

ADVERTISED PLAN

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60-70 Park Street, South Melbourne
Landscape Architectural Town Planning Package

Prepared for Park Street Development Partnership Pty Ltd
April 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.

Rev A Issued 18 December 2024
Rev B Issued 29 August 2025
Rev C Issued 5 November 2025
Rev D Issued 11 February 2026
Rev E Issued 10 April 2026



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Town Planning Response

This Landscape Architectural Town Planning Package has been updated to address landscape relevant comments by City of Port Phillip within:

Internal Council Department Referral Responses
Application for Planning Permit No. PA2604230
Council Ref No. PDMR/00003/2026
Dated 30 March 2026

Responses to each comment are provided below.

Landscape Architecture General Comments

The proposed soft landscaping is generally supportable.

- Acknowledged, no action.

However, the primary area of concern relates to the limited detail provided for planting areas and ongoing maintenance.

- See response below.

In particular, the sections included in the submitted Landscape Plan prepared by Arcadia do not provide sufficient detail regarding the proposed planter boxes or planting areas on slab.

- Typical construction details have been provided for the various planters and their soil depths (350mm depth, 500mm depth, 800mm depth and 1000mm depth), confirming soil depths, mulch depths and associated drainage requirements.

The sections also indicate bamboo planting within the rooftop amenity area; however, this is not reflected in the corresponding planting schedules.

- The Bamboo species, *Bambusa textilis var. gracilis* has been added to the plant schedule.

Soil volumes appear to be adequate for the proposed Hakea species.

- Acknowledged, no action.

*The proposed *Hymenosporum flavum* requires a minimum soil depth of 1.0 m and additional soil volume. It is noted that shared soil zones may reduce the soil volume requirements for individual trees.*

- From our understanding, given the anticipated mature size of this tree at 6x4m, it complies with the definition of a Type A tree (according to Better Apartment Design Standards) which requires 800mm depth of soil. However in response to Council's comment, the planters with this tree have been increased in height to provide 1000mm soil depth.

Soil Volume Requirements

Shrubs require a soil depth of at least 500-600mm, and groundcovers require a depth of at least 350-400mm (excluding any subsoil or drainage requirements).

Small trees (6-8m mature height with up to a 4m crown) require a soil depth of at least 800mm and a soil volume of at least 9cum.

Medium trees (8-12 m mature height with up to an 8m crown) require a soil depth of at least 1m and a soil volume of at least 35cum.

Large trees require a soil depth of at least 1.2m and a soil volume of at least 150cum.

Minimum soil depths within planters (excluding any subsoil or drainage layers) are to be clearly shown on the drawings and associated details.

- The landscape proposal complies with these soil depth requirements.
- Groundcovers are utilised on the ground floor planters where the soil depth is 350mm.
- All other planters are minimum 500mm depth and comprise of a combination of groundcovers and shrubs.
- Soil volumes for the two proposed tree species (which are classified as small trees given their heights and spreads comply with the stated dimensions) are compliant with these soil volumes and presented on the Tree Planting Strategy.

Irrigation

Details of the proposed irrigation strategy are required.

- A Landscape Maintenance Plan has been prepared and included in this Town Planning Submission, which includes the Irrigation Performance Strategy for the softworks.
- In addition, this Town Planning Report now includes Irrigation Diagrams, confirming the extent of irrigation (which is to all planters), which is to be a sub surface drip system incorporating soil moisture sensors.

Urban Planning comment: There is a minor inconsistency across the application material, wherein the SMP states on electronic page 4 that the proposed rainwater tank will be connected to the irrigation system; however, the water strategy outlined in the BESS Report (electronic page 22) indicates that the rainwater tank will not be used for irrigation purposes.

- In addition, the proposed rainwater tank capacity is inconsistent across the application material, being identified as:
 - SMP: 12kL on electronic page 4 and 13kL on electronic page 22.
 - Development Plans: 13kL on Drawing Number TP804 (Basement Plan).
 - Stormwater Management Plan: 12kL on electronic pages 7 and 10.
- Note this comment is not specifically relevant to this Landscape Town Planning Report.

Maintenance

Details of maintenance activities, including timing, plant replacement, and irrigation, are to be included on the plans.

- A Landscape Maintenance Plan has been prepared and included in this Town Planning Submission, which includes detail on the maintenance activities for softscape works, including plant replacement, responsibilities, frequency and irrigation maintenance.

Information outlining maintenance responsibility and maintenance frequency is to be provided.

- See response above.

Details of maintenance access arrangements are to be shown on the Landscape Plan.

- This Town Planning Report now includes Maintenance Access Diagrams, confirming general access routes for maintenance staff to access all planters.

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01
BACKGROUND &
ANALYSIS



Introduction

Arcadia Landscape Architecture has been appointed by Park Street Development Partnership Pty Ltd to prepare this Landscape Architectural Town Planning Report for the proposed 60-70 Park Street residential development in South Melbourne.

This design report establishes the Landscape Architectural vision, program and intent for these spaces to establish a variety of engaging outdoor amenity spaces for residents.

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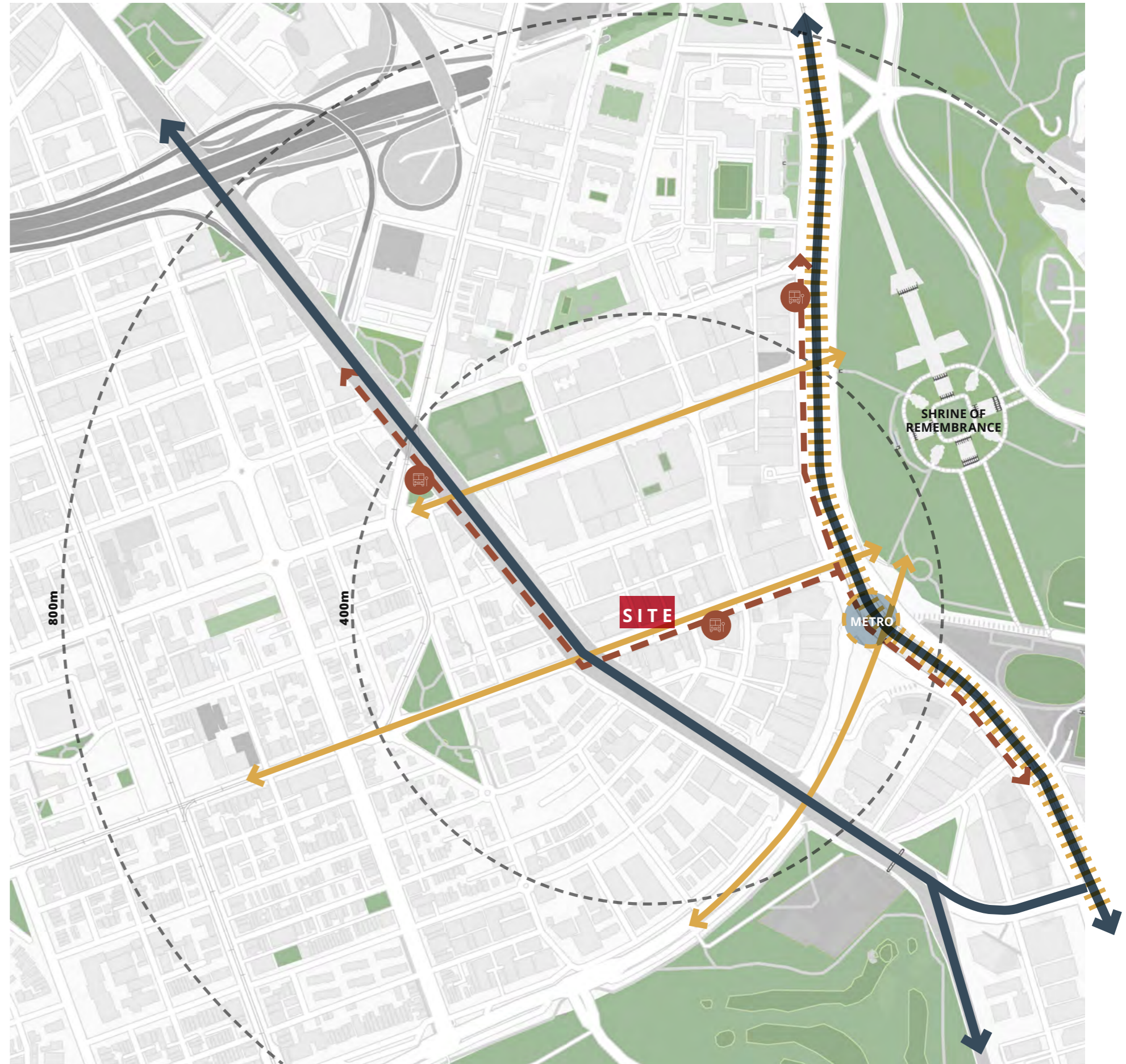


Local Site Context

Legend

- SITE** Project Site
- Greenspaces, conservation parks, reserves
- Major Roads
- Minor Roads
- Transport Links and Stops (Tram / Bus)
- Future Train Station

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Connection to Country

Kulin Nation

South Melbourne, a suburb of Melbourne, has a rich Aboriginal history rooted in the Wurundjeri people, who are part of the Kulin nation.

The area along the Yarra River, known as Birrarung to the Wurundjeri, was a vital resource, providing food, water and materials for tools and shelter. The land was used for thousands of years for seasonal movement, ceremonies and as a trading route.

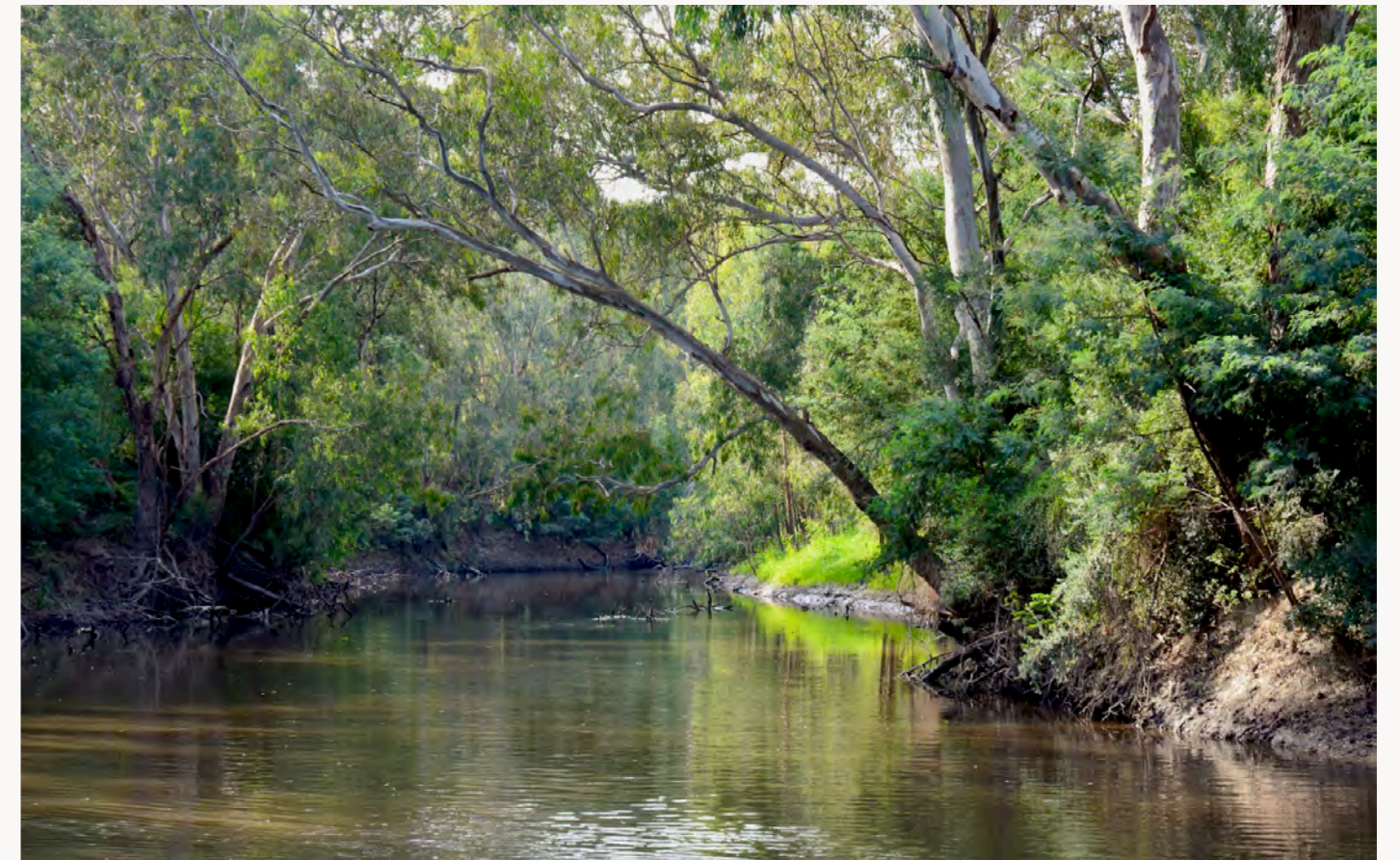
European settlement in the early 19th century disrupted the traditional lifestyles and practices of the Aboriginal people, leading to significant changes in their way of life.



Shell Midden



Traditional Owners Geographical Map (Sketched 1998)



Birrarung (Yarra River) vegetation and watercourse

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Artwork by Kaylie Salvatori, COLA Studio Warami, Yo-Wah and Yaama



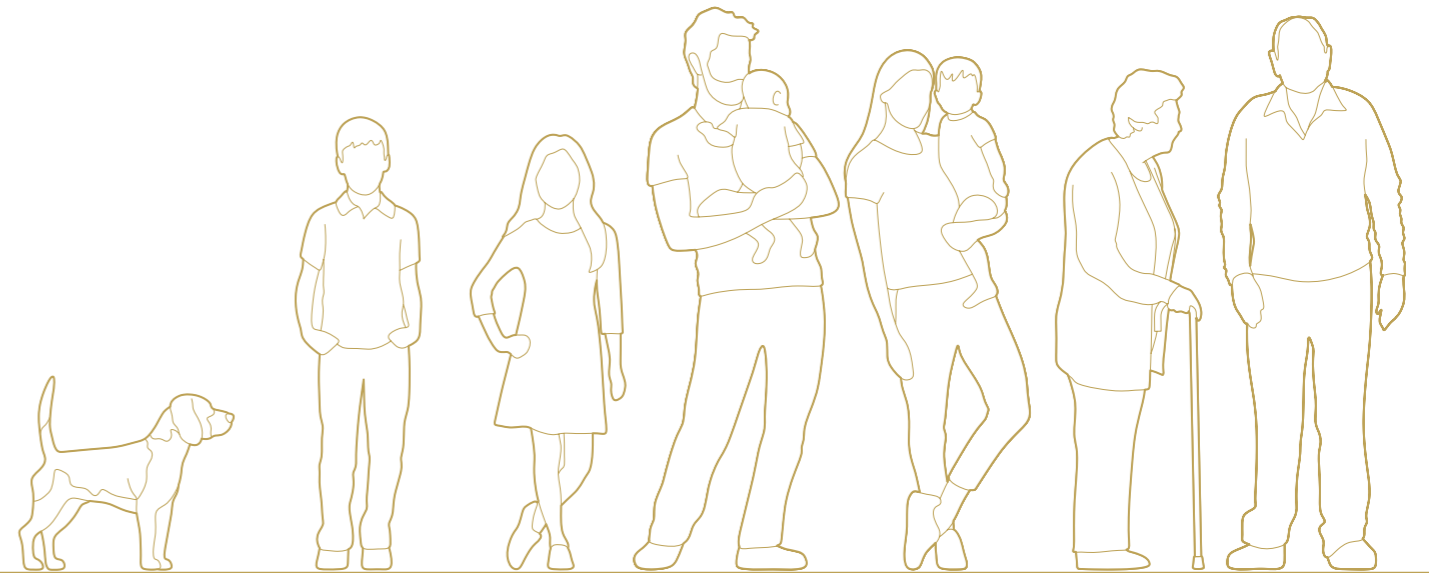
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Demographics

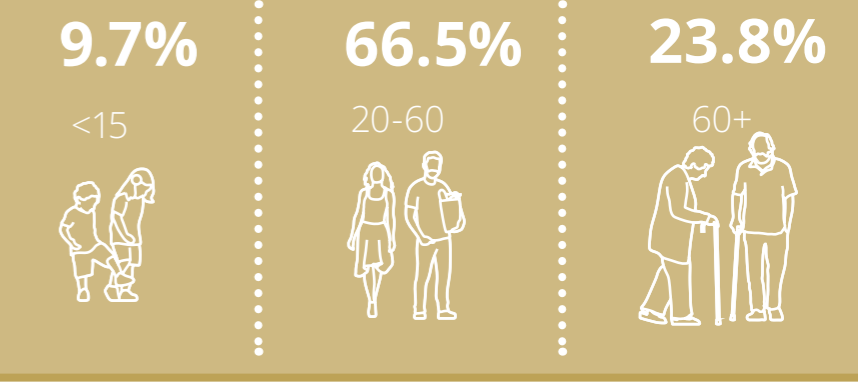
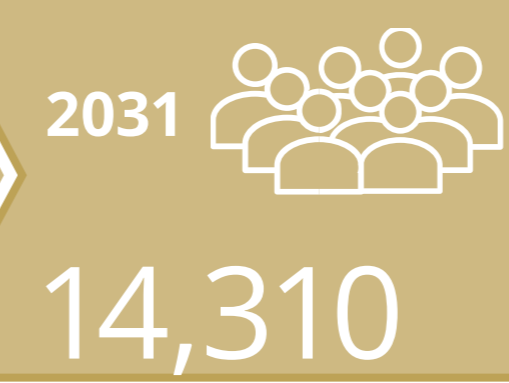
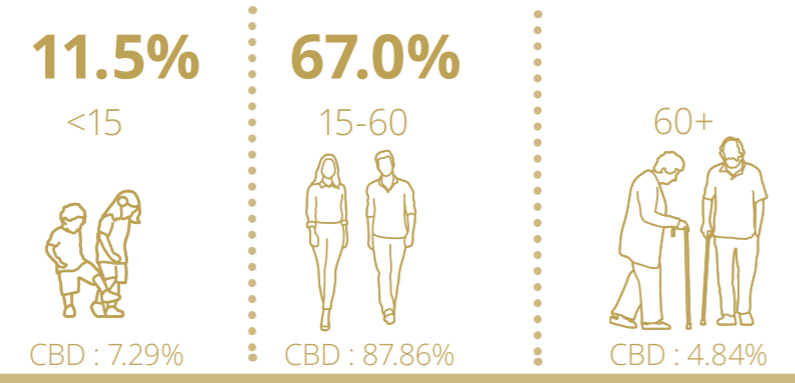
South Melbourne is a growing suburb in Melbourne and is anticipated to experience significant residential growth of approximately 21% over the next 5 years, equating to approximately 2,500 people.

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South Melbourne

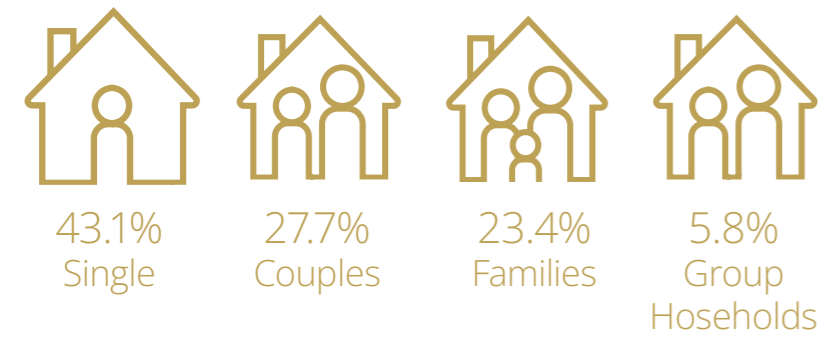


pop. stats

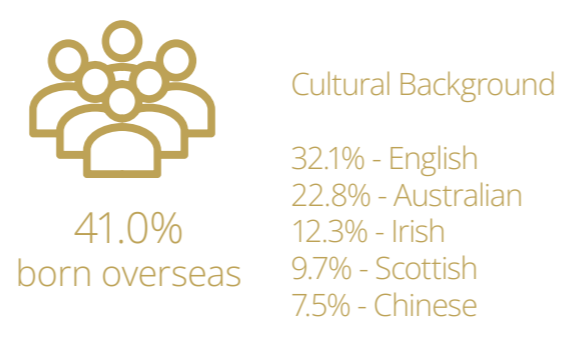


Source: Victoria in Future 2023 Report, Australian Bureau of Statistics (ABS)

Households



Ancestry



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02

LANDSCAPE PRINCIPLES



Landscape Vision

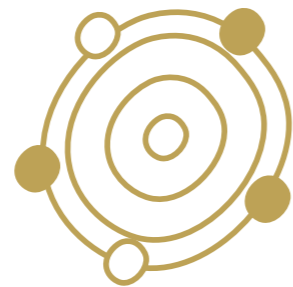
Crafting a network of 'little parks' through the building that bring in the amenity, character and experience of Melbourne's surrounding big parks to establish a unique residential lifestyle offering

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Little Parks

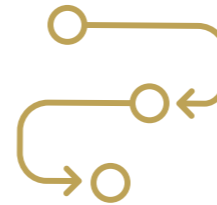
Landscape Principles

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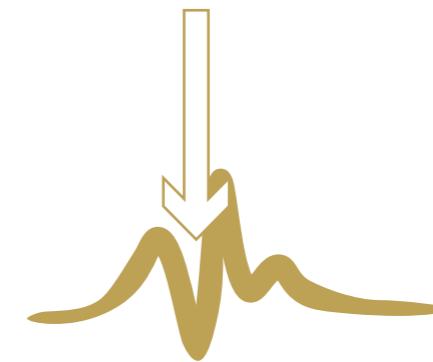
Little Parks Narrative

- / Continue the Little Park narrative through the creation of outdoor pocket spaces throughout the building



Inclusive and Diverse

- / Providing diverse range of outdoor amenity offerings that complement and enhance the internal program and support a sense of community for residents



Integrated Landscape

- / Integration of architectural and landscape material and expression
- / Enhance and frame views of the surrounding landscape of big parks and water
- / Establish a vegetative character of floral, textural and seasonal diversity

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03

LANDSCAPE CONCEPT



Landscape Concept

Ground Floor Overall Plan

Legend

- 1 Activated retail frontage with 600mm high planters and integrated bench seating along street interface
- 2 Direct stair access to retail
- 3 Feature paving to car park area
- 4 Feature pedestrian paving to highlight building entrances
- 5 Existing street trees
- 6 Bicycle hoops

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Landscape Concept

Level 3 Overall Plan

Legend

- ① Outdoor communal dining and lounge area
- ② Private outdoor dining area
- ③ Edge planters along private terraces with cascading planting
- ④ Bamboo planting along adjacent building interface

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Landscape Concept

Level 3 Amenity Plan

Legend

- 1 Kitchenette with weather proof pergola above
- 2 Bar bench with stools
- 3 Circular lounges with pergola above
- 4 Communal dining area with loose furniture
- 5 Timber seating edges
- 6 Private dining area with kitchenette and weather proof pergola
- 7 Raised planter (1m high) with tree planting
- 8 Bamboo planting to eastern interface
- 9 Feature paving
- 10 Edge planters along private terraces with cascading planting
- 11 Raised planter (1.2m high) with tree planting

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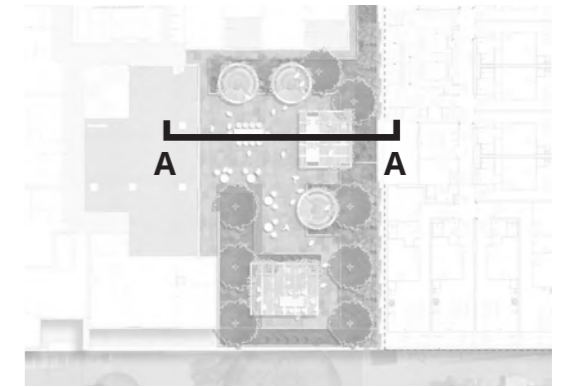
Landscape Concept

Level 3 Section

Legend

- ① Kitchenette
- ② Bar bench with stools
- ③ Circular lounges with pergola above
- ④ Communal dining area with loose furniture
- ⑤ Weather proof pergola above
- ⑥ Tree planting
- ⑦ Raised planter (1m high)
- ⑧ Bamboo planting to eastern interface

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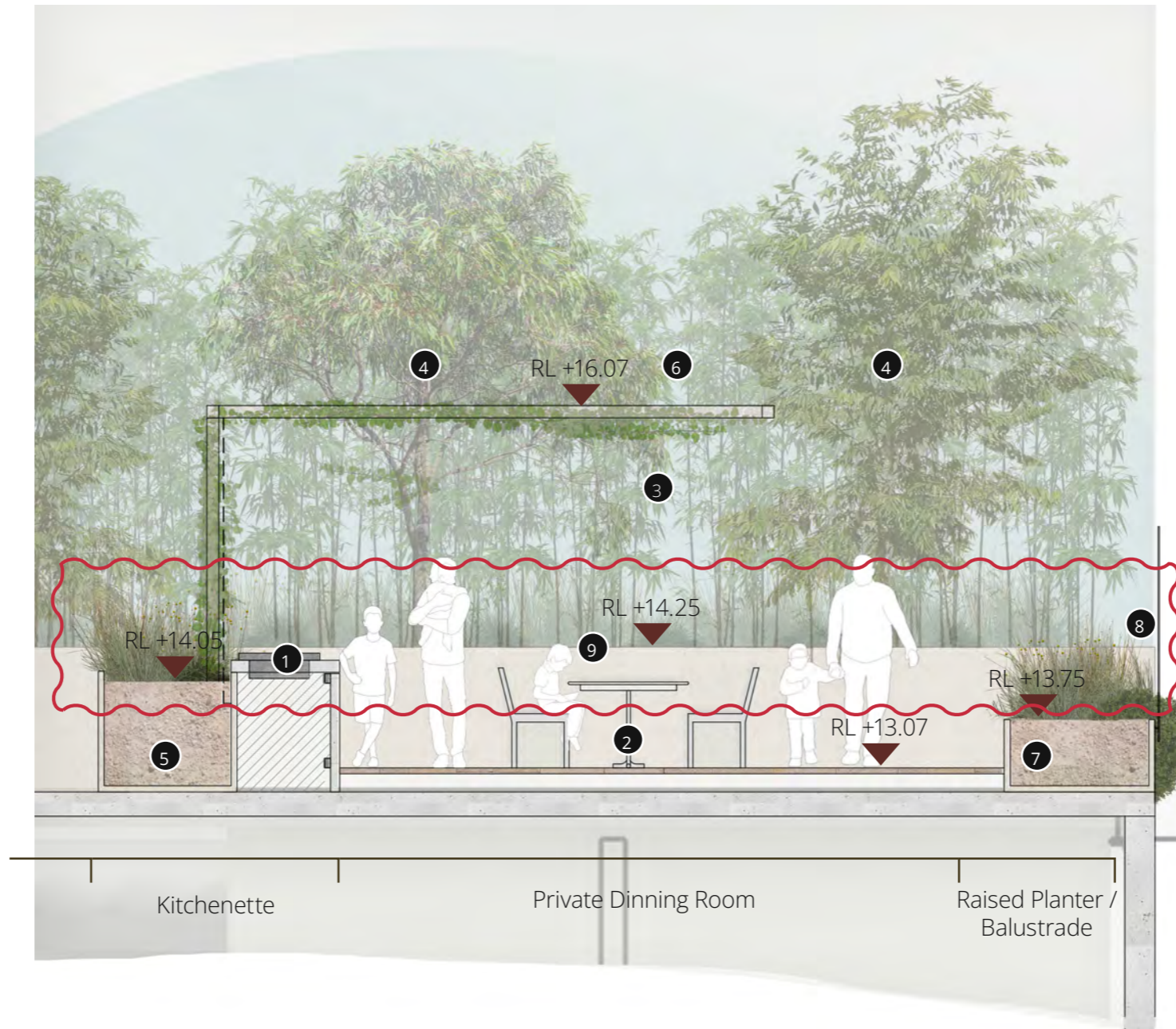
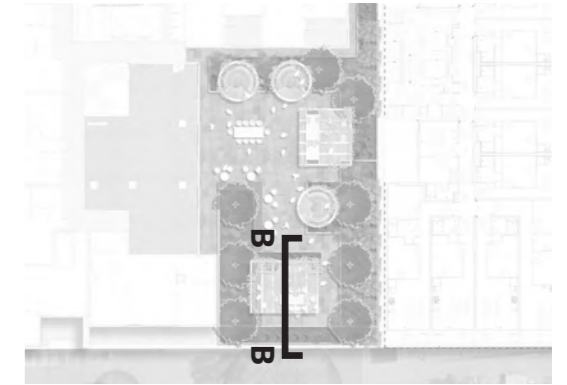


Landscape Concept

Level 3 Section

Legend

- 1 Kitchenette
- 2 Private dining area with loose furniture
- 3 Weather proof pergola above
- 4 Tree planting
- 5 Raised planter (1m high)
- 6 Bamboo planting
- 7 Raised planter (0.7m high)
- 8 Palisade balustrade
- 9 Raised planter (1.2m high)



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Landscape Concept

Rooftop Overall Plan

Legend

- ① Communal deck
- ② Deck lounges
- ③ Native meadow planting
- ④ Kitchenette

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Landscape Concept

Rooftop Amenity Plan

Legend

- 1 Flexible communal events deck for dining and lounging
- 2 Deck lounge with timber seating
- 3 Deck lounge with bar seating
- 4 Kitchenette with weather proof pergola above
- 5 Timber seating edges
- 6 Access path with sloped walkway
- 7 Native meadow planting in flush planters
- 8 Bamboo planting to services interface
- 9 Raised planters flush with the paving surface (500mm soil depth)

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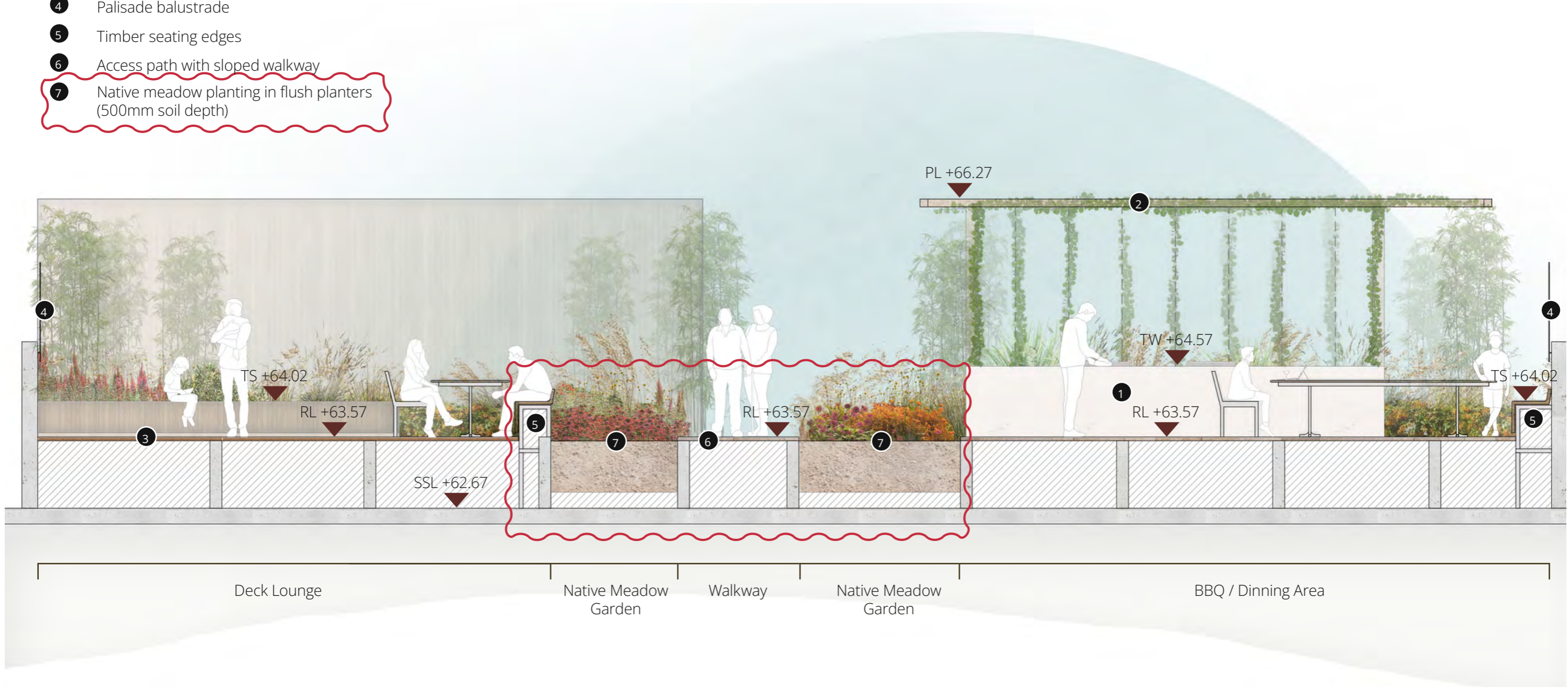
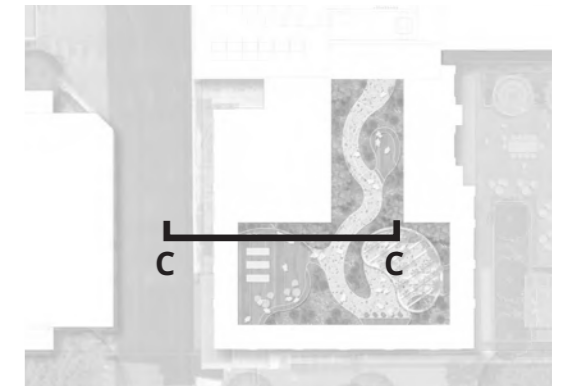
Landscape Concept

Rooftop Section

Legend

- 1 Kitchenette
- 2 Weather proof pergola
- 3 Deck lounge with bar seating
- 4 Palisade balustrade
- 5 Timber seating edges
- 6 Access path with sloped walkway
- 7 Native meadow planting in flush planters (500mm soil depth)

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04 LANDSCAPE DIAGRAMS



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Tree Planting Strategy

Level 3

Deep Soil

The site area is approximately 2,050m².

Table D2 of Standard D10 Landscape Objectives 58.03-5 states that for site areas between 1,501 and 2500m², 10% of the site area is to be Deep Soil, which equates to: / 204m²

The following total area of deep soil is provided: / 0m²

Note the development incorporates a basement which encompasses the entire site area. While no deep soil is provided, the development is located within an inner city context with adjacent existing developments providing full site coverage. The landscape architectural response incorporates sufficient soil volumes and depths on structure to support the proposed planting including trees, to relevant planning clause.

Canopy Coverage

The site area is approximately 2,050m².

Table D2 of Standard D10 Landscape Objectives 58.03-5 states that for site areas between 1,501 and 2500m², canopy coverage should encompass 150m² plus 20m² of the site area above 1,500m², which equates to: / 260m²

The following total area of canopy coverage is provided: / 100m²

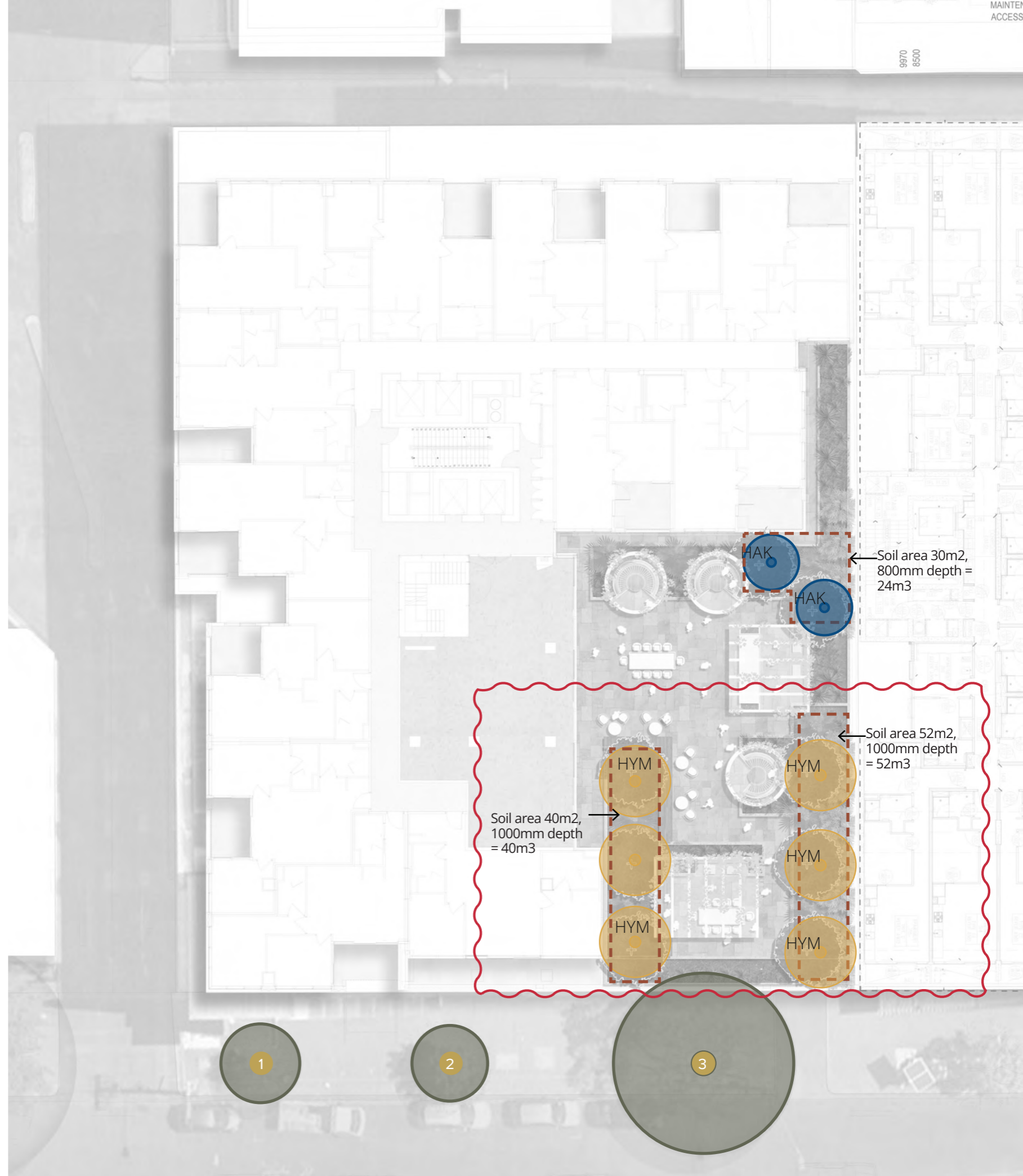
In addition, a minimum of 2x Type B Trees (8m high x 8m spread) or 1x Type C Tree (12m high x 12m spread) should be provided. A total of 8 Type A Trees (6m height x 4m spread) are proposed, with sufficient soil to support this type of tree.

It is acknowledged that the canopy coverage and tree type / quantity recommendations are not achieved in the proposal. The landscape design has aimed to balance the incorporation of tree planting and the required soil volumes to support them, with providing useable outdoor amenity spaces for residents. The soil volumes required for Type 2 trees and their overall size is large, and will significantly reduce the amount of outdoor useable space.

Note: The proposed trees *Hakea laurina* and *Hymenosporum flavum* are characterised as Type A trees in accordance with Better Apartment Design Standards and have been provided 12m³ soil volume each at a 800mm depth, complying with these standards and in excess of the small trees (6-8m height with up to 4m crown, which these trees size falls within) soil volume of at least 9m³ as per Council request. As per Council's additional request, the soil depth for *Hymenosporum flavum* has been increased to 1000mm.

Existing Tree Schedule


No.	Botanic Name	Common Name	Size (H x W)	Diameter at breast height (DBH) (cm)	
1	<i>Brachychiton acerifolius</i>	Flame Tree	4 x 2m	20	Yes
2	<i>Brachychiton acerifolius</i>	Flame Tree	4 x 2m	20	Yes
3	<i>Brachychiton populneus</i>	Kurrajong	8 x 8m	40	Yes



Maintenance Access

Ground Floor

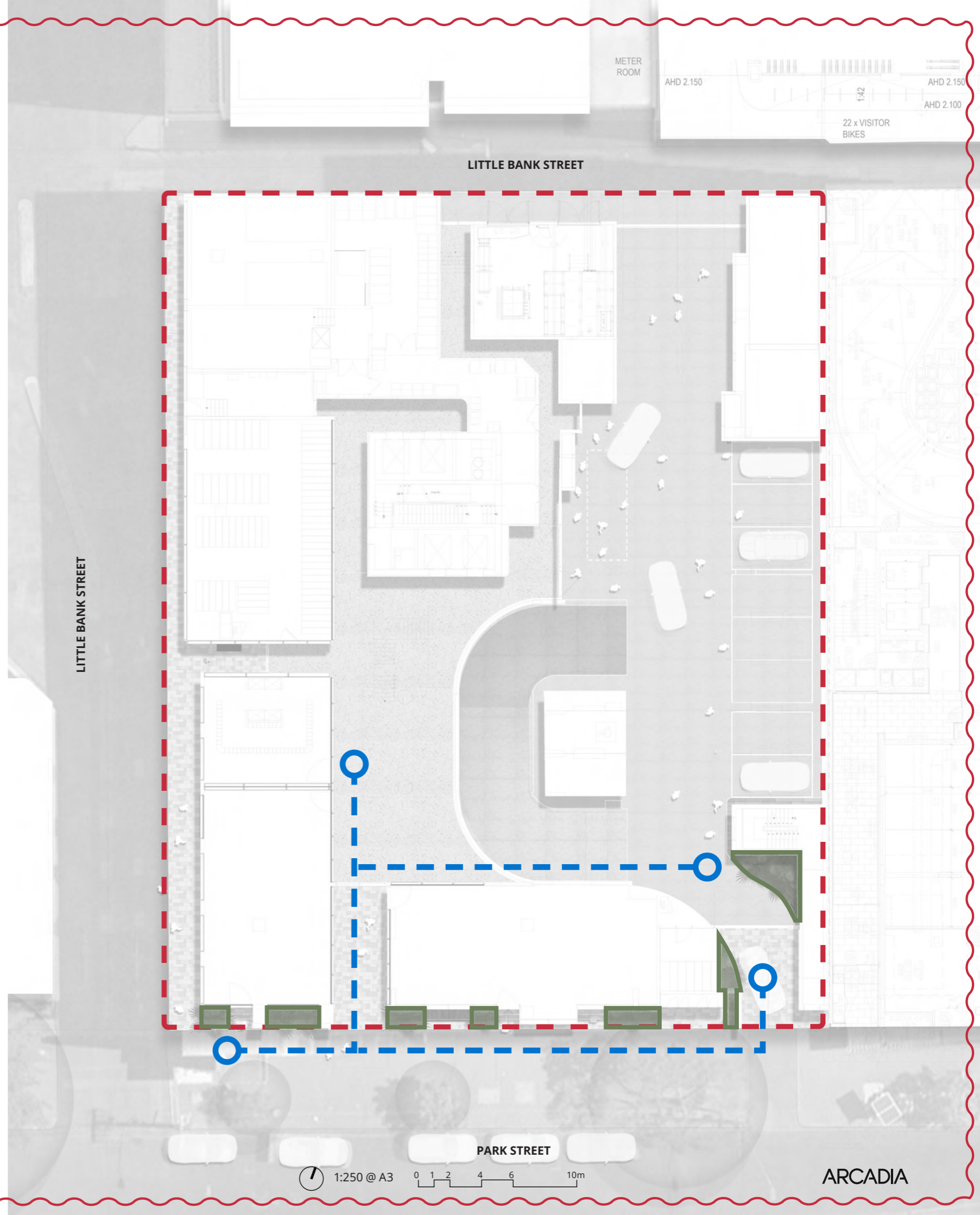
Legend

 Maintenance Access Route

 Planters

Note: Maintenance access provided by paths and paved areas to all planters by foot.

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Maintenance Access

Level 3

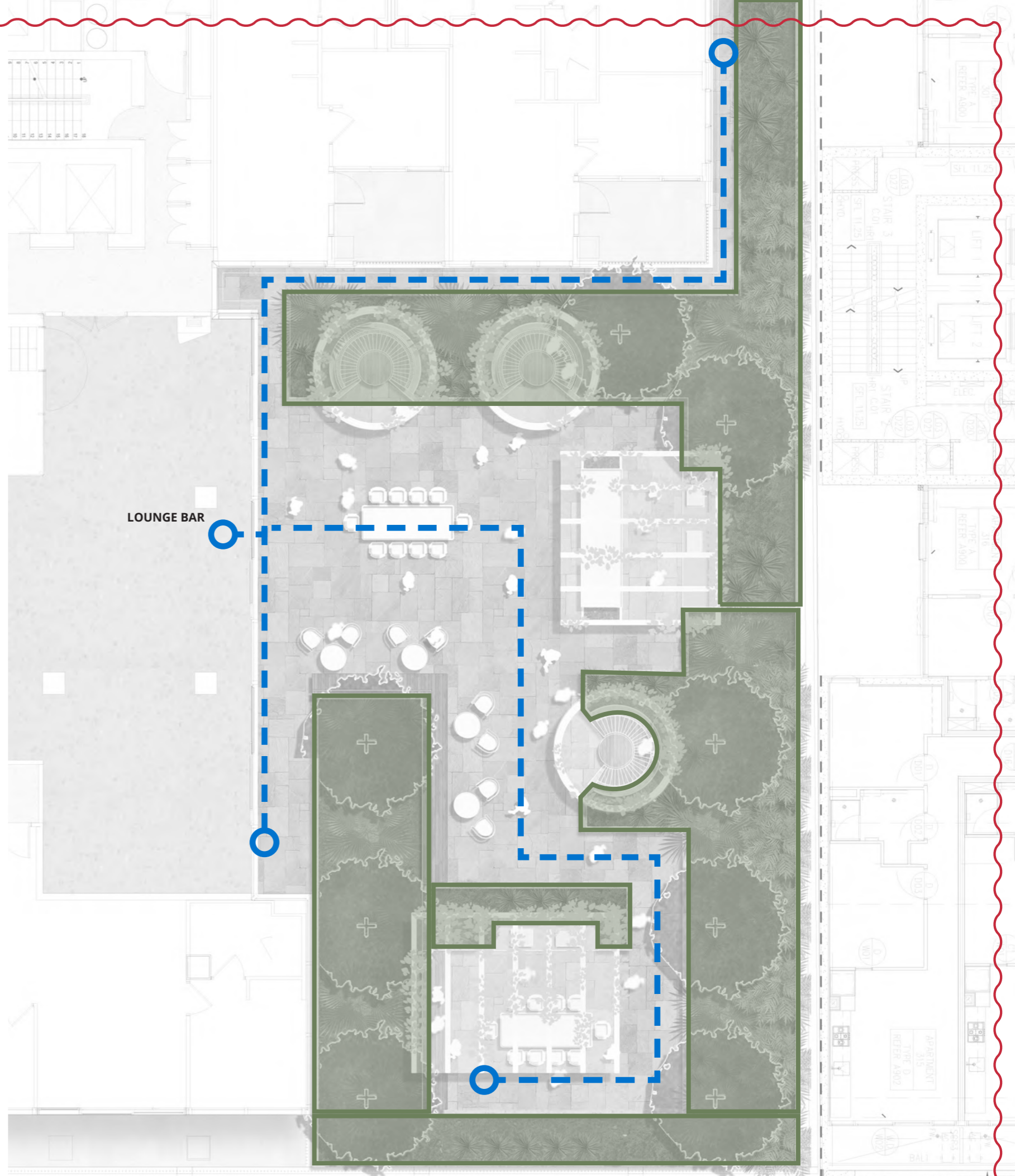
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 Planters

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Maintenance Access

Rooftop

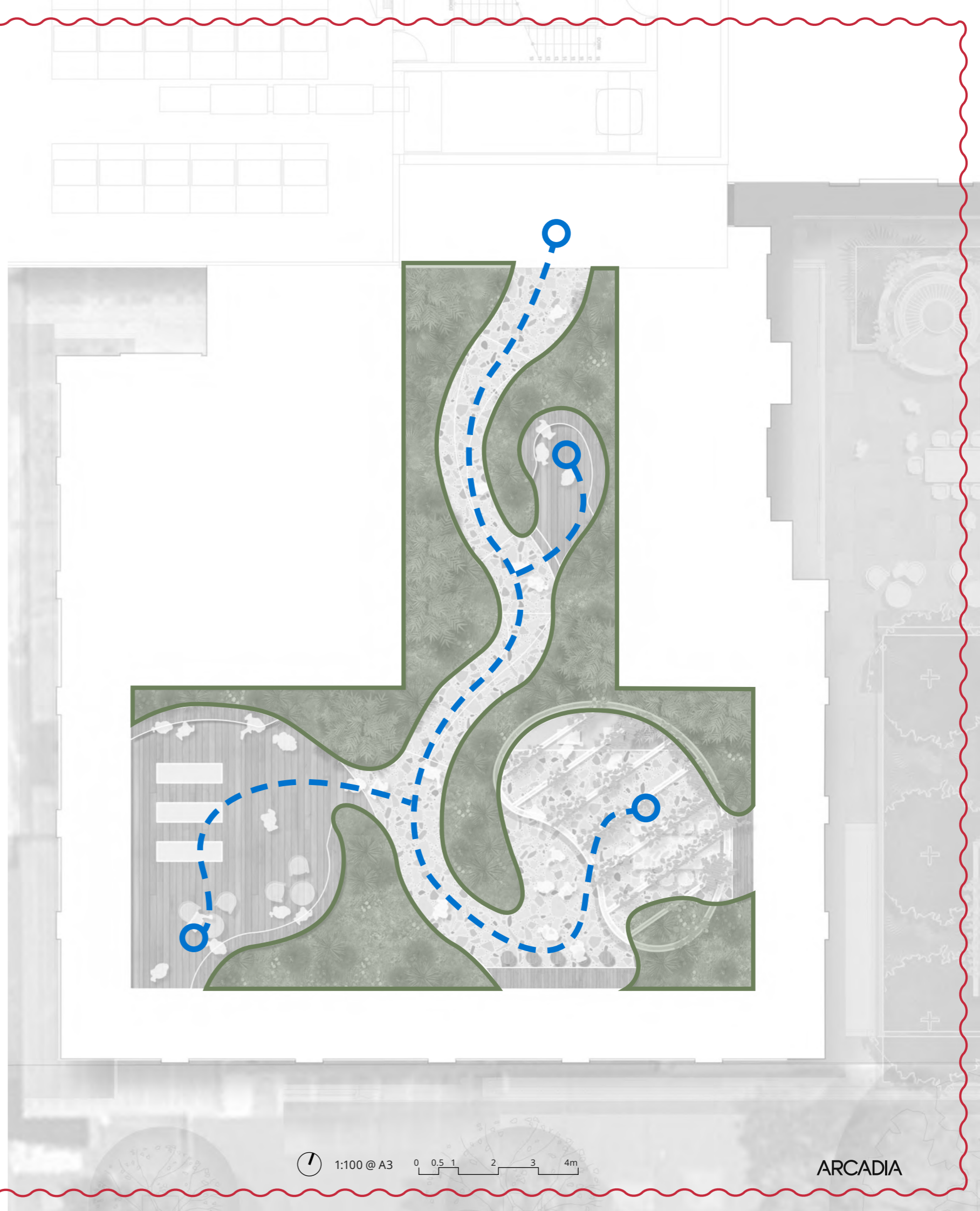
Legend

 Maintenance Access Route

 Planters

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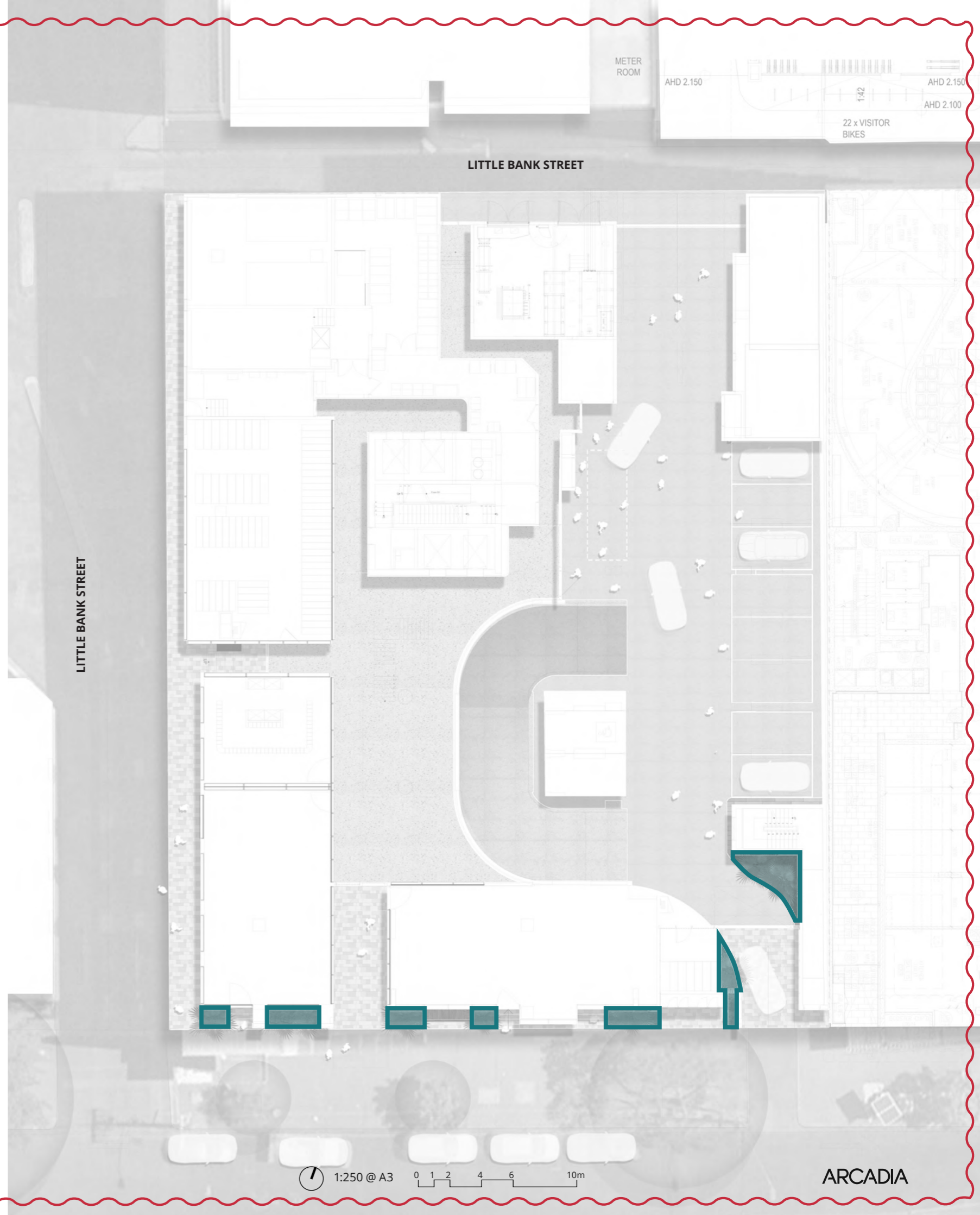
Soil Depth

Ground Floor

Legend

-  350mm soil depth with groundcover / 500 high planter
Refer to Garden Bed - 350mm Soil Depth Detail




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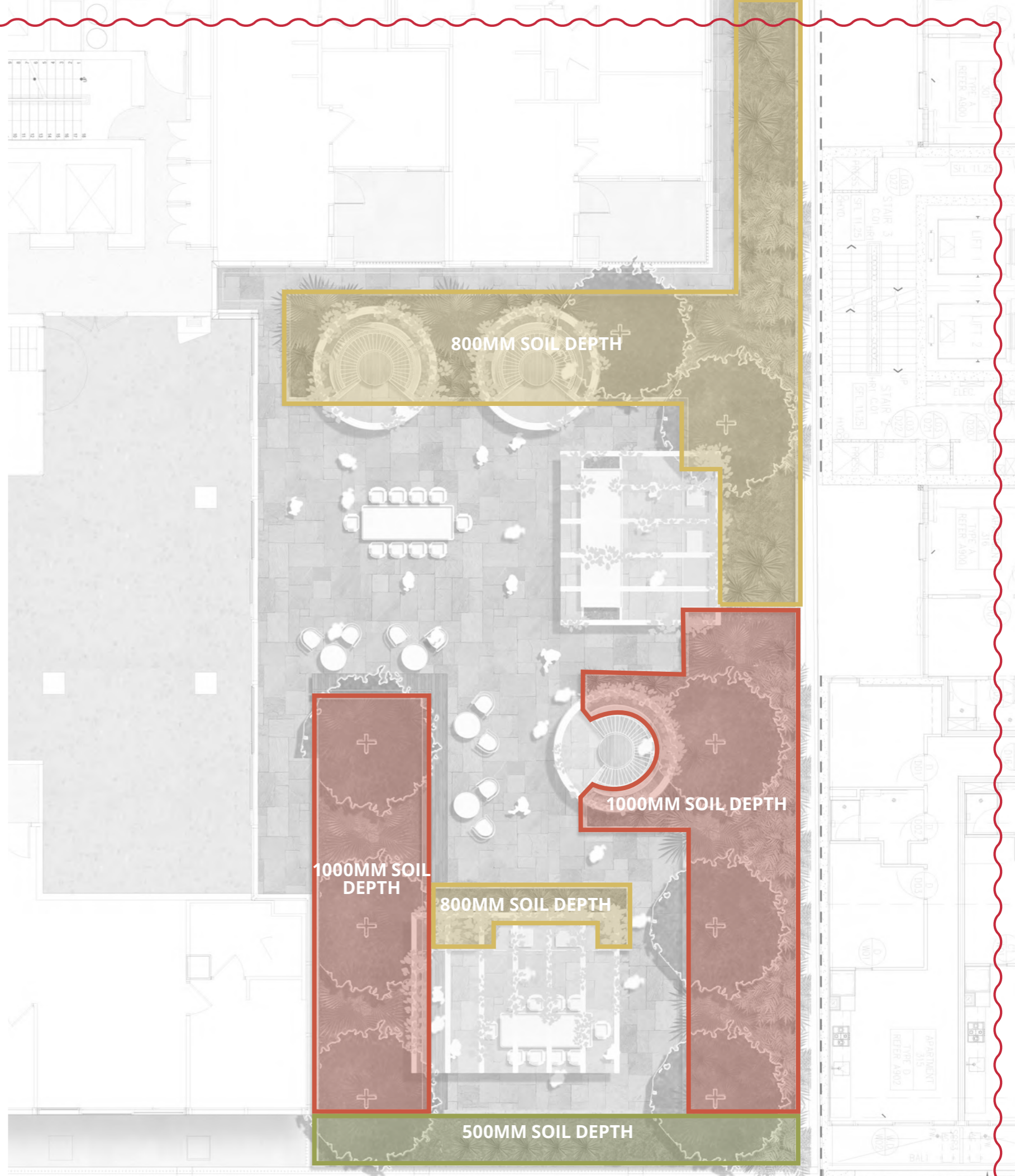
Soil Depth

Level 3

Legend

-  500mm soil depth with shrubs and groundcovers / 700 high planter
Refer to Garden Bed - 500mm Soil Depth Detail
-  800mm soil depth with small trees (*Hakea laurina*), shrubs and groundcovers / 1000 high planter
Refer to Garden Bed - 800mm Soil Depth Detail
-  1000mm soil depth with small trees (*Hymenosporum flavum*), shrubs and groundcovers / 1200 high planter
Refer to Garden Bed - 100mm Soil Depth Detail

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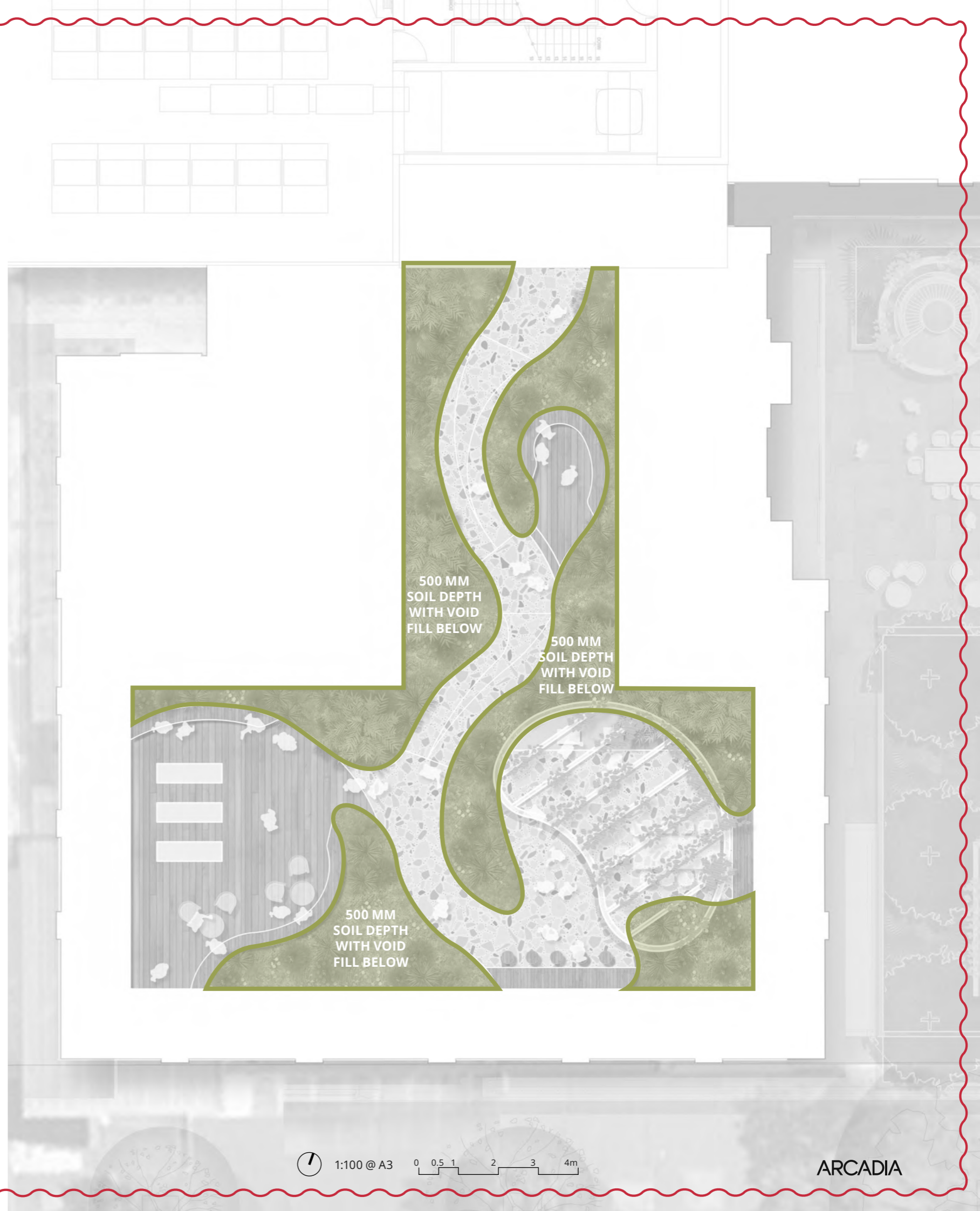
Soil Depth

Rooftop

Legend

- 500mm soil depth with shrubs and groundcovers / 700 high planter
Refer to Garden Bed - 500mm Soil Depth Detail


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Irrigation

Ground Floor

Legend

 Extent of Irrigation (Subsurface drip with soil moisture sensors)

Note: All planters to be irrigated.


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Irrigation

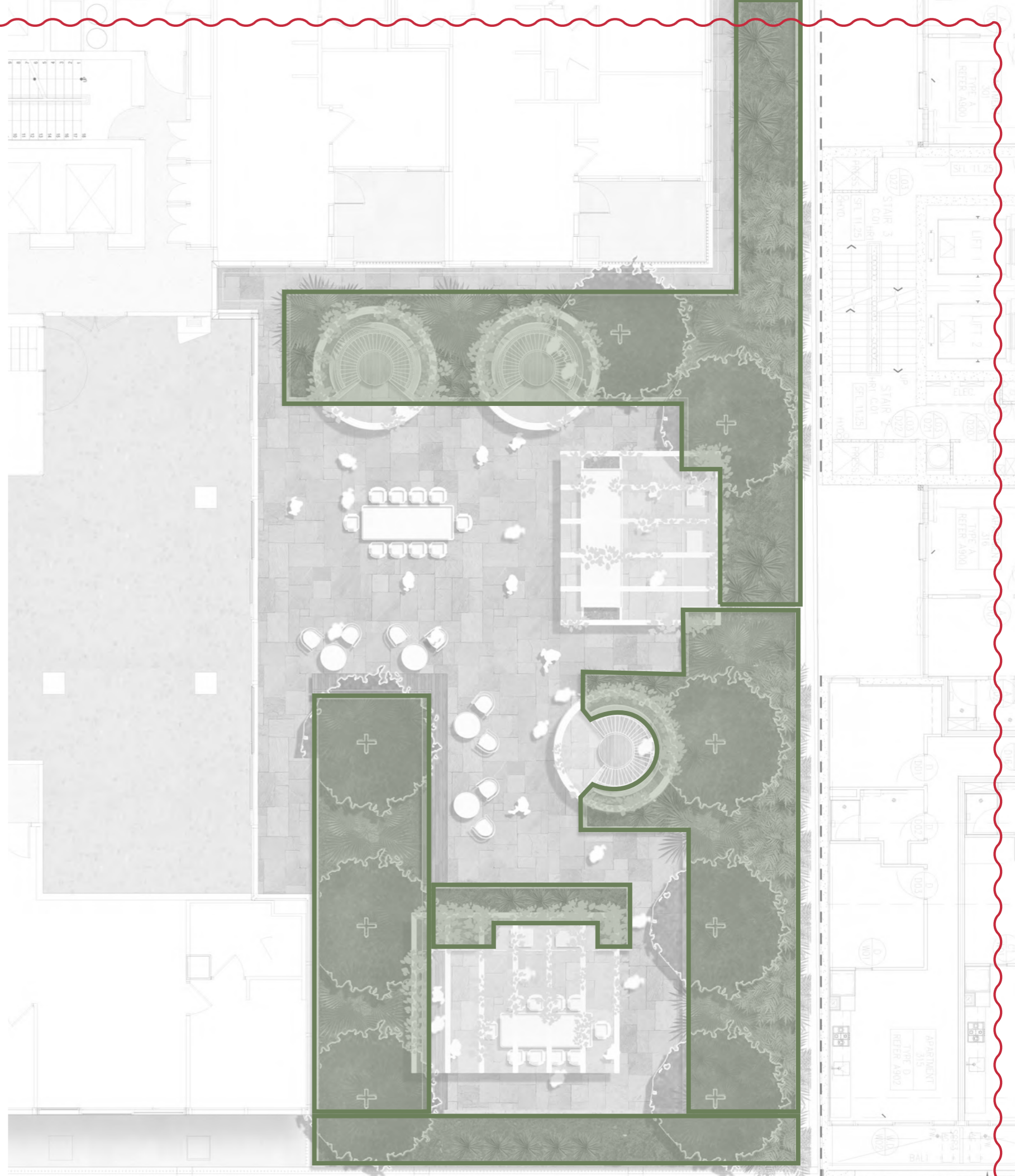
Level 3

Legend

 Extent of Irrigation (Subsurface drip with soil moisture sensors)

Note: All planters to be irrigated.


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Irrigation

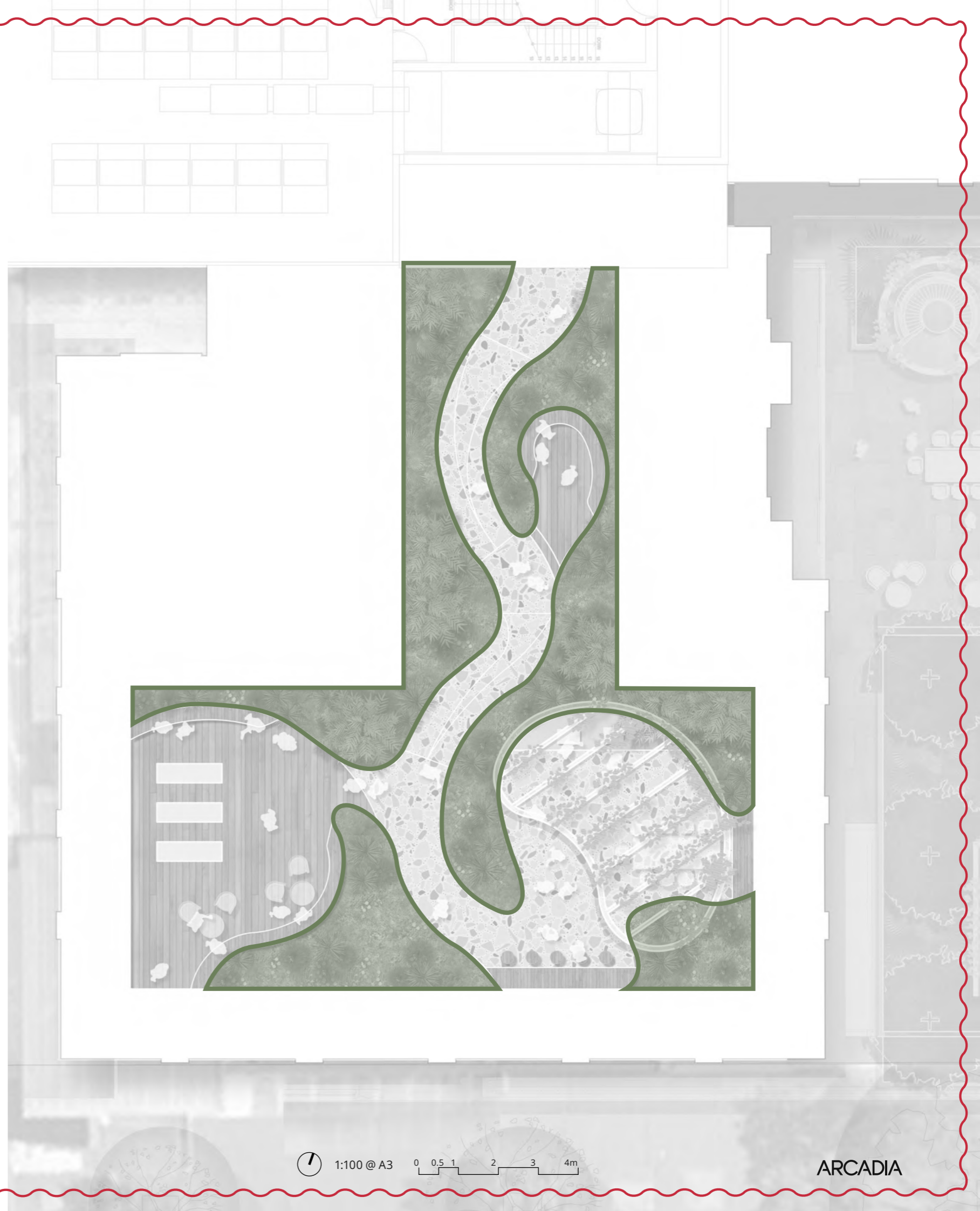
Rooftop

Legend

 Extent of Irrigation (Subsurface drip with soil moisture sensors)

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05

PLANTING PALETTE & MATERIALITY

Little Parks



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Material Palette

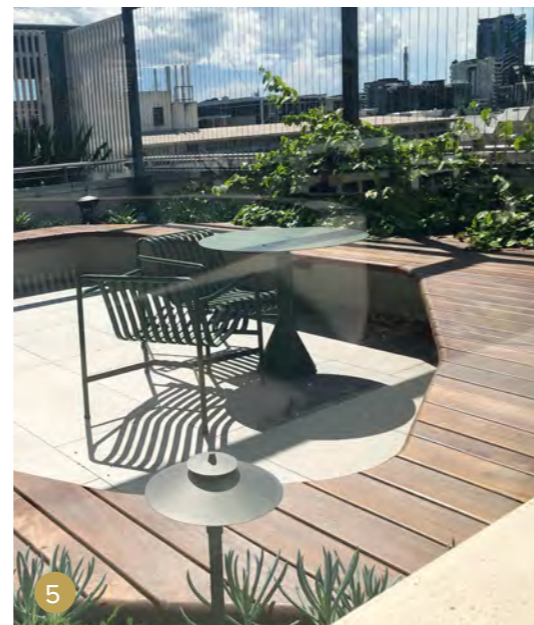
Pavements



Walls



Fixtures

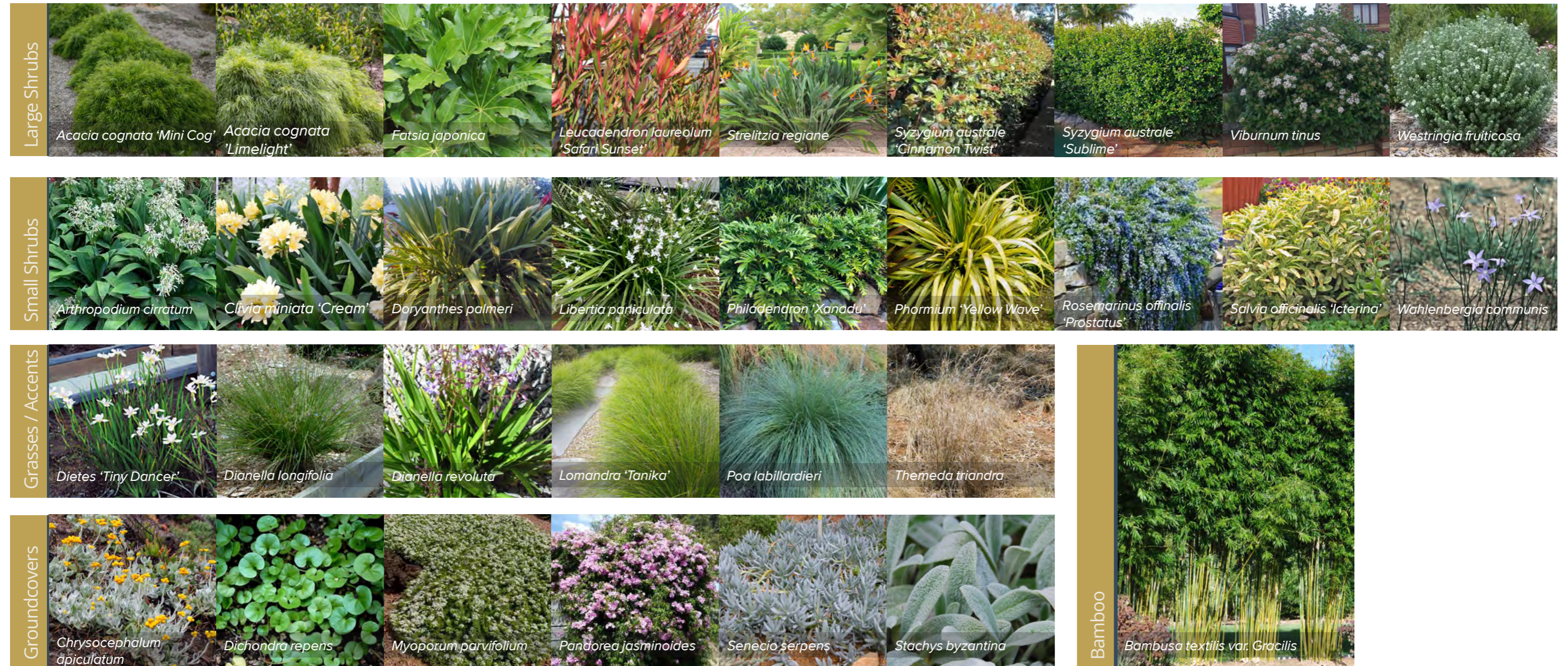


Legend

Pavement, Walls and Edges			
01	Unit Pavers	Concrete Unit Pavers	All Levels
Walls and Edges			
02	Planter wall	In situ Concrete Wall	L3, Rooftop
03	Planter wall	GRC	GF
Furniture			
04	BBQ Kitchenette	Built in BBQ with cupboards	L3, Rooftop
05	Custom Timber Furniture	Varies	L3, Rooftop
Miscellaneous			
06	Canopy Structure	Black Powdercoat Steel Structures with SS Wires	L3, Rooftop
07	Dining Table	-	L3, Rooftop
08	Flexible Furniture	-	L4, L16

Planting Palette

General Planting

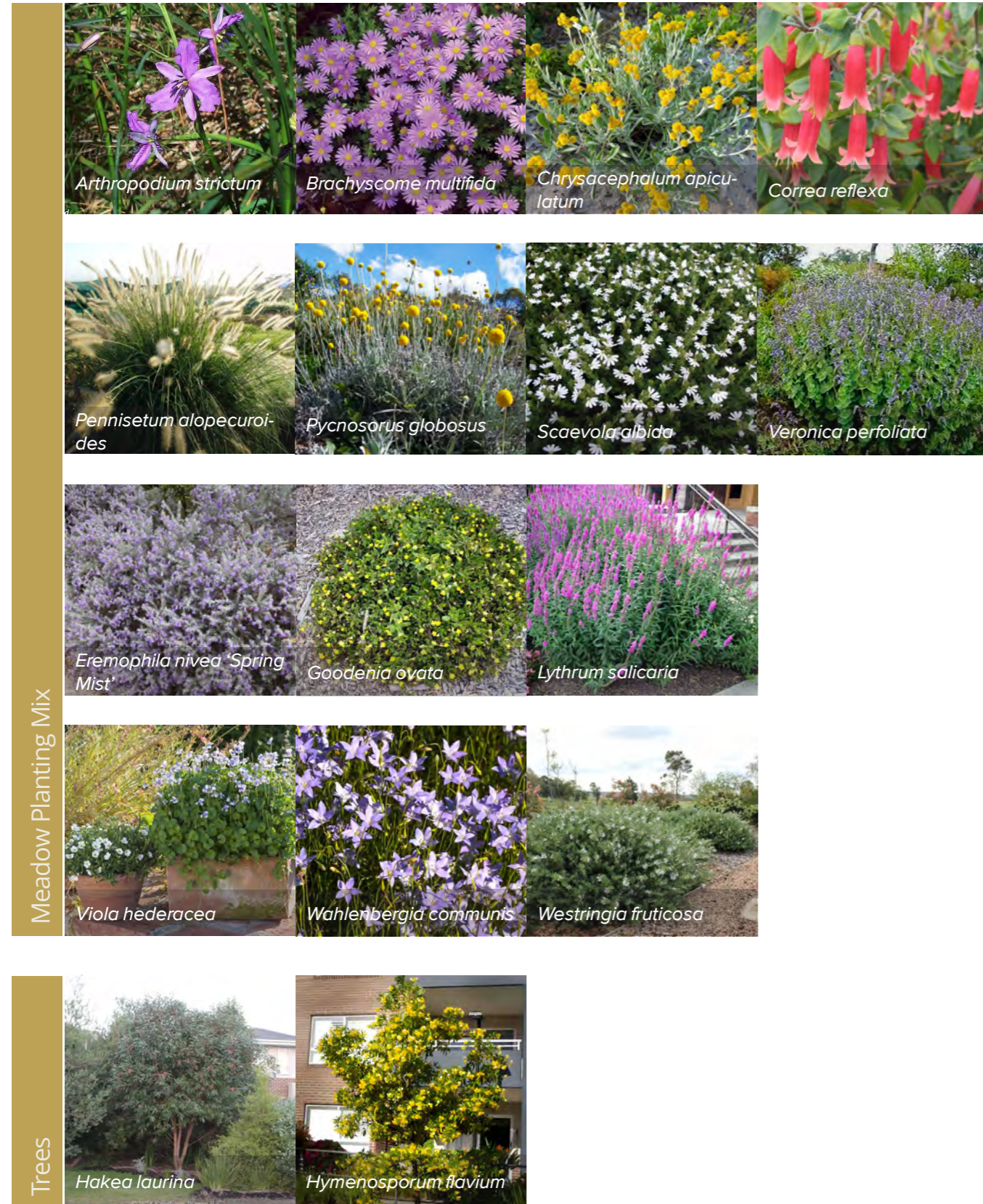


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Planting Palette

Meadow Planting and Schedule

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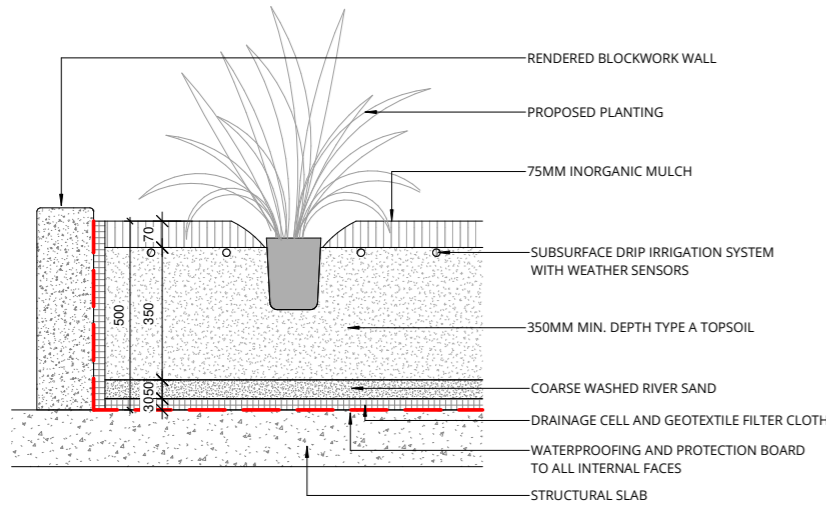
Plant Schedule

CODE	BOTANIC NAME	COMMON NAME	MATURE SIZE (h x w) (m)	PROPOSED POT SIZE	DENSITY	SUN
TREES						
HAK lau	<i>Hakea laurina</i>	Pincushion Hakea	5 x 4	45L	As shown	Full Sun/ Part Shade
HYM fla	<i>Hymenosporum flavum</i>	Native Frangipani	6 x 4	45L	As shown	Full Sun/ Part Shade
Bamboo						
BAM tex	<i>Bambusa textilis</i> var. <i>Gracilis</i>	Slender Weavers Bamboo	8 x 2	400 mm	1/m2	Full Sun/ Part Shade
LARGE SHRUBS & ACCENTS						
ATR cin	<i>Atriplex cinerea</i>	Coast Saltbush	2 x 2	140mm	4/m2	Full Sun/ Part Shade
COR alb	<i>Correa alba</i>	White Correa	1.5 x 1.5	140mm	4/m2	Full Sun/ Part Shade
COR ref	<i>Correa reflexa</i>	White Correa	2 x 1	140mm	4/m2	Full Sun/ Part Shade
ERE niv	<i>Eremophila nivea</i> 'Spring Mist'	Emu Bush	1.5 x 1.5	140mm	4/m2	Full Sun
OLE ram	<i>Olearia ramulosa</i>	Twiggy Daisy-bush	2 x 1	140mm	4/m2	Full Sun/ Part Shade
SMALL SHRUBS & ACCENTS						
ACA Min	<i>Acacia cognata</i> 'Mini Cog'	River Wattle	1 x 1	140mm	6/m2	Full Sun/ Part Shade
BAN Bir	<i>Banksia spinulosa</i> 'Birthday Candles'	Birthday Candles	0.6 x spreading	140mm	6/m2	Full Sun
BAN Che	<i>Banksia spinulosa</i> 'Cherry Candles'	Cherry Candles	0.6 x spreading	140mm	6/m2	Full Sun
GOO ova	<i>Goodenia ovata</i>	Hop Goodenia	1 x 1	140mm	6/m2	Full Sun/ Part Shade
LEU bro	<i>Leucophyta brownii</i> 'Compact'	Cushion Bush	0.5 x 0.5	140mm	6/m2	Full Sun
LIG ren	<i>Ligularia reniformis</i>	Tractor Seat	1 x 1	140mm	6/m2	Full Shade/ Part Shade
LYT sal	<i>Lythrum salicaria</i>	Purple Loosestrife	1 x 0.6	140mm	6/m2	Full Sun
PLE arg	<i>Plectranthus argentatus</i>	Silver Spur Flower	1 x 1	140mm	6/m2	Full Sun/ Part Shade/ Full Shade
ROS Pro	<i>Rosmarinus officinalis</i> 'Prostrata'	Prostrate Rosemary	0.6 x 2	140mm	6/m2	Full Sun/ Part Shade
VER per	<i>Veronica perfoliata</i>	Diggers Speedwell	0.9 x 1.5	140mm	6/m2	Full Sun/ Part Shade
WAH com	<i>Wahlenbergia communis</i>	Tufted Bluebell	0.4 x 0.4	140mm	6/m2	Full Sun/ Part Shade
WES Mun	<i>Westringia fruticosa</i> 'WES05' 'PBR' 'Mundi'	Native Rosemary	0.5 x 1.5	140mm	6/m2	Full Sun/ Part Shade
GRASSES & RUSHES						
ART str	<i>Arthropodium strictum</i>	Chocolate Lily	0.5 x 0.5	140mm	6/m2	Full Sun/ Part Shade
DIA Uto	<i>Dianella prunina</i> 'Utopia'	Native Flax	0.5 x 0.5	140mm	6/m2	Full Sun/ Part Shade
DIA Lit	<i>Dianella revoluta</i> 'Little Rev'	Little Rev	0.4 x 0.4	140mm	6/m2	Full Sun/ Part Shade
DIA Tas	<i>Dianella tasmanica</i>	Tas Red	0.6 x 0.6	140mm	6/m2	Full Sun/ Part Shade
LIR Ame	<i>Liriope muscari</i> 'LIRTP' 'PBR' 'Amethyst'	Lily Turf	0.4 x 0.4	140mm	6/m2	Full Shade/ Part Shade
LOM Sea	<i>Lomandra concertifolia</i> 'Seascape'	Mat Rush	0.6 x 0.6	140mm	6/m2	Full Sun/ Part Shade
LOM Lim	<i>Lomandra longifolia</i> 'Lime Tuff'	Mat Rush	0.4 x 0.4	140mm	6/m2	Full Sun/ Part Shade
PEN alo	<i>Pennisetum alopecuroides</i> 'Cream Lea®' OzBreed	Native Fountain Grass	1 x 1	140mm	6/m2	Full Sun/ Part Shade
GROUNDCOVERS & CLIMBERS						
BRA mul	<i>Brachyscome multifida</i> 'Mauve Delight'	Native Daisy	0.3 x 0.6	140mm	6/m2	Full Sun/ Part Shade
CHR api	<i>Chrysacephalum apiculatum</i>	Common Everlasting	0.3 x 1	140mm	6/m2	Full Sun/ Part Shade
DIC rep	<i>Dichondra repens</i>	Kidney Weed	0.3 x 0.5	140mm	6/m2	Full Sun/ Part Shade
DIC Sil	<i>Dichondra repens</i> 'Silver Falls'	Silver Falls Kidney Weed	0.3 x 0.5	140mm	6/m2	Full Sun/ Part Shade
GRE Mou	<i>Grevillea lanigera</i> 'Mount Tamboritha'	Wooly Grevillea	0.4 x 1.2 metres	140mm	6/m2	Full Sun/ Part Shade
HAR vio	<i>Hardenbergia violacea</i> 'Happy Wanderer'	White Happy Wanderer	0.5 x climbing	140mm	6/m2	Full Sun/ Part Shade
PYC glo	<i>Pycnosorus globosus</i>	Billy Buttons	0.8 x 0.5	140mm	6/m2	Full Sun/ Part Shade
SCA Whi	<i>Scaevola albida</i> 'White Mist'	White Fan Flower	0.4 x spreading	140mm	6/m2	Full Sun/ Part Shade
SEN ser	<i>Senecio serpens</i>	Blue Chalksticks	0.3 x 0.3	140mm	6/m2	Full Sun/ Part Shade
VIO hed	<i>Viola hederacea</i>	Native Violet	0.2 x 1	140mm	6/m2	Full Sun/ Part Shade
MEADOW PLANTING MIX						
ART str	<i>Arthropodium strictum</i>	Chocolate Lily	0.5 x 0.5	140mm	6/m2	Full Sun/ Part Shade
BRA mul	<i>Brachyscome multifida</i> 'Mauve Delight'	Native Daisy	0.3 x 0.6	140mm	6/m2	Full Sun/ Part Shade
CHR api	<i>Chrysacephalum apiculatum</i>	Common Everlasting	0.3 x 1	140mm	6/m2	Full Sun/ Part Shade
COR ref	<i>Correa reflexa</i>	White Correa	2 x 1	140mm	4/m2	Full Sun/ Part Shade
ERE niv	<i>Eremophila nivea</i> 'Spring Mist'	Emu Bush	1.5 x 1.5	140mm	4/m2	Full Sun
GOO ova	<i>Goodenia ovata</i>	Hop Goodenia	1 x 1	140mm	6/m2	Full Sun/ Part Shade
LYT sal	<i>Lythrum salicaria</i>	Purple Loosestrife	1 x 0.6	140mm	6/m2	Full Sun
PEN alo	<i>Pennisetum alopecuroides</i> 'Cream Lea®' OzBreed	Native Fountain Grass	1 x 1	140mm	6/m2	Full Sun/ Part Shade
PYC glo	<i>Pycnosorus globosus</i>	Billy Buttons	0.8 x 0.5	140mm	6/m2	Full Sun/ Part Shade
SCA Whi	<i>Scaevola albida</i> 'White Mist'	White Fan Flower	0.4 x spreading	140mm	6/m2	Full Sun/ Part Shade
VER per	<i>Veronica perfoliata</i>	Diggers Speedwell	0.9 x 1.5	140mm	6/m2	Full Sun/ Part Shade
VIO hed	<i>Viola hederacea</i>	Native Violet	0.2 x 1	140mm	6/m2	Full Sun/ Part Shade
WAH com	<i>Wahlenbergia communis</i>	Tufted Bluebell	0.4 x 0.4	140mm	6/m2	Full Sun/ Part Shade
WES Mun	<i>Westringia fruticosa</i> 'WES05' 'PBR' 'Mundi'	Native Rosemary	0.5 x 1.5	140mm	6/m2	Full Sun/ Part Shade

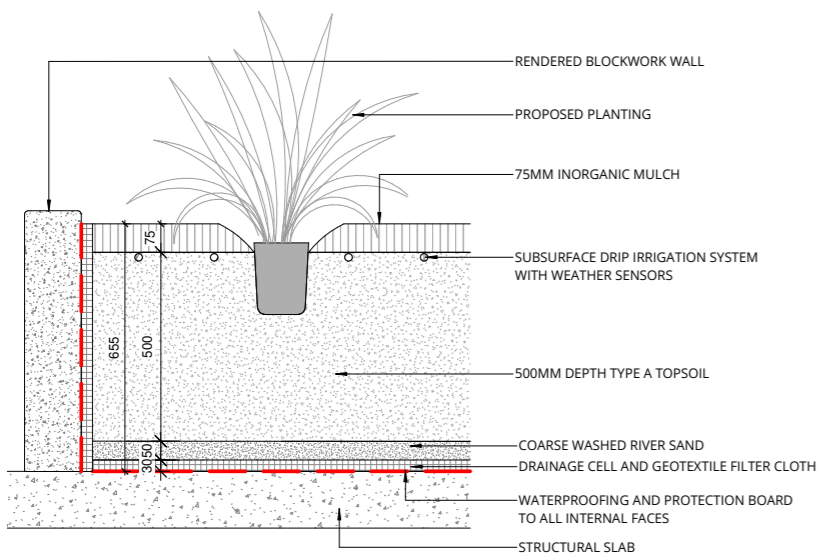
Landscape Typical Details

Softworks & Planting Details

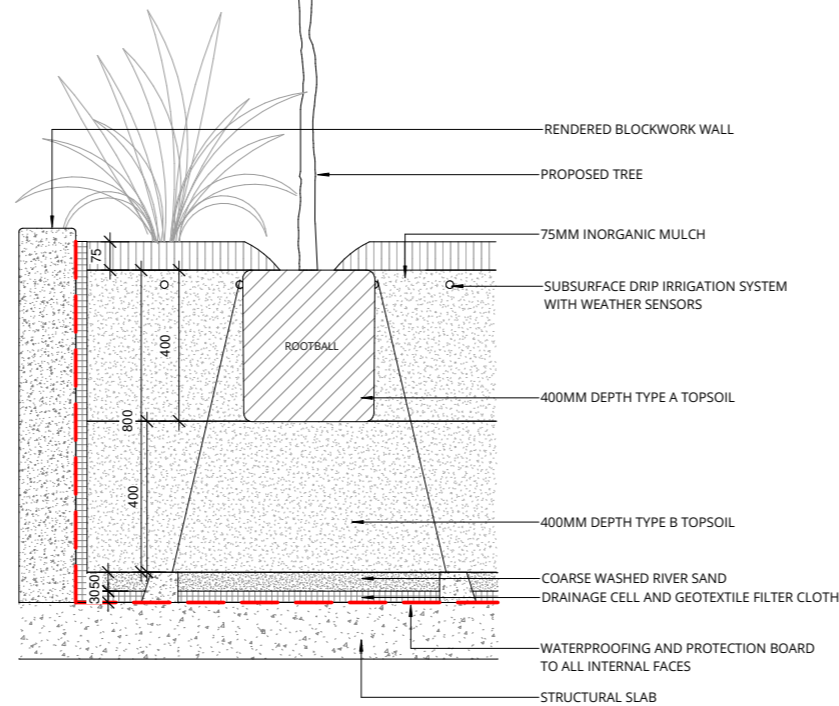
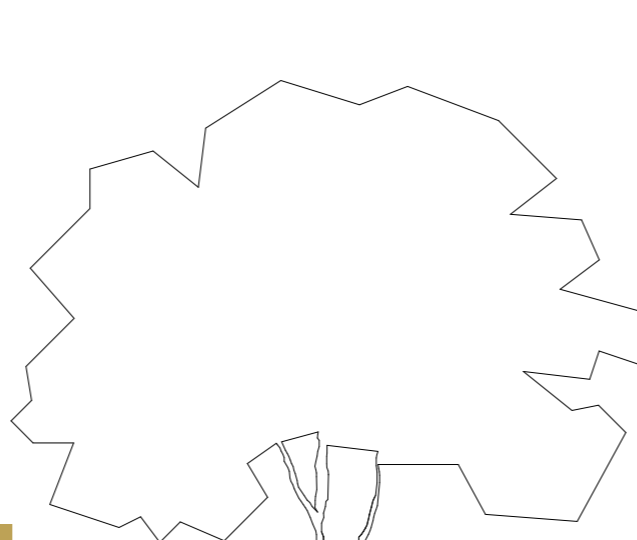
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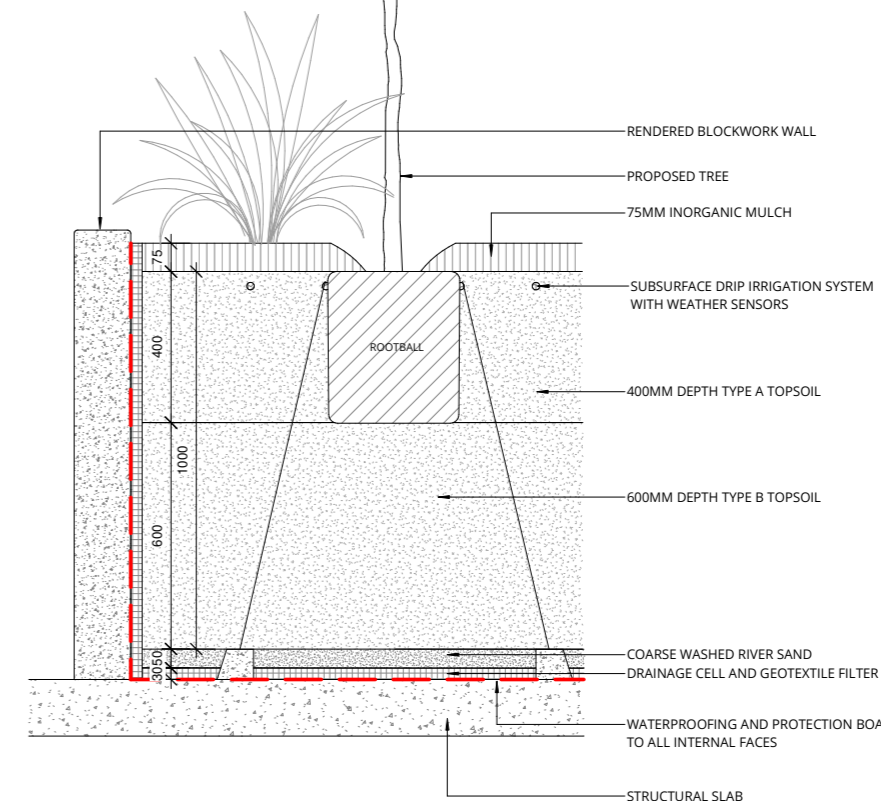
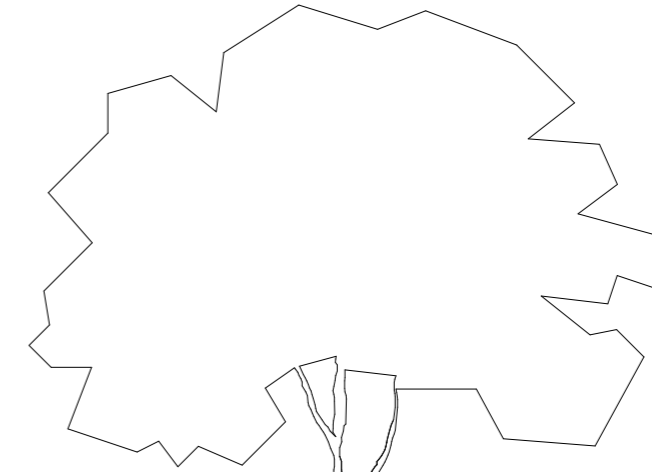
Garden Bed - 350mm Soil Depth - Typical Section - 1:20



Garden Bed - 500mm Soil Depth - Typical Section - 1:20



Garden Bed - 800mm Soil Depth - Typical Section - 1:20



Garden Bed - 1000mm Soil Depth - Typical Section - 1:20

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