

607 - 623 Collins Street



Landscape Concept for Planning Permit Application

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Quality Assurance

607-623 Collins St
Landscape Concept Report
for Town Planning Application

Project Number
[322-0105-L-00-RP01]

Revision (see below)
[05]

Issued
April 2023

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Revisions

Issue	Date	Description	Prepared By	Reviewed By	Project Principal
[00]	14.04.22	For Review	SW	ML	ML
[01]	22.04.22	For Review	SW	ML	ML
[02]	17.06.22	For Review	SW	ML	ML
[03]	01.07.22	For Review	HA	ML	ML
[04]	07.07.22	For Review	HA	ML	ML
[05]	20.04.23	Town Planning	SW	ML	ML

Landscape Design Response

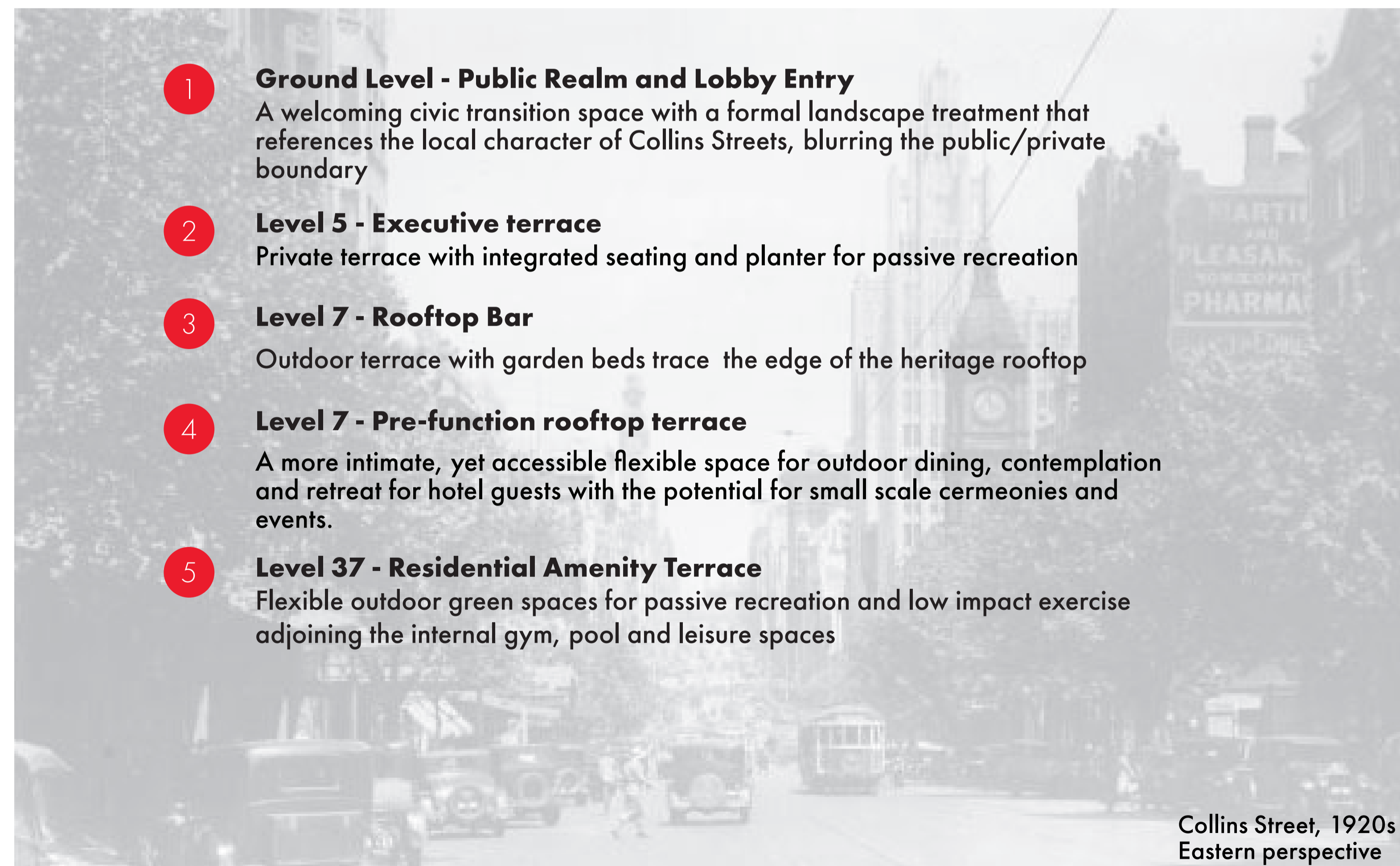
Landscape Vision

The landscape concept is founded on an analysis of the urban context of the site, including the unique historical character of Collins Street and its dynamic role in Melbourne CBD. The design response focuses on the idea of creating a multi-purpose tower integrated into the existing heritage building, for both private and public use comprising of a hotel, restaurant, store and residential units. On selected levels a series of vegetated, high quality landscape spaces will be created that improve the site's permeability, use and sense of place.

Each landscape space provides 'green' amenity and refuge, blurring internal and external boundaries and integration of deep soil planting treatments wherever structurally viable.

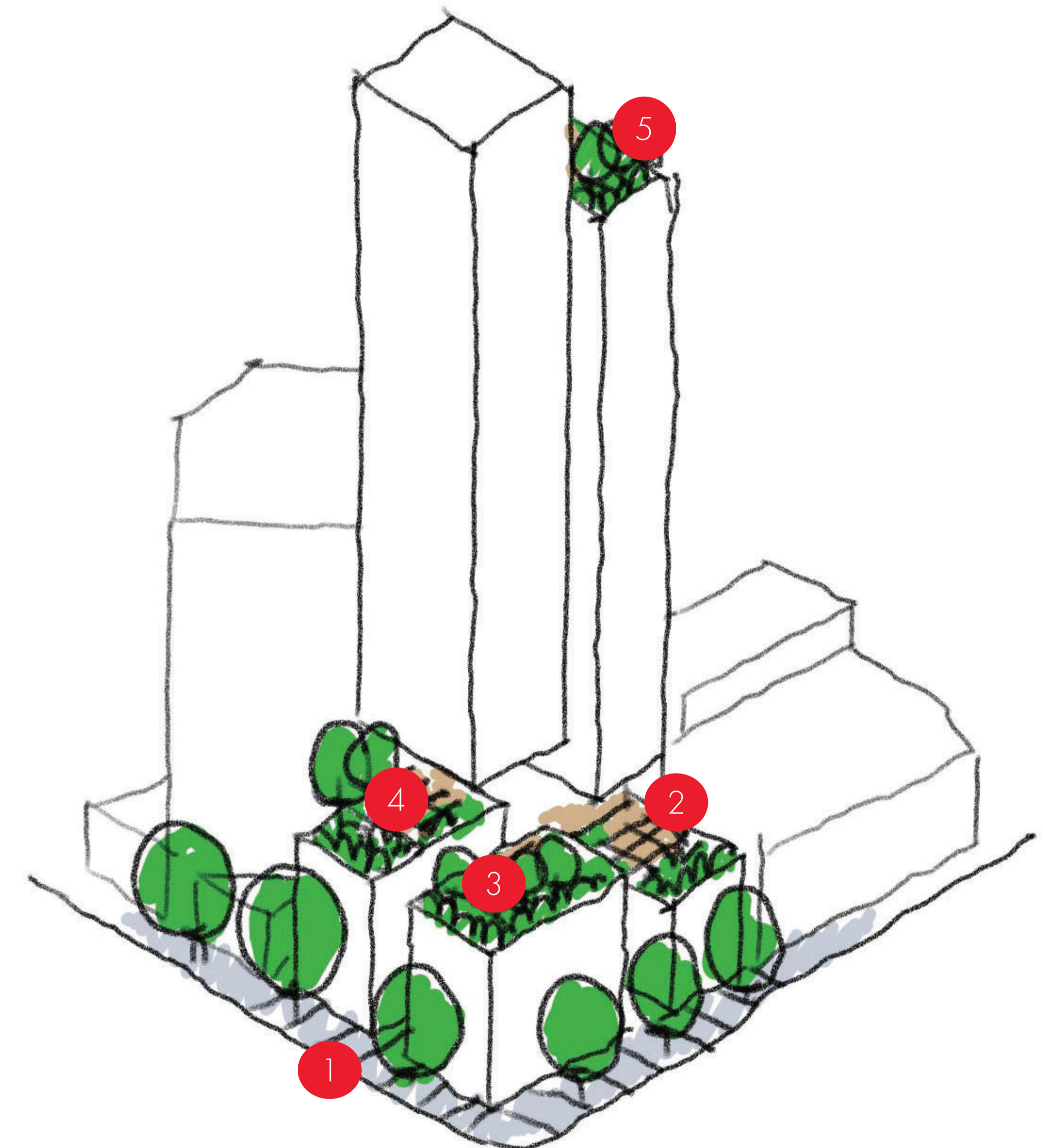
In generating the landscape design, the following objectives will be adopted:

- Contribute to the public and private realm with provision of usable spaces within landscape
- Celebrate and protect the heritage of Collins Street and Melbourne CBD
- Contribute to the enhancement of the Collins Street character and future development
- Contribute to the creation of a healthy and sustainable precinct




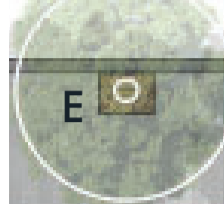




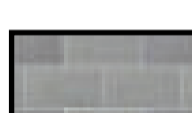
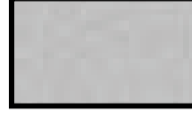




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1 Ground Level - Public Realm and Lobby Entry

Legend

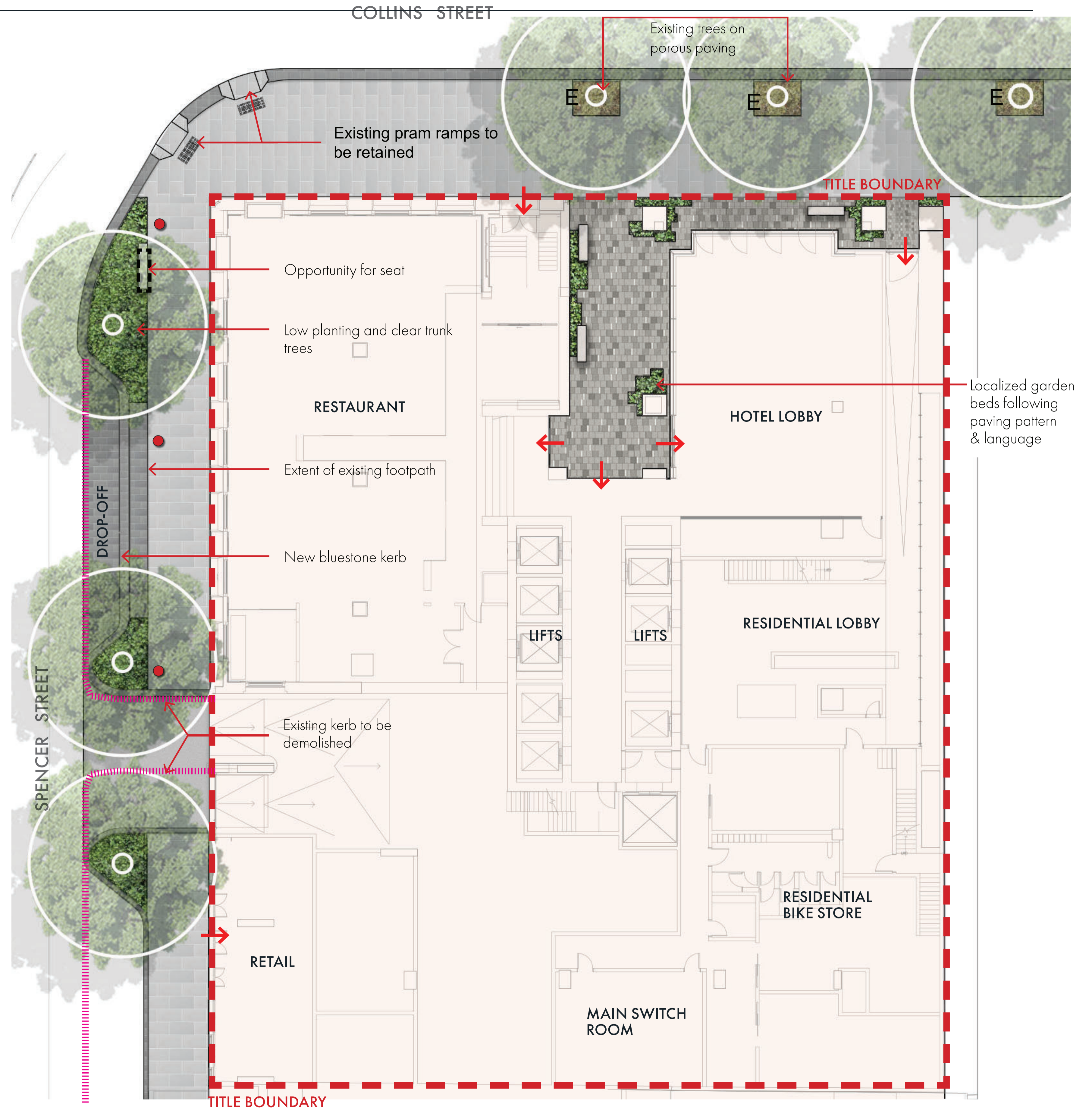
-  **TITLE BOUNDARY**
-  **EXISTING TREES**
To be retained and protected
-  **PROPOSED TREES**
Refer to Planting schedule for example species
-  **GARDEN BED**
Refer to Planting schedule for example species
-  **PAVING TYPE 1**
600 x 400mm Granite concrete paver units in various warm colour tones
-  **PAVING TYPE 2**
400 x 300mm Granite concrete paver units in various warm colour tones
-  **PAVING TYPE 3**
400x200mm bluestone pavers
-  **PAVING TYPE 4**
Concrete finish
-  **SEAT**
Sculptural natural stone plinth/ seat
-  **ENTRY**
Main pedestrian entry points
-  **EXISTING KERB**
To be demolished
-  **TRAM POLE**

Design Principles

- Formal, clean lines and neutral tones
- Transition area which prioritises the pedestrian path of travel as the main function of the space
- Inviting pedestrians into the hotel and restaurant with high quality paving and finishings
- Provision of robust and resilient planting around columns to soften architectural form while molding it into the landscape.
- Recognition of sense of place and heritage of preserved existing building
- Canopy trees for shading to Melbourne City Council Standard





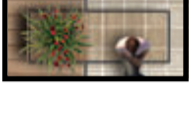




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2 Level 5 - Executive Terrace

Legend

-  **TITLE BOUNDARY**
-  **PAVING TYPE 1**
Pre-cast concrete pavers on pedestal system
-  **PAVING TYPE 2**
Timber deck on pedestal system
-  **GRAVEL/PEBBLE FINISH**
-  **SEAT /PLANTER**
Timber clad seat with integrated planter
-  **MOVABLE FURNITURE**
-  **ENTRY**
Main entry door
-  **VIEWS**
-  **GLASS BALUSTRADE**
By others

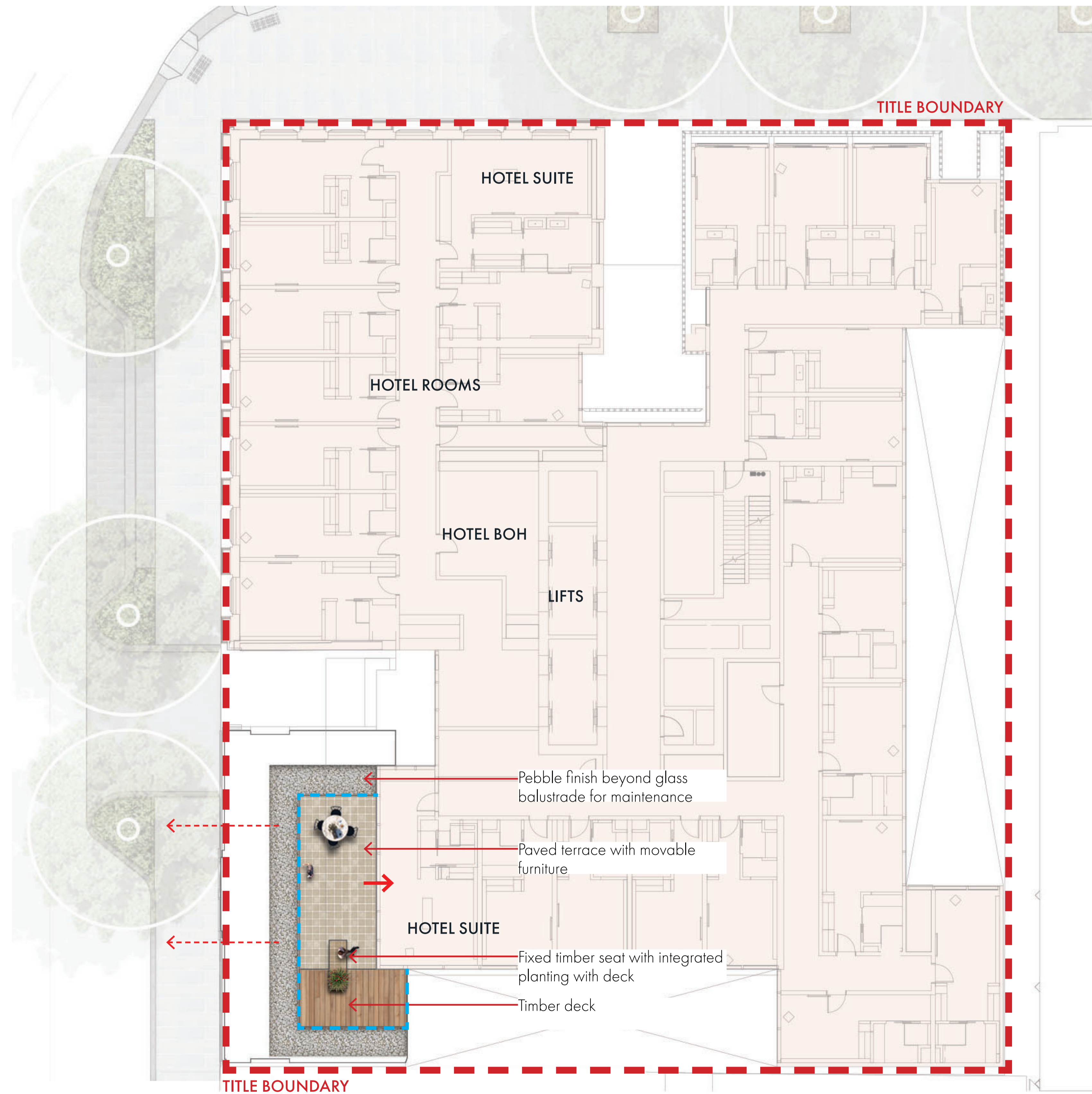
Design Principles

- Outdoor terrace for passive recreation
- Loose movable furniture
- Pre-cast concrete unit pavers on pedestal system transitioning to timber deck
- Integrated seating/planter
- Allow for views towards Spencer St

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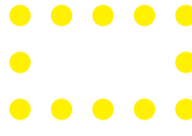
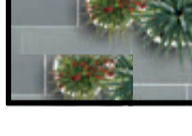

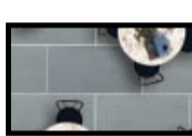

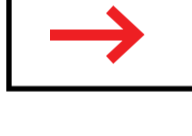




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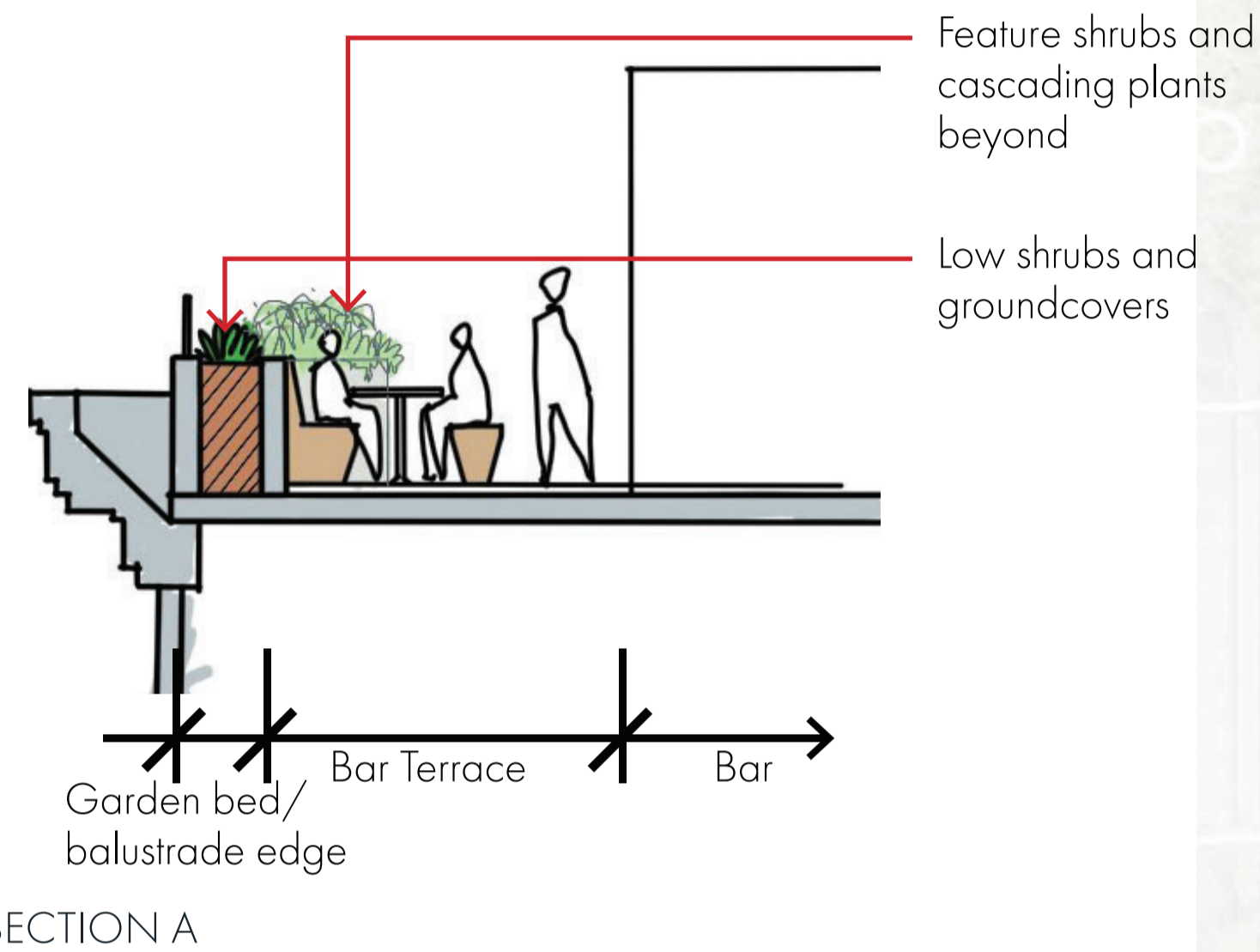
Legend

-  TITLE BOUNDARY
-  PROPOSED TREES
Refer to Planting schedule for example species
-  GARDEN BED
Refer to Planting schedule for example species
-  CASCADING PLANTS
Refer to Planting schedule for example species
-  DEEP SOIL PLANTING
1.0m deep throughout
-  PAVING TYPE 1
Bluestone pavers
-  PAVING TYPE 2
Precast concrete unit pavers on pedestal system
-  MOVABLE FURNITURE
-  POT PLANTS
-  ENTRY
Main entry door
-  VIEWS
-  GLASS BALUSTRADE
By others

Design Principles

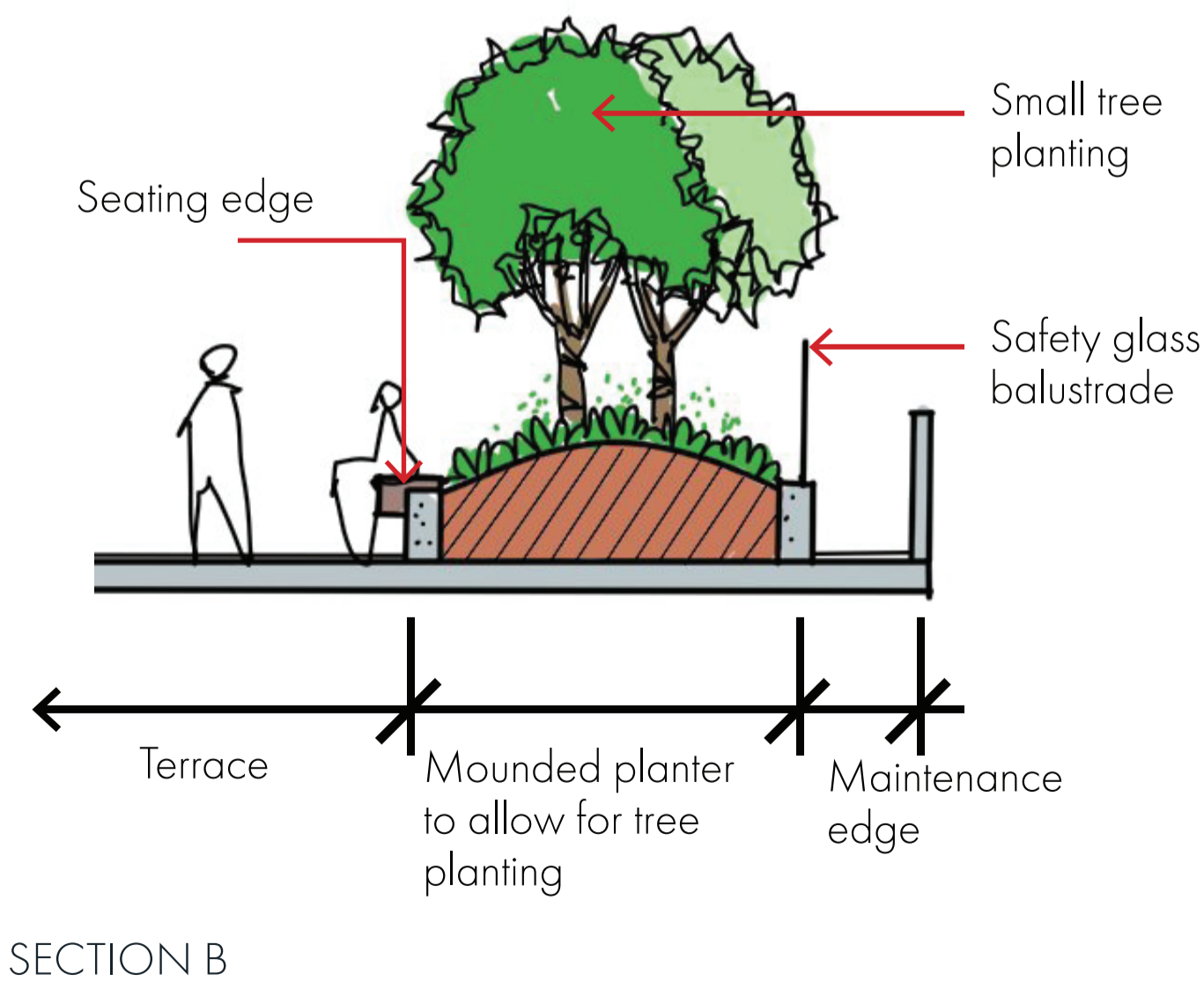
Rooftop Bar

- Paved flexible space with movable seating
- Planting along terrace edge creating a softened edge of the of heritage building whilst maintaining views
- Feature shrubs and cascading plants facing inwards at key locations
- Provision of outdoor gathering/social spaces

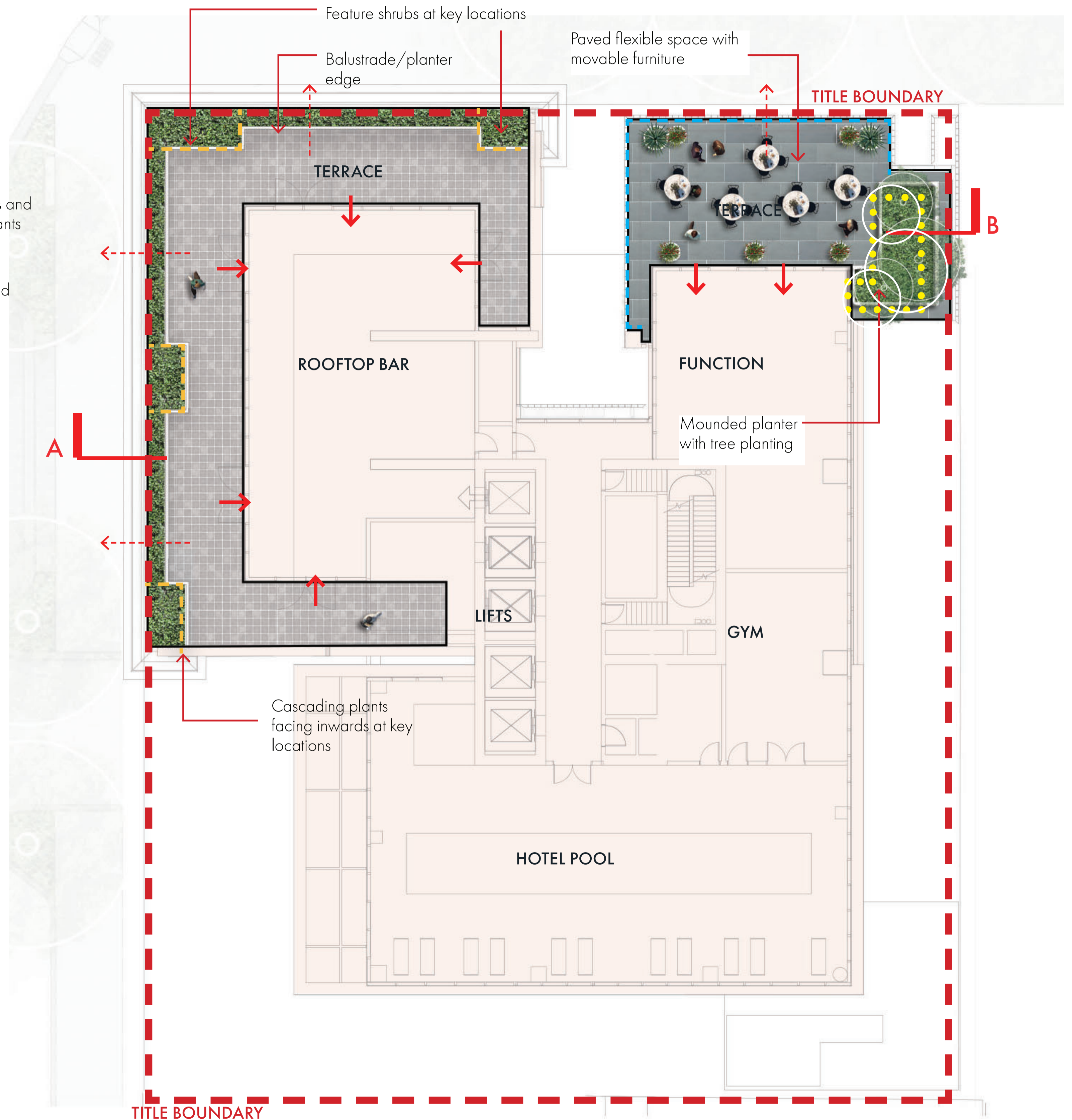


Pre-function rooftop terrace

- A place for patrons of the events space to wander, lounge and engage socially
- Interchange between internal and external space
- Mounded planter with formal tree (deep-soil) planting providing canopy coverage
- Provision of outdoor gathering/social spaces



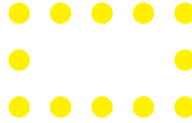
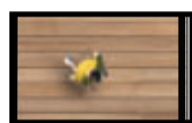






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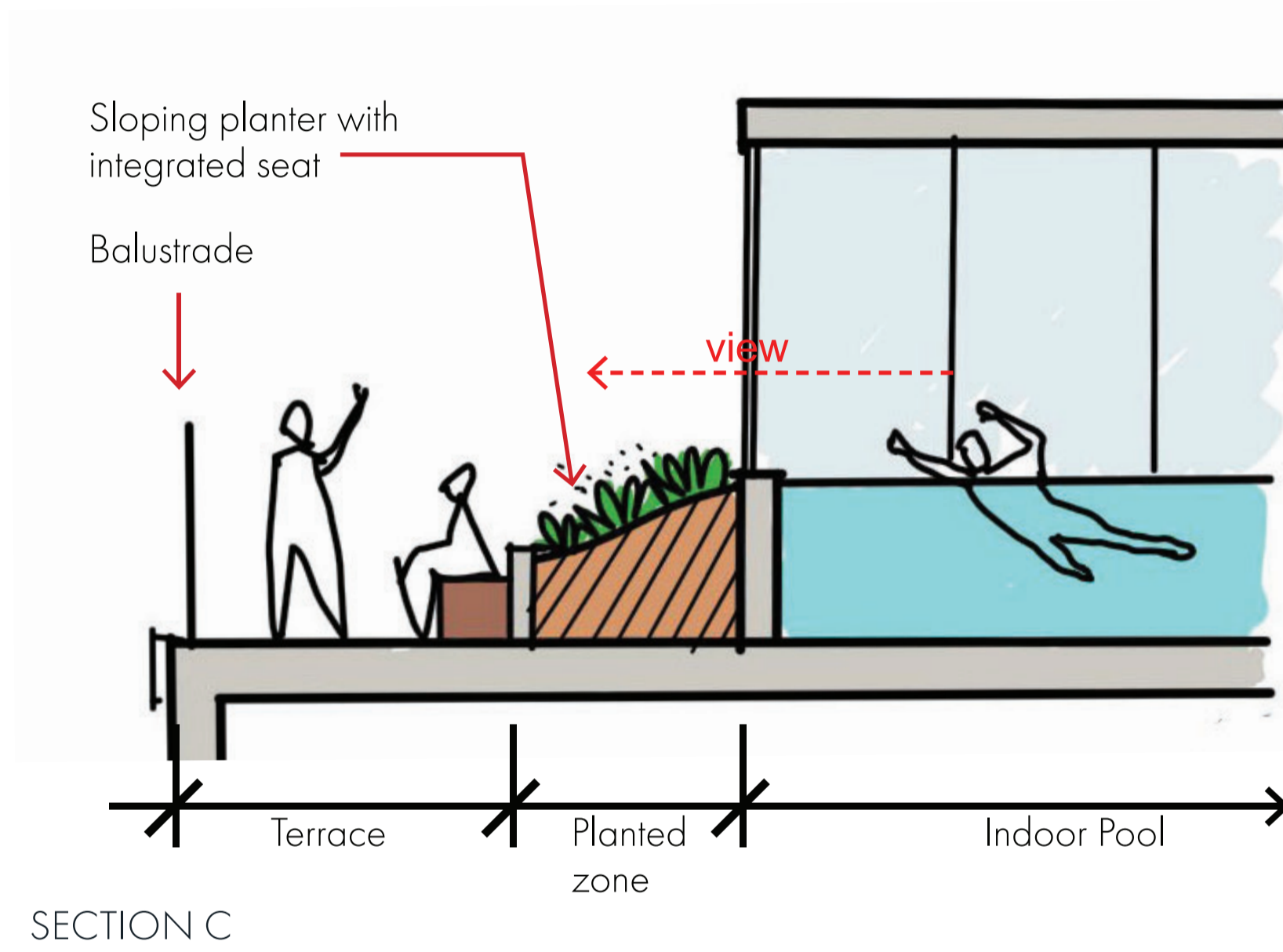
4 Level 37 - Residential Amenity Terrace

Legend

-  **TITLE BOUNDARY**
-  **GARDEN BED**
Refer to Planting schedule for example species
-  **DEEP SOIL PLANTING**
1.0m deep throughout
-  **PAVING TYPE 1**
Timber deck on pedestal system
-  **SEAT TYPE 1**
Timber clad seat attached to planter wall
-  **SEAT /PLANTER TYPE 2**
Timber clad seat with integrated planter
-  **ENTRY**
Main entry door
-  **VIEWS**

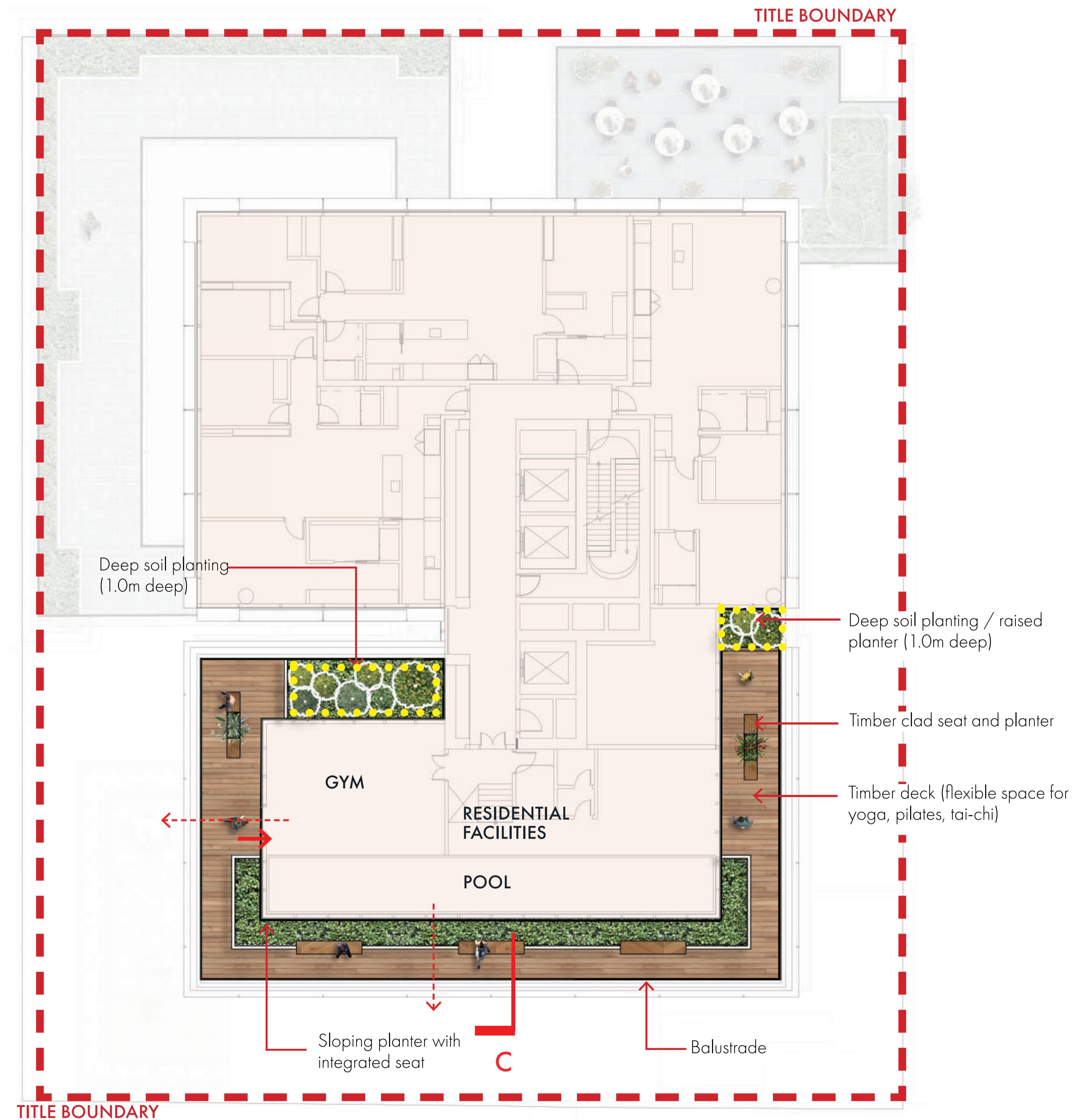
Design Principles

- Communal open space for residents of the tower (public access restricted)
- Deep soil planting concentrated on western facade of building with inset timber clad seating yet maintaining panoramic views from internal pool
- Timber deck on pedestal system
- Safety glass barrier to ensure wind mitigation while maintaining southern and western views
- Timber clad seat / planters providing opportunity for seating on eastern side and multi-functional space



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5 Materials Palette_Hard Landscape

Materials | Design Proposal

The material palette for the outdoor spaces aims to complement the architectural treatments and complement materials outlined in the City of Melbourne design standards.

Granite and bluestone pavers will create a visual link between the outside and interior function areas on the ground floor while precast concrete pavers will provide the same effect on the upper levels.

Timber deck will be used to soften the terraces outlook while defining multi-functional spaces.

Planters and selected plant species will marry the external facade to the landscape with the use of harmonising colours.



Bluestone Pavers



Granite



Precast Concrete Pavers



Timber



Split-face bluestone plinth seat



'Tread' resilient planting



Timber Seating in-built to Planters



Stone Mulches to Planted Areas



Decorative pots



Loose outdoor furniture to be specified with future tenant

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Low maintenance planting



Cascading plants to facade

6 Materials Palette_Soft Landscape

Planting | Design Proposal

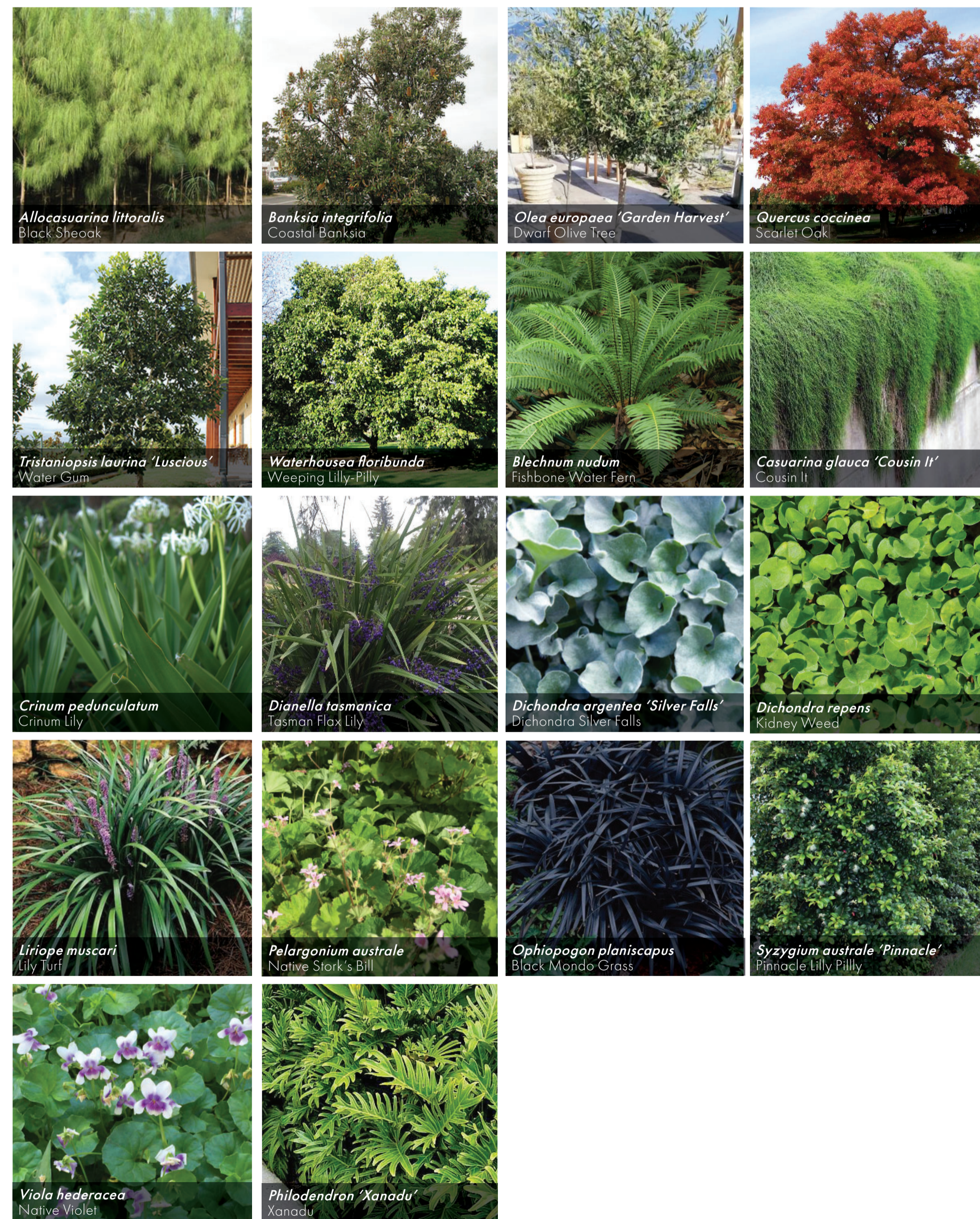
The proposed planting at ground level aims for a simplistic palette of green with low maintenance species.

The upper landscape terrace on level 5, 7 and 37 aims for a soft background of screening shrubs, and will include hardy and low maintenance plants that can tolerate the harsh conditions.

Cascading plants will spill over the planter edges and evergreen feature species have been added for additional screening purposes.

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Planting | Indicative Imagery



Planting | Ground Floor, Level 5, 7 & 37 | Indicative Species

Ground Floor Plant Schedule				
Exotic/Native	Botanical Name	Common Name	Mature (H x W)	Pot Size
Trees				
E	<i>Quercus palustris</i>	Pin Oak	12 x 8m	100Lt
E	<i>Quercus coccinea</i>	Scarlet Oak	15 x 8m	100Lt
Shrubs and Groundcovers				
N	<i>Blechnum nudum</i>	Fishbone Water Fern	1 x 1m	300mm pot
N	<i>Casurina glauca</i> 'cousin it'	She-oak	0.2 x 1m	300mm pot
N	<i>Dianella tasmanica</i>	Tasman Flax Lily	0.5-1 x 0.5m	300mm pot
E	<i>Dichondra argentea</i> 'Silver Falls'	Dichondra Silver Falls	0.1 x 0.9-1.2m	150mm pot
N	<i>Dichondra repens</i>	Kidney Weed	0.1-0.15 x indef	150mm pot
E	<i>Liriope muscari</i>	Turf Lily	0.3-0.6 x 0.6m	300mm pot
E	<i>Ophiopogon planiscapus</i>	Black Mondo Grass	0.15-0.2 x 1m	150mm pot
N	<i>Syzygium australe</i> 'Pinnacle'	Pinnacle Lilly Pilly	6 x 2-3m	150mm pot
N	<i>Viola hederacea</i>	Native Violet	0.05 x 0.6-1m	150mm pot
Level 5 Plant Schedule				
Exotic/Native	Botanical Name	Common Name	Mature (H x W)	Pot Size
Shrubs and Groundcovers				
N	<i>Crinum pedunculatum</i>	Swamp Lily	1.5 x 1.5m	150mm pot
N	<i>Dianella tasmanica</i>	Tasman Flax Lily	0.5-1 x 0.5m	300mm pot
E	<i>Liriope muscari</i>	Turf Lily	0.3-0.6 x 0.6m	300mm pot
Level 7 Plant Schedule				
Exotic/Native	Botanical Name	Common Name	Mature (H x W)	Pot Size
Trees (Function Terrace only)				
N	<i>Banksia integrifolia</i>	Coastal Banksia	15 x 6m	100Lt
E	<i>Olea Europeae</i> 'Garden Harvest'	Dwarf Olive Tree	2 x 2m	45Lt
N	<i>Waterhousea floribunda</i>	Weeping Lilly-Pilly	10-16 x 5-10m	45Lt
Shrubs and Groundcovers				
N	<i>Blechnum nudum</i>	Fishbone Water Fern	1m x 1m	300mm pot
N	<i>Casurina glauca</i> 'cousin it'	She-oak	0.2 x 1m	300mm pot
N	<i>Dianella tasmanica</i>	Tasman Flax Lily	0.5-1 x 0.5m	300mm pot
N	<i>Pelargonium australe</i>	Native Stork's Bill	0.3-0.6 m x 0.3-1 m	300mm pot
E	<i>Ophiopogon planiscapus</i>	Black Mondo Grass	0.15-0.2 x 1m	150mm pot
N	<i>Syzygium australe</i> 'Pinnacle'	Pinnacle Lilly Pilly	6 x 2-3m	150mm pot
N	<i>Viola hederacea</i>	Native Violet	0.05 x 0.6-1m	150mm pot
Level 37 Plant Schedule				
Exotic/Native	Botanical Name	Common Name	Mature (H x W)	Pot Size
Shrubs and Groundcovers				
Trees				
N	<i>Alcasuarina littoralis</i>	Black Sheoak	10 x 4m	100Lt
N	<i>Banksia integrifolia</i>	Coastal Banksia	15 x 6m	100Lt
E	<i>Olea Europeae</i> 'Garden Harvest'	Dwarf Olive Tree	2 x 2m	45Lt
E	<i>Tristaniopsis laurina</i> 'Luscious'	Kanooka	7 x 6m	100Lt
N	<i>Waterhousea floribunda</i>	Weeping Lilly-Pilly	10-16 x 5-10m	45Lt
Shrubs and Groundcovers				
N	<i>Blechnum nudum</i>	Fishbone Water Fern	1m x 1m	300mm pot
N	<i>Casurina glauca</i> 'cousin it'	She-oak	0.2 x 1m	300mm pot
N	<i>Dianella tasmanica</i>	Tasman Flax Lily	0.5-1 x 0.5m	300mm pot
N	<i>Dichondra repens</i>	Kidney Weed	0.1-0.15 x indef	150mm pot
E	<i>Liriope muscari</i>	Turf Lily	0.3-0.6 x 0.6m	300mm pot
N	<i>Pelargonium australe</i>	Native Stork's Bill	0.3-0.6 m x 0.3-1 m	300mm pot
E	<i>Philodendron</i> 'Xanadu'	Xanadu	1-2m	300mm pot
E	<i>Ophiopogon planiscapus</i>	Black Mondo Grass	0.15-0.2 x 1m	150mm pot
N	<i>Syzygium australe</i> 'Pinnacle'	Pinnacle Lilly Pilly	6 x 2-3m	150mm pot
N	<i>Viola hederacea</i>	Native Violet	0.05 x 0.6-1m	150mm pot

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7 Deep Soil Planting, Maintenance, Irrigation & Typical Planter Detail

7.1 Deep Soil Planting

The landscape design includes extensive areas of raised planting throughout the upper levels development including deep soil planters to support trees (800mm+ soil depth). Significant deep soil planting is provided to the street interfaces to soften the façades of the building.

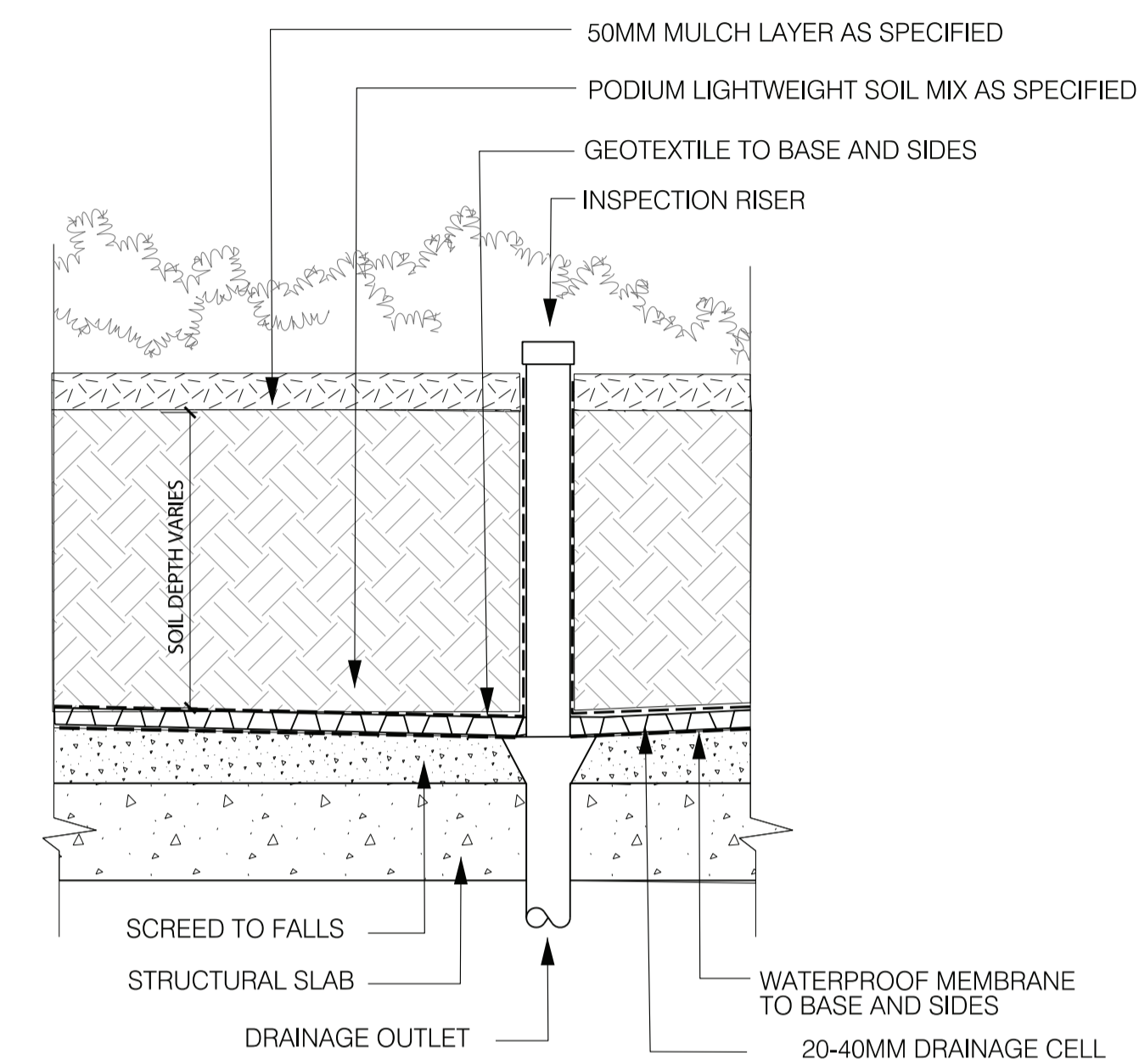
7.2 Irrigation

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 endeavour to be sourced from an on-site rain water harvesting system.

7.3 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.

7.4 Typical On Structure Planter Profile



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