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PLAN**

17th July, 2026

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Attn: Planning Facilitation

Add: Department of Transport and Planning

1 Spring Street

Melbourne, VIC 3000

Re: Application for Planning Permit - 123-125 Erskine Street, Middle Park - Landscape Response

To whom it may concern,

Landscape Design Response

The proposed landscape response has been developed to meet the Landscaped Homes principle by integrating nature throughout the project and creating strong visual and physical connections between indoor living, communal amenity and the public realm.

The landscape design is conceived as an extension of the architectural outcome, seamlessly incorporated from the arrival and lobby interface through to private terraces and communal spaces, establishing a cohesive and site-responsive green character across the development. Public-facing landscape areas, raised planters and canopy tree planting contribute to the softening of the built form, enhancement of resident amenity, increased biodiversity and delivery of a resilient, durable landscape outcome.

Plant selection has been carefully considered in response to solar access, microclimate, spatial constraints and ongoing maintenance requirements. Species are climate-adapted, drought tolerant and suitable for raised planter conditions, with a focus on hardy, non-invasive planting that supports long-term landscape performance with reduced maintenance demand. Planters are designed with appropriate soil depths and contiguous soil volumes to support healthy root growth and canopy establishment.

Ground floor internal planting areas have been selected specifically for lower light conditions, with consideration given to available natural light access. Supplemental grow lighting can be incorporated where required to support long-term plant health and establishment within deeper internal zones.

Planting outcomes have been redistributed into more effective and accessible locations including communal areas, street interfaces, terraces and perimeter planting zones. This includes the through-link planter now extended toward the Canterbury Place interface, and the G02 planter now increased to provide a greener response to the streetscape.

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Additional Type A trees on the Level 04 terrace have been explored but cannot be accommodated due to slab loading limitations, achievable soil volumes and day-to-day functionality. The landscape response has been designed to balance built form and massing with the provision of functional private open space. Given the site is located within a Commercial 1 Zone, where more intensive development on structure is anticipated and deep soil opportunities are inherently limited, the absence of additional canopy trees is considered acceptable in this context. The scheme instead delivers integrated planting alongside genuinely usable private open space, which together represent a considered and positive landscape outcome appropriate to the site.

The planters flanking the Level 04 courtyard already provide generous soil depth and contiguous soil volume, sufficient to support substantial vegetation capable of mitigating heat, glare and wind exposure at maturity. The limiting factor for larger vegetation - type A tree in this location is the exposed rooftop condition and proposed arbour extent rather than soil volume and planter depth.

The revised landscape response strengthens green thresholds, communal spaces and street interfaces through layered planting, canopy trees and integrated planter conditions that soften the built form and contribute positively to the public realm. The proposal also improves landscape continuity between private and public interfaces, supporting urban biodiversity, pedestrian amenity and urban cooling outcomes.

Kind regards,



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