

FRANKSTON CITY COUNCIL LANDSCAPE GUIDELINES

A guide for preparing Landscape Plans for Planning Applications

September 2024





Published September 2024

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Plant image: *Epacris impressa* (Common Heath)

Acknowledgement of Country

Frankston City Council acknowledges the Bunurong people of the Kulin Nation as the Traditional Custodians of the lands and waters in and around Frankston City, and value and recognise local Aboriginal and Torres Strait Islander cultures, heritage and connection to land as a proud part of a shared identity for Frankston City.

Council pays respect to Elders past and present and recognises their importance in maintaining knowledge, traditions and culture in our community.

Council also respectfully acknowledges the Bunurong Land Council as the Registered Aboriginal Party responsible for managing the Aboriginal cultural heritage of the land and waters where Frankston City Council is situated.





Plant image: *Correa reflexa* (Common Correa)

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1.0 Introduction



Plant image: Clematis microphylla (Small-leaved Clematis)

Frankston City Council is committed to ensuring there is a net gain in tree and vegetation cover across the municipality. Council assesses the landscape response as part of the development application and approval process.

1.1 Purpose

The purpose of this document is to:

- Provide guidance and direction for developing a functional, practical, and aesthetically pleasing landscape response for development applications.
- Provide applicants, developers, landscape architects/designers, and contractors with a clear understanding of the requirements and steps involved in submitting a landscape plan consistent with Council's current policies and strategies.
- Assist in the efficient processing of planning permit applications and encourage well-designed and sustainable landscapes across Frankston City Council.

The desired outcomes and benefits of this document are:

- Establish Council's expectations for landscaping in residential, commercial, and industrial developments.
- Ensure the proposed landscape will function within the landscape i.e., appropriate species selection and planting locations (Soil types, Hydrology etc) to reach full growth potential.
- Ensure the development's landscaping integrates with the local character.
- Ensure that there is not net loss of tree cover and contribute to an increase the overall tree canopy cover in line with the Urban Forest Action Plan.
- Provide guidance on increasing biodiversity services of landscape designs.
- Provide guidance on the landscape application process and avoid resubmissions.
- Preserve and enhance the landscape response to a changing climate.
- Ensure that the landscapes installed now are enduring, sustainable and enjoyable for both current and future residents.

1.2 Scope

These guidelines outline the Council's expectations for development applications requiring a landscape plan as part of the statutory planning approval process.

1.2.1 Development Types Requiring a Landscape Plan

A concept landscape plan will be requested to demonstrate landscaping opportunities for:

- Residential Developments (Including outbuildings)
- Vacant lot subdivisions
- Medium Density Housing
- Discretionary Uses
- Commercial Developments
- Alterations to Land or Building Use
- Rural Developments
- Vegetation removal
- Major Earthworks
- Multi-Dwelling Applications
- Mixed-Use Residential Applications
- Industrial Developments (new warehouses/factories)
- Buildings and Works Applications (aged care facilities, childcare centres, schools, medical centres etc.)

1.2.2 Additional Requirements

- **Arboricultural Impact Assessment:** May be required depending on the scope and location of the development. Refer to Frankston City Council Arboricultural Report Writing Guide, December 2015 for report preparation.
- **Native Vegetation Assessment Report:** Refer to Clause 52.17 of the Frankston Planning Scheme for application requirements.
- **Developments in Bushfire Management Overlays (BMO):** Refer to Clause 44.06 of the Frankston Planning Scheme for application requirements and Schedule 1 and 2 to Clause 44.06 for defendable space requirements.

1.2.3 Preparation and Submission

- **Qualified Personnel:** Landscape plans must be prepared by a suitably qualified Landscape Designer or Landscape Architect.
- **Endorsement:** Upon approval, the landscape plan and, where relevant, the associated Tree Protection Management Plan will be endorsed and form part of the permit.

1.2.4 Skills Required for Landscape Plan Preparation

- **Minimum Qualification:** Suitably qualified landscape/horticultural professional
- **Understanding of EVCs:** Knowledge of Frankston's Ecological Vegetation Classes
- **Horticultural Expertise and Botanical Knowledge:** Ability to select plants suitable for the site conditions.
- **Construction Details:** Knowledge of landscape construction details and diagrams
- **Technical Drafting Skills:** Ability to produce clear and legible landscape plans to Council standards.

1.2.5 Finding a Landscape Architect or Designer

- **Australian Institute of Landscape Architects (AILA):** www.aila.org.au
- **Landscaping Victoria Master Landscapers:** www.landscapingvictoria.com.au/

1.2.6 Relevant Documents

- Urban Forest Action Plan 2020-2040
- Open Space Strategy 2016-2036
- Ecologically Sustainable Development Design Guide – Urban Design 2009
- Built Form Guidelines for Precincts
- Neighbourhood Character Guidelines
- Industrial Design Guidelines 2024
- Frankston Green Wedge Management Plan 2019
- Frankston City Council Arboricultural Report Writing Guide, December 2015
- Frankston Biodiversity Action Plan 2021
- Greening our Future Frankston City's Environment Strategy 2014-2024
- Frankston Indigenous Plant Guide
- Frankston City Council Local Law 2016 No 22: Tree Protection Local Law
- Frankston City Council Nature Strip Planting Guidelines 2022
- Relevant policies and documents

Copies of these documents are available Online at frankston.vic.gov.au or by contacting Customer Service on 1300 322 322.

2.0 Landscape Design Considerations

Plant image: *Viminaria juncea* (Golden Spray)

Landscape design principles must be established during the early stages of the planning and design phase of a new development. These principles outline important issues and elements that will guide decision making with the aim to develop a landscape plan that is:

- Visually appealing and maintains compliance with the guidelines.
- In keeping with the purpose of the development.
- Complementary to the streetscape and neighbourhood character.
- Considerate of environmental and biodiversity values.
- Low maintenance and sustainable.

Note: Existing vegetation and site context must be considered BEFORE development is designed, landscaping should not be an afterthought.



2.1 Site Analysis

The key to good design is understanding the site and its wider context, which then informs the design. The factors below are specific to the site or have influence on the site externally. Council expects that you undertake a thorough analysis of the site.

Relevant factors to consider may include:

- Neighbourhood character.
- Topography and drainage (management of surface water flows and/or ponding).
- Titles, boundaries, and fence lines.
- Location of underground and above ground services e.g., power lines, drainage, and sewer.
- Consideration of location of required site services (storage, bins clotheslines, mailboxes, water metres etc.)
- Solar orientation.
- Sensitive environmental factors on site or nearby creeks, natural reserves, wetlands etc.
- Easements.
- Climate – rainfall, prevailing winds.
- View lines to be retained or screened.
- Soil types.
- Ecological Vegetation Class (EVC).
- Existing vegetation (retained or to be removed).
- Adjacent neighbouring vegetation.
- Planning controls, overlays, and regulations.

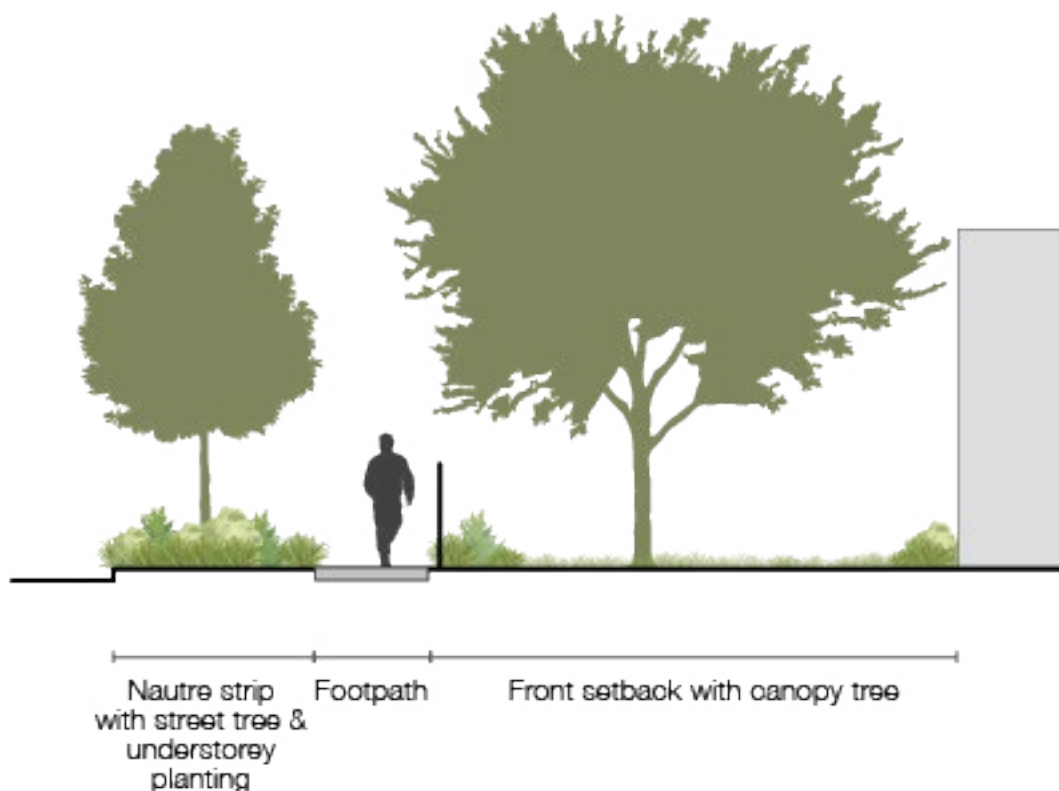
2.2 Good Site Access

- **Pathways:** Provide clear paths from garage/parking/driveway to front entrance - avoid paths from mailbox/front fence to front door which reduce available planting opportunities and are rarely used.
- **Private Open Spaces:** Private open spaces should have gated access to front gardens or through garages.
- **Driveway Planting:** Maximise garden bed areas. For e.g., meander driveways to create large planting spaces for trees.

2.3 Front Setbacks and Driveways

Landscaping to provide a visually appealing outcome responding to site conditions and local character.

- **Canopy Tree in Front Setback:** Front setbacks to include at least one canopy tree per standard lot, combined with understorey planting. Refer to the planning scheme requirements applicable to development for specific canopy cover requirements. Also refer to specific landscape application requirements included in these guidelines.



- **Green Front Setback:** Planted areas should cover 60% of the front setback.
- **Nature Strip Planting:** Nature strip planting is encouraged but does not contribute to garden area calculations. A permit is required to modify nature strips from the standard 'mown lawn' nature strip. There is no cost to apply for a nature strip planting permit, but permit applications must comply with council's nature strip planting guidelines and ongoing maintenance requirements. Refer to Nature Strip Planting Guidelines for further information.
- **Minimise Hard Surfaces:** Maximise planted and permeable surfaces, reduce hard surfaces draining into stormwater systems.
- **Varied Plant Heights:** Use varying plant heights to screen front and side fences to break up hard surfaces. Trellis structures with climbing plants can be used to break up building mass while providing planting in limited spaces.
- **Site services:** Avoid placing services in the preferred landscaping areas in the front setback to ensure a visually appealing presentation to the street.
- **Reuse Topsoil:** Retain and reuse existing site topsoil post-construction.
- **Natural Lawns:** Turf or seeded lawns are accepted. Consider using indigenous grass species. Council will NOT accept synthetic lawn.
- **Garden beds:** Lawns require high maintenance. Consider minimising lawn extents in favour of garden beds. Garden beds provide increased aesthetic value and street appeal.
- **Permeable Paving:** Reduce site outflow and ease drainage network impacts.
- **Green Roofs and Walls:** Enhance biodiversity, improve air quality, and reduce the urban heat island effect.
- **Active Transportation Infrastructure:** Prioritise pedestrian and cycling infrastructure in new developments.
- **Inclusive Communal Spaces:** Design accessible and environmentally friendly communal spaces with amenities like vegetable gardens, shade structures, and seating.
- **Passive Solar Design:** Plant evergreen trees to the west of residences to shade windows. Deciduous trees to the North will allow penetration to the building in winter, while providing extra shading in summer.
- **Irrigation:** Rainwater collection water tanks to be used for landscaping use. Passive irrigation techniques to minimise supplementary water dependency.

2.4 Environmentally Sustainable Design

- **Water-Sensitive Urban Design:** Utilise techniques like rain gardens, bio-retention basins, and wetlands to treat stormwater run-off.
- **Sustainable Materials:** Use materials that are renewable, locally sourced, recyclable, durable, and/or rapidly renewable.

2.5 Plant Selection

Private land plays a crucial role in expanding the tree canopy across the landscape, creating vital connections between larger areas of native vegetation. This network supports urban biodiversity. Effective species selection and planting themes should respond to local conditions and reflect the local character and scale of the development.

2.5.1 Species Diversity

A diverse range of plants enhances the urban ecosystem's productivity and stability, making it more resilient to environmental changes. Landscapes should aim for:

- **Variety of Plants:** Include a diverse range of plant forms, species, and cultivars where appropriate.
- **Indigenous and Native Plants:** Indigenous and native plant use is encouraged.
- **Site-Suited Species:** Emphasise plants appropriate to the site, low maintenance, hardy, and long-lived. Choose plants suited to the soil conditions and microclimate.
- **Water sensitive:** Use species which are drought tolerant. Where possible, use plants that will rarely require supplementary irrigation post establishment.

2.5.2 Plant Selection Considerations

- **Canopy Trees:** Design areas to include sufficient space for canopy trees.
- **Functional Purpose:** E.g., shade, screening.

- **Site Conditions:** Consider aspect, soil type, and wind direction.
- **Hardiness and Maintenance:** Choose long-lived species with low maintenance needs.
- **Biodiversity Contribution:** Provide food and shelter for local fauna.
- **Indigenous and Native Balance:** Prefer indigenous plants of local provenance.
- **Ecological Vegetation Class (EVC):** Align with the site's EVC.
- **Appropriate Size:** Ensure the mature size of the plant and root system fits the planting area.
- **Advanced Stock:** Use advanced stock for canopy trees (minimum 2 meters in height) for immediate landscape impact.
- **Quality Stock:** Adhere to Australian Standards Tree Stock for Landscape Use, AS 2303-2015.
- **Commercial availability:** Ensure the proposed plant species are available in local nurseries before specifying them.
- **Hybrids and cultivars:** Research potential weediness and invasiveness of new hybrids and cultivars. Seedless varieties can reduce weediness potential.
- **Plant Densities:** Use appropriate densities based on the mature width of plants. A mix of canopy trees, understorey planting and grasses is required.
- **Water Needs:** Select species with low water needs. Group plants with similar water requirements and irrigate accordingly to plant establishment.

2.5.3 Prohibited Species:

Do not use plants listed as environmental/noxious weeds in the Frankston Invasive Species Guide (2019), declared noxious weeds listed under the Catchment and Lands Protections Act 1994 and weeds listed under the Frankston City Council Local Law 22.

2.5.4 Indigenous and Native Plants

Indigenous plants are those species of plants native to Frankston and Native plants are those species of plants native to Australia. Council encourages the use of indigenous plants for their numerous benefits, including:

- **Adaptability:** Suited to local climate and soil.
- **Resilience:** More resistant to local environmental stresses including local pests and diseases.
- **Drought Tolerance:** Require less water. Efficient water use reduces irrigation needs.
- **Quick Growth and Flowering:** Establish and bloom faster.
- **Low Maintenance:** Generally, require less care.
- **Cost Savings:** Lower water and maintenance costs.
- **Soil Health:** Enhance soil quality.
- **Weed Suppression:** Out compete invasive species.
- **Local Character:** Enhance and preserve local aesthetics.
- **Biodiversity Services:** Sustains local biodiversity while providing shelter and food for native fauna. Aids in environmental conservation
- **Cultural Significance:** Important cultural and historical value.



2.5.5 Selecting Indigenous Plants

Choose species from the relevant Ecological Vegetation Classes (EVC) and based on site context. Importantly, indigenous plants should be sourced from local nurseries and where possible local seed provenance. In selecting indigenous species, ensure that these are suitable for use as a landscape plant for development purposes. Not all indigenous species are compatible with spaces for people and care should be taken in determining the appropriateness of plants for the development.

Indigenous plants not only reflect the local character but also promote sustainable, low-maintenance landscapes that support the broader ecosystem. Where site conditions are radically changed or at Frankston City Council officer's discretion, substitutions from other EVCs located in Frankston may be used.

2.6 Ecological Vegetation Classes (EVC)

Ecological Vegetation Classes (EVC) are the standard unit for classifying vegetation in Victoria. EVCs are described through a combination of plant species present in an area and ecological characteristics, associated to specific environmental attributes.

Frankston's ecological vegetation varies across 16 different classes in the Gippsland Plain bioregion as follows:

- EVC 1: Coastal Dune Grassland
- EVC 2: Coast Banksia Woodland
- EVC 3: Damp Sands Herb-rich Woodland
- EVC 6: Sand Heathland

- EVC 16: Lowland Forest
- EVC 48: Healthy Woodland
- EVC 53: VC 688: Swampy Riparian Woodland/ Swamp Scrub Mosaic
- EVC 83: Swampy Riparian Woodland
- EVC 125: Plains Grassy Wetland
- EVC 160: Coastal Dune Scrub
- EVC 161: Coastal Headland Scrub
- EVC 175: Grassy Woodland
- EVC 897: Plains Grassland/ Plains Grassy Woodland Mosaic
- EVC 902: Gully Woodland
- EVC 904: Coast Banksia Woodland/ Swamp Scrub Mosaic

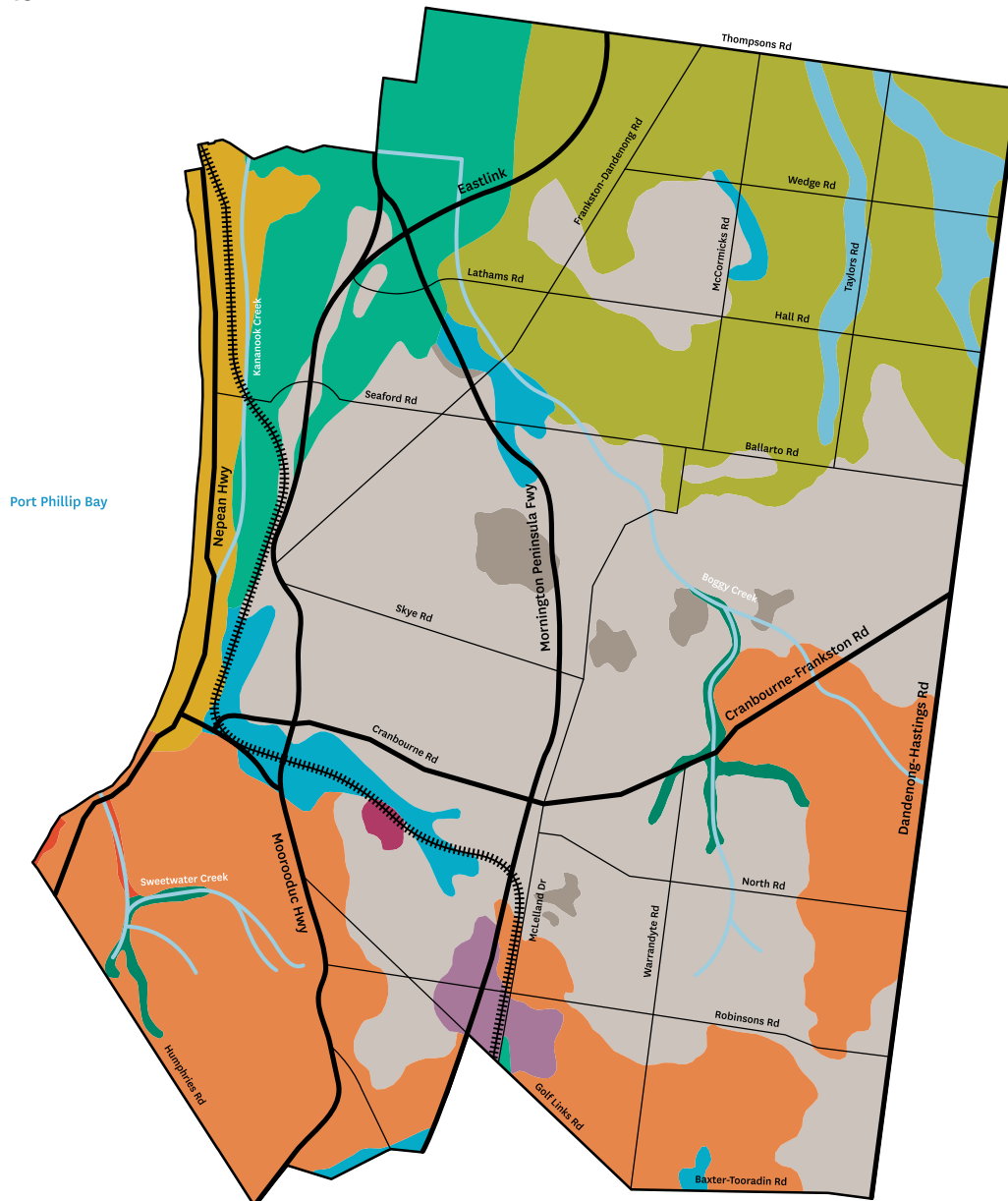
Detailed information about these EVC's including pre 1790's landscape characters, tree and plant species can be accessed through the [Council website](#).

While the EVC's provide information about plant species indigenous to the area, they might not always be appropriate to the site. In many locations site conditions have changed over time.

With more than one EVC covering the Frankston area, it is important to refer to the EVC that applies to the subject site when selecting indigenous species. The use of indigenous species from local EVC's particularly applies in areas that are close to native reserves, areas forming habitat corridors or other areas with remnant indigenous flora. The use of indigenous species in these areas provides some protection to the introduction of invasive species and extends local habitat beyond the reserve boundaries.

2.7 Ecological Vegetation Class Map

The map below broadly demonstrates the Ecological Vegetation Class (EVC), a suite of species that naturally occurring in a particular location. Further information can be found in the Frankston Indigenous Plant Guide and species lists are available on the website.



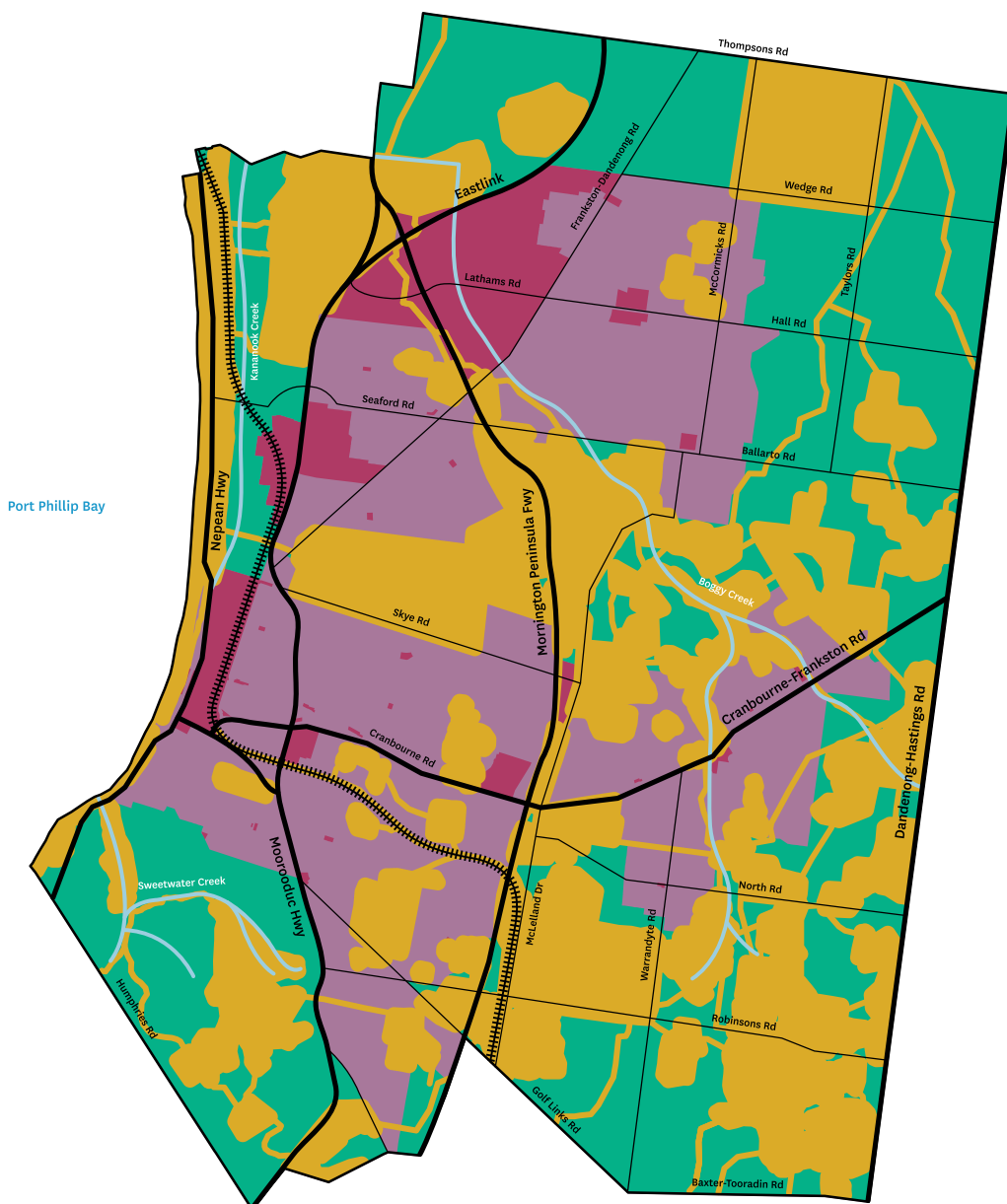
48	Healthy Woodland
897	Plains Grassland / Plains Grassy Woodland Mosaic
175	Grassy Woodland
16	Lowland Forest
3	Damp Sands Herb-rich Woodland
6	Sand Heathland

83	Swampy Riparian Woodland
53	Swamp Scrub
688	Swampy Riparian Woodland / Swamp Scrub Mosaic
125	Plains Grassy Wetland
902	Gully Woodland
2	Coast Banksia Woodland

904	Coast Banksia Woodland / Swamp Scrub Mosaic
160	Coastal Dune Scrub
1	Coastal Dune Grassland
161	Coastal Headland Scrub

2.8 Landscape Character Map

The Landscape Character Map provides a guide for selecting a suitable species balance to achieve the appropriate landscape character and support our natural features throughout Frankston City.



Areas/Zones	Percentage of plant species (min)
INDIGENOUS ZONE: Developments within 500m of natural reserves and recognised wildlife corridors. These areas play an important role in buffering our natural reserves.	100% Indigenous species*
BUSH ZONE: A mixture of indigenous and native species is to be selected to enhance the existing bush character throughout the region.	60% Indigenous*, 30% Native
URBAN ZONE: A mixture of plant species can be incorporated throughout with an emphasis on plants that will continue the tree character throughout the region.	40% Indigenous*, 40% Native
INDUSTRIAL & COMMERCIAL ZONE: An emphasis on selecting and implementing sustainable landscapes by utilising hardy, drought tolerance and low maintenance species.	30% Indigenous*, 40% Native

* Indigenous species per cent is a minimum and can be increased in lieu of native or exotic plants.

3.0 Plan for Trees

Plant image: *Eucalyptus camaludensis* (River Red Gum)

Existing trees play a crucial role in new developments by offering immediate visual appeal, shade, habitat, biodiversity value etc. Retaining healthy trees helps to minimise canopy loss, ensuring the area remains green and inviting. When canopy loss is unavoidable, it is essential to include suitable replacement trees in the landscape plan to restore the lost canopy cover.

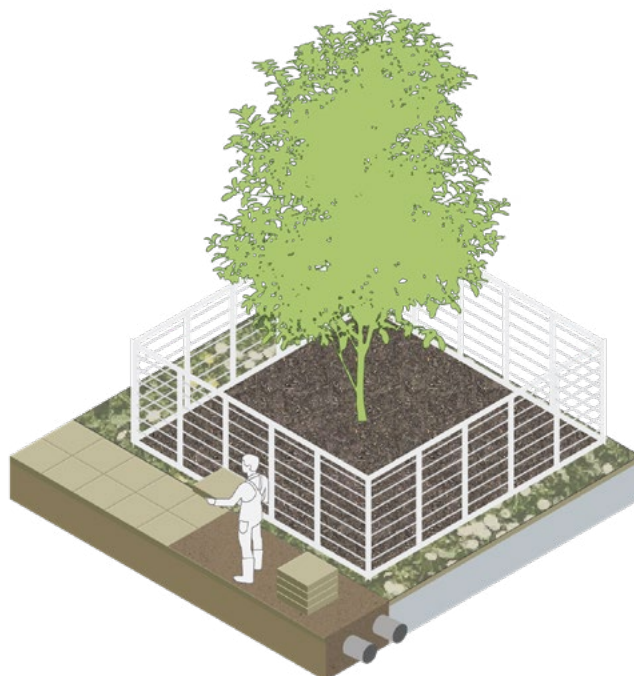
- **Certification:** The arborist consultant/project arborist must certify tree protection measures throughout all development stages.
- **Standards and Guidelines:** Refer to Frankston City Council Arboricultural Report Writing Guide, December 2015 for further information.

3.1 Early Planning

- **Protection and Placement:** Plan for the protection of existing trees and the placement of new trees early in the design process.
- **Retain Vegetation:** Retain significant vegetation including mature trees.
- **Neighbouring Trees:** Include trees located on neighbouring land (within 5m of the subject site) and nature strips on all plans and in the Arboricultural report.

3.2 Arboricultural Impact Assessment

- **Assessment:** An arborist report provides advice on which trees are worth retaining, in their opinion, and the required protection area around them.
- **Tree Protection:** Ensure trees including those on adjoining properties are considered and not impacted by the development proposal. Tree protection is to be implemented through all stages of development including, pre, during and post construction.

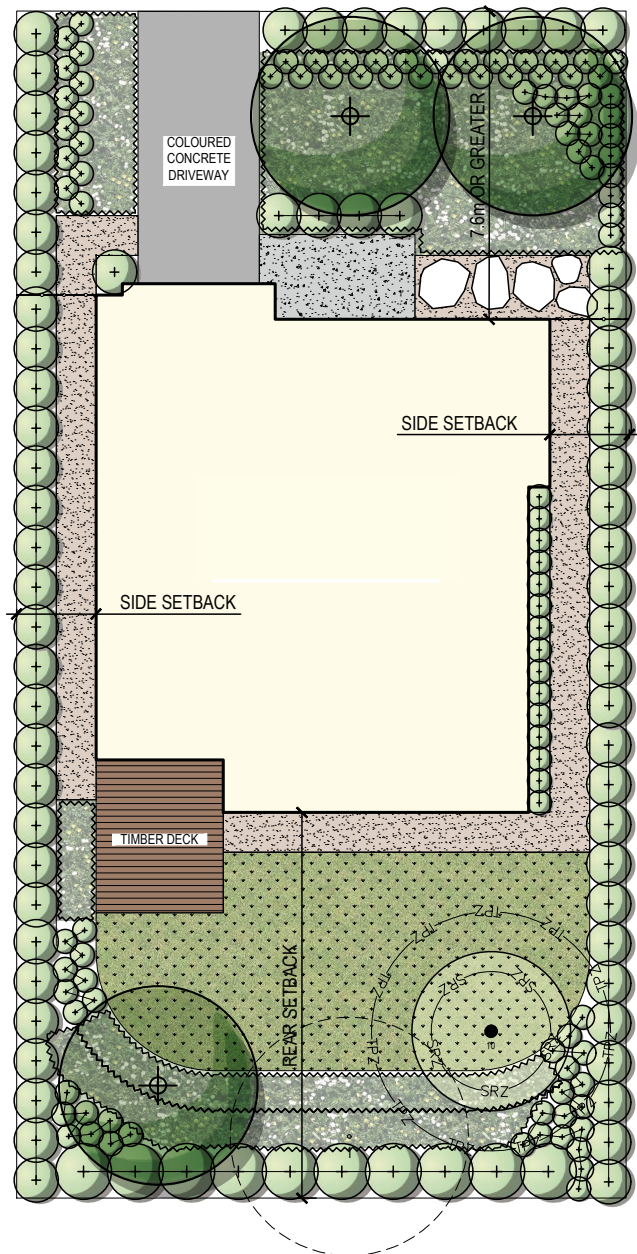


Tree protection as per standard

3.3 Replacement and Proposed Trees

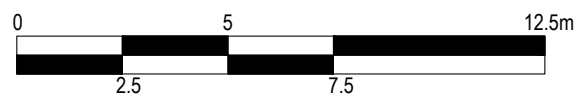
- New Canopy Trees:** In addition to retaining existing trees, new canopy trees must be provided and planned for.
- No Net Loss:** If existing trees cannot be retained, replacement trees are to be proposed to ensure there is no net loss of canopy cover in new developments. Development must also provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made.
- Minimum New Tree Requirements:** For each new dwelling, a minimum of one canopy tree in the front setback and secluded private open space must be provided where existing trees are not being retained. More trees are to be planted where space allows. Refer to specific landscape applications section of these guidelines and the Frankston Planning Scheme for specific advice related to development type.
- Selection and Siting:** Carefully select and site new trees to achieve potential mature size, provide useful shade and amenity, achieve privacy between facing dwellings, or mitigate the scale of high-density development.

Example of landscape plan showing proposed canopy trees and trees to be removed



LEGEND

	EXISTING TREE TO BE RETAINED WITH TPZ AND SRZ		PROPOSED GARDEN BED PLANTING
	EXISTING TREE TO BE REMOVED		PROPOSED CONCRETE DRIVEWAY
	PROPOSED EVERGREEN TREE		PROPOSED LAWN
	PROPOSED DECIDUOUS TREE		PROPOSED GRANITIC GRAVEL
	PROPOSED SHRUB		

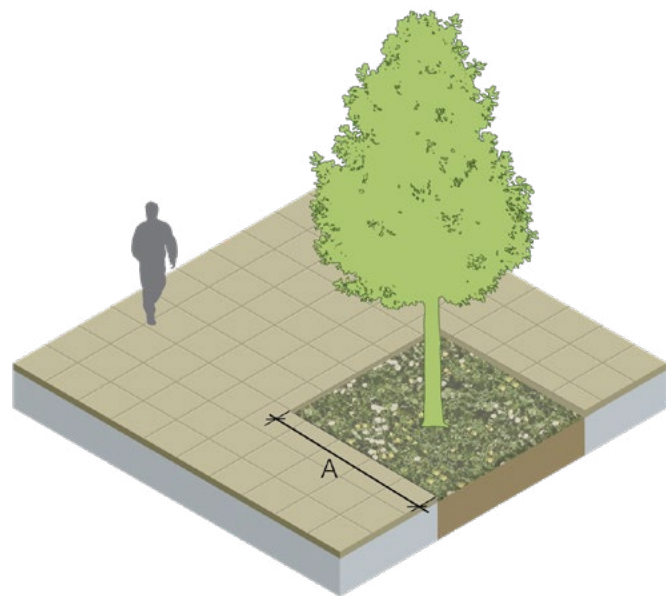


3.4 Deep Soil Areas

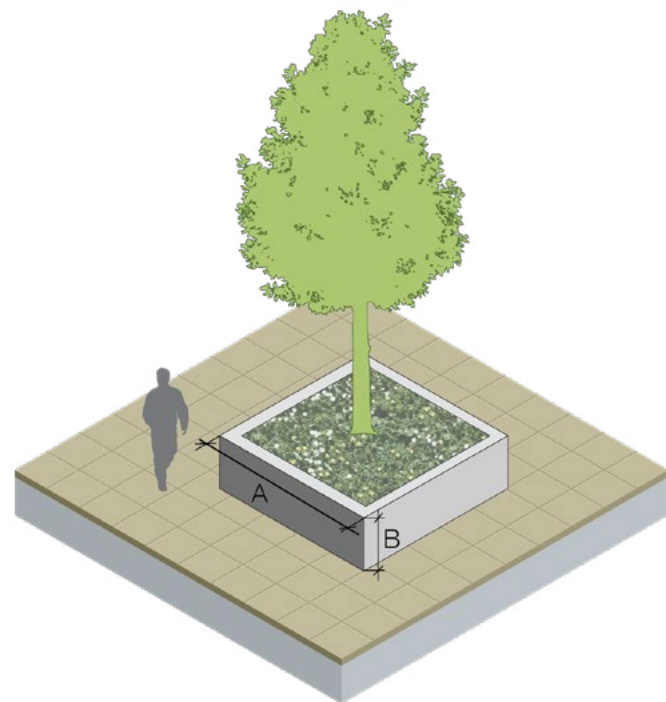
Deep soil areas are natural ground areas without obstructions above or below, promoting healthy growth for large trees and facilitating rainwater infiltration. These are essential for achieving meaningful tree canopy cover in developments. Deep soil areas must exclude areas on structures (above basements), pools, and non-permeable paved areas. To be effective, deep soil areas should have a minimum dimension of 4.5 meters by 4.5 meters.

Deep soil area placement considerations:

- **Contiguous Areas:** Where possible, locate deep soil areas adjacent to those on adjoining properties to form larger contiguous areas for tree planting.
- **Infrastructure:** Consider overhead power lines and infrastructure to minimise maintenance on trees and to allow landscaping to reach full genetic potential height unimpeded.
- **Easements:** Trees cannot be located within easements. A suitable alternative area must be provided. A two-metre setback from the easement is required for canopy trees. Large shrubs with non-invasive roots can be planted within easement.



Tree in deep soil



Tree in planter

Tree type	Tree in deep soil		Tree in planters		
	Area of deep soil (in square metres)	Minimum plan dimension - A (in metres)	Volume of planter soil (in cubic metres)	Minimum plan dimension - A (in metres)	Depth of planted soil - B (in metres)
Small	12	2.5	12	2.5	2.5
Medium	49	4.5	28	4.5	1
Large	121	6.5	64	6.5	1.5

3.5 Trees in planters

In some developments, trees may need to be placed in enclosed planters, podiums, or limited spaces. Ensure planters can accommodate adequate soil volumes based on the desired mature size of the trees. Use online calculation tools to determine the required soil volume and provide detailed design of the structure e.g., tree pit.

Factors Influencing Soil Volume Needs:

- **Tree size:** Optimal growing conditions for potential mature tree size.
- **Local Climate:** Rainfall, sunlight and wind exposure.
- **Soil Quality:** Type of soil to be utilised.
- **Maintenance:** Irrigation requirement and ongoing maintenance level.
- **Limited or Poor Soil Areas:** In locations such as car parks, use structural soil and root management systems to optimise growing conditions.
- **Wind:** Tree anchoring needs to be considered in elevated and windy locations.

3.6 Standard Tree Sizes

- **Small:** 6 - 8 metres high x 4 - 8 metres canopy
- **Medium:** 8 - 12 metres high x 8 - 12 metres canopy
- **Large:** >12 metres high x >12 metres canopy



4.0 Landscape Plan Application Process

Plant image: *Bursaria spinosa* (Sweet Bursaria)



4.1 Before you start preparing your application

Determine if you need a planning permit by checking the council website. If unsure, request written advice on whether you need a planning permit.

4.2 Application preparation

Collect relevant information required to prepare your application such as planning property report from VicPlan, Copy of Title from Landata, copy of Certificate of Title, Frankston Planning Scheme for information required and any contact external referral authorities required due to land zoning.

4.3 Application Process

4.3.1 Stage 1: Pre-Application Meeting

- For advice prior to submitting an application, a pre-application meeting may be booked online on Council's website. Pre-application information is available on the council website.
- In the pre-application meeting council will explain the application process, provide advice on information needed to support application, discuss key issues with the proposal and discuss if the application meets the requirements of the Frankston Planning Scheme.
- Two types of pre application meetings are offered:

Standard	<ul style="list-style-type: none">• Residential - 4 or less dwellings• Subdivision – 2 lots• Non-Residential – less than 500sqm• Minor use applications, e.g., office, medical centre, liquor licence.
Major	<ul style="list-style-type: none">• Residential – more than 4 dwellings• Subdivision – more than 2 lots• Non-Residential – greater than 500sqm• Major uses, e.g. place of assembly, mixed uses.

4.3.2 Stage 2: Application Stage

Step 1: Lodge permit application

- Submit your application with a concept landscape plan along with other documents listed on the website.
- Relevant application fees apply. Refer to the Planning fee schedule for details.
- Concept landscape plans are required for:
 - Multi-Dwelling applications.
 - Mixed use residential applications.
 - Industrial developments for new warehouses/factories.
 - Use and buildings and works applications for aged care facilities, childcare centres, schools, medical centres etc.

Refer to the concept landscape plan checklist in these guidelines for further information on what to include.

Step 2: Initial Assessment/ Referral

- A council officer will start the initial assessment of the submitted planning application referring to internal departments or external agencies.
- If the application is missing information, council will email the applicant requesting additional information. This is called a Request for Further Information.
- If plans are not satisfactory, council may ask for design changes to the submitted plans.
- Plans must be amended and resubmitted by due date listed on the Request for Further Information.
- If the submitted concept plan is satisfactory, a planning permit may be

issued. Any conditions as required by council officer may be included on the permit, if one is issued.

Refer to council [website](#) for more information.

Stage 3: Endorsement Stage

- If a conditional permit is issued, a detailed landscape plan that meets/ addresses the permit conditions is to be lodged.
- The detailed landscape plan will be assessed by council officer and referred to relevant teams for review.
- If plans are not satisfactory, council may ask for design changes to the submitted plans. Plans must be amended and resubmitted.
- If satisfactory, the Landscape Plan will be endorsed along with other submitted plans.
- If not satisfactory, a Condition 1- Not Satisfactory letter will be sent to the applicant with feedback on the required changes.
- Any subsequent resubmission of plans will be re-referred to Council's Planning compliance team for review. Condition 1 resubmissions incur a fee.

Refer to Planning fee schedule on the council [website](#) for further information.

Stage 4: Inspection and Approval

- On completion of landscaping works, a council officer will inspect the landscape to ensure compliance against the endorsed landscape plan.
- If not satisfactory, applicant may be required to rectify landscape works to comply with endorsed plans and permit conditions or 'compliance action'.

5.0 Landscape Plan Types and Checklists



Plant image: *Bulbine bulbosa* (Bulbine Lily)

5.1 Concept Landscape Plan

A concept landscape plan is a scaled drawing of the development conceptually showing the extent of areas to be landscaped including:

- Site features including easements, fences, boundaries, existing/proposed crossovers, drainage pits etc.
- Details of the proposed development including any proposed dwellings/buildings (including associated utilities, water tanks, clothes lines etc.), paving/decked areas, bin storage, access ways and car parking areas.
- Existing vegetation to be removed/retained. Clause 54/55.01-1 of the Frankton Planning Scheme requires significant trees removed within the last 12 months to be illustrated on the plan.
- Areas of proposed landscaping including the location of canopy trees, garden beds, pathways and deep soil areas.
- Indicative planting palette's can be included.

When is it required ?

Concept landscape plans are required for:

- Multi-Dwelling applications.
- Mixed use residential applications.
- Industrial developments for new warehouses/factories.
- Use and buildings and works applications for aged care facilities, childcare centres, schools, medical centres etc.

5.1.1 Concept Landscape Plan Checklist

Concept landscape plans should include the following information

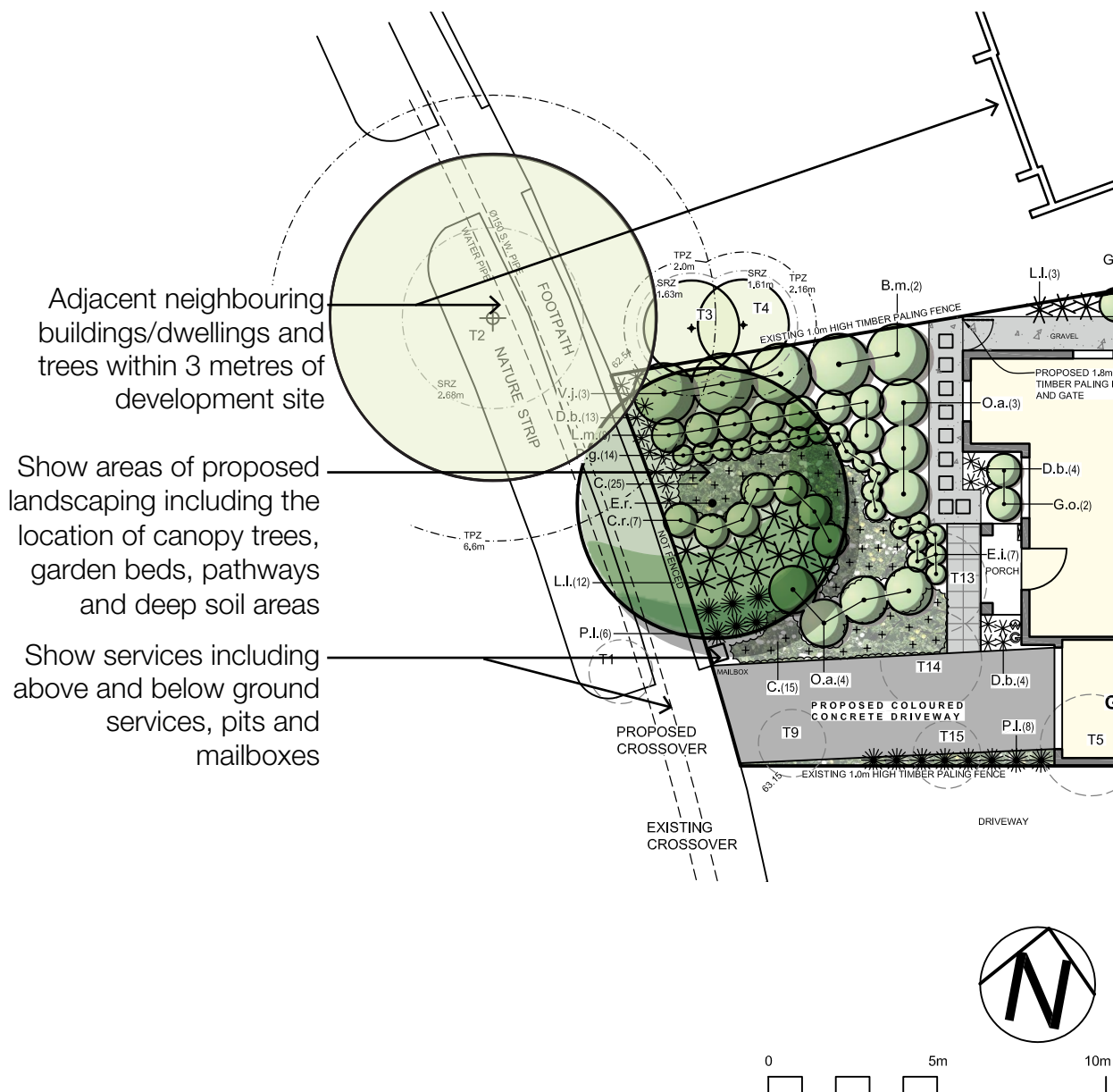
- Plan title box, including:
 - Project name/subdivision name.
 - Site address.
 - Proponent/client's name.
 - Consultant's name, address and contact details.
 - Date and issue/revision number.
 - North point: this to be orientated to point up or the 9 or 3 o'clock position.
- Plans should be to scale and include a scale bar. 1:100 to 1:200 scale preferred, or at a scale suitable for detail e.g., scale for sub-division plans (1:500 to 1:1000).
- A legend identifying all relevant features.
- Adjacent neighbouring buildings/dwellings and trees within 3 metres of development site.
- Built structures on site: location of dwellings (including internal layout), fences, boundaries, driveways and paths, retaining walls, sheds, bin storage, water tanks and clothes lines.
- Existing vegetation nominated to be retained or removed (to include street trees and any trees removed within the last 12 months) clearly identified by number in accordance with the supplied arborist report. Trees to be removed identified with a dashed or solid circle with a cross shown through the entire circle.

- Tree protection zones (TPZs) and Structural Root Zone (SRZs) for retained trees on site and neighbouring trees.
- Services including above and below ground services, pits and mailboxes.
- Easements, cross overs, kerb edging, footpaths, road/street names.
- Proposed plantings and locations of trees.

Plans must be:

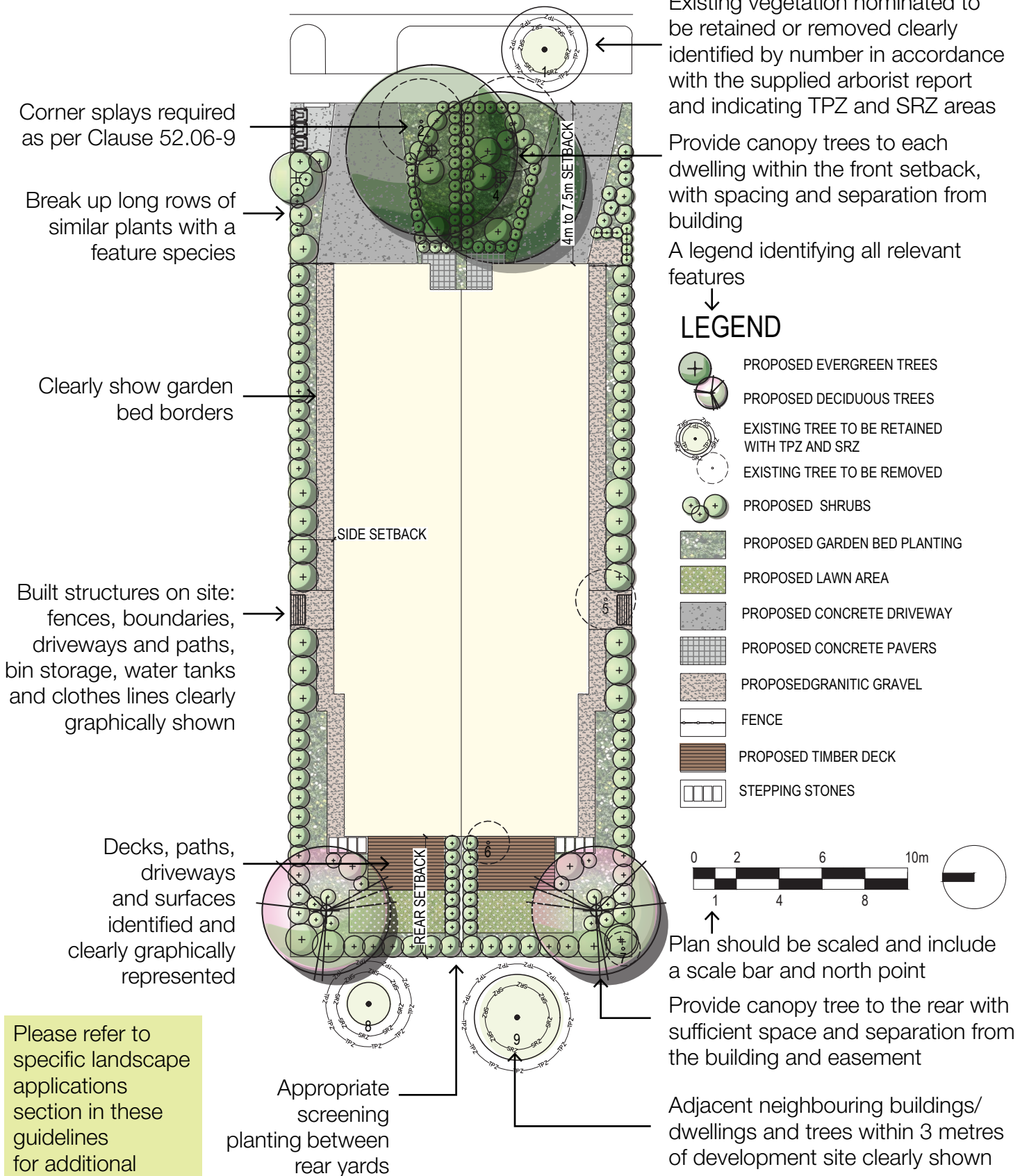
- Clear, legible and defined graphics that clearly show the proposed intentions in landscape works.
- Ability to be photocopied, scanned or reduced and remain legible.
- Ability to be legible as black/white photocopies.
- Information for concept plans to be consolidated into minimal amount of sheets as required to help readability.

Example of Residential Concept Plan - Front Garden



Please refer to specific landscape applications section in these guidelines for additional information

Example of Residential Concept Plan - 'Side by side' Development



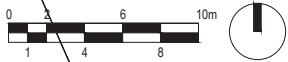


Example of Commercial Development Concept Plan



LEGEND

- PROPOSED EVERGREEN TREES
- PROPOSED DECIDUOUS TREES
- EXISTING TREE TO BE RETAINED WITH TPZ AND SRZ
- EXISTING TREE TO BE REMOVED
- PROPOSED SHRUBS
- PROPOSED GARDEN BED PLANTING
- PROPOSED CONCRETE DRIVEWAY
- PROPOSED CONCRETE PATH
- PROPOSED TIMBER DECK



Where a development adjoins a residential zone, provide a landscape buffer of a minimum of 5 metres

Please refer to specific landscape applications section in these guidelines for additional information

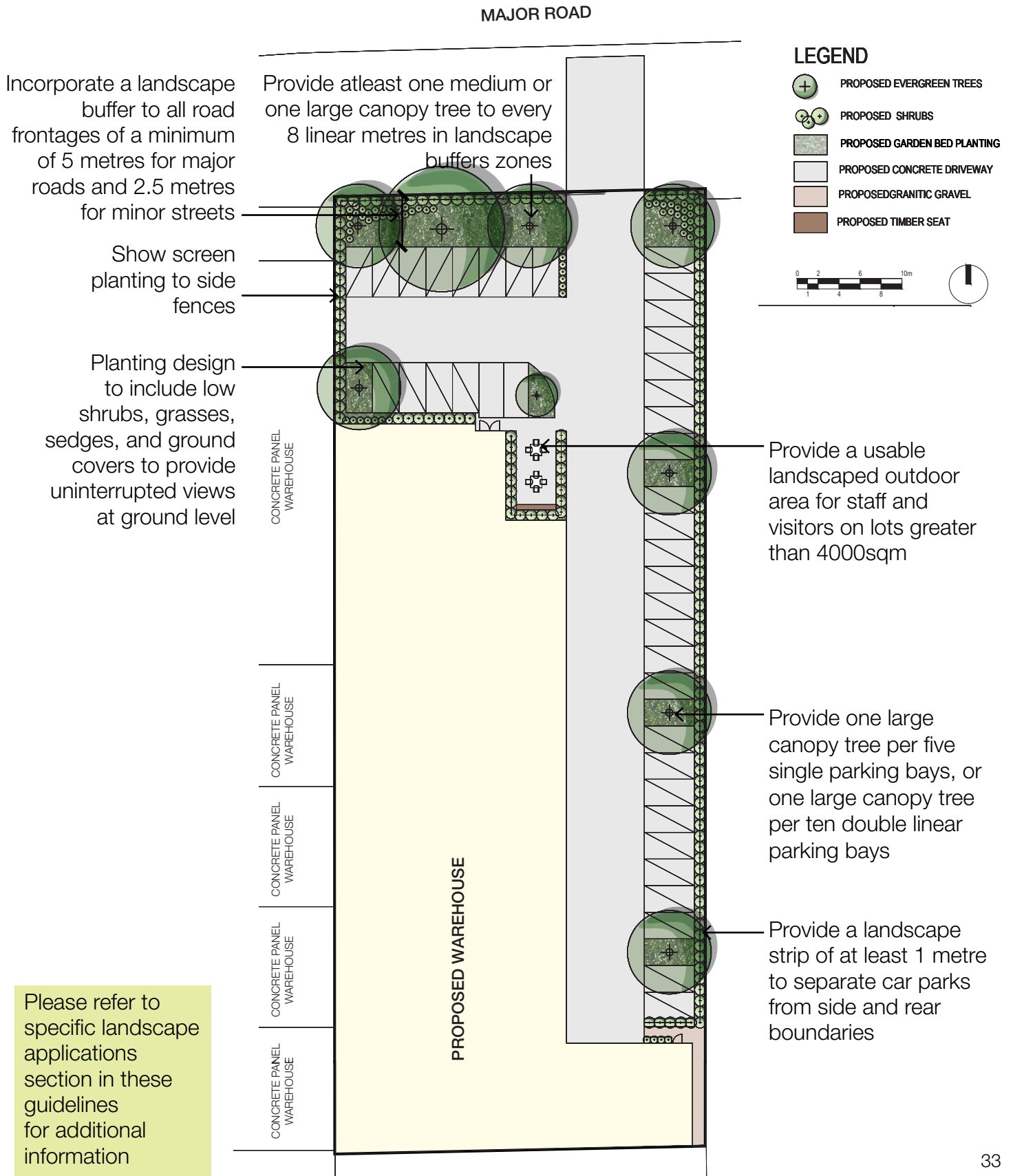
Incorporate a minimum of one large or medium canopy tree every 8 linear metre in landscape buffer zones

ROAD

Incorporate a landscape buffer to all road frontages of a minimum of 10 metres for major roads and 5 metres for minor streets

Incorporate low shrubs, grasses, sedges, and ground covers to provide uninterrupted views at ground level

Example of Industrial Development Concept Plan



5.2 Detailed Landscape Plan

While a concept landscape plan is submitted as part of a planning permit application, a detailed landscape plan is usually submitted to address any permit conditions required as part of the satisfactory assessment of the concept landscape plan.

A detailed or final landscape plan is a scaled drawing of the development showing the extent, function, and attributes of areas to be landscaped. A detailed plan builds on the concept plan and provides details of any retaining walls, nominates all surfaces and the location of individual plants including a planting schedule.

Detailed landscape plans are required to be endorsed and in most instances are required to be approved by Council prior to the commencement of works. The planning permit provides further detail on the required timing.

Detail is also provided on existing vegetation to be retained, their tree protection zones and any tree protection fencing required.

When is it required?

If a concept landscape plan submitted as part of a permit is deemed satisfactory, a permit issued will provide conditions to inform specific requirements to be addressed in a detailed landscape plan.

A detailed landscape plan is required once the Planning Permit is issued as it will need to respond to the relevant conditions set out in the planning permit. Before the development starts, a detailed landscape plan consistent with these guidelines must be submitted and approved.

An electronic copy of the detailed landscape plan is generally submitted at the same time as lodging the other relevant plans and documents for endorsement under Condition 1 of your Planning Permit.

5.2.1 Detailed Landscape Plan Checklist

Detailed landscape plans should build upon the concept landscape plan and include the information included in the Concept Landscape Plan Checklist in these guidelines and also include the following additional information:

Proposed Planting (from ground cover planting to canopy trees)

- Use clear graphics to show location of proposed plantings: trees, shrubs, ground covers and climbers, plants drawn to represent mature size.
- Screen planting along property boundaries and driveways with a minimum mature height of 1.5 metres.
- Planting theme with minimum percentages of indigenous and native plant species as identified in the landscape character map included in these guidelines.
- Plans prepared in colour must also use symbols or labels that enable features to be identified if the plan is printed in black and white.
- Plants must be labelled and numbered e.g. *Correa alba* – Ca(3).
- Do not place plant codes over the top of plant symbols that are not easily read.

Planting Schedule

- Divide 'Planting Schedule' into trees, shrubs, tussock/grasses, groundcovers, and climbers.
- List all proposed plants with botanical and common names, mature height and width, quantities, and pot size.

- Size at the time of installation; pot sizes for shrubs and height for tree planting.
- Proposed purchased tree stock to be minimum 2 metres in height when planting (or as stated in the planning permit). Recommended pot size 45 litre bag or greater for advanced tree stock. All tree stock used must be in accordance with Australian standard AS 2303-2015 Tree stock for Landscape Use.
- Notation stating which plants are indigenous, Australian native and exotic.
- Planting densities appropriate to the mature width of plant to be noted in schedule.

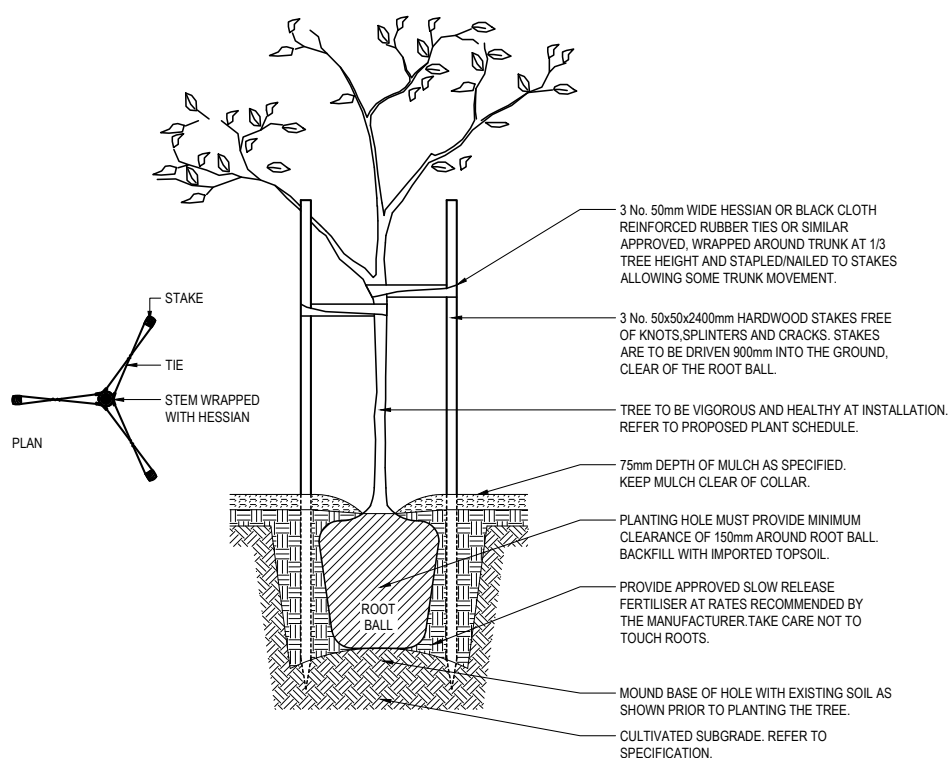
Notes and Diagrams

- Nominate surfaces, lawn, paths: paving, crushed rock, Lilydale toppings, concrete etc.
- Construction detail drawings for any hard landscaping structures: retaining walls, planter boxes, garden edging.
- Garden bed preparation notes (including soil cultivation, pre-treatment to soil, weed control, topsoil application).
- Mulch Specifications (e.g., organic mulch used at a depth of between 75-100mm. Particle size 10-30mm to allow water to percolate into soil surface.
- Planting notes (including stakes for advanced trees).
- Climbing plants support, free standing post and rail/trellis, no attachment directly onto fences.
- Maintenance notes- Ongoing maintenance required to keep

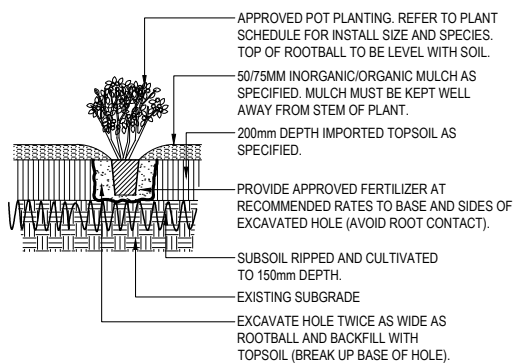
landscaping and plants at a good standard and including an establishment period.

- Tree protection notes- Tree Protection Zone (TPZ) and Structural Root Zone (SRZ) of retained trees with annotations or notes on tree protection methods

Example of planting details to include in detailed Landscape Plan



01 ADVANCED TREE PLANT DETAIL
SCALE 1:30 @A4 1:15 @A3



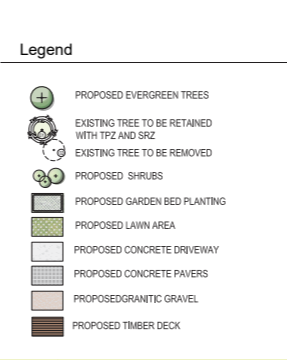
02 SHRUB / GRASSES PLANTING
SCALE 1:30 @A4 1:15 @A3

Proposed Plant Schedule

QTY	TAG	Species	Common Name	H X W (m)	Pot Size
TREES					
4	EUC pau	Eucalyptus pauciflora	Snow Gum	12 x 5	45L, 2M HIGH AT INSTALLATION
9	BAN mar	Banksia marginata	Silver Banksia	5 x 3	45L, 2M HIGH AT INSTALLATION
LARGE SHRUBS					
5	ATR cin	Atriplex cinerea	Coastal Saltbush	1.8 X 2	200mm
24	COR alb	Correa alba	Correa	1.5 X 1.5	200mm
52	EPA imp	Epacris impressa	Common Heath	1.5 x 1.5	200mm
30	LEU bro	Leucophyta brownii 'Moonshine'	Cushion Bush	1 x 1	200mm
SMALL SHRUBS					
44	AUS sti	Austrostipa stipoides	Prickly Spear-grass	0.6 x 0.6	130mm
124	POA lab	Poa labillardierei	tussock grass	1.2 x 0.6	130mm
24	DIA bre	Dianella brevicaulis	Small-flowered Flaxlily	0.45 x 0.45	130mm
GROUND COVERS					
158	CAR ros	Carpotrotus rossii	Karkalla	0.2 x spreading	50mm
61	VIO hed	Viola hederacea	Native Violet	0.6 x spreading	50mm

Existing Tree Schedule

No	Species	Common Name	SRZ	TPZ	H	H
1	TREES					
1	Eucalyptus conspicua	Gippsland swamp box	2.7m	7m	14.4m	Retain
2	Pittosporum tenuifolium	Kohuhu	/	/	5.5m	Remove
3	Callistemon sp.	Bottlebrush	/	/	3m	Remove
4	Callistemon sp.	Bottlebrush	/	/	8.8m	Remove
5	Ligustrum lucidum	/	/	/	4m	Remove
6	Callistemon sp.	Bottlebrush	/	/	8.8m	Remove
7	Pittosporum tenuifolium	Kohuhu	/	/	8.5m	Remove
8	Prunus cerasifera 'Nigra'	Black cherry plum	/	/	5m	Remove
9	Callistemon sp.	Bottlebrush	/	/	5.5m	Remove
10	Agonis flexuosa	Willow myrtle	/	/	9.5m	Remove
11	Callistemon citrinus	Crimson Bottlebrush	/	/	3m	Remove
12	Pittosporum tenuifolium	Kohuhu	/	/	9m	Remove
13	Streitizia nicolai	Giant white bird of paradise	/	/	7.3m	Remove
14	Yucca elephantipes	Spineless yucca	/	/	3m	Remove
15	Robinia pseudoacacia	Black locust	/	/	5.5m	Remove
16	Syagrus romanzoffiana	Cocos palm	12 x 5	45L	5.5m	Remove
17	Pittosporum tenuifolium	Kohuhu	/	/	7.1m	Remove
18	Leptospermum petersonii	Lemon scented tea tree	1.5m	2m	6.3	Retain
19	Eucalyptus conspicua	Gippsland swamp box	2.7m	6	14m	Retain
20	Leptospermum petersonii	Lemon scented tea tree	2m	2.4m	5m	Retain
21	Syagrus romanzoffiana	Cocos palm	NA	4m	9.6m	Retain
22	Corodyne australis	Cabbage tree	NA	2m	5.3m	Retain
23	Pittosporum tenuifolium	Kohuhu	1.5	2m	4m	Retain



TREE PROTECTION
TREE PROTECTION MUST BE CARRIED OUT IN ACCORDANCE WITH THE AUSTRALIAN STANDARD AS 4970-2009 PROTECTION OF TREES ON DEVELOPMENT SITES TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY.

PRIOR TO THE COMMENCEMENT OF THE DEVELOPMENT (INCLUDING VEGETATION REMOVAL), A TREE PROTECTION FENCE DEFINED BY A 1.8 METRE HIGH (MINIMUM) TEMPORARY FENCE CONSTRUCTED USING STEEL OR TIMBER POSTS FIXED IN THE GROUND OR TO A CONCRETE PAD, WITH THE FENCES PANELS TO BE CONSTRUCTED OF CYCLONE MESH WELDING OR SIMILAR STRONG METAL MESH OR NETTING WITH A HIGH VISIBILITY PLASTIC HAZARD TAPE, MUST BE INSTALLED AT THE TREE PROTECTION ZONES TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY. A FIXED SIGN IS TO BE PROVIDED ON ALL VISIBLE SIDES OF THE TREE PRESERVATION FENCING, STATING "TREE PRESERVATION ZONE - NO ENTRY WITHOUT PERMISSION FROM CITY COUNCIL".

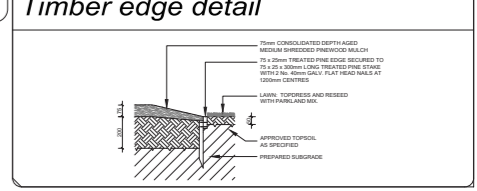
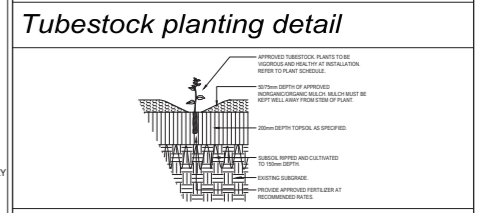
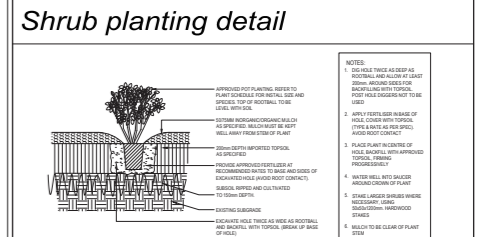
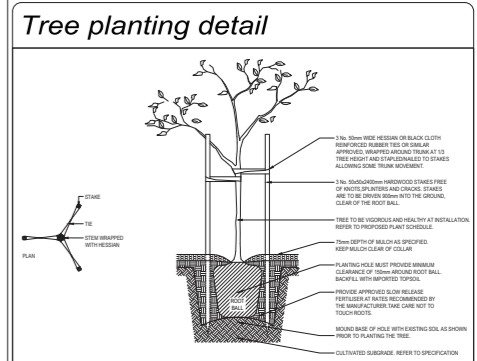
- Tree protection must be carried out in accordance with the Australian Standard AS 4970-2009 Protection of Trees on Development Sites to the satisfaction of the Responsible Authority.
- Prior to the commencement of the development (including demolition and any initial site preparations) Tree Protection Fencing (TPF) must then be erected at the applicable radial TPZ. The TPF must comprise temporary fencing panels (min. 1.8m height) and held in place with concrete feet. A fixed sign stating Tree Protection zone is to be provided on all visible sides of the TPF. All tree protection zones, fencing and signage must be to the satisfaction of the Responsible Authority.
 - The requirements below must be observed within this area -
 - Coarse mulch laid to a depth of 75 mm (excluding road reserve of street trees).
 - No vehicular or pedestrian access.
 - The existing soil level must not be altered either by fill or excavation.
 - The soil must not be compacted or the soil's drainage changed.
 - No fuels, oils, chemicals, poisons, rubbish or other materials harmful to trees are to be disposed of or stored.
 - No storage of equipment, machinery or material is to occur.
 - No open trenching to lay underground services.
 - Nothing whatsoever is to be attached to any tree.
 - Tree roots must not be severed or injured.
 - All tree pruning (including top cuts) is to be carried out by a professional arborist and in accordance with Australian Standard AS4373-2007 Pruning of Amenity Trees.

GROUND PROTECTION
THE FOLLOWING TREE PROTECTION CONDITIONS APPLY WITHIN THE IDENTIFIED TREE PROTECTION ZONES AS NOMINATED ON THE DEVELOPMENT PLANS. ALL TREE PROTECTION CONDITIONS MUST BE UNDERTAKEN TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY.

- NO EXCAVATION WORKS ARE PERMITTED FOR THE CONSTRUCTION OF THE DRIVEWAY.
- THE EXISTING DRIVEWAY IS TO BE REMOVED BY HAND WITH WORKERS OVERSEEN BY A SUITABLY QUALIFIED AND EXPERIENCED ARBORIST.
- TO AVOID COMPACTION AND DAMAGE TO THE TREE TREES A LAYER OF ORGANIC MULCH 200 MM THICK MUST BE LAID WITH RUMBLE PLANKS/ CROSSING PLANKS IMMEDIATELY AFTER THE EXISTING DRIVEWAY IS REMOVED. THIS GROUND PROTECTION IS TO BE MAINTAINED UNTIL THE CONSTRUCTION OF THE NEW DRIVEWAY IS COMPLETED.
- NO FUELS, OILS, CHEMICALS, POISONS, RUBBISH OR OTHER MATERIALS HARMFUL TO TREES ARE TO BE DISPOSED OF OR STORED.
- OPEN TRENCHING TO LAY UNDERGROUND SERVICES E.G. DRAINAGE, WATER, GAS, ETC. MUST NOT BE USED UNLESS APPROVED BY THE RESPONSIBLE AUTHORITY TO TUNNEL BENEATH.
- IF PROPERTY BOUNDARY FENCING IS TO BE REMOVED, A TREE PROTECTION FENCE DEFINED BY A 1.8 METRE HIGH (MINIMUM) TEMPORARY FENCE CONSTRUCTED USING STEEL OR TIMBER POSTS FIXED IN THE GROUND OR TO A CONCRETE PAD, WITH THE FENCES PANELS TO BE CONSTRUCTED OF CYCLONE MESH WIRE OR SIMILAR STRONG METAL MESH OR NETTING WITH A HIGH VISIBILITY PLASTIC HAZARD TAPE, MUST BE INSTALLED AT THE PROPERTY FENCE LINE.
- IF MACHINERY IS USED TO REMOVE EXISTING STRUCTURES, CONCRETE, BRICKS OR OTHER MATERIALS IT MUST BE LOCATED OUTSIDE OF THE DEFINED TREE PROTECTION ZONES WITH ONLY THE MAIN ARM OF THE MACHINE REACHING INTO THIS ZONE.

GENERAL NOTES

- ALL TREE PRUNING IS TO BE CARRIED OUT BY A QUALIFIED AND EXPERIENCED ARBORIST WHO HAS A THOROUGH KNOWLEDGE OF TREE PHYSIOLOGY AND PRUNING METHODS. PRUNING MUST BE CARRIED OUT IN ACCORDANCE WITH AUSTRALIAN STANDARD AS4373-2007 PRUNING OF AMENITY TREES.
- IF PRUNING WORKS ARE TO BE UNDERTAKEN THEN THESE WORKS SHOULD BE CARRIED OUT PRIOR TO ANY CONSTRUCTION WORKS BEGINNING ON SITE. ANY PRUNING OF TREES LOCATED ON A NEIGHBOURING PROPERTY SHOULD BE UNDERTAKEN IN CONSULTATION WITH THE PROPERTY OWNER.
- PRUNE PLANTS TO CONTROL THEIR SIZE, GIVE THEM AN APPROPRIATE FORM AND MAINTAIN THEIR VIGOR. TREES SHOULD BE PRUNED TO MAINTAIN STRONG BRANCH FRAMEWORKS AND SHRUBS TO OBTAIN THEIR DESIRED DENSITY AND HEIGHT.
- USE EUCAMULCH TO PREPARE GARDEN BEDS AT A MIN 75MM DEPTH
- ALL EXISTING ENVIRONMENTAL WEED SPECIES ARE TO BE REMOVED FROM THE SITE AND ENVIRONMENTAL AND NOXIOUS WEEDS FOUND IN CITY COUNCIL BOOKLET ARE NOT TO BE PLANTED.
- ALL GARDEN BEDS TO BE FORMED WITH TIMBER EDGING
- IN-GROUND IRRIGATION SYSTEM TO BE PROVIDED TO ALL LANDSCAPED AREAS
- IF PROPERTY BOUNDARY FENCING IS TO BE REMOVED, A TREE PROTECTION FENCE DEFINED BY A 1.8 METRE HIGH (MINIMUM) TEMPORARY FENCE CONSTRUCTED USING STEEL OR TIMBER POSTS FIXED IN THE GROUND OR TO A CONCRETE PAD, WITH THE FENCES PANELS TO BE CONSTRUCTED OF CYCLONE MESH WIRE OR SIMILAR STRONG METAL MESH OR NETTING WITH A HIGH VISIBILITY PLASTIC HAZARD TAPE, MUST BE INSTALLED AT THE PROPERTY FENCE LINE.
- ALL TREE STOCK USED MUST BE IN ACCORDANCE WITH AS2303-2015 TREE STOCK FOR LANDSCAPE USE
- WATERING OF TREES SHALL BE COMPLETED THE SAME DAY AS PLANTING, SUFFICIENTLY TO CONSOLIDATE THE BACKFILL AROUND THE ROOTS.
- EXCAVATE PLANTING HOLES 50MM GREATER THAN ROOT BALL DIAMETER, PLANT TREE AT GROUND LEVEL WITH ROOT BALL RESTING ON THE BASE OF HOLE. ROOT BALL IS TO BE TEASED OUT AND PRUNED PRIOR TO PLANTING, ENSURING NO ROOTS ARE PROTRUDING ABOVE THE FINISHED SURFACE.
- CONTRACTOR TO SUPPLY AND INSTALL ALL TREES
- FERTILIZE LAWNS TO MAINTAIN VIGOR, MORE REGULARLY TO PROVIDE A USEABLE AND HEAT SURFACE.
- CULTIVATE ALL GARDEN BED AREAS TO A DEPTH OF 200MM WHERE SAFE TO DO SO (IE AWAY FROM PIPES AND TREE PROTECTION ZONES) AND ADD GYPSUM AT AN APPLICATION RATE OF 1KG / 90 METER DURING CULTIVATION PROCEDURE.
- APPROVED TOP SOIL SHD BE FREE FROM CLODS, STONES AND OTHER EXTRANEIOUS MATERIALS. GREATER THAN 200MM LANDSCAPE CONTRACTOR TO SUPPLY AND SPREAD APPROVED TOPSOIL TO GARDEN BEDS AREAS. IMPORTED TOPSOIL, IF REQUIRED, SHALL BE SANDY LOAM TEXTURE WITH PH OF 6-7 AND BE FREE FROM RUBBLE STONE AND EXTRANEIOUS MATERIAL.
- GARDEN BEDS SHALL HAVE A DEPTH OF 150MM TOPSOIL AND GRASSED AREAS A DEPTH OF 75MM
- ALL EXISTING ENVIRONMENTAL WEED SPECIES ARE TO BE REMOVED FROM THE SITE AND ENVIRONMENTAL AND NOXIOUS WEEDS FOUND IN THE 'CITY COUNCIL INVASIVE SPECIES GUIDE' ARE NOT TO BE PLANTED.



Include a proposed plant schedule with plant quantities, plant labels, common names, botanical names, mature height and width and installation sizes

Include details of existing trees to be retained or removed

Include a legend for all surfaces, finishes, existing trees (retained and removed) and proposed planting (Trees, shrubs, garden bed areas)

Show clothesline locations, bins, storage, water tanks etc on drawing

Include garden bed preparation notes, planting notes, maintenance notes and tree protection notes

Include a minimum of one medium or two small canopy trees per every 40 square metres of private open space

Include planting and hardscape details

Include scale bar and North arrow

Label all plants and include quantities (Including for groundcovers)

Nominate fencing types and heights to all boundaries

Locate and draw the canopy of trees to be removed

Include built form outline of neighbouring properties

Setback driveways from side boundaries by a atleast 0.6 metres and include screen planting capable of growing to a minimum of 1.5 metres in height

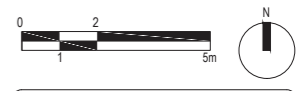
Maximise permeable surface and planting in front setbacks. Provide a minimum of one canopy tree per dwelling in front setback.

Draw Tree Protection Zone (TPZ) and Structural Root Zone (SRZ) for trees to be retained

Highlight works within Tree Protection Zones

Include project name, site address, client's name, consultant name, address, date of issue and revision number

Draw neighbouring existing trees



COMPANY NAME/LOGO

Client: CLIENT NAME

Job Address: ADDRESS

Title: LANDSCAPE PLAN

Issue Amendments:

Issue	Date	Description
A	DDMMYY	

Issue: A Sheet: 1 of 1

Date: DDMMYY Dwg. No: -

Scale: As Shown Drawn: NAME

5.3 Re-planting Plan

A re-planting plan is a scaled drawing of the development showing a specific location and nominated trees/plants generally to compensate for trees/vegetation approved for removal or to screen a new built form.

The required planting will be specified as a condition in the planning permit. The plan must show a suitably sized mulched garden bed area and illustrate individual plants including a schedule of each plant's mature dimension, size at planting and quantity.

When is it required?

Re-planting plans can be provided once the Planning Permit is issued. Re-planting plans are required to be endorsed. In most instances they are required to be approved by Council prior to the commencement of works with planting timing to occur as nominated in the planning permit.

An electronic copy of the replanting plan can be submitted at the same time as lodging the other relevant plans and documents for endorsement under Condition 1 of your Planning Permit.

Who should prepare the plan?

Re-planting Plans can be prepared by the owner, draftsman, or landscape professional.

It is recommended that a landscape professional, horticulturalist, or nursery hand provide advice on suitable tree selection and placement considering any requirements to satisfy permit conditions.

Re-planting plan inclusions:

- Where indigenous trees or vegetation is being removed, indigenous trees/vegetation should be used as a replacement.
- Submitted plans must be clear and provide all the required information as elucidated in the Planning permit.

5.3.1 Re-planting Plan Checklist

Re-planting plans should include the following information:

- Plan title box, including:
 - Project name/subdivision name.
 - Site address.
 - Proponent/client's name.
 - Consultant's name, address and contact details.
 - Date and issue/revision number.
- North point: this to be orientated to point up or the 9 or 3 o'clock position.
- To scale with scale bar. 1:100 to 1:200 preferred, or at a scale suitable for detail e.g., scale for sub-division plans (1:500 to 1:1000).
- A legend.
- Clear, legible and defined graphics that clearly show the proposed intentions in landscape works.
- Ability to be photocopied, scanned or reduced and remain legible.
- Ability to be legible as black/white photocopies.

Notes including:

- Garden bed preparation notes (including soil cultivation, pre-treatment to soil, weed control, top soil application).
- Mulch Specifications (e.g. organic mulch used at a depth of between 75-100mm. Particle size 10-30mm to allow water to percolate into soil surface).
- Planting notes (including stakes for advanced trees).

- Maintenance notes - on-going maintenance required to keep landscaping and plants at a good standard and including an establishment period.

Proposed Planting (from ground covers to canopy trees)

- Use clear graphics to show location of proposed plantings: trees, shrubs, groundcovers and climbers, plants drawn to represent mature size.
- Plans prepared in colour must also use symbols or labels that enable features to be identified if the plan is printed in black and white.
- Each plant labelled and numbered e.g. *Correa alba* – Ca(3).
- Do not place plant codes over the top of plant symbols that are not easily read.

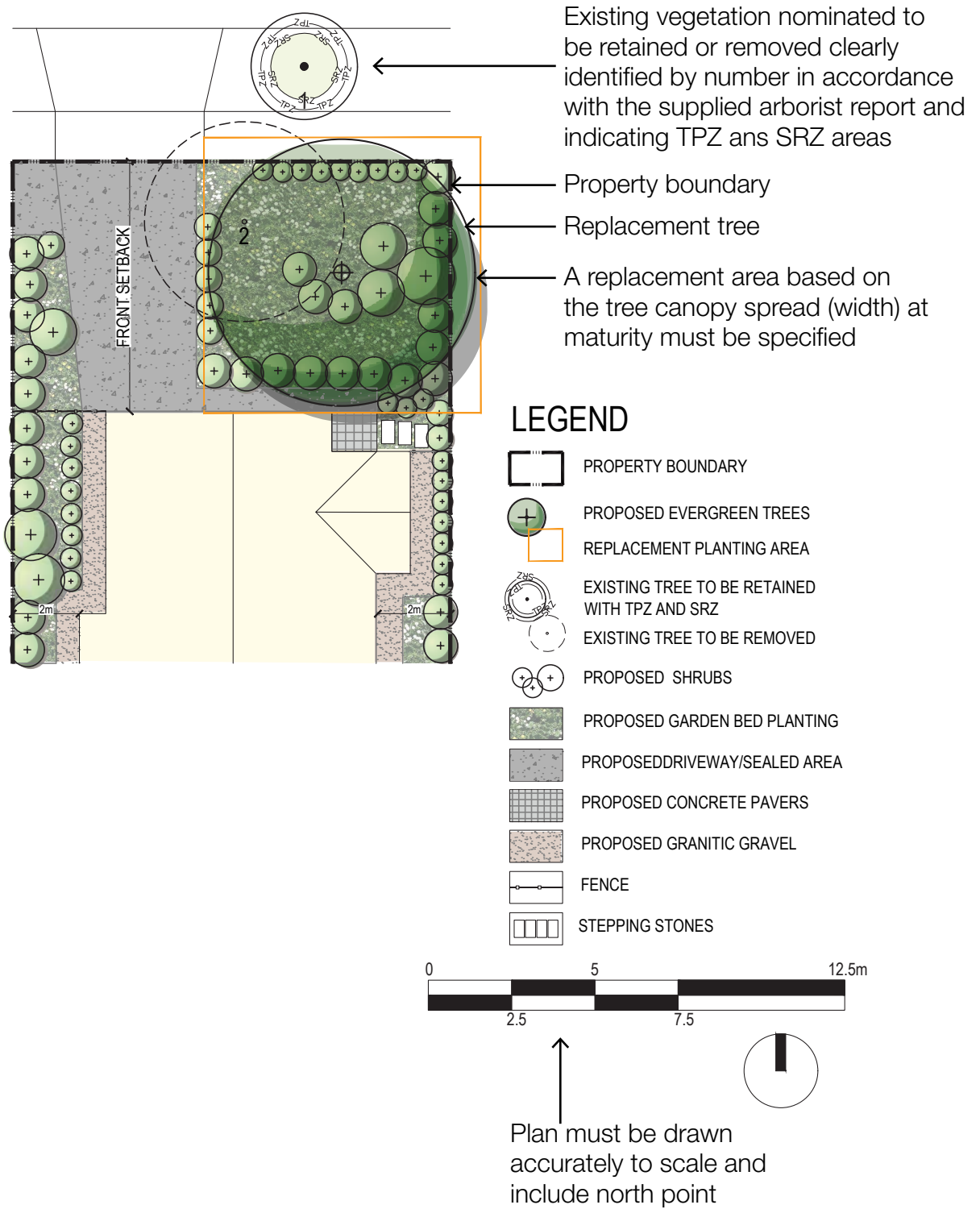
Planting Schedule

- Divide 'Planting Schedule' into trees, shrubs, tussock/grasses, groundcovers and climbers.
- List all proposed plants with botanical and common names, mature height and width, quantities and pot size.
- Size at the time of installation; pot sizes for shrubs and height for tree planting.
- Proposed purchased tree stock to be minimum 2metres in height when planting. (or as stated in the planning permit) Recommended pot size 45 litre bag or greater for advanced tree stock.
- Notation stating which plants are indigenous, Australian native and exotic.

The following is required to be shown in re-planting plans, where they exist within a 15 metre radius of proposed planting locations

- Surfaces, lawn, paths: paving, crushed rock, lilydale toppings, concrete.
- Adjacent neighbouring buildings/ dwellings and trees within 3 metres of development site.
- Built structures on site: location of dwellings (including internal layout), fences, boundaries, driveways and paths, sheds, bin storage, water tanks and clothes lines.
- Existing vegetation nominated to be retained or removed (to include street trees and any trees removed within the last 12 months) clearly identified by number in accordance with the supplied arborist report. Trees to be removed identified with a dashed or solid circle with a cross shown through the entire circle.
- Tree protection zones (TPZs) and Structural Root Zone (SRZs) for retained trees, as demonstrated within arborist report produced within the last 12 months.
- Services including above and below ground services, pits and pipes.
- Easements, cross overs, kerb edging, footpaths, road/street names.
- Construction detail drawings for any hard landscaping structures: retaining walls, planter boxes, garden edging.

Example of a Landscape Plan for a single tree replacement



6.0 Specific Landscape Applications



Plant image: *Billardiera mutabilis* (Common Apple Berry)

6.1 Specific Landscape Applications: Residential

This section identifies the information required for landscape plans prepared for residential applications including single dwelling on lot, multiple dwellings on lot and townhouses. Apartment developments of five or more storeys (excluding a basement) in a residential zone and all apartment developments in other zones will be assessed against Clause 58 of the Frankston Planning Scheme. Also refer to Apartment Design Guidelines.

Key requirements include:

- **Tree Retention and Integration:**

- Preserve mature trees and incorporate them into site planning.
- Follow neighbourhood character guidelines for landscaping.

- **Landscaping:**

- Predominantly indigenous plants should be used. Use local EVC's as a guide. Consider biodiversity corridors for better planting outcomes. Refer to Landscape Character Map included in these guidelines to understand balance of plant selection parameters based on location of development.
- Consider extending landscape onto nature strips. Nature strip planting as part of development is encouraged and additional, not instead of other landscaping/open space requirements etc. Refer to [Nature Strip Planting Guidelines, October 2022](#) on the council website for further information. Permit holder/property owner is responsible for nature strip planting maintenance.

- Ensure space for garden beds to accommodate mature plants.
- Position large shrubs and trees to break up built forms and hard surfaces.
- Courtyard and alfresco area to also be included in the landscape design of development.
- Landscape communal areas proposed in developments.
- Ensure maintenance access for all garden beds.
- Address the impact of retaining walls, hardscaping, or structural elements such as footings and services on plant growth, including details such as the height of retaining walls in landscape plans.

- **Planter boxes:**

- Planter boxes with appropriate planting should be used to soften and scale down blank facades and scale down built forms where in ground planting is not possible.
- Ensure maintenance access for planter boxes on balconies and facades.
- Planter boxes require details and successful precedents.

- **Standard Tree Sizes**

- Small: 6 - 8 metres high x 4 - 8 metres canopy
- Medium: 8 - 12 metres high x 8 - 12 metres canopy
- Large: > 12 metres high x > 12 metres canopy spread

• **Canopy Tree Size and Placement:**

- Corner sites to have landscaped setbacks on both street frontages with a minimum of one canopy tree along each frontage.
- Canopy tree requirements are based on location within the site and available space as follows:

Location on site	Setback	Minimum canopy tree requirements
Front Setback	Less than 4 metres	One small canopy tree
	4 metres to 7.5 metres	One small and one large canopy trees or two medium canopy trees
	7.6 metres and greater	Two large canopy trees
Garden beds along driveway	-	One small canopy tree per additional dwelling
Private open space (40 Sq.m)	-	One medium or two small canopy trees per every 40 Square metres
Secluded private open space (25 sq.m)	-	One small canopy tree per every 25 Square metres

• **Plant stock:**

- Plant stock should create an immediate effect, with min. specific pot sizes:

Plant type	Pot size
Trees*	45L – 200 L
Shrubs	200mm
Small border plants	130mm
Grasses	50mm

**All canopy trees at a minimum to be 1.5 metres tall*

• **Front setback:**

- Front setbacks must be 60% permeable surfaces and plants, excluding driveways and pathways.
- Lawns can require high maintenance compared to some garden bed plantings. Where front setbacks are limited, front setbacks that do not include Private Open Space (POS) and in front setbacks where POS is insignificant, consider the provision of native grasses rather than lawn or planted garden areas with mixed plantings and mulch. Landscaping to blend and soften building lines, driveways, letterboxes, and meter boxes in front setbacks.
- Setbacks to allow vertical greening and a landscape setting for buildings.
- Incorporate bike racks, seating, raised garden beds, lighting, and other elements in front setbacks.

• **Driveways:**

- Setback driveways from side boundaries by a minimum of 0.6m for screening landscaping where practicable. Screen planting or trellis, minimum 1.5m high in this landscape strip.
- Meander driveways where practicable for planting along fences.

- Clear sightlines at driveway entrances/exits per Design Standard 1 of Clause 52.06-9; corner splays landscaped with plants under 0.9m in height.

- **Fencing:**

- Screen fence lines with advanced planting and large shrubs
- Side fencing to be located at or behind the building line with screen planting.

- **Deep Soil Areas:**

- Deep soil areas on the north side and adjacent to neighbouring deep soil areas for contiguous large tree planting.

- **Water Sensitive Urban Design (WSUD) Initiatives:**

- Utilise WSUD techniques for stormwater runoff treatment and passive irrigation as per Frankston City Council WSUD Guidelines.

Please note there are other specific requirements located within the Frankston Planning Scheme.

6.2 Specific Landscape Applications: Discretionary Uses in Residential Areas

This section identifies the information required for landscape plans prepared for discretionary uses in residential areas for applications such as childcare centres, medical centres, and aged care facilities. Good quality landscaping outcomes of these developments are crucial to soften proposed developments impacts to adjoining and surrounding residential properties.

Key requirements include:

- **Setbacks:**

- The design must allow for appropriate boundary setbacks for suitable landscaping between the development, adjacent properties, and street, as relevant to the neighbourhood character.

- **Landscape Buffer:**

- Landscape buffer to street setbacks, to reduce impact from building and carparks.

- **Canopy Trees:**

- A minimum of one large canopy tree included in landscape buffer per frontage. If space allows, more canopy trees may be needed.
- The use of canopy trees throughout car parking areas, one canopy tree per four single parking bays, or one tree per eight double linear parking bays, to be provided.

- **Lighting:**

- Public lighting should be considered where appropriate within the landscaping areas. Any lighting used must be wildlife sensitive.

- **Landscaping:**

- Planting selection to relate to building structure and be scaled to reduce and soften development impact on landscape.
- Perimeter planting to provide privacy and screening to adjoining properties.

- **Water Sensitive Urban Design (WSUD) Initiatives:**

- Water Sensitive Urban Design (WSUD) to be incorporated into landscaping for water runoff from hard surfaces, as per Frankston City Council WSUD Guidelines.

Please note there are other specific requirements located within the Frankston Planning Scheme.

6.3 Specific Landscape Applications: Office, Commercial and Retail

This section identifies the information required for landscape plans prepared for commercial developments including shopping centres, office complexes, and various retail and associated carparks. Commercial areas can have a significant impact on the appearance of the municipality.

To protect and enhance its value and character, the landscape design of commercial developments is to provide an inviting and attractive destination for residents, visitors, and the work force.

Applications for these developments should consider the following:

- **Tree Retention and Integration:**

- Retain and protect existing mature trees where possible and integrate into the overall site planning.

- **Landscape Buffer:**

- Incorporate a landscape buffer to all road frontages of a minimum of 10 metres for major roads and 5 metres for minor streets.
- Where a development adjoins a residential zone, a landscape buffer of a minimum of 5 metres must be provided to the entire boundary and may include acoustic fencing or other screening.

- **Landscaping:**

- Landscaping is to provide safe movement, good connections, and access through clear paths of travel for accessibility and provide clear sightlines to meet the Crime Prevention Through Environmental

Design (CPTED) principles.

- Corner sites should provide landscaped setbacks to both street frontages.
 - Plant selection to be hardy and robust species, low maintenance, with trees being relevant to scale in relation to size of buildings being proposed.
 - Landscape should be designed to soften built form, carparks, and hard surfaces.
 - Low shrubs, grasses, sedges, and ground covers can be utilised in combination with the canopy trees to provide uninterrupted views at ground level.
 - Refer to Landscape Character Map included in these guidelines to understand balance of plant selection parameters based on location of development.
- **Canopy Trees:**
 - Where soil volume is limited investigate the use of tree root and structural soil systems to reduce damage to hard surfaces and provide improved growing conditions.
- **Parking areas:**
 - Parking areas abutting a building should have a minimum 0.5 metres wide landscaping strip, unless the area is utilised for pedestrian access that is paved and kerbed.
 - The use of canopy trees throughout car parking areas, one canopy tree per four single parking bays, or one tree every eight double linear parking bay be planted.

- The landscape design layout to allow for clear sight-lines at conflict points between cars and pedestrians, such as low plantings adjacent to paths, pedestrian crossings, and roads.

• **Communal Areas:**

- Provide open space for communal areas for staff and customers use; seating, shade treatment, rubbish bins and push bike parking are a few items to include.
- Waste bins, utility and storage facilities should be located away from, and not be visible from public areas.

• **Water Sensitive Urban Design (WSUD) Initiatives:**

- WSUD (Water Sensitive Urban Design) to be incorporated into landscaping for water runoff from hard surfaces, as per Frankston City Council WSUD Guidelines.

• **Plant stock:**

- Plant stock needs to create an immediate effect and survive. Pot sizes should be as follows:

Plant type	Pot size
Trees*	45L – 200 L
Shrubs	150 – 200mm
Small border plants and grasses at least 50%	Minimum 130mm

**All canopy trees at a minimum to be 1.5 metres tall*

Please note there are other specific requirements located within the Frankston Planning Scheme.

6.4 Specific Landscape Applications: Industrial Developments

This section identifies the information required for landscape plans prepared for industrial developments. The perception of industrial developments has changed over the years from seeing hard surfaces and concrete structures, void of any vegetation with little aesthetic appeal, to green garden industrial areas.

Quality building design and site layout, generous setbacks and adequate landscaping has now improved the surrounding landscape and environment of industrial developments.

Industrial developments to consider the following:

- **Tree Retention:**
 - Retain and protect existing mature trees where possible and integrate into the overall site planning.
 - New development, driveways, and vehicle crossovers must be setback from the tree protection zones of retained trees.
- **Canopy trees:**
 - Clear trunked canopy trees must be provided within the front setback with preference given to indigenous and native tree species, a general guide is one medium or one large canopy tree to every 8 linear metres throughout all landscape buffer zones.
 - The use of large canopy trees throughout car parking areas, one large canopy tree per five single parking bays, or one large canopy tree per ten double linear parking bays.
- Provide adequate space for the planting of new canopy trees.
- Where possible locate deep soil zones adjacent to deep soil zones on adjoining properties to form contiguous areas for large tree planting.
- **Landscape Buffer:**
 - Incorporate a landscape buffer to all road frontages of a minimum of 5 metres for major roads and 2.5 metres for minor streets.
 - Landscaping should be incorporated into a 1.5m wide (minimum) side and rear setback with consideration of vehicle access.
 - Landscape buffers, a minimum of 2 metres wide, along all boundaries adjacent to public or private open spaces, dependant on requirements of permit conditions.
 - A landscape strip of at least 1 metre should be provided to separate car parks from side and rear boundaries.
- **Landscaping:**
 - Minimise large expanses of hard surfaces. Provide shade over large, paved areas to reduce heat island effect.
 - Protect landscaped areas around car parks and vehicle access ways through appropriate barriers and tree outstands to minimise likelihood of impacts with vehicles.
 - Plant selection to be hardy and robust species, low maintenance, with trees being relevant to scale in relation to size of buildings being proposed.

- Refer to Landscape Character Map included in these guidelines to understand balance of plant selection parameters based on location of development.
- Low shrubs, grasses, sedges, and ground covers can be utilised in combination with the canopy trees to provide uninterrupted views at ground level.
- The landscape design layout to allow for clear sightlines at conflict points between cars and pedestrians, such as low plantings (less than 900mm high) adjacent to paths, pedestrian crossings, and roads.
- Corner sites should provide landscaped setbacks to both street frontages.
- Provide for ongoing maintenance of landscaped areas and appropriate irrigation systems.

• **Communal space:**

- Consider providing landscaped open space for staff and visitor use.
- Usable landscaped outdoor areas for staff and visitors to be provided on lots greater than 4000sqm.
- Appropriate location of waste bins, utility, and storage facilities, so as not to be in public view.

• **Lighting:**

- Car park areas that are obscured from public view should be lit at night for safety.
- Lighting should be wildlife sensitive. Motion sensor lighting should be used to reduce light impacts.

• **Water Sensitive Urban Design (WSUD) Initiatives:**

- WSUD to be incorporated into landscaping to treat stormwater runoff from hard surfaces to passively irrigate vegetation. Refer to Frankston City Council WSUD Guidelines for further information.

• **Plant Stock:**

- Plant stock needs to create an immediate effect and survive. Pot sizes should be as follows:

Plant type	Pot size
Trees *	45L – 200 L
Shrubs	150 – 200mm
Small border plants and grasses	Tubestock

**All canopy trees at a minimum to be 1.5 metres tall*

Please note: There are other specific requirements located within the Frankston Planning Scheme and Frankston City Industrial Design Guidelines, March 2024.

Glossary of terms

Accessibility

The ease of reaching destinations. In a highly accessible location, a person, regardless of age, ability, or income, can reach many activities or destinations quickly, whereas people in places with low accessibility can reach fewer places in the same amount of time.

Activity centres

The traditional focus for services, employment and social interaction in cities and towns. People shop, work, meet, relax, and live in activity centres. Usually well served by public transport, they range in size and intensity from local neighbourhood strip shopping centres to traditional town centres and major regional malls.

Amenity

The features of an area, street or building, that provide facilities and services that contribute to physical or material comfort and benefit and are valued by users. An amenity can be either tangible, such as open space, seating, a swimming pool or gym; or intangible, such as pleasant views, air quality, or proximity to a local school or supermarket.

Arboricultural Report

An Arboricultural Report evaluates the key characteristics of trees on a site, including their health, structure, longevity, and retention value. It follows the Australian Standard 4970:2009 and categorises trees into high, medium, or low retention value. The report includes

essential information such as Tree Protection Zones (TPZ) and Structural Root Zones (SRZ).

Arborist

An Arborist is a tree care professional qualified to assess and report on trees. To be recognised, they must have at least a Diploma in Arboriculture (AQF Level 5) or higher, plus three years of experience in tree assessment and report writing.

Arterial road

The principal routes for the movement of people and goods within a road network. They connect major regions, centres of population, major transport terminals and provide principal links across and around cities. Arterial roads are divided into primary and secondary arterial roads. Declared arterial roads are managed by the Department of Transport. Also see 'Major roads'.

Crime Prevention Through Environmental Design (CPTED)

An analytical tool used to redesign and modify the built environment to reduce opportunities for crime. CPTED focuses on the effective design and use of the built environment to reduce the incidence and fear of crime and improve quality of life.

Defendable space

An area of land around a building where vegetation is modified and managed to reduce the effects of flame contact and radiant heat associated with bushfire.

Ecological Vegetation Classes (EVC)

Ecological Vegetation Classes (EVC) are the standard unit for classifying vegetation types in Victoria. EVCs are described through a combination of plant species and ecological characteristics.

Facade

The wall of a building that is usually facing the street and visible from the public realm.

Frontage

The road alignment at the front of a lot. If a lot abuts two or more roads, the one to which the building, or proposed building, faces.

Habitable areas

Areas in which patrons and users of the building typically carry out day to day activities. Examples include office spaces, meeting rooms, etc.

Indigenous plants

Indigenous plants are the original flora, or plants that occur naturally, in any given location. These species have evolved to the conditions within the local environment, so are well adapted to the soils, topography, and climate of the local area.

Interface

Where different types of land use meet or are near each other, and where there may be conflict due to air emissions and noise from a land use detrimentally affecting another.

Landscape buffer

An area in which landscaping is used to screen or protect the amenity adjacent land or property.

Lot

A part (consisting of one or more pieces) of any land (except a road, a reserve, or common property) shown on a plan, which can be disposed of separately and includes a unit or accessory unit on a registered plan of strata subdivision and a lot or accessory lot on a registered cluster plan.

Major road

Major roads accommodate high volumes of motor vehicle traffic including public transport and freight and have higher design speeds (60–100 km/h). Major roads can have two or more traffic lanes in each direction and may provide for on-street car parking, bus lanes or tram tracks, bicycle lanes, as well as verge space for pedestrian paths, infrastructure and landscaping.

Native plants

A native plant refers to any plant species naturally found in Australia.

Nature Strip

A nature strip is the public land between a property boundary and the road kerb, excluding the footpath, kerb, or driveway. It serves as a buffer between private properties and roadways, supports utilities, provides space for bins, and ensures safe access for services and transportation. It is part of the road reserve and must maintain visibility for safety.

Neighbourhood character

Neighbourhood character refers to the distinctive identity and visual appeal of a local area, shaped by elements like the pattern of small lot subdivisions, narrow-fronted development parcels, and the overall 'grain' of the area.

Passive surveillance

Observation, from the street or from adjacent buildings, provided by ordinary people as they go about their daily activities. This kind of observation can deter criminal activity or anti-social behaviour and make places feel safer. Sometimes termed 'casual surveillance' and 'eyes-on-the-street'.

Permeable / Permeability

The extent to which the urban structure permits, or restricts, movement of people or vehicles through an area, and the capacity of the area network to carry people or vehicles.

Private open space

An outdoor area of a dwelling, small second dwelling or residential building or land for the exclusive use of the occupants.

Frontage

The street frontage which holds the main address to the lot and from which the site is most accessed.

Scale

The size of a building in relation to its surroundings particularly in relation to the scale of a person. Scale refers to the apparent size, not the actual size.

Secluded private open space

That part of private open space primarily intended for outdoor living activities which enjoys a reasonable amount of privacy.

Setback

The distance of a building wall from any lot boundary.

Sightline

Lines of clear, uninterrupted sight from a viewer's location to other locations and distances.

Streetscape

The visual character of a street space that results from the combination of street width, curvature, paving, street furniture, plantings and the surrounding built form and detail. The people and activities present in the street also contribute to the streetscape.

Subdivision

The act of subdivision means the division of a land parcel into two or more parts which can be disposed of separately. It is also a term used for the resulting pattern of blocks and lots, and streets.

Urban context

Urban context refers to the broader setting of an identified area. The context may include the physical surroundings of topography, movement patterns and infrastructure, built form and uses, and the cultural, social and economic environment.



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