To be read in close conjunction with clauses 2.3 and 2.4 of Volume 0 of the Bridge City Development Manual, the EMP and the Design and Construction Review Processes summary and checklist

1.0 Bridge City aims to maintain a high standard of environmental management. To be certain all designs of gardens, (development and private), comply with these standards, the following procedure for the design and creating of gardens are to be strictly adhered to at all times, in order to safeguard the interests of owners and to entrench the principles listed in the Development Manual.

1.1 Two copies of a general landscape proposal are to be submitted together with the SDP building plans submission, plus any prescribed application fee. This landscaping plan will show the proposed layout of the garden.

1.3 When detailed building plans are submitted for approval by the DRP, prior to submission to the Local Authority, they must be accompanied by a detailed working Landscaping Plan, including land forming. TWO copies are required, one of which must be coloured.

1.4 The landscape plan must be drawn on a site plan compiled by the building architect, showing the footprint of the building and finished (as-built) contours on the site – including retaining walls and banks, to indicate the following:

- A scale of not more than 1:200 - the same scale and exact overlay of the site plan of the building plan. Print size A0 – A1
- Name of Designer.
- Name of Landscaper appointed to install the garden.
- Address, phone number, fax number, and cell number of Landscape architect and installer.
- Date drawn.
- Start date and expected finish date.
- Site location.(erf number)
- Site boundaries.
- Building footprint.
- Existing as-built contours.
- Existing platforms and banks. Any banks 25 degrees and over, which may require walling or some other initial means of soil or plant support (i.e. hessian), are to be noted.
- North point.
- Numbering and referencing of plans.
- Storm water disposal (must lie in with overall storm water management plan).
- Hardscaping - including water features, paving, retaining structures, garden furniture etc. including material to be used and the source of such materials.
- Detail of planting on adjacent and common property interfacing with the proposed landscaping, where applicable.
- Detailed planting plan with botanical plant names, position of plants, density of planting (mass planting areas). Positions of individual plant species need not be shown, but the number of plants per square metre should be annotated and eventual spread of height. All grassed areas to be shown.
- The plan must include a write up with reference to the philosophy for the design, the proposed finish, the preparation of the soil to planting and the maintenance programme after establishment.
- The procedures to be implemented to prevent soil erosion by wind and water during the set-up phase.
- As far as possible, 90% of landscaping and vegetation design is to comply with the recommended planting palettes.
- A detailed irrigation system with specifications must be indicated on all landscape plans where installed.
- Where a site is used primarily for surface parking a minimum of 30% is to be landscaped.
• The landscaping must address the interface with adjacent sidewalks and surfacing treatment, including this aspect as an integral part of the landscaping plan.
• Deep-rooted planting may not encroach closer than 2.00 metres from the pavement.

1.5 The Design Review Panel shall have the right to insist on the appointment of a landscape architect to take the architect’s design intention to completion, or may permit the completion of a “design and install” brief by a recognised and experienced landscaping contractor.

1.6 The information listed above is required on the plan to enable the Landscaping Appraisal Committee to adjudicate the design, prior to authority being granted to implement the design. Any application not conforming to the above standards will be rejected, and any submission fee forfeited.

1.7 The Design Review Panel will approve the plan, return one copy to the applicant and retain one copy for record purpose, quotations can then be obtained to do the work, and the work executed on site handover.

1.8 The implementation starting dates must be registered with the Precinct Manager, to monitor progress.

1.9 It is the responsibility of the property owner to independently contract the designer of their choice inclusive of costs. One month prior to commencing installation, the appointed Landscaper is to arrange a meeting with the Estate Manager, in order to make himself known and discuss any protocols/changes.

**PLEASE NOTE: No garden may be installed without an official handover, at which a copy of the plan signed by the DRP must be produced.**

1.10 Any required alterations to the original plans must be formalised with the DRP prior to the official handover.

**PLEASE NOTE: No deviation will be accepted after the handover without a deviation plan being submitted and approved before such change can be implemented.**

1.11 Work will be prevented from taking place if the Bridge City Management Association is not in the possession of a copy of the approved Landscape Plans mentioned in clause 1.9 above.

1.12 Landscaping of gardens is to be completed within 3 calendar months of occupation.

1.13 Where possible, it is recommended established banks be fertilised and sodded on completion and perimeter hoarding be moved to the top/bottom of such banks once this is done.

1.14 Regular communication and on-site visits will take place once installation commences, and will continue for 9 months after installation commences, allowing for a 6 month growing in period after occupation, during which period the Landscape Contractor will be responsible for the maintenance of the garden.

1.15 On acceptance of the “established” garden, the on-going maintenance will be the responsibility of the owner, through a garden maintenance contractor appointed by such owner.

Signed:……………………………………………………………………..Date:………………………………………...

Landscaping Architect

Name:……………………………………Name of Company:………………………………………………………………

2016/08/04