

LEGEND

EXISTING TREES  
MAINTAIN EXISTING SURFACE LEVELS  
WITHIN TREE PROTECTION ZONES. DETAILED  
DESIGN SUBJECT TO ADVICE FROM A  
QUALIFIED & EXPERIENCED ARBORIST

EXISTING TREES TO BE REMOVED  
EXISTING TREES PROPOSED FOR REMOVAL  
ARE WEED SPECIES (SWEET PITTOSPORUM,  
ASH & PRIVET)

PROPOSED EVERGREEN TREES  
REFER PLANT SCHEDULE

SHARED-USE VEHICLE &  
PEDESTRIAN ZONE

PEDESTRIAN PAVING

COMMUNAL LANDSCAPE ZONES  
UNDER MANAGEMENT OF THE OWNER'S  
CORPORATION. COMPRISING TREES,  
LOW-LEVEL NATIVE PLANTING & GRASS

PRIVATE REALM LANDSCAPE ZONES  
COMPRISING PRIVATE OPEN SPACE  
PAVING, DECKING, VARIED FORMS OF  
MEDIUM, UPRIGHT & SMALL CANOPY  
TREES AND OTHER PLANTING

COUNCIL RESERVE

DEVELOPMENT PLAN  
APPLICATION

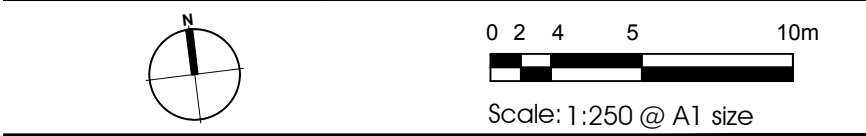
PRELIMINARY

P3	19.02.2025	FOR REVIEW AND COMMENT
P2	19.02.2025	FOR REVIEW AND COMMENT
P1	14.02.2025	FOR REVIEW AND COMMENT
-	19.12.2024	COUNCIL ISSUE
Rev	Date	Description

DM PROPERTY

2 COLLEGIUM AVENUE - WHEELERS HILL

ILLUSTRATIVE LANDSCAPE MASTER PLAN



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Date: DEC 2024  
Drawn by: AP  
Checked: TV  
Drawing No. MP01A\_P3

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	MATURE HT x SPREAD (m)	BOTANICAL NAME	COMMON NAME	MATURE HT x SPREAD (m)
	LARGE EVERGREEN TREES			LOW-LEVEL PLANTING		
	Eg. Lophostemon confertus	Queensland Brush Box	20 x 10	Eg. Chryscephalum apiculatum	Yellow Buttons	0.3 x 0.5
	MEDIUM, UPRIGHT & SMALL EVERGREEN TREES			Dianella tasmanica 'Emerald Arch'	Native Flax	0.6 x 0.6
	Eg. Tristaniopsis laurina 'Luscious'	Luscious Kanooka	8 x 5	Grevillea lanigera 'Mt Tamboritha'	Mt Tamboritha	0.3 x 1.0
	Hymenosporum flavum	Native Frangipani	10 x 4	Lomandra confertifolia 'Seascape'	Seascape	0.6 x 0.6
	Eleocharpus reticulatus	Blueberry Ash	9 x 4	Lomandra longifolia 'Tanika'	Tanika	0.6 x 0.6
	Banksia marginata	Silver Banksia	5 x 2	Poa poiformis 'Kingsdale'	Tussock Grass	0.45 x 0.45
				Westringia fruticosa 'Low Horizon'	Low Horizon Rosemary	0.3 x 0.7



## Memo

<b>Project:</b>	<b>2 COLLEGIUM AVENUE, WHEELERS HILL</b>
<b>Subject:</b>	LANDSCAPE DESIGN SUMMARY
<b>Date:</b>	19 December 2024

This landscape design summary is provided to accompany the Illustrative Landscape Master Plan – MP01 prepared by our office in support of a Development Plan application for a townhouse development proposal on the subject land.

### Introduction & Background

The subject site is referred to as “secure surplus land” on the endorsed Development Plan for the Ryman Healthcare site (issued by the City of Monash on 31 January 2017).

The subject land was recently acquired by DM Property.

CDA Design Group Pty Ltd has been engaged by DM Property to provide landscape design advice for a proposed townhouse development on the subject land.

In undertaking this task I have reviewed:

- The subject land, streetscape character of Brandon Park Drive and Academy Avenue and the character of the surrounding area.
- Re-establishment Feature and Level Survey (version 1), Breese Pitt Dixon, 9 December 2024.
- Arboricultural Assessment & Report, Tree Logic, 28 February 2024 and Galbraith & Associates, 30 September 2024.
- Architectural Site Development Strategy, 12 December 2024, prepared by Rothe Lowman architects.
- Landscape-related policies of the Monash Planning Scheme.

I have also liaised with the project team.

### Context & Existing Site Conditions

The immediate area has a diverse mix of land-use including, commercial (Brandon Park Shopping Centre, to the west), institutional (Ryman Healthcare site, to the north and Special Education School, to the east) and conventional residential properties comprising generally single and two storey dwellings.

The landscape character is diverse and comprises a combination of both modestly vegetated streetscapes and private realm areas and other more comprehensively vegetated streetscapes and private realm areas.

The site has public realm streetscape frontages along Brandon Park Drive (west) and Academy Avenue (south).

A council reserve has been created immediately to the north of the subject site. While Nellie Melba Village, a retirement village, exists further to the north.

A private realm interface occurs to a special education school to the east of the subject land.

Brandon Park Shopping Centre exists to the west of Brandon Park Drive.

Conventional residential properties exist to the south of Academy Avenue.





Figure 1: Broader site context & subject site (with blue outline)

(Source: extract of figure 1 of Arboricultural Assessment & Report, Tree Logic, 28 February 2024)

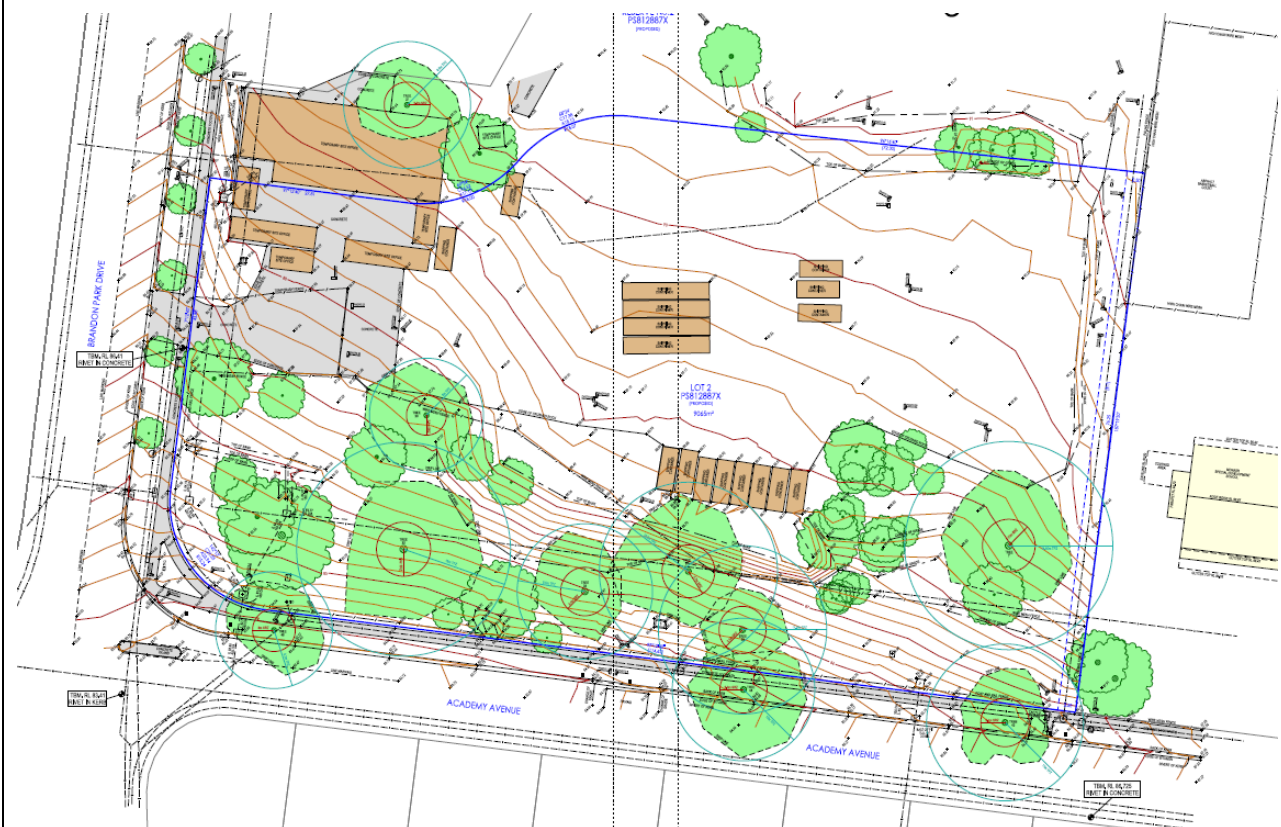


Figure 2: Subject site (Source: Re-establishment Feature and Level Survey (version 1), Breese Pitt Dixon, 9 December 2024.

**Planning Context**

Of relevance to the proposal, landscape-related policies of the Monash Planning Scheme, include:

- Schedule 4 to Clause 43.04 Development Plan Overlay (DPO4).
- Schedule 10 to Clause 32.08 General Residential Zone. There are no neighbourhood character objectives specified in the schedule. Standard B13 – Landscaping Objectives apply.
- Clause 15.01-1L-02 Tree Conservation for a Garden City.
- Clause 15.01-5S Neighbourhood Character.
- Clause 15.01-5L Monash Preferred Neighbourhood Character.
- Clause 52.17 Native Vegetation. The subject site is larger than 0.4ha and a permit will be required to seek removal of any native trees. I note in the Galbraith & Associates report that tree 33 is a self-sown *Eucalyptus ovata* (Swamp Gum) native tree within the site is recommended for removal presumably due to the close proximity of this potentially large sized tree to the street footpath of Academy Avenue. I further note that the development proposal will not require the removal of tree 33.

I have reviewed the Monash Urban Landscape & Canopy Vegetation Strategy Final Report, December 2018. The subject site lies in landscape character type “Hilly Native Garden Suburban (HS)” with an “Evergreen” vegetation type.

Notably, there are no environmental, vegetation or neighbourhood character overlays affecting the subject land.

**Existing Conditions**

The northern-central area of the land is flat to gently sloping and the southern area of the land has a slope of approximately 3-4 metres towards the southern boundary.

A 2.5 metre wide sewer easement (referred to as E-1 on the title) exists along the eastern boundary of the subject land. Otherwise, there are no encumbrances on the site.

**Existing Vegetation**

A number of established trees exist within the Academy Avenue frontage, including high value *Eucalyptus* species (Narrow-leaved Black Peppermint, Southern Mahogany, Spotted Gum, Yellow Gum and Manna Gum). These trees are proposed to be retained.

Other weed species, including Sweet Pittosporum, Privet and Ash, are proposed for removal.

Existing street trees along Brandon Park Drive (Queensland Brush Box) and Academy Avenue (Narrow-leaved Black Peppermint) will be retained.





Figure 3: Existing tree key plan ((Source: extract of Arboricultural Assessment letter, Galbraith & Associates, 30 September 2024)

### The Proposal

I have reviewed the Site Development Strategy, 12 December 2024, prepared by Rothe Lowman architects.

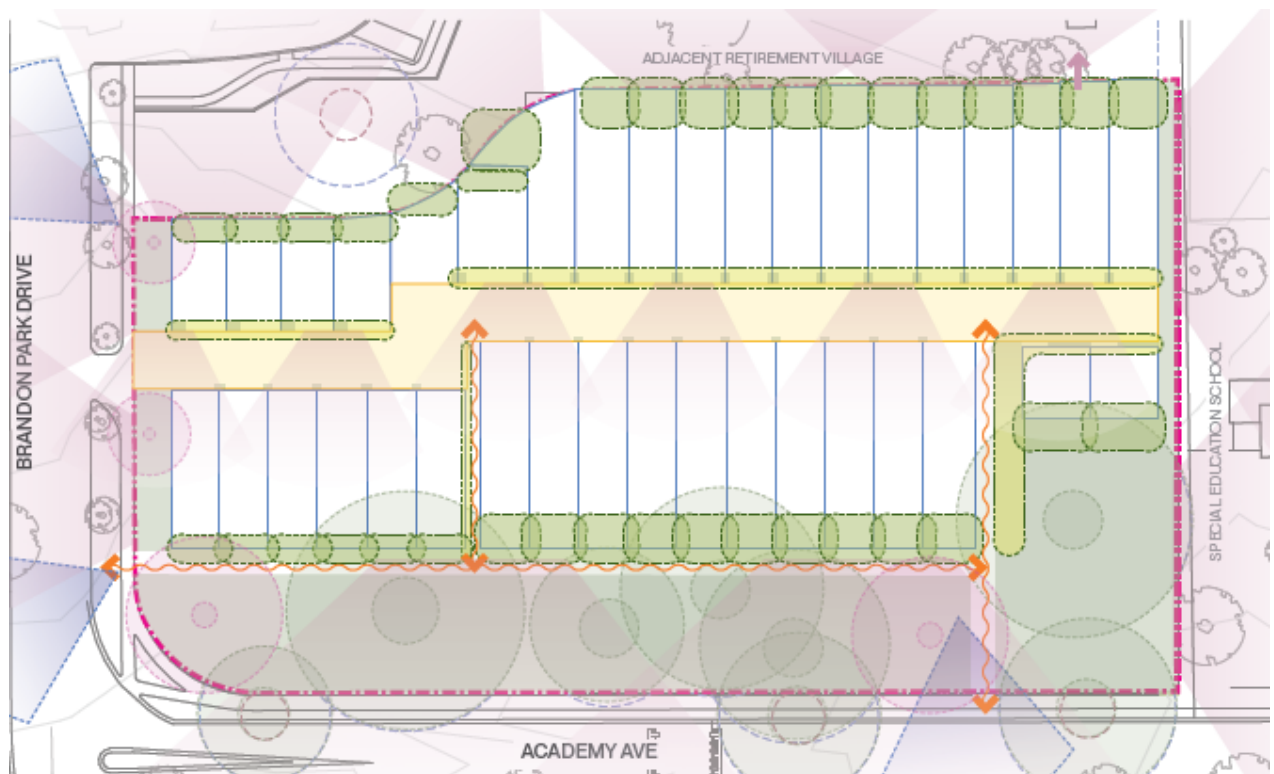


Figure 4: Extract of Place-Making Plan – (Source: Rothe Lowman Architects)

As demonstrated on Illustrative Landscape Master Plan – MP01, the proposed site-planning of the subject land will enable a landscape scheme with the following key attributes:

- Retention of established existing trees, including native species (Narrow-leaved Black Peppermint, Southern Mahogany, Spotted Gum, Yellow Gum and Manna Gum). The proposal will need to ensure tree protection zones of the existing trees to be retained are managed with the involvement of a qualified arborist through the design and works phases of redevelopment.
- All street trees along Brandon Park Drive (Queensland Brush Box) and Academy Avenue (Narrow-leaved Black Peppermint) will be retained.
- Removal of existing trees defined as weed species (including, Sweet Pittosporum, Ash and Privet).
- New canopy trees will be installed within the Academy Avenue setback.
- A continuous deep soil setback will be created along the western edge of the site and enable the installation of canopy trees and other planting to establish a strong landscape character along the interface with Brandon Park Drive.
- A continuous deep soil setback will be created along the northern edge of the site and enable the installation of canopy trees and other planting to establish a continuous and vegetated landscape character along the interface with the Council reserve.
- A continuous deep soil setback along the eastern edge of the site will enable the installation of a tall shrubs with some canopy trees and other planting to establish a continuous vegetated landscape character along the interface with the special education school.
- New canopy trees and other planting will be installed along a shared use vehicle & pedestrian mews along an east-west axis within the centre of the site.

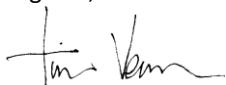
The proposal will response to the landscape-relate planning policies of the Monash Planning Scheme, by:

- Retaining high quality established existing native canopy trees.
- Create sufficient space for the installation of a range of new canopy trees.
- Produce a high quality and attractive landscape setting.
- Enhance the landscape values of the subject site and contribute positively towards Monash's "Garden City Character" by the retention of existing trees and the planting of new canopy trees.

In summary, the site-planning of the proposal will provide a positive response to the existing and preferred neighbourhood character, enhance the streetscape interfaces and produce a high quality, vegetated appearance for the site comprising evergreen indigenous and native species.

Please contact the writer on mobile (0417 364 225) if clarification or further information is required.

Regards,



Tim Vernon  
Director,  
**CDA Design Group Pty Ltd**