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**63 River Street, Richmond
Town Planning Report**

Prepared for Cbus Properties
May 2026

We respectfully acknowledge the Traditional Custodians of the lands where we live and work. We acknowledge their unique ability to care for Country and deep spiritual connection to it. We honour Elders past, present and emerging whose knowledge and wisdom has and will ensure the continuation of cultures and traditional practices.

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Rev B	Issued 20 February 2026	Authorised by NG
Rev C	Issued 08 May 2026	Authorised by NG

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Introduction

Arcadia Landscape Architecture has been engaged by Cbus Properties to prepare this Landscape Architectural Concept Report to support the Town Planning Application of the proposed residential development located along River Boulevard, Richmond.

This Town Planning Report presents the landscape architectural vision and design strategy for the development, comprising of communal and public spaces across multiple levels, and interface with the adjacent Yarra River corridor.

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ONE BACKGROUND

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Regional Context

Richmond is an established inner-city suburb located approximately 3km east of the Melbourne CBD, within the City of Yarra. Bounded to the south by the Birrarung River, the suburb spans roughly 3.8km² and has a residential population of around 27,000.

Its proximity to the river and the CBD, combined with strong access to public transport including multiple train lines, tram routes and key arterial roads, positions Richmond as a significant location for medium- to high-density residential development.

Recent interest in Build-to-Rent (BTR) housing reflects broader planning trends focused on increasing housing diversity and supply in well-connected, inner-urban areas. The area's planning context is shaped by its riverside interface, existing mixed-use fabric and proximity to employment and service centres.

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- KEY
-  SITE LOCATION
-  ROADS
-  GREEN SPACE
-  TRAIN ROUTE
-  TRAM LINE
-  BIRRARUNG RIVER
-  RICHMOND EXTENTS



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Vegetation Analysis Pre-Existing Vegetation

The area surrounding the site includes several important Ecological Vegetation Classes (EVCs), each contributing to local biodiversity and landscape function.

EVC 175: Grassy Woodland

Open eucalypt woodland with a grassy ground layer, often with Red Gum and Grey Box. Provides habitat for ground-foraging birds and insects. Threatened by fragmentation and weeds.

EVC 55: Plains Grassy Woodland

Lowland woodland on fertile clays, dominated by River Red Gum and Grey Box with diverse native grasses. Once widespread, now highly depleted due to agriculture and development.

EVC 3: Damp Sands Herb-rich Woodland

Woodland on sandy, seasonally damp soils with Messmate Stringybark and Swamp Gum. Understorey rich in herbs, orchids, and sedges. Sensitive to drainage changes.

EVC 641: Riparian Woodland








River Red Gum woodland along waterways with Blackwood and sedge understorey. Important for bank stability, water quality, and habitat corridors. Impacted by altered flows and grazing.

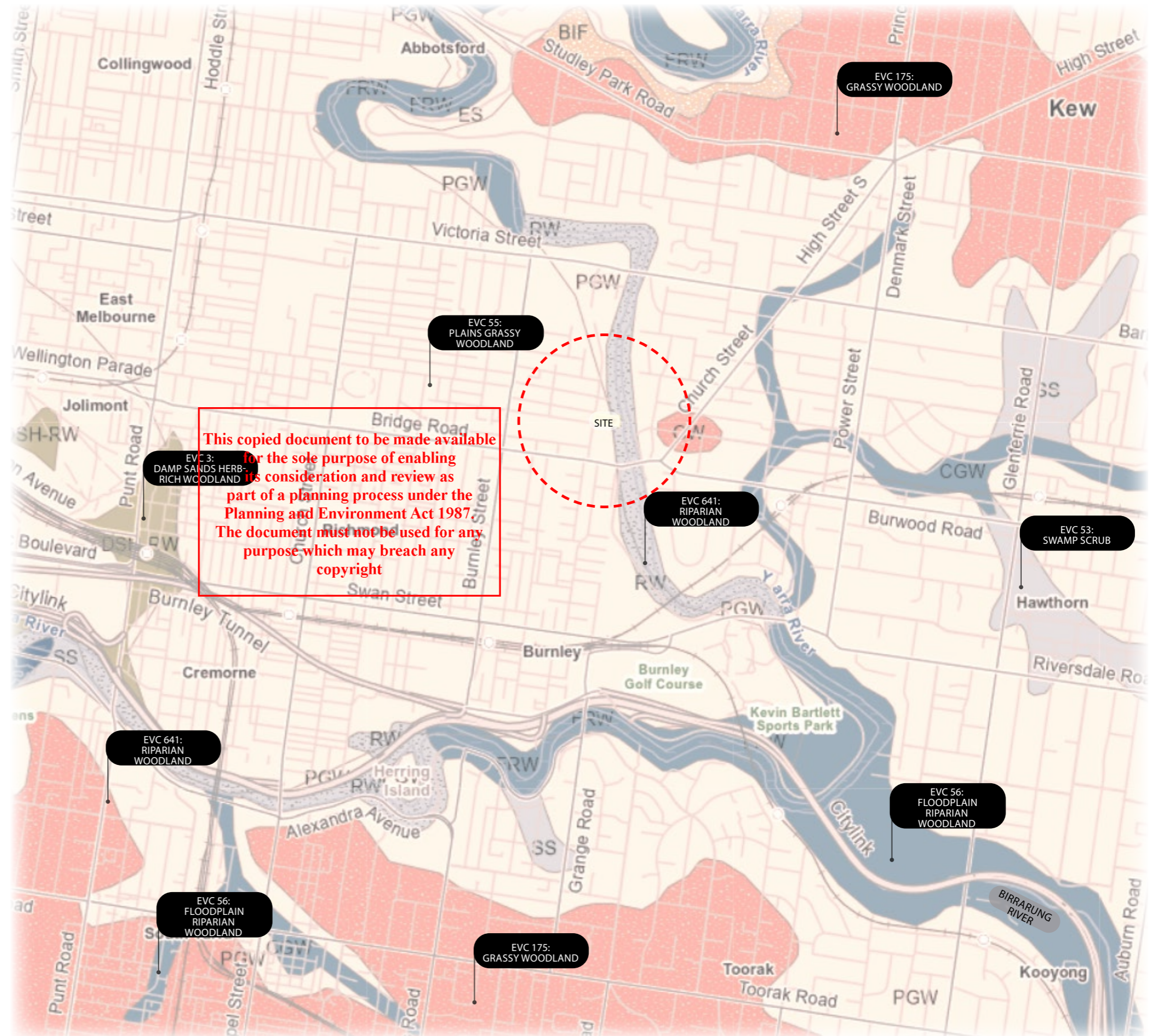
EVC 53: Swamp Scrub

Dense thickets of Swamp Paperbark in swampy depressions. Provides shelter for small birds and wetland fauna. Vulnerable to drainage and clearing.

EVC 56: Floodplain Riparian Woodland

River Red Gum and Yellow Box woodland on floodplains. Supports diverse fauna and floodplain processes. Dependent on natural flooding cycles.

-  SITE LOCATION
-  EVC 175: GRASSY WOODLAND
-  EVC 55: PLAINS GRASSY WOODLAND
-  EVC 3: DAMP SANDS HERB RICH WOODLAND
-  EVC 641: RIPARIAN WOODLAND
-  EVC 53 SWAMP SCRUB
-  EVC 56: FLOODPLAIN RIPARIAN WOODLAND



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Site Analysis Flora & Fauna

In total, the site area supports several Ecological Vegetation Classes (EVCs), with many recognised as threatened under Victoria's classification system. These include:

- Riparian Woodland (EVC 641)
- Plains Grassy Woodland (EVC 55)
- Floodplain Riparian Woodland (EVC 56)

Riparian Woodland (EVC 641)

Found along waterways and drainage lines, dominated by River Red Gum (*Eucalyptus camaldulensis*) with wattles, sedges, and rushes in the understorey. Important for stabilising banks, maintaining water quality, and forming habitat corridors.

Plains Grassy Woodland (EVC 55)

Once widespread across fertile lowland clays, now highly depleted. Canopy typically includes River Red Gum (*Eucalyptus camaldulensis*) and Grey Box (*Eucalyptus microcarpa*), with a diverse native grass and wildflower ground layer.

Floodplain Riparian Woodland (EVC 56)

Occurs on floodplains and terraces with River Red Gum (*Eucalyptus camaldulensis*) and Yellow Box (*Eucalyptus melliodora*). Supports floodplain processes and provides critical habitat for birds, mammals, and wetland fauna.

A range of fauna species are supported across these communities, including woodland birds, bats, and amphibians, with their persistence closely tied to habitat quality and hydrological regimes.

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ACACIA IMPLEXA



EUCALYPTUS CAMALDULENSIS



YELLOW-TAILED BLACK COCKATOO



SUGAR GLIDER



EUCALYPTUS MELLIODORA



RIPARIAN WOODLAND (EVC 641)



CALLISTEMON SIEBERI



BURSARIA SPINOSA

Site Appreciation Wurundjeri Culture & Heritage

Life on the Birrarung

The Wurundjeri People's connection to the land extends back to time immemorial when the **creator spirit Bunjil** formed all Country and everything within it. For thousands of years, the Wurundjeri cared for Country using **traditional ecological knowledge** based in intricate understandings of ecological systems and biodiversity.

The Wurundjeri knew their land in great detail, including the seasonal times to visit and associated availability of food. During **cooler months**, the Wurundjeri People moved to **higher areas** as the colder months brought **flooding** of the Birrarung. During **warmer seasons**, the Wurundjeri travelled frequently to **harvest yam crops** and take advantage of seasonal **hunting** and **fishing** spots. During the season we now know as autumn and late summer, the Wurundjeri would **camp** by the Birrarung visiting **eeling sites**.

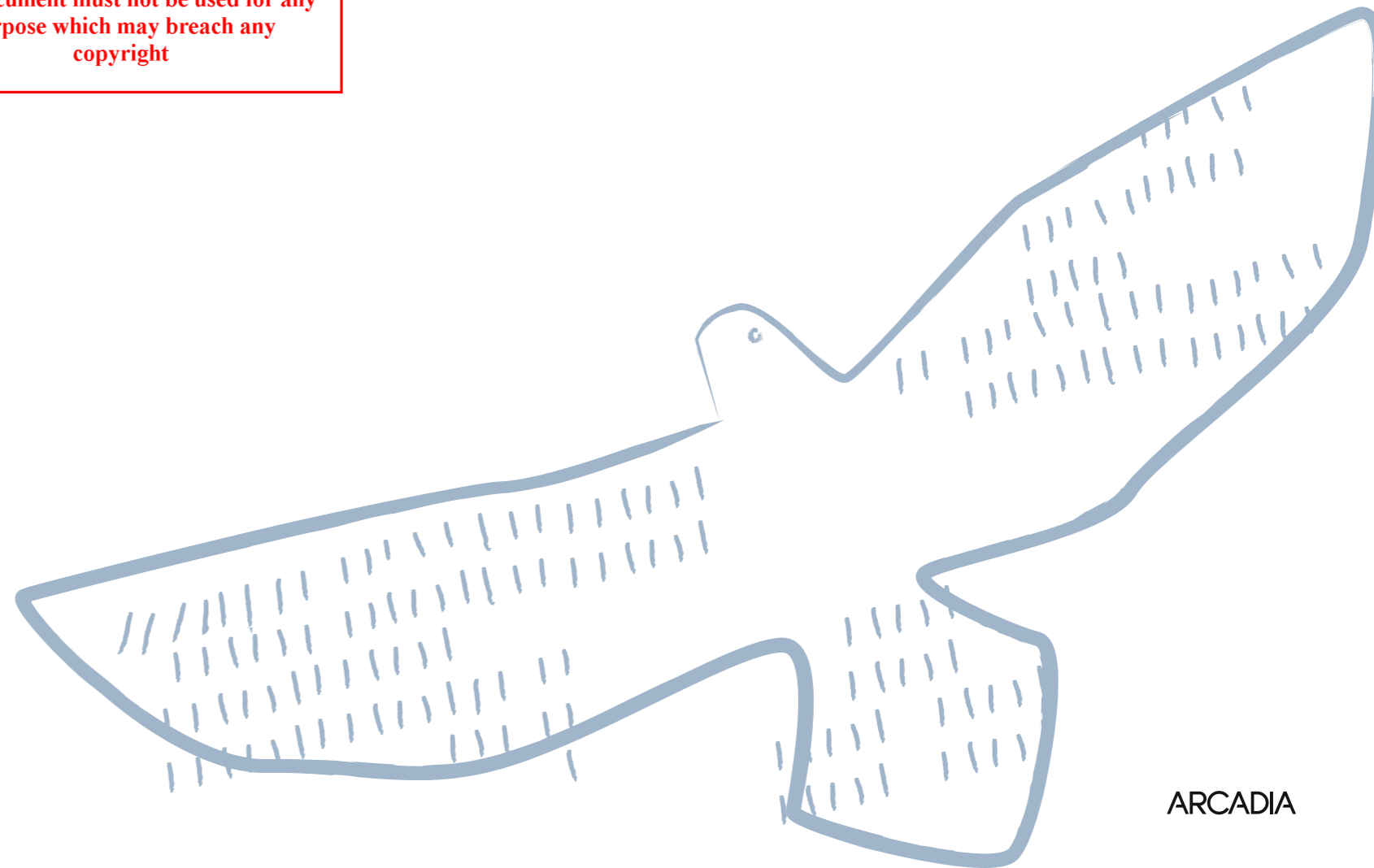
Clan boundaries are defined by features of Country, with the different clans of the Kulin nation regularly interacting for political diplomacy, trade, ceremony, dispute resolution and punishment, harvest and marriages. During seasonal events, clan groups would gather for **corroboree**, with **storytelling** and **performance** being a large focus of gatherings. (*Aboriginal History of Yarra 2020*)

As captured in the above statement by the Wurundjeri Council, the Wurundjeri People's identity and culture is indivisible from Country and all that features within - including the rivers, landforms, vegetation and animals. In this sense, **Country is kin**, a living breathing entity with agency, a past, present and future.

The colonisation of Australia and therefore Wurundjeri Country deeply impacts the ability for many First Nations people including the Wurundjeri People to maintain practice of traditional lore.

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Site Appreciation Connection to Wurundjeri Woi Wurrung Country

Wominjeka yearmann koondee biik Wurundjeri balluk

Welcome to the land of the Wurundjeri people (Woi-Wurrung language).

*Woiwurrungbaluk ba Birrarung wanganyinu biikpil Yarrayarrapil, manyi biik ba Birrarung,
ganbu marram-nganyinu
Manyi Birrarung murrondjak, durrung ba murrup warrongguny, ngargunin twarnpil
Birrarungwa nhanbu wilamnganyinu
Nhanbu ngarn ganhanganyinu manyi Birrarung
Bunjil munggary biik, wurru-wurru, warriny ba yaluk, ba ngargunin twarn
Biiku kuliny munggary Bunjil
Waa marrnakith-nganyin
Balliyang, barnumbinyu Bundjilal, banyu bagurk munggary
Ngarn gunganyinu nhanbu nyilam biik, nyilam kuliny – balit biik, balit kuliny:
balitmanhanganyin manyi biik ba Birrarung.
Balitmanhanganyin durrungu ba murrupu, ba nhanbu murrondjak!*

We, the Woi-wurrung, the First People, and the Birrarung, belong to this Country. This Country, and the Birrarung are part of us. The Birrarung is alive, has a heart, a spirit and is part of our Dreaming. We have lived with and known the Birrarung since the beginning. We will always know the Birrarung. Bunjil, the great Eagle, the creator spirit, made the land, the sky, the sea, the rivers, flora and fauna, the lore. He made Kulin from the earth. Bunjil gave Waa, the crow, the responsibility of Protector. Bunjil's brother, Palliyang, the Bat, created Bagarook, women, from the water. Since our beginning, it has been known that we have an obligation to keep the Birrarung alive and healthy—for all generations to come

- *Statement by the Wurundjeri Council,
Woi wurrung preamble to the Wilip gin Birrarung Murron Act, 2017*

Significance of the Birrarung

The **Traditional Owners** of the lands that we now know as the City of Yarra are the **Wurundjeri Woi Wurrung People** of the **Kulin Nation**.

Indivisible from the **Birrarung** - or the **River of Mists**, what we now call the Yarra River - the Wurundjeri People have cared for these lands using complex eco-cultural systems since time immemorial.

Far from gone, the Wurundjeri People continue to practice traditional lore and assert their connections to these lands. Additionally, Yarra City and indeed greater Melbourne, is home to a **rich and diverse Indigenous community** who practice **culture and connection** in contemporary settings.

Wurundjeri Today

Despite British colonisation and various assimilation policies, the Wurundjeri's connections to Country and kin remain strong - with the Wurundjeri an active community today, continuing to practice traditional culture, ceremony and knowledge-keeping.

Key to guiding and maintaining these practices is the Wurundjeri Tribe Land and Compensation Cultural Heritage Council, an organisation established in 1985, which continues to advocate for Wurundjeri people and Country today.

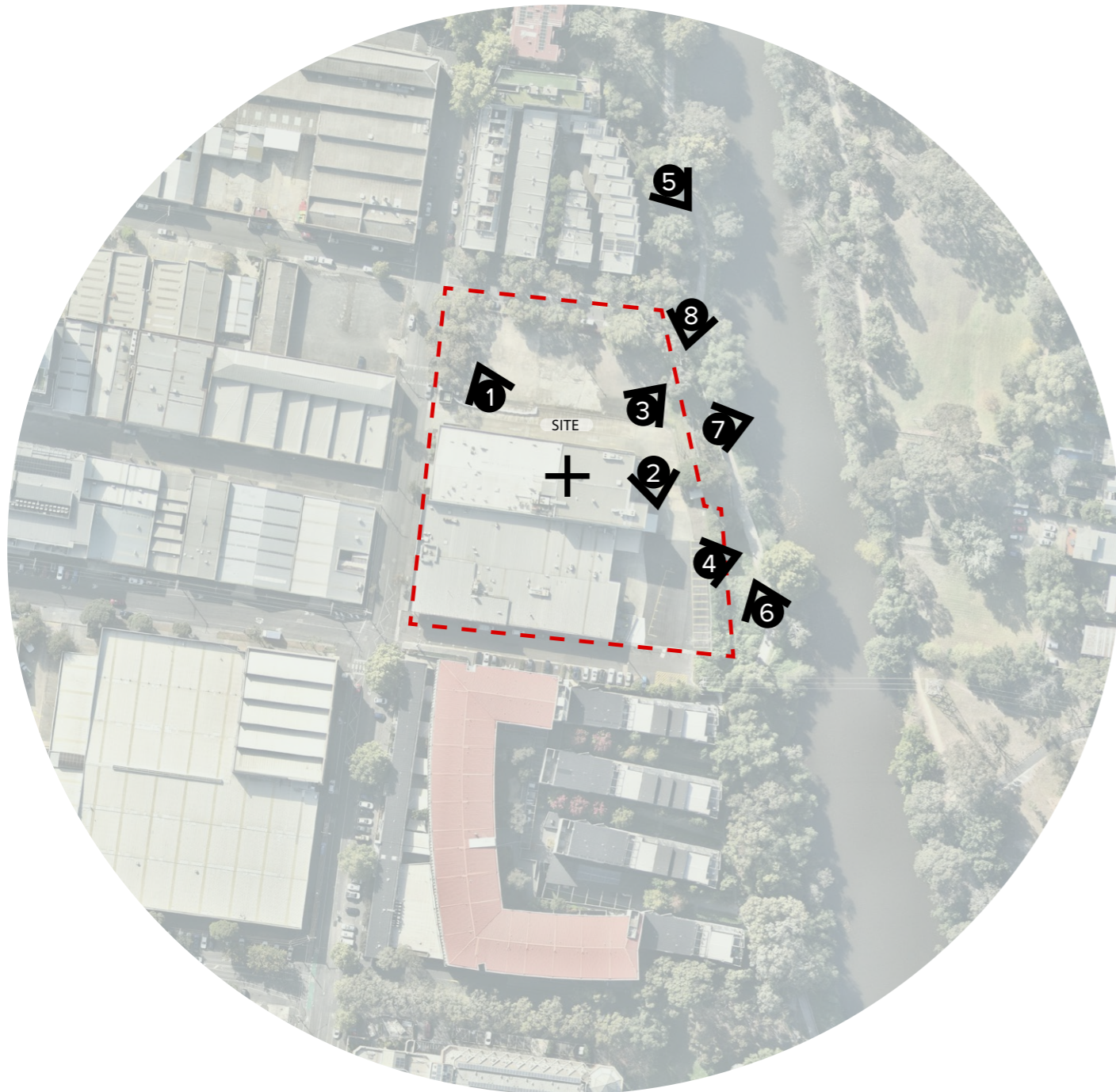
Engaging Wurundjeri Council in a collaborative process of design will help to continue to perpetuate Wurundjeri knowledge keeping and cultural practice, as well as work to strengthen relationships between development agencies, community and Council.

Though all Wurundjeri land is **sacred**, there are many sites of **cultural significance** throughout Yarra City, with some being within close proximity to our site - including the **Wurundjeri Tribe and Heritage Council Building**, the **Aboriginal Protectorate** at Merri Creek, the **burial site** of Billibellary, and the contemporary artwork **'Strata of Memory'** at Victoria Park.

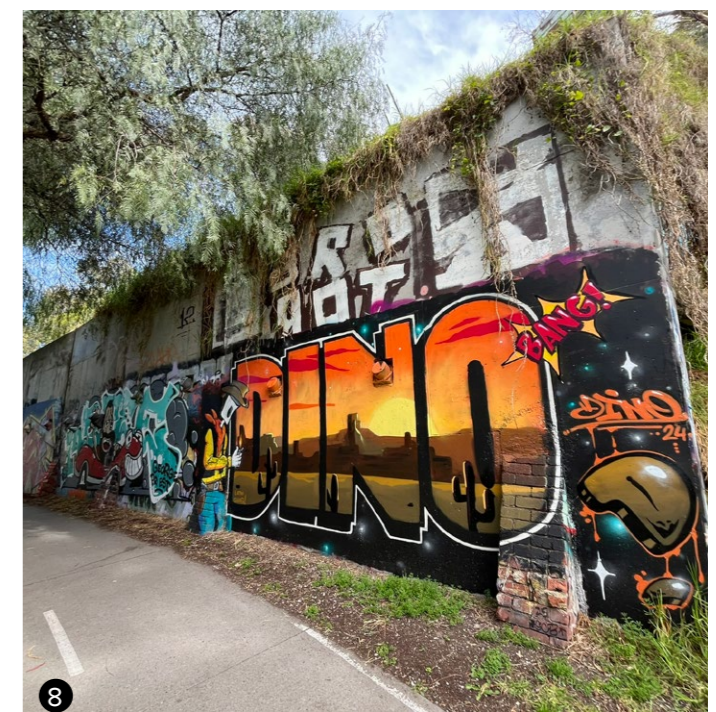
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Site Analysis
Existing Site Context

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TWO
CONCEPT

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Landscape Vision Elements of Birrarung

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Geology & Topology



Geology features include basalt plains, silurian sedimentary rock, ancient river terraces and alluvial deposits shaping Melbourne's natural landscape.



Water



The river is fed by rainfall and tributaries, historically sustaining wetlands, shaping floodplains and influencing ecological systems.



Vegetation



Vegetation classes includes riparian forests, reeds, wetlands and remnant native grasses, supporting biodiversity and shaping riverine landscape.

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Landscape Vision Design Principles

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Embracing the River Landscape

- / Contribute to the valued, green character of the Birrarung through extensive canopy tree and ground cover planting.
- / Celebrate the natural topography to provide a dynamic landscape experience and carefully curate key views and outlook to the river.
- / Respond to micro-climatic conditions of the site through Birrarung vegetation character (from the sunny eucalypt woodland plantings of the lower reaches of the Birrarung, to the shady fern gullies of the upper reaches).



Sense of Place

- / Provide an attractive entrance landscape that creates a sense of address for pedestrians and visitors
- / Use of materiality to celebrate the post-industrial context and built-form character and integrated Architectural / Landscape language.
- / Carefully selected vegetation to provide user comfort and amenity within an immersive and responsive landscape character.
- / Express topology and hydrology through ground and vertical planes within Landscape finishes.



Lifestyle & Connectivity

- / Enhance pedestrian and cyclist connectivity to/ from the city and adjacent urban centres and transport corridors.
- / Facilitate a 'river lifestyle' through strong connectivity and outlook the the Main Yarra Trail and framing key views to the river.
- / Provide a diverse range of outdoor amenity and activation to facilitate modern inner urban living.



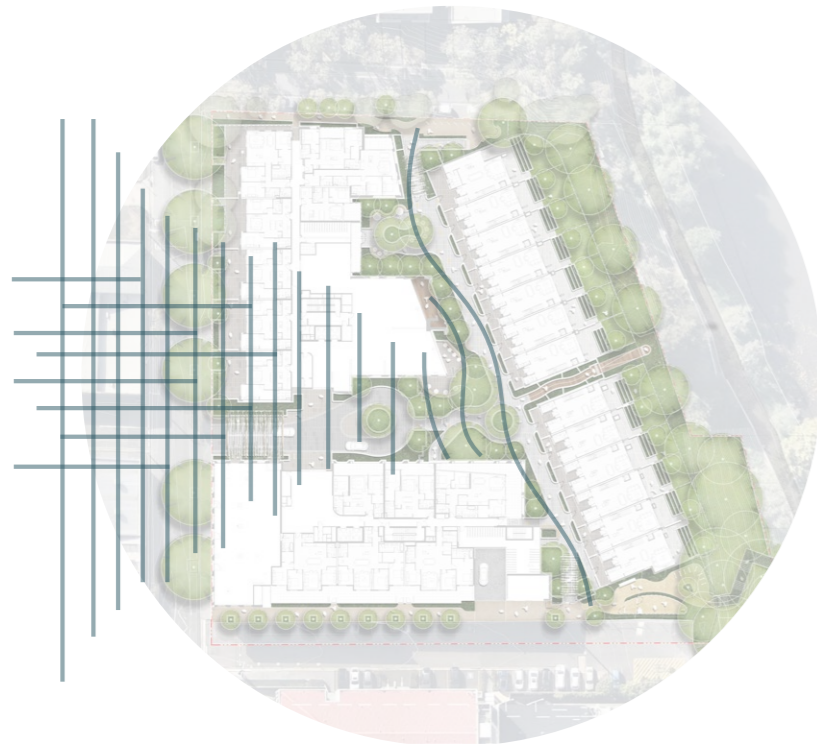
Garden Retreat

- / Create a retreat of calm and peaceful spaces within a lush garden setting as respite from urban life, spaces to recharge and rest.
- / Provide an immersive river experience through enhancement of native planting that attracts native flora and fauna.

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Landscape Vision Design Drivers

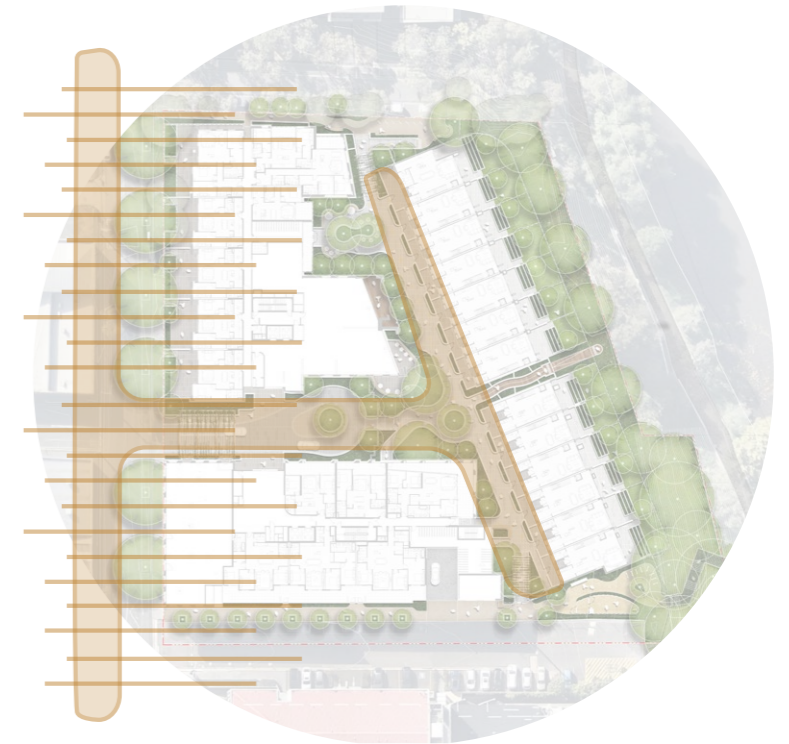
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Grid to River



River Embrace



Post - Industrial Living

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Landscape Plan Ground Level

KEY

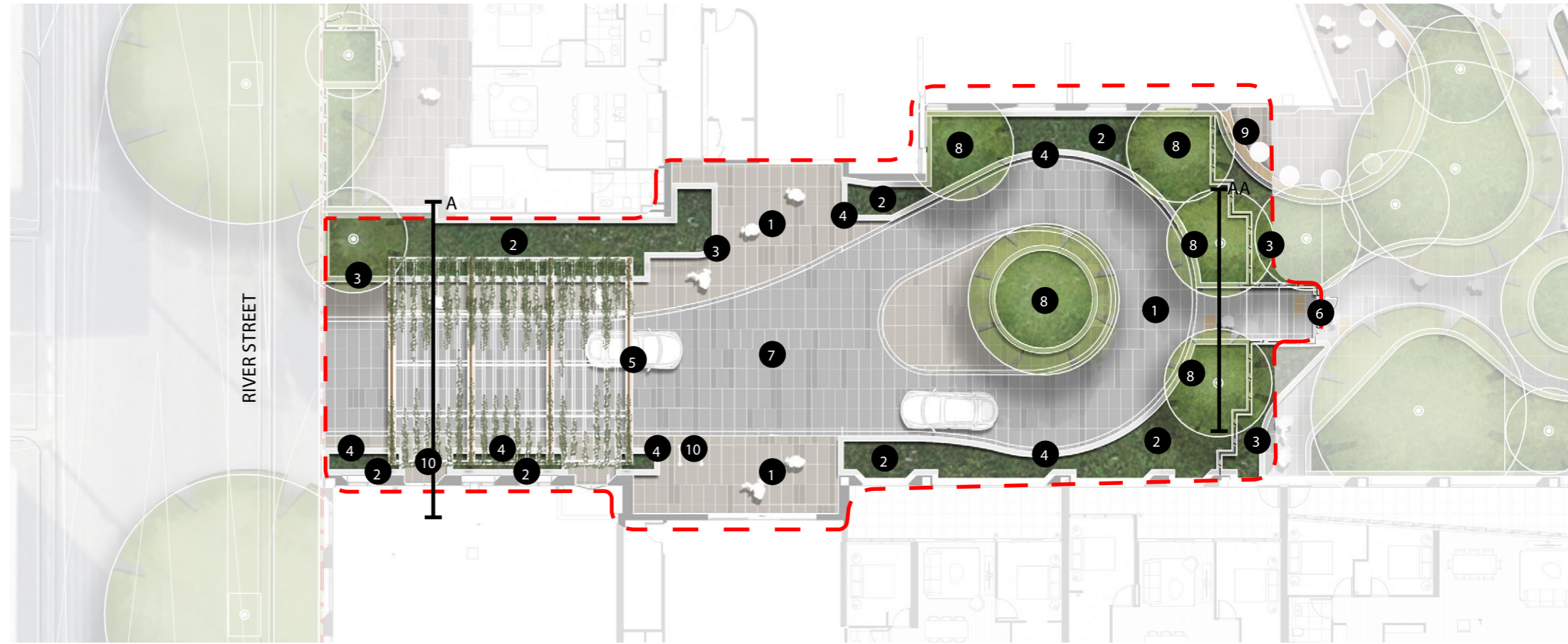
- 1 ENTRY SHARED SPACE / MAIN ARRIVAL
- 2 GREEN SPINE PEDESTRIAN LANEWAY
- 3 OUTDOOR LOUNGE
- 4 HEALTH AND WELLNESS COURTYARD
- 5 APARTMENT TERRACES
- 6 TOWNHOUSE GARDENS
- 7 RIVER STAIR CONNECTION
- 8 FERN GULLY LOOKOUT
- 9 RIVER INTERFACE PLANTING
- 10 SEATING NODE
- 11 PORTE COCHERE
- ||||||| POST AND WIRE FENCE TO BOUNDARY

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Landscape Plan Port Cochere (Main Arrival)



1:250 @ A3 0 1 2 4 6 10m

KEY

- 1 PAVING
- 2 GARDEN BED
- 3 RAISED PLANTER (1.0M HIGH)
- 4 RAISED PLANTER (0.6M HIGH)
- 5 PERGOLA STRUCTURE
- 6 GATE
- 7 PORTE COCHERE
- 8 PROPOSED TREE
- 9 TERRACE
- 10 BIKE PARKING

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Section A



Building | Raised Planter 1.0m high | Entrance Pathway | Pick Up / Drop Off Zone 5.5m wide | Raised Planter 0.6m high & Bike Hoops | Building

1:50 @ A3 0 0.5 1 2m

Landscape Elevation
 Porte Cochere - Fencing Elevation AA

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Steel Palisade Fence (0.8m) on top of Planted Raised Garden Bed Wall (1.0m) | Entry Gate & Fence | Steel Palisade Fence (0.8m) on top of Planted Raised Garden Bed Wall (1.0m)

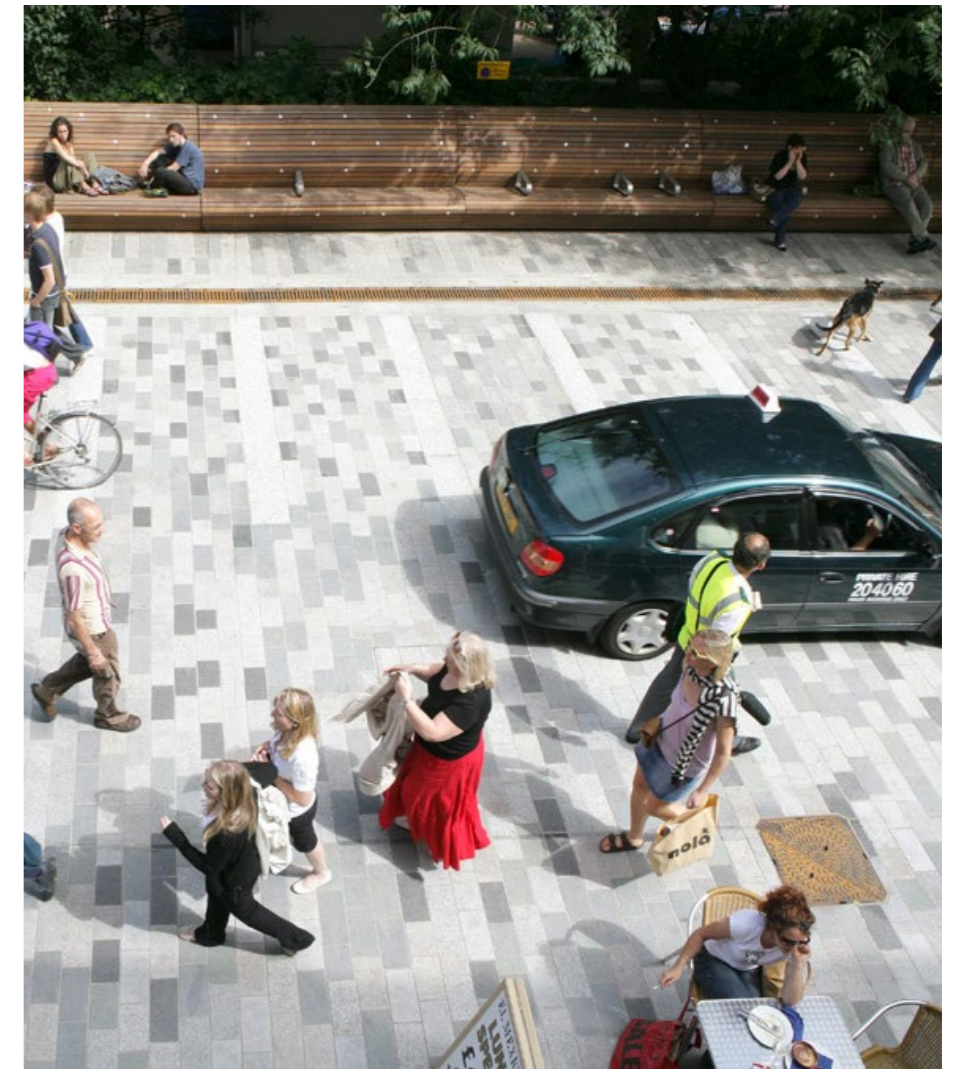
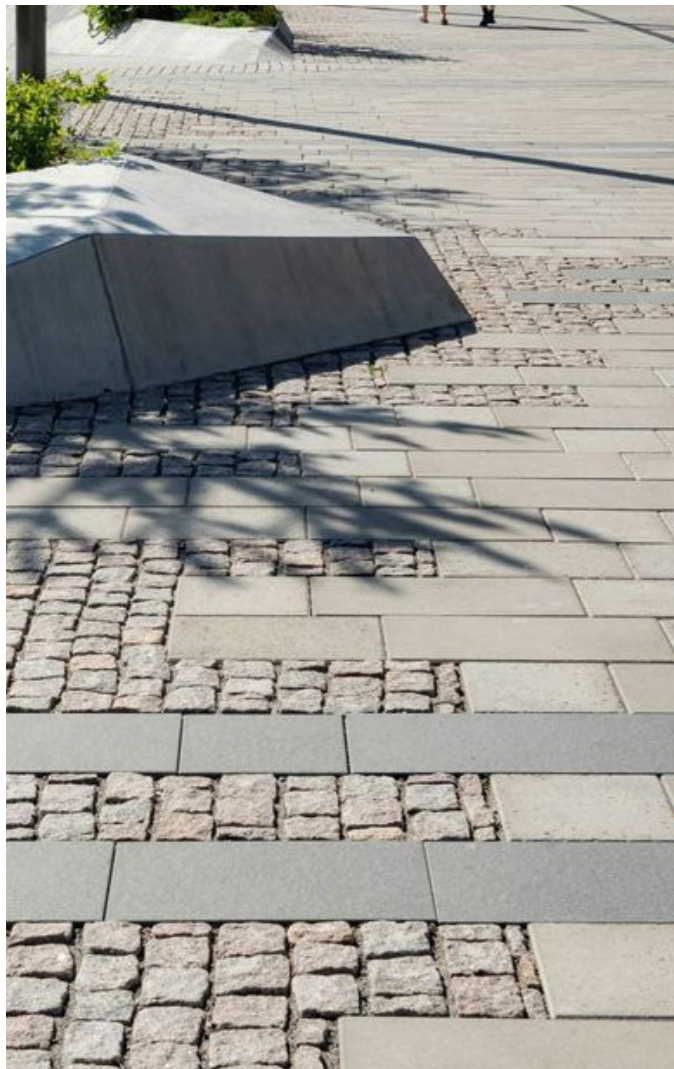
- KEY
- 1 PAVING
 - 2 GARDEN BED
 - 3 RAISED PLANTER (1.0M HIGH)
 - 4 VISUALLY PERMEABLE STEEL PALISADE FENCE (1.8M)
 - 5 GATE (1.8M HIGH)
 - 6 VISUALLY PERMEABLE STEEL PALISADE FENCE (0.8M ON 1.0M HIGH WALL)
 - 7 PROPOSED TREE

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Opportunities
Main Arrival

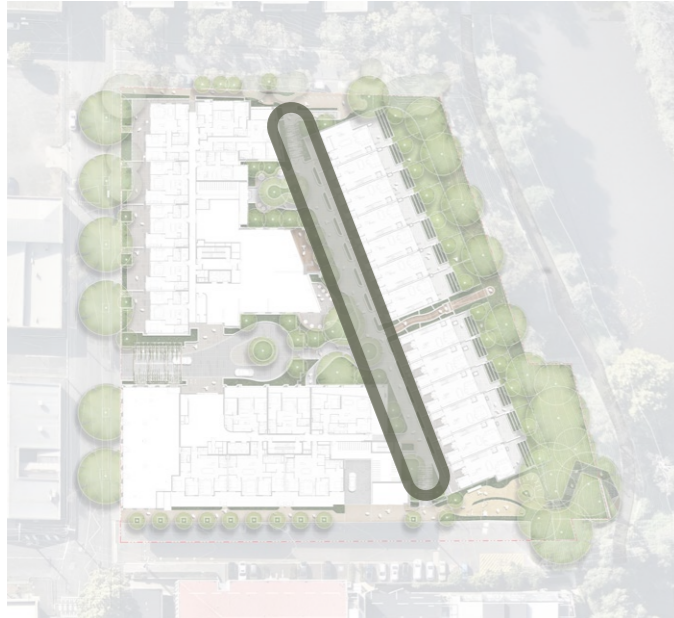
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Landscape Plan Green Spine



KEY

- 1 PAVING
- 2 GARDEN BED
- 3 RAISED PLANTER (1.0M HIGH)
- 4 RAISED PLANTER (0.6M HIGH)
- 5 INTEGRATED SEATING/ TABLES
- 6 DECKING
- 7 PROPOSED TREE
- 8 PRIVATE TERRACE
- 9 BLADE WALL (1.8M HIGH)

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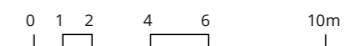
Green Spine - North



Green Spine - South



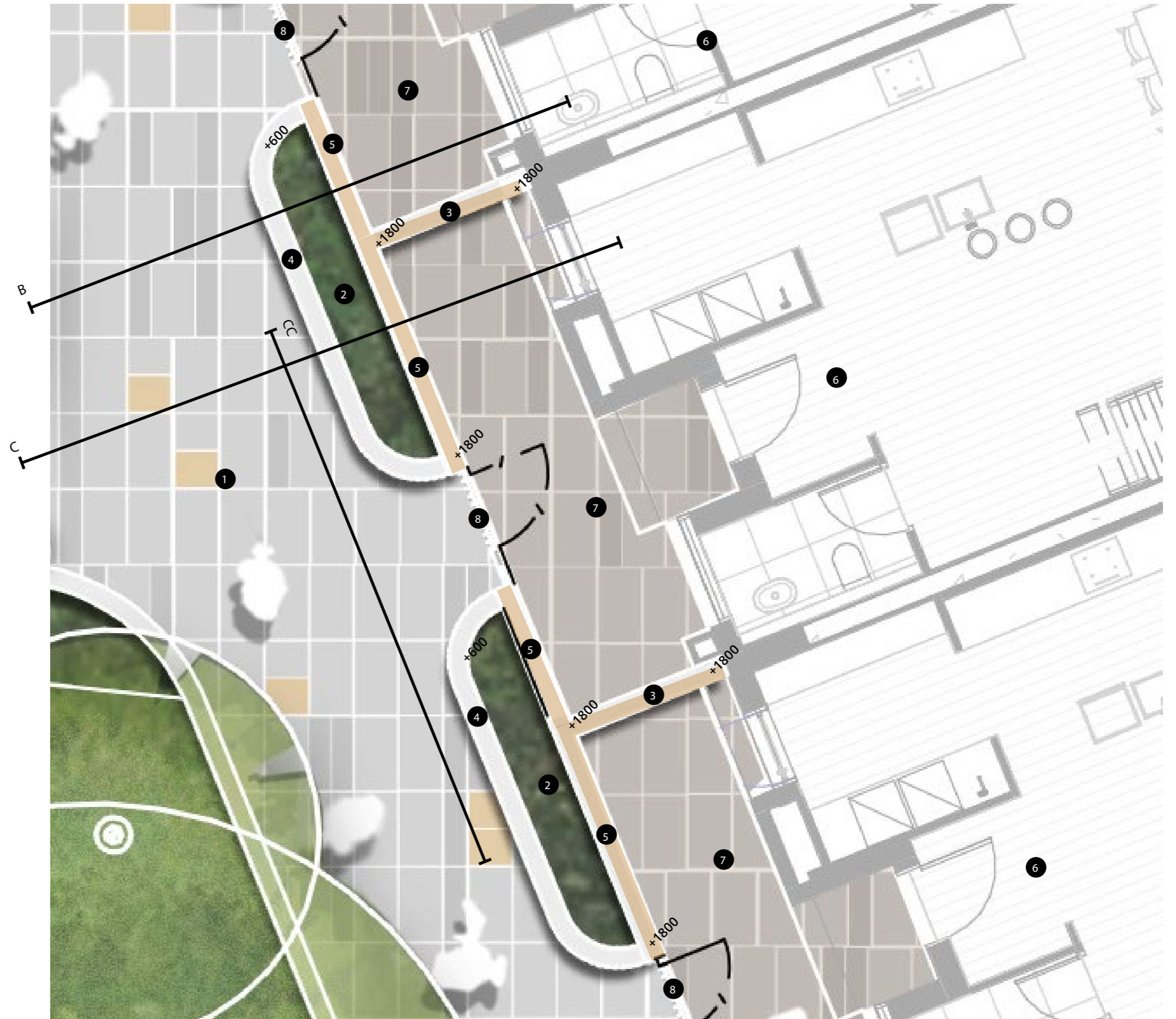
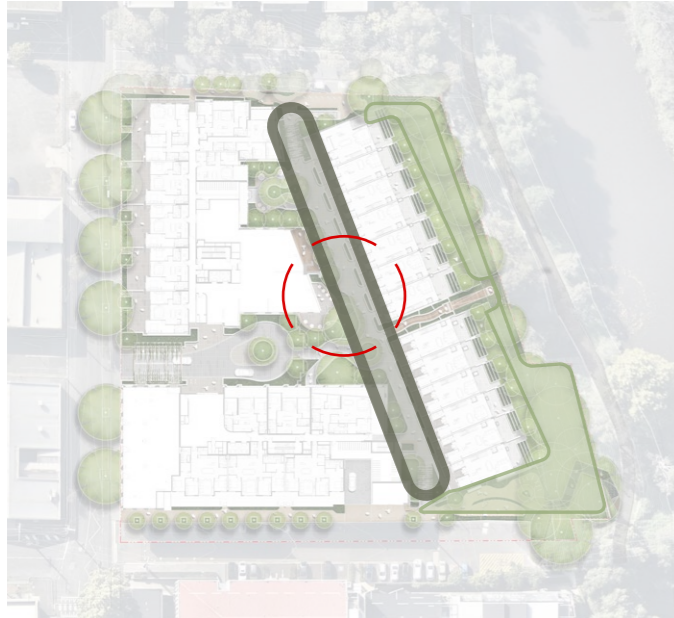
1:250 @ A3



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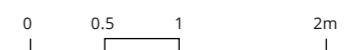
Landscape Plan Townhouse Front Courtyards



KEY

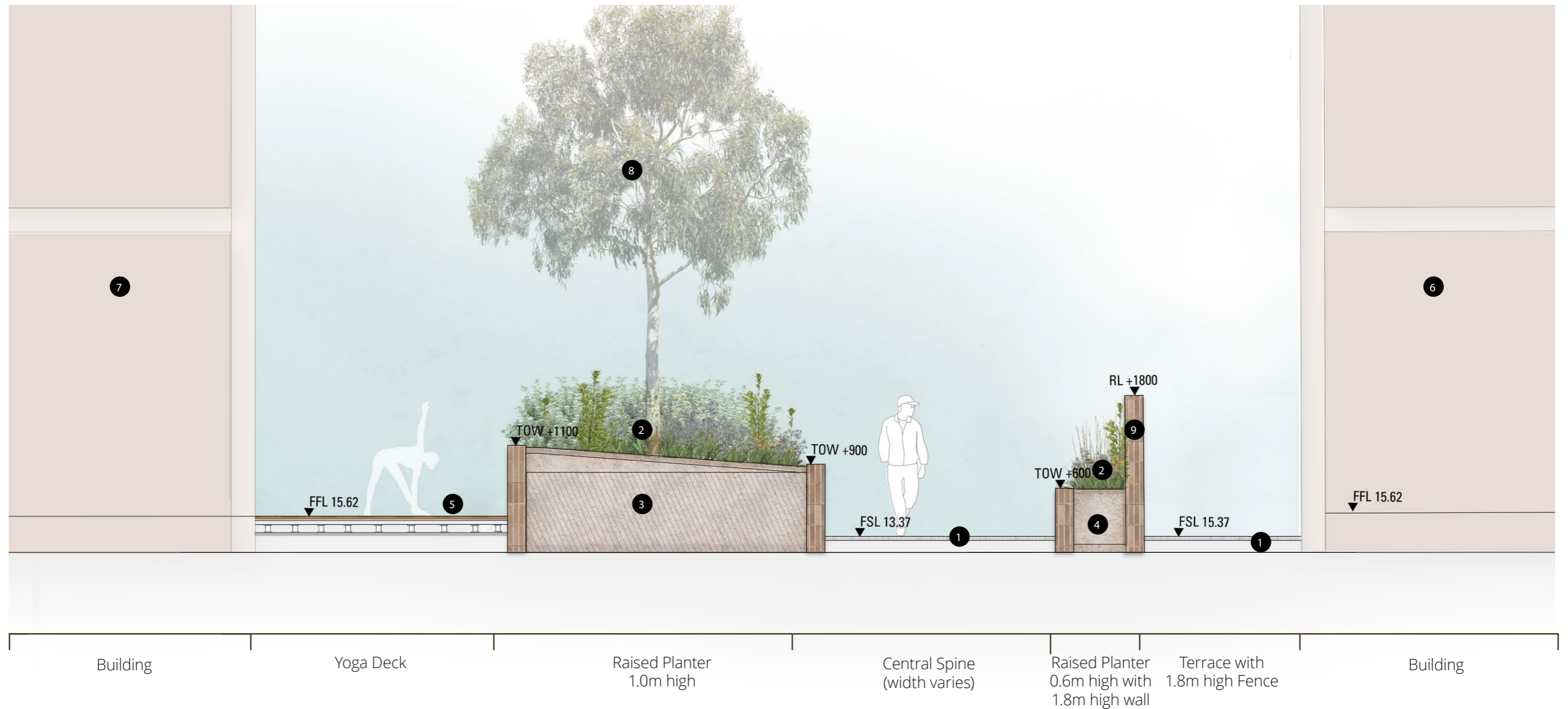
- 1 PAVING
- 2 GARDEN BED
- 3 BLADE WALL (1.8M HIGH)
- 4 RAISED PLANTER (0.6M HIGH)
- 5 BRICK WALL (1.8M HIGH)
- 6 APARTMENT
- 7 PRIVATE TERRACE
- 8 GATE (1.8M HEIGHT)

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Landscape Section Green Spine - Section B



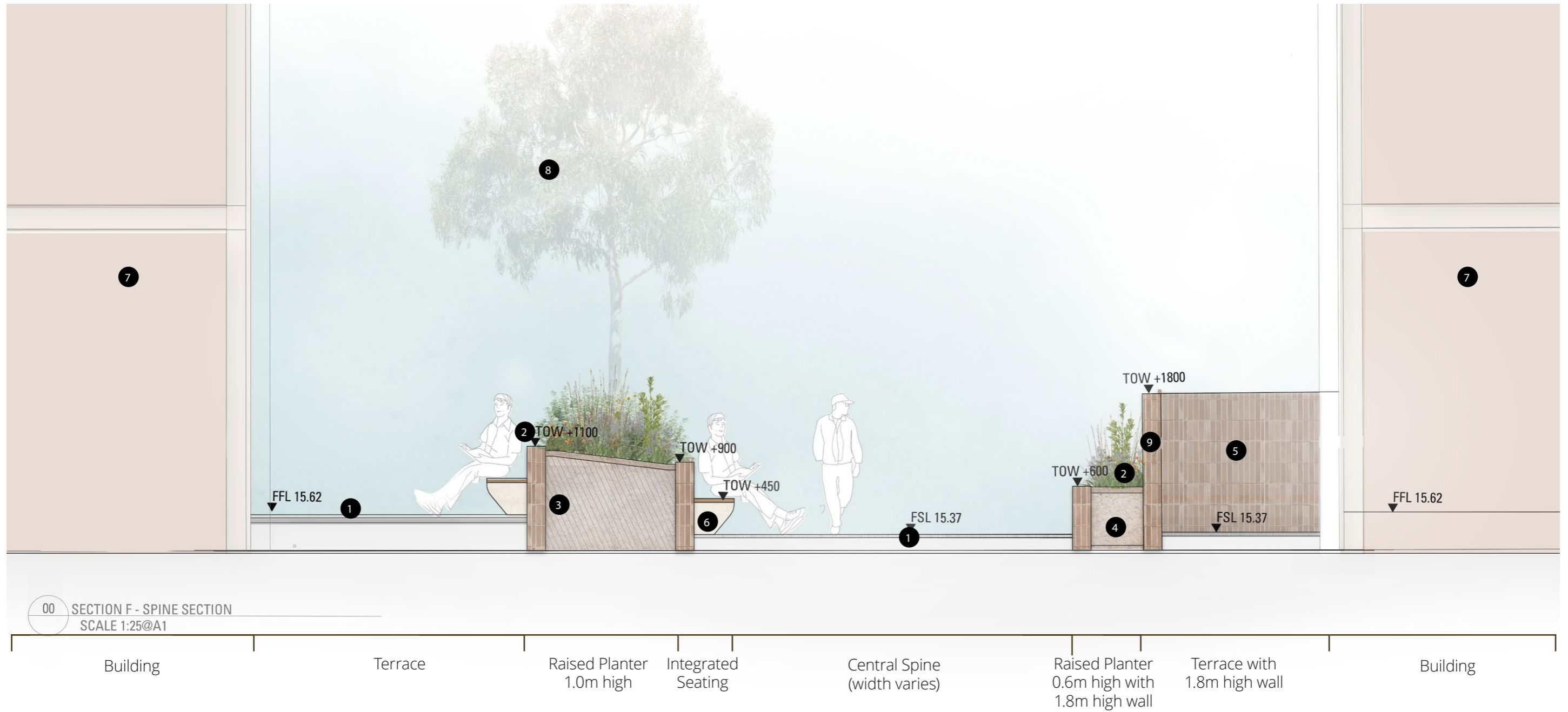
KEY

- | | |
|------------------------------|--------------------------|
| 1 PAVING | 6 APARTMENT |
| 2 GARDEN BED | 7 AMENITY OFFERING |
| 3 RAISED PLANTER (1.0M HIGH) | 8 PROPOSED TREE |
| 4 RAISED PLANTER (0.6M HIGH) | 9 BRICK WALL (1.8M HIGH) |
| 5 DECKING | |

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Landscape Section Green Spine - Section C

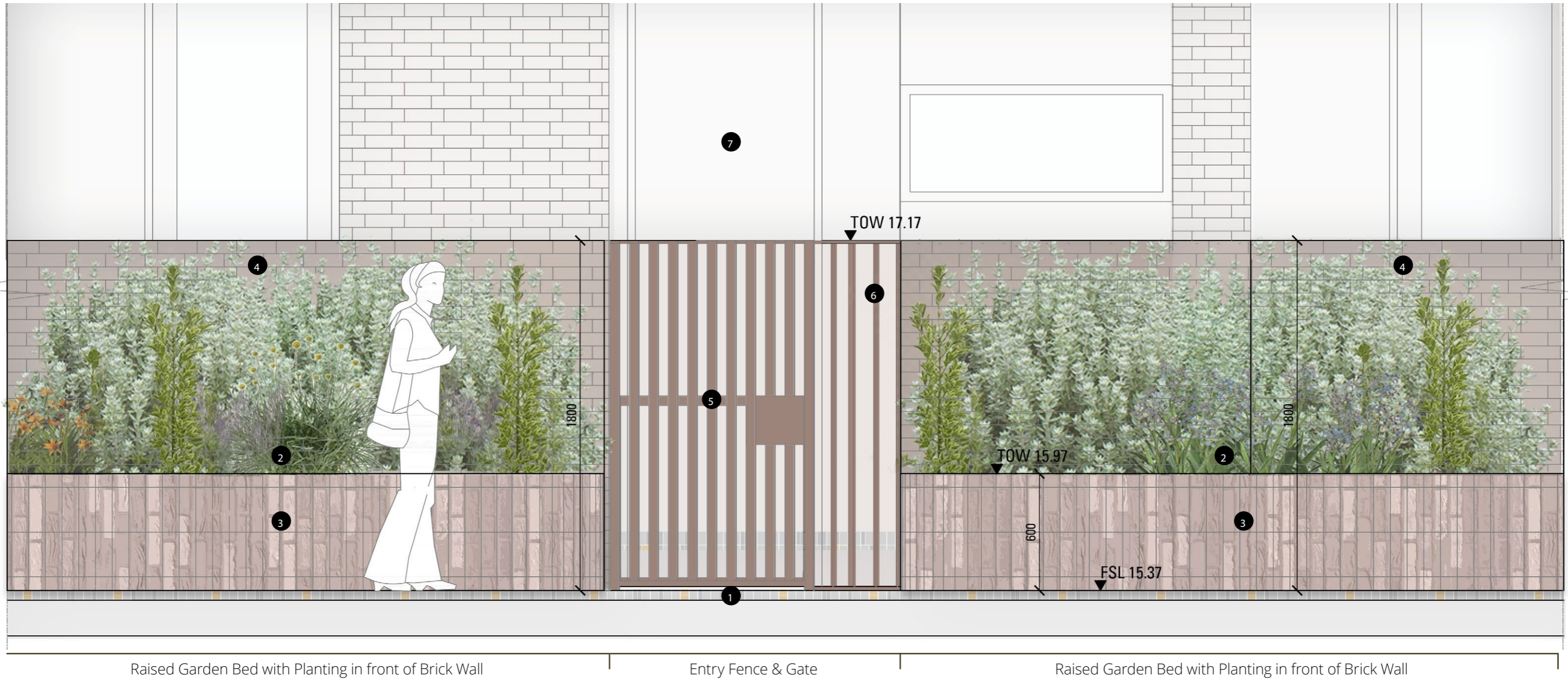


- KEY
- 1 PAVING
 - 2 GARDEN BED
 - 3 RAISED PLANTER (1.0M HIGH)
 - 4 RAISED PLANTER (0.6M HIGH)
 - 5 BLADE WALL (1.8M HIGH)
 - 6 INTEGRATED SEATING
 - 7 APARTMENT
 - 8 PROPOSED TREE
 - 9 FENCE (1.8M HIGH)

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Landscape Elevation Green Spine - Fencing Elevation CC



Raised Garden Bed with Planting in front of Brick Wall

Entry Fence & Gate

Raised Garden Bed with Planting in front of Brick Wall

KEY

- 1 PAVING
- 2 GARDEN BED
- 3 RAISED PLANTER (0.6M HIGH)
- 4 BRICK WALL (1.8M HIGH)
- 5 GATE (1.8M HIGH)
- 6 STEEL PALISADE FENCE (1.8M HIGH)
- 7 APARTMENT

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Precedents Green Spine

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Landscape Plan Health & Wellbeing



- KEY
- 1 INTERNAL ACTIVE AMENITIES
 - 2 GARDEN BED
 - 3 RAISED PLANTER
 - 4 APARTMENT
 - 5 SEATING WITH TABLES
 - 6 YOGA DECK
 - 7 PROPOSED TREES
 - ACCESS POINTS

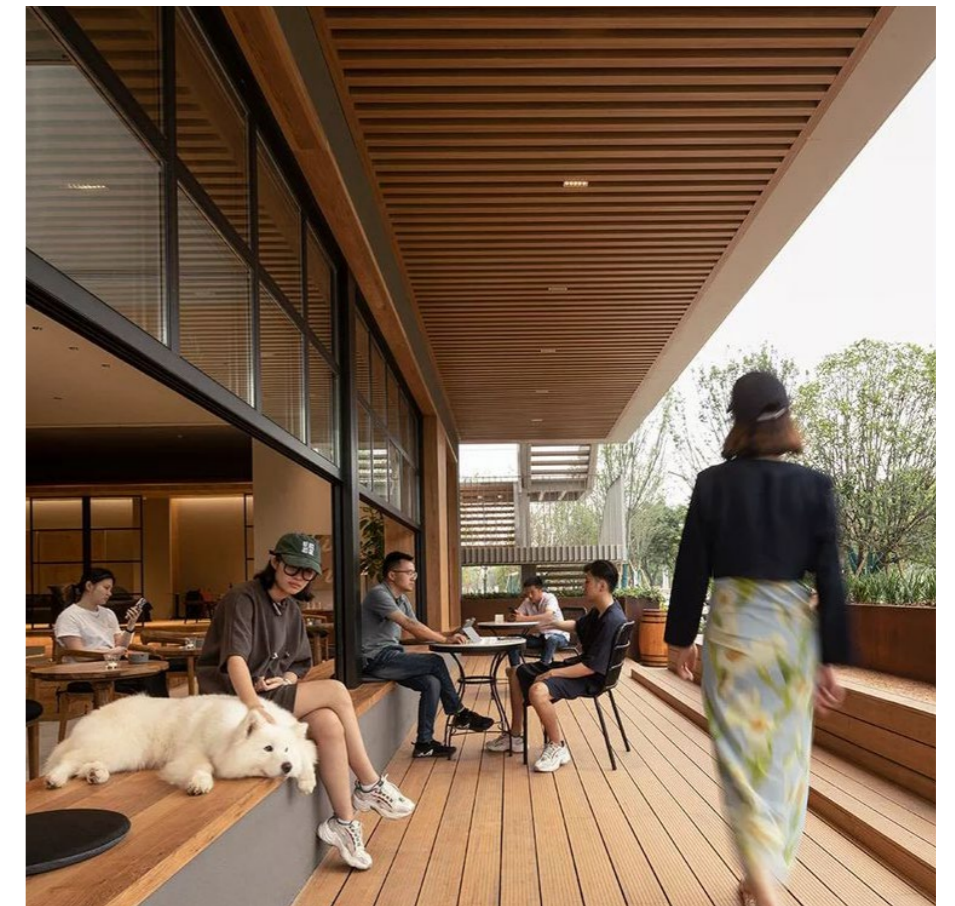
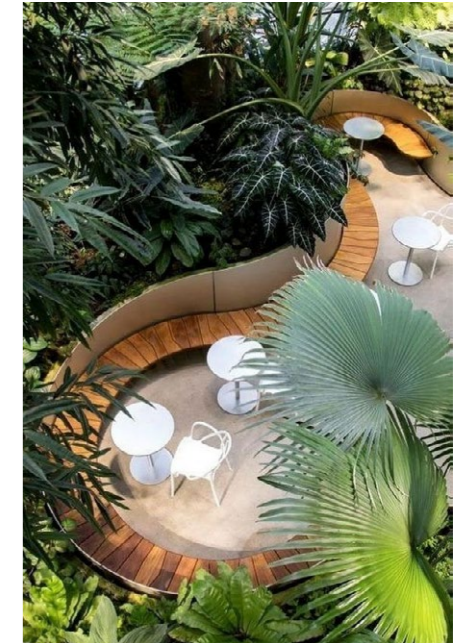
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Precedents
Health & Wellbeing

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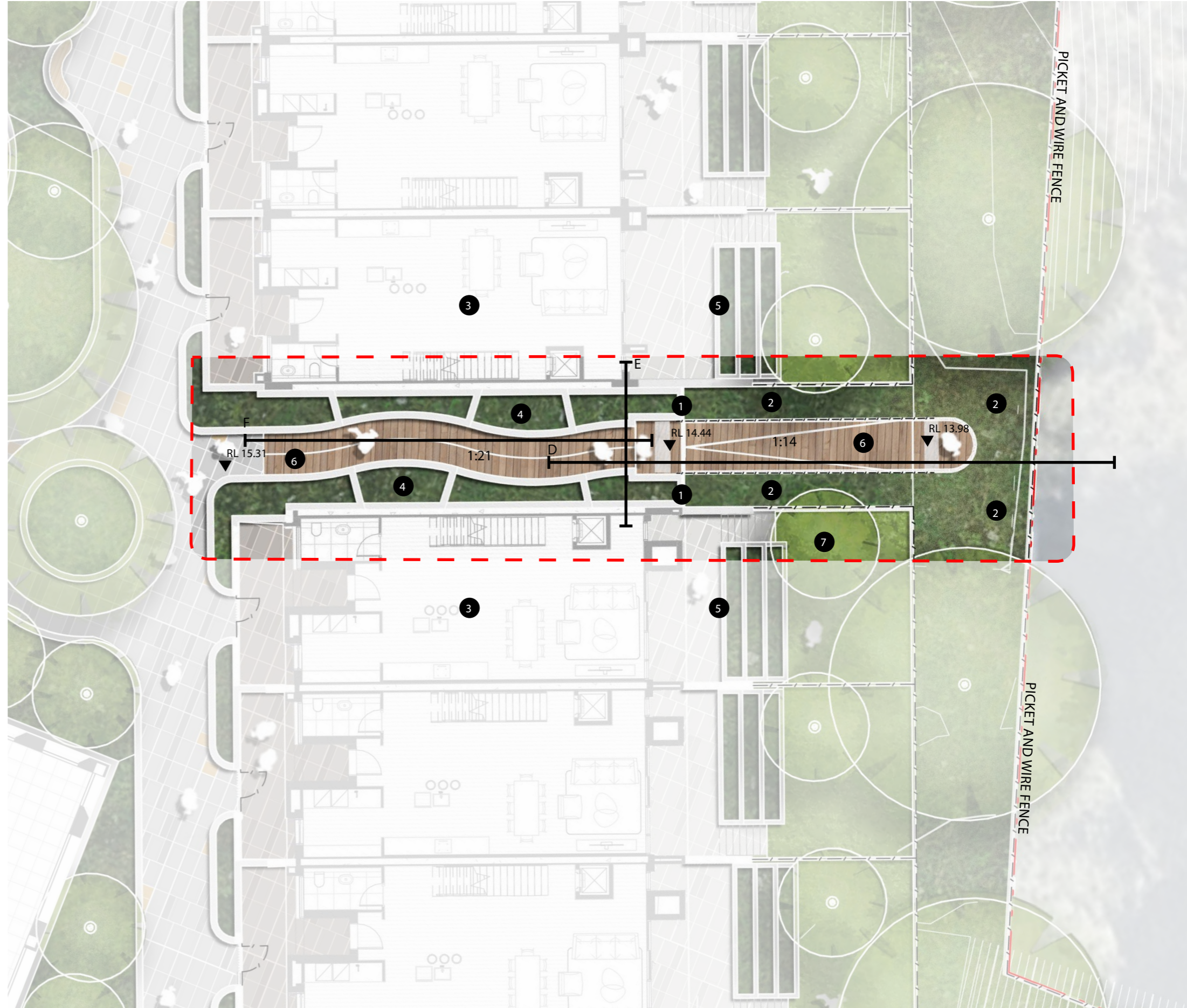
Landscape Plan Fern Gully & Lookout



KEY

- 1 POWDERCOATED STEEL BLADE SCREEN WITH CLIMBING PLANTS (2.0M HEIGHT ABOVE DECKING)
- 2 GARDEN BED (ON GRADE)
- 3 APARTMENT
- 4 RAISED PLANTER (0.6M HIGH)
- 5 PRIVATE COURTYARD
- 6 COMPOSITE DECKING BOARDWALK
- 7 PROPOSED TREE

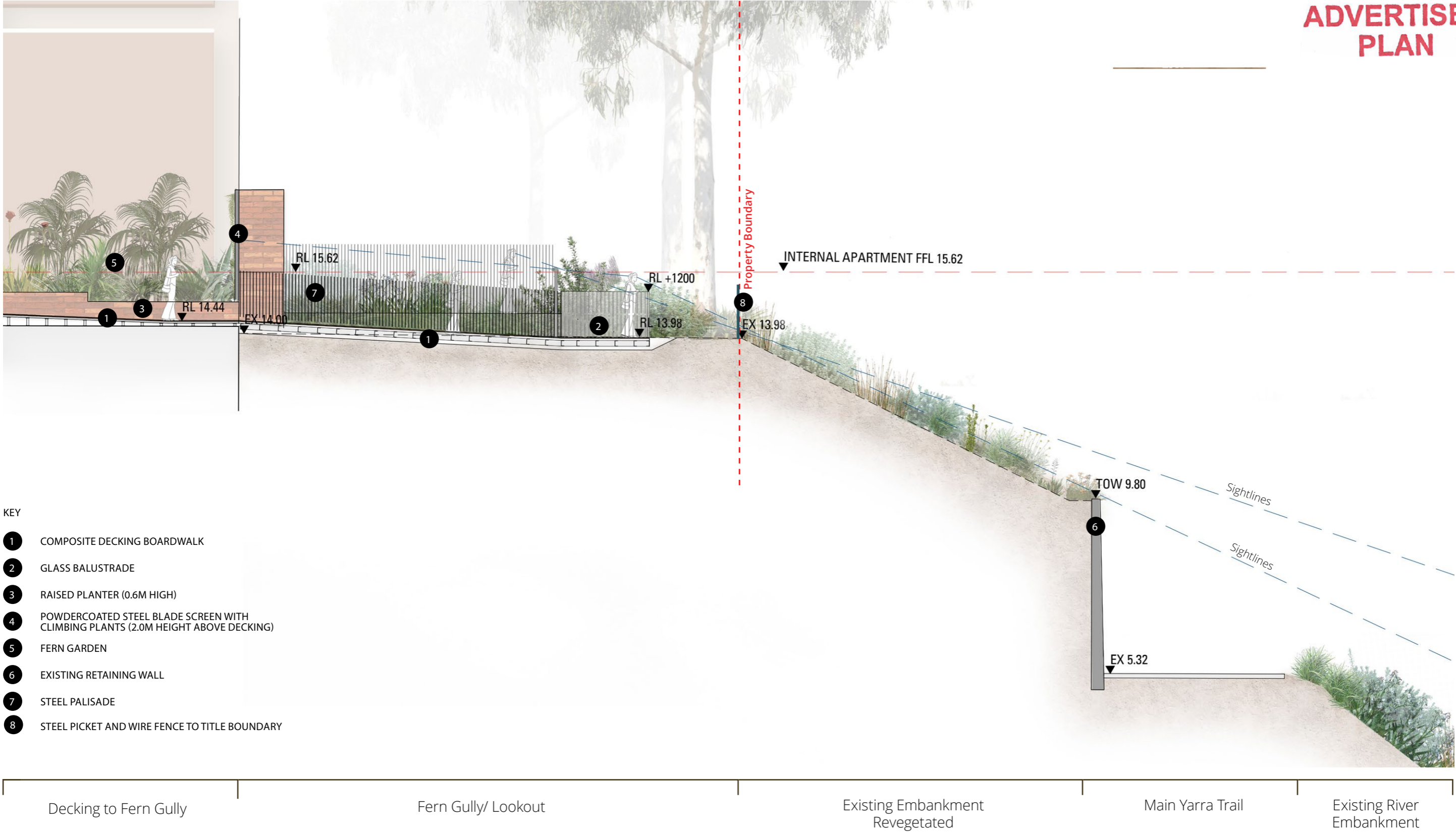
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Landscape Section
Fern Gully & Lookout - Section D

ADVERTISED
PLAN



- KEY
- 1 COMPOSITE DECKING BOARDWALK
 - 2 GLASS BALUSTRADE
 - 3 RAISED PLANTER (0.6M HIGH)
 - 4 POWDERCOATED STEEL BLADE SCREEN WITH CLIMBING PLANTS (2.0M HEIGHT ABOVE DECKING)
 - 5 FERN GARDEN
 - 6 EXISTING RETAINING WALL
 - 7 STEEL PALISADE
 - 8 STEEL PICKET AND WIRE FENCE TO TITLE BOUNDARY

Landscape Section Fern Gully & Lookout - Section E & F

KEY

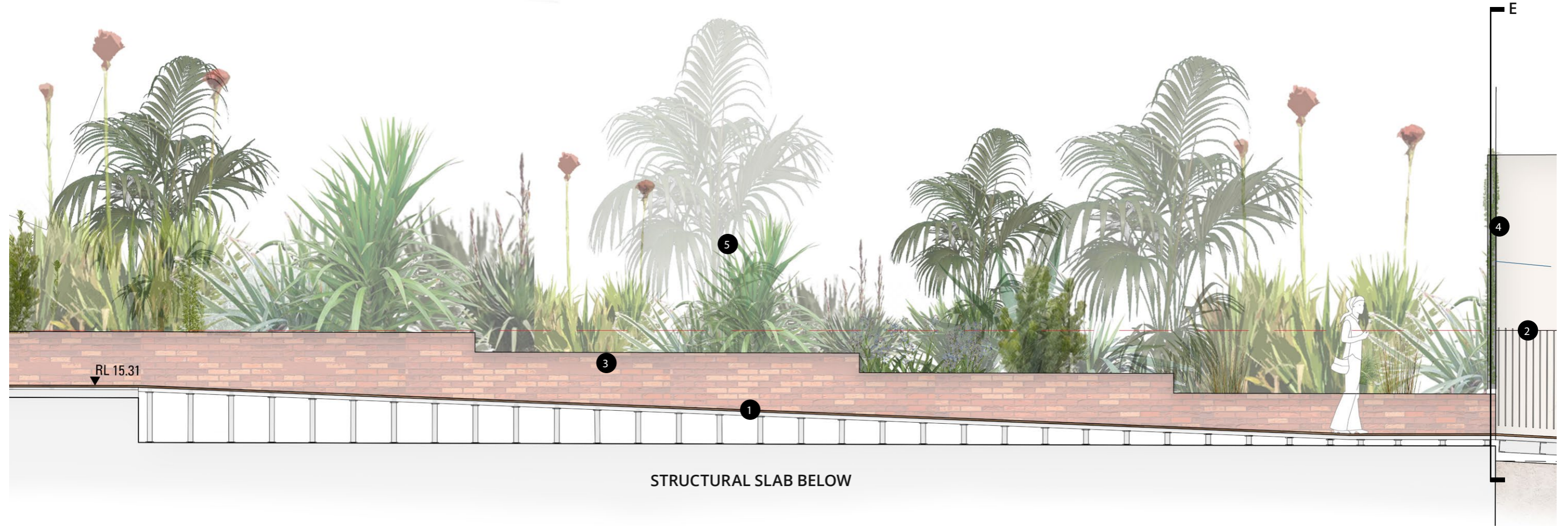
- 1 COMPOSITE DECKING BOARDWALK
- 2 STEEL PALISADE
- 3 RAISED PLANTER (0.6M HIGH)
- 4 POWDERCOATED STEEL BLADE SCREEN WITH CLIMBING PLANTS (2.0M HEIGHT ABOVE DECKING)
- 5 FERN GARDEN

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ADVERTISED PLAN



Section E

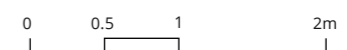


STRUCTURAL SLAB BELOW

Decking to Fern Gully

Fern Gully/ Lookout

Section F



Landscape Precedents
Fern Gully & Lookout

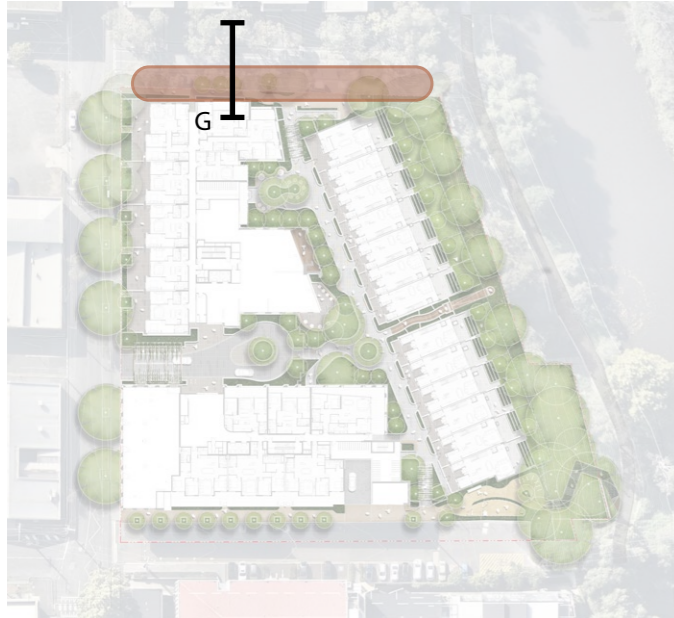
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PLAN**



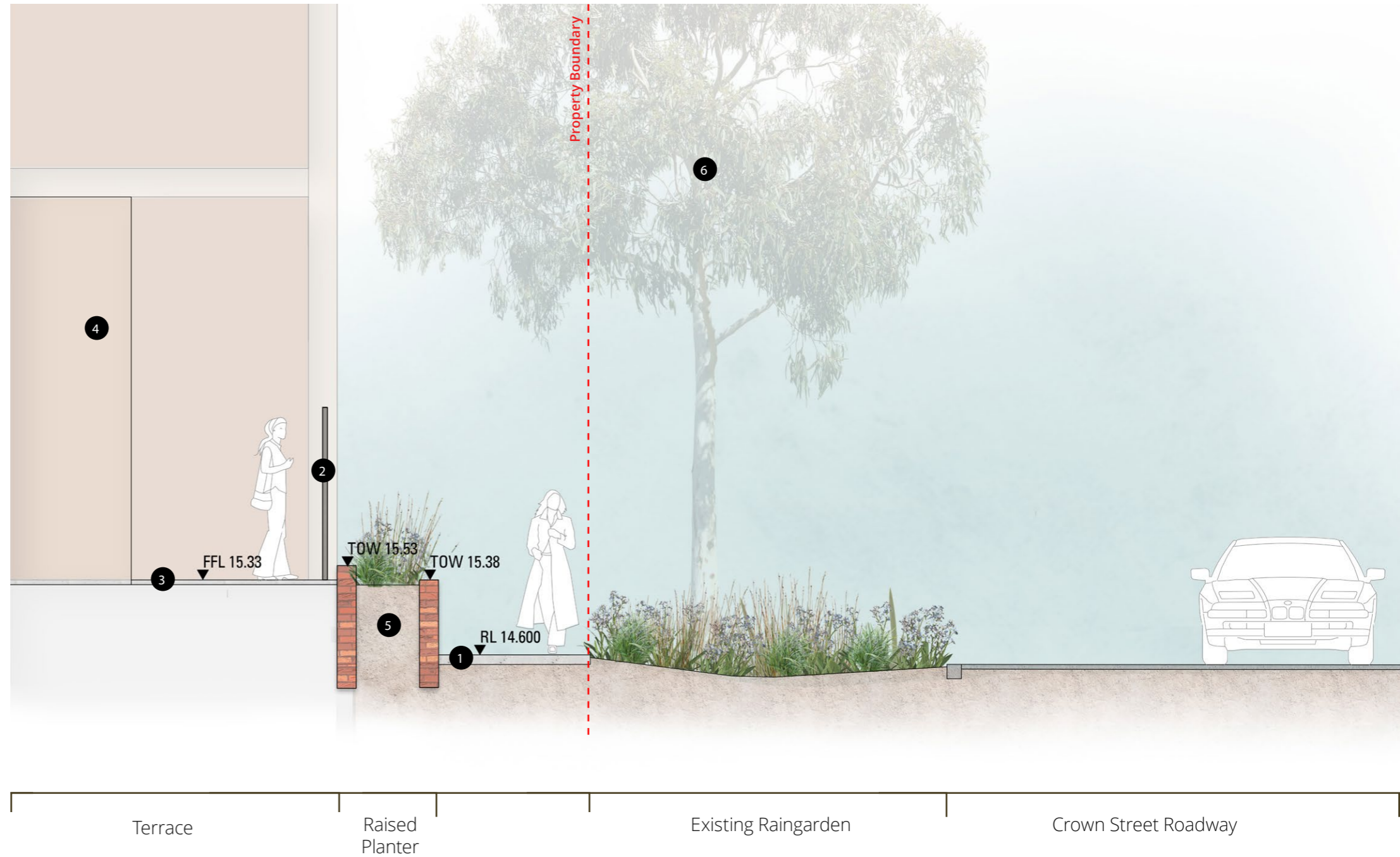
ADVERTISED PLAN

Landscape Section Streetscape - Crown Street - Section G



KEY

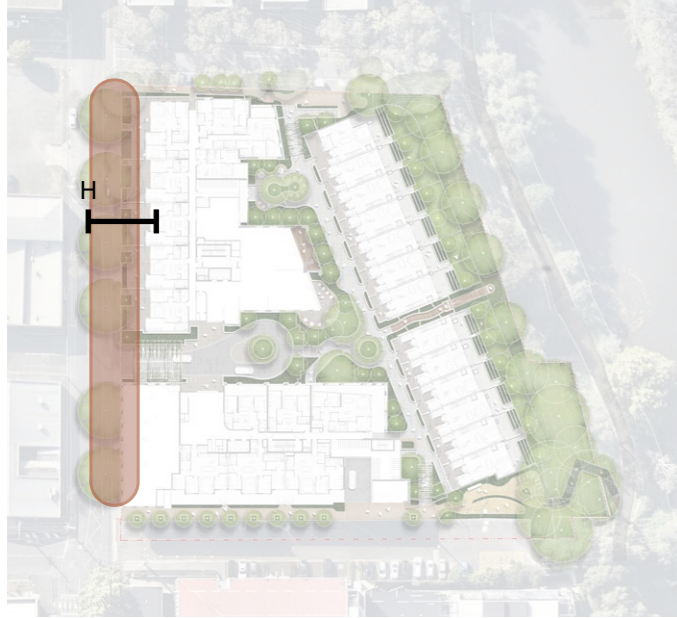
- 1 PAVED WALKWAY
- 2 FENCE (0.6M WALL WITH 1.2M FENCE, 1.8M TOTAL)
- 3 PRIVATE TERRACE
- 4 APARTMENT
- 5 RAISED PLANTER
- 6 EXISTING TREE



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ADVERTISED PLAN

Landscape Section Streetscape - River Street - Section H



- KEY
- 1 PAVING
 - 2 GARDEN BED (ON GRADE)
 - 3 WALL TO TERRACE FRONTAGE (0.6M HIGH)
 - 4 APARTMENT
 - 5 PROPOSED BALUSTRADE FENCE (1.2M HIGH, 1.8 HIGH OVERALL)
 - 6 PROPOSED TREES
 - 7 PRIVATE TERRACE

River Street Roadway

Parallel Parking & Proposed Tree Pits

Pedestrian Path 2.0m wide

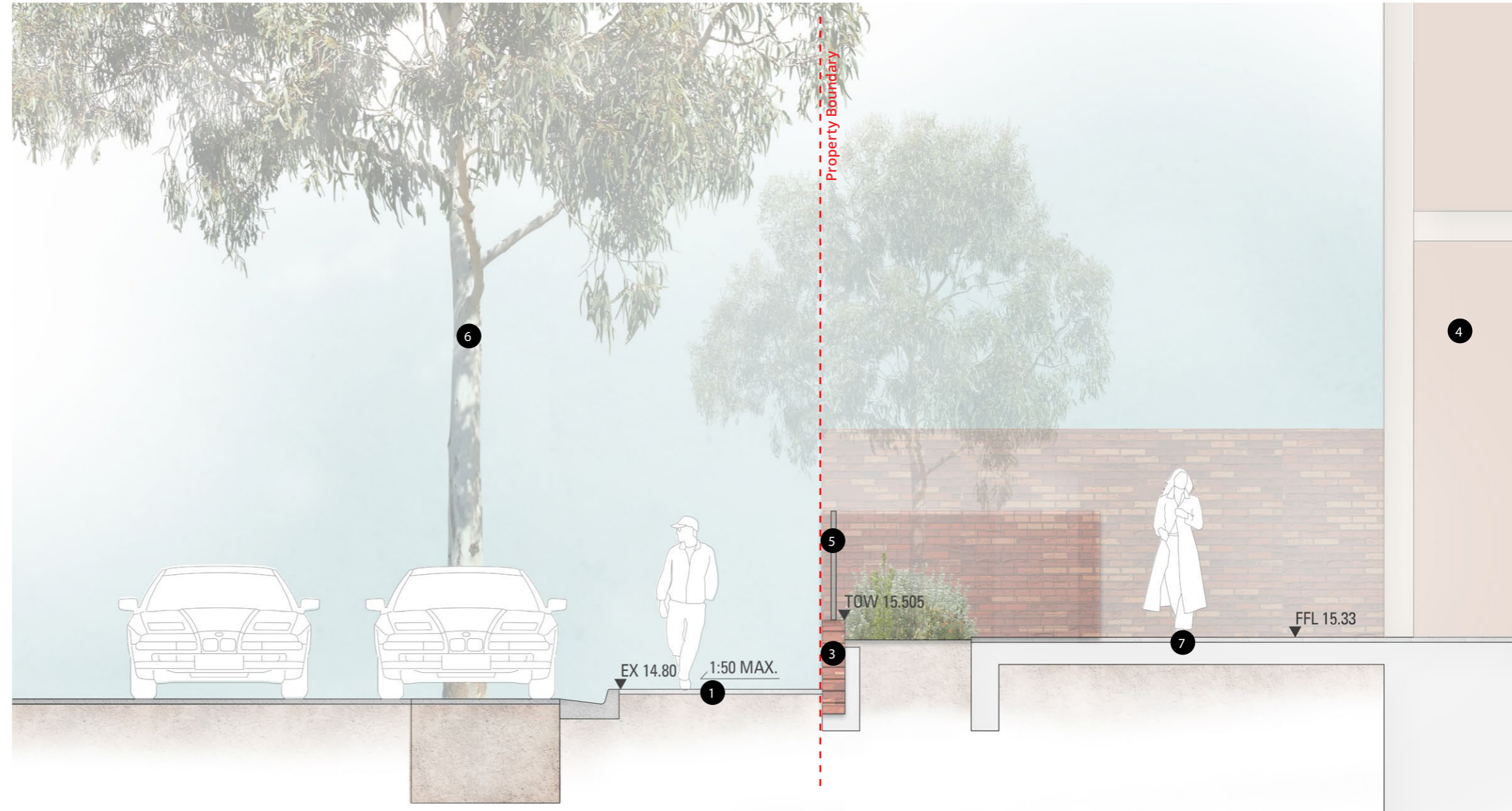
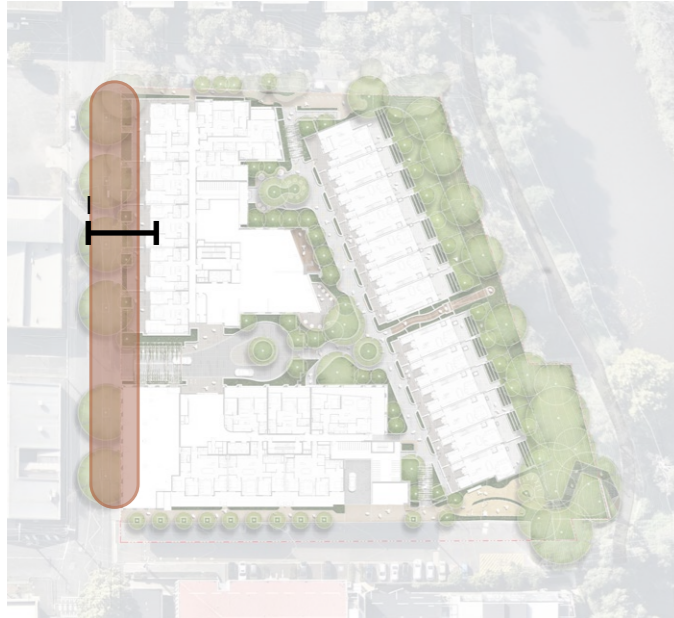
Garden Bed (on Grade) & Wall with Balustrade 2.5m wide

Private Terrace 3.5m wide

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ADVERTISED PLAN

Landscape Section Streetscape - River Street - Section I



KEY

- 1 PAVING
- 2 GARDEN BED (ON GRADE)
- 3 WALL TO TERRACE FRONTAGE (0.6M HIGH)
- 4 BUILDING
- 5 PROPOSED BALUSTRADE FENCE (1.2M HIGH, 1.8 HIGH OVERALL)
- 6 PROPOSED TREE
- 7 PRIVATE TERRACE

River Street Roadway

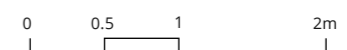
Parallel Parking
& Proposed Tree
Pits

Pedestrian Path
2.0m wide

Garden Bed (on Grade) &
Wall with Balustrade
2.5m wide

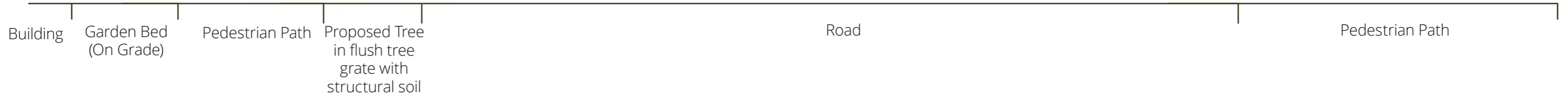
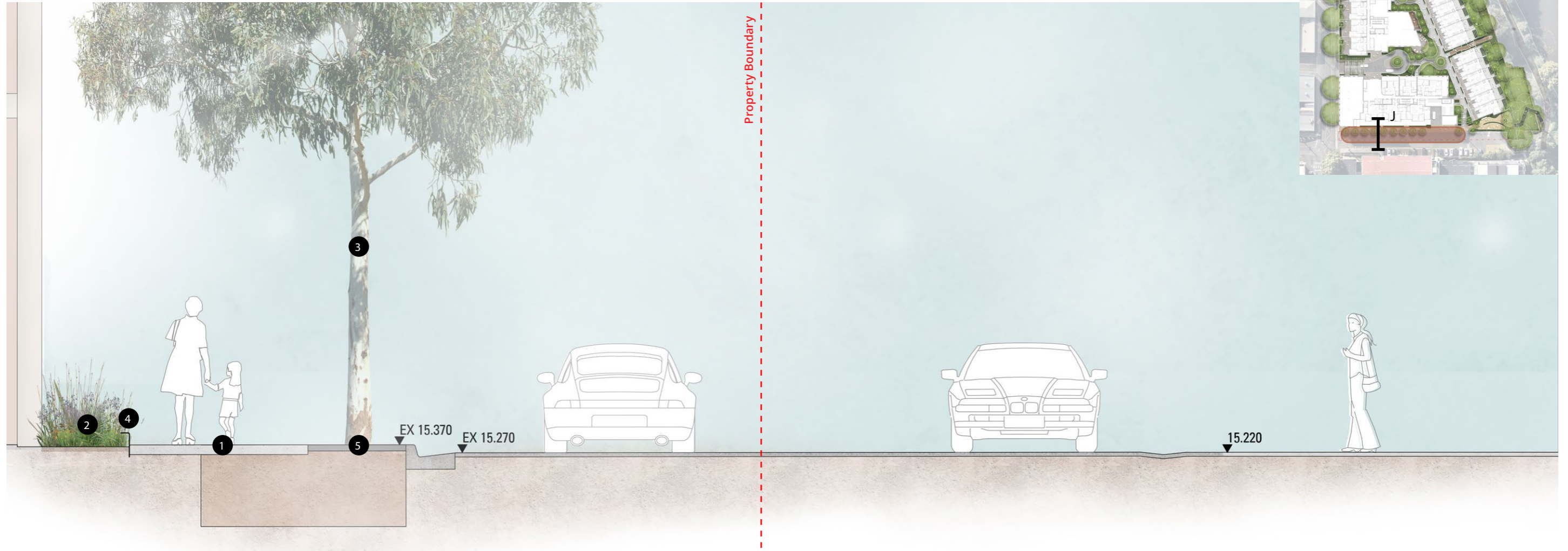
Private Terrace
3.5m wide

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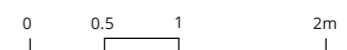
ADVERTISED PLAN

Landscape Section Streetscape - Murphy Street - Section J



- KEY
- 1 PAVING
 - 2 GARDEN BED (ON GRADE)
 - 3 PROPOSED TREE
 - 4 STEEL EDGE (0.15M HIGH)
 - 5 TREE GRATE

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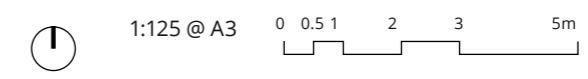
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Landscape Plan River Embankment



- KEY
- 1 FRP MESH STEPS WITH 1.2M POWDERCOATED STEEL BALUSTRADE
 - 2 GARDEN BED
 - 3 GRANITIC GRAVEL
 - 4 BUILDING
 - 5 PROPOSED TREE
 - 6 LANDING (1.5M WIDE) COLOURED EXPOSED AGGREGATE CONCRETE
 - 7 TGSi
 - 8 DOG PARK
 - 9 BIKE HOOPS (COY STANDARD)
 - 10 1.5M HEIGHT POWDERCOATED STEEL BLADE FENCE WITH GATES
 - 11 BIN WITH DOG WASTE BAG DISPENSER
 - 12 DRINKING FOUNTAIN WITH DOG BOWL
 - 13 BENCH SEATING (COY STANDARD)
 - 14 INDICATIVE EXTENT AND ALIGNMENT OF RETAINING WALL (SUBJECT TO FURTHER DESIGN)

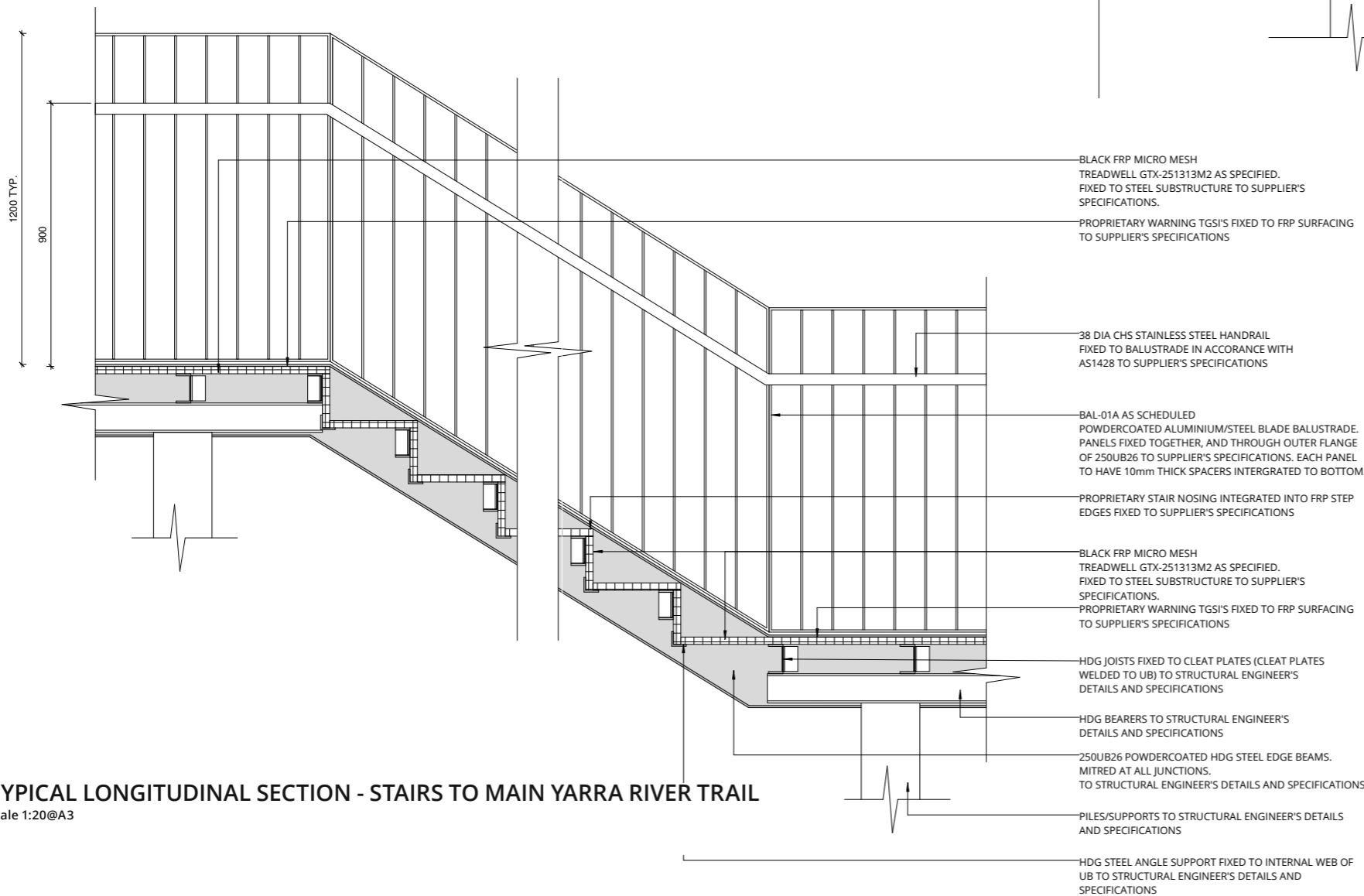
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PLAN**



ADVERTISED PLAN

Typical Details Yarra Trail Stair Connection

- NOTES:
- Details are indicative of aesthetic design intent only and Structural Engineering review and therefore subject to further design development.
 - Powdercoat colours TBC with Architects to match Architectural steel finishes.
 - Retaining type and details subject to Structural Engineering review and therefore subject to further design development.



TYPICAL LONGITUDINAL SECTION - STAIRS TO MAIN YARRA RIVER TRAIL
Scale 1:20@A3



TYPICAL DETAIL SECTION - STAIRS TO MAIN YARRA RIVER TRAIL
Scale 1:20@A3

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Unwrapped Sectional Elevation Yarra Trail Stair Connection

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NOTES:
 - Details are indicative of aesthetic design intent only and Structural Engineering review and therefore subject to further design development.
 - Powdercoat colours TBC with Architects to match Architectural steel finishes.
 - Retaining type and details subject to Structural Engineering review and therefore subject to further design development.



- KEY
- 1 EXISTING EMBANKMENT
 - 2 EXPOSED AGGREGATE CONCRETE
 - 3 EXISTING ASPHALT PAVEMENT TO MAIN YARRA TRAIL
 - 4 POWDERCOATED STEEL BALSTRADE WITH STAINLESS STEEL HANDRAILS
 - 5 POWDERCOATED STEEL STRUCTURE

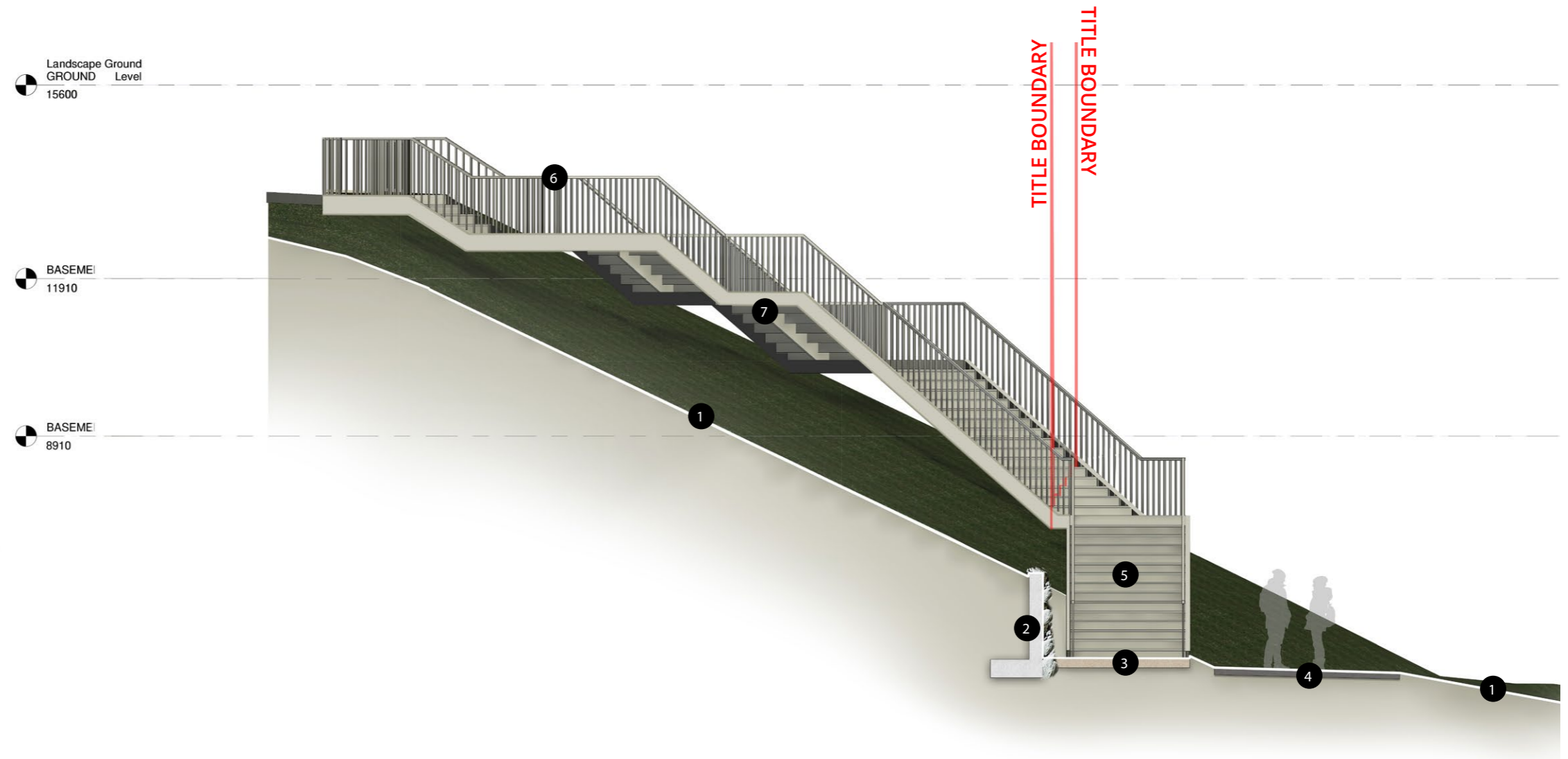
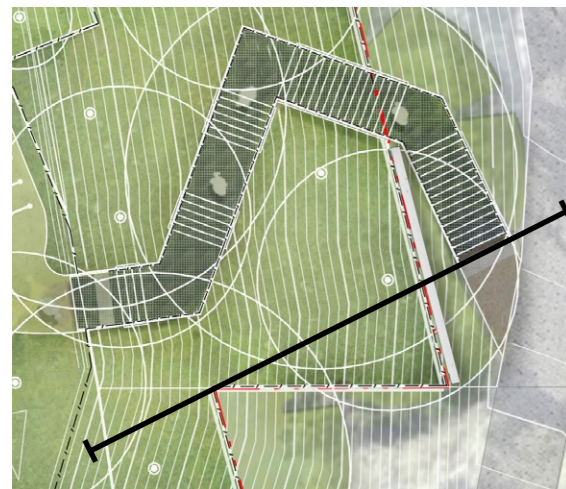
UNWRAPPED SECTIONAL ELEVATION - STAIRS TO MAIN YARRA RIVER TRAIL
 Scale 1:100@A3

ADVERTISED
PLAN

Sectional Elevation - Bottom Landing Yarra Trail Stair Connection

- NOTES:
- Details are indicative of aesthetic design intent only and Structural Engineering review and therefore subject to further design development.
 - Powdercoat colours TBC with Architects to match Architectural steel finishes.
 - Retaining type and details subject to Structural Engineering review and therefore subject to further design development.

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- KEY
- 1 EXISTING EMBANKMENT
 - 2 DRY-STACK BLUESTONE CLAD RETAINING WALL
 - 3 EXPOSED AGGREGATE CONCRETE
 - 4 EXISTING ASPHALT PAVEMENT TO MAIN YARRA TRAIL
 - 5 FRP STEPS (BLACK MICRO-MESH)
 - 6 POWDERCOATED STEEL BALSTRADE WITH STAINLESS STEEL HANDRAILS
 - 7 POWDERCOATED STEEL STRUCTURE

SECTIONAL ELEVATION - STAIRS TO MAIN YARRA RIVER TRAIL
Scale 1:100@A3

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Opportunities River Embankment

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ADVERTISED PLAN

Landscape Plan Level 01

KEY

--- TITLE BOUNDARY

1 RAISED UPPER PODIUM PLANTER

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Landscape Section Facade Planter Typical Section

KEY

- 1 POWDERCOATED ALUMINUM PLANTER
- 2 MINIMUM 400MM LIGHTWEIGHT SOIL MEDIA
- 3 DRAINAGE CELL AND WATERPROOFING
- 4 75MM MULCH LAYER
- 5 DRAINAGE PIPE BELOW PLANTER
- 6 FACADE
- 7 DRAINAGE OUTLET AND PENETRATION FOR IRRIGATION CONNECTION

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Terrace Edge Planter Typical Section

ADVERTISED PLAN

Landscape Plan Level 02

KEY

-  TITLE BOUNDARY
-  ROOF BALLAST (TO ARCHITECT'S DETAILS)
-  RAISED UPPER PODIUM PLANTER



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Landscape Plan Level 03

KEY

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ADVERTISED PLAN

Landscape Plan Level 04

KEY

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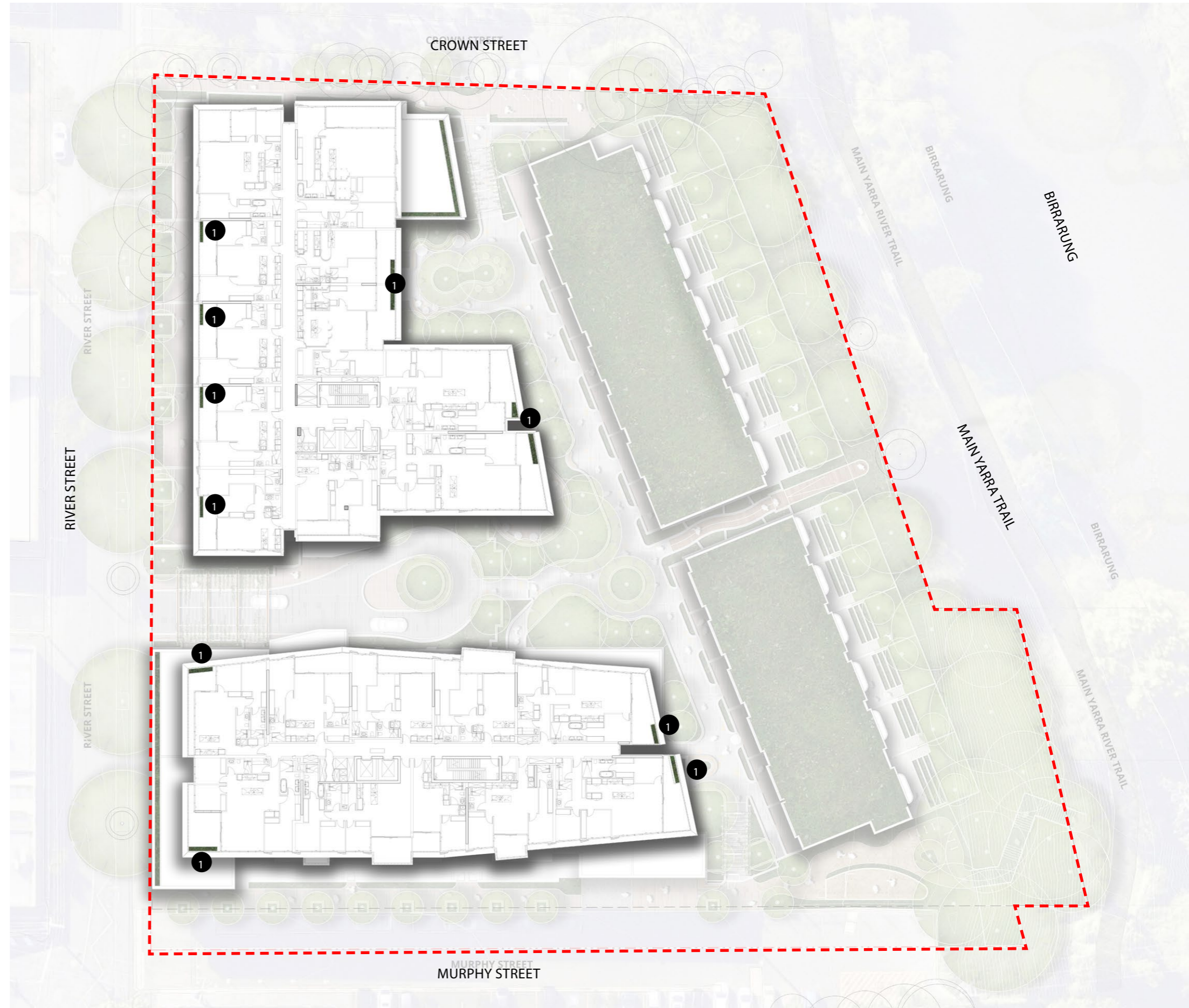
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Landscape Plan Level 05

KEY

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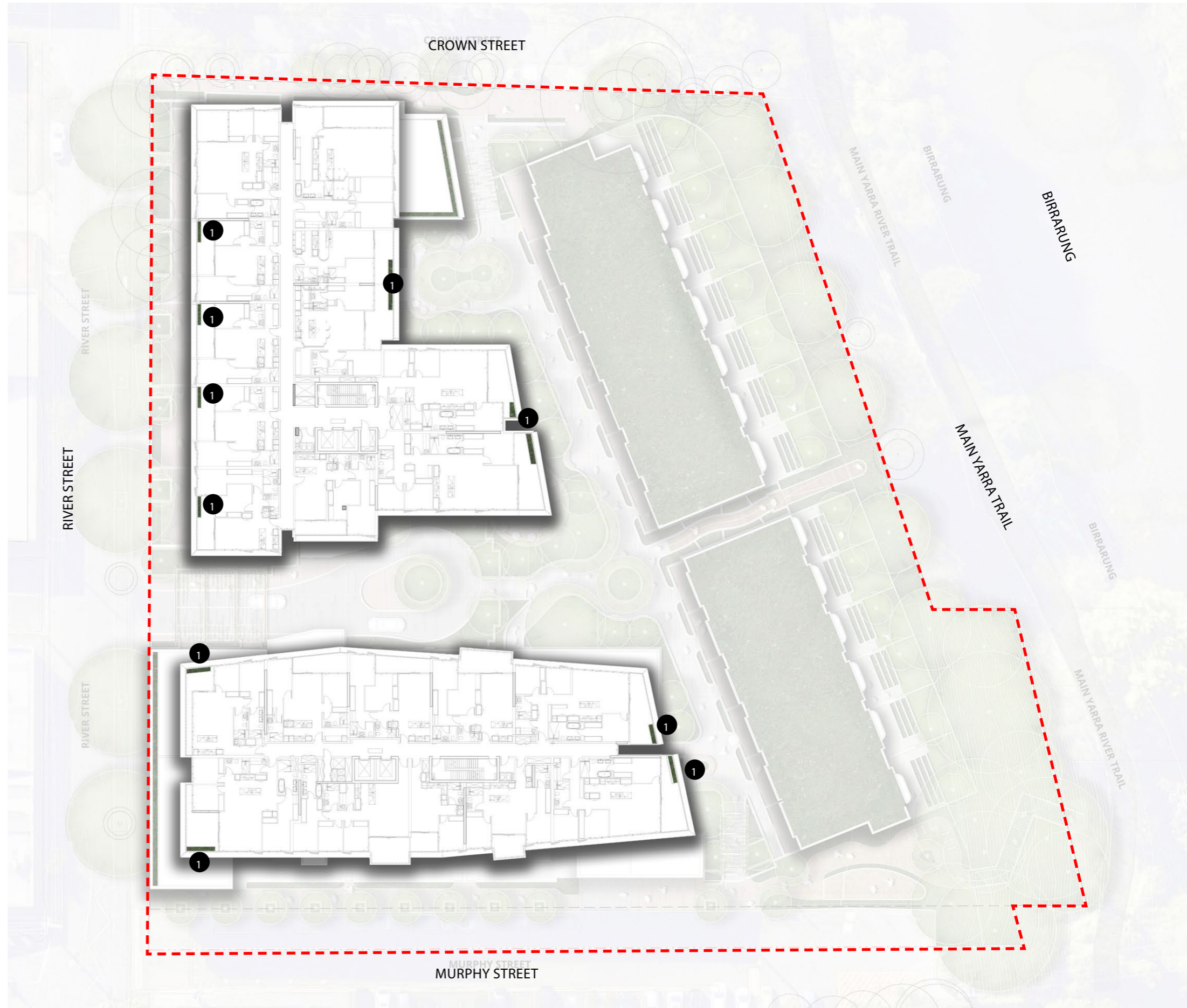
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Landscape Plan Level 06

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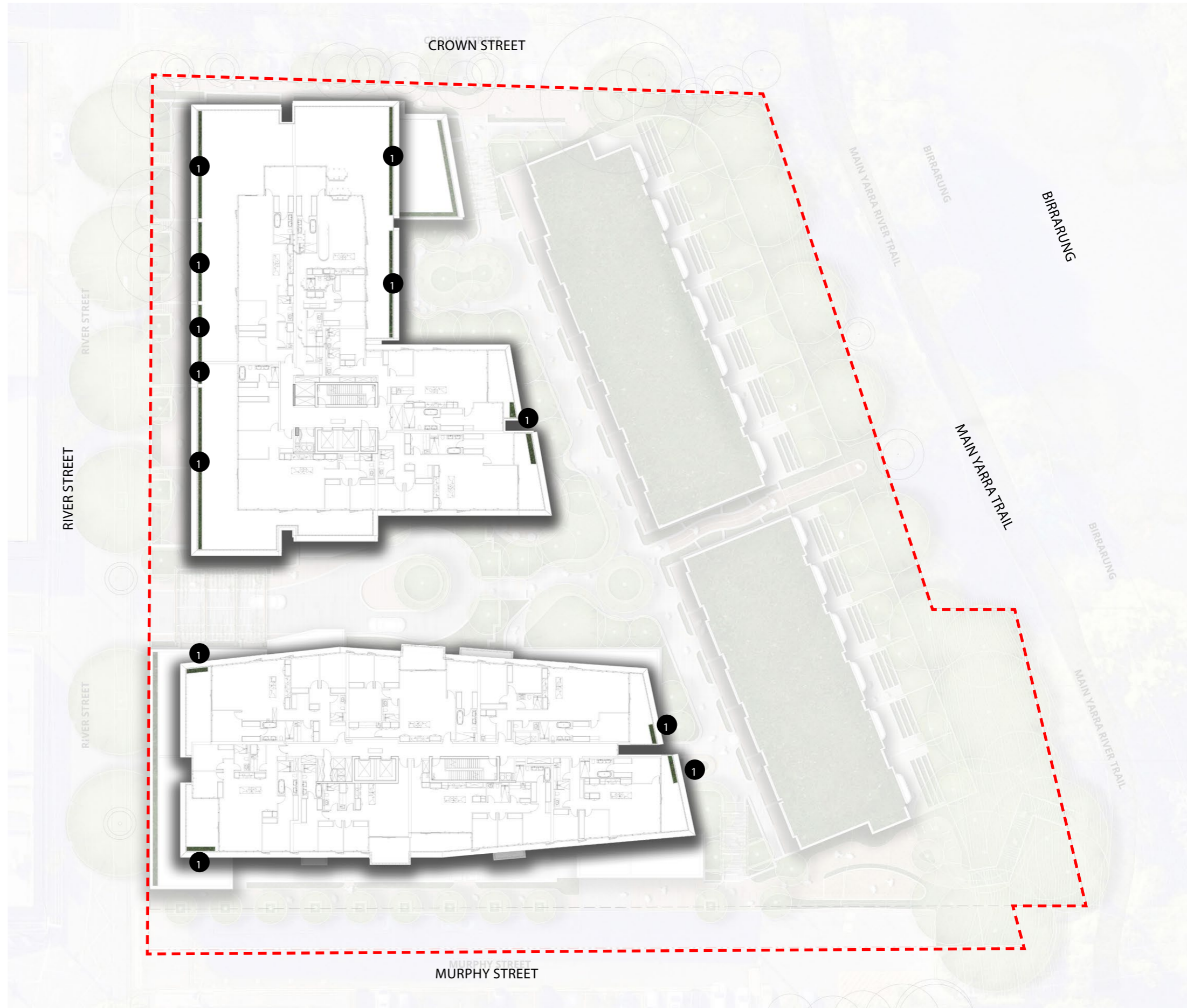
ADVERTISED PLAN

Landscape Plan Level 07

KEY

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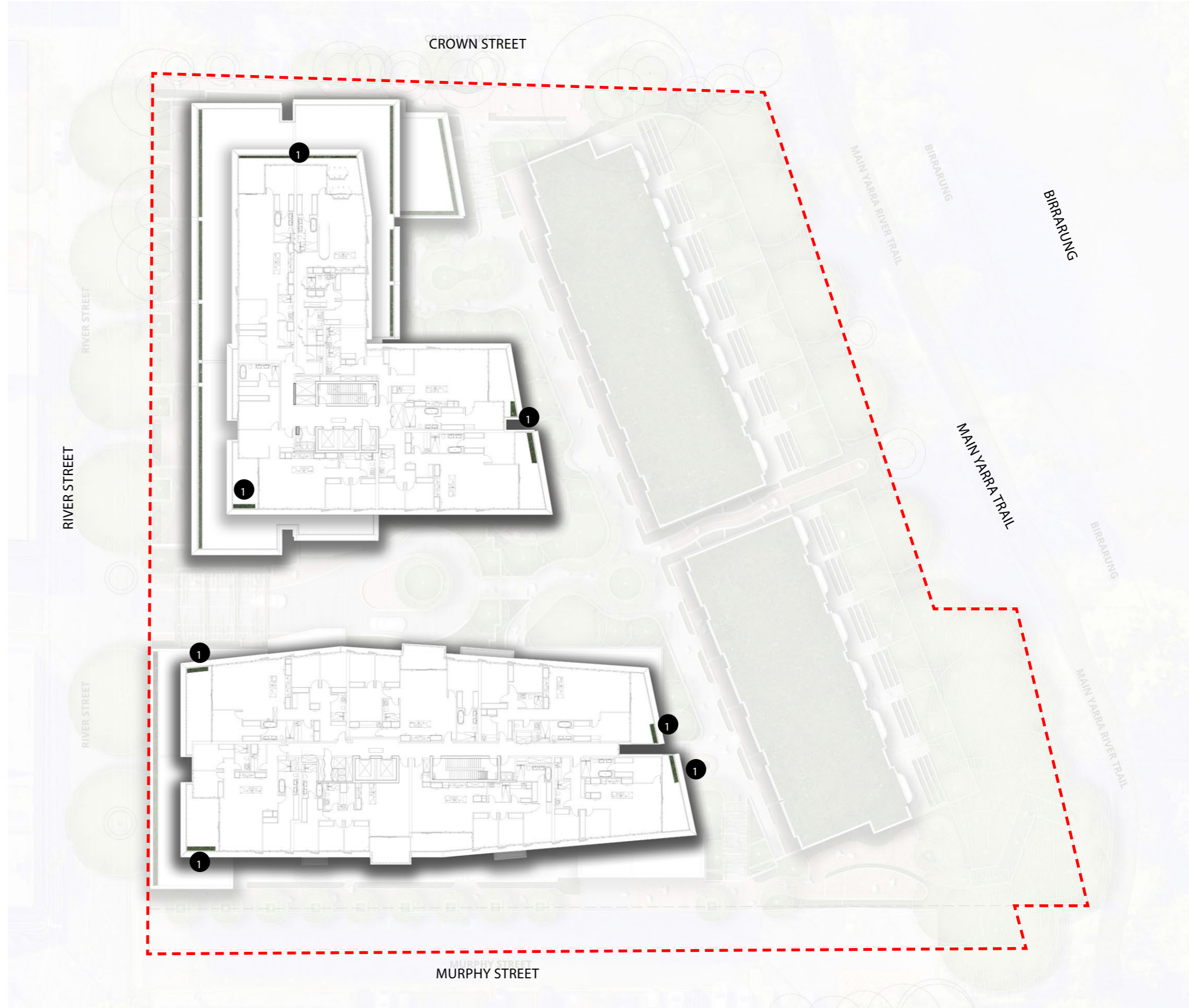
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Landscape Plan Level 08

KEY

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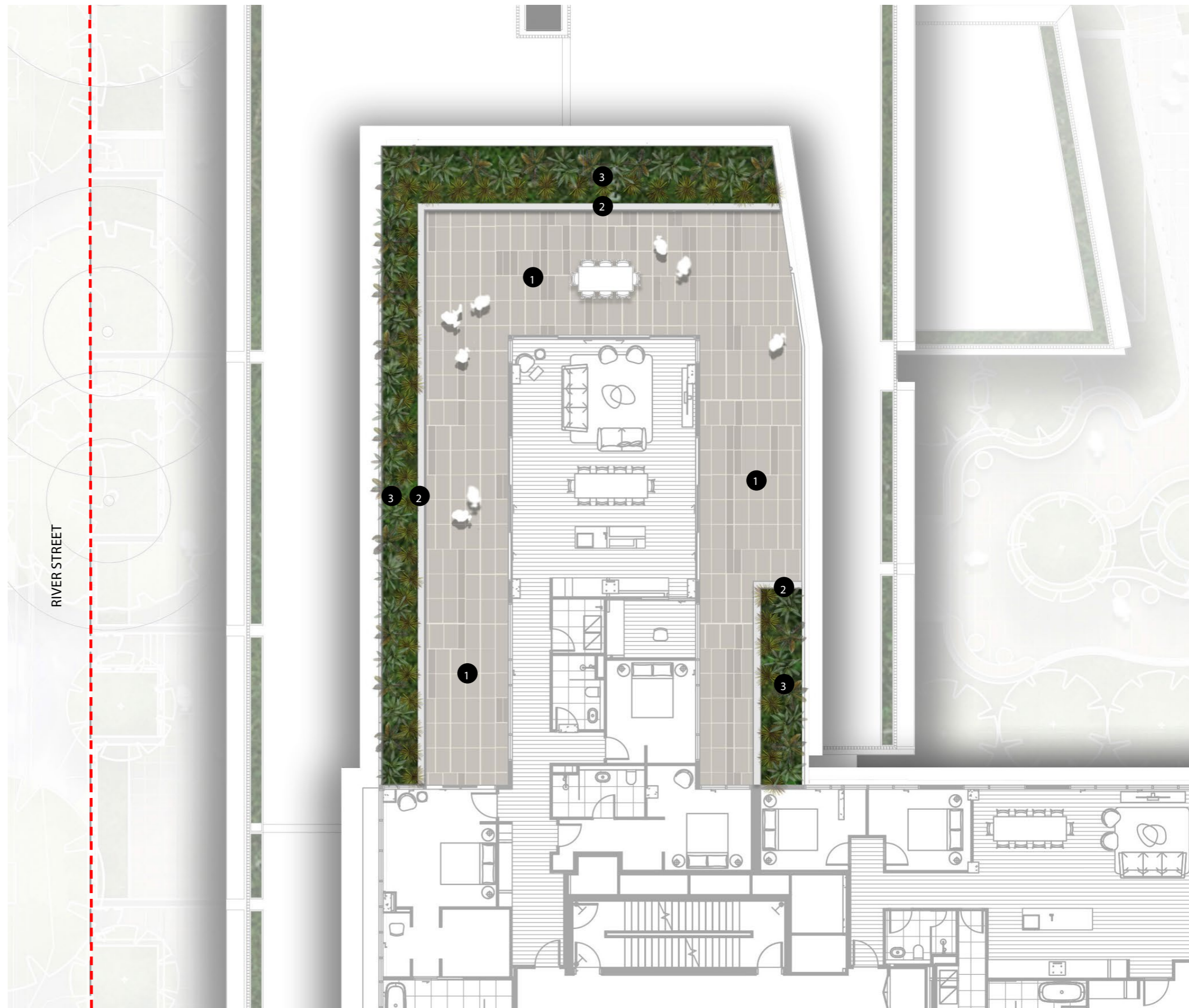
Landscape Plan Level 9 Terrace



KEY

- 1 PAVING
- 2 RAISED PODIUM PLANTER
- 3 GARDEN BED



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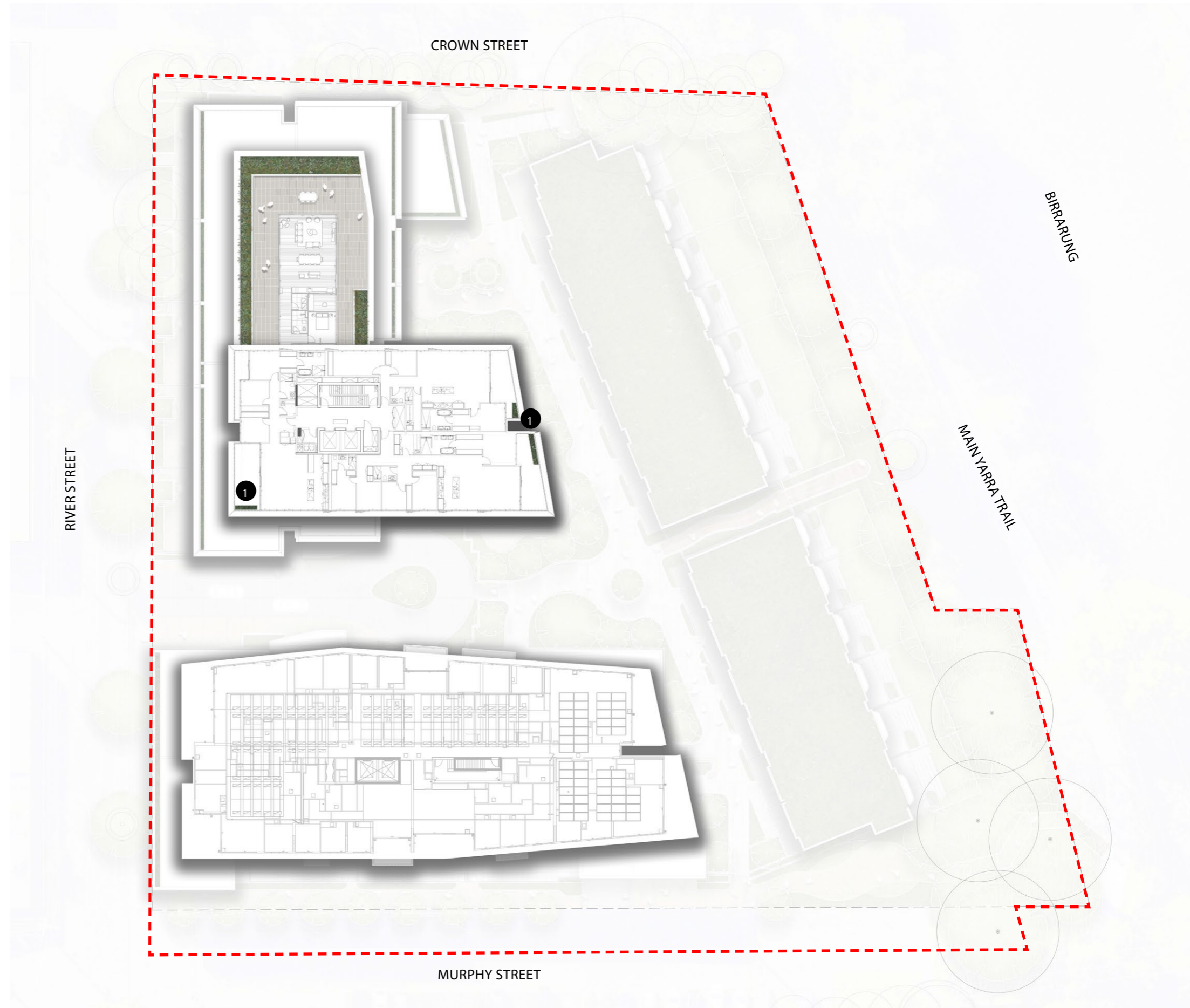
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Landscape Plan Level 10

KEY

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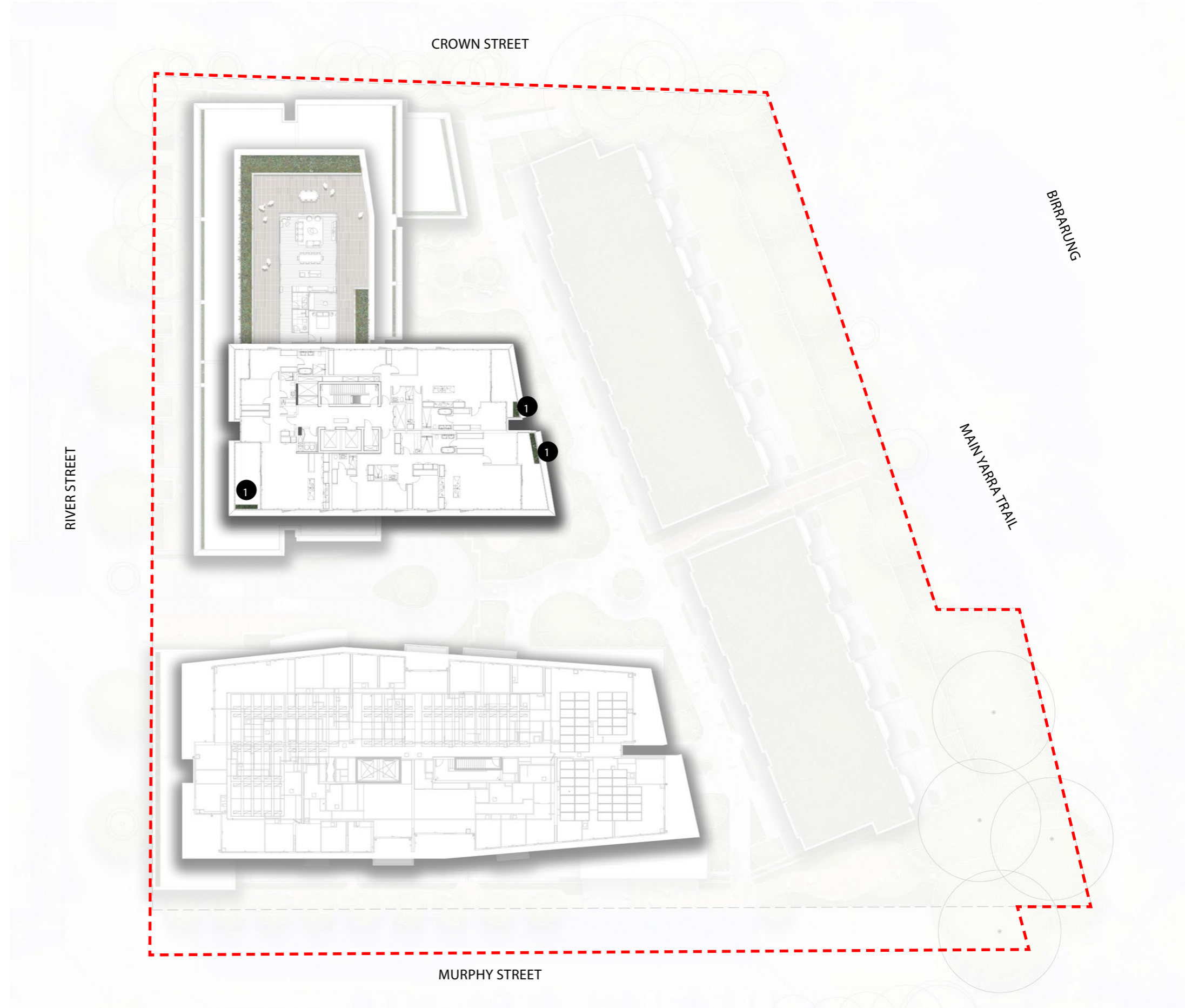
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Landscape Plan Level 11

KEY

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THREE PLANTING & MATERIALS

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ADVERTISED PLAN

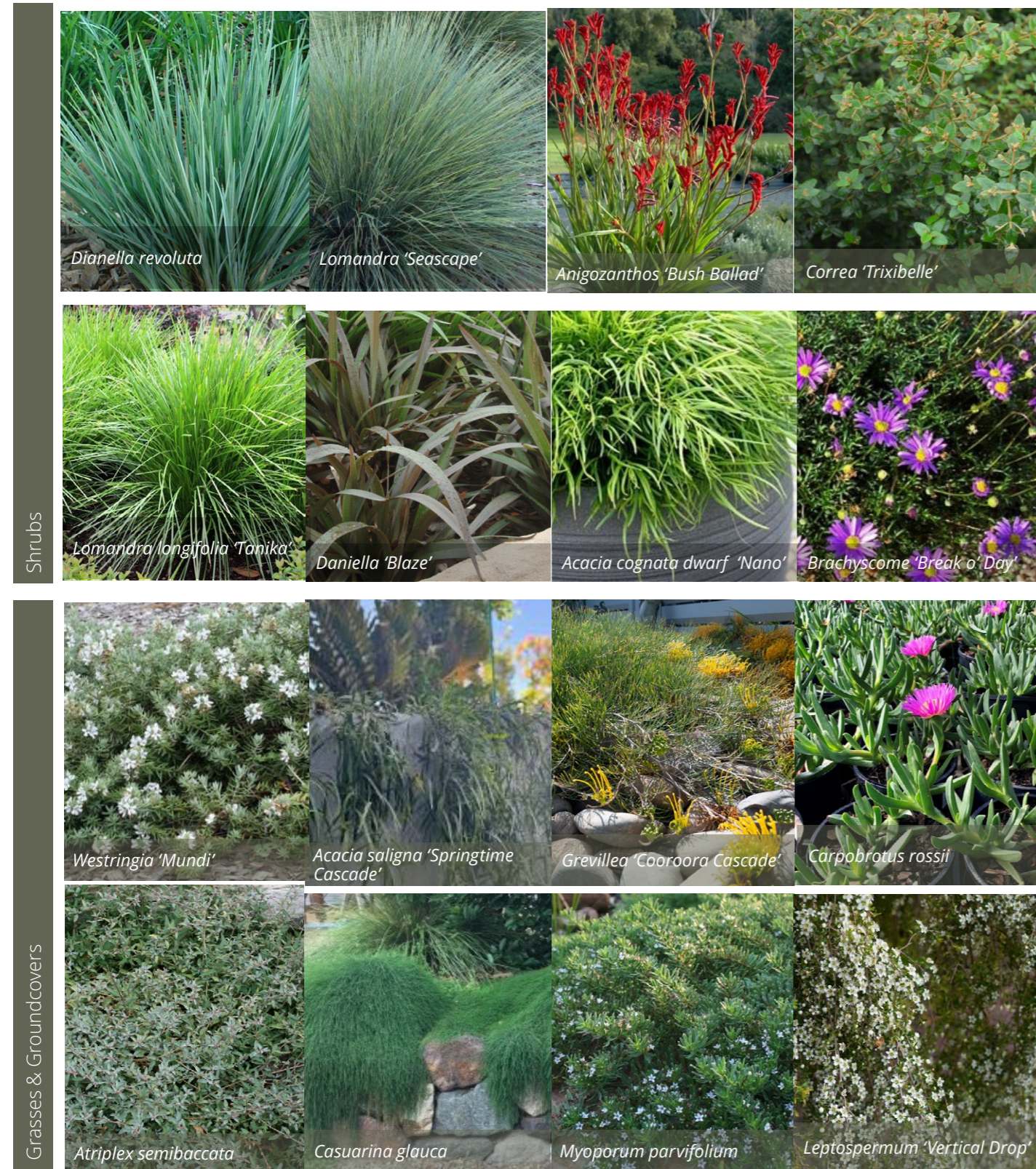
Planting Ground Level Planting Palette

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Planting Upper Podium Planting Palette

North & West Facing Facade (Sun)



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ADVERTISED PLAN

East & South Facing Facade (Shade)



Planting Indicative Planting Schedule

ADVERTISED PLAN

CODE	BOTANIC NAME	COMMON NAME	MATURE SIZE (h x w) (m)	PROPOSED POT SIZE	
TREES					
AI	<i>Acacia implexa</i>	Hickory Wattle	8 x 7m	100L Ltr/3.0 high	Locally Indigenous (EVC)
Am	<i>Acacia melanoxylon</i>	Blackwood	15 x 5m	100L Ltr/3.0 high	Locally Indigenous (EVC)
Ap	<i>Acacia pycnantha</i>	Golden Wattle	10 x 6m	100L Ltr/3.0 high	Native
Bc	<i>Backhousia citriodora</i>	Lemon Scented Myrtle	8 x 5	100L Ltr/3.0 high	Native
Bi	<i>Banksia integrifolia</i>	Coastal Banksia	15 x 6m	100L Ltr/3.0 high	Native
Cc	<i>Corymbia citriodora</i>	Lemon-scented Gum	30 x 15m	100L Ltr/3.0 high	Native
Cs	<i>Corymbia citriodora 'Scentuous'</i>	Scentuous	7 x 3m	100L Ltr/3.0 high	Native
Cm	<i>Corymbia maculata</i>	Spotted Gum	30 x 10m	100L Ltr/3.0 high	Native
Ca	<i>Cyathea australis</i>	Rough Tree Fern	7 x 3m	100L Ltr/3.0 high	Native
CL	<i>Cyathea 'Little Aussie Larakin'</i>	Little Aussie Larakin	3 x 2m	100L Ltr/3.0 high	Native
Da	<i>Dicksonia antarctica</i>	Tree Fern	6 x 1m	100L Ltr/3.0 high	Native
Er	<i>Elaeocarpus reticulatus</i>	Blueberry Ash	8-15 x 3-5m	100L Ltr/3.0 high	Locally Indigenous (EVC)
Er	<i>Eucalyptus radiata</i>	Narrow-leaf Peppermint Gum	10-40 x 6-20m	100L Ltr/3.0 high	Native
El	<i>Eucalyptus leucoxylon ssp. Connata</i>	Yellow Gum	15 x 13m	100L Ltr/3.0 high	Native
Er	<i>Eucalyptus leucoxylon 'Scarlet'</i>	Yellow Gum	8 x 4m	100L Ltr/3.0 high	Native
Em	<i>Eucalyptus melliodora</i>	Yellow Box	15 x 10m	100L Ltr/3.0 high	Native
Eo	<i>Eucalyptus ovata</i>	Swamp Gum	10-30 x 7-15m	100L Ltr/3.0 high	Native
Ep	<i>Eucalyptus pauciflora 'Little Snowman'</i>	Dwarf Snow Gum	5 x 4m	100L Ltr/3.0 high	Native
Et	<i>Eucalyptus tereticornis</i>	Gippsland Red Gum	20-50 x 20m	100L Ltr/3.0 high	Locally Indigenous (EVC)
Me	<i>Melaleuca ericifolia</i>	Swamp Paperbark	4-9 x 2-6m	100L Ltr/3.0 high	Locally Indigenous (EVC)
TLu	<i>Tristania laurina 'Luscious'</i>	Luscious Kanooka Gum	7-12 x 5m	100L Ltr/3.0 high	Native
Wfw	<i>Waterhousia floribunda 'ST1' Whisper</i>	Weeping Lilly Pilly	8 x 5m	100L Ltr/3.0 high	Native
MEDIUM-LARGE SHRUBS					
ACA aci	<i>Acacia acinacea</i>	Gold Dust Wattle	3 x 2m	200mm Pot	Native
ACM Fir	<i>Acmena smithii 'Firescreen'</i>	Firescreen Lilly Pilly	5 x 2m	200mm Pot	Native
ALP cae	<i>Alpinia caerulea</i>	Native Ginger	1.5m x 0.5m	200mm Pot	Native
BAN mar	<i>Banksia marginata</i>	Silver Banksia	4 x 3m	200mm Pot	Native
BUR spi	<i>Bursaria spinosa</i>	Sweet Bursaria	3 x 2m	200mm Pot	Locally Indigenous (EVC)
CAL sie	<i>Callistemon sieberi</i>	River Bottlebrush	2.5 x 2m	200mm Pot	Locally Indigenous (EVC)
CAS acc	<i>Cassinia aculeata</i>	Common Cassinia	2 x 2m	200mm Pot	Native
DOD vis	<i>Dodonaea viscosa</i>	Sticky Hop Bush	3 x 2m	200mm Pot	Native
DOR exc	<i>Doryanthes excelsa</i>	Gynea Lily	4m x 3m	200mm Pot	Native
Epa imp	<i>Epacris impressa</i>	Common Heath	1 x 1.5m	200mm Pot	Locally Indigenous (EVC)
EUC pul	<i>Eucalyptus pulverulenta 'Baby Blue'</i>	Baby Blue Silver-leaved Gum	3 x 2m	200mm Pot	Native
HYM den	<i>Hymenandra dentata</i>	Tree Violet	2.5 x 6m	200mm Pot	Locally Indigenous (EVC)
IND aus	<i>Indigofera australis</i>	Austral Indigo	2 x 2m	200mm Pot	Native
MAC zam	<i>Macrozamia communis</i>	Burrawang	2-4 x 2m	200mm Pot	Native
SYZ aus	<i>Syzygium australe 'Backyard Bliss'</i>	Backyard Bliss Lilly Pilly	3 x 1m	200mm Pot	Native
SMALL SHRUBS					
ACA cog	<i>Acacia cognata 'Mini Cog'</i>	Dwarf Bower Wattle	1 x 1m	140mm Pot	Native
ADE Bab	<i>Adenanthos sericeus 'Baby Woolly Bush'</i>	Baby Woolly Bush	1 x 1m	140mm Pot	Native
ALO bri	<i>Alocasia brisbanensis</i>	Elephant Ears	2 x 2m	140mm Pot	Native
BAN bir	<i>Banksia spinulosa 'Birthday Candles'</i>	Banksia Birthday Candles	0.5 x 1m	140mm Pot	Native
CAL red	<i>Callistemon 'Red Rover'</i>	Red Rover	0.3 x 1.5m	140mm Pot	Native
COR alb	<i>Correa alba</i>	White Correa	1.5 x 2.5m	140mm Pot	Native
COR gla	<i>Correa glabra 'Ivory Lantern'</i>	Ivory Lantern Rock Correa	1 x 1m	140mm Pot	Native
COR Tri	<i>Correa 'Trixibelle'</i>	Trixibelle Native Fuschia	0.6 x 0.6m	140mm Pot	Native
CRO Low	<i>Crowea exalata 'Low Dome'</i>	Low Dome Crowea	0.6 x 1m	140mm Pot	Native
GOO ova	<i>Goodenia ovata</i>	Hop Goodenia	1.0 x 2.0m	140mm Pot	Native
GRE Mt	<i>Grevillea 'Mt Tamboritha'</i>	Mt Tamboritha Grevillea	0.4 x 0.6m	140mm Pot	Native
GRE rob	<i>Grevillea 'Superb'</i>	Superb Grevillea	1.5 x 1.5m	140mm Pot	Native
HIB rip	<i>Hibbertia riparia</i>	Erect Guinea Flower	0.6 x 1m	140mm Pot	Native
LEU bro	<i>Leucophyta brownii 'Silver Nugget'</i>	Cushion Bush	1 x 1m	140mm Pot	Native
PLE arg	<i>Plectranthus argentatus</i>	Silver Spurflower	1 x 1m	140mm Pot	Native
PYC glo	<i>Pycnosorus globosus</i>	Billy Buttons	0.5 x 0.5m	140mm Pot	Native
VER per	<i>Veronica perfoliata</i>	Diggers Speedwell	0.9 x 1.5	140mm Pot	Native
WES fru	<i>Westringia fruticosa 'Aussie Box'</i>	Aussie Box Native Rosemary	0.5m x 1.5m	140mm Pot	Native
FERNS & BRACKENS					
ADI aet	<i>Adiantum aethiopicum</i>	Common Maidenhair	0.4 x 0.6m	140mm Pot	Locally Indigenous (EVC)
ASP aus	<i>Asplenium australasicum</i>	Birds Nest Fern	1.5 x 1.5m	140mm Pot	Native
ASP bul	<i>Asplenium bulbiferum</i>	Chicken Fern	0.6 x 0.9m	140mm Pot	Native
BLE Sil	<i>Blechnum gibbum 'Silver Lady'</i>	Silver Lady Fern	1.0m x 1.0m	140mm Pot	Native
BLE nud	<i>Blechnum nudum</i>	Fishbone Water Fern	0.6 x 0.6m	140mm Pot	Native
BLE wat	<i>Blechnum wattsii</i>	Hard Water Fern	1 x 1m	140mm Pot	Native
DIC ant	<i>Dicksonia antarctica</i>	Tree Fern	6.0 x 1.0m	140mm Pot	Native
DOO asp	<i>Doodia aspera</i>	Prickly Rasp Fern	0.4 x 0.6m	140mm Pot	Native
GLE mic	<i>Gleichenia microphylla</i>	Coral Fern	2 x spreading	140mm Pot	Native
MIC div	<i>Microsorium diversifolium</i>	Kangaroo Fern	0.6 x 0.6m	140mm Pot	Native
ZEA pus	<i>Zealandia pustulata</i>	Kangaroo Fern	0.5 x 0.5m	140mm Pot	Native
POL pro	<i>Polystichum proliferum</i>	Mother Shield Plant	1 x 1m	140mm Pot	Native
PTE esc	<i>Pteridium esculentum</i>	Austral Bracken	1 x 1.5m	140mm Pot	Locally Indigenous (EVC)

TUSSOCKS, GRASSES & RUSHES					
ANI Bul	<i>Anigozanthos 'Bush Ballad'</i>	Kangaroo Paw	0.6 x 0.4m	140mm Pot	Native
AUS rud	<i>Austrostipa rudis</i>	Rough Spear-grass	1.2 x 0.4m	140mm Pot	Locally Indigenous (EVC)
DIA rev	<i>Dianella revoluta</i>	Black Anther Flax Lily	1.0 x 1.0m	140mm Pot	Native
DIA Lit	<i>Dianella revoluta 'Little Rev'</i>	Little Rev Anther Flax Lily	0.4 x 0.4m	140mm Pot	Native
HEL gla	<i>Helmholtzia glaberrima</i>	Stream Lily	1.5 x 1.5m	140mm Pot	Native
LIB Sha	<i>Libertia 'Shadow Star'</i>	Shadow Star	0.4 x 0.5m	140mm Pot	Native
LOM Tan	<i>Lomandra longifolia 'Tanika'</i>	Mat Rush	0.5 x 0.5m	140mm Pot	Native
LOM Sea	<i>Lomandra 'concertifolia' 'Seascape'</i>	Mat Rush	0.5 x 0.5m	140mm Pot	Native
ORT mul	<i>Orthrosanthus multiflorus</i>	Morning Iris	1 x 1m	140mm Pot	Native
POA lab	<i>Poa labillardieri</i>	Common Tussock Grass	1.0 x 0.5m	140mm Pot	Locally Indigenous (EVC)
POA poi	<i>Poa sieberiana</i>	GreyTussock Grass	1.0 x 1.0m	140mm Pot	Locally Indigenous (EVC)
THE tri	<i>Themeda triandra</i>	Kangaroo Grass	1.5 x 0.5m	140mm Pot	Locally Indigenous (EVC)
XAN min	<i>Xanthorrhoea minor ssp. Lutea</i>	Small Grass Tree	1 x 1m	300mm Pot	Locally Indigenous (EVC)
GROUNDCOVERS AND CLIMBERS					
ACA nov	<i>Acaena novae-zelandiae</i>	Bidgee-widgee	0.3 x 0.6m	Tubestock	Locally Indigenous (EVC)
AJU rep	<i>Ajuga australis</i>	Austral Bugle Herb	0.4 x 0.6m	Tubestock	Native
AST hum	<i>Astroloma humifusum</i>	Cranberry Heath	0.3 x 1m	Tubestock	Locally Indigenous (EVC)
BAN ble	<i>Banksia blechnifolia</i>	Birthday Candles	0.4 x 0.6m	Tubestock	Native
BRA mul	<i>Brachyscome 'Break o' Day'</i>	Break o Day Rock Daisy	0.4 x 0.6m	Tubestock	Native
CAR ros	<i>Carpobrotus rossii</i>	Native Pigface	0.15 x 1m	Tubestock	Native
CAS Cou	<i>Casuarina 'Cousin It'</i>	Cousin It Casuarina	0.3 x 0.7m	Tubestock	Native
CHR sem	<i>Chrysocephalum semipapposum *</i>	Clustered Everlasting	0.5m x spreading	Tubestock	Native
COR Sta	<i>Correa alba 'Star Showers'</i>	Star Showers Correa	0.4 x 1m	Tubestock	Native
CROW Low	<i>Crowea exalata 'Low Dome'</i>	Waxflower	0.4 x 0.7	Tubestock	Native
DIC rep	<i>Dichondra repens 'Emerald Falls'</i>	Kidney Plant	0.15 x 1.0m	Tubestock	Locally Indigenous (EVC)
ERE Kal	<i>Eremophila glabra 'Kalbarri carpet'</i>	Tar Bush	0.3 x 1	Tubestock	Native
GRE jun	<i>Grevillea juniperina 'Gold Cluster'</i>	Juniper-Leaf Grevillea	0.3 x 1.0m	Tubestock	Native
HAR Hap	<i>Hardenbergia violacea 'Happy Wanderer'</i>	Purple Happy Wanderer	2m x spreading	Tubestock	Native
HIB Gro	<i>Hibbertia scandens 'Groundswell'</i>	Groundswell Hibbertia	0.45 x 2m	Tubestock	Native
LIB pan	<i>Libertia paniculata 'Shadow Star'</i>	Shadow Star	0.4 x 0.4m	Tubestock	Native
MEN aus	<i>Mentha australis</i>	River Mint	0.3 x 0.8m	Tubestock	Locally Indigenous (EVC)
MYO par	<i>Myoporum parvifolium 'Yareena'</i>	Creeping boobiala	0.3 x 2.0m	Tubestock	Native
PER cha	<i>Persoonia chamaepitys</i>	Mountain Geebung	0.3 x 2m	Tubestock	Native
PIM hum	<i>Pimelea humilis</i>	Dwarf Rice Flower	0.6 x 1m	Tubestock	Locally Indigenous (EVC)
PYC glo	<i>Pycnosorus globosus</i>	Billy Buttons	0.8 x 0.5m	Tubestock	Native
SCA Pur	<i>Scaevola 'Purple Fusion'</i>	Purple Fusion	0.3 x 1m	Tubestock	Native
STY gra	<i>Styidium graminifolium</i>	Trigger Plant	0.3 x 0.4m	Tubestock	Native
VIO hed	<i>Viola hederacea</i>	Native Violet	0.2 x 1.0m	Tubestock	Native
WAH com	<i>Wahlenbergia communis</i>	Native Bluebell	0.4 x 0.3m	Tubestock	Native
WAH gra	<i>Wahlenbergia gracilis</i>	Small-leaf Bramble	0.4 x 0.4m	Tubestock	Locally Indigenous (EVC)
WES Gre	<i>Westringia fruticosa 'WES04' PBR 'Grey Box'</i>	Native Rosemary	0.5 x 0.5	Tubestock	Native
WES Whi	<i>Westringia 'White Mundi'</i>	White Mundi Native Rosemary	0.4 x 1m	Tubestock	Native

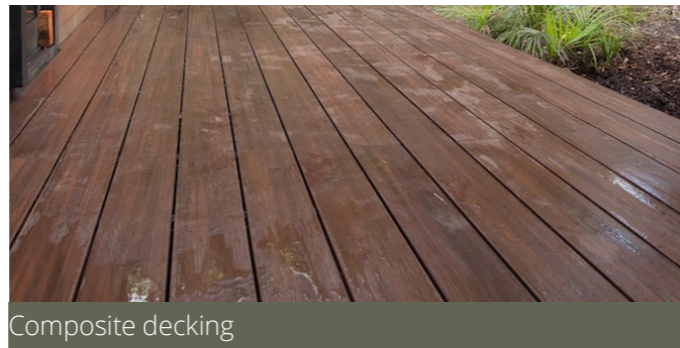
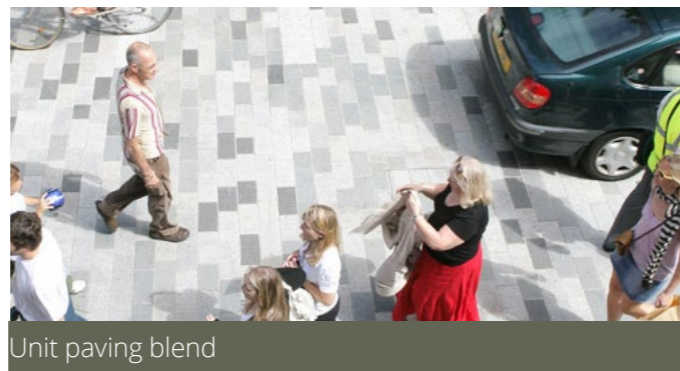
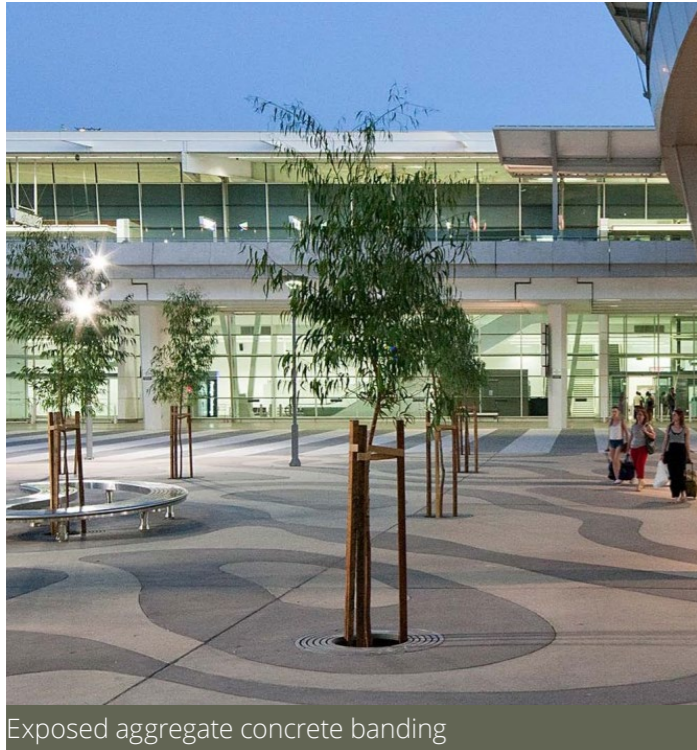
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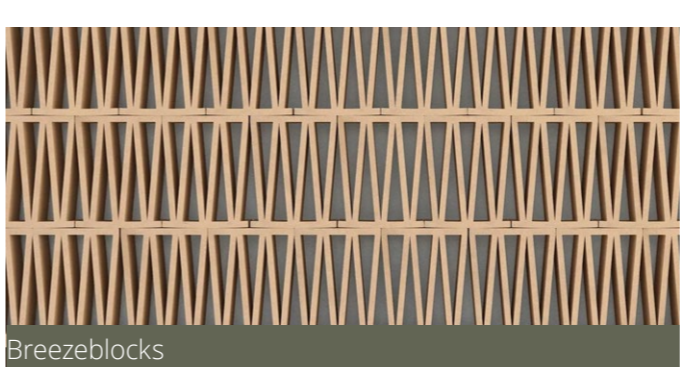
Materials Landscape Materials Palette

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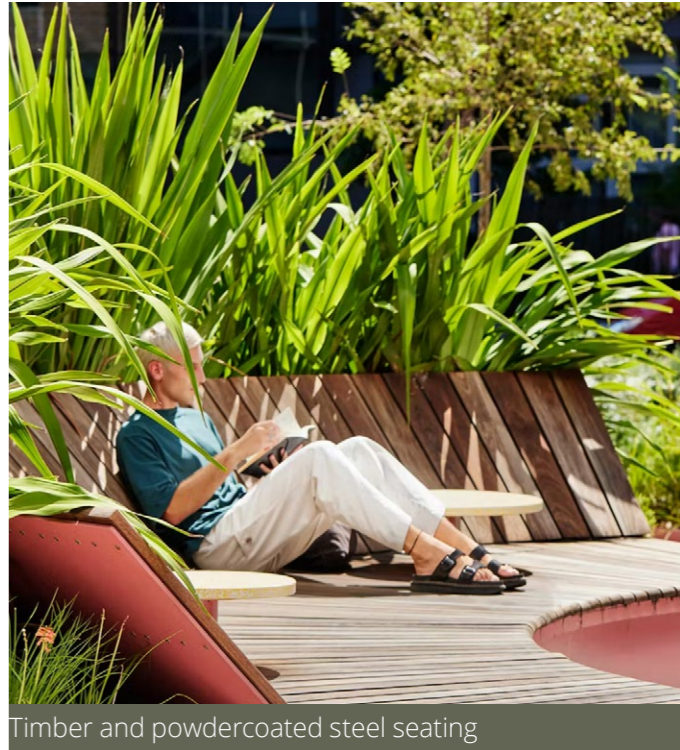
SURFACE MATERIALS



WALLING



FIXTURES & FURNITURE





FOUR
LANDSCAPE
DIAGRAMS

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Design Analysis Trees To Be Retained/ Removed



Eucalyptus sp.



Eucalyptus sp.



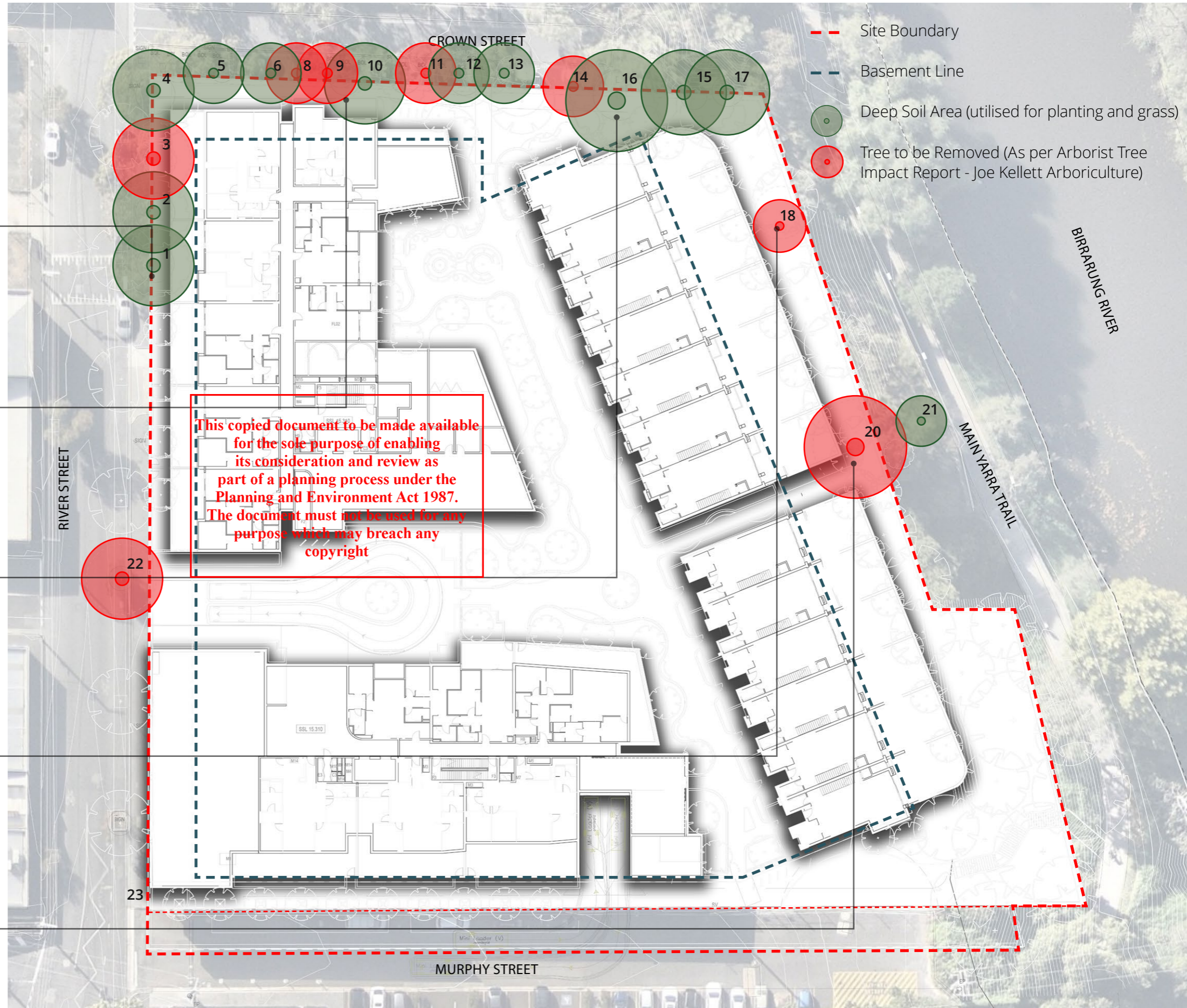
Eucalyptus sp.



Eucalyptus sp.



Melaleuca sp.



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Deep Soil Plan Ground Level

The sites areas are as follows:

- / Total site area: 10039m²
- / Area excluding Murphy Street extents: 9503m²
- / Basement area: 6217m²
- / Building footprint: 4182m²

These calculations have been made using the area excluding Murphy Street as this is road.

Table D2 of the Better Apartment Design Standards states that for site areas greater than 2500m², 15% of the total site area should be deep soil, which equates to a deep soil target of:

- / 1425m²

The current amount of deep soil area available within the title boundary is a total of:

- / 1574m² (16.5% area excluding Murphy Street extents)

Legend

- - - Site Boundary
- - - Basement Line
- Deep Soil Area (utilised for planting and grass)

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Canopy Coverage Ground Level

The sites areas are as follows:

- / Total site area: 10039m²
- / Area excluding Murphy Street extents: 9503m²
- / Basement area: 6217m²
- / Building footprint: 4182m²

These calculations have been made using the area excluding Murphy Street as this is road.

Table D2 of the Better Apartment Design Standards states that for site areas greater than 2,500m², canopy coverage should comprise of 350m² plus 20% of site area above 2,500m², which equates to a target canopy cover of:

- / 1750m²

The following total areas of canopy coverage are provided, noting this is based on anticipated mature tree spread:

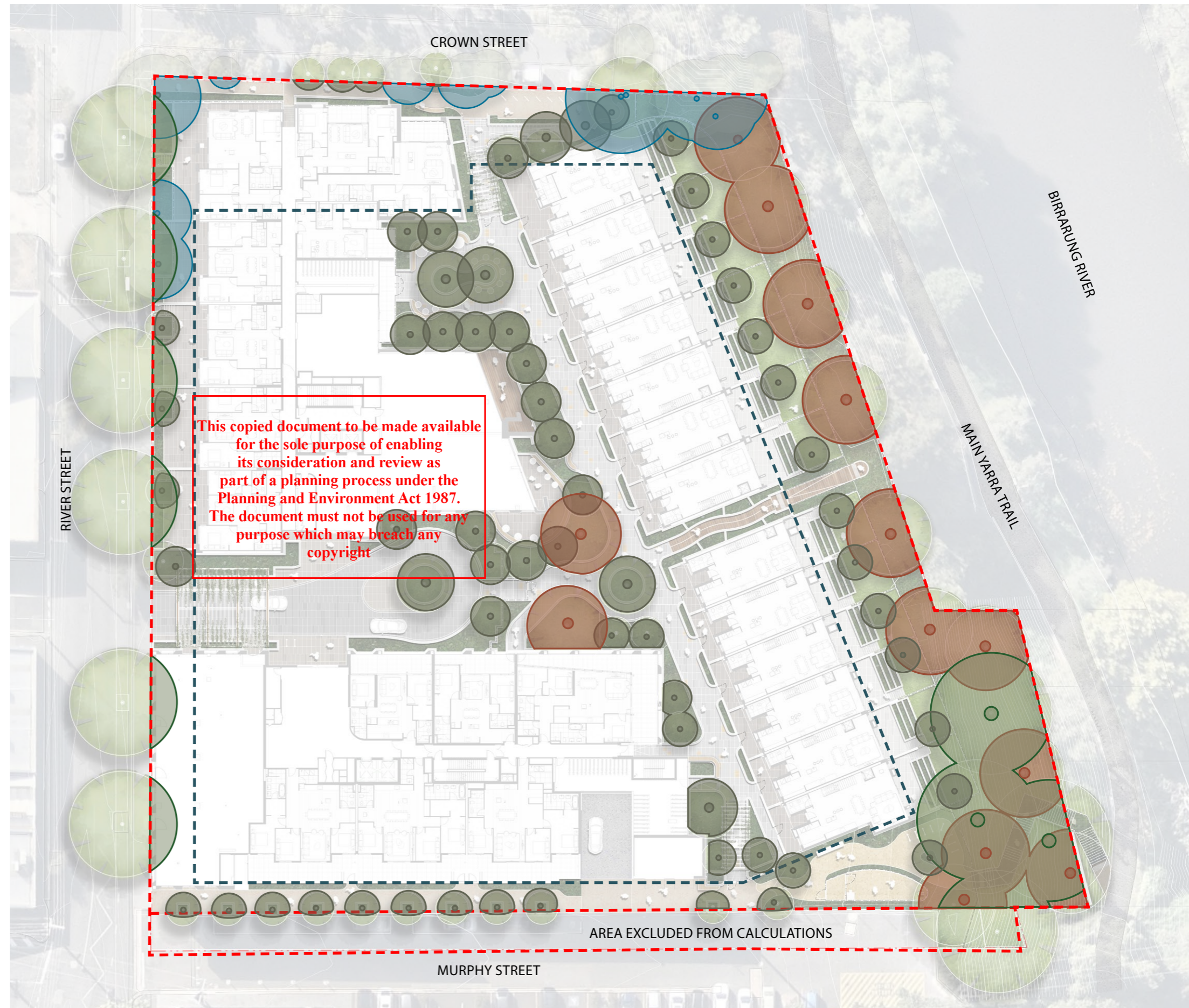
- / Existing canopy coverage: 256m²
- / Proposed canopy coverage: 2,079m²
- / Total canopy coverage: 2040m² (21% of area excluding Murphy Street extents)

This results in a net increase in canopy cover of approximately 496%.

The proposed trees on the diagram demonstrate the extent of canopy required to be proposed to achieve this target.

Legend

- - - Site Boundary
- - - Basement Line
- Type A Tree (min 4m canopy)
- Type B Tree (min 8m canopy)
- Type C Tree (min 12m canopy)
- Existing Tree Canopy Coverage



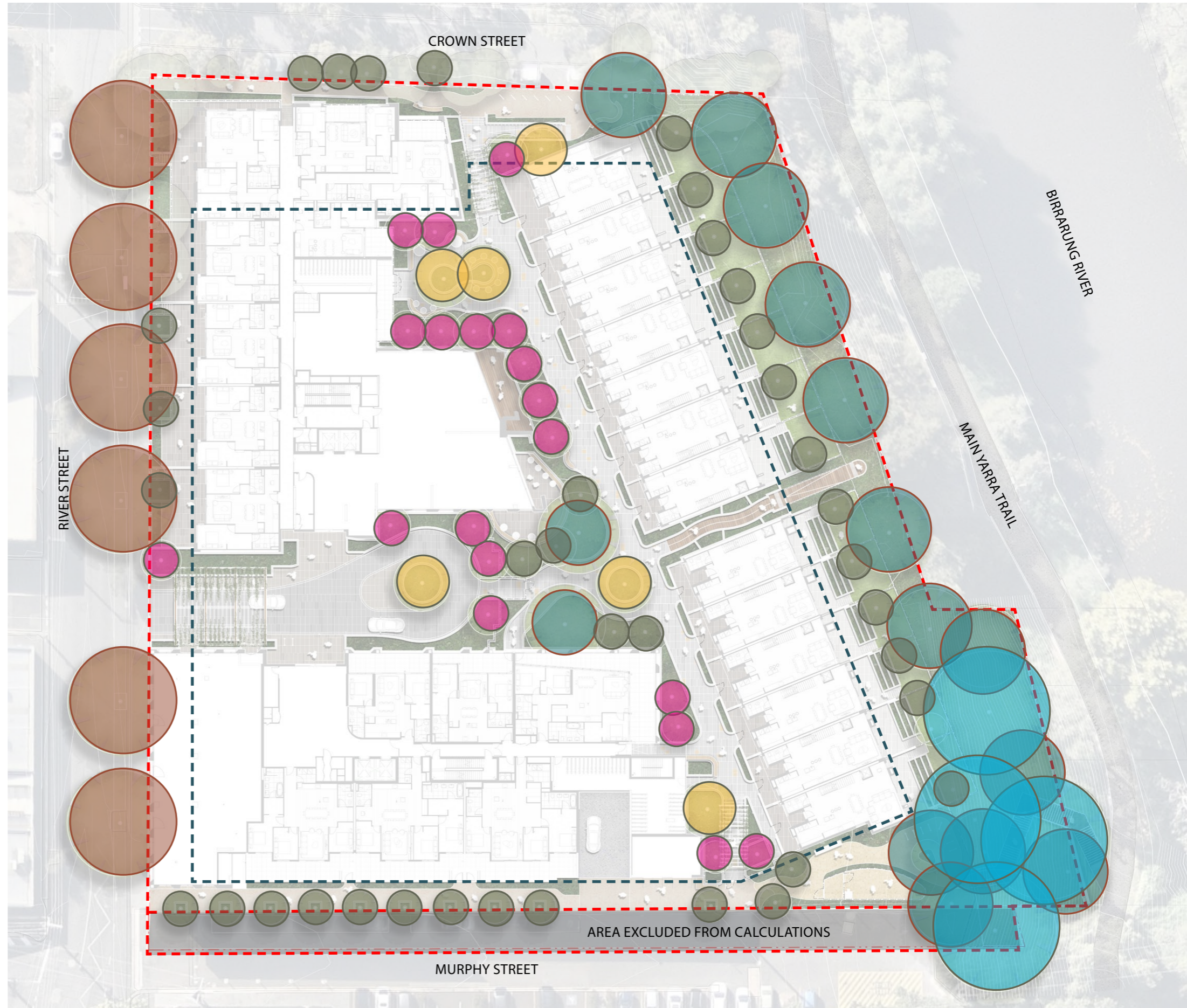
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Proposed Tree Masterplan Ground Level

Legend

- - - Site Boundary
- - - Basement Line
- *Corymbia citriodora*
- *Eucalyptus leucoxyton 'Scarlet'*
- *Eucalyptus leucoxyton ssp. Connata*
- *Eucalyptus melliodora*
- *Acacia implexa*
- *Backhousia citriodora*

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