



## LANDSCAPE SERVICES

The following briefly outlines the services provided and the typical information required when lodging plans for a Development Application. While the scope of works may vary from residential projects to commercial, industrial and medium to high density developments, the basics will remain the same.

Please note that our company profile and experience may be viewed on [www.conzept.net.au](http://www.conzept.net.au). This site will be continually upgraded to provide additional information and services. This site provides images and information on a range of plant, has our on-line profile and provides useful information and contacts in the industry.

*NB: While the DA approved plans for landscape will have to be implemented for final approval and certification for occupancy, we normally recommend keeping residential landscape plans simple and compliant allowing some latitude for additional landscaping at a later stage when more flexibility is permissible. Alternatively full design and documentation may be provided in accordance with client budgets and brief.*

### TYPICAL SCOPE OF WORKS

#### STAGE 1 - Site visit and analysis

- ✓ Review architectural plans and associated documents to be provided by architect.
- ✓ Review **Basix** requirements for landscaping
- ✓ Arrange to visit the site / site analysis / client meeting as required
- ✓ Survey of existing trees on and around site & the provision of **Tree Survey** (\*)
- ✓ Review of Council's Development Control Plan and landscape guidelines

(\*) Note: Many firms will omit this item although it is a basic Council requirement, leaving clients to engage an arborist (with a separate fee) or charge a variation in the future.

#### STAGE 2 – Preparation of DA landscape plan

Preparation of landscape plans suitable for DA lodgement:

- ✓ **Landscape concept for review and comment by client** at suitable scale addressing all relevant landscape issues including, landscape design, planting themes, pathways, patios and driveway layouts, levels and retaining walls, tree removal etc. This plan can be e-mailed as a PDF for approval by the client.
- ✓ **Tree Survey** showing heights, spreads, species, conditions and proposed action for significant vegetation on and around the site
- ✓ **DA Landscape plan** including tree survey above, finalizing all issues from landscape concept feedback and incorporating all consultants information (Drainage, Architectural and planning issues)
- ✓ **Plant Schedules** including Council preferred plant species, quantities, pot sizes, and mature heights and spreads. Reference to Council preferred planting lists and Basix planting lists as required.

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- ✓ Typical detailing of proposed elements for future tendering and construction. Larger project will have full detailing at the Construction Certificate stage.

These services may be quoted on request.

For some Builders, a standard discount fee for these services may be offered. The client should always check when receiving quotes that the level of service offered is adequate for approval, and that the plans will be prepared by suitably qualified professionals, as the standards of work and qualifications can vary significantly in this field.

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## THESE FOLLOWING ITEMS MAY BE REQUIRED IN FUTURE STAGES:

### STAGE 3 – DOCUMENTATION TO CONSTRUCTION CERTIFICATE

Develop the landscape plans to CC stage:

- ✓ Amend plans to suit the final DA approved architectural & engineering drawings
- ✓ Adjust planting and landscape layout to suit services etc.
- ✓ Review and apply Councils relevant DA conditions
- ✓ Review and apply Land & Environment Courts rulings where appropriate
- ✓ Detail and specify landscape elements and materials
- ✓ Certify plans and provide a complying component certificate where required

### STAGE 4 – CONSTRUCTION TENDER

This involves distributing the approved, detailed landscape plans to several different recommended landscape construction companies, managing their individual costing of the project, and making recommendations to the client with regards to the best candidate.

### STAGE 5 – CONSTRUCTION ADMINISTRATION / PROJECT MANAGEMENT

It is assumed that the project manager, builder and architect will supervise the majority of construction works. If site visits and project management is required during the construction of landscape elements, then these may be charged at a one-off site visit fee (refer to additional services and Schedules of Rates available on request)

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## Additional Services

There is a range of additional services that we may provide outside the typical Development Application landscape plans as described above. These services may be quoted on request or charges hourly, based off our very competitive schedule of rates.

These additional services may include;

- ✓ Construction Documentation (normally for large projects)
- ✓ Cost estimating, Construction tendering and Project Management
- ✓ Maintenance & Irrigation scheduling