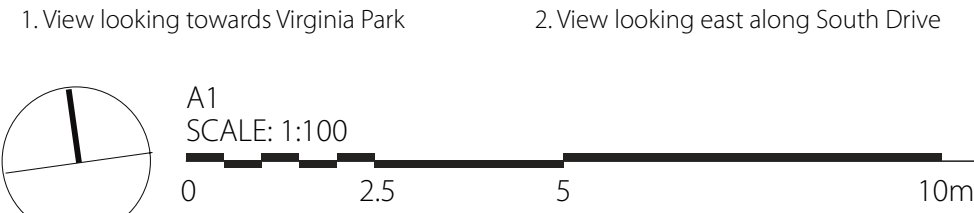




EXISTING SITE PHOTOS



INDICATIVE IMAGERY



LANDSCAPE MASTER PLAN

VIRGINIA PARK

LANDSCAPE PRINCIPLES

OVERALL

- Landscape treatments should respect the local context of the site and draw on it where appropriate.
- Use soft landscaping, street furniture and paving treatments to provide the development with a unique character that is easily recognisable in the context of Bentleigh.
- Develop a hard and soft landscape that reflects the quality, form and detail of the local architecture.
- Provide for a range of activities and user types within the landscape to ensure it will be embraced by the existing and future community.

VEGETATION

- Existing vegetation and tall remnant trees should be assessed and if suitable retained where possible to maintain the sense of enclosure, privacy, scale and shade.
- Provide a robust, safe, low maintenance, dry-tolerant and aesthetically pleasing landscape, which is lush and inviting.
- Consider local indigenous/native plants grouped in visually interesting formations to highlight points of interest, intersections, bus stops, pedestrian crossings and appropriate exotic species used in key locations.

ACCESS/CIRCULATION

- Provide for safe, clear and legible pedestrian network throughout the site with strong connections to the surrounding street networks and open spaces.

SAFETY

- Encourage passive surveillance throughout the site by locating buildings, services and active recreation facilities within higher use areas.
- Consider the contribution of the front yards to the quality of the streetscape and incorporate landscaping accordingly.

VIEWS

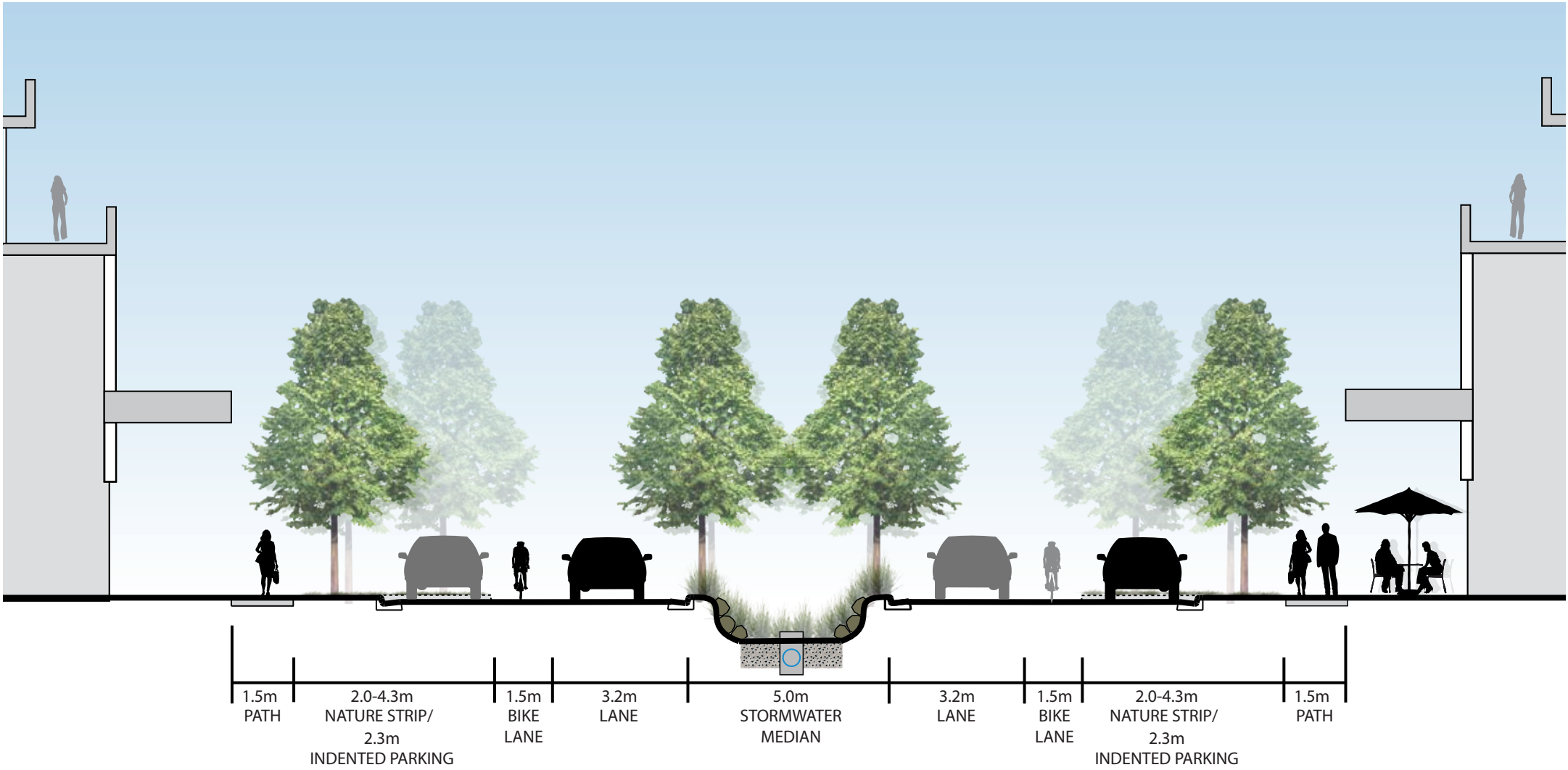
- Provide a landscape that strengthens sight lines/vistas through the development area.
- Ensure middle and distant views are considered in all aspects of the design.

ESD & WSUD

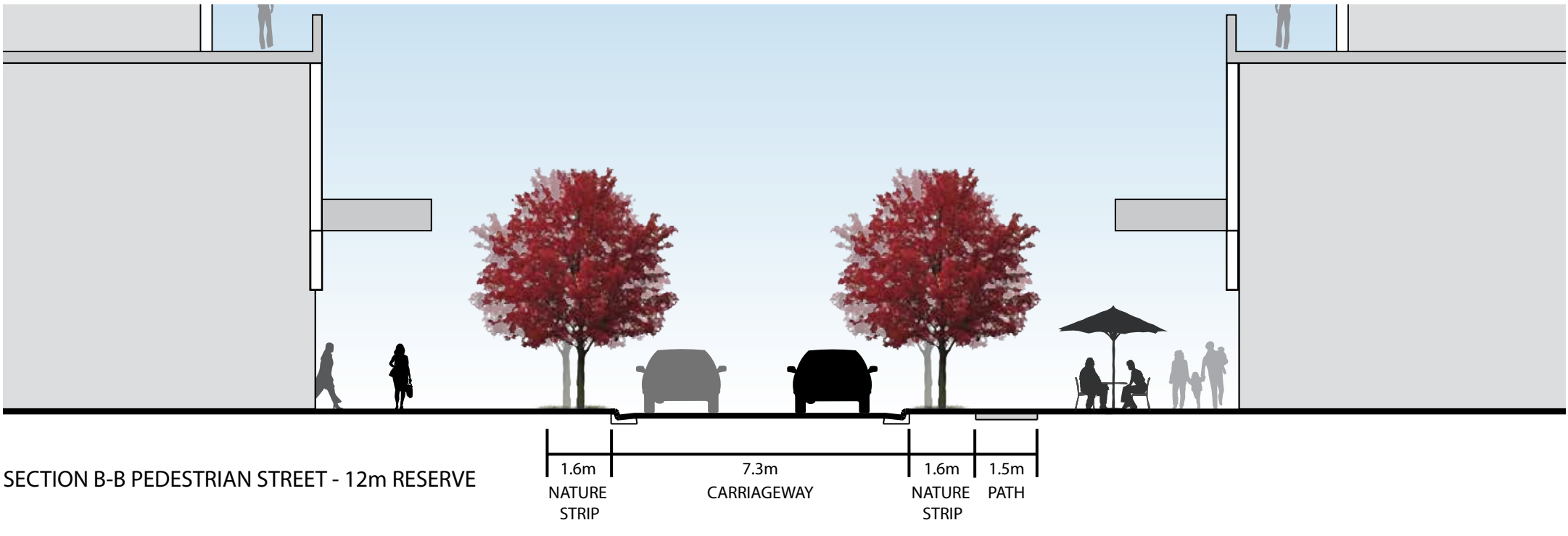
- Consider a landscape solution that is sustainable and utilises integrated storm water management opportunities where possible.
- Consider the reuse of captured water for the irrigation of the landscaping during the establishment period.
- Reuse existing good quality topsoil in all garden beds to reduce the amount of imported materials to the site.
- Use plants and materials that are sourced locally where possible.

LEGEND

- SITE BOUNDARY
- BOULEVARD TREES
Broad canopy, deciduous
e.g Platanus sp., Gleditsia sp.
- SECONDARY STREET TREES
Upright form, deciduous
e.g Acer sp, Pyrus sp.
- MINOR STREET TREES
Narrow, upright form, evergreen and deciduous
E.g Waterhousea sp, Lophostemon sp, Angophora sp.
- EXISTING TREES/VEGETATION
(From 5009-00 SITE PLANS 20120816.dwg)
To be assessed for retention
- EXISTING GARDENS/PARKLANDS
- PEDESTRIAN LINKS
- INTERNAL COURTYARD / POCKET PARK
Outdoor relief for visitors and or residents
- THRESHOLD PAVING
- ENTRY STATEMENT
Identifiable pillar
Visible from northern and southern approach
- NODAL POINTS
Seating, garden beds, raised planters
- EXTERNAL OPEN SPACE CONNECTION



SECTION A-A ENTRY BOULEVARD - 26m RESERVE



SECTION B-B PEDESTRIAN STREET - 12m RESERVE