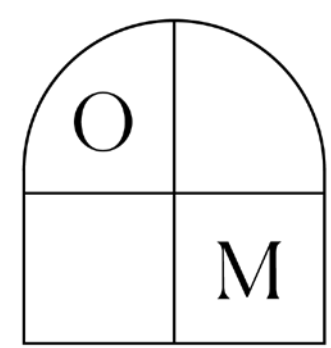


52 GOLF ROAD, OAKLEIGH

Landscape Design Report_rev 03
Prepared by *Tract Consultants*
For *Golf Road Project Development Pty Ltd*



OAKMONT
OAKLEIGH SOUTH

Tract

Landscape Vision

The landscape design comprises a key component of Oakmont Oakleigh South at 52 Golf Road. The concept has been designed to create attractive, quality open spaces encouraging social engagement and community event. Oakmont will provide a high standard of amenity for residents and the surrounding existing community to share and enjoy.

The landscape treatment and strong vegetated character will provide 'green moments' throughout the open spaces. Landscape treatments will be consistent across the entire site providing green relief and harmonizing with the proposed development.

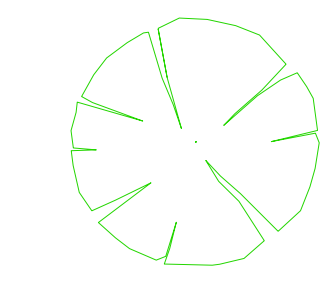
In generating the landscape design the following design objectives will be adopted:

- Provide communal landscape areas for outdoor retreat, quiet contemplation and social engagement.
- Abundance of gardens and planting - 'green' vegetated character
- Integrate large evergreen trees to provide shade, shelter and a sense of pedestrian scale.
- Provide pedestrian linkages through the site to the adjoining residential streets
- Provide a considered arrangement of trees, shrubs and ground-covers that are drought tolerant and require a low watering and maintenance regime.

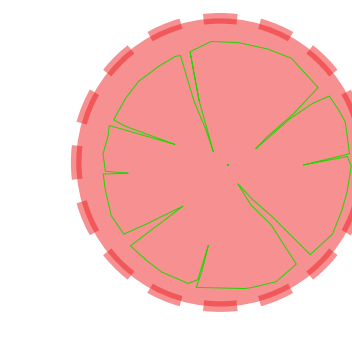


Legend

--- SITE BOUNDARY



EXISTING TREE TO BE REMOVED



EXISTING TREE TO BE RETAINED
(3,16,19,29,30,31,32)

Refer to Arboricultural report prepared by
SEAN GENTRY CONSULTANT ARBORIST
Dec 2018

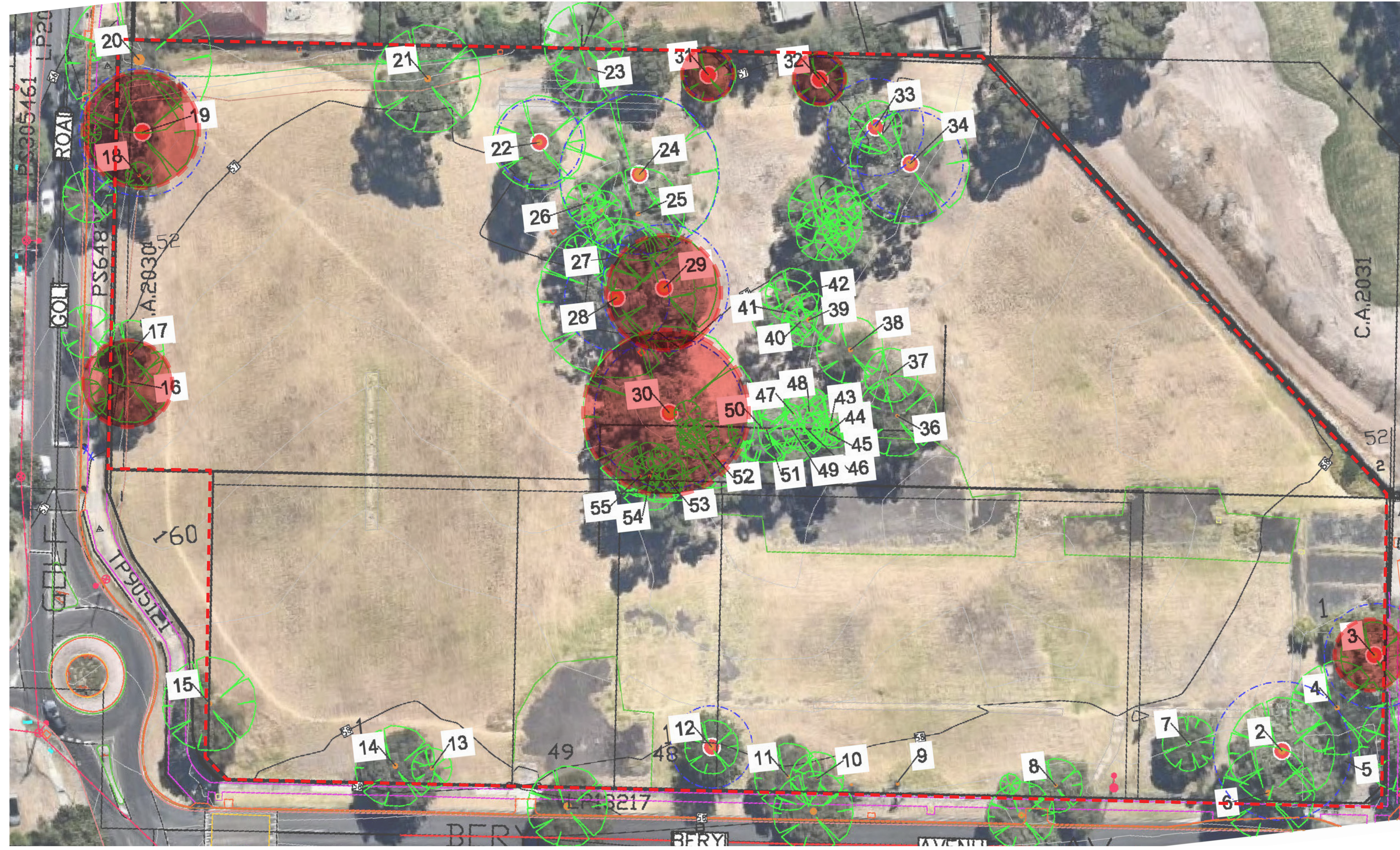
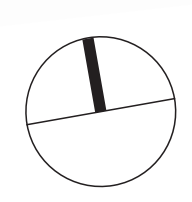


Diagram extracted from Arboricultural report prepared by SEAN GENTRY CONSULTANT ARBORIST Dec 2018



Tree Retention & Removal Plan

52 Golf Rd, Oakleigh



Legend

- - - **SITE BOUNDARY**

- 1 **MAIN COMMUNAL OPEN SPACE**
Children's play with seating, barbecue, lawn and shade trees.
- 2 **EASTERN GARDEN**
Intimate social/gathering space with lawn, trees and seating
- 3 **SHAREWAY**
Shared laneway with priority to pedestrian and cyclist movements
- 4 **CENTRE LANES**
Opportunity for planting along centre lanes
- 5 **'GREEN' LINKS**
Feature low planting to allow passive surveillance
- 6 **LANDSCAPE BUFFER**
Dense planting along the entire length of property boundary
- 7 **PRIVATE TERRACES**
Outdoor courtyards providing green outlooks.
Refer to private terraces detailed design
- 8 **PRODUCTIVE GARDEN**
Opportunity for communal kitchen gardens accessible by residents and neighbours
(area outside property boundary and subject to Council approval)

- E **ENTRY FEATURE**
- B **BIN COLLECTION**
- 30 **EXISTING TREE TO BE RETAINED**
Refer to Arboricultural report prepared by SEAN GENTRY CONSULTANT ARBORIST Dec 2018
- BH **VISITOR BIKE PARKING**
12 bike hoops (24 bikes)

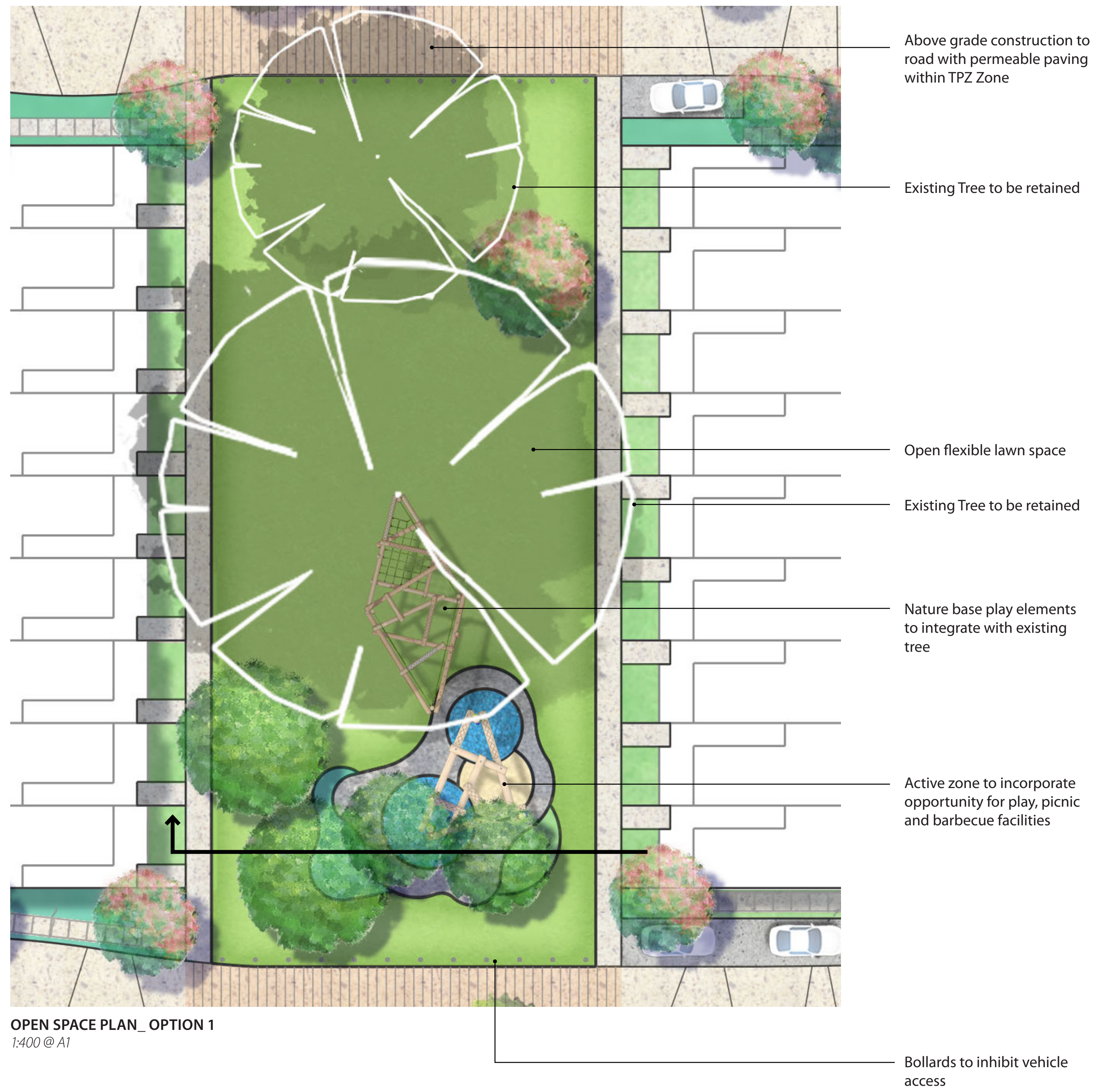
MASTER PLAN
1:750 @ A1

Landscape Concept Masterplan
52 Golf Rd, Oakleigh

Open Space Option 1

Located in the centre of the site will be a generous open lawn accessible from the north and south ends. Within this space there are two existing mature trees that will add to the quality of the landscape providing a soft outlook from the adjacent dwellings. They will also offer shade and shadow during the warmer summer months.

The open space also offers a place for communal outdoor retreat, social engagement and informal play. A barbecue and seating opportunities will be located south of the existing trees. Nature based play elements will be located under the existing Spotted Gum. A dedicated play zone will include sculptural and interactive play elements.

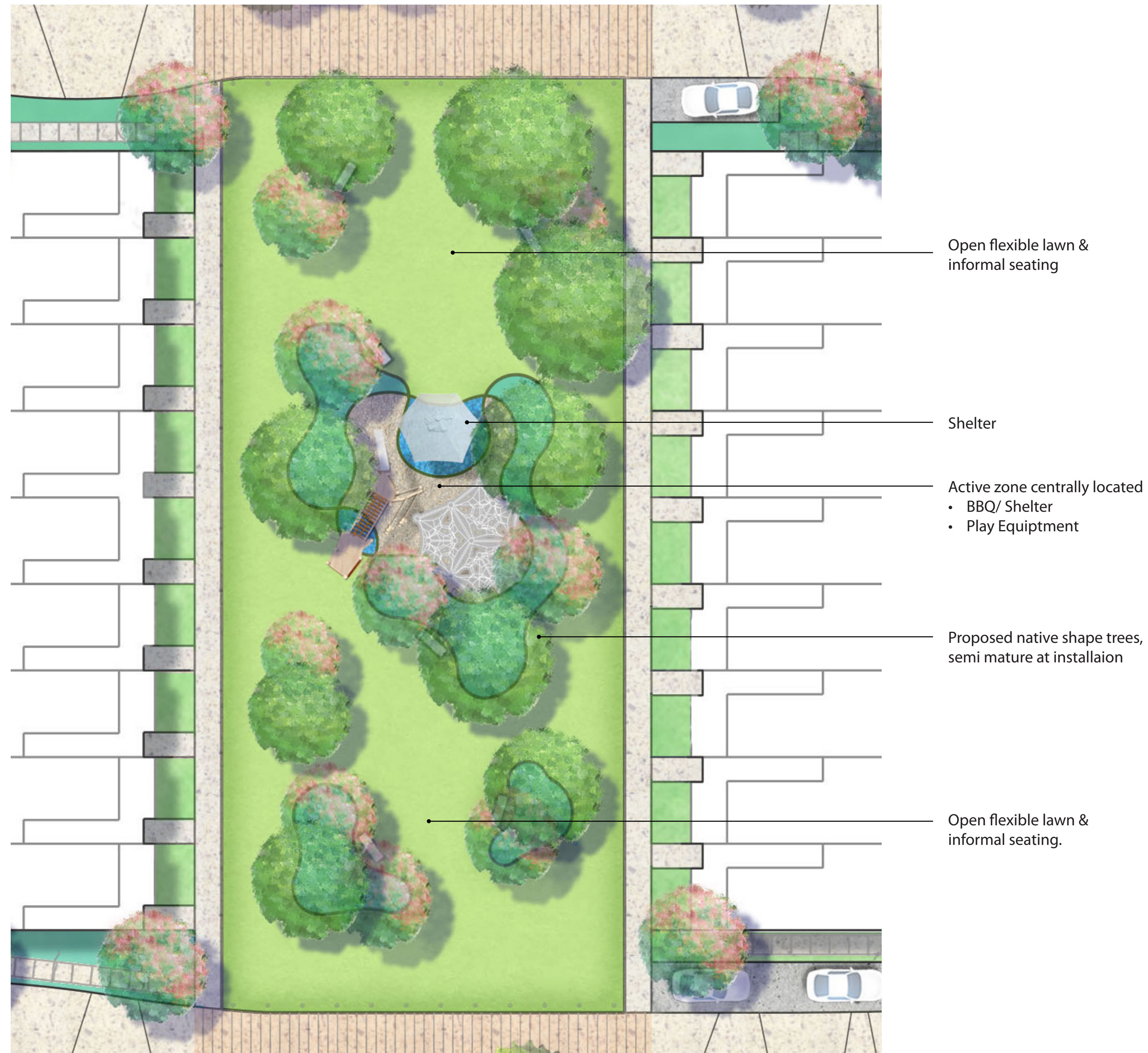


OPEN SPACE SECTION
(NTS)

Open Space Option 2

Option 2 shows the removal of the two existing trees; this provides the opportunity for a central active space, expanses of flexible lawn and ample space to allow for the planting of 18 trees, semi-mature at installation.

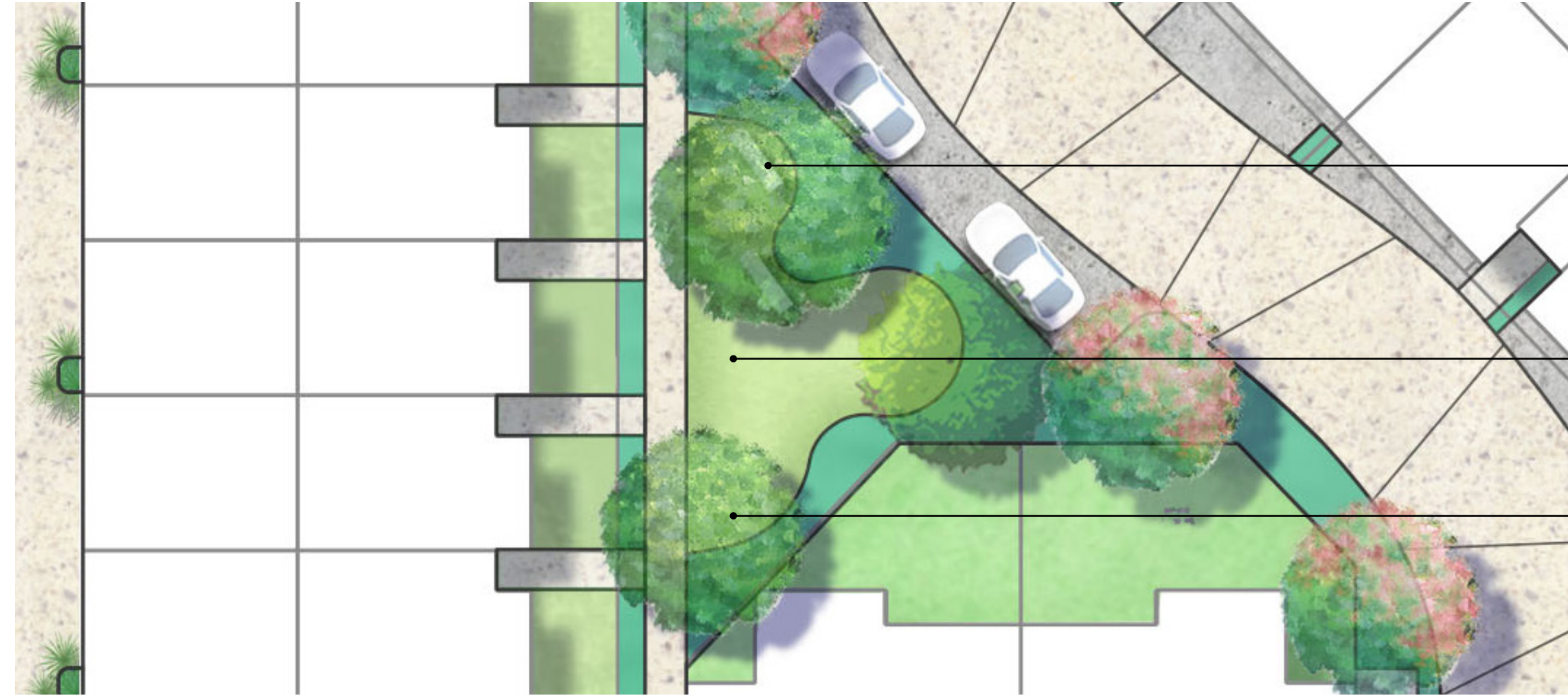
As with option 1, the open space also offers a place for communal outdoor retreat, social engagement and informal play. A barbecue will be located to the central active space and seating opportunities are included throughout. A dedicated play zone will include sculptural and interactive nature based play elements.



OPEN SPACE PLAN_OPTION 2
1:400 @ A1

Eastern Garden

Located to the east of the site will be the Eastern garden framed by native trees. This area will provide a more intimate space for gathering and passive recreation.



Seating to Eastern garden

Passive lawn space

Shade trees

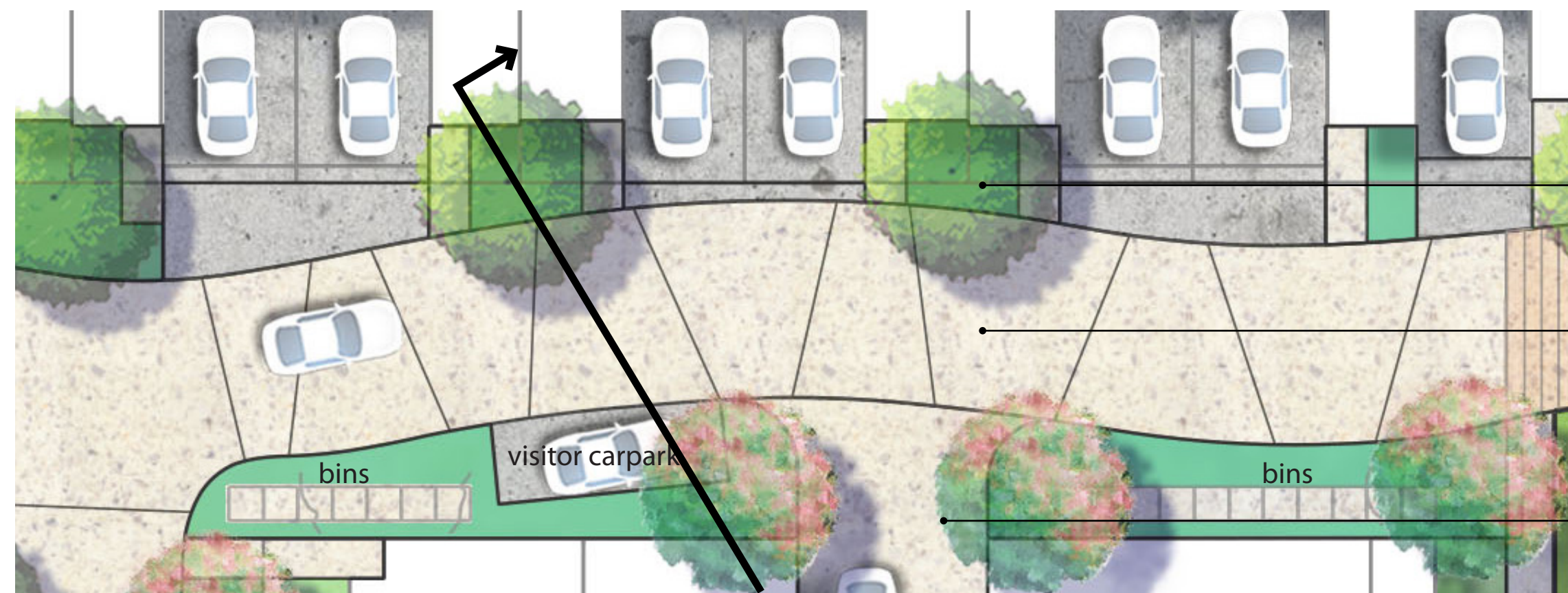
EASTERN GARDEN PLAN
1:400 @ A1

Precedent Images



Shareway

The internal road is configured as a meandering 'shareway', providing priority to pedestrian and cyclist movements. Large planted areas increase tree planting opportunities. Feature paving to entry threshold and 'extension' of communal space to the north and south. Visitor carparks, waste collection areas and bicycle hoops are provided at key locations.



Shade trees

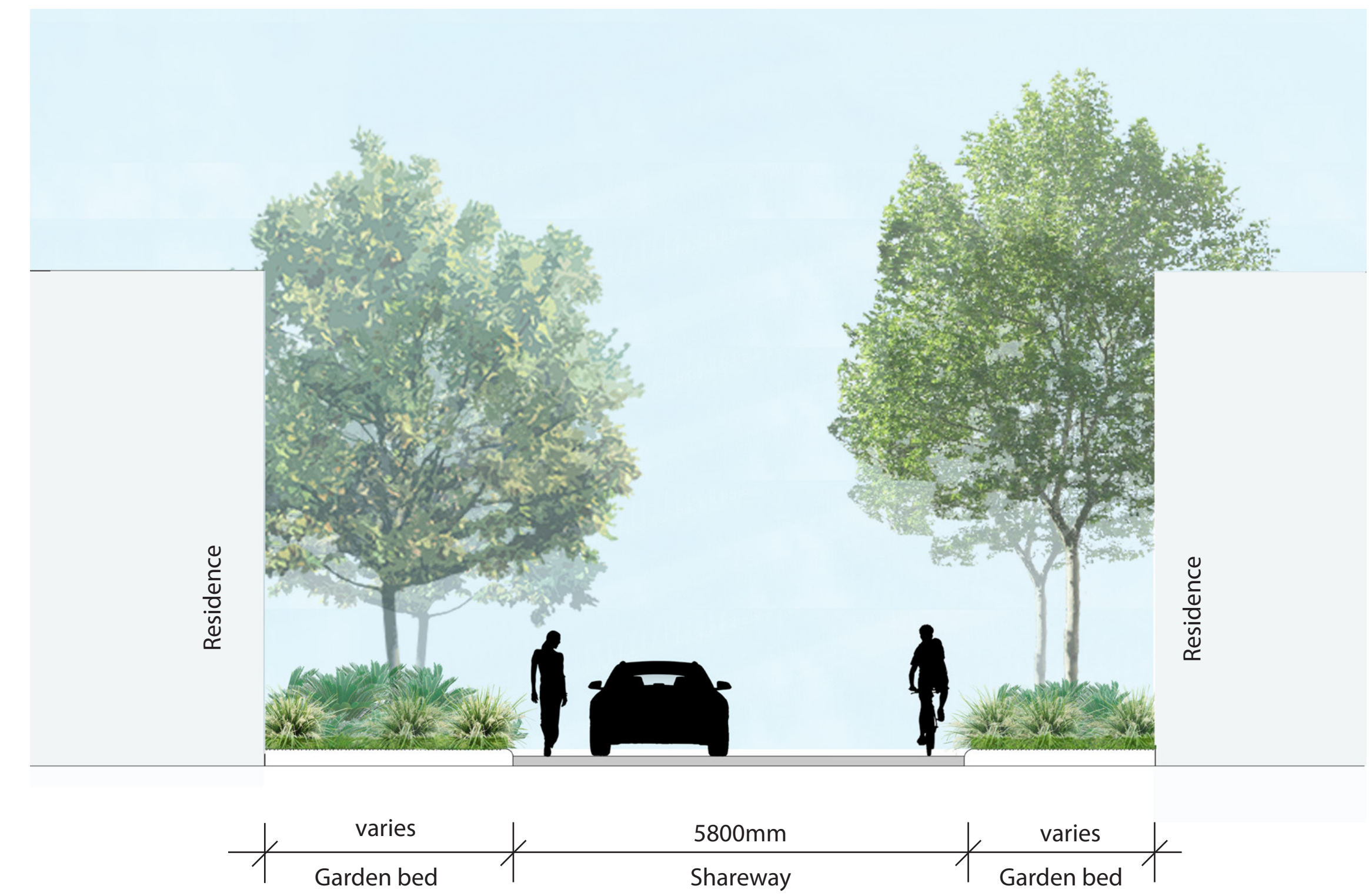
'Shareway'
exposed aggregate paving
treatment with feture patterns

Connection to laneway

Precedent Images



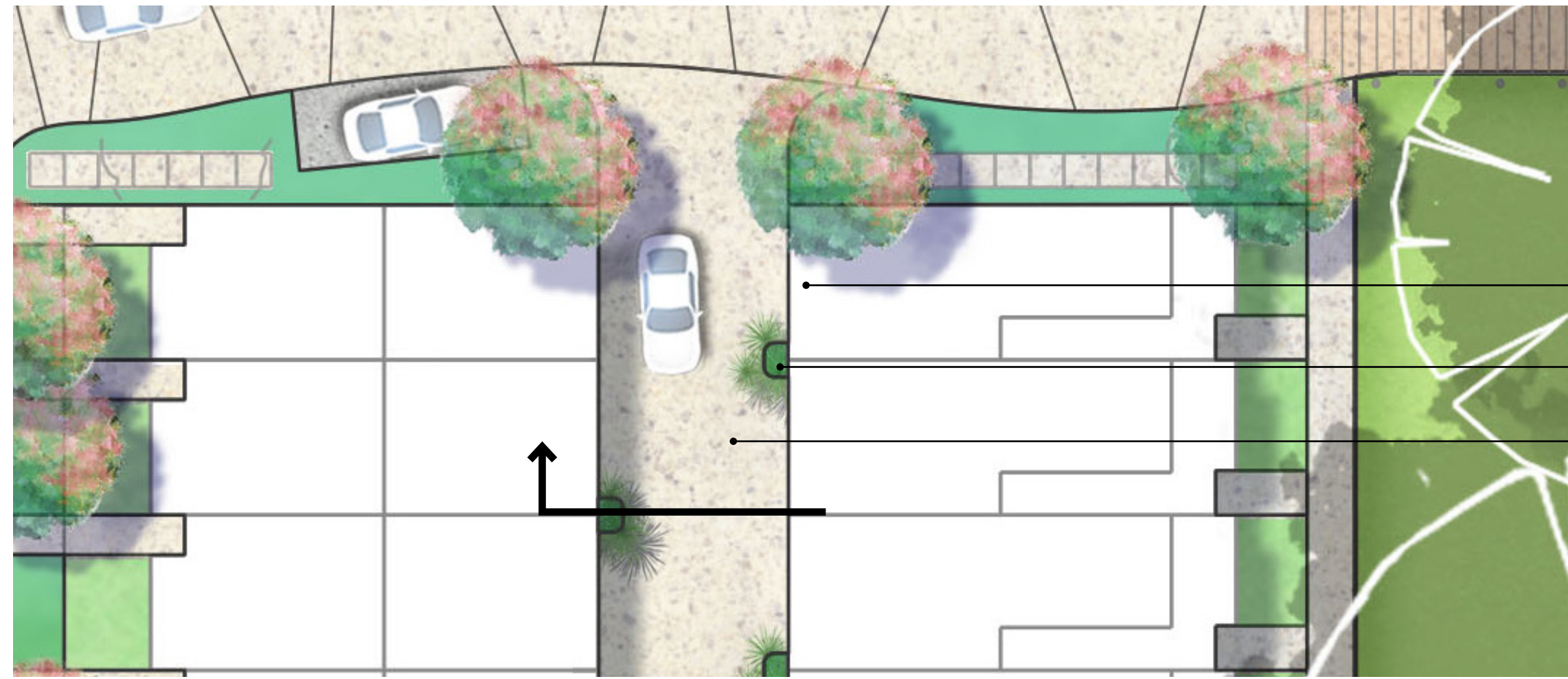
SHAREWAY PLAN
1:400 @ A1



SHAREWAY SECTION
(NTS)

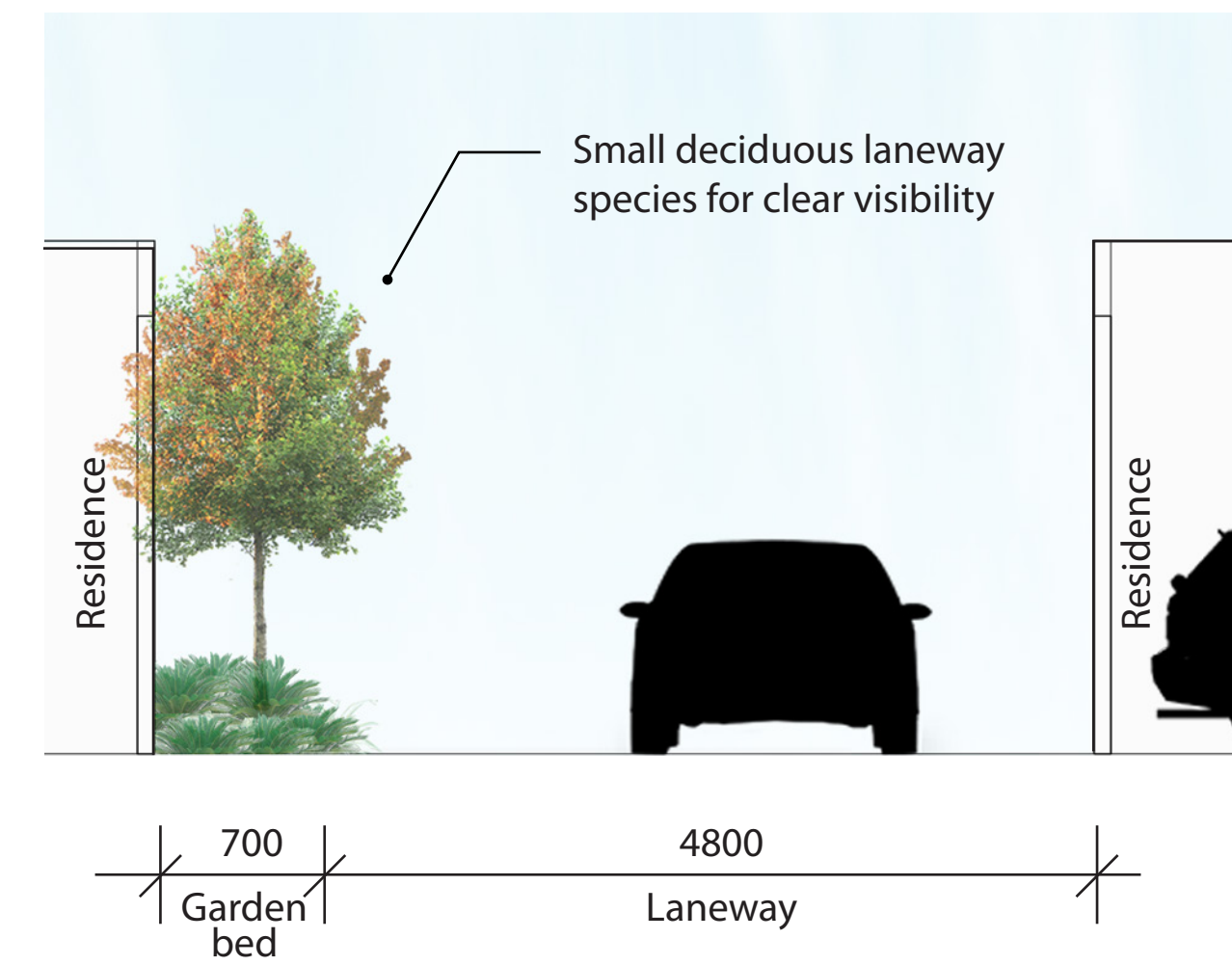
Internal Laneway

The internal laneways connect the internal shareway to the residential parking spaces to terraced housing. A urban laneway aesthetic is adopted with injections of greenery to soften the space. The shareway treatment will extend into the laneways to denote a continuation of shared, walkable spaces.



INTERNAL LANEWAY PLAN
1:400 @ A1

Resident parking (internal garage)
Alternating planting to soften laneway
Paving treatment to compliment main drive paving

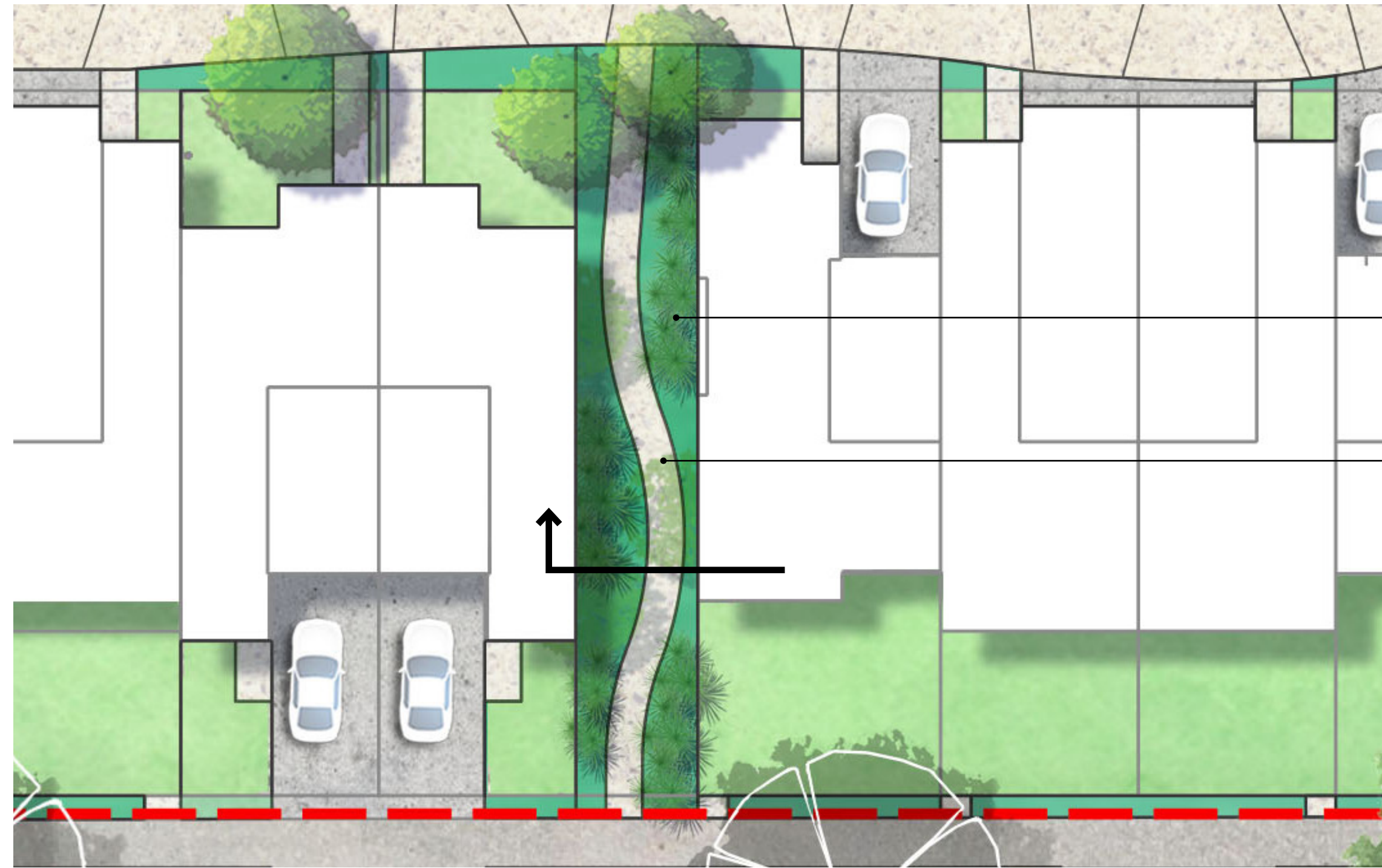


LANEWAY SECTION
(NTS)



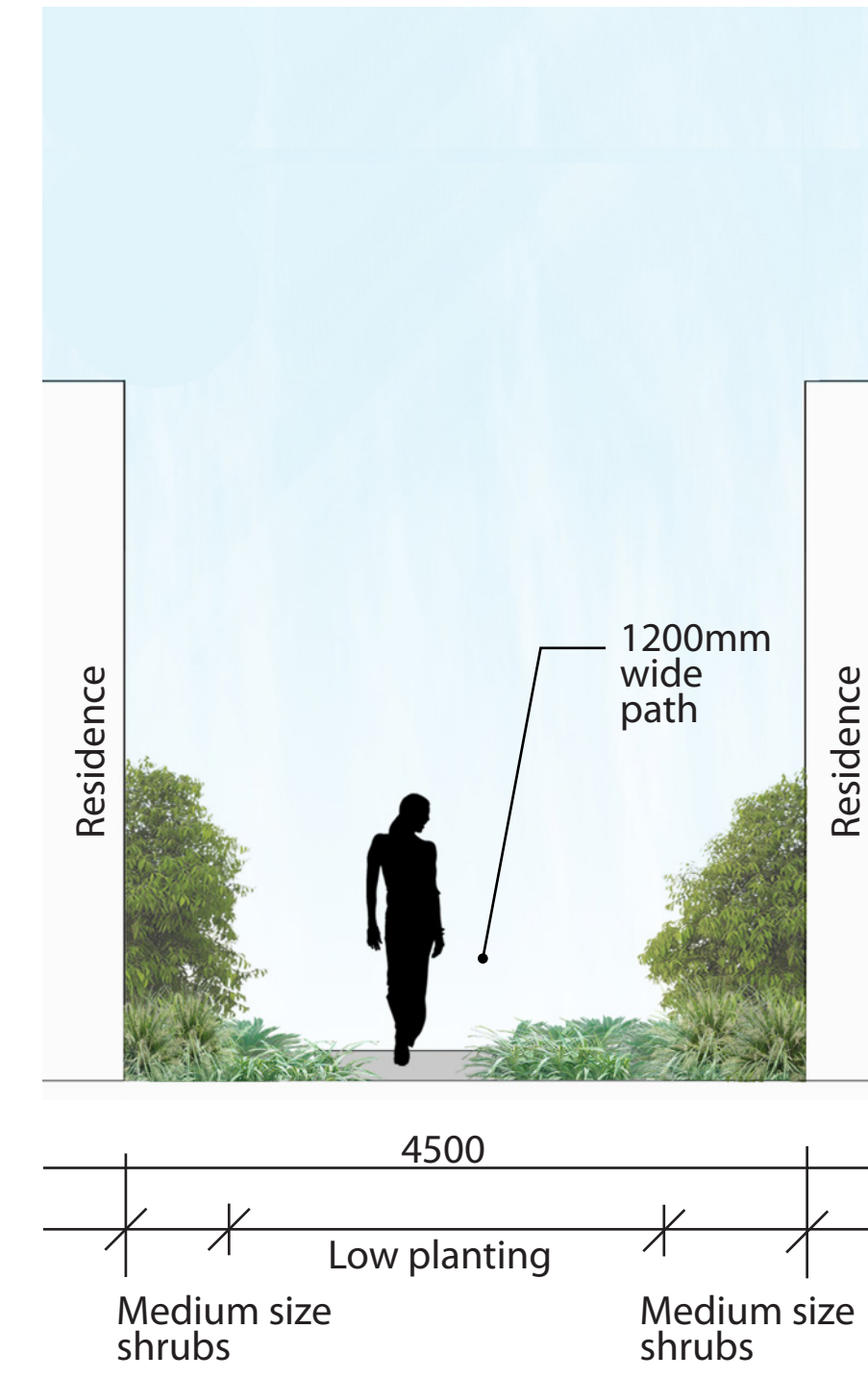
Pedestrian Link

Pedestrian linkages connect Beryl Avenue and the internal open space. An arrangement of plants along both sides of the paths will provide visual and physical separation to the adjacent townhouses, whilst allowing passive surveillance and creating a safe environment. The planted areas will support ornamental shrubs and groundcovers and a rhythm of small size trees.



PEDESTRIAN LINK PLAN
1:400 @ A1

Shrubs, grasses and groundcover planting
1.2m Wide pedestrian access path



PEDESTRIAN LINK SECTION
(NTS)

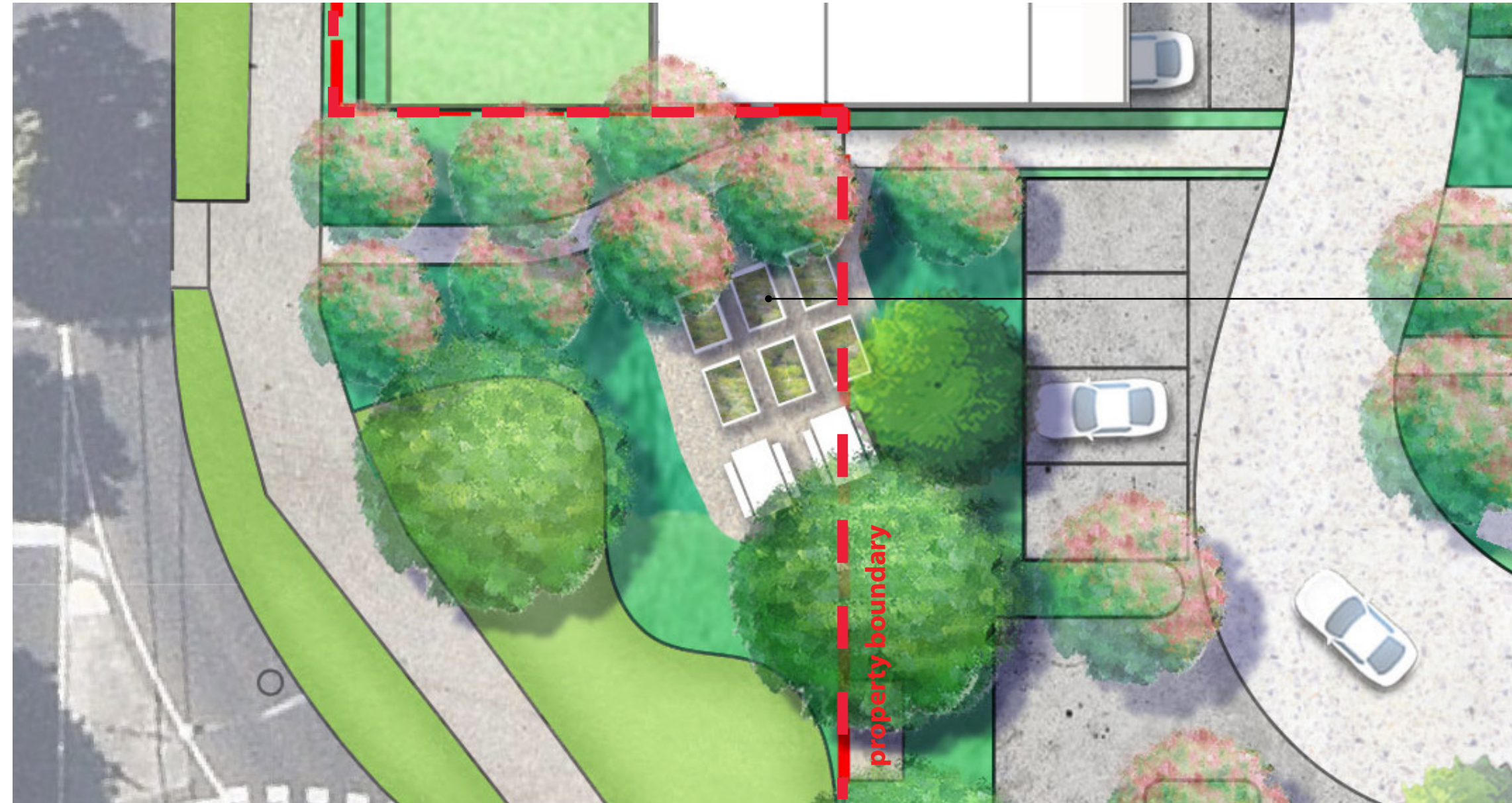


Productive Garden

To the west side of the site there is an opportunity for a productive garden accessible by residents and the broader community. The garden sits partially outside the title boundary and it is subject to Council approval.

The productive garden will provide hands-on opportunities the local community to engage in organic food production in a dedicated and protected area for ease of management.

Key components include rotational vegetable beds for seasonal cropping, including dedicated beds for universal access, trellised fruit trees under planted with a diverse array of herbs, flowers and other companion species.



Opportunity for communal kitchen gardens accessible by residents and neighbours (area outside property boundary and subject to Council approval)

PRODUCTIVE GARDENS PLAN
1:400 @ A1

Precedent Images

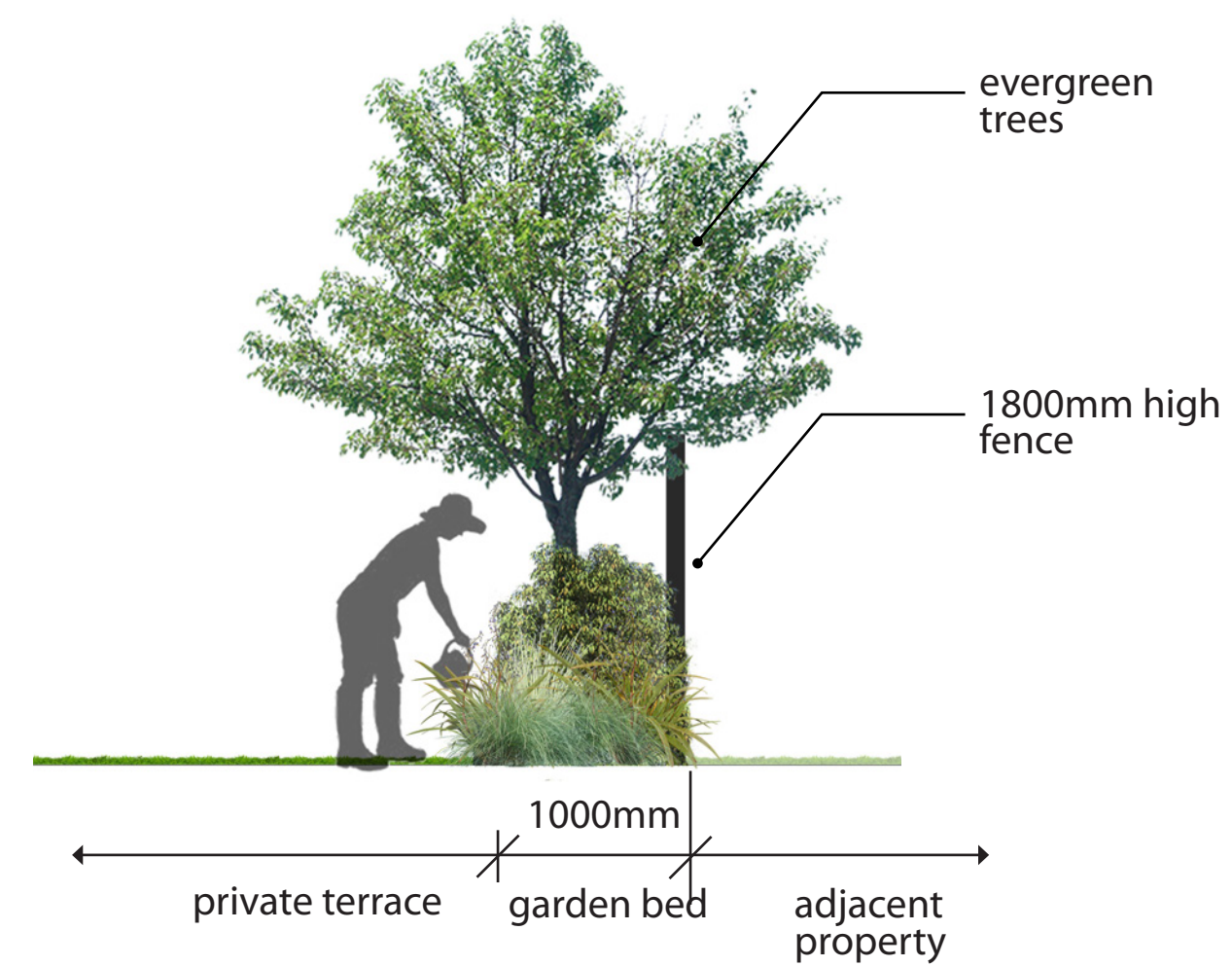


Buffer Planting

Dense planting along the entire length of property boundary to the north and west side will provide adequate screening from the adjacent properties. Medium size trees and hedge type planting species will be selected.



Dense planting along the entire length of property boundary



BUFFER PLANTING SECTION
(NTS)

Landscape Concept

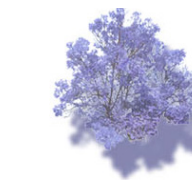
52 Golf Rd, Oakleigh

Private Terraces

Private Terraces

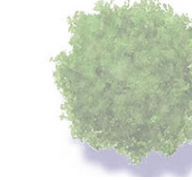
The private terraces will provide an extension to the indoor living spaces. Soft landscape areas will be integrated to the outdoor courtyards providing a green outlook for residents. The planters will support a selection of ornamental shrubs and groundcovers.

Legend



SMALL FEATURE TREES

A mix of native and exotic medium size trees. Tree type and form to be appropriate to the space available and aesthetic/microclimate/screening objectives.



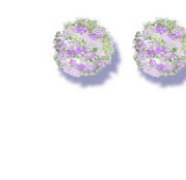
SCREEN TREES

Evergreen medium size trees



GARDEN BEDS

Small to medium shrubs forming garden edges, with a foreground of plants selected for form, texture, and colour. Narrow side gardens may include Bamboo and/or climbing species to provide green edges and a green outlook from internal spaces.



FEATURE SHRUBS

selected species at key locations to provide visual interest,

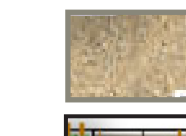


LAWN OR ARTIFICIAL GRASS



PATIO PAVING

Unit pavers on 30mm suitable sand bedding and compacted gravel base or as appropriate

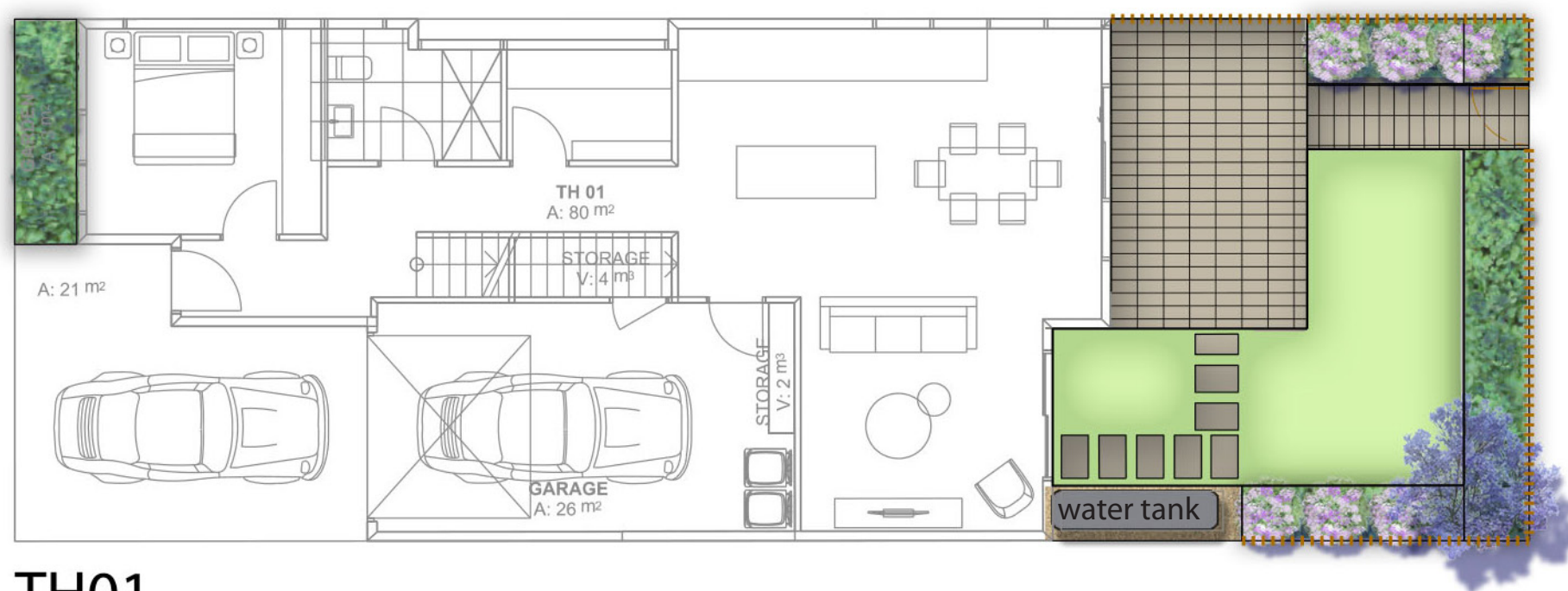


GRAVEL

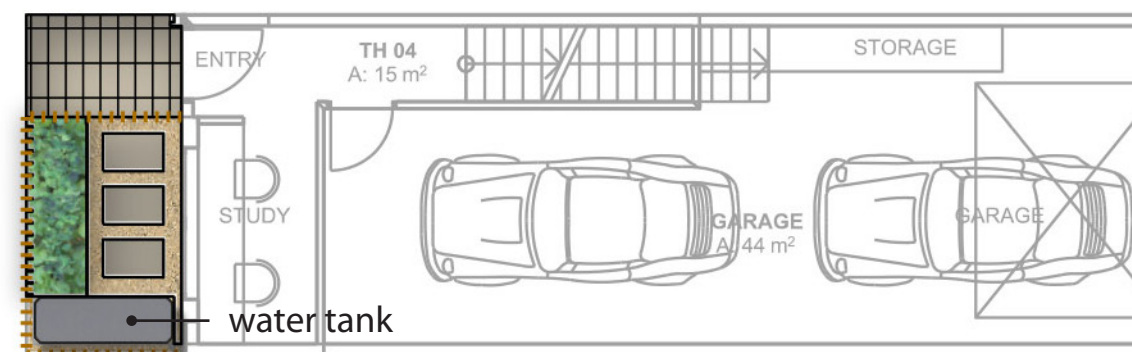


FENCE/GATE

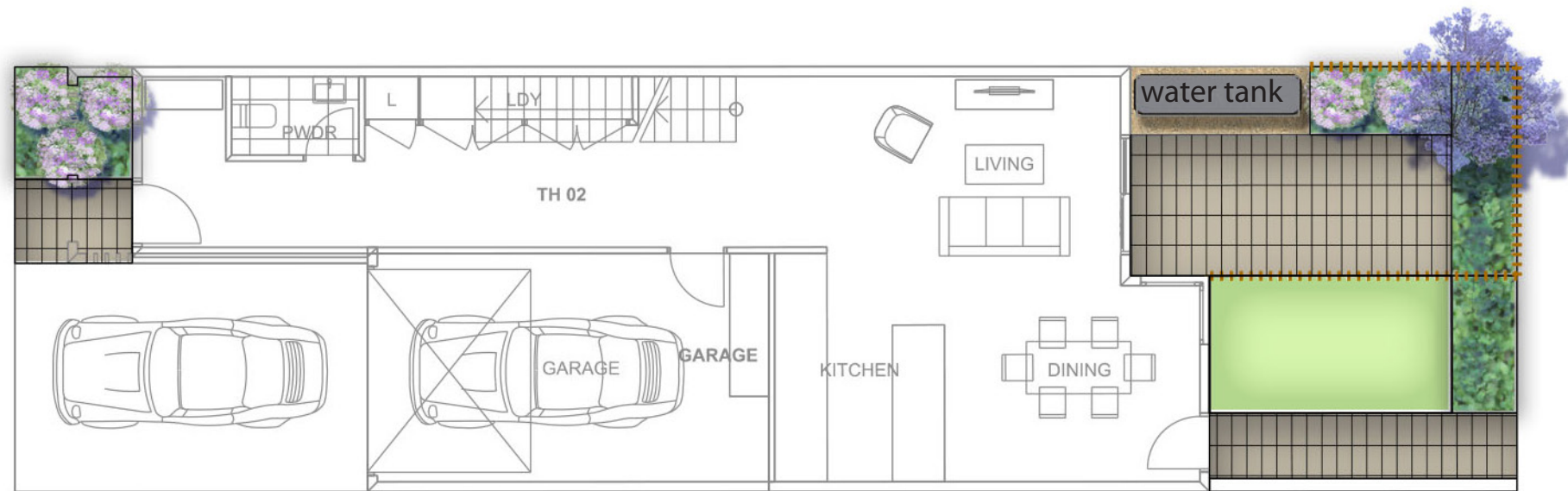
Refer to Architects details



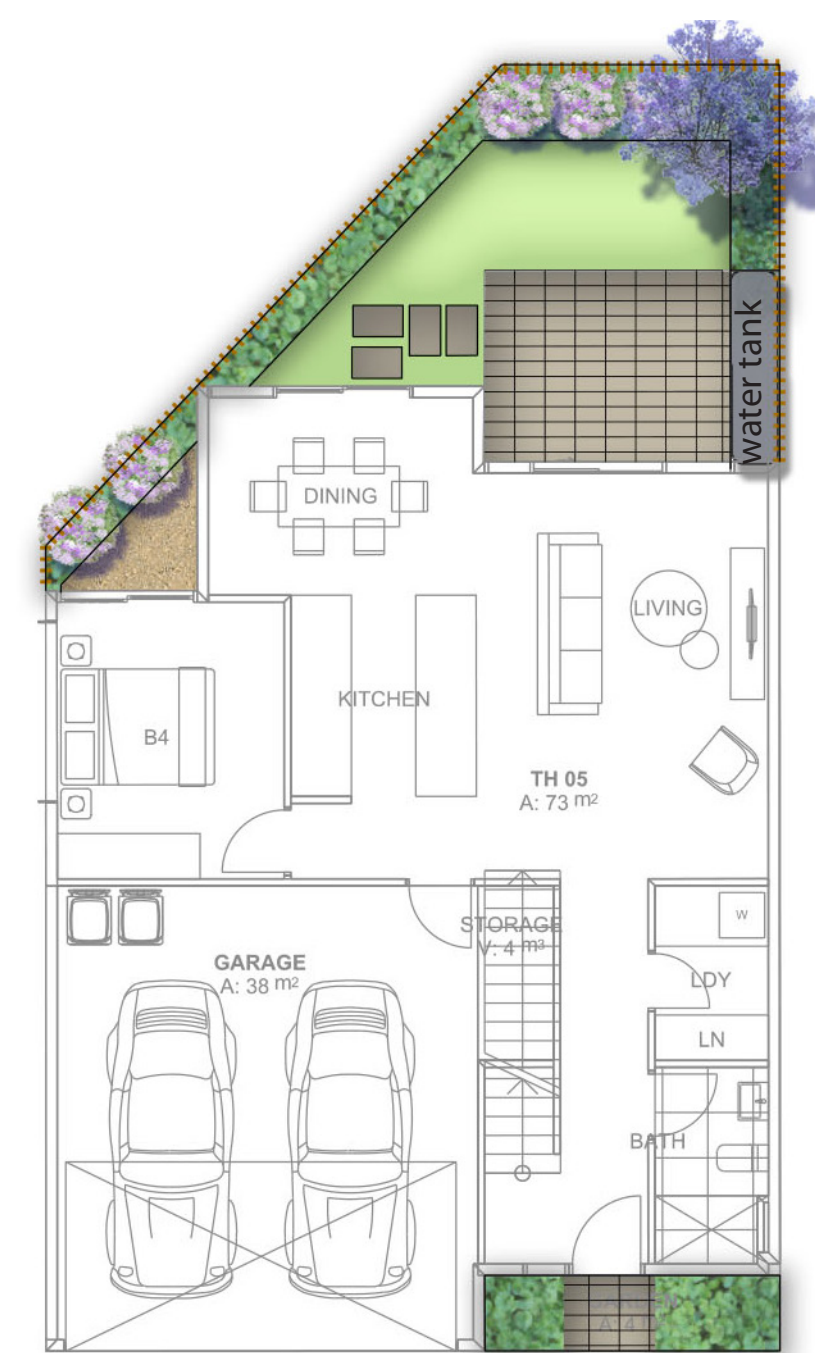
TH01



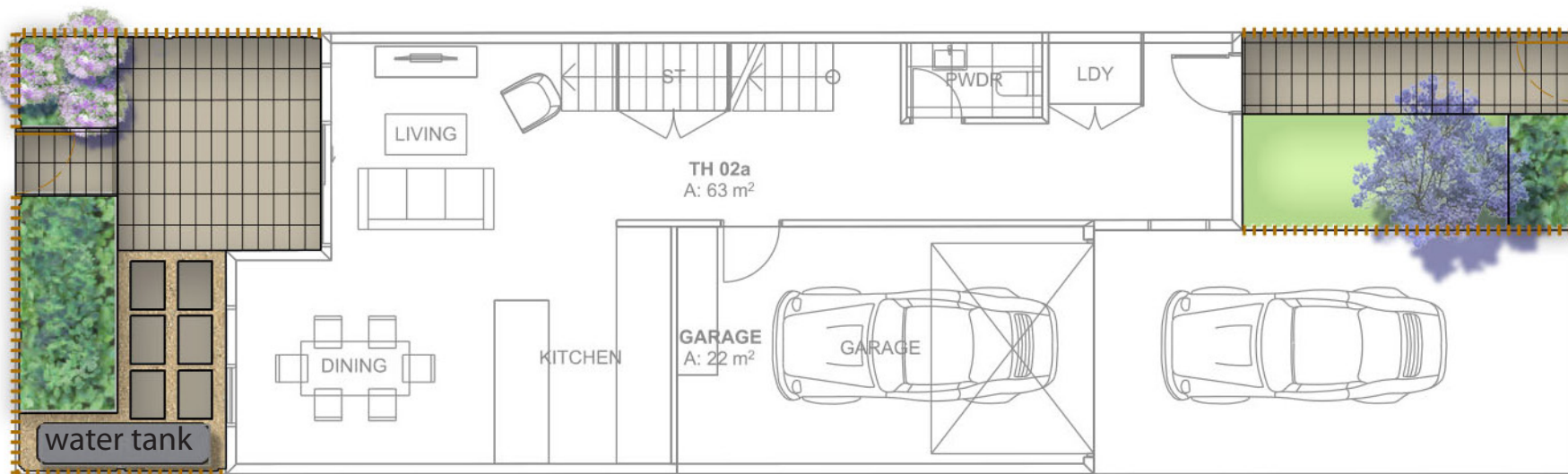
TH04



TH02



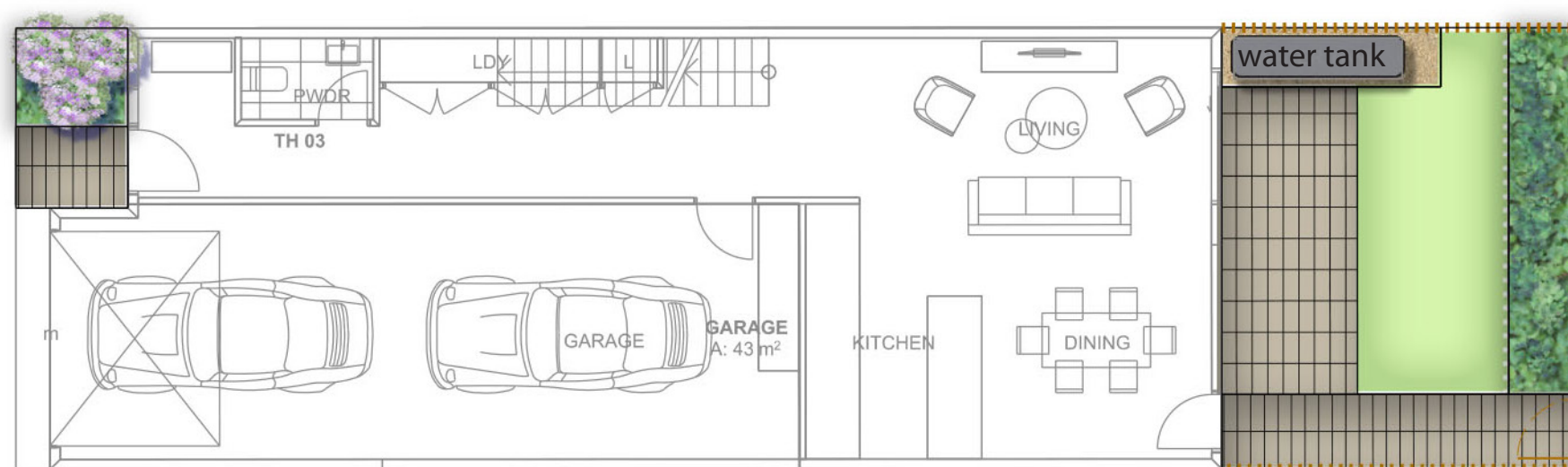
TH05a



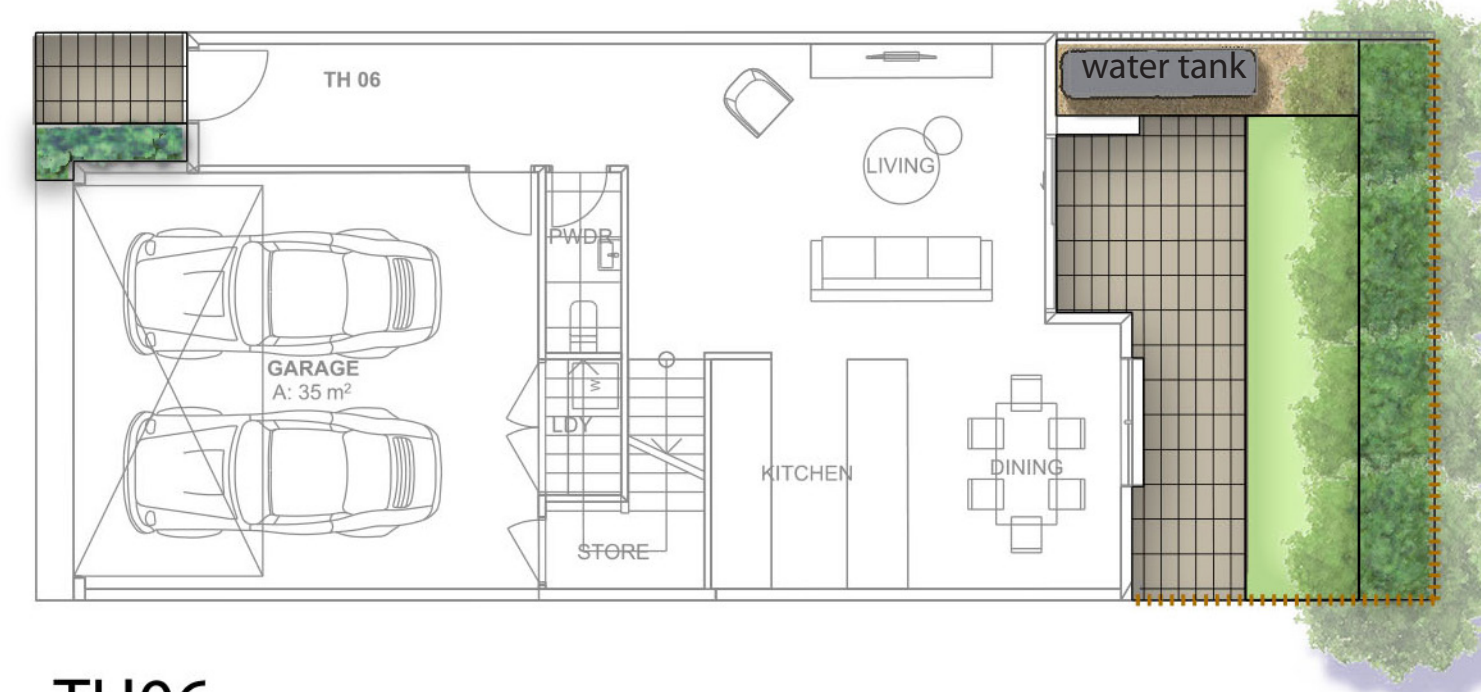
TH02a & TH2b



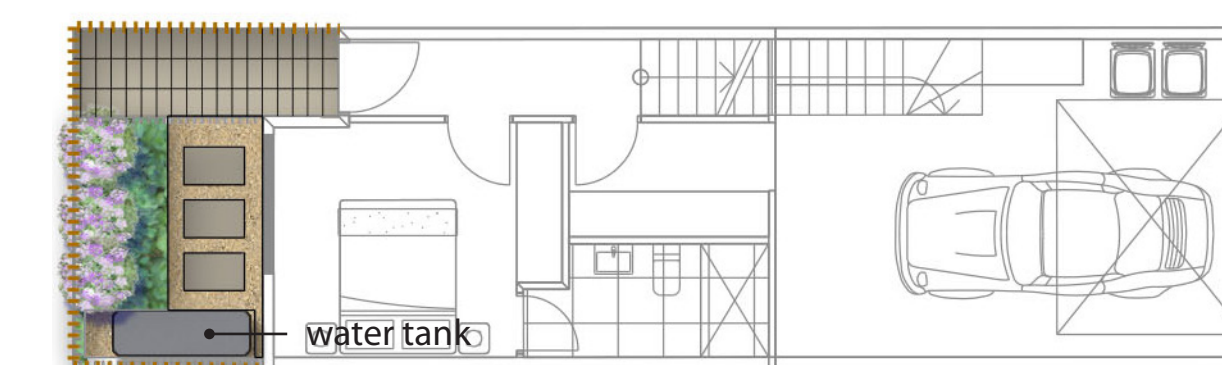
TH05b



TH03



TH06



TH07

Landscape Concept - Private Terraces

52 Golf Rd, Oakleigh

Planting Intention

The planting palette takes inspiration from the 'garden of Eden' theme. Planting will be a naturalistic mix of textural shrubs, creeping ground covers and soft grasses that will flow in the breeze.

The planting palette results in a lush colour palette of silver and greens which will complement the high end architecture.

The planting palette will also provide a hardy landscape with minimal maintenance requirements, and low water consumption.



Irrigation

All landscape plantings will be irrigated by an underground automatic dripper system. Private Terraces will include water tanks for rainwater collection and reuse in garden irrigation.

Maintenance

Once established the plantings will require minimal maintenance. Maintenance activities undertaken, during and post establishment, will include; fertilizer application; herbicide spray (if appropriate), replenishment of mulch; and monitoring of plant health and performance and the implementation of appropriate horticultural measures to ensure optimal growth at all times.

STREET, PARK & FEATURE TREES							

Landscape Concept - Plant Palette

52 Golf Rd, Oakleigh