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PLAN

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KINTORE

Landscape Masterplan

SEPTEMBER 2024

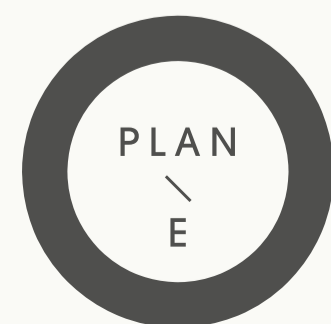
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CONTENT

- 01 LOCATION MAP
- 02 THEMES AND MATERIALITY
- 03 LANDSCAPE MASTERPLAN / *program*
- 04 LANDSCAPE MASTERPLAN / *communal outdoor living / zone A*
- 05 LANDSCAPE MASTERPLAN / *communal outdoor living / zone B*
- 06 - 08 PLANTING PALETTE

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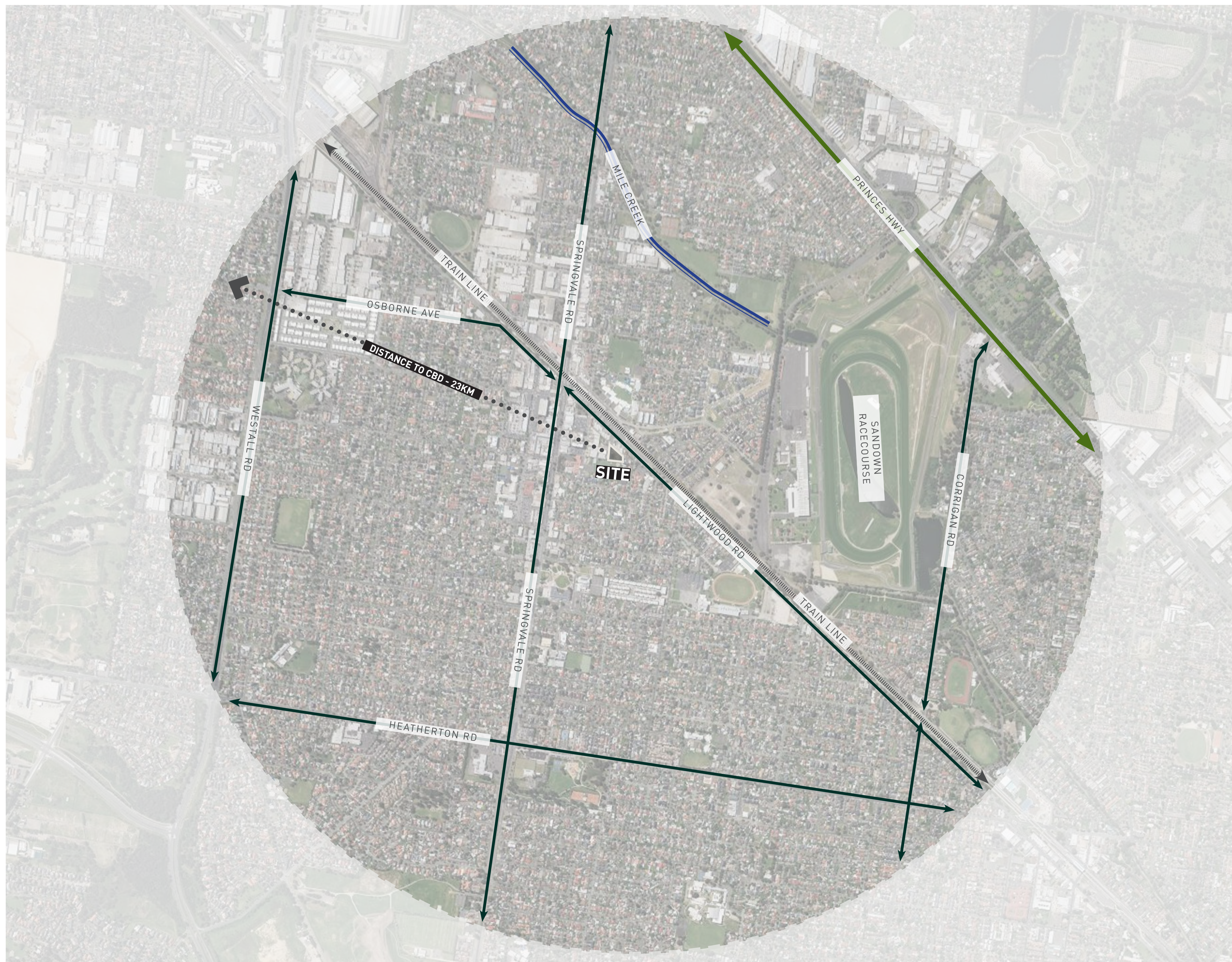


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KINTORE MASTERPLAN

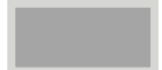




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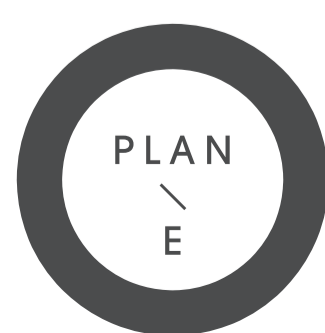


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LEGEND

-  SITE
-  HIGHWAY/FREEWAY
-  MAIN ROAD
-  DISTANCE TO CBD (25KM)
-  RIVER/ CREEK



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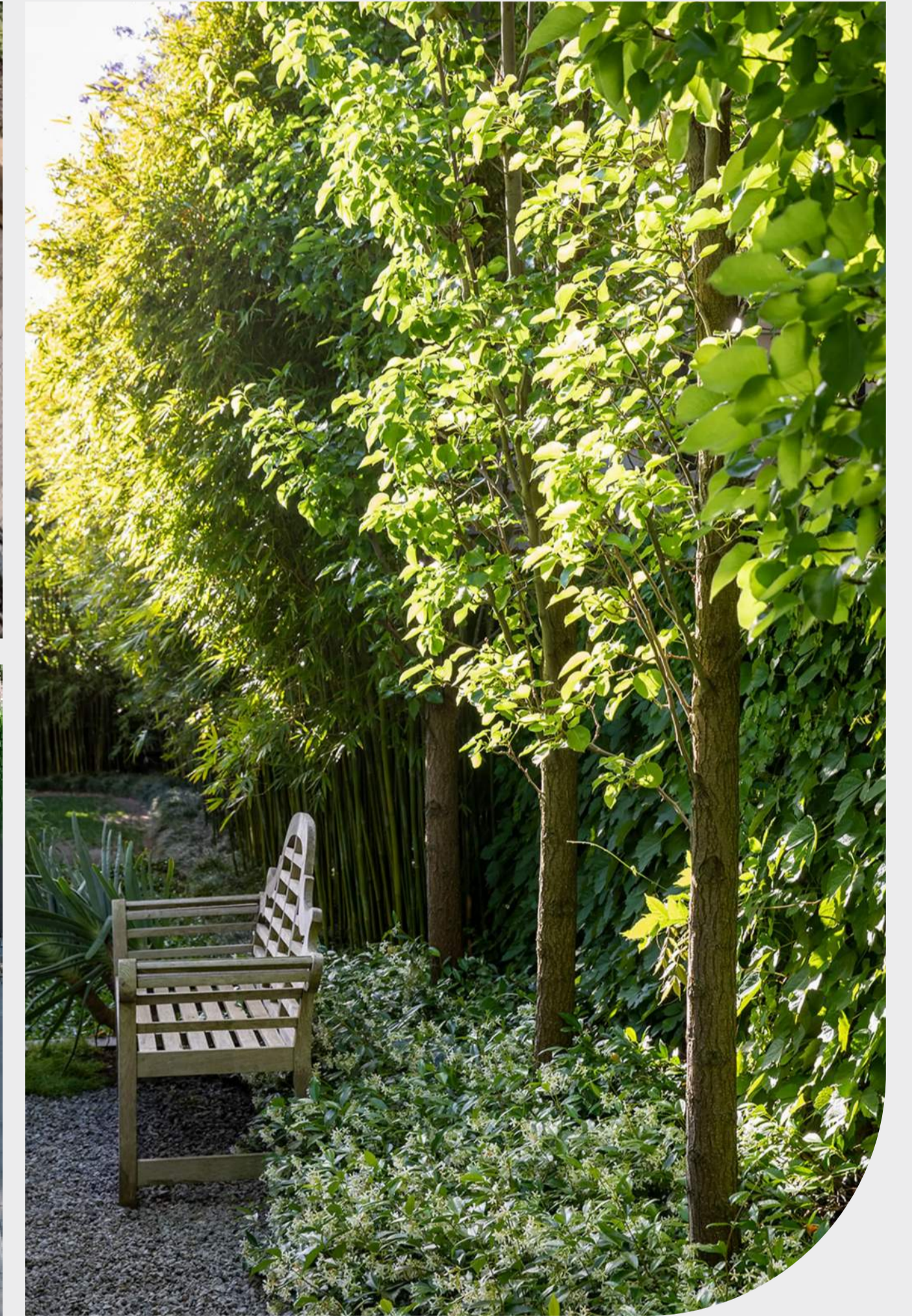
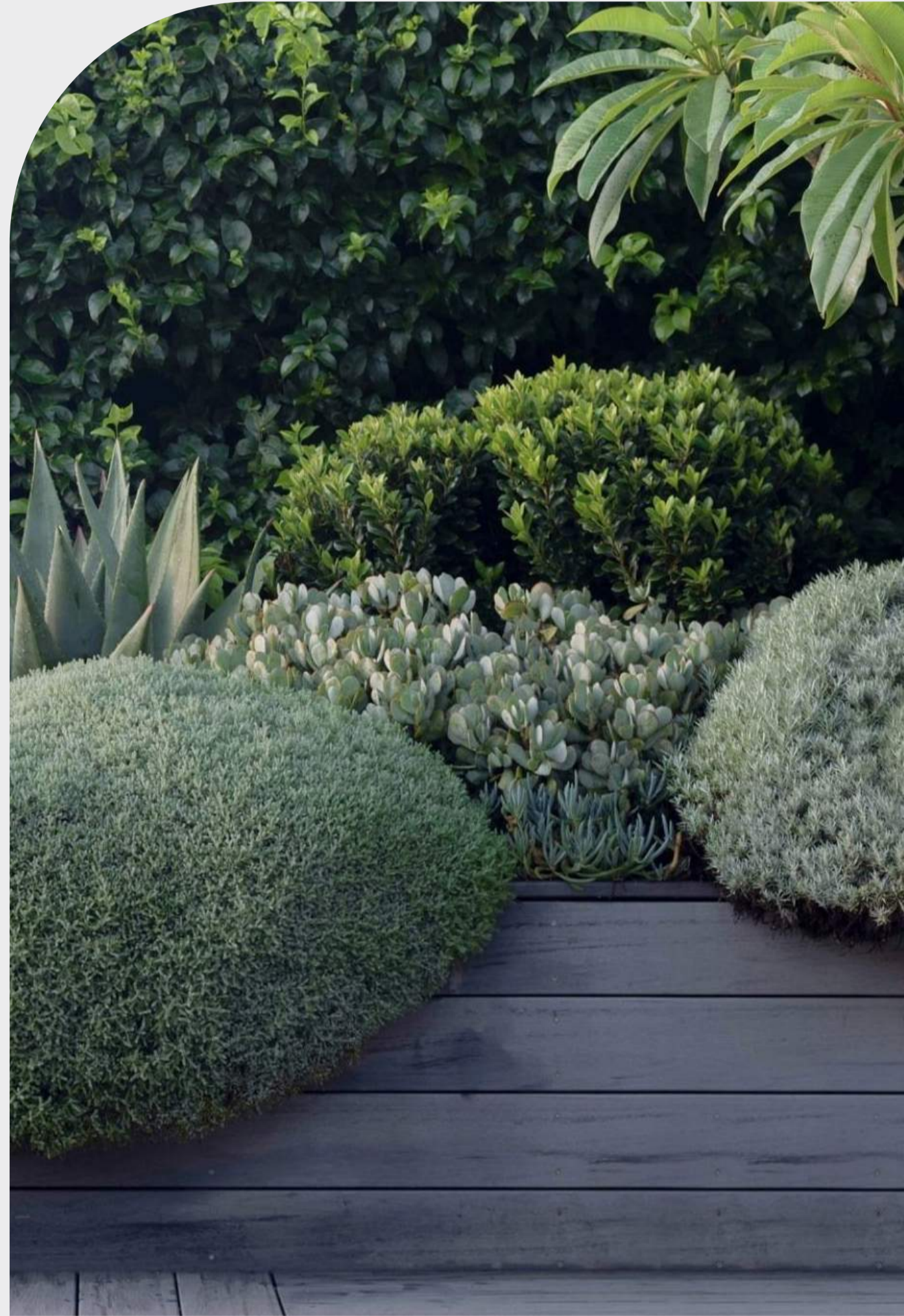
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C1.3
REV D
NOT TO SCALE



themes and materiality

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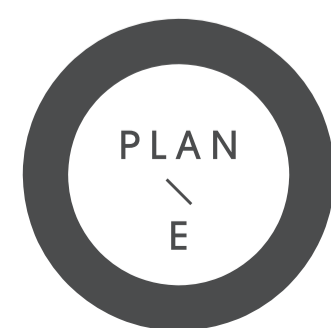
FUNCTIONAL SPACE WILL BE MADE AVAILABLE FOR COMMUNITY EVENTS THROUGH THE DESIGN OF TWO COMMUNAL OUTDOOR LIVING ZONES.

PLANTING SPECIES ARE SELECTED TO REFLECT BOTH A DESIGN INTENT FOR A VARIED AND RICH ENVIRONMENT FOR RESIDENTS, RESPOND TO THE SITE CONTEXT AND TO ALIGN WITH GREATER DANDENONG CITY COUNCIL PLANTING SPECIES GUIDELINES. THE PLANTING PALETTE IS MADE OF A COMBINATION OF NATIVE AND EXOTIC PLANTING IN LAYERED, COLOUR DRIVEN AND TEXTURAL ARRANGEMENTS.

NEUTRAL PAVING AND TIMBER MATERIALS WILL BE APPROPRIATELY SET OUT TO ENHANCE AMENITY AND FUNCTIONALITY FOR RESIDENTS WITH AN ASSORTMENT OF SEATING TYPES.

WHERE THE BASEMENT SLAB CONFLICTS WITH THE EXTERNAL SPACE, PLANTING WILL BE IN RAISED PLANTERS TO SUPPLY DEEP SOIL TO ADDITIONAL PLANTS AND TREES.

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C1.4
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concept design

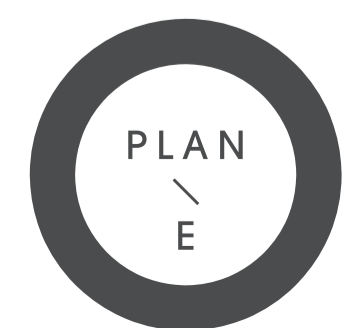
ADVERTISED PLAN

LEGEND

- EXTENT OF SITE
- EXTENT OF BASEMENT
- ROOF OVERHEAD
- ① EXISTING FOOTPATH
- ② PROPOSED STREET TREES IN REMEDIATED GRASS VERGE
- ③ PROPOSED BASEMENT ENTRY
- ④ LOBBY AND BIKE ENTRY
- ⑤ BACK OF HOUSE SERVICES
- ⑥ TENANCY STREET FRONT ENTRY
- ⑦ KINTORE STREET TREES AND PLANTING
- ⑧ 1700MM HIGH FENCE ALONG ACCESS LANE
- ⑨ PRIVATE TERRACES WITH BOUNDARY PLANTING
- ⑩ COMMUNAL SPACE 01
- ⑪ COMMUNAL SPACE 02
- ⑫ BASEMENT EXHAUST
- ⑬ EMERGENCY EXIT TO ACCESS LANE
- ⑭ EXISTING FENCE TO SCHOOL BOUNDARY

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KINTORE STREET



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 1:250 @ A1



landscape concept plan

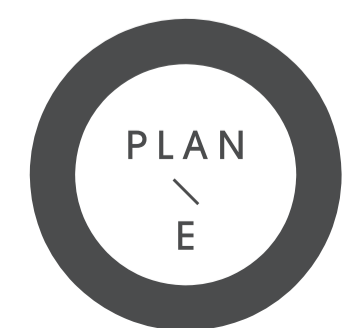
communal outdoor living / ZONE A

**ADVERTISED
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LEGEND

- ① FEATURE PLANTING IN RAISED BEDS
- ② PLANTING IN NATURAL GROUND
- ③ 1700MM HIGH FENCE ALONG ACCESS LANE
- ④ BESPOKE BENCH SEATING PROVIDING SEATING FOR LARGER GROUPS
- ⑤ SCREENING PLANTING FOR GROUND FLOOR UNITS
- ⑥ FENCING TO GROUND FLOOR UNITS
- ⑦ CLAY BRICK PAVING
- ⑧ BASEMENT EXHAUST LOCATION
- ⑨ EMERGENCY EXIT TO ACCESS LANE
- ⑩ PRIVATE RESIDENCES
- ⑪ FENCE TO NEIGHBOURS
- ⑫ BENCH SEATING IN GRAVEL
- LIGHTING
- TAPPING POINT
- WALL OPPORTUNITIES
- - - EXTENT OF BASEMENT

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C1.6

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1:100 @ A1



landscape concept plan

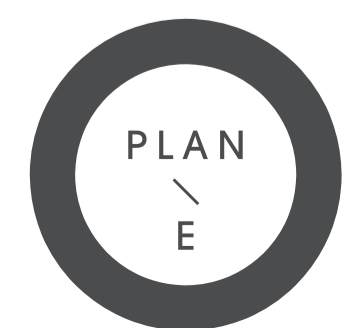
communal outdoor living / ZONE B

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LEGEND

- ① PROPRIETARY FURNITURE SETTINGS UNDER SHADE STRUCTURES WITH CLIMBER PLANTS ADJACENT
- ② PLANTING IN NATURAL GROUND
- ③ RAIN WATER TANKS IN GRAVEL
- ④ BENCH SEATING IN GRAVEL
- ⑤ FENCING TO GROUND FLOOR UNITS
- ⑥ CLAY BRICK PAVING
- ⑦ STORAGE CUPBOARD FOR GARDEN USE (NOM. 4Mx2M)
- ⑧ PRIVATE RESIDENCES
- ⑨ FENCE TO NEIGHBOURS
- ⑩ RAISED PLANTING TO RESIDENCES
- ⑪ CLIMBING PLANTING BEDS TO GROW ON THE SHADE STRUCTURES
- ⑫ FLEXIBLE PAVING SPACE
- LIGHTING
- TAPPING POINT
- WALL OPPORTUNITIES
- - - EXTENT OF BASEMENT



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trees

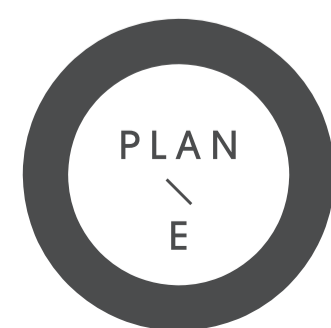
E EVERGREEN TREE

D DECIDUOUS TREE

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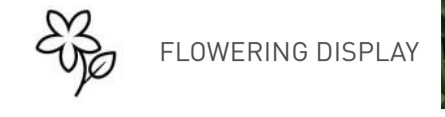
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shrubs

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Banksia marginata
SILVER BANKSIA
MATURE SIZE: 2 X 0.6M

A HARDY AND VERSATILE NATIVE SUITABLE FOR COASTAL LOCATIONS. ATTRACTS NATIVE BIRDS AND INSECTS FOR FOOD SOURCE AND HABITAT.



Goodenia ovata
HOP GOODENIA
MATURE SIZE: 2 X 0.4M

VERY VARIABLE, FROM A LOW GROUND COVER TO AN OPEN SHRUB. PLANT IN FULL SUN TO PART SHADE IN MOIST FREE-DRAINING SOIL. FROST TOLERANT.



Westringa fruticosa
PENNY
MATURE SIZE: 0.5 X 0.5M

DENSE FINE FOLIAGE DOTTED WITH MASSES OF SMALL WHITE OR PALE LILAC FLOWERS. PLANT IN WELL DRAINED SOIL IN FULL SUN IN THE GARDEN. TOLERATES DRY PERIODS AND LIGHT FROST ONCE ESTABLISHED.



Correa glabra
ROCK CORREA
MATURE SIZE: 3 X 0.5M

UPRIGHT SHRUB WITH BRIGHT GREEN FOLIAGE. RESPONDS WELL TO PRUNING AND CAN BE CUT TO A FORMAL HEDGE



Grevillea rosmarinifolia 'Rosy's Baby'
GREVILLEA
MATURE SIZE: 0.7 X 1M

A SMALL SHRUB WITH AN UPRIGHT TO LIGHTLY SPREADING HABIT; SOFT GREY-GREEN LEAVES WITH STRIKING BRONZE NEW GROWTH.



Acacia cognata
BOWER WATTLE
MATURE SIZE: 4 X 2M

A COMPACT FORM OF A COGNATA THAT MAKES A STUNNING FOLIAGE PLANT ALL YEAR ROUND WITH ITS GRACEFUL WEEPING FOLIAGE. SMALL BALL-SHAPED FLOWERS ARE A SECONDARY PLEASURE WHEN THEY APPEAR IN SPRING.



Dodonaea viscosa
HOPBUSH
MATURE SIZE: 3 X 2M

REQUIRE A LIGHT, WELL-DRAINED SOIL IN A SUNNY POSITION. THEY ARE GENERALLY VERY HARDY.



Banksia blechnifolia
FERN-LIKE BANKSIA
MATURE SIZE: 0.4 X 0.7M

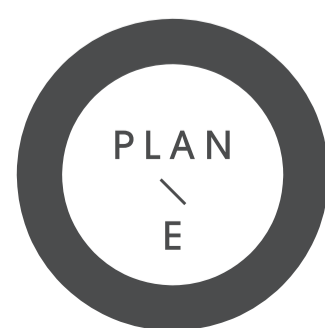
BANKSIA BLECHNIFOLIA CAN FORM A DENSE GROUND COVER AND IS SUITED TO GROWING AROUND THE BASE OF MORE UPRIGHT SHRUBS, ON AN EMBANKMENT, OR CREEPING OVER A RETAINING WALL TO DISPLAY THE FLOWERS. IT HAS LOW MAINTENANCE REQUIREMENTS AND IS RELATIVELY DROUGHT TOLERANT, ALTHOUGH WATERING DURING THE ESTABLISHMENT PHASE AND DRY PERIODS WILL PROMOTE MORE RAPID GROWTH.



Santolina chamaecyparissus
LAVENDER COTTON
MATURE SIZE: 0.6 X 0.9M

A TOUGH, LOW GROWING SHRUB WITH SILVER LAVENDER-LIKE FOLIAGE AND AN ABUNDANT DISPLAY OF YELLOW BUTTON FLOWERS IN SPRING AND SUMMER. EXTREMELY HARDY, IT IS LOW MAINTENANCE ONCE ESTABLISHED, AND WILL TOLERATE PERIODS OF DRY WEATHER AS WELL AS FROSTS. ATTRACTIVE WHEN PLANTED IN MASS OR GROWN FOR CONTRAST IN A MIXED GARDEN BED.

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groundcovers and grasses



Chrysocephalum semipapposum
CLUSTERED EVERLASTING
MATURE SIZE: 1 X 1M

A DENSE PERENNIAL HERB WITH GREY NARROW FOLIAGE AND SMALL YELLOW FLOWER CLUSTERS ON ERECT STEMS, OCCURRING FROM OCTOBER TO MAY. A TIGHT CLUMPING TUSsock THAT WILL TOLERATE DRY TO MOIST SITUATIONS.



Myoporum parvifolium
CREEPING BOOBIALLA
MATURE SIZE: 0.2 X 1M

AN EASY CARE LOW GROUND COVER WHICH CREATES A DENSE MAT OF FINE-LEAVED FOLIAGE WITH PURPLE TONED NEW GROWTH. IT GETS SMALL WHITE FLOWERS IN SPRING THROUGH SUMMER.



Atriplex semibaccata
BERRY SALT BUSH
MATURE SIZE: 0.3 X 2M

LOW GROWING NATIVE PROSTRATE SHRUB WITH SMOOTH UPPER LEAVES AND SCALY UNDER LEAF. TOLERATES CLAY SOILS AND SALT WINDS. POPULAR USES INCLUDE AS A LOW MAINTENANCE GROUND COVER.



Dianella 'Clarity Blue'
BLUE FLAX LILLY
MATURE SIZE: 0.6M X 0.4M

CLARITY BLUE DIANELLA HAS RICH BLUE FOLIAGE WITH A CLUMPING HABIT. IN SUMMER, IT FLOWERS WITH LIGHT BLUE STAR-SHAPED FLOWERS. VERY LOW MAINTENANCE PLANT, TRIM OFF OLD FOLIAGE AS NEEDED. BEST IN FULL SUN TO LIGHT SHADE



Lomandra 'Tanika'
MAT RUSH
MATURE SIZE: 0.6M X 0.6M

AN EVERGREEN, IMPROVED COMPACT FINE LEAF FORM, THIS LOW MAINTENANCE PLANT IS PERFECT FOR LANDSCAPE PROFESSIONALS AND GARDENERS ALIKE.



Westringia 'Low Horizon'
DWARF COATAL ROSEMARY
MATURE SIZE: 0.3 X 0.7M

EVERGREEN GROUND-COVER WITH FINE FOLIAGE AND SMALL WHITE FLOWERS. COMPACT VARIETY, VERY LOW-GROWING.



Grevillea 'Gold Cluster'
GREVILLEA
MATURE SIZE: 0.3 X 1.5M

GREVILLEA JUNIPERINA 'GOLD CLUSTER' IS A LOW GROWING AND DENSE GROUND COVER AND YELLOW FLOWERS IN WINTER AND SPRING. THIS IS A DENSE AND ULTRA-LOW GROWING GROUND COVER THAT WILL STIFLE ANY AMBITIOUS WEEDS. IT IS FROST HARDY AND DROUGHT TOLERANT



Eremophila glabra 'Kalbarri Carpet'
TAR BUSH
MATURE SIZE: 0.25 X 1.5M

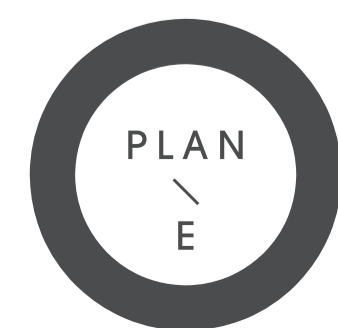
LOW GROWING GROUND COVER WITH TIDY BLUE-GREY FOLIAGE AND PRODUCES YEL-LOW FLOWERS IN WINTER. PLANT IN A FULL SUN TO LIGHT SHADE POSITION IN FREE DRAINING SOIL BUT CAN HANDLE HEAVIER SOILS IN DRYER CLIMATES.



Poa labillardierei
COMMON TUSsock GRASS
MATURE SIZE: 0.8 X 0.5M

DENSE TUFTING GRASS WITH BLUE - GREEN FOLIAGE WITH UPRIGHT GROWTH HABIT. FINE LONG LEAVES WITH LIGHT GREEN FLOWERS THROUGH SPRING TO SUMMER

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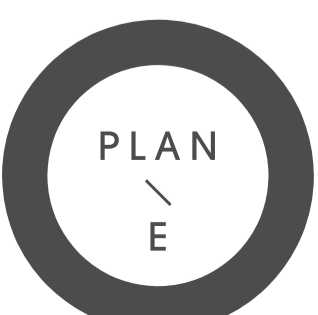
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