

102-108 Jeffcott Street, West Melbourne

Landscape Concept Design - for Town Planning

Prepared for BEG Projects

Rev03 - Amended Architectural Footprint - 08.02.2021

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Context & Locality

Tract Consultants, on behalf of **Blue Earth Group Pty Ltd** is pleased to present the following landscape design report for the mixed-use development of 102-108 Jeffcott Street, West Melbourne.

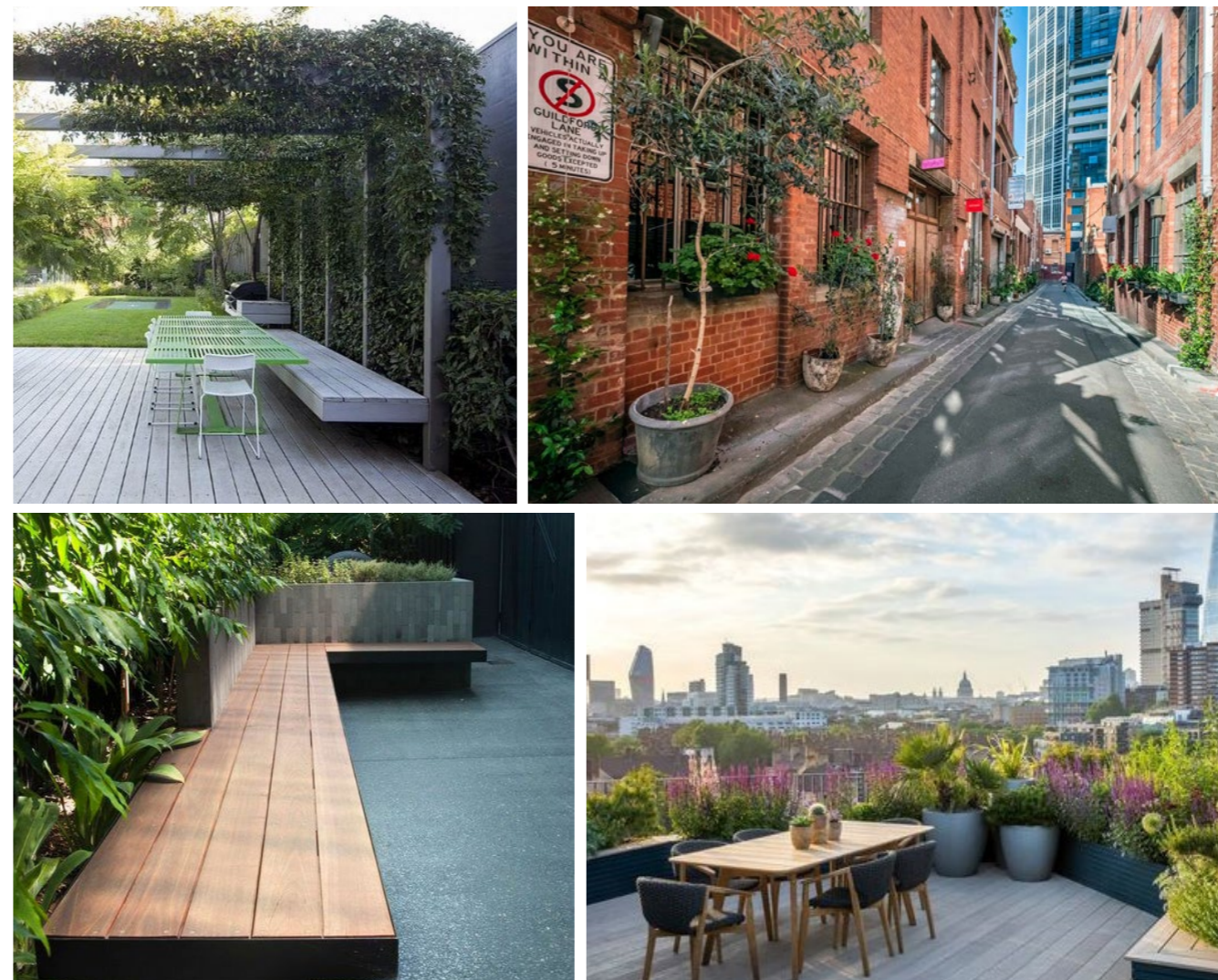
The site is located within the urban context of West Melbourne with residential uses nestled within business and industrial fabric - giving the area a strong urban character.

The proposal for the site is for a mixed use development comprising of lower ground retail/commercial uses, upper level residential apartments and a communal rooftop garden.

Vision & Design Drivers

The landscape design will follow three design drivers:

- 1 URBAN OASIS**
Create green spaces for the residents private and communal areas with leafy planting to provide privacy, enclosure and a tranquil setting.
- 2 FLEXIBILITY**
Allow for flexibility within the communal open spaces to allow the space to evolve over time.
- 3 GREEN RELIEF**
Provide greening to soften built form, façades and roof surfaces.



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Ground Floor & Public Realm

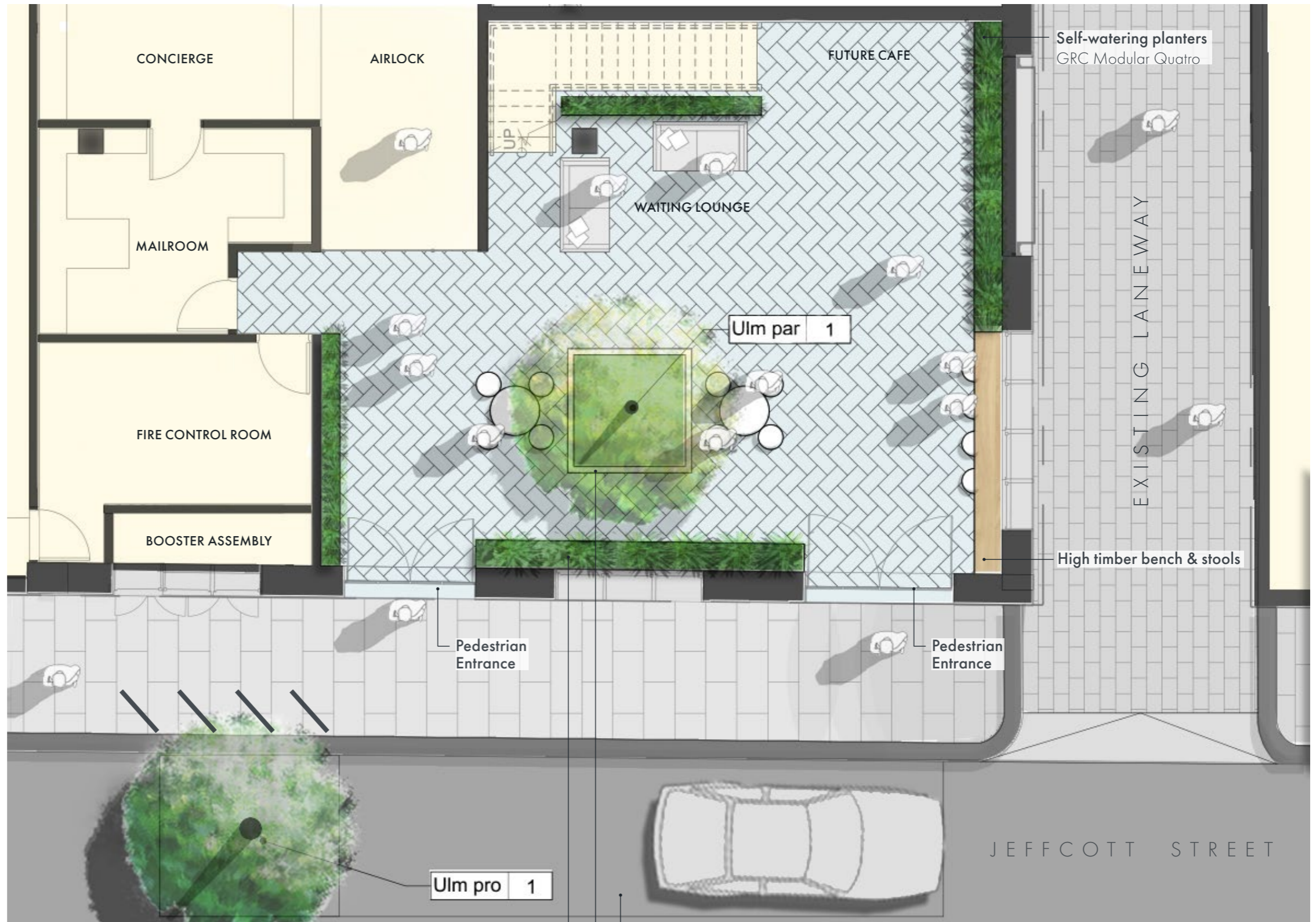
The ground floor & public realm landscape works includes potential replacement of the existing street tree along Jeffcott Street and installation of new street furniture such as bicycle rails.

The new courtyard off Jeffcott Street will provide greening to the building and feature heritage facade bricks to provide character and complement the architecture. Raised seating benches activates the frontage and contributes to the public realm along both the Jeffcott Street frontage and the adjacent laneway - offering a place to stop and sit within a leafy courtyard.

Green infrastructure is enhanced by incorporating raised self-watering pots along the internal facade with cascading plants to visually contrast with the brick wall.

LEGEND

-  Stnd. CoM Bluestone Paving - Large format
-  Stnd. CoM Bluestone Paving - Existing Cobble Stone
-  Bluestone Paving - Herringbone Pattern
-  Proposed Courtyard Tree
Ulm par - Ulmus parvifolia 'Chinese elm'
-  Proposed Street Tree
Ulm par - Ulmus procera 'English elm' or similar species to be advised by City of Melbourne
-  Self-watering Planters - GRC Quatro Modules
-  Timber bar table with stools
-  Lose Furniture
-  Stnd. CoM Stainless Steel Bike Hoops



- x2 On street car parks
- 2m x 2m GRC planter
Feature deciduous tree
- Self-watering planters
Fixed to brick wall above

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Project Name	Drawing No.	Revision	Date	Drawn	Checked	Project Principal	Scale	Rev03 - Amended Architectural Footprint
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102-108 Jeffcott Street, West Melbourne	0320.0272.00.L01-DR01	03	08.02.2021	CM	KJ	KJ	1:50 (A3)	0 2 4
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ADVERTISED PLAN

Communal Rooftop Terrace - L19












Residents are provided with a rooftop oasis that includes a variety of spaces and uses. Complete with a covered central dining area, the Communal area at Level 19 offers semi-covered and shaded north-facing areas with climbing to plants and built in BBQ's.

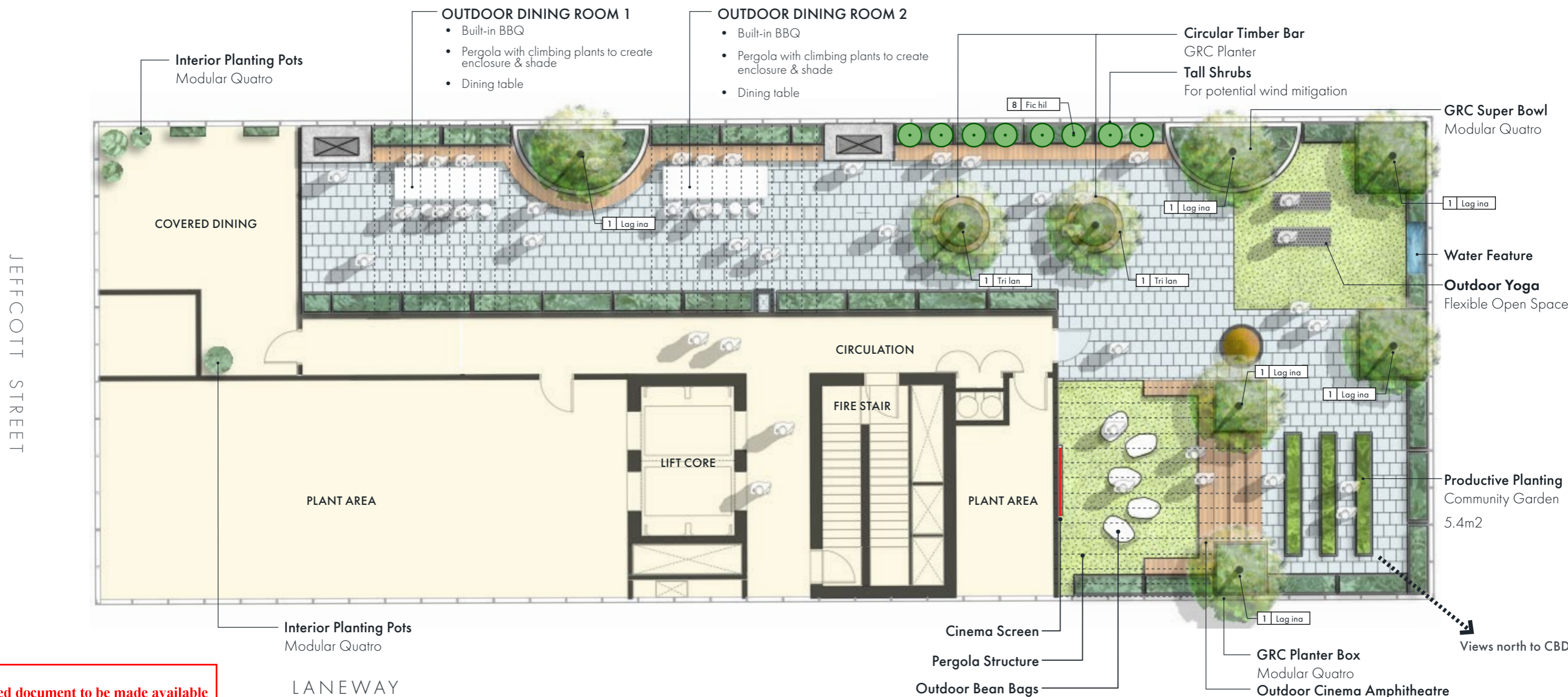
The north-west corner provides a multiple purpose space which is flexible and could accommodate various activities such as yoga or moonlight cinema. Towards to east, the rooftop offers morning

sunlight to a communal productive garden space providing the residents an opportunity to grow their own produce.

The perimeter of the rooftop incorporates perimeter evergreen shade trees and tall shrubs with dense foliage to enhance the local micro-climate and improve the environmental qualities of the development by reduced the heat island effect.

LEGEND

-  Pre-cast Concrete Paving (On pedestals)
-  Synthetic Turf
-  Canopy Tree
Refer Planting Schedule
-  Tall Shrubs
For potential wind mitigation
-  Self-watering Planters
GRC Quatro Modules
-  Timber Bar
-  Productive Planting
Refer Planting Schedule
-  Outdoor BBQ (Beefeater)
-  Fixed Timber Bench
-  Art Sculpture
-  Water Feature



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102-108 Jeffcott Street, West Melbourne	0320.0272.00.L01-DR02	03	08.02.2021	CM	KJ	KJ	1:75 (A3)	0 2 4
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Proposed Plant Schedule

STREET TREE (subject to Council approval)					
Code	Botanical Name	Common Name	Installation size	Typical size (HxW)m	Spacing
<i>Ulm pro</i>	<i>Ulmus procera</i>	English Elm	45lt / 30mm cal	20 x 15	as shown
GROUND FLOOR LEVEL					
Code	Botanical Name	Common Name	Installation size	Typical size (HxW)m	Spacing
Trees					
<i>Ulm par</i>	<i>Ulmus parvifolia</i>	Chinese Elm	200lt / 3.2m	9 x 8	as shown
Small shrubs, tufting and groundcovers					
<i>Art cir</i>	<i>Arthropodium cirratum</i>	NZ Rock Lily	300mm pot	0.8 x 0.8	2 per sqm
<i>Ble gib</i>	<i>Blechnum gibbum</i>	Silver Lady fern	300mm pot	1.0 x 1.0	1 per sqm
<i>Clv min</i>	<i>Clivia miniata</i> 'Shademaster Yellow'	Clivia (white/yellow)	150mm pot	0.4 x 0.5	5 per sqm
<i>Dia tas</i>	<i>Dianella tasmanica</i> 'Destiny'	Variegated lily turf	150mm pot	0.5 x 0.5	5 per sqm
<i>Lir mus</i>	<i>Liriope muscari</i> 'Evergreen Giant'	Lily Turf	150mm pot	0.6 x 0.6	4 per sqm
<i>Phi Xan</i>	<i>Philodendron</i> 'Xanadu'	Philodendron	300mm pot	0.7 x 0.7	3 per sqm
<i>Tra asi</i>	<i>Trachelospermum asiaticum</i> 'Flat Mat'	Star Jasmine	200mm pot	prostrate	2 per lm
<i>Vio hea</i>	<i>Viola hederacea</i>	Native Violet	150mm pot	prostrate	6 per sqm
Trailing & indoor plants					
<i>Epi aur</i>	<i>Epipremnum aureum</i>	Devils Ivy	150mm pot	1.5 x 0.3	3 per lin.m
<i>Hos blu</i>	<i>Hosta</i> 'Blue lady'	Hosta spp	150mm pot	0.3 x 0.3	5 per lin.m
<i>Mon ada</i>	<i>Monstera adansonii</i>	Swiss Cheese Plant	150mm pot	1.5 x 0.3	3 per lin.m
Climbers					
<i>Par tri</i>	<i>Parthenocissus tricuspidata</i>	Boston Ivy	200mm pot	n/a	2 per lm
<i>Tra jas</i>	<i>Trachelospermum jasminoides</i>	Chinese Star Jasmine	200mm pot	prostrate	3 per lm

ROOFTOP LEVEL					
Code	Botanical Name	Common Name	Installation size	Typical size (HxW)m	Spacing
Trees					
<i>Bra rup</i>	<i>Brachychiton rupestris</i>	Queensland Bottle Tree	100L / 3.0m	9 x 4	as shown
<i>Fic hill</i>	<i>Ficus</i> 'Hilli'	Hill's fig	100L / 3.0m	6 x 3	as shown
<i>Lag ind</i>	<i>Lagerstroemia indica</i> 'Natchez'	Crepe Myrtle - White flowering	45L / 1.8m	4 x 4	as shown
<i>Tri lau</i>	<i>Tristanopsis laurina</i> 'Luscious'	Kanooka	100L / 3.0m	6 x 4	as shown
Tall shrubs (>1.5m high)					
<i>Aca cog</i>	<i>Acacia cognata</i> 'Green Screen'	Upright Lily Pily	300mm pot	3 x 2m	as shown
<i>Bac cit</i>	<i>Bacchousia citriodora</i>	Lemon Myrtle	300mm pot	6 x 2	as shown
<i>Jun vir</i>	<i>Juniperus virginiana</i> 'Skyrocket'	Skyrocket Juniper	300mm pot	7 x 0.6m	as shown
Accent plants					
<i>Dra dra</i>	<i>Dracena draco</i>	Dragon tree	300mm pot	2m 2m	as shown
<i>Str reg</i>	<i>Strelitzia reginae</i>	Bird of Paradise	300mm pot	150 x 80cm	5 per sqm
Low Shrubs & tufting					
<i>Cer tom</i>	<i>Cerastium tomentosum</i>	Snow in Summer	150mm pot	0.3 x 0.5	5 per sqm
<i>Dia lon</i>	<i>Dianella longifolia</i>	Flax lily	150mm pot	0.6 x 0.6	4 per sqm
<i>Die gra</i>	<i>Dietes grandiflora</i>	Wild Iris	150mm pot	1.0 x 1.0	3 per sqm
<i>Eup sil</i>	<i>Euphorbia</i> 'Silver Swan'	Variegated Euphorbia	150mm pot	0.5 x 0.5	5 per sqm
<i>Heb alb</i>	<i>Hebe albicans</i>	Hebe	200mm pot	0.7 x 0.7	3 per m2
<i>Lim per</i>	<i>Limonium perezii</i>	Sea Lavender	150mm pot	0.4 x 0.4	5 per sqm
<i>Lom Nya</i>	<i>Lomandra longifolia</i> 'Nyalla'	Lomandra	150mm pot	0.7 x 0.7	4 per sqm
<i>Pit Mis</i>	<i>Pittosporum Miss Muffet</i>	Pittosporum	200mm pot	1 x 1.5	2 per m2
<i>Ros off</i>	<i>Rosmarinus officinalis</i>	Rosemary	200mm pot	1 x 1	2 per m2
Trailing plants & Groundcovers					
<i>Myo par</i>	<i>Myoporum parvifolium</i>	Creeping Boobialla	150mm pot	prostrate	3 per lm
<i>Ros of</i>	<i>Rosmarinus officinalis prostratus</i>	Prostrate Rosemary	150mm pot	0.5 x 1.5	3 per sqm
<i>Sen ser</i>	<i>Senecio serpens</i>	Chalk Sticks	150mm pot	groundcover	3 per lm
Climbers					
<i>Pan jas</i>	<i>Pandorea jasminoides</i>	Bower of Beauty	200mm pot	n/a	1 per column
<i>Vit vin</i>	<i>Vitis vinifera</i>	Ornamental Grape	200mm pot	n/a	1 per column
<i>Wis flo</i>	<i>Wisteria floribunda</i> 'alba'	White Japanese wisteria	200mm pot	n/a	1 per column
Productive plants					
<i>Ori vul</i>	<i>Origanum vulgare</i>	Garden Oregano	150mm pot	0.5 x 0.4	4 per sqm
<i>Ros off</i>	<i>Rosmarinus officinalis Prostratus</i>	Prostrate Rosemary	150mm pot	0.5 x 1-2m	4 per sqm
<i>Sal spp</i>	<i>Salvia spp</i>	Sage	150mm pot	0.7 x 0.7	4 per sqm
<i>Tag spp</i>	<i>Tagetes spp.</i>	Marigold	150mm pot	0.5 x 0.5m	4 per sqm
<i>Tric spp</i>	<i>Tricorythos spp.</i>	Garden Tyme	150mm pot	0.3 x 0.6m	4 per sqm

Planting Palette

The planting concept consists of mostly native plants, with some exotics included for interest and climatic suitability (e.g agaves & succulents).

Planting within courtyards includes of native and exotic species that are hardy and attractive, with trailing plants (such as creeping rosemary and creeping boobialla) which cascade over the planter edge. The planting to the rooftop terrace includes a hardy, waterwise palette with the addition of canopy trees & screening shrubs to provide enclosure, restrict potential wind & create shade.

The Ground Floor south facing courtyard will require a shade tolerant range of species including ferns and a deciduous medium sized tree to allow maximum light in the winter months.

A selection of the plant images are indicated below:

TREES



Ficus microcarpa var. hillii
Hills Weeping Fig



Brachychiton rupestris
Queensland Bottle Tree

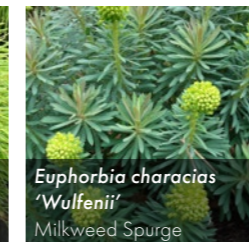


Lagerstroemia indica
Crepe Myrtle

SHRUBS



Acacia cognata 'Limelight'
Limelight Wattle

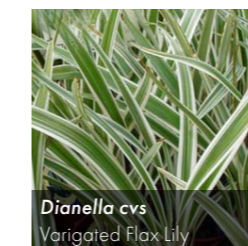


Euphorbia characias 'Wulfenii'
Milkweed Spurge



Rosmarinus officinalis
Rosemary

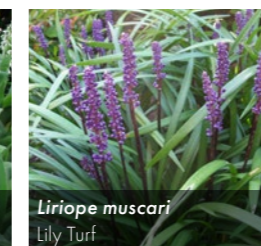
TUFTING, SMALL SHRUBS & GROUNDCOVERS



Dianella cvs
Variegated Flax Lily



Arthropodium cirratum
New Zealand Rock Lily



Liriope muscari
Lily Turf

CLIMBERS & TRAILING PLANTS



Trachelospermum jasminoides
Chinese Star Jasmine



Myoporum parvifolium
Creeping Boobialla



Senecio serpens
Blue Chalk Sticks

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Materials

The landscape design proposes the use of durable, textured paving materials in the communal spaces of the development, reflecting the highly urbanised feel of this part of West Melbourne.

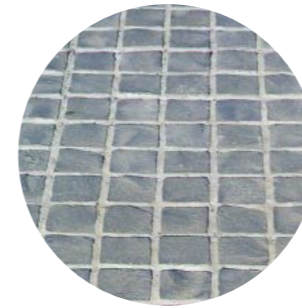
The materials transition from larger stone units at Ground Floor level to smaller, more intimate concrete unit materials to private yards.

Within the courtyards, simple GRC raised planters with a concrete look finish are proposed.

Climbing plants are assisted by stainless steel trellis systems which are to be integrated into the pergolas to create green overhead planes and edges for a lush landscape that creates intimate smaller spaces.



Large format bluestone pavers
(Ground Floor)



Cobble stone edging
(Ground Floor)



Lightweight GRC pots
(Level 19)



Precast pavers on a pedestal system
(Level 19)

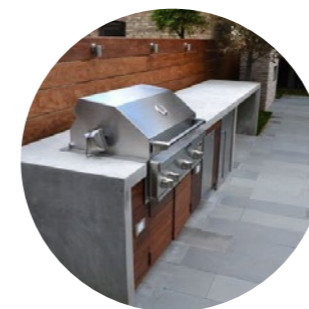
Furniture

The proposed landscape furniture is simple and robust, allowing for the outdoor spaces to be as flexible as possible. At the rooftop level, fixed timber seating and benches are proposed along perimeter edges to anchor the space whilst allowing loose furniture to be introduced (to be specified by others).

Shade structures and integrated outdoor bench-tops (Polished concrete or stainless steel) enhance the opportunity for regular community gatherings, dining or casual meetings.



Timber Modular Bench Seat



Cooking facilities



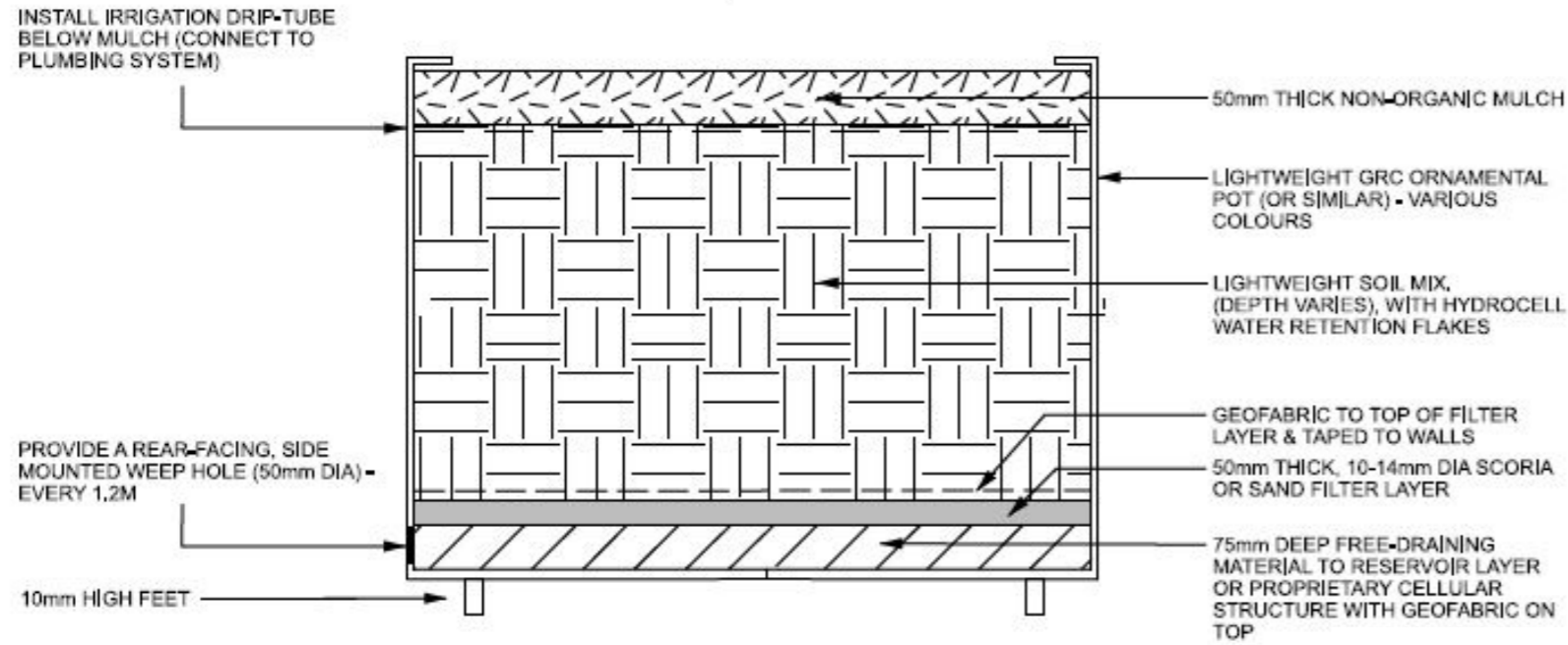
Self-watering wall mounted pots

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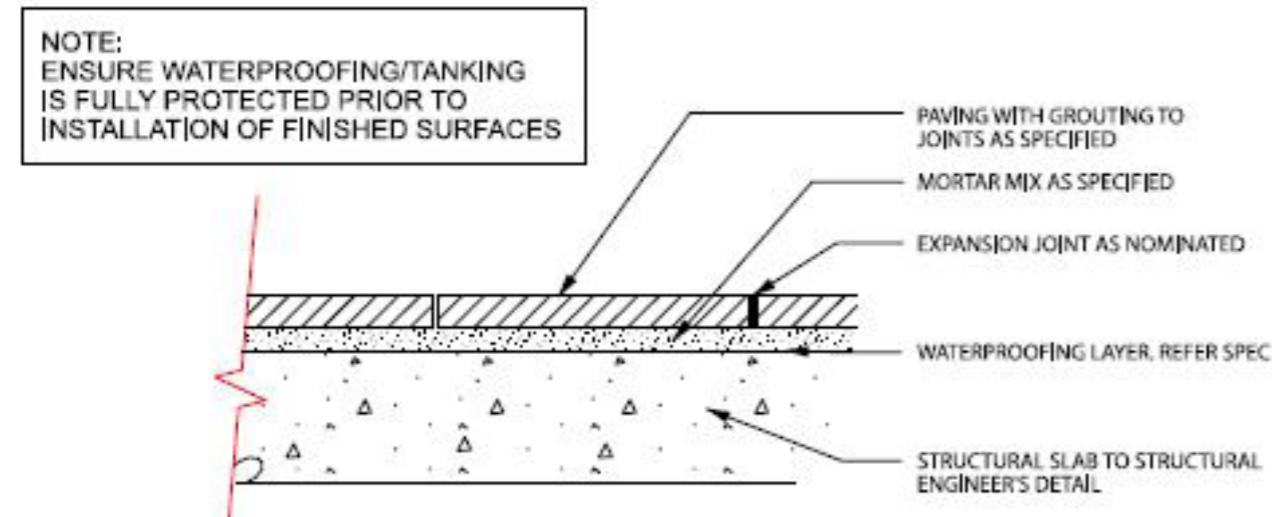
Typical Details - Hardscape

NOTE:

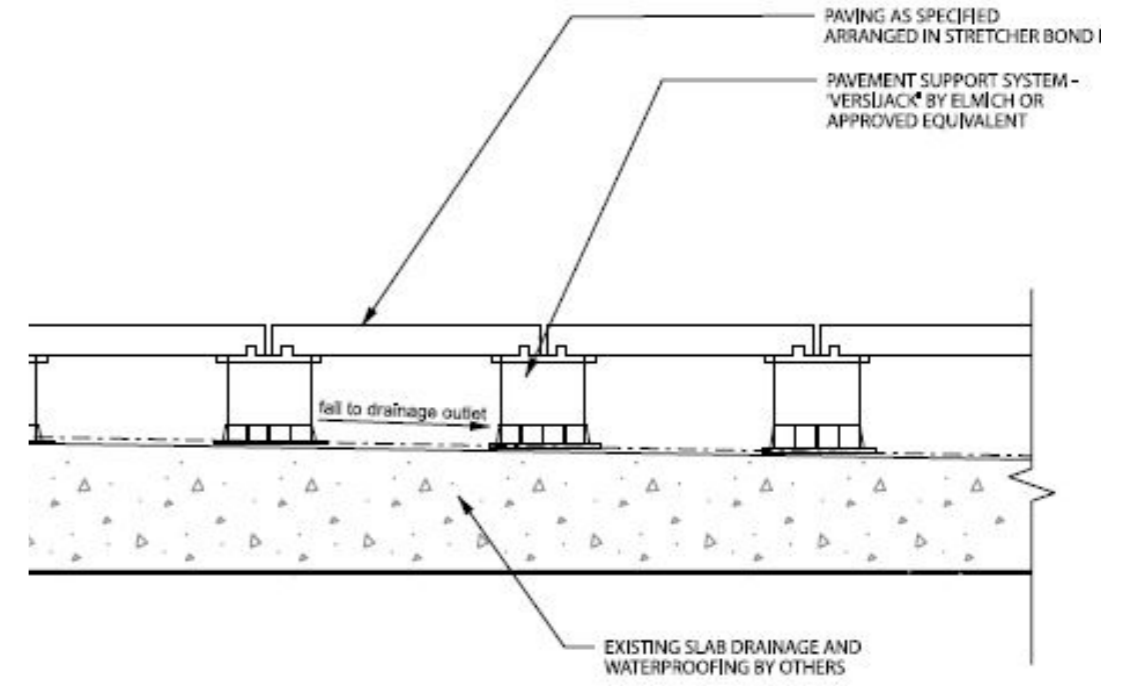
ALL RAISED PLANTERS FOR TREES TO BE 1.0-1.2M HIGH. ALL PLANTERS FOR GARDEN BEDS TO BE MINIMUM 500MM HIGH.



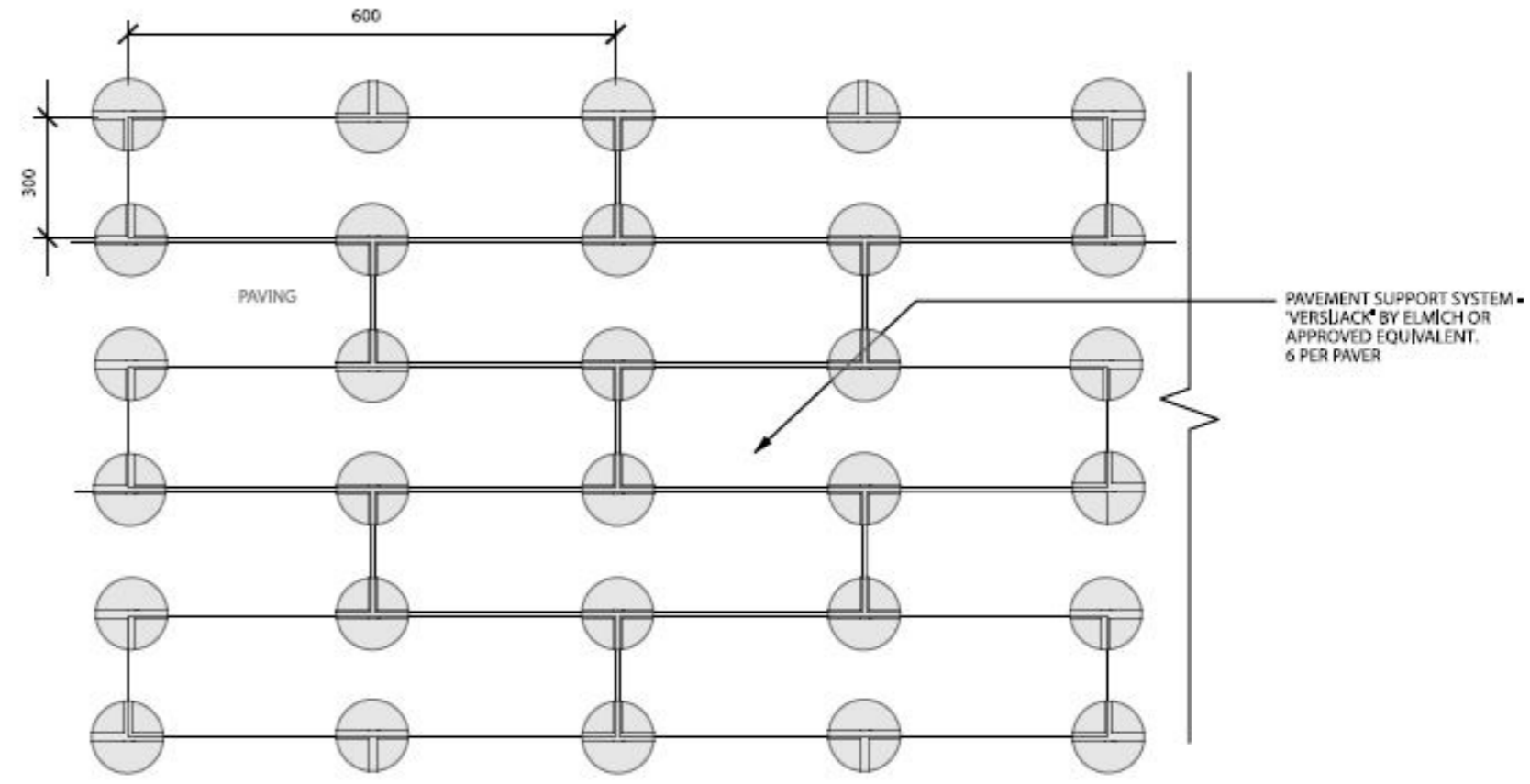
RAISED PLANTER POT - NTS



UNIT PAVING ON-STRUCTURE- NTS



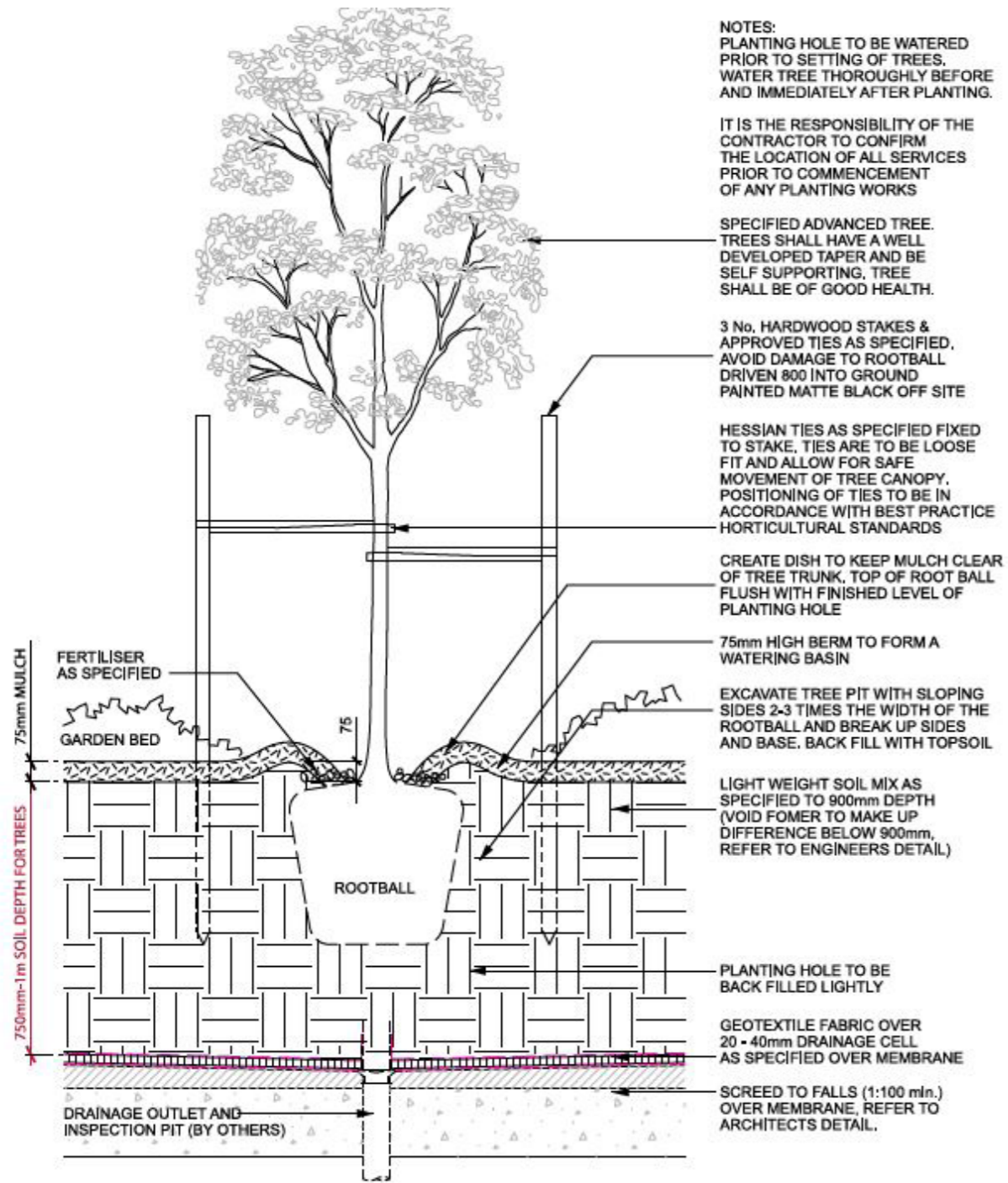
PEDESTAL PAVING SECTION - NTS



PEDESTAL PAVING SECTION - PLAN

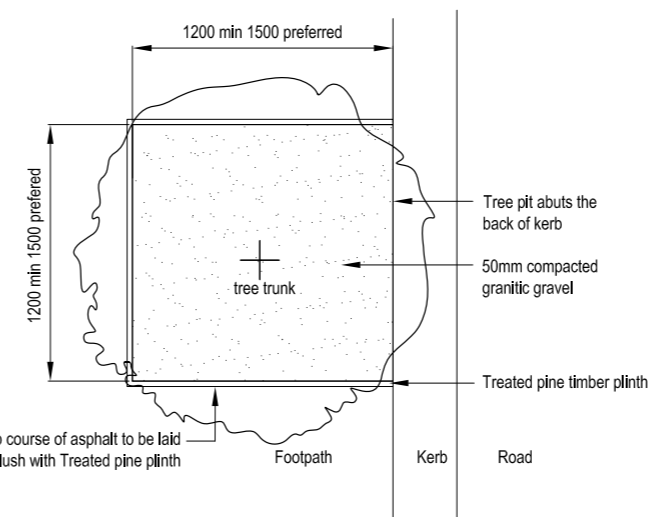
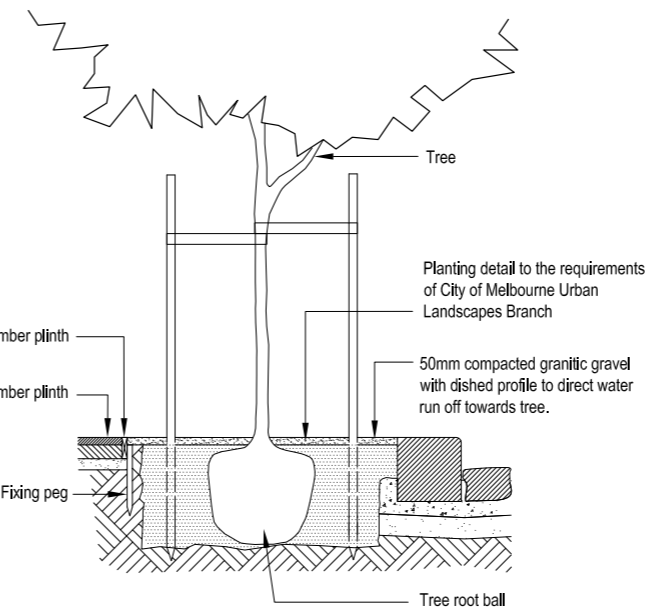
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Typical Details - Softscape

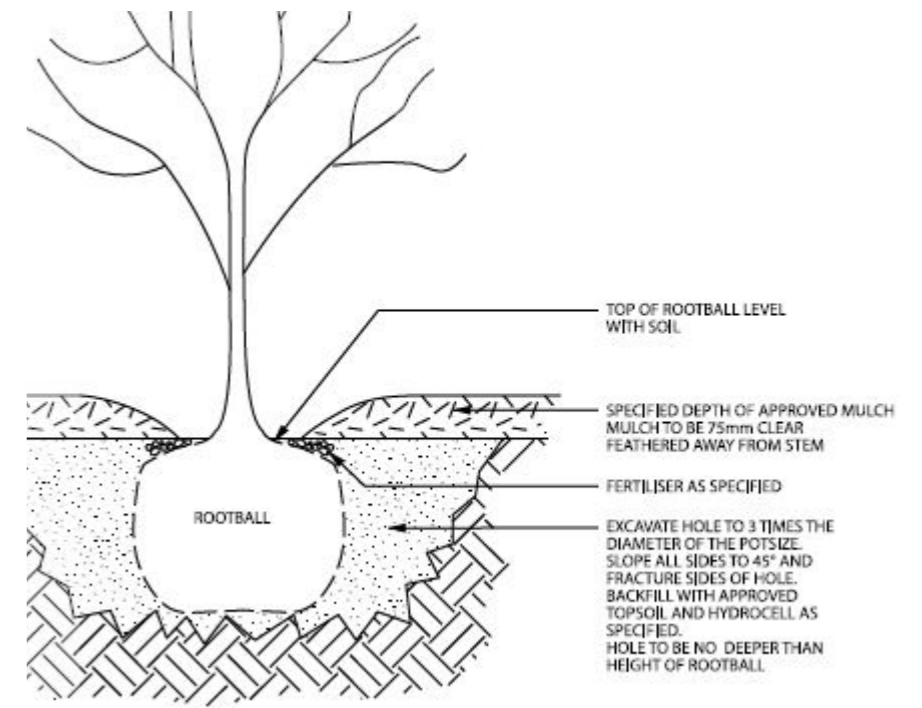


Section

Plan



MCC TREE INSTALLATION - NTS



PLANTING DETAIL - NTS

ADVANCED TREE - NTS
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Landscape Coverage & Canopy trees

DEEP SOIL SCHEDULE & CANOPY TREES - CLAUSE 58.03-05 ANALYSIS OF TABLE D2					
SITE AREA	DEEP SOIL AREAS REQUIRED	DEEP SOIL AREAS ACHIEVED	MINIMUM TREE PROVISION REQUIRED	NUMBER OF TREES REQUIRED	MINIMUM TREE PROVISION ACHIEVED
926 square metres (approx)	5% of site area (minimum dimension of 3 metres) = 46sqm (deep soil or coverage equivalent for this site)	24 sqm as Raised Planters for small-medium trees (0.9-1.2m depth)	1 small tree (6-8m high) every 30sqm of deep soil	2 small trees required	1 medium tree in raised planters (ground floor)
		24 sqm as Raised Planters for garden beds (0.5m depth)			2 medium trees in raised planters (rooftop)
		5.4 sqm Raised planter for productive garden (0.5m depth)			10 small trees in raised planters (rooftop)
Total	53.4sqm (addition of in-ground, raised planters & productive gardens) 5.8% landscape coverage			9 trees (achieved)	

Maintenance & Irrigation

All proposed garden beds in communal areas are to be maintained by a landscape maintenance contractor facilitated & managed by body corporate. Maintenance activities will include; fertilizer application; weed removal, replenishment of mulch, monitoring of plant health and performance and the implementation of appropriate horticultural measures to ensure optimal growth at all times.

All proposed planting within the site would be serviced by an automatic drip irrigation system, to be specified within the Landscape Specification and connected to on site rain water tanks where possible. Regular maintenance and testing will ensure a satisfactory performance of the irrigation system and the long term success of the landscape.

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