



LEGEND:

	EXISTING TREES TO BE RETAINED		PROPOSED GRASSING
	EXISTING TREE TO BE RETAINED WITH TREE PROTECTION ZONE REFER TO ARBORIST REPORT		PROPOSED RE-VEGETATION
	EXISTING TREES TO BE REMOVED REFER TO ARBORIST REPORT		PERMEABLE PAVING
	PROPOSED INDIGENOUS/NATIVE TREES FROM THE EVC 30 AS PER ATTACHED STATEMENT REFER TO PLANTING SCHEDULE		PROPOSED INFORMAL PARKING WITH GRASSCRETE AND BOLLARDS
	PROPOSED NATIVE TREE PLANTING TO FUTURE DETAIL		PROPOSED GRAVEL PATH
	OPPORTUNITY FOR STREET TREE PLANTING		PROPOSED FEATURE GRAVEL WITH FURNITURE - SEATING AND BENCHES
	PROPOSED INDIGENOUS AND NATIVE SHRUBS AND GROUND COVERS IN MULCHED GARDEN BEDS REFER TO PLANTING SCHEDULE		PROPOSED ROAD - BY OTHERS
	PROPOSED COMMUNITY VEGETABLE PATCH AND COMPOST TO FUTURE DETAIL		PROPOSED WATER TANK TO FUTURE DETAIL
	PROPOSED RAIN GARDEN TO FUTURE DETAIL		SITE BOUNDARY
			SURVEYED CREEK TOP OF BANK 2018
			SEWER EASEMENT
			TREE NUMBER

NOTES:

- THE RESERVE/PARKLAND AREA TO THE WEST OF THE SITE IS SUBJECT TO FURTHER STUDY IN ACCORDANCE WITH MELBOURNE WATER REQUIREMENTS. THIS AREA COULD POTENTIALLY TREATED AS THE LANDSCAPE REHABILITATION ZONE THAT PROMOTES PLANTS FROM SWAMPY RIPARIAN WOODLAND VEGETATION COMMUNITY.
- THIS PLAN HAS BEEN PREPARED BASED ON THE SUPPLIED EXISTING CONDITIONS/FEATURE AND LEVEL SURVEY AND PROPOSED DEVELOPMENT PLAN
- EXISTING TREES AND TREE REMOVAL INFORMATION HAS BEEN BASED UPON THE SUPPLIED TREE LOCATION PLAN THAT PREPARED BY ARBOR SURVEY DATED 10th DEC 2018.
- AT LEAST 90% OF PLANTING ACROSS THE LAND, AND 100% OF PLANTING WITHIN THE 'COMMUNAL OPEN SPACE' IS TO BE INDIGENOUS PLANT SPECIES LISTED IN YARRA RANGES VEGETATION COMMUNITY LANDSCAPE LIST, NO. 30 (SWAMP GUM SWAMPY RIPARIAN WOODLAND).
- A 24 MONTH MAINTENANCE PLAN WILL BE PROVIDED WITH NOTES ON APPROPRIATE WEED CONTROL, MULCH REPLENISHMENT, DEAD PLANT REPLACEMENT AND PRUNING TO ENSURE THE SUCCESSFUL ESTABLISHMENT, AND ON-GOING HEALTH, OF NEW PLANTING.
- ALL VEGETATION REMOVAL, REVEGETATION PLANTING AND ANY REHABILITATION WORKS WITHIN THE OLINDA CREEK WATERWAY CORRIDOR/30 METRE SETBACK FROM THE TOP OF BANK OF OLINDA CREEK ARE TO BE INCLUDED. IT SHOULD ALSO INCLUDE AREAS, DENSITIES AND PROPOSED SPECIES FOR REVEGETATION.
- THE PLAN WILL INCORPORATE APPROPRIATE VEGETATION SCREENING OF THE DEVELOPMENT FROM THE WATERWAY CORRIDOR.
- IT IS RECOMMENDED THAT ANY LANDSCAPE PLANTINGS THAT ARE UNDERTAKEN AS PART OF THE PROPOSED WORKS ARE CONDUCTED USING INDIGENOUS SPECIES SOURCED FROM A LOCAL PROVENANCE. THIS INCLUDES WITHIN THE PROPOSED DRAINAGE RESERVE, WHERE LOCAL PROVENANCE SPECIES TOLERANT OF OCCASIONAL WATERLOGGING ARE RECOMMENDED
- RETAIN THE LOGS OF NATIVE TREES REMOVED WITHIN THE STUDY AREA AS NATIVE FAUNA HABITAT WITHIN THE BORDER OF THE DRAINAGE RESERVE, WHERE FEASIBLE.

KEY:

- 1 Estate entry road with proposed indigenous/native street tree buffer planting.
- 2 Pocket park providing seating opportunities for the community. Indigenous/native vegetation and rain garden contribute shade and environmental value.
- 3 Proposed gated pedestrian path and emergency vehicle access from Swansea Road.
- 4 Gathering area with quiet seating spots and a vegetated dry creek bed meandering through the park. Opportunity for shelters and fitness area - to future design
- 5 Proposed communal pocket park seating opportunities and native planting and feature vegetated dry creek bed. Opportunity to integrate communal gathering space - to future design
- 6 Proposed communal pocket park with Grasscrete informal parking, indigenous/native planting, seating and a lookout over the re-vegetation area.
- 7 Parkland reserve offering opportunity for the planting of indigenous planting, complimented by existing vegetation communities along Olinda Creek. The proposed vegetation will be a mix of native seeds and cosses of indigenous tree revegetation. These species will be wildlife attractors that make the creek a habitat catchment for local wildlife. This will offer a unique experience for discovery and education to the local community.
- 8 Opportunities for large canopy indigenous tree planting.
- 9 Permeable paving allows for storm water to penetrate to the roots of large trees and other plants and reduces storm water run off.
- 10 Original Creek location in 1972 defined by surveyor
- 11 1.5m planting buffer with low shrubs and groundcovers and medium canopy tree to lot frontage
- 12 2.5m planting buffer to Swansea Road street frontage to further detail.
- 13 Proposed Community Vegetable Patch to future detail - min 15m² @ clubhouse and 38m² for residents
- 14 Proposed Composting area to future detail
- 15 Proposed Rain Garden to future detail - min 100m²
- 16 Proposed Water Tank to future detail - 7500L @ clubhouse and 8 x 3000L for dwellings

PRECEDENT IMAGES



EXAMPLE OF PERMEABLE PAVING



DRY CREEK BED



RAIN GARDEN



TYPICAL LOT FRONTAGE



GATHERING /PICNIC AREA



OPEN GRASSLAND PLANTING



PEDESTRIAN PATH AND SEATING AREA



NATIVE TUBESTOCK PLANTINGS SUITABLE FOR OLINDA CREEK RIPARIAN ZONE

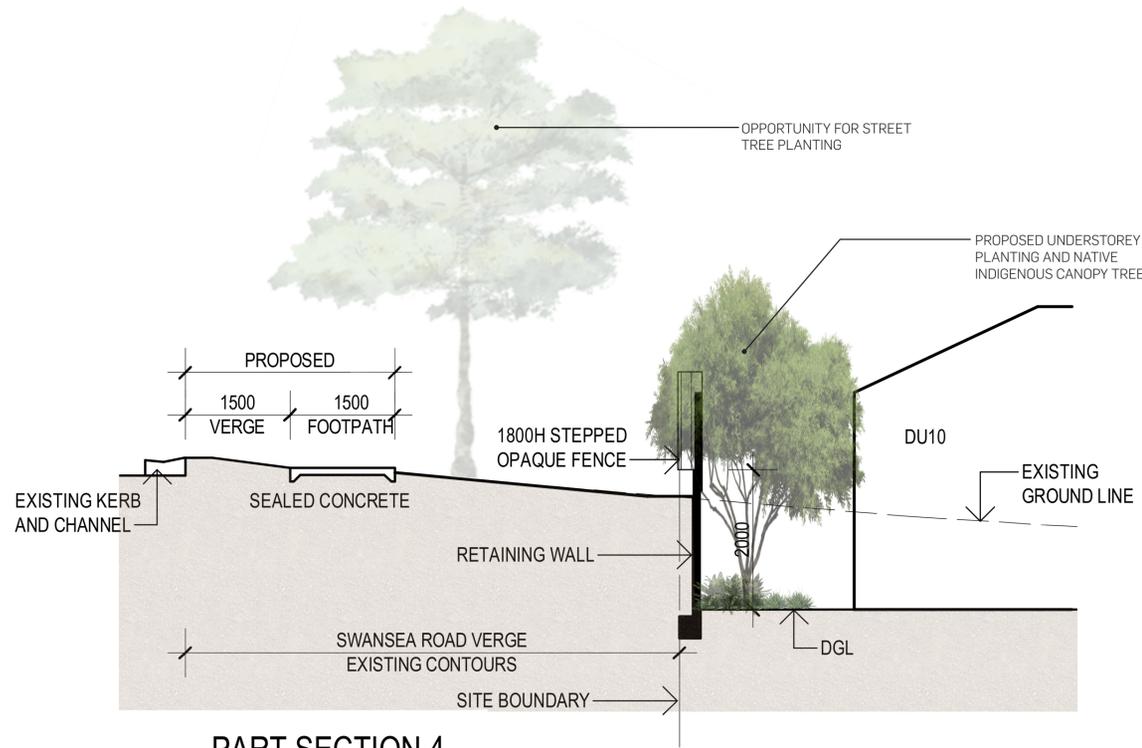


PEDESTRIAN LINK EXAMPLE



TYPICAL PARKLAND RESERVE

SECTION A-A - TYPICAL SWANSEA BUFFER PLANTING



PART SECTION 4

1 : 100

SUGGESTED PLANTING LIST:

PLANTS QUANTITY TO BE DETERMINED

Code	Botanical Name	Common name	Pot / Installation size	Size at maturity (HxW)
TREES				
	<i>Acacia meurnsii</i> *	Black Wattle	45L pot, min 2.5m. ht, 30mm cal.	8-25m x 6-10m
	<i>Acacia melanoxylon</i> *	Blackwood	45L pot, min 2.5m. ht, 30mm cal.	15m x 10m
	<i>Eucalyptus ovata</i> *	Swamp Gum	45L pot, min 2.5m. ht, 30mm cal.	25m x 10m
	<i>Eucalyptus radiata</i> *	Narrow-leaf Peppermint	45L pot, min 2.5m. ht, 30mm cal.	30m x 15m
	<i>Eucalyptus viminalis</i> *	Manna Gum	45L pot, min 2.5m. ht, 30mm cal.	35m x 15m
	<i>Acacia meurnsii</i> *	Black Wattle	45L pot, min 2.5m. ht, 30mm cal.	12m x 8m
	<i>Melaleuca parvistaminea</i> *	Rough-barked Honey myrtle	45L pot, min 2.5m. ht, 30mm cal.	10m x 5m
	<i>Allocasuarina paludosa</i> *	Swamp Sheoke	45L pot, min 2.5m. ht, 30mm cal.	10m x 5m
SCREENING SHRUB				
	<i>Leptospermum lanigerum</i> *	Woolly Tea-Tree	200mm	2-6m x 1-3m
SHRUBS & TUFTING PLANTS TO BE SELECTED FROM				
	<i>Banksia spinulosa</i> *	Hairpin Banksia	200mm	1.5m x 1.5m
	<i>Carex appressa</i> *	Tail Sedge	200mm	1-2m x 1-2m
	<i>Goodenia ovata</i> *	Hop Goodenia	200mm	0.5m x 0.75m
	<i>Pteridium esculentum</i> *	Austral Bracken	200mm	0.3-2.5m x 0.5m
	<i>Ozothamnus rosmarinifolius</i> *	Rosemary Everlasting	200mm	1-1.5m x 0.5-0.6m
	<i>Poa labillardierei</i> *	Common Tussock Grass	200mm	1.2m x 0.5m
	<i>Juncus planifolius</i> *	Broad-leaf Rush	200mm	0.5m x 0.3m
	<i>Carex fascicularis</i> *	Tassel Sedge	200mm	0.5m x 0.5m
	<i>Epilobium pallidiflorum</i> *	Showy willow herb	200mm	0.5m x 0.5m
GROUNDCOVERS & CLIMBERS TO BE SELECTED FROM				
	<i>Clematis aristata</i> *	Mountain Clematis	tubestock	spreading/climbing
	<i>Dichondra repens</i> *	Kidneyweed	tubestock	5-15mm x 2m

* Denotes regionally local native plants as per Council 'Yarra Ranges Vegetation Communities - Swampy Riparian Woodland' and 'Riparian Woodland'

ADVERTISED



375 SWANSEA ROAD, LILYDALE
PRECEDENT IMAGES, TYPICAL PLAN/SECTIONS AND SUGGESTED PLANTING LIST

DATE: 07.07.2023
JOB NO: ND2276
DWG NO: LA-02
REV: 9

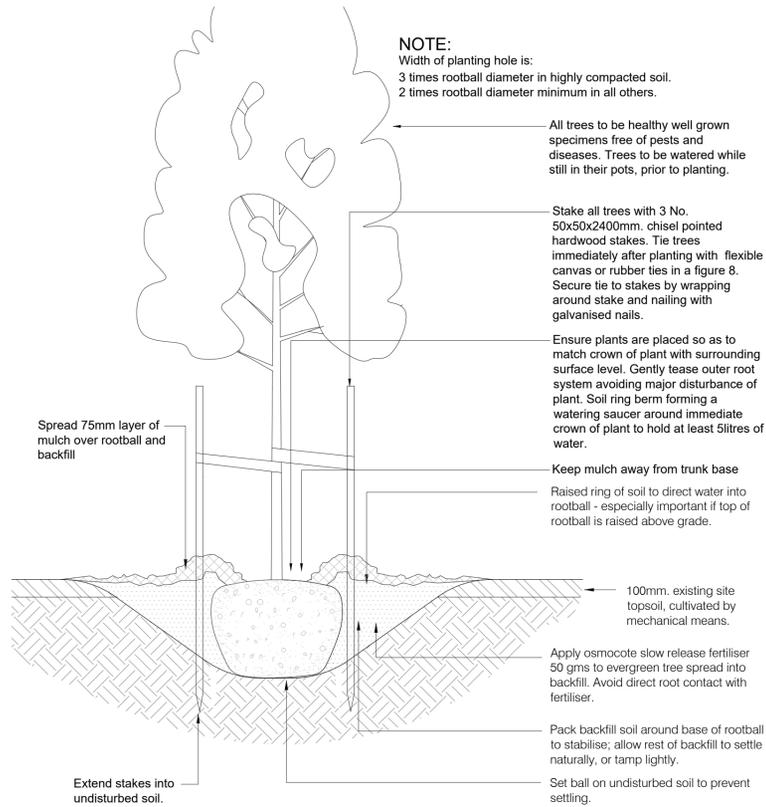
EXISTING TREE DATA FROM TREE LOGIC ARBORIST REPORT - AUG 2022

Assessed	Tree id	Species	Common Name	Age_class	Origin	DBH cm	Height_m	Width_m	Health	Structure	Arb rating	ULE yrs	Ownership	Impact_name	TPZ impact	Incur_m ²	Incur_%	52.17	Comments	TPZ rad_m	SRZ rad_m
2022	1	<i>Eucalyptus ovata</i>	Swamp Gum	Semi-mature	Indigenous	26,24,22,18 (est.)	8	8	Fair	Fair to Poor	Mod.C	11-20 y	Council	NA	None	NA	0.0%	Yes-Protect	Included bark forks, multi-stemmed, past powerline clearance.	5.4	2.5
2022	2	<i>Acacia melanoxylon</i>	Blackwood	Early-mature	Indigenous	16	5	4	Fair	Fair to Poor	Mod.C	11-20 y	Council	NA	None	NA	0.0%	Yes-Protect	Past powerline clearance. x2 trees	2	1.8
2022	3	<i>Eucalyptus ovata</i>	Swamp Gum	Early-mature	Indigenous	38,16	8	8	Fair	Fair to Poor	Mod.B	11-20 y	Council	Bowling green - 2.52%, Development - 7.92%	TPZ	7.87	10.4%	Yes-Protect	Acute forks, past powerline clearance. Pruned for wire clearance.	4.9	2.3
2022	4	<i>Eucalyptus ovata</i>	Swamp Gum	Semi-mature	Indigenous	20 (est.)	7	3	Fair	Fair to Poor	Mod.C	11-20 y	Council	NA	None	NA	0.0%	Yes-Protect	Past powerline clearance, street tree, weed infested.	2.4	1.5
2022	5	<i>Melaleuca ericifolia</i>	Paperbark	Maturing	Indigenous	18	5	4	Fair	Fair	Low	11-20 y	Council	NA	None	NA	0.0%	Yes-Protect	Suckering.	2.2	1.8
2022	6	<i>Quercus robur</i>	English Oak	Maturing	Exotic deciduous	75	10	12	Fair to Poor	Fair	Mod.B	21-40 y	Neighbours	Development - 18.69%	TPZ Major	47.53	18.7%	Exotic deciduous	Neighbour's tree. Dieback, epicormic growth.	9	3.7
2022	7	<i>Eucalyptus mannifera</i>	Brittle Gum	Removed	Australian native	40	14	10	Removed	Removed	Very Low	Removed	Subject Site	Development - 100.0%	Within	72.35	100.0%	Removed	Collapsed & removed after damage due to 2021 storm impact	4.8	3.7
2022	8	<i>Corymbia maculata</i>	Spotted Gum	Removed	Victorian native	23	12	7	Removed	Removed	Mod.C	Removed	Subject Site	Development - 100.0%	Within	24.62	100.0%	Removed	Collapsed & removed after damage due to 2021 storm impact	2.8	3.7
2022	9	<i>Eucalyptus mannifera</i>	Brittle Gum	Maturing	Australian native	30	13	13	Poor	Very Poor	Very Low	<1 y	Subject Site	Development - 99.99%	Within	40.7	100.0%	Australian native	Collapsed & removed after damage due to 2021 storm impact	2.8	3.7
2022	10	<i>Eucalyptus ovata</i>	Swamp Gum	Over-mature	Indigenous	120 (est.)	14	13	Poor	Poor	Low	<1 y	Subject Site	Development - 78.35%	Within	510.2	78.4%	Yes-Lost	Partly suppressed - crown bias nw. On lean, included union at ~3m.	14.4	3.7
2022	11	<i>Eucalyptus ovata</i>	Swamp Gum	Maturing	Indigenous	46	11	8	Good	Fair	Mod.B	11-20 y	Subject Site	Development - 100.0%	Within	94.99	100.0%	Yes-Lost	Minor dieback. Suppressed, bifurcated with included unions.	5.5	2.7
2022	12	<i>Eucalyptus ovata</i>	Swamp Gum	Maturing	Indigenous	46	14	7	Fair to Poor	Fair to Poor	Mod.C	11-20 y	Subject Site	Development - 100.0%	Within	94.99	100.0%	Yes-Lost	Minor dieback. Suppressed, bifurcated with included unions.	5.5	2.7
2022	13	<i>Eucalyptus ovata</i>	Swamp Gum	Over-mature	Indigenous	163	22	14	Fair	Poor	Low	6-10 y	Subject Site	Bowling green - 32.81%, Clubhouse - 16.52%, Development - 46.19%	Within	706.54	100.0%	Yes-Lost	Cavky, over-extended limbs, past stem failure, trunk decay. Dieback, bifurcated at 1.6m, previous failures.	15	4.2
2022	14	<i>Eucalyptus ovata</i>	Swamp Gum	Over-mature	Indigenous	72	12	8	Poor	Poor	Low	6-10 y	Subject Site	Bowling green - 67.31%, Development - 30.99%	Within	228.3	98.3%	Yes-Lost	Decay, declining, main leader dead. Almost dead, hollows in trunk, habitat value.	8.6	3.1
2022	15	<i>Eucalyptus ovata</i>	Swamp Gum	Over-mature	Indigenous	90,94 (est.)	17	11	Poor	Poor	Low	1-5 y	Subject Site	Bowling green - 71.16%, Clubhouse - 0.52%, Development - 21.67%	Within	706.54	100.0%	Yes-Lost	Decay, main leader dead, past limb failure, past stem failure. Large stem tear, fungal fruiting bodies, in decline, habitat value.	15	3.1
2022	16	<i>Eucalyptus ovata</i>	Swamp Gum	Maturing	Indigenous	65	13	8	Dead	Poor	Very Low	<1 y	Subject Site	Bowling green - 99.93%	Within	190.92	99.9%	Yes-Lost	Trunk decay, 17cm sapling growing at base	7.8	2.8
2022	18	<i>Eucalyptus viminalis</i>	Manna Gum	Removed	Indigenous	133	24	20	Removed	Removed	Very Low	Removed	Subject Site	NA	None	NA	0.0%	Removed	Collapsed & removed after damage due to 2021 storm impact	15	1.5
2022	50	<i>Eucalyptus yarraensis</i>	Yarra Gum	Semi-mature	Indigenous	26,23	8	6	Fair to Poor	Fair to Poor	Mod.C	6-10 y	Council	NA	None	NA	0.0%	Yes-Protect	Hangers, minor dieback, past stem failure.	4.2	2.7
2022	51	<i>Eucalyptus yarraensis</i>	Yarra Gum	Removed	Indigenous	37	1	2	Removed	Removed	Very Low	Removed	Council	NA	None	NA	0.0%	Removed	Collapsed & removed after damage due to 2021 storm impact	1	1
2022	52	<i>Eucalyptus yarraensis</i>	Yarra Gum	Early-mature	Indigenous	24	8	5	Fair	Fair	Mod.B	21-40 y	Council	NA	None	NA	0.0%	Yes-Protect	Partly suppressed - crown bias sth.	2.9	2.7
2022	53	<i>Eucalyptus yarraensis</i>	Yarra Gum	Early-mature	Indigenous	30	11	7	Fair	Fair	Mod.B	11-20 y	Council	NA	None	NA	0.0%	Yes-Protect		3.6	2.7
2022	54	<i>Eucalyptus yarraensis</i>	Yarra Gum	Early-mature	Indigenous	36	9	6	Fair	Fair	Mod.B	21-40 y	Council	Development/Driveway entry - 57.27% / (Non-Contiguous Areas: Development - 42.73%)	Within	33.25	57.3%	Yes-Lost		4.3	1.7
2022	55	<i>Eucalyptus yarraensis</i>	Yarra Gum	Early-mature	Indigenous	18	3	5	Fair	Fair to Poor	Mod.C	11-20 y	Council	Development/Driveway entry 6.41% / (Non-Contiguous Areas: Development - 31.93%)	TPZ	0.97	6.4%	Yes-Protect	Partly suppressed - crown bias. Heavy trunk lean-NW shaded.	2.2	1.7
2022	56	<i>Eucalyptus ovata</i>	Swamp Gum	Early-mature	Indigenous	35	11	6	Fair to Poor	Fair	Mod.B	11-20 y	Council	Development/Driveway entry 6.41% / (Non-Contiguous Areas: Development - 31.93%)	Within	55.39	100.0%	Yes-Lost	Reduced foliage density.	4.2	1.7
2022	57	<i>Eucalyptus yarraensis</i>	Yarra Gum	Removed	Indigenous	0	0	0	Removed	Removed	Very Low	Removed	Council	Tree Gone	Within	0	0.0%	Removed	Collapsed & removed after damage due to 2021 storm impact	0.2	0.2
2022	58	<i>Eucalyptus ovata</i>	Swamp Gum	Early-mature	Indigenous	30	10	6	Fair	Fair	Mod.B	21-40 y	Council	NA	None	NA	0.0%	Yes-Protect	Acute forks.	3.6	2.2
2022	59	<i>Eucalyptus ovata</i>	Swamp Gum	Semi-mature	Indigenous	15	9	3	Fair to Poor	Fair to Poor	Low	6-10 y	Council	NA	None	NA	0.0%	Yes-Protect	Reduced foliage density. x2 trees	2	2.2
2022	60	<i>Acacia melanoxylon</i>	Blackwood	Semi-mature	Indigenous	15	5	4	Fair	Fair	Mod.C	11-20 y	Council	NA	None	NA	0.0%	Yes-Protect		2	2.2
2022	61	<i>Acacia melanoxylon</i>	Blackwood	Semi-mature	Indigenous	9	4	3	Fair	Fair	Low	11-20 y	Council	NA	None	NA	0.0%	Yes-Protect		2	1.5
2022	71	<i>Eucalyptus ovata</i>	Swamp Gum	Over-mature	Indigenous	110 (est.)	10	6	Dead	Poor	Very Low	<1 y	Council	Bowling green - 1.34%	SRZ	0.67	1.3%	Yes-Lost	Habitat hollows.	4	3.7
2022	72	<i>Eucalyptus ovata</i>	Swamp Gum	Removed	Indigenous	28,22 (est.)	10	6	Removed	Removed	Very Low	Removed	Council	Bowling green - 24.57%	SRZ	14.26	24.6%	Removed	Collapsed & removed after damage due to 2021 storm impact	4.3	2.3
2022	73	<i>Eucalyptus viminalis</i>	Manna Gum	Early-mature	Indigenous	55 (est.)	19	11	Good	Fair	Mod.A	21-40 y	Council	NA	None	NA	0.0%	Yes-Protect	On bank of drainage line.	6.6	2.7
2022	G1	<i>Eucalyptus ovata</i>	Swamp Gum	Semi-mature	Indigenous	20	10	4	Fair to Poor	Fair to Poor	Mod.C	11-20 y	Council	NA	None	NA	0.0%	Yes-Protect	Group of 5 semi-mature Swamp Gums in swamp	2.4	1.8
2022	G2	<i>Eucalyptus viminalis</i> ; <i>Eucalyptus ovata</i>	Manna Gum; Swamp Gum	Maturing	Indigenous	~80	22	15	Fair	Fair to Poor	Mod.B	21-40 y	Subject Site	NA	None	NA	0.0%	Yes-Protect	Twenty six (26) maturing Manna Gum and two (2) Silver Wattle trees - Trees 19 to 46 & 49	9	3

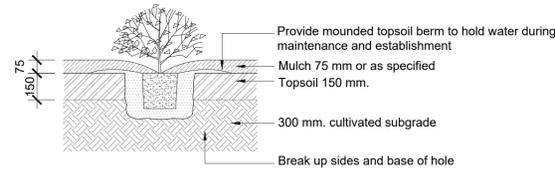
SOURCE: ARBORICULTURAL ASSESSMENT AND REPORT - 375 SWANSEA ROAD LILYDALE. PREPARED BY TREE LOGIC PTY. LTD., 29 AUGUST 2022

ADVERTISED

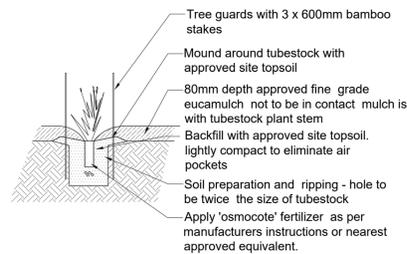
PLANTING DETAILS



1 TYPICAL ADVANCED TREE PLANTING DETAIL
LA-03 SECTION DETAIL
1:20



2 TYPICAL SHRUB PLANTING DETAIL
LA-03 SECTION DETAIL
1:20



3 TYPICAL TUBESTOCK PLANTING DETAIL
LA-03 SECTION DETAIL
1:20

GENERAL NOTES:

Tree Protection:
All trees to be retained are to be suitably protected. Maintain existing ground levels at the interface between the ground and the tree trunk. Install a maximum depth of 100mm approved organic mulch, e.g. woodchips, to the radius of the Root Protection Zones (RPZs) beneath the canopy (for grassed areas and garden beds- tapering soil depth towards tree trunk). Area beneath the canopy of the protected trees should be fenced prior to the commencement of the construction activities. No excavation, filling, machinery or storage of materials shall occur within the fenced off area. Roots requiring severance beyond the tree canopy shall be clean cut with hand saw and kept moist. All roots over 40mm dia. Any roots within the fenced area should not be cut without the approval from an experienced and approved arborist.

Soil Preparation:
Prior to spreading topsoil on garden beds and lawn area, the sub-base is to be thoroughly cleared of all building rubble and other debris, then ripped to a depth of 200mm and rotary hoed. Incorporate gypsum at the rate of 2.0 kg/square metre throughout all garden beds and lawn areas.

Topsoil:
The topsoil blend should consist of the following, or similar approved:
60% Sandy loam, 20% aged sawdust, 20% composted pine bark fines

The pH value of imported topsoil should be between 5.5 -6.5. The organic additives to the sandy loam should be based on well rotten vegetative material or composted animal manure, or other approved material, free from harmful chemicals, grass and weed growth. Ensure soil mix complies with AS 4419-1998 for Landscaping and Garden Use.

Garden Beds:
Evenly spread a minimum depth of 75mm approved clean, finely graded pine wood mulch (20mm nom. Size) over topsoil excluding areas specified as pebble/rock mulch. Ensure mulch is kept away from tree and shrub trunks. Ensure mulch finishes 20mm below adjoining finished paving levels.

Planting:
All plants are to be true to species, healthy, free from pests disease and stress. At the time of planting fertilise all trees (200mm pot size) with 30 grams of 'Osmocote' all purpose general fertiliser. Fertilise all other shrubs and groundcovers with 10 grams of 'Osmocote'. Ensure all plants are well watered in at the time of planting and as necessary for the first year until established. For 150-200mm diameter pots apply 10 litres of water immediately following planting.

Levels/drainage/set-out:
Ground levels within all landscape areas should drain away from buildings towards the paths, pits, kerbs etc. in accordance with all regulations. Ensure all drainage area have contingency overflow clear of buildings.

All dimensions are to be verified on site prior to construction commencing. Any discrepancies are to be immediately reported to the Project Manager for further instruction.

ADVERTISED