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# LANDSCAPE ARCHITECTURE DEVELOPMENT PLAN REPORT GOLF ROAD, OAKLEIGH SOUTH

T.C.L  
MARCH 2023

# CONTENTS

<b>1.0 Context</b>	<b>3</b>
1.1 Project Narrative	
1.2 Aerial Map	
1.2 Traffic	
1.3 Green Space	
<b>2.0 Site Analysis</b>	<b>5</b>
2.1 Aerial Map	
2.2 Existing Conditions	
2.3 Site Survey	
2.4 Topography	
<b>3.0 Landscape Characters</b>	<b>7</b>
<b>4.0 Landscape Concept</b>	<b>9</b>
4.1 Zoning Plan	
4.2 Landscape Characters	
4.3 Pedestrian Connections	
4.4 Tree Retention	
4.5 Concept Plan	
4.6 Detailed Plans	
4.7 Sections	
<b>5.0 Planting</b>	<b>23</b>
5.1 Tree Palette	
5.2 Garden Bed	
5.3 Planting Schedule	
<b>6.0 Landscape Open Space</b>	<b>27</b>
6.1 Open Space	
6.2 Materiality	

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**Client:**  
Summerset

**Date:**  
MARCH 2023

Title	Date	By	Approved
Town Planning Report (P4)	02.03.23	XC	SA
Town Planning Report (P3)	02.02.23	XC	SA
Town Planning Report (P2)	16.12.22	XC	SA
Town Planning Report (P1)	02.12.22	XC	SA
Town Planning Report	08.11.22	XC	SA
Town Planning Report (Preliminary)	25.10.22	XC	SA

# 1.0 CONTEXT

## 1.1 PROJECT NARRATIVE

### Location

The site is located on the corner of Golf Rd and Beryl Avenue in Oakleigh South. The site is bounded by Golf Rd to the west, Beryl Ave to the south, Bakers Rd to the east and exiting residential on its northern boundary and an interface with the Metropolitan Golf Club on its north eastern boundary.

### Landscape Character

The residential streetscapes in the immediate area are planted with a range of Australian Native trees. This combined with the native plantings of the Metropolitan Golf Course and the existing vegetation on site all contributes to a predominantly native landscape character for this area. The street scape of Beryl Avenue is distinctive with its *Melaleuca styphelioides* (Prickly – leaved Paperbark) street trees, Golf Rd is predominately *Eucalyptus leucoxylon* (Yellow Gum) .

Within the site there are some significant trees that are proposed to be retained as part of the proposal and a que to inform the landscape character of the proposed village. Refer to plans for detail and location of proposed trees to be retained.

The overall site is relatively level with a high point in the southeast corner of 58.4m (AHD) falling to a low point in the north west at 56.4m (AHD).

### Landscape Concept

In response to the native landscape context for the site it is proposed to use a native plant palette to create a rich and diverse landscape garden that the aged care and retirement village will be sited within. The importance of the landscape is to provide a visual sense of address for the residents as well as a landscape that promotes health benefits through biophilic connections to nature.

The vision of the village is to maximise the area of garden and public open space for the benefit of the residents. Part of this strategy is to reduce the area of road and hard paving and increase the area of soft landscape across the village. One aspect to this is to have a central internal loop road with flush kerb that is for both pedestrians and vehicles as a shared space.

The internal loop road will have a streetscape of new native canopy trees as a continuous row of trees around the outer edge of the loop road. Accompanying this will be a richly diverse understory of native plants that will have seasonal colour and seasonal variance through flower and foliage. The combination of the new trees and associated understory garden will create a consistent yet richly diverse street address for the residents that front onto this internal road network and create a unique visually identity and sense of place for the village.

On the northern side of the village there are two proposed 'Small Parks', that front onto the internal loop road and are edged by the proposed retirement village. The rectangular park has a central lawn space, is edged by garden with shade trees and benches for seating. It is envisaged as a quiet pocket park where people can sit and enjoy the seasonal aspect of the garden and connect with nature. It also includes community gardens for food production and to encourage social interaction for the residents. The Triangular park that is next to the golf course is a park for golfer's, with a central putting green lawn that is flanked by garden, circuit path and seating.

Main Park Spaces – within the centre of the village is a series of park spaces with a central green spine that runs north south connecting the village to Beryl Ave. The linear north south garden space is a focused pedestrian link through the village which is intended to be a social space has a central path with several landscape seating nooks along its length. These spaces are to encourage social interaction for the residents and their visitors.

The park space to the north of the central buildings has two significant existing trees to be retained as part of the landscape character for the village, along with the shade they provide on this northern space to the community lounge and café.

The triangular park space to the east of the independent living apartment building is seen as a park for the residents in that building to use as their local pocket park.

The villas located between the internal loop road and Beryl Ave have two street frontages, it is proposed to use informal garden hedges to give them a more private street frontage and provide them a side yard next to the house with greater privacy. The gardens fronting Beryl Street will have a row of new native trees along the length of the village within the private front yards, these will contrast with the white trunks of the existing street trees and attract the local lorikeets.

The villas on the northern and northern eastern boundaries have private rear yards against the edge of the village. These yards have a paved patio area, lawn, informal hedge for privacy and a raised garden bed for productive gardening. The yards that front the northern boundary have a row of evergreen trees to provide a visual buffer to the exiting residential to the north.

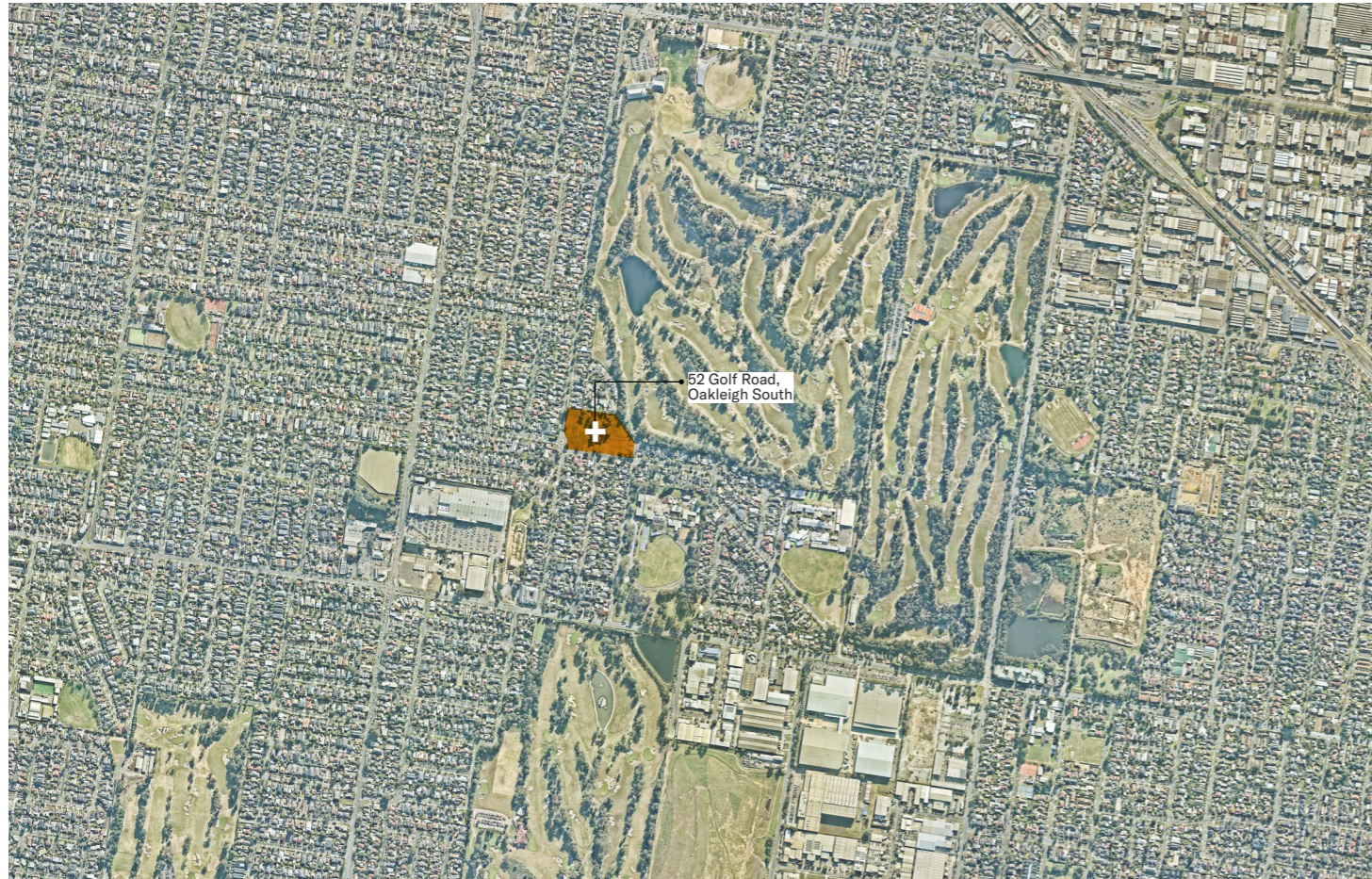
The built form of the villa facades are softened by vertical climbing plants in front of the expressed lift shafts. The street scape is further articulated by the introduction of framed arbours which will be complemented by climbing shrubbery.

### Garden City Suburbs (Southern) – Council planning policy

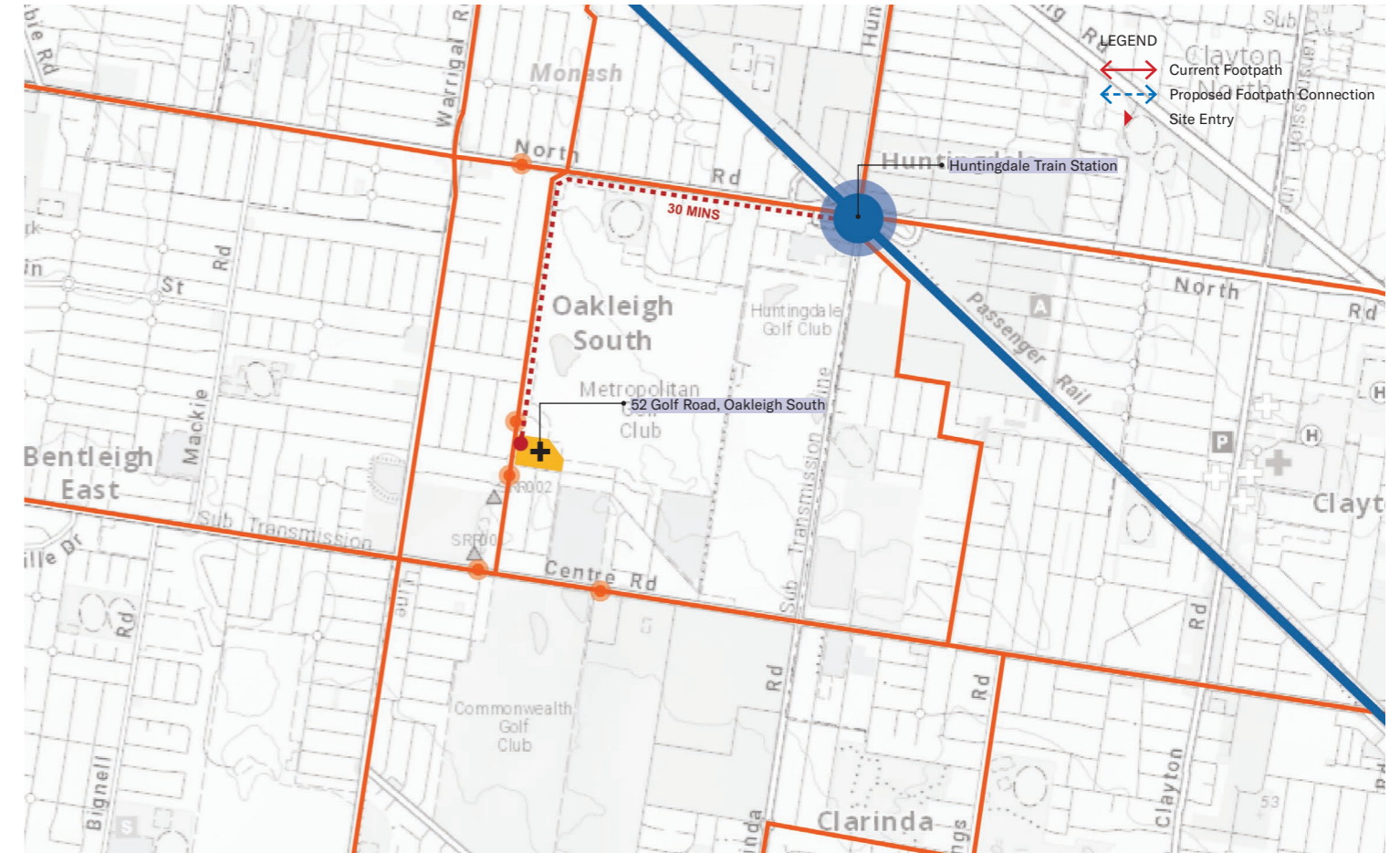
This site is surround by a suburban context that is defined as the Garden City Suburbs as part of the Future Character Statements (22.01-4). The proposed landscape design ties in with this character description by the proposed use of native canopy trees along the Beryl Street front gardens and the planting a row of new native trees within the village. The use of low informal hedging on the southern boundary is also in keeping with the landscape character of Beryl Ave.

# 1.0 CONTEXT

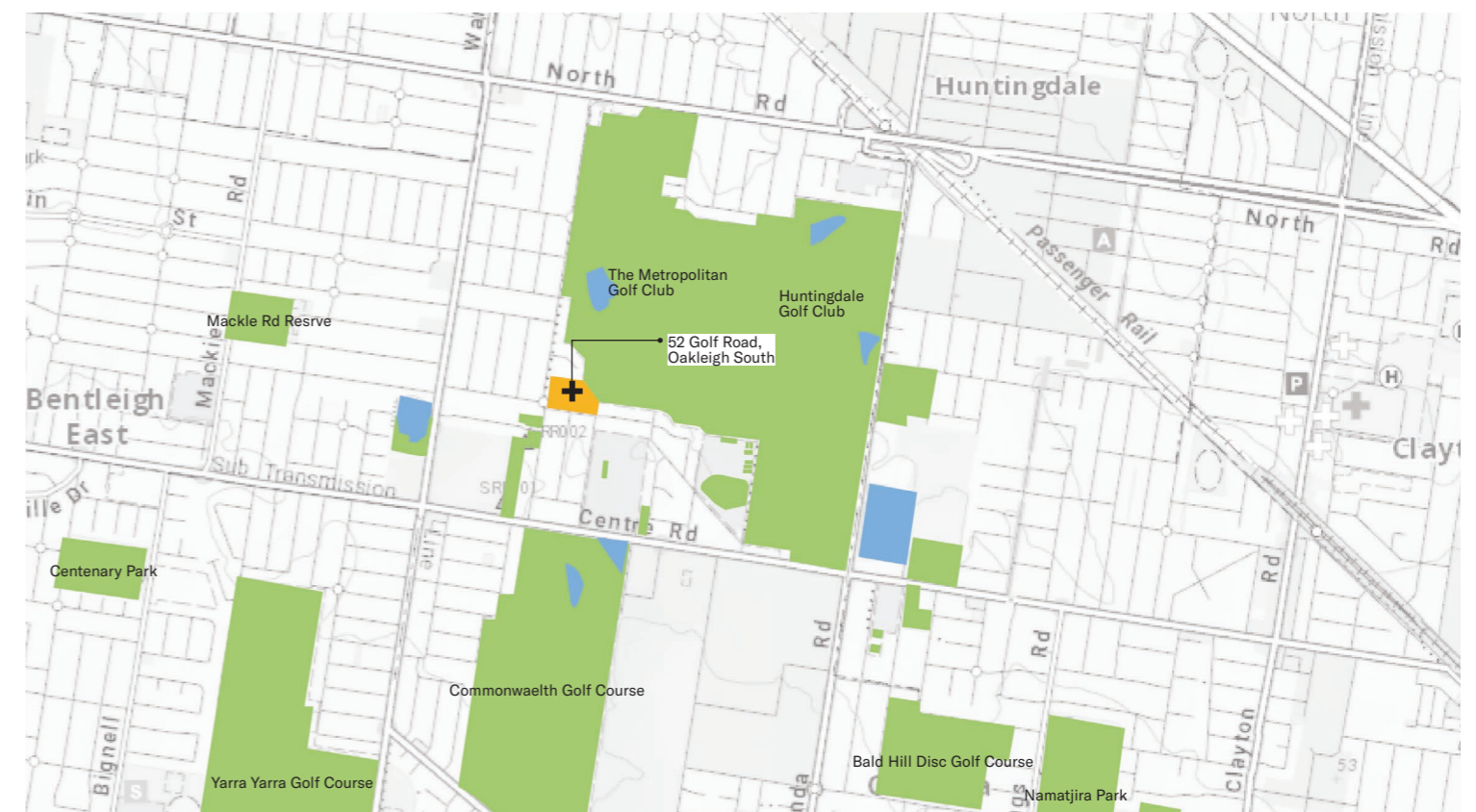
## 1.2 AERIAL MAP



## 1.3 TRAFFIC



## 1.4 GREEN SPACE



# 2.0 SITE ANALYSIS

## 2.1 AERIAL MAP

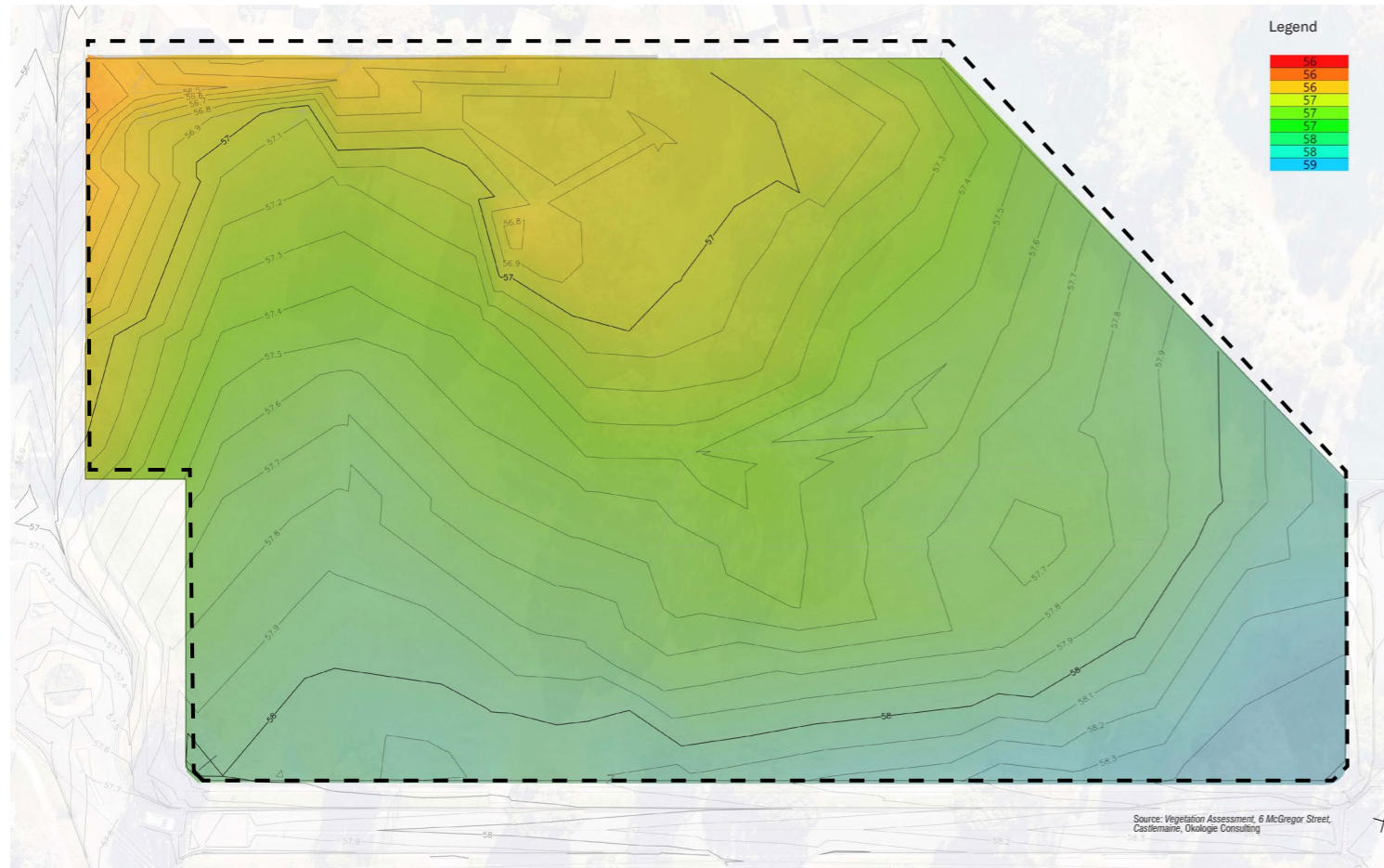


## 2.2 EXISTING CONDITIONS

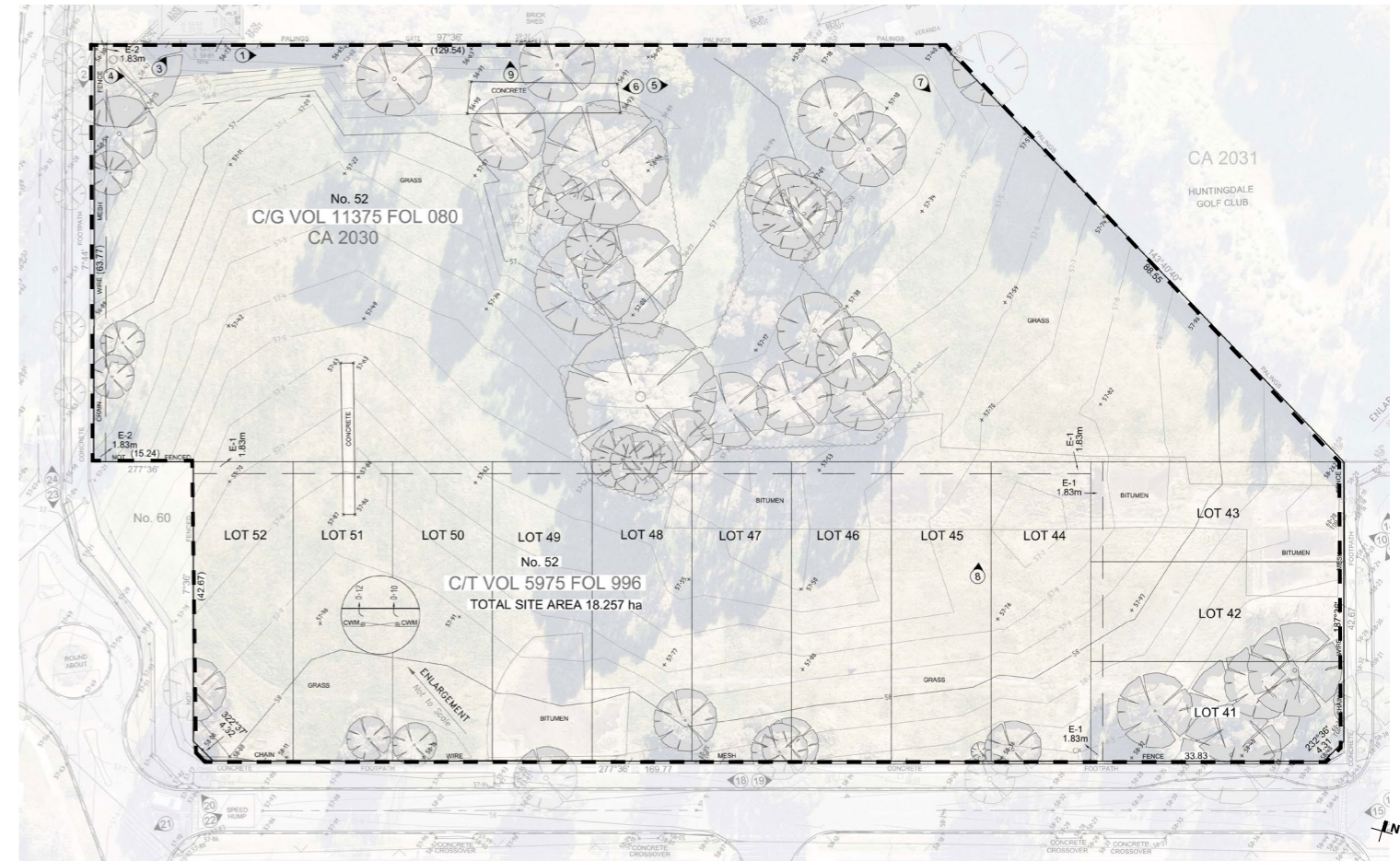


# 2.0 SITE ANALYSIS

## 2.3 TOPOGRAPHY



## 2.4 SITE SURVEY



# 3.0 LANDSCAPE CHARACTER

## NATIVE FLORA AND FAUNA

*Grevilla robusta* 12



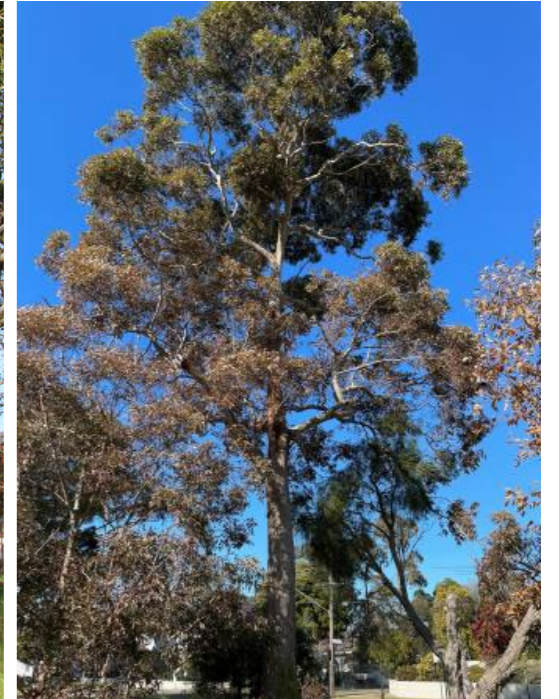
*Eucalyptus ovata* 08



*Eucalyptus mannifera* 04



*Eucalyptus botryoides* 02



*Eucalyptus sideroxylon* 15



*Eucalyptus saligna* 20



*Lophostemon confertus* 32

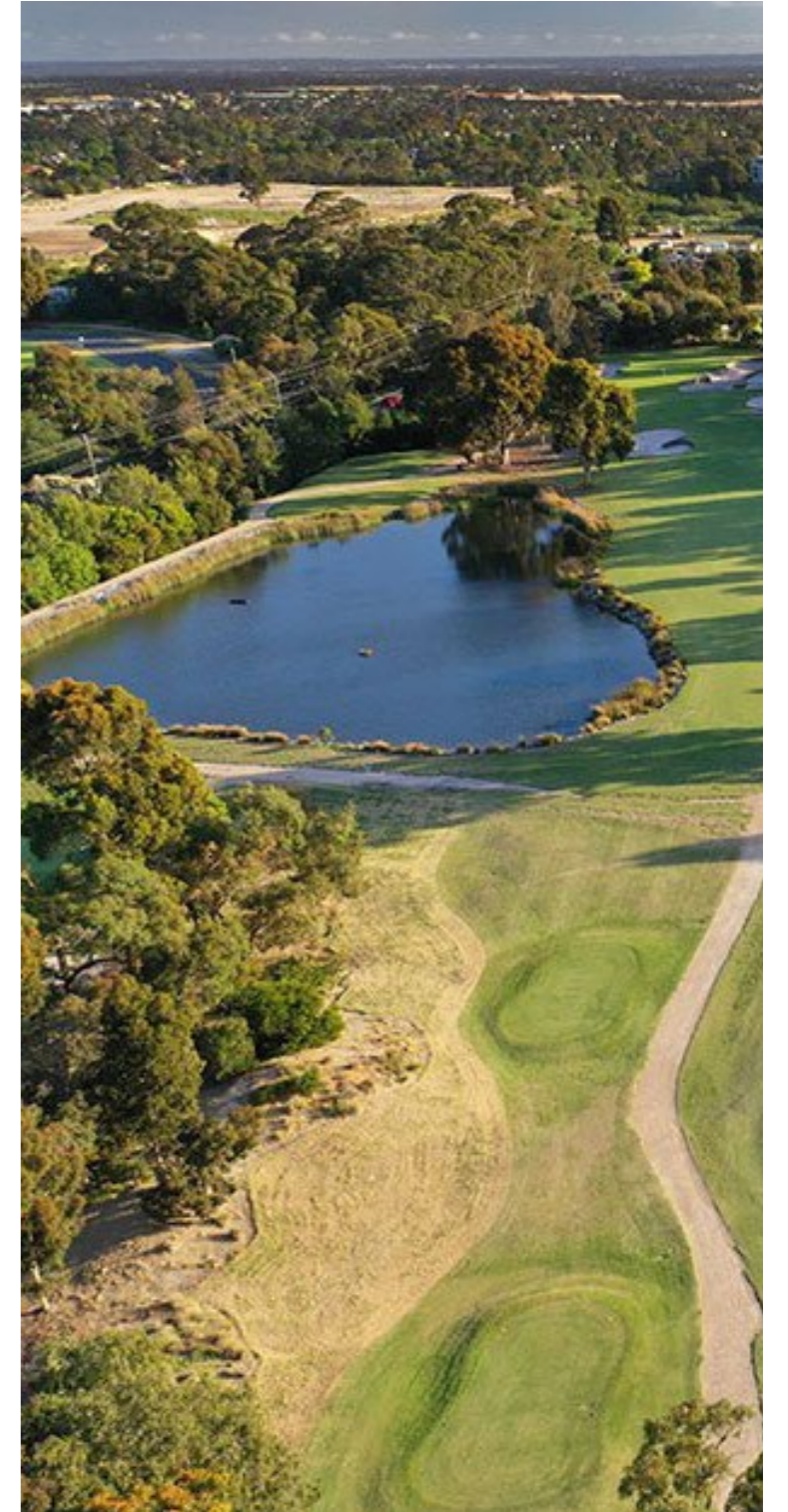


*Melaleuca styphelioides*



# 3.0 LANDSCAPE CHARACTER

## THE METROPOLITAN GOLF CLUB





# 4.0 LANDSCAPE CONCEPT

## 4.1 ZONING PLAN

### LEGEND

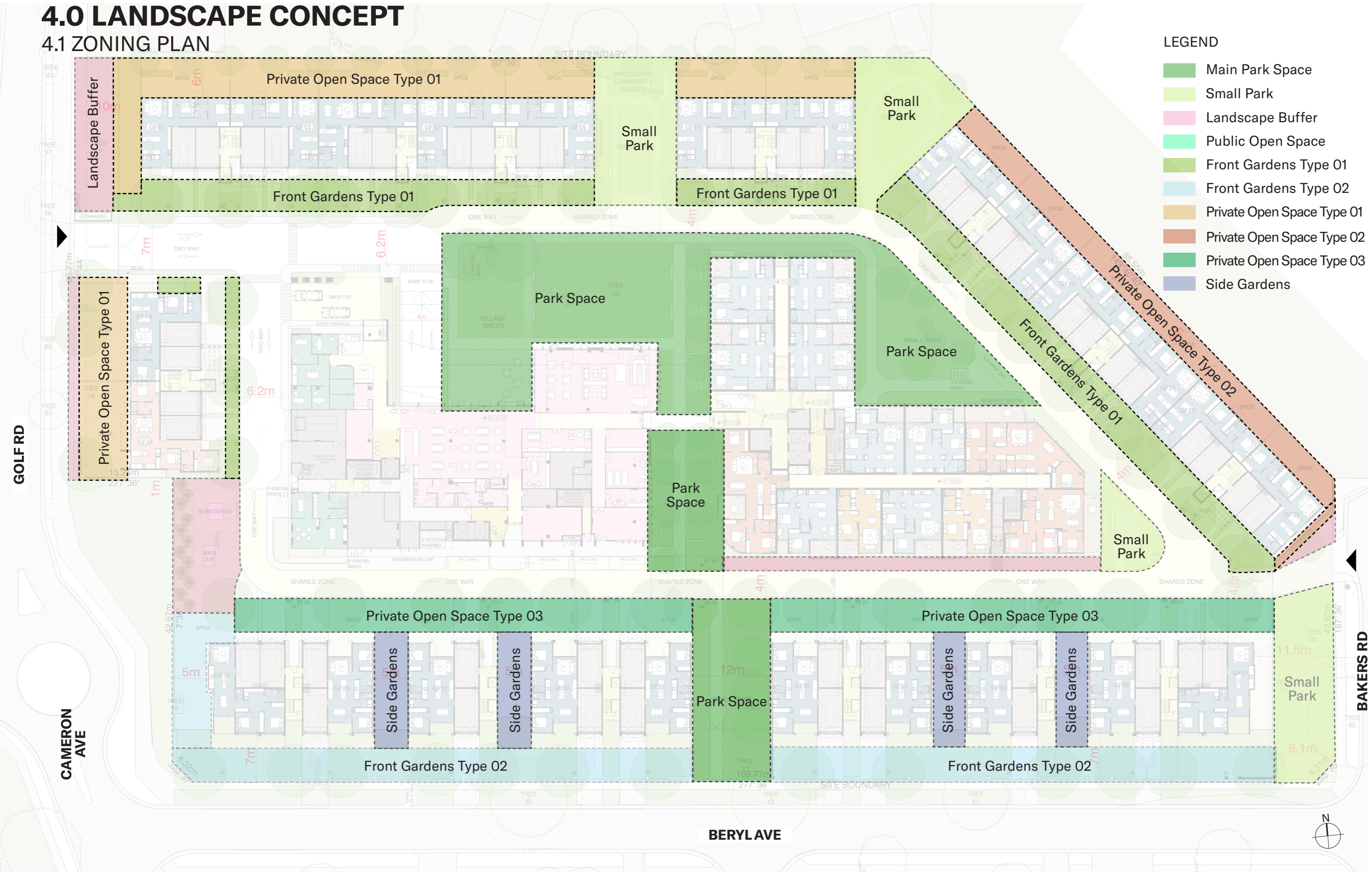
- Main Park Space
- Small Park
- Landscape Buffer
- Public Open Space
- Front Gardens Type 01
- Front Gardens Type 02
- Private Open Space Type 01
- Private Open Space Type 02
- Private Open Space Type 03
- Side Gardens

GOLF RD

CAMERON AVE

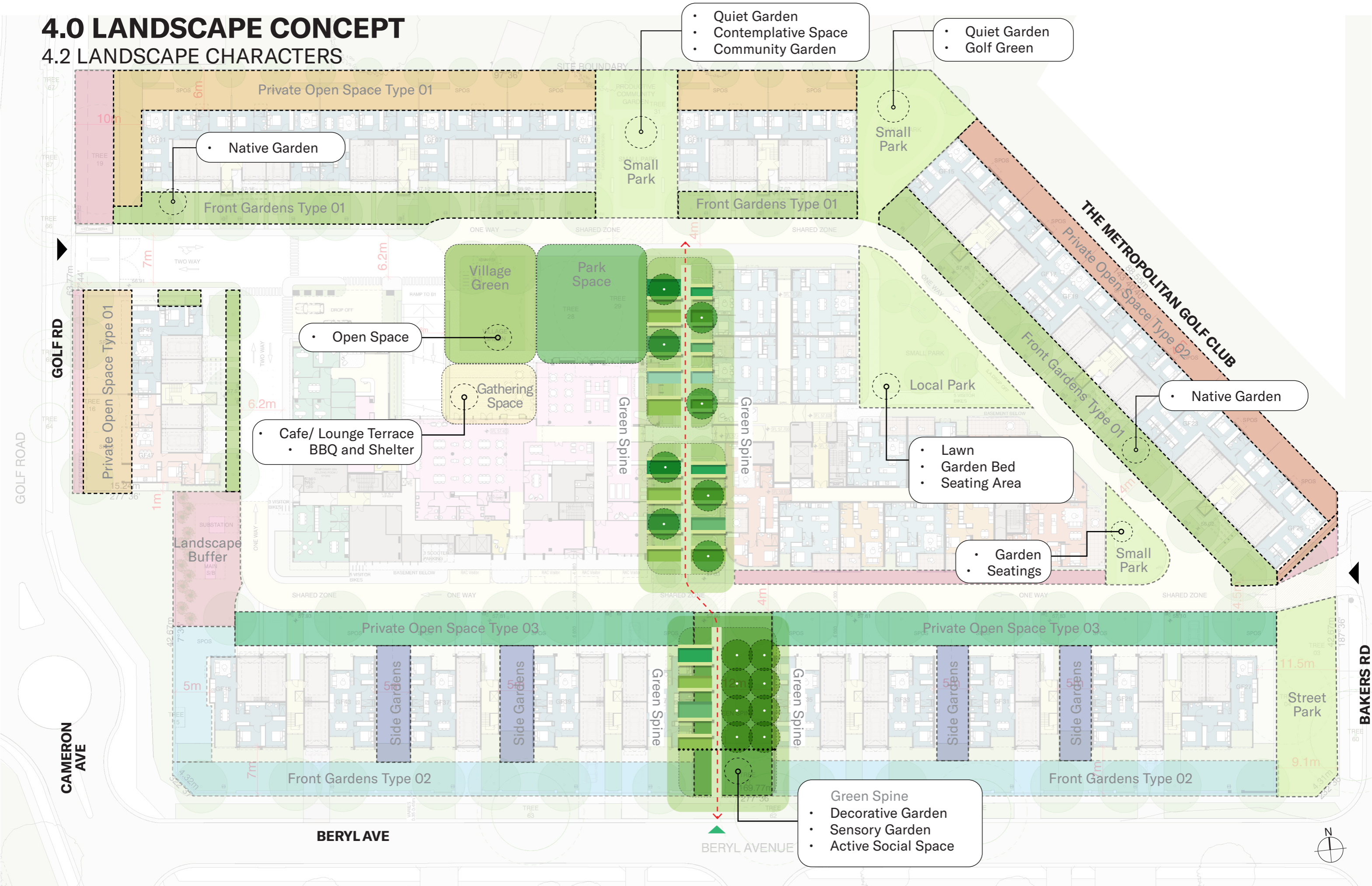
BERYLAVE

BAKERS RD



# 4.0 LANDSCAPE CONCEPT

## 4.2 LANDSCAPE CHARACTERS



- Quiet Garden
- Contemplative Space
- Community Garden

- Quiet Garden
- Golf Green

- Native Garden

- Open Space

- Cafe/ Lounge Terrace
- BBQ and Shelter

- Lawn
- Garden Bed
- Seating Area




- Garden Seatings

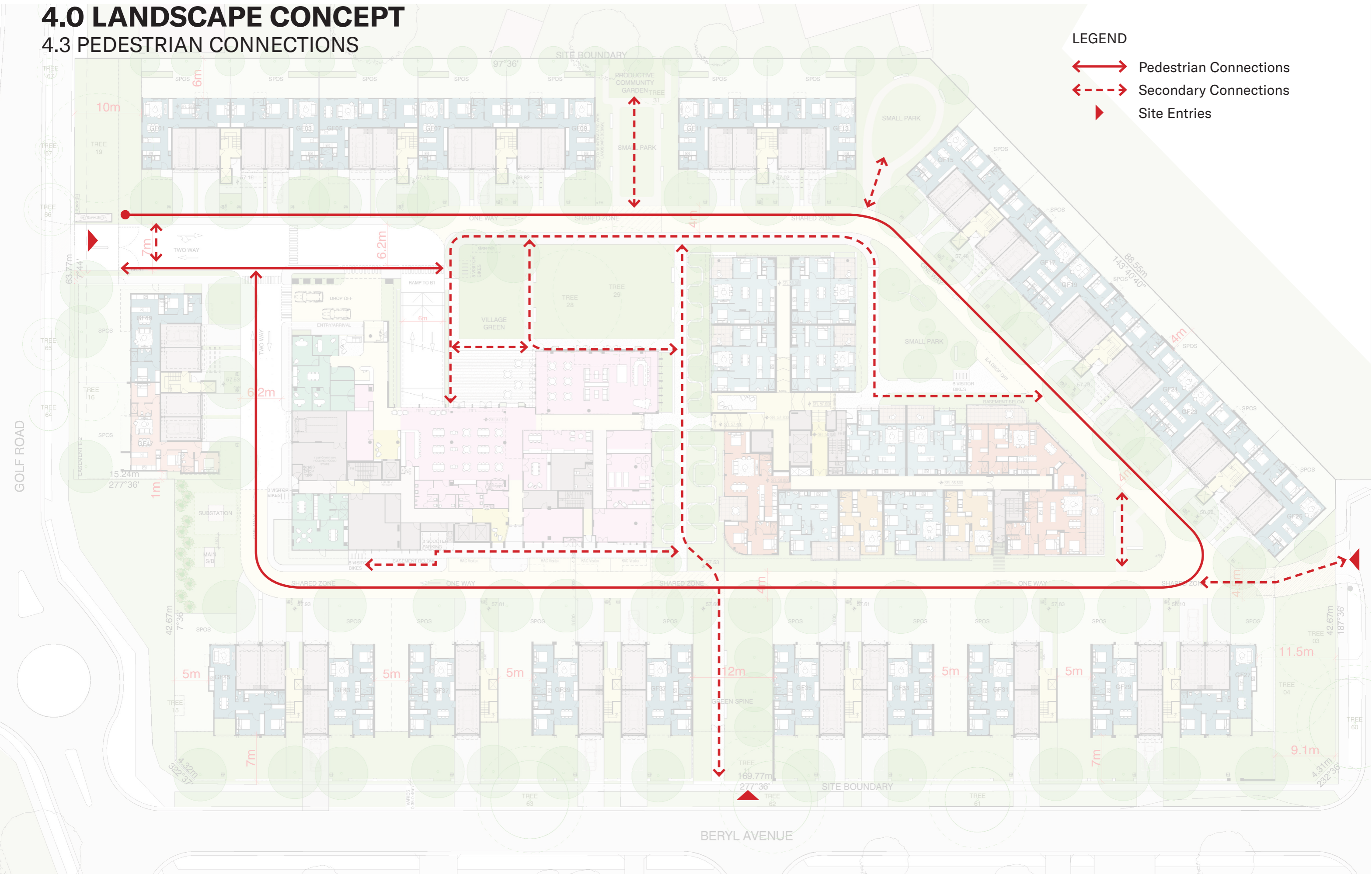
- Green Spine
- Decorative Garden
- Sensory Garden
- Active Social Space

# 4.0 LANDSCAPE CONCEPT

## 4.3 PEDESTRIAN CONNECTIONS

### LEGEND

-  Pedestrian Connections
-  Secondary Connections
-  Site Entries

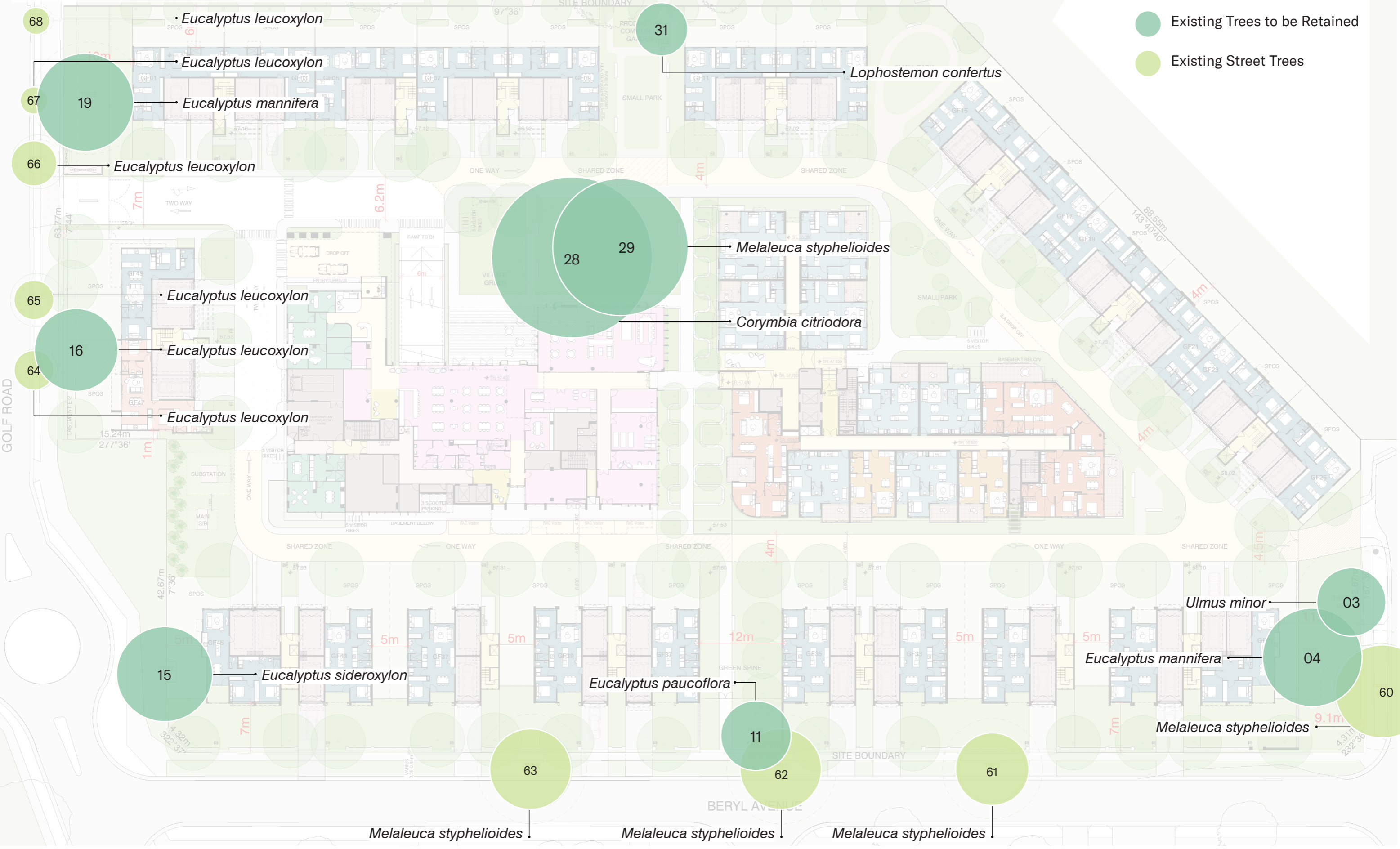


# 4.0 LANDSCAPE CONCEPT

## 4.4 TREE RETENTION

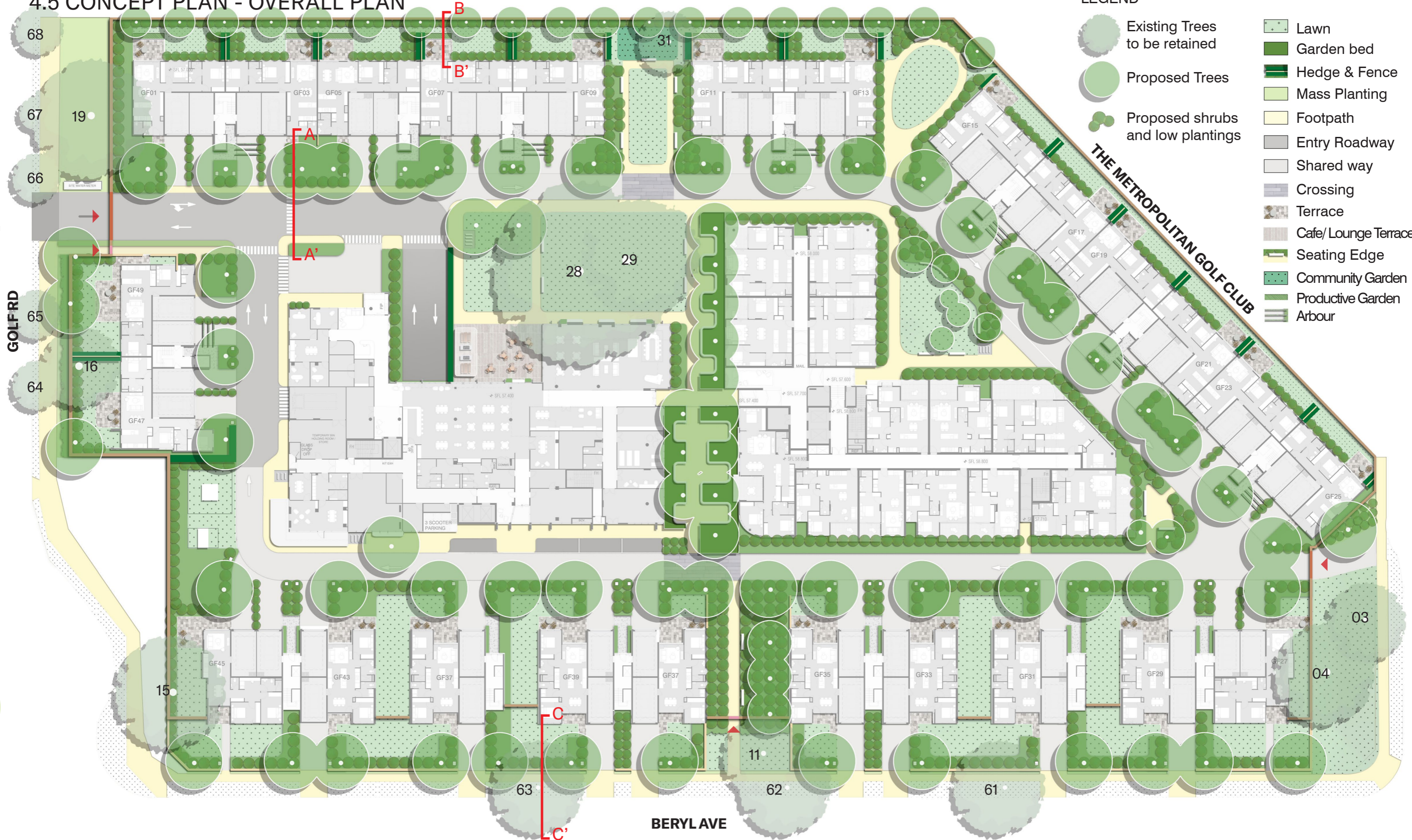
### LEGEND

- Existing Trees to be Retained
- Existing Street Trees



# 4.0 LANDSCAPE CONCEPT

## 4.5 CONCEPT PLAN - OVERALL PLAN



### LEGEND

- Existing Trees to be retained
- Proposed Trees
- Proposed shrubs and low plantings
- Lawn
- Garden bed
- Hedge & Fence
- Mass Planting
- Footpath
- Entry Roadway
- Shared way
- Crossing
- Terrace
- Cafe/Lounge Terrace
- Seating Edge
- Community Garden
- Productive Garden
- Arbour

GOLF RD

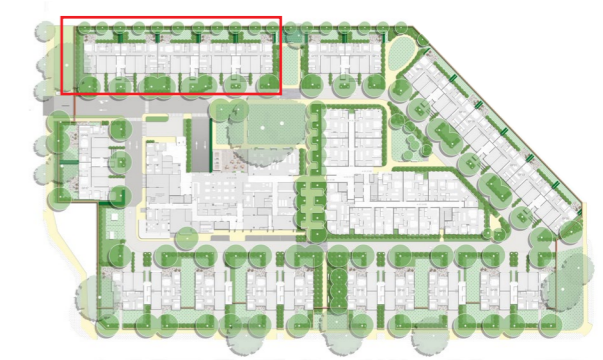
THE METROPOLITAN GOLF CLUB

BERYL AVE



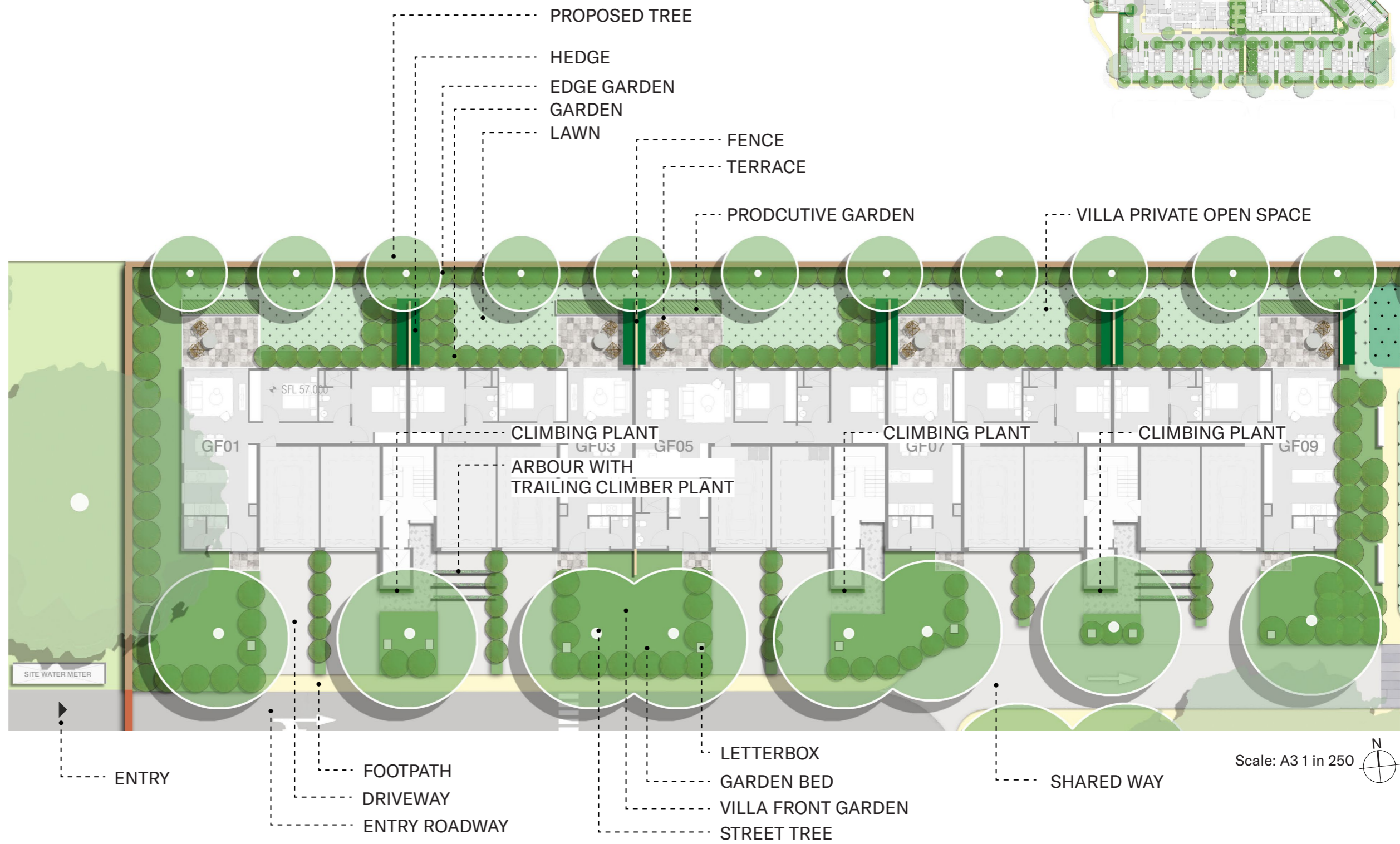
# 4.0 LANDSCAPE CONCEPT

## 4.6 DETAILED PLAN - PRIVATE OPEN SPACE (TYPE 01) FRONT GARDEN (TYPE 01)



### LEGEND

- Existing Trees to be retained
- Proposed Trees
- Proposed shrubs and low plantings
- Lawn
- Garden bed
- Hedge & Fence
- Mass Planting
- Footpath
- Entry Roadway
- Shared way
- Crossing
- Terrace
- Cafe/ Lounge Terrace
- Seating Edge
- Community Garden
- Productive Garden
- Arbour with trailing climber plant




















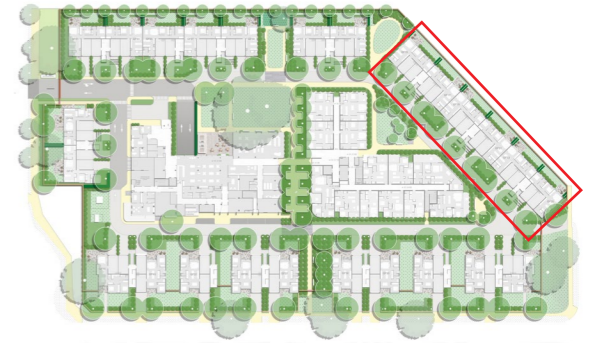
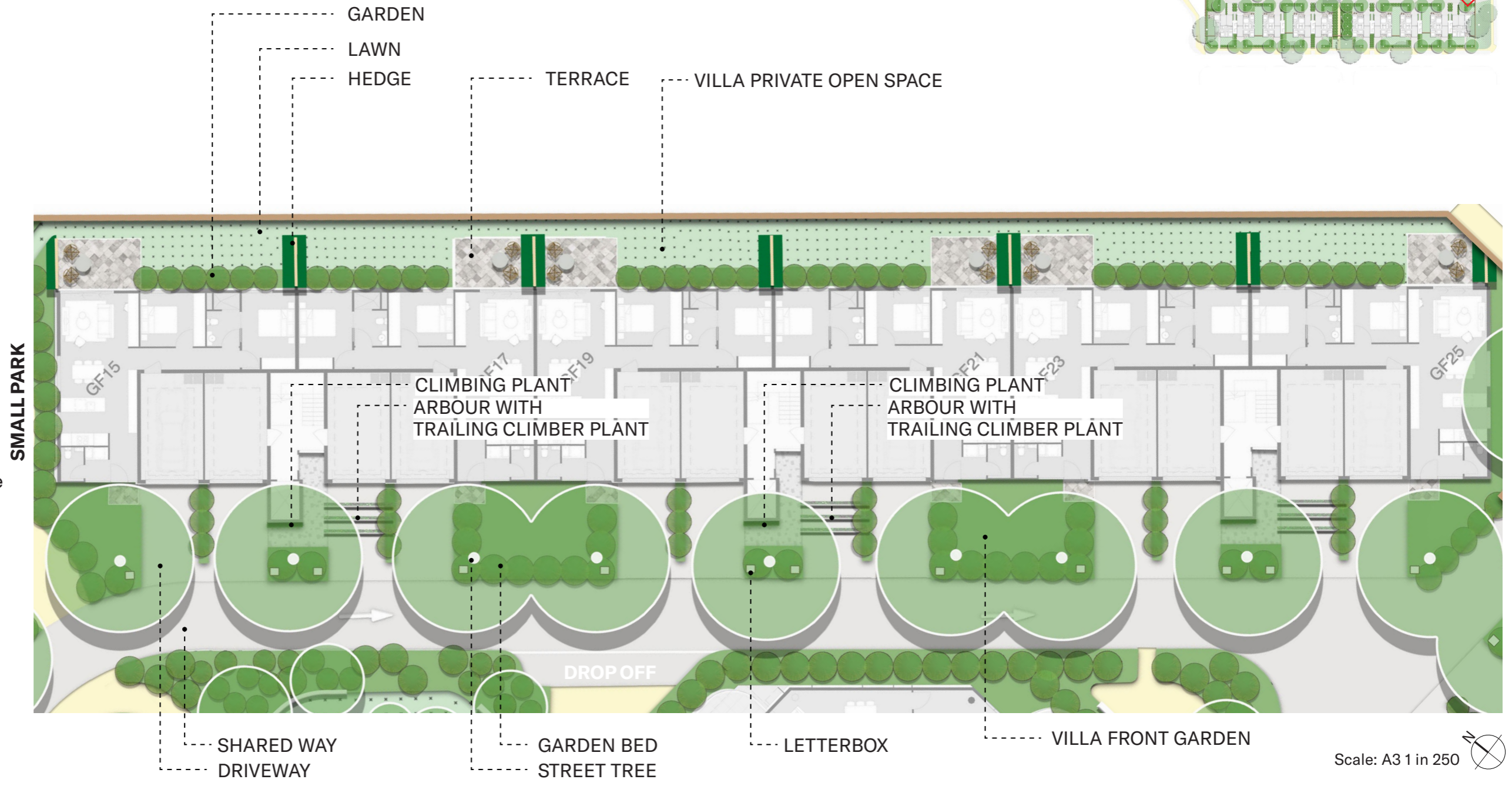
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# 4.0 LANDSCAPE CONCEPT

## 4.6 DETAILED PLAN - PRIVATE OPEN SPACE (TYPE 02) FRONT GARDEN (TYPE 01)

### LEGEND

















-  Existing Trees to be retained
-  Proposed Trees
-  Proposed shrubs and low plantings
  
-  Lawn
-  Garden bed
-  Hedge & Fence
-  Mass Planting
-  Footpath
-  Entry Roadway
-  Shared way
-  Crossing
-  Terrace
-  Cafe/ Lounge Terrace
-  Seating Edge
-  Community Garden
-  Productive Garden
-  Arbour with trailing climber plant

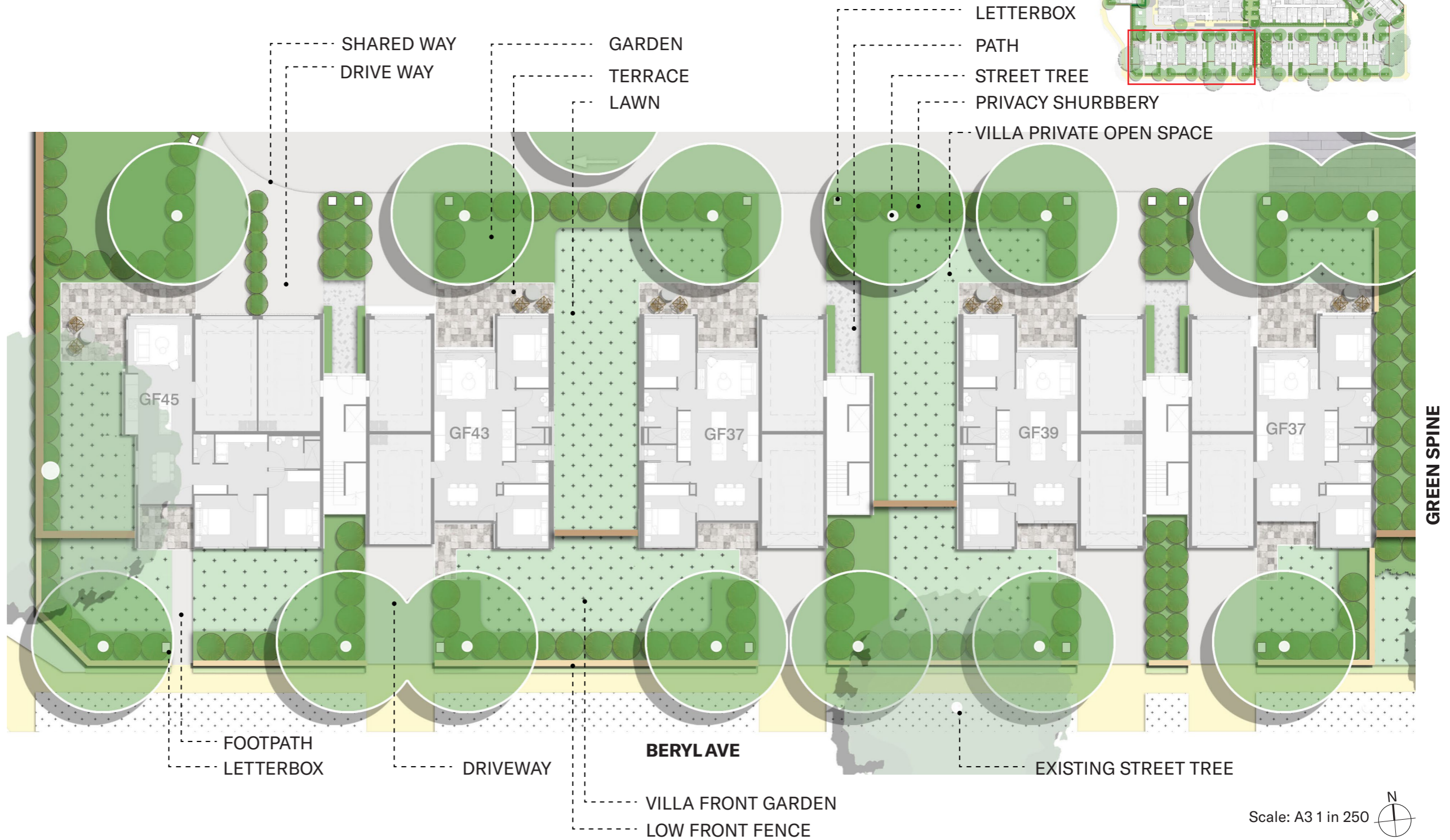


# 4.0 LANDSCAPE CONCEPT

## 4.6 DETAILED PLAN - PRIVATE OPEN SPACE (TYPE 03) FRONT GARDEN (TYPE 02)

### LEGEND

-  Existing Trees to be retained
-  Proposed Trees
-  Proposed shrubs and low plantings
-  Lawn
-  Garden bed
-  Hedge & Fence
-  Mass Planting
-  Footpath
-  Entry Roadway
-  Shared way
-  Crossing
-  Terrace
-  Cafe/ Lounge Terrace
-  Seating Edge
-  Community Garden
-  Productive Garden




















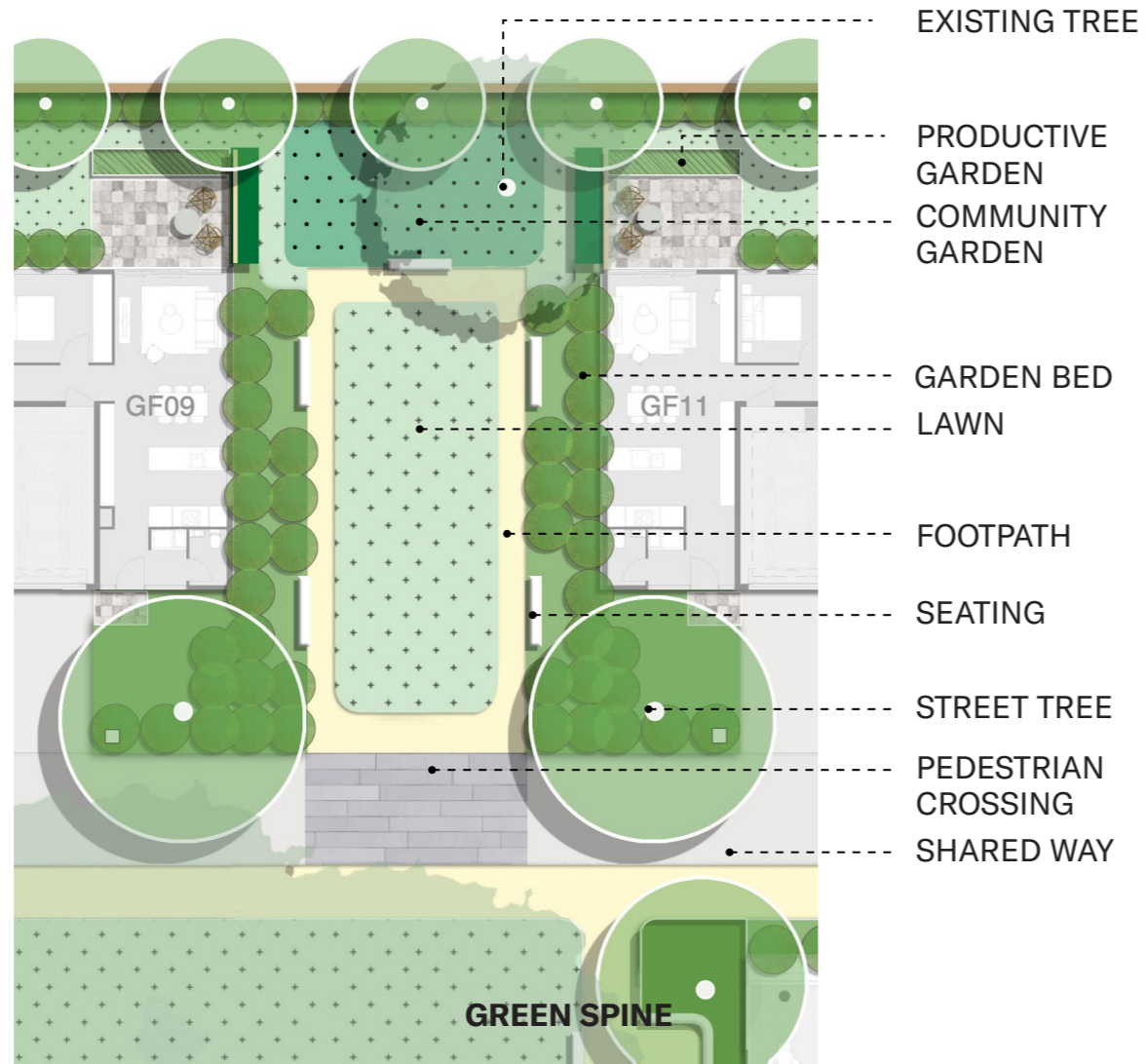



# 4.0 LANDSCAPE CONCEPT

## 4.6 DETAILED PLAN - PARKS


### LEGEND

-  Existing Trees to be retained
-  Proposed Trees
-  Proposed shrubs and low plantings
  
-  Lawn
-  Garden bed
-  Hedge & Fence
-  Mass Planting
-  Footpath
-  Entry Roadway
-  Shared way
-  Crossing
-  Terrace
-  Cafe/ Lounge Terrace
-  Seating Edge
-  Community Garden
-  Productive Garden
-  Arbour with trailing climber plant



Scale: A3 1 in 250 




















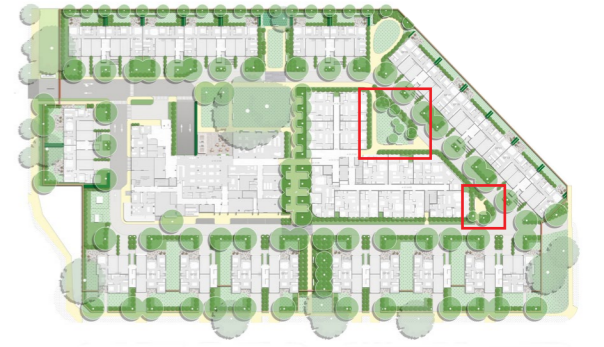
Scale: A3 1 in 250 

# 4.0 LANDSCAPE CONCEPT


## 4.6 DETAILED PLAN - PARKS

### LEGEND

-  Existing Trees to be retained
-  Proposed Trees
-  Proposed shrubs and low plantings
-  Lawn
-  Garden bed
-  Hedge & Fence
-  Mass Planting
-  Footpath
-  Entry Roadway
-  Shared way
-  Crossing
-  Terrace
-  Cafe/ Lounge Terrace
-  Seating Edge
-  Community Garden
-  Productive Garden
-  Arbour with trailing climber plant




- SHARED WAY
- FOOTPATH
- SEATING
- GARDEN BED
- STREET TREE
- LAWN
- BIKE PARKING

Scale: A3 1 in 250 



- STREET TREE
- GARDEN
- SHARED WAY
- SEATING
- POCKET GARDEN
- FEATURE TREE
- FOOTPATH

Scale: A3 1 in 250 

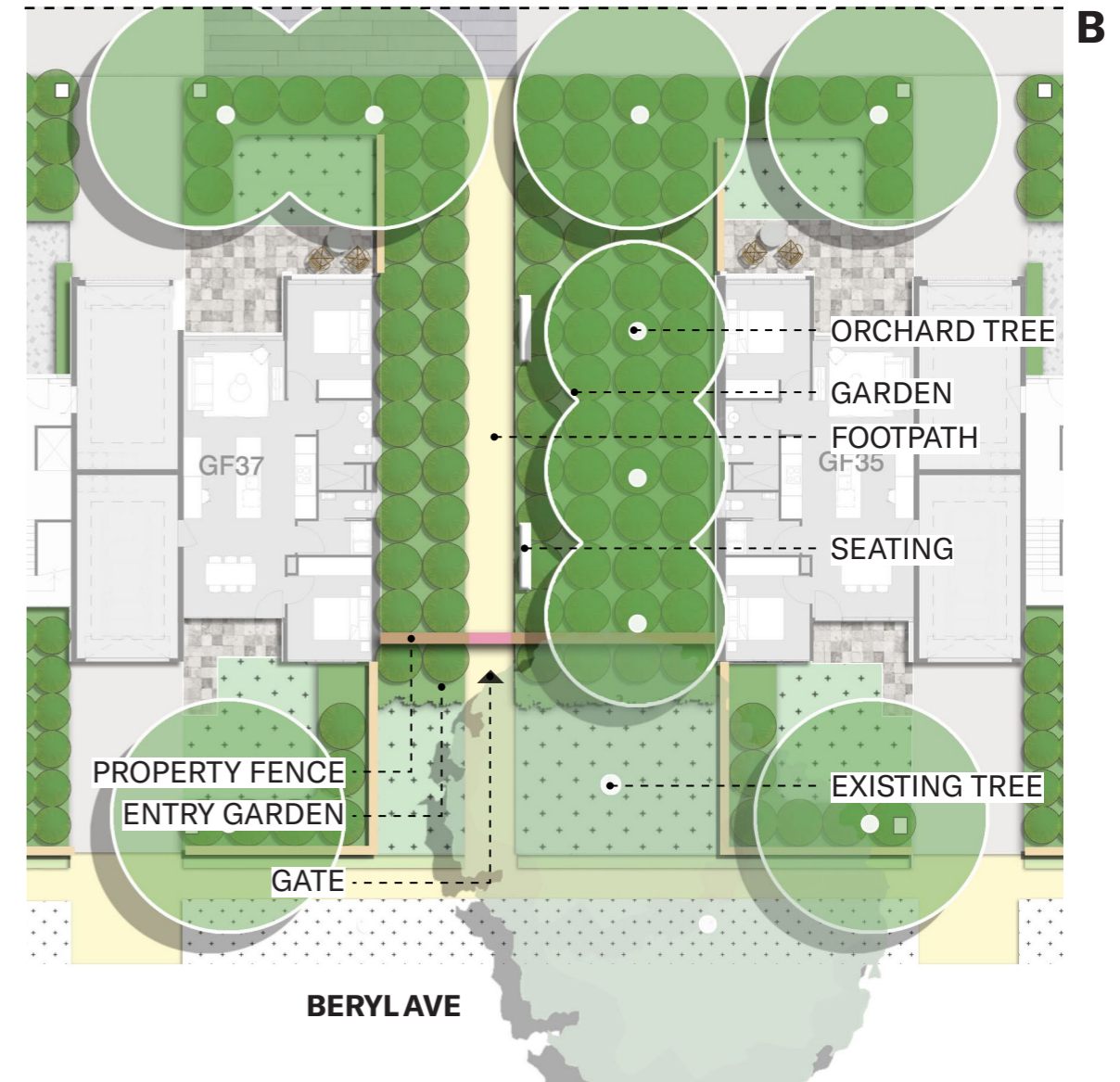
# 4.0 LANDSCAPE CONCEPT

## 4.6 DETAILED PLAN - GREEN SPINE



### LEGEND

- Existing Trees to be retained
- Proposed Trees
- Proposed shrubs and low plantings
- Lawn
- Garden bed
- Hedge & Fence
- Mass Planting
- Footpath
- Entry Roadway
- Shared way
- Crossing
- Terrace
- Cafe/ Lounge Terrace
- Seating Edge
- Community Garden



BERYLAVE

Scale: A3 1 in 250

# 4.0 LANDSCAPE CONCEPT

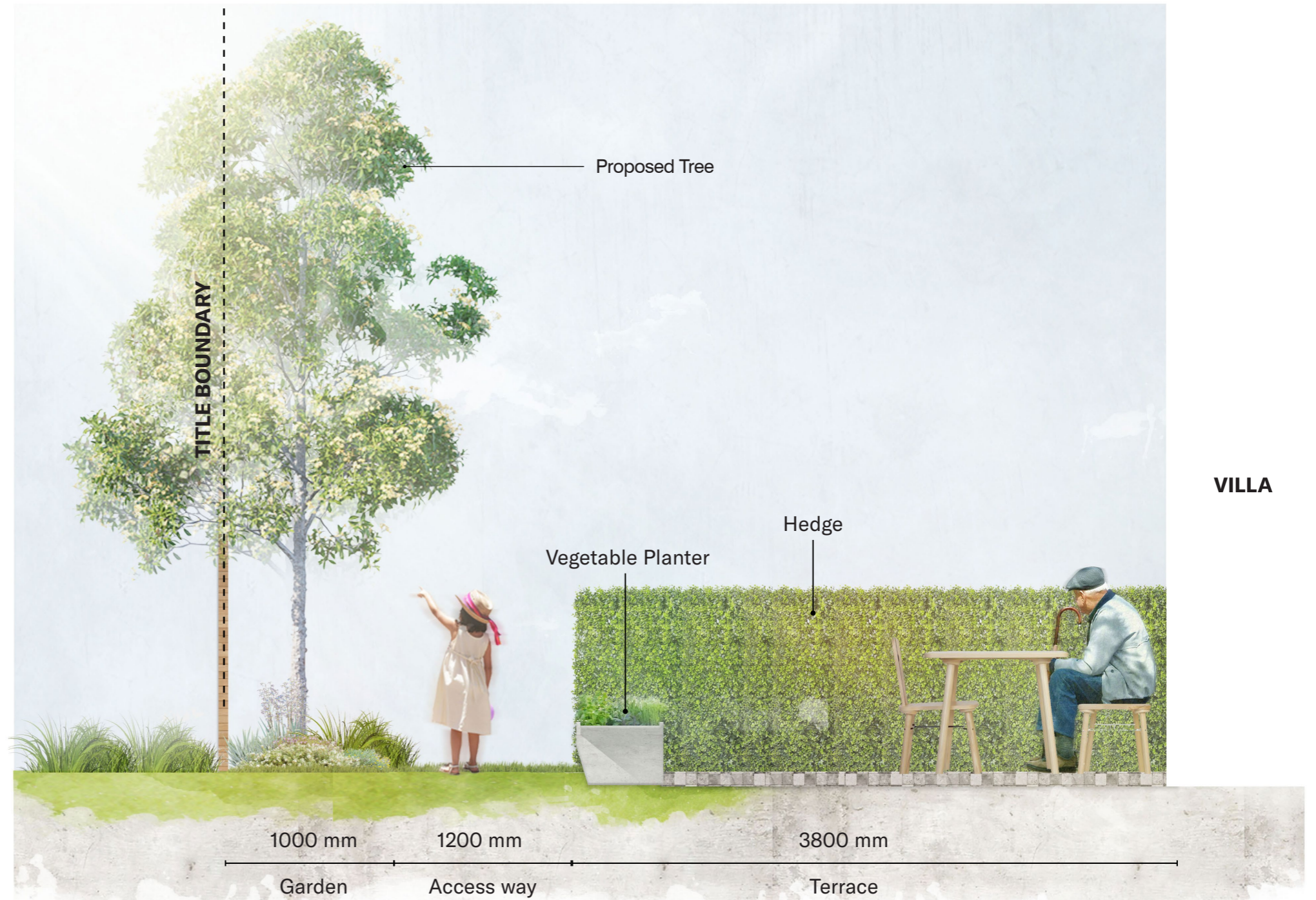
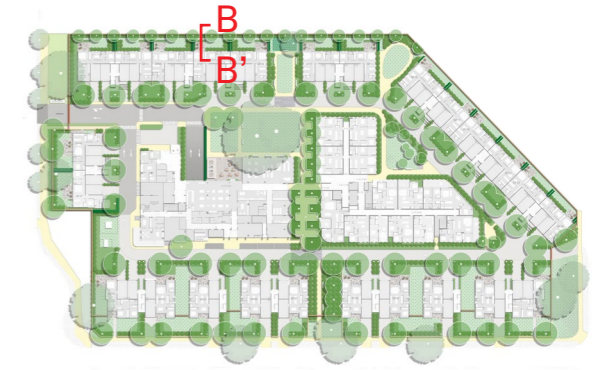
## 4.7 Section A - A'



Scale: A3 1 in 50

# 4.0 LANDSCAPE CONCEPT

## 4.7 Section B - B'



Not in scale

# 4.0 LANDSCAPE CONCEPT

## 4.7 Section C - C'



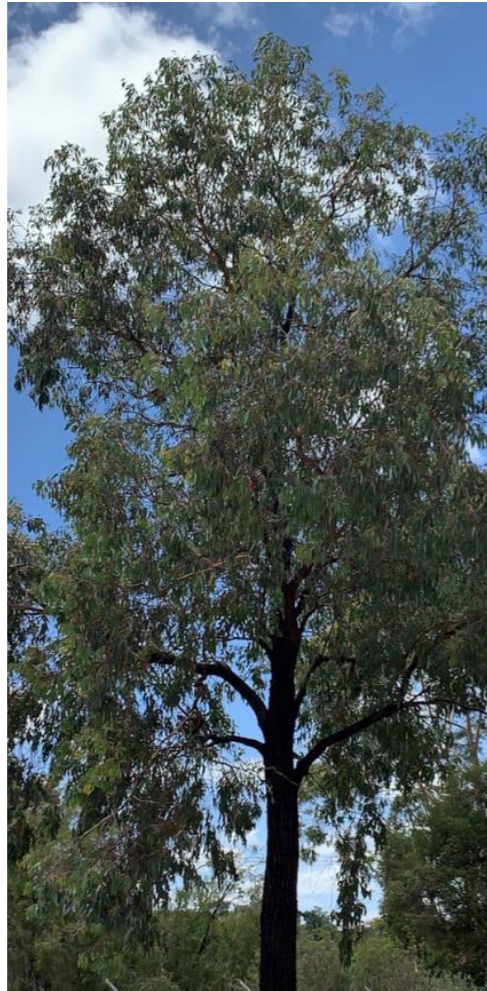
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# 5.0 PLANTING

## 5.1 TREE PALETTE



*Eucalyptus pauciflora* 'Little Snowman'  
Dwarf Snow Gum



*Eucalyptus sideroxylon*  
Red Ironbark



*Melaleuca styphelioides*  
Prickly - Leaved Paperbark



*Eucalyptus leucoxylon*  
Yellow Gum



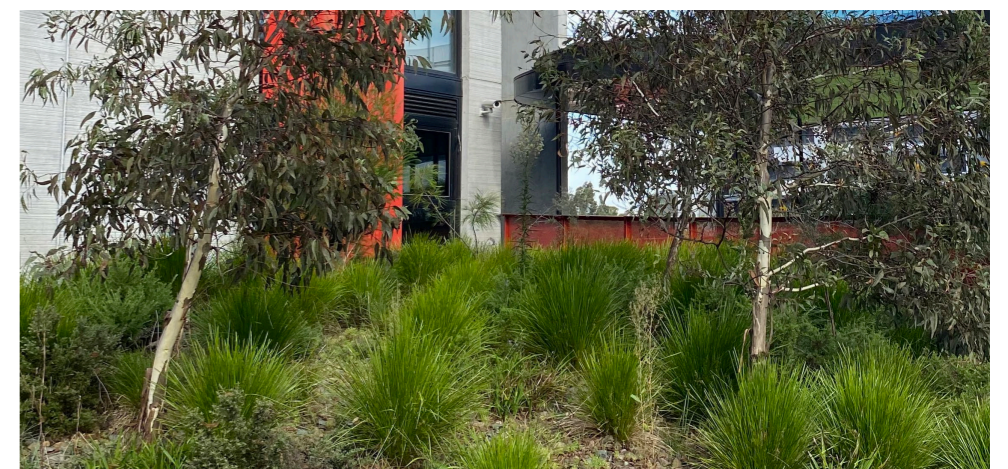
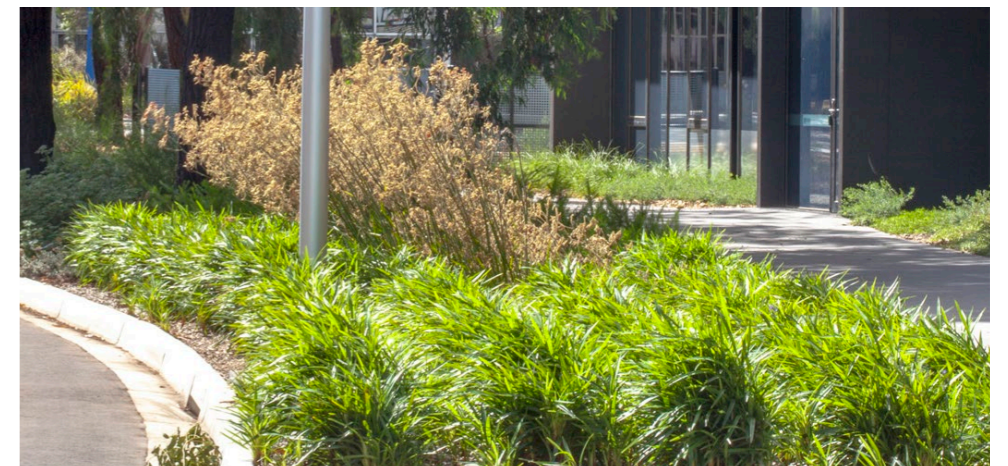
*Tristaniopsis laurina*  
Water Gum



*Melia azedarach* 'Elite'  
White Cedar

# 5.0 PLANTING

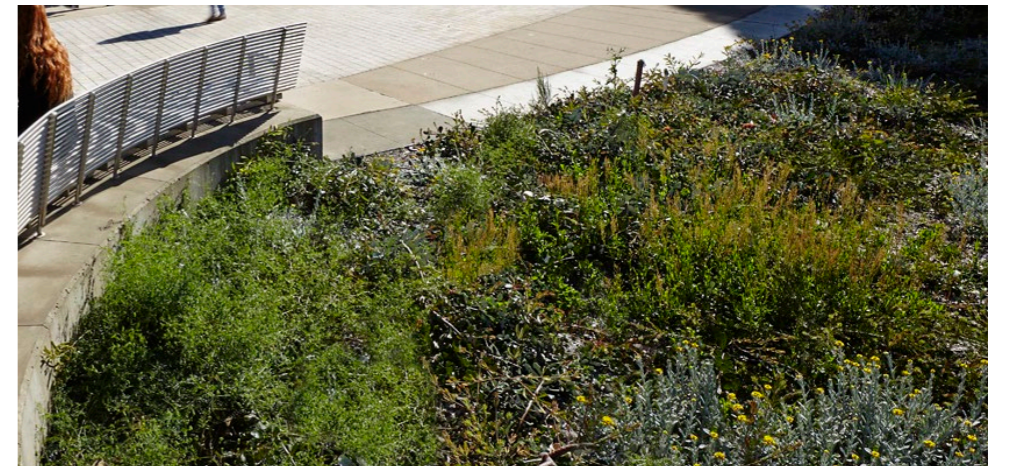
## 5.2 PRECEDENT IMAGES - GARDEN BED





# 5.0 PLANTING

## 5.2 PRECEDENT IMAGES - GARDEN BED



# 5.0 PLANTING

## 5.3 PLANTING SCHEDULE (INDICATIVE)

Oakleigh Residential preliminary Plant List								
PLANT NAME	Large Shrub	Shrub	Low Cover	Tufting species	Tree	Tube	15cm Pot	Larger sizes
Acacia cognata Limelight		x					X	X
Acacia pravissima Prostrate			x				X	
Avcacia howitii low form		x					X	
Anigozanthos selected CV's				x			X	
Acmena smithii Allyn Magic		x					X	X
Acmena smithii Cherry Black	x						X	
Acmena smithii Forest Flame		x					X	
Acmena smithii Hot Flush	x						X	
Acmena smithii Purple Rain	x						X	
Acmena smithii Orange Crush		x					X	
Agonis flexuosa Copper Wave		x					X	
Austromyrtus dulcis			x				X	
Allocasuarina littoralis					X		X	X
Allocasuarina grampiana					X		X	
Angophora hispida					X		X	
Angophora costata					X			X
Banksia blechnifolia			x				X	
Banksia integrifolia prostrate			x				X	X
Banksia integrifolia Sentinel	x						X	X
Banksia marginata Mini Marg		x					X	
Banksia paludosa prostrate			x				X	
Banksia robur		x					X	
Banksia spinulosa X ericifolia Bird Song		x					X	
Banksia spinulosa Coastal Cushion		x					X	X
Banksia spinulosa Birthday Candles			x				X	X
Banksia spinulosa Golden Candles		x					X	
Bursaria spinosa					X		X	
Callistemon subulatus Brogo Overflow		x					X	
Callistemon viminalis Wilderness White							X	
Callistemon viminalis Hanna Ray							X	X
Chamelaucium X Verticordia Paddys Pink		x					X	
Chorilaena quercifolia		x					X	
Chrysocephalum apiculatum CV's			x				X	
Correa glabra forms		x					X	
Correa reflexa forms			x				X	
Correa calycina hairy form		x					X	
Corymbia citriodora Sensuous					X			X
Cordilyne stricta		x					X	
Crovia exalata forms		x					X	
Crinum pedunculatum					X		X	
Dampiera linearis forms			x				X	
Darwinia citriodora		x					X	
Darwinia citriodora prostrate			x				X	
Derwentia perfoliata			x				X	

Dianella breviculmis							x		X			
Dianella tasmanica Blaze							x		X			
Dianella revoluta forms							x	X	X			
Eupomatia laurina	x								X			
Eucalyptus curtisii								X	X			
Eucalyptus gregsoniana								X	X	X		
Eucalyptus leucoxyton subsp megalocarpa								X	X	X		
Eucalyptus sideroxyton								X	X	X		
Eucalyptus pauciflora subsp pauciflora								X	X	X		
Eucalyptus lacrimans								X	X	X		
Gastrolobium celsianum						x			X	X		
Gastrolobium praemorsum Bronze Butterfly						x				X		
Grevillea banksii X bipinnatifida Peaches and Cream						x				X		
Grevillea lanigera Cherry Ripe							x			X		
Grevillea lanigera Winter Delight							x			X		
Grevillea Coconut Ice						x				X		
Goodenia ovata prostrate							x		X	X		
Guichenotia macrantha						x				X		
Hibbertia aspera						x			X	X		
Hibbertia truncata							x		X	X		
Kunzea parviflora							x		X	X		
Lasiopetalum schultzenii							x			X		
Lasiopetalum baueri prostrate								x		X		
Lasiopetalum macrophyllum low							x			X		
Leucopogon parviflorus	x									X		
Leptospermum laevigatum Foreshore							x			X		
Leptospermum rotundifolium prostrate							x			X		
Lomandra confertifolia ssp rubiginosa								x		X	X	
Lomandra confertifolia subsp pallida								x		X		
Melia azederach Elite									X		X	
Melaleuca styphelioides									X		X	
Myoporum insulare prostrate								x			X	
Orthrosanthus multiflorus									x		X	
Ozothamnus diosmifolius							x			X	X	
Persoonia oxycoccoides X nutans											X	
Persoonia pinifolia	x										X	X
Phebalium stenophyllum Golden Glow	x										X	
Philothea Flower Girl							x				X	
Philothea Bournda Beauty							x				X	
Prostanthera saxicola								x			X	
Prostanthera ovalifolia compact							x				X	
Scaevola (albida X Mauve Clusters) Super Clusters								x		X	X	
Scaevola albida Flat Mat								x		X	X	
Templetonia retusa							x				X	
Thomasia foliosa								x			X	
Thomasia grandiflora (fine Leaf)								x			X	
Thomasia solanacea							x				X	
Thryptomene saxicola Super Nova								x			X	
Tristaniopsis laurina									X		X	
Verticordia plumosa							x				X	
Zieria Pink Crystals								x			X	
Zieria prostrata								x			X	

# 6.0 LANDSCAPE OPEN SPACE

## 6.1 PRECEDENT IMAGES - OPEN SPACE

Open lawn



Golf green



Community garden



Lounge terrace



Green spine



# 6.0 LANDSCAPE OPEN SPACE

## 6.2 PRECEDENT IMAGES - MATERIALITY

Footpath - concrete



Community garden - steel edge & gravel



Timber seating



Driveway - concrete



Cafe terrace - stone paving

