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Statement Accompanying Landscape Plan

for proposed Residential Development

18 Brahe Place, 6-8 Garden Avenue, 10 – 12 Garden Avenue, East Melbourne
V.C.A.T. reference P1053/2011

July 2011

Expert Witness:	Robert Peter Thomson
Qualifications and Experience:	Bachelor of Landscape Architecture, RMIT Melbourne 1989
Relevant skills and Experience:	Design of landscapes for dual and multiple occupancy residential and commercial/industrial projects throughout metropolitan and regional areas. Experience in construction of residential, commercial and local government landscape projects. Specialise in design for and assessment of multiple occupancy residential developments and industrial development.
Instructions received:	Instructed by Mattingley Courtney Architects and Kellock Town Planning to prepare landscape plan and Statement
Documents reviewed:	Development Plans by Mattingley Courtney Architects (dated June 2011) Delegated Planning Application Report (dated 21st May 2010) Various objectors Statement of Grounds (nos.4, 31, 36, 48) four total Planning Property Report (online)



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68 rochester road
balwyn 3103
9836 1272

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Introduction

Generally, Landscaping within any proposed development should be designed with regard to four main objectives which and be described as:

a. Enhancement of streetscape values.

b. The retention of existing significant trees and landscape features.

c. The creation of aesthetic and usable landscapes within the development which are compatible with wider landscapes including local character and environmental values.

d. Meeting the requirements of relevant Planning Policies aimed at retaining landscape character and increasing "greenery" generally in the area.

To ensure the development integrates with the existing neighbourhood it is essential that the proposed landscaping includes the planting of trees and shrubs capable of providing canopy, screening and greenery generally. Ultimately, and in the medium to long term, any redevelopment of existing properties should also provide an increase in the amount, and more importantly, the quality of vegetation which will contribute to the streetscape/landscape and wider surrounding area.

In this regard any redevelopment proposal provides an opportunity to assess, protect and/or enhance site specific environmental conditions within a much broader context.

1.0 Existing Conditions

1.1 The site contains existing apartments (6 – 12 Garden Avenue) with 18 Brahe Place currently used as a carparking area.

1.2 There are no canopy trees on site. There are no indigenous plant species on site.

1.3 Adjacent residential properties contain typically mixed urban landscape planting with mostly exotic plant species and scattered medium to large canopy trees. The built form is dominant but scattered mature street trees and other shrubs and trees do filter views and provide vegetation as contrast and complementary form so that an aesthetic of 'greenery' is well developed.

There is a group of mature Schinus trees immediately adjacent to the south east of the site.

1.4 The site is zoned Residential 1 and is covered by design and Development Overlays (DDOPT, DDO2120, DDO21 and DDO and Heritage Overlay.

Relevant Objectives or Decision Guidelines are:

- Whether any proposed landscaping or removal of vegetation will be in keeping with the character and appearance of adjacent buildings, the streetscape or the area. (43.02-5)

1.5 The Garden Avenue flats have been classified by the National Trust and a description of those flats includes the following relevant paragraph;

'Although the whole site shows a remarkable unity and development of design style, each building is unique both in external form, internal plan and decorative detail. The buildings are set around two quiet cul-de-sacs and are surrounded by lawns, shrubs and mature trees, providing an oasis amidst a busy urban environment.
...The whole group comprising the seven buildings and the surrounding environment of gardens and pathways is remarkably intact with minimal external modifications...'

(from Council Delegated report)

2.0 Key features and design elements of the landscape proposal

2.1 General

The proposal for redevelopment of such sites is an opportunity to examine in detail any perceived current landscape value in terms of aesthetics and environment. Planning policies aimed at protecting and enhancing the perceived local landscape character and environment are applied to ensure any proposed redevelopment minimizes the negative effects of change and in the long term leads to an improved environmental and aesthetic outcome.

2.2 Existing vegetation

There are no trees or shrubs indicated for retention on the plan.

2.3 Proposed Landscaping

The proposed landscaping has been designed to complement the architecture and to provide an attractive and well vegetated landscape character to the development. Deciduous canopy trees (Acer and Pyrus) combined with exotic and structured hedged and shrub species have been selected to create a garden providing canopy, softening of built form and vegetative structure to the site and precinct generally. An emphasis on the use of exotic species will create and reinforce the local landscape character.

2.4 Boundary areas

Planting along the North boundary of the property is considered useful for filtering views from adjacent areas and for providing complimentary vegetated form to the proposed building.

2.5 All new plant species are selected for characteristics which will create a varied and interesting landscape providing "soft" screening and boundary definition to the site. The mix of plant species has been selected to complement the architecture of the building and located to avoid large amounts of canopy intrusion into adjacent properties. Species have also been selected

to be complementary to adjacent gardens and providing “soft” screening and boundary definition to the site with an emphasis on the use of evergreen species appropriate to the architectural style and era of surrounding buildings.

3.0 Landscape Amenity/Private Open Space

3.1 All garden areas within the development are based on sound design principles. Open space areas have been designed to ensure that residents are able to enjoy outdoor living areas that enhance the building layout and create landscapes that are functional, attractive, interesting and private. Equally important, the garden areas as designed combine to create a landscape that also enhances wider landscape amenity and contributes to a greener urban environment.

3.2 Open space areas are of sufficient size for the growth of trees and shrubs which will create attractive and usable garden areas and allow vegetation to break up building profiles, enhance privacy and provide canopy vegetation.

3.3 All plants have been selected to ensure long term growth with minimal input of water resources and maintenance. However it is recommended that an irrigation system using rainwater collected and stored on site is installed to ensure rapid establishment of new plants.

4.0 Response to Local/State Planning Objectives

4.1 Landscaping as indicated on the plan will ensure that the development integrates with the neighbourhood and improves the local vegetation character and streetscape/landscape of adjacent areas. The planting of appropriate drought tolerant species including canopy tree species will complement the architectural style of the proposed development and contribute to it’s livability and visual appeal.

4.2 The Objectives of the Design Development Overlays are met by the proposed development’s provision of sufficient space for the growth of canopy trees and other vegetation that continues and enhances the desired landscape character of built form balanced by strong vegetated form.

4.3 The proposed landscaping reflects and enhances the description of the Garden Avenue flats as ‘providing an oasis amidst a busy urban environment’ (National Trust)

4.4 There are no significant or valuable trees or other vegetation to be removed to allow the proposed development.

4.4 The proposed landscaping to the site provides a net environmental benefit through the planting of more shrub and tree species than currently exist on site.

5.0 Summary

5.1 Landscaping as proposed on the Landscape Plan will address many of the issues often raised by redevelopment of suburban areas.

5.2 The redevelopment proposal provides for sufficient space for the planting of canopy trees, screening vegetation and understorey.

5.3 The use of advanced plants and an irrigation system using rainwater collected on site will ensure rapid establishment of the landscaping and its contribution to the landscape character of the area.

5.4 The proposed landscaping to the site will develop to become an integrated and sustainable landscape in terms of balancing residential development and environmental values.

6.0 Specific Recommendations

6.1 Key proposed tree species regarded as important for privacy and the integration of the development into the streetscape and neighbourhood generally should be identified on the landscape plan and in permit conditions for supply in an advanced size.

6.2 Rainwater storage and use for irrigation should be designed into the proposed development.

6.3 All landscaping, including the proposed rooftop garden within the development ,should be integral to any endorsed architectural/engineering plans and body corporate management plans and should include specialist designed and detailed specifications for any planter or other structures and ongoing maintenance.

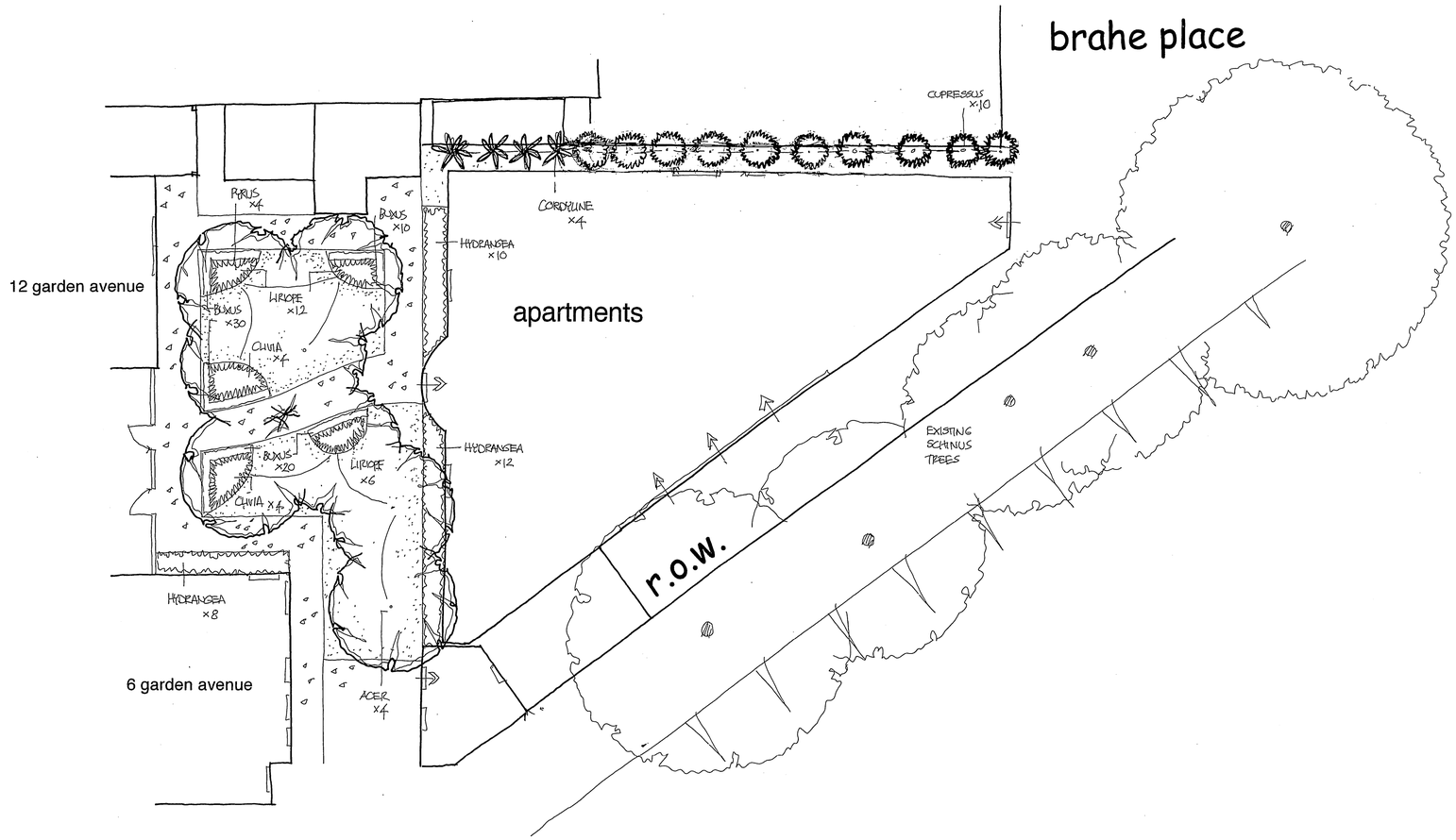
Declaration

I hereby declare that I have made all the enquiries that I believe are desirable and appropriate, and no matters of significance that I regard as relevant have to my knowledge been withheld from the Tribunal.

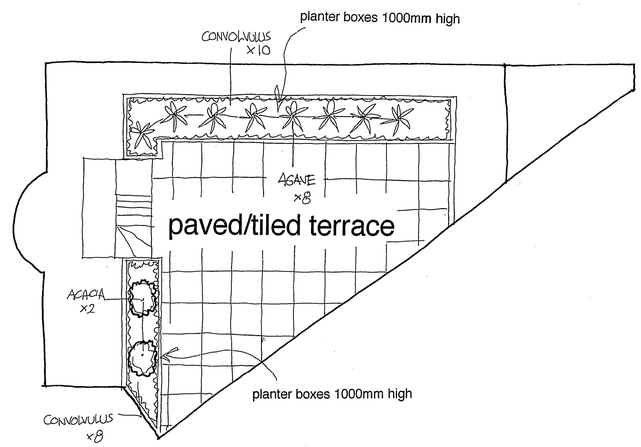
Robert Thomson
Landscape Architect



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ground floor plan



rooftop garden plan

Planting Schedule

Botanical Name	Common Name	Quantity	Size*
Groundcovers, tussocks, small to medium shrubs (Supply in150mm pots)			
Acacia cognata 'Mini Cog'	Dwarf Acacia	2	0.6x0.8
Agave attenuata	Agave	8	1x0.6
Buxus 'Suffruticosa'	Dwarf Box	70	0.4x0.3
Clivia miniata	Clivia	8	0.4x0.3
Convolvulus mauritanicus	Convolvulus	18	0.1x1.5
Cordyline 'Red Star'	Cordyline	4	2.5x1.2
Hydrangea quercifolia	Oak Leaf Hydrangea	22	1.2x0.6
Liriope muscari	Grape Hyacinth	18	0.4x0.3
Feature trees, shade trees, large shrubs (supply in 150mm - 200mm pots or as advanced plants 2m high indicated with asterisk**)			
Acer platanoides 'Crimson Sentry'	Maple	4**	7x4
Cupressus sempervirens 'Glauca'	Pencil Pine	10	5x0.8
Pyrus calleryana 'Chanticleer'	Ornamental Pear	4**	9x5

*** height x width average at maturity estimated for this location or maintained by trimming**

notes

Existing Vegetation
None to be retained on site. Trees on adjacent properties are to be considered and protected.

Garden Beds
Cultivate existing soil to 200mm. Re-use site topsoil if suitable or imported garden mix topsoil to provide minimum 100mm of topsoil to garden beds.
Spread 75mm layer of 10mm pine bark mulch.

Irrigation
Rainwater collection tanks should be installed and used for irrigation where possible.
All plants have been selected for drought tolerance but do require watering during dry weather conditions while establishing on site and will grow more rapidly with regular watering.
Suitable system is a low water use drip system to all trees and shrubs. Programmable timers located as directed by owner.
Irrigation must be in accordance with current water restrictions.

Drainage
Refer to architectural or engineering plans for stormwater and drainage pit locations.
All paved areas in rear gardens are to have a grade of 2.5% minimum, away from buildings.
All grades, levels and drainage to comply with relevant building codes and council planning requirements.

Services
Contractors are to determine the location of all underground and overhead services prior to construction.

Building Structures
The use of this plan and planting of trees, shrubs, etc as specified may require the provision of root control barriers or similar method of controlling root growth to avoid intrusion into adjacent areas or building foundation.

key

lawn/pebbles
existing lawn or new areas of shade tolerant grass species.
Or use artificial grass, 50mm layer of 12mm selected river pebbles, stabilised granitic sand or tuscan toppings.

garden edging
70x19mm treated pine or cut edge

path
existing or proposed concrete path

fence
refer to architectural plans for details

existing trees
trees to be retained and protected

Site Preparation and Maintenance Notes - 24 months minimum

- All weeds to be removed from site by physical removal or spraying with glyphosate based herbicide.
- Cultivate existing soil to 200mm to improve permeability and break up areas of compaction. (not within dripline of retained trees and shrubs)
- Any areas of soil contaminated by paint or building rubble/materials should be removed and replaced with suitable topsoil from site or imported.
- **Watering in accordance with current water restrictions** using programmable system or by hand watering according to weather conditions but generally 10 minutes every second day to garden beds during establishment period (6 months) and during summer dry periods. Other times and as plants become established watering should gradually be reduced to conserve water and promote deep root systems.
- Weeding and trimming every 14-21 days.
- Plant replacement as required particularly during establishment period (6 months).
- All plants to be pruned/shaped to appropriate size and spread on an ongoing basis.
- Mulch level to be maintained at 75mm.

landscape plan

project: proposed residential development,
18 brahe place, east melbourne

client: andrew swanson

scale: 1:100 **date:** june 2011 **sheet:** 1 of 1

issue C

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This plan intended as a guide only. All dimensions, locations, etc are to be checked and verified on site.
Refer to architectural and engineering plans and permit conditions.
Habitat accepts no responsibility or liability as a result of errors or omissions on this plan.