following types of vegetation should be provided within specified character areas:

Vegetation Type	Typical Area of Application	Examples
Exotic	<ul style="list-style-type: none">• Central Business District• Historical town centres and rural settlements• Victorian, Edwardian, Federation residential areas	Ballarat Buninyong, Learmonth, Miners Rest, Coghills Creek, Windermere Lake Wendouree area, Bakery Hill, Soldiers Hill, Ballarat Central, Golden Point, Sturt and Victoria Streets
Native (Preferably indigenous)	<ul style="list-style-type: none">• New residential, commercial and industrial areas• Fringe areas of historical and rural settlements and other rural areas	Alfredton, Delacombe, Mt Clear, Mt Helen, Invermay, Nerrina, Ballarat North Buninyong, Learmonth, Miners Rest, Coghills Creek, Windermere
Mixed Exotic and Native	<ul style="list-style-type: none">• Post war residential suburbs, commercial and industrial areas	Sebastopol, Wendouree, Cardigan Village, Brown Hill

2.3 Landscape Design

The Department of Infrastructure's '*Good Design Guide for Medium - Density Housing (April 1998)*' provides non-trained or skilled landscape designers with a good overview of the complex issues to be considered and addressed to achieve good landscape design. Good landscape design is often a reflection of a designer's training and natural capabilities, their familiarity with the site, and of the available budget for landscaping. Because all of these factors are variables, Council is not in a position to guide applicants as to what constitutes 'good landscape design'. Council is however in a position to assess the integrity of a landscape plan and to ensure that its major design considerations have been addressed.

Landscape Plans should therefore address Council's major design considerations which are:

Planting and Vegetation

- Where requested by Council ensuring that vegetation assessment plans and reports have been professionally prepared and submitted to Council for approval prior to any works on site (eg to ensure protection of significant trees or vegetation prior to demolition of buildings or machinery entering a site)
- The vegetation type is in accordance with that recommended in the 'Landscape Character' table, and the planting design and choice of materials is appropriate to the type of development and streetscape.
- Where screening, windbreak planting, massed shrubbery or massed groundcovers are required, the planting should be dense enough to achieve the desired aims. (eg. for native tubestock plant about 1 plant per 1-1.5 m²).
- Proposed vegetation is not listed as a 'noxious weed' in the Ballarat Region and is suitable to Ballarat's climate and soils (eg. it must be very frost tolerant and soil conditioning may be required depending on localised soil profiles).
- Plants are correctly drawn and referred to in a 'plant schedule' on the landscape planting plan. All plants should be drawn with a diameter of approximately 2/3 of the mature size.
- The proposed planting technique is appropriate to ensure the plants have the best chance of survival and healthy growth.
- The layout of plants and other site elements is logical and practical in terms of implementation and maintenance (eg. it is not practical to have small plants or shrubs being planted as individual specimens in the middle of a lawn).

Trees

- No significant trees, for example established exotic trees or remnant native trees, are removed without: Council's approval, approval of a vegetation assessment report where requested, or without a permit where it is required.
- Proposed trees are not likely to cause structural damage to existing or proposed buildings or landscape features (eg. pools, fences, retaining walls).
- The proposed locations of driveways, carparking, roads, buildings, excavations etc does not adversely effect the health of any existing vegetation that is to be retained. (This particularly applies to trees within the road reserve where it is proposed to construct driveways).
- Tree locations are not likely to cause damage to services (eg. sewer, water, gas) or to restrict access to easements.

- Trees should be retained or planted across the site wherever possible as they have the greatest potential landscape impact (eg. particularly where shade, screening, integration or enhancement of the streetscape is sought). In many instances it may be appropriate to scatter trees around the site to reduce the overall impact of the development. Council's priority is to ensure that trees are located in front of developments where there is sufficient room and where they are clearly visible from the street.
- All landscape plans should aim to achieve a minimum tree canopy coverage of 20% of the total site area not designated for built or roofed structures (ie by using the 2/3 mature tree canopy width formula).

Carparks

- Large open car parks devoid of large shade trees are not acceptable. Trees should be planted generously throughout carparks, particularly across street frontages, to reduce the impact of large paved areas, to provide shade for vehicles and to assist in integrating buildings into the surrounding area. Tree selection must conform with the landscape character of the area. Tree planting details should adequately protect the tree during its development. (Note: Council can provide technical advice on appropriate selection of tree species and detailing to protect trees and minimise the loss of car parking spaces).
- The use of shrubs is generally not endorsed for large retail carparks as they can cause, or add to, a number of management problems (eg. litter entrapment, obscuring vehicle and pedestrian movements, regular need to prune to prevent overhang, potential to be used as hiding area for criminal activity). Low growing ground covers or mulches should be considered as an alternative to shrubs.

General Clause

- It is the applicant's responsibility to liaise with Council Officers as often as necessary during the site planning and landscape development stage to ensure that the design and works conform with Council requirements.
- Council accepts no legal responsibility for design or construction advice provided either during any consultations or when assessing landscaping plans as part of the planning permit application process.

3.0 LANDSCAPE PLANS

Landscape Plans shall be professionally prepared to ensure that the design intent is appropriately conveyed for construction/implementation purposes, to assist Council to assess the application and to ensure that the best possible industry standards are applied to the applicant's landscape planning and development.

3.1 Types of Landscape Plans

There are two types of landscape plans that may be required by Council as a Planning Permit condition: 'Landscape Masterplans' and 'Landscape Planting Plans'. Council will determine which type of plan will be required first for a planning permit application however as a general rule Landscape Masterplans will be required for large complex projects prior to the development of a more detailed Landscape Planting Plan. Most projects will require a 'Landscape Planting Plan' irrespective of whether they required a Landscape Masterplan beforehand.

3.2 Landscape Masterplans

A Landscape Masterplan shall be required where the size of the proposed development is considered by Council to be sufficiently large, or the issues sufficiently complex. Council's endorsement of the Landscape Masterplan is aimed at saving the applicant and Council considerable time and effort by ensuring that landscape concepts are approved **prior** to the development of more detailed Landscape Planting Plans.

Applicants are advised that they should consult, or have their landscape consultants liaise with Council's Landscape Architect prior to the development of a Landscape Masterplan. Landscape Masterplans shall be presented with 1 x coloured set and 2 x black and white sets of minimum A1 size drawings. Depending on the type of development Landscape Masterplans shall contain, but not be limited to, the following information:

a) Subdivisions (Large)

- total size, property boundaries and survey and topographical information (eg. contours, roads and easements)
- existing landscape features, trees, remnant or indigenous vegetation and other significant vegetation across the entire site. Council may also require a vegetation assessment survey and report to be submitted as a permit condition
- identification of all existing landscape features to be removed or retained
- locations, sizes and survey information for all areas to be reserved for municipal purposes (eg. plan must clearly nominate designated open space areas, drainage reserves etc)
- locations, sizes and conceptual detailing of proposed stormwater retention basins or water quality improvement works
- street tree plantings (streets to be planted, approximate spacings and species only)
- landscaping concepts for development of land to be reserved for municipal purposes linear reserves (eg. earthworks, water features, planting themes, recreational facilities or playgrounds, landscape features and furniture, lawns and garden beds, paved areas and paths, areas to be irrigated, types and locations of fences etc)
- any other landscape works proposed within the site's road reserves or the adjoining or surrounding road reserves.

b) Multi Dwellings (Large)

- total area, property boundaries and survey and topographical information (eg. contours and easements)
- existing landscape features, trees, remnant or indigenous vegetation and other significant vegetation across the entire site. Council may also require a vegetation assessment survey and report to be submitted as a permit condition
- identification of all existing landscape features to be removed or retained
- proposed vehicle crossings, driveways, kerb and channel and carparking areas
- identification of any proposed areas for on site stormwater detention or major earthworks
- street tree plantings (streets to be planted, approximate locations and species only)
- proposed landscape features such as, sheds, retaining walls, steps, pergolas, details of any proposed boundary fencing (eg type and height), garden arches, decks, paths, bridges, pools, external lighting, mounding, water features, garden beds, lawns, areas to be irrigated etc
- concepts for types, styles and locations of planting (eg. screen planting of native trees and shrubs, large canopy exotic shade trees, groundcover plantings etc)
- any other landscape works proposed within the sites road reserves or the adjoining or surrounding road reserves.

c) Commercial and Industrial Developments (Large)

- total size, property boundaries and survey and topographical information (eg. contours and easements)
- existing landscape features, trees, remnant or indigenous vegetation and other significant vegetation across the entire site. Council may also require a vegetation assessment survey and report to be prepared and submitted as a permit condition
- identification of all existing landscape features to be removed or retained
- proposed vehicle crossings, driveways, kerb and channel and carparking areas
- identification of any proposed areas for on site stormwater detention or major earthworks
- street tree plantings (streets to be planted, approximate locations and species only)
- locations for proposed landscape features such as, sheds, retaining walls, steps, pergolas, details of any proposed boundary fencing (eg type and height), garden arches, decks, paths, bridges, pools, mounding, water features, garden beds, lawns, seats, bins, external lighting etc
- concepts for types, styles and locations of planting (eg. screen planting of native trees and shrubs, large canopy exotic shade trees, groundcover plantings etc)

3.3 Landscape Planting Plans

Landscape Planting Plans shall be required where the size of the proposed development is considered by Council to be sufficiently small enough, or the issues simple enough, that a Landscape Masterplan is not required to be submitted and approved beforehand.

Landscape Planting Plans shall be prepared to provide Council with detailed information regarding all of the proposed landscape and planting works for a permit application. For permits that required a Landscape Masterplan, Landscape Planting Plans should be accompanied by Landscape Specification documents.

Landscape Planting Plans shall be presented in accordance with Section 3. 4 of these guidelines and shall contain but not be limited to the following information:

- contours, slopes, extent of earthworks and finished levels of landscape features
- identification of all existing landscape features to be removed or retained
- proposed vehicle crossings, driveways, kerb and channel and carparking areas
- identification of any proposed areas for on site stormwater detention or major earthworks
- service locations (eg., drainage, gas, water, sewer, power, telephone etc)
- locations, materials and construction details for all proposed landscape structures and features (eg. sheds, retaining walls, steps, pergolas, fencing, garden arches, decks, paths, bridges, pools, mounding, water features, garden beds, garden bed edging, lawns, seats, bins, external lighting etc)
- tree planting details, species, location, method of planting and protection etc
- a Planting Schedule (see Appendix Three: Landscape Planting Plan) which must clearly display the following information:
 - a code for referencing each plant species from the plan (eg. EV for Eucalyptus viminalis, PD for Platanus digitalis or PL for Poa labillardieri)
 - separation of plant types (eg, large trees, small trees, shrubs, grasses and groundcovers)
 - botanical and common names for each plant species
 - the total quantity of each species (totals of all of that species required for the project)
 - the size that the plant is to be supplied as (eg. advanced tree to 3.0m tall with 40mm calliper, 450mm pot, 150mm tubestock etc)
 - a recommended or potential supplier for each species (optional)
- details of any proposed works within the road reserve or on surrounding land

3.4 Presentation Standards for Landscape Plans

All landscape plans shall be professionally prepared by suitably qualified and experienced Landscape Architects, Landscape Designers, Landscape Contractors or Horticulturalists. They shall be presented according to the following minimum standard:

- to be to a scale appropriate to the size of the site, the level of planting and the landscape detail to be supplied. This will usually require plans to be presented on A1 size paper with minimum A3 size format. For large sites the scale should generally be 1:500 or 1:200 and for smaller sites 1:100 or 1:50.
- to be presented with minimum : 1x coloured plan and 2 x black and white plans for Landscape Masterplans and 3 x black and white plans for Landscape Planting Plans
- to be neatly printed, easily understood, and supported by any other relevant documentation (eg photos, sketches, site analysis plans, vegetation assessment reports etc)
- to accurately locate and identify existing and proposed site features
- to have a north arrow and a title block with the location of the site, type of plan, scale of drawing, date and who the plan is prepared by.
- to be reproducible and legible in a black and white format (eg. plan should not rely on colour reproduction for coding or interpretation)

3.5 Preparing, Submitting and Complying with Landscape Plans

Irrespective of who prepares landscape plans it is the applicant's responsibility to submit them to Council for endorsement. Council may, at its discretion, elect to refuse to endorse the plans if they do not comply with the requirements applicable to the type of landscape plan requested above (see 3.2 - 3.4). If this occurs the applicant must amend the plans and resubmit them until they are endorsed by Council.

Once endorsed by Council, landscape plans should not be altered without Council's approval. Planting including species, numbers, locations and supply sizes for example must be strictly in accordance with the endorsed Landscape Planting Plans. Plant substitutions due to unavailability or cost of plant stock is not acceptable unless approved in writing by Council on the endorsed plan prior to planting.

It is typically a planning permit condition that the applicant lodge 'Landscape Masterplans' or 'Landscape Planting Plans' with Council **prior** to commencing works on site. It is also a requirement that landscaping works are completed **prior** to the occupancy of a building or the completion of a particular stage of a subdivision.

Landscape works, once completed to the satisfaction of Council will typically be required to be maintained by the applicant in accordance with the plans for a period of no less than 12 months. For large projects, particularly for landscape works on land that is zoned as Public Open Space, Council may require the applicant to place a bond with Council to ensure that the works and the land is adequately maintained during this period.

Breaching permit conditions is an offence under the Planning and Environment Act 1987 Applicants should note that Council's Planning Enforcement Officer regularly reviews and monitors planning permit conditions.

4.0 PROFESSIONAL ASSISTANCE

There are professional consultants and skilled and experienced tradesman available to assist the applicant with the preparation and implementation of landscape plans. The applicant should check the qualifications, experience and skills of the relevant person/s before engaging them to make sure they are suitable to undertake the job.

Lists of local Landscape Architects, Landscape Designers, Landscape Contractors and Horticulturalists are provided in the local 'Yellow Pages'. Australian industry contacts are provided below.

Landscape Design

For Landscape Masterplans and large landscape planting projects it is recommended that applicants engage the services of Landscape Architects (eg. for civil, industrial, commercial and open space landscapes, and for residential subdivisions in excess of two lots and multi dwelling developments in excess of two dwellings). The consultant's involvement should commence in the early stages of site analysis and planning to ensure that the finished landscape is of a high standard and to an approved budget.

Beyond the provision of site analysis, landscape and planting plans, Landscape Architects are able to provide the following standard services that may also be relevant to the project:

- feasibility studies and environmental impact assessments
- vegetation assessment and management reports
- site and environmental planning
- layout, grading and construction design detailing with project estimates
- public consultation and liaison with government and service authorities
- landscape specifications, contract documentation and administration
- project management and supervision of landscape developments

A list of Victorian Landscape Architects is available from:

*Australian Institute of Landscape Architects
49 Exhibition Street, Melbourne, VIC 3000
Phone: (03) 9650 1898*

For smaller, less complex projects qualified landscape designers, contractors and horticulturalists can often prepare landscape planting plans for Council's approval. (eg. for residential or domestic landscapes, small industrial or commercial landscapes or for small multi dwelling or subdivision proposals of two dwellings or allotments or less)

A list of Landscape Designers can be provided by the:

*Australian Institute of Landscape Designers and Managers Ltd
PO Box 199, Oatley, NSW, 2223
Ph: (02) 9580 1621*

Landscape Construction

Large or complex landscape construction projects should only be undertaken by a qualified landscape contractor with adequate skills and experience in reading and implementing landscape plans. The applicant should inspect similar projects completed by the Landscape Contractor prior to engaging them.

A list of qualified and experienced landscape contractors in Victoria is available from:

*Landscape Industries Association of Victoria Inc.
4/1 Outlook Drive, Burwood, Vic 3125
Ph: (03) 9889 0078*

Appendix 1: Reference List

These references that may provide assistance in the preparation of landscape plans. They are to be used as a guide only.

City of Ballarat Documents

- Ballarat Planning Scheme (1998)
- Streetscape Policy (1990)
- Central Business Area Strategy (1999)
- Planning Guide to the Removal of Vegetation (in progress)
- Ballarat – Historic Landscapes, Trees and Gardens (1983)
- Learmonth Townscape Study (1988)
- Ballarat Heritage Review (1997)
- Ballarat Urban Character Study (in progress)
- Ballarat Region Strategy Plan (1990)
- Linear Network of Communal Spaces Strategy (1996)
- Various masterplans, strategies and policies for open space reserves, catchment management, urban development projects etc
- Outline Development Plans (eg. Brown Hill, Mt Clear, Miners Rest, South West Sebastopol, Ballarat East in progress)
- National Trust – Register of Significant Trees of Victoria

Horticultural and Design References

Author	Title	Publisher & Year
Australian Plant Study Group	<i>Grow What Where</i>	Viking O'Neil
Beamish, J	<i>A Guide to Indigenous Trees and Shrubs for the Ballarat Region</i>	Dep't of Conservation & Environment, 1990
Blombery, A	<i>Practical Gardening and Landscaping</i>	Angus and Robertson, 1984
Bodken, F	<i>Encyclopedia Botanica</i>	Angus and Robertson, 1986
Coombes, A	<i>World Trees</i>	Collins, 1992
Costermans, L.	<i>Native Trees & Shrubs for South-eastern Australia</i>	Weldon, 1981
Cuffey, P	<i>Traditional Gardens in Australia</i>	Five Mile Press Pty Ltd
Dirr, M.	<i>Manual of Woody Landscape Plants</i>	Stipes, 1975
Lord and Willis	<i>Shrubs and Trees for Australian Gardens</i>	Lothian
Macoby, S.	<i>What Tree is That</i>	Crescent Books, 1991
Macoboy S	<i>Flowering Shrubs</i>	Lansdowne House, 1984
Macoboy S	<i>What Flower is That</i>	Portland House, 1986
Macoboy, S	<i>Perennials for Bed and Border</i>	The Book Company, 1994
Molyneux, B	<i>Grow Native – Creating an Australian Bush Garden</i>	Anne Donovan, 1980
Patrick, J	<i>The Australian Garden, Plants and Design for Today</i>	Nelson
Stones, E	<i>Australian Garden Design</i>	Macmillan, 1971
Strong, R	<i>Creating Small Gardens</i>	Conran Octopus, 1986
Sunset	<i>Western Garden Book</i>	Lane, 1988
Wrigley and Fagg	<i>Australian Native Plants</i>	Collins, 1988
Various	<i>Wild Plants of the Ballarat Area (CD Rom)</i>	Viridans, 1998. (Available from City of Ballarat.)

Appendix 2: Plant List

The list below is for local native (indigenous) plants from the Ballarat region only. It should be used as a guide for plants in native/indigenous landscape character areas. The applicant should ensure that the species selected are appropriate to the individual site conditions and intended purpose, and that the plants are available from local or preferred nurseries. Other sample lists can be provided upon request.

Common Trees and Shrubs

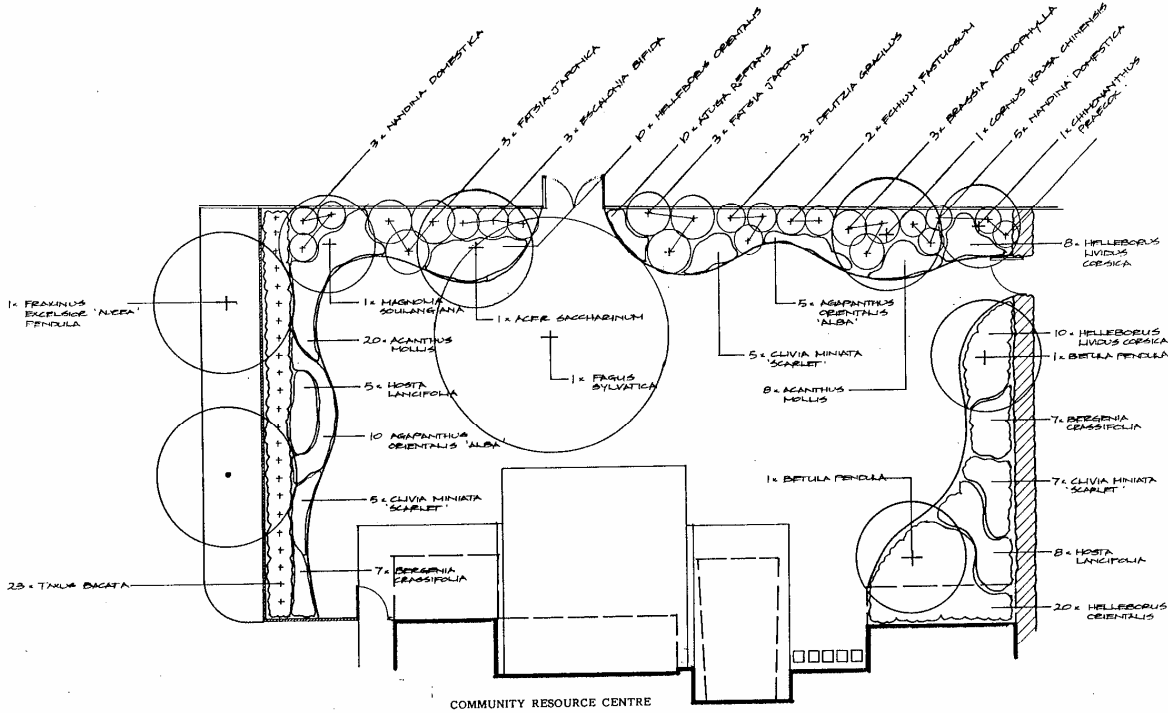
Botanical Name	Common Name	Botanical Name	Common Name
<i>Acacia acinacea</i>	Gold-dust Wattle	<i>Eucalyptus aromaphloia</i>	Creswick Apple-box/Scent-bark
<i>A. aculeatissima</i>	Creeping Wattle	<i>E. baxteri</i>	Brown Stringybark
<i>A. aspera</i>	Rough Wattle	<i>E. camaldulensis</i>	River Redgum
<i>A. dealbata</i>	Silver Wattle	<i>E. dives</i>	Broad-leaf Peppermint
<i>A. genitifolia</i>	Spreading Wattle	<i>E. goniocalyx</i>	Long-leaf Box
<i>A. gunnii</i>	Ploughshare Wattle	<i>E. macrorhynca</i>	Red Stringybark
<i>A. implexa</i>	Lightwood	<i>E. melliodora</i>	Yellow Box
<i>A. lanigera</i>	Woolly Wattle	<i>E. obliqua</i>	Messmate
<i>A. mearnsii</i>	Black Wattle	<i>E. ovata</i>	Swamp Gum
<i>A. melanoxylon</i>	Blackwood	<i>E. pauciflora</i>	Snow Gum
<i>A. mucronata</i>	Variable Sallow Wattle	<i>E. radiata</i>	Narrow-leaf Peppermint
<i>A. myrtifolia</i>	Myrtle Wattle	<i>E. rubida</i>	Candlebark
<i>A. paradoxa</i>	Hedge Wattle	<i>E. sideroxylon</i>	Red Ironbark
<i>A. pycnantha</i>	Golden Wattle	<i>E. viminalis</i>	Manna Gum
<i>A. retinodes</i>	Wirilda	<i>E. viminalis ssp cygnetensis</i>	Rough-bark Manna Gum
<i>A. stricta</i>	Hop Wattle	<i>E. yarraensis</i>	Yarra Gum
<i>A. verniciflua</i>	Varnish Wattle	<i>Exocarpos cupressiformis</i>	Cherry Ballart
<i>A. verticillata</i>	Prickly Moses	<i>Gompholobium huegelii</i>	Common Wedge-pea
<i>Allocasuarina littoralis</i>	Black She-oak	<i>Goodenia ovata</i>	Hop Goodenia
<i>A. muellerana</i>	Slatey She-oak	<i>Goodia lotifolia</i>	Golden Tip
<i>A. verticillata</i>	Drooping She-oak	<i>Grevillea spp</i>	Grevilleas (many local species)
<i>Amyema spp.</i>	Mistletoes	<i>Gynatrix pulchella</i>	Hemp bush
<i>Banksia marginata</i>	Silver Banksia	<i>Hakea sericea</i>	Bushy Needlewood
<i>Bursaria spinosa</i>	Sweet Bursaria	<i>Hymenanchera dentata</i>	Tree Violet
<i>Callistemon sieberi</i>	River Bottlebrush	<i>Indigofera australis</i>	Austral Indigo
<i>Calytrix tetragona</i>	Common Fringe-Myrtle	<i>Leptospermum continentale</i>	Prickly Tea-tree
<i>Cassinia aculeata</i>	Dogwood	<i>L. lanigerum</i>	Woolly Tea-tree
<i>C. arcuata</i>	Drooping Cassinia	<i>L. myrsinoides</i>	Silky Tea-tree
<i>C. longifolia</i>	Shiny Cassinia	<i>L. obovatum</i>	River Tea-tree
<i>C. uncata</i>	Sticky Cassinia	<i>Myoporum viscosum</i>	Boobialla
<i>Coprosma hirtella</i>	Rough Coprosma	<i>Olearia ramulosa</i>	Twiggy Daisy-bush
<i>C. quadrifida</i>	Prickly Currant-bush	<i>Ozothamnus ferrugineus</i>	Tree Everlasting
<i>Correa glabra</i>	Rock Correa	<i>O. obcordatus</i>	Grey Everlasting
<i>C. reflexa</i>	Common Correa	<i>Parahebe derwentiana</i>	Derwent Speedwell
<i>Cyathea australis</i>	Rough Tree-fern	<i>Pimelea axiflora</i>	Bootlace bush
<i>Daviesia latifolia</i>	Hop Bitter-pea	<i>Pomaderris spp.</i>	Pomaderris
<i>D. leptophylla</i>	Narrow-leaf Bitter pea	<i>P. daphnoides</i>	Large-leaf Bush-pea
<i>D. mimosoides</i>	Blunt-leaf Bitter-pea	<i>Pultenaea gunnii</i>	Golden Bush-pea
<i>D. ulicifolia</i>	Gorse Bitter-pea	<i>P. humilis</i>	Dwarf Bush-pea
<i>Dicksonia antarctica</i>	Soft Tree-fern	<i>Solanum laciniatum</i>	Kangaroo Apple
<i>Dillwynia cinerascens</i>	Grey Parrot-pea	<i>Xanthorrhoea australis</i>	Large Grass-tree
<i>D. hispida</i>	Red Parrot-pea	<i>X. minor</i>	Small Grass-tree
<i>D. glaberrima</i>	Smooth Parrot-pea		
<i>D. sericea</i>	Showy Parrot-pea		
<i>Dodonaea viscosa</i>	Hop Bush		
<i>Epacris impressa</i>	Pink Heath		

Common Ground Covers and Grassland Species

<i>Acaena spp.</i>	Sheep's Burrs	<i>Juncus spp.</i>	Rushes
<i>Arthropodium spp.</i>	Vanilla/Chocolate Lilies	<i>Kennedia prostrata</i>	Running Postman
<i>Brachyscome multifida</i>	Cut-leaf Daisy	<i>Leptorrhynchos spp</i>	Buttons
<i>Brunonia australis</i>	Blue Pincushion	<i>Lomandra spp.</i>	Lomandras
<i>Bulbine bulbosa</i>	Bulbine Lily	<i>Pimelea spp.</i>	Rice Flowers
<i>Burchardtia umbellata</i>	Milkmaids	<i>Poa spp.</i>	Tussock grasses
<i>Calocephalus spp.</i>	Beauty Heads	<i>Rumex spp.</i>	Docks
<i>Carex appressa</i>	Tall Sedge	<i>Senecio spp.</i>	Fireweeds and Groundsels
<i>Chrysocephalum spp.</i>	Common Everlastings	<i>Stackhousia monogyna</i>	Creamy Stackhousia
<i>Danthonia spp.</i>	Wallaby grasses	<i>Stipa spp.</i>	Spear grasses
<i>Dianella revoluta</i>	Black-anther Flax-lily	<i>Tytilidium graminifolium</i>	Grass Trigger-plant
<i>Drosera spp.</i>	Sundews	<i>Tetratea ciliata</i>	Pink Bells
<i>Eryngium ovinum</i>	Blue Devil	<i>Themeda triandra</i>	Kangaroo grass
<i>Geranium spp.</i>	Cranes Bills	<i>Tricoryne elatior</i>	Yellow Rush-lily
<i>Hardenbergia violacea</i>	Happy Wanderer	<i>Veronica spp.</i>	Speedwells
<i>Helichrysum scorpioides</i>	Button Everlasting	<i>Viola spp.</i>	Violets
<i>Hibbertia spp.</i>	Guinea flower	<i>Wahlenbergia spp</i>	Bluebells
<i>Hovea linearis</i>	Common Hovea	<i>Wurmbea dioica</i>	Early Nancy

Appendix 3: Landscape Planting Plan Example

The attached drawings are samples of some of the planting components of Landscape Planting Plans. They are examples only and are not associated with Landscape Masterplans.



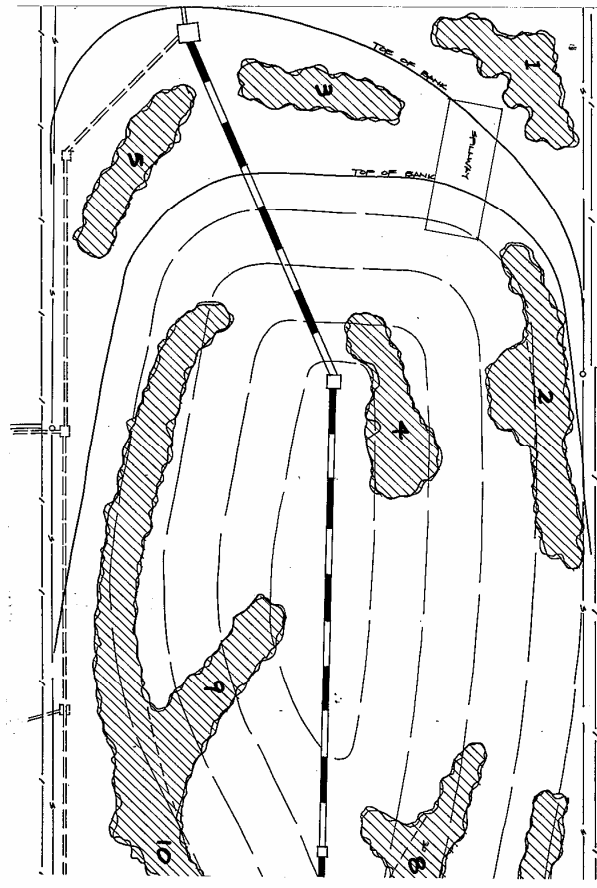
PLANT SCHEDULE

BOTANICAL / COMMON NAME	NO	SIZE	SPACING	SUPPLIER / SOURCE
TREES				
ACER GINNALIUM (SILVER MAPLE)	1	2-3H		R.T.P. - ROBINNETTS
BETULA PENDULA (SILVER BIRCH)	2	2-3H		B.C.C. NURSERY
CHIMONANTHUS FRAGOLIS (WINTERSWEEET)	1	2-3H		
CORNUS KOLSA 'CHINENSIS' (WHITE FLOWERING DOGWOOD)	1	2-3H		R.T.P. & ROBINNETTS
FAGUS SYLVATICA (COMMON BEECH)	1	3-4H		" "
FRAXINUS EXCELSIOR 'NUREA' PENDULA (WEeping GOLDEN ASH)	1	2-3H		" "
MAGNOLIA SOULANGIANA (SUCKER MAGNOLIA)	1	2-3H		" "
SHRUBS				
BRASSIA ACTINOPHYLLA (UMBRELLA TREE)	3	12"	1.0M	
DRUTZIA BRACILIS (SLIMMER DRUTZIA)	2	12"	1.0M	
ESCHOLIA BIFIDA (WHITE ESCALONIA)	2	12"	1.2M	
ESCHOLIA BIFIDA (WHITE ESCALONIA)	3	12"	1.2M	
FATSIA JAPONICA (JAPANESE ARALIA)	6	12"	1.2M	
MANGONIA DOMESTICA (SACRED BAMBOO)	8	12"	1.0M	
PERENNIALS / GROUNDCOVERS				
ACANTHUS MOLLIS (ORANGE BEECH)	20	6-10"	.5M	
ASPHANTHUS ORIENTALIS 'ALBA' (LILY-OF-THE-VALLEY)	15	6-10"	.5M	
ATLISA REPTANS (CARPET BUGLE)	10	6-10"	.3M	
BERGENIA CRASSIFOLIA (WINTER BLOOMING BERGENIA)	14	6-10"	.5M	
CLIVIA MINIATA 'SCARLET' (KAFFIR LILY)	17	6-10"	.5M	
HELLEBORUS LIVIDUS CORSICA (CORSIKAN HELLEBORUS)	18	8-12"	.6M	
HELLEBORUS ORIENTALIS (WINTER ROSE)	20	8-12"	.6M	
HOSTA LANCEIFOLIA (DAY-LILY)	13	6-10"	.6M	
HEDGES				
TAXUS BACATA (ENGLISH YEW)	23	12"	.6	

CITY OF BALLARAT
ROBERT CLARK COMMUNITY RESOURCE CENTRE
PLANTING PLAN

SURVEY	DATE: / /	SCALE 1 : 100	DRAWING NUMBER L5
DRAWN BY	DATE: / /	MANAGER TRAFFIC & TRANSPORT	SHEET 3 OF 3 SHEETS
DESIGNED	DATE: / /	GENERAL MANAGER TECHNICAL OPERATIONS	LATEST CHANGE: / /
CHECKED	DATE: / /		

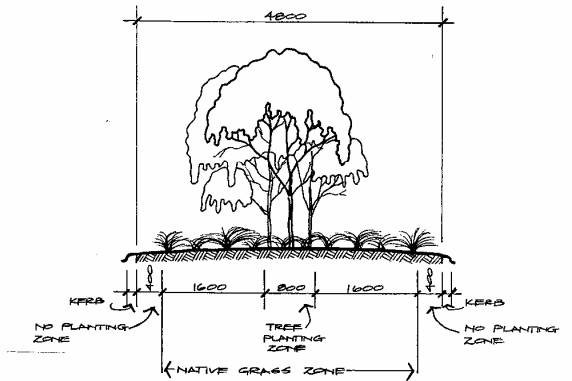
AREA	SPECIES	Nº	AREA	SPECIES	Nº
1	Acacia BENTHOIDES Acacia LINCOLNIAE Eucalyptus PAUCIFLORA * 15m WOODCHUR	10 10 20 20	7	Acacia LINCOLNIAE * 15m WOODCHUR	10 10
2	Acacia LINCOLNIAE * 15m WOODCHUR Eucalyptus PAUCIFLORA * 15m WOODCHUR	20 20 20 20	8	Acacia LINCOLNIAE * 15m WOODCHUR Eucalyptus PAUCIFLORA * 15m WOODCHUR	10 10 20 20
3	Acacia BENTHOIDES Acacia LINCOLNIAE * 15m WOODCHUR	10 10 20	9	Acacia LINCOLNIAE * 15m WOODCHUR Eucalyptus PAUCIFLORA * 15m WOODCHUR	10 10 20 20
4	Acacia BENTHOIDES Acacia LINCOLNIAE * 15m WOODCHUR	10 10 20	10	Acacia LINCOLNIAE * 15m WOODCHUR Eucalyptus PAUCIFLORA * 15m WOODCHUR	10 10 20 20
5	Acacia BENTHOIDES Acacia LINCOLNIAE * 15m WOODCHUR	10 10 20	11	Acacia LINCOLNIAE * 15m WOODCHUR Eucalyptus PAUCIFLORA * 15m WOODCHUR	10 10 20 20
6	Acacia BENTHOIDES Acacia LINCOLNIAE * 15m WOODCHUR	10 10 20			



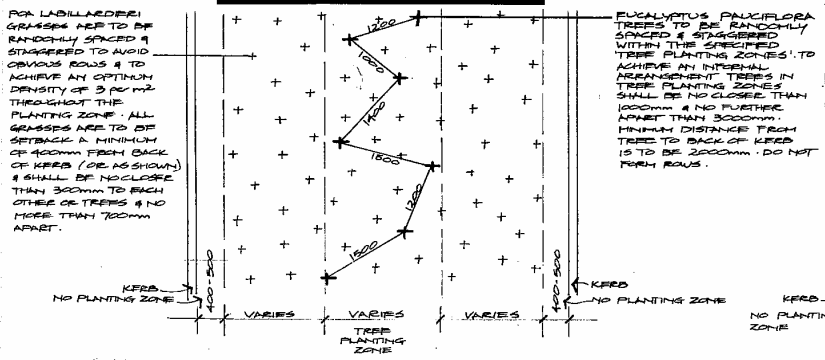
PLANTING SCHEDULE

AREA Nº	PLANT TYPE/NAME	Nº	DENSITY	ARRANGEMENT
1	POA LABILLARDIERI EUCALYPTUS PAUCIFLORA	9,600 180	3 per m ² 1 per 2.1m	ALL PLANTS ARE TO BE RANDOMLY SPACED AND SCATTERED TO ACHIEVE THE DENSITY SPECIFIED AS SHOWN ON THE 'TYPICAL PLANTING DETAIL' BELOW.
2	NO PLANTING REQUIRED			
3	POA LABILLARDIERI EUCALYPTUS PAUCIFLORA	9,000 220	3 per m ² 1 per 1.51m	
4	POA LABILLARDIERI EUCALYPTUS PAUCIFLORA	500 N/A	3 per m ² N/A	
5	POA LABILLARDIERI EUCALYPTUS PAUCIFLORA	5,100 210	3 per m ² 1 per 1m	
6	POA LABILLARDIERI EUCALYPTUS PAUCIFLORA	4,500 135	3 per m ² 1 per 1m	

AREA 1



TYPICAL PLANTING DETAIL



AREA 3

