

**Appendix E**  
Landscape Plan (*Tract Consultants*)

**Alvina Street Design Intent**

The landscape design responds to the urban design and built form, through careful siting of a series of pocket parks associated with existing tree retaining strategy. Careful consideration has been given to the Alvina Street interface, with the retention of existing trees and the establishment of a generous landscape verge at the entry to the development. Existing trees have been retained within pocket parks within the streetscape, as well as in backyards. These form "bookends" to the redevelopment. The surroundings of the retained trees will be landscaped to form active open space or passive seating areas for residents.

The streets will feature small to medium sized street trees and ultimately form a shaded canopy to the streetscapes. These will be further complemented by tree planting within the front residential gardens where the housing type provided adequate space.

The streets, laneways and pathways will be treated with an integrated and high quality pavement treatment. The existing walkway connection from the site to Scotsburn Avenue will be upgraded with additional landscaping and low-level lighting to provide a safe pedestrian connection for local residents through to Alvina Street.

The pocket parks will comprise a BBQ and seating area for communal gatherings; a small playground and passive seating area.

The streetscapes and open space provide opportunity for integrate water management, stormwater detention, treatment and reuse and this will be investigated further in detail design. Permeable paving will be considered where appropriate.

**Design Principles**

The following design principles were adopted to guide the concept development:

- Enhance the residential landscape character.
- Reinforce the existing eclectic landscape theme.
- Extend the contemporary architectural design themes to the landscape in a bold, elegant and simple arrangement.
- Integrate ESD initiatives in the form of rain gardens and stormwater harvesting and treatment.
- Integrate art and sculpture into the landscape setting.
- Create and integrate pedestrian linkages throughout the site.



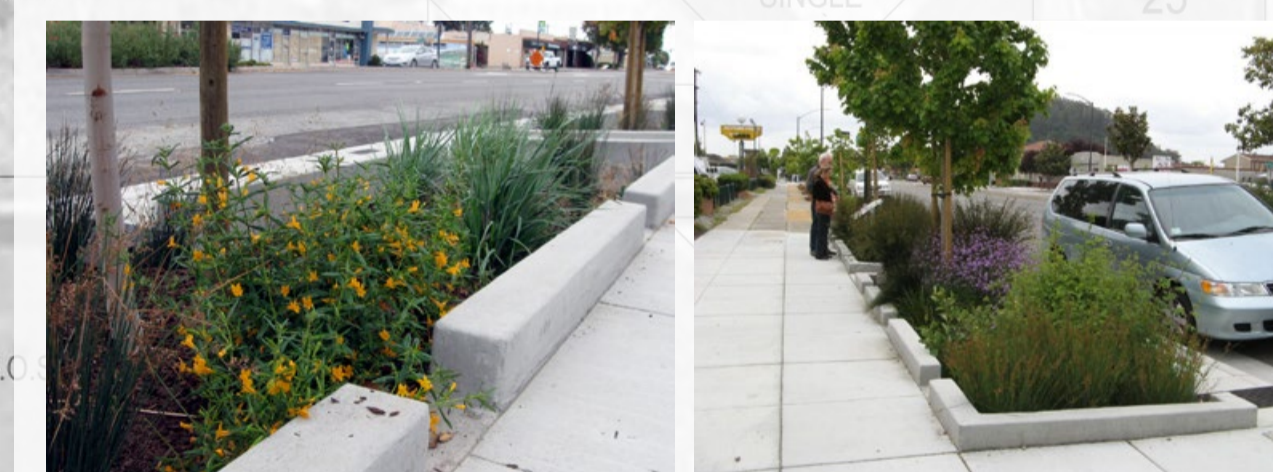
**LEGEND**

- EXISTING TREE TO BE RETAINED WITH TPZ
- STREET TREE TYPE 1 eg. *Prunus cerasifera* 'Nigra', *Pyrus calleryana*
- STREET TREE TYPE 2 eg. *Cinnamomum camphora*, *Melia azedarach*
- ENTRY STATEMENT TREE eg. *Angophora costata*, *Melaleuca quinquenervia*
- LANEWAY TREE TYPE 1 eg. *Acer negundo* 'Sensation', *Magnolia* 'Little Gem'
- LANEWAY TREE TYPE 2 eg. *Callistemon citrinus*, *Lagerstroemia indica*
- PLANTING TO REAR YARDS
- RAIN GARDEN eg. *Dianella caerulea*, *Isolepis nodosa*
- GARDEN BED eg. *Acacia pycnantha*, *Correa glabra*, *Lomandra* 'Tanika'
- BBQ AREA
- CHILDREN'S PLAY
- FEATURE SEATING WALL
- PEDESTRIAN LINKAGE WITH LIGHTING BOLLARDS
- THRESHOLD PAVING
- ON STREET VISITOR CAR PARKING
- LANEWAY PERMEABLE PAVING
- DRIVEWAY CROSSOVERS
- GRAVEL TOPPING

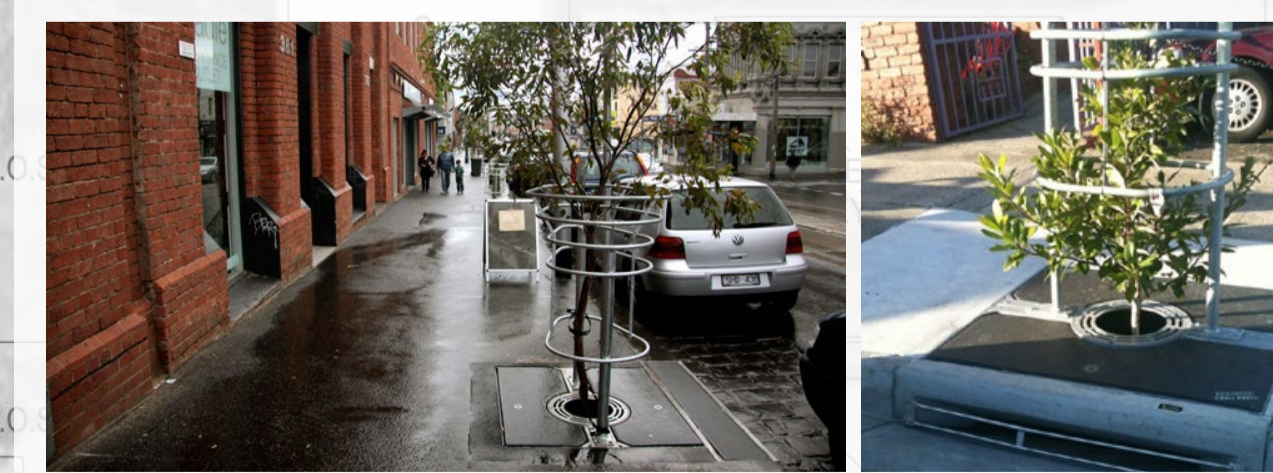
LANDSCAPE MAINTAINED BY BODY CORPORATE



PERMEABLE PAVING



RAINGARDEN



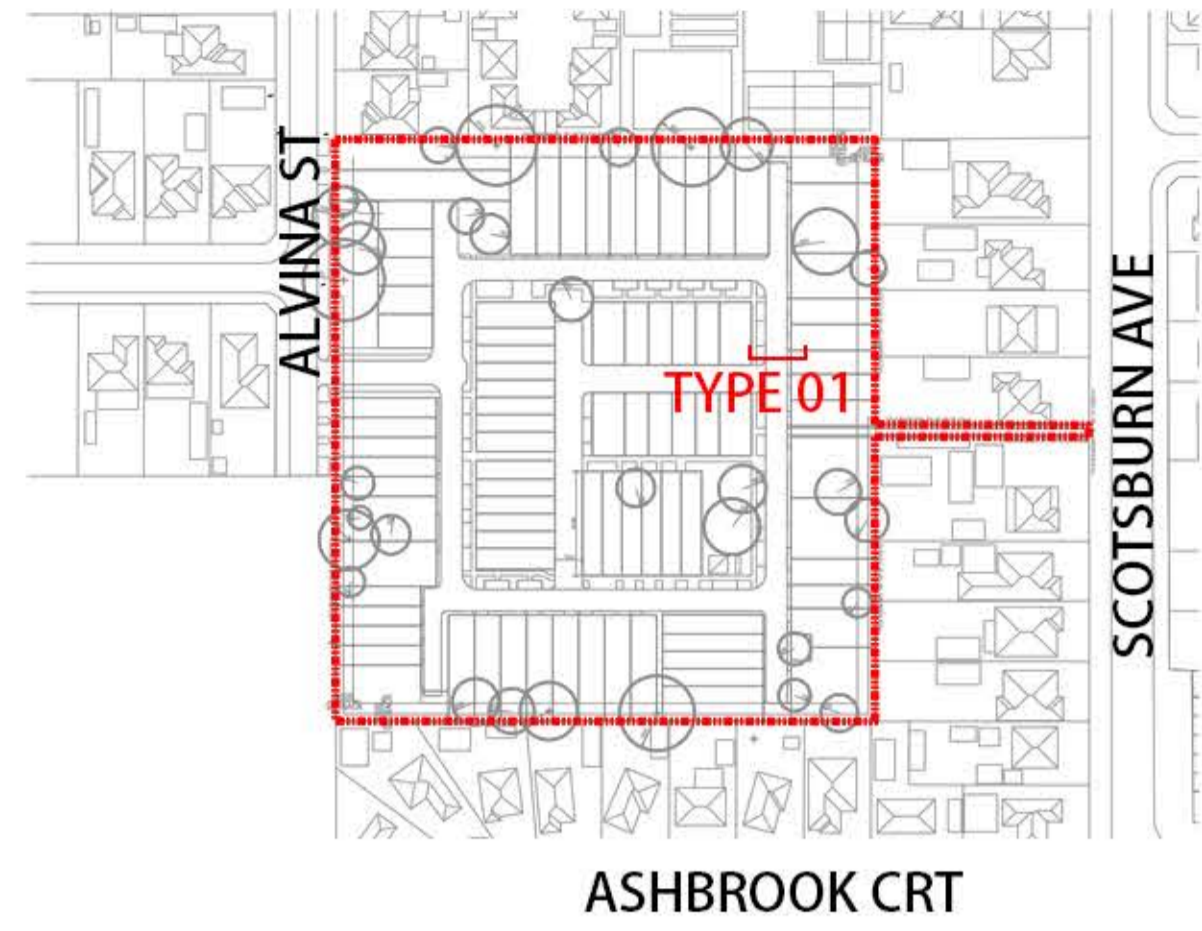
WSUD STREET TREE PIT



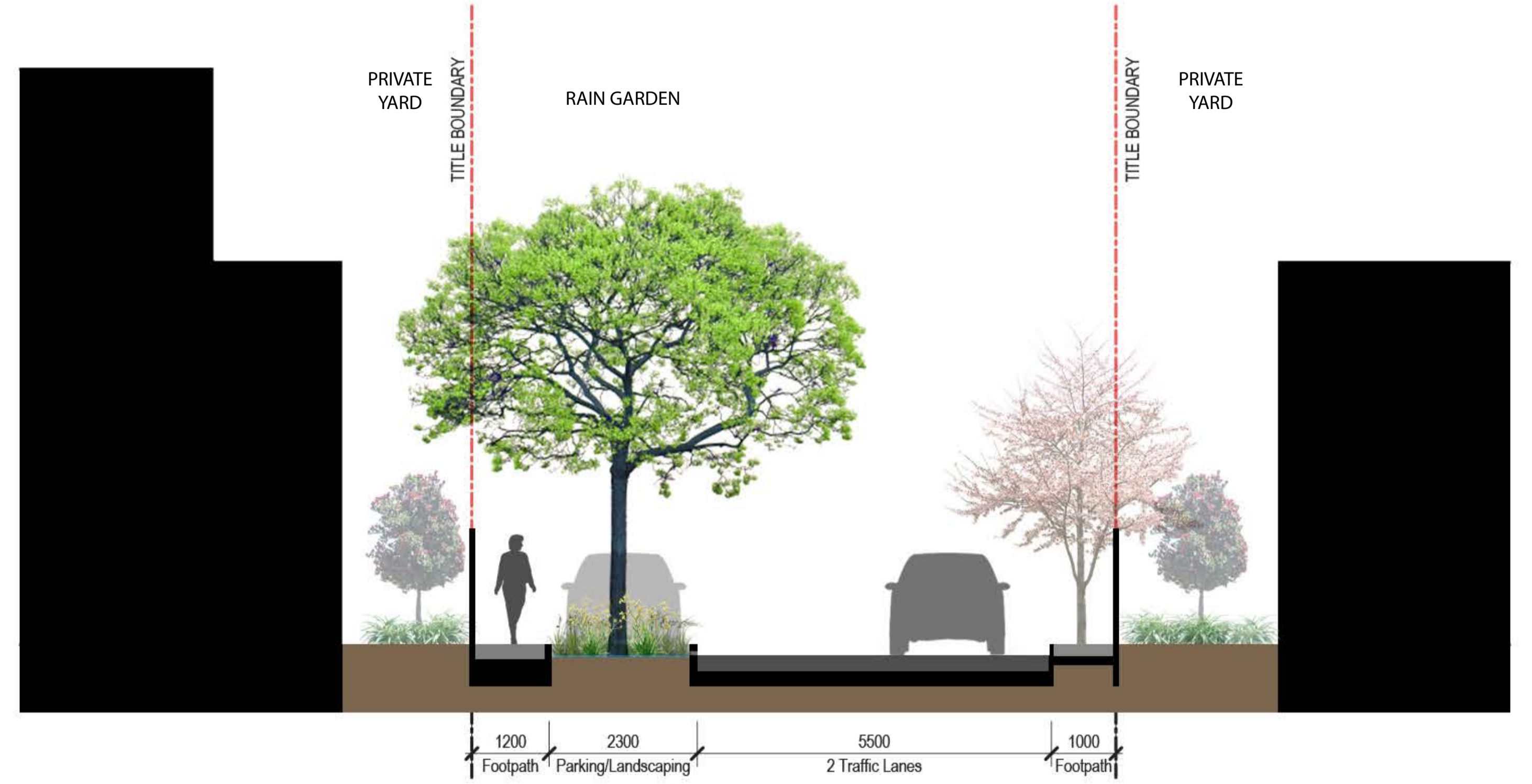
**LANDSCAPE MASTERPLAN**

10 ALVINA STREET OAKLEIGH SOUTH

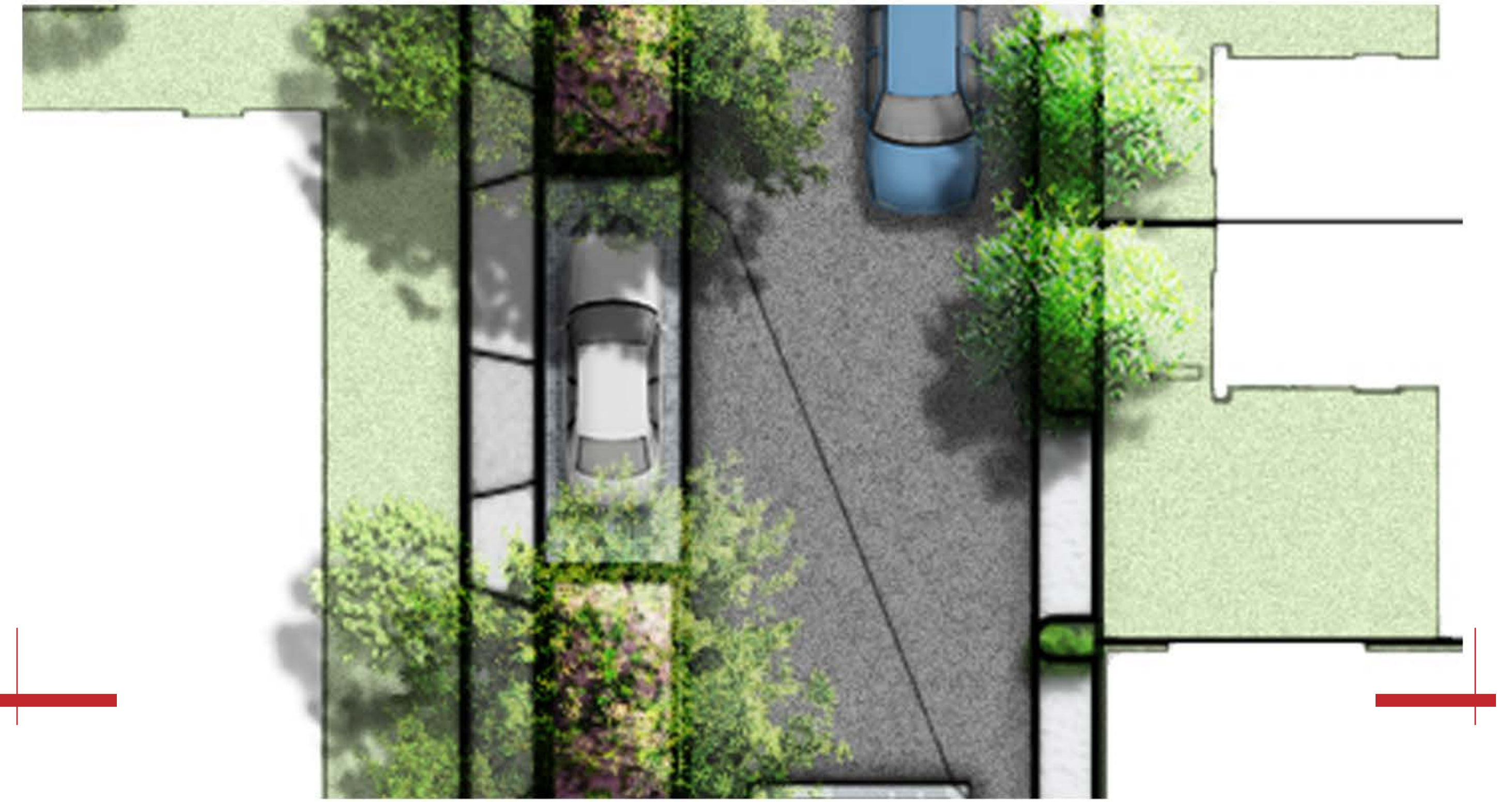




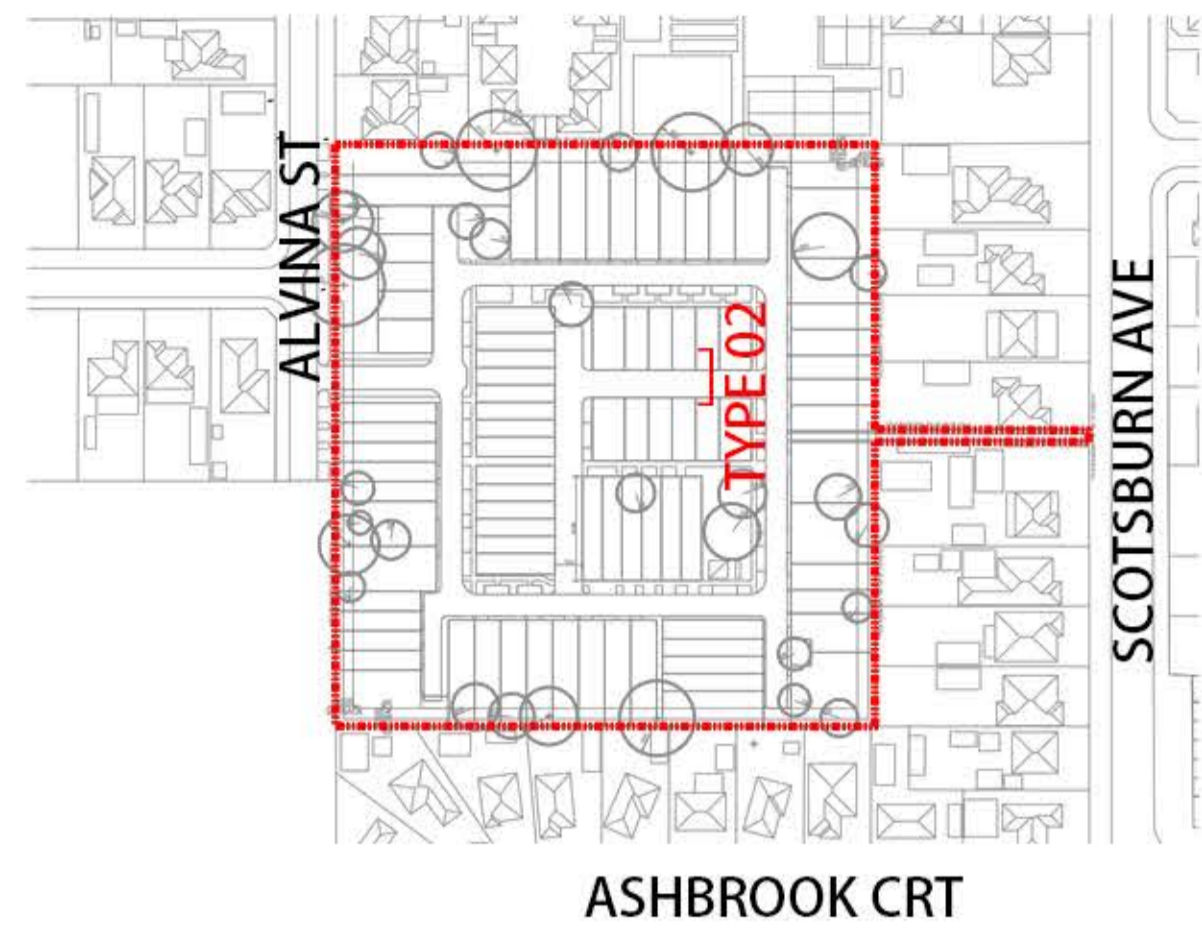
KEY PLAN



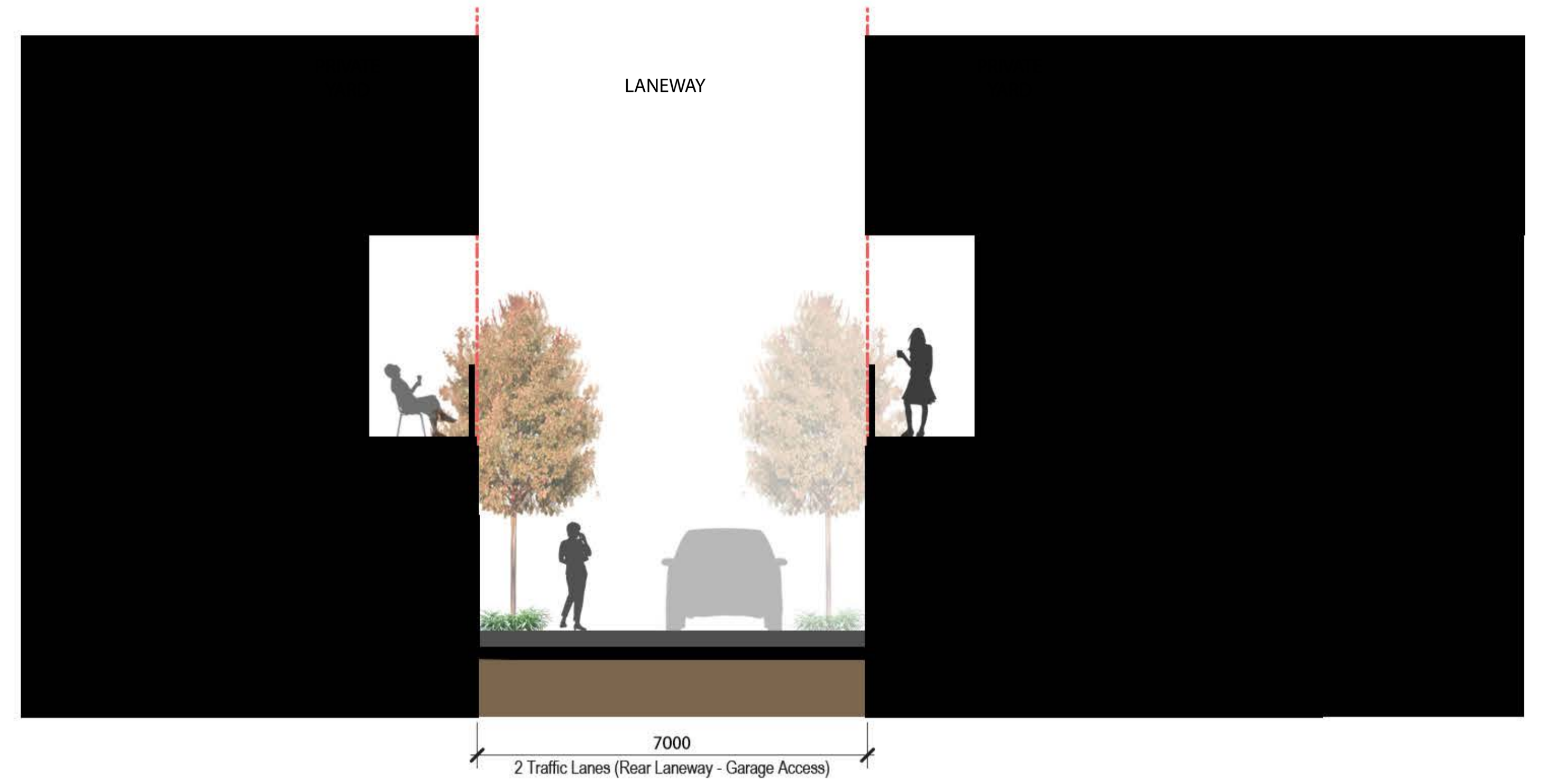
TYPE 01 ROAD RESERVE - SECTION



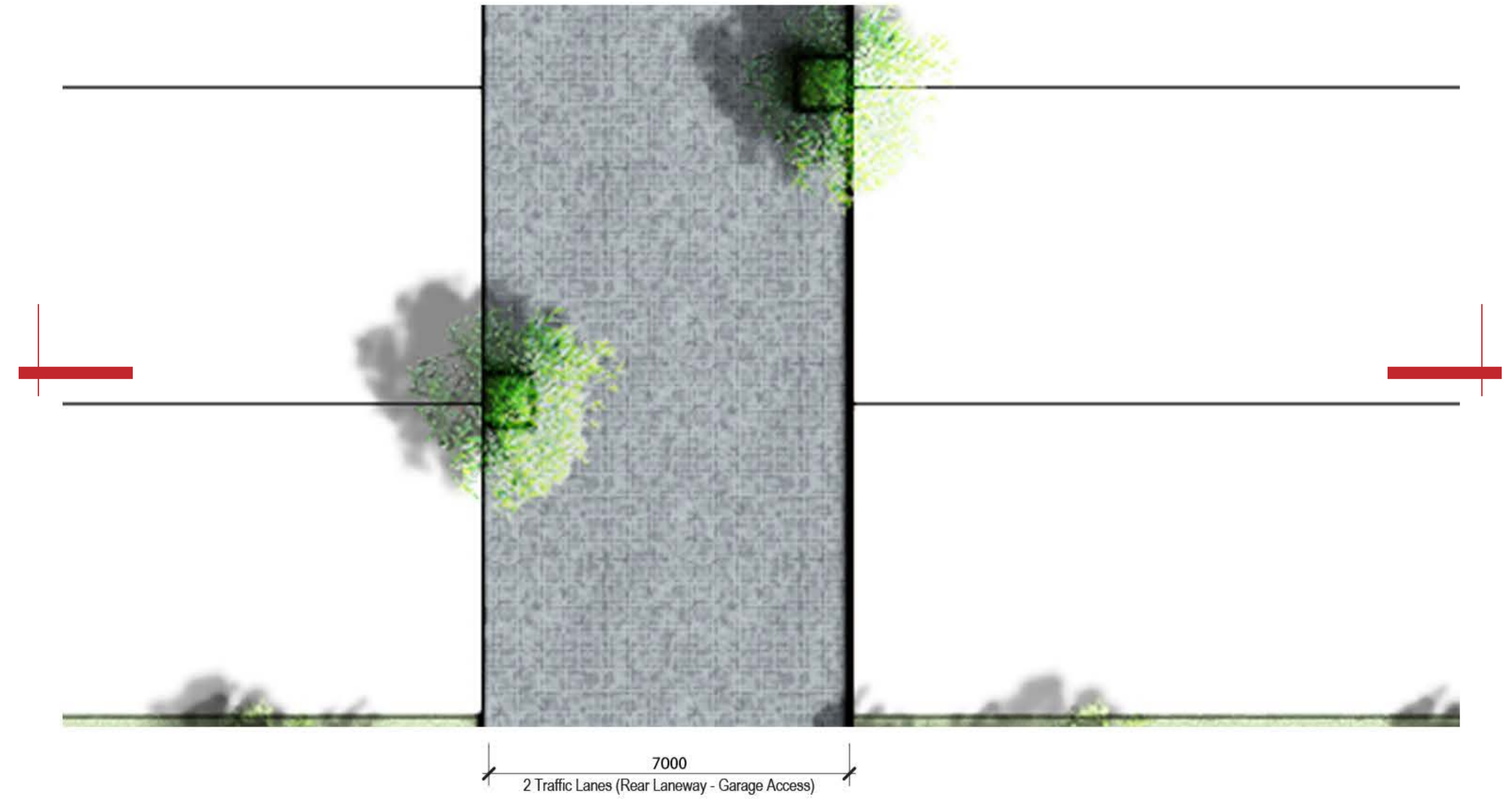
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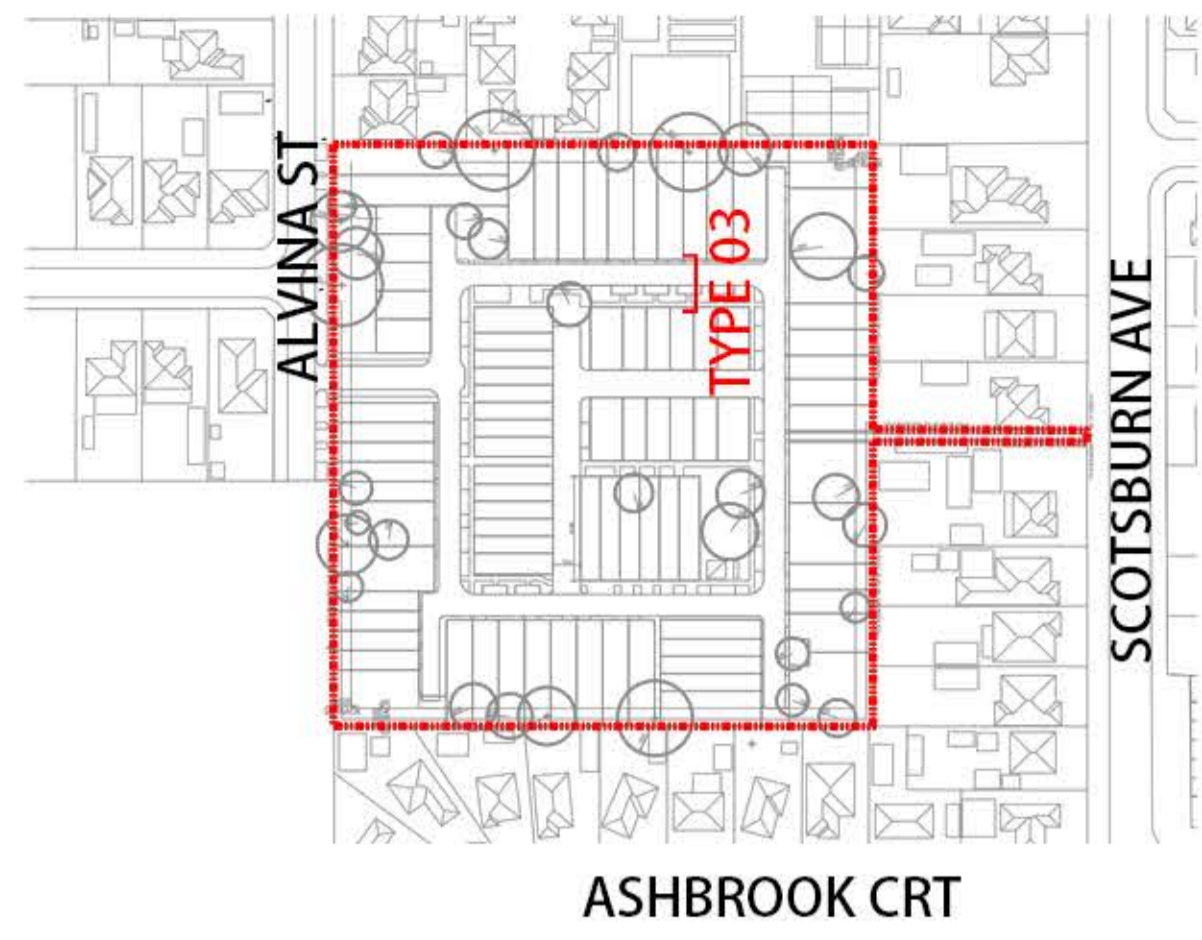
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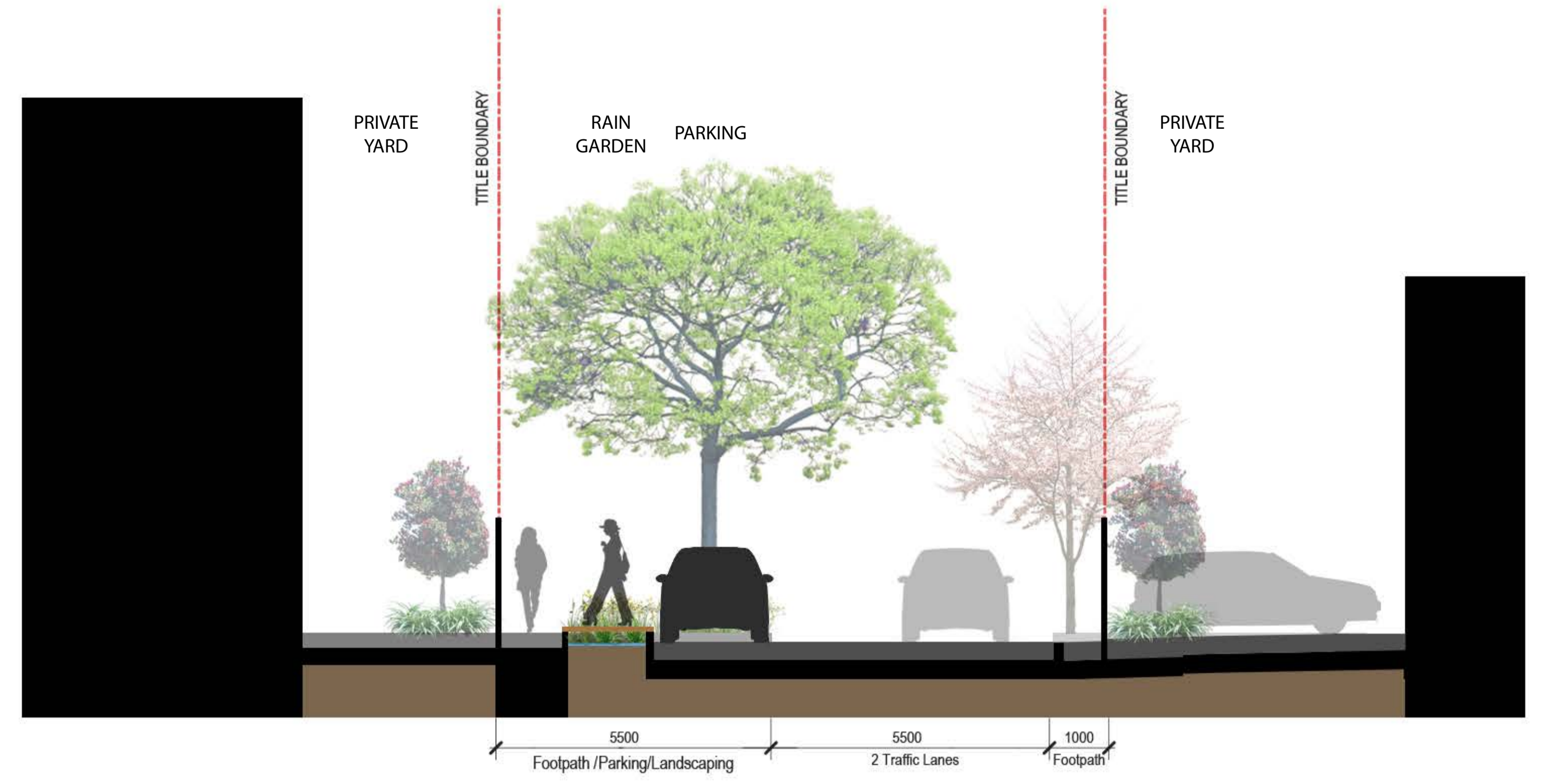
TYPE 02 LANEWAY - SECTION



TYPE 02 LANEWAY - PLAN



KEY PLAN



TYPE 03 ROAD RESERVE - SECTION



TYPE 03 ROAD RESERVE - PLAN