Summerset Chirnside Park

Landscape Response

321.0626.00L.DR.01

275 Manchester Road,Chirnside Park
Prepared by Tract Consultants for Summerset Management Group (Australia)

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Quality Assurance

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Project Number
321-0626-00_DR01

Revisions

Issue	Date	Description	Prepared By	Reviewed By	Project Principal
00	12.12.2021	Landscape Response	HL	BR	ML
01	14.04.2022	Landscape Response - Council Request for Information	HL	BR	ML

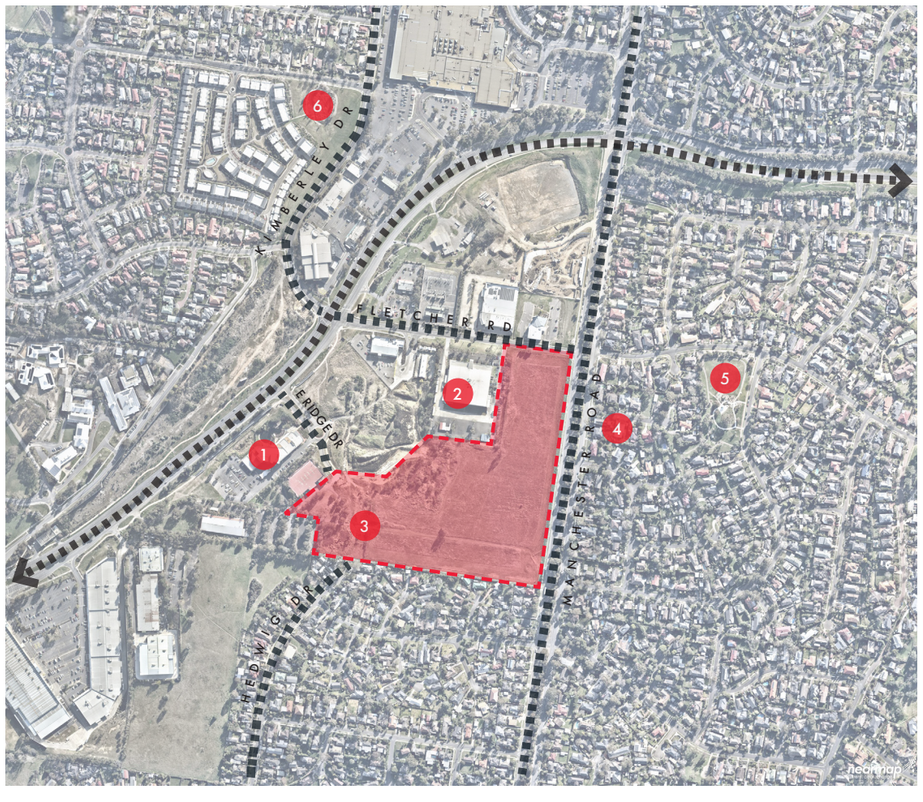
Contents

1 Site Analysis

1.1 Neighbourhood Context

The site is uniquely surrounded by the natural beauty and semi-rural landscapes of Chirnside Park and the Yarra Valley. The site is placed mid way within a valley that will have sensitive views into and out of the site, and sensitive interfaces with the surrounding residential neighbourhoods to the south east boundaries. The site sits adjacent to a commercial precint to the north west, with broader connection to activity centres and parkland areas via the Brushy Creek trail.

The retention and enhancement of the landscape character found in residential areas is an important consideration during initial design phases of any residential development. Landscape plays an integral role in ensuring new buildings sit comfortably within the streetscape setting. Not only is it important to retain existing mature vegetation, the siting of new vegetation should be considered in relation to new buildings on site and existing buildings on neighbouring sites. Landscape can provide substantial benefits for amenity, sustainability, outlook and screening.




Views to the South West of semi-rural Yarra Valley


Views to the North West of the commercial developments requiring additional screening


Views from Manchester Road towards the existing wetland and existing trees within the site to be retained where possible


Typcial residential view demonstrating the local neigborhood character of medium density housing on steep gradients


Nearby Castle Hill Park with significant large Yellow Gum tree for habitat preservation


Nearby Black Springs Road Development with wetland

1.1 Pre European Settlement Landscapes

Native vegetation in Victoria is protected under State legislation; removal of any native vegetation including trees, shrubs, herbs and grasses must be avoided or minimized as far as possible. If native vegetation is proposed to be removed, destroyed or lopped (which can include indirect impacts) as a result of the proposal, it will need to be assessed. An Arborist report has been provided which suggests none of the vegetation existing on this site is remmnant nor reminiscent of this vegetation community, however the project does include scope to endeavor to replace some of the planting community that has been lost where it is practicable to do so.

We are proud to acknowledge the Wurundjeri people, the original custodians of this land and their rich cultural heritage and spiritual connection to the land, and wish to acknowledge the role of Aboriginal and Torres Strait Islander cultures and peoples in our society. Based on the lands of the Wurundjeri people, Yarra Ranges Council is constantly learning and improving their cultural understanding and knowledge, and how this can play a role in the Yarra Ranges.

Yarra Ranges Council Liveable Climate Plan provides guidance for further engaging with aboriginal culture, history and people in the Yarra Ranges. Priority areas include Living Landscapes, Sustainable Design, and Adapting Together. Although not exclusive, these areas signify an inherent connection with Aboriginal culture and history – working together, and maintaining connections, to ensure a sustainable and successful community.

The local vegetaion community that would have been present pre european settlement is listed as EVC 47 Yellow Box Valley Grassy Forest, with conservation status Vulnerable. Valley Grassy Forest vegetation community occurs under moderate rainfall regimes of 700-800 mm per annum on fertile well-drained colluvial or alluvial soils on gently undulating lower slopes and valley floors. Open forest to 20 m tall may carry a variety of eucalypts (20% canopy cover), which prefer more moist or more fertile conditions over a sparse shrub cover (15%) of wattles, heaths and peas.

Eucalyptus melliodora Yellow Box

Eucalyptus rubida Candlebark

Eucalyptus polyanthemos Red Box

Eucalyptus macrorhyncha Red Stringybark

In season, a rich array of herbs, lilies, grasses and sedges dominate the ground layer but at the drier end of the spectrum the ground layer may be sparse and slightly less diverse. Ground cover species inlcude;

Austrostipa rudis Veined Spear-grass, Poa labillardierei Common Tussock-grass

Lomandra longifolia Spiny-headed Mat-rush, Gahnia radula Thatch Saw-sedge

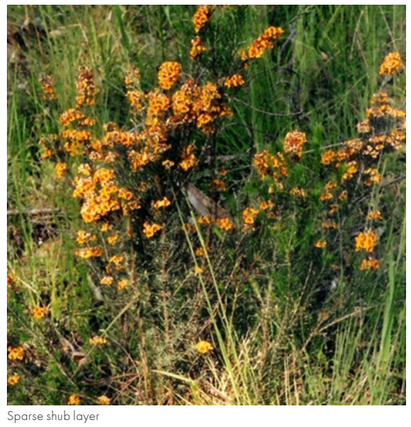
Themeda triandra Kangaroo Grass, Dianella revoluta s.l. Black-anther Flax-lily

Poa sieberiana Grey Tussock-grass, Microlaena stipoides var. stipoides Weeping Grass

Eucalyptus polanthemos Red Box

Eucalyptus rubida Candlebark

Acacia tree species



Sparse shub layer

Eucalyptus melliodora Yellow Box

1.2 Post Settlement and Existing Landscapes

High environmental and landscape qualities of agricultural areas must be protected from intrusive and poorly designed development and non-sustainable land use. The scenic features of the non-urban areas are an integral component of the image and identity of the Shire, and they complement many of the rural and green wedge activities conducted within these areas. Vegetation including both remnant and mature exotic planting are important features of the Shire's scenic landscapes and contributes to the unique character of rural, townships and many residential areas.

Senstive interfaces to residential neighbourhoods exist to the south east of the site, however they are well buffered by the central median tree and shrub plantings along Manchester Road, and by ornamental tree plantings along the southern residential boundary fenceline. Many Council plans and policies will help to define and integrate the development within the broader environment.

Chirnside Park is near the historic township of Lilydale, with Lilydale's most famous resident Dame Nellie Melba and her Coombe Cottage, often referred to as the home behind the hedge was Melba's country home, The Athenaeum Theatre which was the scene of many triumphant Melba concerts and Melba Park which was named in Melba's honour. Cave Hill Quarry was established by Melba's father David Mitchell in the 1870s, and led to Melba's lifelong love of the Yarra Valley. The limestone quarry ceased operations in 2015.

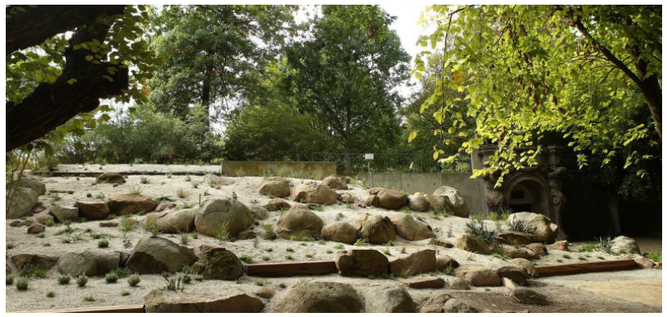
In the 1920s, Australia's first woman land developer, Edna Walling began to create a village at Mooroolbark on the outskirts of Melbourne called Bickleigh Vale. With its unique collection of charming houses and gardens Bickleigh Vale is one of her most acclaimed achievements. She sold subdivisions of the land only to people who were prepared to accept designs for a cottage and garden prepared by her. Edna Walling (4 December 1896 – 8 August 1973) was one of Australia's most influential landscape designers. In the mid-1940s Walling concentrated her interest in native plants which she had begun using in domestic gardens in the 1920s. In the 1950s, she became interested in the conservation of roadside vegetation and was a prolific writer in the press on the subject as well as her 1952 book The Australian Roadside. Walling was an important influence on Australian gardening, steering tastes away from an Anglo-centric heritage towards a respect for the Australian climate and landscape.

In 1935 Ellis Stones built a wall for Edna Walling. Recognizing his ability—which she called 'a rare thing this gift for placing stones' – she suggested that he work for her. She gave him a free hand to create walls, outcrops, pools and paths in her gardens at some of Melbourne's finest homes which assisted in establishing a local garden tradition. Their best collaboration was seen in a free-form swimming pool and outcrop, built in 1939-40 for Edith Hughes-Jones at Olinda, Victoria.

To achieve a natural look, Stones eliminated visual boundaries, softened hard lines of paving, driveways and walls with planting, retained existing features such as an undulating landform, used rock outcrops to give a touch of rugged beauty, used natural materials such as rocks, timber, gravel and brush fencing, and native plants where possible, used a limited palette of plants chosen for their shape and texture, their capacity to reveal or conceal, to provide a focal point or a background and used shadows as a design element. Planting inlcuded prostrate acacias and grevilleas, compact banksias, correas, hibbertias and leptospermums.

Melba Park Stone Gates

Dense buffer planting exists within the central median of Manchester Road



Ellis Stones natural style retaining wall for seating and arm rests

Ellis Stones created seats naturally as part of the courtyard structure.

Residential buffer planting of purple plum trees and other ornamentals along the south boundary to be retained

1.3 Council Landscape Guildelines

Yarra Ranges Council Landscape Policy requires a minimum of 50% indigenous plant species. Refer to “Minimum indigenous vegetation for your zone”. The site shall aim to provide 100% indigenous plantings within suitable areas such as the WSUD elements, within the wetland parklands, and along the western boundary, to offset the use of other native and exotic plantings elsewhere within the site.

Timber from threatened species including Red Gum, Jarrah and White Cypress Pine is unsustainably harvested and must be avoided unless it can be demonstrated that it is from a recycled or sustainable source. New lawn areas should be established using the seeds of non-invasive grass species where possible. The use of instant turf shall be limited (however sometimes required) as instant turf establishment requires a much greater use of water and chemical fertilisers. It requires significant amounts of energy for the movement of topsoil and transport to the site. Native grasses recommended for use in the Shire of Yarra Ranges are available.

Yarra Ranges Council The Green Spine Project is a shared pedestrian and cycle path on both sides of Maroondah Highway from Brushy Creek near Croydon North Shopping Centre to Manchester Road. The project is designed to create a welcoming gateway to the Shire of Yarra Ranges through a concept of the 'Green Spine', and while not directly connected to the site its principles and landscape components can also be applied to large scale developments, for example;

Water Sensitive Urban Design

Diverse planting of indigenous and native species for habitat creation

Shading of hard surfaces through tree planting

Solar Lighting designed to minimise light pollution to the sky

Yarra Ranges Council CHIRNSIDE PARKURBAN DESIGN MASTERPLAN September 2010

Chirnside Park is located at the south western entrance to the Shire of the Yarra Ranges. Chirnside Park was originally developed as a regional shopping centre servicing the retail needs of a rapidly growing area of outer suburban housing development. The Centre expanded as the surrounding areas of Mooroolbark and Lilydale continued to grow. The development of the bulky goods and homemaker centre area and the introduction of the Cinema Complex mean that Chirnside Park has emerged as the pre-eminent retail centre for the Shire.

Key principles have been established for the landscape of the Study Area.

– The use of predominantly native and indigenous tree species (refer to the Shire’s Planting list)

– The linking of open spaces (existing and future) into a cohesive network.

Main link roads throughout the centre will be tree lined. This will form valuable habitat linkages for flying creatures and also contribute to achieving Water Sensitive Urban Design objectives. These link roads will be part of the open space network. Design Objectives

- To provide a safe environment for all road users, particularly vulnerable users such as pedestrians and cyclists.
- To provide a continuous pathway network that connects to relevant

Yarra Ranges Planning Scheme

ENVIRONMENT – OBJECTIVES, STRATEGIES AND IMPLEMENTATION

Key Issues

The Dandenong Ranges and the Upper Yarra Valley are environmentally sensitive areas with significant recreational value and should be protected from development which would diminish their environmental conservation or recreational values. (VPP Clause 11.04-6).

Vegetation including both remnant and mature exotic planting are important features of the Shire’s scenic landscapes and contributes to the unique character of rural, townships and many residential areas.

Biodiversity

Objective 1 – Areas of Environmental Significance

Protect, rehabilitate and extend viable wildlife habitats, including the flora and fauna values of public land, and the integrity of habitat corridor links through the Shire.

Objective 3 – Catchment

To ensure land use and development is assessed in the context of its potential effect on the wider catchment.

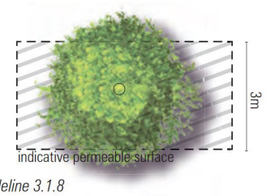
Strategies

Promote ecologically sustainable development and land management practices which have regard to wider integrated catchment protection needs.

DESIGN GUIDELINES

3.1 TREES (continued)

3.1.8 Trees to have permeable surface to surrounds of 3 metres minimum width. Trees in close proximity to each other may have 50% of area reduced for each subsequent tree e.g. 2 small trees 45m^2, 3 trees medium 100m^2 shared zone.



Guideline 3.1.8

3.1.9 Consider the appropriateness of planting deciduous or evergreen species. Deciduous trees are best for providing shade to north facing windows in the summer while allowing winter sun to reach habitable rooms in winter. Evergreen trees are better used for shading east and west facing windows to provide consistent shade year round.

3.1.10 Specify trees with low to moderate maintenance to ensure they grow to mature height.

Tree Size	Mature Height	Minimum tree area
Small	6 - 8m	30m2
Medium	8 -12m	50m2
Large	12m+	90m2

Recommended tree areas

2 Landscape Response

2.1 Landscape Design Principles

Contextual to the site

- Engage the wider open spaces and adjacent streetscape character in the design of landscape treatments, design cues and species
- Maximise views for residents beyond the site (Yarra Valley, Dandenongs, night-time views)
- Sensitivity of views into the site from across the valley, with exterior surface colours, canopy trees and landscape plantings important to soften the visual impact of the development for the broader community
- Local EVC and Cultural Heritage opportunities to include indigenous trees and shrubs for attracting wildlife
- Respond to steep site topography
- Investigate geomorphology potentially for local sources of stone, rock and site materials

Landscape Character

- Abundance of gardens and planting where possible -strong 'park'character by providing a high quality, leafy overhead tree canopy with low, well-planted garden beds and open lawned spaces.
- Integrate a mix of indigenous and native evergreen and exotic trees to provide seasonal variation, shelter and a sense of pedestrian scale
- Develop 'themed' landscape treatments with specific focus
- Retention of existing trees where possible, including decorative and orchard trees of value to residential neighbourhoods
- Existing neighbourhood has very few large significant trees, however large indigenous trees such as Yellow Gums are occasionally present and provide significant long term landscape asset

Connectivity

- Provide strong sense of arrival
- Provide legible 'green' connections through the site allowing for meaningful physical and visual connections to the community facilities, communal open spaces and adjoining residential streets
- Create a series of well-connected open space destinations promoting walkability and social interaction
- Allow for bicycle routes through the site connecting into the broader bicycle network
- Provide well connected routes to public transport (Manchester Rd bus stop)
- Provide plants and green spaces to encourage birds and wildlife connection throughout the site

Sustainability

- Develop a landscape design that incorporates water-wise, native and indigenous under storey planting to enhance visual appeal, promote sustainability and contribute to biodiversity, within low maintenance garden area
- Increase the site permeability through exploration of water sensitive urban design techniques such as rain gardens and bioretention ponds to organically treat the stormwater runoff before it exits the site
- Increase the cooling and greening of the site to reduce the increasing impacts of the urban heat island effect on pedestrians and residents

2.2 Landscape Masterplan

1 **Green belt -** main vegetated pedestrian link / connection / accessible walkways

2 **Village Green -** heart of the precinct / active / social spaces

3 **Green Links (pocket parks) -** vegetated places for rest/reflection / permeability / flexible movement

4 **Streetscapes/laneways -** welcoming / hierarchy / wayfinding

5 **Landscape Buffer -** visual screen / soft edge

6 **Stormwater Reserve -** parkland / habitat / Bioretention area / low water use plantings

7 **RACF courtyards and gardens -** wellbeing / quiet contemplation / therapeutic experience

8 **Rain gardens - potential locations for** integrated stormwater / landscape planting

Scale 1:2000 @ A3

2.3 Streetscapes - Tree Planting Masterplan

Legend

TITLE BOUNDARY

Existing Trees

Indigenous Trees
Mix of indigenous species for site boundary plantings, within pocket parks or larger wetland areas
Large Trees Approx. No. 60
Low water use plantings

Large Boulevard Trees
Large exotic tree lined street with boulevard character
Large Trees Approx. No. 64

Green Spine Feature Trees
Connected canopy creating linear vegetated corridor
Medium Trees Approx. No. 80

Street trees
Small leaf foliage varieties and evergreen native trees for greening and cooling, low slip hazard and low winter maintenance
Medium Trees Approx. No. 190

Feature Blossom Trees
Small feature flowering trees to match those existing along the residential boundary, and reminiscent of the garden style of Edna Walling
Small Trees Approx. No. 2

Mix of Native Trees
Manchester Road tree plantings are a mix of indigenous and native trees to compliment those within the existing fully vegetated central median
Large Trees Approx. No. 30

TREE CANOPY COVER

- Site area 93,000m2 (approx)
- Minimum canopy coverage =32,550m2 (35% of the site area).
- The retention of 45 existing trees contributes to this number, with an existing 1260m2 of canopy cover retained along residential boundary

Calculation assumptions:

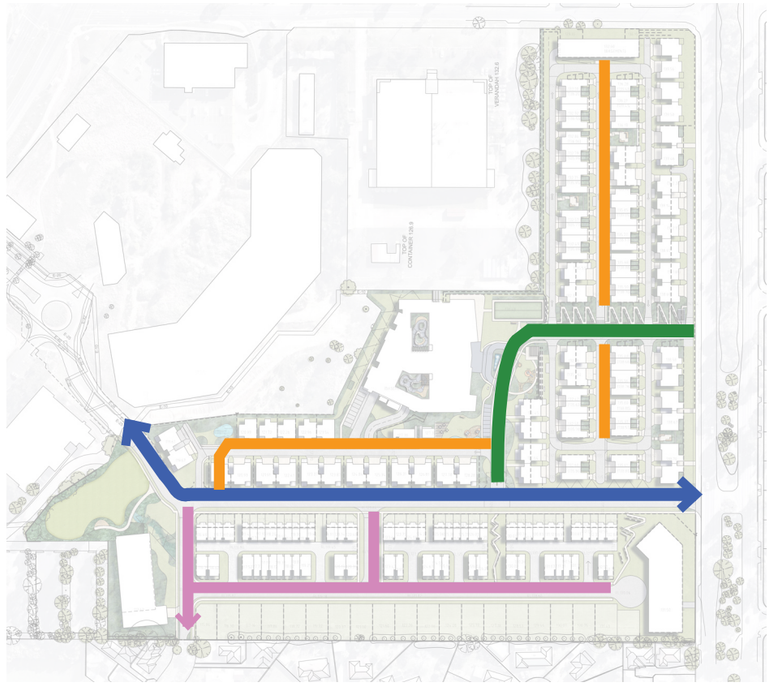
large tree area 113m2 (12m+ canopy diameter) x 155 Large Trees (17,515m2)

medium tree area 50m2 (8-12 m canopy diameter)
x 270 Medium trees (13,500m2)

small tree area 30m2 (6-8m canopy diameter) x 2 Small Trees (60m2)

- Total of 31,075m2 new canopy cover proposed

2.3.1 Streetscapes - Sections



KEY PLAN

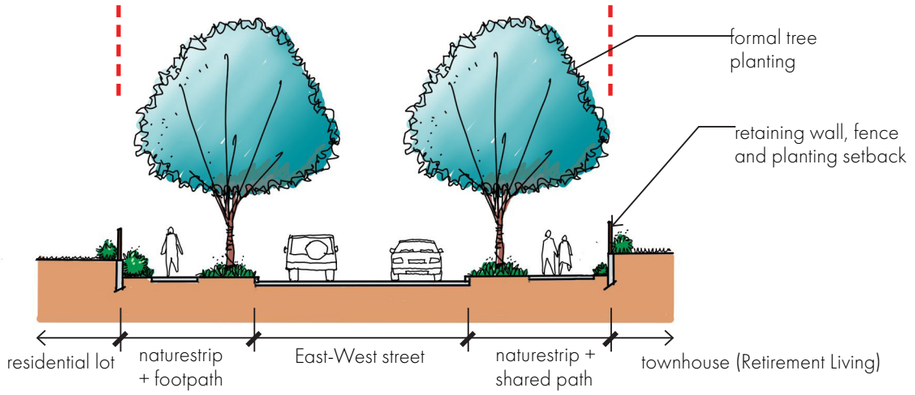
East-West street

'Green belt' street

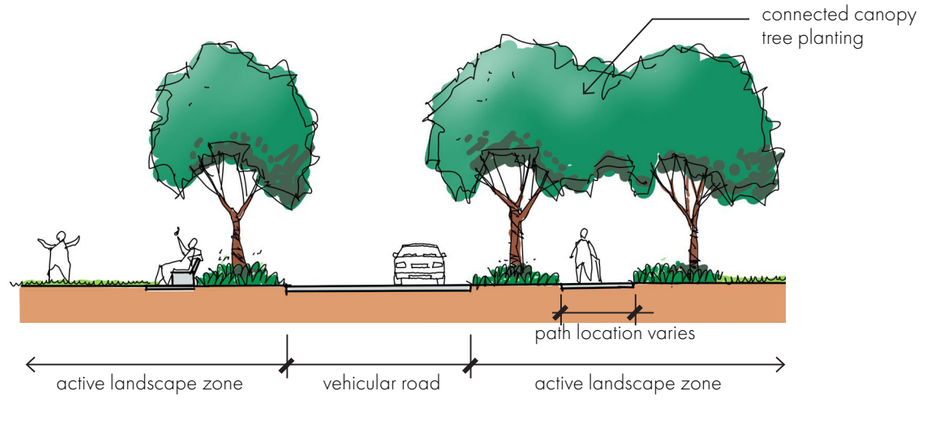
Secondary streets - Village

Secondary streets - Residential

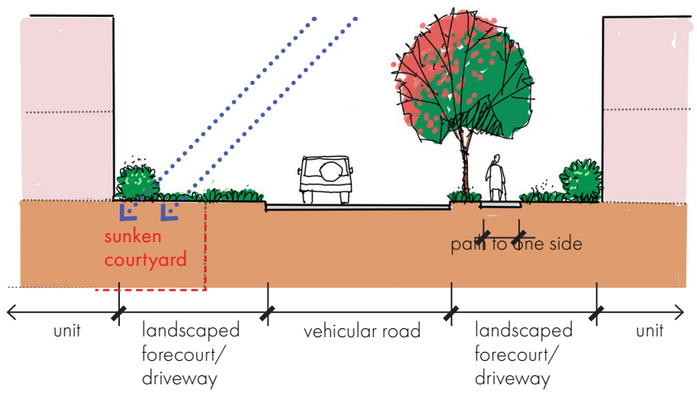
East-West street



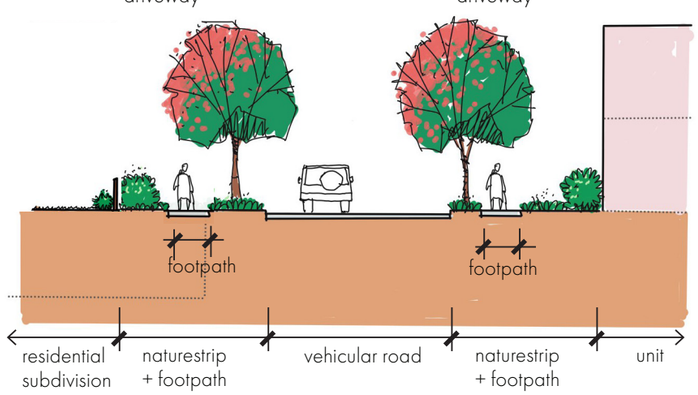
'Green belt' street



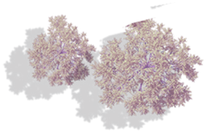
Secondary streets - Village



Secondary streets - Residential

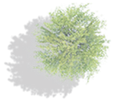


2.3.2 Streetscapes - Tree Species Selection

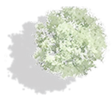


Indigenous Trees
Mix of indigenous species for site boundary plantings, within pocket parks or larger wetland areas

Large Boulevard Trees
Large exotic tree lined street with boulevard character

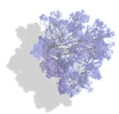


Green Spine Feature Trees
Connected canopy creating linear vegetated corridor



Street trees
Small leaf foliage varieties and evergreen native trees for greening and cooling, low slip hazard and low winter maintenance

Suggested spacing btw 9 and 12m based on nearby neighbourhood streets



Feature Blossom Trees
Small feature flowering trees within the residential area only, to match those existing along the residential boundary, and reminiscent of the garden style of Edna Walling

Mix of Native Trees
Manchester Road tree plantings are a mix of indigenous and native trees to compliment those within the existing fully vegetated central median


Acacia melanoxylon
Blackwood


Eucalyptus melliodora
Yellow Box

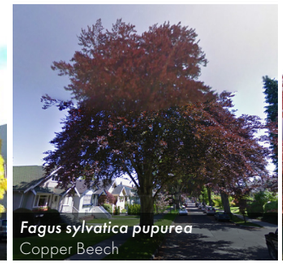

Eucalyptus polyanthemos
Red Box


Eucalyptus rubida
Candle bark


Melaleuca ericifolia
Swamp Paperbark


Acer freemanii 'Autumn Blaze'
Freeman Maple


Fraxinus excelsior 'Aurea'
Golden Ash


Fagus sylvatica pupurea
Copper Beech


Fraxinus angustifolia 'Raywood'
Claret Ash


Magnolia grandiflora
Bull Bay


Ulmus parvifolia
Chinese Elm


Waterhousea floribunda Whisper
Weeping Lilly-Pilly Cultivar


Hymenosporum flavum
Native Frangipani


Hymenosporum flavum
Native Frangipani

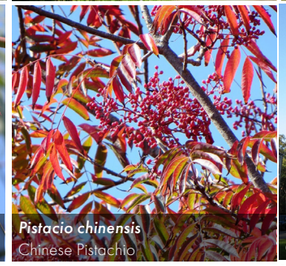

Nothofagus cunninghamii
Myrtle Beech


Tristaniopsis laurina
Water Gum


Acacia implexa
Lightwood


Agonis flexuosa
Willow Myrtle


Eucalyptus leucoxylon 'Rosea'
Red Flowering Yellow Gum


Pistacio chinensis
Chinese Pistachio


Ulmus parvifolia 'Yarralumla'
Chinese 'Yarralumla' Elm


Zelkova serrata
Japanese Zelkova


Cornus florida
Flowering dogwood


Cercis canadensis 'Forest Pansy'
Redbud


Prunus 'Shimidsu Sakura'
Japanese Flowering Cherry


Prunus serrulata
Japanese Cherry


Prunus serrulata
Japanese Cherry


Acacia implexa
Lightwood


Acacia pycnantha
Golden Wattle


Acacia pycnantha
Golden Wattle

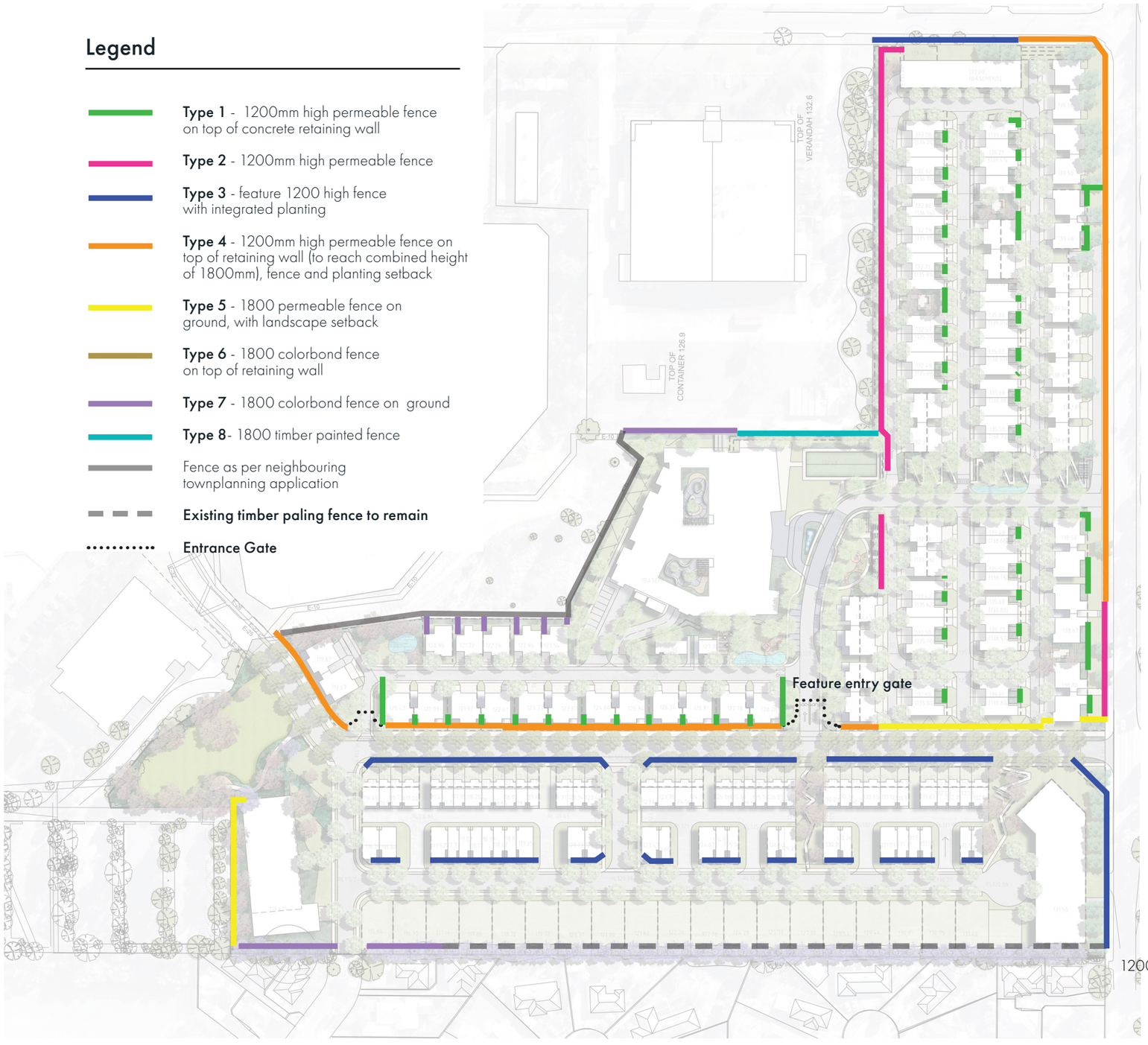

Eucalyptus polyanthemos
Red Box


Eucalyptus caesia 'Silver Princess'
Silver Princess


Hakea laurina
Pin-cushion Hakea

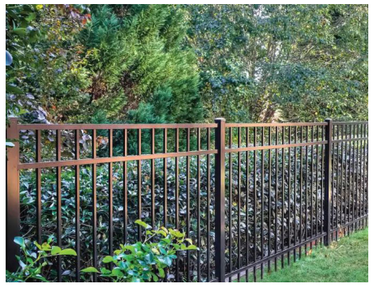
Legend

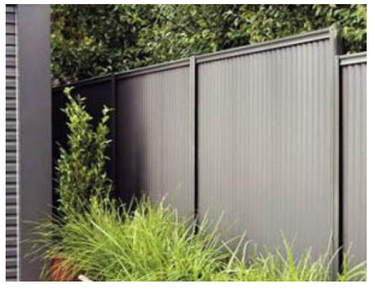
- **Type 1** - 1200mm high permeable fence on top of concrete retaining wall
- **Type 2** - 1200mm high permeable fence
- **Type 3** - feature 1200 high fence with integrated planting
- **Type 4** - 1200mm high permeable fence on top of retaining wall (to reach combined height of 1800mm), fence and planting setback
- **Type 5** - 1800 permeable fence on ground, with landscape setback
- **Type 6** - 1800 colorbond fence on top of retaining wall
- **Type 7** - 1800 colorbond fence on ground
- **Type 8**- 1800 timber painted fence
- Fence as per neighbouring townplanning application
- **Existing timber paling fence to remain**
- **Entrance Gate**

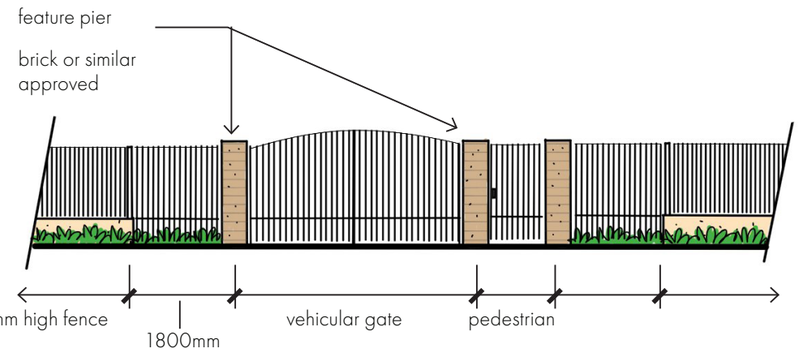


Precedent images **(indicative only)**





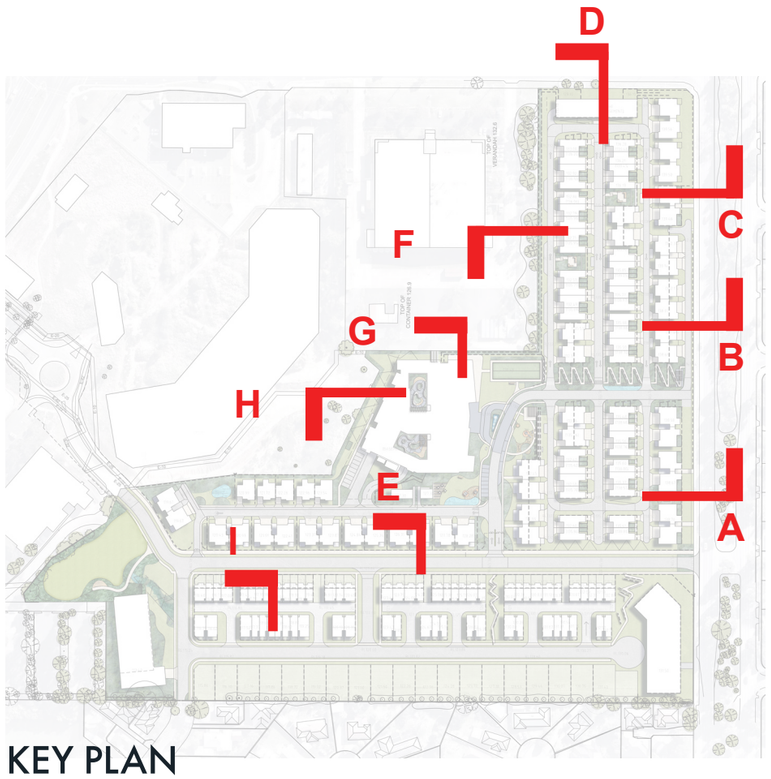


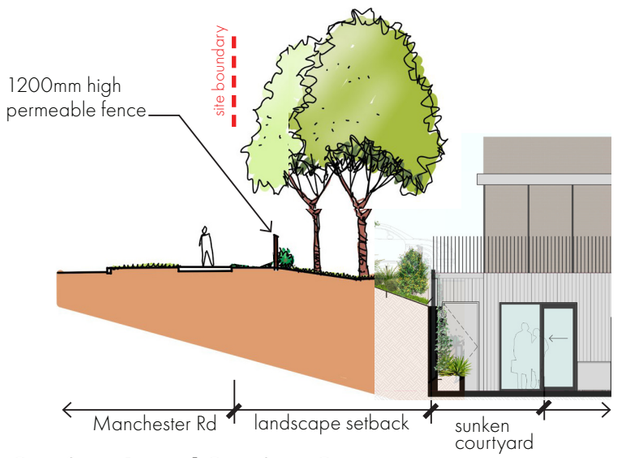
Feature Entry Concept

2.5 Landscapes Interfaces - Sections

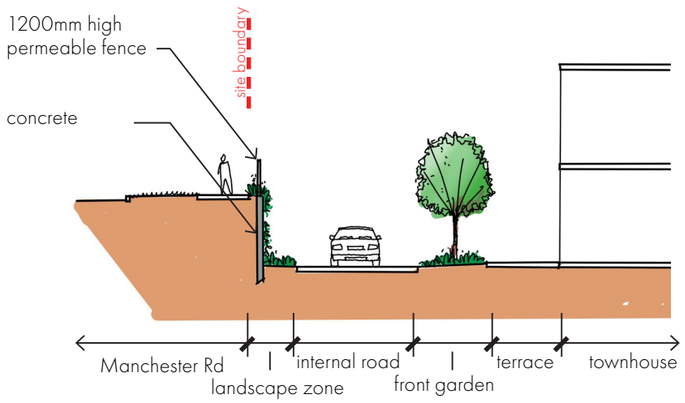
- Sensitive interfaces for the unique semi-rural landscape and distant views of the Yarra Valley
- Priority interfaces to Manchester Road and Fletcher Road with sensitive site materials and indigenous plantings
- Colour palettes and materials that recede built form into the landscape
- Natural materials to soften the development and create a unique sense of place that enhances living among semi-rural neighborhoods
- Retaining existing boundary tree plantings along the southern residential interface
- Utilise native style plantings that compliment those within the central median along Manchester Road



KEY PLAN



Section A and Section C



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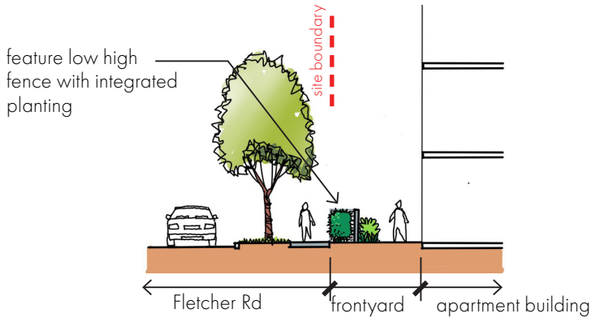

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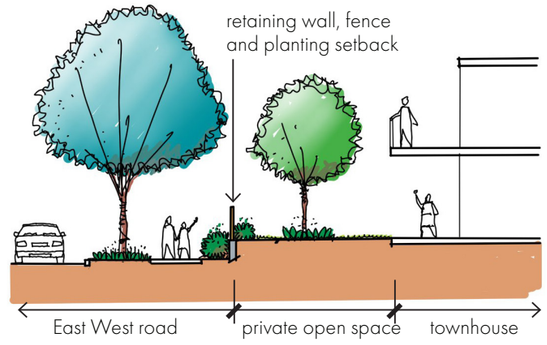
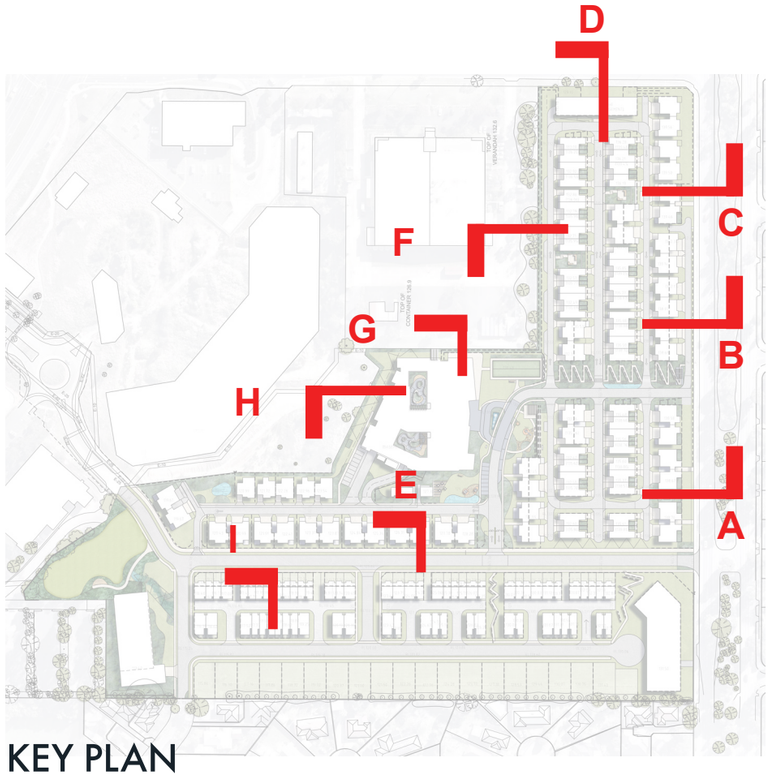
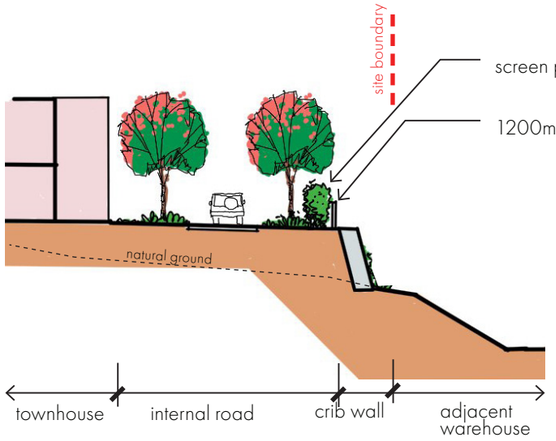


Section E

- Incorporate landscape buffer plantings of large shrubs to screen adjacent retail site/warehouse buildings whilst allowing views to the distant Yarra Valley from upper level buildings
- Include large canopy trees along residential roads to complete the green buffer along the western boundary
- Utilise the proposed tree plantings from the new retail precinct to the west, and those existing trees within the warehouse site, as buffer trees with additional shrub planting at the top of retaining wall



KEY PLAN



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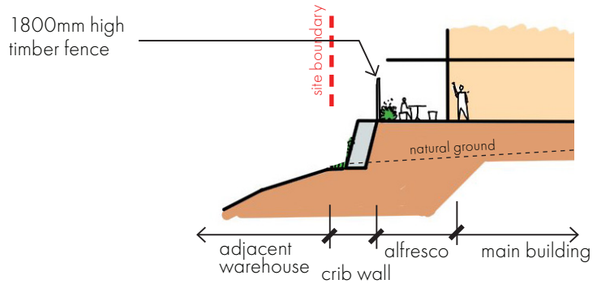

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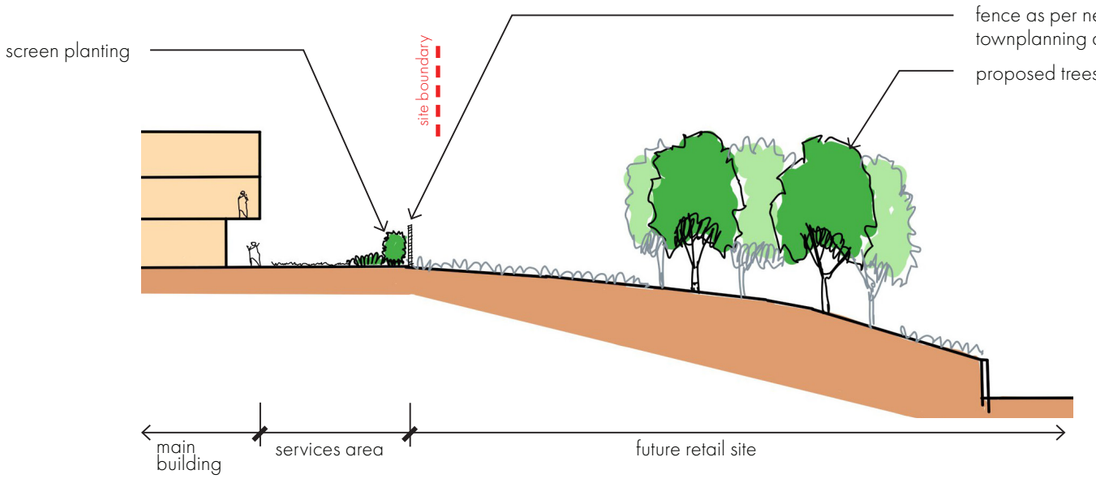

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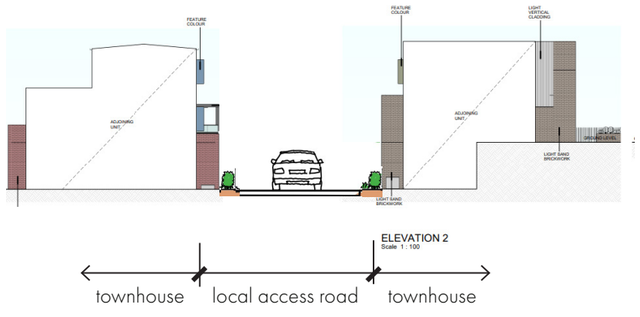
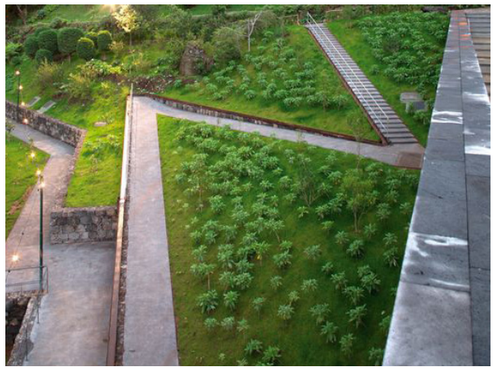


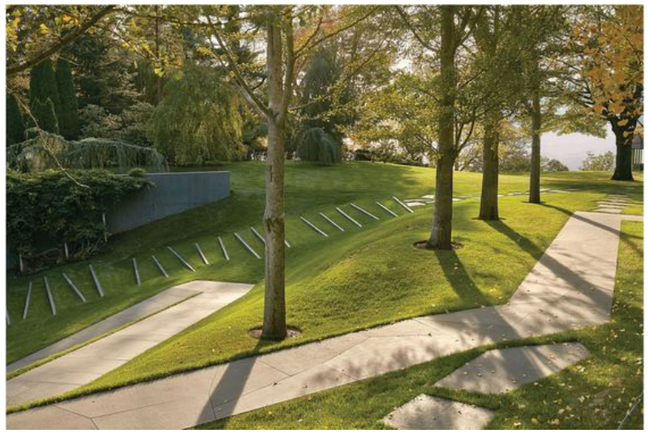
Section I

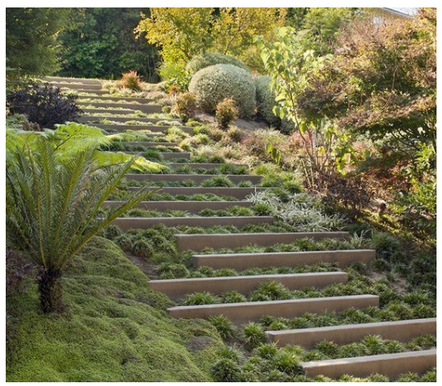
3 Landscape Spaces

3.1 Green Belt

- Linear Green space
- Improved pedestrian accessibility, connectivity and biodiversity values.
- Main vegetated corridor
- DDA compliant ramp system meandering through site to enhance pedestrian journey through landscape topography
- Zig-zag nature of walkways creates intimate moments for informal seating and viewing decks.
- Densely planted understory vegetating surrounding ramp and steps amalgamating hard and soft landscape elements and enhancing pedestrian experience







Feature Trees and Rainwater Garden - potential location to incorporate stormwater treatment

Shade Canopy Trees

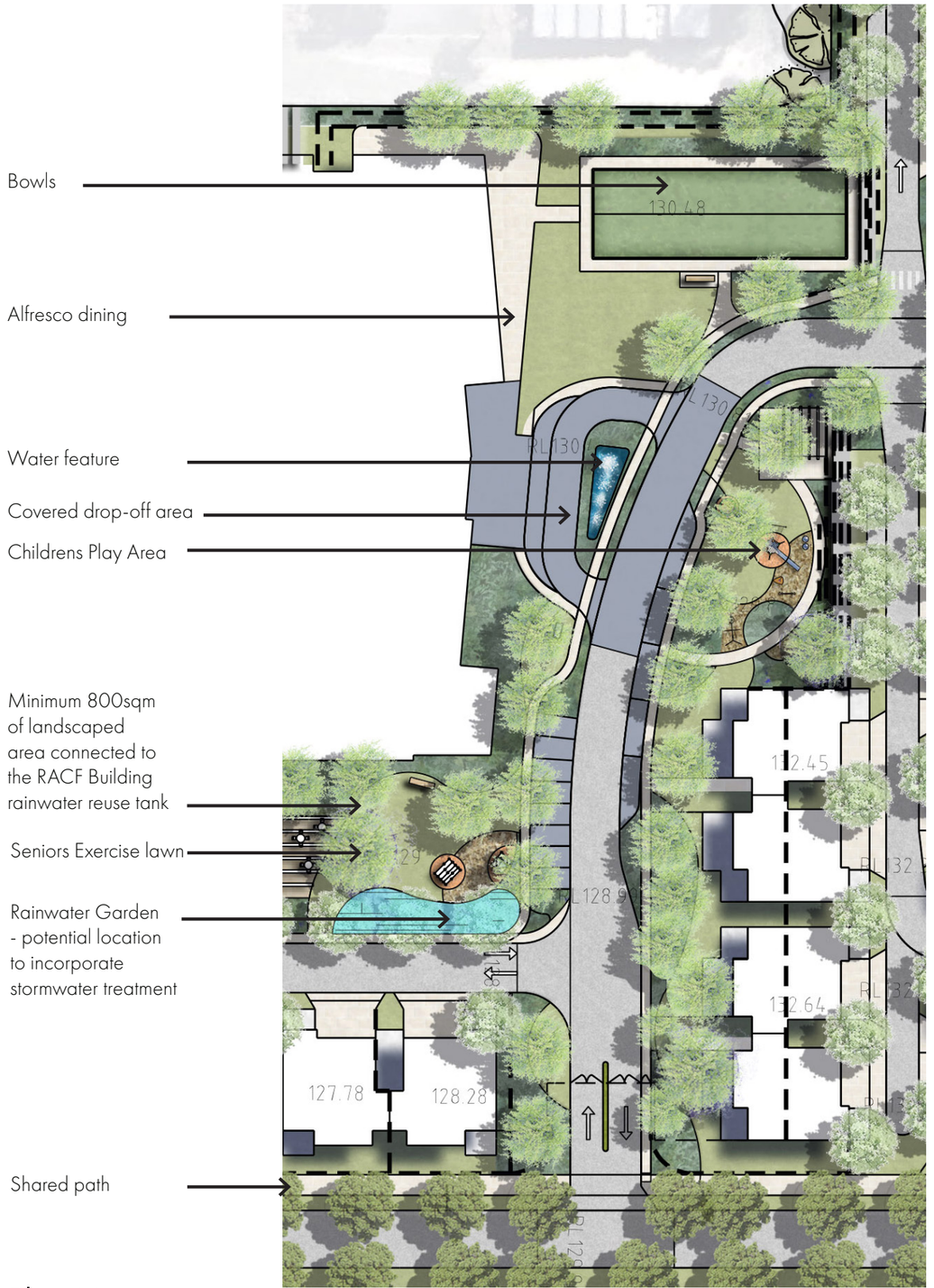
DDA Compliant Ramp

Arbour Structure

Plan View

3.2 Village Green

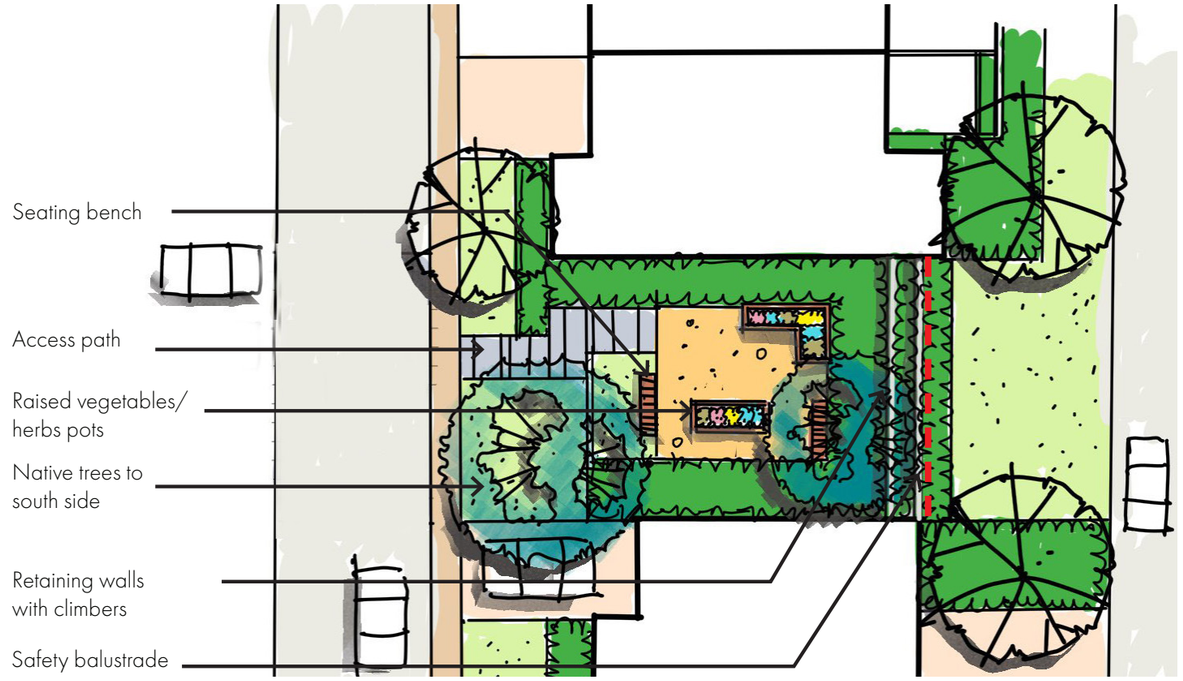
- Heart of the Village
- Provide flexible spaces and retreats that allow for social gatherings and functions (small and large groups) for outdoor entertainment.
- Shelter structures over BBQ and Childrens Play area.
- Bowls area surrounded by hedging and retaining walls
- Deck/paved areas with seating to encourage social gatherings.
- Drought tolerant exotic and native shrub and tree plantings that are aesthetically pleasing and add colour and texture to the space.
- Decorative inspiration such as water feature
- Seniors fitness equipment terraced into workshop lawn area



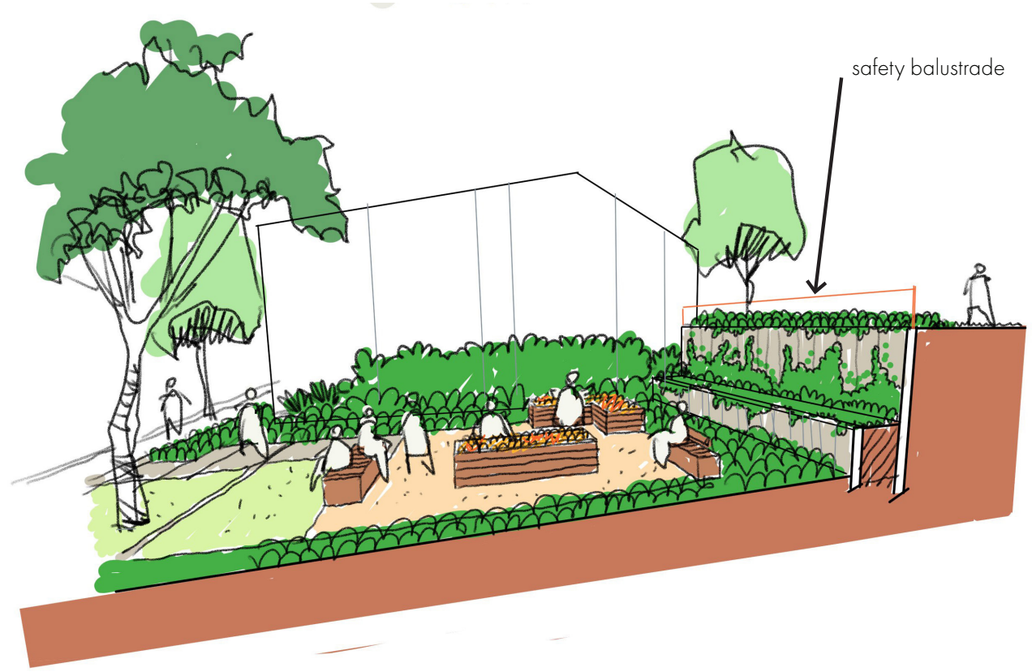
Plan View

3.3 Pocket Parks

- Green spaces that provide respite and encourage rest, reflection or small scale spaces to meet with friends and neighbours
- Communal vegetatable gardens within close reach of residential units
- Improved pedestrian accessibility to local open space, so residents with limited mobility do not need to always access the Village Centre
- Large canopy trees for shading and understory plantings that encourage birds and pollinators into the lives of residents.
- Maximise cooling and greening throughout the development, reducing the Urban Heat Island Effect
- Compost bins to be included as part of the waste management strategy



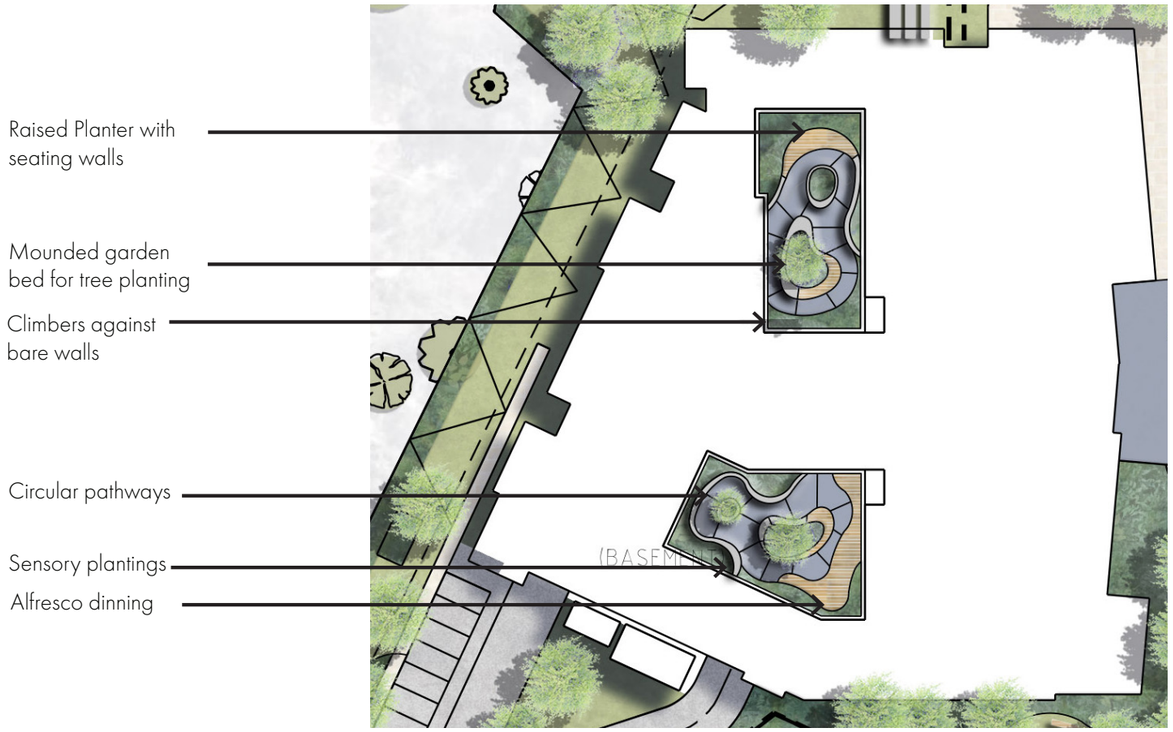
Plan View



Section/perspective

3.4 RACF courtyards and gardens

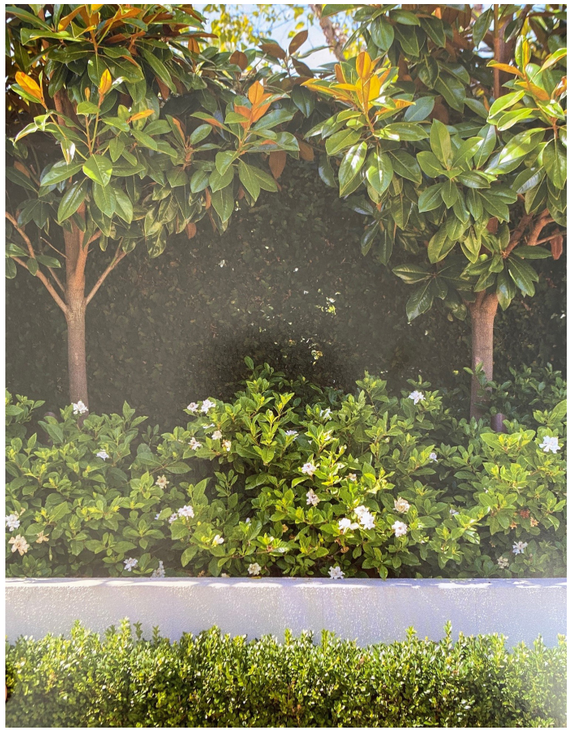
- Healing and wellbeing of residents through connection to the natural world.
- Spaces that provide both residents and staff with a variety of areas for respite, refreshment, physical therapy, quiet contemplation and lively places to socialise
- External space and gardens to facilitate an improvement in the overall sense of well-being, thereby enabling positive and therapeutic experiences (Dementia Garden)
- Landscape components carefully designed to provide maximum and appropriate sensory stimulation
- Allow views into the courtyards wherever possible to ensure the gardens can be viewed from inside when watching the wind or rain in the trees can be enjoyed by people when it is too cold to go outside
- Intergrate Landscape as Wayfinding, enabling users to orientate themselves through visual clues, and a looped path system to lead to interesting focal points
- Include a range of seating styles in numerous locations which offer choice on how they use the garden
- Provide meaningful activities such as pruning or tending to the garden to establish routine, provide opportunities for socialization, maintain intersts and develop hobbies
- Include garden features that require daily interaction such as bird feeder, fruit trees, herb garden, bird aviary
- Using plants that are familar of an era, style and material. Choose plants that stimulate the five senses through use of colour, scent, texture, sound, taste and seasonal change
- Landscaped area connected to the RACF Building rainwater reuse tank.

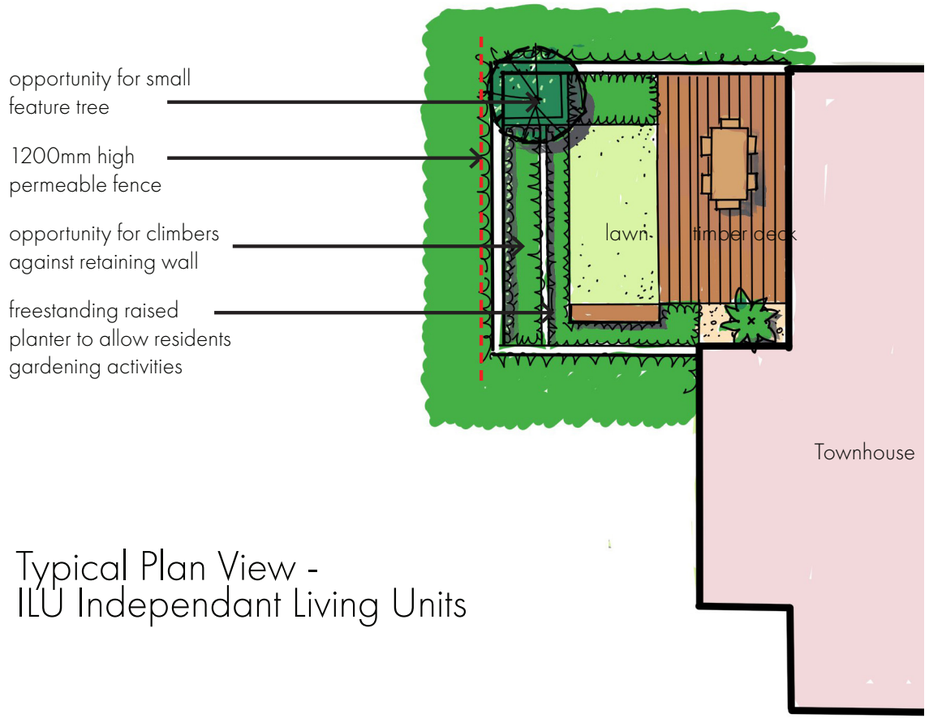


Plan View

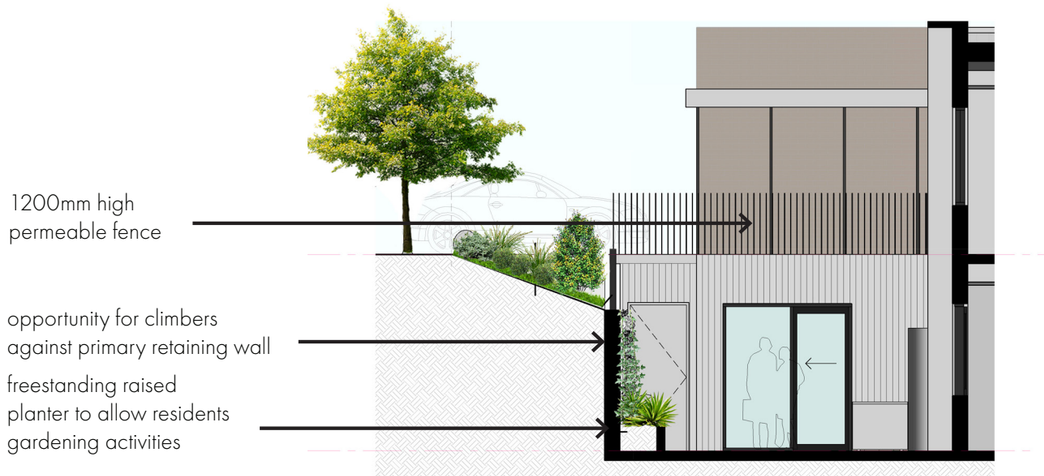
3.5 Private Terraces / Gardens

- Private retreats softened by natural material and planting to encourage outdoor seating and entertainment.
- Respond to topography - retaining wall/planters
- Suitable plant palette for shaded environments
- Provide low maintenance minimum landscape plantings that can be customised and personalised by residents
- Incorporate all-year sheltered outdoor entertaining areas for celebrations, family visits and outdoor group activity
- Include quieter passive areas for refuge
- Include gardens of differing heights to enable users to easily touch, smell and taste the plants, ranging from standard heights of 450mm for sitting walls to 600mm for key beds that contain small trees or larger shrubs
- All evergreen shrubs, ground covers and climbers can provide all year round green with seasonal scented flowers

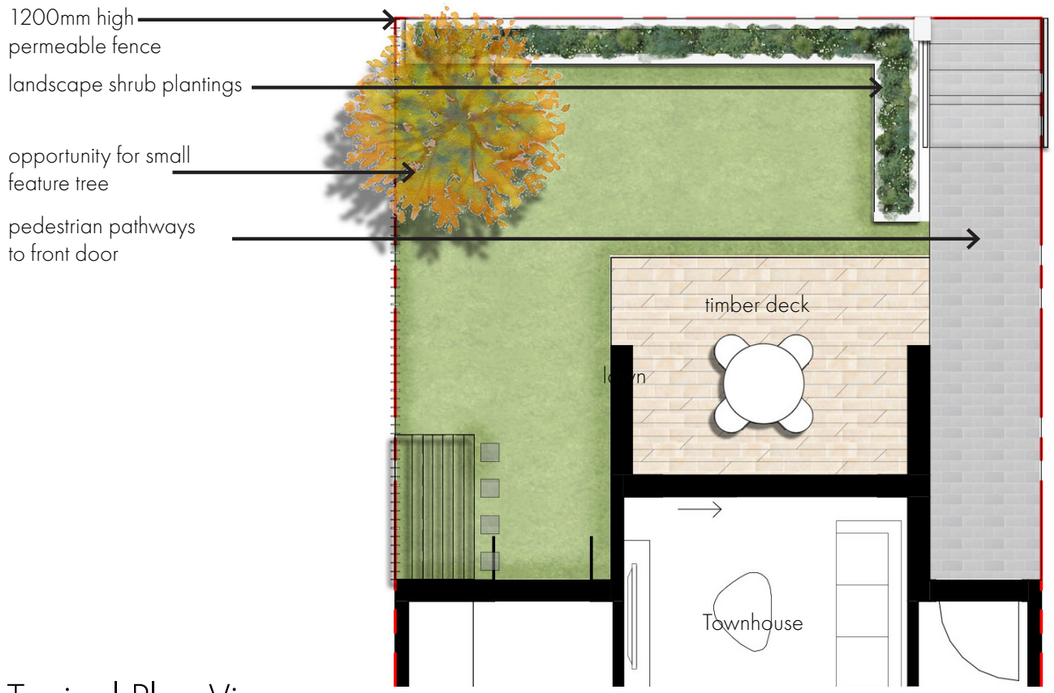




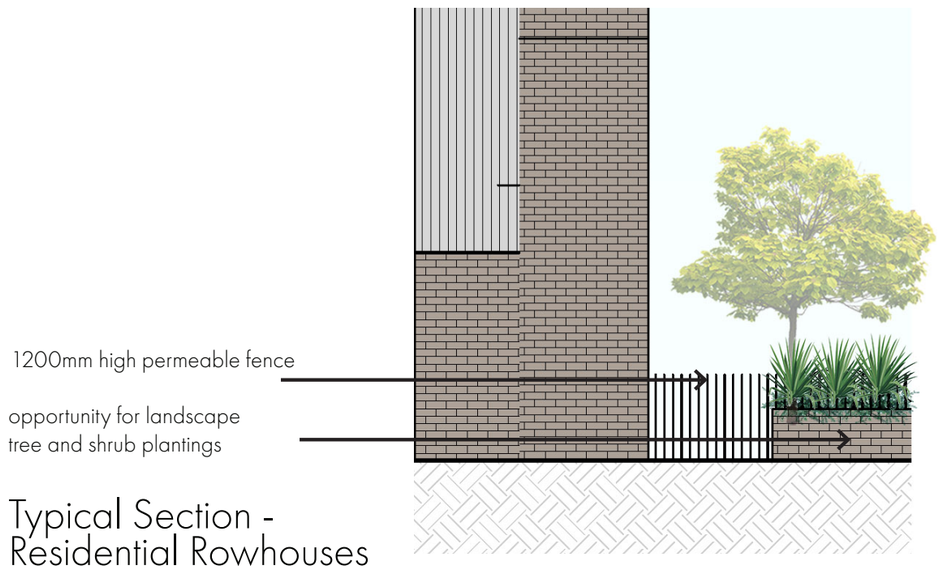
Typical Plan View -
ILU Independant Living Units



Typical Section -
ILU Independant Living Units



Typical Plan View -
Residential Rowhouses



Typical Section -
Residential Rowhouses

4 Landscape Materials

4.1 Hard Landscape Materials Palette

The material palette focuses on organic forms that aims to compliment the natural surrounding environment. Colour variations are depicted from the warm tones of local rock and brickwork evident across the Yarra Ranges.

The pavement treatments delineate the spaces while creating visual links, focal points and wayfinding. Simple structures such as arbors and feature fence styles shall reflect the historical landscape traditions of Edna Walling.

Surface Treatment Options

Precast Concrete Pavers

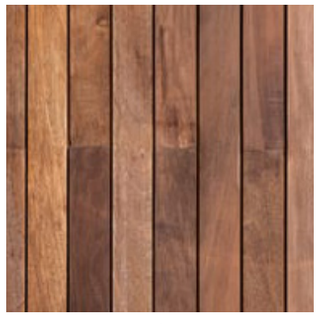
Stone Pavers

Plain Concrete

Coloured Concrete

Timber Mulch

Exposed Aggregate Concrete



Timber

Structural Elements and Furniture Options

Concrete seat with Timber

Timber Viewing Deck

Timber Arbor

Black Open Fence Style

Bike Hoops

Wayfinding

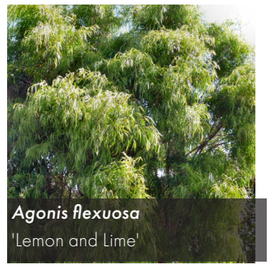
4.2 Soft Landscape Materials Palette

Landscape Buffer


Waterhousea floribunda
Weeping Lilly-Pilly


Syzygium australe
'Pinnacle'


Acacia paradoxa
Hedge Wattle


Agonis flexuosa
'Lemon and Lime'

Shrubs


Banksia marginata
Silver Banksia


Pomaderris prunifolia
Plum Leaf Pomaderris


Correa alba
Coastal Correa


Adenanthos 'Silver Lining'

Tussock Grasses and Groundcovers


Dianella tasmanica 'Blaze'
Blaze


Acacia cognata 'Limelight'
Limelight Wattle


Lomandra longifolia
Spiny-headed Mat-rush


Amigozanthos 'Yellow Gem'
'Yellow Kangaroo Paw

Courtyard Climbers / Cascading Plants


Ficus pumila
Creeping Fig


Clematis aristata
Native Star Jasmine


Hibbertia scandens
Guinea flower


Hardenbergia violacea
Free and Easy - White

Swales and Bioretention System Plants (WSUD)


Dianella tasmanica
Tasman Flax-lily


Poa labillardieri
Common Tussock Grass


Ficinia nodosa
Club Rush


Themeda triandra
Kangaroo Grass

	BOTANIC NAME	COMMON NAME	MATURE SIZE (H x W)	INSTALL SIZE
	LANDSCAPE BUFFER			
**	*Acacia paradoxa*	Hedge wattle	2-3 x 3m	45lt
**	*Acacia pycnantha*	Golden Wattle	3-10 x 2-5m	45lt
	Agonis flexuosa 'Burgundy'	Willow Myrtle	6 x 1-3m	45lt
	Waterhousia floribunda	Weeping LillyPilly	8 x 3m	45lt
	SHRUBS			
**	*Acacia verticillata*	Prickly Moses	2-3m x 2m	150mm Pots
**	*Banksia marginata*	Silver Banksia	1-3 x 2m	150mm Pots
	Correa alba	Coastal Correa	2 x 2m	150mm Pots
	Correa bauerlenii	Chefs Cap Correa	2 x 1.5m	150mm Pots
**	*Pomaderris aspera*	Hazel Pomaderris	4 x 2m	150mm Pots
**	*Pomaderris prunifolia*	Plum Leaf Pomaderris	2-3 x 1-3m	150mm Pots
	GRASS & GROUNDCOVERS			
	Acacia cognata 'Limelight'	Limelight Dwarf	0.7 x 1.2m	150mm Pots
	Correa 'Dusky Bells'	Ground Cover Correa	0.5 x 1m	150mm Pots
	Dianella tasmanica 'Blaze'	Blaze	0.5 x 0.5m	140mm Pots
**	*Dianella revoluta var revoluta*	Spreading Flax-lily	0.5 x 0.5m	140mm Pots
**	*Lomandra longifolia sps longifolia*	Spiny-headed Mat-rush	0.4 -0.5 x 0.4 -0.5m	140mm Pots
**	*Microlaena stipoides var stipoides*	Weeping Grass	0.2-0.8 x 0.2m	140mm Pots
	COURTYARD CLIMBERS / CASCADING PLANTS			
	Acacia 'Kuranga Cascade'	Cascading Wattle	0.5m x 1-2m	150mm Pots
**	*Clematis aristata*	Australian clematis	0.3-6 x 0.3-6m	140mm Pots
	Ficus pumila	Creeping Fig	15 x 15m	140mm Pots
	Grevillea 'Bronze Rambler'	Cascading Grevillea	0.5 x 1-2m	150mm Pots
	Hardenbergia violacea 'Free and Easy	White Happy Wanderer	0.5-3 x 3-5m	140mm Pots
	Hibbertia scandens	Guinea flower	0.5-3 x 3-5m	140mm Pots
**	*Pandorea pandorana*	Wonga Vine	0.1 x 0.9-1.2m	140mm Pots
	SWALES AND BIORETENTION SYSTEMS (WSUD)			
**	*Carex appressa*	Tall sedge	0.9-1 x 1m	150mm Pots
**	*Dianella longifolia*	Pale Flax Lily	1.5 x 1m	140mm Pots
**	*Dianella revoluta var revoluta*	Spreading Flax Lily	0.5 x 0.5m	140mm Pots
	Ficinia nodosa	Nobby Club Rush	1 x 1m	150mm Pots
**	*Poa siberiana var sieberiana*	Grey Tussock Grass	1 x 0.6m	140mm Pots
**	*Themeda triandra*	Kangaroo Grass	1 x 0.5 m	140mm Pots

** Regionally local native plants to promote habitat and local biodiversity

- Irrigation

All site wide landscape will be irrigated by a dripper system supplied by recycled water (with the exception of the stormwater reserve which is low water use indigenous plantings). Landscape around the perimeter of the RACF building (minimum area 800m^{S}) will be separately supplied by the basement detention tank.

- Maintenance

Once established the plantings will require minimal maintenance. Maintenance activities undertaken, during and post establishment, will include; fertilizer application; herbicide spray (if appropriate), replenishment of mulch; and monitoring of plant health and performance and the implementation of appropriate horticultural measures to ensure optimal growth at all times.