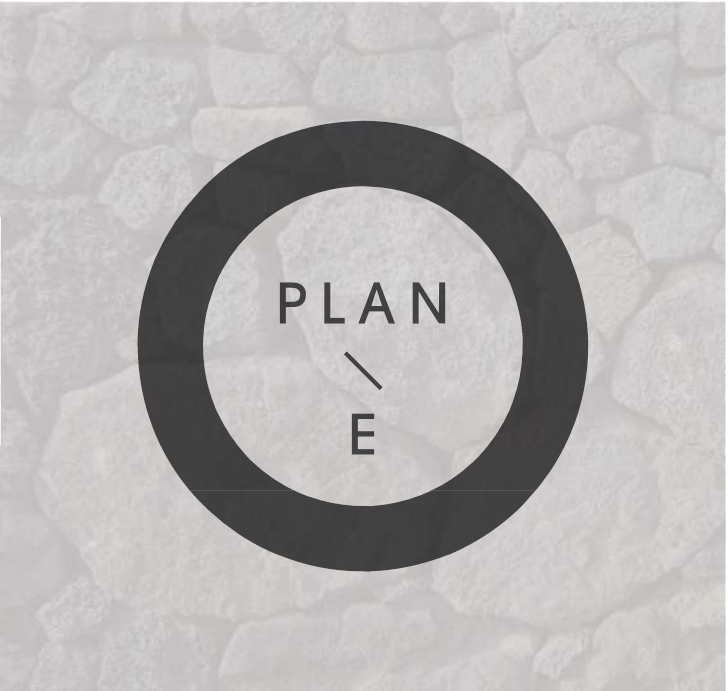


90 BODYCOATS RD WOLLERT
UPDATED LANDSCAPE MASTERPLAN
JANUARY 2024





CONTENTS

001-001A. SITE ANALYSIS

002-002A. OPPORTUNITIES AND CONSTRAINTS

003. LANDSCAPE THEMING - RESERVES

004. LANDSCAPE THEMING - LANDSCAPE MATERIALITY

005-005A. LANDSCAPE MASTERPLAN

006 - 010. TREE RESERVE DETAIL PLANS

011. STREET TREE MASTERPLAN

012. STREET TREE SPECIES

013. RESERVE TREE SPECIES

014. RESERVE PLANTING - GROUND COVERS

015.RESERVE PLANTING -GRASSES + SEDGES

016. RESERVE PLANTING - SHRUBS

017. RIVER RED GUM MANAGEMENT PLAN

PREPARED BY PLAN E LANDSCAPE ARCHITECTS ON BEHALF WHITEMAN PROPERTY AND ASSOCIATES
FOR SUBMISSION TO CITY OF WHITTLESEA SHIRE COUNCIL



EXISTING LANDSCAPE CHARACTER:
COMMUNITY 3 'RIVER RED GUM GRASSY WOODLANDS'

SITE ANALYSIS - LEGEND

- 01

PEDESTRIAN CONNECTIONS TO FUTURE PUBLIC OPEN SPACE AREAS
- 02

RETAINED FEATURE RIVER RED GUMS TREES WITHIN TREE RESERVE.
RETAIN EXISTING LEVELS TO TREE PROTECTION ZONES WHERE POSSIBLE
- 03

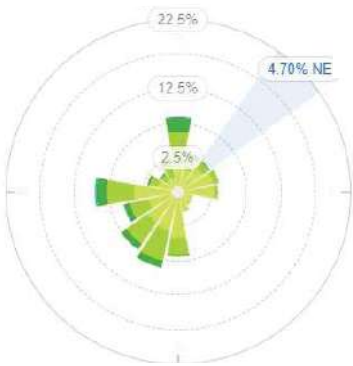
FUTURE ROAD CONNECTIONS
- EXISTING RIVER RED GUMS FOR RETENTION
- HP

SITE HIGH POINT

LP

LOWPOINT
- ↔

EXISTING VEHICLE MOVEMENT
- EXISTING DRAINAGE FLOWS/SITE FALLS
- DRY STONE WALL TO BE REINSTATED WITH LANDSCAPE
BUFFERS AND PLANTING AND IN ACCORDANCE WITH THE
DRY STONE WALL ASSESSMENT MANAGEMENT PLAN
- DRY STONE WALL TO BE REMOVED AND RELOCATED
IN PUBLIC OPEN SPACE



CLIMATE - AVG WIND

AVG LOW WIND: JUNE	31.7KM/H
WIND ROSE - 5 YR AVG	
AVG HIGH WIND: AUGUST	40.7KM/H

CLIMATE - AVG WEATHER

AVG LOW TEMPERATURE (2010 - PRESENT)	10.1 C
AVG HIGH TEMPERATURE (2010 - PRESENT)	21.3 C
SOURCE: WILLYWEATHER.COM.AU	

CLIMATE - AVG RAINFALL

JAN	37MM	DRYEST MONTH
FEB	46MM	
MAR	41MM	
APR	48MM	

ANNUAL AVG RAINFALL (2010 - PRESENT): 426.3MM

MAY	47MM
JUNE	47MM
JULY	42MM
AUG	45MM

MONTHLY AVG RAINFALL (2010 - PRESENT): 41.6MM

SEP	54MM	
OCT	45MM	
NOV	56MM	WETTEST MONTH
DEC	41MM	

SOURCE: WILLYWEATHER.COM.AU



SITE ANALYSIS

PREPARED FOR WHITEMAN PROPERTY AND ASSOCIATES
JANUARY 2024

M1.001

1:750 @ A1



REV D



EXISTING LANDSCAPE CHARACTER:
COMMUNITY 3 'RIVER RED GUM GRASSY WOODLANDS'

SITE ANALYSIS - LEGEND

- 01

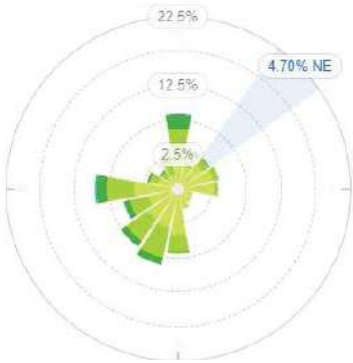
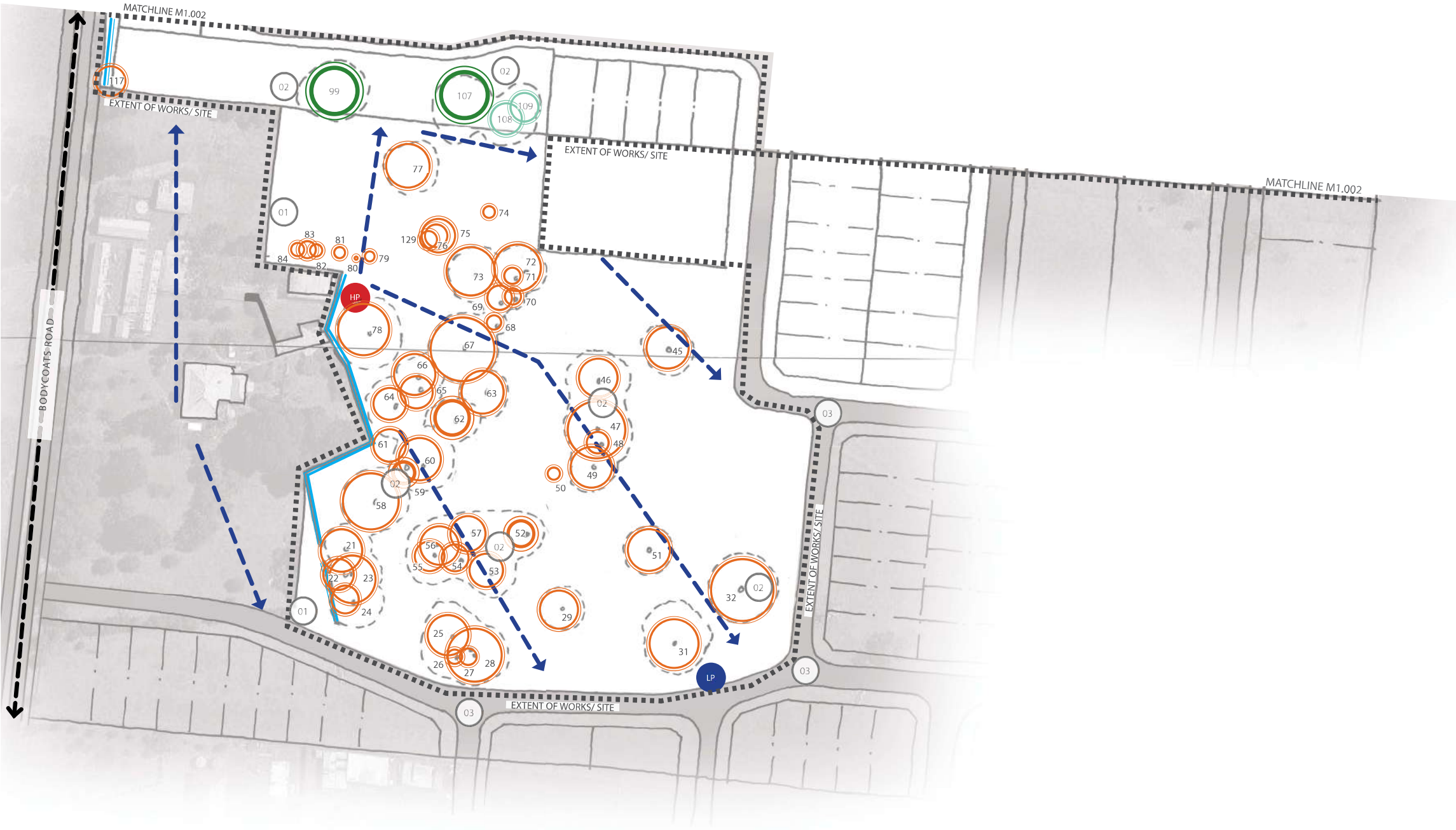
PEDESTRIAN CONNECTIONS TO FUTURE PUBLIC OPEN SPACE AREAS
- 02

RETAINED TREES WITHIN TREE RESERVE. RETAIN EXISTING LEVELS TO TREE PROTECTION ZONES WHERE POSSIBLE
- 03

FUTURE ROAD CONNECTIONS
- EXISTING RIVER RED GUMS FOR RETENTION
- EXISTING TREES FOR RETENTION
- NON PSP NOMINATED TREE- REQUIRED FOR RETENTION
- HP

SITE HIGH POINT
- LP

LOWPOINT
- EXISTING VEHICLE MOVEMENT
- EXISTING DRAINAGE FLOWS/SITE FALLS
- DRY STONE WALL TO BE REINSTATED WITH LANDSCAPE BUFFERS AND PLANTING AND IN ACCORDANCE WITH THE DRY STONE WALL ASSESSMENT MANAGEMENT PLAN
- FINAL TREE RETENTION TO BE DETERMINED BY ADJOINING LANDOWNER IN CONSULTATION WITH COUNCIL.



CLIMATE - AVG WIND

AVG LOW WIND: JUNE	31.7KM/H
WIND ROSE - 5 YR AVG	
AVG HIGH WIND: AUGUST	40.7KM/H

CLIMATE - AVG WEATHER

AVG LOW TEMPERATURE (2010 - PRESENT)	10.1 C
AVG HIGH TEMPERATURE (2010 - PRESENT)	21.3 C
SOURCE: WILLYWEATHER.COM.AU	

CLIMATE - AVG RAINFALL

JAN	37MM	DRYEST MONTH
FEB	46MM	
MAR	41MM	
APR	48MM	

ANNUAL AVG RAINFALL (2010 - PRESENT): 426.3MM

MAY	47MM
JUNE	47MM
JULY	42MM
AUG	45MM

MONTHLY AVG RAINFALL (2010 - PRESENT): 41.6MM

SEP	54MM	
OCT	45MM	
NOV	56MM	WETTEST MONTH
DEC	41MM	

SOURCE: WILLYWEATHER.COM.AU



SITE ANALYSIS

PREPARED FOR WHITEMAN PROPERTY AND ASSOCIATES
JANUARY 2024

M1.001A

1:750 @ A1

REV D



OPPORTUNITIES & CONSTRAINTS - LEGEND

- 01

PLANTED TREE AND PLANTED BUFFER TO BODYCOATS ROAD FOR VISUAL SCREENING
- 02

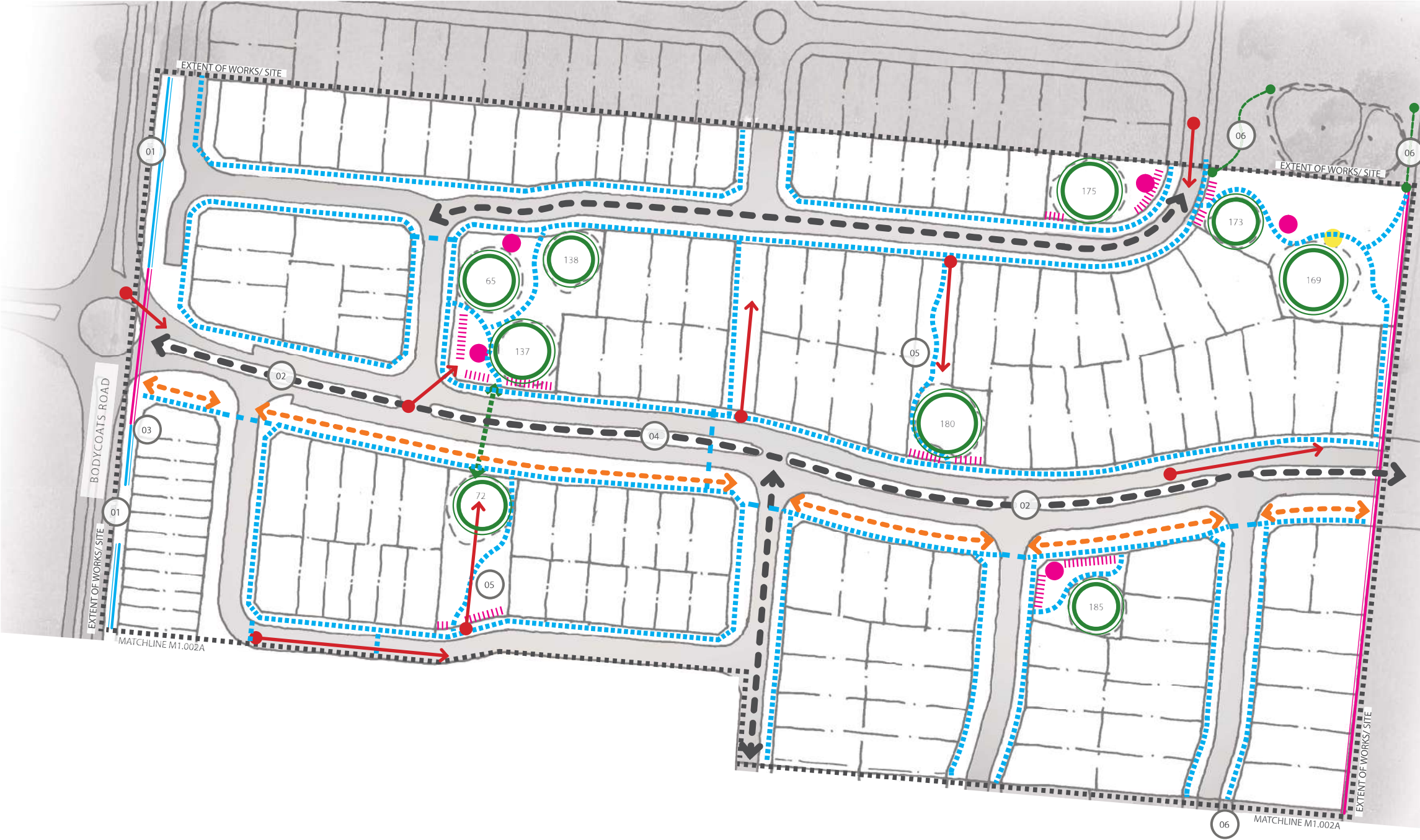
KEY EAST WEST VIEWS THROUGH STREETSCAPE CORRIDOR WITH OPPORTUNITY TO CREATE SIGNIFICANT TREE CANOPY AND DIRECT VIEWS
- 03

OPPORTUNITY FOR POTENTIAL ARRIVAL EXPERIENCE BY WAY OF BUILT FORM OR FRAMED VIEWS THROUGH NATURE STRIP TREE PLANTING
- 04

LARGE VERGE AND CENTRAL MEDIAN ALLOW SIGNIFICANT TREE CANOPY THROUGH LARGE GROWING SPECIMEN SPECIES. FINAL SPECIES SELECTION TO BE NOMINATED IN COORDINATION WITH COUNCIL
- 05

PROVIDE VISUAL CONNECTION BETWEEN RETAINED TREE RESERVES TO ENHANCE SENSE OF TREE CANOPY THROUGH THE PRECINCT
- 06

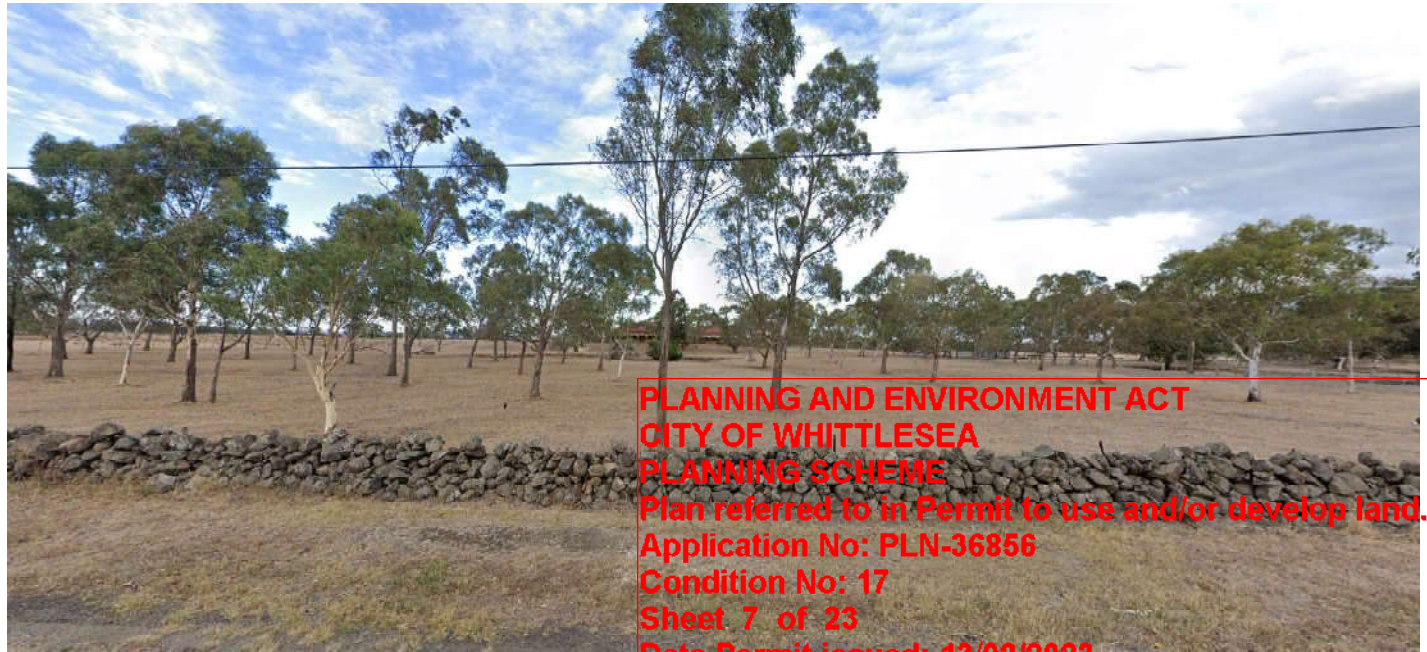
FUTURE PEDESTRIAN CONNECTIONS BETWEEN GREEN SPACES AND NEIGHBOURING PRECINCT
- LANDSCAPE NODE - LOCAL PASSIVE USE PARK SPACE
- LANDSCAPE NODE - LOCAL REST & SEATING SPACE
- EXISTING RIVER RED GUMS FOR RETENTION
- MAIN CONNECTOR ROADS/ACCESS STREETS
- RELOCATED STONE WALLING
INDICATIVE LOCATION FOR RECONSTRUCTION OF DRY STONE WALL. LOCATION AND LENGTH OF THE RECONSTRUCTED WALLS TO BE DETERMINED IN CONSULTATION WITH THE SPONSOR AND COUNCIL.
- VIEW CORRIDOR
- LOCAL PARK AND GREEN SPACE CONNECTIONS
- PARK AND GREEN SPACE CONNECTIONS TO ADJACENT PROPERTIES
- SHARED PATH CONNECTION
- PEDESTRIAN CONNECTIONS
- DRY STONE WALL TO BE REINSTATED WITH LANDSCAPE BUFFERS AND PLANTING AND IN ACCORDANCE WITH THE DRY STONE WALL ASSESSMENT MANAGEMENT PLAN
- DRY STONE WALL TO BE REMOVED AND RELOCATED IN PUBLIC OPEN SPACE



OPPORTUNITIES & CONSTRAINTS - LEGEND

- 01 EXISTING TREES
- 02 HERITAGE SITE
- LANDSCAPE NODE - LOCAL ACTIVE USE PARK SPACE
- LANDSCAPE NODE - LOCAL PASSIVE USE PARK SPACE
- LANDSCAPE NODE - LOCAL REST & SEATING SPACE
- EXISTING RIVER RED GUMS FOR RETENTION
- EXISTING TREES FOR RETENTION
- NON PSP NOMINATED TREE - REQUIRED FOR RETENTION
- MAIN CONNECTOR ROADS/ACCESS STREETS
- RELOCATED STONE WALLING
INDICATIVE LOCATION FOR RECONSTRUCTION OF DRY STONE WALL. LOCATION AND LENGTH OF THE RECONSTRUCTED WALLS TO BE DETERMINED IN CONSULTATION WITH THE SPONSOR AND COUNCIL.
- VIEW CORRIDOR
- PEDESTRIAN CONNECTIONS
- DRY STONE WALL TO BE REINSTATED WITH LANDSCAPE BUFFERS AND PLANTING AND IN ACCORDANCE WITH THE DRY STONE WALL ASSESSMENT MANAGEMENT PLAN





PLANNING AND ENVIRONMENT ACT
CITY OF WHITTLESEA
PLANNING SCHEME
Plan referred to in Permit to use and/or develop land.
Application No: PLN-36856
Condition No: 17
Sheet 7 of 23
Date Permit issued: 13/02/2023

Date: 12/02/2024

Town Planner

EXISTING LANDSCAPE CHARACTER

CELEBRATE EXISTING LANDSCAPE VALUE AND CHARACTER OF RETAINED RIVER RED GUMS AND OPEN GRASSLAND AREAS THROUGH RETENTION OF TREES AND INTEGRATION TO PROPOSED PARK SETTINGS



INTEGRATED RETAINED VEGETATION

OPEN PARK SPACES WITH INFORMAL PLAY AND SEATING AREAS WITHIN COMBINATION OF EXISTING RETAINED EXISTING TREES AND NEW TREE CANOPY

PROPOSED OPEN SPACE CHARACTER

OPEN GRASS AREAS WITH A COMBINATION OF RETAINED AND NEW TREE CANOPY PLANTING. TREE PROTECTION ZONES TO BE TREATED IN LINE WITH COUNCIL REQUIREMENTS



LANDSCAPE CHARACTER - THEMING

PREPARED FOR WHITEMAN PROPERTY AND ASSOCIATES
JANUARY 2024

M1.003

REV D



EXISTING LANDSCAPE CHARACTER

CELEBRATE EXISTING RETAINED AND RELOCATED STONE WALLS & INCORPORATE AS KEY ELEMENTS OF LANDSCAPE PROPOSAL TO FRAME VIEWS, DELINEATE ENTRY POINTS TO PUBLIC OPEN SPACES AND PROVIDE KEY VIEW CORRIDOORS



LANDSCAPE MATERIALITY - GROUND FINISHES

INSITU CONCRETE PAVEMENT - COMBINATION SIMPLE FINISHES IN EARTHEN TONES AND FEATURE FINISHES THROUGH HIGH AMENITY AREAS

LANDSCAPE MATERIALITY - FEATURE STONE

NATURAL STONE USED WHERE APPROPRIATE AS LANDSCAPE FEATURE, STONE WALLING OR INFORMAL PATH FINISHES



SITE CHARACTER

EXISTING DEAD TREE TRUNK TO BE RETAINED AND RELOCATED THROUGH LANDSCAPE AREAS AS PASSIVE HABITAT



LANDSCAPE CHARACTER - THEMING

PREPARED FOR WHITEMAN PROPERTY AND ASSOCIATES
JANUARY 2024

M1.004

REV D

LEGEND

- 01

PLANTED NATURE STRIP TO ROAD VERGE FOR SCREENING TO WESTERN SITE BOUNDARY FOR VISUAL SCREENING FROM BODYCOATS ROAD. REINSTATED DRY STONE WALLS TO BE PROTECTED WITHIN LANDSCAPE BUFFERS AND PLANTED AREAS IN ACCORDANCE WITH THE DRY STONE WALL ASSESSMENT AND MANAGEMENT PLAN.
- 02

LARGE CENTRAL MEDIAN THROUGH CONNECTOR ROAD TO ALLOW FOR SIGNIFICANT TREE CANOPY COVER. WIDENED VERGE NATURE STRIP ALLOWS FOR LAYERED CANOPY WITH MULTIPLE TREE PLANTING.
- 03

SHARED PATH AND PEDESTRIAN PATH NETWORK ALONG CONNECTOR ROAD.
- 04

RETAINED TREE RESERVE WITH PASSIVE USE OPEN GRASS AREAS FOR LOCAL ACCESS TO PUBLIC OPEN SPACES. ALL TREATED AREAS TO BE OUTSIDE OF EXISTING TREE PROTECTION ZONES. RELOCATED EXISTING STONE WALLS AT KEY VISUAL POINTS AND ENTRY TO OPEN PARK SPACE.
- 05

RETAINED TREE RESERVE WITH OPEN GRASS AREAS OUTSIDE OF EXISTING TREE PROTECTION ZONE.
- 06

RETAINED TREE RESERVE WITH OPEN GRASS AREAS OUTSIDE OF EXISTING TREE PROTECTION ZONE. RELOCATED EXISTING STONE WALLS AS KEY VISUAL POINTS AND ENTRY TO OPEN PARK SPACE.
- 07

RETAINED TREE RESERVE WITH PASSIVE USE OPEN GRASS AREAS OUTSIDE OF EXISTING TREE PROTECTION ZONES. RELOCATED EXISTING STONE WALLS AT KEY VISUAL POINTS AND ENTRY TO OPEN PARK SPACE. PEDESTRIAN AND GREEN OPEN SPACE CONNECTIONS THROUGH FUTURE DEVELOPMENT TO THE NORTH.
- 08

FUTURE CONNECTIONS TO ADJACENT GREEN SPACES TO THE SOUTH.
- 09

RETAINED TREE RESERVE WITH PASSIVE USE OPEN GRASS AREAS OUTSIDE OF EXISTING TREE PROTECTION ZONE. RELOCATED EXISTING STONE WALLS AT KEY VISUAL POINTS AND ENTRY TO OPEN PARK SPACE.
- 10

FUTURE PEDESTRIAN AND SHARED PATH CONNECTIONS TO CONTINUE WITH EAST-WEST CONNECTOR ROAD.
- 11

RESERVE WITH OVERLAND FLOW PATH. RESERVE TO BE TREATED WITH TURF, UNDERSTOREY PLANTING AND TREES. DUE TO THE INFREQUENT NATURE OF DRAINAGE EVENTS, PLANTING IS TO BE SELECTED FROM THE PLANT PALETTES PROVIDED.
- RELOCATED HABITAT TREE TRUNK LOCATION (TREE 93, TREE 163, TREE 186 - REFER ARBORIST REPORT FOR DETAILS)



LEGEND

12

LOCAL PARK 08.
COMBINATION OF RETAINED EXISTING TREES, PASSIVE OPEN SPACE AREAS AND PEDESTRIAN FOOTPATHS. IN ADDITION TO THE ABOVE, KEY ACTIVE RECREATION AND COMMUNITY ELEMENTS INCLUDING ACTIVE SPORTS COURT, PLAY AREA AND SHADE STRUCTURE ARE PROPOSED IN KEEPING WITH COUNCIL'S PARK REQUIREMENTS. RECONSTRUCTED OR RETAINED STONE WALLS TO BE INCLUDED. A PATH CONNECTION IS TO BE PROVIDED TO THE EXISTING ADJOINING HERITAGE SITE WITH PLANTING TO THE BUFFER OF THIS SITE.



LANDSCAPE MASTERPLAN

PREPARED FOR WHITEMAN PROPERTY AND ASSOCIATES
JANUARY 2024

M1.005

1:750 @ A1

REV D

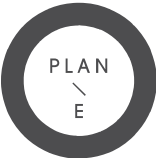


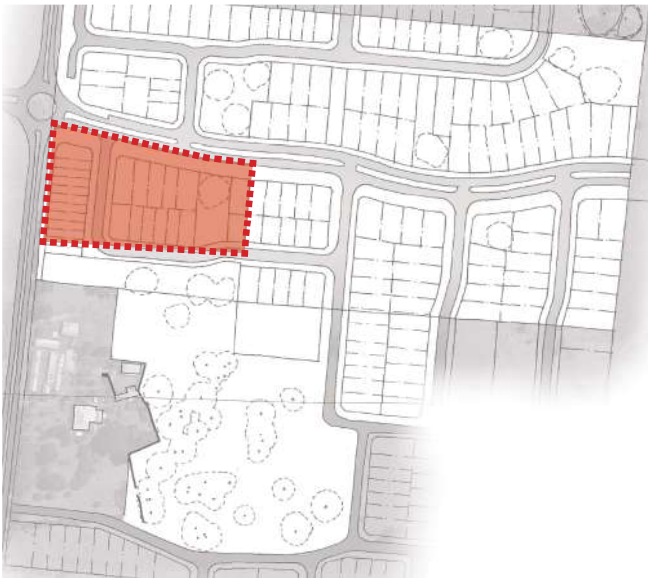


LOCATION PLAN - NOT TO SCALE

LEGEND

- 01 RELOCATED DRY STONE WALL PLACED TO PROVIDE VISUAL MARKER ON KEY ALIGNMENT FROM CONNECTOR ROAD ENTRY AND AND CHANNEL VIEWS TO RETAINED TREES. REINSTATED DRY STONE WALLS TO BE PROTECTED WITHIN LANDSCAPE BUFFERS AND PLANTED AREAS IN ACCORDANCE WITH THE DRY STONE WALL ASSESSMENT AND MANAGEMENT PLAN.
- 02 COMBINATION SHARED PATH AND PEDESTRIAN FOOTPATH NETWORK TO FOLLOW CONNECTOR ROAD - PATH TO EXTEND FULL EXTENT OF CONNECTOR ROAD.
- 03 PEDESTRIAN PATH NETWORK.
- 04 RETAINED RIVER RED GUMS WITH MULCH ONLY TREATMENT TO EXTENT OF TREE PROTECTION ZONE. GROUND COVER & SHRUB PLANTING TO GARDEN BEDS AREAS OUTSIDE OF TREE PROTECTION ZONE.
- 05 OPEN GRASS SPACES WITH NATIVE EVERGREEN TREES FOR SHADED AREAS AND INCREASE TREE CANOPY WHERE POSSIBLE.
- 06 PLANTED BUFFER TO LOT BOUNDARY INTERFACE.
- 07 RELOCATED HABITAT TREE TRUNK LOCATION (TREE 93, TREE 163, TREE 186 - REFER ARBORIST REPORT FOR DETAILS). FINAL LOCATION TBC PENDING COORDINATION WITH ARBORIST & PRUNING FOR SUITABILITY FOR USE WITHIN LANDSCAPE AREAS.





LOCATION PLAN - NOT TO SCALE

LEGEND

- 01 RELOCATED DRY STONE WALL PLACED TO PROVIDE VISUAL MARKER ON KEY ALIGNMENT FROM CONNECTOR ROAD ENTRY AND AND CHANNEL VIEWS TO RETAINED TREES. REINSTATED DRY STONE WALLS TO BE PROTECTED WITHIN LANDSCAPE BUFFERS AND PLANTED AREAS IN ACCORDANCE WITH THE DRY STONE WALL ASSESSMENT AND MANAGEMENT PLAN.
- 02 RETAINED RIVER RED GUM WITH MULCH ONLY TREATMENT TO EXTENT OF TREE PROTECTION ZONE. OPEN TURF AREA TO REMAINDER OF TREE RESERVE.
- 03 PEDESTRIAN PATH NETWORK WITH CONNECTIONS TO ALL OF DEVELOPMENT AND CONNECTIONS TO FUTURE DEVELOPMENT TO THE SOUTH.
- 04 OPEN GRASS SPACES WITH A COMBINATION OF DECIDUOUS EXOTIC AND NATIVE EVERGREEN TREES FOR SHADED AREAS AND INCREASE TREE CANOPY WHERE POSSIBLE. GRASS SPACES VARY IN SIZE TO ALLOW FOR COMBINATION OF ACTIVE AND PASSIVE USES WITH MIXED GROUP SIZES.



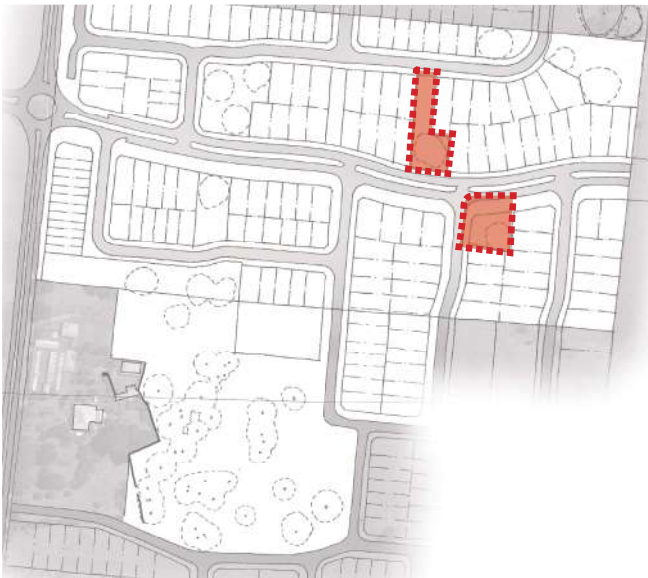


LOCATION PLAN - NOT TO SCALE

LEGEND

- 01 RELOCATED DRY STONE WALL PLACED TO PROVIDE VISUAL MARKER ON KEY ALIGNMENT FROM CONNECTOR ROAD ENTRY AND AND CHANNEL VIEWS TO RETAINED TREES. REINSTATED DRY STONE WALLS TO BE PROTECTED WITHIN LANDSCAPE BUFFERS AND PLANTED AREAS IN ACCORDANCE WITH THE DRY STONE WALL ASSESSMENT AND MANAGEMENT PLAN.
- 02 PEDESTRIAN PATH NETWORK WITH SHADED REST & SEATING OPPORTUNITIES IN KEY LOCATIONS.
- 03 RETAINED RIVER RED GUMS WITH MULCH ONLY TREATMENT TO EXTENT OF TREE PROTECTION ZONE. GROUND COVER & SHRUB PLANTING TO GARDEN BEDS AREAS OUTSIDE OF TREE PROTECTION ZONE.
- 04 PLANTED BUFFER TO LOT BOUNDARY INTERFACE.
- 05 OPEN GRASS SPACES WITH A COMBINATION OF DECIDUOUS EXOTIC AND NATIVE EVERGREEN TREES FOR SHADED AREAS AND INCREASE TREE CANOPY WHERE POSSIBLE.
- 06 FUTURE PEDESTRIAN CONNECTIONS TO GREEN OPEN SPACE TO THE NORTH.
- 07 PLAY AREA AND SEATING NODE PROPOSED IN KEEPING WITH COUNCIL'S PARK REQUIREMENTS.





LOCATION PLAN - NOT TO SCALE

LEGEND

- 01 RELOCATED DRY STONE WALL PLACED TO PROVIDE VISUAL MARKER ON KEY ALIGNMENT FROM CONNECTOR ROAD ENTRY AND AND CHANNEL VIEWS TO RETAINED TREES. REINSTATED DRY STONE WALLS TO BE PROTECTED WITHIN LANDSCAPE BUFFERS AND PLANTED AREAS IN ACCORDANCE WITH THE DRY STONE WALL ASSESSMENT AND MANAGEMENT PLAN.
- 02 PEDESTRIAN PATH NETWORK.
- 03 RETAINED RIVER RED GUMS WITH MULCH ONLY TREATMENT TO EXTENT OF TREE PROTECTION ZONE. GROUND COVER & SHRUB PLANTING TO GARDEN BEDS AREAS OUTSIDE OF TREE PROTECTION ZONE.
- 04 PLANTED BUFFER TO LOT BOUNDARY INTERFACE.
- 05 OPEN GRASS SPACES WITH A COMBINATION OF DECIDUOUS EXOTIC AND NATIVE EVERGREEN TREES FOR SHADED AREAS AND INCREASE TREE CANOPY WHERE POSSIBLE.

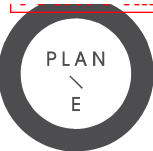




LOCATION PLAN - NOT TO SCALE

LEGEND


- 01 2M WIDE PEDESTRIAN FOOTPATH.
- 02 ACTIVE SPORTS COURT.
- 03 BENCH SEATS.
- 04 EXISTING TREES TO BE RETAINED WITH MULCH ONLY TO THE EXTENT OF THE TREE PROTECTION ZONE.
- 05 GARDEN BED PLANTING.
- 06 PLAY AREA.
- 07 SHADE STRUCTURE.
- 08 RELOCATED EXISTING STONE WALLS AT KEY VISUAL POINTS AND ENTRY TO OPEN PARK SPACE.
- 09 DRY STONE WALL TO BE REINSTATED WITH LANDSCAPE BUFFERS AND PLANTING AND IN ACCORDANCE WITH THE DRY STONE WALL ASSESSMENT MANAGEMENT PLAN.
- 10 OPEN GRASS AREA.
- RELOCATED HABITAT TREE TRUNK LOCATION (TREE 93, TREE 163, TREE 186 - REFER ARBORIST REPORT FOR DETAILS)



TREE RESERVE DETAIL PLAN 06
PREPARED FOR WHITEMAN PROPERTY AND ASSOCIATES
JANUARY 2024

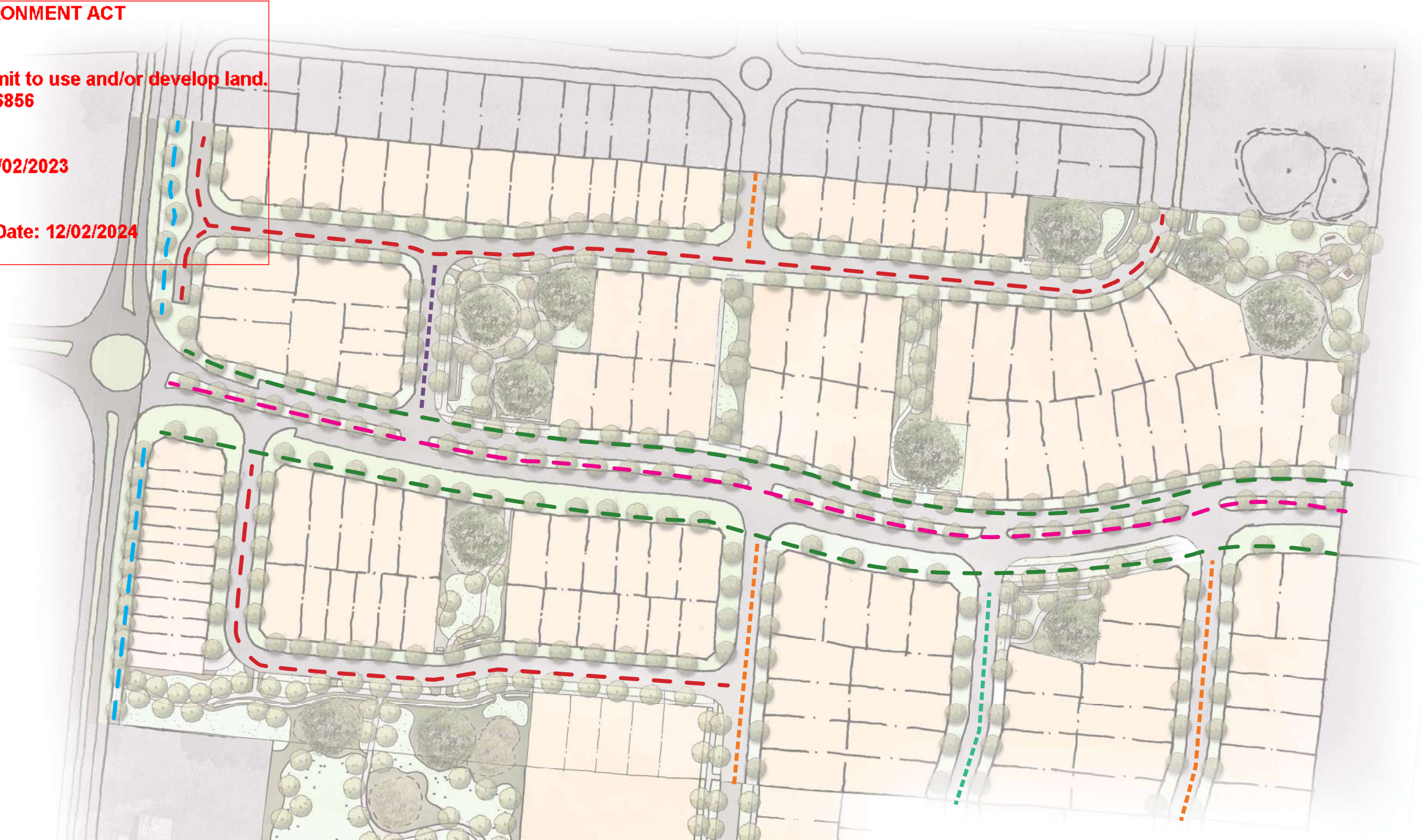
M1.010
1:500 @ A1
REV D
0 10 20 40 60 80 100M
A north arrow pointing upwards.

PLANNING AND ENVIRONMENT ACT
CITY OF WHITTLESEA
PLANNING SCHEME
Plan referred to in Permit to use and/or develop land.
Application No: PLN-36856
Condition No: 17
Sheet 16 of 23
Date Permit issued: 13/02/2023



Date: 12/02/2024

Town Planner



STREET TREE SPECIES - LEGEND

I	EUCALYPTUS MELLIODORA	E	PYRUS CALLERYANNA 'ARISTOCRAT'	DEC
N	CORYMBIA CITRIODORA 'SCENTUOUS'	E	ULMUS PARVIFOLIA 'TODDY'	DEC
N	EUCALYPTUS MANNIFERA 'LITTLE SPOTTY'	I	CORYMBIA CITRIODORA (CENTRAL MEDIAN)	
N	EUCALYPTUS LEUCOXYLON 'ROSEA'			

[E - EXOTIC SPECIES I - INDIGENOUS SPECIES N - NATIVE SPECIES DEC - DECIDUOUS SPECIES]

STREET TREE SPECIES - DESIGN PHILOSOPHY

THE STREET TREE MASTERPLAN PROVIDES A VARIED MIX OF NATIVE EVERGREEN AND EXOTIC DECIDUOUS STREET TREES THAT RETAIN A LINK TO THE EXISTING RIVER RED GUM TREES AND DEVELOPMENT THEMING, WHILST PROVIDING PASSIVE SOLAR ACCESS WHERE POSSIBLE. THIS AIMS TO STRENGTHEN THE RELATIONSHIP TO THE EXISTING LANDSCAPE CHARACTER.

STREET TREES WILL BE PREDOMINANTLY NATIVE AND EVERGREEN, WITH EXOTIC DECIDUOUS TREES LOCATED PREDOMINANTLY AND STRATEGICALLY ON EAST WEST STREETS TO ALLOW FOR PASSIVE SOLAR ACCESS.

KEY BOULEVARDS ARE TO BE DEFINED BY LARGE CANOPY NATIVE, EVERGREEN TREES.

SMALLER HIGHLIGHT TREES MAY BE LOCATED AT SIDE BOUNDARIES AND ON STREETS WHERE TREE LOCATIONS CAN BE VARIED, IN PARTICULAR ON GREEN LINK ACCESS STREETS.

FINAL TREE SPECIES AND LOCATIONS ARE TO BE CONFIRMED DURING THE DETAILED LANDSCAPE DESIGN PHASE TO COUNCIL'S SATISFACTION.



RESERVE TREE PLANTING - NATIVE



STREET TREE PLANTING - DECIDUOUS EXOTIC



RESERVE TREE PLANTING - NATIVE



RESERVE TREE PLANTING - DECIDUOUS EXOTIC



GROUND COVERS



Banksia spinulosa 'Birthday Candles'
BIRTHDAY CANDLES
MATURE SIZE: 0.4 X 0.7M



Hibbertia scandens
SNAKE VINE
MATURE SIZE: 0.3 X 2.5M



Juniperus conferta
SHORE JUNIPER
MATURE SIZE: 0.25 X 2.0M



Kennedia nigricans
BLACK CORAL PEA
MATURE SIZE: 0.2 X 2.5M

I



Myoporum parvifolium
CREEPING BOOBIALLA
MATURE SIZE: 0.2 X 2.0M



Westringia fruticosa 'Flat and Fruity'
COASTAL ROSEMARY
MATURE SIZE: 0.2M X 1.5M



Rhagodia spinescens
SPINY SALT BUSH
MATURE SIZE: 1.0 X 2.5M



Atriplex semibaccata
CREEPING SALT BUSH
MATURE SIZE: 0.2 X 2.5M



GRASSES



Lomandra longifolia 'Katrinus'
MAT RUSH
MATURE SIZE: 0.8 X 0.8M



Dianella revoluta 'Little Rev'
NATIVE FLAX
MATURE SIZE: 0.4 X 0.4M



Dianella longifolia
SPINY HEAD MAT RUSH
MATURE SIZE: 1.0 X 0.7M



Kniphofia 'Poco Orange'
ORANGE RED HOT POKER
MATURE SIZE: 0.8 X 0.8M



Kniphofia 'Poco Red'
RED RED HOT POKER
MATURE SIZE: 0.8 X 0.8M



Lomandra tanika
SPINY HEAD MAT RUSH
MATURE SIZE: 0.5 X 0.6M



Lomandra 'Savanna Blue'
MAT RUSH
MATURE SIZE: 0.8 X 0.8M



Dianella tasmanica
NATIVE FLAX
MATURE SIZE: 0.4 X 0.4M



Poa labillardierei
COMMON TUSsock GRASS
MATURE SIZE: 0.8 X 0.5M



Themeda triandra
KANGAROO GRASS
MATURE SIZE: 0.3 X 0.5M



SHRUBS



Callistemon 'Wee Johnnie'
BOTTLEBRUSH
MATURE SIZE: 1.2 X 0.7M



Correa glabra 'Ivory Lantern'
ROCK CORREA
MATURE SIZE: 0.7X 0.7M



Dondonaea viscosa 'Purpurea'
PURPLE HOT BUSH
MATURE SIZE: 2.5 X 1.5M



Bursaria spinosa
SWEET BURSARIA
MATURE SIZE: 2.0 X 2.0M



Grevillea rosmarinifolia 'Rosys Baby'
GREVILLEA
MATURE SIZE: 1.0 X 0.8M



Indigofera australis
AUSTRALIAN INDIGO
MATURE SIZE: 1.5 X 1.5M



Kunzea ericoides
BURGAN
MATURE SIZE: 2.0 X 2.0M



Senna artemisioides
WORMWOOD SENNA
MATURE SIZE: 1.5 X 1.5M



Westringia 'Wynyabbie Gem'
SPINY HEAD MAT RUSH
MATURE SIZE: 1.7 X 1.7M



TREE PALETTE

PREPARED FOR WHITEMAN PROPERTY AND ASSOCIATES
JANUARY 2024

M1.016

REV D

AS PART OF THE OVERARCHING SUBDIVISION PLAN, THE INCORPORATION OF EXISTING RIVER RED GUM TREES PROVIDE AN IMPORTANT VISUAL AND ENVIRONMENT FEATURE WITHIN THE LANDSCAPE. THE EXISTING RIVER RED GUMS THAT ARE TO BE RETAINED PROVIDE NOT ONLY STRONG ECOLOGICAL VALUE BUT ALSO PROVIDE EXCELLENT VISUAL IMPACT AND ADD CONSIDERABLY TO PUBLIC OPEN SPACE.

TO ENSURE THE SUCCESSFUL RETENTION OF THE EXISTING RIVER RED GUMS THE FOLLOWING KEY MANAGEMENT PRINCIPLES ARE TO IMPLEMENTED:

1. FUTURE CONSTRUCTION AND TREE PROTECTION

FUTURE GRADE CHANGES (EXCAVATION/FILL) FOR ROAD CONSTRUCTION, DRAINAGE AND INSTALLATION OF SERVICES HAS THE POTENTIAL TO IMPACT/REMOVE ROOTS, COMPACT SOIL AND IMPACT THE LONG-TERM HEALTH OF THE TREES. THE FOLLOWING SPECIFICATIONS SHOULD BE ADHERED TO PRIOR TO AND DURING CONSTRUCTION:

- TPZ AREAS SHOULD BE TAKEN INTO CONSIDERATION WHEN DESIGNING FOR FUTURE DEVELOPMENT;
- CONSTRUCTION WORKS AND ASSOCIATED ACTIVITIES SHOULD BE AVOIDED WITH TPZ AREAS OF RETAINED TREES;

WITH THE EXCLEPTION OF THE BELOW LANDSCAPE WORKS:

1. NO DIG FOOTPATHS (TO BE PEGGED ON SITE AND CONFIRMED BY COUNCIL PRIOR TO CONSTRUCTION WITH ALL WORKS COMPLETED BY HAND TO MINIMISE DISTURBANCE TO SURFACE ROOTS. LANDSCAPE DESIGN WILL GENERALLY AIM TO AVOID SUCH OCCURRENCE HOWEVER THIS CAN BE UNAVOIDABLE.
 2. LIMITED SOFT LANDSCAPING INCLUDING MULCHING AND SOME STRUCTURAL PLANTIING WHICH ACT TO MINIMISE WEED ESTABLISHMENT, ENCOURAGE HABITAT VALUES AND GENERALLY IMPROVE VISUAL AMENITY.
- CONSTRUCTION WORKS WITHIN THE TPZ OF THE RETAINED TREES SHOULD BE CARRIED OUT UNDER SUPERVISION OF QUALIFIED ARBORISTS (MINIMUM AQF LEVEL 5);
 - ROOTS GREATER THAN 40CM ARE NOT TO DAMAGED OR REMOVED UNLESS SPECIFIED BY THE PROJECT ARBORIST;
 - TREE WITHIN THE ADJOINING PROPERTY TO THE NE SHOULD BE TAKEN INTO CONSIDERATION DURING THE DESIGN AND CONSTRUCTION PHASE.

2. TREE PROTECTION SEPCIFICATIONS

TPZ DIMENSIONS HAVE BEEN CALCULATED IN ACCORDANCE WITH CITY OF WHITTLESEA PARKS & OPEN SPACE LANDSCAPE CONSTRUCTION DETAILS (CITY OF WHITTLESEA SDL2.01, 2014). THE TPZ AREA IS A COMBINATION OF THE FOOTPRINT OF THE CANOPY WITH A BUFFER OF 1M AND A RADIUS CALCULATION DERIVED FROM HALF THE HEIGHT OR WIDTH (WHICHEVER IS LARGER) OF THE CANOPY MEASURED FROM THE CENTRE OF THE TRUNK (FIGURE 12).

3. TREE PROTECTION FENCING

TREE PROTECTION FENCING IS TO BE ERECTED PRIOR TO WORKS COMMENCING AT THE SITE AND BE IN ACCORDANCE WITH CITY OF WHITTLESEA SPECIFICATIONS (FIGURE 13 & FIGURE 14);

1. 100MM TREATED PINE POSTS AT EACH CORNER, CHANGE OF DIRECTION OR AT MAXIMUM INTERVALS OF 9.0M WITH NECESSARY STAYS;
2. INTERMEDIATE POSTS TO BE STEEL STAR PICKETS AT MAXIMUM 3.0M INTERVALS WITH HIGH VISIBILITY CAPPING;
3. RINGLOCK MESH TO BE FIRMLY SECURED TO THE OUTSIDE OF EACH POST INCLUDING PEDESTRIAN ACCESS PANEL WITH WIRE TIES;
4. TREATED PINE POSTS MUST BE SUNK INTO THE GROUND TO A MINIMUM DEPTH OF 0.45M WITHOUT CONCRETE FOOTINGS.
5. HAZARD MARKER TAPE OR APPROVED SIMILAR IS TO BE FIRMLY SECURED TO THE TOP OF THE RINGLOCK MESH WITH WIRE TIES;
6. GROUND SURFACES WITHIN TREE PROTECTION ZONES SHALL BE LEFT INTACT AND A GLYPHOSATE BASED HERBICIDE MIXED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS USED TO REMOVE ANY WEEDS OR UNWANTED VEGETATION;
7. THE AREA WITHIN THE EXCLUSION ZONE MUST BE MULCHED WITH WOOD CHIPS OR MULCH TO A DEPTH OF 150MM;
8. TREE PROTECTION FENCE IS TO BE CONSTRUCTED OUTSIDE OF THE TPZ AND THE SURVEY PEGS DEFINING THE TPZ ARE ALWAYS TO BE PRESERVED;
9. TREE PROTECTION FENCING SHALL REMAIN IN PLACE UNTIL REMOVAL IS APPROVED BY PARKS AND OPEN SPACE (CITY OF WHITTLESEA SDL202A-TPZ-FENCE 2014).

4. TREE PROTECTION SIGNAGE

TPZ FENCING AND SIGNAGE (FIGURE 15) IS TO BE ERECTED PRIOR TO AND DURING CONSTRUCTION AND BE CARRIED OUT IN ACCORDANCE WITH CITY OF WHITTLESEA TPZ FENCE SPECIFICATIONS (CITY OF WHITTLESEA SDL2.02/SDL2.03, 2014). THE AREA WITHIN THE EXCLUSION ZONE MUST BE MULCHED WITH WOOD CHIPS OR MULCH TO A DEPTH OF 150MM. TECHNICAL NOTES FOR THE RETENTION AND PROTECTION OF EXISTING TREES SHOULD BE REFERRED TO WHEN PLANNING AND DEVELOPING THE SITE (RETENTION AND PROTECTION OF EXISTING TREES, 2014).

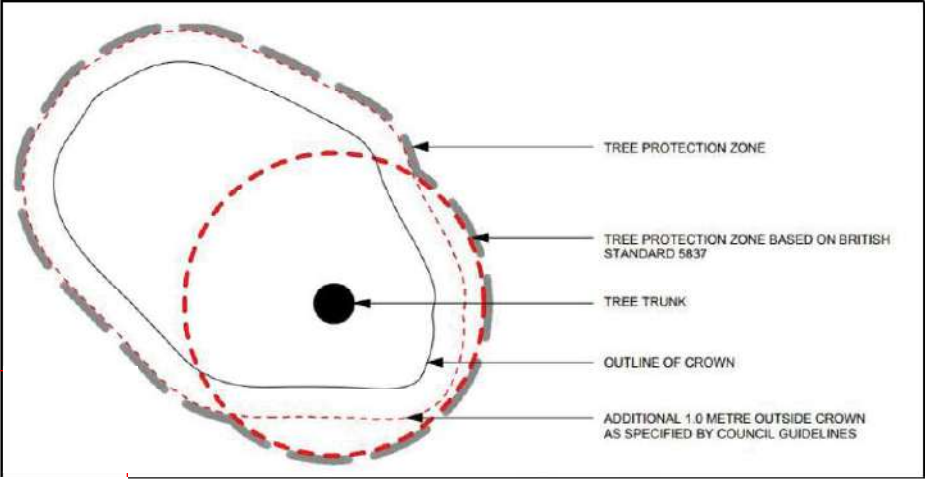


Figure 12 TPZ calculation (City of Whittlesea, 2014)

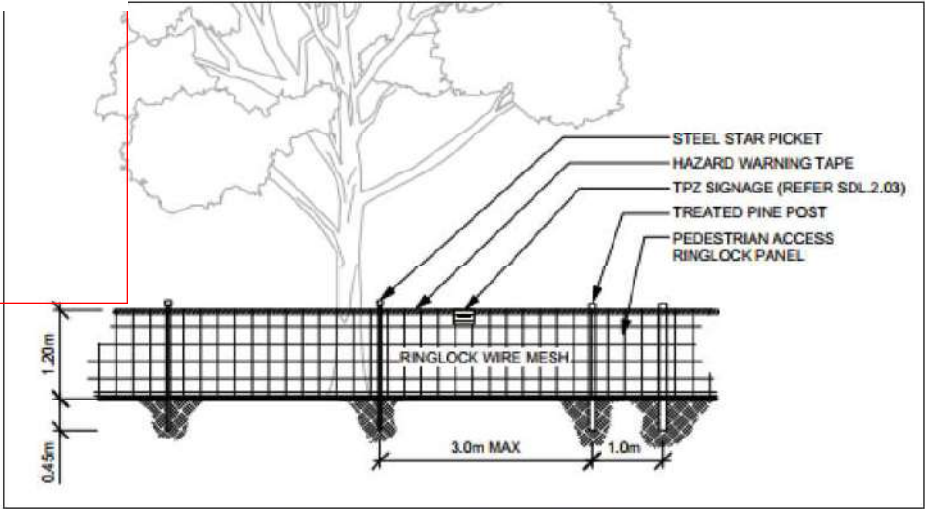


Figure 14 Temporary tree protection fencing

5. FUTURE TREE WORKS

DEADWOOD REMOVAL WORKS HAVE BEEN RECOMMENDED FOR 44 TREES AND SHOULD BE CARRIED OUT PRIOR TO CONSTRUCTION WORKS COMMENCING. DEAD BRANCHES ARE PRESENT IN MOST TREES THROUGHOUT THE SITE IN VARYING AMOUNTS AND SIZES. DEADWOOD DEVELOPMENT IS A NATURAL OCCURRENCE IN MOST TREES AND CAN ACCUMULATE IN THE CANOPY IF LEFT UNMANAGED. EXCESSIVE AMOUNTS OF DEADWOOD MAY BE AN INDICATOR OF POOR HEALTH. ALTHOUGH TREES CAN RETAIN THESE DEAD BRANCHES FOR EXTENDED PERIODS, THEIR FAILURE CAN BE UNPREDICTABLE AND THEREFORE SHOULD BE MANAGED TO SOME EXTENT WERE TARGETS ARE PRESENT.

ALL VEGETATION IDENTIFIED TO BE RETAINED ARE CLEARLY MARKED AND PROTECTED BY TPZ FENCING PRIOR TO TREE REMOVAL OPERATIONS COMMENCING.

SPECIFICATIONS FOR TREE PRUNING AND REMOVAL INCLUDE:

1. NO DAMAGE IS TO OCCUR TO RETAINED TREES DURING TREE AND STUMP REMOVAL OPERATIONS;
2. NO EXCAVATION EQUIPMENT IS TO BE USED WITHIN 10M OF RETAINED TREES DURING REMOVAL OPERATIONS;
3. DO NOT CARRY OUT TREE WORKS DURING VERY WET CONDITIONS OR IF THE SOIL IS SATURATED AND OPEN TO COMPACTION BY TREE REMOVAL EQUIPMENT;
4. CARE MUST BE TAKEN NOT TO DISTURB ABOVE AND BELOW GROUND PARTS OF RETAINED TREES; AND
5. FAUNA HANDLERS MUST BE PRESENT DURING REMNANT TREE REMOVAL OPERATIONS TO ENSURE NATIVE FAUNA IS NOT IMPACTED.
6. ANY PRUNING WORKS SHOULD BE UNDERTAKEN BY EXPERIENCED AND QUALIFIED ARBORISTS;
7. DEADWOOD GREATER THAN 40MM IN DIAMETER SHOULD BE REMOVED FROM THE CANOPY OF THE TREES;
8. WORKS WILL INVOLVE HIGH CLIMBING AND/OR ELEVATED WORK PLATFORMS AND NEED TO BE COMPLETED BY A QUALIFIED ARBORIST (MINIMUM AQF LEVEL 3) AND CONFORM TO AS 4373-2007 PRUNING AMENITY TREES;
9. ARBORISTS CARRYING OUT THE WORKS SHOULD HAVE DEMONSTRATED EXPERIENCE DEALING WITH MATURE TREES WITH A FOCUS ON RETAINING HABITAT HOLLOWES, CRACKS AND SEAMS;
10. LARGE DEAD BRANCHES THAT CONTAIN HOLLOWES, CRACKS AND SEAMS SHOULD BE REDUCED TO ALLOW RETENTION;
11. LARGE DEAD BRANCHES WITH MINIMAL DECAY GREATER THAN 100MM IN DIAMETER CONTAINING HOLLOWES, CRACKS AND SEAMS SHOULD BE SHORTENED TO REDUCE THE PROBABILITY OF FAILURE; AND
12. REMOVED AND PRUNED BRANCHES, STEMS AND STUMPS GREATER THAN 200MM IN DIAMETER SHOULD BE RETAINED ON SITE AS HABITAT WITHIN THE TPZ.
13. STUMP GRINDING AND GRUBBING OPERATIONS MUST NOT OCCUR WITHIN TPZ AREAS OF RETAINED TREES UNLESS SPECIFIED BY THE PROJECT ARBORIST;
14. TREE STUMPS WITHIN TPZ AREAS OF RETAINED TREES SHOULD BE RETAINED WHERE POSSIBLE;

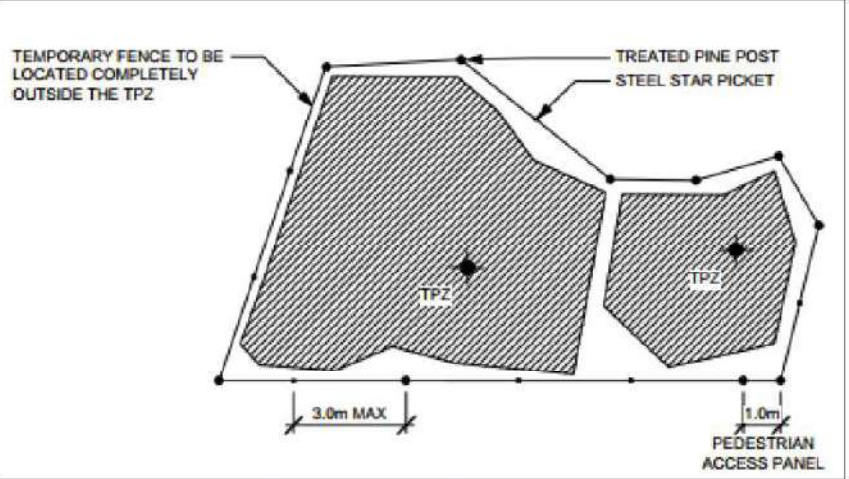
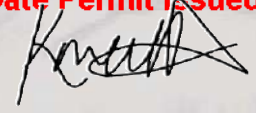


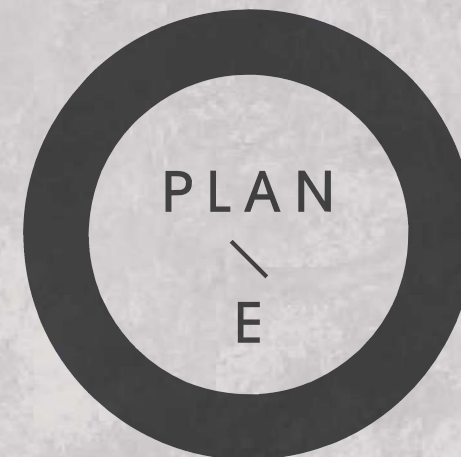
Figure 13 Multiple TPZ fencing example
MIN 300mm



Figure 15 TPZ signage (City of Whittlesea, 2014)



PLANNING AND ENVIRONMENT ACT
CITY OF WHITTLESEA
PLANNING SCHEME
Plan referred to in Permit to use and/or develop land.
Application No: PLN-36856
Condition No: 17
Sheet 23 of 23
Date Permit issued: 13/02/2023

Date: 12/02/2024
Town Planner



90 BODYCOATS RD WOLLERT - UPDATED LANDSCAPE MASTERPLAN