



<b>Property Address</b>	56 Kingloch Parade, WANTIRNA
<b>Application Number</b>	P/2019/7503
<b>Description</b>	Development Plan associated with Development Plan Overlay Schedule 15 (Kingloch Pde)
<b>Wardname</b>	Collier

**LEGEND:**

- Title Boundary
- Road Boundaries
- City Boundary
- Bus Route
- Reserves
- Commercial Areas
- Tertiary Schools
- Primary Schools
- Secondary Schools
- P-12 School
- Bus Stops
- Objector
- Unit Development
- Subject Property
- Petition

Scale: 1:3000

**DISCLAIMER:**  
 Roads and Title Boundaries - State of Victoria, Knox City Council  
 Planning Scheme Information - DPCD, Knox City Council  
 Aerial Photography - AAM (Flown January 2013 – unless otherwise stated)  
 Melbourne Water Drainage Information - Melbourne Water

1. Whilst every endeavor has been made to ensure that the mapping information is current and accurate, no responsibility or liability is taken by Knox City Council or any of the above organizations in respect to inaccuracy, errors, omissions or for actions based on this information.
2. Planning information should be used only as a means of preliminary investigation. For accurate overlay information please obtain a Planning Certificate from the Department of Infrastructure.
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# **56 Kingloch Parade,**

# **Warrtirna.**

**April 2020**

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Creating something  
Wantirna can be proud of.

56 Kingloch Parade, Wantirna, formerly the Wantirna Heights School, was rezoned for housing in 2018, making it one of the few remaining strategic sites for housing in the eastern suburbs of Melbourne.

Although the school's buildings were removed in 2013, some beautiful and large trees still remain on the site.

Excited by the opportunity of creating something unique and special, Oz Property Group commissioned a team lead by long time collaborators DKO Architects and city making and liveability specialists REALM Studios.

Despite the extensive process to date, we are still only seeking approval for a masterplan, refined with feedback from the local community and council.

A more detailed planning permit application will be prepared down the track allowing even more informal consultations along the way.

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**A hidden gem of Melbourne's East.**  
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The creeks, hills and plains of Wantirna and the now City of Knox are within the traditional lands of the Wurundjeri and the Bunurong people of the Kulin Nation. In fact, the word Wantirna might mean 'gurgling stream' in the Woiwurrung language.

Wantirna was first settled in 1840 when the "Bushy Park" cattle run on the banks of the Dandenong Creek was established. Apple and peach orchards were the main industry for Wantirna, until it became a part of the sprawling suburbs of Melbourne.

Large parcels of land allowed new migrants to build their dream homes, mostly mid century modern, offered by project builders commissioning some of Melbourne's most renowned architects.

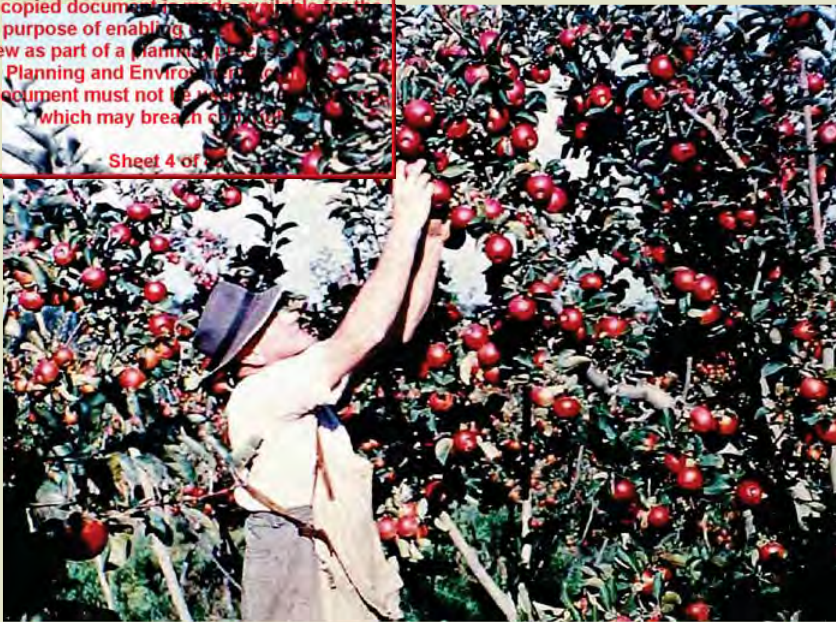
The Wantirna Heights Primary School opened on Kingloch Parade in the early 1970s and included the neighbouring Schultz Reserve. It was closed in the 1990s to become the Wantirna Heights School. In 2013, the school moved to the Eastern Ranges School in Ferntree Gully and the buildings were demolished in 2017.

Wantirna remains a hidden gem of Melbourne's East, located just off the East Link and 25 minutes to the Melbourne CBD. Close to great schools, parks, walking tracks and both Westfield Knox and Eastland, it is known by locals for being peaceful, safe, clean and green.

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**Wantirna was known for apple orchards, sold at the Queen Victoria Markets.**

Source: Knox Historical Society



**Wantirna Drive-In Theatre, 1971.**

Source: State Library of Victoria

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**Wantirna Mall, 2005.**

Source: John Young, Victorian Places



**Wantirna Heights School, 2009.**

Source: Studfield Wantirna newsletter

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Eucalyptus saligna trees to the south of the site. Commonly known as Sydney blue gums. Also called Trees 11, 12 and 13.



Site visit and area study by our project team.



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Housing development directly adjacent to the site.



Streetscape view along Kingloch Parade showing the area's canopy cover and housing styles.



Housing styles in the immediate neighbourhood of the site.



Wantirna Mall, located 900m from the site.



Schultz Reserve, which was originally part of the old school grounds.

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**Building big and small but always inspirational developments.**

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Balaclava Residences, completed in 2018.



HighWood, completed in 2017.

## Oz Property Group

Established in 2007, Oz Property Group has consistently tested existing norms of development to create great places to live. Although the modernist architectural movement holds a special place in our hearts, our unique approach of embracing the local culture means we always build for the neighbourhood.



Donvale Residences, completed in 2020.

**" We know we're building on a place that nurtured so many children and created memories for numerous families, so there's something exciting about continuing that spirit, while reflecting the charm of the wider suburb of Wantirna."**

Raghav Goel,  
Oz Property Group.

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**Our vision is to create a community with a strong sense of place which is respectful to both the history and architecture of the surrounding neighbourhood. We envisage a community that is open and connected to the wider surroundings, filled with local flora and fauna and containing a diverse range of dwelling types for individual family needs. By retaining the healthiest existing trees, planting new trees and incorporating a green/blue spine running through the heart of the site we aim to enrich inhabitants lives with green spaces for play, social gathering and shaded respite."**



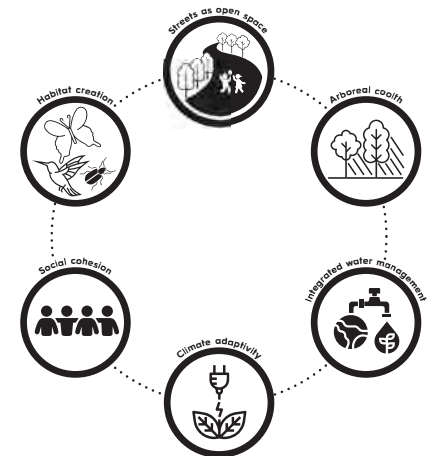
HighWood, another collaboration between Oz Property Group & DKO, is a 36 townhouse community that made a small but positive contribution to Ringwood's liveability.

**" Each dwelling is to be individually designed with an aspect facing the many surrounding existing trees and green spaces, also containing lightwells and sculpted roof forms to capture a maximum amount of natural light. By utilising an authentic architecture of warm natural materials and pitched roof forms we look to create a community which is deeply rooted in the neighbourhood's history of mid-century modern Australian."**

Jesse Linardi,  
DKO Architecture.

**" We are looking to enhance and build community with increased through-site connections and green space, shaded streets and tree canopy, water management for clean water to our waterways and localised biodiversity for our native birds. Our approach will build on community spirit and contribute to a richer and more liveable neighbourhood."**

Jon Shinkfield,  
REALM Studios.



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**A leafy, sustainable and social community.**



Kingloch Parade streetscape



Greenlow Avenue streetscape

The site is gifted with some beautiful, large trees that will be retained. Over 40 different species and hundreds of new trees will be planted, to create a long lasting canopy for existing neighbours and future residents.

A sustainable water management system providing passive irrigation to support the extensive landscaping and plant life will be supported by a blue (water) - green (trees) spine through the central part of the site.

Open and shared spaces will be broken into well considered zones, accessible by the wider community to harness the social spirit of the area and create a strong sense of neighbourhood.

The homes will be designed to celebrate Wantirna's history, but in a sustainable and timeless manner. Landscaped courtyards will complement the backyards and large open spaces within the site.

All on street parking for the original school will be retained and a new footpath for use by the community will be added, accentuating the numerous pedestrian linkages through the site. Parking for future residents will be contained within the site.

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**Masterplan**

- 01 Blue green spine feeding hundreds of new trees and plants and promoting existing bird life.
- 02 Split level homes with single storey interface to Greenlow Avenue.
- 03 Street fronting, premium two storey homes with generous setbacks from the street and recessed upper levels.
- 04 Large family size homes broken into pairs to provide a semi detached streetscape.



- 05 Two and three storey homes with varying roof forms in the central part of the site to remove impact to existing neighbourhood character.
- 06 Garages facing internal streets instead of existing neighbourhood, with all parking contained on site.
- 07 New footpath inside the site to maintain existing street parking.
- 08 New shared landscaped zones utilising existing tree locations, with uses subject to further community consultation.

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**Framed formal entryway announcing the entrance.**



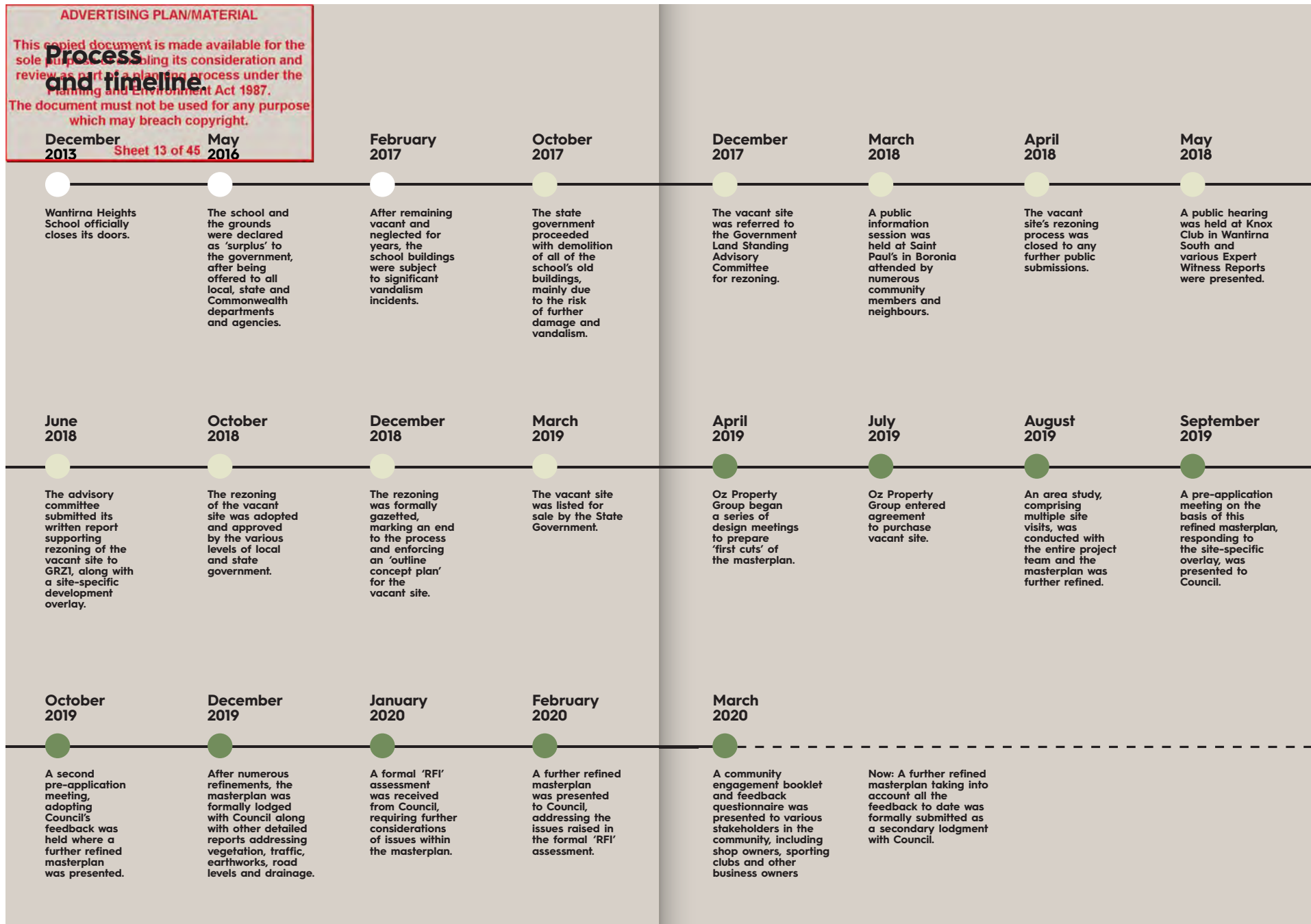
**Blue-green communal green space creating a blurred interface between public and private zones.**

**Sunken planted water detention strips lining the road.**



**Native and deciduous tree selections allowing seasonal light and shade.**





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We continue to refine our plans by seeking insights from local shop owners, sporting clubs and local businesses of the community, along with feedback on our vision and desire for sustainable developments.

Here's a snapshot of some feedback so far.

"We appreciate you talking the community, I think lot of people will as not many people do."

"We want it to be safe for families and children."

**Community Feedback.**  
56 Kingloch Parade,  
Wantirna.

March 2020

"I think it will be great for the community."

"We don't want high rise, packed apartments."

"I think it will be exciting, we're keen to see the outcome for Wantirna."

"We don't want views obstructed."



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Developer



Architect



---

Landscape Architect



Town Planner



---

Civil Engineer



Arborist



Traffic Engineer



Land Surveyor



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# People ignore

the best design that people ignore.

# design that ignores people.

Frank Chimero

## What do I need to do?

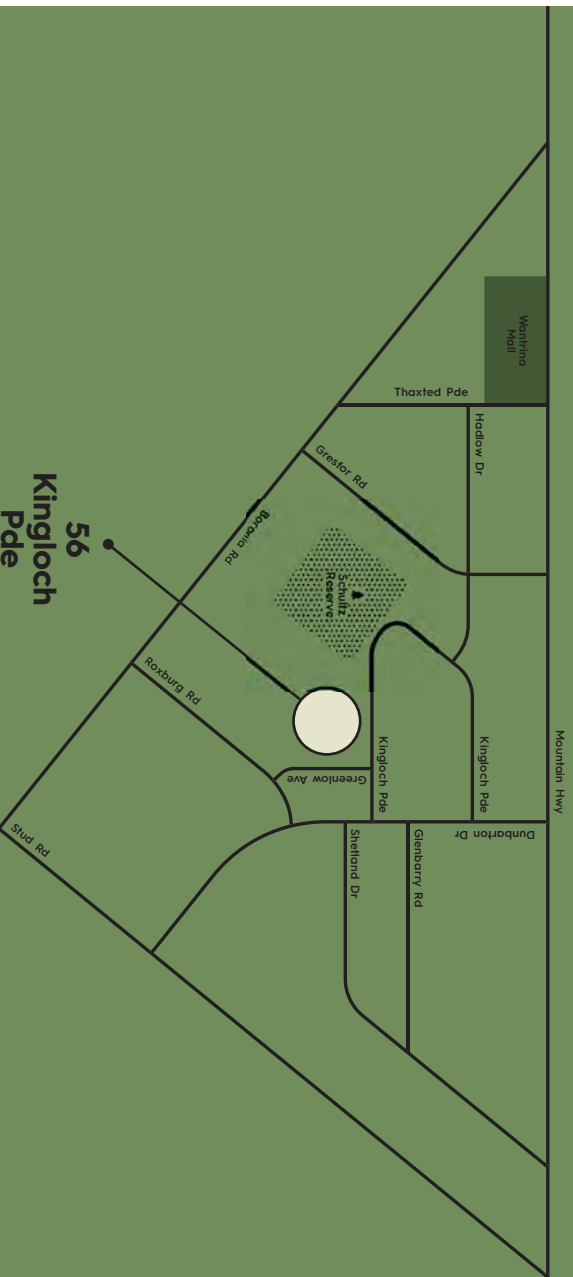
You know Wantirna best, so we want to make sure your thoughts are heard and incorporated into our future design.

Please share your thoughts for 56 Kingloch Parade by filling out a 3 minute survey here:

[ozpropertygroup.com.au/wantirna](http://ozpropertygroup.com.au/wantirna)

## Want to stay involved?

Join our team of locals who are consulting during the detailed design phase by registering above.



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DKO

# 56 Kingloch Parade Wantirna, 3152

DEVELOPMENT PLAN

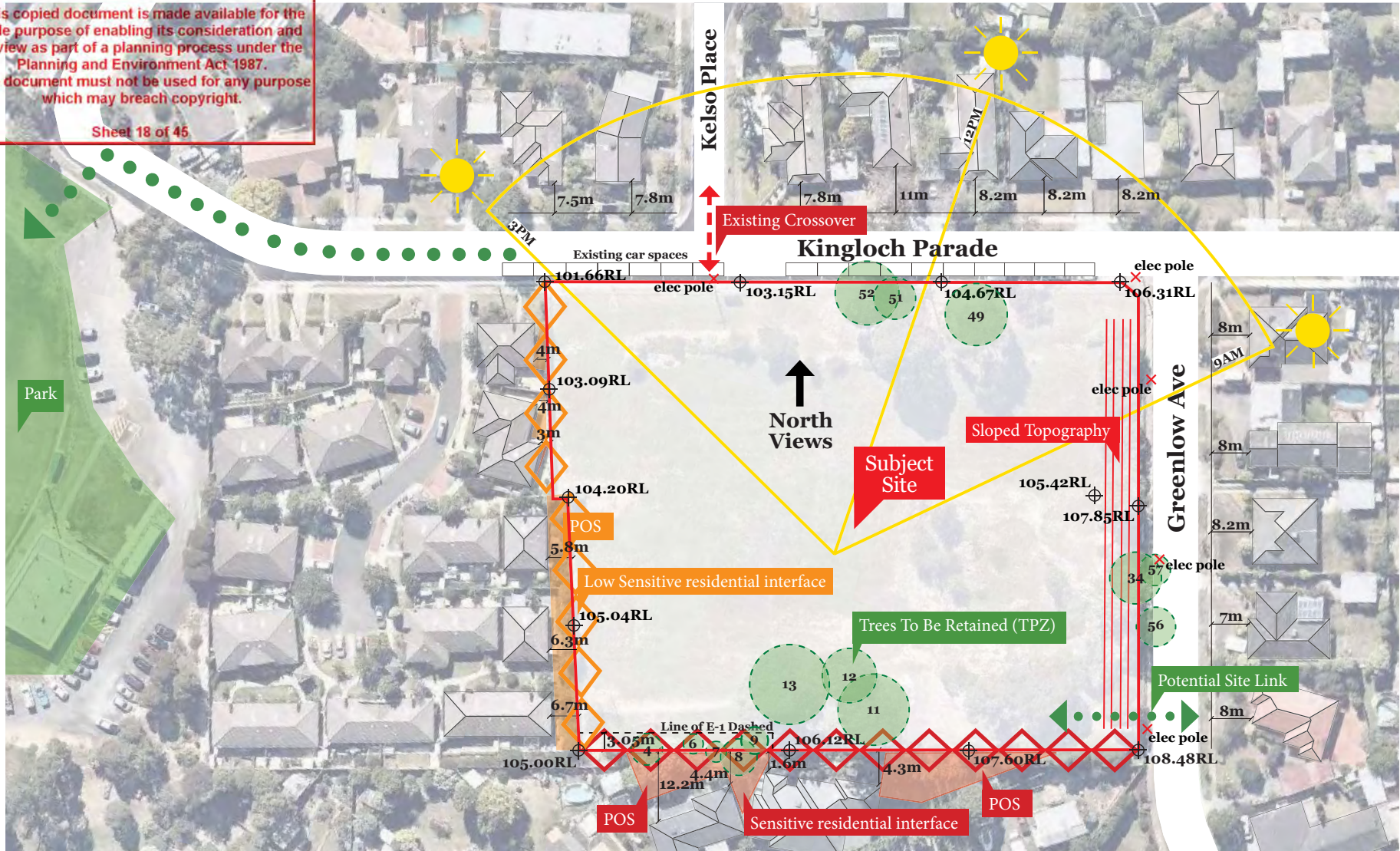
DKO ARCHITECTURE

18.03.2020

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Project Name 56 Kingloch Parade  
 Project Number 12306  
 Date 18/03/2020  
 Scale NTS

Drawing Name Local Site Analysis  
 Drawing Number SD102  
 Revision

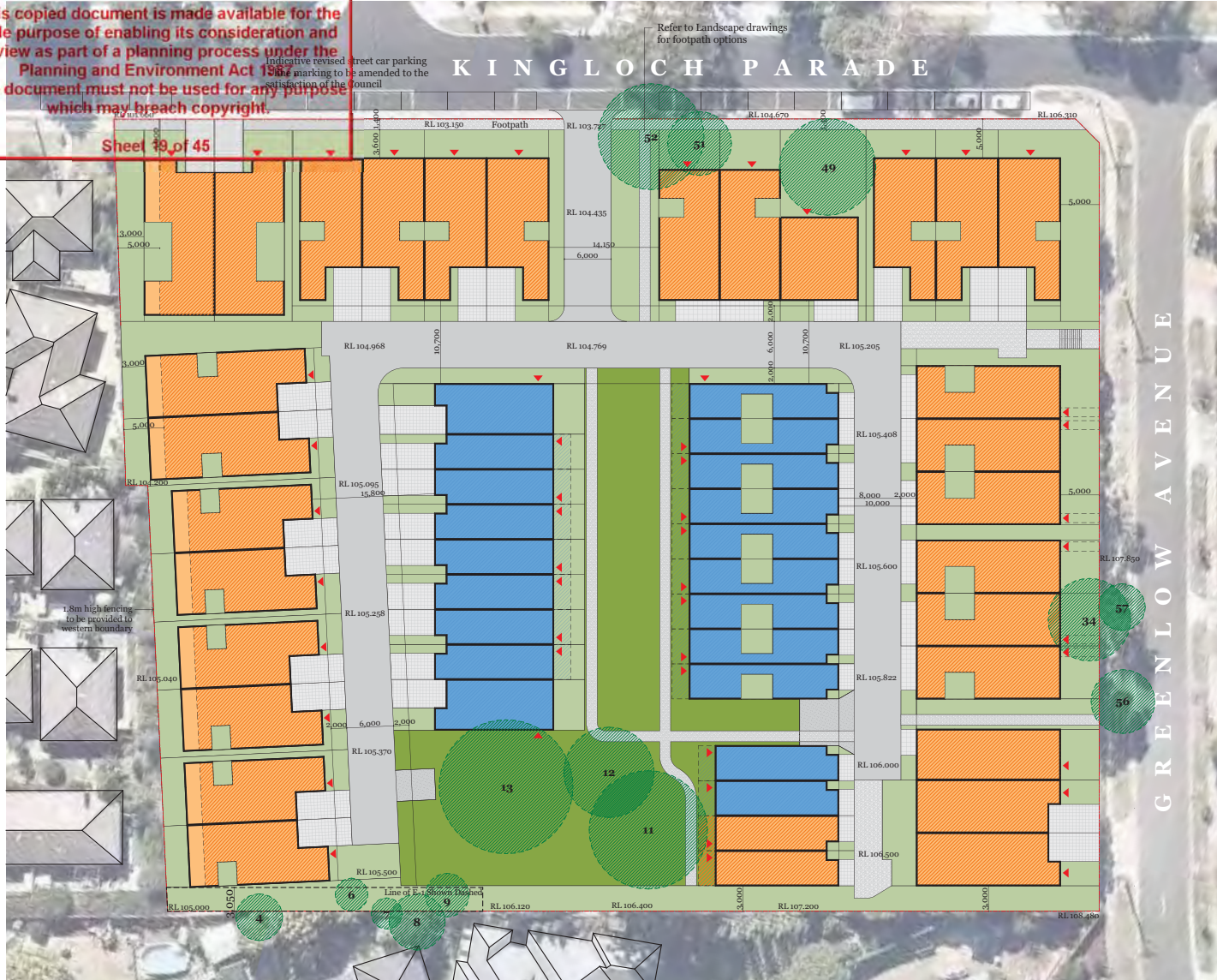
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Indicative revised street car parking marking to be amended to the satisfaction of the Council

Refer to Landscape drawings for footpath options

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**Masterplan Summary:**

No. of Storeys	
2 Storeys	
3 Storeys	

No. of Dwellings	
31	
20	
<b>Total</b>	<b>51</b>

No. of Bedrooms	Approx. % Mix
3 Bedrooms	50%
4 Bedrooms	50%

Living Style	Approx. % Mix
Traditional 2 Storey	16%
Traditional 3 Storey	12%
Reverse 2 Storey	46%
Reverse 3 Storey	26%

**Site Area:**

Total Site Area	12,540m <sup>2</sup>
Site Coverage	40% (approx.)
Site Permeability	50% (approx.)

**General Notes:**

- 2000L rainwater tank to be provided to each dwelling.
- Eaves, or alternate shading devices to be provided to all North and West facing windows.
- Private Open Space orientated to maximise exposure to natural light.
- Proposal to achieve a 6 Star Energy Rating.
- Trees 11, 12, 13, 34, 49, 51, 52 must be retained on site with the future development application to be accompanied by a Tree Management Plan prepared by a qualified arborist detailing construction retention methodology.
- New dwellings will be sited and designed to comply with Clause 55 (ResCode).

- Maximum Building Envelope
- Tree Protection Zone (TPZ)
- Building envelope above
- Driveway



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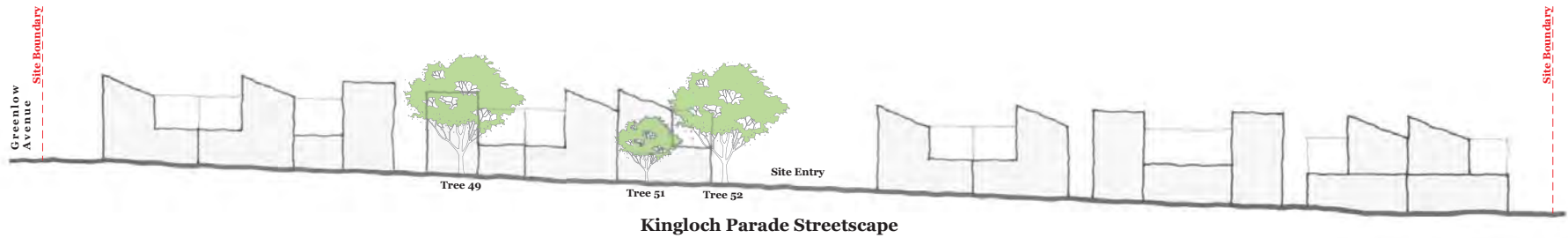
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 Project Number 12306  
 Date 18/03/2020  
 Scale 1:500 @ A3

Drawing Name DPO Masterplan  
 Drawing Number SD114  
 Revision

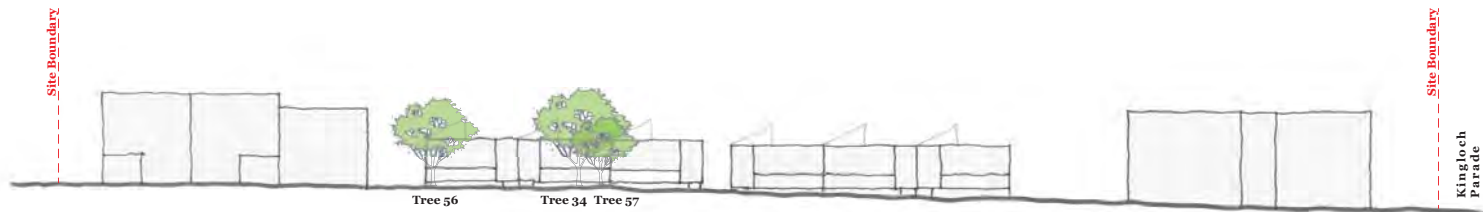
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**Kingloch Parade Streetscape**



**Greenlow Avenue Streetscape**



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Project Name 56 Kingloch Parade  
 Project Number 12306  
 Date 18/03/2020  
 Scale NTS

Drawing Name Sketch Elevations  
 Drawing Number SD103  
 Revision

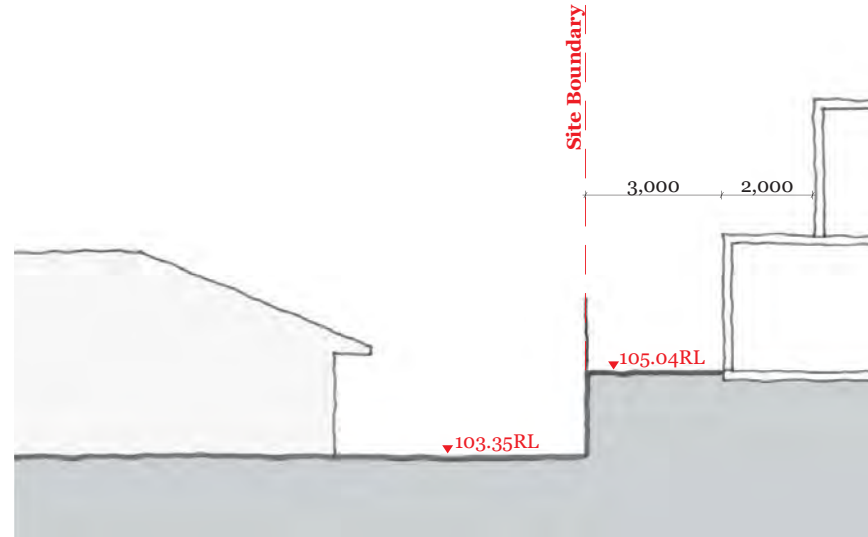
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**Key Plan**



**Interface Section**



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Project Number 12306  
Date 18/03/2020  
Scale 1:100 @ A3

Drawing Name Interface Section  
Drawing Number SD105  
Revision

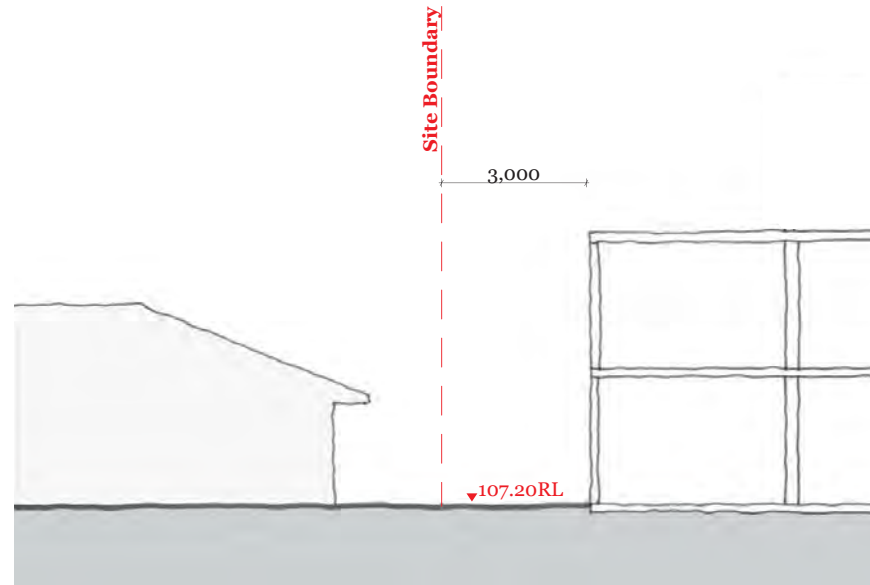
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**Key Plan**



**Interface Section**



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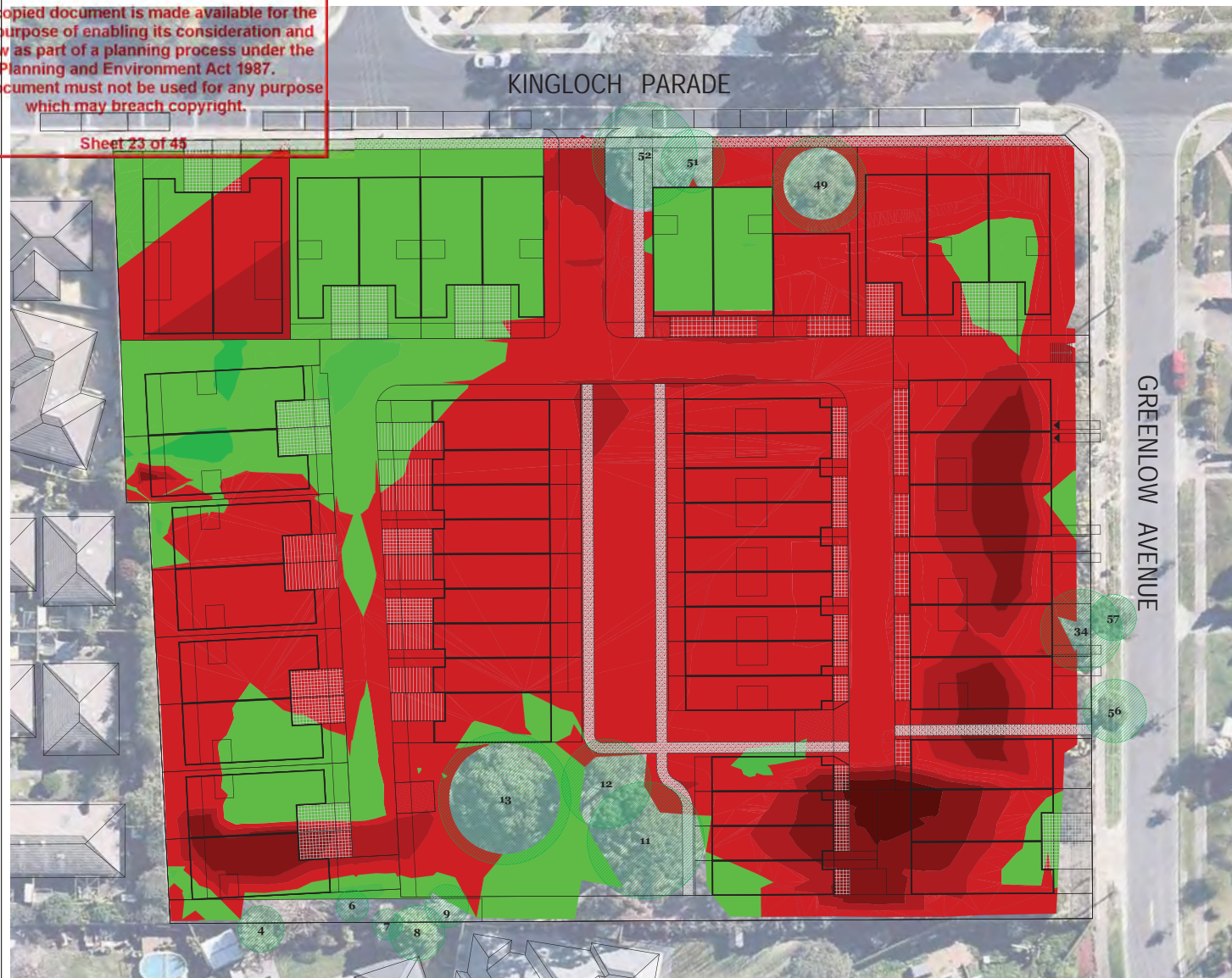
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Revision



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**RANGE LEGEND (m)**

-99999 to -10.00	CUT	█
-10.00 to -5.00		█
-5.00 to -2.00		█
-2.00 to -1.00		█
-1.00 to -0.50		█
-0.50 to -0.25	█	
-0.25 to -0.0	█	
0.0 to 0.250	FILL	█
0.250 to 0.500		█
0.500 to 1.000		█
1.000 to 2.000		█
2.000 to 5.000		█
5.000 to 10.000		█
10.000 to 99999		█

**EARTHWORKS VOLUMES**

STRIPPING = 1,950m<sup>3</sup> (SOLID) APPROX.  
 CUT = 3,440m<sup>3</sup> (SOLID) APPROX.  
 FILL = 950m<sup>3</sup> (SOLID) APPROX.



**WARNING**  
 BEWARE OF UNDERGROUND SERVICES  
 THE LOCATIONS OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVIDED ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN. A MOCS ENQUIRY ON 1100 MUST BE MADE BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF WORKS.

**WARNING**  
 IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE SETOUT INFORMATION PROVIDED ON THIS PLAN WITH THE DESIGN INTENT WHICH INCLUDES, BUT IS NOT LIMITED TO ITEMS SUCH AS LENGTHS, CO-ORDINATES, SETOUT DIMENSIONS AND PEGGED TITLES BY THE PRINCIPAL'S LICENSED SURVEYOR.

**PRELIMINARY**  
 NOT FOR CONSTRUCTION

VER	DATE	REVISION	APPD.

SCALE 1:500 AT A1 SIZE  
 SCALE 1:1500 AT A3 SIZE

Cowds: MGA Levels: AHD

**TAYLORS**  
 Urban Development | Infrastructure  
 #170, Parkside Court, Wantirna, Victoria, 3142  
 Tel: 03 9591 2800 | Web: taylorsonline.com.au

DESIGNED: AHM AUTHORIZED: - DRAFTED: AHM  
 CHECKED: JOY AUTH. DATE: - CAD REF: SK001 CUT FILL

KNOX CITY COUNCIL  
 56 KINGLOCH PARADE  
 WANTIRNA  
 BULK EARTHWORKS  
 CUT FILL DIAGRAM

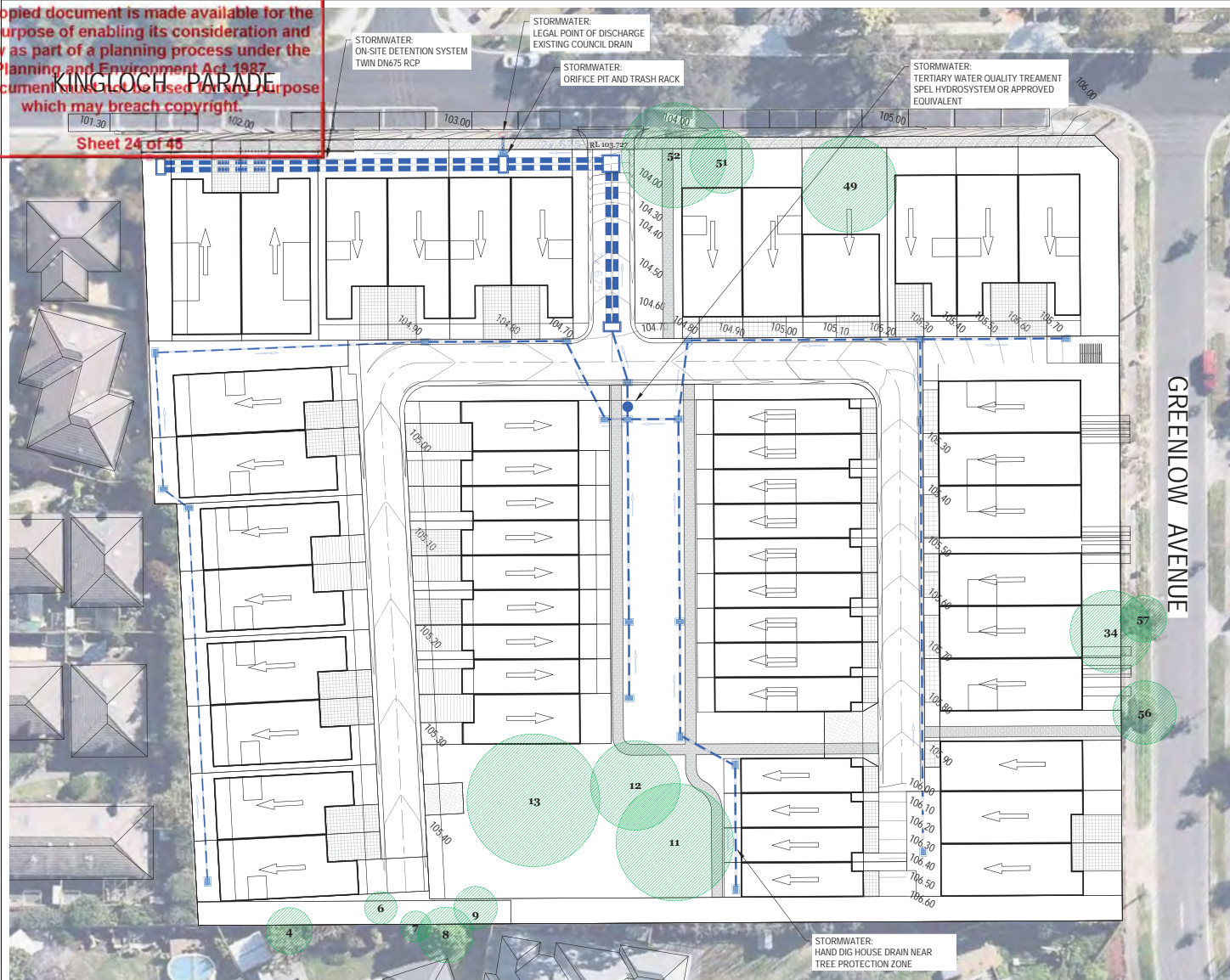
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VERSION	B
SHEET	1 OF 1
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**56 KINGLOCH PARADE**

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**GENERAL NOTES:**

1. ALL DWELLINGS TO BE FITTED WITH 2000L RAINWATER TANK PLUMBED TO LAUNDRY AND TOILET CISTERNS.
2. PASSIVE IRRIGATION OF STREETSCAPES IN ACCORDANCE WITH LANDSCAPE PLANS (REAL STUDIOS).
3. ROOF DRAINAGE CONNECTED TO UNDERGROUND DRAINAGE NETWORK.
4. THE STORMWATER DRAINAGE SYSTEM SHALL COMPLY WITH STANDARD W1, CLAUSE 5.18 OF THE KNOX CITY COUNCIL PLANNING SCHEME AND SHALL BE DESIGNED AND MANAGED IN ACCORDANCE WITH THE REQUIREMENTS AND TO THE SATISFACTION OF THE KNOX CITY COUNCIL.
- 4.1. DESIGNED AND MANAGED IN ACCORDANCE WITH THE REQUIREMENTS AND TO THE SATISFACTION OF THE KNOX CITY COUNCIL WHERE REUSE OF STORMWATER IS PROPOSED.
- 4.3. DESIGNED TO MEET THE CURRENT BEST PRACTICE PERFORMANCE OBJECTIVES FOR STORMWATER QUALITY AS CONTAINED IN THE URBAN STORMWATER - BEST PRACTICE ENVIRONMENTAL MANAGEMENT GUIDELINES (VICTORIAN STORMWATER COMMITTEE - 1999).
- 4.4. DESIGNED TO ENSURE THAT FLOWS DOWNSTREAM OF THE SUBDIVISION SITE ARE RESTRICTED TO PRE-DEVELOPMENT LEVELS.
- 4.5. DESIGNED TO CONTRIBUTE TO COOLING, IMPROVING LOCAL HABITAT AND PROVIDING ATTRACTIVE AND ENJOYABLE SPACES.
5. THE STORMWATER MANAGEMENT SYSTEM WILL BE INTEGRATED WITH THE OVERALL DEVELOPMENT PLAN INCLUDING THE STREET AND PUBLIC OPEN SPACE NETWORKS AND LANDSCAPE DESIGN.
6. FOR ALL STORM EVENTS UP TO AND INCLUDING THE 10% AVERAGE EXCEEDENCE PROBABILITY (AEP) STORMWATER FLOWS SHALL BE CONTAINED WITHIN THE DRAINAGE SYSTEM TO THE REQUIREMENTS OF KNOX CITY COUNCIL AND POORING ON ROADS SHALL NOT OCCUR FOR LONGER THAN 1 HOUR AFTER THE CESSATION OF RAINFALL.
7. FOR STORM EVENTS GREATER THAN 20% AEP AND UP TO AND INCLUDING 1% AEP STANDARD:
  - 7.1. GAP FLOWS SHALL BE CONVEYED SAFELY TO THE OUTLET VIA INTERNAL ROADS AND OPEN SPACES.
  - 7.2. ALL NEW LOTS WILL HAVE ADEQUATE FREEBOARD FROM 1% AEP STORM FLOWS OR TO A LESSEER STANDARD OF FLOOD PROTECTION WHERE AGREED BY THE RELEVANT FLOODPLAIN MANAGEMENT AUTHORITY.
  - 7.3. INTERNAL ROADS, FOOTPATHS AND OPEN SPACES THAT ARE SUBJECT TO FLOODING MEET THE SAFETY CRITERIA  $D_{50} < 0.3M$  WHERE  $D_{50}$  = AVERAGE DEPTH IN METRES AND  $V_{ave}$  = AVERAGE VELOCITY IN METRES PER SECOND.
8. THE DESIGN OF THE LOCAL DRAINAGE NETWORK SHALL:
  - 8.1. ENSURE STORMWATER IS RETAINED TO A STANDARD REQUIRED BY KNOX CITY COUNCIL.
  - 8.2. ENSURE EVERY LOT IS PROVIDED WITH DRAINAGE TO A STANDARD ACCEPTABLE TO KNOX CITY COUNCIL. WHENEVER POSSIBLE, STORMWATER SHOULD BE DIRECTED TO THE FRONT OF THE LOT AND DISCHARGED INTO THE STREET DRAINAGE SYSTEM OR LEGAL POINT OF DISCHARGE.
  - 8.3. ENSURE THAT INLET AND OUTLET STRUCTURES TAKE INTO ACCOUNT THE EFFECTS OF OBSTRUCTIONS AND DEBRIS BUILD UP. ANY SURCHARGE DRAINAGE PIT SHOULD DISCHARGE INTO AN OVERLAND FLOW IN A SAFE AND PRE-DETERMINED MANNER.
  - 8.4. INCLUDE WATER SENSITIVE URBAN DESIGN FEATURES TO MANAGE STORMWATER IN STREETS AND PUBLIC OPEN SPACE, WHERE SUCH FEATURES ARE PROVIDED, AN APPLICATION MUST DESCRIBE MAINTENANCE RESPONSIBILITIES, REQUIREMENTS AND COSTS.
9. FLOOD MITIGATION WORKS WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE RELEVANT FLOODPLAIN MANAGEMENT AUTHORITY AND KNOX CITY COUNCIL.

**LEGEND**

	SPEL HYDROSYSTEM OR APPROVED EQUIVALENT
	PROPOSED INTERNAL DRAINAGE PIPE, PIT AND FLOW DIRECTION
	ROOF DRAINAGE DIRECTION
	PROPOSED ROAD GRADING CONTOUR AND LEVEL

**WARNING**  
BEWARE OF UNDERGROUND SERVICES

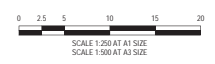
THE LOCATIONS OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVIDED ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN. A MOCS ENQUIRY ON 100 MUST BE MADE BY THE CONTRACTOR, PRIOR TO COMMENCEMENT OF WORKS.

**WARNING**

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE SETOUT INFORMATION PROVIDED ON THIS PLAN WITH THE DESIGN INTENT WHICH INCLUDES, BUT IS NOT LIMITED TO ITEMS SUCH AS LENGTHS, CO-ORDINATES, SETOUT DIMENSIONS AND PEGGED TITLES BY THE PRINCIPAL'S LICENSED SURVEYOR.

**PRELIMINARY**  
NOT FOR CONSTRUCTION

VER.	DATE	REVISION	APPRO.



**TAYLORS**  
Urban Development | Infrastructure  
6/177 Fernvale Road, Bexley NSW 1510, 2159  
Ph: 61 2 8007 2000 | Web: taylorsonline.com.au

DESIGNED: AIM	AUTHORISED: -	DRAFTED: AIM
CHECKED: JOY	AUTH. DATE: -	CHD REF: SK02 SWD REV 2

KNOX CITY COUNCIL  
56 KINGLOCH PARADE  
WANTIRNA  
ROAD & DRAINAGE  
LEVEL & FEATURE PLAN

SCALE	SEE SCALE BAR
VERSION	B
SHEET	1 OF 1
DRAWING No.	SK002

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# Kingloch Parade Wantirna | Victoria

Landscape Masterplan Package

Prepared for Oz Property Group Pty Ltd

Date: March 2020

**REALM** studios

**oz** Property Group



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# Wantirna -- "Gurgling stream"

in Woiwurrung language

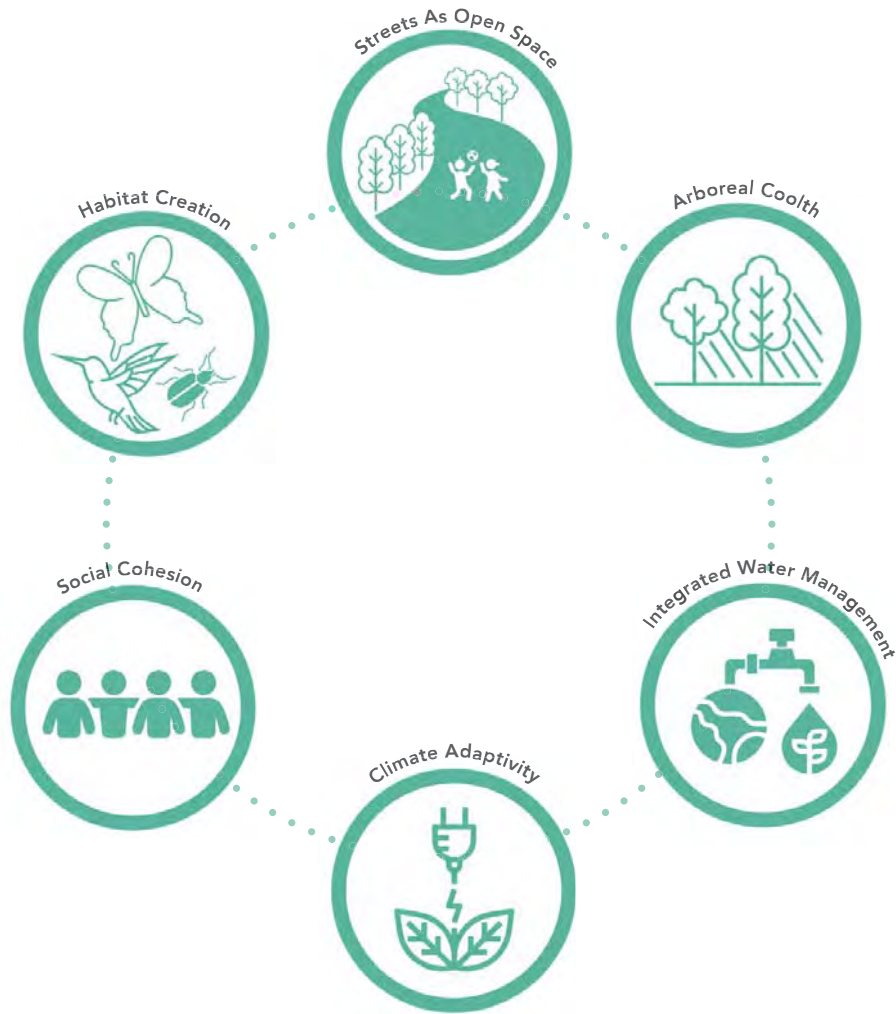
Within the animist belief system of Indigenous Australians, a songline, also called dreaming track, is one of the paths across the land which mark the route followed by localised "creator-beings" during the Dreaming. The paths of the songlines are recorded in traditional songs, stories, dances and painting

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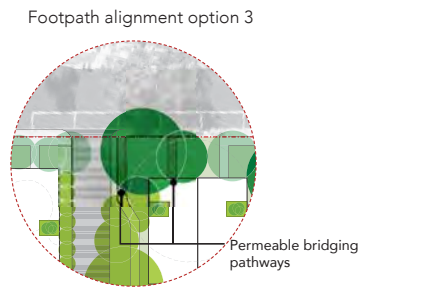
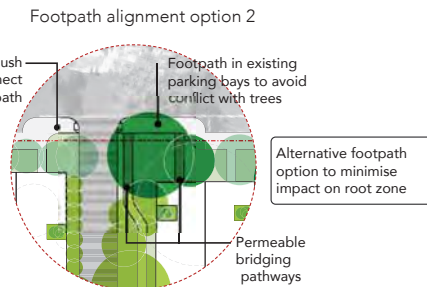
# Endeavors To Imbue The Following Principles:



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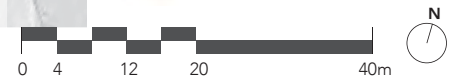


- KEY**
- Existing tree to be retained
  - Proposed native tree
  - Proposed deciduous tree
  - Existing tree to be removed
  - Footpath
  - Road
  - Private driveway
  - Permeable road
  - Gantry crossing
  - Balcony overhead
  - Communal green space
  - Private open space
  - Ephemeral water body
  - Site boundary
  - Built form

**NOTE**

- 1.8 metre fence along western boundary.

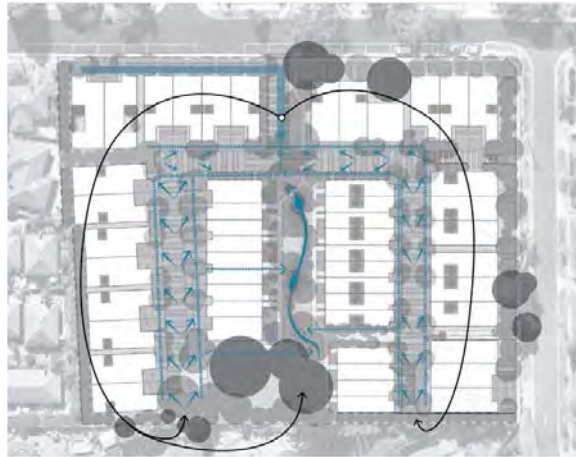
- Trees 11, 12, 13, 34, 49, 51, 52 must be retained on site with the future development application to be accompanied by a Tree Management Plan prepared by a qualified arborist detailing construction and retention methodology.








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**Site water management**

-  Indicative subterranean storage
-  Passive irrigation
-  Road runoff
-  Ephemeral landscape feature
-  Mechanical irrigation: water pumped to high points to enhance passive irrigation



**Access**

-  Vehicular movement
-  Pedestrian movement
-  Vehicular turning point

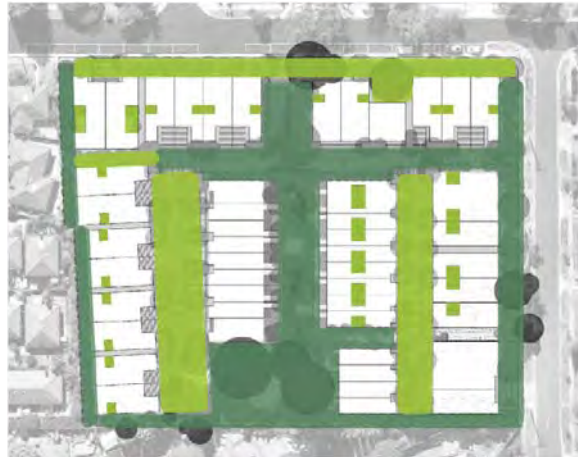




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**Tree Canopy Type**

- Deciduous canopy
- Native canopy

Note:

- 1) The majority of tree planting occurs within the communal realm due to limited lot sizes. Lots which do have space for courtyards will accommodate small sculptural trees and other strategic planting.
- 2) Lots along the site's western edge are to have a verdant dense evergreen screen (approximately 2-3m high) planted along the site's periphery in order to provide privacy to on-site occupants as well as the adjacent property.



**Public vs. Private space**

- Public
- Private

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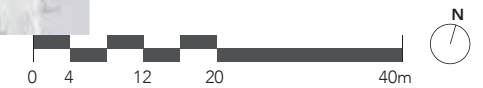
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# Character Zoning



KEY	
Zone 1: Development entrance	
Zone 2: Shared Street	
Zone 3: Boundary fence lines	
Zone 4: Communal green space	
Zone 5: Private courtyard	
Zone 6: Periphery tree planting	
Zone 7: Permeable secondary vehicular	





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Driveway entry framed by structural planting



# Zone 2: Shared Street

Streets as public, social + recreational domain



Sunken planted water detention strips line road



Shot blast concrete finish



Deciduous trees allow for seasonal light shade



Exposed aggregate concrete finish



Planting delineates public-private threshold



Striated patterning demarcates vehicular zone



Brushed concrete finish



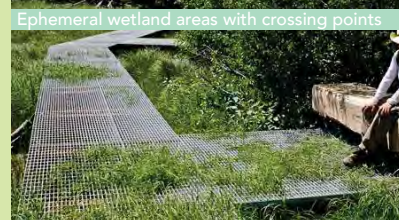
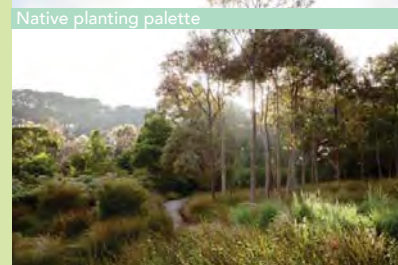
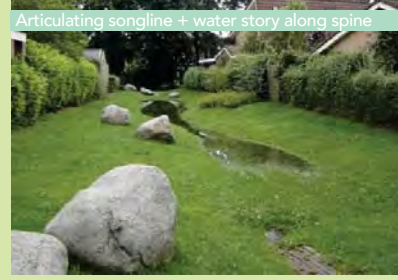
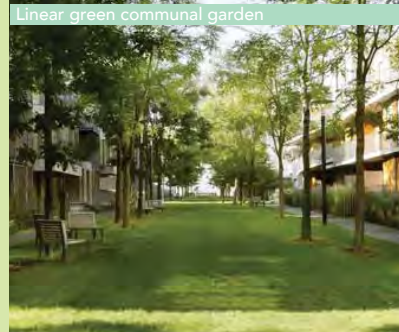
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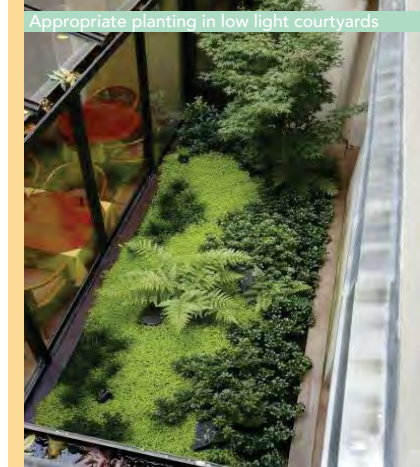
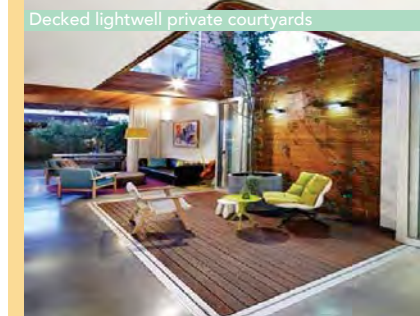
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# Zone 4: Communal green space



# Zone 5: Private courtyards





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Deciduous nyssa sylvatica lined internal roads



Greenlow Ave housing-street bridged interface



## Zone 7: Secondary vehicular

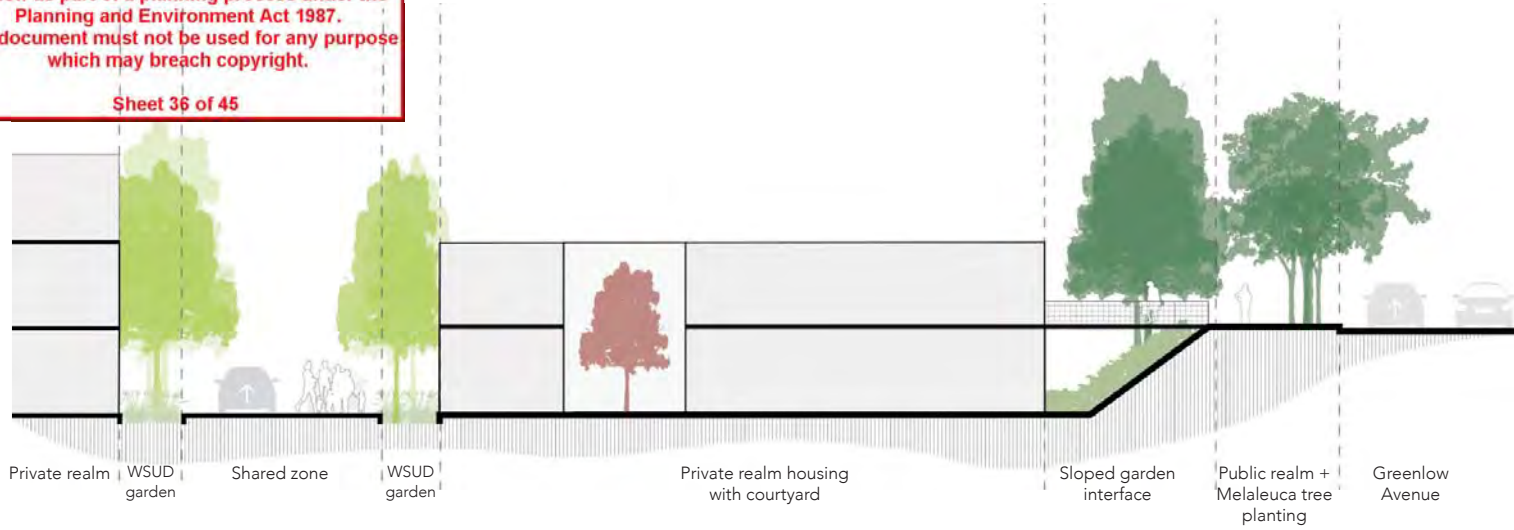
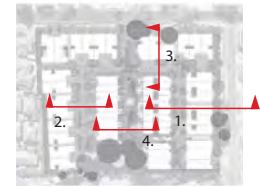
Permeable pavement with blurred garden edge



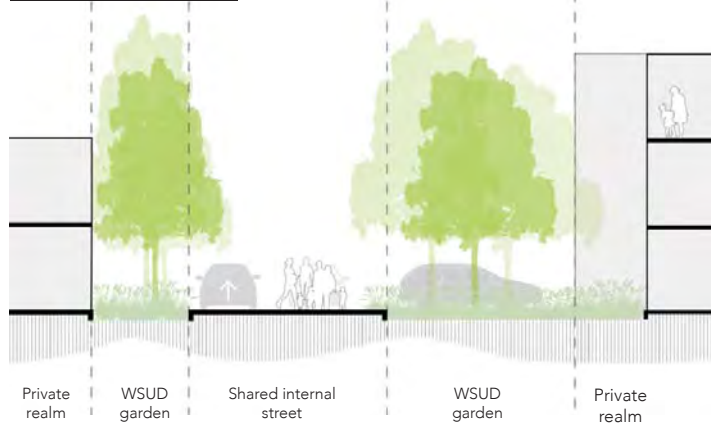
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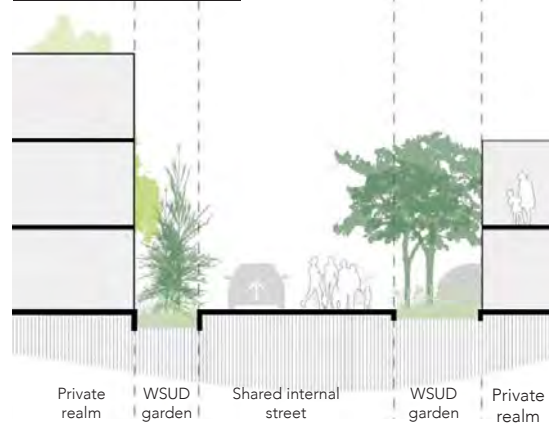
Sheet 36 of 45



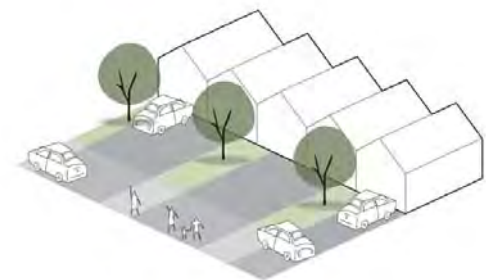
2. Shared Street Section



3. Shared Street Section



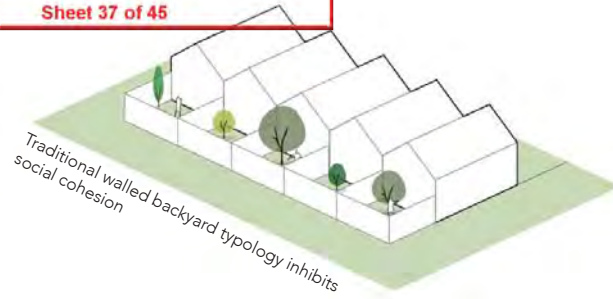
Indicative shared internal street



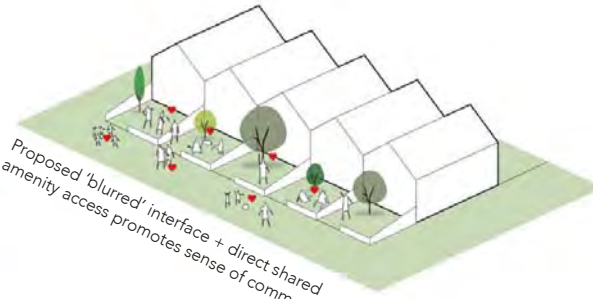
- Larger planting/water retention areas
- Unique pavement demarcation
- Slower safer driving



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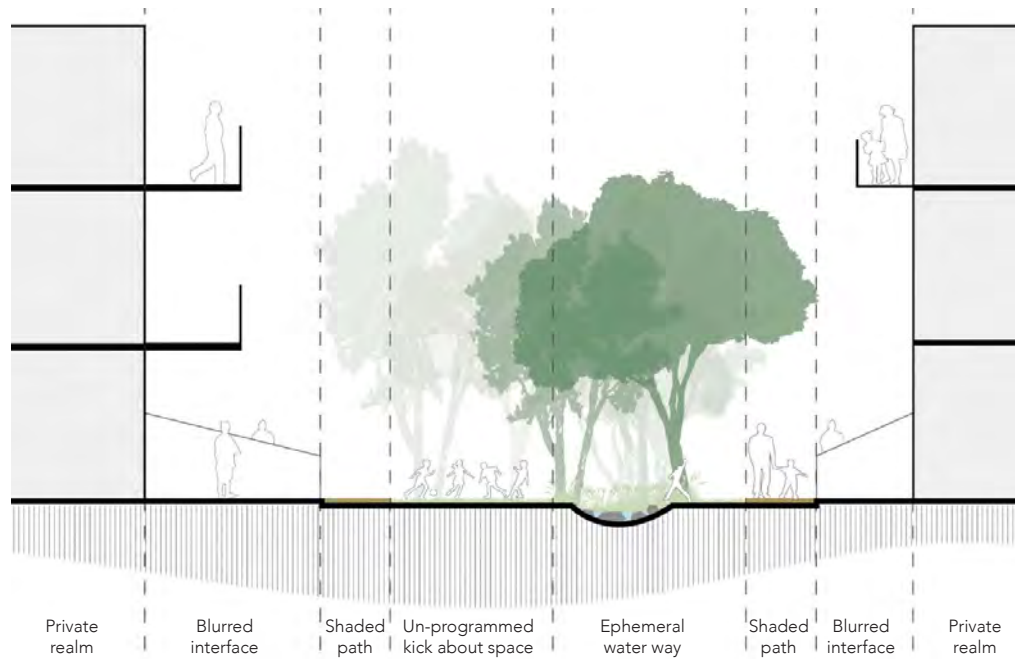


Traditional walled backyard typology inhibits social cohesion



Proposed 'blurred' interface + direct shared amenity access promotes sense of community

**4. Blue Green Spine Section**

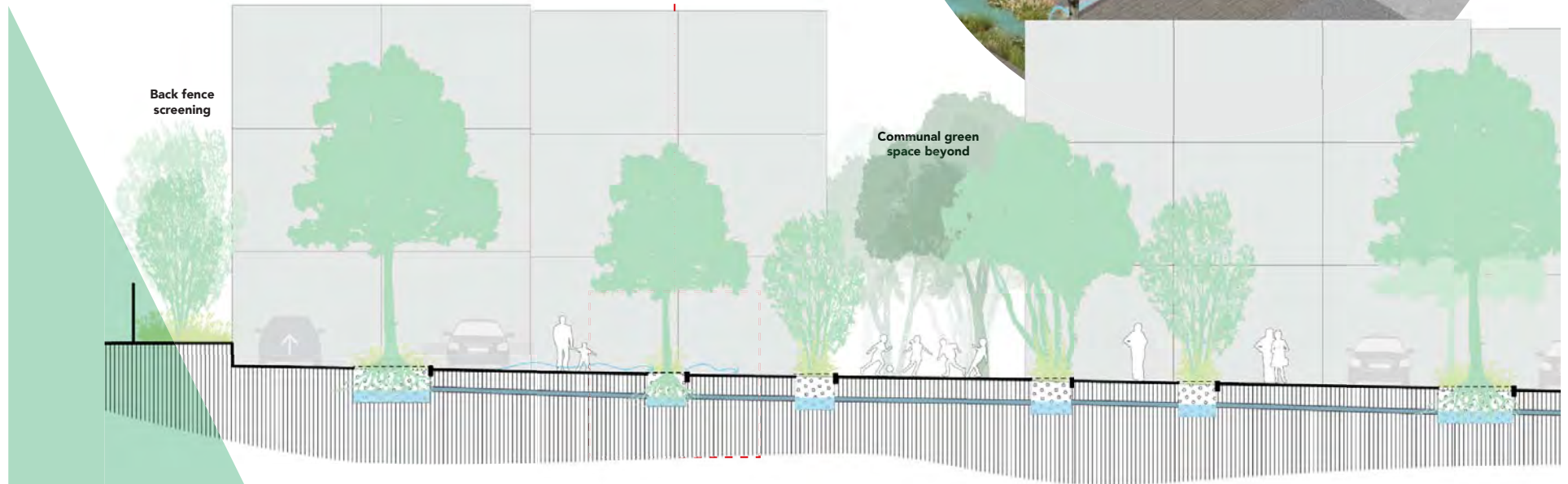
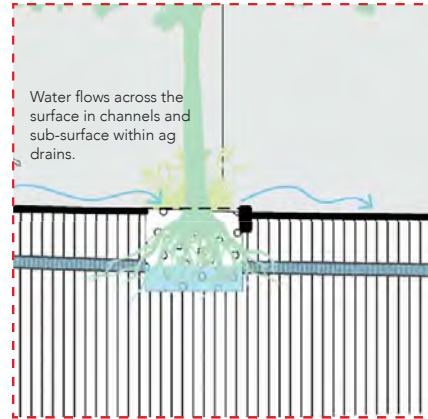


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# Permeability



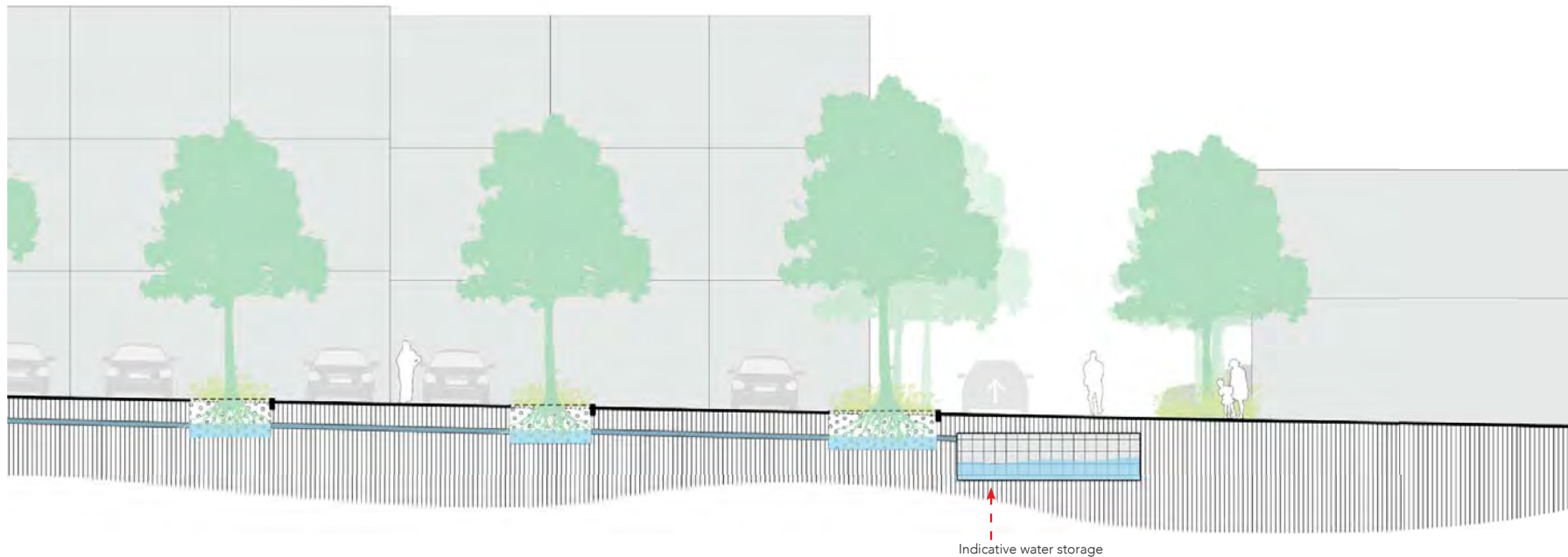
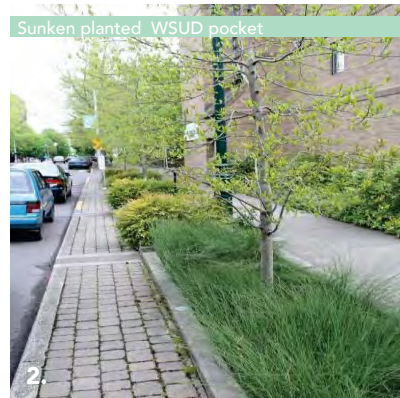




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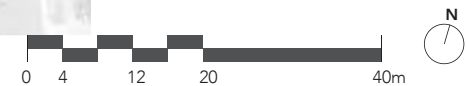
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**KEY**

- Ephemeral runoff pocket
- Blue-green spine
- Entrance planting
- Back fence screening
- Shaded sloped garden
- Private courtyard





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Basket grass  
(*Lomandra longifolia*)



Gynea lily  
(*Doryanthes excelsa*)



Tussock Grass  
(*Poa labillardieri*)



Lemon Scented Gum  
(*Corymbia citriodora* 'Scentuous')



Japanese maple  
(*Acer palmatum*)



Wonga Wonga 'Gold' Vine  
(*Pandorea pandorana*)

**Ephemeral runoff pocket**



Swamp Paperbark  
(*Melaleuca ericifolia*)



Black tupelo  
(*Nyssa Sylvatica*)



Black Sheoak  
(*Allocasuarina littoralis*)



Basket grass  
(*Lomandra longifolia*)



Knotted club-rush  
(*Ficinia nodosa*)



Hollow Rush  
(*Juncus flavidus*)

**Back fence screening**



Canna lily  
(*Canna Indica*)



Pale Flax Lily  
(*Dianella revoluta*)



Golden Billy Buttons  
(*Pycnosorus chrysanthes*)



Black Sheoak  
(*Allocasuarina littoralis*)



Lemon scented myrtle  
(*Backhousia citriodora*)



Kanuka  
(*Kunzea ericoides*)

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**Woolly Bush**  
(*Adenanthos sericeus*)



**Manuka**  
(*Leptospermum scoparium*)



**Hairpin Banksia**  
(*Banksia spinulosa*)



**Tussock Grass**  
(*Poa labillardieri*)



**Kangaroo paw**  
(*Anigozanthos 'Bush Ballad'*)



**Pale Flax Lily**  
(*Dianella revoluta*)



**Knotted club-rush**  
(*Ficinia nodosa*)



**Swamp Paperbark**  
(*Melaleuca ericifolia*)



**Black Sheoak**  
(*Allocasuarina littoralis*)



**Lemon-Scented Gum**  
(*Corymbia citriodora*)



**Mugga ironbark**  
(*Eucalyptus sideroxylon*)

**Shaded sloped garden**



**Water gum**  
(*Tristaniopsis laurina*)



**Slender Tree Fern**  
(*Cyathea cunninghamii*)



**Cousin It**  
(*Casuarina Glauca Kattang Karpel*)



**Blue Lily Turf**  
(*Liriope muscari 'Ingwersen'*)



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Sheet 43 of 45  
Entrance planting

- Hardy low maintenance plant selection
- Poa and Lomandra give texture at lower level
- Doryanthes give larger sculptural form and visual interest during flowering season
- Trunks of Corymbia provide rhythm and delineate structure in the entrance way
- Corymbia produce pleasant smell and shade in entrance area
- Native species help create habitat for micro fauna

#### Ephemeral runoff pocket

- Lomandra, Ficinia and Juncus create textural understory planting. All are tolerant of having wet feet during intermittently wetter periods
- Juncus, Canna and Ficinia are excellent phyto-remediators, helping cleanse road-runoff, even if only partially
- Nyssas chosen for N-S roads due to the fact that they are deciduous: will provide shade in the summer and light in the winter
- Allocasuarina, Nyssa and Melaleuca are all able to withstand having temporarily wet feet
- Allocasuarina and Melaleuca are native trees and will create habitat for micro fauna and attract bees and birds whilst shading and screening where necessary
- Native species help create habitat for micro fauna
- Canna lilies, Dianella and Pycnosorus provide seasonal visual interest and add colour to the landscape

## Option Justification

#### Private courtyard planting

- Acers chosen because of their compact size, the fact that they demonstrate the clear changing of seasons in a contained sculptural form within restricted courtyards
- Native Pandorea vine to be used in constricted spaces unsuitable for trees but will still provide greenery, screening, shading and flowers for bees and birds

#### Blue-green spine

- Hardy low maintenance native plant selection
- Melaleuca and Allocasuarina, Dianella and Ficinia to be planted along ephemeral stream because of their moisture tolerance
- Anigozanthos, Dianella, Poa grass and Banksia add visual interest in the understory while
- Native species help create habitat for micro fauna
- Flowering plants provide visual interest seasonally
- Corymbia and Eucalyptus contrast in trunk colour and add visual interest when juxtaposed
- Trees create habitat for arboreal fauna and shade for garden users

#### Shaded sloped garden

- Native Liriope and Casuarina create textural understory planting in shadier zone
- Native ferns provide scale in landscape while Water gum shades zone, creates privacy for houses along street edge and habitat for native micro fauna

#### Back fence screening

- Native plants with high biodiversity benefits from habitat to food.
- Plants have screening characteristics like dense foliage.
- Both kanuka and black she-oak are tough plants tolerant of drought and heat.
- Lemon scented myrtle is less tough than the other two selected species so will be used in more sheltered locations.
- All species respect neighbours boundaries. The plants are not overly vigorous growers nor wide spreading or at risk of dropping branches.
- All species will tolerate initial shading during establishment. Kanuka and lemon scented myrtle are both sub canopy plants so will tolerate shade throughout their lifetime.

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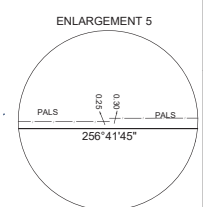
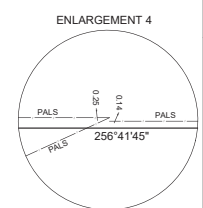
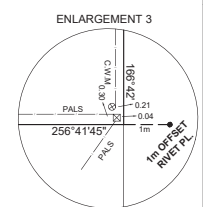
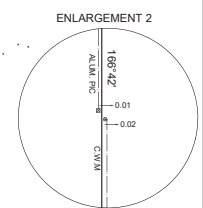
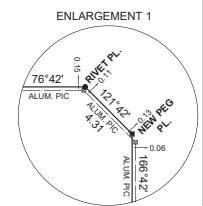
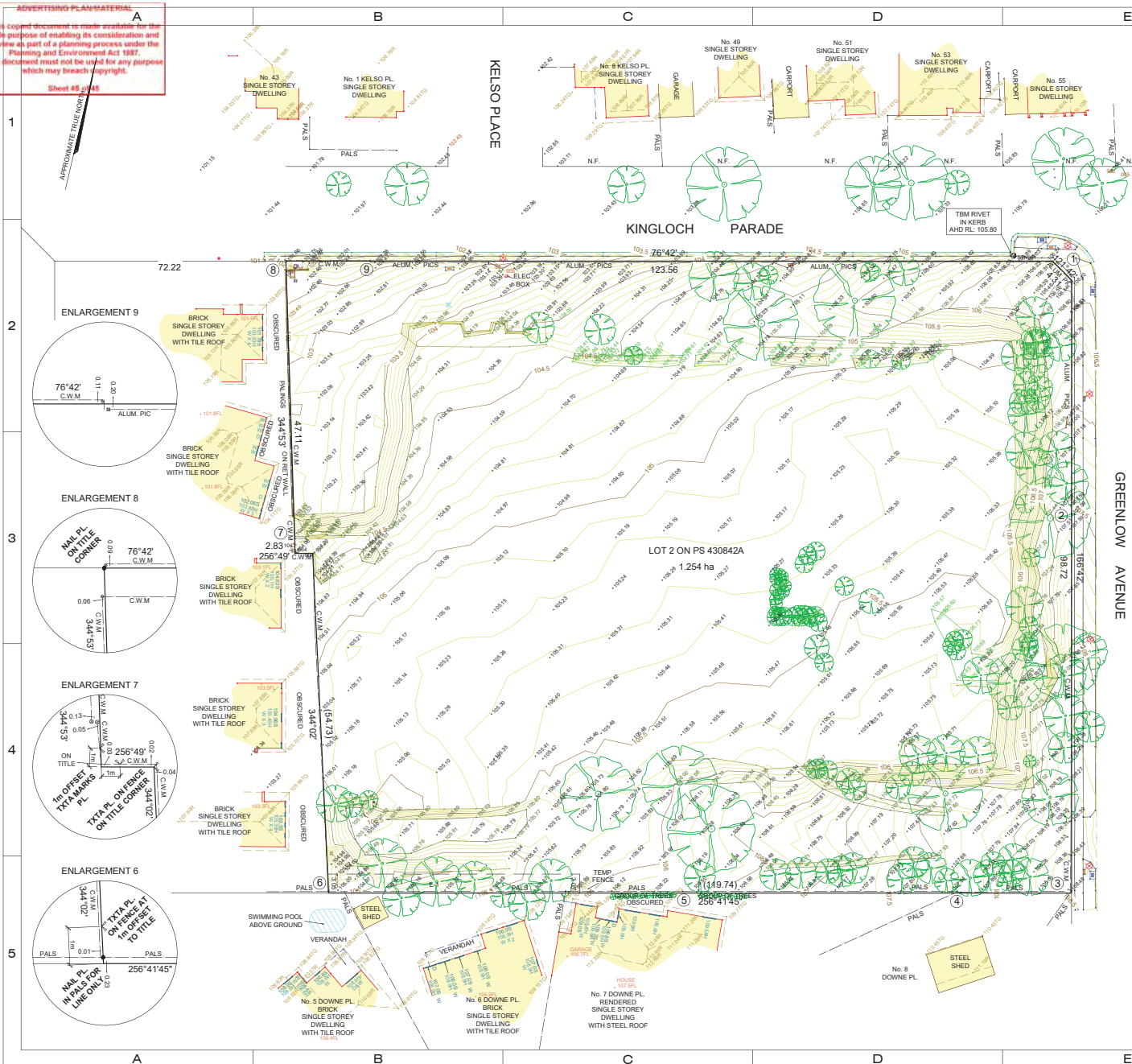
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T +61 8 9227 7222  
damien.pericles@realmstudios.com  
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**NOTATIONS**

LAND SUBJECT TO EASEMENTS  
 E-1 SEWERAGE VIDE C/E 836625  
 CAVEAT AS373279N IS REGISTERED TO TITLE

This survey has been carried out for the exclusive use of the purposes shown on the plan and shall not be used for any other purposes or for any other purpose or purposes. Structures shown on the plan are not to be used for any other purpose or purposes. The position of occupation (fences, buildings, etc.) shown near the boundaries are not to be used for any other purpose or purposes.

Absolute Surveying accuracy is not guaranteed for any lines or angles (except as indicated) to any person or corporation that is not a party to this plan. CONTOUR INTERVALS: 0.1 METRE. LEVELS SHOWN ARE TO AUSTRALIAN HEIGHT DATUM VIDE SCREESBY PM 164 RL 107.516 MEASURED ON 29/07/2019. CONTOUR INTERVALS SHOWN AT 0.1 METRE INTERVALS.

MEASUREMENTS SHOWN ARE IN METRES

**LEGEND**

000	Title Page	—
001	Instrument Station	—
002	Survey Mark	—
003	Survey Control Point	—
004	Check Point, Point	—
005	Top C.A. FB	—
006	Top C.A. FB	—
007	Existing Surface	—
008	Floor Level	—
009	Water Table, etc.	—
010	Other Lines, etc.	—
011	Other Lines, etc.	—
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095	Other Lines, etc.	—

**CERTIFICATION BY SURVEYOR**

I, Mary C. Ribling of 5/11 Sabie Drive Port Melbourne 3207 certify that this plan has been prepared from a survey made under my direction and supervision in accordance with the Surveying Act 2004 and completed on 29/07/2019 that this plan is accurate and correctly represents the adopted boundaries and the survey accuracy records with that required by regulation 7 (1) of the Surveying (Certified Survey) Regulations 2015.

Date: 29/07/2019  
 Licensed Surveyor  
 Surveying Act 2004

THE LAND IN THE SURVEY IS SHOWN ENCLOSED BY CONTINUOUS THICK LINES

CLIENT: CZ PROPERTY GROUP  
 PROPERTY ADDRESS: 50 KINGLOCH PARADE, WANTIRNA, VIC 3152  
 TITLE REF: C/T VOL 10551 FOL 247  
 LAST PLAN REF: LOT 2 ON PS 430842A

**SURVEY PLAN OF TITLE RE-ESTABLISHMENT, FEATURES & LEVELS**

SHEET 1 OF 1 SHEETS

SCALE: 1:1000  
 3 0 3 6 9 12 SCALE SHEET METRE  
 1:1000 SCALE SHEET METRE  
 LENGTHS ARE IN METRES

**Absolute Surveying** Pty Ltd  
 Total surveying solutions  
 survey@absoluteurveying.com.au  
 ph (03) 95571407

Drawn	Checked	Surveyed	Approved	Date
PR	MCR	PR/KS	MCR	05.08.2019
Project Number:	5186	Drawing Number:	5186_RE-F&L	Revision:
				R02