

## **7.2.9 ENVIRONMENTAL MANAGEMENT PLAN ELEMENT 9: INDIGENOUS LANDSCAPE AND AMENITY PLANTINGS**

### **Introduction**

The indigenous vegetation in the Torquay – Breamlea area confers an important landscape character in and around the proposed development area and there is considerable scope to use indigenous species from the local flora for landscape and amenity plantings associated with the golf course, residential and other public open space. Use of indigenous plant species will also enhance conservation values as it will provide resources for some fauna species (e.g. food, shelter, nesting sites). Three broad environments are present in the development area: well-drained sandy calcareous soils of the dune system (nearest the coast); well-drained sandy or loamy acidic soils away from the coast (the bulk of the property); and seasonally wet sites, with loamy or clay-loam soils, of drainage lines and low-lying areas. These broad environments would have carried a distinct vegetation and flora. For horticultural applications using the local flora, planting of species should be appropriate to the broad environments to ensure best performance, and plant associations should be designed to make the most 'ecological sense' (e.g. coastal species planted near the coast in more-or-less natural associations).

Plant species from the local flora appropriate for various horticultural applications are given in Appendix 9. These species occur or are considered to have occurred as part of the original vegetation of the property (mostly grassy/sedgy open woodland) as extrapolated from local remnant vegetation, or they occur in similar environments to the near west of Torquay.

It is recognised that many indigenous plant species are untried or little-known in horticulture but many species are highly suited to cultivation, especially if they are treated 'tough' (e.g. minimal artificial watering and avoidance of 'advanced' nursery stock). All indigenous species used in horticultural/landscape applications should be propagated from local material to ensure genetic conformity with local populations and to maximise their value as sources of known-provenance propagating material.

However these species should not be potentially weedy and should be broadly compatible with the local character. They should be capable of performing well in a fairly hostile coastal environment where salt spray and calcareous soils are potentially major limitations to plant performance.

The use of native, predominantly indigenous plant species will be provided in the planting of private gardens, and in the non-residential components of the development site unless otherwise approved in writing by Council. Planting of non-native shrubs and vegetable gardens is permitted provided that they cannot be viewed from the streetscape at mature height.

The list of indigenous plant species in Appendix 9 is confirmed as the list of recommended species for planting.