



Landscape Management Policy

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Purpose

1. To achieve a physical environment which capitalises on the landscape qualities of the natural topography and vegetation of the Central Coast and accommodates appropriate development.

Scope

2. To establish a Landscape Policy in respect to the maintenance, and appropriate, the replacement of the natural environment of the former Gosford Local Government Area.

Background

3. The policy utilises the provisions of the Environmental Planning and Assessment Act, 1979 to achieve an appropriate standard of landscaping in the consideration of development and subdivision applications

General

Development Rezoning and Subdivision Applications

4. The incorporation of existing native trees within a development site provide for the continuity of landscape character and retains the individual site in harmony with the greater environment. It is recognised that it will not always be practical or realistic to retain all or some of the existing vegetation.
5. Council requires that in preparing proposals for its determination, that consideration is given by the designer and developer to retaining natural vegetation, particularly trees, wherever and whenever possible and appropriate.
6. Requests to Council for rezoning land shall include details of the vegetation on the land, this is particularly important for land which is currently zoned Conservation 7(a) or E2 Environmental Conservation where Council requires accurate plotting and description of all trees.
7. Where the Council determines that certain vegetation on a development site is to be retained, a bond may be required for the construction period of the project and/or a specified period following the completion of these works, to provide for replacement vegetation on or in close vicinity of the site should that vegetation be destroyed.

Landscaping of Development Projects

8. Council has indicated a preference for the use of vegetation, which is native to the local environment, or where this is not practical, vegetation which is native to the Australian Continent.

9. As part of the Development Application regarding the construction of commercial and industrial developments, residential flat buildings and other major developments requiring Council's consent, landscape details must be submitted.
10. The information which is required to be included with each application is set out in Attachment 1 in respect to major development applications being:
 - residential flat buildings, tourist units, multi-unit housing development, aged persons housing etc, comprising 20 dwellings or more,
 - caravan parks,
 - district sub-regional, and regional shopping centres,
 - commercial development on sites of 1 hectare or greater,
 - industrial development on sites of 1 hectare or greater,
11. The landscape assessment and details required under that clause are to be prepared by a recognised landscape consultant.
12. The requirements of Council's Development Control Plan or relevant State Government Policies will prevail over these requirements where relevant.

Review

Compliance, monitoring and review

13. Suspected breaches or misuse of this policy are to be reported to the Chief Executive Officer. Alleged breaches of this policy shall be dealt with by the processes outlined for breaches of the Code of Conduct, as detailed in the Code of Conduct and in the Procedures for the Administration of the Code of Conduct.

Records management

14. Staff must maintain all records relevant to administering this policy in a recognised Council recordkeeping system.

Related resources

15. Legislation:
 - a. Environmental Planning and Assessment Act, 1979
 - b. Local Government Act 1993 (NSW)
16. Associated documents:
 - a. Gosford Development Control Plan 2013

Appendix 1: Specifications for Landscaping Plans

The information to be included with each application shall be: -

- 1 Concept/site plan - to be submitted with Development Application.
- 2 Detailed landscape plan - to be submitted with Development Application.
- 3 Construction details - to be submitted with Construction Certificate Applications.
- 4 Cross-sections and elevations - to be submitted with Construction Certificate Applications. Each drawing should include the following details: -

Concept/Site Plan

- Soil types
- Areas of vegetation, i.e., proposed and existing
- Contours and levels
- Site drainage
- Kerb and gutter
- Boundaries
- Existing services
- Location of structures to be retained and/or constructed
- Road and access circulation patterns
- North sign
- Drawings to scale in metric dimensions
- Proposed landforms: e.g. mounds, ponds etc.
- Signage
- Dimensions

Detailed Landscape Plan

- Full botanical nomenclature - compulsory
- Common names - optional
- All vegetation, existing and proposed on completion of project
- Paving types
- Mulches
- Plant staking
- Building outline
- Details of proposed landscape construction, e.g. paling fence log retaining wall etc
- Edging
- Landscape features, e.g. ponds, fountains, playgrounds
- Signage details with qualifications
- North sign
- Drawings to scale in metric dimensions

Construction Detail

- Paving - material and style

- Drainage - material and type
- Edging
- Fencing - material and style
- Walls - material and style
- Trees - tying and staking
- Any other details requested by Director Environment & Planning or their representative.

Cross-sections and Elevations

- Relative levels
- Landscape features
- Drainage
- Vegetation
- Fencing
- Soil profile
- Location of structures
- Drawings to scale in metric dimensions
- Signage details.

History of revisions

Amendment history	Details
Original approval authority details	Gosford Shire Council 16/06/1987 Min No. 562/1987
Version 1	13/04/1993 Min No. 436/1993 <i>Review of policies – Amendment</i>
Version 2	25/05/1994 Min No. 478/1994
Version 3	24/02/1998 Min No. 33/1998
Version 4	26/05/1998 Min No. 92/1998
Version 5	24/10/2000 Min No. 239/2000 <i>Review of policies</i>
Version 6	08/03/2005 Min No. 214/2005 <i>Review of policies</i>
Version 7	05/05/2009 Min No. 311/2009 <i>Review of policies</i>
Version 8	16/07/2013 Min No. 2013/388 <i>Review of policies</i>
Version 9 (this version)	David Farmer, Chief Executive Officer D14648942 <i>Policy migrated to Central Coast Council accessible template</i>

