



Government of **Western Australia**  
Department of **Communities**  
**Housing**

# Housing

## Landscaping Technical Brief

### For Design and Construct Projects

### Single, Grouped and Low-rise Multiple Dwellings

Lot Number:

Street Number:

Street Name:

Suburb:

Tender Number:

## PREFACE

The Landscaping Brief has been developed by the Western Australian Department of Communities, Housing for landscaping works on residential housing projects delivered by the Department of Communities. For Single and/or Grouped housing projects, this brief should be read in conjunction with the Landscaping Design Brief.

The contractor is responsible for obtaining all regulatory approvals, permits and licenses from the regulatory authority as required for the completion of all works and liaising with the relevant authorities to determine and satisfy all approval conditions.

## LANDSCAPING OBJECTIVES

The Landscaping Brief has been developed by the Department of Communities to provide Landscaping Contractors with a Scope of Works and Standards of Landscaping required by the Department of Communities. The objective of all landscaping works undertaken for the Department of Communities is to:

- Ensure landscape design optimises functionality, useability, privacy and amenity and provides for practical establishment and maintenance
- Ensure enhancement of existing landscape amenity and general streetscape.
- Improve the visual appeal of the development, screen service areas, provide shade and a comfortable outdoor living environment for residents.
- Provide an appropriate landscape design. Plant species selected should be native to the local area where possible to compliment the natural landscape, low maintenance and drought tolerant.

**In group and multi residential developments landscaped areas shall align with strata plans. Common property areas are to only be reticulated from common service meters at the discretion of the Project Manager (electricity and water).**



| REV. DATE | COMMENTS   |
|-----------|--|
| 2.04.2020 | Common Property 1.2.3 Amendment – referenced section changed.                                |
| 2.04.2020 | Services Metering/Valves 5.1.2 Amendment – guidance on common property water meters updated. |
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## Landscaping Brief for Singles, Group and Low-rise Multiple Dwellings

The below brief outlines the Landscaping requirements for all housing projects delivered by the Department of Communities for Single, Group and Low-rise Multiple dwellings.

| 1.0 Overview  |   |
|---|---|
| <p><b>1.1 Landscaping Objective</b></p> <ul style="list-style-type: none"> <li>To enhance existing landscape amenity and general streetscape;</li> <li>To improve the visual appeal of the development, screen service areas, provide privacy and provide shade and a comfortable outdoor living environment for residents; and</li> <li>To retain existing trees where possible, incorporating them into the design of landscaping.</li> </ul> <p><b>1.2 Extent of Landscaping</b></p> <p>The extent of landscape areas may differ from project to project, however, the following general guidance is provided to inform discussions between the Contractor and the Department of Communities Project Manager. All landscape plans require approval by the Department of Communities project Manager.</p> |   |
| Street Verge  | <p>1.2.1 The extent of any landscaping to the verge shall be informed by:</p> <ul style="list-style-type: none"> <li>Streetscape and conditions of adjoining properties verges;</li> <li>Size of verge; and</li> <li>Local government Authority verge treatment policies.</li> </ul> <p>Where the verge is in good condition, consideration to be given to reinstatement of verge.</p> <p>Where it is proposed that the verge will be landscaped, the contractor is require to comply with relevant Local Government authority verge treatment policies.</p> <p>Where it is proposed that the verge will be turfed, the contractor is to give consideration to requirements for reticulation, seeking clarification from the Project Manager as required.</p>   |
| Front and Rear Private Space  | <p>1.2.2 Soft landscaping to front and rear private property is required to adhere to the following primary considerations:</p> <ul style="list-style-type: none"> <li>Installed landscaping should be cost effective and provide minimal maintenance;</li> <li>Any turfed areas must consider appropriate access requirements for maintenance (i.e. lawn mowing);</li> <li>The extent and type of soft landscape (i.e. turf, garden beds, organic/inorganic mulch) should be appropriate to the size and intended use of the dwelling;</li> <li>All turf and garden beds are to be reticulated except in smaller courtyard areas where it is considered practical to hand water; and</li> <li>Landscape design must allow for appropriate access around the property and include for provision of pathways where access is required through gates, to bin stores, drying courts etc. Note – inorganic mulch such as pebbles, gravels, blue metal or stepping stones may be considered appropriate in some instances where access is required through landscape areas.</li> </ul> |
| Common Property   | <p>1.2.3 Soft landscaping to common property in grouped and multi residential developments shall generally:</p> <ul style="list-style-type: none"> <li>Improve the visual appeal of the development;</li> <li>Screen service areas;</li> </ul>  |

|                                     | <ul style="list-style-type: none"> <li>• Provide shade and a comfortable outdoor living environment for residents;</li> <li>• Reducing the visual impact of car parking;</li> <li>• Breakup areas of extensive hardscape; and</li> <li>• Be reticulated (refer 5.1.2 – Services Metering/Valves)</li> </ul>   |     |    |     |
|-------------------------------------|---|-----|----|-----|
| 2.0 Earthworks and Site Preparation |   |     |    |     |
| Item                                | 2.1. Acceptable Standards   | Yes | No | N/A |
| Levels                              | <p>2.1.1 Any embankments are to be graded to an even slope with a maximum gradient of 1:4. Finish levels are to be:</p> <ul style="list-style-type: none"> <li>• 3cm below paths, kerbs, slabs;</li> <li>• At least one brick course below the damp course on buildings; and</li> <li>• Level with height of bitumised or concrete driveways. Free of undulations, irregularities and wheel ruts.</li> </ul>  |     |    |     |
| Fill                                | <p>2.1.2 All fill and soil imported to site is to be free of:</p> <ul style="list-style-type: none"> <li>• Clay material;</li> <li>• Refuse or materials toxic to humans, animals or plants; and</li> <li>• Stumps, weeds, roots or stones larger than 50mm in size.</li> </ul>   |     |    |     |
| 3.0 Grass Planting (Instant Turf)   |   |     |    |     |
| Item                                | 3.1. Acceptable Standards   | Yes | No | N/A |
| Soil Preparation                    | <p>3.1.1 Prior to planting, the area is to be cleared of rubbish, rubble, stones and roots. Soil levels to be 50mm below top of paving. Organic soil improver and wetting agent shall be added to the top soil prior to planting.</p>   |     |    |     |
| Turfing                             | <p>3.1.2 Supplied turf shall consist of a minimum of 25mm depth of dense, well rooted, vigorous grass growth in a minimum 25mm depth of topsoil.</p> <p>Turf shall be free of weeds, soil pests and diseases and will only be accepted if accompanied by an approved weed, disease and pest free certification.</p> <p>Instant turf to be laid in stretcher bond pattern and be uniform in thickness and colour. Instant turf is to be compacted after laying ensuring a consistent and level finish.</p> <p>Turf is to be fertilised with a slow release fertiliser and applied in accordance with manufacturer's recommendations.</p> |     |    |     |
| Mowing Edges and Garden Borders     | <p>3.1.3 Mowing edges are to be provided between turf and planting areas:</p> <ul style="list-style-type: none"> <li>• Dimensions of the mowing edge to be minimum width of 150mm and depth of 90mm; and</li> <li>• When expansion joints to be included at every 6 meter length.</li> </ul>  |     |    |     |

| 4.0 Mulching                        |  |     |    |     |
|-------------------------------------|--|-----|----|-----|
| Item                                | 4.1. Acceptable Standards  | Yes | No | N/A |
| Mulch                               | <p>4.1.1 All mulches used for landscape planting shall consist of organic material complying with the requirements of AS4454. Mulch is to be laid and raked to an even surface flush with surrounding finished levels. Minimum depths:</p> <ul style="list-style-type: none"> <li>Organic mulch c.75mm (clearance of c25mm around stalks and stems of plants to avoid collar rot); and</li> <li>Inorganic mulch such as pebbles, gravels, blue metal c 50mm.</li> </ul>  |     |    |     |
| 5.0 Irrigation and Retic Controller |  |     |    |     |
| Item                                | 5.1. Acceptable Standards  | Yes | No | N/A |
| Retic Controller/ Tap Timers        | <p>5.1.1 <b>Private Property Landscaping:</b></p> <ul style="list-style-type: none"> <li>One programmable automatic controller to be supplied for each dwelling to operate all irrigation zones separately. Note programmable tap timers may be acceptable for small courtyard subject to Project Manager's approval. Where tap timer is installed contractor is required to also install tap splitter.</li> </ul> <p><b>Common Property Landscaping:</b></p> <ul style="list-style-type: none"> <li>One programmable automatic controller for common property landscaping</li> </ul> <p>Controllers to be "easily programmable" and allow for user to change watering times, start times or days with little or no difficulty.</p> <p>Controllers to include at a minimum:</p> <ul style="list-style-type: none"> <li>Manual cycle and individual control valve operation;</li> <li>Manual on/off operation of irrigation without loss of program;</li> <li>4 on/off cycles per day;</li> <li>24 hour battery program backup;</li> <li>240 volt input and 24 volt output capable of operating 2 control valves simultaneously; and</li> <li>2 Years Manufacturer's Warranty.</li> </ul> <p>Controllers and single GPO to be located in a suitable position.</p> <p>Retic connections are required to meet statutory requirements for backflow prevention.</p> |     |    |     |
| Services Metering/Valves            | <p>5.1.2 <b>Private Property Landscaping:</b></p> <ul style="list-style-type: none"> <li>To be directly connected to dwelling power and water supply metering.</li> </ul> <p><b>Common Property Landscaping:</b></p> <ul style="list-style-type: none"> <li>For grouped sites of 5 dwellings or less, consideration should be given to reticulation of common areas from adjacent dwellings (subject to Project Manager's approval);</li> </ul>  |     |    |     |

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|                | <ul style="list-style-type: none"> <li>• For group and multiple dwelling sites of 6 or more dwellings reticulation is to be connected to common property power and water supply (subject to Project Manager's approval). Water for common property landscaping should generally be supplied from the master meter for the development; and</li> <li>• Water supply to be provided from a separate cut in within 2 metres of the master water meter, with a 25mm tested gate valve fitted with an approved backflow prevention device as required.</li> </ul>  |  |  |  |
| Piping/Sleeves | <p>5.1.3 PVC Piping to Australian Standards to be used for the mainline up to the solenoid valves and in the lawn areas. PVC Pipe and associated fittings to be joined using solvent welded pressure type glue.</p> <p>Garden beds may be watered using black poly pipe to manufacturer specifications. Black poly pipe and associated fittings to be secured using ratchet clamps.</p> <p>Reticulation sleeves to extent of all landscape areas. 100mm PVC-U sleeve 300mm below driveways, provide sleeve at the junction of driveway and carport floor. Fit sleeves in one straight length under the driveway to allow draw wires to be easily drawn throughout the sleeve.</p> |  |  |  |
| Sprinklers     | <p>5.1.4 <b>Turf areas:</b> to have pop-up type sprinklers installed to a minimum rise of 150mm. All sprinklers installed along curbs abutting roads, driveways and parking areas shall have concrete surrounds.</p> <p><b>Garden bed areas:</b> to be reticulated by drip systems or spectrum spray reticulation per plant as per Water Wise Garden Irrigation standards by the Water Corporation.</p> <p>A flow and pressure test is required from the metered supply to ensure that it provides adequate flow and pressure.</p> <p>Over spray onto driveways, paths and buildings is not permitted.</p>  |  |  |  |

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| Watering Compliance | <p>5.1.5 Irrigation systems and watering is to comply with WA Water Corporation requirements and local water restrictions.</p> <p>Consideration must be given to the Water Corporation's allowed watering window when using scheme water Watering time and days to be pre-set by contractor.</p> <p>Note: Contractor is to notify Department of Communities Project Manager of the completion of landscaping (front and/or rear) via email to enable application for Water Exemption.</p> |  |  |  |
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## 6.0 Compliance and Submission Requirements

Works will only be deemed acceptable where at the completion of the landscaping works:

- Landscape plan has been approved by the relevant Local Government Authority where noted as a condition of Development Approval;
- All planting is considered healthy and disease free;
- Landscaped areas (including garden, turf and mulched areas) are weed free;
- The site clean and tidy (clear all rubbish, rubble, stones, roots etc.);
- PDF drawings of all "as constructed" details showing the position of all mainline piping and control valves have been received;
- Testing and flushing of sprinkler heads has been undertaken and the irrigation system is working and in compliance with this brief;
- Automatic controllers has been programmed in accordance with WA Water Corporation requirements and local water restrictions and programmed to the required Water Corporation seasonal guideline recommendations for water conservation; and
- The retic controller operations manual has been provided.

| Item           | 6.1. Acceptable Standards  | Yes | No | N/A |
|----------------|--|-----|----|-----|
| Landscape Plan | <p>6.1.1 Landscape Plan to be submitted showing:</p> <ul style="list-style-type: none"> <li>• North point and scale bar;</li> <li>• Footprint of Building(s) and ground levels;</li> <li>• Extent of Landscape area;</li> <li>• Legend identifying plant, trees and shrub species;</li> <li>• Verge treatments where applicable;</li> <li>• Irrigation system and extent and location of service connections; and</li> <li>• Location of sleeves.</li> </ul> |     |    |     |
|                | 6.1.2 Confirm compliance with Landscape Design and Brief.  |     |    |     |
|                | 6.1.3 Confirm Local Government Authority consultation was undertaken and compliance with relevant Local Government Authority polices.  |     |    |     |