

73 - 155 Ash Road, Leopold

Landscape Masterplan Report

Note: This plan may be subject to change to revise the layout of open space and surrounding subdivision, generally in accordance with Condition 1 of the draft Planning Permit No. PP-39-2019 and the Outline Development Plan contained within the draft Schedule 46 to the Design and Development Overlay.

Landscape Masterplan Report

73-155 Ash Road, Leopold

Prepared by **Tract Consultants**
for **Ample Investments Group Pty Ltd**

0317-0697-60
22.12.2020



Vision

CREATING A COMMUNITY WHICH IS CONNECTED, ACTIVE AND HEALTHY

Create open spaces that serve as social connector and promote a sense of community

CONNECTED GREEN CORRIDOR



RECREATION AREAS STEPPING DOWN GRADE TO DRAINAGE AREA



SHARED PATHWAYS THROUGH OPEN SPACE



PLAYGROUND INTEGRATED INTO OPEN SPACE & INTO GRADE















OFF ROAD PATH NETWORK CREATES OPPORTUNITIES FOR SMALL GATHERING AREAS

Key Principles

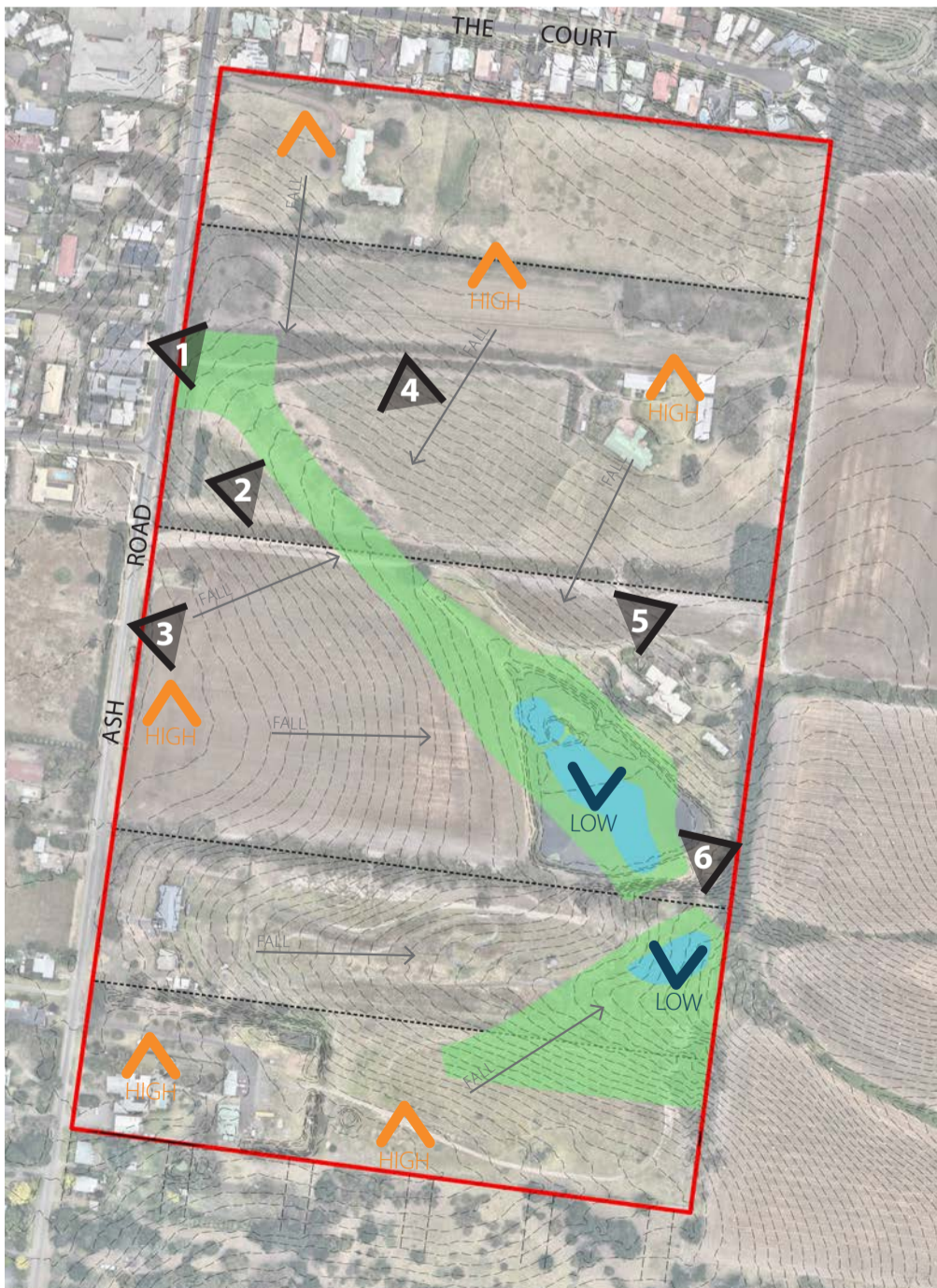
- **CONNECT** - Create a safe & accessible bicycle & pedestrian network through the estate which links to the broader community.
- **COMMUNITY** - Create a network of open space community local points by the use of linking nodes to establish additional leisure and recreational activities.
- **ENVIRONMENT** - Maximise shade coverage within open space, Creating an awareness of best practise sustainable environment & WSUD to the community.

Framework Plan









-  **Development Boundary**
 -  **Unencumbered Public Open Space**
 -  **Local Park (Indicative location)**
 -  **Shared Path along southern edge and Mollers Lane (others to be considered in linear open space)**
 -  **Barwon Water Easement**
 -  **VicRoads Reserve**
 -  **Existing Residential Dwellings**
 -  **Connector Roads (22m)**
 -  **Local Street adjacent to open space (13 metres generally. All utilities must be on residential side of street)**
 -  **Indicative Local Street Network (16m generally)**
 -  **Key Intersections**
 -  **Future Residential**
- Additional Notes:**

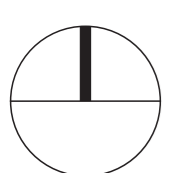
Site Conditions





Legend

- | | | |
|--|--|---|
|  DEVELOPMENT BOUNDARY |  WSUD BASIN
(SUBJECT TO DETAILED DESIGN) |  ROUND-ABOUT PLANTING
(LOW PLANTING & ROCKWORK) |
|  FUTURE 2.5M WIDE SHARED PEDESTRIAN &
CYCLE PATH (SEPARATE DEVELOPMENT) |  INFORMAL SEATING ALCOVE |  DECIDUOUS STREET TREES |
|  PROPOSED 2.5M WIDE SHARED
PEDESTRIAN & CYCLE PATH |  PEDESTRIAN LINK |  EVERGREEN STREET TREES |
|  EXISTING BARWON WATER
EASEMENT |  SCATTERED NATIVE TREE PLANTING |  PASSIVE OPEN SPACE |
|  EXISTING TREES TO BE RETAINED
(SUBJECT TO ARBORICULTURAL ASSESSMENT) |  PLAY AREA & SHELTER
(INTEGRATED INTO SLOPE & STEPPING
DOWN DRAINAGE BASIN) | |
|  Q5 FLOOD LEVEL |  OPEN SPACE KICKABOUT | |
|  Q100 FLOOD LEVEL | | |



SCALE 1:1500 (A1)

0 15 30 75

Landscape Masterplan

Ash Road East, Leopold

PROJECT_DRG NO 0317-0697-60_R001

REV 06 DRWN MN

CHKD PB

APPROV DC

DATE 22.12.2020

Tract



- SIDE LOT SPECIES (MAX 2 PER SIDE LOT)**
- Fraxinus pennsylvanica 'Johnson' Leprechaun LEPRECHAUN GREEN ASH - 5m X 4m
 - Callistemon 'Harkness' BOTTLEBRUSH HARKNESS - 5m X 3m
 - Eucalyptus leucoxyton 'Euky Dwarf' EUKY DWARF - 6m(h) X 5m(w)
 - Fraxinus ornus 'Meczek' MANNA ASH - 6m(h) X 5m(w)

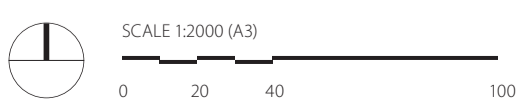
- NOTE:**
- Evergreen trees generally located on north/south roads to provide shade from hot western sun, deciduous exotic species used on east west roads, to maximise solar penetration in winter.
 - Street Tree planting to 'typically' achieve 1 tree per lot (subject to services below) & no more than 2 trees per secondary boundary .
 - All WSUD Planting to be determined by size, depth shape of aquatic areas. Planting subject to council approval in detailed design.
 - All proposed street tree planting using semi-advanced trees with a minimum container size of 45 litres that comply with AS2303 Tree Stock for Landscape Use.
 - Open space plant species to be predominately indigneous (approx. 90%). Subject to approval of Responsible Authority.
 - Open space planting to achieve 25% canopy coverage through the larger tree species and dense tree planting.

Street Tree Species



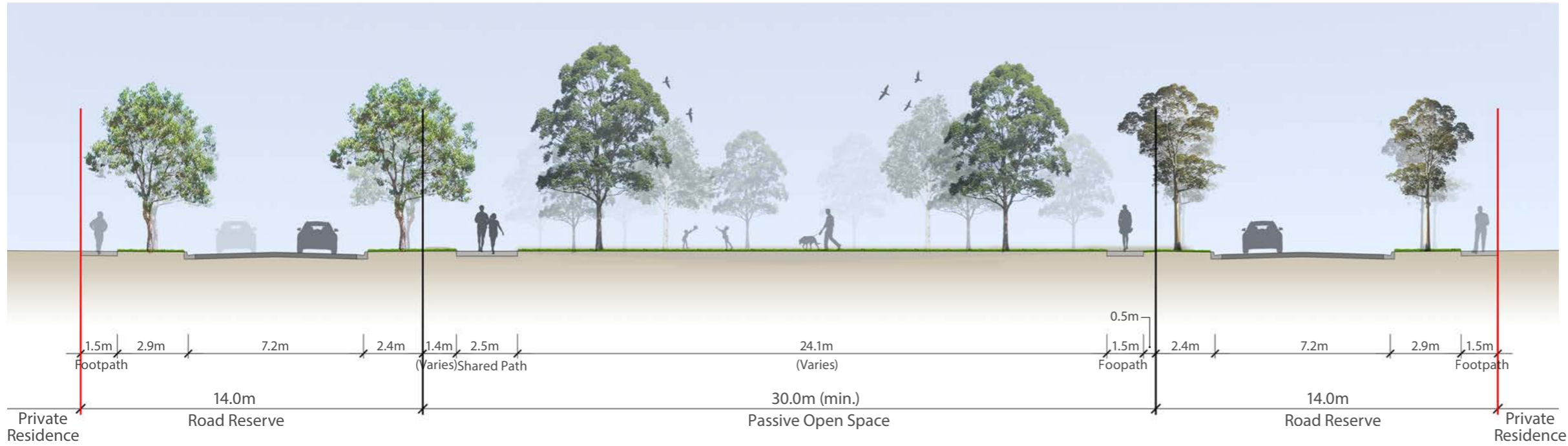
Open Space Reserve Tree Species

Acacia paradoxa	Hedge Wattle	H3 x W3m
Acacia pycnantha	Golden Wattle	H6 x W3m
Cassinia aculeata	Dogwood	H3 x W2m
Corymbia citriodora 'Scentuous'	Dwarf Lemon Scented Gum	H7m x W5m
Corymbia eximia	Yellow Bloodwood	H10 x W7m
Eucalyptus citriodora	Lemon Scented Gum	H20 x W8m
Eucalyptus leucoxyton ssp. Bellarinensis	Yellow Gum	H12 x W7m
Eucalyptus melliodora	Yellow Box	H20 x W10m
Eucalyptus viminalis	Manna Gum	H20+ x W15m
Pyrus calleryana 'Edgewood'	Edgewood	H8m X W5m
Ulmus parvifolia 'Todd'	Chinese Elm	H10 x W11m
Melaleuca lanceolata	Moonah	H7 x W5m

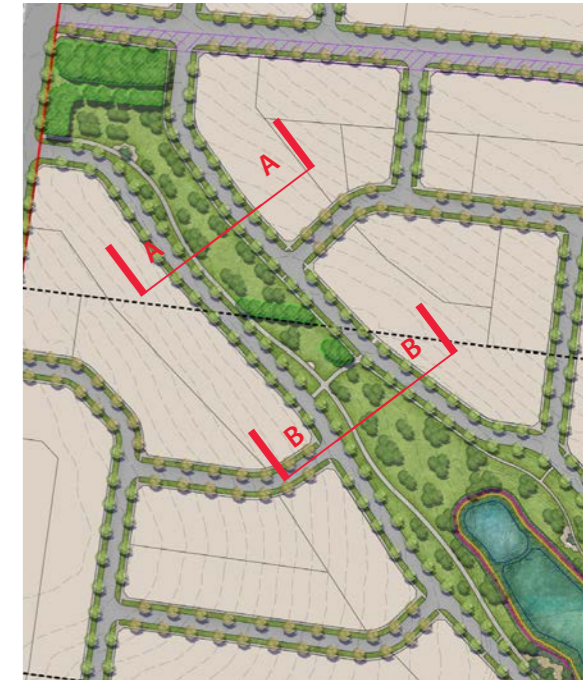


Street tree Masterplan
Ash Road East, Leopold

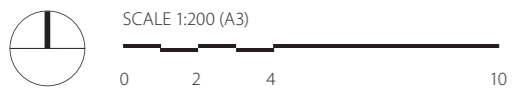
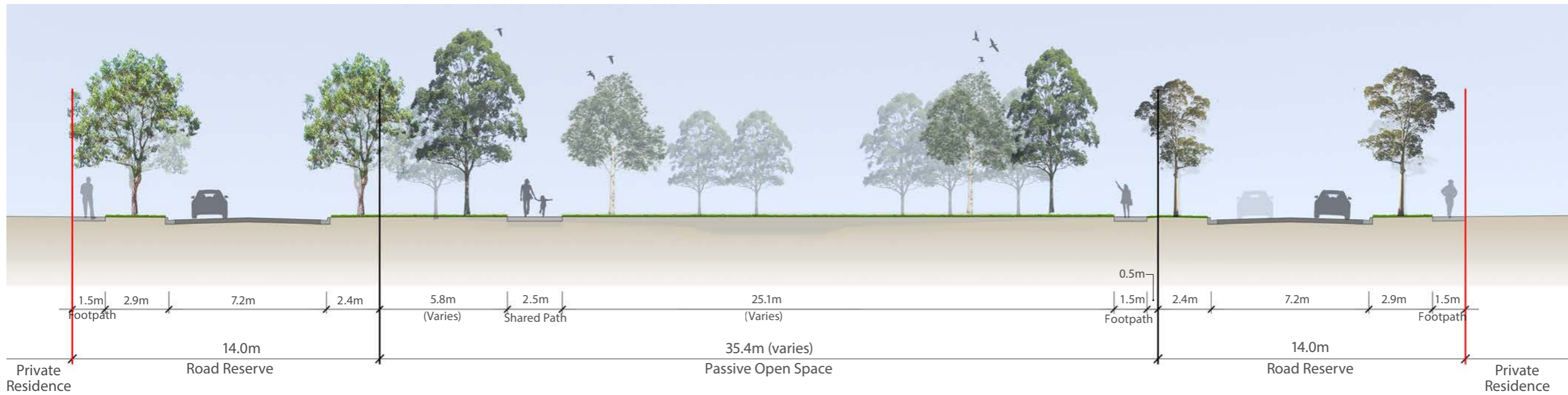
Landscape Section A-A



Key Plan



Landscape Section B-B



Landscape Sections

Ash Road East, Leopold