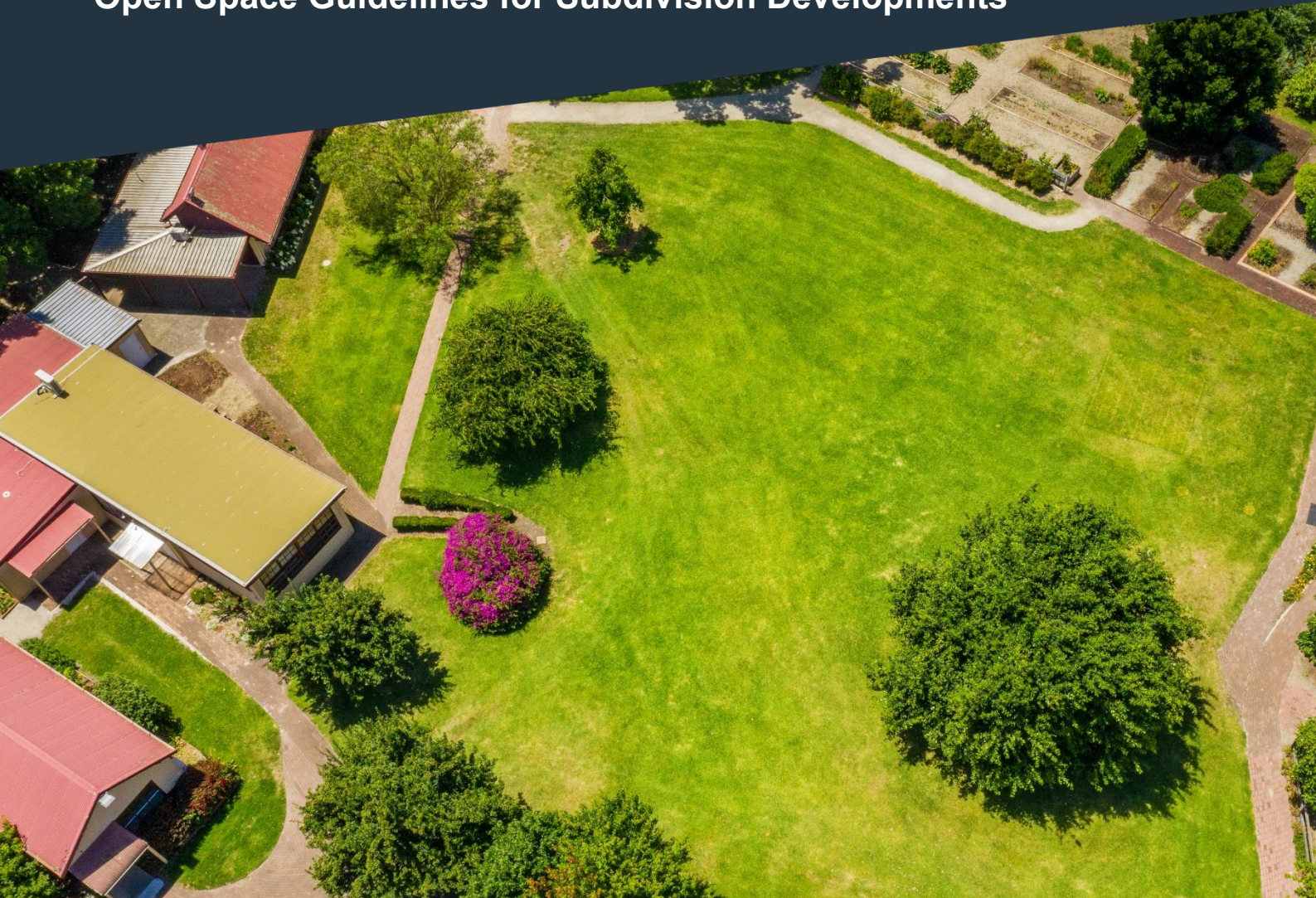


# DETAILED LANDSCAPE CONSTRUCTION PLANS

Open Space Guidelines for Subdivision Developments



## Introduction

The Open Space Guidelines for Subdivision Developments have been prepared to facilitate the preparation of landscape detail plans for new estates and to ensure proposed designs are well integrated with their surroundings, fostering attractive, functional, and safe spaces for residents and the community.

These guidelines delineate key prerequisites for landscape plans, ensuring submission adhere to council standards. Moreover, they advocate for the creation of high-quality, sustainable environments that carefully balance developmental needs with environmental considerations.

### The process

**1**

#### Submission

Submit Detailed Landscape Construction Plans to the Council for assessment via email [landscapesubdivision@casey.vic.gov.au](mailto:landscapesubdivision@casey.vic.gov.au)

*Email subject: Landscape Plan – Estate name – Stage # – Plan name – LA name – Date submitted (dd-mm-yyyy)*

**2**

#### Approval

Upon assessment, if the Detailed Landscape Construction Plans comply with the Endorsed Landscape Masterplans and meet Council requirements, the plans will be approved

### Compliance Documents

The Landscape Detail Design Plan must be in accordance with the endorsed Subdivision Master Plans, and address all information relevant to the conditions of the planning permit.

These include:

- Endorsed Subdivision Master Plans
- Endorsed Open Space Master Plans
- Endorsed Street Tree Master Plans
- Endorsed Public Infrastructure Plan
- Approved Engineering Plans

## Endorsed Management Plans

Before submitting Landscape Construction Plans, ensure adherence to endorsed management plans.

Reference these management plans on the Title Page and read them alongside with the construction documentation, including required notation and date.

### Tree Management Plan

*“Tree Management Plan is to be on site and available for reference at all times. Any works undertaken within Tree Protection Zones must adhere to the Tree Management Plan and Australian Standard 4970-2025”.*

### Threatened Fauna Conservation Management Plan

*“Tree Management Plan is to be on site and available for reference at all times. Any works undertaken within Tree Protection Zones must adhere to the Tree Management Plan and Australian Standard 4970-2025”.*

### Cultural Heritage Management Plan

If the site has an endorsed Cultural Heritage Management Plan the applicant is obliged to conduct a site induction with all site workers/contractors by a cultural heritage advisor.

*“The Cultural Heritage Management Plan is to be on site and available for reference at all times. Site workers and contractors must adhere to the recommendations and contingencies contained within endorsed Cultural Heritage Management Plan and according to the Victorian Aboriginal Heritage Act 2006.”*

# Detailed Landscape Construction Plans

Plans for Open Space must include:

- **Title Page Key Plan** of the subdivision giving context of the subject site, including street names and labelling of adjoining stages.
- **Legend Page** a visual key which includes infrastructure and utility assets.
- **Materials schedule** detailing the types, quantities, specifications of materials required for the project.
- **General Arrangement Plans** overall setout landscape elements.
- **Landscape Grading Plans** including site contours, existing and proposed levels, and structural elements such as retaining walls.
- **Drainage Plan** with the location of drainage pits, stormwater and sewerage connection points, AgPipe layout, and drain connections, and integration with neighbouring drainage systems.
- **Tree Planting Plan** that shows set out locations, botanical names, existing trees with actual canopy size, tree protection zones (TPZ).
- **Planting Plan** specifying the botanical name and quantity of plants required for each garden bed. Also vegetation that has been approved for retention.
- **Planting Schedule** detailing symbols, codes, or colours for plant identification, including botanical names, mature size, quantity, plant density, and pot size at installation. Organize into trees, shrubs, ground covers, and climbers, listing botanical names alphabetically within each category.
- **Landscape sections and elevations** to include spot elevations.
- **Details** of hardscape and softscape elements.

*Additional information:*

- Fitness Equipment and Play Equipment, which must include manufacturers' accompanying information/documentation.
- Landscape plans to be 1:250 and Detail Plans < 1:100.
- All landscape plans must include engineering base drawing information and adjacent stages and estates.
- Include Casey's Street Tree Offset Table in the landscape documentation.

# Landscape Specifications

## Softscape

### Tree Planting

Tree species selection must align with the Endorsed Street Tree Masterplan/Open Space Masterplan.

Tree canopy to achieve 30% shade of prescribed area, and 50% of garden beds, excluding lawn at, maturity.

Tree specifications and supply must meet AS2303:2018 standards.

Trees must be a minimum of 45 litre pot size and 25mm DSH at installation.

Trees must be at minimum of 2 metres high at installation.

Trees larger than 45 litres at installation will require an extended maintenance period.

Trees must have three stakes painted black and secured with nylon ties.

Utilise fit-for-purpose root management systems for disturbance mitigation.

### Garden Bed Planting

Offset plants by 500mm from paths, residential fences, and the back of the kerb.

Design plantings to ensure plants stay within the garden bed boundary for at least three years before needing to be trimmed.

Consider plant health and growth habits when determining plant density.

Prioritise planting schemes with locally grown plants and build partnerships with local nurseries to support this initiative.

Ensure the early procurement of plants to meet species and pot size requirements.

Give preference to longer-lived species (10+ years).

### Existing Trees

Landscape plans featuring existing trees to be retained must adhere to the Arborist report.

Design landscape elements, such as pathways and structures, to accommodate the growth and root spread of existing trees without causing damage.

Ensure adequate root zone protection for existing trees during construction.

## **Grass Areas**

The maximum mowable gradient accepted by council is 1:6.

Dog parks must be turfed with warm-season grass.

Hydroseed details must include a seed mix appropriate for the season when sown.

Any areas disturbed during construction must be restored.

Direct seeding may be accepted where the risk of erosion is low.

Instant turf should be either 'Village Green' or 'Eureka'.

Irrigation may be accepted.

Where there is a risk of water pooling, additional drainage measures, such as aggregate pipes, may be required.

## **Mulch**

Use only organic mulch, excluding pine or recycled mulch.

It is the developer's responsibility to ensure that the mulch is free from contaminants, such as asbestos.

## **Topsoil Management**

Ensure minimum topsoil depths:

- Grassed areas: 100mm
- Garden beds: 200mm

Develop an Existing Site Soil Management Plan (ESSMP) to address stripping, storage, and use of soil.

Mitigate compaction and eliminate debris.

Implement erosion control measures for finished levels with gradients greater than 1:3.

Topsoil must adhere to AS 4419-2023 standards for Landscaping and Gardens.

# Landscape Specifications

## Hardscape

### Paths

Concrete paving must show pedestrian grade paving details. Refer to [Casey Standard Drawings](#)

Paths should be DDA compliant.

Specify expansion joints every 12 metres and sawcuts every 2 metres.

Tool edge with no highlight.

Broom finish side to side.

Maintenance access must be concrete paving vehicle grade. Refer to [Casey Standard Drawings](#)

Shared User Paths must have a minimum 500mm clearance from structures.

### Gravel

Gravel/Granitic paths are suitable for level ground only.

Specify granitic toppings, ensuring provenance.

Mix stabilizer off-site and compact for maximum stability.

Avoid usage in high-traffic or sloping areas to maintain effectiveness.

Prevent contamination of other surface treatments.

Refer to [Casey Standard Drawings](#) for further guidance.

### Edging

Steel edging. Specify 5mm mild steel flat plan, welded on-site.

Timber edging is not supported.

Shared User paths must have a minimum 500mm clearance from structures.

Concrete edge: Refer to [Casey Standard Drawings](#)

Spade edge: Refer to [Casey Standard Drawings](#)

## Vehicle Exclusion Fencing (VEF)

The Council's preference is for bollards connected by chains, with a tree replacing every third or fourth bollard. Steel cable is not supported.

Bollards connected by chains may be spaced up to 3 metres apart, while bollards to trees may be spaced 1.6 metres apart.

There must be an opening every 9 metres.

Details and specifications should include materials, dimensions, footings, attachments, and finishes.

Bollards must have a reflector and a minimum 25mm hole drilled at the base for a fracture point.

Vehicle exclusion treatments can include trees, garden beds, boulders, blocks, bollards, bollards connected by chain/rail with interplanted trees, or other Council-approved options.

VEF details to be submitted to the Council must include a minimum offset of 500mm from the back of kerb for roads with speed limits of 50km/h or under, and a minimum offset of 2.5 metres for roads with speed limits over 50km/h.

Removable or collapsible bollards will be required at maintenance access points.

Where possible, please use recycled materials.

Bollards need to have a shackle thickness of 8.7mm for Council locks.

## Stone Elements

Ensure all rock work avoids entrapment issues.

All rock work must be performed by a qualified stonemason.

Stone seating walls should feature large flagstones with tight mortar joints to provide comfortable seating.

Stone bollards must have a capping stone.

Stone steps are to be laid on a mortar bed.

Specify the intent of stonework, ornamental boulders, rock edges, nature play, and retaining boulders.

*Note: All stonework is subject to a 1:3 linear metre hold point for Council officer inspection.*

## **General Signage**

Signage is required for: Dog parks, Fitness equipment, Skate/BMX/Scooter areas, Waterbodies, or at Council discretion.

It is Council's preference that entry signage is to occur on land that forms part of the developer/private land holding rather than Council owned land.

Estate entry features will be removed by Council once the feature starts deteriorating and maintenance costs start outweighing any identified public benefits. Council's preference is for bollard and chain, with a tree replacing every 3rd or 4th bollard. Steel cable is not supported.

## **Drainage**

Drainage plans must be submitted to council for review.

Provide annotated contours and spot heights for finished surfaces, including areas around structures, play equipment, and exercise facilities.

Ensure garden beds adjacent to structures, like toilets and congregation areas, are situated 200mm below the finished level of the structure, extending over a distance of 2 metres.

Prioritise sustainable water use, including but not limited to directing surface runoff to high infiltration areas such as garden beds, waterways, and water features.

# Landscape Specifications

## Playgrounds

### General Information

Playgrounds must offer inclusive play opportunities for children of all abilities.

All new equipment and works associated with the construction and installation of play equipment shall comply with the current Australian Standards for Playgrounds.

Provide brochures, specifications, and accompanying documentation for proposed play equipment.

Submit maintenance schedules to the council.

Ensure all play spaces have sufficient drainage.

Use recycled materials in playgrounds to promote sustainability, reduce waste, and educate children about environmental responsibility.

### Slides

Provide appropriate runout space for standard playground slides, with a minimum of 2m.

Slides should ideally face southeast; slides facing northwest will not be supported.

Metal slides are not supported unless a shade structure is provided.

### Sandpits

Ensure sand depth is a minimum of 500mm.

Maintain sand level 100-150mm below sandpit lip to prevent sand blowing out.

Use triple-washed sand for sandpits.

Ensure sandpits have adequate drainage and geofabric base.

Provide shade sails for sandpits.

Ensure adequate separation between sandpits and adjacent softfall or organic mulch to prevent cross-contamination.

Avoid placing sandpits adjacent to rubber surfaces.

Consider using rock or boulder edging for sandpits.

Provide seating benches for parents and carers along the edge of the sandpit must be included. Boulders for seating will not likely be sufficient.

## **Rubber Softfall**

Tri-colour option preferred. Clearly state the chosen colour on the drawings.

The installer must ensure that the surface type is suitable for equipment and complies with instructions from equipment and surfacing manufacturers.

The Contractor is responsible for preventing vandalism to wet pour rubber during playground construction. Any repair costs associated with wet pour rubber shall be at the Contractor's expense.

Apply rubber softfall pads to all touchdown areas, including slide exits, fireman poles, rockers, under swings, and around spinners to manufacturers specification.

## **Softfall Mulch**

Softfall mulch should be installed at a depth of 400mm with a settled depth of 350mm.

Ensure there is no more than a 100mm gap between the mulch and the top of the concrete edge to prevent tripping hazards.

Indicate the mulch level on all playground equipment to visually assess if the softfall mulch level is too low.

## **Playground Vegetation**

Mulch garden beds in playground areas with certified softfall mulch to prevent cross-contamination.

Avoid toxic plants, those producing hard seeds, having swallowable fruit, spines, sharp edges, or abrasive trunks.

## **Playground Audits**

Before Practical Completion and Handover to the Council, an Independent Risk Assessment Auditor must conduct a thorough risk assessment audit of the playground and its surrounding areas.

An electronic copy of the audit report must be submitted to the Council.

All issues identified as non-conforming in the audit report must be rectified before Practical Completion and Handover to the Council.

## **Playground Fencing**

Fencing required, whether fully or partially, is evaluated on a case-by-case basis.

Playgrounds situated within 30m of a road or waterbody require fencing.

Fence design should vary in materials and height to complement the overall playground design.

## Playground Signage

Install three Council signs indicating, Mount the signs on black recycled plastic bollards near the playground.

- Dogs must be on a lead within 20 metres of the playground.
- No smoking within 10 metres of the playground.

Include the signage locations on the landscape plan.

For slides installed on towers, ensure the inclusion of a warning sign.

Consider incorporating wayfinding signage for nearby amenities and educational signs about local flora and fauna to enhance the visitor experience and provide valuable information.

## Fitness Equipment

Consider a mix of dynamic and static fitness equipment.

Fitness equipment must have rubber soffit underneath.

Specify Council Signage for Fitness disclaimer signage.

## Sportcourts

Specify synthetic surfaces such as Plexipave or polyurethane-based systems for the sports court.

Basketball Court: Refer to [Casey Standard Drawings](#)

For standard line markings for basketball, tennis, and netball courts, refer to the guidelines provided by the relevant state body.

## Timber Logs and Steppers

Include in the Play Audit for assessment.

Construction details must be included in the plan set submitted to the council, specifying:

- Timber type
- Drainage provisions
- Footings specifications
- Fittings and fixtures details

Ensure surfaces are free of sharp edges, splinters, and bark.

Coat log ends with bitumen paint where in contact with the ground.

Ensure supported with adequate drainage provisions.

# Landscape Specifications

## Dog Parks

### Design Requirements

Minimum size of dog parks is 0.5 hectares.

Dog parks must be turfed with warm season grass (not hydroseeded).

Dog waste stations must be provided.

Dog Park signage must be provided.

Drinking fountain with dog bowl is required on a concrete pad, with drainage plumbed into SW.

Dog park fencing and gates: refer to [Casey Standard Drawings](#)

For more information visit [Casey Standard Drawings](#)

# Landscape Specifications

## Amenities

### Public Toilet Facilities

Follow CPTED guidelines for safety and visibility.

Toilet facilities and furniture must be suitable for people with disabilities.

Ensure all fixtures and fittings are robust and vandal proof. Specify cost-effective and easy to replace parts.

Specify slip-resistant concrete floors that are easy to clean and hose down, along with vandal-proof drains equipped with removable stainless steel plates.

Specify light-coloured ceilings with a minimum height of 2700mm.

Specify stainless steel toilet pans with seats and cisterns located in service voids.

Incorporate concealed internal hand dryers without external outlets, cables, or switches.

Specify disabled flushing buttons.

Install single-sheet toilet tissue dispensers only.

All lighting should be vandal proof and controlled by a PE Cell (daylight saving adjustments not required).

Connect internal lighting to motion sensors, maximize natural lighting with skylights, and use opaque Perspex panels for privacy.

Include Lockwood round 530 or oval 570 cylinders for door locks, ensuring they include the lock, handles, and privacy indicator (other brands accepted).

Avoid magnetic locks and provide a simple open/close mechanism, preferably installed prior to handover.

External doors should meet BCA and AS1428 requirements for width.

Design garden beds to slope away from the toilet building to prevent water accumulation.

### Barbeques

Ensure a nearby tap for users and cleaning, plumbed through barbecue if needed. Tap with push-button, attached to BBQ unit's side, 300mm off FSL, stainless steel pipework.

Consider placement, ventilation, and maintenance requirements.

DDA accessible BBQ units.

## **Bins**

Place bins in reserves with BBQs or near food premises or waste areas.

Specify a 240L Casey bin cage with bin liner and triangular size 7 lock.

Recycling bins are not required; waste sorting occurs post-collection.

Refer to Casey Standard Drawings for bin cage specifications.

## **Drinking Fountains**

Install drinking fountains on concrete bases with proper drainage.

Ensure compliance with Disability Discrimination Act (DDA) standards.

Include options for bottle fillers and dog bowls for added functionality.

# Landscape Specifications

## Structural Elements

### Shelter Structures

For all shelters, including bespoke designs, obtain design certification and a building permit. Submit a copy of these documents to the council.

Submit a Certificate of Design to the council before approval of the Detailed Design plan.

Provide additional information from suppliers, including brochures, specifications of proposed structures, and maintenance details, to the council.

### Shade Sails

Place shade sails to cover northern and western areas for best shading. Use a 3D model to check shade at 10:00am, 12:00pm, and 3:00pm in both summer and winter.

Clearance of shade sail needs to be 2.5 metre minimum to ensure structure not scalable

Attachments to be vandal proof.

Footings for shade sail posts require an engineering/civil Certificate of Compliance.

Refer to the relevant Australian Standards for structural computations: AS1720.1 and 2, AS4100, AS3600. A certificate of design and final completion is required.

A Certificate of Design is required and to be submitted to council.

Provide additional information from suppliers, including brochures, specifications of proposed structures, and maintenance details, to the council.

### Public Art

Contact the Council's Arts Development Coordinator to discuss the proposal.

Consult the Council's Indigenous Liaison Officer if the artwork features indigenous themes or is near cultural heritage sites.

Define and agree upon concept design, materials, sustainability, risk, ongoing maintenance, and terms of handover with the Council before approval.

Ensure engineering certifications are obtained.

Refer to [Casey's Developer Public Art Guidelines and Casey's Art Policy](#) for more information.

**Park Furniture**

Detail and specify all furniture, seating platforms, picnic seating including: Material Supplier details, colour and coating type and maintenance.

500mm from front of seat to footpath for access.

500mm apron side of seat for pram and wheelchairs to park.

Council's preference is for benches with arm and back rests.