

Design Intent

The landscape design aims to provide the high density development with an attractive spacious landscaped setting and blend the development's built form into the surrounding streetscape. Recognised that high density developments have a lack of street appeal; the design aims to introduce canopy trees to the overall site which will mature into appropriate vegetated buffers and soften the surrounding built form. A mixture of screening vegetation and other variant heights plants will be included to ensure vegetation continues to dominate the proposed built form.

The proposed development's front garden is set out in a semi-formal setting consisting of two native trees and one exotic tree. The trees are spaced regularly adding an evergreen canopy which enhances the garden and streetscape whilst softens the proposed development's built form. All proposed trees are complemented with an under planting of indigenous shrubs and strappy leaf plants adding interest and ensuring an attractive landscaped setting.

The common property area has been fully planted with a mixture of tufting grasses and low shrubs/groundcovers to create interest, minimise ongoing maintenance requirements and ensure an attractive entrance into the development. A *Lagerstroemia indica x fauriei* 'Zuni' is proposed within the driveway area adding attractive flowering displays and soften the surrounding built form. Additional two native canopy trees are proposed along the entrance to complement the front garden density ensuring that the hardscape is softened and vegetation remains the key feature.

The rear garden for each unit features a deck providing an outdoor entertainment space for residents to enjoy. Screening shrubs are proposed along boundary fence lines where space remains free between lots and neighbouring properties to prevent the potential for overlooking. Each rear yard will feature at least 1 native canopy tree providing protection from the summer solstice and adding the leafy character of the area.

The proposed gravel pathways will ensure permeability and water infiltration into the soil profile and plant root zones. Plants have been selected from Yarra Ranges Vegetation Communities (38 Yellow Box Valley Grassy Forest, Middle Yarra Plant list and have been chosen for their variation in foliage colour, form, texture and attractive flower displays. They are easy to maintain, water-wise and consists predominantly of plants indigenous to the area.

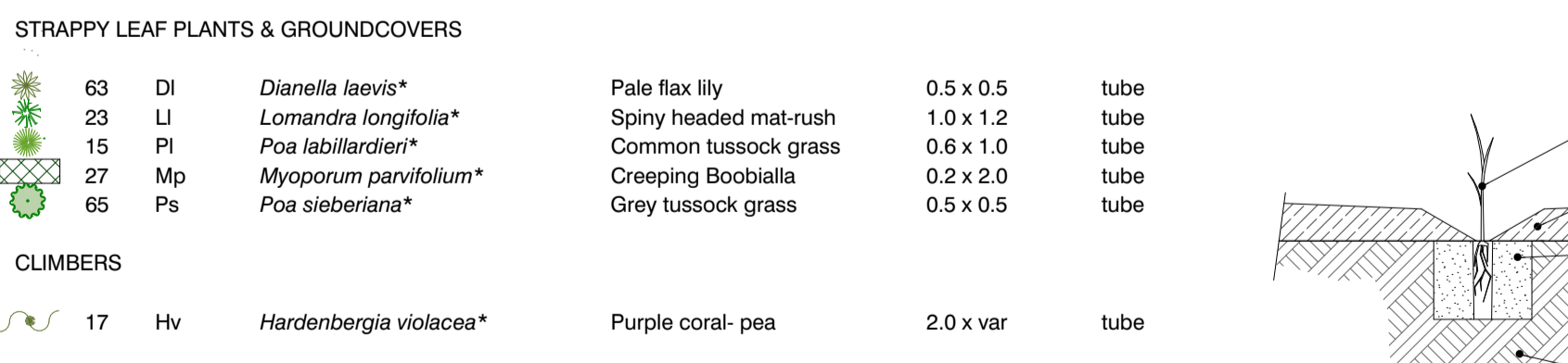
Notes

This plan is to be read in conjunction with the Survey Plan 23694F1, the Neighbourhood and Site Plan 23694P1, the Development Plan 23694P2-P8 and the Request for Further Information YR-2019/418 dated 15/07/2019.

- WARNING!!!** The location of underground services shown on this plan are design locations only. Engage a service location company preferably or contact the appropriate service authorities for as-built locations.
- Plant Setout:** Plants indicated on the drawing are set out to scale.
- Environmental Weeds:** The site contains a number of recognised environmental weeds which must be removed from site. These are indicated on the plan. They include *Hedera Helix*.
- General Note on Soil:** Do not work soil when it is wet.
- Garden bed preparation:** Spray area with a broad-leaved plant glyphosate-based herbicide if weeds are present. Wait two weeks and re-spray if all weeds are not dead. Remove spent weeds off-site. Remove any topsoil and store. Ensure no subsoil gets mixed in with the material stored (if no topsoil present, remove ~75mm subsoil) and cultivate subsoil to 150-200mm, mixing in gypsum at 1 kg/sqm. Replace stockpiled topsoil, with gypsum also mixed in (1kg/sqm). Shape soil, ensuring drainage is away from buildings. Final soil level should be 50mm above the normal (non garden bed) grade. Plant out garden bed, using 5-10g Osmocote or similar (slow-release form) - ensure the fertiliser used is the correct one for the plant species i.e. if there are indigenous/native plants ensure that the fertiliser used has the correct NPK ratio.
- Garden edging:** Garden edging is to be installed between garden beds, gravel paths and lawn areas. Edging is to be a timber edge product or similar and is to be fixed in place with stakes. Where available use recycled and/or sustainable products.
- Tubestock & Shrub Planting Procedure:** Ensure rootballs are moist before planting. Plant tubestock and shrubs as per detail. Place suitable slow release fertiliser in base of hole and mix thoroughly with broken up soil. Water well immediately after planting and ensure all ties, labels etc attached to the plant are removed.
- Tree Planting Procedure:** Ensure rootballs are moist before planting. Plant trees as per detail. Add 10-15g Terracotom or equivalent slow-release fertiliser at the time of planting, again ensuring the correct fertiliser for the trees selected is used. Trees are to be watered in well immediately after planting. Importing topsoil for tree planting is to be avoided. Ensure all ties, labels or any other item attached to the trees are removed prior to planting.
- Mulch:** Mulch may be either a non-leaky mulch such as pine-bark or Eucalyptus mulch or a non-combustible mulch such as sustainably sourced pebbles, recycled bricks or similar. Timber mulch must conform with AS 4454-2003, and have 80% of particles in the size range 6-10mm in plan, and 5-10mm in thickness. No particles to exceed 25mm in plan and avoid the use of rare timbers as mulch. Evenly spread 80mm (min.) depth of approved mulch to all garden beds, and tree watering basins after planting operations. Mulch to be kept away from tree trunks and plant stems to prevent collar-rot. It is recommended that rock based mulch is to be used around the dwelling as it reduces the fire risk.
- Lawn:** Loosen soil to minimum 150mm depth. Ensure no ponding and that drainage is away from dwellings/buildings. Top dress with 20mm sandy loam and sow seed (with added fertiliser) using a hardy non invasive species or blend (with added fertiliser). Recommended species include but are not restricted to *Festuca arundinaceae* Tall Fescue, *Poa pratensis* Kentucky Blue-grass, *Dicanthum sericeum* Queensland Blue-grass, *Microlaena stipoides* Weeping Grass or *Bothriochloa macra* Red-leg Grass. Use environmentally friendly and sustainable products.
- Fencing:** Proposed paling fences are indicated between dwellings as labelled.
- Trellis:** All sections of paling fence where proposed must include treated pine or recycled plastic trellis fence extensions to a height of 500mm above the existing fence to increase the extent of screening and reduce views into & out of adjoining properties.
- Screening:** With minimum 25mm hole sizes.
- Retaining walls:** Are proposed to be sustainably sourced sleepers or alternative products such as brick blocks.
- Gravel pathways:** Are proposed using sustainably sourced materials.
- Irrigation:** No irrigation is proposed - plants selected are water wise and the majority are indigenous and native. Additional watering may be required during initial planting and extended dry periods. The provision of water tanks will harvest and supply rainwater to be utilised for this purpose.
- Maintenance:** Is required on all landscaping works for a period of 2 years. Maintenance includes but is not restricted to regular weeding, watering, pruning, re-staking and re-tying of trunks, regular replacement of dead stock, edging and mowing of all grassed areas. Mulch is to be topped up as necessary. Trees are to be healthy, straight, well formed and structured, disease free with a strong central leader.

Planting Schedule

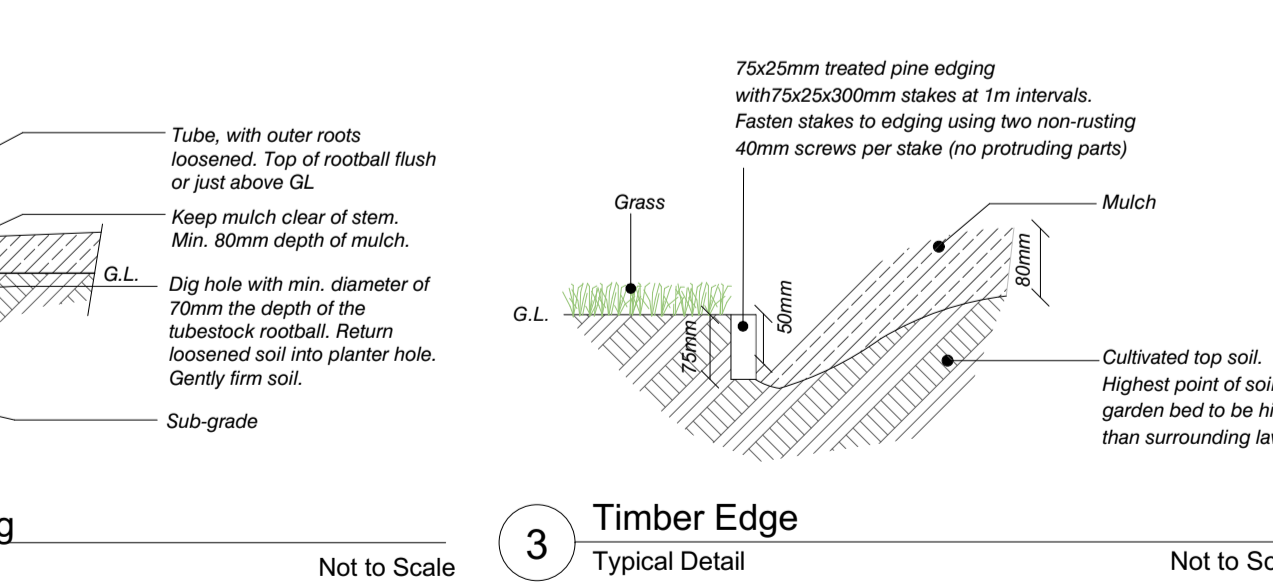
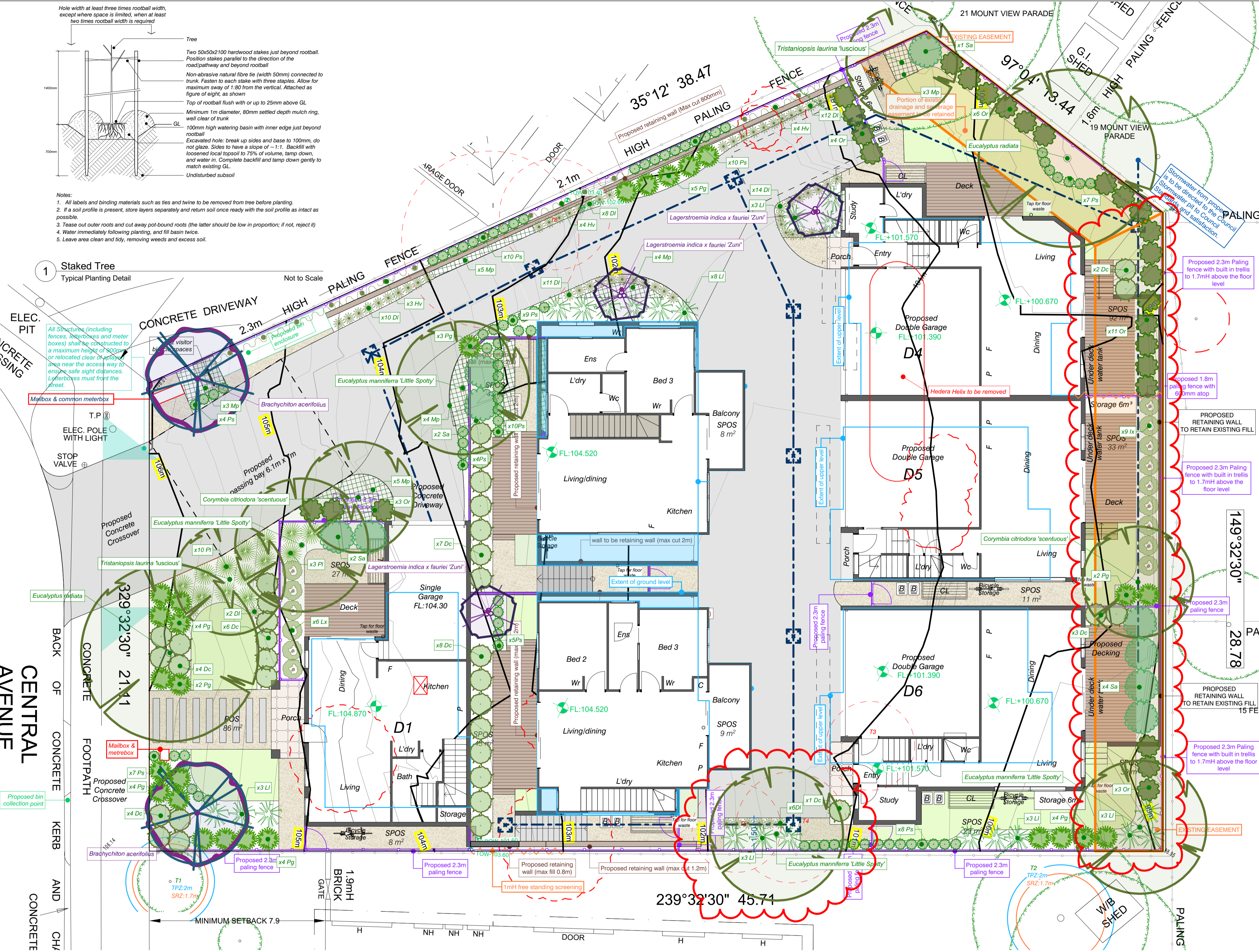
Sym	Qty	Code	Botanical Name	Common Name	H x W (m)	Pot Size
TREES						
	2	named	<i>Brachychiton acerifolius</i>	Illawarra Flame Tree	10.0 x 5.0	27L
	2	named	<i>Lagerstroemia indica x fauriei</i> 'Zuni'	Crepe myrtle	3.0 x 2.5	300mm
	4	named	<i>Eucalyptus mannifera</i> 'Little Spotty'	Red spotted gum cultivar	8.0 x 6.0	16L
	2	named	<i>Eucalyptus radiata</i> *	Narrow leaved peppermint gum	15 x 8.0	16L
	2	named	<i>Corymbia citriodora</i> 'Scentuous'	Lemon scented gum	8.0 x 5.0	16L
	2	named	<i>Tristanopsis laurina</i> 'luscious'	Water gum	8.0 x 5.0	16L
SHRUBS						
	21	Dc	<i>Dillwynia cinerascens</i> *	Grey Parrot-pea	1.2 x 1.0	150mm
	29	Pg	<i>Pultenaea gunnii</i> *	Golden bush pea	1.0 x 1.0	150mm
	9	Sa	<i>Syzygium australe</i> 'Blaze'	Lilly pilly cultivar	3.0 x 1.5	300mm
	29	Or	<i>Oleandra ramulosa</i> *	Twiggy daisy bush	2.5 x 1.0	150mm
	18	Ix	<i>Ilex crenata fastigiata</i>	Upright Japanese Holly	3.0 x 0.9	150mm
STRAPPY LEAF PLANTS & GROUNDCOVERS						
	63	DI	<i>Dianella laevis</i> *	Pale flax lily	0.5 x 0.5	tube
	23	LI	<i>Lomandra longifolia</i> *	Spiny headed mat-rush	1.0 x 1.2	tube
	15	PI	<i>Poa labillardieri</i> *	Common tussock grass	0.6 x 1.0	tube
	27	Mp	<i>Myoporum parvifolium</i> *	Creeping Boobialla	0.2 x 2.0	tube
	65	Ps	<i>Poa sieberiana</i> *	Grey tussock grass	0.5 x 0.5	tube
CLIMBERS						
	17	Hv	<i>Hardenbergia violacea</i> *	Purple coral-pea	2.0 x var	tube



Note: Plants marked * are to be local provenance stock, purchased from a local indigenous nursery. Indigenous plant nurseries able to provide local provenance plant stock include:
 - Candlebank Community Nursery: 5 Taylor Road, Mooroolbark Cnr Hull & Taylor Road - Ph: 0448 671 686
 - Operation Revegetation - Ph: 0428 102 148
 - Bushland Flora 110 Clegg Rd Mt Evelyn Vic 3796 (opp Little John Ave) - Ph: 9736 4364

Version	Description	Drafted	Checked	Issue Date
5.	Section 57A Amendment	TF	SM	April 2022.
3.	Amended as per RFI YR-2019/418 - dated 09/01/20	TF	AT	April 2020.
2.	Amended as per RFI YR-2019/418 - dated 15/07/19	JG	AT	Nov 19.
1.	Prepared for planning purposes	JG	AT	May 19.

SUBJECT TO APPROVAL

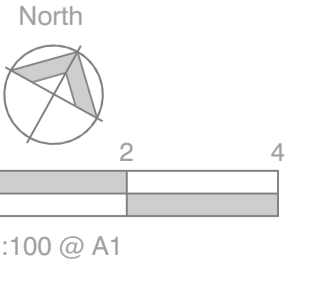


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LANDSCAPE PLAN
 PROPOSED DEVELOPMENT
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 YARRA RANGES COUNCIL
 23694 L01
 Version 5
 Sheet 1 of 1