



IMPORTANT NOTE

This plan was prepared for Landscape Design purposes. The information shown on this plan is not suitable for any other purpose. This note is an integral part of this plan.

APPROACH:

The landscape requirements of this estate are complex, with competing demands and, in places, seemingly contradictory requirements. The proposed design response attempts to be both holistic and simple - a series of landscape layers - each configured to achieve specific objectives, but woven together to support the greater whole.

These layers are understood in terms of the following guiding principles:

- Create an overall Biodiversity-positive landscape:
 - Make use of Native / indigenous species throughout the Estate.
 - Make use of indigenous species in, and adjacent to, open space, along waterways and within buffer areas.
 - Use diverse species mixes rather than single species in mass planted areas.
 - Limit fencing in favour of bollards. Where fencing is required, ensuring that it is wildlife friendly (i.e. allows the passage of wildlife).
 - Make use of robust and hardy species, quick to establish coverage, and tolerant of drought.
 - Opt for mulched plant beds in favour of lawn to retain soil moisture and reduce maintenance.
- Create habitat for the threatened Growling Grass Frog (refer to EPBC approval 2023/09694, Environmental Management Plan, July 2025 & Growling Grass Frog Habitat Design Standards, DEWLP 2017).
- Create habitat for the threatened Southern Brown Bandicoot Corridor (refer to EPBC approval 2023/09694, Environmental Management Plan, July 2025):
 - Create a corridor to provide separation between the proposed residential development and the existing habitat along the northern boundary.
 - Ensure connectivity with the existing Swamp Scrub habitat north of the site.
 - Revegetate the corridor with Swamp Scrub and native grassland to create an extension of habitat (secondary habitat).
 - Improve awareness of Bandicoot presence, including road signage.
- Design and manage the landscape within the BAL 12.5 setback for low bushfire threat (refer to Table 4 to Clause 53.02-5 of the PS):
 - Facilitate essential maintenance during the fire season, including regular cropping of grass, the removal of leaves and vegetation debris and the maintenance of a min. 2m clearance between lowest tree branches and ground level.
 - Ensure that slopes and batters do not exceed gradients of 1:5 to allow for mowing.
 - Avoid plants taller than 10cm in height within 3m of a window.
 - Avoid any shrub planting below tree canopies.
 - Ensure that individual shrubs and clumps do not exceed 5m² and are spaced at least 5m apart.
 - Ensure that the canopies of trees are separated by at least 5m.
 - The 2x public open space reserves and the buffer along the south western boundary are to be designed and maintained as a low bushfire threat (Table 4).
 - The Growling Grass Frog and Bandicoot habitat areas outside of the defensible space buffer are to be designed and maintained as typical Grassland and Closed Scrub (Tall Heaths) respectively.
- Create Identity, legibility and sense of place within the landscape:
 - Make use of an indigenous or native planting theme throughout the estate.
 - Use accent planting at the estate entrance to hail arrival, support identity and provide legibility.
 - Support overall estate identity through the use of similar patterns of indigenous species in buffer areas, reserves and open space.
 - Support street hierarchy through the use of different species - larger trees for main routes and smaller trees for secondary routes.
 - Facilitate passive surveillance of the public realm by maintaining visual permeability along shared paths, along the perimeter of parks and in reserves.
 - Provide seating in parks to encourage activation.
- Other provisions:
 - Ensure that tree planting within the high voltage powerline easements does not exceed 3-4m in height.

LEGEND - OVERALL

- Existing Tree (retained)
- Existing Tree (removed)
- Notional Root Zone (NRZ) of retained trees - nil on site
- BAL 12.5 setback (area within defensible space to planted & maintained in accordance with Table 4 to Clause 53.02-5)
- Proposed reserve and parkland trees (indigenous species)
- Proposed street trees (native species)
- Proposed accent planting
- Proposed nature strip planting (lawn / groundcovers)
- Proposed planting beds (low groundcovers)
- Proposed park & recreation planting (lawn)
- Proposed reserve & buffer planting (native grasses)
- Proposed wetland planting (groundcovers / grasses / aquatic)
- Proposed Southern Brown Bandicoot habitat planting (native scrub)
- Roadways and parking
- Pedestrian footpath / shared path / maintenance track
- Rocks
- 50m Growling Grass Frog buffer zone (no trees within the site)
- Stage boundary

DATA REFERENCE:

Base data used in the compilation of this plan has been referenced from the following sources:

- Concept Sketch (KLM Spatial) ref 10323 CS21 V2 (16/02/2026)
- Environmental Management Plan (Nature Advisory) Report 22058.02 (2.9) (07/2025)
- Arboricultural Impact Assessment (Sustainable Tree Management) V3 (12/2025)
- Bushfire Assessment Report (Nexus Planning) V1 (15/04/2022)
- MNES
- Targeted Southern Brown Bandicoot Survey (Nature Advisory) Report 22058 (1.0) (05/2022)
- Targeted Growling Grass Frog Survey (Practical Ecology) (03/2022)
- Growling Grass Frog Habitat Design Standards (DEWLP) (03/2017)

Client:
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Investments Pty Ltd
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LAND DEVELOPMENT INTELLIGENCE
www.klmspatial.com.au

145 Rossiter Road, Koo Wee Rup 3981

Landscape Development