

Design intent

The landscape palette is to be sympathetic to the aesthetic, heritage and genius loci of Yarralumla.

Hutchins street is characterised by an imposing avenue of Pin Oaks providing a sense of scale that is typical of the Garden City heritage precincts. This landscape design reflects these qualities of colour, height and foliage.


The existing photinia hedge is to be maintained and protected during construction and trimmed to the recommended height of 1.2m. A similar species of photinia (not prone to powdery mildew) will be used to supplement the existing.

The use of substantial trees for shading with purple foliage will compliment the surrounds and is as recommendations by Heritage ACT.

"Canberra Red" pavers will be used at the entry points to link the development to the heritage of Yarralumla. Other pavement will coordinate with the architectural language of the town houses.


Indicative Planting Schedule

Street Tree




Quercus palustris - Pin Oak

Large Tree



Styphnolobium japonicum - Japanese Pagoda Tree

Narrow Tree



Quercus robur - "Fasgiata"- Upright

Medium Tree



Prunus cerasifera "Nigra" Black Cherry Plum



Cercis Canadensis "Forest Pansy"



Largestroemia indica "Diamonds in the Dark" white

Small Tree



Magnolia Grandifolia "Life Gem"

Hedge



Supplementixing Phona hedge where needed



Prunus lusitanica- Portugese Laurel



Tall hedge Cupressus sempervirens

Compact and low spreading shrubs



Rhagodia spinescens Creeping salt bush



Lampranthus spectabilis "Trailing Iceplant" White



Helichrysum italicum "Curry plant"



Loropetalum Chinense "China Pink"



Alternanthera dentata



Westringia Low horizon



Eremophila nivea Sikly Eremophila Emu Bush



Rhododendron

Strappy /grasses



Gardenia radicans



Phormium tenax "Purpureum"



Festuca glauca -Blue Grass



Liriope mascara -"Monroe white"



Dianella "Cassa Blue"

Shade



Magnolia Grandifolia "Life Gem"



Viola hederacea -Nave Violet



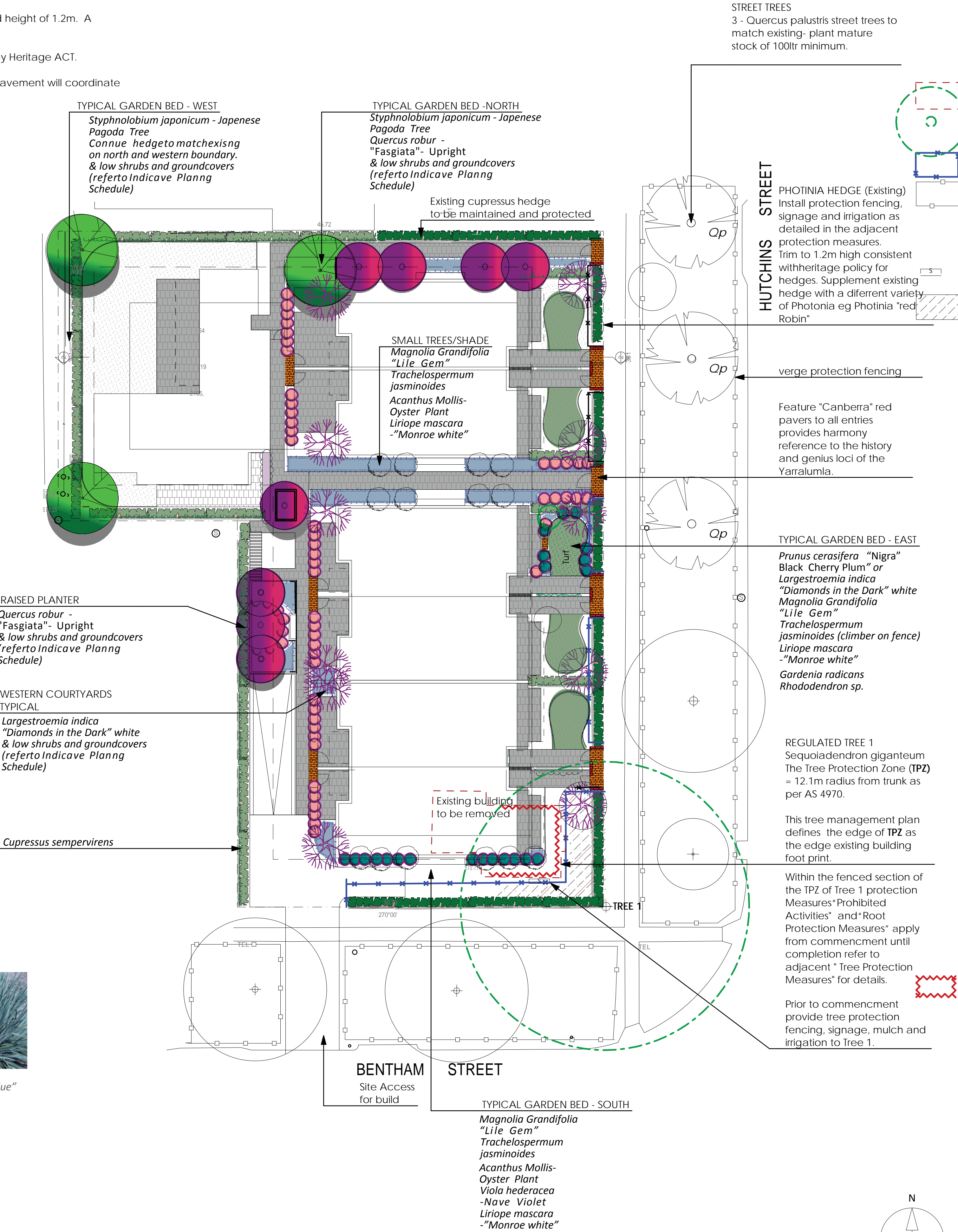
Trachelospermum jasminoides



Acanthus Mollis- Oyster Plant



Gardenia radicans



Tree Protection Measures

- Approval**
- No demolition, excavation or construction work is to commence on this site until this Tree Management Plan has been approved by the Conservator of Flora and Fauna in accordance with Section 32 of the *Tree Protection Act 2005*.
 - A colour, A3 size copy of the final version of all sheets of this Tree Management Plan is to be available to all workers on the site during the period of demolition, excavation, construction and landscaping..
- Induction**
- As tree protection depends on compliance and supervision: **All persons, engaged in excavation, demolition or construction on this site, are to receive an induction, which informs them of their responsibilities regarding protection of the regulated trees, prior to their commencement to work on the site.**
- Tree Protection Zones**
- TPZ for Tree 1** for this site is **defined by the edge of the existing building** to be demolished in accordance with Section 11 (2) of the *Tree Protection Act 2005* as defined by this Tree Management Plan
 - The Australian Standard AS4970-2009 "Protection of Trees on the development sites" **TPZ** for Tree 1 =12.1m radius from trunk **as shown by the green dashed circle on the plan.**
- Fences**
- Tree Protection Fences for the **Regulated Tree 1** and the **Photinia Hedge** of 1.2m high parawebbing on steel posts are to be installed around the fenced section of **TPZ**, as indicated on the drawing.
 - The Verge Protection Fences for the **Street Trees** are to be a 1.8m high chain mesh on steel posts that are driven into the soil and installed as indicated on the Tree Management Plan with by a blue line type as indicated to the left
 - All fences are to be installed prior to commencement of demolition, excavation and construction for this project and maintained in good order until construction is complete.
 - The boundary fences will suffice where they correspond with the **TPZ** fences
 - The fences may be removed at the end of the construction work for the installation of the landscape, however, the **Prohibited Activities** (b-h) and **Root Protection** clauses still apply.
- Signs**
- Signs, as depicted on sheet 2, are to be installed as indicated on the drawing, prior to work commencing on site.
- Mulch**
- Install mulch to a depth of 75mm of wood chip and fines equivalent to 'Forest litter' prior to work commencing on this site.
- Irrigation**
- Prior to work commencing on site, an irrigation line with drippers is to be installed as shown on the drawing:
 - At least 8 weeks prior to any excavation within the RPZ of Tree 1, the irrigation is to be used to supply 600l of water to the tree by slow drippers.
 - Every 4 weeks during the construction period the irrigation line is to be used to supply 600l of water to the tree by slow drippers.
 - This irrigation program may be changed on the advice of an AQF level 5 arborist. If there is a period of unusually wet or unusually dry weather an AQF level arborist is to inspect the tree and site and advise on changes to the irrigation program
- Demolition**
- Demolition is not to commence until the above-mentioned tree protection fences, signs, irrigation, surface protection and mulch are in place.
 - Protection Measures "Prohibited activities" and "Root Protection Measures" apply for demolition of existing building adjacent to Tree 1
- Scaffold**
- If scaffold is to be erected adjacent to Tree 1, no branches are to be cut, broken or removed: they are to be excluded from the space within the scaffold by either:
 - Having an arborist (AQF level 3) tie them back;
 - Or gently pushing them back and erecting a screen to prevent them entering the space
- Pruning**
- No pruning of, or branch removal from the protected tree is permitted without consulting an AQF level 5 arborist about the need for pruning. Approval from the Tree Protection Unit (Conservator) for regulated trees, or Urban Treescapes for Street Trees, may be required.
- Canopy Protection**
- If any conflict with the canopies of the protected trees is likely to occur, then:
 - preferably procedures are to be modified to avoid damage to branches; or
 - an AQF level 5 arborist is to be consulted about the need for pruning. This may result in the need for a further application for Tree Damaging Activity.
- Services Connections**
- No excavation for service connections, such as lines for water, gas, electricity, sewer and storm water, is to be carried out within the **TPZ**, except as follows.
 - For the installation of underground services that are unavoidably to be connected to mains within the **TPZ**:
 - A target excavation is to be made where the connection or tie to the main is to be located;
 - The target excavation is to be:
 - Either dug by hand or hydro-excavation, and;
 - Of the minimum cross-sectional area possible;
 - No roots of greater than 30mm diameter are to be cut or damaged, (Note that normal operation of hydro-excavation usually damages roots by blowing off the bark: the operation must be modified by use of a fan jet at low pressure);
 - The installation of the new line is to be by directional boring,
 - Boring from outside the **TPZ** to the target excavation and,
 - Boring at least 600mm below existing ground level.
- Landscaping**
- The Tree Protection Fences may be removed at the end of the construction work for the installation of the landscape however **Prohibited Activities** (b-h) and **Root Protection** clauses still apply;
 - No hard surfaces are to be installed in the **TPZ** **unless outlined in these Tree Protection Measures;**
 - Planting within the RPZ is to be carried out without damage to roots > 30mm diameter.**
- Prohibited Activities**
- The following activities are **prohibited** within the **TPZ** of **TREE 1** during the period of demolition, excavation and construction:
 - Entry** onto or across unprotected surfaces;
 - Excavation** for any purpose including **service installation**, except as allowed elsewhere in this Tree Management Plan;
 - Erection of **site sheds** or structures;
 - Changes in **ground surface level**: no scalping or fill except as detailed above;
 - Movement or parking of **vehicles** or **machinery**;
 - Storage** of building materials or soil fill;
 - Cleaning** or washing of equipment;
 - Spillage** or disposal of materials or waste.
- Root Protection**
- If any roots of **Tree 1** are likely to be cut within the **TPZ** by any excavation during demolition, then:
 - Excavation is to be carried out in a manner that will prevent tearing, shattering, splitting and displacement of the remaining roots of the tree;
 - The final trimming of the roots still attached to the tree is to be by clean cuts carried out with sharp hand tools within 2 hours of the roots initially being cut;
 - The faces of the excavations on the tree side of the excavations, within the **RPZ** are to be kept moist until any back-filling is completed (Draping the faces with a thick textile which is kept moist with micro sprays is the recommended method).
 - Back-filling is to be carried out as soon as possible.
- Monitoring**
- The project manager is to seek the advice of an AQF Level 5 arborist if any of the regulated trees appears to be in decline, or has thinning canopy, large branch failures, insect infestation or accidental mechanical damage, or if concerns are raised about the trees' health or viability.
- Compliance**
- Once this Tree Management Plan has been approved, failure to comply with the measures outlined, may incur an on the spot fines
- Alterations and Additions**
- Once this Tree Management Plan has been approved, any alterations or additions to it, are to be formulated by an AQF level 5 arborist and approved by the Conservator and or Urban Treescapes www.canopygroup.com

Landscape Concept Design & Tree Management Plan

Hayley Crossing Canopy Tree Experts November 2017

YARRALUMLA TOWNHOUSES

BLOCK 19 SECTION 64
YARRALUMLA