

Victorian Civil and Administrative Tribunal  
Application for Review No. P1707/2019.

**52 GOLF ROAD, OAKLEIGH SOUTH**

PREPARED FOR GOLF ROAD PROJECT DEVELOPMENT PTY LTD  
INSTRUCTED BY MINTER ELLISON  
SITE INSPECTION 20 DECEMBER 2019

PREPARED BY  
**John Patrick**  
John Patrick Landscape Architects Pty Ltd

**February 2020**



LANDSCAPE ARCHITECTS  
ENVIRONMENTAL HORTICULTURISTS  
LANDSCAPE HERITAGE CONSULTANTS  
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## 1 NAME AND ADDRESS OF THE EXPERT

- 1.1 John William Patrick  
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## 2 QUALIFICATIONS AND EXPERIENCE

- 2.1 M.Sc. Ecology (University of Durham).
- 2.2 M.Sc. Landscape Ecology, Design and Management (Wye College, University of London).
- 2.3 Associate Member of the Australian Institute of Landscape Architects.
- 2.4 John Patrick has worked in the discipline of Landscape Design since 1976. He established his practice in Australia in 1980 becoming full-time in 1988. From 1980-1988 he was Senior Lecturer in Amenity Horticulture at VCAH-Burnley.
- 2.5 In his practice John Patrick has undertaken an extended range of Landscape Architectural projects including:
- studies of Old Parliament House and Government House, Canberra;
  - studies of Fitzroy, Flagstaff, Treasury, Alexandra and Carlton Gardens, Melbourne;
  - provision of Landscape Architectural services to hospitals, schools, residential sub-divisions, private residences and parks etc;
  - design services for the City of Sydney 'Living Colour' Committee including street design for the Olympic and Paralympic Games 2000, and;
  - heritage studies and conservation management plans for numerous sites including Government House, Melbourne, The Domain, Eureka Stockade Parklands and Central Park, Caulfield.
- 2.6 He is a past presenter of Burke's Backyard and ABC's Gardening Australia, a past Board Member of the Royal Botanic Gardens, Melbourne, the Garden State Advisory Committee and Parks Victoria Dandenong Gardens Advisory Board and has written or contributed to 11 books.

## 3 AREA OF EXPERTISE

- 3.1 John Patrick has experience in Landscape Architecture, Landscape Heritage and Landscape Horticulture.

## 4 EXPERTISE TO PREPARE THIS REPORT

- 4.1 John Patrick is regularly involved with the preparation of Landscape Architectural schemes for residential and commercial developments and has provided expert evidence to the Tribunal's Planning Division on many occasions.

## 5 INSTRUCTIONS THAT DEFINE THE SCOPE OF THIS REPORT

- 5.1 This report has been prepared following written and verbal instruction from Minter Ellison Lawyers. I have no business or private relationship with the applicant or Minter Ellison Lawyers other than being instructed to prepare this statement.

## 6 THE FACTS, MATTERS AND ASSUMPTIONS ON WHICH THE REPORT PROCEEDS

- 6.1 The report assumes that the levels, dimensions and drawings provided by plus architects are correct as these have been used as the basis for this report and associated plans.

## 7 DOCUMENTS VIEWED IN PREPARING THIS REPORT

- 7.1 In the preparation of this report I have viewed and reviewed the following items:

- Statement of Grounds dated 27 August 2019
- Monash City Council Meeting Report dated 24 September 2019
- 52 Golf Road, Oakleigh South Development Plan prepared by Tract Consultants
- Arboricultural Report Prepared by Landscape Debt dated June 2019
- Arboricultural Report Prepared by Galbraith and Associates Dated 4.12.2019
- Previous VCAT Decision - Spire Group Pty Ltd v Monash CC [2017] VCAT 1435 (20 September 2017)
- Architectural Plans prepared by Plus Architecture, Revision 2 dated 31.01.2020, including;
  - 4.01 – Masterplan (Ground floor)
  - 4.04– Townhouse Type 1 Plan
  - 4.04a – Townhouse Type 1a Plan
  - 4.04b – Townhouse Type 1b Plan
  - 4.05 – Townhouse Type 2 Plans
  - 4.06 – Townhouse Type 2a Plan
  - 4.07 – Townhouse Type 2b Plan
  - 4.08 – Townhouse Type 3 Plan
  - 4.08a – Townhouse Type 3a Plan
  - 4.09 – Townhouse Type 4 Plan
  - 4.12 – Townhouse Type 5a Plan
  - 4.13 – Townhouse Type 6 Plan
  - 4.14 – Townhouse Type 7 Plan
- Monash Planning Scheme Clauses;
  - 22.01 – Residential Development and Character Policy
  - 22.05 - Tree Conservation Drawing
  - 32.08 – General Residential Zone
  - 43.04 – Development Plan Overlay (Schedule 5)
  - 54.02 – Neighbourhood Character

## 8 IDENTITY OF THE PERSON WHO PREPARED THIS REPORT

- 8.1 The author of this report, John Patrick, has visited the site and has undertaken a visual assessment of the site and reviewed Arboricultural Reports prepared for the site and reviewed the plans prepared by Plus architects. He has had Landscape Architectural plans prepared for the site under his direction and a copy is attached to this Statement of Evidence.

## 9 A SUMMARY OF THE OPINIONS OF THE EXPERT

### The site

- 9.1 The subject site is a redundant school site located to the north-east corner of the junction of Golf Road with Beryl Avenue. Golf Road extends southwards as Cameron Avenue from the roundabout at the Delia Street, Golf Road intersection a few metres to the north of the Beryl Avenue junction. Barkers Road, a short spur extending to the north from Beryl Avenue, towards the rear of the Metropolitan Golf Course, provides the south-eastern site boundary alignment.
- 9.2 Metropolitan Golf Course occupies the north-east boundary to the site and a row of advanced Eucalypts has recently been established along this interface on the Golf Course site. The area appears to be used as a service area with the golf course proper a little further into the site.
- 9.3 Dwellings that form the site's northern boundary are in Barholme Court, a cul-de-sac extending eastwards from Golf Road approximately 80 metres to the north of the subject site. The site only has direct interface to four residential properties, 13, 15 and 17 Barholme Court and 50 Golf Road, the western end of the northern boundary.
- 9.4 The character of the presentation of these four properties to the site varies, with a single storey dwelling at 50 Golf Road with a driveway to the north where there is a collection of rear garden sheds. The southern portion of that site is open and without canopy vegetation and extensively concrete paved.
- 9.5 This contrasts with Barholme Court sites where there is vegetation along the boundary interface behind the 1800mm fences that form the site boundary. Vegetation includes a Loquat (*Eriobotrya japonica*), a Eucalypt filled with weedy Ivy (*Hedera helix*) and climbing Cape Honeysuckle (*Tecoma capensis*) at 17 Barholme Court, to the east at 15 Barholme Court, a site with a swimming pool and outbuildings close to the common boundary, a Narrow Leaved Black Peppermint (*Eucalyptus nicholii*), a eucalypt with a broken canopy and a Bay (*Laurus nobilis*) and lattice to the top of the fence, and then finally at 13 Barholme Court to its east, a residence constructed at an angle to the boundary but close to the boundary to its south-west with a Bay in its rear garden. Each of these properties is single storey.
- 9.6 Properties across Golf Road to the west are typical single storey residences with varied garden presentation. At 107 and 109 Golf Road, opposite the north-western portion of the site, the two dwellings are behind a low brick and a low timber picket fence with no front garden canopy trees, indeed these dwellings would appear to provide a re-development site. Car parking takes place in the front garden area.
- 9.7 To their south 111 Golf Road has a low brick front boundary fence with a Saucer Magnolia (*Magnolia x soulangeana*) and a Cordyline (*Cordyline indivisa*) as the planting. Once again, the front garden is utilised for car parking. South of this 113 Golf Road has a 1500mm front boundary fence with a Japanese Maple (*Acer palmatum*) and a Birch (*Betula pendula*) as feature trees. The most notable canopy along this group of trees are the Lilly Pillys (*Syzygium paniculatum*) which serve as street trees located within a narrow nature strip.
- 9.8 The dwelling at 27 Delia Street provides the north-west corner property to the intersection of Golf Road and Delia Street where it has a rear entry directly from Golf Road into a rear garden garage. The brick dwelling is located behind a low cream front wall which to the Delia Street frontage is enhanced by dense massing of Cotoneaster (*Cotoneaster serotinus*), Sweet Pittosporum (*Pittosporum undulatum*) and some diverse conifers. To the rear is a Bangalow Palm (*Archontophoenix cunninghamiana*). Uncommon Japanese Spindle (*Euonymus japonicus*) also forms part of the boundary planting.
- 9.9 Across Delia Street is the dwelling at 115 Golf Road, the property occupying a site to the south-west of the roundabout at the junction of Golf Road, Delia Street and Cameron Avenue. The frontage to this single storey dwelling is open and the front garden utilised for car parking. A Feijoa (*Acca sellowiana*) lies to the Delia Street frontage, weedy Mirror Bush (*Coprosma repens*) forms an informal hedge to the southern boundary line and a trifurcated Sweet Gum (*Liquidamber styraciflua*) is located to the eastern end of the same boundary alignment.

- 9.10 There is further car parking at Bright Beginnings Childcare Centre to the south where the front garden is paved to provide parking space for parents and staff except for an area of mown turf planted with two Sweet Gums as canopy trees.
- 9.11 Properties along the south side of Beryl Avenue face onto the subject site from across the street. A low timber fence encloses the garden at 2 Beryl Avenue where four Swane's Golden Cypress (*Cupressus sempervirens* 'Swane's Golden') provide a strong visual element but no canopy cover. They are supplemented by a Bottlebrush (*Callistemon viminalis*). A more recent single storey dwelling at 4 Beryl Avenue has a driveway to the east giving access to a double garage. The large canopy tree in the front garden is the unusual Black Tupelo (*Nyssa sylvatica*) augmented by mixed native shrubs and with no front fence.
- 9.12 A single storey dwelling at 6 Beryl Avenue with a driveway to the west has some modest conifers in the front garden, a Swane's Golden Cypress being the most notable. Joyce Avenue extends southwards to the east of the dwelling at 8 Beryl Avenue. This property is enclosed by an 1500mm timber fence that establishes privacy to the front garden associated with this single storey dwelling. Birch, Cypress and fastigiate Capital Pear (*Pyrus calleryana* 'Capital') provide front garden canopy vegetation.
- 9.13 To the east side of this junction is a single storey timber building located behind an open lawn with dwarf Book Leaf Thuja (*Thuja occidentalis* 'Smaragd') as individual feature plants at the site boundary. The open unfenced character established on this site extends across the frontage of 10 Beryl Avenue, a brick dwelling without canopy trees, a Weeping Bottlebrush (*Callistemon viminalis*), at the centre of the frontage being the dominant tree.
- 9.14 The dwelling at 1 Bakers Road, the next road to the south that extends off Beryl Avenue, has an extensive built form visible from Beryl Avenue. Concrete paving to the west gives access to three garages, then the garden is enclosed by a high white painted wall and a lower white painted wall that extends around the Bakers Road junction. This low property with its associated boundary wall makes a significant visual contribution in the streetscape. It is noticeable that while the site has a smart presentation to Beryl Avenue with many evergreen shrubs present there is no notable contribution from canopy trees.
- 9.15 12 Beryl Avenue occupies the south-eastern corner of the Bakers Road and in contrast to neighbouring properties this is a double storey dwelling located behind a low white painted brick wall with a clipped hedge to its rear. Birches to the Bakers Road frontage and conifers to the face of the building soften the built form.
- 9.16 Bakers Road extends northwards across Beryl Avenue and the single storey dwelling at 19 Bakers Road occupies the north-east corner of the Beryl Avenue/Bakers Road junction. A two car open pergola car port is located behind the open front garden and then along the remaining Bakers Road frontage is a solid 1800mm fence that establishes privacy to a pergola covered outdoor open space and other open areas. A roller door is present at the northern end of this boundary alignment.
- 9.17 Street trees are present along Beryl Avenue including Prickly Paperbark (*Melaleuca styphelioides*) augmented to the south side of the street by Purple Plum (*Prunus cerasifera*).
- 9.18 The site is basically rectangular though with an angled boundary to the north-east adjacent to the Metropolitan Golf Club. Its frontage to Beryl Avenue, the southern boundary is 169.77 metres. To the western boundary there is a step at approximately the mid-point of the boundary with a distance of 42.67 metres north of Beryl Avenue, then an extension westward of 15.24 metres and a final length of 63.78 metres along the western boundary. A northern boundary length of 129.54 metres extends to the angled Metropolitan Golf Club boundary of 88.55 metres until finally there is an eastern boundary of 42.67 metres along Bakers Road. This yields a large site with an area of 18,256 square metres
- 9.19 The site is generally flat with the slightest of falls from the south-east towards the north-western corner, a total cross-fall of approximately 2.12 metres.

## Landscape proposal

- 9.20 The Architectural design for the site has been prepared by Plus Architects and proposes a mix of two and three storey buildings with double storey to the edge of the site and triple storey to the centre. This graduation in height is generally sympathetic to single storey interfaces and allows for tree planting to the site periphery to soften built form.
- 9.21 66 two storey dwellings and 25 three storey dwellings are proposed with a generous open parkland setting at the heart of the site. Vehicular access is from Golf Road and this leads to a peripheral road with two north/south linking laneways forming a mews context. Pedestrian and bicycle linkages are provided from Beryl avenue and Bakers Road.
- 9.22 A Landscape Architectural plan has been prepared for the site and a copy is attached to this Statement of Evidence. In particular, the plan addresses the expectations of Development Plan Overlay Schedule 5 (DPO5) the key aspects of which in relation to landscape outcomes are:

Incorporate sustainable design features to address water and waste management, solar access and energy saving initiatives, to deliver lower living costs for future residents,

Apply appropriate buffer treatments at the interface with any non-residential uses on adjoining properties,

Incorporate any significant native vegetation into the design of the development.

Properties addressing Beryl Avenue are double storey with eight dwellings having direct vehicle access by way of single width cross-overs from Beryl Street. These lead to single car garages and parking space between the street and the garage.

Eleven other dwellings have secluded private open space in the Beryl Avenue front setback and these properties are proposed to be provided with 1700mm high fences to offer seclusion from the streetscape together with lower gates to provide pedestrian access to each dwelling and a degree of street surveillance.

- 9.23 Trees 8, a small Swamp Gum (*Eucalyptus ovata*), 10, a River Yate (*E.macrandra*) and 11, a Snow Gum (*E.pauciflora*) are proposed to be retained along this frontage even though three Arborists have rated all three trees as having a low retention value. It is my opinion that these three trees should be removed so long as appropriate replacement trees are recruited to the site. Their retention occupies a viable planting space where a new tree could be established with a minimum of a 50 year life expectancy. If these trees are retained and then collapse it is unlikely that they will be replaced. Their replacement as part of a well-designed replacement programme has much to commend it, and after reviewing the Arboricultural assessment by Mr. Galbraith, in my opinion will provide a better long-term outcome. There is little logic in retaining low retention value trees simply to salve Council's angst.
- 9.24 The design for each of the 11 south facing dwellings addressing Beryl Avenue with private open space addressing the street has planting external to the fence. My proposal envisages the use of a clipped native shrub to provide evergreen cover, supplemented by native climbing plants growing through the fence. The climbing plants will be Purple Coral Pea (*Hardenbergia violacea*) and Gum Vine (*Aphanopetalum resinosum*) with Common Correa (*Correa reflexa*) as the low-level evergreen hedge.
- 9.25 Within these garden spaces there is paving areas of varying sizes between 20 and 30 square metres and a single specimen tree, a Luscious Water Gum (*Tristaniopsis laurina* 'Luscious') supplemented by a boundary screening hedge of Orange Jessamine (*Murraya paniculata*). The tree, both evergreen and native, has attractive bark and flower, and the evergreen hedge supplements the impact of the permeable fence to offer a softened street presentation.
- 9.26 Privacy and separation for this private open space is achieved by the return of the fence for 1.5 metres adjacent to the front entry gate. Nyalla Mat Rush (*Lomandra longifolia* 'Nyalla') extends at the side of the path to the

dwelling and into the front garden where it is combined with Cassa Blue Flax Lily (*Dianella caerulea* 'Cassa Blue') and Native Violet (*Viola hederacea*) to offer ground cover.

- 9.27 Although I have indicated that Trees 8, 10 and 11 are to be retained on my plan, I believe a scheme of newly planted native trees, established at 2 metres, offers an appropriate landscape treatment that compensates for the removal of 10 and 11, as discussed earlier. I have provided an alternate plan; Appendix A of this evidence statement, that shows my preferred scheme.
- 9.28 Along the Southern row of Townhouses, driveway access loosely alternates between access from Beryl Avenue and the internal roadway. As a result, opportunity for canopy planting is reduced to Beryl Avenue in several instances. Crepe Myrtles (*Lagerstroemia x indica* cvs) prosper in both sun and shade and can be pruned, if required, making the smaller cultivars perfect for this location. I have nominated Biloxi Crepe Myrtle (*Lagerstroemia x indica* 'Biloxi') as the preferred cultivar and six of these will be established in addition to clipped Orange Jessamine and Nyalla Flax Lily.
- 9.29 There is opportunity for this proposed on site planting to be supplemented by further street tree planting. The potential exists for a further five trees to be established within the Beryl Avenue nature strip to the north side of the road. The acceptability of the proposed scheme is not dependent upon this planting, but it brings with it many advantages, including a greater density of tree cover but, perhaps more importantly, a more diverse age of street trees ensuring appropriate succession planting being in place for when removal of current mature specimens occurs.
- 9.30 There is value in establishing a large canopy tree on the corner of Beryl Avenue and Golf Road and the larger garden associated with this corner property allows for it. I have nominated a Yellow Gum (*Eucalyptus leucoxylon*) as a feature tree, an evergreen native canopy tree with good bird attracting qualities. I have proposed that it will be supplemented to the western side of this dwelling with a hedge of the Weeping Lilly Pilly, Sweeper (*Syzygium floribundum* 'Sweeper'). This planting will both soften presentation of the western end of the development from Golf Road and shade the west facing wall from solar energy, thus achieving temperature control.
- 9.31 At the south west corner of the site, Council land has been earmarked as a suitable location for a community garden space. I have proposed the use of two further Yellow Gums adjacent to this space to provide supplementary ecological value at the western end of South Lane, the southern portion of the site's internal road system.
- 9.32 Four visitor spaces are to be located in this area and the opportunity exists to supplement these native canopy trees with native grasses and forbs. Tussock Grass (*Poa labillardierii*) is proposed to be the major contributor, the addition of Common Everlasting (*Chrysocephalum apiculatum*), Bulbine Lily (*Bulbine bulbosa*), Tall Bluebell (*Wahlenbergia stricta*) and Running Postman (*Kennedia rubicunda*) bringing seasonal colour and interest. Additionally, there is space for a rain garden, designed to take surface run-off from the road which will then be filtered and cleaned as it infiltrates the ground. Knobby Club Rush (*Ficinia nodosa*) and Black Anther Flax Lily (*Dianella admixta*) will provide plant cover within this area of 26 square metres.
- 9.33 Four proposed dwellings front Golf Road and tree 16, a Yellow Gum, is proposed to be retained. This has been ascribed a somewhat higher retention value than the Beryl Avenue frontage trees, being ascribed a moderate retention value, and this tree will provide some filtering of western sun. It is important however, that this mature tree is augmented by the next generation of tree cover to this boundary.
- 9.34 The location of this existing Yellow Gum compromises the potential for planting within the central portion of these private garden areas, however the southern and northern gardens provide planting opportunity, together with space adjacent to the entry driveway.
- 9.35 As can be seen from the existing Yellow Gum, three further Yellow Gums can be accommodated along this central frontage area and these will be augmented by similar planting to that proposed along Beryl Avenue with climbing plants in the fence, Common Correa as a low hedge external to the fence, Orange Jessamine hedged within the garden and massed Nyalla Mat Rush and Cassa Blue Flax Lily as ground covers.

- 9.36 The north-facing wall of the northern townhouse in this group will have strong visual impact and will additionally be exposed to considerable potential solar energy up-take. The use of evergreen shrubs and climbing plants against this wall will have very significant energy benefits for this dwelling and additionally bring improved visual presentation. Deciduous Boston Ivy (*Parthenocissus tricuspidata*) planted at 3 m centres at the base of the north-facing wall will quickly establish cover, in summer trapping an insulating layer of cool air against the building façade, in winter, being deciduous, allowing thermal benefits from solar energy directed to the wall. At ground level the use of Hop Bush (*Dodonaea viscosa*) provides evergreen softening to exposed walls and fences at eye level.
- 9.37 North of the North Lane junction, tree 19, a Brittle Gum (*Eucalyptus mannifera*) is proposed to be retained. This tree has been given a moderate retention value and it provides benefits both within the streetscape and as part of the site. In my opinion, its maturity brings with it a need for appropriate replacement planting and two Yellow Gums have been established for this purpose.
- 9.38 The context of this planting reflects that of the southern side of the drive, albeit the exposure is to western rather than northern sun. While these Yellow Gums will make a significant impact as they mature, the use of lower level shrubs and self-clinging climbing plants bring self-evident benefits with effective climate modification. Hop Bush and Boston Ivy are once more proposed.
- 9.39 At ground level it is proposed to use massed grasses with forbs to create habitat values. I do not see this area between the proposed building and Golf Road as a location for passive recreation, so I have proposed a Rain Garden to supplement the low maintenance habitat areas.
- 9.40 17 double storey dwellings front North Lane and have ground level open space that features direct northern sunlight. There is a continuous built form at ground level though at First Floor level there are breaks that reduce the overall sense of massing of the proposed built form. Tandem garages are provided to each dwelling so that driveways are either single or two adjacent single drives.
- 9.41 Two trees, trees 31 and 32, both Brush Box (*Lophostemon confertus*) are proposed to be retained. As they mature these become large evergreen trees with attractive bark. These specimens are considered semi-mature and of moderate retention value. By being retained their canopies supplement those of trees retained in adjacent backyards to the north however the extent of canopy cover is extremely limited to the western portion of this boundary interface and to its eastern end.
- 9.42 Given the expectation expressed in DPO5 that the site shows appropriate sustainable design features, then the manner in which the northern boundary interface is handled is most important. North facing gardens need to provide a high degree of summer shade, not only to make the garden spaces more usable but also to shade the built form and areas of paving, to reduce heat uptake and heat reflection. Balancing this expectation is an expectation of integration with the adjacent properties and a significant degree of screening. For winter light entry, however, the presence of a proportion of deciduous trees has considerable merit.
- 9.43 Thus, the landscape treatment proposed, combines evergreen Wallangarra White Gum (*Eucalyptus scoparia*) with deciduous, October Glory Red Maple (*Acer rubrum* 'October Glory'). Each north facing garden will benefit from summer shade which will additionally shade north facing walls of residences, whilst additionally enjoying winter solar energy. In addition, climbing plants including Wonga Vine (*Pandorea pandorana*) will be utilised to fence lines and diverse native shrub cover based around Wax Flower (*Philotheca myoporoides*), Common Guichenotia (*Guichenotia macrantha*), Fan Flower (*Scaevola Mauve Clusters*), Salt Bush (*Rhagodia candolleana*) and Native Daisy (*Brachyscome multifida* 'Break'O'Day'). With areas in the order of 164 square metres, these gardens offer opportunity for a paved terrace, gravelled garden space and informal planting areas.
- 9.44 The context of dwellings addressing the Metropolitan Golf Course is slightly different. There is a character of predominantly large native trees within an open landscape context. To the northern end of this row a larger garden space permits recruitment of a large canopied Eucalypt and I have nominated Yellow Gum for this location.
- 9.45 Otherwise planting to this alignment continues the character to the northern boundary though I have proposed the sole use of Wallangarra White Gum as the canopy tree, its open eucalyptus foliage character responding



appropriately to the existing planted character to the north-east of the site. Shrub planting and ground covers combined with paved terrace space and a gravel garden allow an informal garden character to be established.

- 9.46 There is space to the south-eastern end of this row for a further Yellow Gum and I have proposed this tree as part of a wildlife corridor extending from the eastern boundary at the northern end of Bakers Road along the pedestrian walkway into East Road and then across East Road. This group of five Yellow Gum will provide valuable visual continuity linking site periphery planting with internal areas.
- 9.47 The parkland area associated with pedestrian access from Bakers Road extends between two property fence lines. I have softened these with Purple Hop Bush against both the fence and the building facades further softening the building facades and achieving improved solar presentation by growing self-clinging Boston Ivy to the walls of the built forms. A Rain Garden located to the west end adjacent to the road, seats adjacent to the pathway and massed grasses with forbs provide additional amenity to this linear space.
- 9.48 Tree 3, a Smooth-leaved Elm (*Ulmus minor*) in the site's Baker Road frontage is proposed to be retained. The extensive canopy restricts opportunity for new canopy planting and a palette of shade tolerant cover will be appropriate for the gardens adjacent to it. Bush Christmas Lilly Pilly (*Syzygium australe* 'Bush Christmas') is proposed as boundary hedging with Native Fuchsia external to the boundary fence. Black Anther Flax Lily is proposed as ground cover.
- 9.49 The south-eastern corner of the site is an important interface because there is an extended presentation to Beryl Avenue. Planting of Common Correa external to the fence line, climbing plants through the fence line and a hedge of Orange Jessamine within the fence combine to greatly soften this presentation. Tree planting is also important here and use of Luscious Water Gum extends the theme used for the greater part of this frontage but it is my opinion that use of a Yellow Gum in the front garden space on the corner provides an appropriate larger canopy demarking the site extent and offering outstanding canopy values.
- 9.50 Visitor parking spaces are located at convenient locations around the internal loop road comprising North, East, South and West Lanes but even with these areas allowed for there remain attractive planting areas that will accommodate modest native canopy trees and provide logical locations for raingardens with expected water run-off from the proposed car parking spaces.
- 9.51 Two species are proposed, Red Pokers (*Hakea bucculenta*), an evergreen native tree growing to 5 metres with a spread of approximately 3 metres, and Dwarf Yellow Bloodwood (*Corymbia eximia* 'Nana'), an evergreen, native tree to 8 metres height and a spread of 5 metres. The Red Pokers provides flamboyant red flowers and is proposed to be located around the inner road system where planting spaces are limited in area with Dwarf Yellow Bloodwood used where there is capacity for a larger tree. Thus, to the north side of North Road six Red Pokers are supplemented by three Dwarf Yellow Bloodwoods. Five Dwarf Yellow Bloodwoods extend along the southern side of the same road length along with two Red Pokers.
- 9.52 In East Road these trees supplement the Yellow Gums that extend through from the pedestrian entry path from Baker Road and two Red Pokers are supplemented by four Dwarf yellow Bloodwood. South Road will contain ten Red Pokers with four Dwarf Yellow Bloodwoods, and the relatively short West Road accommodates eight Red Pokers.
- 9.53 The effect of this tree planting around the inner road is to soften the proposed built form and to create a greened landscape character and this will be enhanced by massed ground cover planting based around the use of Spiny Headed Mat Rush (*Lomandra longifolia*) and Pale Flax Lily (*Dianella laevis*) though this general massed planting scheme is supplemented by areas of Rain Garden collecting run-off from road surfaces.
- 9.54 I have described the treatment of the eastern link path and of the western open area adjacent to the Community Garden. Other larger open spaces include the southern linking corridor to Beryl Avenue, the eastern link through the site from South Road to North Road and, the largest open space on site, the central park.
- 9.55 The access link from Beryl Avenue contains a Silky Oak (*Grevillea robusta*), tree 12 and this is proposed to be retained. The presence of the building walls adjacent to this space has allowed the introduction of Boston Ivy to soften their presentation. I have proposed a Yellow Gum to the northern portion of the space and introduced

seating with north facing exposure to add to the purpose for this link. A group of Pink Tipped Bottlebrush (*Callistemon salignus*) is proposed within this space to provide softening canopy with Spiny Headed Mat Rush and Creeping boobiolla (*Myoporum parvifolium*) as ground cover.

- 9.56 The large central park space includes retained trees 28, 29 and 30. These are Lemon Scented Gum (*Corymbia citriodora*), Prickly-leaved Paperbark (*Melaleuca styphelioides*) and Spotted Gum (*Corymbia maculata*) respectively. The retention of these trees ensures immediate maturity to this area though I would question the benefit that retention of Tree 29, the Prickly Leaved Paperbark brings to the space given how unfriendly its very prickly foliage will be to eventual park users. Its retention would seem to me to represent a lost opportunity to upgrade this open space and introduce a new generation of more appropriate planting. The landscape plan within the proposed Development Plan shows the retention of this tree though in my opinion, the replacement of tree 29 would be beneficial to a playground and park setting as I have shown in Appendix A.
- 9.57 The up grade to the park space includes the introduction of a play facility to the southern end of the park. This should be the subject of a later detailed design programme though the provision of a facility aimed at different age groups up to 9 years of age offers an appropriate response.
- 9.58 The playground is proposed to be established in an area of lawn with paths weaving through to either side boundary from north to south. Mass planted areas of native Tussock Grass will offer foliage and form contrast and the establishment of six Yellow Gums with small groups of Pink Tipped Bottlebrush continues themes established in the link through from Beryl Avenue.
- 9.59 The spaces to east and west of the park Centre Lane West and Centre Lane East are in direct contrast. These are mews spaces, service areas in the tradition of inner-city mews of the eighteenth and nineteenth centuries and decoration through these areas is achieved by more detailed pattern in the paved finishes. These extend through the hard surfaces of the driveways ensuring that the scale of paved surfaces and the pattern offer a sense of place, however the patterning is more notable through the mews.
- 9.60 The dwellings that address the mews to their rear are three storey and have small front garden spaces. Clipped Mundi Coastal Rosemary (*Westringia fruticosa* 'Mundi') with mounds of Tussock Grass, Cushion Bush (*Leucophyta brownii*) and White Correa (*Correa alba*) provide attractive, co-ordinated landscape outcomes.
- 9.61 This strategy extends to gardens of townhouses to the east and to those with rear gardens with car parking access from Beryl Avenue to the south side of South Lane except there is opportunity for the use of five Biloxi Crepe Myrtles, three to the east, two to the west, to introduce canopy offering shade for these gardens. Being deciduous, these trees offer summer shade and winter light entry.

## Conclusion

- 9.62 Two Landscape Architectural Concept Plans for a proposed 90 townhouse development at 52 Golf Road, Oakleigh South have been prepared under my guidance. One plan is included in the Projects Development Plan, and the second, my preferred outcome attached as appendix A to this evidence statement.
- 9.63 The scheme proposed in the Development Plan shows the retention of eleven of the site's better existing trees and recruits 112 new trees to the site. Of these 58 are large canopy trees, 26 medium canopy trees and 28 smaller canopy trees. In addition, a vocabulary of appropriate shrubs, groundcovers and climbing plants is proposed to provide a complete landscape scheme for the project.
- 9.64 In preparation of the scheme included as part of the proposed Development Plan, I was instructed to retain trees 10, 11 and 29. The scheme proposed as Appendix A to this evidence statement proposes the removal of these three trees based on the Arboricultural assessment provided by Mr. Galbraith and in the Landscape Dept Reports. It is my opinion that a new generation of canopy vegetation replacing these select trees would provide a better long-term outcome for the site.

- 9.65 Further trees that exist on site could be retained if this is required but an argument is advanced that their removal at this juncture opens the opportunity for the recruitment of high value trees with prolonged and increasing amenity value in contrast to these older and poorly structured trees that can only decline further.
- 9.66 The site is covered by Development Plan Overlay Schedule 5 which brings with it specific key requirements, some relevant to landscape, including incorporation of sustainable design features to address water management, solar access and energy saving initiatives, the provision of appropriate buffer planting at interfaces with non-residential uses on adjacent sites, the provision of improved local permeability through provision of bike and pedestrian pathways and the incorporation of any significant native vegetation into the design of the development.
- 9.67 Native trees have been retained where their condition warrants it, access is provided for bikes and pedestrians and boundary buffer planting is provided not only at the Metropolitan Golf Course boundary but at other interfaces around the site. But perhaps most importantly and appropriately the landscape proposal acknowledges and responds to the opportunity to utilise landscape to reduce energy consumption, water use and to achieve climate modification. Climbing plants on north and west facing exposed walls assist in reducing heat up-take by the built form, the use of deciduous trees in north facing spaces secures summer shade and resultant coolness while allowing winter light and warmth entry and the generous provision of rain gardens around the site permits on site water percolation. The palette of plants selected for the site, with its dominance of native plant material, ensures a low water demand to secure appropriate growth.
- 9.68 The provision of attractively landscaped garden spaces as the dominant feature of the site's publicly exposed frontages ensures that the proposal is sympathetic and responsive to Council's Garden City aspirations that are applied broadly within the City of Monash and especially to the expectations of General Residential Zone (Schedule 1), Clause 21 Municipal Strategic Statement and Clause 22.01 Residential Development and Character Policy.
- 9.69 In my opinion this proposal responds appropriately to the City of Monash Planning Scheme, is realistic and appropriate in its response to tree retention and removal and provides an appropriate quality of landscape outcome for the site. I believe that my proposed Landscape Proposal provides a suitable landscape scheme for a Development Plan on this site.

## 10 PROVISIONAL OPINIONS.

- 10.1 None.

## 11 INACCURACIES AND ADDITIONAL MATTERS.

- 11.1 To my knowledge, there are no inaccuracies in this report or matters related to landscape assessment and design which fall outside my expertise.
- 11.2 I have made all the enquiries that I believe are desirable and appropriate and no matters of significance, which I regard as relevant, have to my knowledge been withheld from the Tribunal.



John Patrick  
**John Patrick Landscape Architects Pty Ltd**

## 12 APPENDIX A: ALTERNATIVE LANDSCAPE SCHEME



**SPECIFICATION NOTES**

**Soil Preparation**  
Crushed rock, concrete rubble and any other material restrictive to plant growth (e.g. large rocks) must be removed from the site of planting beds and semi-enclosed areas. All trees to be removed shall be stump ground and all subsurface material shall be removed from the site. Existing top soil in planting areas is to be preserved so that it does not receive additional compaction from site machinery and so that no rubble or building supplies are stored in these areas.

No imported top soil is to be used within the root zones of trees to be protected. Any preparation of existing soil for planting within these areas is to be done by E&C222. Holes (e.g. as the result of plant removal) and uneven soil levels may be patched using topsoil as specified below.

Any imported topsoil is to be free of weeds, rubble and other materials damaging to plant growth and is to be of a medium texture (sandy loam) with a pH of 6.0-7.0. Top soil is to be laid over a prepared sub-base which has had any materials damaging to plant growth (e.g. rubble and large rocks) removed, spread to the appropriate depth and cultivated into the existing top soil to a minimum depth of 100mm.

Imported top soil is to be lightly and uniformly compacted in 100mm layers to a minimum depth of 100mm on lawn areas and 300mm on cultivated planting beds.

**Weed Removal**  
All weeds shall be thoroughly removed. All vegetative material, including roots and rhizomes of non-woody perennials and woody suckering weeds, is to be removed or appropriately contained using chemical treatments. The use of non-suckering woody perennials is to be discouraged. All vegetative material shall be appropriately disposed of off site in a manner which will not allow their re-establishment elsewhere. Any chemical controls are to be used in accordance with manufacturer's instructions and standard occupational health and safety procedures.

Care must be taken to ensure that all trees to be retained are not damaged during weed removal. This also implies that any herbicide used is suitable for use around the vegetation to be retained.

**Planting**  
Planting shall be carried out using accepted horticultural practices with all plants conforming to the species, size and quantities indicated on the Landscape Plan and Plant Schedule. Plants shall be thoroughly watered prior to planting and if the planting soil is very dry then the planting hole is also to be filled with water and allowed to drain.

All plants shall be appropriately hardened off in the nursery. Use plants with the following characteristics: Large healthy root systems with no evidence of root cut or pot bound restriction or damage; Apical, well established, free from disease and pests and of good form, consistent with the species variety.

Planting holes for shrubs and groundcovers are to be of minimum size 75mm larger than the planting pot in all directions. Semi-advanced tree planting holes are to be the same depth as the rootball and 2-3 times the diameter, with the top of the rootball lying at grade. A 10mm high berm is to be constructed at edge of rootball to hold water. All plants are to be thoroughly watered and mulch applied to the planting hole at the quantities specified by the manufacturer.

**Mulch**  
Mulch is to be supplied to all garden beds and is to be an organic type laid to a minimum depth of 75mm, consisting of fine dark coloured chipped pine bark or hardwood with no more than 10% fine material (predominantly sawdust). The average size of the woodchip must be approximately 10mm x 20mm x 5mm and the maximum length is not to exceed 20mm. Mulch shall be free of damage, such as soil, weeds and sticks and is to be accepted and thoroughly weathered prior to delivery. Mulch is to be kept back 100mm from the stems of all plants to prevent collar rot.

**Aggregate Gravel Surface**  
Aggregate gravel is to be installed where shown comprising of a 50mm layer of gravel (17.5mm granules) and similar, no finer, over a base course of 75mm deep grey compacted Fine Crushed Rock. The subgrade is to be appropriately compacted.

**Timber Edges**  
75x25x200mm treated pine edges to all borders between gravel paths and garden beds using 75x25x200mm long treated pine stakes at 1200mm maximum centres. An additional stake is to be provided at pins in the joints.

**Irrigation**  
An approved drip irrigation system is to be supplied to all landscape areas. An approved pop-up spray system is to be supplied to all lawn areas. It is the responsibility of the contractor to ensure that all irrigation meets manufacturers specifications. The system is to be connected to mains supply and include a rain-outlet of device. All drip line is to be buried with a 50mm depth of topsoil cover and shall be anchored at regular intervals to ensure the tubing cannot be dislodged.

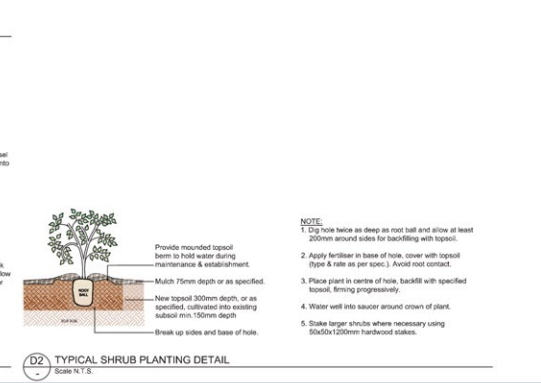
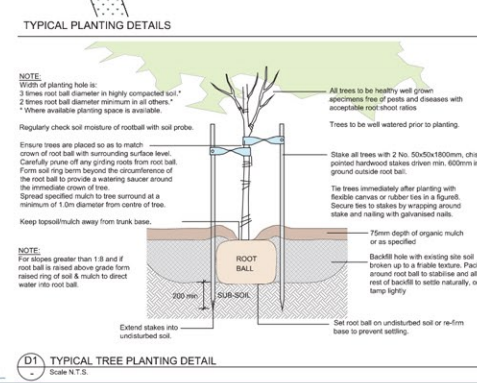
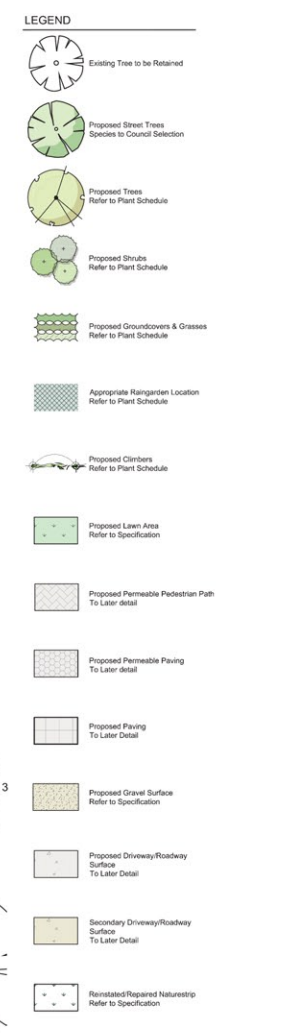
**Lawn Turf**  
"Supacore" Leaf Litter Turf (or similar) is to be supplied to lawn areas as shown. Turf is to be supplied by a specialist grower and is not to be allowed to dry out between cutting and laying. Turf should be laid in a staggered pattern so that joints are staggered and is to be lightly tamped following laying. All lawn areas are to be thoroughly watered following planting and mulched with a slow release fertiliser at 100mm layers. Areas are then to be re-seeded periodically.

**Repair/Restoration of Damaged Nature-strips**  
Nature strips are to be designed to current grades with any depressions filled with topsoil to specifications above and lightly compacted in 100mm layers. Areas are then to be re-seeded periodically.

Using an appropriate mulching turf type and the area fenced off to allow the re-establishment of lawn. Re-seeded areas are to be well irrigated and the area supplied with a slow release fertiliser at 100mm layers. Areas are then to be re-seeded periodically.

Any areas of lawn which have failed (achieve an evenly green 95% covering of a constant height) are to be re-seeded within one month of original sowing date.

**Plant Establishment Period**  
Plants shall be in 13 weeks Plant Establishment Period following the approval of Practical Completion by the responsible authority. During this period the landscape contractor shall make good all defects in the scope of work. Maintenance and Establishment means the care and maintenance of the contact area to accepted horticultural practices, as well as rectifying any defects that become apparent in the work under normal use. This shall include, but shall not be limited to watering, fertilising, weeding, pruning, pest and disease control, cultivation, staking and replacement of any plants that fail with plants of the same species and size.



**PLANTING SCHEDULE**

SYM	BOTANICAL NAME	COMMON NAME	DE. N.E.V.	HEIGHT X WIDTH AT MATURITY	MIN SUPPLY SIZE	QTY	TOTAL
AOG	Acer rubrum 'October Glory'	Red Maple 'October Glory'	DE Ex	12 x 9m	50cm/2.0mH	8	
CeN	Corymbia avicaria 'Nana'	Bloodwood	EN	10 x 6m	50cm/2.0mH	14	
Es	Callistemon angustus	Yellow Bottlebrush	EN	7 x 4m	30cm/1.2mH	5	
Ei	Eucalyptus macrocarpa	Yellow Gum	EN	30 x 15m	30cm/1.2mH	21	
Es	Eucalyptus scoparia	Wallangarra White Gum	EN	10 x 6m	50cm/2.0mH	16	
Hb	Hakea succulenta 'Red Pillen'	Red Pillen Hakea	EN	4 x 3m	50cm/2.0mH	28	
LxS	Lagotis linearis	Blue Couch Myrtle	DE Ex	7 x 5m	50cm/2.0mH	8	
SIS	Syzygium orbiculatum 'Sweepy'	Sweepy Weeping Lillywhit	EN	10 x 5-8m	30cm/1.2mH	3	
Ti	Tristania laurina 'Laccius'	Laccius Kancorka/Water Gum	EN	8 x 5m	30cm/1.2mH	14	
							118
Cr	Cornus reflexa	Common Cornus	EN	1 x 1 m	140mm pot		
Dv	Dodonaea viscosa	Sticky/Rip-bush	EN	1.5 x 1.5m	140mm pot		
Gm	Gonolobus macrocarpa	Large-headed Gardenia	EN	1.5 x 1m	140mm pot		
Mp	Marrubium paniculatum	Orange Jessamine	EX Ex	2 x 1m (Self-seed)	200mm pot		
Pp	Phytolacca sparganoides	Wax Flower	EN	1.5 x 1.5m	140mm pot		
Rc	Rhipsalis caroliniana	Seaberry Saltbush	EN	2 x 1.5m	140mm pot		
SaBC	Syzygium australe 'Bush Christmas'	Bush Christmas Lillywhit	EN	2.0 x 1.0m	200mm pot		
							TOTAL

SYM	BOTANICAL NAME	COMMON NAME	DE. N.E.V.	HEIGHT X WIDTH AT MATURITY	MIN SUPPLY SIZE	QTY	TOTAL
Bb	Bulbine bulbosa	Bulbine Lily	EN	0.2-0.5 x 0.3m	140mm pot		
BBD	Burchardia multifida 'Break O Day'	'Break O Day' Cat-leaf Daisy	EN	0.3 x 0.4m	140mm pot		
Ca	Chrysanthemum apiculatum	Common Everlasting	EN	0.5 x 0.8m	140mm pot		
Ca	Chrysanthemum apiculatum	Black Anchor Flax Lily	EN	0.5 x 0.8m	140mm pot		
CaCB	Dianella caerulea 'Cassa Blue'	Cassa Blue Flax Lily	EN	0.5 x 0.4m	140mm pot		
Di	Dianella laevis	Pale Flax Lily	EN	1 x 1.5m	140mm pot		
Fi	Ficinia nodosa	Knotsy Club-rush	EN	0.5 x 1.0 x 0.5m	140mm pot		
Kp	Konigia parvifolia	Running Postman	EN	0.1 x 2m	140mm pot		
Lt	Lomatium longifolia 'Nyxal'	Spry-headed Mat-rush	EN	1 x 1.5m	140mm pot		
Lrt	Lomatium longifolia 'Nyxal'	Nyxal Mat-rush	EN	0.8 x 0.8 x 0.8m	140mm pot		
Mp	Marrubium paniculatum	Creeping Bushbells	EN	0.2 x 1.0m	140mm pot		
Pt	Poa bulbosa	Tussock Grass	EN	0.8 x 0.8m	140mm pot		
Sc	Scariosa Marica Claret'	Maave Claret's Fan Flower	EN	0.3 x 0.8m	140mm pot		
Vc	Vicia bicolorata	Native Violet	EN	0.15 x 0.5m	140mm pot		
Wa	Wahlenbergia stricta	Tall Bluebell	EN	0.4 x 0.3 x 0.3m	140mm pot		
							TOTAL

SYM	BOTANICAL NAME	COMMON NAME	DE. N.E.V.	HEIGHT X WIDTH AT MATURITY	MIN SUPPLY SIZE	QTY	TOTAL
Ar	Aphanopetalum racemosum	Gum Vine	EN		Climber	140mm pot	
Bp	Burchardia multifida	Falco Star-anemone/Purple Coral	EN		Climber/Climber	140mm pot	
Pp	Phytolacca paniculata	Wanga Wanga Vine	EN		Twining Climber	140mm pot	
Pt	Phytolacca stricta	Button Ivy	DE Ex		Self-clinging Climber	140mm pot	