

Planning Panels Victoria

City of Greater Geelong Planning Scheme
Amendment C251

Planning Permit Application No.408/2016

1 Henry Street, Belmont

EXPERT WITNESS STATEMENT OF JOHN PATRICK

LANDSCAPE

PREPARED FOR BELMONT PROJECTS PTY LTD
INSTRUCTED BY NORTON ROSE FULBRIGHT

9th June 2017



**JOHN PATRICK LANDSCAPE
ARCHITECT PTY LTD**

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LANDSCAPE ARCHITECTS

LANDSCAPE HERITAGE CONSULTANTS

LANDSCAPE MANAGEMENT

HORTICULTURAL CONSULTANTS

1 NAME AND ADDRESS OF THE EXPERT

- 1.1 John William Patrick
324 Victoria Street
Richmond Victoria 3121

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 I have worked in the discipline of Landscape Design since 1976. I established my practice in Australia in 1980 becoming full-time in 1988. From 1980-1988 I was Senior Lecturer in Amenity Horticulture at VCAH-Burnley.
- 2.5 In my practice I have 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 subdivisions, 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 I am a past presenter of Burke's Backyard, a current presenter on 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 written or contributed to 11 books.

3 AREA OF EXPERTISE

- 3.1 I have experience in Landscape Architecture, Landscape Heritage and Landscape Horticulture.

4 EXPERTISE TO PREPARE THIS REPORT

- 4.1 I am regularly involved with the preparation of Landscape Architectural schemes for residential and commercial developments and Heritage Studies and Conservation Management Plans and provided expert evidence to the Tribunal's Planning Division and to Planning Panels on many occasions.

5 INSTRUCTIONS THAT DEFINE THE SCOPE OF THIS REPORT

- 5.1 I have prepared this statement following written and verbal instruction from Norton Rose Fulbright. I have no business or private relationship with Norton Rose Fulbright 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 Genton Architects are correct as these have been used as the basis for this report.

7 DOCUMENTS VIEWED IN PREPARING THIS REPORT

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

- Genton Architecture, Belmont, Geelong – Stage 1, Town Planning Drawings - Rev B, June 2017 including:
 - Stage 1 – General Plan, TP10 RevB
 - Ground Floor Plan, TP11 RevA
- Tract Consultants, 1 Henry Street, Belmont: Development Plan, March 2017, pp. 28-29
- Tree Logic Pty Ltd, Arboricultural Assessment, CSIRO_1 Henry St, Belmont, 5/10/2015
- Standards Australia, AS4970-2009 Protection of Trees on Development Sites, 26 August 2009
- City of Greater Geelong, Draft Planning Permit, Permit No.: 408/2016, 1 Henry Street, Belmont
- City of Greater Geelong, Sustainable Communities: Infrastructure Development Guidelines, October 2010, p. 17
- City of Greater Geelong, Design Notes No. 4 Vehicle Crossings Preferred Layout, August 2012.
- City of Greater Geelong, Tree Management, printed 6 June 2017
- City of Greater Geelong, Indigenous plants of the Geelong Region: Zone 7, Geelong, Grovedale & Waurn Ponds Limestone Plains & Hills, Version 05, n.d.
- Greater Geelong Planning Scheme, Clause 32.08 General Residential Zone, 13/04/2017, pp. 1-9
- Greater Geelong Planning Scheme, Schedule 1 to Clause 32.08 General Residential Zone, 30/05/2014, p.1
- Greater Geelong Planning Scheme, Clause 55.03-8 Landscaping Objectives
- Greater City of Geelong, Schedule 35 to the Development Plan Overlay (draft), n.d., pp. 1-4

- Parks Referral Response, 1 Henry Street Belmont, 2 May 2016

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 the plans prepared by Genton Architecture.

9 AGREEMENT WITH EXPERT WITNESS GUIDELINE

- 9.1 I understand that I have a paramount duty to assist the Panel on matters relevant to my expertise and agree to be bound by the Panel's expert witness guidelines.

10 A SUMMARY OF THE OPINIONS OF THE EXPERT

The site

- 10.1 The subject site is located on the southern side of Henry Street, Belmont, extending between the Corio-Waurn Ponds Road to the east and Reynolds Road to the west. It formerly existed as a CSIRO site.
- 10.2 Immediately to the north of the site, across Henry Street, is a residential area consisting mostly of post-war, single-storey brick or timber dwellings set behind low to medium front fences. Some infill with larger modern homes or townhouses is apparent. Landscaping within front gardens is largely restricted to perimeter plantings of exotic shrubs with a central lawn area. Trees are mostly absent from front garden areas, although some do exist such as a Red-flowering Gum (*Corymbia ficifolia*) at no. 22; a Golden Elm (*Ulmus glabra* 'Lutescens') and Weeping Lilly Pilly (*Syzygium floribundum*) at no. 36; a Blue Atlas Cedar (*Cedrus atlantica* 'Glaucá') at no. 38; a Silky Oak (*Grevillea robusta*) at no. 52; and a Golden Elm (*Ulmus glabra* 'Lutescens'), Sweet Pittosporum (*Pittosporum undulatum*) and Narrow-leaved Peppermint (*Eucalyptus radiata*) among others at no. 58. Street trees along this side of Henry Street are mostly restricted to original plantings of Snow-in-summer (*Melaleuca linariifolia*) with a single Bottlebrush (*Callistemon* sp.) at the front of no. 10. Gaps in the planting suggest that some trees have been removed and not replaced.
- 10.3 Street trees along the southern side of Henry Street are restricted to seven scattered specimens of Yellow Gum (*Eucalyptus leucoxydon*).
- 10.4 Corio-Waurn Ponds Road extends along the eastern boundary of the site. This consists of a dual carriageway separated by a grassed median strip. A grassed embankment further to the east provides separation to a service road and residential dwellings. These are of similar vintage and style to those facing Henry Street. Yellow Gum street trees are located along the eastern side of the service road while shrubby Honey-bracelet Myrtle (*Melaleuca armillaris*) and Bottlebrush (*Callistemon* sp.) are scattered along the embankment to the west.
- 10.5 The rear yards of houses facing Marjorie Avenue join the subject site to the south. As with those facing Henry Street, these consist largely of post-war, single-storey brick or timber dwellings. Modern single dwellings or townhouse infills are also evident, as are rear extensions. Landscaping within both front and rear yards is mostly limited to areas of lawn with small exotic trees and shrubs. Street trees are more varied consisting mostly of Bottlebrush along the northern side, under the powerlines and a mix of Red-flowering Gum, Yellow Gum, Bottlebrush and a Willow Myrtle (*Agonis flexuosa*) along the southern alignment. Large gaps appear in the street tree planting, particularly to the south.
- 10.6 Across Reynolds Road to the west is McDonald Reserve to the north, with Calirvaux Catholic School to the south. Trees around the Reserve are mostly restricted to Honey-bracelet Myrtle and Yellow Gum. Spotted Gum (*Corymbia maculata*) predominate the tree species within the area of the school which is easily viewed from Reynolds Road. Very few street trees are present along Reynolds Road, consisting mostly of Yellow Gum.
- 10.7 The site contains a large number of trees and these have been the subject of an Arboricultural Assessment prepared by Tree Logic in October 2015. 391 trees were inspected as part of this assessment including 383 within the site itself, one tree within a neighbouring site and seven street trees. Three trees were assessed as having a high arboricultural rating; 1 was assessed as having a moderate-high arboricultural rating; 115 a moderate arboricultural rating; 242 a low arboricultural rating; and 31 an arboricultural rating of 'none' indicating that they are not suitable for retention on arboricultural grounds.

- 10.8 In the City of Greater Geelong draft planning permit conditions for the site, Council have requested that Trees 55, 57, 59, 66, 72 and 196 be incorporated into the development and retained in public reserves. Trees 55, 57, 59 and 72 are all Spotted Gums (*Corymbia maculata*) of moderate arboricultural rating. Tree 66, also a Spotted Gum, is of low arboricultural rating. These 5 trees form a group towards the eastern end of the site. Tree 196, a large Yellow Gum, is located further to the west and is of high arboricultural merit.

Landscape proposal

- 10.9 The site is to be developed in three stages. This current application deals with Stage 1 which represents the centre of the site. Eighty-seven residential allotments are proposed within this stage consisting of 26 townhouses to the east and west of the area and 61 empty lots for individual development throughout the centre. A new internal central street running east to west and two streets running north to south – one to the eastern side of the area and one to the western side, will provide vehicular access to each of the new lots.
- 10.10 The retention of the trees requested by Council has been disputed on the grounds that they will result in inefficient building envelopes for the future dwellings, resulting in a poor quality street edge with inconsistent street setbacks, as well as impacting the ability to create a consistent street avenue along Henry Street. Six other trees along the Henry Street frontage have been suggested for retention instead, these being Trees 208, 214, 219, 221, 222 and 225. These have been identified as: Trees 208 and 214, Italian Cypress (*Cupressus sempervirens*); Tree 219, Prickly-leaved Paperbark (*Melaleuca styphellioides*); Tree 221 and 225, Swamp She-oak (*Casuarina glauca*); and Tree 222 Yellow Gum (*Eucalyptus leucoxylon*). It is noted that Tree 222 is a street tree. All trees were given a moderate arboricultural rating in the Tree Logic assessment and are located towards the western end of the site.
- 10.11 Mr Michael Rogers, a Consultant Arborist with my company, visited the site on 25th May 2017 to review the two groups of trees and offer professional advice on tree quality, protection, contribution to Henry Street and constraints to future street tree planting along the Henry Street frontage. I have attached his letter of advice to the end of this statement.
- 10.12 Mr Rogers has advised that Trees 208, 214, 219, 221, 222 and 225 are of no arboricultural significance and contribute little to the landscape. On this basis, their retention as compensation for removal of the trees proposed by Council cannot be supported. I note that Tree 222 is a street tree and its retention or otherwise would need to be determined by Council.
- 10.13 Trees 59 and 66 are suppressed by the larger, adjacent trees (Trees 55, 57 and 72). Tree 66 is in advanced decline with over 50% of its canopy dead. Mr Rogers does not believe that these two trees are not worthy of retention and I concur with this opinion.
- 10.14 The remaining Spotted Gums in this group, Trees 55, 57 and 72 are considered to be worthy of retention based on their arboricultural merit. They have respective TPZs (Tree Protection Zones) of 6.5m, 5.2m, and 6.6m. Retention of these trees would require greater setbacks and restrict the available building area for those dwellings within the eastern two lots. This would negatively impact the development potential of these two lots. On balance, and subject to a consistent theme of replacement planting along the Henry Street interface, I can support their removal.
- 10.15 The most significant site tree is Tree 196. This Yellow Gum has reached impressive dimensions for this taxon and Mr Rogers has commented that it is rare to see this species so large. While it has a large 12m TPZ, he believes that a non-destructive root investigation could allow for a significant reduction in this on one side. I note also that AS4970-2009 *Protection of Trees on Development Sites* states that 'Tree sensitive construction measures such as pier and beam,

suspended slabs, cantilevered building sections, screw piles and contiguous piling can minimise the impact of encroachment. By conducting a non-destructive root investigation and adopting these modified building techniques, retention of the tree need not significantly impact construction within the proposed neighbouring lots. Should the tree be retained I recommend that a Tree Management Plan be prepared to implement works around the tree. This could be a condition of permit should one be issued.

- 10.16 A Landscape Architectural plan has been prepared for the site under my direction. This is restricted to nomination of street tree species and locations for the new internal streets and suggested species and locations for the Henry Street frontage.
- 10.17 A Landscape Design Principles Plan (Figure 22) in the Development Plan prepared for the site by Tract Consultants proposes evergreen trees to Henry Street (matching existing/to Council satisfaction); evergreen trees to north/south links; and deciduous trees to east/west links. This concept has been endorsed by Council's Parks Unit in their referral response and I have therefore based my species selection on these principles.
- 10.18 Existing street trees along Henry Street consist of Snow-in-Summer (*Melaleuca linariifolia*) along the northern alignment of the street and seven, scattered Yellow Gum (*Eucalyptus leucoxylon*) along the southern alignment. Snow-in-summer, while popular as a street tree in the 1950's and 1960's, is rarely seen in new street tree plantings. This is largely because it is often seen by residents as being old fashioned. I therefore do not recommend matching the proposed new street tree planting to this.
- 10.19 Two (Trees 51 and 222) of the existing seven street trees along the southern alignment are adjacent to the proposed Stage 1. Tree 51 will require removal to accommodate a proposed new entry into the site. This tree was given an arboricultural rating of moderate in the Tree Logic assessment. Removal and replacement of this tree will need to be negotiated with Council. It is recommended, that to obtain a consistent avenue of street trees along Henry Street, negotiations be undertaken with Council for the removal and replacement of all seven of the existing street trees.
- 10.20 While ultimately species selection will be decided by Council, I have suggested the use of Spotted Gum on the Landscape Architectural plan. This is partly in response to the five Spotted Gums that Council have requested be retained and partly due to the impact that a row of the large grey and white mottled trunks of these stately trees will impart on Henry Street.
- 10.21 In order to provide sufficient room for future growth, crossovers will need to be paired, resulting in generous nature strip lengths of approximately 11m. Retention of Tree 196 will prevent successful establishment of a street tree adjacent to it, resulting in a slight fracturing of the avenue at this point. While the requirement of one tree per allotment will not be achieved, it is my opinion that the establishment of large canopy trees along this alignment will provide a superior outcome than the medium sized canopy trees that would be required if one tree per allotment was adhered to.
- 10.22 Proposed crossovers to the medium density townhouses along the new internal east street and internal west street result in lengths of nature strip ranging from approximately 3m to approximately 5m, although some variances to these do occur. Here I have taken inspiration from the large indigenous Yellow Gum (Tree 196) and propose a dwarf cultivar of the same, Euky Dwarf (*Eucalyptus leucoxylon* 'Euky Dwarf'). This cultivar has a potential mature size of 7m x 4m making it ideal for these locations. Its light, open canopy of grey-green leaves will soften the façade of the dwellings behind and is offset by either red, pink or cream blossoms from late autumn through to early spring, providing a splash of colour through the winter months.

- 10.23 Parking spaces have been provided to the eastern side of the internal east street with garden areas adjacent to these. These spaces are of a sufficient size to support two Euky Dwarf, providing an avenue along this alignment.
- 10.24 Nature strip areas along the new internal central street have a length of approximately 7.6m, allowing for larger canopy trees along this alignment. According to the Landscape Principles prepared for the site, street trees along this east-west running street are to be exotic and deciduous in nature. The Fantasy Crepe Myrtle (*Lagerstroemia indica* x *Lagerstroemia fauriei* 'Fantasy') satisfies both objectives and I propose one tree to the frontage of each lot, in accordance with Council's street tree requirements. With its large white summer flowers, brilliant autumn foliage and highly ornamental bark, this hardy, drought tolerant tree will offer year-round interest to the residents. With a mature size of 9m x 8m and a vase-shaped form, it provides both clearance for pedestrians and cars, as well as considerable canopy cover, while its deciduous nature will allow winter light entry into the surrounding dwellings.
- 10.25 I note that a draft for DPO35 states that as part of the requirements for the Development Plan for the site, that an Urban Masterplan is to be prepared that includes:
- "Where practicable the integration of existing high value canopy trees within open space reserves informed by an arboricultural assessment prepared by a suitably qualified expert"*
- 10.26 My review of the Development Plan prepared by Tract indicates the provision of a reserve near the corner of Corio-Waurn Ponds Road and Henry Street, as part of Stage 3 works. This area encompasses a number of existing trees including Tree 28, a Yellow Box with a high arboricultural rating; Trees 38 and 40, both Lemon-scented Gums (*Corymbia citriodora*), Trees 41 and 43, both Brush Box (*Lophostomon confertus*) and Tree 47, Rough-barked Apple (*Angophora floribunda*), all with a moderate arboricultural rating; and five trees with a low arboricultural rating, being Trees 27, and 31, Manna Gum (*Eucalyptus viminalis*), Tree 36, Weeping Willow (*Salix babylonica*), Tree 37, Brush Box and Tree 42, Cherry Plum (*Prunus* sp.). While I understand that retention of all these trees may not be practicable, I encourage the retention of those trees with a high or moderate arboricultural rating.

Conclusion

- 10.27 Stage 1 development of 1 Henry Street, Belmont proposes 26 townhouses to the east and west of the area and 61 empty lots for individual development throughout the centre.
- 10.28 Six trees have been proposed for retention by Council. Two of these (Trees 59 and 66) are suppressed and not considered worthy of retention. Retention of three others (Trees 55, 57 and 72) will limit the development potential of the two lots on which they are located and impose inconsistent setbacks. Removal of these trees will provide room for a consistent theme of replacement planting along the Henry Street interface and on this basis I support their removal. The sixth tree (Tree 196) can be retained but will require a non-destructive root investigation and adoption of modified building techniques in order to protect it.
- 10.29 New street tree planting is proposed along the Henry Street interface to form an avenue effect. Retention of tree 196 will prevent the location of a street tree adjacent to it resulting in a slightly fractured avenue at this point. Spotted Gum have been suggested however the ultimate species selection will be to Council specifications.
- 10.30 Street trees are proposed along new internal streets, with a dwarf cultivar of the indigenous Yellow Gum proposed to those running north-south and the deciduous Fantasy Crepe Myrtle

forming an avenue along the central east-west running street. The two species will provide year round interest and amenity for the residents.

- 10.31 A Reserve proposed as part of Stage 3 works incorporates the retention of a number of trees of high or moderate arboricultural merit. This complies with part of the requirements of the draft DPO35.

11 PROVISIONAL OPINIONS.

- 11.1 None.

12 INACCURACIES AND ADDITIONAL MATTERS.

- 12.1 None.

A handwritten signature in black ink, appearing to read 'John Patrick', written in a cursive style.

John Patrick
John Patrick Landscape Architects Pty Ltd

APPENDIX 1 – Letter of Advice



LANDSCAPE ARCHITECTS
ENVIRONMENTAL HORTICULTURALISTS
LANDSCAPE HERITAGE CONSULTANTS
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25 May 2017

Mr John Patrick
John Patrick Landscape Architects
324 Victoria Street
RICHMOND VIC 3121

Dear John,

Re: 1 Henry Street, Belmont | Review of Trees along Henry Street Frontage

I inspected the trees at 1 Henry St today, 25/05/2017. This was in response to an email from Jess Noonan of Tract to Peter Schembri on the 10 February 2017 regarding tree retention at the previous CSIRO site.

Council has suggested that Trees 55, 57, 59, 66, 72 and 196, as identified in the Tree Logic Arboricultural Assessment Report 05/10/2015, be retained. Trees 55, 57, 59, 66 and 72 are a clump of *Corymbia maculata*. It appears Tree 57 may be a council owned street tree as it is outside the fence line. This will need to be verified.

Trees 55, 57 and 72 are mature and worthy of retention. Their TPZs are 6.5, 5.2 & 6.6 respectively. Trees 66 and 59 are suppressed by 55, 57, and 72. Tree 66 is in rapid decline with over 50% of its canopy dead. These two trees are not worthy of retention.

Tree 196 is a mature *Eucalyptus leucoxylon* of significant stature. It is rare to see this species so large. Its TPZ is 12m

The developer has proposed that Trees 208, 214, 219, 221, 222 and 225 be retained instead. Tree 208 and 214 are maturing *Cupressus sempervirens*, they are of fair condition. Tree 219 is a *Melaleuca styphelloides*. It is structurally poor due to multiple bifurcations. Tree 221 is a *Casuarina glauca* of fair to poor condition. Tree 222 is a council owned *Eucalyptus leucoxylon* street tree. Tree 225 is another *Casuarina glauca* of poor condition which is suckering profusely.

While Trees 55, 56, and 72 are worthy of retention. I would support their removal if a consistent avenue of trees were planted in the council nature strip. The trees require adequate space above and below ground for a medium sized tree when mature E.g. 10m x 6m. Consideration needs to be given to the location of footpath, crossovers, services water, gas, electricity, communications etc. and to prevent potential conflict

with the tree when mature. They would be planted as semi-mature specimens with 2 years maintenance which includes weekly watering, during the growing season October to May.

Species should be consistent with native trees in the area i.e. *Eucalyptus leucoxylon*, *Lophostemon confertus*, *Tristaniopsis laurina*.

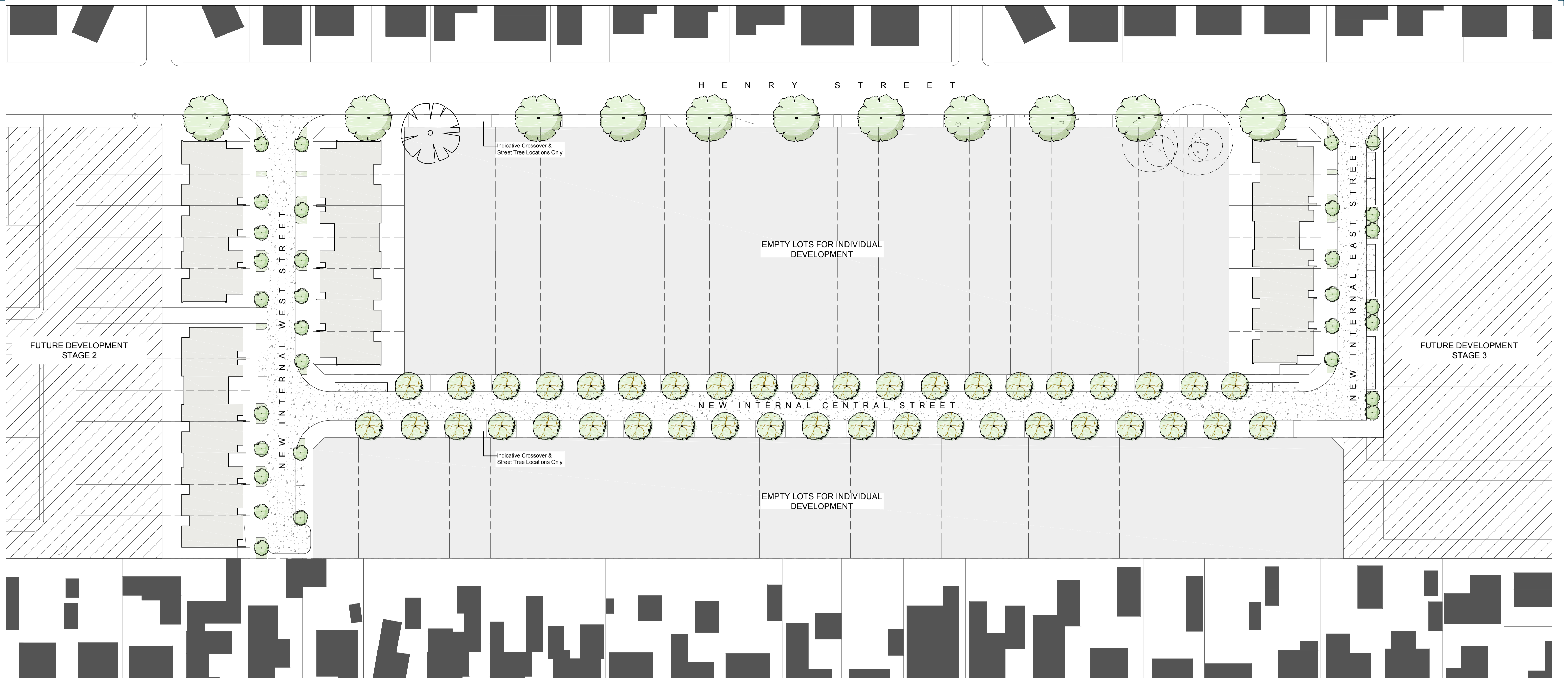
Tree 196 is significant and should be retained. I believe that a non-destructive root investigation would allow a significant reduction in its TPZ on one side.

Trees 208, 214, 219, 221, 222, 225 are of no arboricultural significance and contribute very little to the landscape. They are not worthy of retention and I cannot support their retention as compensation for the removal of the trees proposed for retention by Council.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'M. Rogers', with a long horizontal flourish extending to the right.

Michael Rogers
Consultant Arborist



LEGEND

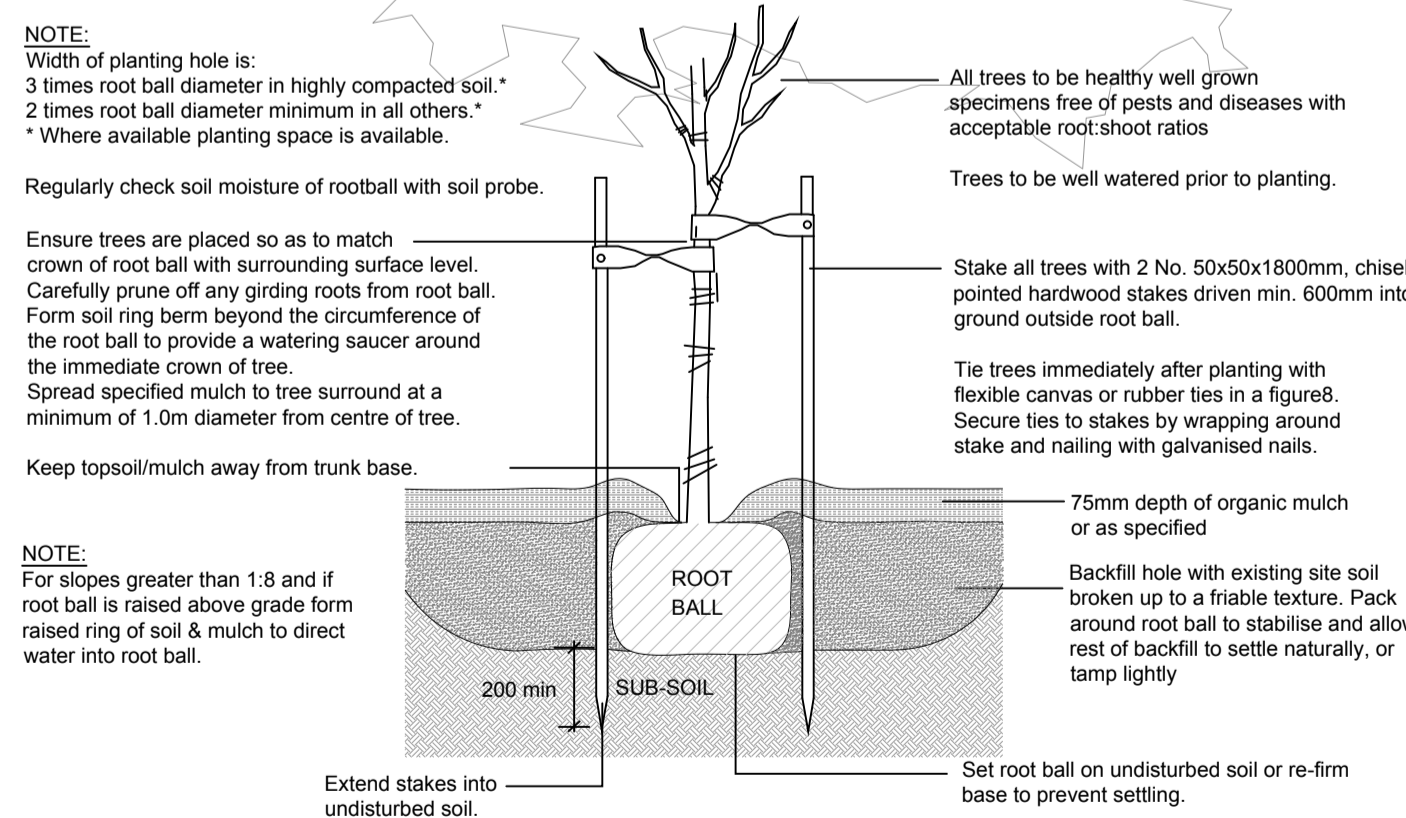
- Existing Tree To Be Retained
- Existing Tree To Be Removed
- Proposed New *Corymbia maculata*
Refer to Plant Schedule
- Proposed New *Eucalyptus leucoxylon* 'Euky Dwarf'
Refer to Plant Schedule
- Proposed New *Lagerstroemia fauriei* 'Fantasy'
Refer to Plant Schedule
- Proposed New Nature Strip

PLANT SCHEDULE

SYM	BOTANICAL NAME	COMMON NAME	DE/EX*	HEIGHT X WIDTH AT MATURITY	MIN SUPPLY SIZE	QTY
EVERGREEN TREES						
BED	<i>Eucalyptus leucoxylon</i> 'Euky Dwarf'	Dwarf Yellow Gum	EN	7 x 4m	50cm/2.0mH	31
Cm	<i>Corymbia maculata</i>	Spotted Gum	EN	20 x 12m	50cm/2.0mH	11
TOTAL						42
DECIDUOUS TREES						
LIF	<i>Lagerstroemia fauriei</i> 'Fantasy'	Fantasy Crepe Myrtle	D/Ex	9 x 8m	50cm/2.0mH	41
TOTAL						41

*D/E = Deciduous/Evergreen N/EX = Native/Exotic

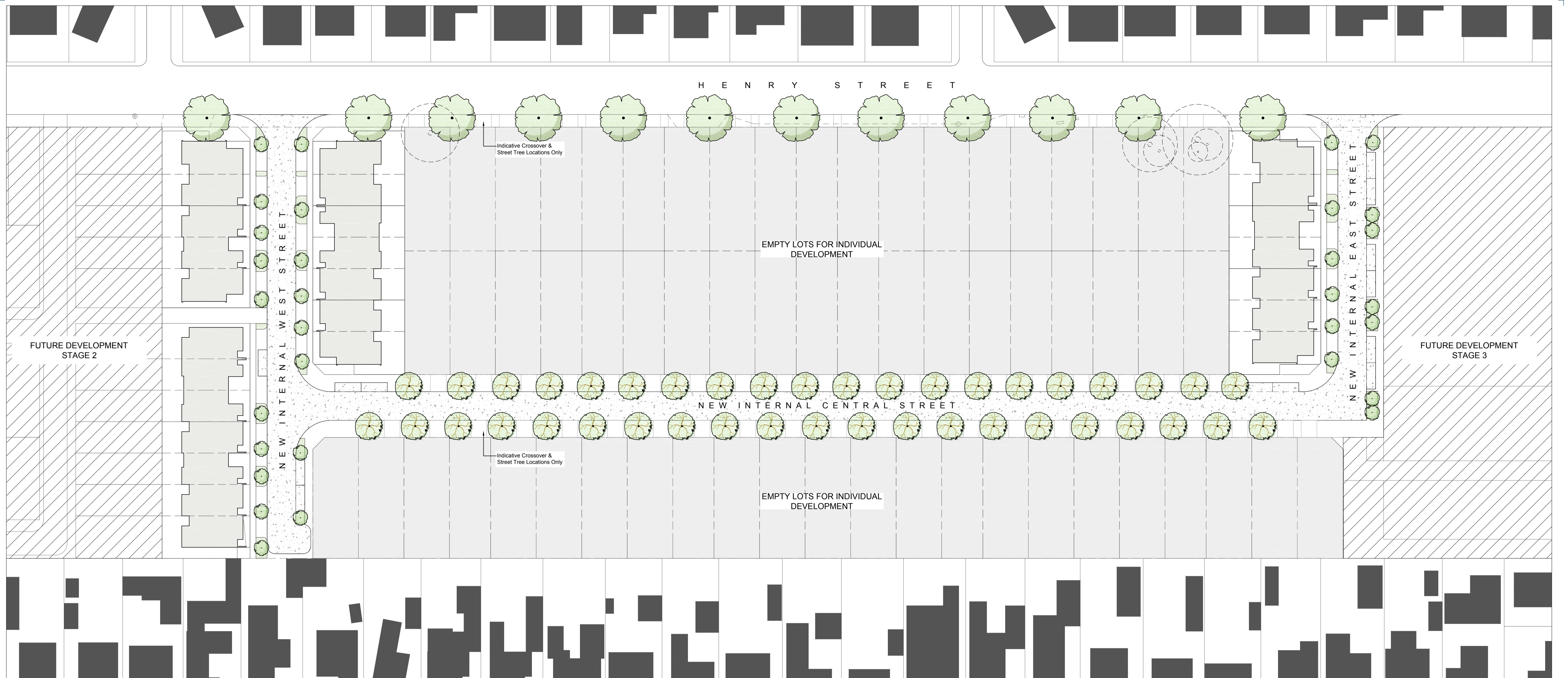
TYPICAL PLANTING DETAILS



D1 TYPICAL TREE PLANTING DETAIL
Scale N.T.S.

PROPOSED TREE SPECIES





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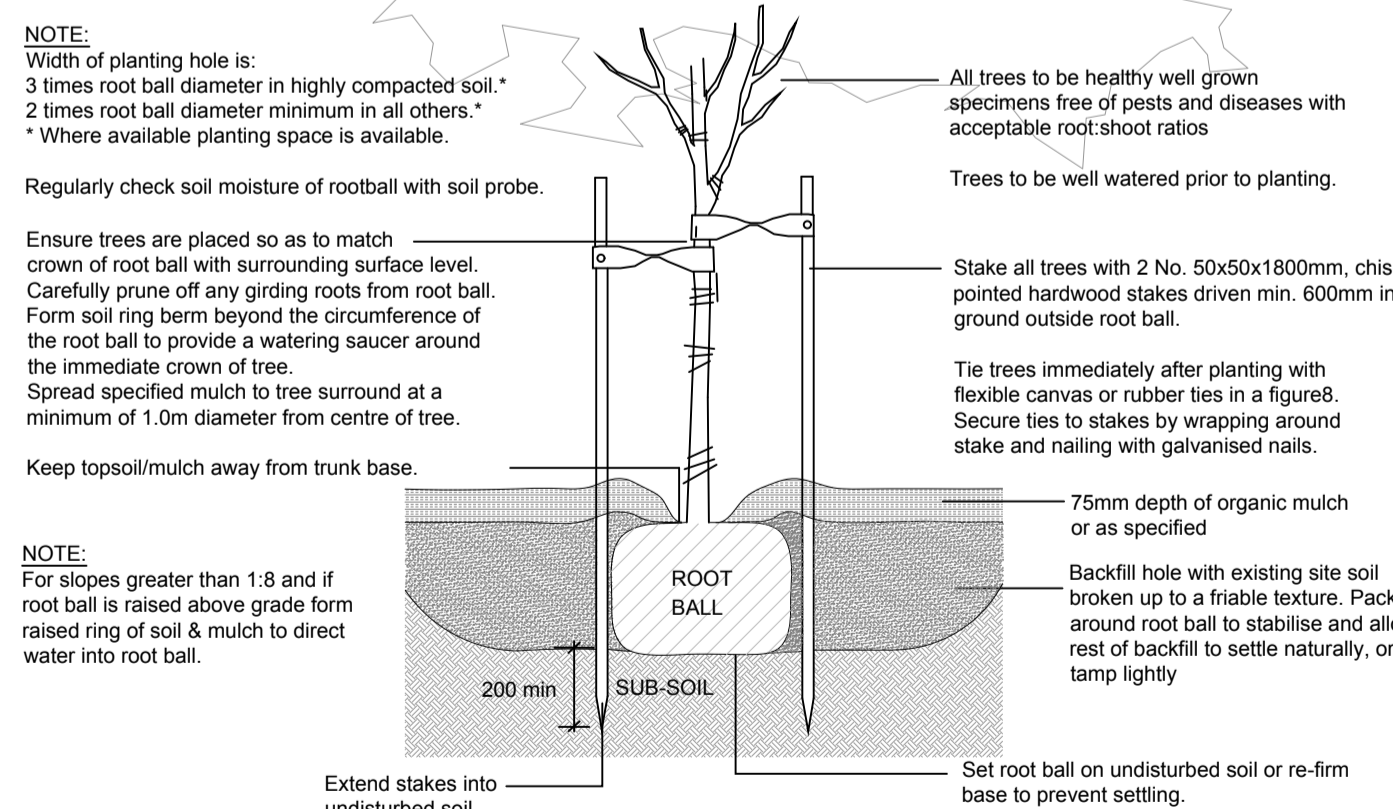
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- Proposed New Nature Strip

PLANT SCHEDULE

SYM	BOTANICAL NAME	COMMON NAME	DE/EX*	HEIGHT X WIDTH AT MATURITY	MIN SUPPLY SIZE	QTY
EVERGREEN TREES						
BED	<i>Eucalyptus leucoxylon</i> 'Euky Dwarf'	Dwarf Yellow Gum	EN	7 x 4m	50cm/2.0mH	31
Cm	<i>Corymbia maculata</i>	Spotted Gum	EN	20 x 12m	50cm/2.0mH	12
		TOTAL				43
DECIDUOUS TREES						
LIF	<i>Lagerstroemia fauriei</i> 'Fantasy'	Fantasy Crepe Myrtle	D/Ex	9 x 8m	50cm/2.0mH	41
		TOTAL				41

*D/E = Deciduous/Evergreen N/EX = Native/Exotic

TYPICAL PLANTING DETAILS



D1 TYPICAL TREE PLANTING DETAIL
Scale N.T.S.

PROPOSED TREE SPECIES



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REVISION DATE BY

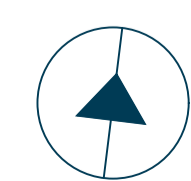
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CLIENT
Belmont Projects Pty Ltd

PROJECT
Belmont, Geelong

1 Henry Street, Belmont

DRAWING
Landscape Plan Option 2 for Panel Hearing



SCALE 1:500 @ A1
DATE June 2017
DRAWN CM
CHECKED JPKM
JOB NO 17-0383
DWG NO L-PH02
CAD FILE 17-0383 L-PH02