

City of Port Phillip  
Advertised Document  
Planning Application No. 00786/2022  
No. of Pages: 1 of 17

# 95 St Kilda Rd, St Kilda

## Landscape Design Report

Prepared for Gamuda Land

322.0292.00.L01.RP02



Tract

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11 November 2022

PORT PHILLIP PLANNING DEPARTMENT  
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# Quality Assurance

**Landscape Design Report**  
Prepared for Gamuda Land

Project Number  
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Revision (see below)  
[02]  
  
Prepared By  
RY  
  
Reviewed By  
MC  
  
Project Principal  
JF  
  
Issued  
11 November 2022

**City of Port Phillip  
Advertised Document  
Planning Application No. 00786/2022  
No. of Pages: 2 of 17**

**Revisions**

Rev	Issued	Details	Prepared By	Reviewed By	Project Principal
[01]	28 October 2022	First Submission	RY	MC	JF
[02]	11 November 2022	Second Submission	RY	MC	JF

# Contents

<b>1</b>	<b>Context &amp; Site Analysis</b>	<b>04</b>
1.1	Context & Locality	04
<b>2</b>	<b>Landscape Response</b>	<b>06</b>
2.1	Landscape Vision	06
2.2	Key Landscape Areas	07
<b>3</b>	<b>Landscape Concept</b>	<b>08</b>
3.1	Ground Floor & Public Realm	08
3.2	Level 1	09
3.5	Level 16	10
3.6	Level 17	11
3.7	Green Spine	12
<b>4</b>	<b>Planting Design</b>	<b>14</b>
4.1	Design Intent	14
4.2	Planting Schedule	15
<b>5</b>	<b>Deep Soil Planting, Maintenance, Irrigation &amp; Typical Planter Detail</b>	<b>16</b>
5.1	Deep Soil Planting	16
5.2	Irrigation	16
5.3	Maintenance	16
5.4	Typical On Structure Planter Profile	16

**City of Port Phillip**  
**Advertised Document**  
**Planning Application No. 00786/2022**  
**No. of Pages: 3 of 17**

# 1 Context & Site Analysis

## 1.1 Context & Locality

The site is situated 5km south of Melbourne CBD at the northern end of St Kilda. Positioned near the corner of St Kilda Road and Fitzroy Street, the site has excellent connections to public transport and local restaurant and cafes. The nearest green space is Albert Park, a large recreation reserve featuring Albert Park Lake, popular for running and walking by local residents. St Kilda Beach is located 1km to the west of the site.

The site fronts St Kilda Road, which is a busy arterial road. Whilst mainly car dominated, the frontage contains a grassed verge with existing mature street trees (Melaleuca sp, & Platanus orientalis). The median of St Kilda Road also features numerous mature eucalypt trees which provide amenity, shade and canopy to the area.

The site is bordered by large high-rise buildings to the north and south, and low-rise residential properties to the west.

**City of Port Phillip  
Advertised Document  
Planning Application No. 00786/2022  
No. of Pages: 4 of 17**



**City of Port Phillip  
Advertised Document  
Planning Application No. 00786/2022  
No. of Pages: 5 of 17**



- 1. Site frontage to St Kilda Road
- 2. Open View to Port Phillip Bay
- 3. Albert Park
- 4. Fitzroy Street



## 2 Landscape Response

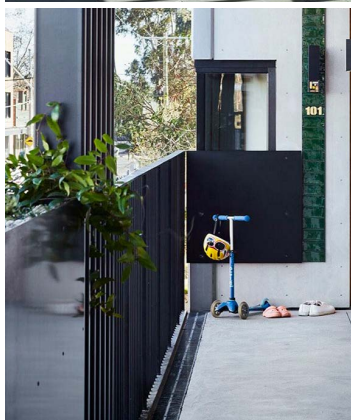
### 2.1 Landscape Vision

# Social & Sustainable

The landscape design will aim to provide a green overlay to the built form with an abundance of planting including vines, ferns and trees that are suited to the micro-climate of the various external spaces. The planting will cool the inner-city urban environment and provide a lush and welcoming environment.

The landscape will provide numerous high quality communal spaces that are designed to encourage social connection between the residents of the development.

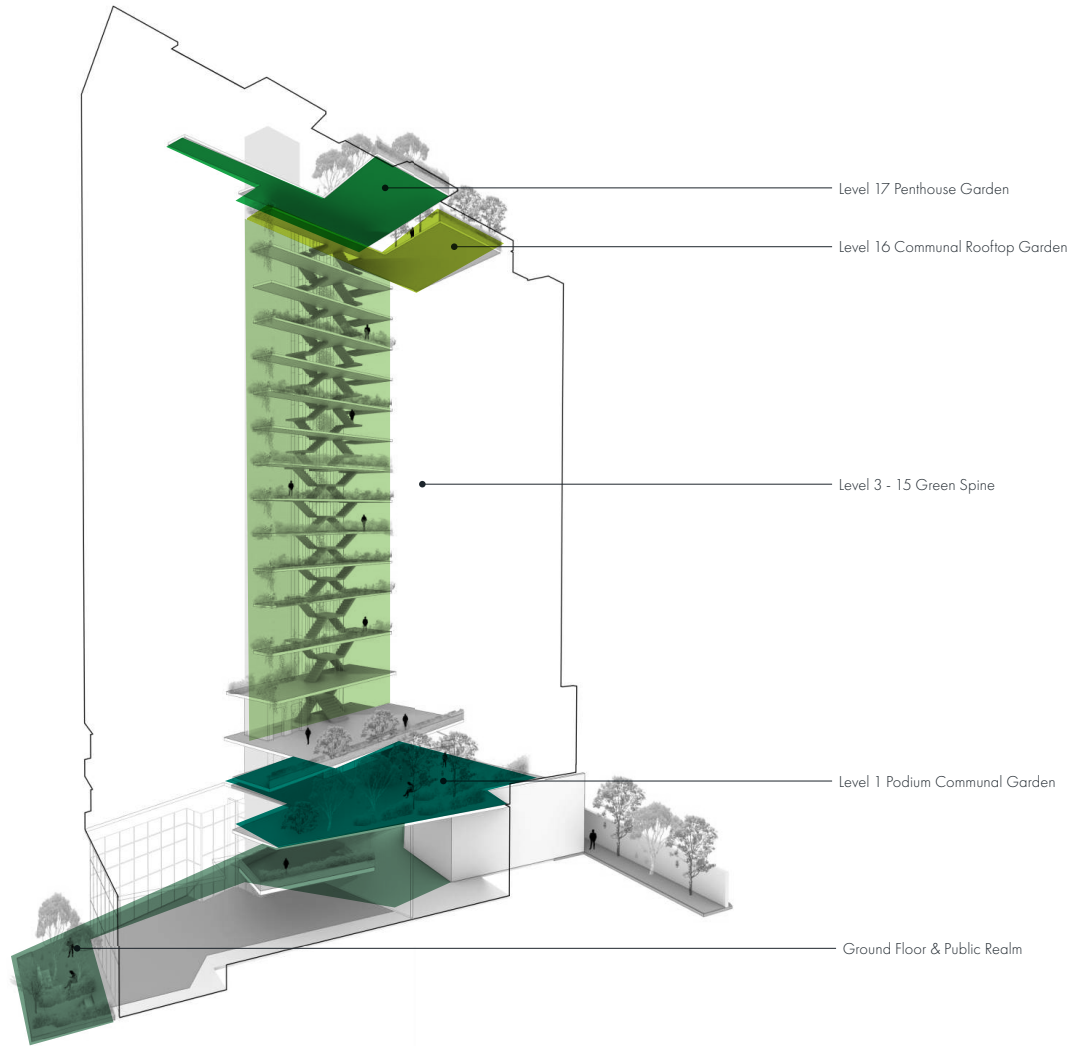
**City of Port Phillip  
Advertised Document  
Planning Application No. 00786/2022  
No. of Pages: 6 of 17**



### 2.2 Key Landscape Areas

The project includes significant landscaping in both public and private areas. Green communal spaces are located throughout the building and feature two large communal spaces on Level 1 & Level 16, offering different experiences. The Green Spine provides each level a green lobby which is designed to provide a shared space to connect and chat with neighbours.

**City of Port Phillip  
Advertised Document  
Planning Application No. 00786/2022  
No. of Pages: 7 of 17**



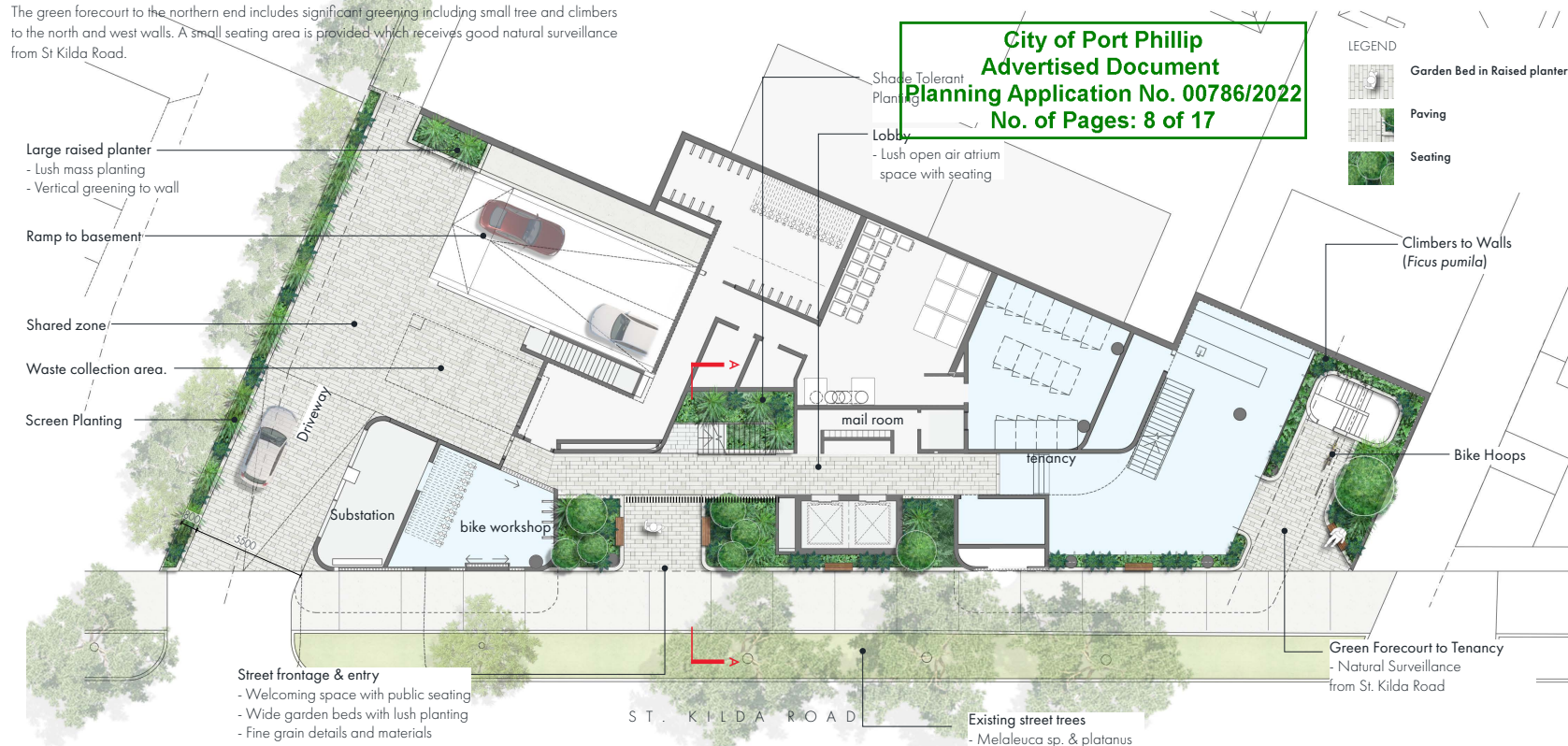
### 3.1 Ground Floor & Public Realm

The ground floor & public realm includes a series of open and airy spaces that grounds the development and provides a soft and green entry to the building. The spaces are connected using a fine grain paving to break down the scale of the surrounding context and provide a rich residential character.

The St Kilda Road frontage includes a number of existing mature street trees including Melaleuca (*melaleuca* sp.) and plane trees (*Platanus acerifolia*) which will provide softening and protection from the St Kilda Road traffic. The landscape includes a continuous raised garden bed to the front elevation of the building that will support shrubs, groundcovers and some small trees, providing a green buffer to the building. Public seating is provided as a welcoming place to stop and rest.

The open air lobby features an abundance of planting and continues the external paving to create an inside/outside feel.

The green forecourt to the northern end includes significant greening including small tree and climbers to the north and west walls. A small seating area is provided which receives good natural surveillance from St Kilda Road.



City of Port Phillip  
Advertised Document  
Planning Application No. 00786/2022  
No. of Pages: 8 of 17

Drawing Title	Project Name	Drawing No.	Revision	Date	Drawn	Checked	Project Principal	Scale
Landscape Concept Plan - Ground	95 St Kilda Road, St Kilda	0322-0292-00-L01 DR00	02	11.11.2022	RY	MC	JF	1:200 (A3)

Document Set ID: 6003249  
Landscape & Visual Design: 2022-0000



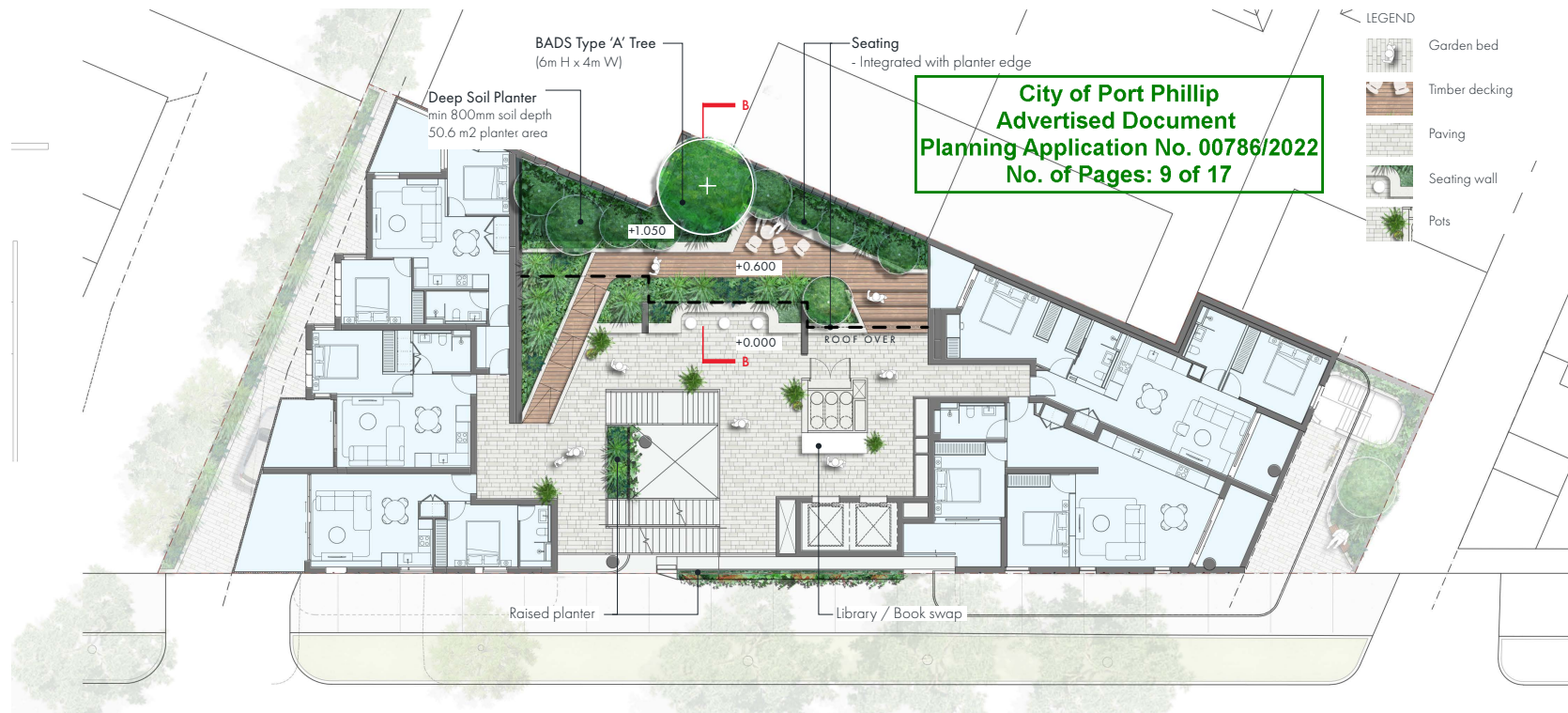


### 3.2 Level 1

The Level 1 terrace will be a shady rainforest retreat designed for small groups to gather, or for individuals seeking a private nook within the garden. The raised deck provides a journey into the garden and includes integrated seating nestled within the lush, leafy plants.

The planting design will respond to the shady micro-climate created by the surrounding apartment buildings. Lush, rainforest species will provide a peaceful environment for contemplation and relaxation. The extensive planter will allow for rainforest canopy trees and tree ferns with an under-storey of large leaved foliage plants.

A shared library provides a social opportunity and community feel.



Drawing Title	Project Name	Drawing No.	Revision	Date	Drawn	Checked	Project Principal	Scale
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Landscape Concept Plan - Level 1 Document Set ID: 6003249 Landscape & Visual Design: 2022-0000	95 St Kilda Road, St Kilda	0322-0292-00-L-01 DR01	02	11.11.2022	RY	MC	JF	1:200 (A3)
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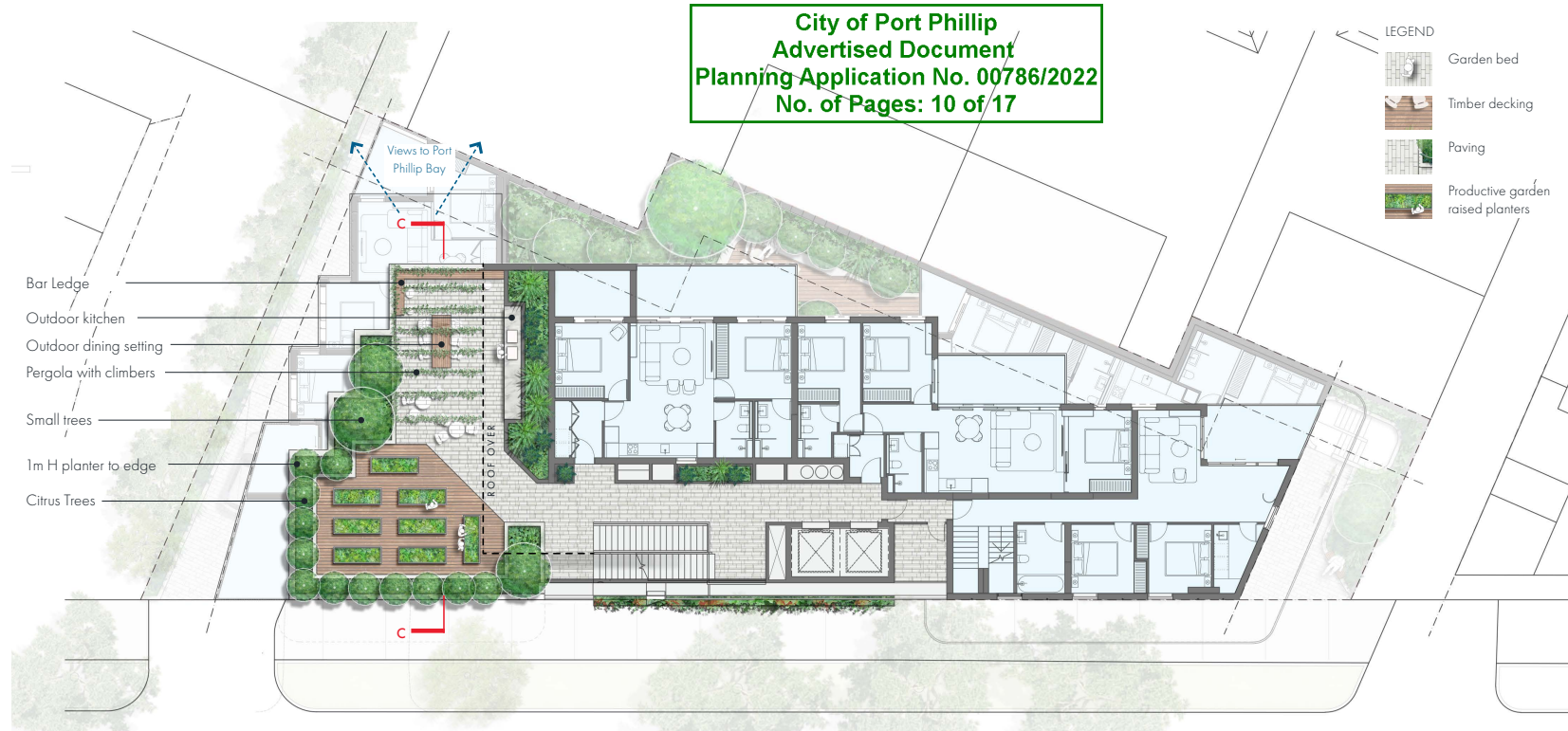
**3.5 Level 16**

The Roof Terrace is the place for larger social gatherings. It offers:

- A communal productive garden taking advantage of the sunny aspect.
- An outdoor kitchen with barbecues and sink
- Long table dining for large groups
- Views to Port Phillip Bay

This terrace will offer residents a space for social gatherings, or for more impromptu evening drinks on the roof. The kitchen garden will provide opportunity for community engagement and getting to know the neighbours.

A pergola will provide a frame for a climber and ornamental grave to provide much needed shade in summer. Other planters will allow for small to medium trees.



Drawing Title	Project Name	Drawing No.	Revision	Date	Drawn	Checked	Project Principal	Scale
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Landscape Concept Plan - Level 16  
 Document Set ID: 6003249  
 95 St Kilda Road, St Kilda

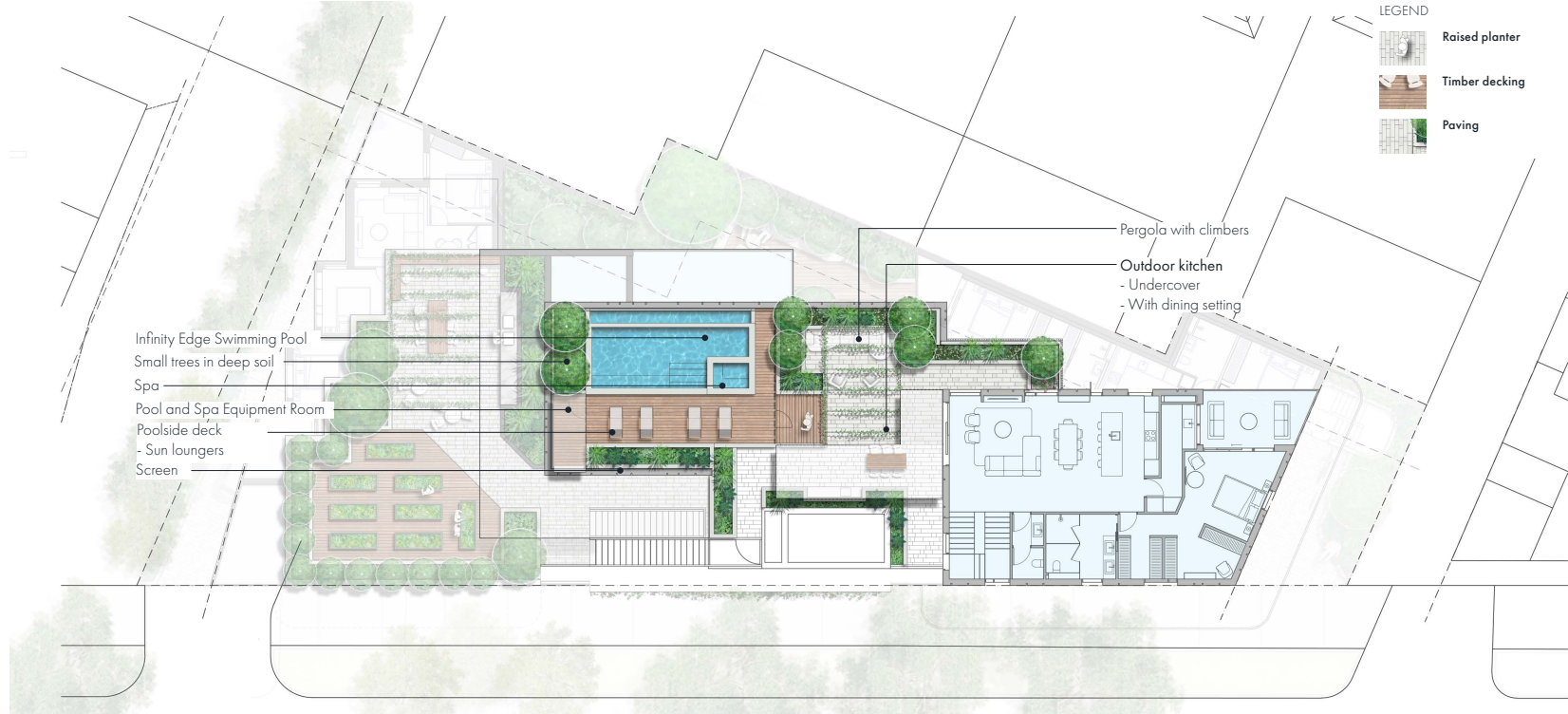
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**3.6 Level 17**

The Level 17 penthouse features a large roof garden. The suggested design for this space includes a pool area lounge, outdoor dining and outdoor kitchen & BBQ. The pool sits atop the structural slab, with the decking terracing up to gain height. The pool faces toward Port Phillip Bay with an infinity edge. The roof garden is bordered by raised planters with small trees, shrubs and groundcovers.

**City of Port Phillip  
Advertised Document  
Planning Application No. 00786/2022  
No. of Pages: 11 of 17**



Drawing Title	Project Name	Drawing No.	Revision	Date	Drawn	Checked	Project Principal	Scale
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Landscape Concept Plan - Level 17	95 St Kilda Road, St Kilda	0322-0292-00-L-01 DR03	02	11.11.2022	RY	MC	JF	1:200 (A3)
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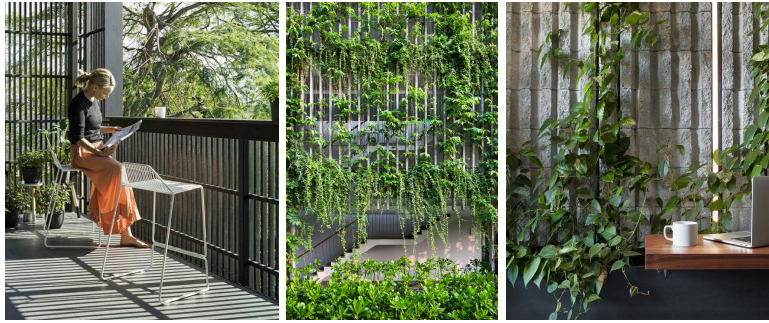


### 3.7 Green Spine

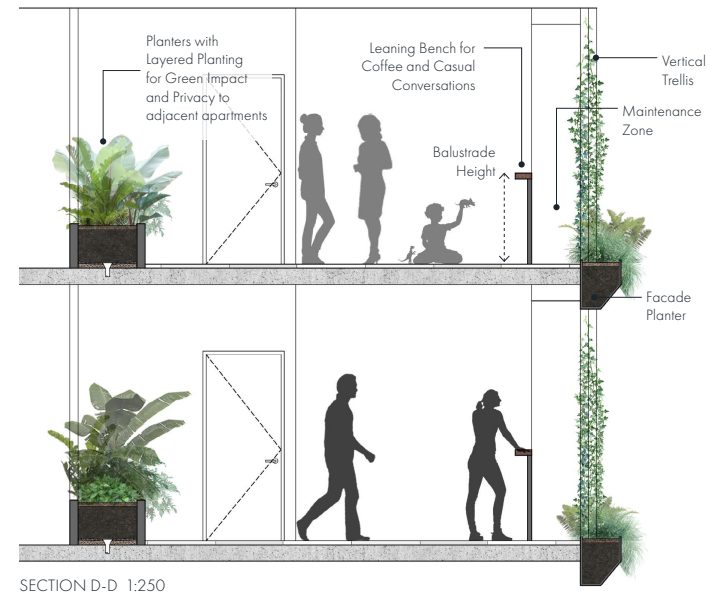
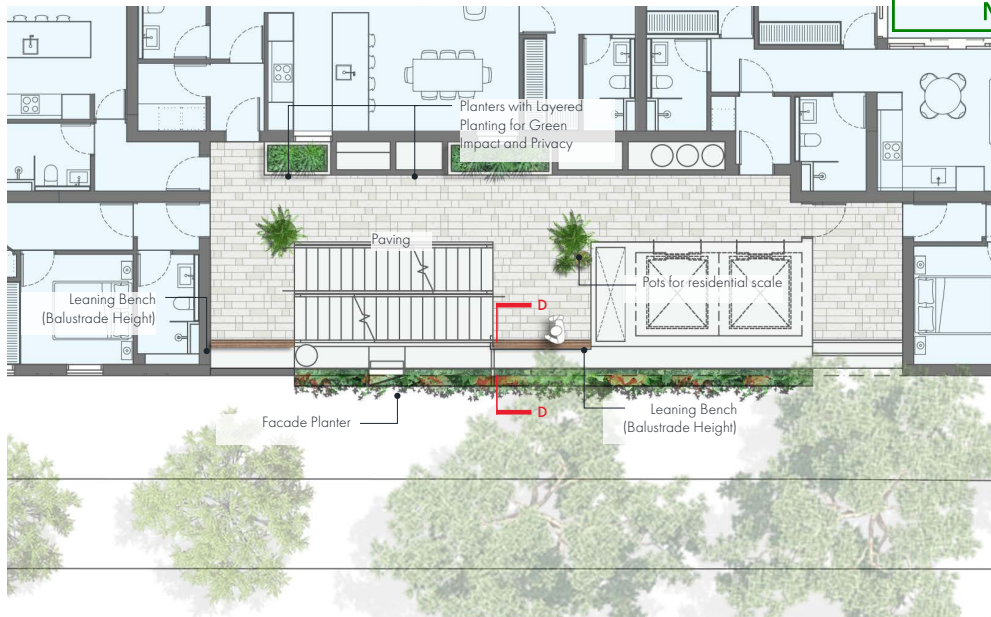
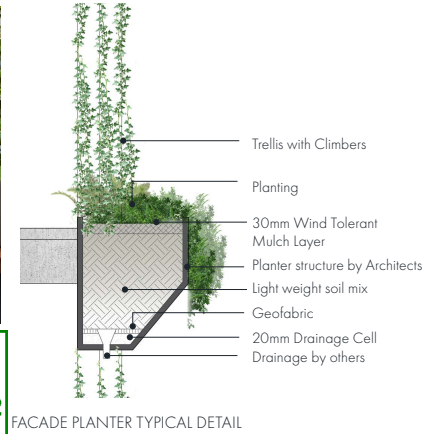
Integrating planting into the built form has many benefits including reducing temperatures within the building, softening hard surfaces and contributing to amenity and biodiversity of the area.

The architecture features significant landscaping to the eastern facade with external planters to each level with climbing plants on vertical cables. Planters are to be integrated into the facade treatment and include minimum 500mm deep soil depth to support healthy growth of groundcovers and climbing plants. Planters are to be detailed to allow for sufficient drainage and be fully irrigated by an automated system with moisture sensors. The planting consist of a variety of hardy and low maintenance cascading plants and vary depending of the aspect of the planter.

An open air residential lobby is located behind the green facade on each level, providing a shared green 'courtyard' space for the residents of the floor. These large spaces are designed to encourage social interaction with places to mingle, children to play, or a place to enjoy the morning sun with a coffee.



**City of Port Phillip  
 Advertised Document  
 Planning Application No. 00786/2022  
 No. of Pages: 12 of 17**



Drawing Title	Project Name	Drawing No.	Revision	Date	Drawn	Checked	Project Principal	Scale
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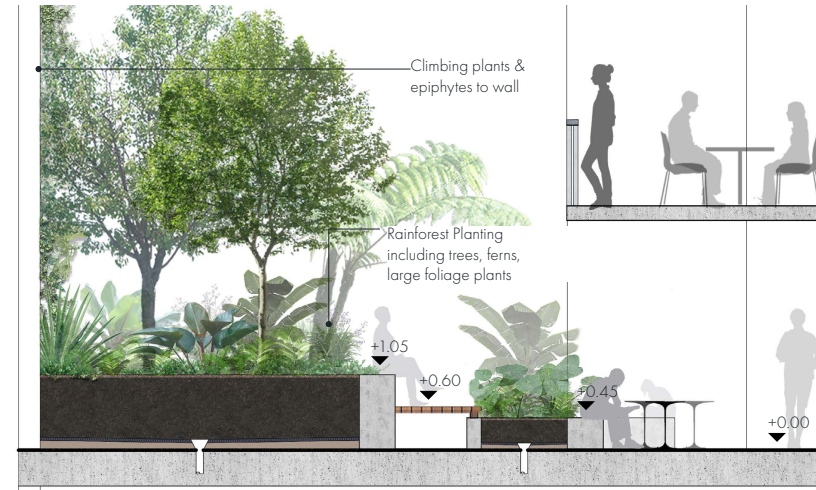
Landscape Concept - Green Spine Document Set ID: 6005249	95 St Kilda Road, St Kilda	0322-0292-00-L-01 DR04	02	11.11.2022	RY	MC	JF	1:200 (A3)
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SECTION A-A 1:250 - Entry Lobby

**City of Port Phillip  
 Advertised Document  
 Planning Application No. 00786/2022  
 No. of Pages: 13 of 17**



SECTION B-B 1:250 - Level 1 Communal Garden



SECTION C-C 1:200 - Level 16 Communal Roof Garden

Drawing Title	Project Name	Drawing No.	Revision	Date	Drawn	Checked	Project Principal	Scale
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Landscape Sections	95 St Kilda Road, St Kilda	0322-0292-00-L-01 DR03	02	11.11.2022	RY	MC	JF	1:200 (A3)
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## 4 Planting Design

### 4.1 Design Intent

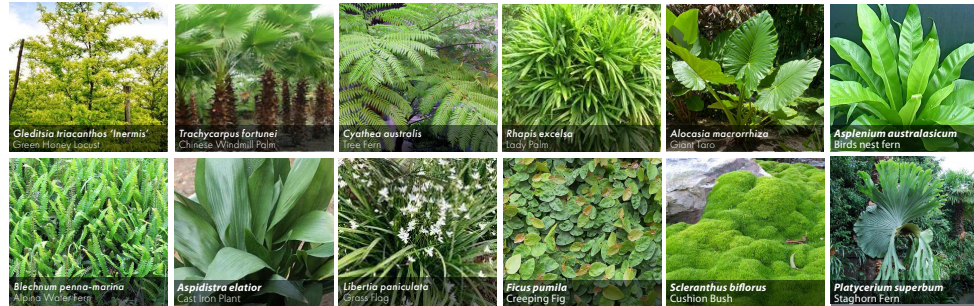
The planting concept consists of mostly native plants, with some exotics included for interest and climatic suitability (e.g bromeliads & succulents). The level 1 garden includes a selection of Australian native rainforest species and are suited to the part shade conditions. The upper terraces continue a similar palette but with plants suited to rooftop and podium conditions. The species selected are hardy and low maintenance with low water consumption.

City of Port Phillip  
Advertised Document  
Planning Application No. 00786/2022  
No. of Pages: 14 of 17

#### GROUND



#### SHADE & PART SHADE - LEVEL 1



#### GREEN SPINE



#### FULL SUN - ROOF GARDENS



**City of Port Phillip  
 Advertised Document  
 Planning Application No. 00786/2022  
 No. of Pages: 15 of 17**

4.2 Planting Schedule

Botanical Name	Common Name	Shade tolerance	Mature Size	Install Size	Native/Indigenous / Exotic	Deciduous / Evergreen
<b>GROUND FLOOR &amp; POCKET PARK</b>						
<b>CANOPY TREES</b>						
<i>Cupaniopsis anacardioides</i>	Tuckeroo	Full/part shade	8 x 5m	100L	Native	Evergreen
<i>Hymenoparum flavum</i>	Native Frangipani	Part shade	1.5 x 8m	100L	Native	Evergreen
<b>LARGE SHRUBS AND SCREENING</b>						
<i>Alcornoeca macrorrhiza</i>	Giant Taro	Suitable indoors	2 x 1m	150mm	Native	Evergreen
<i>Alyxia buxifolia</i>	Sea Box	Sun/Shade	2 x 2m	150mm	Indigenous	Evergreen
<i>Syzygium australe 'Winter lights'</i>	Winter Lights	Sun/Shade	3.5 x 1.5m	300m	Native	Evergreen
<b>SHRUBS AND GROUND COVER</b>						
<i>Ayuga reptans 'Catin's Giant'</i>	Ajunga	Sunny or partly shady	Spreading to 2m	150mm	Exotic	Evergreen
<i>Arthropodium cirratum</i>	Renga Lily	Filtered sun to part shade	1 x 0.5m	150mm	Exotic	Evergreen
<i>Aspidistra elatior</i>	Cast Iron Plant	Suitable indoors	0.8m x 0.8m	150mm	Exotic	Evergreen
<i>Blechnum nudum</i>	Fish Bone Fern	Filtered Sun/Heavy Shade	0.7m x 0.7m	200mm	Indigenous	Evergreen
<i>Blechnum penna-marina</i>	Alpina Water Fern	Filtered Sun/Heavy Shade	0.4 x 0.4m	150mm	Native	Evergreen
<i>Brachycome multifida</i>	Rock Daisy	Sun/Part shade	0.5 x 0.5m	150mm	Indigenous	Evergreen
<i>Heliborus orientalis</i>	Winter Rose	Full sun/light shade	0.3 x 0.4m	150mm	Exotic	Evergreen
<i>Liberia paniculata</i>	Grass Flag	Part shade/ shade	0.6 x 0.5m	150mm	Indigenous	Evergreen
<i>Ugularia reniformis</i>	Tract Seat Plant	Part shade	0.5 x 0.5m	150mm	Exotic	Evergreen
<i>Ullape muscari 'Mum's white'</i>	Lily Turf	Sun/shade	0.4 x 0.4m	150mm	Exotic	Evergreen
<i>Lomandra longifolia 'Tanika'</i>	Spiny-headed Mat-rush	Sun/shade	0.8m x 0.8m	150mm	Native	Evergreen
<i>Myoporum parvifolium</i>	Creeping Boobialla	Full sun/part shade	0.3 x 3m	150mm	Indigenous	Evergreen
<i>Trachelospermum asiaticum 'Flat Mat'</i>	Flat Mat	Full sun/light shade	Spreading to 2m	150mm	Exotic	Evergreen
<i>Viola hederacea</i>	Native Violet	Part shade	Spreading to 1m	150mm	Indigenous	Evergreen
<i>Westringia fruticosa 'Seafam Swell'</i>	Compact Coastal Rosemary	Sun/Part shade	1 x 1m	200mm	Native	Evergreen
<b>LEVEL 1</b>						
<b>CANOPY TREES</b>						
<i>Gleditsia triacanthos var. inermis</i>	Green Honey Locust	Full sun/part shade	9 x 5m	100L	Exotic	Deciduous
<b>PALMS AND TREE FERNS</b>						
<i>Archontophoenix cunninghamiana</i>	King Palm	Sun/Shade	6 x 2m	100L	Native	Evergreen
<i>Chamaedorea seifrizii</i>	Bamboo Palm	Light/Half/Heavy Shade	3 x 1.5m	100L	Exotic	Evergreen
<i>Cyathea australis</i>	Tree Fern	Light/Full Shade	5-1.5 x 5m	100L	Indigenous	Evergreen
<i>Cyathea brownii</i>	Norfolk Tree Fern	Light/Half/Heavy Shade	20 x 6m	100L	Native	Evergreen
<i>Dicksonia antarctica</i>	Soft Tree Fern	Light/Half/Heavy Shade	1.5-1.5 x 2m	100L	Indigenous	Evergreen
<i>Howea forsteriana</i>	Kentia Palm	Sun/Shade	10 x 6m	100L	Native	Evergreen
<i>Trachycarpus fortunei</i>	Chinese windmill palm	Sun/Part Shade	7 x 3m	100L	Exotic	Evergreen
<b>LARGE SHRUBS AND SCREENING</b>						
<i>Alcornoeca macrorrhiza</i>	Giant Taro	Suitable indoors	2 x 1m	150mm	Native	Evergreen
<i>Dichroandra thyrsiflora</i>	Blue Ginger	Light/Half Shade	2 x 1m	200mm	Exotic	Evergreen
<i>Justicia carnea 'Alba'</i>	Brazilian Plume	Light/Half/Heavy Shade	1.8 x 1m	200mm	Exotic	Evergreen
<i>Monstera deliciosa</i>	Fruit Salad Plant	Suitable indoors	3m x 1m	150mm	Exotic	Evergreen
<i>Rhapis excelsa</i>	Lady Palm	Suitable indoors	3m x 2m	45L	Exotic	Evergreen
<b>SHRUBS AND GROUND COVER</b>						
<i>Alpina caerulea 'Redback'</i>	Redback Native Ginger	Sun/Shade	2 x 1m	200mm	Native	Evergreen
<i>Arthropodium cirratum</i>	Rock Lily	Light/Half Shade	0.6 x 0.6m	200mm	Exotic	Evergreen
<i>Asplenium australasicum</i>	Birds Nest Fern	Filtered Sun/Heavy Shade	1 x 1m	200mm	Native	Evergreen
<i>Aspidistra elatior</i>	Cast Iron Plant	Suitable indoors	0.8m x 0.8m	150mm	Exotic	Evergreen
<i>Blechnum penna-marina</i>	Alpina Water Fern	Suitable indoors	0.4 x 0.4m	150mm	Native	Evergreen
<i>Epipremnum aureum</i>	Devil's Ivy	Suitable indoors	climbing/trailing	150mm	Exotic	Evergreen
<i>Liberia paniculata</i>	Grass Flag	Part shade/ shade	0.6 x 0.5m	150mm	Indigenous	Evergreen
<i>Nephrolepis exaltata</i>	Boston Fern	Light/Half/Heavy Shade	1 x 1m	200mm	Exotic	Evergreen
<i>Pteronix occidentalis 'Alba'</i>	White Native Iris	Sun/Light Shade	0.4 x 0.6m	150mm	Native	Evergreen
<i>Philodendron 'Xanadu'</i>	Xanadu Philodendron	Suitable indoors	1.2 x 1.2m	200mm	Exotic	Evergreen
<i>Scleranthus biflorus</i>	Cushion Bush	Sun/Part Shade	0.15 x 0.8m	150mm	Indigenous	Evergreen
<i>Zamioculcas zamiifolia</i>	Zanzibar Gem	Suitable indoors	0.8m x 0.3m	150mm	Exotic	Evergreen
<b>CLIMBERS</b>						
<i>Ficus pumila</i>	Climbing Fig	Part shade	climbing	150mm	Exotic	Evergreen
<b>EPIPHYTES</b>						
<i>Platycentrum superbum</i>	Staghorn Fern	Part shade	1.2 x 1.2m	300mm Board	Native	Evergreen

<b>GREEN SPINE</b>						
<b>SHRUBS AND GROUND COVER</b>						
<i>Arthropodium cirratum</i>	Renga Lily	Light/Half Shade	0.6 x 0.6m	200mm	Exotic	Evergreen
<i>Aspidistra elatior</i>	Cast Iron Plant	Suitable indoors	0.8m x 0.8m	150mm	Exotic	Evergreen
<i>Blechnum nudum</i>	Fish Bone Fern	Filtered Sun/Heavy Shade	0.7m x 0.7m	200mm	Indigenous	Evergreen
<i>Epipremnum aureum</i>	Devil's Ivy	Suitable indoors	climbing/trailing	150mm	Exotic	Evergreen
<i>Philodendron 'Xanadu'</i>	Xanadu Philodendron	Sun/Shade	1.2 x 1.2m	200mm	Exotic	Evergreen
<i>Zamioculcas zamiifolia</i>	Zanzibar Gem	Suitable indoors	0.8m x 0.3m	150mm	Exotic	Evergreen
<b>TRAILING</b>						
<i>Casuarina glauca 'Cousin It'</i>	Cousin It	Full sun	spreading/trailing	150mm	Native	Evergreen
<i>Hardenbergia violacea</i>	Purple Coral Pea	Full sun	spreading/trailing	150mm	Indigenous	Evergreen
<i>Myoporum parvifolium</i>	Creeping Boobialla	Full sun/part shade	spreading/trailing	150mm	Native	Evergreen
<i>Rosmarinus officinalis prostratus</i>	Prostrate Rosemary	Full sun	spreading/trailing	150mm	Exotic	Evergreen
<b>CLIMBERS</b>						
<i>Trachelospermum jasminoides</i>	Star Jasmine	Full sun/part shade	spreading/trailing	150mm	Exotic	Evergreen
<i>Ficus pumila</i>	Climbing Fig	Part shade	climbing	150mm	Exotic	Evergreen
<i>Mandevilla jasminoides</i>	Bower Vine	Part shade	climbing	150mm	Native	Evergreen
<b>ROOF GARDENS</b>						
<b>TREES</b>						
<i>Cupaniopsis anacardioides</i>	Tuckeroo	Full/part shade	8 x 5m	100L	Native	Evergreen
<i>Banksia marginata</i>	Silver Banksia	Full sun	8 x 3m	100L	Native	Evergreen
<b>LARGE SHRUBS AND SCREENING</b>						
<i>Alyxia buxifolia</i>	Sea Box	Sun/Shade	2 x 2m	150mm	Indigenous	Evergreen
<i>Syzygium australe 'Winter lights'</i>	Winter Lights	Sun/Shade	3.5 x 1.5m	300m	Native	Evergreen
<b>SHRUBS AND GROUND COVERS</b>						
<i>Angasanthus flavidus</i>	Kangaroo Paw	Full sun	0.6 x 0.6m	150mm	Native	Evergreen
<i>Aloe plicatilis</i>	Fan Aloe	Full sun	0.5 x 0.5m	150mm	Exotic	Evergreen
<i>Beschorneria yuccoides</i>	Mexican Lily	Full sun	0.8 x 0.8m	150mm	Exotic	Evergreen
<i>Brachycome multifida</i>	Rock Daisy	Full sun/part shade	0.45 x 0.45m	150mm	Indigenous	Evergreen
<i>Correa alba</i>	White Correa	Full sun	1.5 x 1.5m	150mm	Indigenous	Evergreen
<i>Goodenia ovata</i>	Hop Goodenia	Full sun	0.7 x 0.7m	150mm	Native	Evergreen
<i>Hydroleptis spectabile</i>	Stonecrop	Full sun	0.5 x 1m	150mm	Exotic	Evergreen
<i>Myoporum parvifolium</i>	Creeping Boobialla	Full sun/part shade	0.3 x 3m	150mm	Native	Evergreen
<i>Ocrotamus turbinatus</i>	Everlasting	Full sun	1.5 x 1.5m	150mm	Indigenous	Evergreen
<i>Poa labillardieri</i>	Tussock Grass	Full sun	1.2 x 1.2m	150mm	Indigenous	Deciduous
<i>Senecio serpens</i>	Blue Chalk Sticks	Full sun	spreading	150mm	Exotic	Evergreen
<i>Rhagodia spinescens</i>	Salt Bush	Full sun	1 x 3m	150mm	Native	Evergreen
<i>Rosmarinus officinalis</i>	Rosemary	Full sun	0.6 x 0.6m	150mm	Exotic	Evergreen
<i>Lomandra longifolia 'Tanika'</i>	Spiny-headed Mat-rush	Sun/Shade	0.8m x 0.8m	150mm	Native	Evergreen
<i>Westringia fruticosa 'Seafam Swell'</i>	Compact Coastal Rosemary	Sun/Part shade	1 x 1m	200mm	Native	Evergreen
<b>CLIMBERS TO PERGOLA</b>						
<i>Vitis vinifera</i>	Ornamental Grape	Full sun	climbing	150mm	Exotic	Deciduous
<b>SUGGESTED BALCONY PLANTERS</b>						
<i>Casuarina glauca 'Cousin It'</i>	Cousin It	Full sun	spreading/trailing	150mm	Native	Evergreen
<i>Myoporum parvifolium</i>	Creeping Boobialla	Full sun/part shade	spreading/trailing	150mm	Native	Evergreen
<i>Rosmarinus officinalis prostratus</i>	Prostrate Rosemary	Full sun	spreading/trailing	150mm	Exotic	Evergreen

## 5 Deep Soil Planting, Maintenance, Irrigation & Typical Planter Detail

### 5.1 Deep Soil Planting

Basement parking is proposed to the extent of the site area, negating the opportunity for deep soil planting in natural ground. In lieu of this, the landscape design includes extensive areas of raised planting to ground level, level 1 and level 16. In determining the extent of planting, the landscape design has considered the requirement to provide usable and functional areas of communal open space. Planters on Level 1 & 16 will have a minimum 800mm depth to allow for small and medium tree planting, with a BADS Type 'A' tree located within generous soil volume on Level 1.

Pergolas are provided at level 16 & 17 to provide a growing frame for climbing plants and to increase canopy coverage.

Significant facade planting is also provided to contribute to the building greening and will assist in heat reduction.

TOTAL SITE AREA	<b>938m<sup>2</sup></b>
Total planting area	256.1m <sup>2</sup>
Total deep planting area (more than 800mm soil depth)	107.8m <sup>2</sup>
Total number of small trees providing canopy cover	10
BADS Type A Tree	1
Area of pergola for climbers	12m <sup>2</sup>

### 5.2 Irrigation

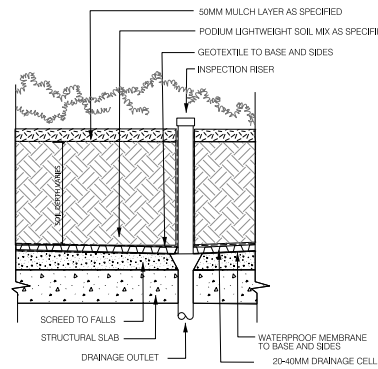
All proposed planting within the site would be serviced by an automatic drip irrigation system with moisture sensors, (to be specified within the Landscape Specification). All landscape irrigation will be sourced from the on-site rain harvesting system.

### 5.3 Maintenance

The maintenance of the landscape will be paramount to its establishment and ongoing ability to thrive. The species selected are known performers in situations where soil depth and light levels are limited, however a rigorous continuous maintenance regime will ensure the garden installation flourishes and presents well throughout the year.

Maintenance activities undertaken, during and post establishment, will include; weeding; tip pruning; fertilizer application; herbicide spray (if appropriate), replenishment of mulch; and monitoring of plant health and performance and the implementation of other appropriate horticultural measures to ensure optimal growth at all times.

### 5.4 Typical On Structure Planter Profile



**City of Port Phillip  
Advertised Document  
Planning Application No. 00786/2022  
No. of Pages: 16 of 17**





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17 / 17