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57 STOCK ROUTE &
104 DEAD HORSE LANE
MANSFIELD, 32495
LANDSCAPE MASTERPLAN

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57 STOCK ROUTE & 104 DEAD HORSE LANE

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2	LR	PH	AUGUST 2025
1	LR	ME	MAY 2025
No.	Drawn	Checked	Date

01.

INTRODUCTION

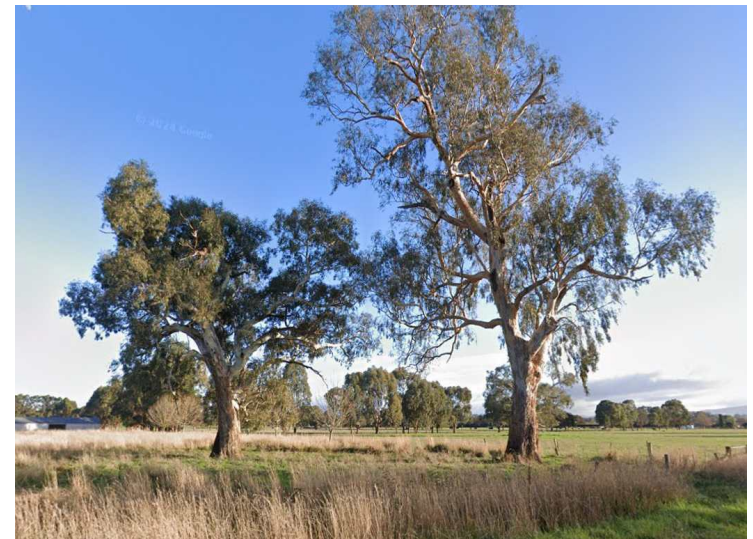
This landscape development for Springtree Mansfield has been influenced by the regions natural beauty, creating a sense of community and belonging to the broader area.

Mature trees on site have been considered lost and offset as part of a previous permit, however the development acknowledges their significance and beauty, by retaining healthy specimens within the community space. This will create a sense of identity and character, ensuring the village compliments this unique region.

Inviting streetscapes and vibrant shared spaces have been purposefully crafted with low maintenance and leisure in mind.

Trees and shrubs have been strategically selected to contribute to local ecology as well as create neighbourhood character that flows throughout the entire development.

The Community Centre includes lawn bowls and pickle ball facilities, as well as passive leisure areas with shaded seating and BBQ's for residents enjoyment.



02.

LANDSCAPE MASTERPLAN

Legend

Existing tree to be retained

Existing tree with TPZ & SRZ

Proposed indigenous/native tree

Proposed deciduous/ornamental tree

Proposed streetscape/lot garden beds

Proposed reserve garden beds

Proposed community centre garden beds

Proposed WSUD planting

Proposed stormwater detention

Proposed gravel pathway

Proposed paving/pathway

Proposed driveway

Proposed footpath

Proposed share path

Proposed building

Proposed lot

Proposed road

Proposed mulch

Proposed lawn

Proposed community garden/edible garden

Proposed Seat

Proposed Picnic Table

Proposed BBQ

Proposed Fire Pit

Proposed shade sail

Proposed lawn bowls/Bocce Court

Proposed pickle ball court with net

Proposed water tanks

Substation

Proposed 1.8mH colourbond fencing

Proposed 1.8mH permeable timber slat feature fence

Proposed 2m high screen fence around water tanks

Tree protection fencing

Proposed GPT

Site boundary

Stage boundary

Childcare Lot - not in this proposal

Contours to AHD, 0.2m intervals

Note: The locations of unit floor plans are indicative only, to show how front garden areas are to be treated.



03.

TREE RETENTION & PROTECTION

Tree Retention Schedule					
No.	Botanical Name	Common Name	HxW	TPZ	SRZ
1	<i>Eucalyptus camaldulensis</i>	River Red Gum	26.0 x 18.0	15.0	4.6
2	<i>Eucalyptus camaldulensis</i>	River Red Gum	15.0 x 17.0	15.0	4.3
3	<i>Platanus x acerifolia</i>	London Plane	7.0 x 4.0	2.2	1.7
4	<i>Platanus x acerifolia</i>	London Plane	7.0 x 4.0	2.3	1.7
5	<i>Platanus x acerifolia</i>	London Plane	8.0 x 4.0	2.6	1.8
22B	<i>Eucalyptus camaldulensis</i>	River Red Gum	22.0 x 18.0	15.0	4.1

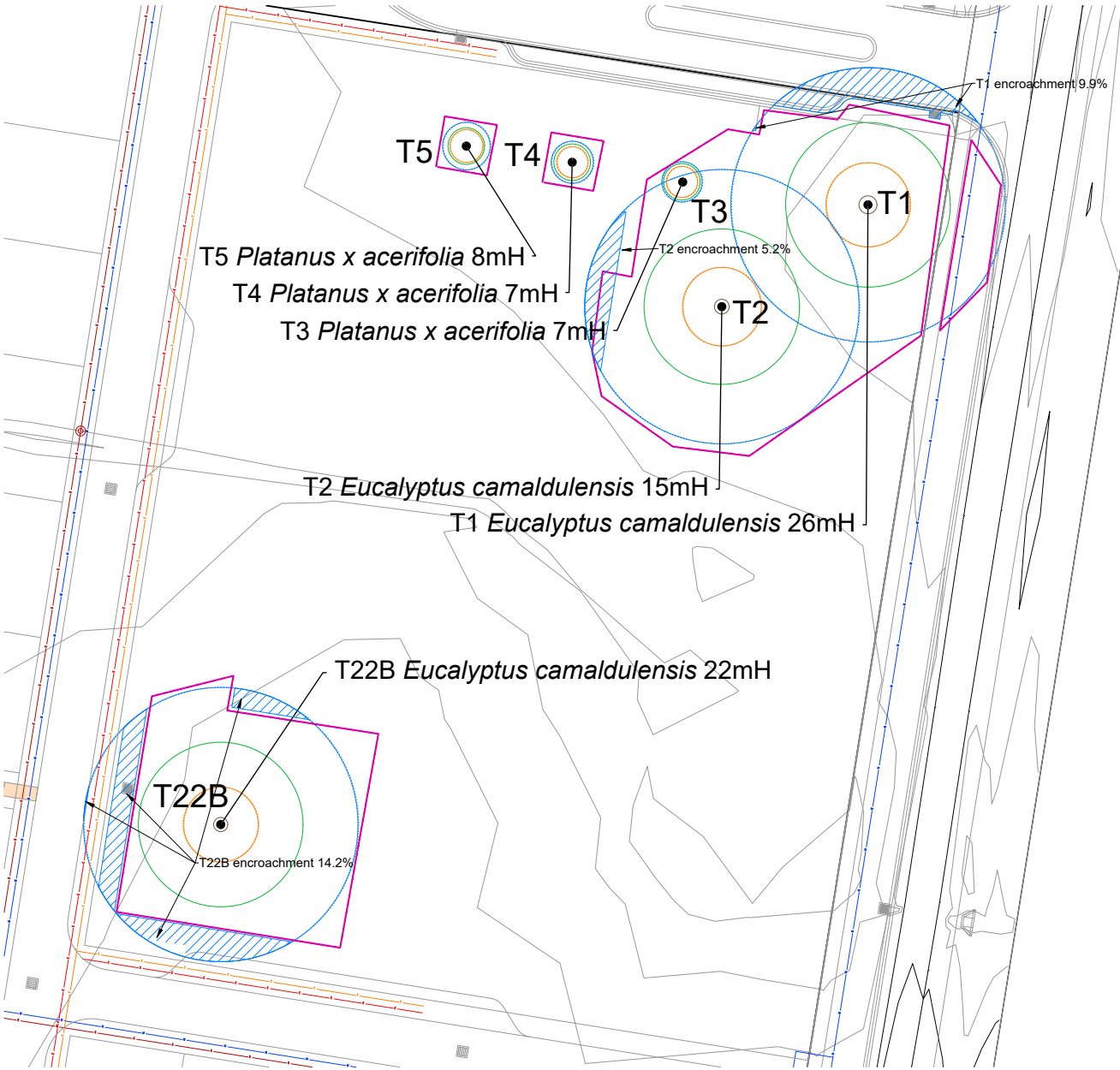
Tree removal across the site and vegetation offsets approved under permit application P135/22, received prior to this application. Trees are to be removed as required, trees to be retained until each stage is ready to develop.

The retention of trees 1, 2, 3, 4, 5 & 22B aims to create an established landscape around the community centre and not remove vegetation unnecessarily. Tree protection fencing is indicative and is to be installed under the supervision of a qualified arborist.

Material from the removed trees can be used, where appropriate, throughout the reserves for animal habitat. This is to be determined at detailed design stage.

Tree Protection Measures:

1. A tree protection fence should be installed at the recommended distance allocated for each tree that is to be retained. The fence should ideally be located, as a minimum, at the TPZ distance provided.
2. The protection fence must be rigid (i.e. chainmesh temporary fencing panel) and must be a minimum of 1.8metres high. Fencing should be firmly attached to a removable concrete or similar base.
3. In cases where the TPZ cannot be entirely fenced, it is recommended that ground protection is used. Specific ground protection requirements will form part of a tree protection management plan that should be developed for each tree to be retained.
4. No soil levels must be altered with the fenced TPZ area, no heavy machinery can pass within this area and no spoil, chemicals, building materials or refuse should be stored with this area. Nothing whatsoever should be attached to the tree (except tape to identify the tree to be protected).
5. The area within the tree protection fence should be covered with a layer of organic composted mulch to a depth of 50-100mm prior to the commencement of the project.
6. The tree protective fencing should be installed prior to any works (including demolition) commencing on the site and should remain in place until all development work is completed. The protective fencing should be located at the prescribed distances and clearly signed with 'TREE PROTECTION ZONE - Keep Out' and fixed to the TPZ fencing.
7. An area should be designated on site, which is at least 10 metres away from any tree protection zones of any trees to be retained, where all building materials, chemicals etc. can be stored throughout the proposed development.
8. Open trenching for underground services located with the recommended TPZ must be avoided. Should there be no alternative for service location; the services must be bored underneath the TPZ with the use of non-destructive boring methods to the satisfaction of the relevant authority.
9. Soil moisture during construction should be maintained. Water is to be applied at a volume and frequency required to maintain turgor and leaf retention and encourage healthy root development.
10. If pruning works are recommended the pruning must be carried out in accordance with the Australian Standard AS4373-2007-Pruning of amenity trees and should be performed by a qualified practicing arborist (Min. Cert 3 Arb). If pruning works are to be undertaken, then these works should be carried out prior to any construction works beginning on site.



04.

STREET TREE MASTERPLAN



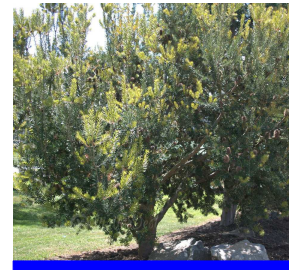
Acacia cognata 'Burgundy Cascade'
River Wattle cultivar
4.0 x 3.0



Acacia melanoxylon
Blackwood
12.0 x 6.0



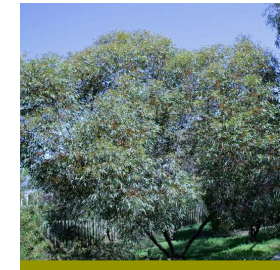
Banksia integrifolia
Coastal Banksia
15.0 x 6.0



Banksia marginata
Silver Banksia
10.0 x 5.0



Eucalyptus cladocalyx nana
Dwarf Sugar Gum
8.0 x 4.0



Eucalyptus cosmaphylla
Cup Gum
8.0 x 6.0



Eucalyptus kitsoniana
Gippsland Mallee
8.0 x 4.0



Eucalyptus mannifera 'Little Spotty'
Red Spotted Gum cultivar
7.0 x 5.0



Elaeocarpus reticulatus
Blueberry Ash
9.0 x 4.0

05.

TYPE A UNITS

Legend

Proposed Tree

Proposed tall planting

Proposed medium planting

Proposed low planting

Proposed driveway

Proposed footpath

Proposed lot

Proposed bins

Proposed A/C unit

Proposed clotheslines

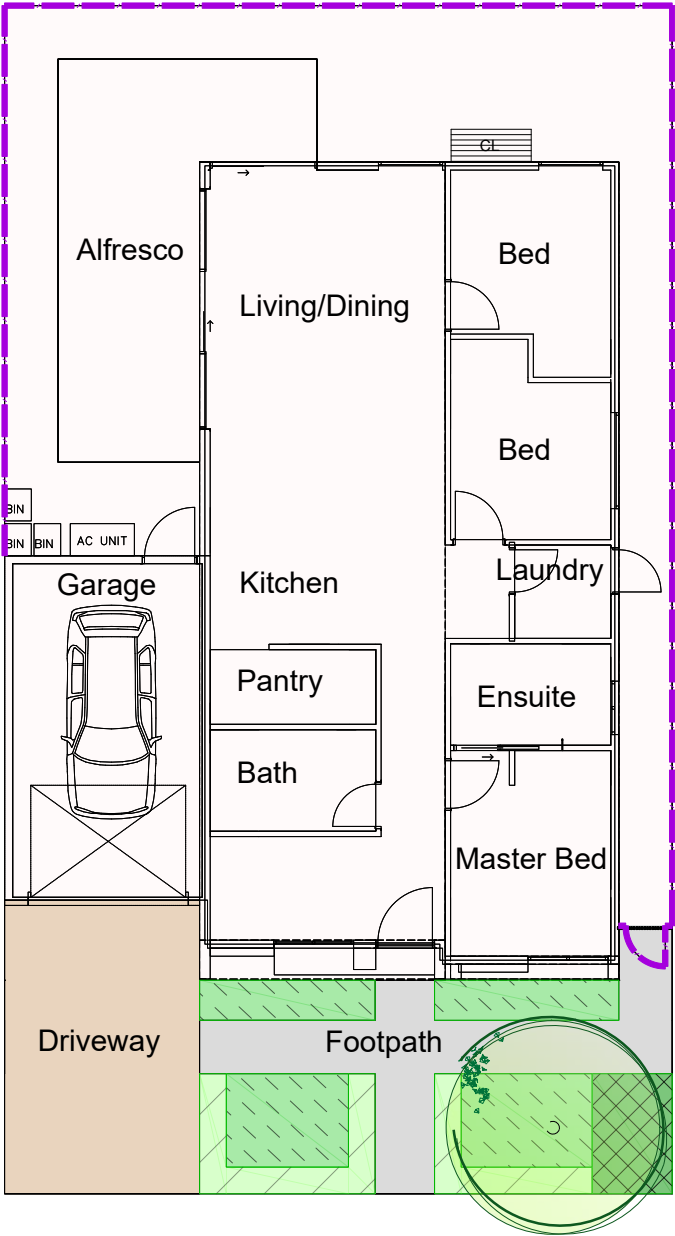
Proposed 1.8mH colourbond fencing

Planting Schedule - Front Gardens of Units

Sym	Code	Botanical Name	Common Name	H x W (m)	Pot Size
TALL					
	Abg	Adenanthos sericeus 'Bronze Glow'	Woolly Bush	3.0 x 2.0	200mm
	Cp	Callistemon viminalis 'Better John'	Weeping Bottlebrush cultivar	1.2 x 0.9	140mm
	Cr	Correa reflexa	Native fuchsia	1.2 x 1.0	140mm
	la	Indigofera australis	Austral Indigo	1.5 x 1.5	140mm
	Shg	Syzygium australe 'Winterland Gold'	Lilly Pilly cultivar	4.0 x 2.5	200mm
MEDIUM					
	As	Arthropodium strictum	Chocolate Lily	0.6 x 0.6	tube
	Bbc	Banksia spinulosa 'Birthday Candles'	Dwarf Hairpin Banksia	0.6 x 1.5	140mm
	Dt	Dianella tasmanica	Tasman flax lily	1.0 x 1.0	tube
	Pi	Poa larbalestieri	Common Tussock-grass	0.8 x 1.0	140mm
SHORT					
	Dir	Dichondra repens	Kidney Weed	0.3 x 1.0	tube
	Dtr	Dianella tasmanica 'Tas Red'	Tasman flax lily cultivar	0.45 x 0.4	140mm
	Eg	Eremophila glabra 'Blue Horizon'	Tar Bush	0.25 x 1.0	140mm
	Go	Grevillea 'Hot Lava'	Grevillea cultivar	0.5 x 1.0	140mm
	Li	Lomandra longifolia confertifolia 'Lime Tuff'	Mel-rush cultivar	0.5 x 0.5	140mm
	Mp	Myoporum parvifolium 'Fine White Leaf'	Creeping boobialla cultivar	0.15 x 1.5	140mm
	Ph	Phalotheca buxifolia 'Cascade of Stars'	Box Leaf Wax Flower	0.5 x 0.5	140mm
	Pi	Poa saboteriana	Grey tussock grass	0.5 x 0.5	tube
	Ti	Themeda triandra	Kangaroo grass	0.5 x 0.5	tube
	Wgb	Westringia fruticosa 'Grey Box'	Native rosemary cultivar	0.45 x 0.45	140mm
	Wb	Wahlenbergia stricta	Native Bluebell	0.4 x 0.4	tube

Note: Plants marked * are to be local provenance stock, purchased from a local indigenous nursery.

Plant stock is to be locally sourced where possible



06.

TYPE B UNITS

Legend

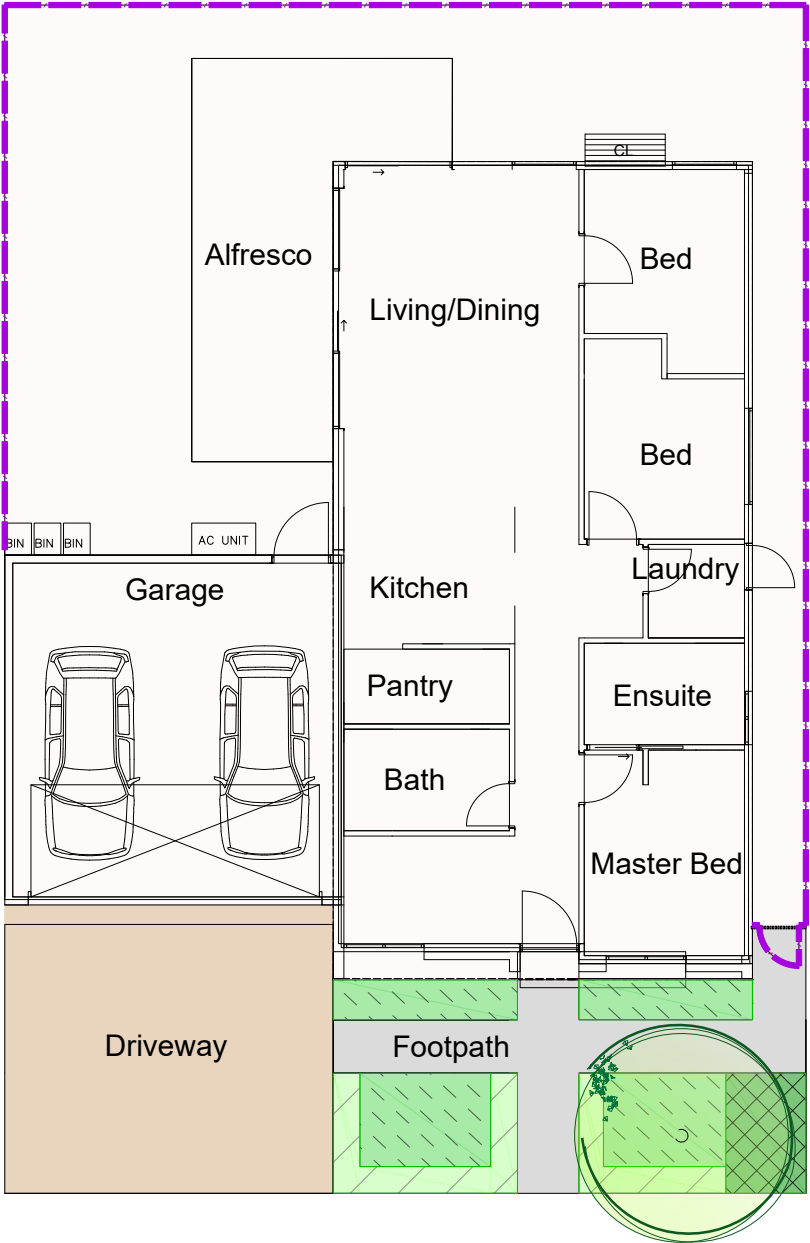
- Proposed Tree
- Proposed tall planting
- Proposed medium planting
- Proposed low planting
- Proposed driveway
- Proposed footpath
- Proposed lot
- Proposed bins
- Proposed A/C unit
- Proposed clotheslines
- Proposed 1.8mH colourbond fencing

Planting Schedule - Front Gardens of Units

Sym	Code	Botanical Name	Common Name	H x W (m)	Pot Size
TALL					
Abg		<i>Adenanthos sericeus</i> 'Bronze Glow'	Woolly Bush	3.0 x 2.0	200mm
Cp		<i>Callistemon viminalis</i> 'Better John'	Weeping Bottlebrush cultivar	1.2 x 0.9	140mm
Cr		<i>Cornus reflexa</i> *	Native fuchsia	1.2 x 1.0	140mm
Ia		<i>Indigofera australis</i> *	Austral Indigo	1.5 x 1.5	140mm
Shg		<i>Syzygium australe</i> 'Winterland Gold'	Lilly Pilly cultivar	4.0 x 2.5	200mm
MEDIUM					
As		<i>Artropodium strictum</i> *	Chocolate Lily	0.6 x 0.6	tube
Bbc		<i>Banksia spinulosa</i> 'Birthday Candles'	Dwarf Hairpin Banksia	0.6 x 1.5	140mm
Dt		<i>Daniella tasmanica</i> *	Tasman flax lily	1.0 x 1.0	tube
Pl		<i>Poa laetiflorus</i> *	Common Tussock-grass	0.8 x 1.0	140mm
SHORT					
Dir		<i>Dichondra repens</i>	Kidney Weed	0.3 x 1.0	tube
Dtr		<i>Daniella tasmanica</i> 'Tas Red'	Tasman flax lily cultivar	0.45 x 0.4	140mm
Eg		<i>Eremophila glabra</i> 'Blue Horizon'	Tar Bush	0.25 x 1.0	140mm
Go		<i>Grevillea 'Hot Lava'</i>	Grevillea cultivar	0.5 x 1.0	140mm
Lt		<i>Lomandra longifolia confertifolia</i> 'Lime Tuff'	Mat-rush cultivar	0.5 x 0.5	140mm
Mp		<i>Myoporum parvifolium</i> 'Fine White Leaf'	Creeping boobialla cultivar	0.15 x 1.5	140mm
Ph		<i>Philotheca buxifolia</i> 'Cascade of Stars'	Box Leaf Wax Flower	0.5 x 0.5	140mm
Pl		<i>Poa sieberiana</i> *	Grey tussock grass	0.5 x 0.5	tube
Tl		<i>Thymelaea triandra</i> *	Kangaroo grass	0.5 x 0.5	tube
Wgb		<i>Westringia fruticosa</i> 'Grey Box'	Native rosemary cultivar	0.45 x 0.45	140mm
Ws		<i>Wahlenbergia stricta</i> *	Native Bluebell	0.4 x 0.4	tube

Note: Plants marked * are to be local provenance stock, purchased from a local indigenous nursery.

Plant stock is to be locally sourced where possible



07.

TYPE C UNITS

Legend

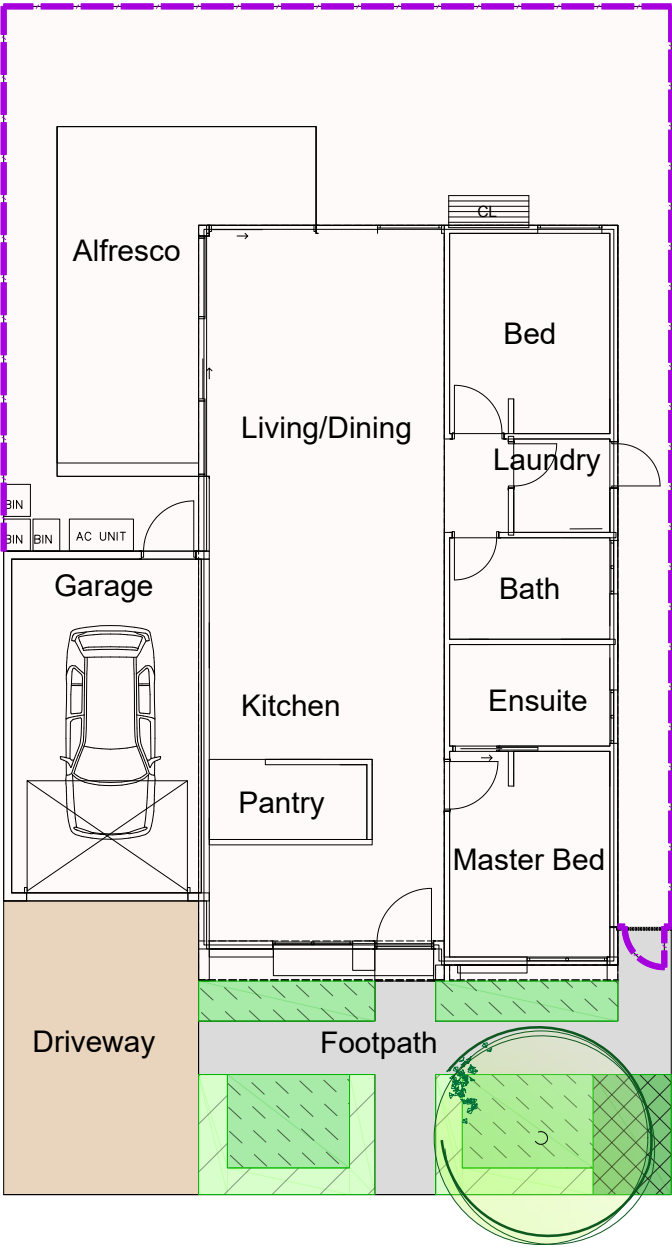
- Proposed Tree
- Proposed tall planting
- Proposed medium planting
- Proposed low planting
- Proposed driveway
- Proposed footpath
- Proposed lot
- Proposed bins
- Proposed A/C unit
- Proposed clotheslines
- Proposed 1.8mH colourbond fencing

Planting Schedule - Front Gardens of Units

Sym	Code	Botanical Name	Common Name	H x W (m)	Pot Size
TALL					
Abj		<i>Adenanthos sericeus</i> 'Bronze Glow'	Woolly Bush	3.0 x 2.0	200mm
Cp		<i>Callistemon viminalis</i> 'Better John'	Weeping Bottlebrush cultivar	1.2 x 0.9	140mm
Cr		<i>Correa reflexa</i> *	Native fuchsia	1.2 x 1.0	140mm
Ia		<i>Indigofera australis</i> *	Austral Indigo	1.5 x 1.5	140mm
Shg		<i>Syzygium australe</i> 'Hinterland Gold'	Lilly Pilly cultivar	4.0 x 2.5	200mm
MEDIUM					
As		<i>Artropodium strictum</i> *	Chocolate Lily	0.6 x 0.6	tube
Bc		<i>Banksia spinulosa</i> 'Birthday Candles'	Dwarf Hairpin Banksia	0.8 x 1.5	140mm
Dt		<i>Dianella tasmanica</i> *	Tasman flax lily	1.0 x 1.0	tube
Rl		<i>Poa labillardieri</i>	Common Tussock-grass	0.8 x 1.0	140mm
SHORT					
Dir		<i>Dichondra repens</i>	Kidney Weed	0.3 x 1.0	tube
Dtr		<i>Dianella tasmanica</i> 'Tas Red'	Tasman flax lily cultivar	0.45 x 0.4	140mm
Eg		<i>Bremophila glabra</i> 'Blue Horizon'	Tar Bush	0.25 x 1.0	140mm
Go		<i>Grevillea</i> 'Hot Lava'	Grevillea cultivar	0.5 x 1.0	140mm
Lt		<i>Lomandra longifolia</i> 'contentifolia	Mat-rush cultivar	0.5 x 0.5	140mm
Mp		<i>Myoporum parvifolium</i> 'Fine White Leaf'	Creeping boobialla cultivar	0.15 x 1.5	140mm
Ph		<i>Philotheca buxifolia</i> 'Cascade of Stars'	Box Leaf Wax Flower	0.5 x 0.5	140mm
Pl		<i>Poa sieberiana</i> *	Grey tussock grass	0.5 x 0.5	tube
Tl		<i>Themeda triandra</i> *	Kangaroo grass	0.5 x 0.5	tube
Wgb		<i>Westringia fruticosa</i> 'Grey Box'	Native rosemary cultivar	0.45 x 0.45	140mm
Ws		<i>Wahlenbergia stricta</i> *	Native Bluebell	0.4 x 0.4	tube

Note: Plants marked * are to be local provenance stock, purchased from a local indigenous nursery.

Plant stock is to be locally sourced where possible



08.

TYPE D UNITS

Legend

Proposed Tree

Proposed tall planting

Proposed medium planting

Proposed low planting

Proposed driveway

Proposed footpath

Proposed lot

Proposed bins

Proposed A/C unit

Proposed clotheslines

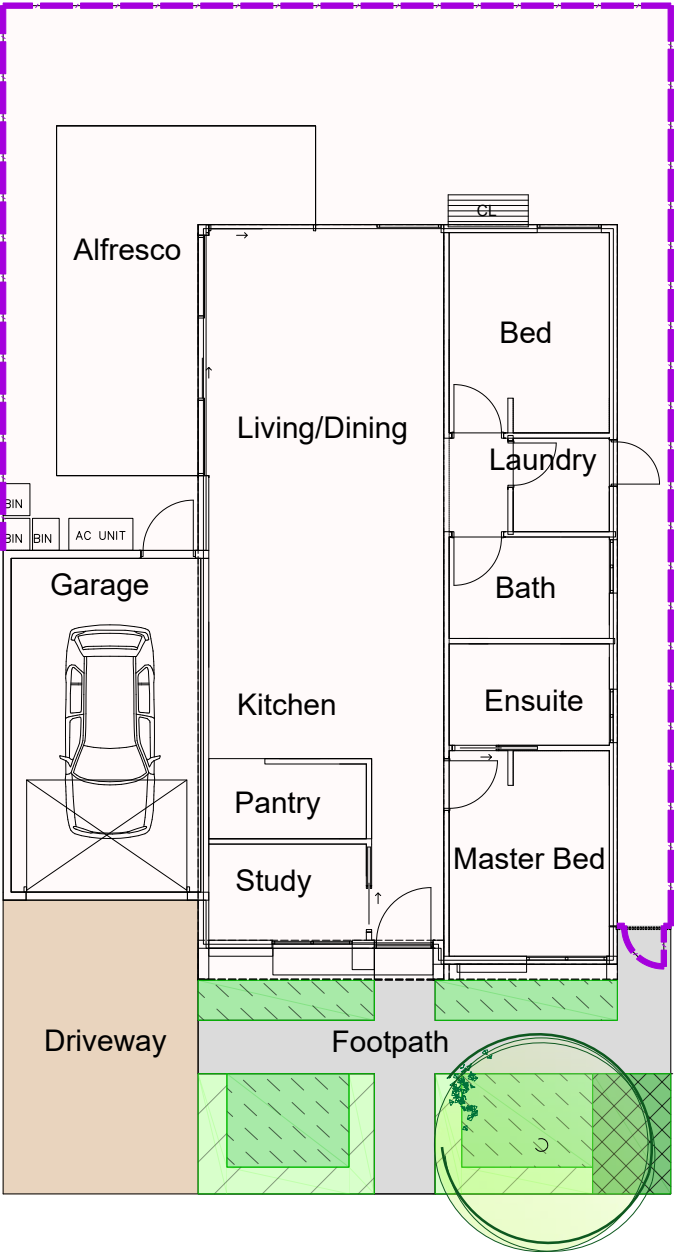
Proposed 1.8mH colourbond fencing

Planting Schedule - Front Gardens of Units

Sym	Code	Botanical Name	Common Name	H x W (m)	Pot Size
TALL					
	Abg	Adenanthos sericeus 'Bronze Glow'	Woolly Bush	3.0 x 2.0	200mm
	Cp	Callistemon viminalis 'Better John'	Weeping Bottlebrush cultivar	1.2 x 0.9	140mm
	Cr	Correa reflexa	Native Fuchsia	1.2 x 1.0	140mm
	Is	Indigofera australis*	Austral Indigo	1.5 x 1.5	140mm
	Shg	Syzygium australe 'Hinterland Gold'	Lilly Pilly cultivar	4.0 x 2.5	200mm
MEDIUM					
	As	Arthropodium strictum*	Chocolate Lily	0.6 x 0.6	tube
	Bbc	Banksia spinulosa 'Birthday Candles'	Dwarf Hairpin Banksia	0.6 x 1.5	140mm
	Dt	Dianella tasmanica*	Tasman flax lily	1.0 x 1.0	tube
	Pt	Poa labillardieri	Common Tussock-grass	0.8 x 1.0	140mm
SHORT					
	Dir	Dichondra repens	Kidney Weed	0.3 x 1.0	tube
	Dr	Dianella tasmanica 'Tas Red'	Tasman flax lily cultivar	0.45 x 0.4	140mm
	Eg	Eremophila glabra 'Blue Horizon'	Tar Bush	0.25 x 1.0	140mm
	Go	Grevillea 'Hot Lava'	Grevillea cultivar	0.5 x 1.0	140mm
	Lt	Lomandra longifolia confertifolia 'Lime Tuff'	Maid-rush cultivar	0.5 x 0.5	140mm
	Mp	Myoporum parvifolium 'Fine White Leaf'	Creeping boobialla cultivar	0.15 x 1.5	140mm
	Ph	Phlodochea buxifolia 'Cascade of Stars'	Box Leaf Wax Flower	0.5 x 0.5	140mm
	Ps	Poa sieberiana*	Grey tussock grass	0.5 x 0.5	tube
	Tt	Themeda triandra*	Kangaroo grass	0.5 x 0.5	tube
	Wgb	Westringia fruticosa 'Grey Box'	Native rosemary cultivar	0.45 x 0.45	140mm
	Ws	Wahlenbergia stricta*	Native Bluebell	0.4 x 0.4	tube

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Plant stock is to be locally sourced where possible



09.

TYPE E UNITS

Legend

Proposed Tree

Proposed tall planting

Proposed medium planting

Proposed low planting

Proposed driveway

Proposed footpath

Proposed lot

Proposed bins

Proposed A/C unit

Proposed clotheslines

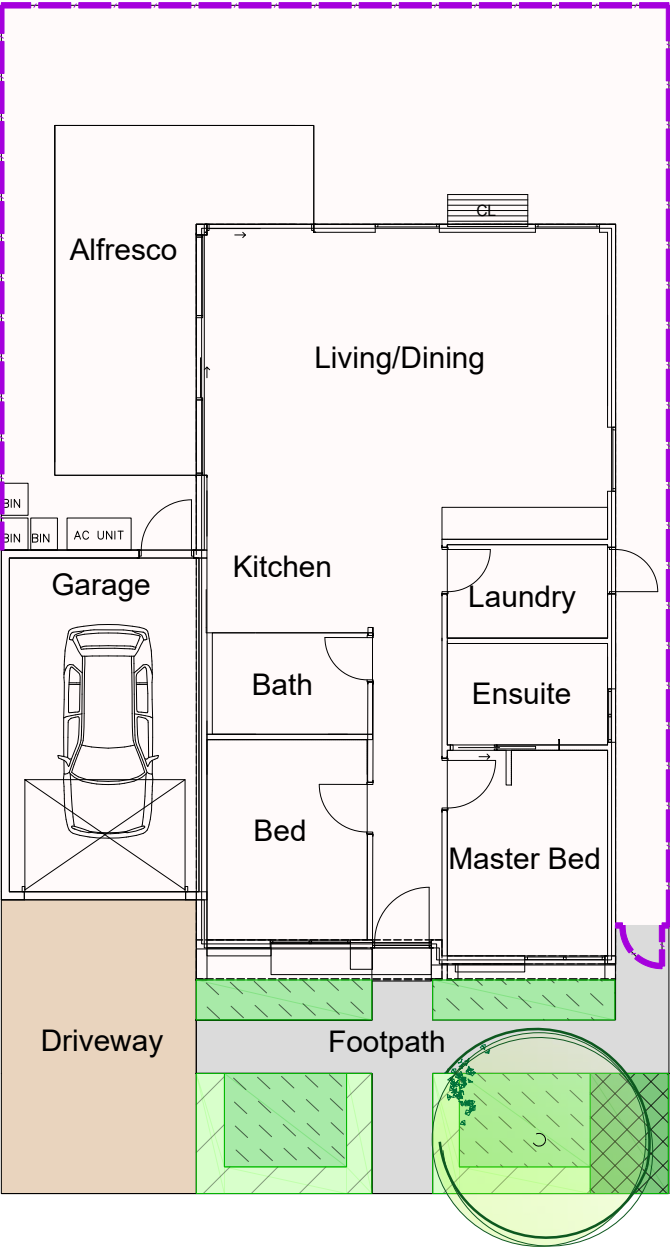
Proposed 1.8mH colourbond fencing

Planting Schedule - Front Gardens of Units

Sym	Code	Botanical Name	Common Name	H x W (m)	Pot Size
TALL					
	Abg	Adenanthos sericeus 'Bronze Glow'	Woolly Bush	3.0 x 2.0	200mm
	Cp	Callistemon viminalis 'Better John'	Weeping Bottlebrush cultivar	1.2 x 0.9	140mm
	Cr	Cornus reflexa*	Native Tuckera	1.2 x 1.0	140mm
	Ia	Indigofera australis*	Austral indigo	1.5 x 1.5	140mm
	Shg	Syzygium australe 'Hinterland Gold'	Lily Pilly cultivar	4.0 x 2.5	200mm
MEDIUM					
	As	Arthropodium strictum*	Chocolate Lily	0.6 x 0.6	tube
	Bbc	Banksia spinulosa 'Birthday Candles'	Dwarf Hairpin Banksia	0.6 x 1.5	140mm
	DI	Dianella tasmanica*	Tasman flax lily	1.0 x 1.0	tube
	PI	Poa labillardieri	Common Tussock-grass	0.8 x 1.0	140mm
SHORT					
	Dtr	Dichondra repens	Kidney Weed	0.3 x 1.0	tube
	Dtr	Dianella tasmanica 'Tas Red'	Tasman flax lily cultivar	0.45 x 0.4	140mm
	Eg	Eremophila galea 'Blue Horizon'	Tar Bush	0.25 x 1.0	140mm
	Go	Grevillea 'Hot Lava'	Grevillea cultivar	0.5 x 1.0	140mm
	Lit	Lomandra longifolia confertifolia 'Line Tuff'	Mat-rush cultivar	0.5 x 0.5	140mm
	Mp	Myoporum parvifolium 'Fine White Leaf'	Creeping boodialla cultivar	0.15 x 1.5	140mm
	Ph	Philotheca australis 'Cascade of Stars'	Box Leaf Wax Flower	0.5 x 0.5	140mm
	Ps	Poa sieberiana*	Grey tussock grass	0.5 x 0.5	tube
	Tt	Themeda triandra*	Kangaroo grass	0.5 x 0.5	tube
	Wgb	Westringia fruticosa 'Grey Box'	Native rosemary cultivar	0.45 x 0.45	140mm
	Ws	Wahlenbergia stricta*	Native Bluebell	0.4 x 0.4	tube

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Plant stock is to be locally sourced where possible



10.

UNITS - PLANTING

Plant stock is to be locally sourced where possible

TALL



Adenanthos sericeus 'Bronze Glow'
Woolly Bush
3.0 x 2.0



Callistemon 'Better John'
Bottlebrush cultivar
1.2 x 0.9



Correa reflexa
Native Fuchsia
1.2 x 1.0



Indigofera australis
Austral Indigo
1.5 x 1.5



Syzygium australe 'Hinterland Gold'
Lillypilly cultivar
4.0 x 2.5

MEDIUM



Arthropodium strictum
Chocolate Lily
0.6 x 0.6



Banksia spinulosa 'Birthday Candles'
Banksia cultivar
0.6 x 1.5



Dianella tasmanica
Tasman Flax Lily
1.0 x 1.0



Poa labillardieri
Common Tussock-grass
1.0 x 1.0

SHORT



Dichondra repens
Kidney Weed
0.3 x 1.0



Dianella tasmanica 'Tas Red'
Tasman Flax Lily cultivar
0.45 x 0.4



Eremophila glabra 'Blue Horizon'
Tar Bush
0.25 x 1.0



Grevillea 'Hot Lava'
Grevillea cultivar
0.5 x 1.0



Lomandra longifolia confertifolia
'Lime Tuff'
Mat-rush cultivar
0.5 x 0.5



Myoporum parvifolium 'Fine Leaf White'
Creeping Boobialla cultivar
0.15 x 1.5



Poa sieberiana
Grey Tussock Grass
0.5 x 0.5



Themeda triandra
Kangaroo Grass
0.5 x 0.5



Wahlenbergia stricta
Native Bluebell
0.4 x 0.4



Westringia fruticosa 'Grey Box'
Native Rosemary cultivar
0.45 x 0.45




























11.

COMMUNITY CENTRE

Legend

- Existing tree to be retained
- Existing tree with TPZ & SRZ
- Proposed indigenous/native tree
- Proposed deciduous/ornamental tree
- Proposed streetscape/lot garden beds
- Proposed reserve garden beds
- Proposed community centre garden beds
- Proposed WSUD planting
- Proposed stormwater detention
- Proposed gravel pathway
- Proposed paving/pathway
- Proposed driveway
- Proposed footpath
- Proposed share path
- Proposed building
- Proposed lot
- Proposed road
- Proposed mulch
- Proposed lawn
- Proposed community garden/edible garden
- Proposed Seat
- Proposed Picnic Table
- Proposed BBQ
- Proposed Fire Pit
- Proposed shade sail
- Proposed lawn bowls/Bocce Court
- Proposed pickle ball court with net
- Proposed water tanks
- Substation
- Proposed 1.8mH colourbond fencing
- Proposed 1.8mH permeable timber slat feature fence
- Proposed 2m high screen fence around water tanks
- Tree protection fencing
- Proposed GPT
- Site boundary
- Stage boundary
- Childcare Lot - not in this proposal
- Contours to AHD, 0.2m intervals

Planting Schedule - Community Centre

Sym	Code	Botanical Name	Common Name	H x W (m)	Pot Size
TREES					
	Am	Acacia melanoxylon*	Blackwood	12.0 x 6.0	45L
	Bi	Banksia integrifolia	Coastal Banksia	15.0 x 6.0	45L
	Ec	Eucalyptus cosmaphylla	Cup Gum	8.0 x 6.0	45L
	Ei	Eucalyptus leucosylon megalocarpa	Large-fruited Yellow gum	8.0 x 5.0	45L
	Fm	Ficus macrocarpa hillii 'Flash'	Ornamental Fig	10.0 x 3.0	27L
	Pa	Plantanus x acerifolia	London Plane	12.0 x 8.0	45L
SHRUBS					
	Ac	Acacia cognata 'Limeight'	Dwarf Bower Wattle	0.6 x 1.0	140mm
	Abg	Adenanthos sericeus 'Bronze Glow'	Woolly Bush	3.0 x 2.0	200mm
	Cs	Callistemon viminalis 'Slim'	Weeping Bottlebrush cultivar	3.0 x 1.3	140mm
	Cr	Cornus reflexa	Native fuchsia	1.2 x 1.0	140mm
	Go	Grevillea 'Hot Lava'	Grevillea cultivar	0.5 x 1.0	140mm
	Hm	Hakea multiflora	Grass leaved Hakea	3.0 x 2.0	200mm
	Lh	Lavandula 'Hidcot'	Lavender cultivar	0.5 x 0.5	140mm
	Shg	Syzygium australe 'Fenterland Gold'	Lilly Pilly cultivar	4.0 x 2.5	200mm
	Wgb	Westringia fruticosa 'Grey Box'	Native rosemary cultivar	0.45 x 0.45	140mm
	Wh	Westringia 'Naringa'	Native Rosemary cultivar	2.2 x 1.5	140mm
STRAPPY LEAF PLANTS & GROUNDCOVERS					
	Agv	Angioanthos 'Gold Velvet'	Kangaroo Paw cultivar	0.5 x 0.5	140mm
	Di	Dichondra repens	Kidney Weed	0.3 x 1.0	tube
	Dt	Dianella tasmanica 'Tas Red'	Tasman flax lily cultivar	0.45 x 0.4	140mm
	Eg	Eriophora glabra 'Blue Horizon'	Tar Bush	0.25 x 1.0	140mm
	Lj	Liriope 'Just Right'	Liriope cultivar	0.5 x 0.5	140mm
	Lt	Lomandra longifolia confertifolia	Mat-rush cultivar	0.5 x 0.5	140mm
	Lm	Lime Tuff			
	Mp	Myoporum parvifolium	Creeping boobialla cultivar	0.15 x 1.5	140mm
	Pi	Poa labillardieri	Common Tussock-grass	1.0 x 1.0	140mm
	Ps	Poa sieberiana	Grey tussock grass	0.5 x 0.5	tube
	Tt	Themeda triandra*	Kangaroo grass	0.5 x 0.5	tube

Note: Plants marked * are to be local provenance stock, purchased from a local indigenous nursery.

Plant stock is to be locally sourced where possible



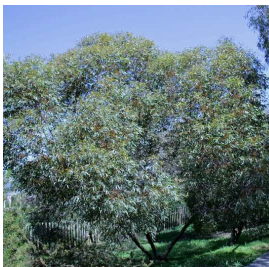
Citrus 'Meyer'
Meyer Lemon
3.0 x 2.0



Citrus 'Washington Navel'
Navel Orange
4.0 x 3.0



Acacia melanoxylon
Blackwood
12.0 x 6.0



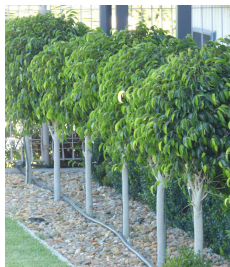
Eucalyptus cosmaphylla
Cup Gum
8.0 x 6.0



Banksia integrifolia
Coastal Banksia
15.0 x 6.0



Eucalyptus leucosylon megalocarpa
Large-fruited Yellow Gum
8.0 x 5.0



Ficus macrocarpa hillii 'Flash'
Ornamental Fig
10.0 x 3.0

Plantanus x acerifolia is proposed around the community building to continue the line of existing Plantanus on site

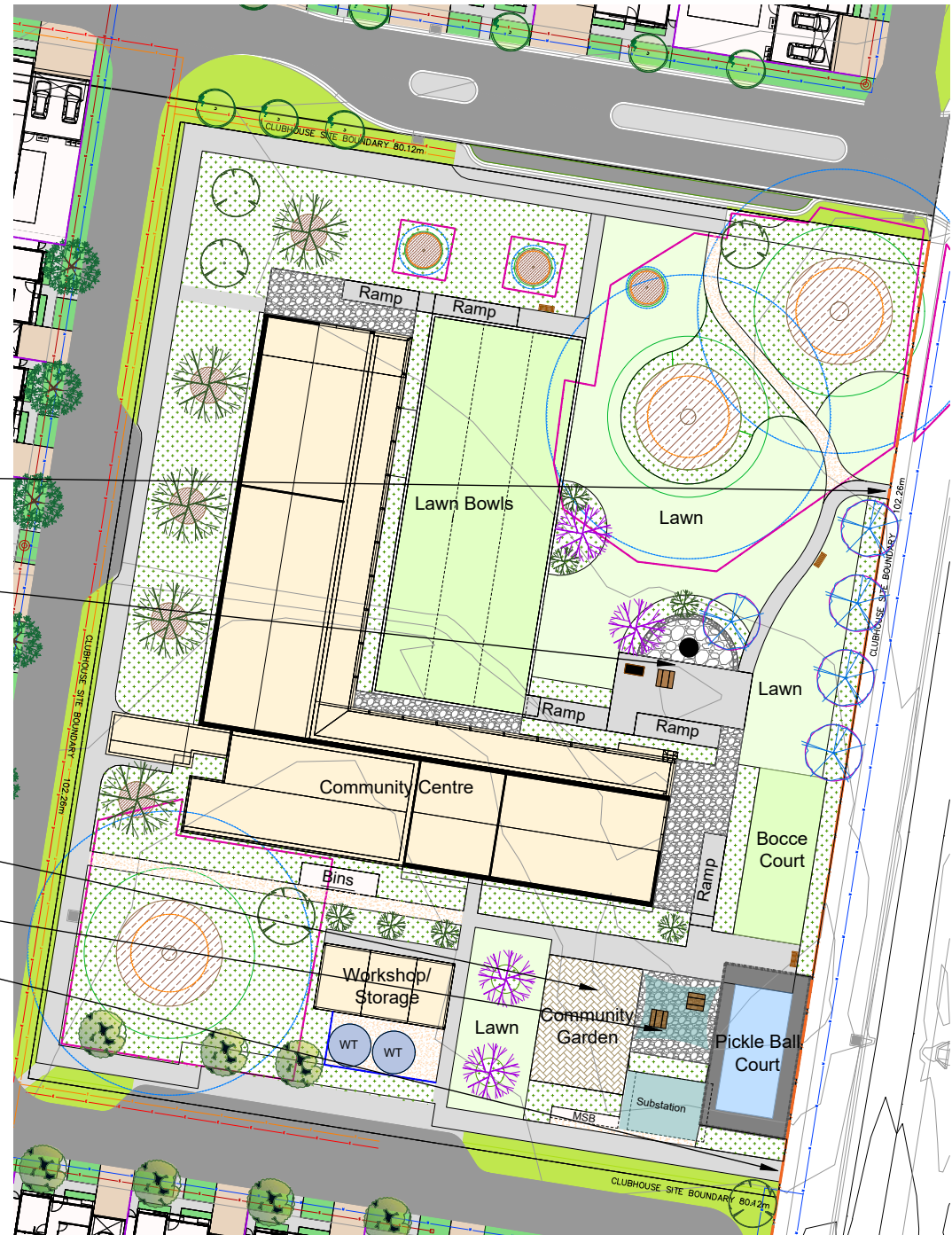
Lockable Gate

Shaded Seating, BBQ, Fire Pit

Fruit Trees/Edible Garden

Shaded Seating, BBQ

Lockable Gate



12.

COMMUNAL AREAS- WSUD RESERVE

Legend

Existing tree to be retained

Existing tree with TPZ & SRZ

Proposed indigenous/native tree

Proposed deciduous/ornamental tree

Proposed streetscape/lot garden beds

Proposed reserve garden beds

Proposed community centre garden beds

Proposed WSUD planting

Proposed stormwater detention

Proposed gravel pathway

Proposed paving/pathway

Proposed driveway

Proposed footpath

Proposed share path

Proposed building

Proposed lot

Proposed road

Proposed mulch

Proposed lawn

Proposed community garden/edible garden

Proposed Seat

Proposed Picnic Table

Proposed BBQ

Proposed Fire Pit

Proposed shade sail

Proposed lawn bowls/Bocce Court

Proposed pickle ball court with net

Proposed watertanks

Substation

Proposed 1.8mH colourbond fencing

Proposed 1.8mH permeable timber slat feature fence

Proposed 2m high screen fence around watertanks

Tree protection fencing

Proposed GPT

Site boundary

Stage boundary

Childcare Lot - not in this proposal

Contours to AHD, 0.2m intervals

Planting Schedule - Reserve Garden beds

Sym	Code	Botanical Name	Common Name	H x W (m)	Pot Size
TREES					
	Am	Acacia melanoxylon*	Blackwood	12.0 x 6.0	45L
	Bi	Banksia integrifolia	Coastal Banksia	15.0 x 6.0	45L
	Ec	Eucalyptus cosmaphylla	Cup Gum	8.0 x 6.0	45L
	Ei	Eucalyptus leucoxylon megalocarpa	Large-fruited Yellow Gum	8.0 x 5.0	45L
	Fm	Ficus macrocarpa hillii	Ornamental Fig	10.0 x 3.0	27L
SHRUBS					
	Ac	Acacia cognata 'Limelight'	Dwarf Bower Wattle	0.6 x 1.0	140mm
	Abg	Adenanthos sericeus 'Bronze Glow'	Woolly Bush	3.0 x 2.0	200mm
	Cs	Callistemon viminalis 'Slim'	Weeping Bottlebrush cultivar	3.0 x 1.3	140mm
	Cz	Cornus reflexa	Native Ichoia	1.2 x 1.0	140mm
	Go	Grevillea 'Hot Lava'	Grevillea cultivar	0.5 x 1.0	140mm
	Hm	Halea multiflora	Grass leaved Halea	3.0 x 2.0	200mm
	Lh	Lavandula 'Hidcote'	Lavender cultivar	0.5 x 0.5	140mm
	Shg	Syzygium australe 'Hinterland Gold'	Lilly Pilly cultivar	4.0 x 2.5	200mm
	Wgb	Westringia frutescens 'Grey Box'	Native rosemary cultivar	0.45 x 0.45	140mm
	Wn	Westringia 'Naringra'	Native Rosemary cultivar	2.2 x 1.5	140mm
STRAPPY LEAF PLANTS & GROUNDCOVERS					
	Agv	Anigozanthos 'Gold Velvet'	Kangaroo Paw cultivar	0.5 x 0.5	140mm
	Dc	Dichondra repens	Kidney Weed	0.3 x 1.0	tube
	Dt	Dianella tasmanica 'Tas Red'	Tasman flax lily cultivar	0.45 x 0.4	140mm
	Eg	Eremophila glabra 'Blue Horizon'	Tar Bush	0.25 x 1.0	140mm
	Lj	Liriope 'Just Right'	Liriope cultivar	0.5 x 0.5	140mm
	Lt	Lomandra longifolia confertifolia	Mak-rush cultivar	0.5 x 0.5	140mm
	Lm	Lime 'Luff'	Creeping boobialla cultivar	0.15 x 1.5	140mm
	Mp	Myoporum parvifolium	Fine Leaf White*		
	Pt	Poa labillardierei*	Common Tussock-grass	1.0 x 1.0	140mm
	Ps	Poa sieberiana*	Grey tussock grass	0.5 x 0.5	tube
	Tt	Themeda triandra*	Kangaroo grass	0.5 x 0.5	tube

Note: Plants marked * are to be local provenance stock, purchased from a local indigenous nursery.

Planting Schedule - WSUD

Code	Botanical Name	Common Name	H x W (m)	Min. density
TERRESTRIAL - Tubestock				
	Correa reflexa	Common Correa	1.0 x 1.0	1 sqm
	Goodenia ovata	Hop Goodenia	1.0 x 1.0	1 sqm
	Kunzea ericoides spp. Agg.*	Burgh	3.0 x 2.0	0.5 sqm
	Leptospermum obovatum*	River Tea-tree	3.0 x 2.0	0.5 sqm
	Melicope dentata s.l.*	Tree Violet	3.0 x 1.5	1 sqm
	Pinelea humilis*	Common Rice-flower	0.3 x 0.8	2 sqm
	Acrotiche serrulata*	Honey pots	0.1 x pros.	0.5 sqm
	Anthropodium strictum*	Chocolate Lily	0.6 x 0.8	4 sqm
	Carex appressa*	Tall Sedge	1.0 x 1.0	1 sqm
	Dianella tasmanica*	Tasman Flax-lily	1.0 x 1.0	1 sqm
	Lomandra filiformis*	Wattle Mat-rush	0.3 x 0.3	10 sqm
	Lomandra longifolia*	Spiry-headed Mat-rush	1.2 x 1.0	1 sqm
	Mentha australis*	River Mint	0.5 x 0.6	4 sqm
	Microlaena stipodesvar. stipodes*	Weeping Grass	0.8 x 0.2	25 sqm
	Poa labillardierei*	Common Tussock-grass	0.8 x 0.8	2 sqm
	Themeda triandra*	Kangaroo Grass	0.5 x 0.4	10 sqm

NOTE: Species selected from Goulburn Broken Catchment Management Authority Guidelines Revegetation guide for the Goulburn Broken Catchment and EVC 55 - Plains Grassy Woodland, Central Victorian Uplands Bioregion

EPHEMERAL PLANTING ZONE - 200mm Forestry tube or V93 Hiko. All Ephemeral areas are to have jute mat installed.

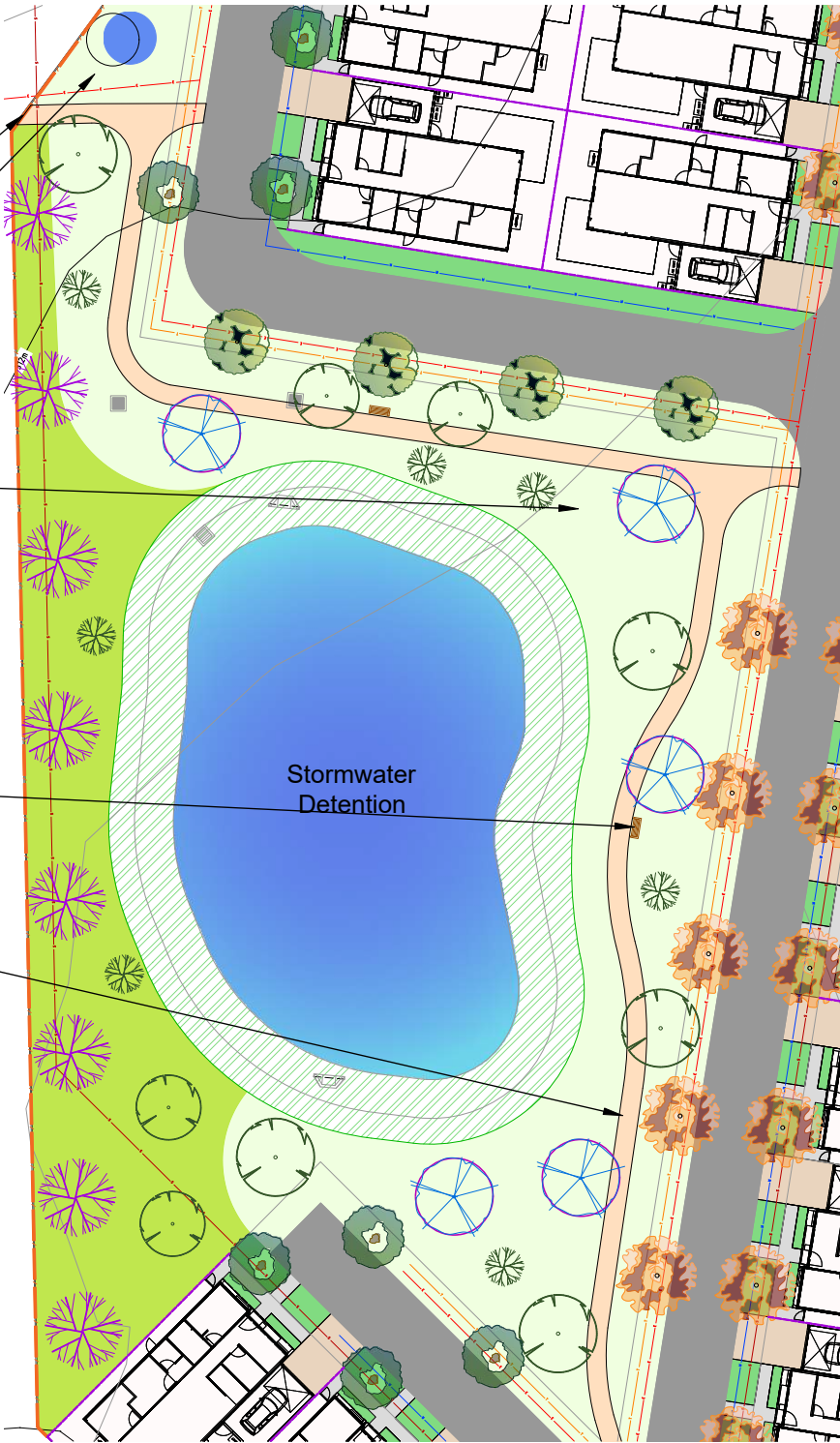
	Baumea rubiginosa	Soft twig rush	1.4 x 2.0	6 sqm
	Carex appressa	Tall Sedge	1.0 x 1.0	6 sqm
	Carex tereticaulis	Basket Sedge	0.7 x 1.0	6 sqm
	Cyperus lucidus	Leafy Flat-sedge	1.0 x 0.6	6 sqm
	Juncus amabilis	Hollow Rush	1.2 x 0.5	6 sqm
	Juncus flavidus	Yellow Rush	1.0 x 0.8	6 sqm
	Juncus kraussii	Sea Rush	0.8 x 1.0	6 sqm
	Juncus pallidus	Pale Rush	1.5 x 1.0	6 sqm
	Lomandra longifolia	Spiry headed mat-rush	1.0 x 1.2	6 sqm
	Poa labillardierei	Common tussock grass	0.8 x 1.0	6 sqm

SHALLOW MARSH PLANTING ZONE - 600cm* pot. All Shallow Marsh areas are to have jute mat installed.

	Baumea articulata	Jointed Club-rush	1.3 x 0.5	2 sqm
	Boboschoenus caldwelli	Sea Club-rush	1.5 x 0.8	2 sqm
	Boboschoenus fluviatilis	Tall Club-rush	1.5 x 1.0	2 sqm
	Boboschoenus medianus	Marsh Club-rush	1.5 x 1.0	2 sqm
	Cleistanthus procerum	Leafy Twig-rush	1.5 x 0.8	2 sqm
	Cynodon dactylon	Water Ribbons	0.8 x 0.5	2 sqm
	Eleocharis acuta	Common spike-rush	0.8 x 1.0	2 sqm
	Shoensetia tuberosa	River Club-rush	1.5 x 0.8	2 sqm

Note: Plants are to be of local provenance supplied from locally sourced seed/material, where possible.

Plant stock is to be locally sourced where possible



13.

COMMUNAL AREAS - PEDESTRIAN LINK



Share Path

Shaded Seating

Legend

- Existing tree to be retained
- Existing tree with TPZ & SRZ
- Proposed indigenous/native tree
- Proposed deciduous/ornamental tree
- Proposed streetscape/lot garden beds
- Proposed reserve garden beds
- Proposed community centre garden beds
- Proposed gravel pathway
- Proposed paving/pathway
- Proposed driveway
- Proposed footpath
- Proposed share path
- Proposed building
- Proposed lot
- Proposed road
- Proposed mulch
- Proposed lawn
- Proposed Seat
- Proposed Picnic Table
- Proposed BBQ
- Proposed Fire Pit
- Proposed shade sail
- Proposed lawn bowls
- Proposed pickle ball court with net
- Proposed entry signage
- Proposed 1.8mH colourbond fencing
- Proposed 1.8mH permeable timber slat feature fence
- Tree protection fencing
- Proposed GPT
- Site boundary
- Stage boundary
- Childcare Lot - not in this proposal
- Contours to AHD, 0.2m intervals

Planting Schedule - Reserve Garden Beds

Sym	Code	Botanical Name	Common Name	H x W (m)	Pot Size
TREES					
	Am	Acacia melanocoryon*	Blackwood	12.0 x 6.0	45L
	Bl	Bankia integrifolia	Coastal Bankia	15.0 x 6.0	45L
	Ec	Eucalyptus cosmaphylla	Cup Gum	8.0 x 6.0	45L
	Ei	Eucalyptus leucocoryon megalocarpa	Large-fruited Yellow Gum	8.0 x 5.0	45L
	Fm	Ficus macrocarpa hillii 'Flash'	Ornamental Fig	10.0 x 3.0	27L
SHRUBS					
	Ac	Acacia cognata 'LimeLight'	Dwarf Bower Wattle	0.6 x 1.0	140mm
	Abg	Adenanthos sericeus 'Bronze Glow'	Woolly Bush	3.0 x 2.0	200mm
	Ca	Callistemon viminalis 'Slim'	Weeping Bottlebrush cultivar	3.0 x 1.3	140mm
	Cr	Correa reflexa	Native fuchsia	1.2 x 1.0	140mm
	Go	Grevillea 'Hot Lava'	Grevillea cultivar	0.5 x 1.0	140mm
	Hm	Hakea multiflora	Grass leaved Hakea	3.0 x 2.0	200mm
	Lh	Lavandula 'Tridort'	Lavender cultivar	0.5 x 0.5	140mm
	Shg	Syzygium australe 'Hinterland Gold'	Lilly Pilly cultivar	4.0 x 2.5	200mm
	Wgh	Westringia fruticosa 'Grey Box'	Native rosemary cultivar	0.45 x 0.45	140mm
	Wn	Westringia 'Naringa'	Native Rosemary cultivar	2.2 x 1.5	140mm
STRAPPY LEAF PLANTS & GROUNDCOVERS					
	Agv	Anigozanthos 'Gold Velvet'	Kangaroo Paw cultivar	0.5 x 0.5	140mm
	Dr	Dichondra repens	Kidney Weed	0.3 x 1.0	tube
	Di	Dianella tasmanica 'Tas Red'	Tasman flax lily cultivar	0.45 x 0.4	140mm
	Eg	Eremophila glabra 'Blue Horizon'	Tar Bush	0.25 x 1.0	140mm
	Lj	Liriope 'Just Right'	Liriope cultivar	0.5 x 0.5	140mm
	Lt	Lomandra longifolia confertifolia	Mat-rush cultivar	0.5 x 0.5	140mm
	Lt	Lime Tuft			
	Mp	Myoporum parvifolium	Creeping boobialla cultivar	0.15 x 1.5	140mm
	Pl	Fire Leaf White*			
	Ps	Poa sieberiana*	Common Tussock-grass	1.0 x 1.0	140mm
	Ps	Poa sieberiana*	Grey tussock grass	0.5 x 0.5	tube
	Tl	Thiamea brandia*	Kangaroo grass	0.5 x 0.5	tube

Note: Plants marked * are to be local provenance stock, purchased from a local indigenous nursery.

Plant stock is to be locally sourced where possible

14.

COMMUNITY CENTRE & RESERVE PLANTING PALETTE

Plant stock is to be locally sourced where possible

SHRUBS



Acacia cognata 'Limelight'
Dwarf Bower Wattle
0.6 x 1.0



Adenanthos sericeus 'Bronze Glow'
Woolly Bush
3.0 x 2.0



Callistemon viminalis 'Slim'
Weeping Bottlebrush cultivar
3.0 x 1.3



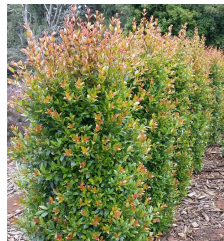
Correa reflexa
Native Fuchsia
1.2 x 1.0



Grevillea 'Hot Lava'
Grevillea cultivar
0.5 x 1.0



Hakea multineata
Grass Leaved Hakea
3.0 x 2.0



Syzygium australe 'Hinterland Gold'
Lillypilly cultivar
4.0 x 2.5



Westringia fruticosa 'Grey Box'
Native Rosemary cultivar
0.45 x 0.45



Westringia fruticosa 'Naringa'
Native Rosemary cultivar
2.2 x 1.5

GRASSES AND GROUNDCOVERS



Anigozanthos 'Gold Velvet'
Kangaroo Paw
0.5 x 0.5



Dichondra repens
Kidney Weed
0.3 x 1.0



Dianella tasmanica 'Tas Red'
Tasman Flax Lily cultivar
0.45 x 0.4



Eremophila glabra 'Blue Horizon'
Tar Bush
0.25 x 1.0



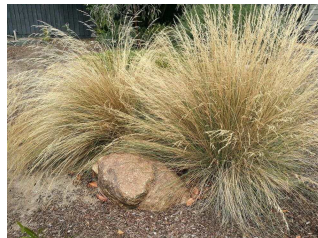
Liriope 'Just Right'
Liriope cultivar
0.5 x 0.5



Lomandra longifolia confertifolia
'Lime Tuff'
Mat-rush cultivar
0.5 x 0.5



Myoporum parvifolium 'Fine Leaf White'
Creeping Boobialla cultivar
0.15 x 1.5



Poa labillardieri
Common Tussock-grass
1.0 x 1.0



Poa sieberiana
Grey Tussock Grass
0.5 x 0.5



Themeda traindra
Kangaroo Grass
0.5 x 0.5

15.

MAINTENANCE AND CONSTRUCTION NOTES

MAINTENANCE SCHEDULE

ITEM	ASSETS	MAINTENANCE WORKS	MAINTENANCE OUTCOMES	FREQUENCY
MOWING	Grassed areas	Mowing and trimming of all lawn surfaces and edges	Maintain lawn surfaces at a height of 50-100mm	4-6 visits/seasonally
WEED TREATMENT	Planted & grassed areas	Manual/chem		4 visits/seasonally
PLANT REPLACEMENT	All planting	Removal and like-for-like replacement of poor condition specimens	All stock in healthy condition able to develop good structure	As needed
TREE CARE	Trees	Inspection of tree and maintenance of stakes and ties	Healthy plantings with continuous growth	Monthly
TREE WATERING	All planting	Watering of planting, irrigation in community centre areas	Healthy plantings with continuous growth	Weekly *
FERTILISING	All planting	Suitable application of an appropriate fertiliser to lawns and plantings	Healthy plantings with continuous growth	4 visits/seasonally
LITTER MANAGEMENT	All areas	Removal and suitable disposal of all visible litter on the site	Areas outlined to be litter free	Monthly
MULCH COVERAGE	Tree Basins & garden beds	Inspect and reinstate mulch cover as required to tree basins	Mulch should be at a settled depth of 80mm to extent of basin	4 visits/seasonally
FURNITURE	All furniture	Inspection of fittings, graffiti and vandalism	Seats are installed correctly are clean of vandalism	4 visits/seasonally

- Litter management is ongoing
- All tree/plant stock is to be maintained in a healthy condition, and able to develop good structure. Replacement is to be ongoing as required. Damage by vandalism is to be replaced with like-for-like replacement. Any ongoing, repeated vandalism by third parties is to be discussed with the Contract Administrator and Council to provide a viable solution to resolve.
- If required, the landscape areas shall be sprayed against insect and fungus. All spraying shall be carried out in suitable climatic conditions and to the manufacturer's written directions and rates.
- * All trees are to be watered to ensure continuous health and growth. The minimum requirement for trees should be 25mm of natural rainfall or its applied equivalent, or a combination of both during weekly periods.
- Maintenance periods are typically undertaken for a 24 month period. All maintenance requirements are to be provided for the duration nominated within the planning permit.

NOTE:
Materiality for crossovers, water tanks and irrigation of garden beds are to be determined at detailed design stage.

Material from the removed trees can be used, where appropriate, throughout the reserves for animal habitat. This is to be determined at detailed design stage.

Mulch is to be used in all garden beds and tree bases to conserve moisture, suppress weeds and improve soil health. Strata cells may be used under trees where space is limited, if appropriate. This will be determined at detailed design stage.

Trees to be in good health before planting - check if the roots are tightly wound around the pot. This can restrict growth. Root colour - dark or mushy roots can indicate rot. Leaf condition - leaves should be vibrant and green. Yellowing or browning leaves can indicate stress or disease. Branch health - look for any dead or fallen leaves on a single branch throughout the tree. Leaves that looked scorched, burned, curled or dropping can indicate problems. Overall structure - The tree should have a balanced shape with evenly distributed branches. Tree should be firmly rooted in the pot and not leaning excessively. Trees could be checked by Council Arborist.

MAINTENANCE FREQUENCY SCHEDULE

	Winter	Spring	Summer	Autumn
Mowing	4 visits	6 visits	6 visits	5 visits
Fertilising	1 application	1 application	1 application	1 application
Tree watering	8 applications	10 applications	26 applications*	10 applications
Tree maintenance	4 visits	6 visits	6 visits	5 visits
Naturesstrip weed treatment	1 visit	1 visit	1 visit	1 visit
Furniture	1 visit	1 visit	1 visit	1 visit

*During summer months, watering frequency will increase to ensure the ground where the trees are planted will be watered at a frequency that doesn't allow it to ever dry out.

