CITY OF MARIBYRNONG LANDSCAPE GUIDELINES

LANDSCAPING MARIBYRNONG AUGUST 2005

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Maribyrnong CITY COUNCIL

eta factory courtyard, braybrook circa 1950

maribyrnong river valley, braybrook

Maribyrnong City Council is committed to the development of high quality, suburban landscapes that are diverse, sustainable and enhance the ongoing liveability and character of the city. Both public and private landscapes contribute to this development.

This document is a guide for anyone intending to redevelop land within the City of Maribyrnong, or is interested in adding to the liveable character of this city, through planting.

By following the guidelines and recommendations contained within this document, landscape drawings submitted as part of any planning application will potentially be assessed faster. These guidelines are intended to guide developers in establishing quality landscape settings for new developments, large or small.

There is a strong emphasis on the use of indigenous and/or natives plants as a means of developing urban habitats, sustainable landscapes and a character that is unique to this part of Melbourne.

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Site Analysis

The landscape plan and intent must be responsive to existing site and surrounding fabric. This response must be articulated on the drawings so that design considerations addressing the local environment, can be assessed. The surrounding landscape elements and character need to be included on the final landscape plan so Council can assess how the development is responding to the local environment.

The landscape plan must also integrate with other drawings such as civil and traffic drawings so that design solutions are well considered.

The following points must be considered and articulated on the landscape plan when evaluating the existing site conditions;

* All existing features including vegetation, buildings, soil type and contours. Any existing feature that will remain must be clearly labeled on the final landscape plan.

* All existing boundary conditions, easements and any adjacent or nearby buildings.

* Views into and out of the site.

* Any existing street tree and electricity pole.

* Abutting private open space.

* Abutting private recreational facilities, including the location of major trees.

* Abutting public open space, including the location of major trees.

* Existing street character and any significant open space in the nearby vicinity.

* Failure to include the above will result in a longer assessment period.

Design Principles

The landscape design should be based on site analysis outcomes. Any design, whether small or large in scale, should incorporate a setting that engages with the local neighbourhood character, whilst providing appropriate outdoor spaces for residents.

Designs need to maximise Environmentally Sustainable Design (ESD) outcomes in material selection, plant selection and use of stormwater. As many infill developments will result in a reduction of landscaped spaces, creative exploration of the connection between built form and natural elements is encouraged. Creative and quality outcomes will improve liveability and increase property value.

wsud garden beds

organic building, osaka japan

The following design principles must be considered in developing a landscape design;

* Integration of ESD principles in material and plant selection, making use of any stormwater runoff and minimising non-porous surfaces.

* Establishment of urban habitat within all gardens. This means that even in small single unit developments, at least one native canopy tree is required per 300m2 and understorey plants that provide food and habitat for native birds.

* The planting design must provide screening in relation to adjoining buildings and consider shade, scale and the setting so that the outcome is a landscape that effectively contributes to the liveability of the development while minimising any adverse outlook from adjoining or nearby properties.

* All perimeter garden bed widths to be a minimum of 800mm. This is to make provision for small to medium size trees that provide screening to adjoining properties.

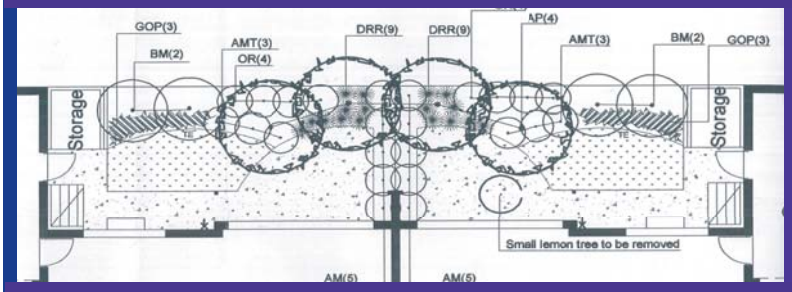
* Front gardens need to be carefully considered so that there is continuity within the existing streetscape. This is particularly relevant in streets that have heritage overlays.

* Replace lawns with more sustainable planting if the size of the lawn is less than 9m2.

Plan Requirements

Landscape plans submitted for planning approval need to clearly articulate the design intent. All elements need to be clearly labelled and defined to assist in understanding what is proposed. Plans that are difficult to interpret will not be approved.

Plans are required to be prepared by those with a demonstrated ability in landscape architecture or design, as they enable easy interpretation of design intent.



The following is a checklist of requirements that must be included on landscape plans;

* North point, street names and a title block that includes the property address and landscape consultant's contact details and planning reference number. Scale at 1:100 or 1:200.

* All neighbouring dwellings and out buildings must be shown so adverse outlooks can be examined.

* Existing and proposed dwellings on the development site must be included in addition to fence type & height, retaining wall type & height and all services. Existing labelled street trees, naturestrips, utilities, crossovers and any other significant street infrastructure are also required.

* All proposed planting and surface treatment must be clearly articulated on the plan including edge treatments between different surfaces. Existing plants are to be labelled for retention or removal. All hatches or hand graphics should clearly indicate different surface treatments.

* Contours and spot levels are required so that stormwater and level changes can be understood. Indicate falls to proposed drainage pits.

* Plant schedule must include botanical & common plant names, plant numbers, mature size, and size at planting, and plant key to locate plant types on the plan.

* Articulation of design intent.

Planting Guidelines

Council prefers that 70% of all plants used in new developments be native or indigenous plants. These plants are more suited to the environment, establish and maintain urban habitat for birds and insects and sustain biodiversity within the urban landscape.

Refer overleaf to a recommended plant list. Plants not on this list can be used if they are suited to the clay soil and rainfall conditions found in the City of Maribyrnong.

The following points need to be considered when selecting and locating plants;

* 70% of all plants numbers to be native/indigenous.

* Plant densities need to be sufficient to control weed invasion and to establish lush planting. The following minimum densities are required;
  - groundcover & low shrubs - 4 per m2
  - medium shrubs - 2 per m2
  - trees - if planted as a screen then centres need to ensure canopy crossover does occur.

* Planting within the frontage of any development must ensure clear lines of sight are maintained to entrances and windows. Planting themes should visually contribute to the existing streetscape.

* Nominally 75mm thick mulch to all planting beds.

* Planting layout should address adverse outlooks that arise because of the development and provide a series of private open spaces.

* Maximise use of canopy trees. The number and density of trees required will vary depending on the use and nature of the development. For example, a residential development on less than 300m2 will require at least one canopy tree while a car park will require at least one canopy tree for each 5 car spaces, and all front & rear gardens from 25m2 will require at least one canopy tree.

The plants listed below are recommended for use throughout the City of Maribyrnong. Plant selection should consider a range of plants that will provide a variety of colour, texture, habitat and food supplies for native birds and insects. This list is mostly indigenous plants from the western plains. There are also a number of new native cultivars that will suit smaller sized garden beds and spaces.

If other native or exotic plants are to be used then they must not be known weed species and they need to be adaptable to clay, soil conditions. All groundcovers, grasses and small shrubs should be planted at densities that provide quick cover. It is recommended that 4 plants per m2 be a minimum, while screen planting must be spaced to ensure that the shrubs or trees quickly grow to form one continuous screen.

This list was compiled from the following sources; *Gardening with Indigenous Plants in Moreland*, 1998 (Moreland City Council), *Plants of Melbourne's Western Plains*, 1995 (Society For Growing Australian Plants), Plains Wandering, 1998 (Ian Hunt, Tim Barlow & James Ross) and *Australian Native Plants*, 2001 (John W. Wrigley & Murray Fagg).

callitiris glaucophylla

leucophyta brownii

eucalyptus caesia 'silver princess'

Grasses and Other Tussock Plants

Anigozanthos flavidus	Kangaroo Paw
Austrostipa elegantissima	Feather Spear Grass
Austrostipa scabra ssp falcata	Slender Spear Grass
Dianella longifolia	Pale Flax Lily
Dianella brevicaulis	Spreading Flax Lily
Dichanthium sericeum	Silky Blue Grass
Lomandra longifolia	Spiny-headed Mat-rush
Poa morrisii	Silky Tussock Grass
Poa sieberiana	Grey Tussock Grass
Themeda triandra	Kangaroo Grass

Small Plants

Brachyscome basaltica	Basalt Daisy
Brachyscome multifida	Cut Leaf Daisy
Bracteantha viscosa	Sticky Everlasting
Calocephalus citreus	Lemon Beauty Heads
Calotis scapigera	Tufted Burr Daisy
Chrysocephalum apiculatum	Common Everlasting
Chrysocephalum semipapposum	Clustered Everlasting
Craspedia variabilis	Common Billy Buttons
Doodia media ssp. Australis	Common Rasp Fern
Einadia nutans	Climbing Saltbush
Enychylaena tomentosa	Ruby Saltbush
Leucophyta brownii	Cushion Bush
Linum marginale	Native Flax
Pelargonium australe	Austral Storks Bill
Pycnosorus chrysnathes	Golden Billy Buttons
Pycnosorus globosus	Drumsticks
Vittadinia cuneata	Woolly New Holland Daisy
Wahlenbergia communis	Tufted Bluebell
Xanthorrhoea minor	Small Grass Tree

Groundcovers

Calocephalus lacteus	Milky Beauty Heads
Kennedia prostrata	Running Postman
Pultenaea pedunculata	Matted Bush Pea
Myoporum parvifolium	Creeping Boobialla
Myoporum viscosum	Sticky Boobialla
Viola hederacea	Native Violet

Climbers

Clematis microphylla	Small-leafed Clematis
Ficus pumila	Creeping Fig
Hardenbergia violacea	Purple Coral Pea
Pandorea pandorana	Wonga Wonga Vine

Small and Medium Shrubs

Acacia acinacea	Gold-dust Wattle
Callistemon 'Captain Cook'	Captain Cook Bottlebrush
Correa 'Dusky Bells'	Dusky Bells Correa
Correa glabra	Rock Correa
Eremophila deserti	Turkey Bush
Eutaxia microphylla	Small-leafed Eutaxia
Goodenia ovata	Hop Goodenia
Grevillea rosmarinifolia	Rosemary Grevillea
Hymenanthera dentata	Tree Violet
Indigofera australis	Austral Indigo
Olearia ramulosa	Twiggy Daisy Bush
Pultenaea daphnoides	Large-leaf Bush-pea
Westringia fruticosa	Coastal Rosemary

Large Shrubs

Bursaria spinosa var macrophylla	Sweet Bursaria
Callistemon sieberi	River Bottlebrush
Dodonea viscosa	Wedge-leaf Hop Bush
Leptospermum lanigerum	Woolly Tea-tree
Myoporum insulare	Boobialla
Pomaderris racemosa	Slender Pomaderris
Solanum laciniatum	Kangaroo Apple
Viminaria juncea	Golden Spray

Small Trees <10

Acacia implexa	Lightwood
Acacia pycnantha	Golden Wattle
Agonis flexuosa	Willow Myrtle
Allocasuarina verticillata	Drooping Sheoak
Banksia marginata	Silver Banksia
Callitris glaucophylla	White Cypress Pine
Eucalyptus caesia 'Silver Princess'	Silver Princess
Eucalyptus leucoxylon ssp megalocarpa	Yellow Gum (Pink Form)
Eucalyptus 'Summer Red'	Summer Red
Hymenosporum flavum	Native Frangipani
Largerstroemia indica	Crepe Myrtle
Tristaniopsis laurina	Kanooka

Large Trees >10

Acacia melanoxylon	Blackwood
Angophera costata	Smooth Bark Apple
Eucalyptus leucoxylon ssp conata	Yellow Gum
Eucalyptus melliodora	Yellow Box
Eucalyptus sideroxylon	Ironbark
Eucalyptus tricarpa	Red Ironbark