

# 37 Graham Road, Highett

## Landscape Design Report

320-0732-00\_DR01

Prepared by Tract Consultants for Sunkin Group



# Quality Assurance

37 Graham Road, Highett

Landscape Design Report

Prepared for

Sunkin Group

Project Number

320-0732-00\_DRO1

Revisions

Issue	Date	Description	Prepared By	Reviewed By	Project Principal
00	12 February 2021	Draft Town Plan Package For Review	HL	ML	MV
01	24 February 2021	Town Plan Package for Council submission	HL	ML	MV
02	07 July 2021	Town Plan Package - RFI response DRAFT	HL	ML	MV
03	16 July 2021	Town Plan Package - RFI response - draft Council Submission (internal review)	HL	ML	MV
04	16 July 2021	Town Plan Package - RFI response - Council Submission	JL	ML	MV
05	20 July 2021	Sections updated to match DP	SO	ML	MV
06	22 July 2021	Updates to pages 16, 20, 23	JL	ML	MV
07	29 July 2021	Draft issue for review	JL	ML	MV
08	30 July 2021	Updates to various pages in response to Council comments	JL	ML	MV

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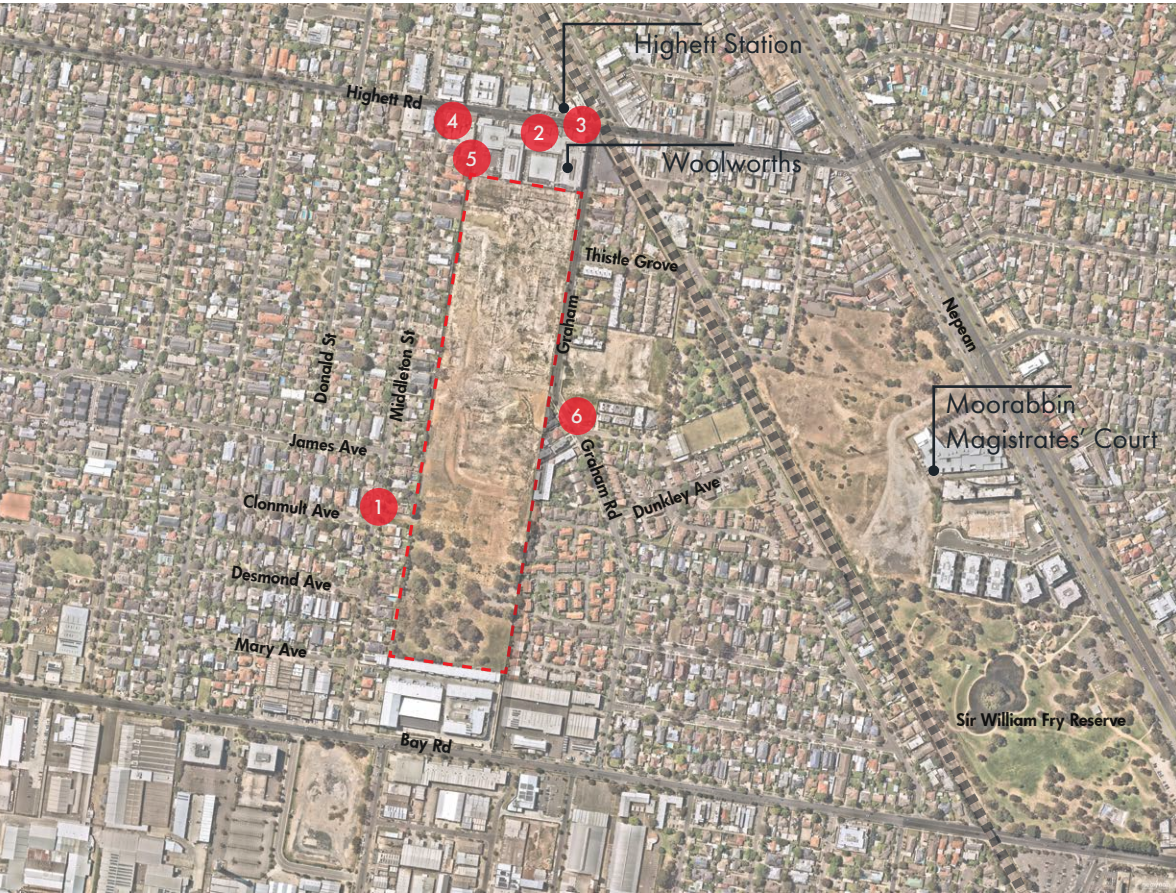


# 1 Site Analysis

## 1.1 Neighbourhood Context

Highett is a popular bayside suburb 30 minutes away from Melbourne CBD by train. The suburb has a diverse population with many great schools, parks and amenities. Highett Road shopping strip and train station are well located, almost central of the suburb but aging.

In recent years the main street has undergone some modernisation which has been welcomed by locals, thrilled to see new cafés and shops arrive at their doorstep.



## 1.2 Site Context

Bookended by contrasting characters, this site is diverse and has many facets to consider. The north of the site abuts high-rise residential and commercial developments that face and service Highett Road shopping strip. The south of the site is in complete contrast - an open woodland conservation reserve with scattered large canopy trees that sit on the high side of the site.

The east boundary addresses Graham Road with a large 1Ha park proposed at the front door of the development. The west interfaces boundary fences of exiting mostly 2-storey residential houses that address Middleton Street.

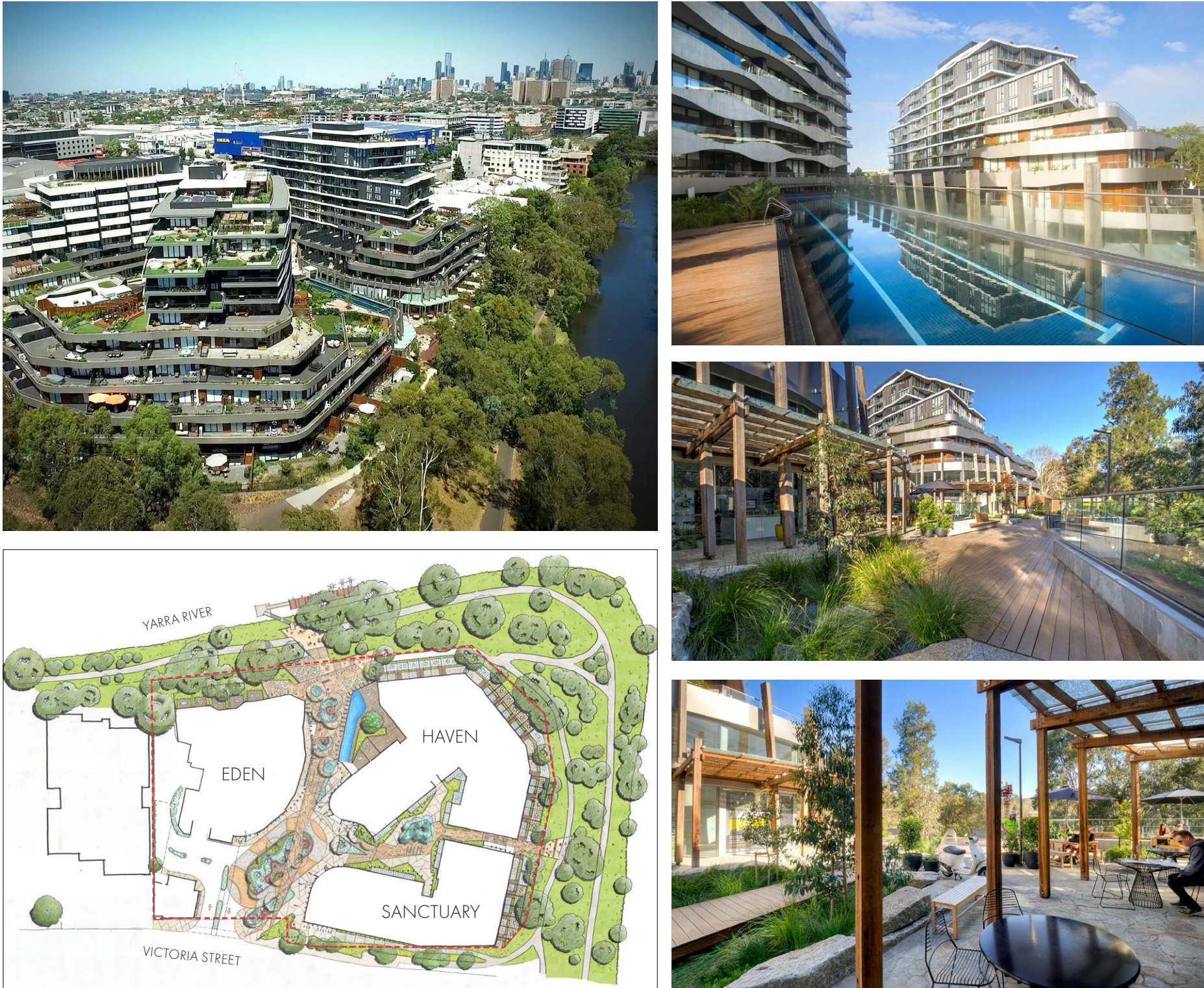
The site is in close proximity to Highett Road shopping strip, train station, restaurants, cafés, RSL and Bowls Club, as well as the Bay Road commercial precinct.





2    Precedents

2.1    Acacia Place, Abbotsford



2.2    Caulfield Village, Caulfield







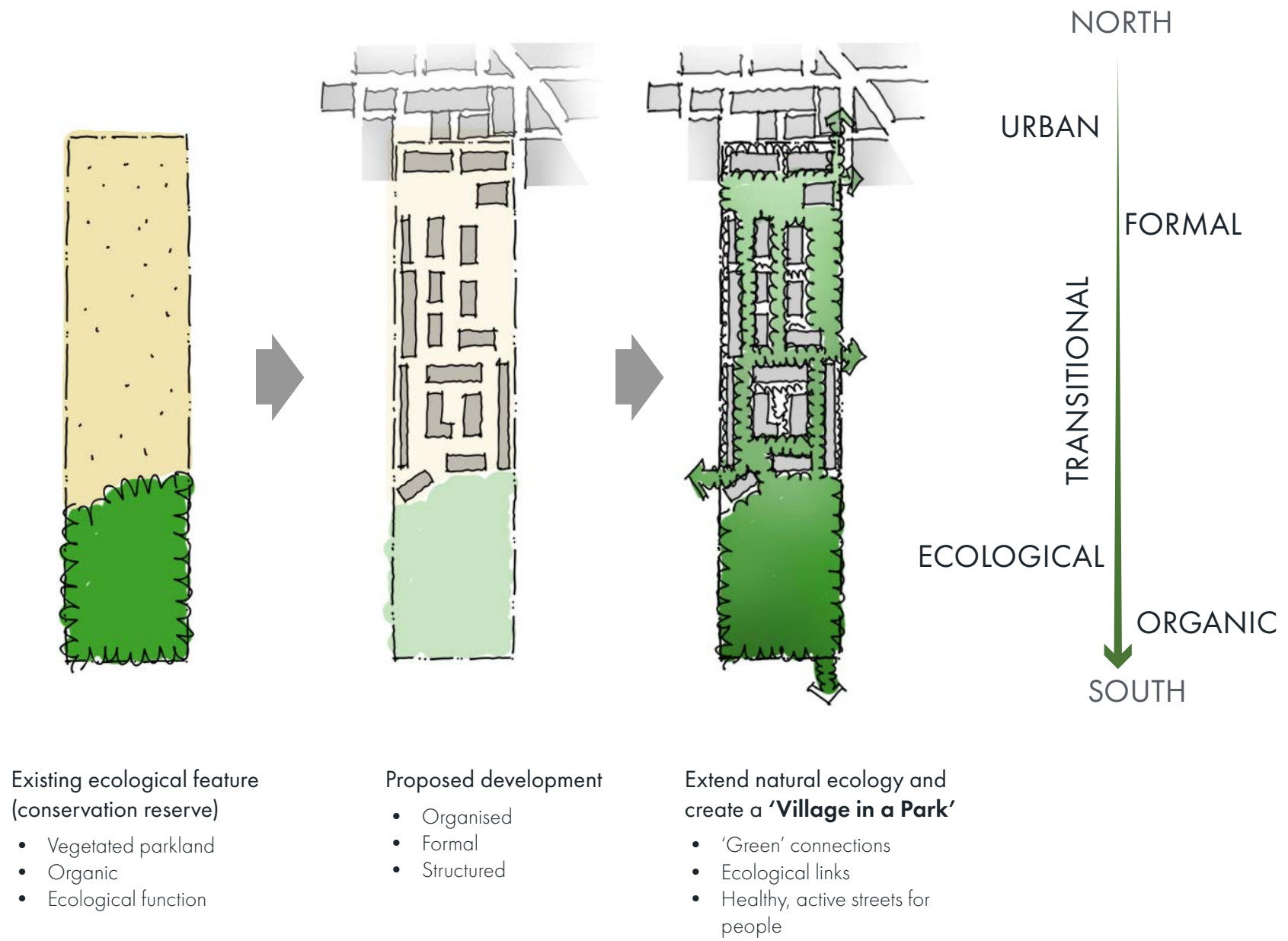
### 3 Landscape Design Response

#### 3.1 Landscape Design Approach

The landscape design approach aims to establish a clear landscape design philosophy that provides practical benefits such as spatial definition, shade, micro-climate, and visual connection to quality outdoor spaces. The landscape character expresses a transitional form, from the formal urban character of the Highett Road shop, to the organic conservation reserve

The landscape design response will explore the extension of the existing conservation reserve, as open space and green connections meander through the buildings and connect to the surrounding residential streets. The landscape transitions through the development from a 'structured' landscape (north) to a less formal arrangement (south).

The Park Village development presents a unique opportunity to make the parklands the dominant design element, particularly in the quantum of publicly accessible open space. The convenient access for people to nature and green open space include benefits such as improved physical and mental fitness, faster healing, reduced stress, improved learning and increased compassion and empathy - positively impacting the quality of life of residents and encouraging a safer and more engaged community.





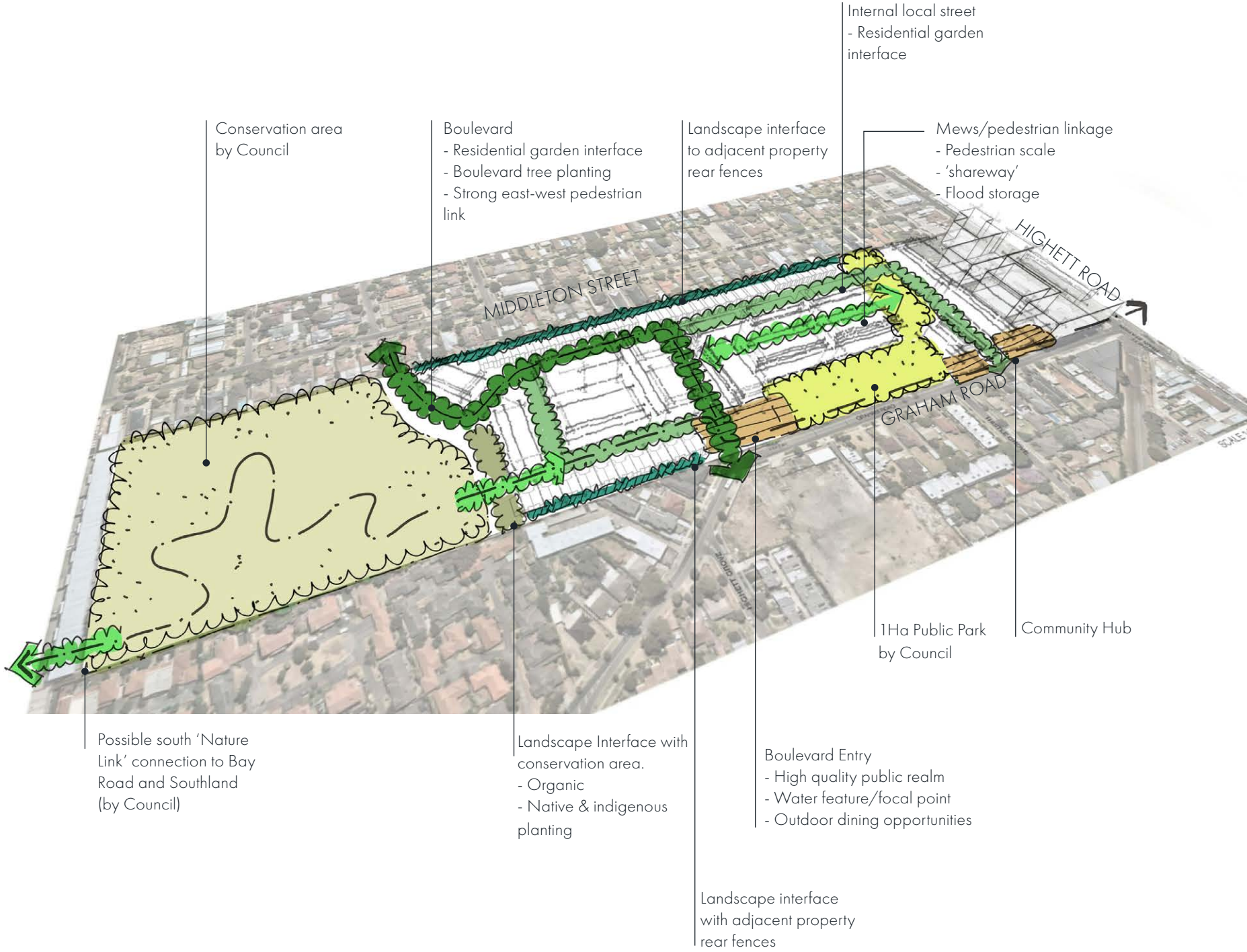
3.2 Landscape Functional Response

The aim of the landscape concept is to create attractive, good quality open spaces that provide high level of amenity for future residents and existing neighbours.

The design of the landscape treatment will engage the wider open space and street character, through design cues and appropriate species selection of trees, shrubs, and groundcovers for the site. Emphasis is placed on green links, used to create meaningful physical and visual connections to the public open space, the conservation area and the surrounding street network.

The challenge will be to create a place offering deep, rich and multi-layered opportunities to ensure the development of an integrated and connected precinct. Effective wayfinding strategies, highly accessible and functional open spaces, efficient vehicle, cyclist and pedestrian movement and protection of amenity for existing and future residents of Highett are of importance to this neighbourhood.

Communal open spaces and shared streets with pedestrian priority form part of the open space network providing accessible public open space for neighbours' social engagement, outdoor retreat, and play.



4 Landscape Character Precincts

3.3 Landscape Precincts

The implementation of the various landscape character precincts and features come together to create a high quality landscape that provides a harmonizing overlay to the various housing blocks while embracing the surrounding community.

The precincts offer individualised character that respond to architecture, façades, building scale and existing site features or boundaries. These characters change through planting and materials responding to the specific precincts and/or the neighbouring form or boundary.

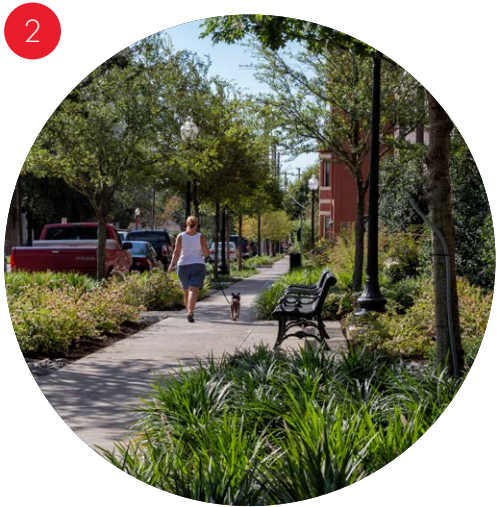
Responding to a site in this manner ensures a site responsive design that adds depth and interest for all residents and their neighbours.



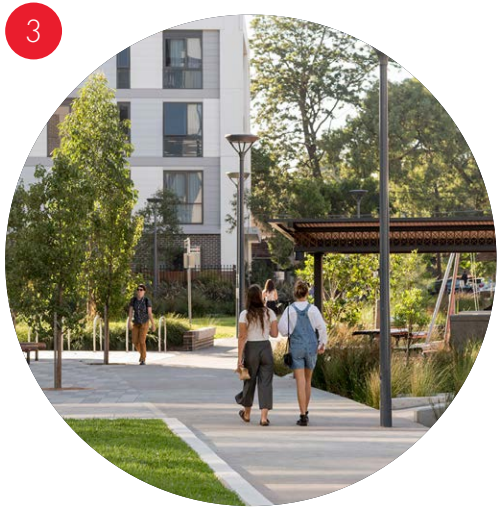




- Civic Heart**
- Community focused design and features that embody Highett
- Outdoor spaces are robust, functional and high quality
  - Wayfinding
  - Social
  - Civic scale and function



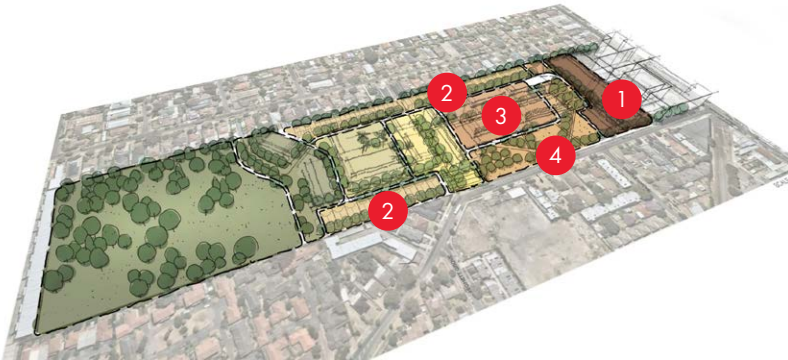
- Transitional Density**
- An intimate scale with garden beds and trees where possible completing the green envelope around the site, which ties into adjacent townhouses and neighbouring rear fences.
- Low fences
  - Lush plantings out to kerb where possible
  - Trees to offer shade and green street outlooks
  - Intimate pedestrian scale



- Central Mews**
- A safe and slow shared zone for vehicles and pedestrians, using good design language as wayfinding.
- Pedestrian/bicycle priority zone
  - High quality urban detailing
  - No kerbs – use furniture and planting to define space
  - Minimise vehicle activity and congestion
  - Trees to provide amenity and shade
  - Species suited to on structure planting



- Public Park**
- A multi-functional and all-year space to service the local residents and wider neighbourhood. A space to have a quiet break, a work-out or socialise.
- Formal language and design
  - Open lawn areas
  - Social and community event spaces
  - Play and active/ recreation space
  - Ornamental feature trees to provide amenity and shade



KEY PLAN



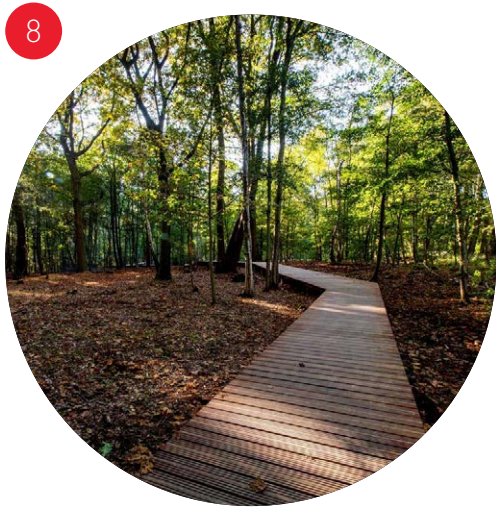
- Boulevard Entry**
- Urban-feel, high-end space that sets the tone of the development on arrival. Inviting, impressive and lined with a boulevard of canopy trees and activated streetscape.
- High quality urban detailing
  - Tree lined street / boulevard character
  - Focal point/water feature
  - Urban plaza
  - Cafe outlook



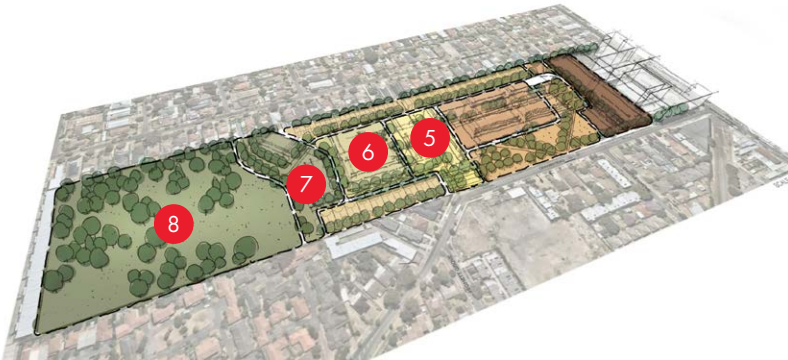
- Suburban Hinterland**
- Transitional zone of mixed low and high-rise built form that links the conservation reserve to the entry.
- Less formal treatment
  - Introduction of Indigenous/native planting palette as it transitions toward the conservation reserve
  - Tree lined streets with complementary under storey plantings
  - Break-out/ seating nodes within wider naturestrip interfaces
  - Canopy & habitat link from Conservation Reserve to entry and local park beyond



- Conservation Interface**
- Outlook to existing Conservation area.
- Existing conservation parkland character to be respected
  - Provide 'soft' edge to proposed development
  - Indigenous planting palette
  - Maintain sightlines and connections into conservation area



- Conservation Area**
- Delivered by Council. Not in project scope.
- Vegetated natural character
  - Existing vegetation to be retained
  - Minimal disturbance

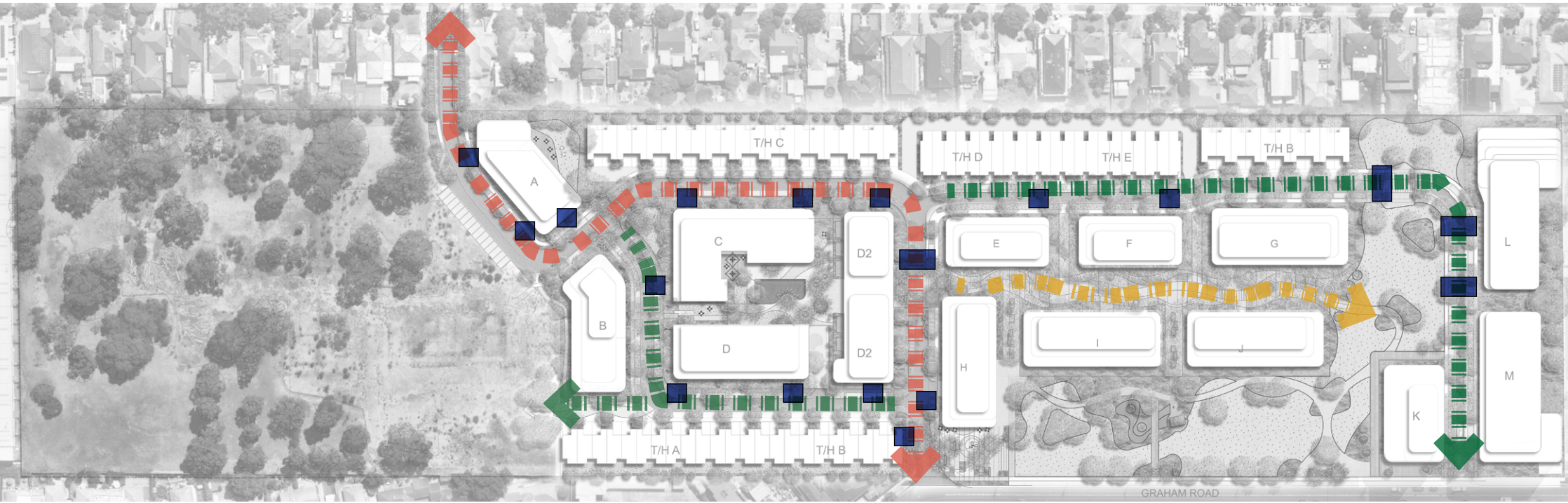


KEY PLAN



5 Streetspaces & Character

5.1 Streetscape Character & Raingardens



- Formal Street and landscape 'Thresholds'**
- Tree lined street
  - Boulevard character
  - Thresholds with feature landscape treatments



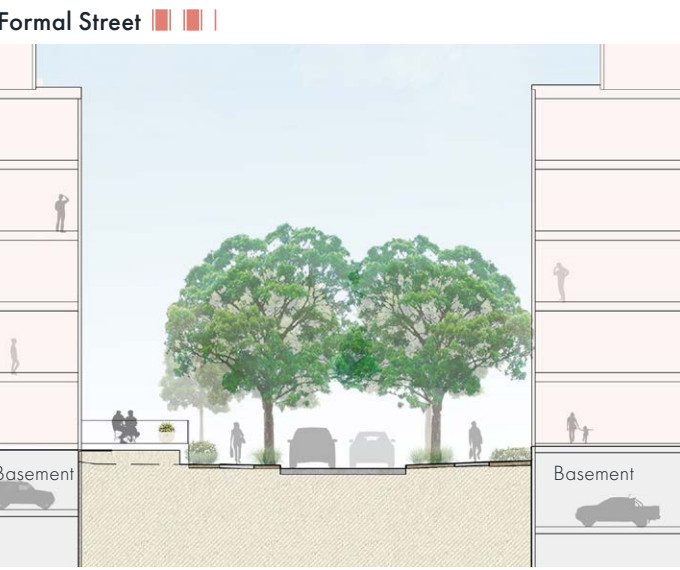
- 'Green' link Street**
- Connected canopy (biolink)
  - Heavily vegetated



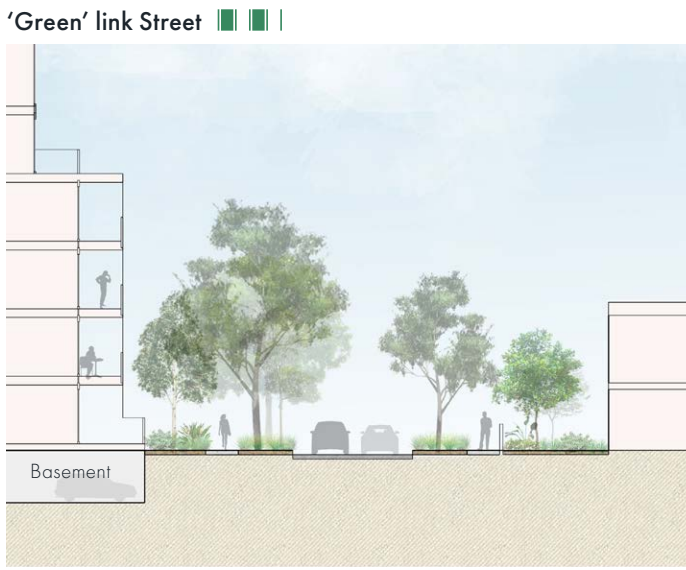
- Mews**
- Pedestrian/bicycle priority zone
  - High quality urban detailing
  - No kerbs – use furniture and planting to define space
  - Minimize vehicle activity
  - Trees to provide amenity and shade
  - Species suited to on structure planting



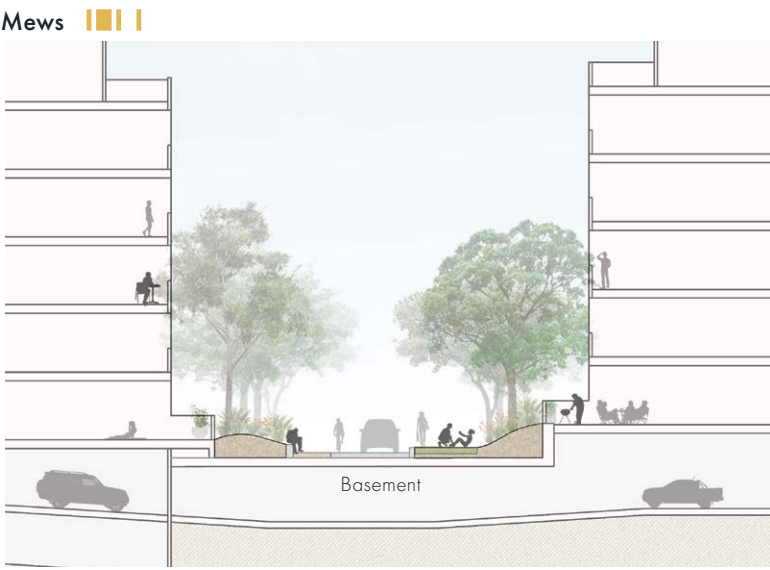
- Possible Raingarden opportunities**
- Located within naturestrip



Formal Street



'Green' link Street



Mews

Typical Street sections (nts)

5.2 Street Tree Masterplan



- Feature tree/ node marker / wayfinding**
- *Livistona australis* (CABBAGE TREE PALM)

- Boulevard**
- *Angophora costata* (SMOOTH-BARKED APPLE) or *Quercus cerris* (TURKEY OAK)

- Secondary Boulevard**
- *Tristanopsis laurina* (WATER GUM) or *Platanus orientalis* 'Digitata' (ORIENTAL PLANE) or *Ulmus parvifolia* (CHINESE ELM)

- Local Street**
- *Lophostemon confertus* (BRUSH BOX) or *Corymbia citriodora* 'Scentuous' (LEMON-SCENTED GUM SCENTUOUS)

- Mews**
- *Gleditsia triacanthos* var. *inermis* 'Shademaster' (SHADEMASTER HONEY LOCUST) or *Tilia cordata* 'Greenspire' (Linden Tree) or *Elaeocarpus reticulatus* (BLUEBERRY ASH)

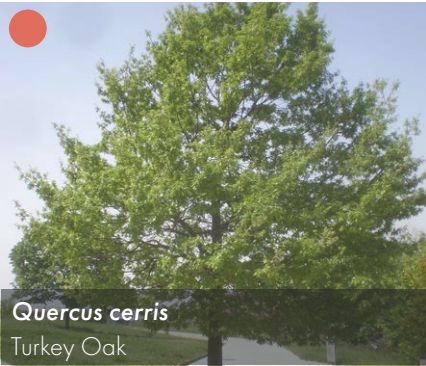
Feature tree



Local Street tree



Boulevard Tree



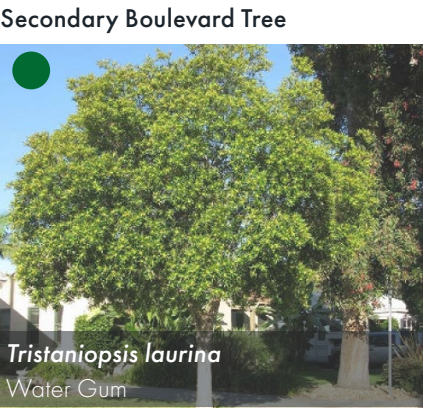
Mews tree



Secondary Boulevard Tree



Mews tree





6 Landscape Masterplan



Legend

- 1 Civic Heart
- 2 Transitional Density
- 3 Central Mews
- 4 Public Park
- 5 Boulevard Entry
- 6 Suburban Hinterland
- 7 Conservation Interface
- 8 Conservation Area



7 Landscape Design

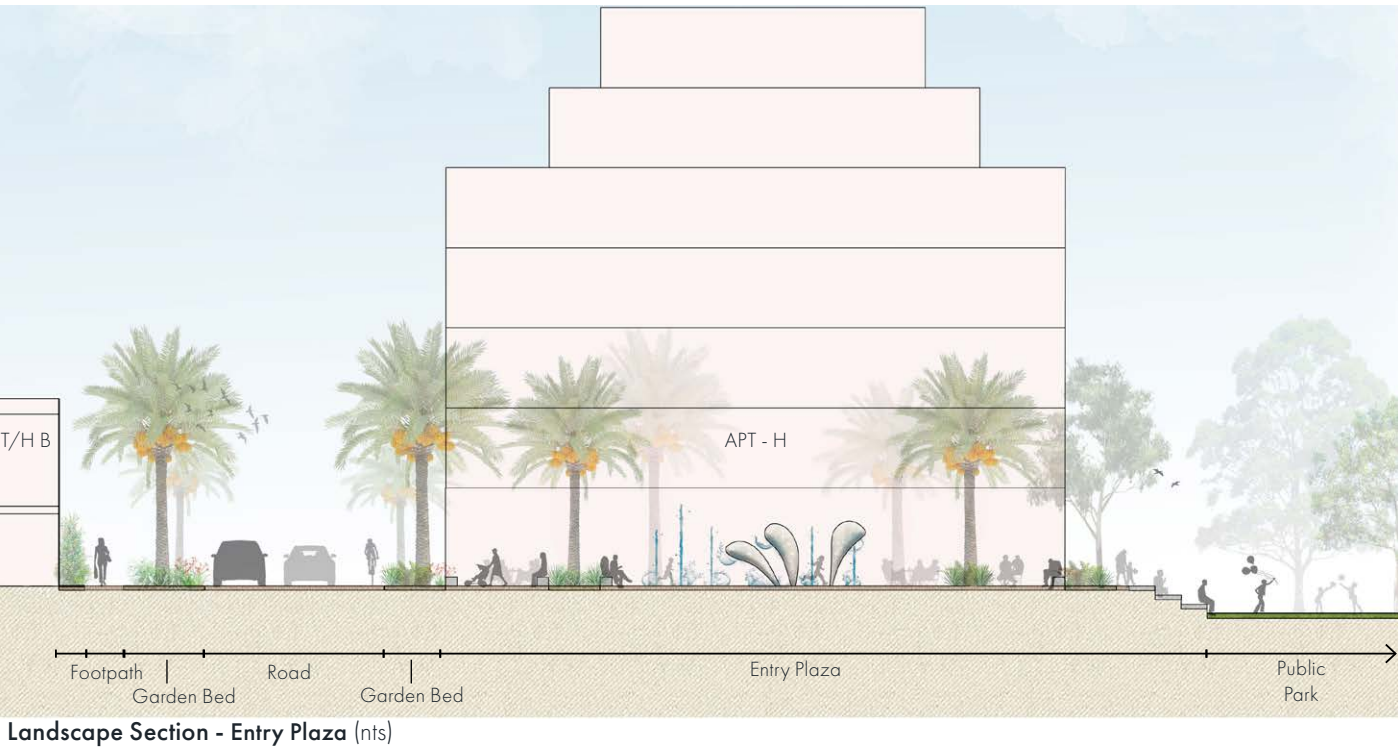
7.1 Entry

A contemporary sculpture with water feature marks the main entry to Park Village Highett and welcomes residents and guests.

Symbolically, water gives the development life and links the space to Port Phillip Bay whilst assisting as a wayfinding cue to draw people down Graham Road.

Nestled amongst grand palm trees, the sculpture is central to a new urban plaza that sits higher than the new public park - a great vantage point to sit and ponder over a morning coffee.

Materials and planting celebrate coastal living and set the tone of Park Village Highett. Palm trees are paired with low plantings to ensure sightlines are not compromised and pedestrians can walk freely through the space.



Landscape Section - Entry Plaza (nts)



Plan View



Artist Impression

7.2 Mews

Resembling a suburban laneway with a modern twist, the Mews is a shared zone for pedestrians, cyclists and motorists, to access buildings I & J, as well as accommodating an east-west connection to the the local park and Graham Road.

A slow space with minimal vehicular movement where pedestrians take priority and can utilise the space for passive recreation.

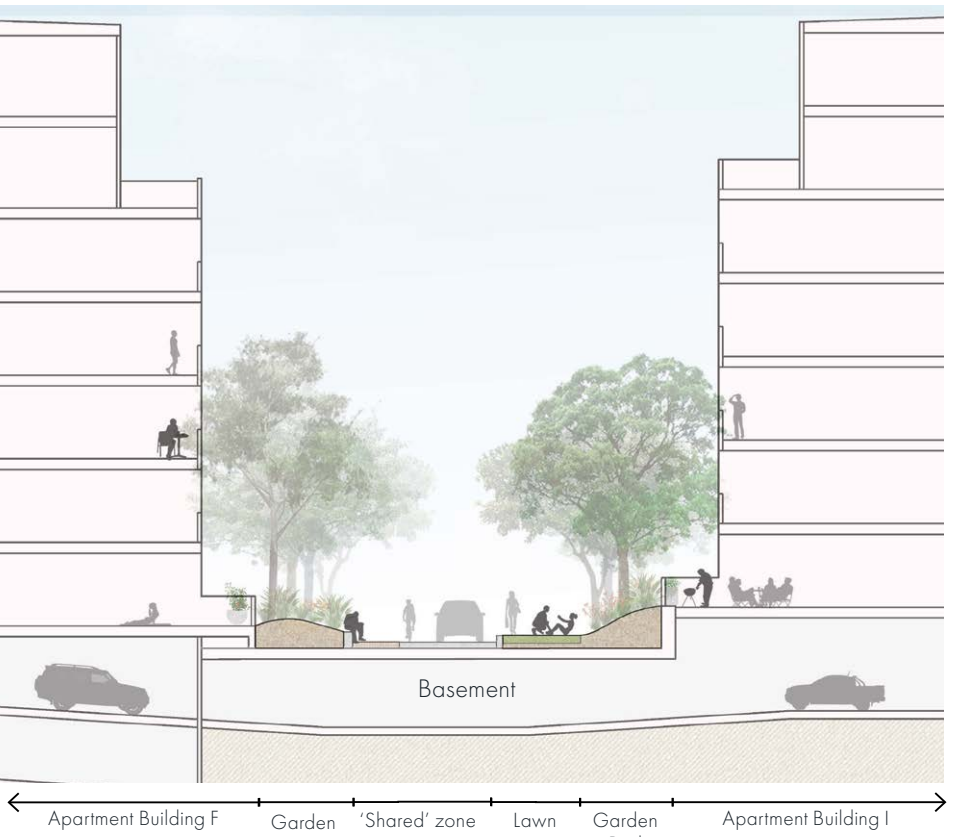
The Mews is flanked by plantings hosted in raised planters on the car park lid. Pavement is organic and uses subtle wayfinding techniques such as material contrast and raised kerbs to guide motorists.

In addition to the above, pavement and planting selection considers the Mews providing flood storage in a 1:100 year flood event.

All basement access points and finished floor levels will satisfy freeboard requirements and the max flood depth will not exceed 300mm. The Mews area will only be inundated in 1:100yr event for approximately 4hrs.



Plan View



Landscape Section (nts)





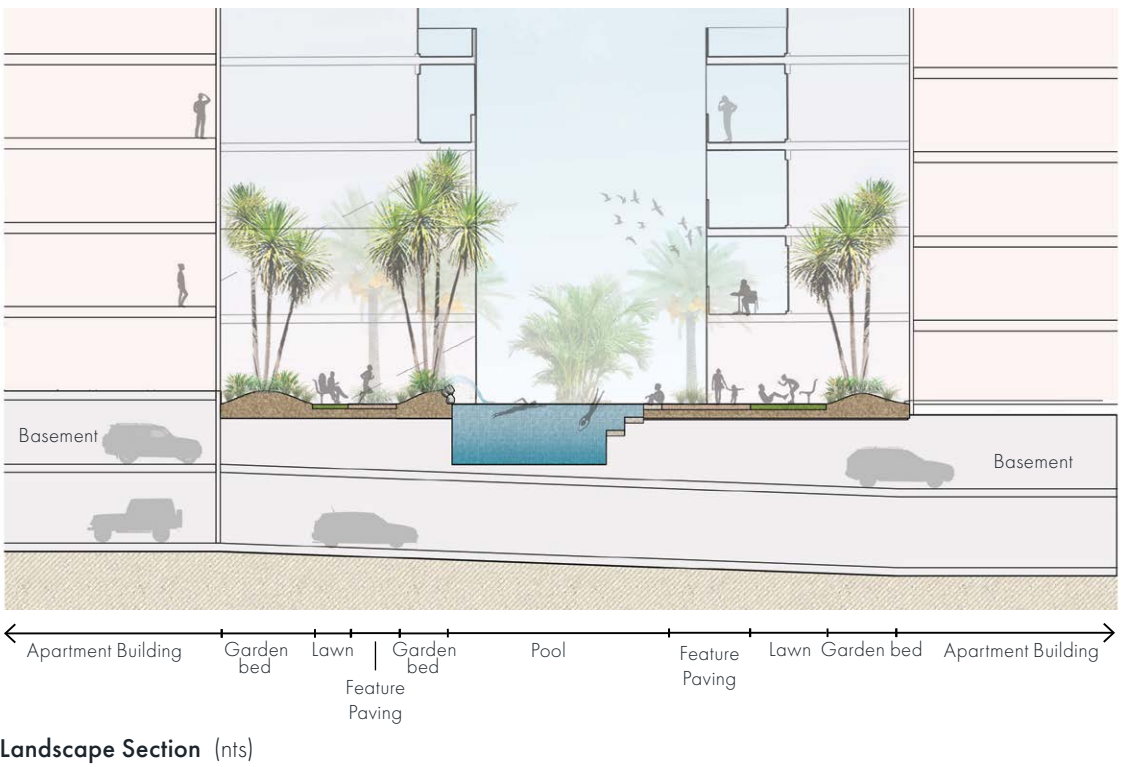
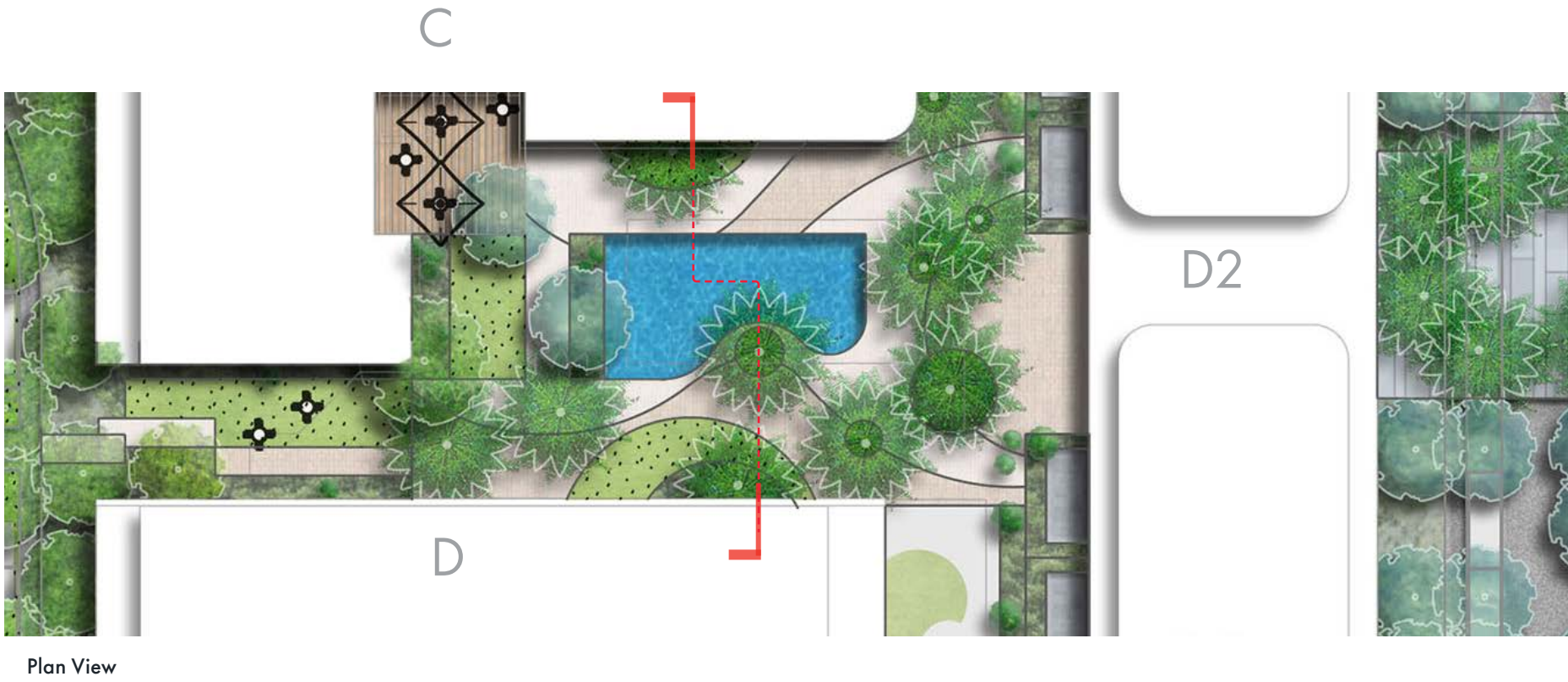
7.3 Amenities

A private health and wellness retreat is nestled within Park Village Highett, offering residents a Coastal oasis to socialise, relax, work and play.

The pool is organic in shape and resort-like, surrounded by palms and lush tropical plantings. A space that caters for all ages and bodies to enjoy the outdoors.

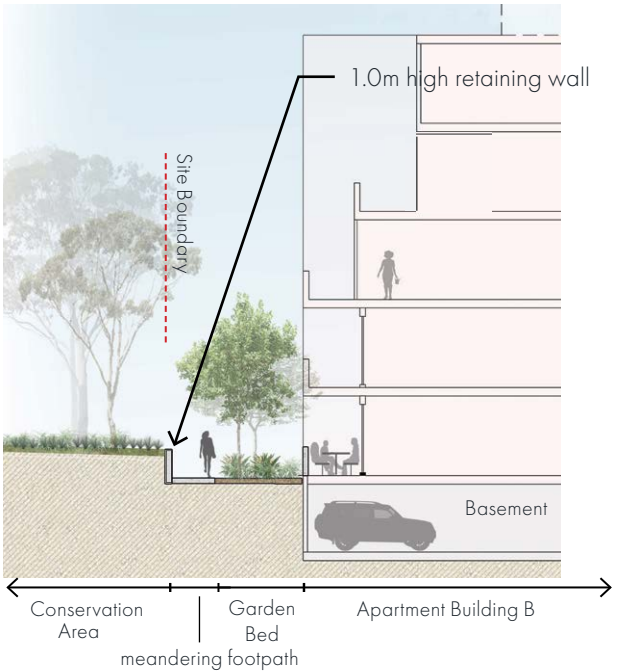
Visually the palms connect through building D2, with their fronds visible through the mezzanine floor.

Materials and colours reference a bayside lifestyle and are chosen for their cooling and calming effects.



7.4 Conservation area interface

A sensitive interface area that reflects the native and indigenous plantings that exist here. New plantings are mindful of remnant vegetation and protect or enhance the Conservation Reserve interface with the development.



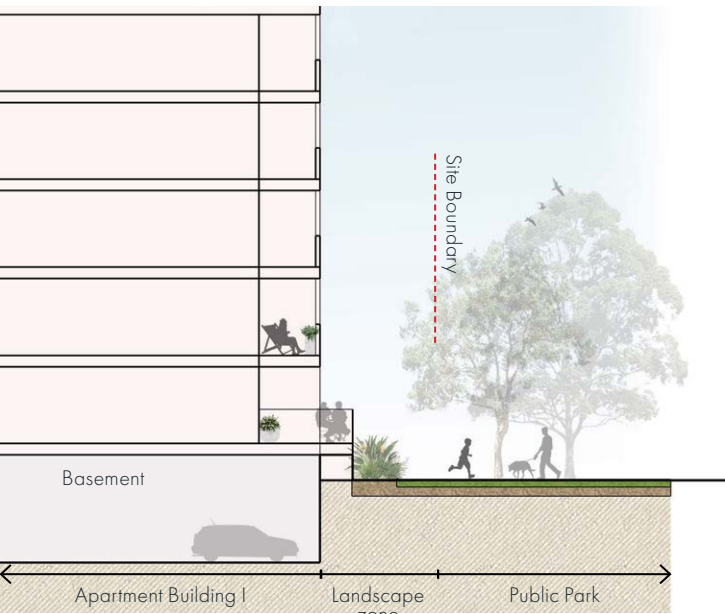
Landscape Section A



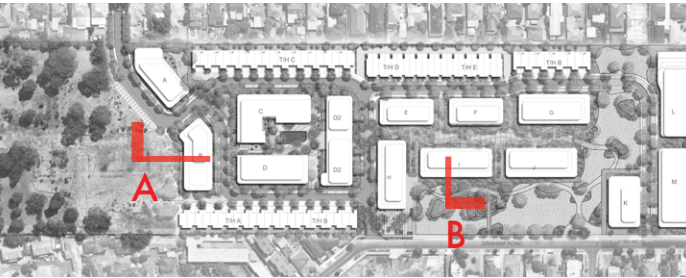
7.5 Public Park interface

The interface with the new public park is important, offering several pedestrian connection opportunities to ensure a truly traversable and integrated development within the current Highett urban fabric.

Park Village Highett also offers good surveillance opportunities for the park and will see the reserve in use most times of the day.



Landscape Section B

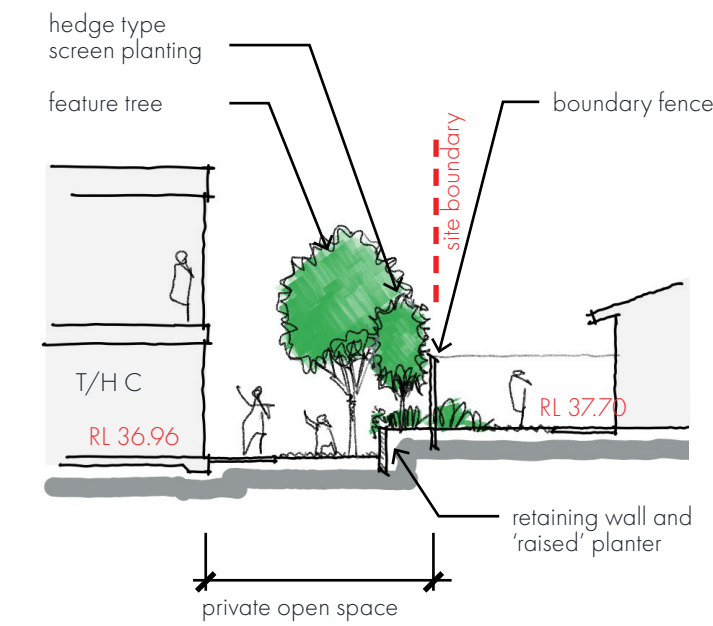




7.6 Boundary Interfaces

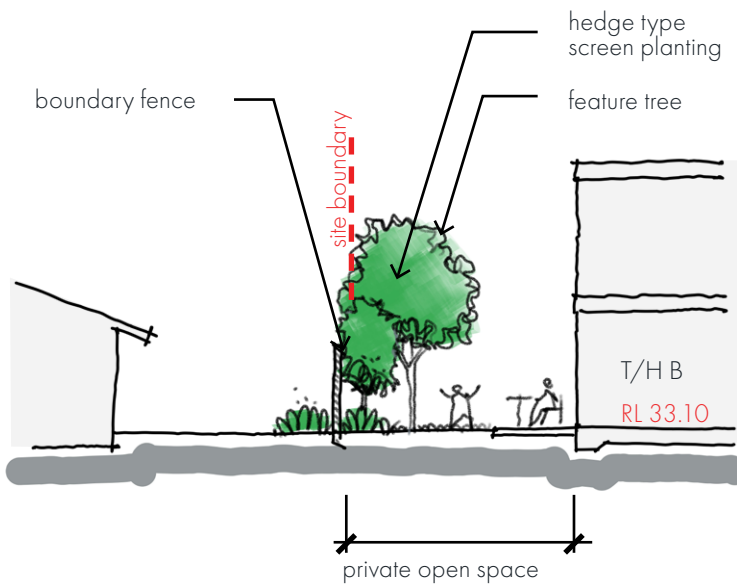
Interfaces mindful of boundary fences and neighbouring dwellings. Plantings along boundaries where possible to soften and buffer new built form and offer a green outlook for existing residential areas.

7.6.1 T/H C South West interface



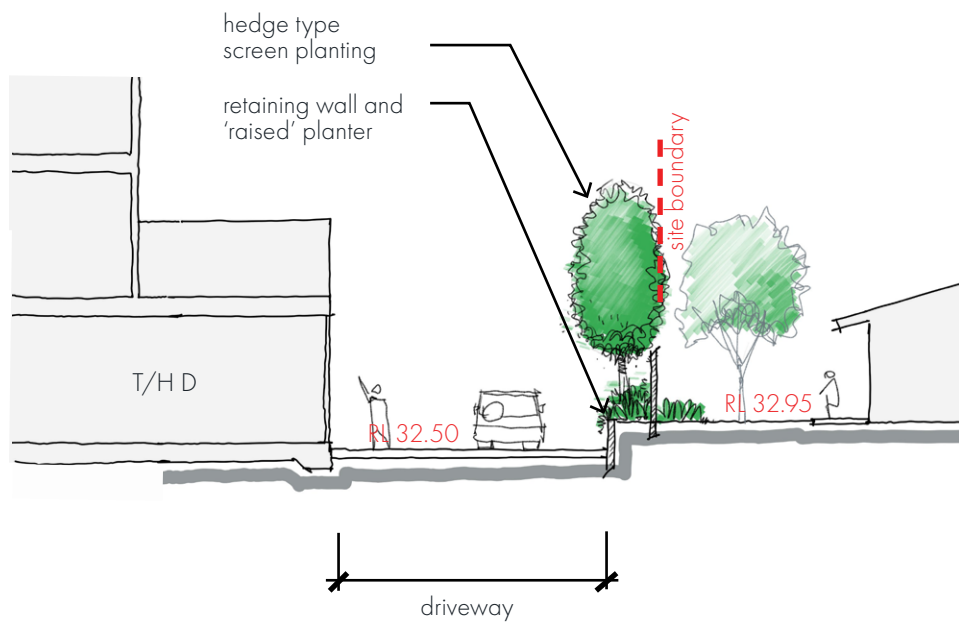
Landscape Section A

7.6.2 T/H B East interface



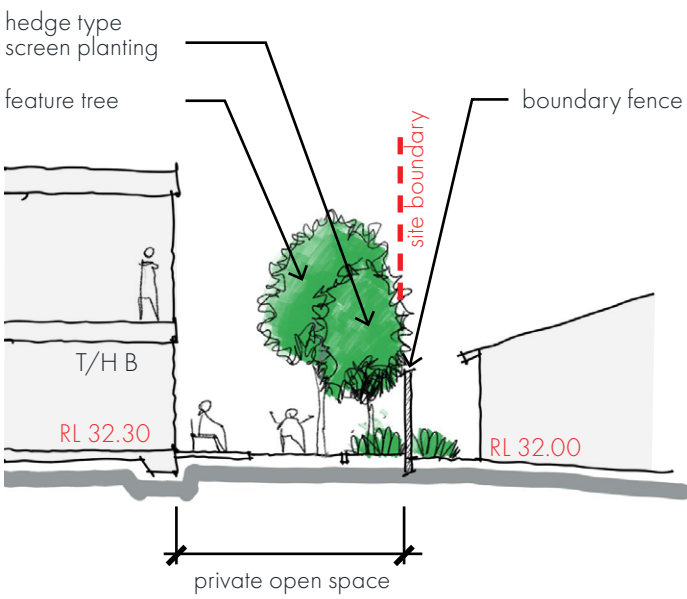
Landscape Section B

7.6.3 T/H D interface



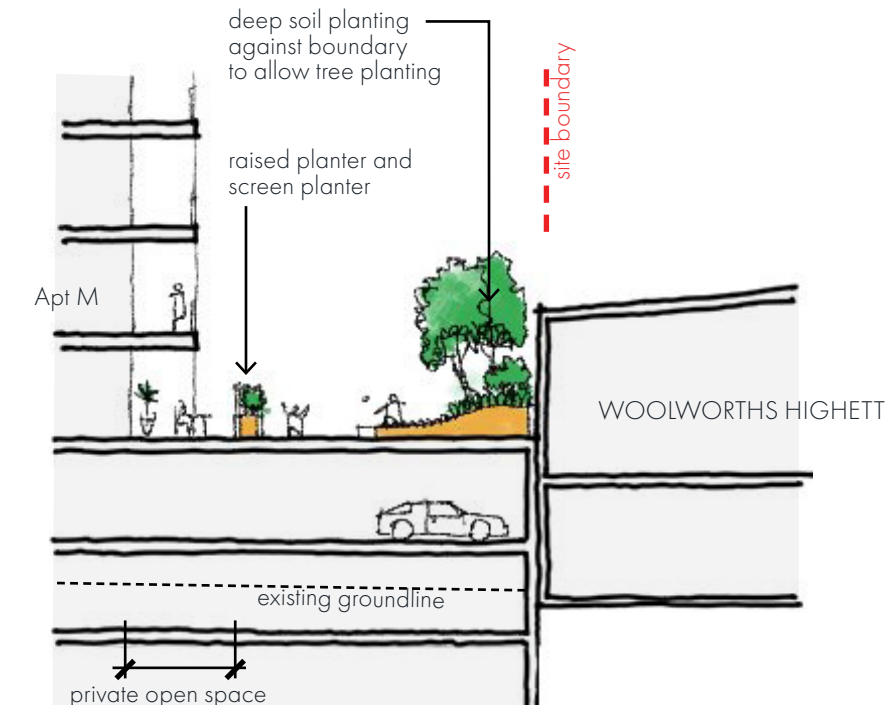
Landscape Section C

7.6.4 T/H B North West interface



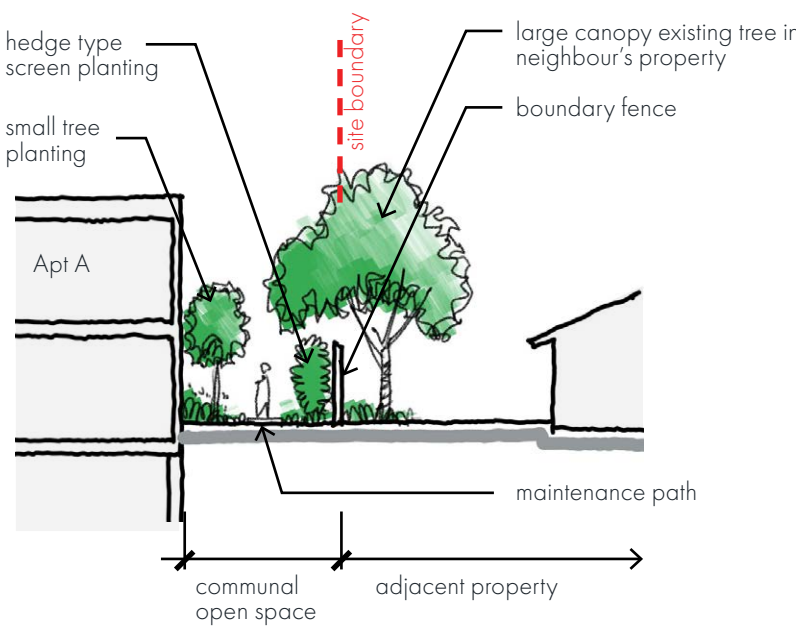
Landscape Section D

7.6.5 Apt M interface



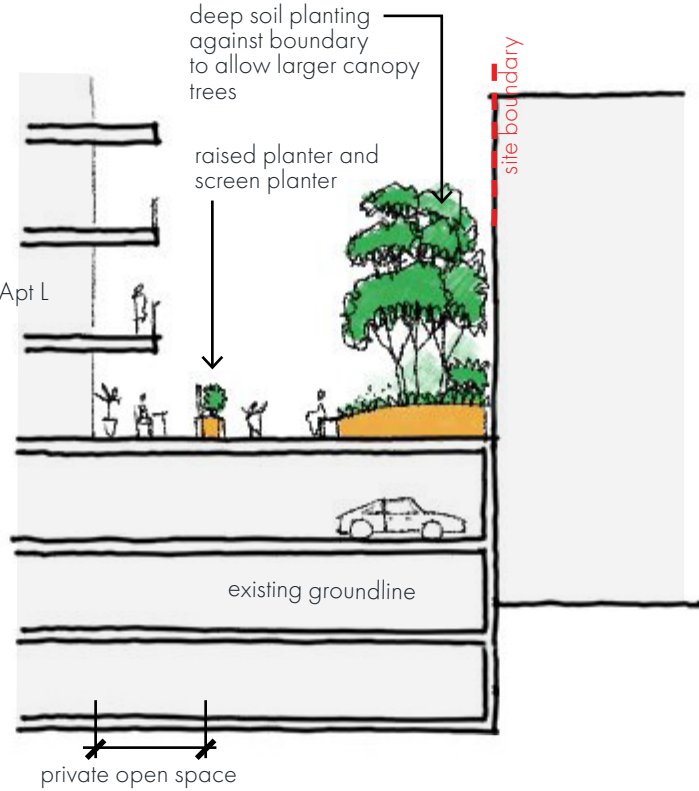
Landscape Section E

7.6.7 Apt A West interface



Landscape Section G

7.6.6 Apt L interface



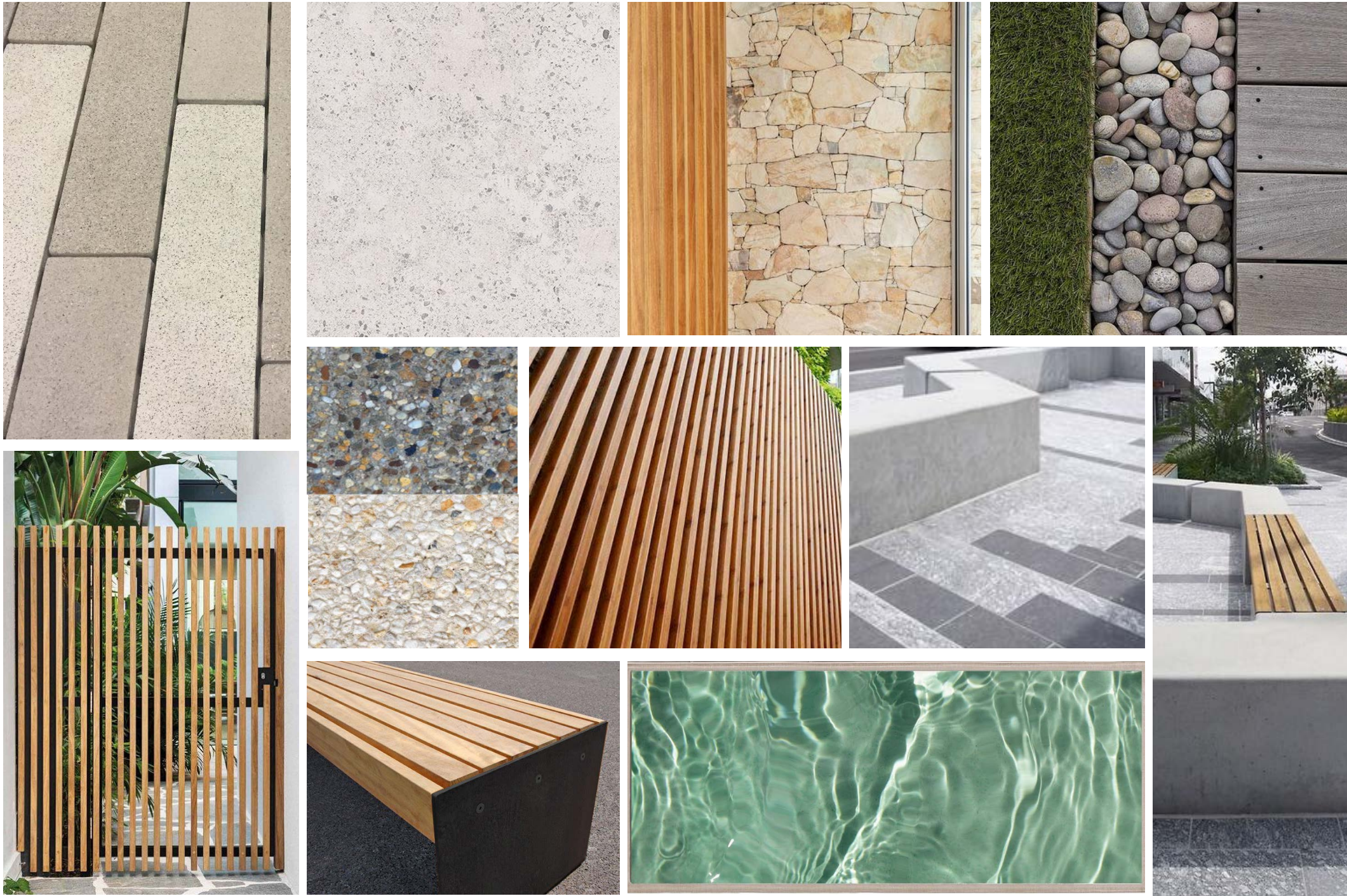
Landscape Section F



8 Materials

8.1 Hard Landscape

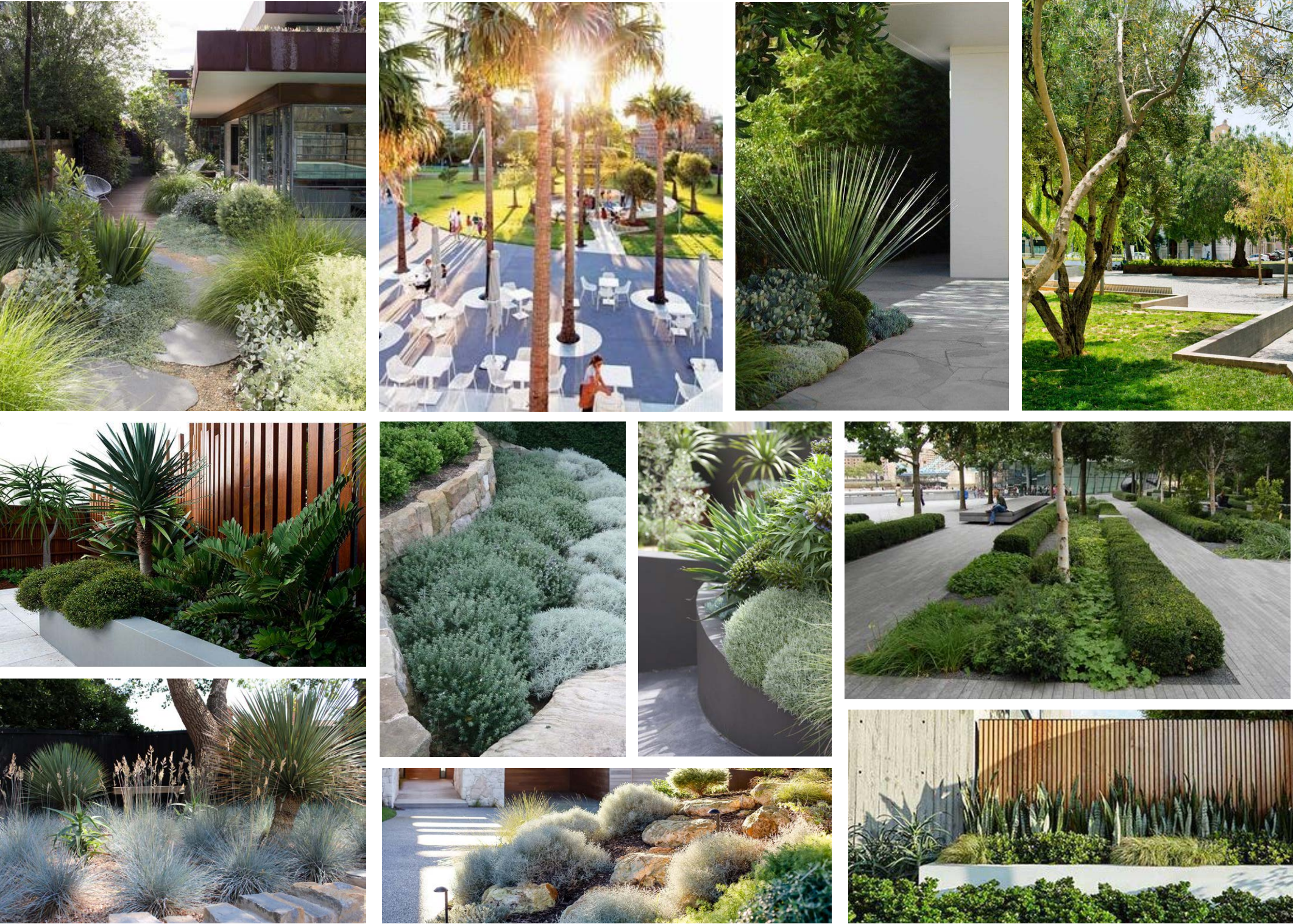
Materials and colours reference the bayside tones and textures. Cooling and soft with mostly natural materials, the palette is calm, relaxed and has a coastal feel.



8.2 Soft Landscape

Enhancing the hard landscape materials, the soft landscape palette also reflects the tones and textures of bayside living.

Colours and textures compliment or contrast materials and will be composed in structured and formal arrangements in some areas, and relaxed and organic arrangements in others, to reflect the precincts within the development.





9 Planting Palette (Public areas)



Civic Heart

Large feature trees to reflect civic nature. Shade tolerant, ornamental shrubs and groundcovers.



Transitional density

Foliage and texture with coastal influences. Small to medium sized trees to transition to lower density neighbourhood.

Civic Heart					
Botanic Name	Common Name	Mature (H x W)	Install Size		QTY
Trees					
Ginkgo biloba	Maidenhair Tree	12 x 5m	45Lt	E	0
Lagerstroemia indica x fauriei 'Natchez'	White Crepe Myrtle	6 x 4m	45Lt	E	0
Magnolia grandiflora 'Exmouth'	Southern Magnolia	12-15 x 5-8m	45Lt	E	0
Platanus orientalis 'Digitata'	Oriental Plane cultivar	15-20 x 10m	45Lt	E	0
Tristaniopsis laurina	Water Gum	10 x 6m	45Lt	N	0
Ulmus glabra 'Lutescens'	Golden Elm	15 x 12m	45Lt	E	0
			Total Trees		0
Shrubs, Grasses & Groundcovers					
Alocasia macrorrhizos	Elephant Ears	1 x 0.8m	150mm pot	N	0
Arthropodium cirratum	Renga Renga Lily	1 x 1m	150mm pot	E	0
Acacia cognata 'Limelight'	River Wattle	0.5m x 1m	150mm pot	N	0
Clivia miniata	Kaffir lily	0.5 x 0.5m	150mm pot	E	0
Cycas revoluta	Sago Palm	1-2 x 1-2m	300mm pot	E	0
Dianella tasmanica	Tasman Flax Lily	0.6 x 0.5m	150mm pot	N	0
Liriope muscari 'Amethyst'	Amethyst Evergreen Giant	0.4 x 0.4m	150mm pot	E	0
Lomandra 'Little Con'	Mat Rush	0.4 x 0.4m	150mm pot	N	0
Senecio mandraliscae	Blue Chalk Sticks	0.2 x 1.2m	150mm pot	N	0
			Total Plants		0
Transitional density					
Botanic Name	Common Name	Mature (H x W)	Install Size		QTY
Trees					
Banksia integrifolia	Coast Banksia	15 x 6m	45Lt	N	0
Corymbia citriodora 'Scen tuous'	Lemon-scented Gum	12 x 6m	45Lt	N	0
Hymenosporum flavum	Native frangipani	7 x 6m	45Lt	N	0
Prunus lusitanica	Portuguese Laurel	5 x 3m	45Lt	E	0
Pyrus calleryana 'Chanticleer'	Chanticleer Pear	10 x 5m	45Lt	E	0
Syzygium australe 'Pinnacle'	Pinnacle Lilly Pilly	6 – 10m x 1 – 1.5m	45Lt	N	0
Tristaniopsis laurina	Water Gum	10 x 6m	45Lt	N	0
			Total Trees		0
Shrubs, Grasses & Groundcovers					
Acacia cognata 'Limelight'	River Wattle	0.5m x 1m	150mm pot	N	0
Austrostipa stipoides	Coastal Spear Grass	0.6 x 0.6m	150mm pot	I	0
Banksia spinulosa	Hairpin Banksia	0.5 x 0.5m	150mm pot	N	0
Casuarina glauca 'Cousin It'	Swamp Oak	0.2 x 1.5m	150mm pot	N	0
Correa alba	White Correa	1 x 1m	150mm pot	N	0
Leucophyta brownii	Cushion Bush	0.75 x 0.75m	150mm pot	N	0



Central Mews

Shady, forested garden walk. Shade tolerant shrubs and groundcovers with hedging species for privacy. Textured foliage with silver and white highlights.

Liriope muscari ‘Amethyst’	Amethyst Evergreen Giant	0.4 x 0.4m	150mm pot	E	0
Lomandra ‘Tanika’	Tanika Mat Rush	1 x 1m	150mm pot	N	0
Ophiopogon japonicus ‘Nana’	Dwarf Mondo Grass	0.15 x 0.15m	150mm pot	N	0
Senecio serpens	Blue Chalksticks	0.2 x 1.5m	150mm pot	N	0
Stachys byzantina	Lamb’s Ears	0.3 x 1m	150mm pot	E	0
Westringia fruticosa	Coastal Rosemary	1.5 x 1.5m	150mm pot	N	0
			Total Plants	0	
Central Mews					
Botanic Name	Common Name	Mature (H x W)	Install Size	QTY	
Trees					
Angophora costata	Smooth-barked Apple	20 x 12m	45Lt	N	0
Elaeocarpus reticulatus	Blueberry Ash	9 x 4m	45Lt	N	0
Gleditsia triacanthos var. inermis ‘Shademaster’	Green Honey Locust	12 x 10m	45Lt	E	
Jacaranda mimosifolia	Jacaranda	10 x 8m	45Lt	N	0
Magnolia loebneri ‘Ballerina’	Magnolia	5 x 3m	45Lt	N	0
Syzygium australe ‘Pinnacle’	Pinnacle Lilly Pilly	6 – 10m x 1 – 1.5m	45Lt	N	0
Tilia cordata ‘Greenspire’	Small-leaved Lime	9 x 5m	45Lt	E	0
Waterhousea floribunda ‘Sweeper’	Sweeper Lilly Pilly	10 x 5-8m	45Lt	N	0
			Total Trees	0	
Shrubs, Grasses & Groundcovers					
Acacia cognata ‘Green Mist’	River Wattle	1.5 x 1.5m	150mm pot	N	0
Acmena smithii ‘Minor’	Dwarf Lilly Pilly	3 x 3m	150mm pot	N	0
Anemone hupehensis	Japanese Wind Flower	1.2 x 1m	150mm pot	E	0
Arthropodium cirratum	Renga Renga Lily	1 x 1m	150mm pot	E	0
Daphne odora ‘Alba’	Crystal White Daphne	1.2 x 1.2m	150mm pot	E	0
Liriope muscari ‘Variegated’	Variegated Lily Turf	0.3 x 0.3m	150mm pot	N	0
Clivia miniata	Kaffir lily	0.5 x 0.5m	150mm pot	E	0
Murraya paniculata	Orange Jasmine	3 x 3m	150mm pot	E	0
Pittosporum tobira ‘Miss Muffet’	Miss Muffet Pittosporum	1 x 1.5m	150mm pot	E	0
Plectranthus argentatus	Silver Plectranthus	0.3 x 1m	150mm pot	N	0
Raphiolepis ‘Cosmic White’	Cosmic White	1.5 x 1.5m	150mm pot	E	0
Stachys byzantina	Lamb’s Ears	0.3 x 1m	150mm pot	E	0
Trachelospermum asiaticum ‘Flat Mat’	Flat Mat	0.4 x 3m	150mm pot	N	0
			Total Plants	0	
Public Park By Others					







Boulevard Entry

Eye-catching, high profile, evergreen ornamental species marking the entry to the precinct.



Suburban Hinterland

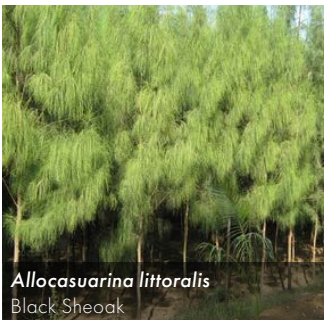
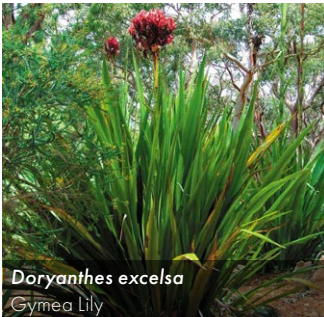
Mix of exotics, natives and indigenous species, transitioning to Conservation Interface

Boulevard Entry					
Botanic Name	Common Name	Mature (H x W)	Install Size		QTY
Trees					
Agathis robusta	Queensland Kauri Pine	30 x 15m	45Lt	N	0
Angophora costata	Smooth Bark Apple	20 x12m	45Lt	N	0
Livistona australis	Cabbage-tree palm	to 30m	100Lt - 500Lt	N	0
Quercus cerris	Turkey Oak	30 x 15m	45Lt	E	0
			Total Trees	0	

Shrubs, Grasses & Groundcovers					
Carpobrotus rossii	Karkalla	Prostrate 2-3m	150mm pot	I	0
Casuarina glauca ‘Cousin It’	Swamp Oak	0.2 x 1.5m	150mm pot	N	0
Doryanthes excelsa	Gymea Lily	2 x 4m	300mm pot	N	0
Lomandra ‘Tanika’	Tanika Mat Rush	1 x 1m	150mm pot	N	0
Olearia axillaris	Coastal Daisy Bush	1m x 1m (clipped ball)	150mm pot	I	0
Pennisetum advena ‘Rubrum’	Purple Fountain Grass	1.5 x 1m	150mm pot	E	0
Senecio mandraliscae	Blue Chalk Sticks	0.2 x 1.2m	150mm pot	N	0
Strelitzia reginae	Giant Bird of Paradise	6 x 3.5m	300mm pot	E	0
Strelitzia reginae	Bird of Paradise	1.5 x 1m	300mm pot	E	0
Trachelospermum asiaticum ‘Flat Mat’	Flat Mat	0.4 x 3m	150mm pot	N	0
Viola hederacea	Native Violet	0.1 x 1m	150mm pot	I	0
			Total Plants	0	

Suburban Hinterland					
Botanic Name	Common Name	Mature (H x W)	Install Size		QTY
Trees					
Acacia mearnsii	Black Wattle	8-10m x 6-10m	45Lt	I	0
Acacia melanoxylon	Blackwood	8-10m x 6-15m	45Lt	I	0
Allocauarina littoralis	Black She-oak	8m x 2-6m	45Lt	I	0
Allocauarina verticillata	Drooping She-oak	10-11m x 3-8m	45Lt	I	0
Archontophoenix cunninghamiana	Bangalow palm	to 20m	100Lt - 500Lt	N	0
Brachychiton acerifolius	Illawarra Flame Tree	12 x 6m	45Lt	N	0
Cupaniopsis anacardioides	Tuckeroo	10 x 8m	45Lt	N	0
Eucalyptus leucoxylon subsp. connata	Yellow Gum	12 x 10m	45Lt	N	0
Livistona australis	Cabbage-tree palm	to 30m	100Lt - 500Lt	N	0
Lophostemon confertus	Queensland Box	15 x 10m	45Lt	N	0
Prunus lusitanica	Portuguese Laurel	5 x 3m	45Lt	E	0
Pyrus calleryana ‘Chanticleer’	Chanticleer Pear	10 x 5m	45Lt	E	0
Syzygium australe ‘Pinnacle’	Pinnacle Lilly Pilly	6 - 10m x 1 - 1.5m	45Lt	N	0
			Total Trees	0	

Shrubs, Grasses & Groundcovers					
Alyxia buxifolia	Sea Box	1 x 1m (clipped ball)	150mm pot	I	0
Arthropodium cirratum	Renga Renga Lily	1 x 1m	150mm pot	E	0
Atriplex cinerea	Coast Saltbush	1-2m x 2-3m	150mm pot	I	0
Carpobrotus rossii	Karkalla	Prostrate 2-3m	150mm pot	I	0



Conservation Interface

Indigenous plants to provide a transition from conservation zone.

Dianella tasmanica	Tasman Flax Lily	0.6 x 0.5m	150mm pot	N	0
Dichondra repens	Kidney Weed	0.1 x 1.5m	150mm pot	I	0
Doryanthes excelsa	Gymea Lily	2 x 4m	300mm pot	N	0
Hardenbergia violacea	Purple Coral Pea	climber	150mm pot	I	0
Indigofera australis	Austral indigo	1-2m x 1-2m	150mm pot	I	0
Liriope muscari ‘Amethyst’	Amethyst Evergreen Giant	0.4 x 0.4m	150mm pot	E	0
Murraya paniculata	Orange Jasmine	3 x 3m	150mm pot	E	0
Olearia axillaris	Coastal Daisy Bush	1m x 1m (clipped ball)	150mm pot	I	0
Pennisetum advena ‘Rubrum’	Purple Fountain Grass	1.5 x 1m	150mm pot	E	0
Trachelospermum asiaticum ‘Flat Mat’	Flat Mat	0.4 x 3m	150mm pot	N	0
Viola hederacea	Native Violet	0.1 x 1m	150mm pot	I	0
			Total Plants	0	

Conservation Interface					
Botanic Name	Common Name	Mature (H x W)	Install Size	QTY	
Trees					
Acacia mearnsii	Black Wattle	8-10m x 6-10m	45lt	I	0
Allocauarina verticillata	Drooping She-oak	10-11m x 3-8m	45lt	I	0
Acacia melanoxylon	Blackwood	12-15 x 5m	45lt	I	0
Allocauarina littoralis	Black Sheoak	10 x 4m	45lt	I	0
Banksia integrifolia	Coastal Banksia	15-20m x 5-12m	45lt	I	0
Eucalyptus melliodora	Yellow Box	10-15 x 8-10m	45lt	I	0
Eucalyptus pauciflora	Snow Gum	10m x 6-10m	45lt	I	0
Eucalyptus viminalis ssp. Pryoriana	Coast Manna-gum	15-16m x 5-12m	45lt	I	0
			Total Trees	0	

Shrubs, Grasses & Groundcovers					
Acacia stricta	Hop Wattle	2-5m x 2-4m	tube/ 150mm pot	I	10
Acrotriche serrulata	Honey-pots	10-30cm x 30cm-1m	tube/ 150mm pot	I	0
Alyxia buxifolia	Sea Box	1-3m x 1-3m	tube/ 150mm pot	I	0
Atriplex cinerea	Coast Saltbush	1-2m x 2-3m	tube/ 150mm pot	I	0
Allocauarina paradoxa	Dwarf She-oak	50cm-2m x 1-2m	tube/ 150mm pot	I	0
Austrostipa stipoides	Coastal Spear Grass	0.6 x 0.6m	tube/ 150mm pot	I	0
Banksia marginata	Silver Banksia	1-6m x 1-4m	tube/ 150mm pot	I	0
Brachyscome parvula	Coast Daisy	10-45cm x 1-2m	tube/ 150mm pot	I	0
Cassinia aculeata	Common Cassinia	4m x 2m	tube/ 150mm pot	I	0
Kunzea leptospermoides	Yarra Burgan	2-5m x 2-4m	tube/ 150mm pot	I	0
Correa alba	White Correa	1 x 1m	tube/ 150mm pot	I	0
Ficinia nodosa	Knobby Club Rush	0.7 x 0.7m	tube/ 150mm pot	I	0
Goodenia ovata	Hop Goodenia	1-2.5m x 1-3m	tube/ 150mm pot	I	0
Lomandra longifolia	Spiny-headed Mat-rush	50cm-1.2m x 50cm-1.2m	tube/ 150mm pot	I	0

Myoporum parvifolium	Creeping Boobiala	0.2 x 2m	tube/ 150mm pot	I	0
Olearia axillaris	Coastal Daisy Bush	1-2m x 1-2m	tube/ 150mm pot	I	0
Solanum laciniatum	Large Kangaroo Apple	1-3m x 1-3m	tube/ 150mm pot	I	0
Viminaria juncea	Golden Spray	2.5-5m x 1-3m	tube/ 150mm pot	I	0
			Total Plants	0	





10 Appendix - Examples of Tree planting on structure

Tract have reviewed and limit their concern to Tree Planter Volume requirements on structure. (Ref Table 1 Soil requirements for trees extracted from BADS guidelines).

BADS guidelines would require small trees (type A) on structure to have access at least 12m3 of soil volume. And medium size tree (type B) to have access at least 28m3 of soil volume

The current scheme would allow for volumes to accommodate both small and medium size trees. Table 1 also shows indicative tree dimensions at maturity.

Table 1 Soil requirements for trees (extracted from BADS guidelines)

Tree Type	Tree in deep soil	Tree in planter		Minimum canopy diameter at maturity	Minimum height at maturity
	Area of deep soil	Volume of planter soil	Depth of planter soil		
Type A	12 square metres	12 cubic metres	0.8 m	4 metres	6 metres
Type B	49 square metres	28 square metres	1.0m	8 metres	8 metres

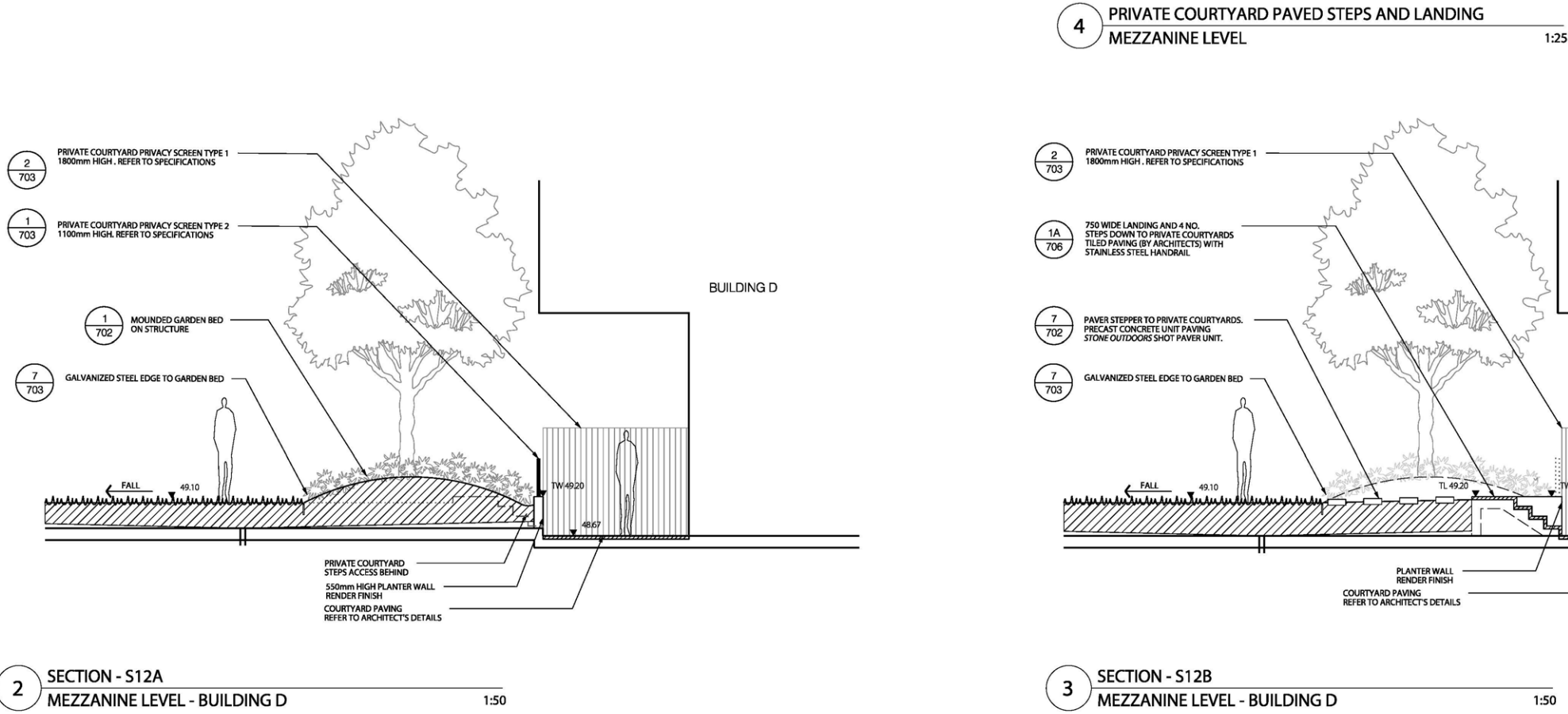
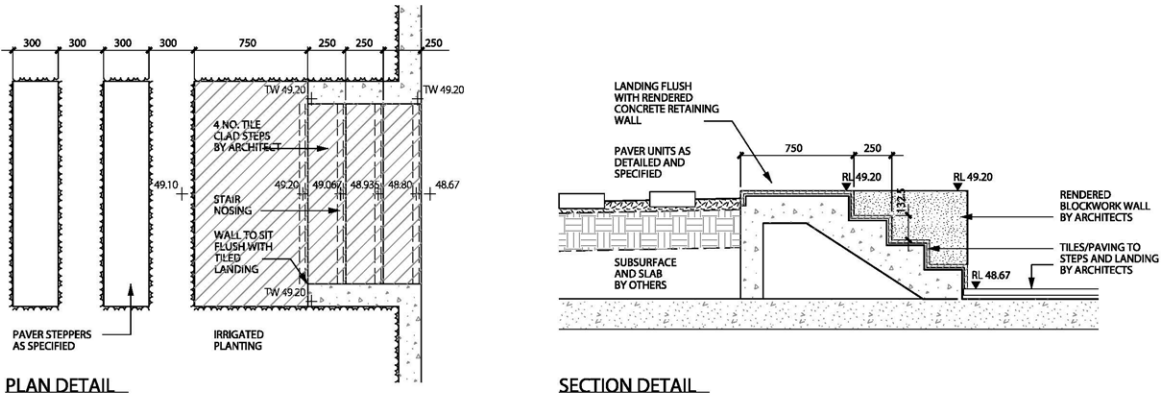
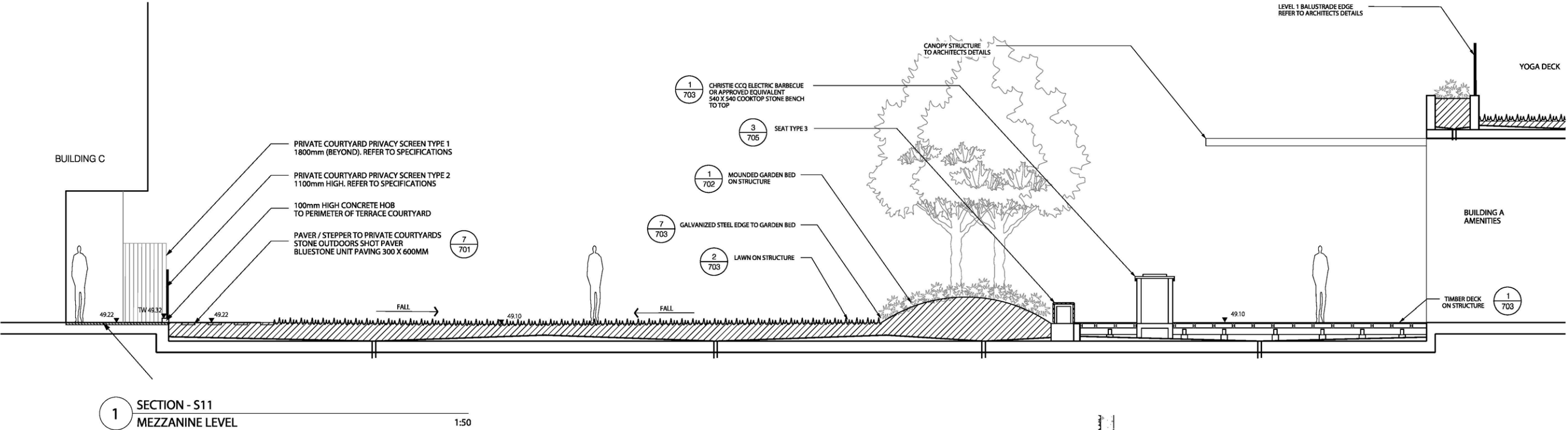
10.1 Example 1: Caulfield Village

- Small to medium canopy trees
- 800mm minimum depth mounded soil

Images taken 12 months post installation:



Typical details:



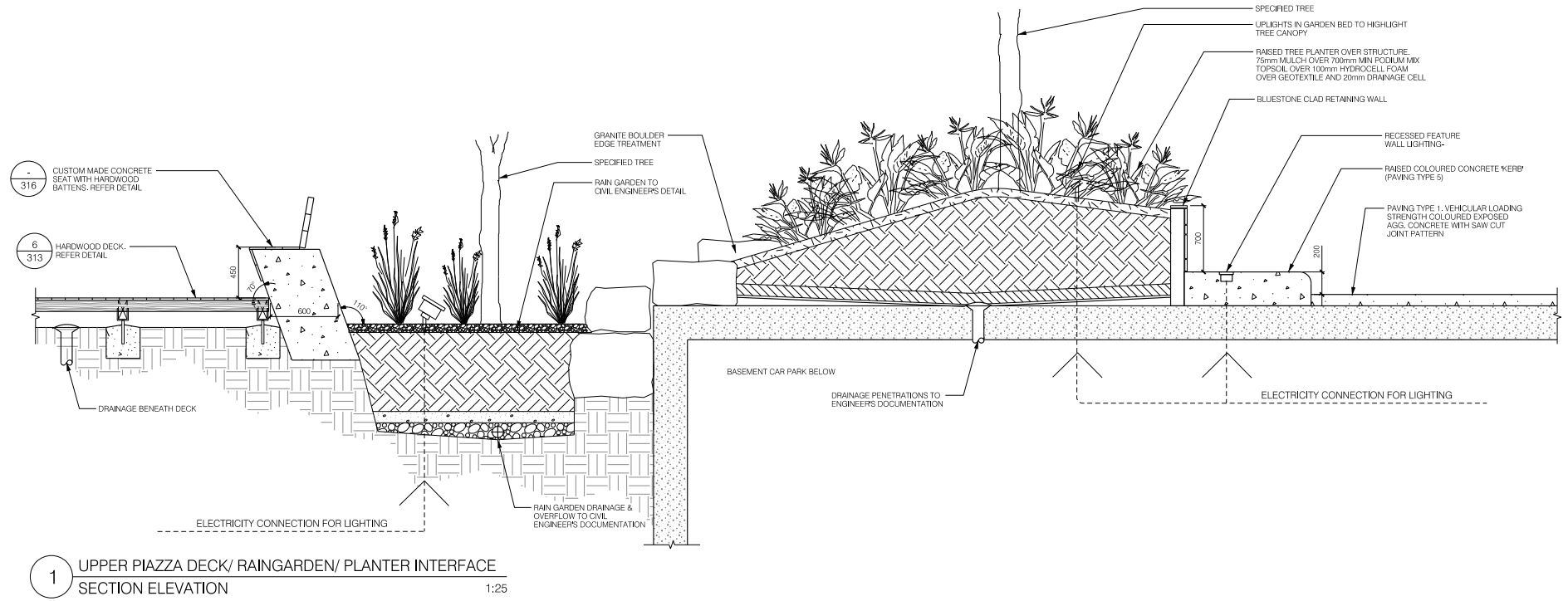
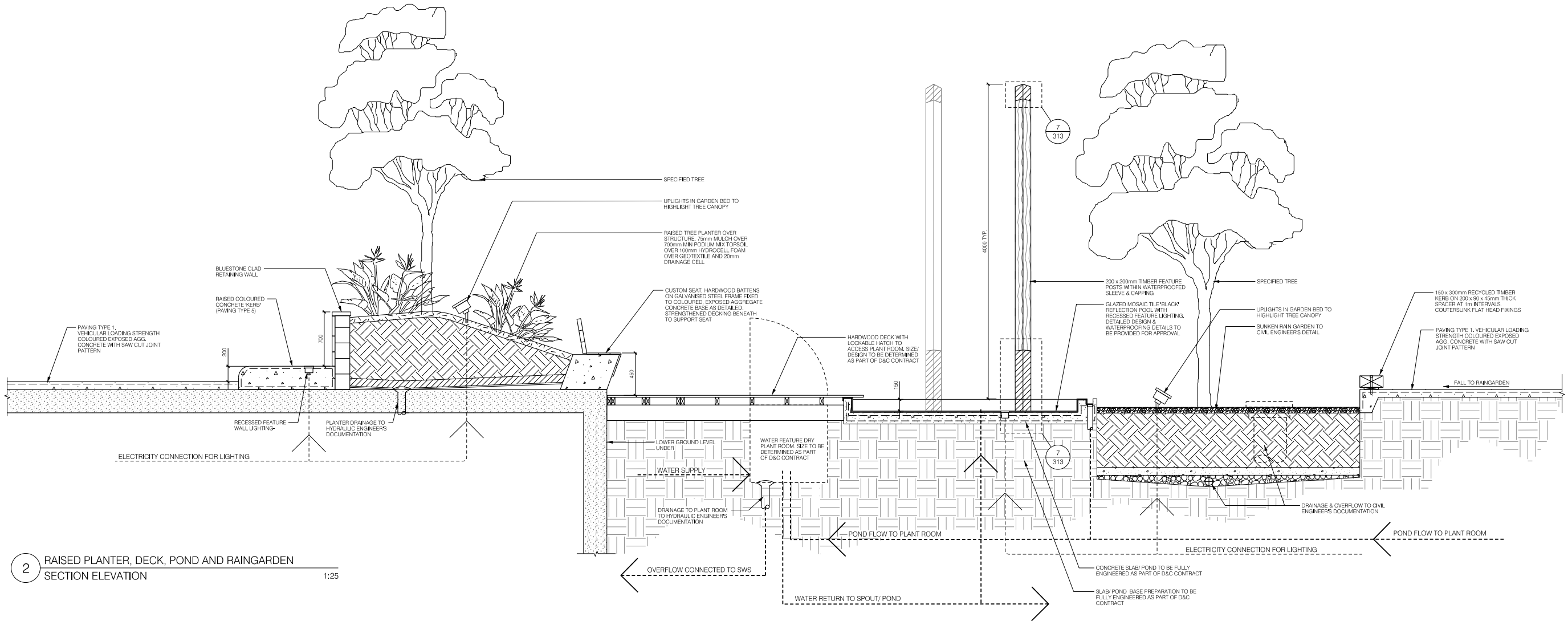


10.2 Example 2: Acacia Place, Abbotsford

- Medium to large canopy trees
- 900mm average depth mounded soil



Typical details:





- Medium to large canopy trees
- 700 - 900mm depth soils



**TYPICAL GARDEN BED WALL 600mm HIGH**

**SECTION**

**SCALE 1:10**

**Labels:**

- TREE PLANTING - REFER PLAN & PLANT SCHEDULE
- MOUND GARDEN BED SOIL LEVEL = T.O.W + 200mm
- 75mm MULCH LAYER
- 300mm min SOIL MIX TYPE B
- SOIL MIX TYPE A
- PROTECTIVE MESH OVER 100 WASHED PEA GRAVEL DRAINAGE LAYER
- INSPECTION CAP 450
- TOC
- 150
- 125
- 61
- 90
- 50
- 190
- 600
- 850 mm
- FALL 1:50
- 50 DRAINAGE CELL WRAPPED IN GEOFABRIC
- MEMBRANE TO ARCHITECTS DETAILS
- MEMBRANE PROTECTION BOARD
- 50 DRAINAGE CELL WRAPPED IN GEOFABRIC
- PROTECTION MESH OVER 100 WASHED PEA GRAVEL
- GARDEN BED DRAIN CONNECT TO STORMWATER SYSTEM
- SLOTTED PVC DRAIN WRAPPED IN GEOFABRIC
- 75 CONCRETE SCREED (UNREINFORCED)
- 50mm WEEPHOLES @ 1200 C/S
- 190 BLOCKWORK (CORE FILLED)
- 2 LAYER SLIP SHEET ROOF SLAB TO ARCHITECTS DETAILS
- 50mm WEEPHOLES @ 1200 CTS
- CONTINUOUS 90 x 300 x 190 BRICK RETAINING WALL
- 25 BEDDING SAND
- COMPACTED SAND
- 2m HIGH GLASS SCREEN & FOOTING TO ARCHITECTS DETAILS (Refer Location on Landscape Plan)

