



107-123 HIGH STREET, BELMONT

LANDSCAPE TOWN PLANNING REPORT

DECEMBER, 2025 | REVISION[G]

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LATSTUDIOS ACKNOWLEDGE
THE TRADITIONAL CUSTODIANS
OF THE LAND AND WATERS
WHERE WE WORK

WE COMMIT TO SUPPORTING
THE HEALTH AND WELLBEING
OF COUNTRY BY RESPECTING
VALUING AND BEING GUIDED
BY FIRST NATIONS PEOPLE



Banksia integrifolia | Coastal Banksia
Endemic species of Wadawurrung Country.

01 PROJECT SUMMARY

THE SITE

The proposed development at 107-123 High Street, Belmont is a multi-storey mixed-use building and low-rise townhouses. The subject site presents a unique opportunity for higher-density development in a location that has excellent access to amenity and services including existing High Street commercial activity, schools, open space, and public transport.

THE CONTEXT

Belmont is situated approximately 2.4km south of Central Geelong and 5km northeast of Waurm Ponds and 16km north of Torquay.

The site is bounded on the north and east side by the Barwon River and the riverside Belmont Common and on the west by the suburb of Highton. The Barwon catchment is spiritually and culturally significant for the Eastern Maar and Wadawurrung Traditional Owners. The Wadawurrung People call the waterways Barre Warre Yulluk which means the great river (Yulluk) that runs from the mountains (Barre) to the ocean (Warre). In addition to its cultural significance, the Barwon catchment plays a key role in supporting the liveability, amenity, and recreational opportunities for a growing population through the provision of large tracts of public green space along its banks.

Address	107-123 High Street, Belmont VIC 6104
Property Description	New Mixed-use Development
Site Area	4,983 m ²
Local Authority	City of Greater Geelong
Traditional Owners	Wadawurrung People



THE CONTEXT

COMMUNITY CONTEXT

The Wadawurrung people have inhabited the Belmont area for over 25,000 years. Belmont was officially established as a settlement in 1861, and by 1865, it featured three hotels, a flour mill, tanneries, fellmongeries, and a court, with much of the surrounding land used for agriculture, including orchards and vineyards.

After World War I, Belmont transitioned from rural farmland to a residential area. Post-World War II, housing developments expanded westward from the original township, leading to significant suburban growth by the early 1950s. A second primary school opened in 1951, followed by a high school in 1955, along with various community facilities.

In 2021, 19.7% of dwellings in Belmont were medium density and there were 0% high density (.id informed decisions, 2024). .id (informed decisions) defines medium density as including all semi-detached, row, terrace, townhouses, and villa units, plus flats and apartments in blocks of 1 or 2 storeys, and flats attached to houses and; high density includes flats and apartments in 3 storey and larger blocks. As per .id, a concentration of higher-density housing is likely to attract more young adults and smaller households, often renting. As of 2023, Belmont's population was estimated at 15,034. Belmont's population is projected to reach 18,296 by 2041, reflecting a growth of 16.96%. Notably, 34% of households in Belmont contained only one person in 2021, compared to 27.7% in Greater Geelong, indicating a dominant trend of single-person households.

COMMERCIAL ACTIVITY

The subject site is located along the High Street commercial strip. Until 1936 the shopping strip was small, but a grocery (later a supermarket) attracted retail development. Further development throughout the 1970's coincided with strong increases in traffic, particularly heavy vehicles, putting pressure on the shopping centre's amenity. The High Street shopping strip currently stretches from Barwon Heads Road to Roslyn Road.

Belmont offers plenty of amenities catering to the needs of the community, including schools, recreational areas including Belmont Common and Belmont Golf Course, Belmont Market, and proximity to Barwon River. Areas with a high concentration and diversity of local amenities are often associated with higher liveability and can be big draw cards for potential tenants.



Historic photo of High Street, Belmont - looking south (1926).



Barwon Valley Golf Course



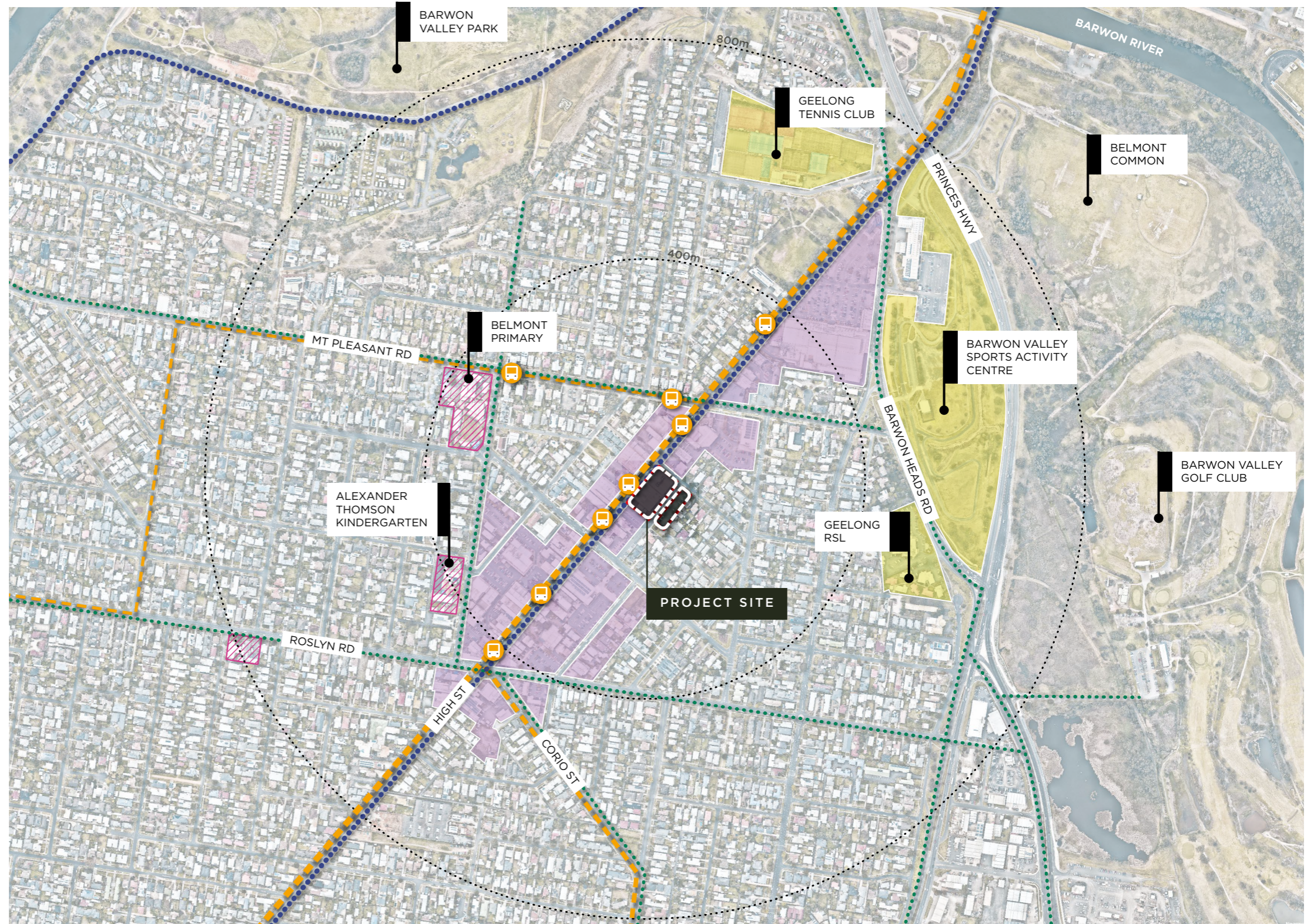
Rowing event at Barwon River (Times News Group, 2022)








SURROUNDING AMENITY

High Street is the main road in Belmont, running from the centre of Geelong towards Colac. A four-lane bridge over the Barwon River links Belmont to the north and the rest of Geelong. Belmont is served by several bus routes which link the suburb with the city, Highton, Grovedale, and Waurin Ponds. Routes run into the suburb via High Street, before splitting off to various destinations. Bus services to Torquay also stop in Belmont to pick up passengers, as do V/Line road coaches to Lorne and Apollo Bay.

Belmont is served by several primary and secondary schools including Belmont Primary School, Belmont High School, Roslyn Primary School, Oberon Primary School, and Oberon High School. A number of kindergartens are also located in Belmont.

Belmont has a large number of reserves and a number of local sporting clubs. The extensive Belmont Common area follows the Barwon River to the east of the suburb and has a path along both sides of the river for people to utilise on foot or bicycle. The Common also houses the Barwon Valley Public Golf Course, golf driving range, several baseball fields, indoor and outdoor shooting ranges and cricket and football ovals. Other reserves include Winter Reserve and McDonald Reserve. Belmont has a number of children's playgrounds throughout the suburb, the major one being the Barwon Valley Fun Park.



-  Project Site
-  Bus Route
-  School & Kindergarten
-  Sporting Amenity
-  Commercial Area (Zone C1Z)
-  Strategic Cycling Corridor
-  Principle Bicycle Network

02

URBAN DESIGN RESPONSE

EXISTING CONDITIONS & LAND USE

The subject site's key interface is to High Street; with secondary interfaces to Wyuna Parade to the northeast and a Council-owned car park to the southwest.

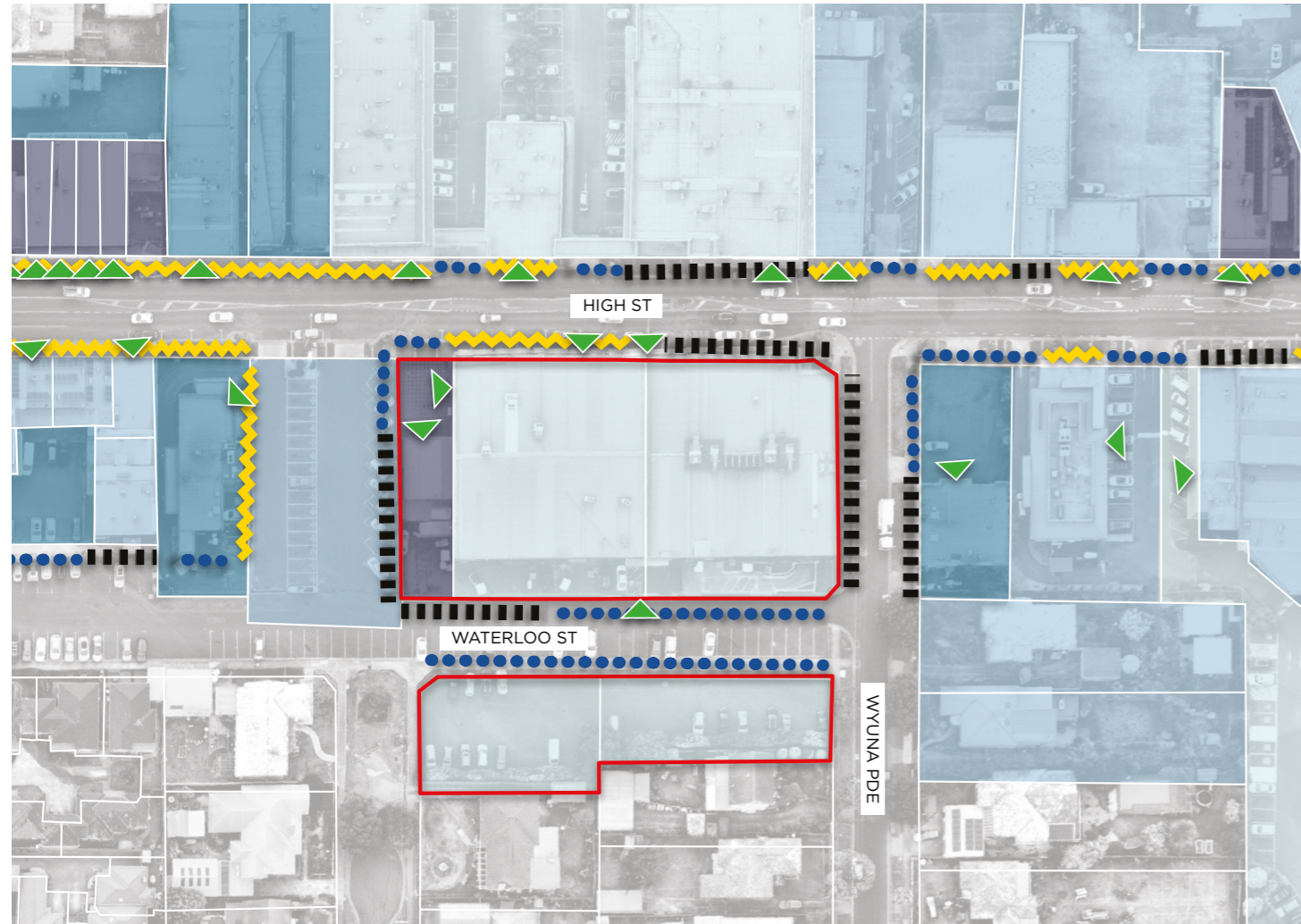
Properties in the immediate vicinity of the subject site, fronting High Street, are zoned Commercial 1 Zone (C1Z). Commercial 1 Zone does not stipulate a maximum building height. Properties to the immediate east and south of the subject site are zoned General Residential Zone 4 (GRZ4), where the maximum building height is 3 storeys (11m).



	Site Boundaries
	Commercial Area (Zone C1Z) No max. height.
	Residential Area (Zone GR4Z) Max. height 3 storeys, 11m.
	Key Interface
	Secondary Interface
	Access Street Interface
	Residential Interface
	Food & Drink



URBAN DESIGN ANALYSIS



ACTIVATION & FRONTAGES

There is a mixed subdivision pattern along High Street. Larger tenancies occupy larger lots while fine-grain properties provide variation in both built form expression and commercial offerings. As can be expected, the majority of commercial entrances are directly off High Street with exceptions where tenancies have at-grade car parking where the pedestrian entrances are off the car park.

	Site Boundaries
	Property Size: >2,000m ²
	Property Size: 1,000 - 2,000m ²
	Property Size: 500 - 1,000m ²
	Property Size: <500m ²
	Back of House & Car Park Frontage
	Active Frontage
	Inactive Frontage
	Existing Building Entry Point



CIRCULATION & CONNECTIONS

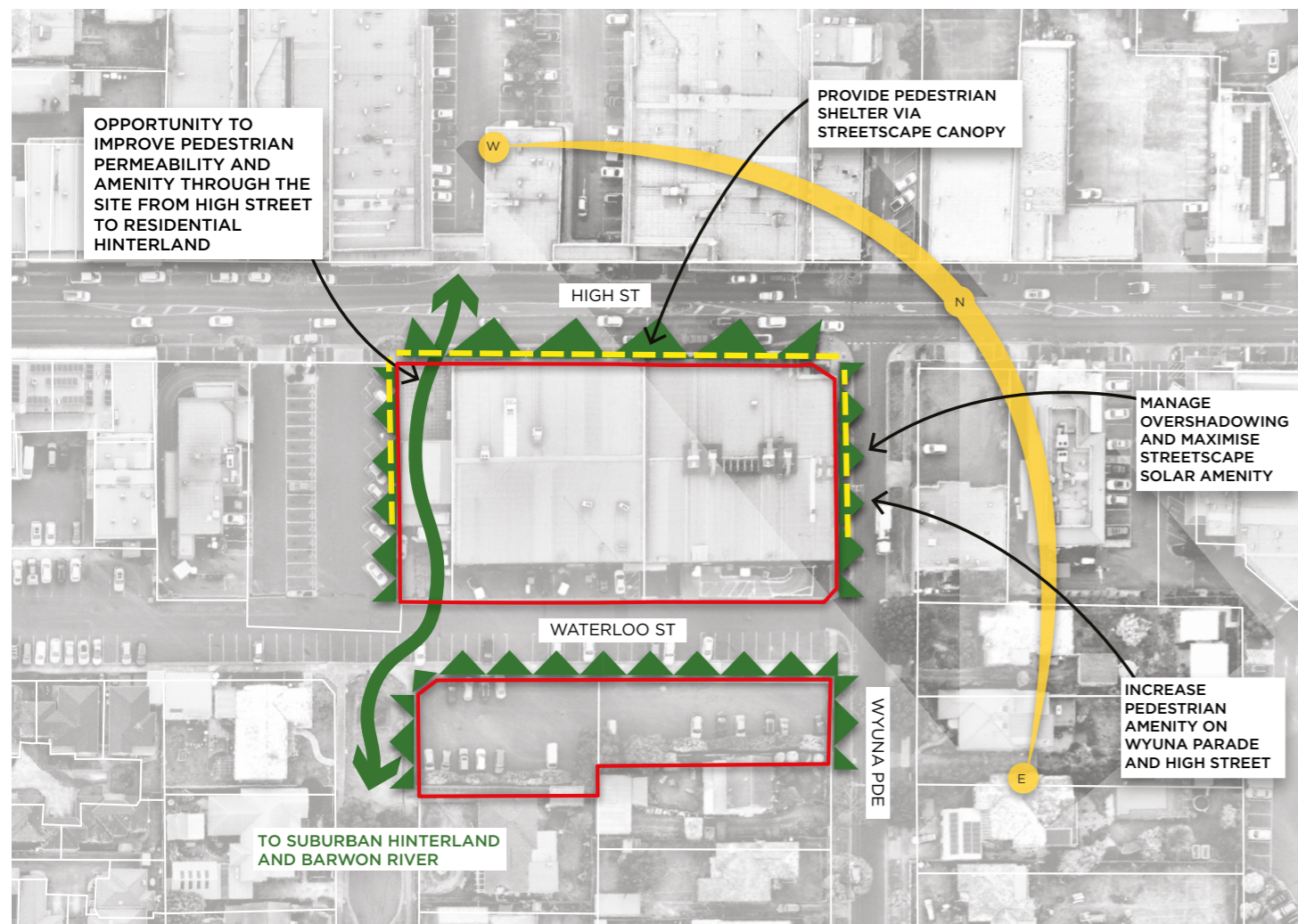
The main portion of the site is effectively an island site with streets or vehicle access on all four sides. The residentially zoned land is accessible from Wyuna Parade and Waterloo Street with more restricted access potential from the dead-end Glenara Court.

Bus routes 1, 41 and 49 run along High Street, offering multiple stops within walking distance of the subject site. Car parks are located immediately southeast and southwest of the site.

High Street is denoted as a 'Strategic Cycling Corridor', with Mount Pleasant Road to the north, forming part of the wider Principal Bicycle Network. These corridors provide links to major destinations and employment precincts where Council aims to target investment.

	Site Boundaries
	Bus Route
	Primary Pedestrian Route
	Secondary Pedestrian Route
	Vehicular Movement Network
	Strategic Cycling Corridor
	Existing Car Park







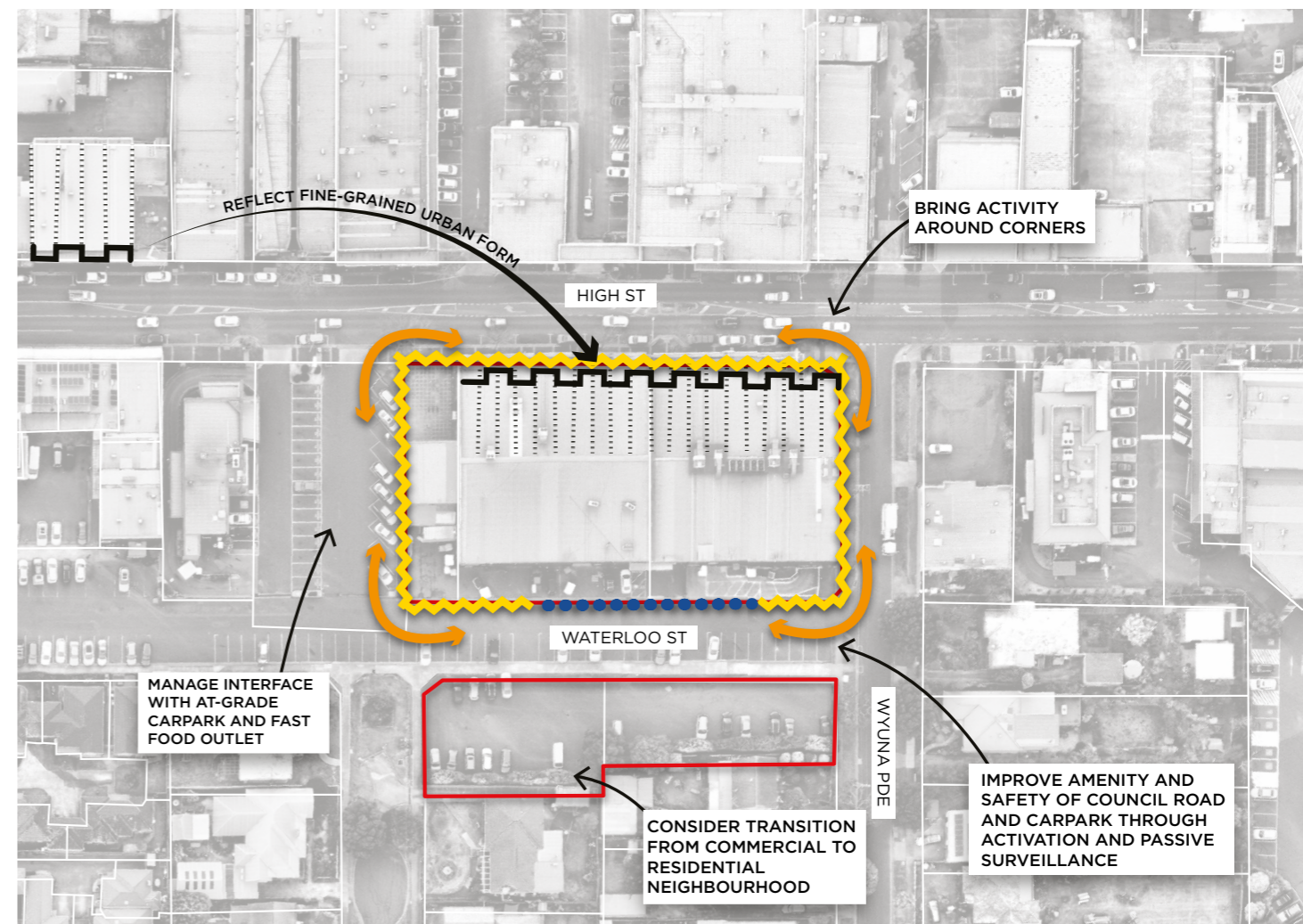


PEDESTRIAN AMENITY OPPORTUNITIES

The site presents several opportunities to improve pedestrian amenity. These include:

- Streetscape canopy over High Street frontage.
- Increase pedestrian amenity and manage overshadowing and maximise streetscape solar amenity on Wyuna Parade.
- Enhance connectivity from High Street towards the suburban hinterland and Barwon River along the southern edge of the site.






	Site Boundaries
	Opportunity to Improve Pedestrian Permeability
	Opportunity to Improve Streetscape Amenity & Passive Surveillance
	Opportunity for Canopy or Other Form of Shelter



ACTIVATION OPPORTUNITIES

The site presents several opportunities to improve activity including:

- Activating interfaces to High Street, Wyuna Parade and Council-owned car park to the southwest.
- Bringing activity around corners of the subject site.
- Improve amenity and safety of Waterloo Street (Council Road) and car park by activation and passive surveillance.
- Manage transition to residential neighbourhood to the south.
- Improve pedestrian permeability and amenity through the site from High Street to residential hinterland.
- Managing interface with at-grade car park and fast-food outlet to the southwest.
- Replication of fine-grained urban form found along some parts of High Street.

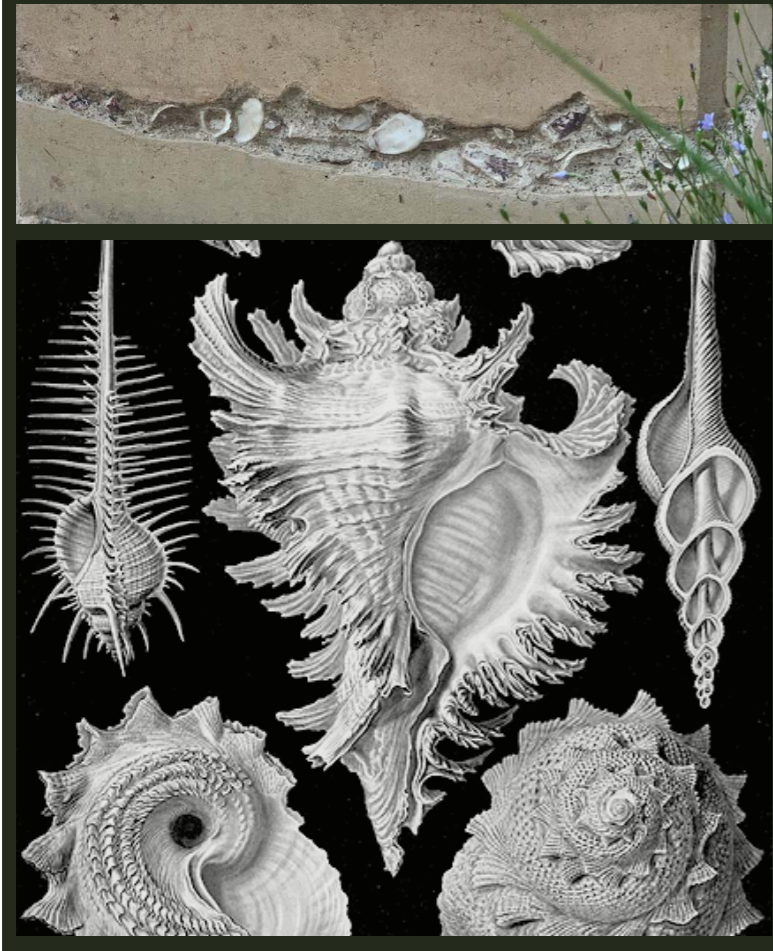
	Site Boundaries
	Opportunity for Services Frontage
	Opportunity for Edge Activation
	Opportunity to Tie Into Nearby Fine-Grained Urban Form Rhythm
	Opportunity for Corner Activation



03
LANDSCAPE OPPORTUNITIES

LANDSCAPE DESIGN DRIVERS

A COASTAL HISTORY

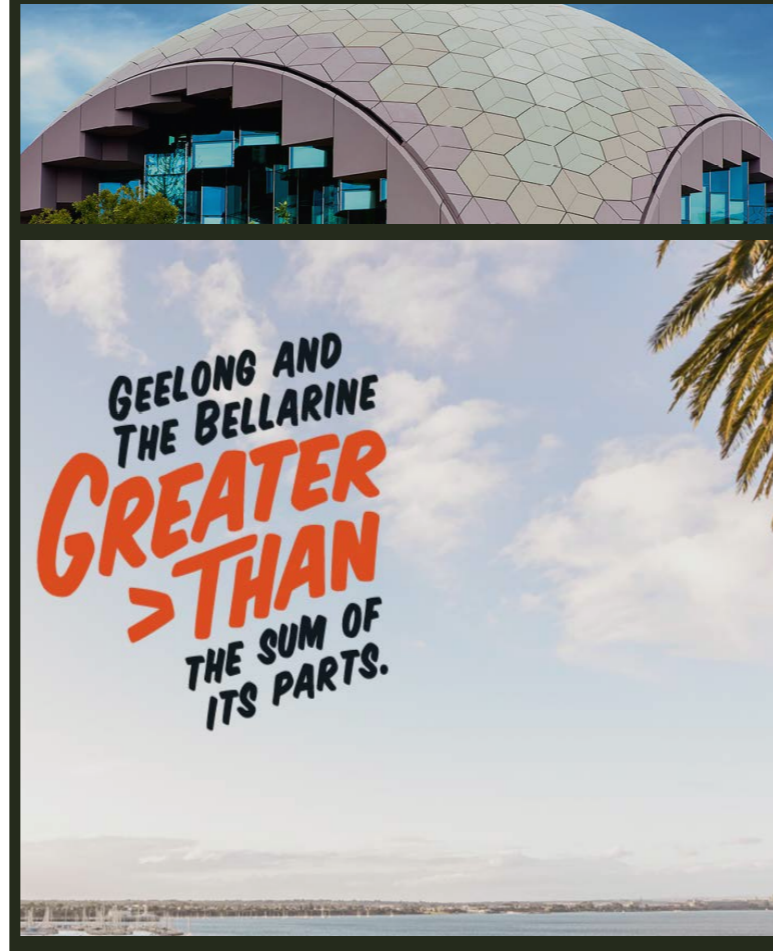


A COASTAL HISTORY

The area that now encompasses Belmont and this part of the Bellarine Peninsula was once submerged under a prehistoric sea. As a result, marine fossils, such as those of ancient molluscs, echinoderms, and fish, can be found trapped in sedimentary rock throughout the region.

The coastal history of this place is also expressed in the many middens that are seen along the coastlines and estuaries of the Bellarine. Wadawurrung people have inhabited this region for thousands of years and Wadawurrung Elder, Uncle Bryon Powell, reflects on his ancestors' habitation of the coastline of Wadawurrung Country - "If you walk along the coast, you see the middens... you can see where our old people sat down, built a fire, cooked the shellfish."

AN ASPIRATIONAL CITY



A DESIGN CITY

Geelong is emerging as one of Australia's most aspirational regional cities. Recognised as the country's only UNESCO City of Design, it is a place that celebrates creativity, innovation, and sustainable growth. This status reflects a deep commitment to leveraging design as a tool for positive change—shaping the city's built form, supporting local industries, and enhancing community wellbeing.

Beyond the city itself, the Bellarine Peninsula adds to the region's distinctive appeal. From coastal villages and wineries to cycling trails and renowned surf beaches, the Bellarine offers a diversity of recreational experiences for residents and visitors alike. The regional identity is one of lifestyle, leisure, and opportunity.

AN ESTUARINE SYSTEM

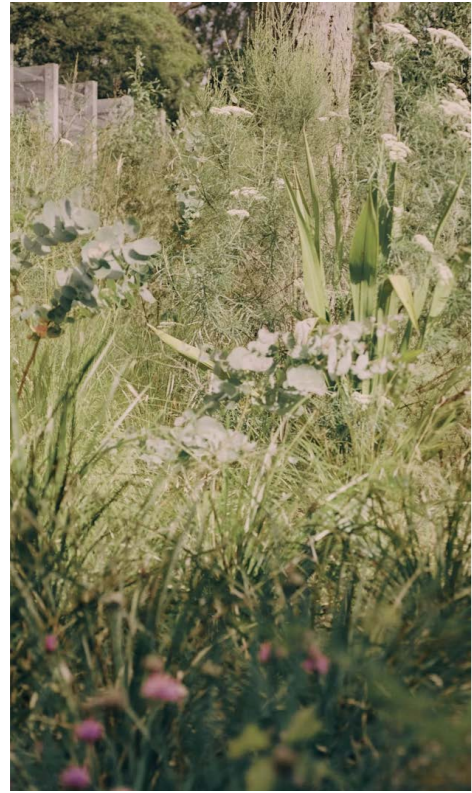


AN ESTUARINE SYSTEM

The nearby Barwon River and its associated wetland systems form one of the region's most significant ecological corridors. Once an important food source and gathering place for the Wadawurrung people—and still holding deep cultural significance today—this dynamic estuarine landscape weaves together stories of nature, culture, and community.

Its proximity offers a valuable context for development, presenting opportunities to enhance site-specific biodiversity, support ecological connectivity, and contribute meaningfully to the region's broader environmental identity. Sensitive, design-led responses can strengthen these natural systems, offering restorative outcomes for habitat while reinforcing the river's ongoing role in the region's environmental and cultural narrative.

LANDSCAPE OPPORTUNITIES

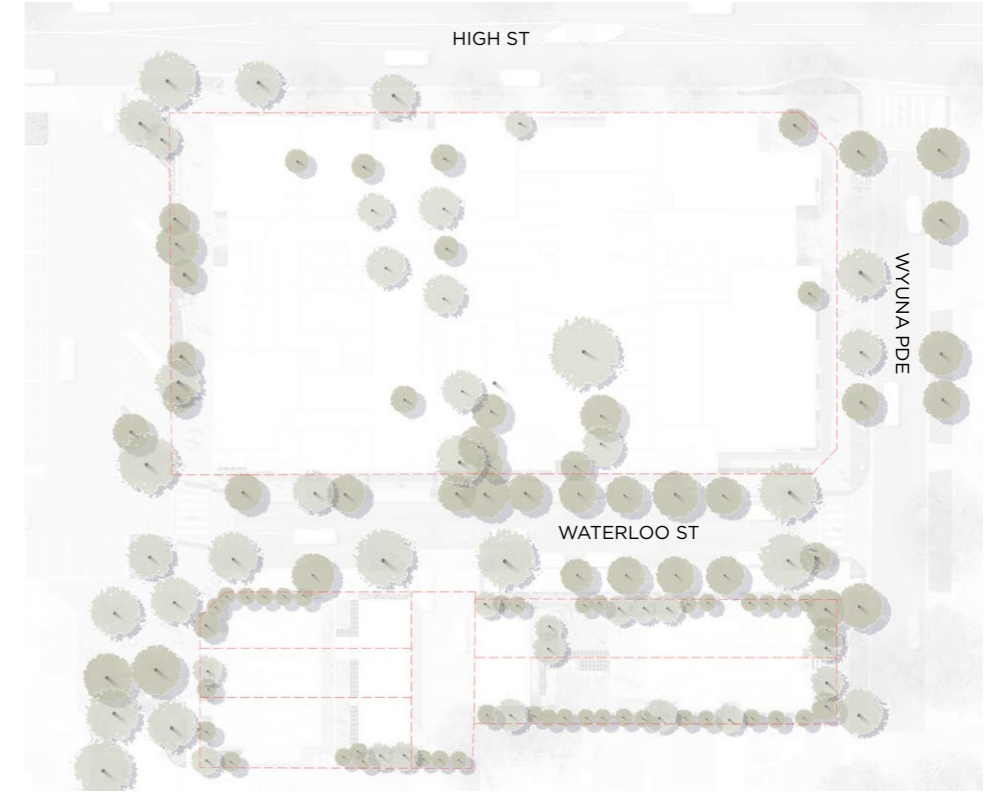


BIODIVERSITY

The landscape concept will enhance and connect local biodiversity by:

- Establishing two continuous 'biodiversity links' - one on the ground floor and one on the upper level.
 - These biodiversity links will establish movement corridors for animals and insects through the site, connecting areas of habitat within the site to existing and future habitats in the surrounding neighbourhood.
- Planting will focus on diverse understorey vegetation types, preferring native and endemic species from the area's ecological vegetation classes.
- Native canopy trees will be planted wherever possible.

- Ground Floor Biodiversity Link
- - - Upper Level Biodiversity Link
- Habitat Area



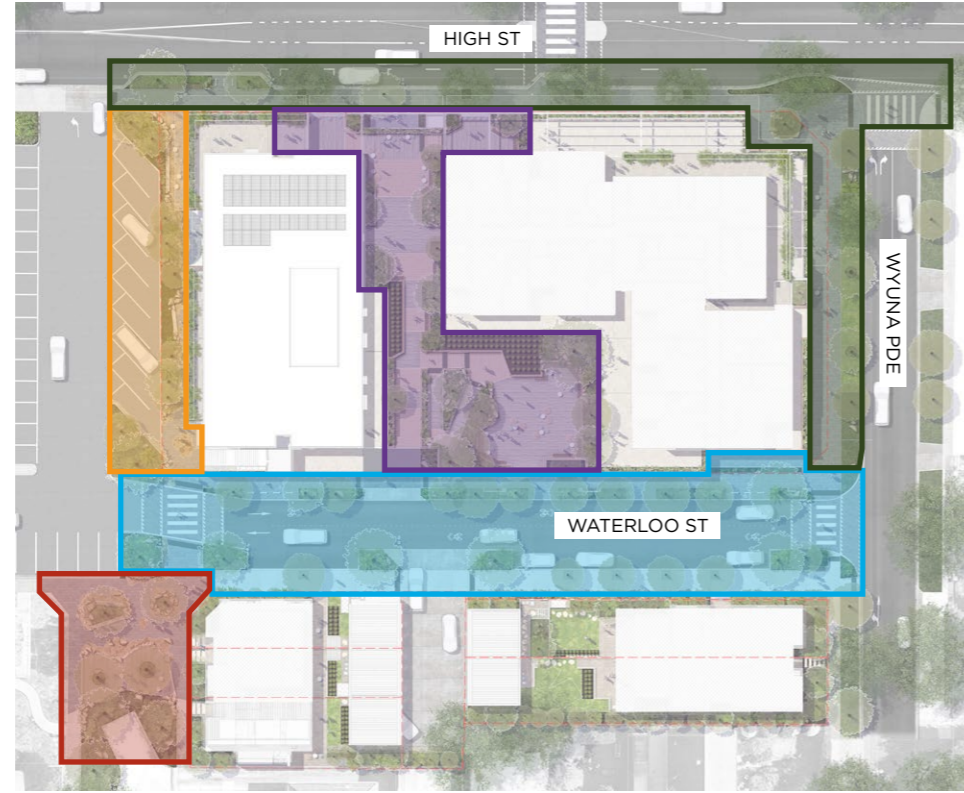
TREE CANOPY

The landscape response will focus on developing a healthy tree canopy. To achieve this:

- Trees will be planted into natural ground within continuous garden beds, allowing for connected soil wherever possible to encourage underground tree root connectivity.
- Upper-level planter soil volumes will be as generous as possible to establish a canopy that provides shade for outdoor terrace spaces.
- Tree species will be carefully considered to create shade and shelter whilst allowing natural light into the building at key times of the day/year.
- Native and endemic tree species will be preferred to boost local biodiversity.

- Proposed Additional Tree Locations



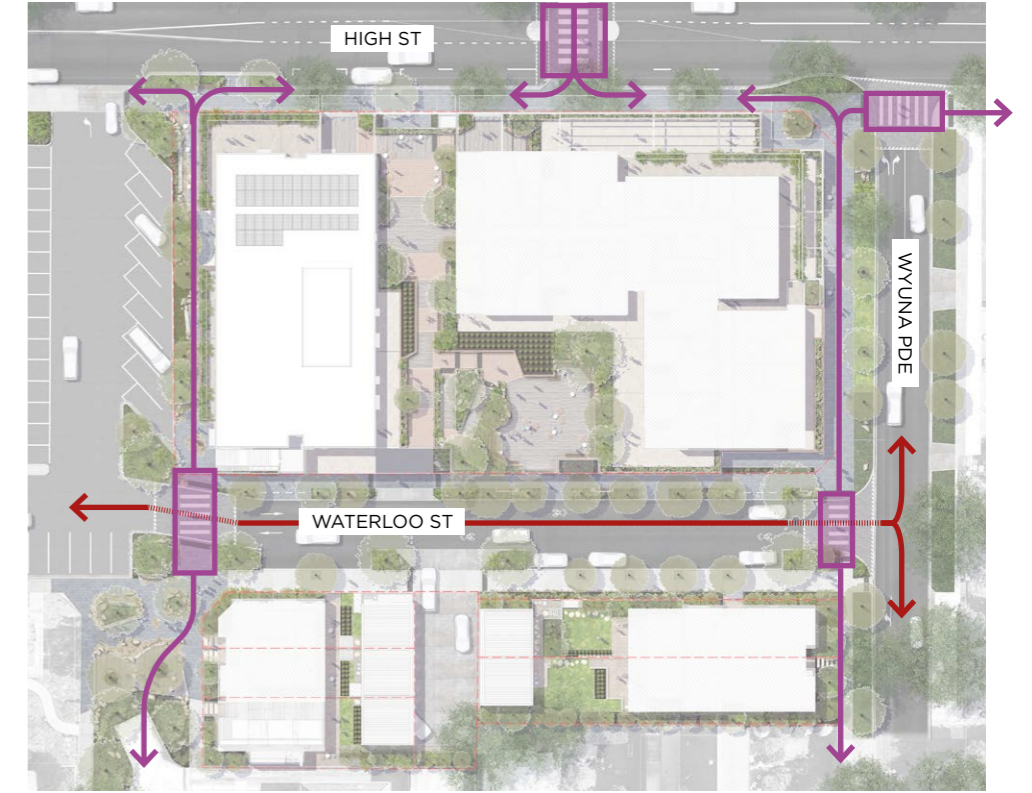


DIVERSITY OF SPACES

The landscape concept will balance a range of spatial experiences and user groups, and contribute to the public realm of High Street for the benefit of all residents in the surrounding neighbourhood. To achieve this:

- High Street and Wyuna Parade streetscapes will prioritise pedestrian comfort with street trees, seating, upgraded paving, and defined entry thresholds.
- Along the south-western interface, a new streetscape environment is created encouraging public access from High Street to Glenara Court, via an updated pocket park, with commercial activation, social and dining spaces along the building interface.
- Upper-level areas will be restricted to building residents, offering a range of communal spaces and more private areas for access to nature.
- Waterloo Street will remain a public vehicle access lane, with improved pedestrian legibility, hardscape treatments and additional tree canopy.

	Upgraded Public Pedestrian Space
	Linear Publicly Accessible Landscape Link
	Public Pocket Park Upgrade
	Generous Communal Upper Level Space
	Waterloo St Improvements



CONNECTIVITY

The landscape concept will improve pedestrian experiences in and around the site by:

- Providing generous setbacks which incorporate landscape and seating zones for pedestrian respite.
- Introducing a significant number of trees which will contribute to cooler, more sheltered journeys.
- Introducing raised pedestrian priority crossings at key intersections on Waterloo Street and Wyuna Parade to ensure safe movement for those coming and going from the site, as well as the broader community walking to and along High Street.
- Waterloo Street will retain vehicular function and provide access to the town houses to the east, however raised crossings will prevent it from being used as a 'rat run' for people to drive through the site unsafely.

	Key Vehicular Connection
	Key Pedestrian Connection
	Proposed Raised Crossing



04
LANDSCAPE CONCEPT

LANDSCAPE CONCEPTS & SITE PLANS

LANDSCAPE PRECINCTS

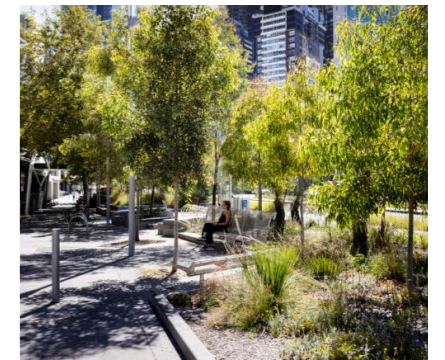
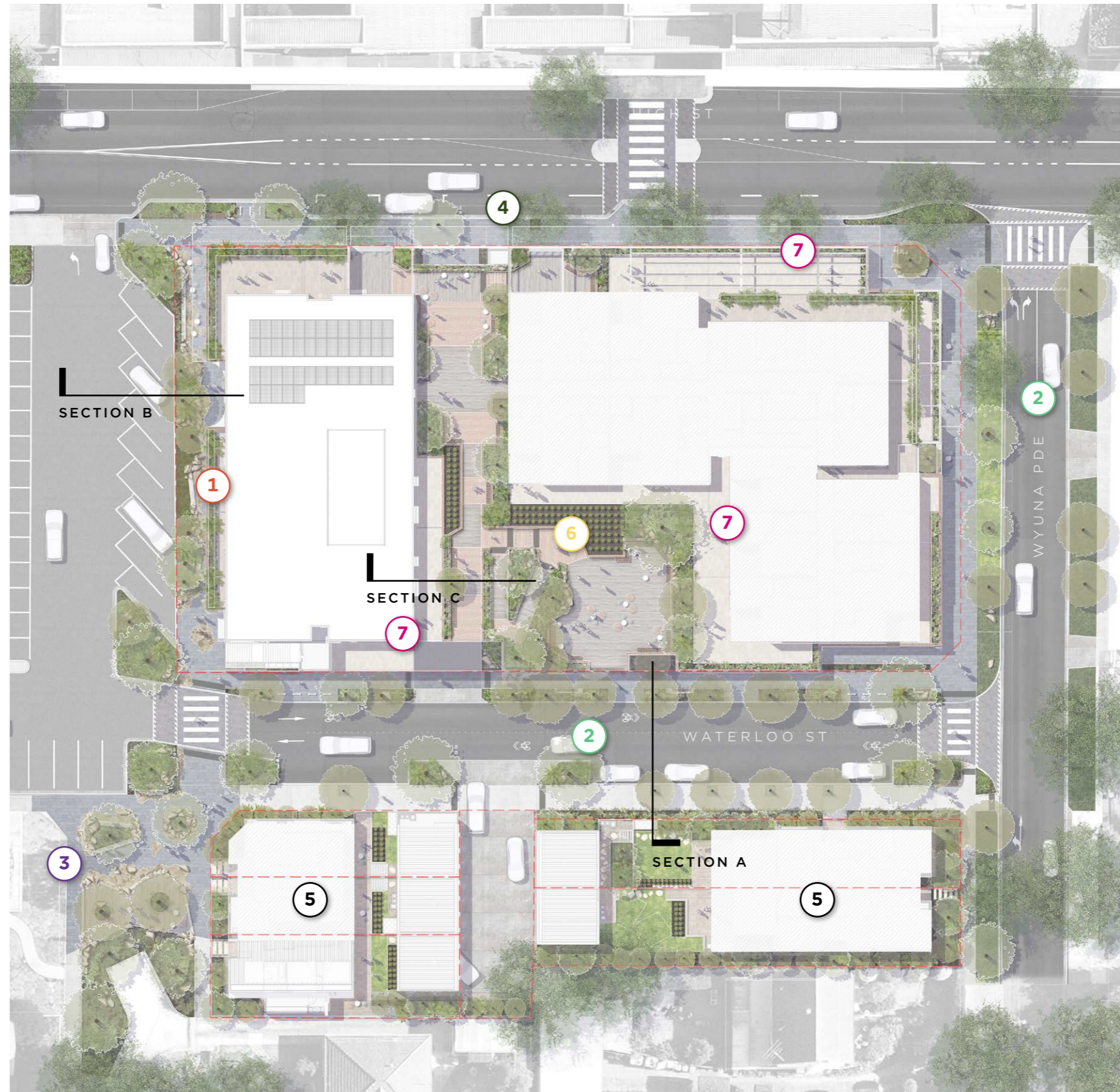
The landscape concept revitalises Wyuna Parade with new canopy tree planting, while activating High Street and Glenara Court through a green link and vibrant public space to promote pedestrian movement through the site.

Traffic calming measures and raised crossings will improve pedestrian safety at key intersections on Waterloo Street and Wyuna Parade. The design will reference local geomorphology and coastal proximity through materiality.

Dense understorey planting and canopy trees along streetscape interfaces will soften the building edges, produce intimate seating nodes and establish habitat connections through the site into the surrounding environment. Passively irrigated rain gardens along streetscapes can also integrate stormwater management and produce micro-climates suitable for locally endemic estuarine planting.

Landscape Areas:

- 1 South Western Pedestrian Link
- 2 Wyuna Parade & Waterloo Street
- 3 Glenara Court, Pocket Park
- 4 High Street
- 5 Townhouses
- 6 Level 1 Communal Podium Landscape
- 7 Level 1, 2 & 7 Private Terraces



LANDSCAPE CONCEPTS

SOUTH WESTERN PEDESTRIAN LINK

DESIGN RATIONALE

The South Western Pedestrian Link is envisioned as a welcoming and dynamic streetscape that prioritises pedestrian movement, social interaction, and strong connections to the High Street. Garden edging using sedimentary boulders and areas of crazy paving provide a robust, low-maintenance surface treatment while offering informal seating and gathering opportunities embedded in the landscape.

The interface features subtle landscape aperture changes along the link, accommodating movement to and from adjoining buildings, outdoor dining areas, and key pedestrian desire lines. These moments of spatial variation are supported by generously scaled garden beds and strategically placed canopy trees, contributing to urban cooling, amenity, and visual interest.

The planting palette draws on a mix of native and endemic species selected for their resilience in streetscape conditions and their recognisable association with the Bellarine Peninsula. This approach supports local biodiversity, enhances place identity, and ensures a landscape that is both ecologically responsive and visually distinctive



Crazy paving creates a sturdy surface with a playful, organic aesthetic.



Sedimentary boulders provide durable, informal seating integrated into the landscape

KEY PLAN



Thoughtfully placed seating invites connection and conversation



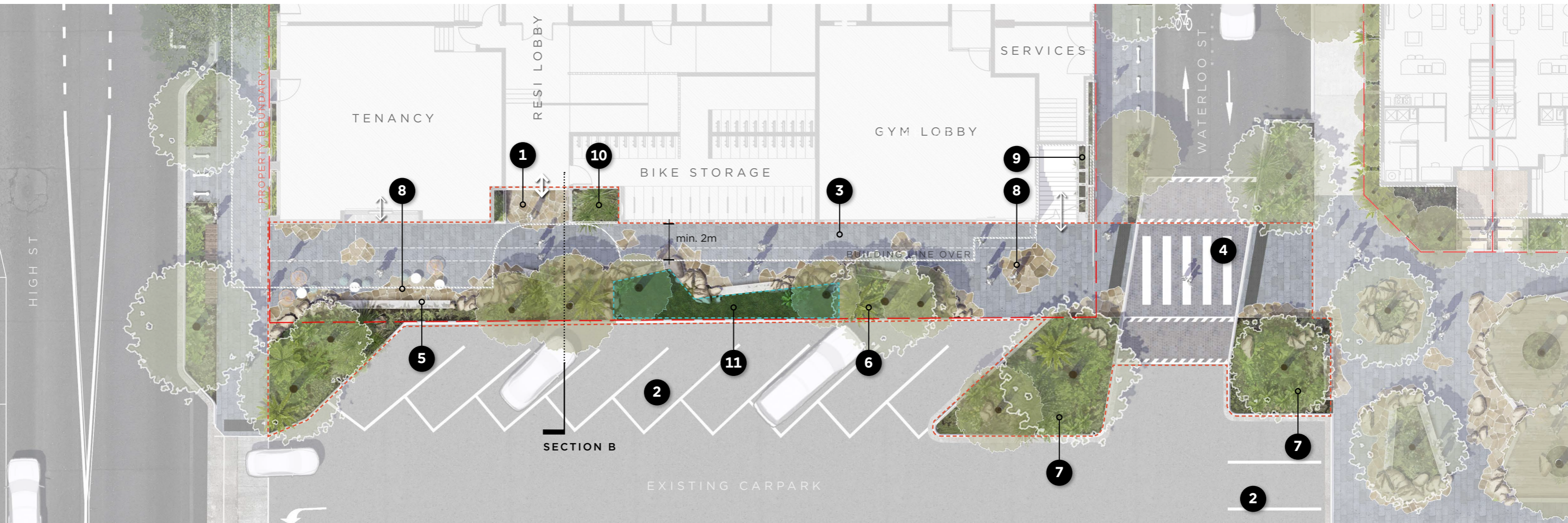
Inviting spaces that encourage chance encounters and community interaction



Garden beds and canopy trees enhance visual appeal and overall amenity

LANDSCAPE CONCEPTS
SOUTH WESTERN PEDESTRIAN LINK

SITE PLAN



- | | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>1 Feature paving with sandstone crazy pave to building entrance</p> <p>2 Existing carpark and parking spaces to be retained</p> <p>3 Southern Pedestrian Link landscape with bluestone paving</p> <p>4 Raised pedestrian crossing with bluestone cobbles connecting High St through to Glenara Court Pocket Park</p> | <p>5 Sedimentary boulders offer informal seating opportunities</p> <p>6 Garden beds and canopy trees contribute to urban cooling and pedestrian amenity</p> <p>7 Garden beds extended into existing car park to frame raised pedestrian crossing and improve safety / sight lines</p> <p>8 Feature paving with sandstone crazy pave to frame seating areas and denote dwelling spaces</p> | <p>9 Planting embedded into staircase design to frame corner interface and soften building edges</p> <p>10 Planting to frame the lobby in steel/corten planter box</p> <p>11 25m² raingarden captures and filters building stormwater</p> |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|



LANDSCAPE CONCEPTS

WYUNA PARADE STREETScape & WATERLOO STREET

DESIGN RATIONALE

The proposed upgrades to Waterloo Street and Wyuna Parade aim to create a more walkable, connected, and green public realm that complements the development and enhances the surrounding urban fabric.

Waterloo Street will be transformed from a car-dominated space into a pedestrian-friendly streetscape, with improved amenity and safety through the introduction of canopy trees, garden beds, and seating.

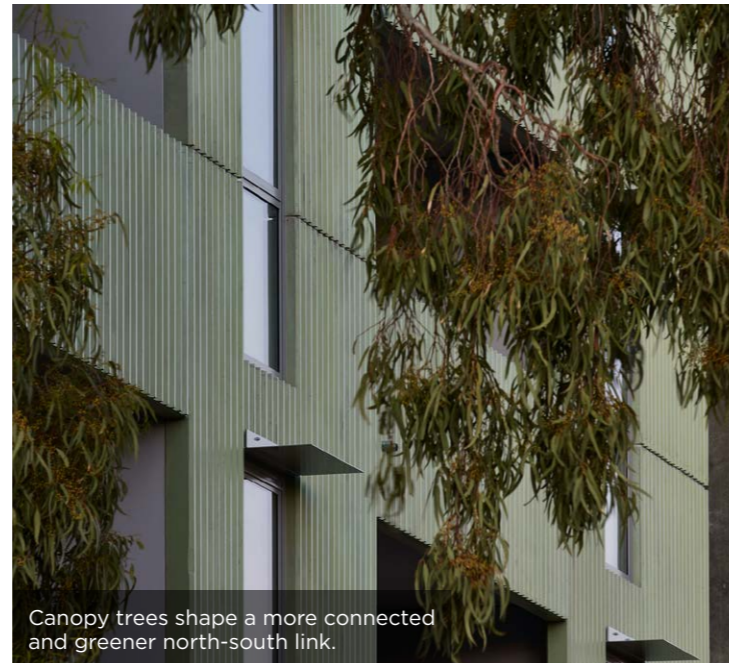
Wyuna Parade will benefit from landscape enhancements, including street trees on both sides of the road and garden beds along the development edge to soften the built form and boost biodiversity.

Two raised pedestrian crossings will improve walkability and safety:

- At Waterloo Street, a raised crossing will prioritise pedestrians on Wyuna Parade and calm traffic, discouraging rat-running.
- At High Street, a raised crossing will enhance pedestrian connectivity and safety.

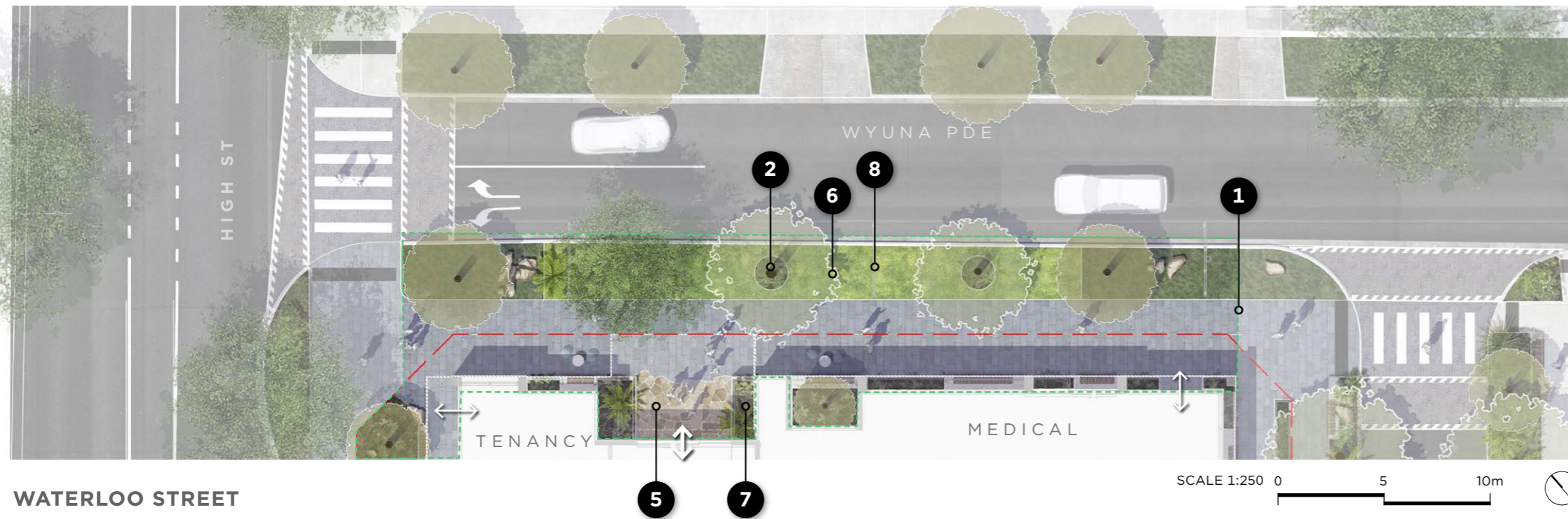
These streetscape improvements create a stronger, greener link between the north and south of the site and deliver broader landscape and public realm benefits.

KEY PLAN



LANDSCAPE CONCEPTS
WYUNA PARADE STREETScape

SITE PLAN

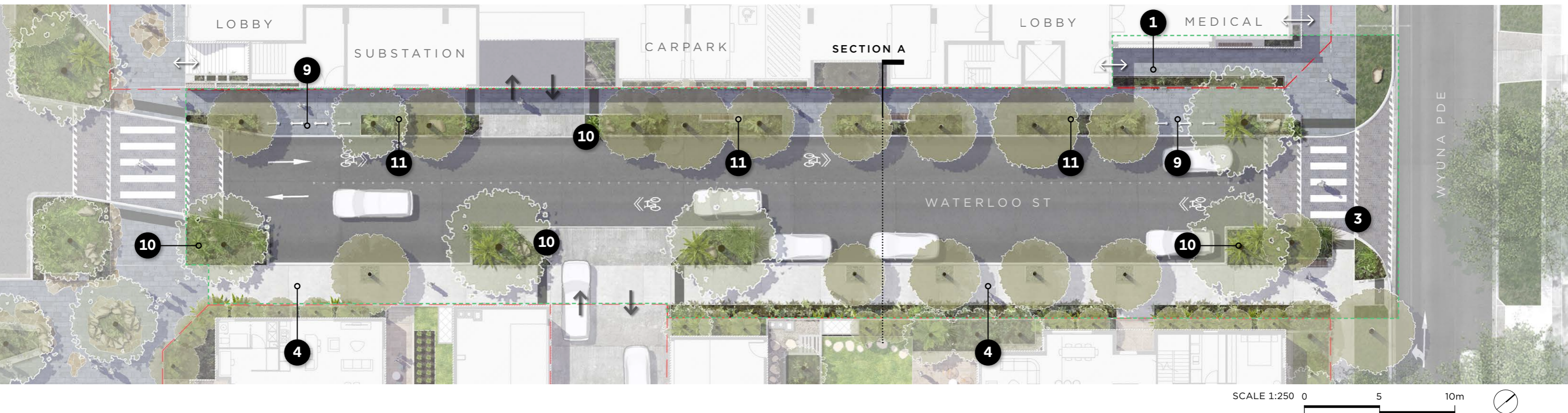


Legend

- 1** Generous footpath with bluestone paving
- 2** Canopy trees soften the built form along Wayuna Parade
- 3** Raised pedestrian crossing with bluestone cobbles connecting High St through to Glenara Court Pocket Park
- 4** Existing footpath widened to accommodate new street alignment, planting and trees in tree grates
- 5** Feature paving with sandstone crazy pave to building entrance
- 6** Existing turf in council verge to remain
- 7** Planting to frame the lobby in steel/corten planter box
- 8** Existing overhead powerlines to remain
- 9** Proposed bike hoops
- 10** Garden beds to frame driveway entries and parking to add a visual buffer and improve safety / sight lines for the streetscape
- 11** Tree build outs with room for low ground cover planting and seating moments

WATERLOO STREET

SITE PLAN



LANDSCAPE CONCEPTS

GLENARA COURT POCKET PARK

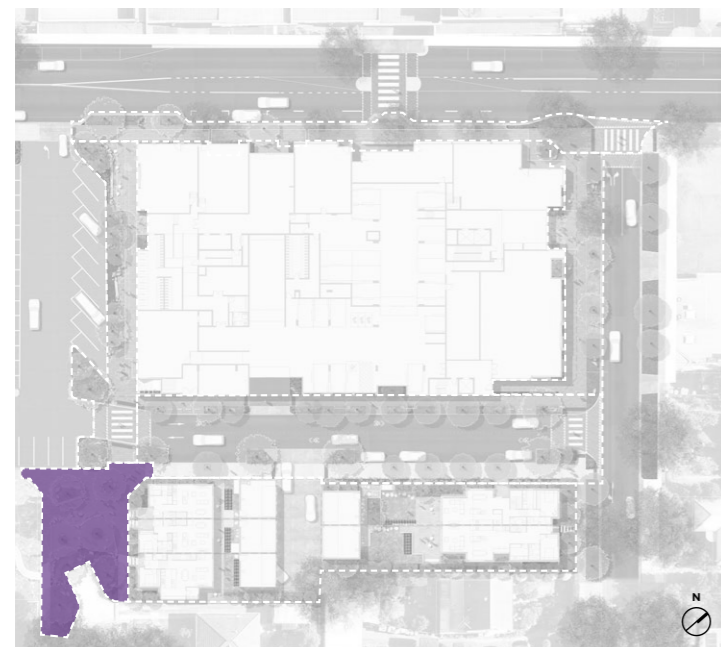
DESIGN RATIONALE

Glenara Court Pocket Park is envisioned as a pocket of vibrancy within the broader development area. It is proposed to offer a playful moment of immersion in the landscape. The park features consolidated areas of planting and new canopy trees, enhancing comfort, biodiversity, and visual appeal.

Inspired by the design driver of a sedimentary landscape, the material palette explores varied textures and warm earthy tones through a combination of natural stone, timber decking, and playful paving treatments. These elements define informal edges, the linking pathways, and gathering spaces that invite curiosity and movement.

The design blends whimsy and function—supporting flexible use, encouraging engagement with others, whilst enriching the everyday experience of the development's residents and visitors.

KEY PLAN



Natural stone, timber decking, and varied paving to create a tactile, earth-toned material palette.



Glenara Court Pocket Park invites playful immersion in the landscape.



Natural stone anchors a material palette that explores tactile richness and a warm, earthy aesthetic.



Consolidated planting areas and canopy trees enrich the park's biodiversity, visual appeal, and user comfort.

LANDSCAPE CONCEPTS

GLENARA COURT POCKET PARK

SITE PLAN

Legend

- 1** Timber decking adds warmth and texture to the outdoor environment
- 2** Paving treatments define an informal edge
- 3** Consolidated areas of planting enhancing biodiversity, and visual appeal
- 4** Canopy trees provide shade and enhance comfort
- 5** Pathways are linked by playful paving treatments
- 6** Gathering spaces invite people to linger and socialise



SCALE 1:200



LANDSCAPE CONCEPTS

HIGH STREET STREETScape

DESIGN RATIONALE

The proposed landscape design for High Street incorporates a series of initiatives aimed at enhancing the existing streetscape character, whilst also supporting a vibrant, and green pedestrian-friendly environment. The proposed initiatives are to:

- Introduce Street Trees which reinforce the rhythm and character of the existing streetscape.
- Provide a footpath paving upgrade to bluestone (aligned with the City of Greater Geelong's approved paving palette).
- Contributing to an active and green frontage by integrating small recesses within the building façade which will feature both planting and seating.
- Support sustainable transport and improve public amenity by adding additional Additional bicycle parking and public seating are included to.



A leafy and pedestrian-oriented streetscape defines High St.

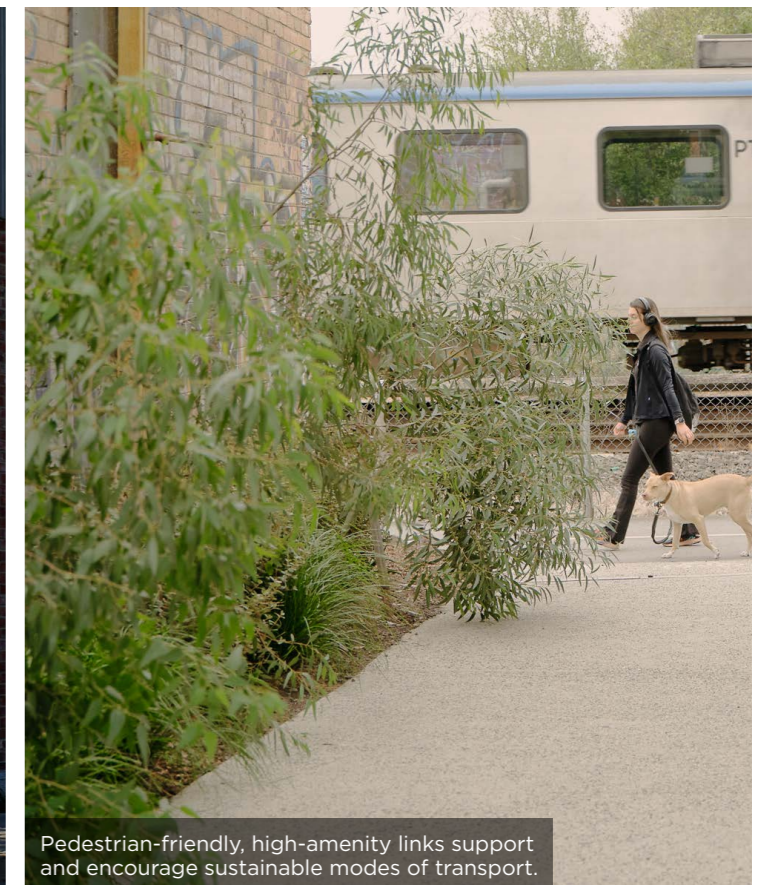


Integrated recesses in the building facade create moments of rest and seating for passersby.

KEY PLAN



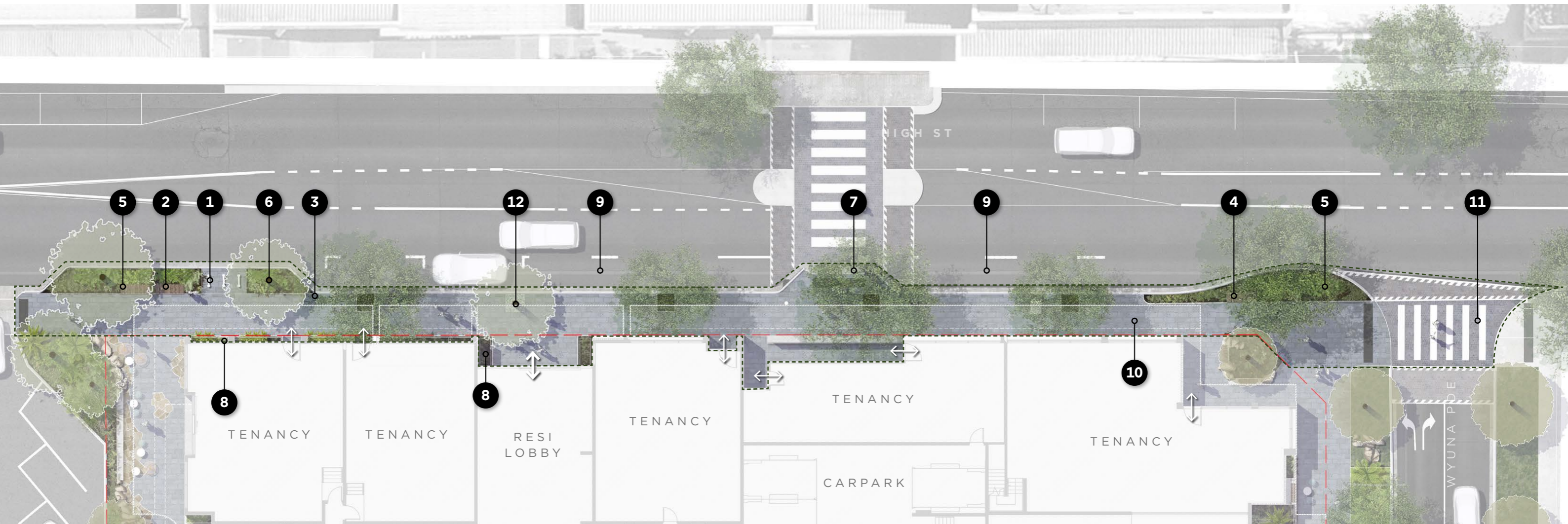
Recesses within the building frontage offer opportunities for greenery and plantings.



Pedestrian-friendly, high-amenity links support and encourage sustainable modes of transport.

LANDSCAPE CONCEPTS
HIGH STREET STREETScape

SITE PLAN



- 1** Existing bicycle hoop relocated (includes 2x additional bike hoops)
- 2** Existing bench seat relocated (includes 1x additional bench seat)
- 3** Existing parking sign relocated
- 4** Existing bench seat retained
- 5** Proposed garden bed and tree build out to frame High St and corner interface

- 6** Street tree proposed
- 7** Existing mid-block pedestrian crossing retained
- 8** Planting to frame the building entry in steel/corten planter box
- 9** Existing parallel street parking retained
- 10** Generous footpath with bluestone paving

- 11** Raised pedestrian crossing with bluestone cobbles connecting High St through Wyuna Parade
- 12** Street tree proposed in tree grate

SCALE 1:250



LANDSCAPE CONCEPTS

TOWNHOUSES

DESIGN RATIONALE

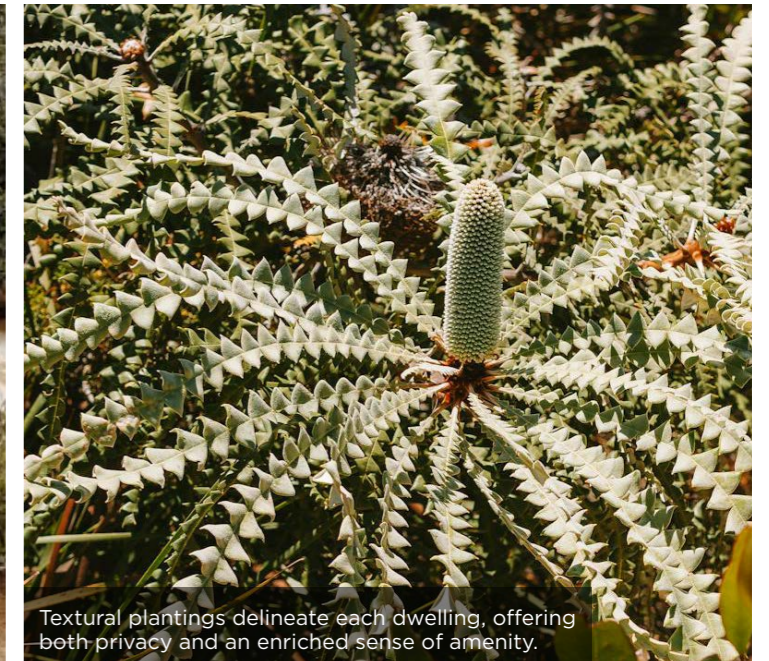
The townhouse landscapes are designed to offer a relaxed, garden-forward character that blends informal planting with flexible, usable outdoor spaces.

Each dwelling is bordered by soft, textural planting that defines boundaries while enhancing privacy and amenity.

Small private courtyards provide opportunities for outdoor dining, play, or quiet retreat, with a material palette that complements the architecture and supports year-round use.

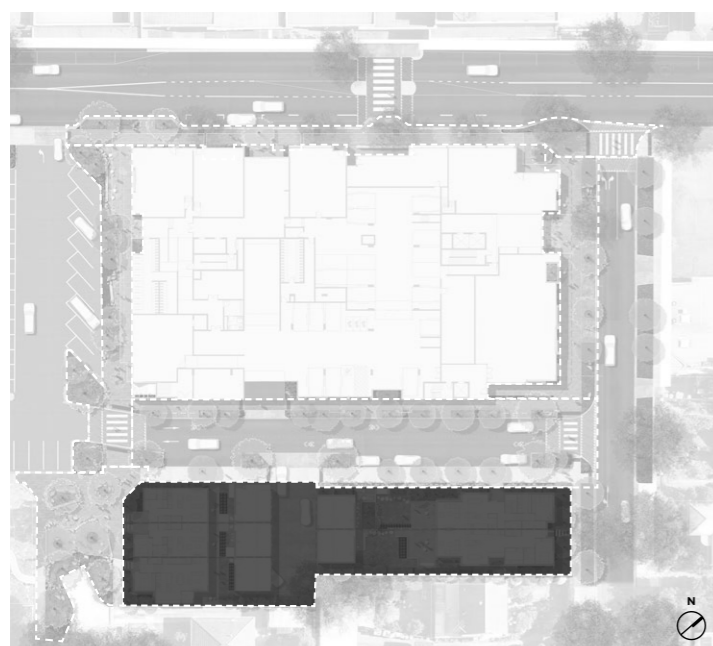


The outdoor dining area is thoughtfully designed with a material palette that harmonises with the surrounding architecture.



Textural plantings delineate each dwelling, offering both privacy and an enriched sense of amenity.

KEY PLAN



Private courtyards are designed for year-round use.



The townhouse landscapes offer a garden-centric design, merging informal plantings with versatile outdoor areas.

LANDSCAPE CONCEPTS
TOWNHOUSES

SITE PLAN



- | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> 1 Resident access to townhouse 2 Consolidated driveway access for residents 3 Steppers to townhouse entry/garage 4 Feature trees to frame townhouse entries 5 Townhouse paved patio | <ul style="list-style-type: none"> 6 Existing trees on adjacent side of property 7 Townhouse backyards with lawn and perimeter screening/fencing 8 Gravel path to building perimeter for resident / maintenance access 9 Softscape/screening planting to rear of laneway 10 5m² productive garden (vegetable garden) space incorporated into each townhouse |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

SCALE 1:250



LANDSCAPE CONCEPTS

LEVEL 1 COMMUNAL PODIUM LANDSCAPE

DESIGN RATIONALE

The podium landscape concept delivers a multi-layered environment that enhances amenity, biodiversity, and social connection. A series of communal open spaces are arranged into distinct zones - each designed to support varied resident needs, from casual gatherings and outdoor dining to moments of solitude and quiet contemplation.

Level changes across the podium create spatial separation between uses while enabling generous deep soil zones that support canopy trees. Additionally, landscape buffer zones soften the interface between private terraces and shared open space, enhancing privacy while maintaining a sense of openness and community connection.

Together, these landscape elements establish a flexible, ecologically responsive, and inclusive communal realm at the upper levels of the site.



Communal open spaces support varied resident needs.

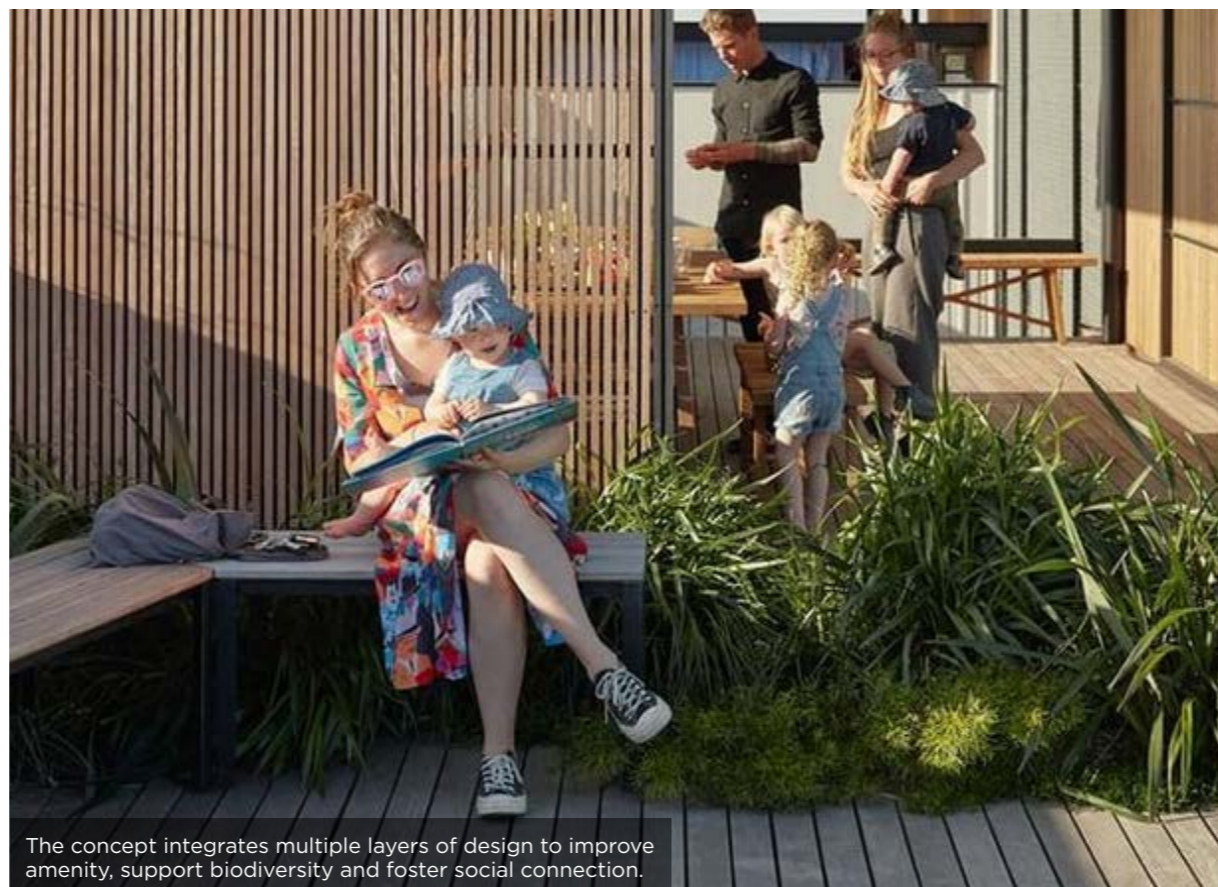


Dedicated areas for casual gatherings and outdoor dining provide inviting spaces for social interaction and enjoyment.



Buffer zones of landscape planting soften the interface between private terraces and shared open spaces, balancing privacy with a strong sense of openness and connection to the community.

KEY PLAN



The concept integrates multiple layers of design to improve amenity, support biodiversity and foster social connection.



Deep soil zones are incorporated to support the growth of canopy trees.

LANDSCAPE CONCEPTS

LEVEL 1 COMMUNAL PODIUM LANDSCAPE

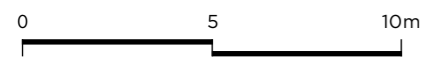
SITE PLAN

Legend

- 1** Generous rooftop planting as a buffer to adjacent resident balconies/terraces - including feature shade trees
- 2** Brick planter walls with timber seating in amongst planting and surrounding trees
- 3** High bar seating with views over High St
- 4** DDA compliant 1:14 ramp in amongst planting
- 5** Open communal space with room for intimate seating and large gatherings
- 6** Glass edge forming visual link throughout podium terrace
- 7** Timber decking banded between brick paving and seating
- 8** Brick paving used underneath to designate amenity and seating moments
- 9** Productive garden bed



SCALE 1:200

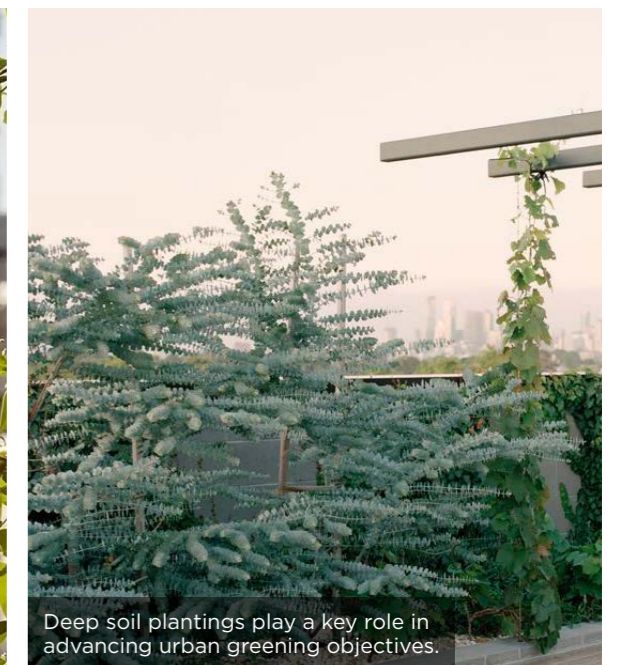
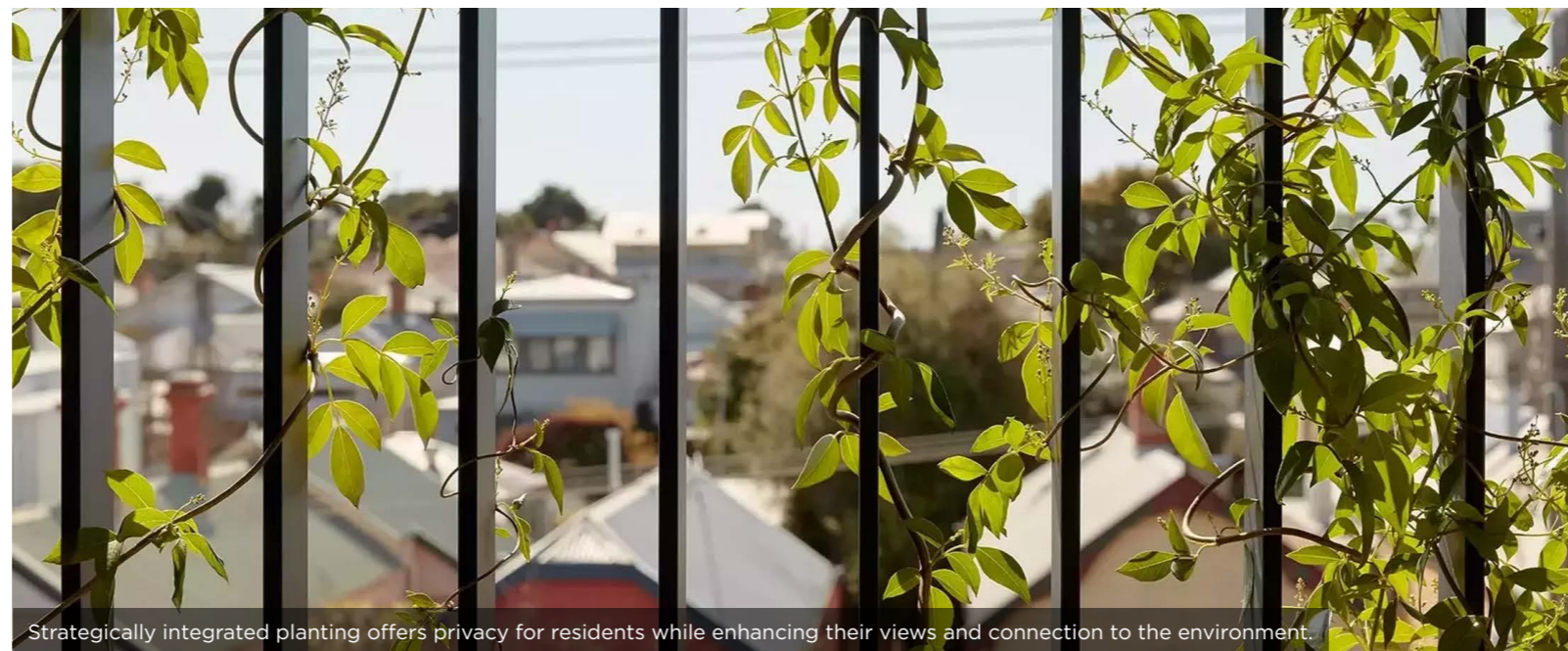


LANDSCAPE CONCEPTS

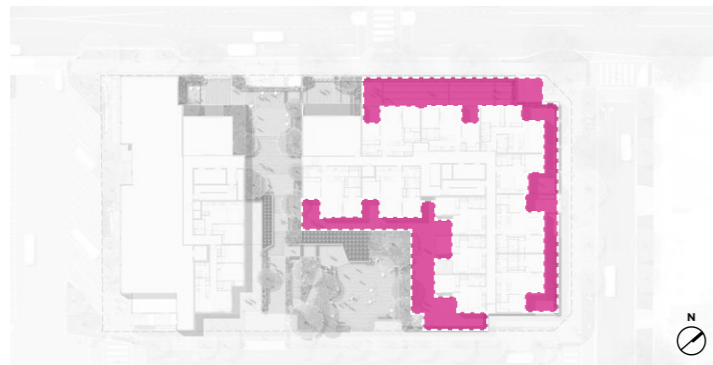
LEVEL 1, 2 & 7 PRIVATE TERRACES

DESIGN RATIONALE

The terrace courtyards are designed as flexible, high-amenity outdoor spaces that complement the development's architectural character. Warm-toned materials will create a cohesive visual language, reinforcing the overall design aesthetic. Planting has been thoughtfully integrated to respond to the varied interface conditions of each terrace, enhancing privacy and outlook. Generous soil depths have been provided within the proposed design to ensure healthy, robust and long-term planting outcomes, which will support visual quality, urban greening and site biodiversity objectives.



KEY PLAN - LVL 01



KEY PLAN - LVL 02 & 07



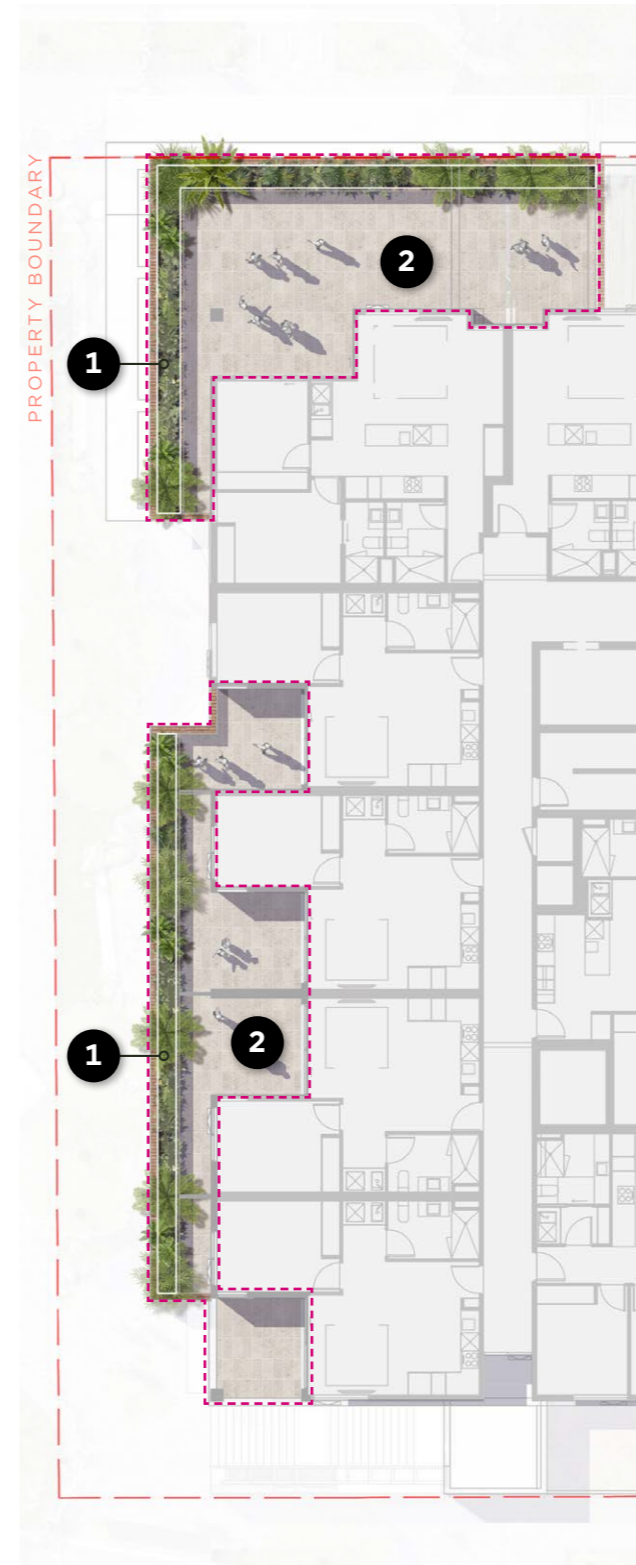
LANDSCAPE CONCEPTS
LEVEL 1 PRIVATE TERRACES

SITE PLAN



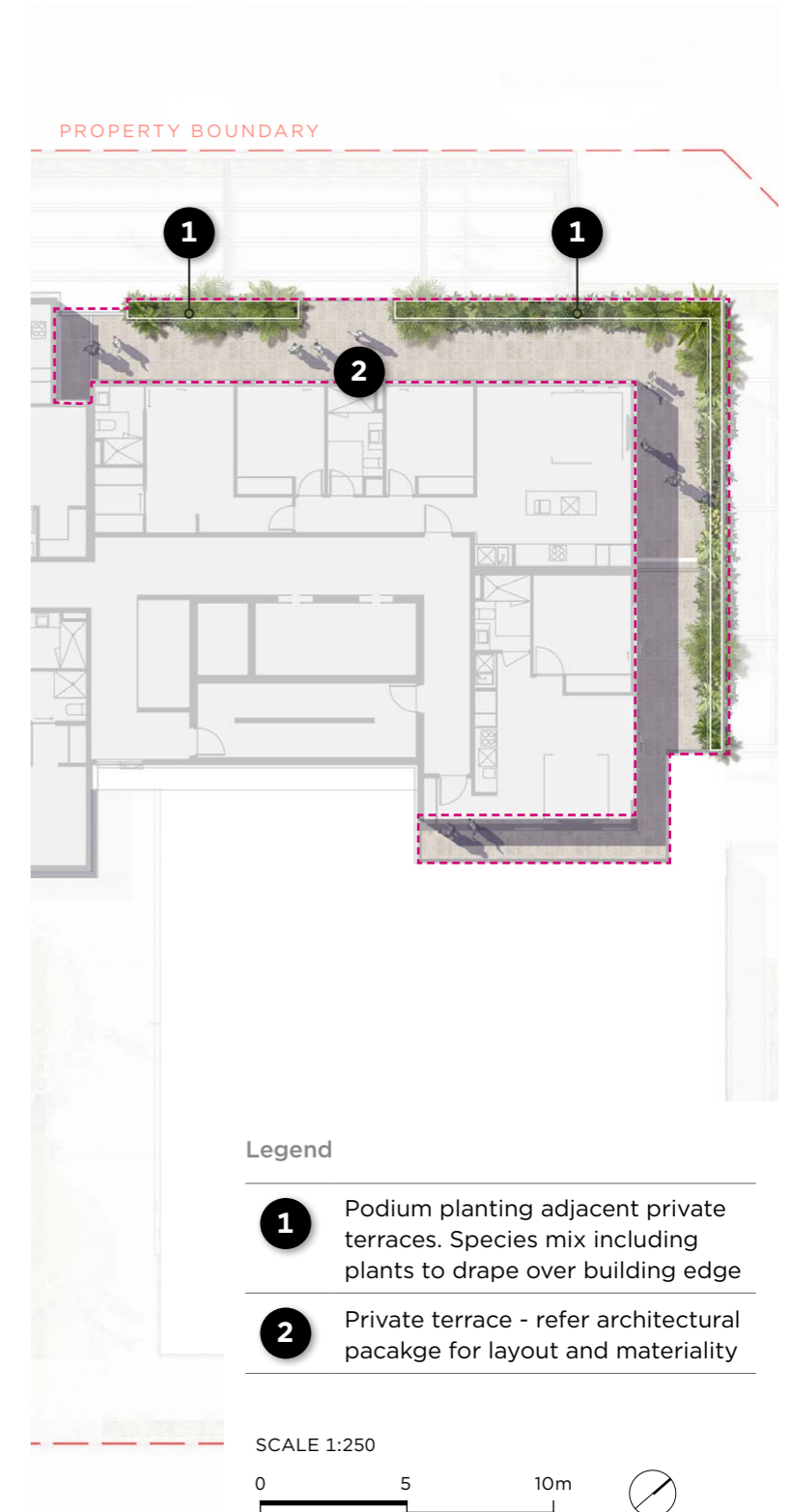
LEVEL 2 PRIVATE TERRACES

SITE PLAN



LEVEL 7 PRIVATE TERRACES

SITE PLAN



Legend

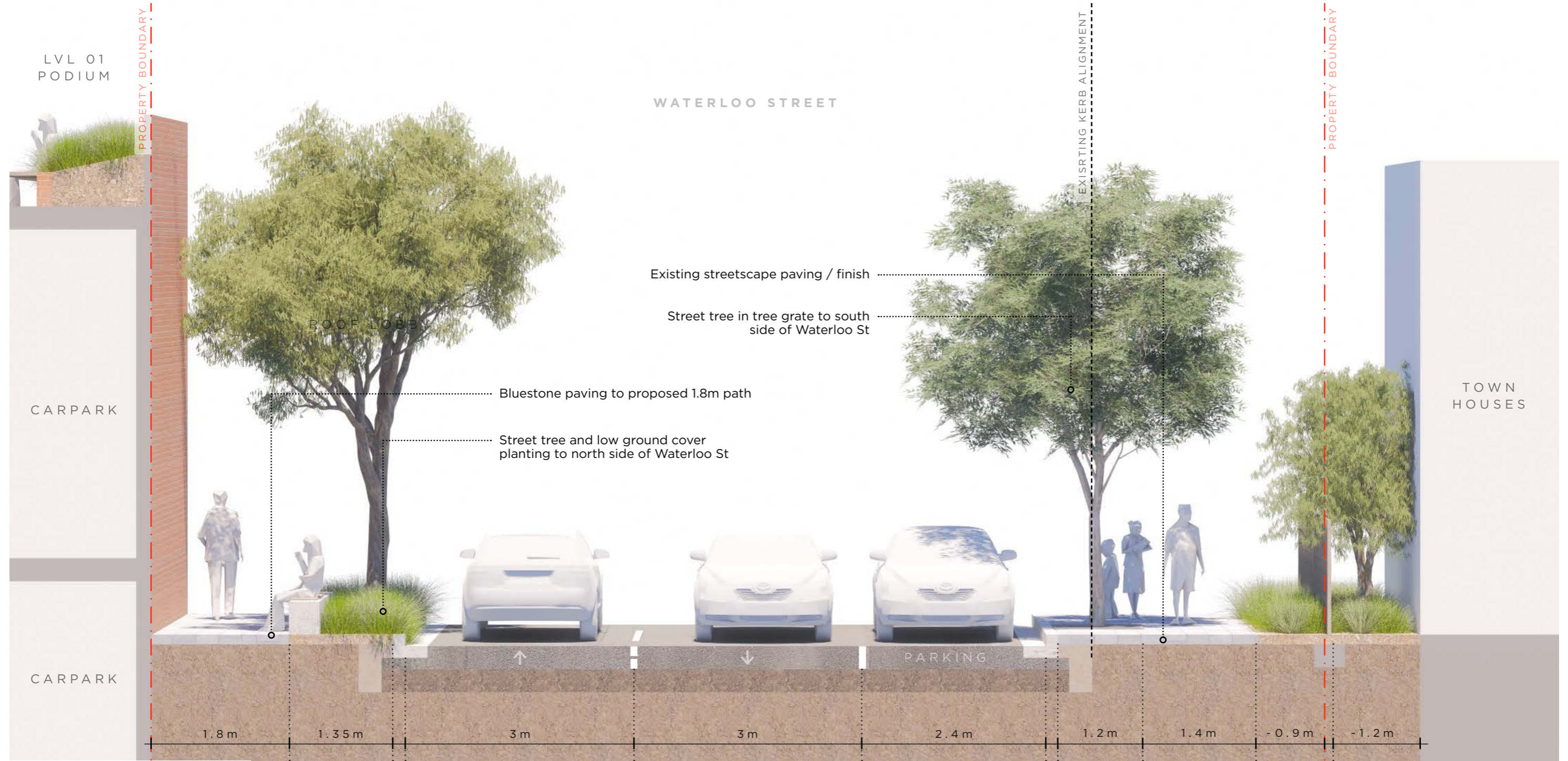
- 1** Podium planting adjacent private terraces. Species mix including plants to drape over building edge
- 2** Private terrace - refer architectural package for layout and materiality

SCALE 1:250



SECTIONS

GROUND FLOOR



SECTION A: WATERLOO STREET

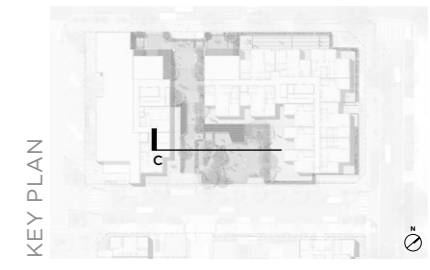


GROUND FLOOR

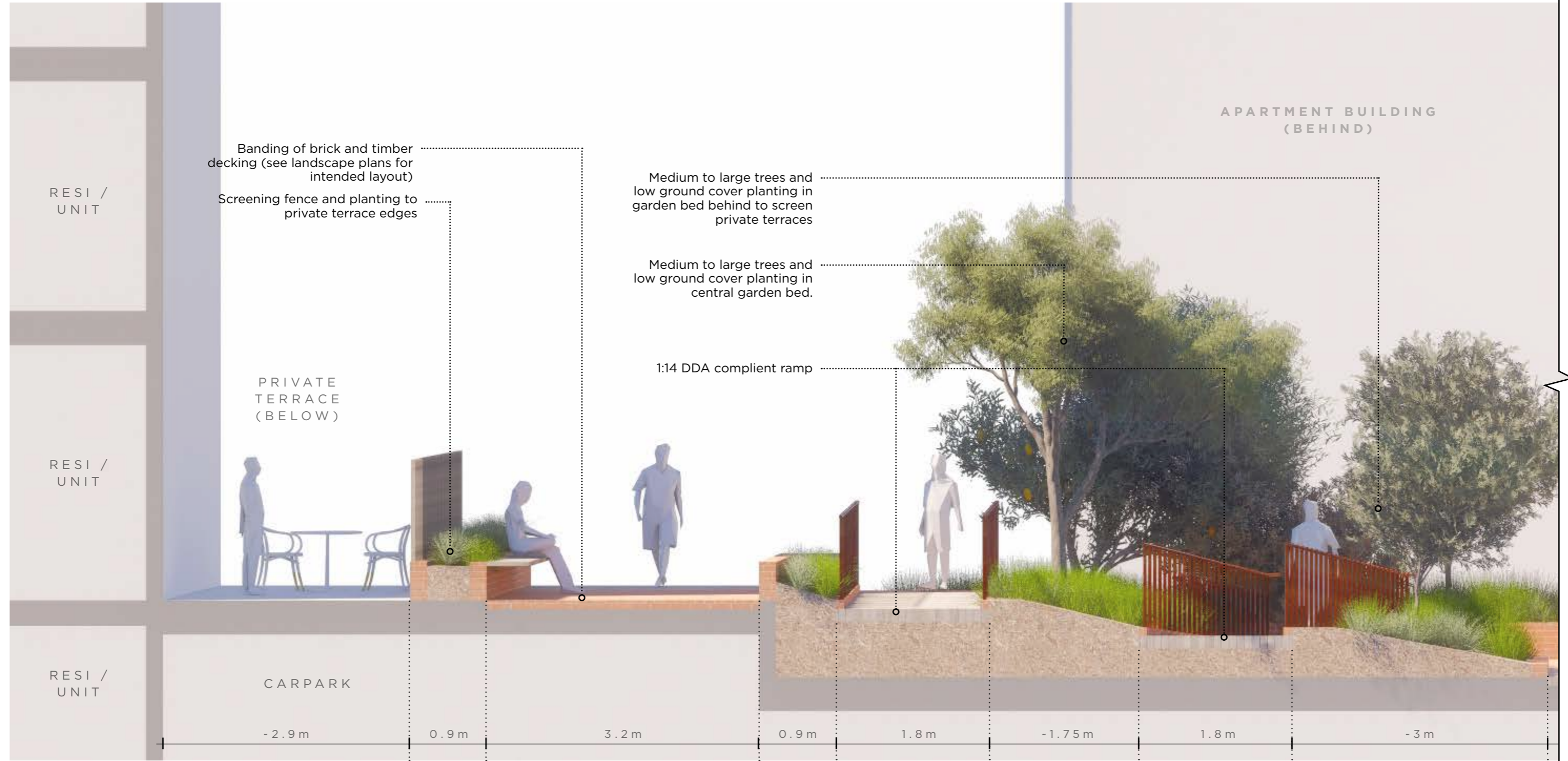


SECTION B: SOUTHERN PEDESTRIAN LINK

SCALE 1:50 0 1 2m

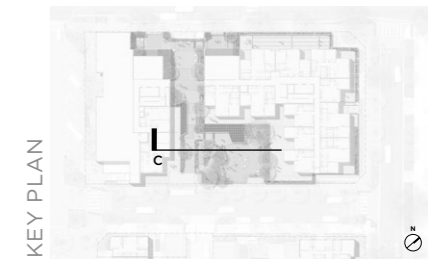


PODIUM LANDSCAPES



SECTION C: LEVEL 01 PODIUM





SECTION C: LEVEL 01 PODIUM CONTINUED...



PROPOSED SOIL DEPTHS

GROUND FLOOR

The diagram opposite illustrates the indicative soil depths allocation proposed for the Ground Floor.

Legend

- Property Boundary
- Basement Line Under
- Deep Soil Zone (within Apartment site boundary)
- Deep Soil Zone (within Townhouse site boundary)
- Deep Soil (outside site boundary)
- Planter Soil Depth > 800mm
- Planter Soil Depth 300-800mm
- Raingarden

DEEP SOIL CALCULATIONS*

290m² Total deep soil area within Apartment site (m²), excluding townhouse deep soil areas.

8.07% Total deep soil cover within Apartment site (%), excluding townhouse deep soil areas.

* Deep soil calculations consider planting areas on both Ground Floor and Level 01 for the apartment site only, excluding the townhouse deep soil areas.

Note that all soil areas within the townhouse site are deep soil.

Areas included in deep soil planting are:





- Deep Soil Zone (within Apartment site boundary)
- Planter Soil Depth > 800mm
- Raingarden

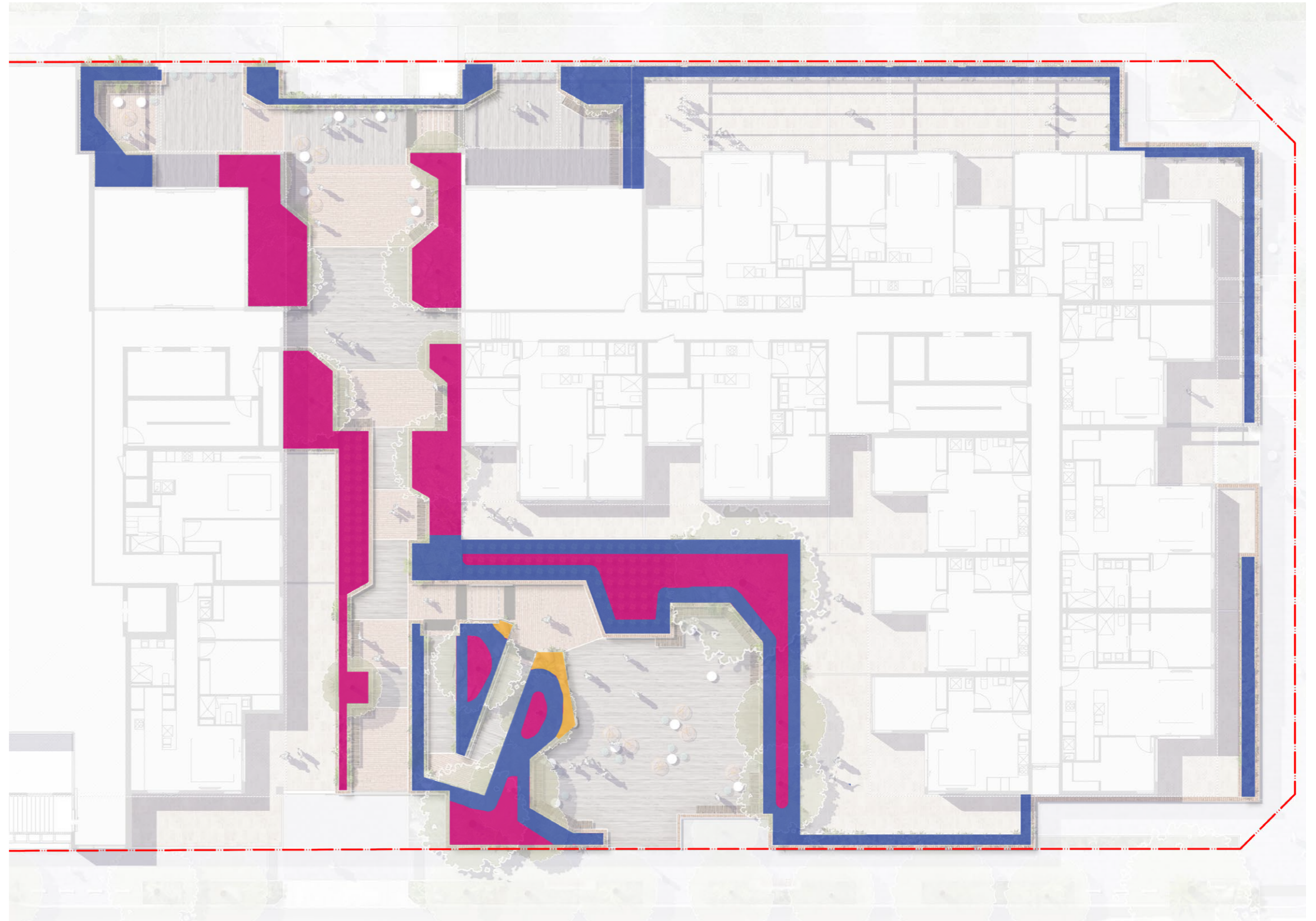


LEVEL 01

The diagram opposite illustrates the indicative soil depths allocation proposed for the Level 01.

Legend



-  Property Boundary
-  Podium Planter Soil Depth > 800mm
-  Podium Planter Soil Depth 300-800mm
-  Podium Planter Soil Depth 300mm



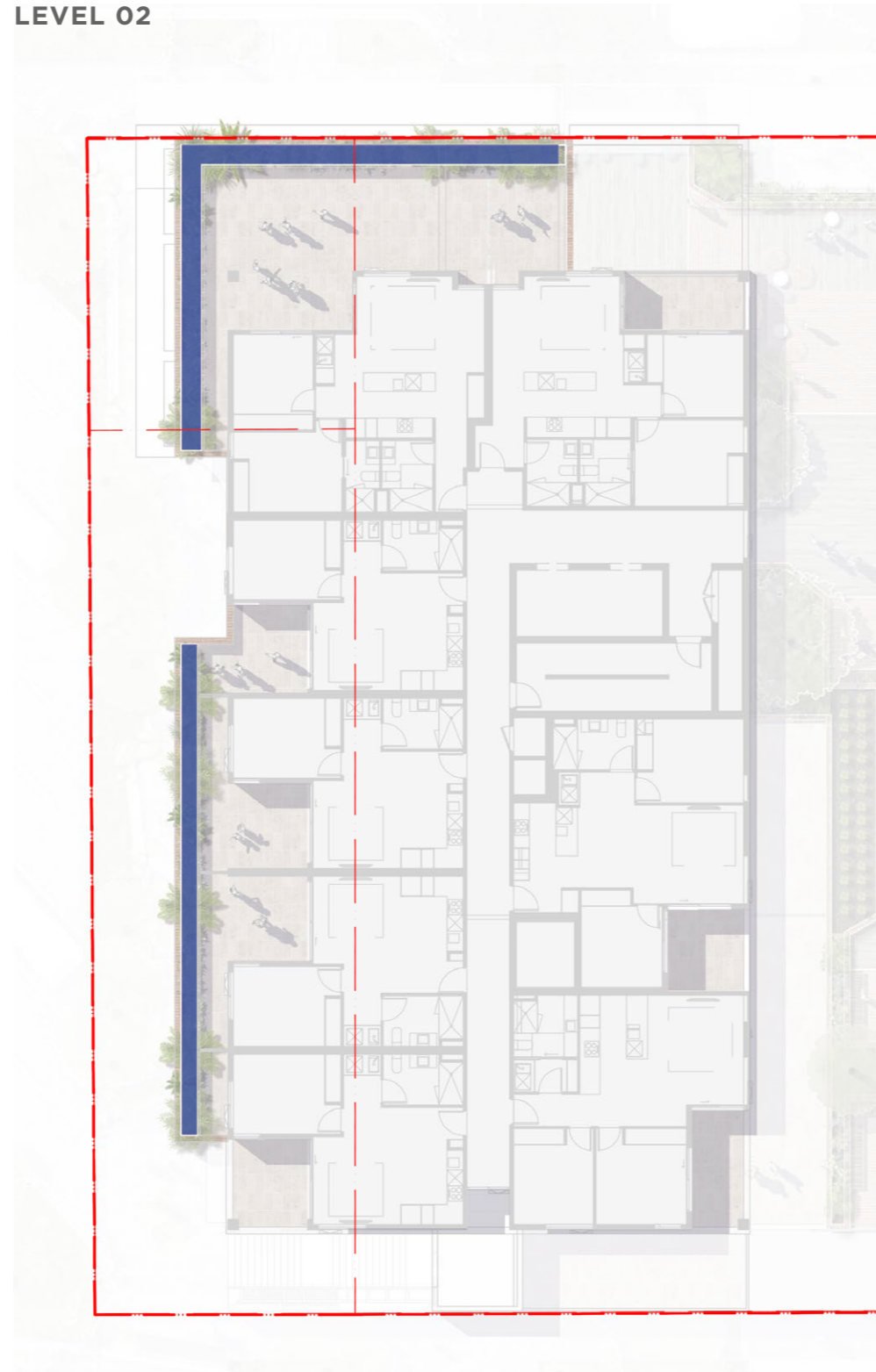
LEVEL 01

The diagram opposite illustrates the indicative soil depths allocation proposed for the Level 02 & 07.

Legend

-  Property Boundary
-  Podium Planter Soil Depth 300-800mm

LEVEL 02

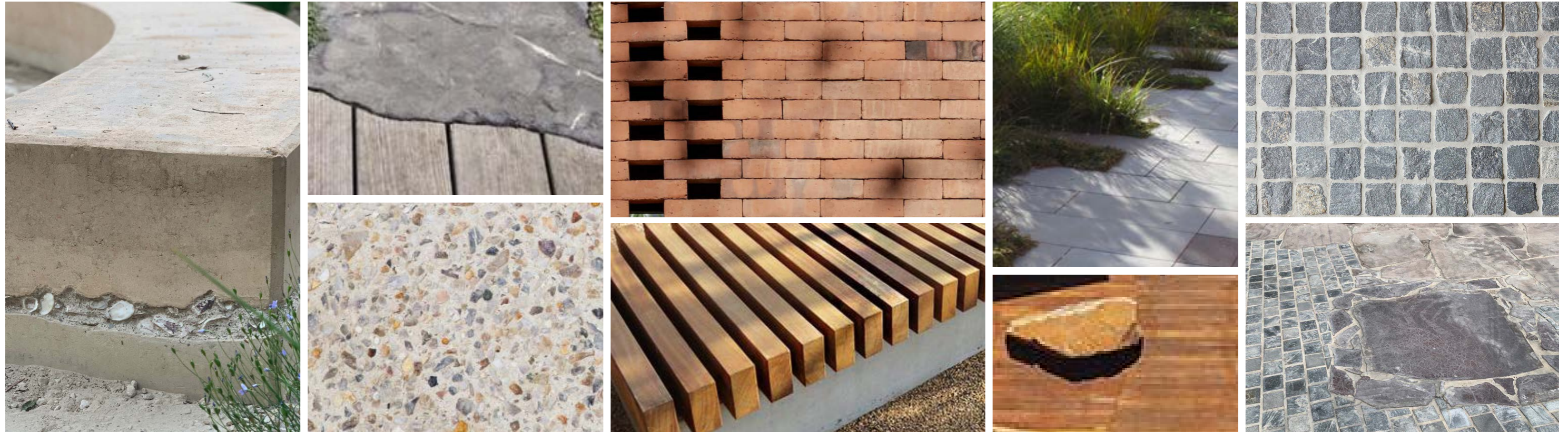


LEVEL 07



05
PLANTING & MATERIALITY

MATERIALITY



The proposed material palette draws on the site's coastal geology, cultural history, and architectural context to create a grounded and welcoming public realm. Inspired by the area's prehistoric marine past and the enduring cultural presence of the Wadawurrung people, the materials reflect a layered understanding of place.

Bluestone, common in Geelong, provides a strong civic identity, while sedimentary rock elements reference the fossil-rich coastal geology of the Bellarine Peninsula. Red brick, drawn

from local architectural vernacular and material memory, adds warmth and texture, complementing the proposed architecture's inviting character. Exposed aggregate concrete reflects the tones and textures of the nearby estuarine edge, subtly reinforcing the site's coastal setting. Timber brings natural warmth and comfort to seating and gathering areas, while interpretive paving moments offer opportunities to embed stories of Country, ecology, and community.

Together, these materials form a cohesive, tactile palette that strengthens the connection between people, place, and the environment - supporting amenity, identity, and ecological sensitivity across the development.

PLANTING INTENT



The proposed planting palette draws from the resilient ecologies of the Victorian Volcanic Plain and nearby estuarine landscapes to create a robust, place-specific environment that celebrates texture, biodiversity, and seasonal change.

Wildflowers and native grasses characteristic of the volcanic plain form a dynamic, low-maintenance base that supports pollinators and contributes to a layered landscape experience. These are complemented by coastal heathland shrubs and twisted, wind-shaped trees,

referencing the rugged vegetation found along estuarine edges. Colourful, textural ground covers add visual richness and define thresholds and gathering spaces.

Collectively, the planting is designed to be hardy, adaptive, and low-water, responding to local conditions while strengthening the site's ecological and cultural identity.

PLANTING PALETTE

GROUND FLOOR PLANTING PALETTE

Trees

- 1 *Corymbia maculata* 'Lowanna' Spotted Gum
- 2 *Banksia integrifolia* Coastal Banksia
- 3 *Eucalyptus polyanthemos* Red Box
- 4 *Eucalyptus leucoxylon* Yellow Gum
- 5 *Tristaniopsis laurina* Water Gum
- 6 *Eucalyptus tricarpa* Red Ironbark
- 7 *Hymenosporum flavum* Native Frangipani
- 8 *Corymbia citriodora* Lemon Scented Gum
- 9 *Eucalyptus pulverulenta* Silver-Leaved Mountain Gum

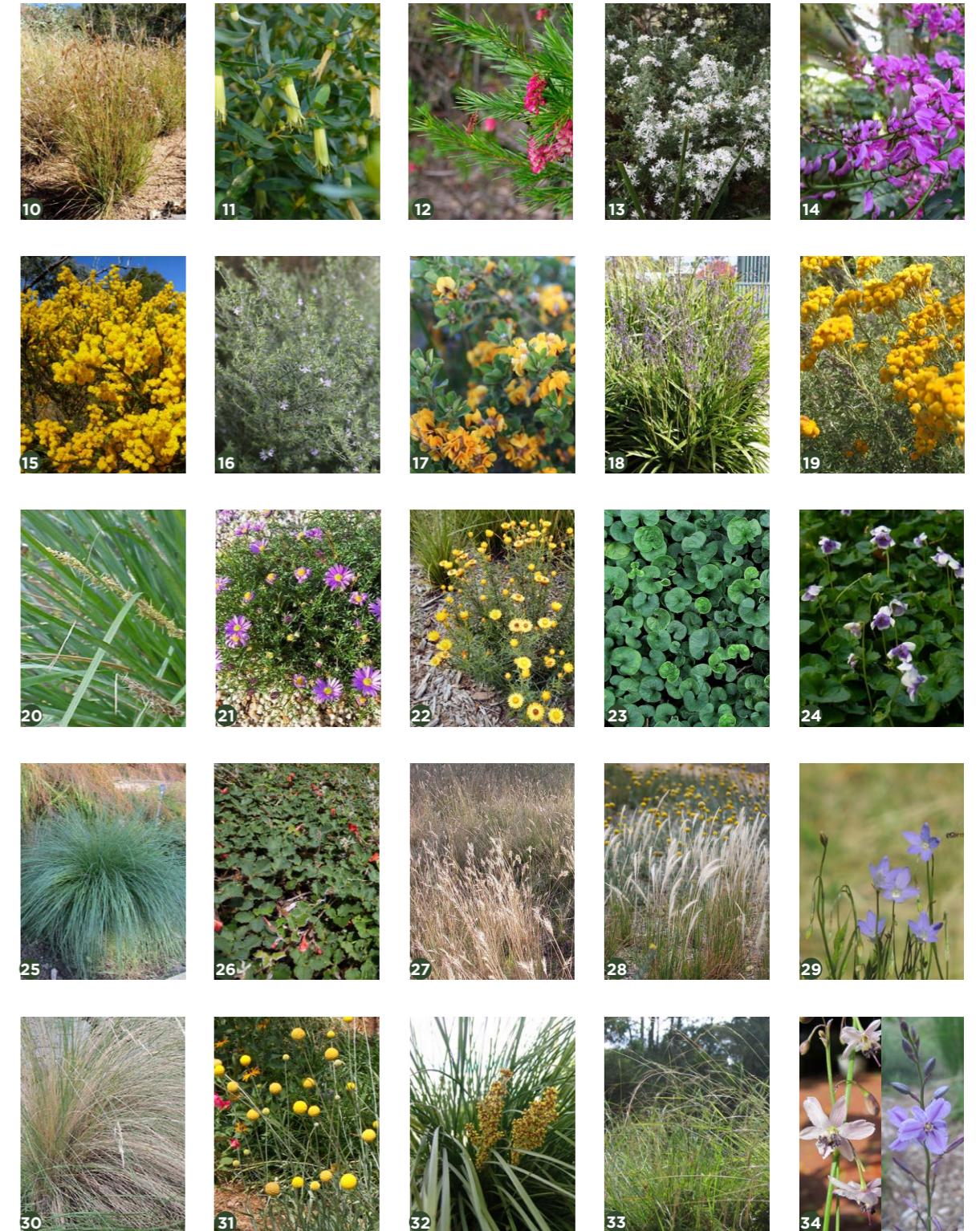
Shrubs & Understorey

- 10 *Themeda triandra* Kangaroo Grass
- 11 *Correa glabra* Rock Correa
- 12 *Grevillea rosemarinifolia* Rosemary Grevillea
- 13 *Olearia ramulosa* Twiggy Daisy-bush
- 14 *Indigofera australis* Austral Indigo
- 15 *Acacia acinacea* Gold Dust Wattle
- 16 *Westringia fruticosa* Native Rosemary
- 17 *Pultenaea daphnoides* Large-leaf Bush-pea
- 18 *Dianella admixta* Black Anther Flax-lily
- 19 *Chrysocephalum semipapposum* Clustered Everlasting
- 20 *Lomandra filiformis* Wattle Mat-Rush
- 21 *Brachyscome multifida* Cut-leaf Daisy
- 22 *Xerochrysum viscosum* Sticky Paper Daisy
- 23 *Dichondra repens* Kidney Weed
- 24 *Viola hederacea* Native Violet
- 25 *Poa labillardierei* 'Eskdale' Tussock Grass
- 26 *Kennedia prostrata* Running Postman
- 27 *Austrodanthonia caespitosa* Wallaby Grass
- 28 *Dichelachne crinita* Longhair Plume Grass
- 29 *Wahlenbergia communis* Tufted Bluebell
- 30 *Poa labillardierei* Large Tussock Grass
- 31 *Craspedia globosa* Billy Buttons
- 32 *Lomandra longifolia* Spiny Headed Mat Rush
- 33 *Microlaena stipoides* Weeping Grass
- 34 *Arthropodium milleflorum* and *strictum* Vanilla and Chocolate Lily

Trees



Shrubs & Understorey



STREETSCAPE PLANTING PALETTE

Street Trees

- 1 *Corymbia maculata* 'Lowanna' Spotted Gum
- 2 *Eucalyptus leucoxylon* Yellow Gum

Shrubs

- 3 *Banksia marginata* Silver Banksia
- 4 *Acacia verticillata* Prickly Moses
- 5 *Acacia mearnsii* Black Wattle

Grasses & Groundcovers

- 6 *Dianella admixta* Black Anther Flax-lily
- 7 *Dianella revoluta* Blueberry Lily
- 8 *Disphyma crassifolium* Rounded Noon Flower
- 9 *Lomandra longifolia* Spiny Headed Mat Rush
- 10 *Lomandra filiformis* Wattle Mat-Rush
- 11 *Poa labillardierei* 'Eskdale' Tussock Grass
- 12 *Dichelachne crinita* Longhair Plume Grass
- 13 *Craspedia globosa* Billy Buttons
- 14 *Anigozanthos* 'Bush Diamond' Kangaroo Paw
- 15 *Dichondra repens* Kidney Weed

Street Trees



Shrubs



Grasses & Groundcovers



PODIUM LANDSCAPES PLANTING PALETTE

Trees

- 1 *Eucalyptus pulverulenta* Silver-Leaved Mountain Gum
- 2 *Banksia marginata* Silver Banksia
- 3 *Banksia integrifolia* Coastal Banksia
- 4 *Eucalyptus gregsoniana* Dwarf Snow Gum

Shrubs & Groundcovers

- 5 *Banksia blechnifolia* Ground Cover Banksia
- 6 *Leucophyta brownii* Cushion Bush
- 7 *Correa Alba* White Correa
- 8 *Carpobrotus rossii* Pig Face
- 9 *Disphyma crassifolium* Rounded Noon Flower
- 10 *Rhodanthe anthemoides* Camomile Sunray
- 11 *Dichondra 'Silver Falls'* Dichondra Silver Falls
- 12 *Dichondra repens* Kidney Weed
- 13 *Viola hederacea* Native Violet
- 14 *Chrysocephalum semipapposum* Clustered Everlasting
- 15 *Xerochrysum bracteatum* Golden Everlasting
- 16 *Dianella revoluta* Blueberry Lily
- 17 *Lomandra longifolia* Spiny Headed Mat Rush

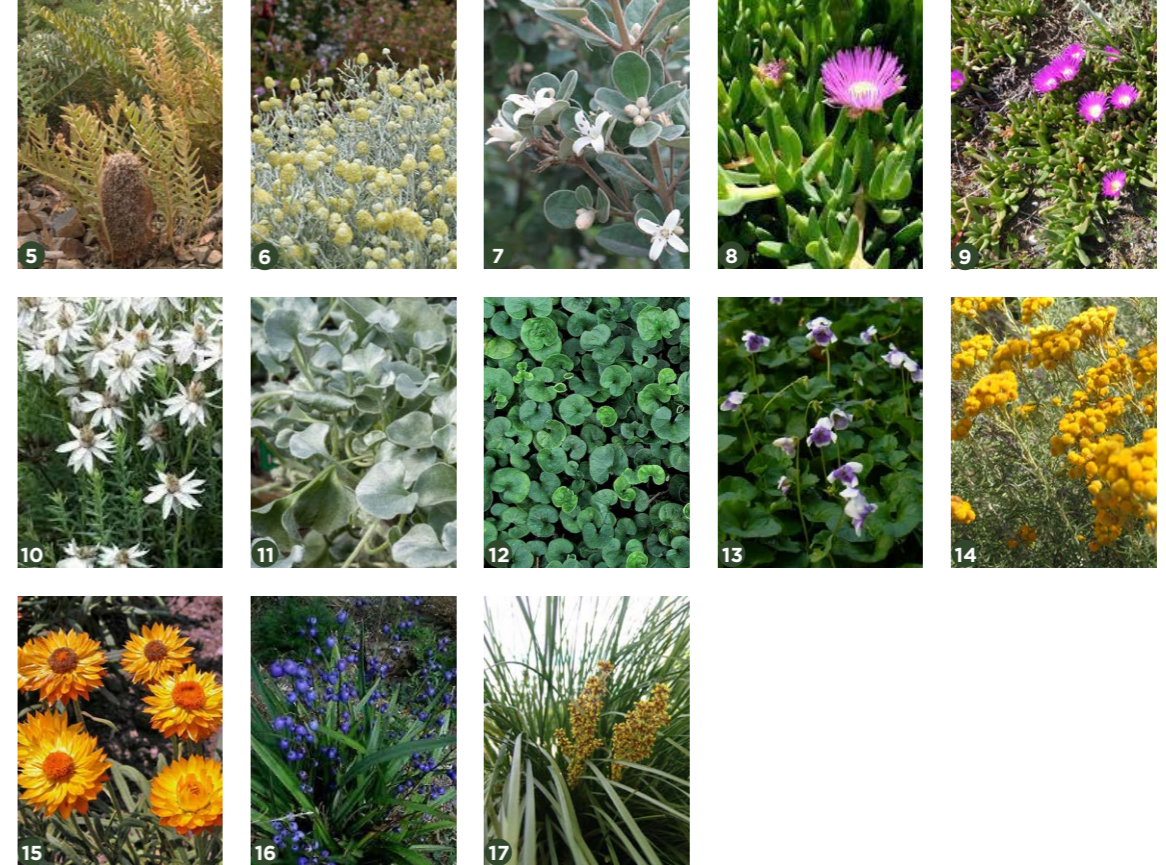
Climbers

- 18 *Ficus pumila* Creeping Fig
- 19 *Aphanopetalum resinsum* Gum Vine
- 20 *Clematis microphylla* Small-leaved Clematis
- 21 *Hardenbergia violacea* False Sarsparilla

Trees & Feature Shrubs



Understorey



Climbers/Drappers



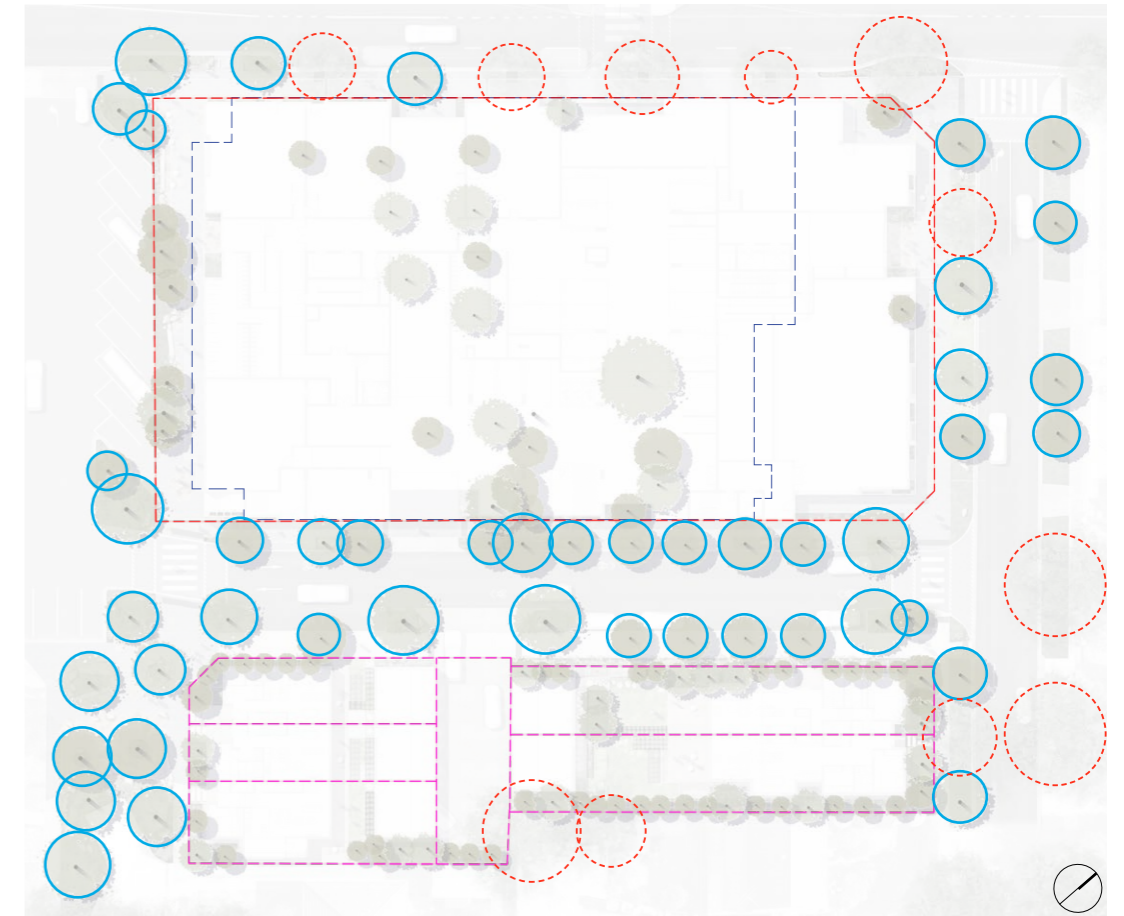
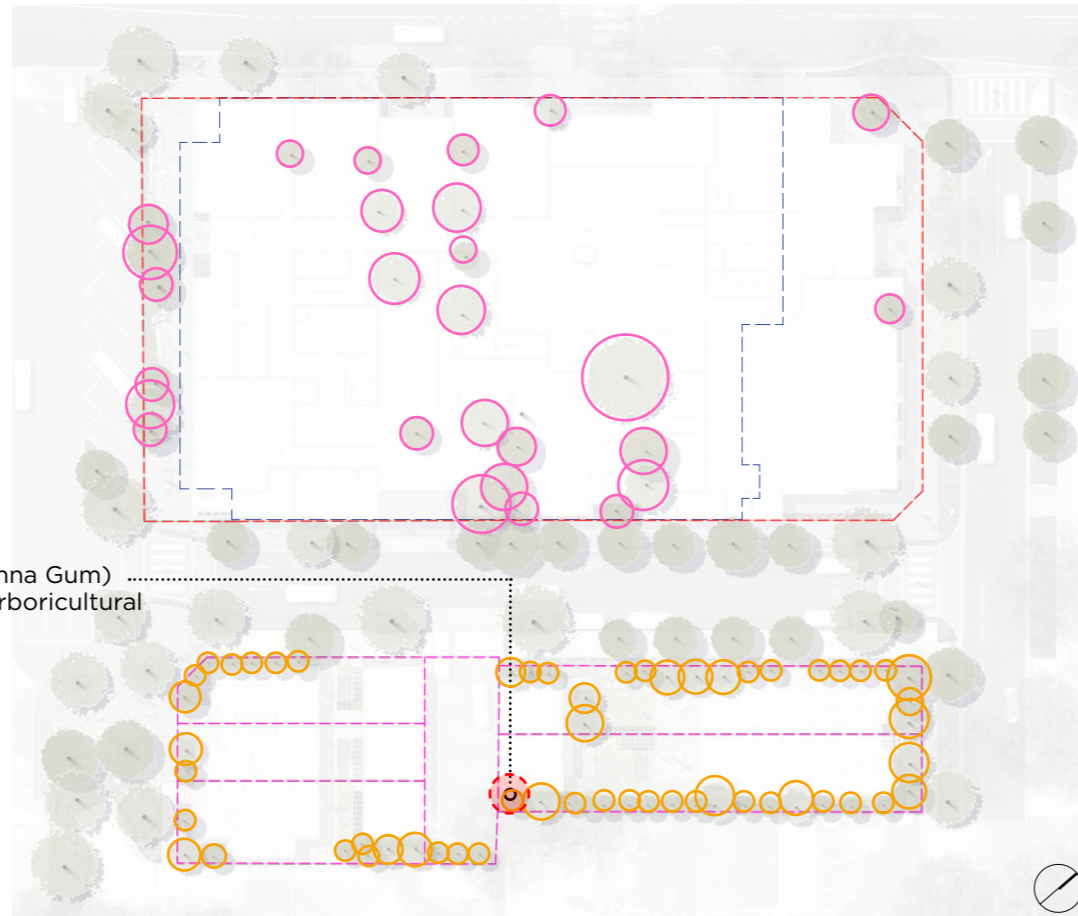
TREE CANOPY & STATISTICS

COMBINED (ALL FLOORS)

The diagram opposite illustrates the existing and proposed trees within the project, as well as a calculation of the proposed canopy cover. Please refer to the plans for totals of trees within the site boundary and outside of the site boundary.

NB: These numbers include all floor levels (GF & LVL 01)

Existing Tree #10 (Manna Gum)
to be removed (see Arboricultural
Assessment Report)



TREES WITHIN SITE BOUNDARY

N/A	Existing trees (Retained)	○	Apartment Site Trees Proposed (Ground Floor & Level 01)
⊗	Existing trees (Removed)	○	Townhouse Site Trees Proposed (Ground Floor)
50m ²	Existing trees removed - total canopy area (m ²)	330m ²	Apartment site canopy area (m ²)
3.58%	Existing trees removed - as a percentage of Townhouse site area	9.17%	Apartment site canopy cover (%)
84	Proposed Trees (Both Sites)	275m ²	Townhouse site canopy area (m ²)
605m ²	Total canopy area - both sites (m ²)	19.74%	Townhouse site canopy cover (%)
12.14%	Total canopy cover - both sites (%)		
⋯	Apartment Site - Property Boundary		
⋯	Townhouse Site - Property Boundary		
⋯	Line of Basement (below)		

TREES OUTSIDE SITE BOUNDARY

11	Existing Trees (Retained)
46	Proposed Trees
1,118m ²	Amount of canopy cover (m ²)
⋯	Apartment Site - Property Boundary
⋯	Townhouse Site - Property Boundary
⋯	Line of Basement (below)
○	Trees Proposed (Ground Floor)
⊗	Trees Existing (Retained)

SOIL DEPTHS & STRUCTURAL ADVICE

PODIUM & PLANTER BOX STRUCTURAL ADVICE

This table presents the structural advice for podium and planter box plantings in terms of required layers, layer depths and estimated material weights. The information has been sourced from Fytogreen's Roof Garden Typical Drawings & Specifications (2022) and the University of Melbourne's Burnley Green Roof Plant Guide (2023).

ID	Layer	Requirements					
01	Plants	Succulents, low-growing herbaceous plants and grasses 10.2kg / m ²	Perennial herbs and small shrubs (< 1.5m tall) 10.2 - 20.4kg / m ²	Shrubs (1.6 - 3m tall) 30.6kg / m ²	Small trees (< 6m tall) 40.8kg / m ²	Medium trees (6.5 - 10m tall) 61.2kg / m ²	Large trees (10.5 - 15m tall) 150kg / m ²
02	Stone Mulch 20mm	Scoria (VIC) or Recycled Stone Mulch (NSW, QLD, TAS) NB: Outside Melbourne, recycled concrete or clinker ash are used to replace scoria, the weight is similar.					
03	Soil Mix Depth varies	Hydrocell40 Podium Mix used in VIC					
		<ul style="list-style-type: none"> 40% hydrocell flakes 30% washed sand 20% scoria 10% composted pine bark by volume 					
		200mm soil depth 230kg / m ²	300mm soil depth 345kg / m ²	600mm soil depth 690kg / m ²	1,200mm soil depth 1,380kg / m ²		
04	Hydrocell Foam 60-100mm	RG-30 Sheet, 60mm or 100mm thick. Saturated Weight Allowance of 33kg/m ² for 60mm thick layers (60mm layer = 30kg Water + 3kg Hardfoam)					
05	Geo-textile Membrane 2mm	Various types such as Bidim A14. Weight Negligible.					
06	Drainage Cell 20mm	Allow 20mm for Atlantis Flo-Cell20					
07	Vapour Layer 0.02mm	LDPE plastic is laid as extra protection above the waterproof roof. Weight Negligible.					
Total Saturated Weight (including drainage cell, media mix & mulch layer).							
Total Depth		245mm	345mm	645mm	1,245mm		
Total Saturated Weight (using Hydrocell40 Podium Mix)		240kg/m ²	360kg/m ²	695kg/m ²	1,390kg/m ²		
Total Water at Field Capacity		84 litres/m ² (60mm Hydrocell Foam)	117 litres/m ² (60mm Hydrocell Foam)	216 litres/m ² (100mm Hydrocell Foam)	415 litres/m ² (100mm Hydrocell Foam)		

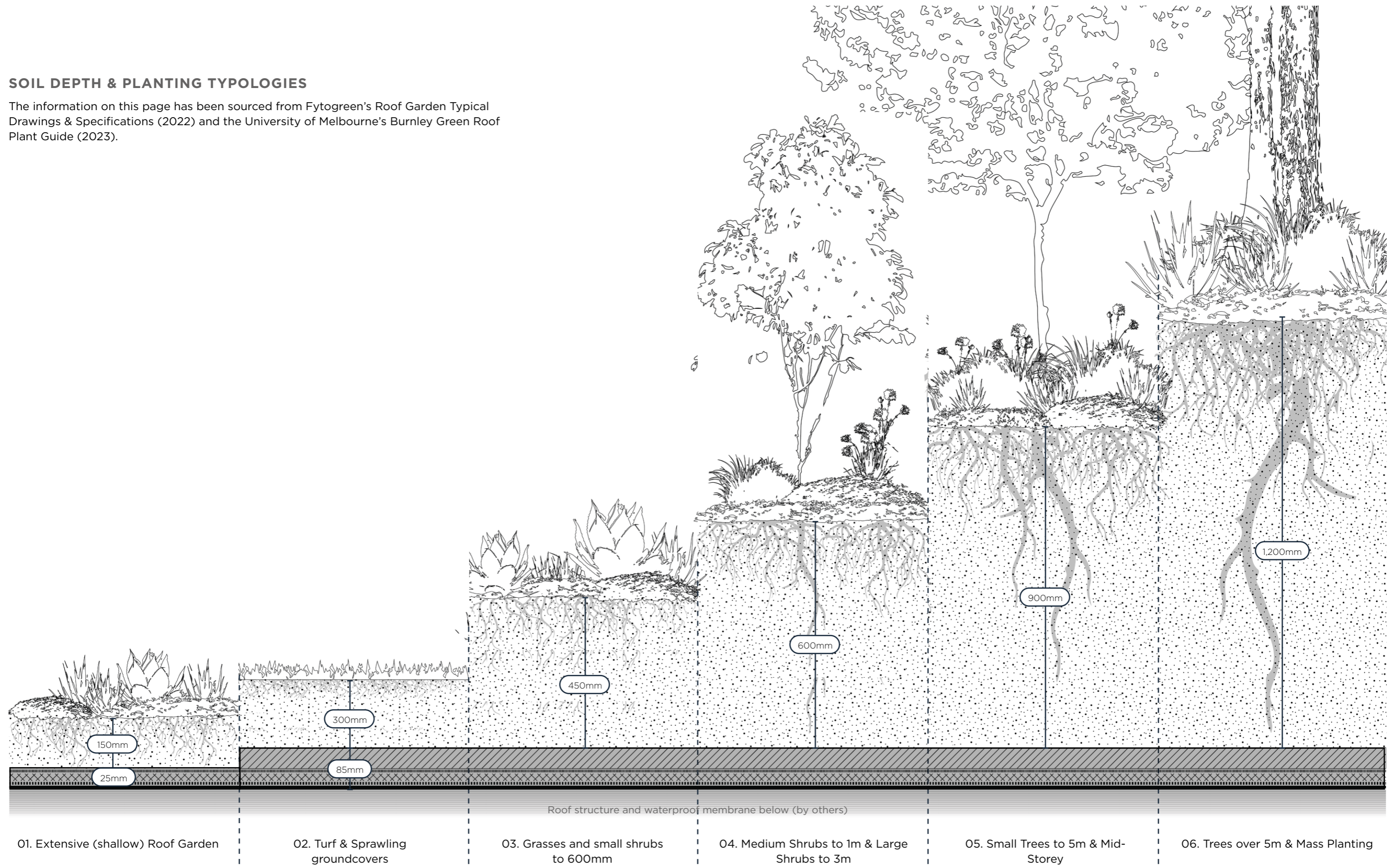
EXTENSIVE ROOF GARDEN STRUCTURAL ADVICE

This table presents the structural advice for extensive green roofs in terms of required layers, layer depths and estimated material weights. The information has been sourced from Fytogreen's Roof Garden Typical Drawings & Specifications (2022) and the University of Melbourne's Burnley Green Roof Plant Guide (2023).

ID	Layer	Requirements					
01	Plants	Allow 25kg / m ²					
		<ul style="list-style-type: none"> Succulents, low-growing herbaceous plants & grasses = 10.2m² Perennial herbs and small shrubs (<1.5m tall) = 10.2 - 20.4m² Turf = 5.1m² For specific plant species refer to Fytogreen specifications.					
02	Stone Mulch 20mm	Scoria (VIC) or Recycled Stone Mulch (NSW, QLD, TAS) NB: Outside Melbourne, recycled concrete or clinker ash are used to replace scoria, the weight is similar.					
03	Soil Mix Depth varies	Hydrocell40 Extensive Roof Garden Mix (HY40) used in VIC					
		<ul style="list-style-type: none"> 40% hydrocell flakes 35% 10-14mm scoria 15% composted organic matter 10% <7mm scoria by volume 					
		100mm soil depth 98kg / m ²	110mm soil depth 108kg / m ²	120mm soil depth 117kg / m ²	130mm soil depth 127kg / m ²	160mm soil depth 157kg / m ²	210mm soil depth 206kg / m ²
04	Geo-textile Membrane 2mm	Various types such as Bidim A14. Weight Negligible.					
05	Drainage Cell 20mm	Allow 20mm for Atlantis Flo-Cell20					
06	Vapour Layer 0.02mm	LDPE plastic is laid as extra protection above the waterproof roof. Weight Negligible.					
Total Saturated Weight (including drainage cell, media mix & mulch layer). NB: Saturated Bulk Density = 1,200kg / m³							
Total Depth		140mm	150mm	160mm	170mm	200mm	250mm
Total Saturated Weight (using Hydrocell40 Extensive Roof Garden Mix)		153kg/m ²	164kg/m ²	175kg/m ²	186kg/m ²	219kg/m ²	274kg/m ²
Total Water at Field Capacity		38 litres/m ²	41 litres/m ²	44 litres/m ²	48 litres/m ²	58 litres/m ²	74 litres/m ²

SOIL DEPTH & PLANTING TYPOLOGIES

The information on this page has been sourced from Fytogreen's Roof Garden Typical Drawings & Specifications (2022) and the University of Melbourne's Burnley Green Roof Plant Guide (2023).



SCALE 1:10 0 500mm

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