



LANDSCAPE ARCHITECTS
ENVIRONMENTAL HORTICULTURALISTS
LANDSCAPE HERITAGE CONSULTANTS
CONSULTANT ARBORISTS

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Department of Transport and Planning
State Planning Assessment and Facilitation
GPO box 2392
Melbourne VIC 3000

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Dear Sir/Madam,

Re: [104-106 St Georges Road, Toorak – Landscape Design Response to DTP – PPA-1158](#)

John Patrick Landscape Architects has been engaged to prepare Landscape Architectural Plans for the site at 104-106 St Georges Road, Toorak that respond to the Department of Transport and Planning letter Ref. PPA-1158 and address the requirements of the planning scheme – specifically, *Clause 55.02 Neighbourhood Character* as it relates to the landscape architectural plans.

As part of our works, we have prepared Creek Reserve Rehabilitation Works plans which identify areas within the reserve for works to be carried out. We have proposed the removal of various weeds species which have been identified on the site during our site inspection. Maintenance practices as well as replacement planting has been suggested within the embankment to provide long-term improvement to the river frontage. Staged removal of existing elms has been proposed to ensure that understorey and new canopy tree planting can be established. We have also proposed the use of jute matting to provide bank stabilisation while planting establishes. While we have provided a list of species to address condition i.iv. our experience with revegetation of this nature is that final plant quantities are typically varied on site once vegetation has been cleared and areas for planting have been accurately identified. A suitably qualified revegetation specialist should be engaged for this work, and should a permit be granted we would expect Melbourne Water would be engaged to provide conditions that address any of their specification requirements.

As part of the proposed works crossovers are proposed to be widened. This widening has the potential to impact existing trees within the council nature strip. We have relied on the arboriculture report prepared by Simon Howe of Tree Department. Simon has suggested that some modification to the crossover may be required to ensure that the street trees can be retained. It would be our recommendation that this is addressed via condition through non-destructive root investigation prior to installation of the widened crossovers.

Within the St Georges Road frontage, we have sought to continue the existing landscape character of the local streetscape. We have proposed the use of four Exmouth Bull Bay Magnolias (*Magnolia grandiflora* 'Exmouth'), these are capable of achieving a height and spread of 10x5m within the 1m high raised planter boxes and we have ensured that adequate soil volume, above the requirements of the standard, has been provided for these to ensure their long-term success. Furthermore, vegetation has been provided in front of

the proposed fencing directly along the site boundary to soften the visual presentation along the street. Here we have recommended the use of Climbing Fig (*Ficus pumila*) which is common throughout the adjacent streets and notable on the corner of Orrong Road and St Georges Road at 802 Orrong Road, and at 55 and 57 St Georges Road. Additional planting internal to the site helps to soften the pedestrian and vehicle entries to ensure the landscape character is maintained within the street frontage.

The landscape plan addresses *Clause 55.02 Standard B2-7* on sheet TP07. The proposed canopy cover is well above the 20% required by the standard at 24.8% and deep soil has been indicated for each of the proposed canopy trees within the landscape plans following the guidance provided within the *Townhouse and Low-rise Code Guidelines – Version 2 May 2025*. The plan allows for the retention of 6 existing trees within the site, trees 20, 21, 22, 23, 48 and 52 as well as the provision of 15 new canopy trees. Furthermore, there will be canopy trees provided within the Creek Reserve Rehabilitation Works plan which have not been considered as part of the canopy cover and deep soil plan that address the requirements of the planning scheme.

Additionally, work has been carried out to ensure the retention of tree 52 which was removed within the previous landscape proposal. Decking within the NRZ of this tree is proposed to be constructed above existing grade and utilising root sensitive construction techniques. We would suggest a Tree Management Plan is prepared to ensure protection of the existing trees both within and neighbouring the site as identified within the Arborist Report prepared by Simon Howe of Tree Department.

The landscape plan addresses the objectives of *Schedule 1 to Clause 42.03 Significant Landscape Overlay* by retaining significant vegetation (trees 20,21,22 and 23) that contributes to the landscape, neighbourhood and heritage character as well as removing notable weed species. Provision of revegetation planting within the site which is selected from the relevant local ecological vegetation class (EVC) and providing a long-term maintenance schedule to ensure planting is successful in the long-term. Low level permeable blade fencing to 1.2m height has been provided to separate the revegetation zones from the residentially accessible zones and ensure safety for residents from the river embankment. The fencing is to be 50% permeable so it is visually permeable and allows the passage of overland flows as required by Melbourne Water and is to be constructed of Corten or similar material to blend into the proposed planting and be consistent with the character of the riverbank.

The objectives of *Schedule 3 to Clause 43.02 Design and Development Overlay Yarra (Birrarung) River Corridor* have been addressed through the provision of significant open space within the river corridor. This allows for the planting of a variety of large canopy trees within the CRRW including, Blackwood (*Acacia melanoxylon*), River Red Gum (*Eucalyptus camaldulensis*) Manna Gum (*Eucalyptus viminalis subsp. viminalis*) and Swamp Paperbark (*Melaleuca ericifolia*), as well as additional planting within the landscape plans including, Yellow Gum (*Eucalyptus leucoxylon*) and Red Box (*Eucalyptus polyanthemos*). Both plans also propose supporting understorey vegetation capable of providing a layered garden scheme. The landscape plan has also been prepared to ensure that landforms are maintained where possible within the landscape areas to minimise ground disturbance and ensure that erosion is managed using soft landscaping techniques. New and existing planting will support the proposed built form and ensure the screening and filtering of views from within the river corridor.

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We believe through the provision of the Creek Reserve Rehabilitation Works and amended landscape plans we have addressed the concerns raised in PPA-1158 as well as the landscape requirements of the wider planning scheme objectives set out in the clauses referenced above.

Yours Sincerely

A handwritten signature in black ink, appearing to read 'M. Spaul', is centered within a light gray rectangular box.

Marcus Spaul

Landscape Architect

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