# 79-81 VICTORIA PARADE, COLLINGWOOD

## URBAN DESIGN & LANDSCAPE TOWN PLANNING REPORT

16 APRIL 2025 | REVISION [E]

lat STUDIOS

## DOCUMENT REGISTER

| | |
|---|---|
| **Project** | 79-81 Victoria Parade, Collingwood |
| **Report Title** | Landscape Town Planning Report |
| **Version** | E |
| **Project Code** | LS000932 |
| **Prepared for** | Stockland |
| **Author** | LatStudios |

| Issue | Date | Approved | Details |
|---|---|---|---|
| A | 26.11.2025 | DT | DRAFT |
| B | 12.12.2025 | DT | 80% ISSUE |
| C | 17.12.2025 | DT | 80% ISSUE |
| D | 26.03.2026 | DT | 100% DRAFT ISSUE |
| E | 16.04.2026 | DT | 100% ISSUE |



## CONTENTS



## ACKNOWLEDGEMENT OF COUNTRY

LatStudios acknowledge the Traditional Owners of the lands, waters and skies that this project is situated on, the Wurundjeri-willam people of the Kulin Nation. We pay deep respects to Elders past and present.

LatStudios commit to supporting the health and wellbeing of Country, by respecting, valuing and being guided by First Nations people.

*Eucalyptus camaldulensis* | River Red Gum
Endemic species of Wurundjeri Woi-wurrung Country

# 01
# PROJECT SUMMARY

## THE SITE

The proposed development at 79-81 Victoria Parade, Collingwood is a multi-storey mixed use precinct. The subject site presents an opportunity for higher-density development in a location that has excellent access to amenity and services including commercial activity, open space, and public transport.

## THE CONTEXT

The subject site sits within Collingwood - one of Melbourne's oldest suburbs - an area historically shaped by industry, working-class housing, and continuous waves of urban change.

Positioned along Victoria Parade, a major arterial road, the site is part of a precinct undergoing significant renewal, where new residential developments are emerging alongside remnants of Collingwood's industrial past.

The area is well-connected and urban in character, located approximately 1.2 km northeast of the Melbourne CBD and Hoddle Grid, and 1.2 km southwest of the Yarra River corridor.

It remains eclectic—marked by a blend of heritage and contemporary architecture—and continues to evolve as a dense, mixed-use urban neighbourhood within the City of Yarra.

| | |
|---|---|
| **Address** | 79-81 Victoria Parade, Collingwood |
| **Property Description** | Mixed-use Development |
| **Site Area** | 5,272 m² |
| **Local Authority** | City of Yarra |
| **Traditional Owners** | Wurundjeri Woi-wurrung |

NTS

# SITE CONTEXT

## TRADITIONAL CUSTODIANS

Yálla-birr-ang (Collingwood) is located on the unceded lands of the Wurundjeri Woi-wurrung people, who lived along the Birrarung (Yarra River), fishing, hunting and conducting ceremonies around its waterways. Their long-standing, unbroken connection to Country is foundational to both the underlying landscape identity and the present-day cultural identity of Collingwood. Nearby Charcoal Lane – the inspiration for the renowned Archie Roach song of the same name – remains an enduring symbol of Indigenous resilience and community strength in the area.

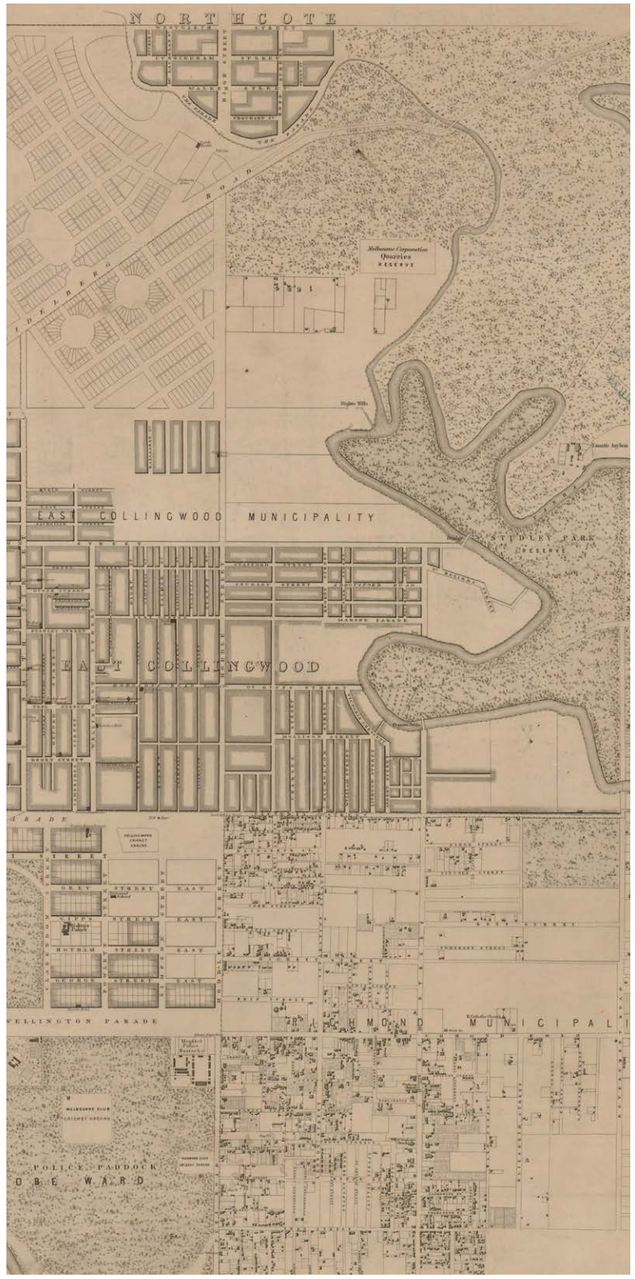
Future development in Collingwood and its surrounds must embed Connection to Country, recognise Traditional Owners, ensure space for their autonomy in urban areas, and bring to life the underlying landscape unique to this place.

## HISTORICAL CONTEXT

Collingwood is one of present-day Melbourne's oldest suburbs, formally established in 1855 and shaped by the Victorian gold rush and rapid industrialisation. Its early growth was driven by proximity to the Yarra River and the availability of land for noxious trades, making it a centre for brewing, brickmaking, textiles, and boot making. These uses left a legacy of large warehouse buildings and contributed to a distinctive urban fabric of dense workers' housing, narrow streets, and mixed-use development patterns that began as early as the 1850s. Many nineteenth-century buildings, shops and factories still stand today, contributing to its layered heritage character. From the 1970s, gentrification began to reshape Collingwood's housing and demographic profile, as professionals and students moved in, renovating historic cottages and repurposing warehouses into homes and studios - a transition that continues to define its evolving character today.

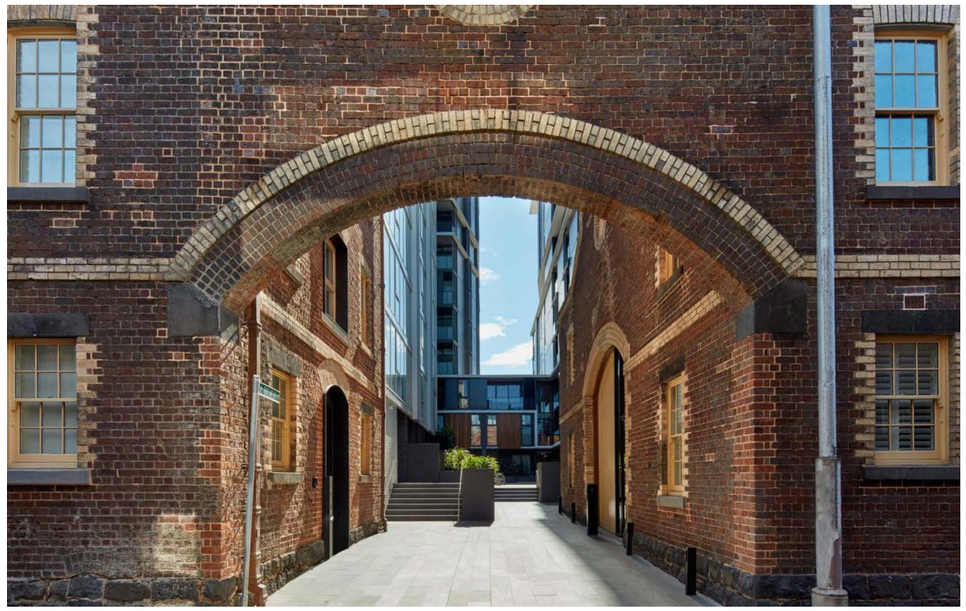
## URBAN CHARACTER TODAY

Collingwood's urban form reflects its working-class and industrial heritage, layered with contemporary redevelopment and infill growth. The suburb retains a fine-grain street network of narrow roads and laneways, with a diverse mix of Victorian-era dwellings, nineteenth-century industrial structures, and more recent apartment developments. Landmark buildings near the subject site include the Baden Powell Hotel on Victoria Parade, the former Yorkshire Brewery on Robert Street, and the Victoria Distillery on Northumberland Street. Many historic buildings have been repurposed as apartments, studios, or cultural spaces - contributing to Collingwood's distinctive architectural texture of red-brick facades, polychrome masonry, bluestone laneways, and street art. Smith Street, a major commercial hub adjacent to the subject site, captures Collingwood's identity as a vibrant and creative precinct. Projects like Collingwood Yards - located on the former Collingwood Technical School site - reinforce the suburb's reputation as a centre for arts and culture.



Historical Map of Collingwood (James Kearney & Andrew Clark, 1855)


Collingwood Yards (Collingwood Yards/Stefan Postles, 2021)


Yorkshire Brewery (SMA Projects, 2015)

## SURROUNDING AMENITY

The site is well-serviced by public transport and active transport infrastructure, with key frontages to both Victoria Parade and Wellington Street. Victoria Parade forms a key east–west corridor and hosts multiple tram services (Routes 12 and 109), bus routes (302, 303, 304, 305, 309), and a designated strategic cycling corridor. Wellington Street is also part of the strategic cycling network and connects to nearby streets offering a variety of food, drink, and commercial options.

To the north, Langridge and Gertrude Streets provide further cycling links and access to Smith Street—one of Melbourne's most vibrant retail strips, known for its diverse mix of shops, restaurants, bars, and creative industries. North Richmond Station is located approximately 550 metres east of the site, offering direct train access to the metropolitan network. Several high-quality open spaces are also within walking distance, including Fitzroy Gardens and Powlett Reserve, while the Yarra River corridor and Studley Park lie just over a kilometre to the northeast.


### LEGEND

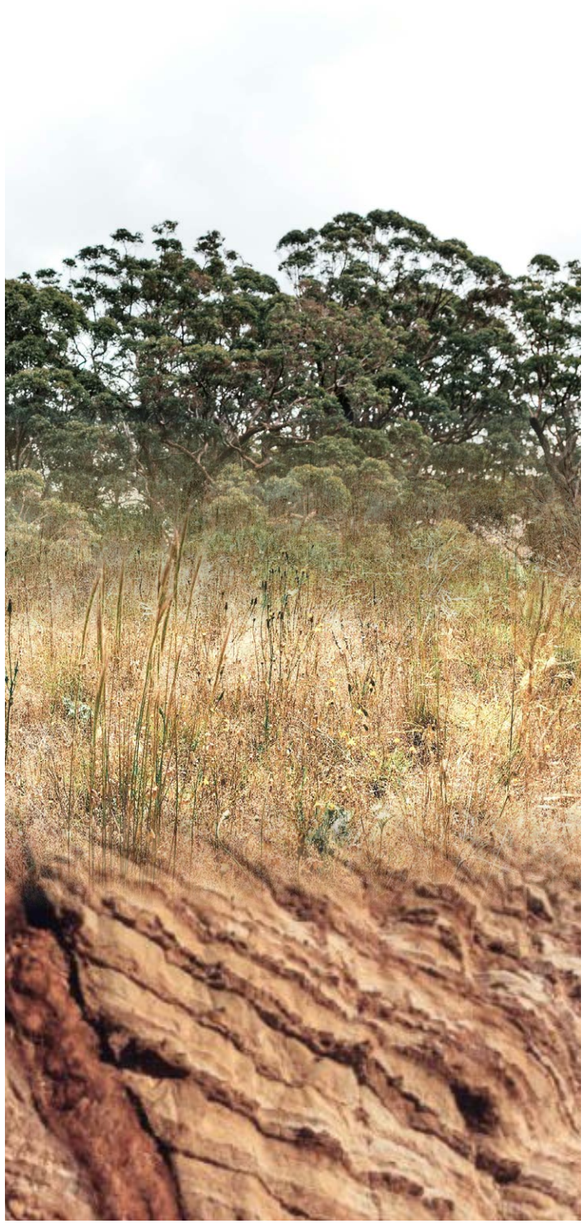
- Site boundary
- Railway
- Tram route
- Bus route
- Strategic Cycling Corridor
- Wellington Street major cycling corridor
- Open Space
- Activity Centres

# DESIGNING WITH COUNTRY

## METHODOLOGIES

Working with Stockland's First Nations team we are at the start of a project-centric co-design process that will build on Stockland's recent landmark partnership agreement with the Wurundjeri Woi-wurrung Cultural Heritage Aboriginal Corporation.

The design team can see many exciting possibilities for the project but will be guided by First Nations voices. The project is well-placed to expand upon the objectives outlined in Stockland's Stretch RAP 2023 – 2026.



## STOCKLAND'S COMMITMENT TO CULTURAL ENGAGEMENT

**Kalkallo Partnership Agreement with Wurundjeri Woi-wurrung Cultural Heritage Aboriginal Corporation (WWCHAC).**

Stockland and Wurundjeri Woi-wurrung Cultural Heritage Aboriginal Corporation (WWCHAC) signed a landmark Partnership Agreement at Cloverton community in Kalkallo. The agreement aims to embed Wurundjeri culture, stories and heritage into one of Melbourne's largest masterplanned communities.

Stockland and Wurundjeri Woi-wurrung Cultural Heritage Aboriginal Corporation sign landmark partnership

**The First Nations Collective**

Stockland has partnered with 14 Indigenous businesses on an industry leading First Nations shopping hub, The First Nations Collective, which is part of the Stockland Marketplace e-commerce platform.

The First Nations Collective celebrates the rich cultural heritage of Indigenous communities and provides a curated hub for Indigenous retailers to establish and grow their businesses, with customers able to easily and confidently buy from 100% verified First Nations owned and operated businesses.


Stockland Marketplace - Clothing the Gaps

## LEADING DESIGN WITH COUNTRY PRECEDENTS

### Waterloo Estate Renewal Project

Stockland is working with social housing providers to deliver thousands of new homes, including social and affordable housing. With a special focus on culturally appropriate asset and tenancy management for Aboriginal and Torres Strait Islander residents.

The project is deliberately conceived “with Country” embedding social, cultural, environmental, and community-wellbeing principles rather than just conventional housing or property development.

The approach includes prioritising Indigenous procurement and workforce participation during construction; a tangible link between design/development and First Nations economic participation.

Waterloo renewal project NSQ Government

### Parramatta Square

During its redevelopment, Parramatta Square was explicitly conceived as a continuation of the site’s significance as a traditional gathering place for the local Dharug people — a place historically used by Aboriginal peoples for meeting, sharing knowledge and ceremony.

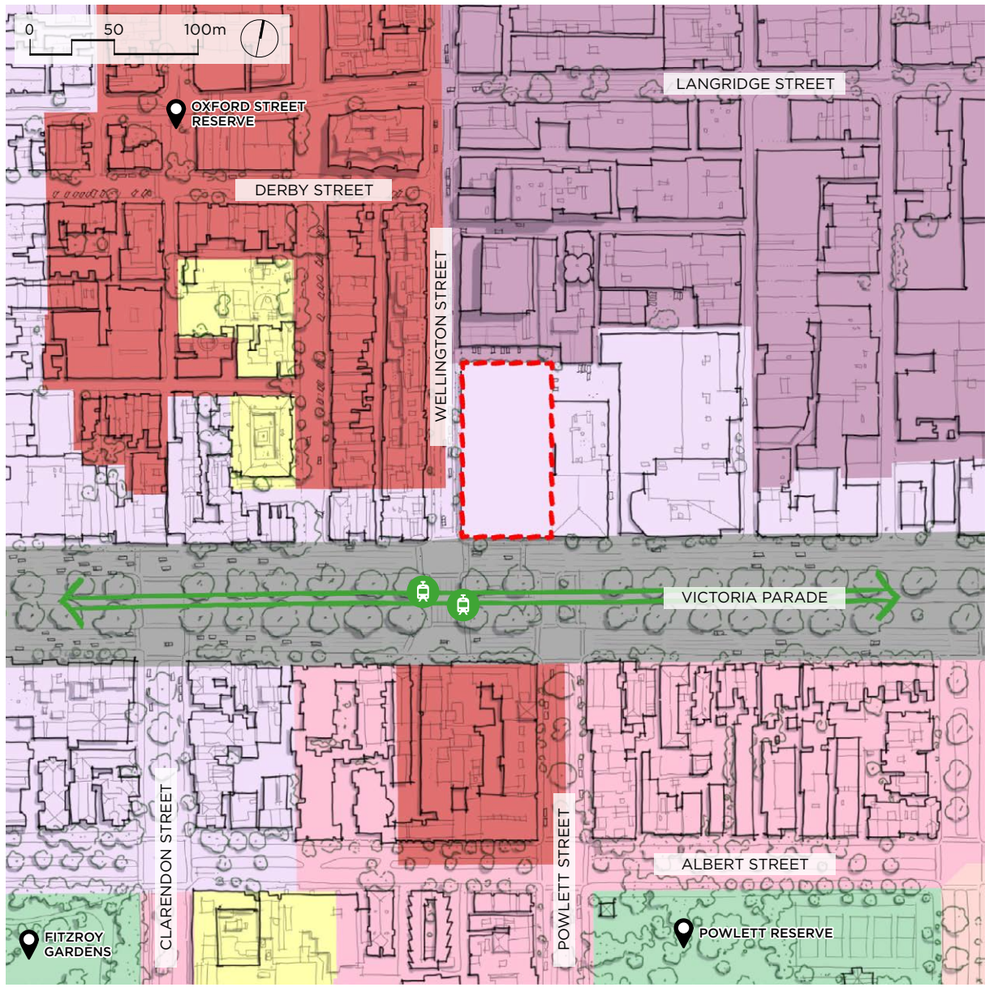
From the earliest planning stages (2016 onward), the project involved meaningful consultation with Indigenous community representatives: the local Aboriginal and Torres Strait Islander Advisory Committee provided guidance on how cultural meaning and heritage should influence the design.

The final design incorporates heritage interpretation elements, public-domain works, ceremonial-space acknowledgement and a planning framework that balances colonial history and contemporary urban development. Showcasing “Country” as a embedded element within architecture, planning and landscape design.


Parramatta Square Heritage Interpretation GML

# 02
# URBAN CONTEXT

# PLANNING CONTEXT



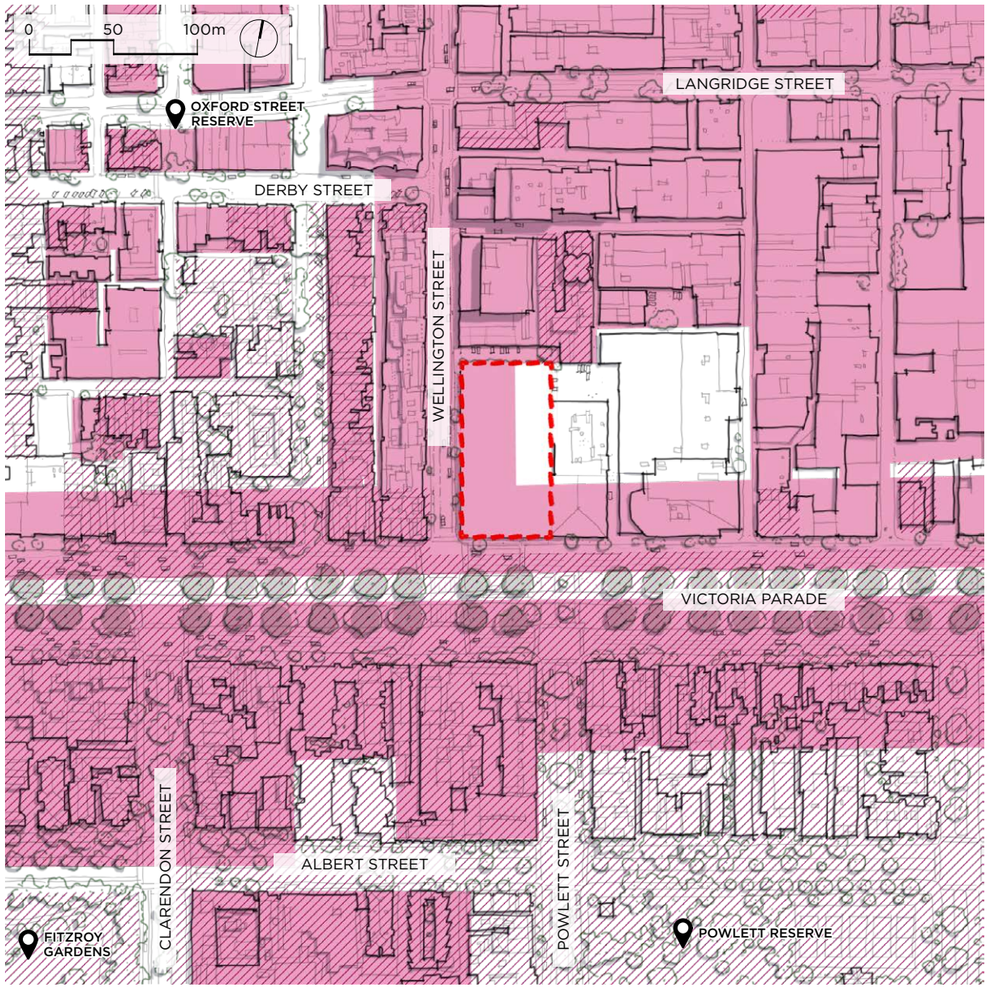

## ZONING

The subject site is located within the Commercial 1 Zone (C1Z). The purpose of this zone is to:

- Create vibrant, mixed-use commercial centres for retail, office, business, entertainment, and community uses.
- Provide for residential uses at densities that complement the role and scale of the commercial centre.

Land to the north is zoned Commercial 2 Zone (C2Z), which supports commercial areas for offices, appropriate manufacturing and industry, other retail uses, and associated business services. Land to the west is zoned Mixed Use Zone (MUZ), which allows for a range of residential (typically at higher densities), commercial, industrial, and complementary uses.

- Site boundary
- Tram route
- Commercial Zone 1 (C1Z)
- Commercial Zone 2 (C2Z)
- General Residential Zone (GRZ)
- Mixed Use Zone (MUZ)
- Public Park and Recreation Zone (PPRZ)
- Public Use Zone (PUZ)
- Transport Zone 2 (TRZ2)

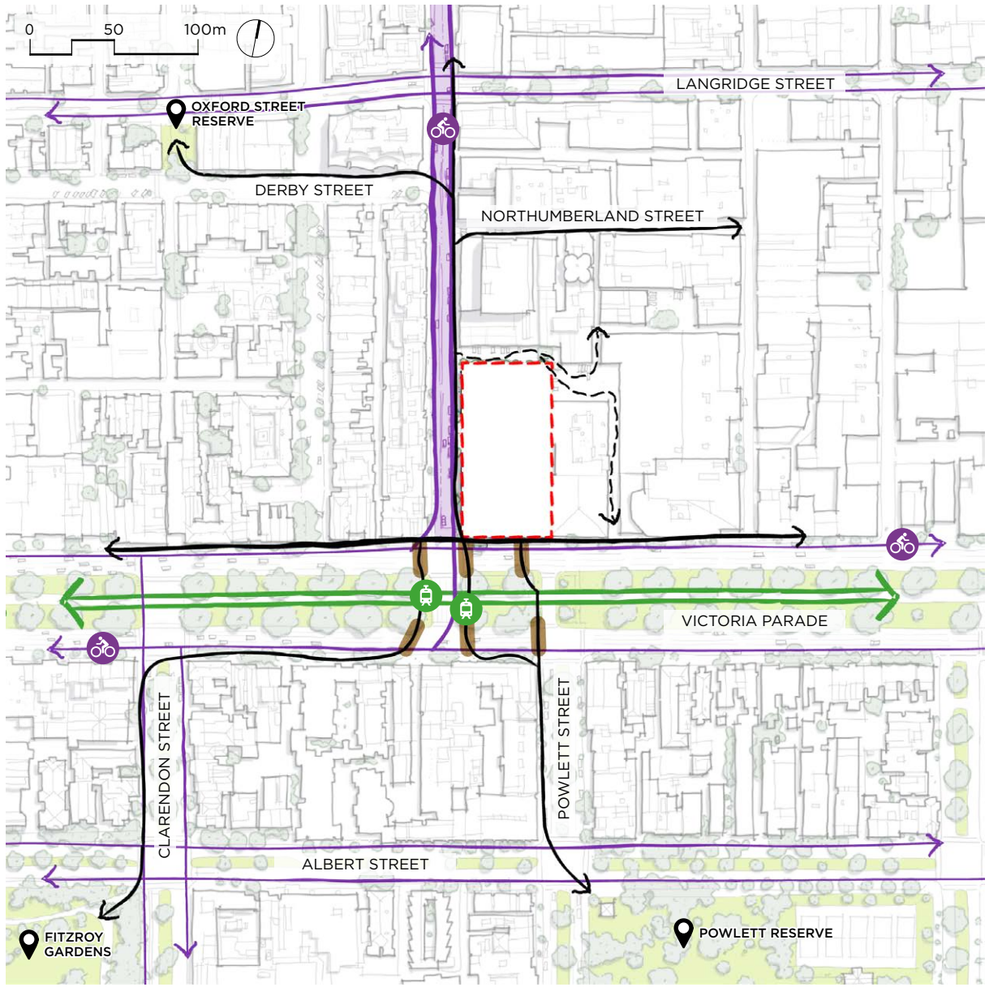



## OVERLAYS

The subject site is affected by two Design and Development Overlays. DDO2 applies to main roads and boulevards across the City of Yarra and does not prescribe specific built form controls. DDO39 applies to land fronting Victoria Parade between Smith Street and just before Hoddle Street.

- Site boundary
- Heritage Overlay
- Design and Development Overlay
- Heritage Trees

# CIRCULATION




## PEDESTRIAN AND CYCLE CONNECTIONS

The site is well-connected by public and active transport infrastructure. It is accessible from Wellington Street (west) and Victoria Parade (south), both of which are key frontages.

Wellington Street is a designated Strategic Cycling Corridor (SCC), with separated bike lanes carrying more bike traffic than any other in the municipality. Pedestrian connections along Victoria Parade and Wellington Street support the main access to the site. Informal pedestrian connections access the site from the north along Northumberland Street and Byron Street.

- Site boundary
- Tram route
- Strategic Cycling Corridor
- Wellington Street Protected Cycling Corridor
- Existing Pedestrian Connections
- Existing Informal Pedestrian Connections
- Existing signalised pedestrian crossing

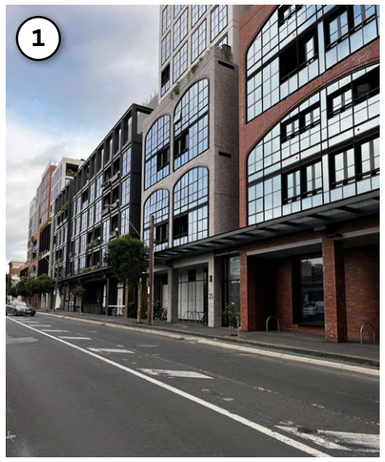

## INTERFACES

The immediate area is characterised by large-format commercial and residential tenancies. Despite this, variation in materiality and built form provides a sense of fine-grain detail. There are two existing vehicle entries to the site, one along Victoria Parade, one along Wellington Street.

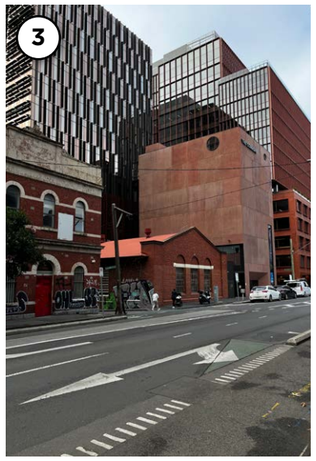
Active frontages surrounding the site can be characterised as facades with transparent glazing. Most commonly they are retail frontages that also offer passive surveillance to the street. Inactive frontages in contrast are most commonly residential lobbies to apartment buildings and covered glazing with limited views between the street and ground floor land uses.

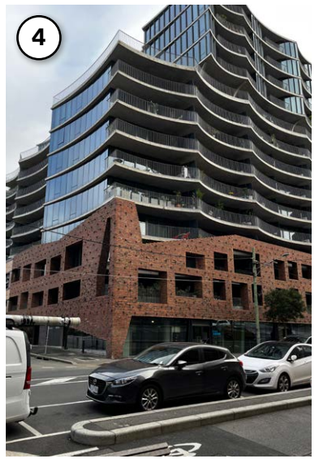
- Site boundary
- Active frontage
- Wellington Street Protected Cycling Corridor
- Protected Cycling Corridor Interface
- Inactive frontage
- Vehicle entries

# BUILT FORM CONTEXT







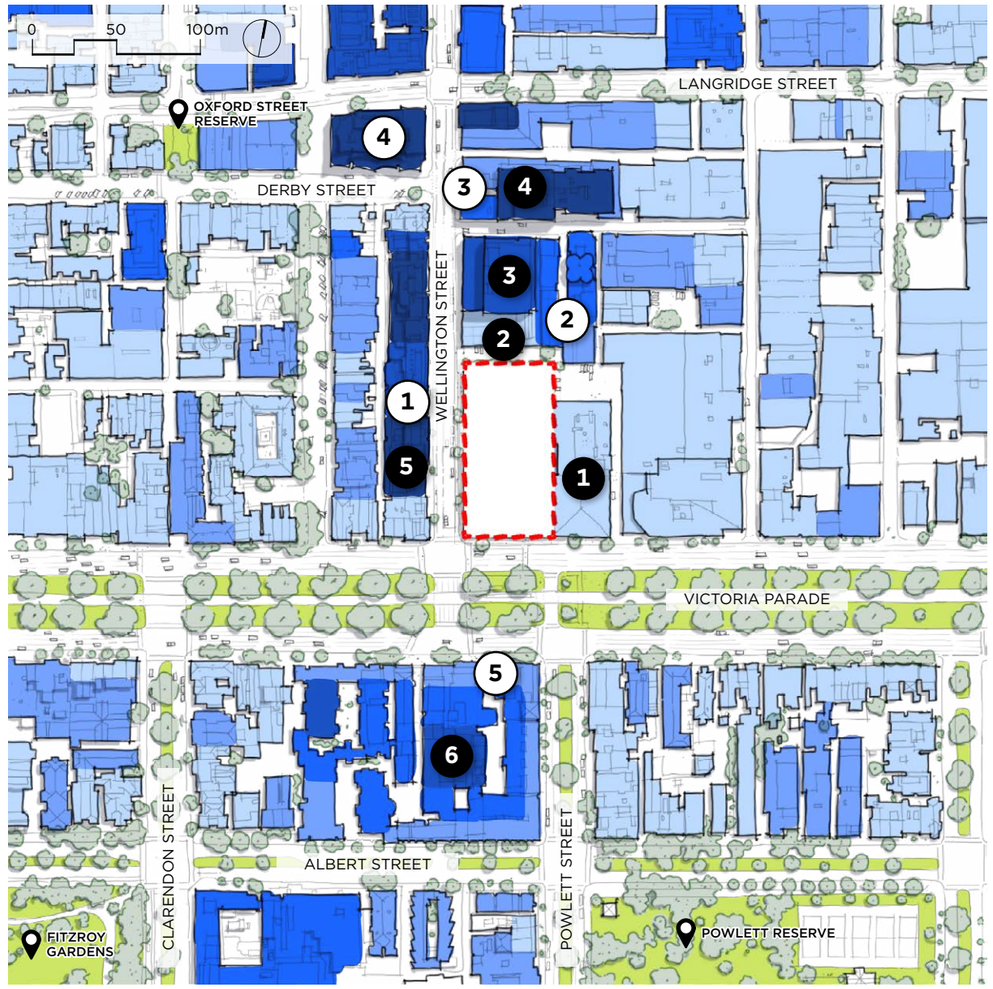





## URBAN CHARACTER

Existing built form in the surrounding area varies considerably in materiality, street wall and frontages. The built form above is called out on the map opposite:

1. Victoria & Vine development at 1-57 Wellington Street varies in materiality with 3-4 storey street walls, ground floor is a mixture of retail and residential lobby entries.
2. Finer grain entries along Boyd Street, with overlooking and passive surveillance of the street. A mix of industrial and heritage urban fabric.
3. Varying heights along Wellington Street between Glasgow and Northumberland Streets. Materiality of the recent developments mirror the red brick of surrounding buildings.
4. Greater heights anchor the corners at Langridge Street and Wellington Street intersection. The street wall mirrors the red brick materiality of the area at the podium level, with a modern tower above.
5. Heritage facade to the lower levels of the mixed use Victoria Brewery redevelopment.




## BUILDING HEIGHTS

Existing built form in the surrounding area varies considerably in scale:

1. Directly to the east, at 103 Victoria Parade, the Melbourne Pathology building presents 2 levels to Victoria Parade and 3 to the rear of the site.
2. To the north of the site is a vehicle access and car park servicing a single storey building including the southern edge of the heritage building HO116 - former Victoria Old Brewery.
3. At the corner of Northumberland Street, 36 Wellington Street, a 15-storey mixed-use development with retail ground floor.
4. Opposite at 54 Wellington Street, The Commons, a 12-storey mixed-use development with retail ground floor.
5. To the west of the site at 1-57 Wellington Street, the Victoria & Vine development ranges between 6 and 11 storeys, contributing to the varying mid-rise character of the area.
6. To the south, across Victoria Parade is the mixed-use redevelopment of Victoria Brewery with heights varying across the site.

- Site boundary
- 1-2 storeys
- 2-5 storeys
- 5-8 storeys
- 8-10 storeys
- 10+ storeys

# URBAN DESIGN OPPORTUNITIES

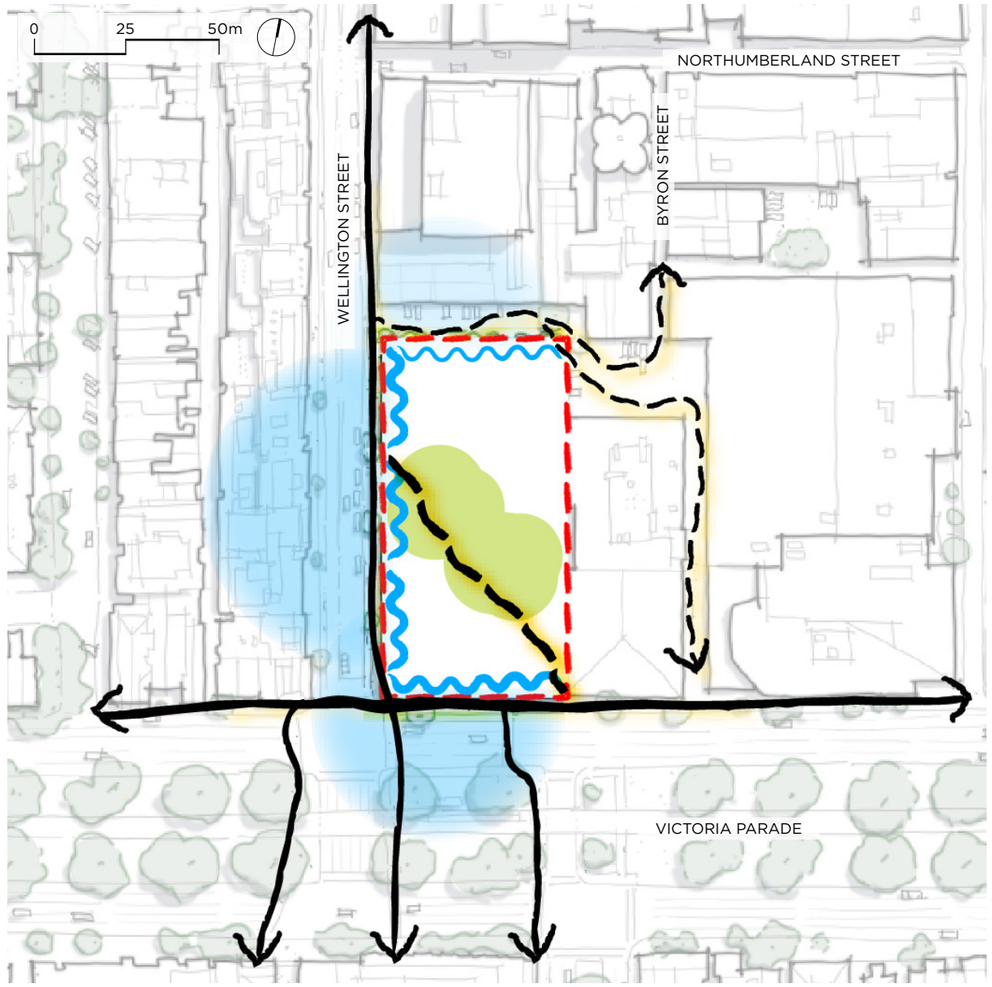
Our Urban Context analysis has resulted in a number of experiential, connectivity and massing opportunities for the project team to explore. These have been explained in the following diagrams.


## OPEN SPACE OPPORTUNITIES

The site offers opportunities to enhance local amenity through the following:

- Introduce increased access to open space including public, semi-public and private open spaces.
- Minimise pedestrian, cycle and vehicle conflict by retaining the existing entries and keeping vehicles off the primary pedestrian and cycle route of Wellington Street.
- Ensure safe transitions for cyclists between the Wellington Street Protected Cycling Corridor and the site.

- Site boundary
- Existing Pedestrian Connections
- Existing Informal Pedestrian Connections
- Wayfinding opportunity
- Maintained vehicle entries
- Site vehicle movements
- Potential future open space

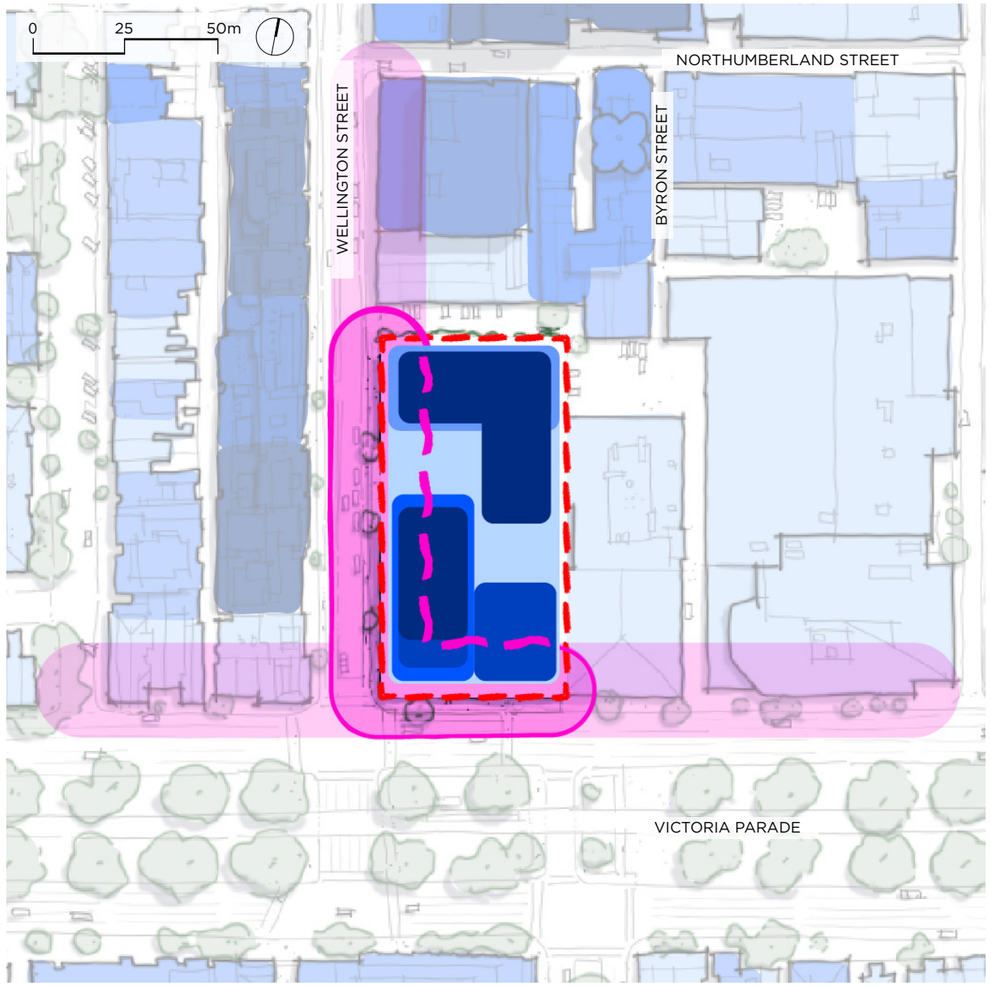



## PEDESTRIAN AMENITY OPPORTUNITIES

The site offers opportunities to enhance pedestrian amenity through the following:

- Increased pedestrian permeability within and surrounding the site.
- Consideration to future connections that may be linked through the site, both formal and informal.
- Improved passive surveillance of Victoria Parade and Wellington Street, as well as some limited passive surveillance to the north along the informal pedestrian links.

- Site boundary
- Existing Pedestrian Connections
- Existing Informal Pedestrian Connections
- Potential Future Pedestrian Connection
- Future Passive Surveillance
- Potential future open space




## BUILT FORM OPPORTUNITIES

The development should find opportunities to contribute to the wider urban fabric of the area through the following built form responses:

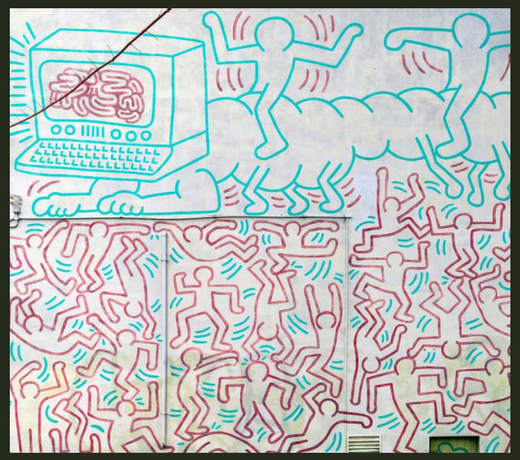
- Adopt an eclectic and varied built form height across the the site to respond to the existing and emerging urban character of Collingwood.
- Greater height is focused towards the north eastern corner of the site to minimise overshadowing impacts on the public realm and the western footpath of Wellington Street.
- The street response along Victoria Parade and Wellington Street should respond to the individual urban characters of both road corridors; the tree lined boulevard of Victoria Parade and eclectic fabric of Wellington Street.

Site boundary
Street wall reponse
Built form heights

# 03
# LANDSCAPE OPPORTUNITIES

# LANDSCAPE DESIGN DRIVERS

## A LOCAL LANDSCAPE



### COLLINGWOOD - PLACE AND COMMUNITY

Collingwood's present-day urban fabric reflects its working-class and industrial heritage, alongside contemporary redevelopment. The suburb retains a fine-grain network of narrow streets and laneways winding between tall warehouses, tight rows of workers' cottages, and sleek contemporary apartment buildings. This built form defines Collingwood's distinctive character of red-brick façades, polychrome masonry, bluestone laneways, and expressive street art.

Many historic buildings have been adapted into wellness centres, art studios, and cultural spaces that link to major commercial strips such as Smith Street and Brunswick Street, reinforcing Collingwood's identity as a vibrant, diverse, and creative precinct.

The landscape will echo the suburb's fine-grained street network by enhancing pedestrian permeability, connecting into surrounding laneways and alleys. A local material palette will inspire a mix of tactile stone with contrasting planes of metal and glass. The area's vibrant social life will also be drawn into the site through activated street edges that invite the community to come, stay, and feel at home, whether gathering in large groups or seeking quiet respite among the vegetation.

## LAYERED AND RESPONSIVE

### CONSIDERED & ABUNDANT PLANTING, DIVERSE SEATING & GATHERING OPPORTUNITIES

Collingwood today is recognised for its progressive, diverse and creative community. Its evolution - from working-class origins to high-end apartment living, whilst maintaining a committed arts scene and some of Melbourne's most iconic shopping strips - has produced an idiosyncratic, layered place reflected in the needs of its community.

This character has informed a landscape design that is highly flexible and adaptable, offering a range of spatial conditions for diverse personalities, ages, abilities, genders and cultures. Considered, abundant planting will guide movement between ground-level landscape 'rooms'. In the Neighbourhood Garden, small, vegetation-shrouded seating nooks will provide seclusion and private respite, discreetly separated from larger social gathering spaces and the high-foot-traffic areas of the Public Plaza. Upper-level planting will be vibrant and attractive, helping to screen apartments and frame outlooks towards the CBD or the Yarra Ranges.

The landscape will be responsive to the needs of both project residents and the wider community, fostering a sense of interconnectedness between the new development and the surrounding neighbourhood.

## REVEALING COUNTRY

### DRAWING ON THE UNDERLYING LANDSCAPE LAYERS AND ECOLOGICAL UNITY

Yálla-birr-ang (Collingwood) is a profoundly significant place situated on the unceded Country of the Wurundjeri Woi-wurrung people. Their long-standing connection to these lands, waters and skies is foundational to Collingwood's present-day and future cultural identity.

Collingwood's early growth was driven by its proximity to the Birrarung (Yarra River) and the availability of land for noxious trades. This has left an industrial legacy of barrenness and toxicity that continues to affect the landscape today.

The landscape design will reveal and contribute to healing the underlying Country upon which the colonial fabric of Collingwood sits. This includes establishing abundant native vegetation to draw animals and insects back into the site and begin to repair the topsoil layer. Ephemeral creek beds will highlight the significance of water in this landscape during both dry and wet periods. Finally, the site's underlying geology – which has shaped the landform and soil composition of the area, and therefore the plants and animals that occur here – will be brought to the surface and celebrated as the foundational landscape element of this place.

Stockland's recent agreement with the Wurundjeri Woi-wurrung Cultural Heritage Aboriginal Corporation will greatly assist ongoing Connection to Country opportunities.

# LANDSCAPE OPPORTUNITIES

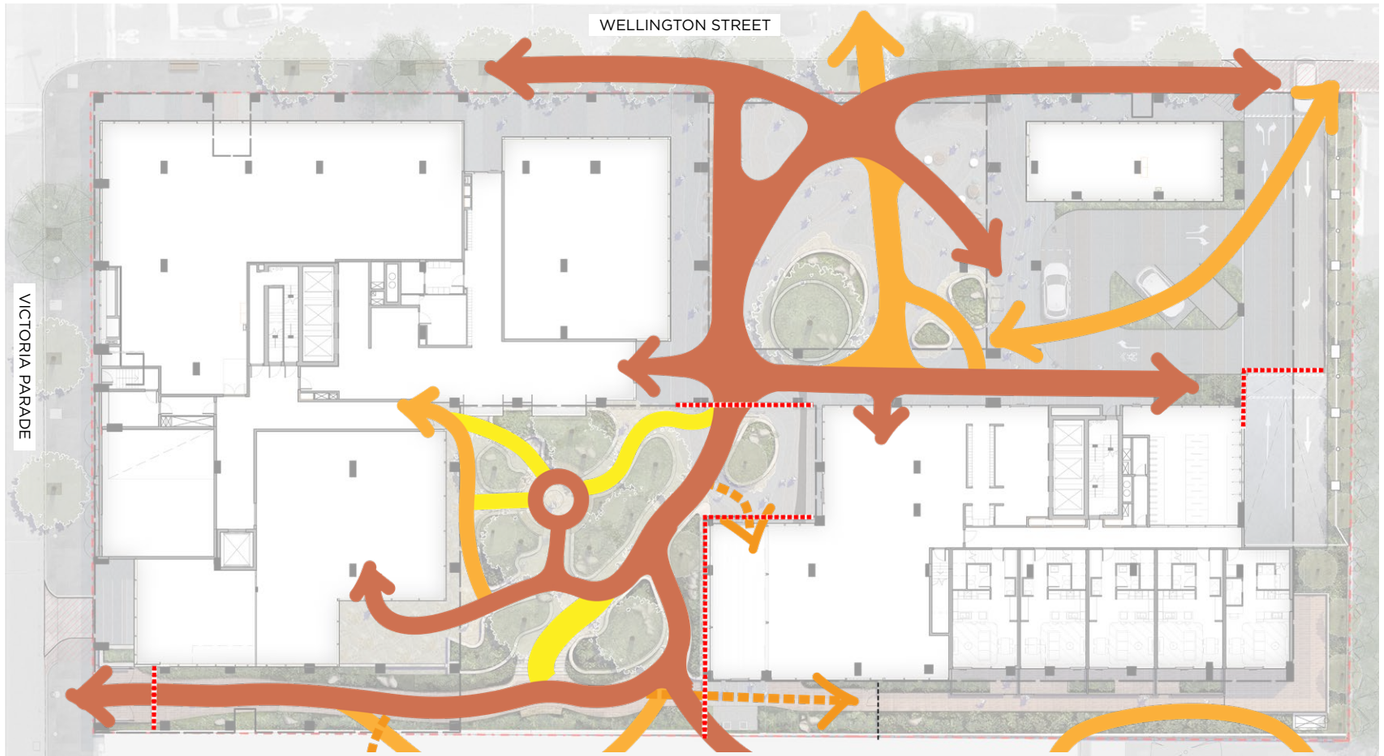

## A DIVERSITY OF SPACES

The landscape concept will generate a diverse range of spatial experiences and functions. This will be achieved by:

- An open-air, 24-hour Public Plaza accessed from Wellington Street, connecting to ground-floor retail entries. Open, light and active, it accommodates passers-through or larger gatherings, with passive surveillance supporting safety.
- The Neighbourhood Garden, a semi-private space for residents with gated access (open to the public during daylight hours), designed to feel intimate and immersive through denser planting and level changes creating secluded seating areas.
- A Pedestrian Link along the eastern edge, providing a green, peaceful connection from Victoria Parade to residential areas and the Neighbourhood Garden.
- The Shared Arrival space, where vehicles enter from Wellington Street, offering a sheltered, legible pick-up and drop-off point with clear sightlines for safety.

| |
|---|
| Public Plaza |
| Neighbourhood Garden |
| Pedestrian Link |
| Shared Arrival |

# LANDSCAPE OPPORTUNITIES




## A POROUS GROUND PLANE

A porous ground plane means the landscape concept will enhance connectivity both within the site and into the broader urban fabric. This will be achieved by:

- Creating a publicly accessible Public Plaza facing Wellington Street, which will encourage people to enter the site, looking onto the Neighbourhood Garden, suggesting a natural path of movement through to Victoria Parade.
- Establishing a DDA-compliant circulation route to ensure that the major desire line for people moving through the site from Wellington Street south-east towards Victoria Parade is universally accessible.
- Maintaining an open plaza format and carefully arranging garden beds in the Neighbourhood Garden to ensure all other key desire lines - whether leading to building entrances or towards the vehicle drop-off - are clear, legible and accessible.
- Using stair access only within the Neighbourhood Garden, where it will connect terraced garden bed levels and offer more direct entry into the building from the main DDA-compliant paths.

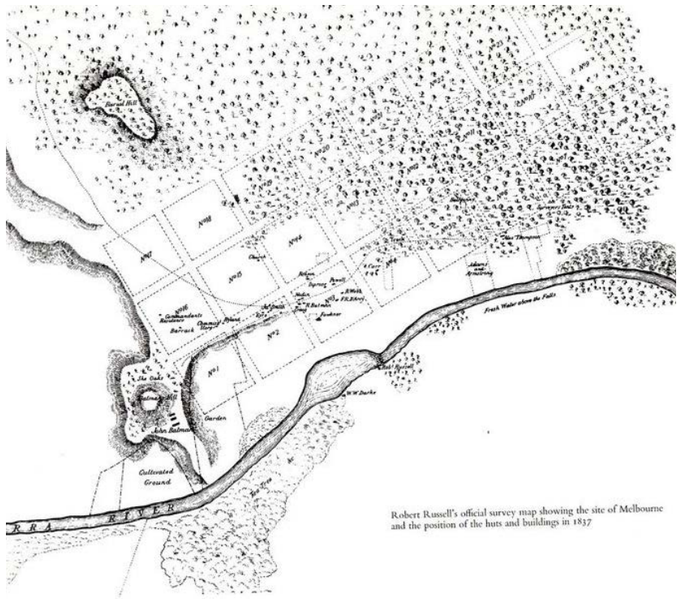
| |
|---|
| Primary Circulation (DDA Accessible) |
| Secondary Circulation (DDA Accessible) |
| Residential Access |
| Stair Access |
| Private/Public Gated Access |
| Residential Gate |

# LANDSCAPE OPPORTUNITIES

## REPRESENTATION OF THE UNDERLYING LANDSCAPE

The adjacent historic maps indicate that the Victoria Parade site originally formed part of an open Grassy Woodland landscape. Gentle, undulating plains of Kangaroo Grass were dotted with stands of eucalyptus canopy, converging towards the banks of the Birrarung. Beneath this, the site lies on the edge of the Silurian-age Melbourne Formation, characterised by folded and fractured siltstone and sandstone.

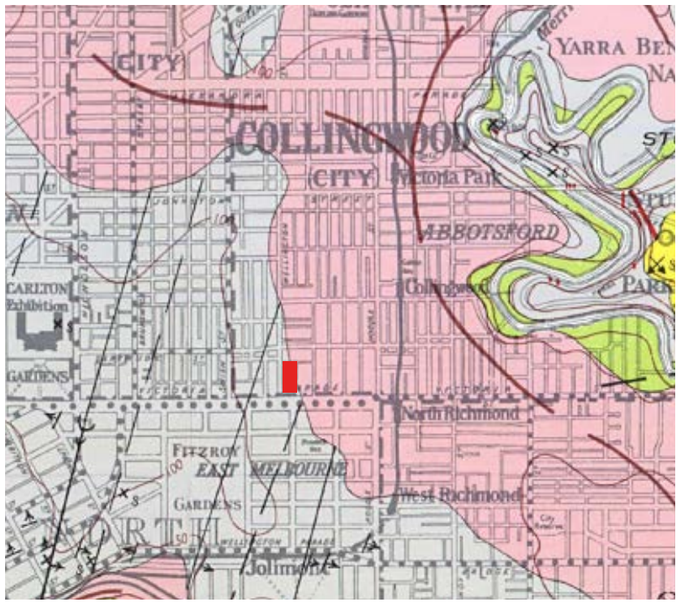
Together, these layers of ecology and geology reveal a landscape once defined by resilient woodland systems and ancient sedimentary rock formations. The muted colours, earthen textures and woven geological patterning associated with this landscape present key opportunities to explore in the landscape response, as illustrated in the diagram on the following page.




Robert Russell's official survey map showing the site of Melbourne and the position of the huts and buildings in 1837

## VEGETATION

Robert Russell's 1837 Survey map of Melbourne, showing the Hoddle Grid drawn over the existing Grassy Woodland Landscape that dominated the area of the Victoria Parade site.




## GEOLOGY

Early geological map of Melbourne with Victoria Parade site shown in red. The site sits on the edge of the "Melbourne Formation" a Silurian period geology made up of folded and fractured siltstone and sandstone.

# LANDSCAPE OPPORTUNITIES

The landscape design expresses the site's underlying identity through vegetation, colour palette, tactile materiality and ground-plane patterning drawn from its native ecology and geology. Robust, shade-tolerant planting typical of the area's Grassy Woodlands will re-establish the site's landscape character and support ecological repair by attracting native fauna; greatly increasing the site's landscape contribution.

A colour palette inspired by the seasonal hues of local grasses and eucalypts – from cool purples and greens to warm coppers and golds – is carried through the project's materiality and paired with hardscape treatments that reinterpret the folded and fractured patterns of the ancient siltstone and sandstone of the Melbourne Formation. These geological references are most evident in the Public Plaza, where the ground-plane design brings the site's deep-time landscape story to the surface.

Earthen, tactile materials, including planter walls, reinforce the textural and visual connections to the site's geology.

### EUCALYPTUS CANOPY

Deep green Eucalyptus canopy of the Grassy Woodland which frames the sky from below.

### GRASSY WOODLAND

Understorey grassland of the Grassy Woodland - the seasonal nature of these grasslands saw distinctive colour changes across the seasons, from straw yellows through to deep brown and pale greens.

### SILT AND SAND STONE

Distinctive folded and fractured siltstone and sandstone of the Melbourne formation.


Grassy Woodland seasonal colour hues and the folded patterns of the site's underlying geology are abstracted within the Public Plaza paving and walls

(NB: pattern shown within this document is Indicative and subject to further development).

# 04
# LANDSCAPE CONCEPT

## LANDSCAPE LAYERS

**The following pages illustrate and explain the many landscape zones proposed within the project, as identified on the adjoining axonometric view.**

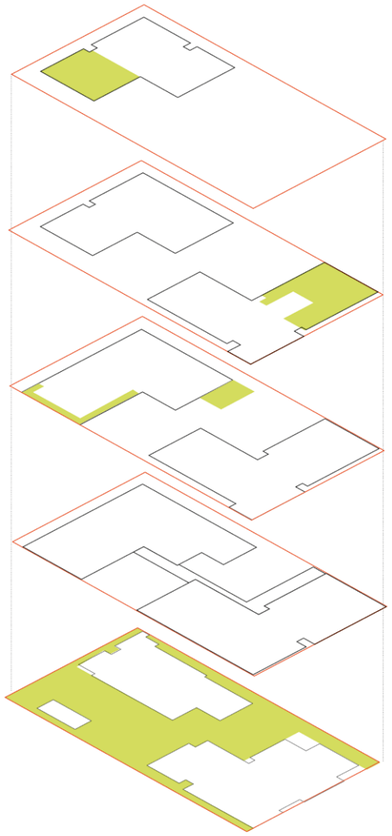
LEVEL 22 PODIUM LANDSCAPE

LEVEL 14 PODIUM LANDSCAPE

LEVEL 7 PODIUM LANDSCAPES

LEVEL 2 PODIUM

GROUND FLOOR



# LANDSCAPE CONCEPT & SITE PLANS

## GROUND FLOOR CONCEPT

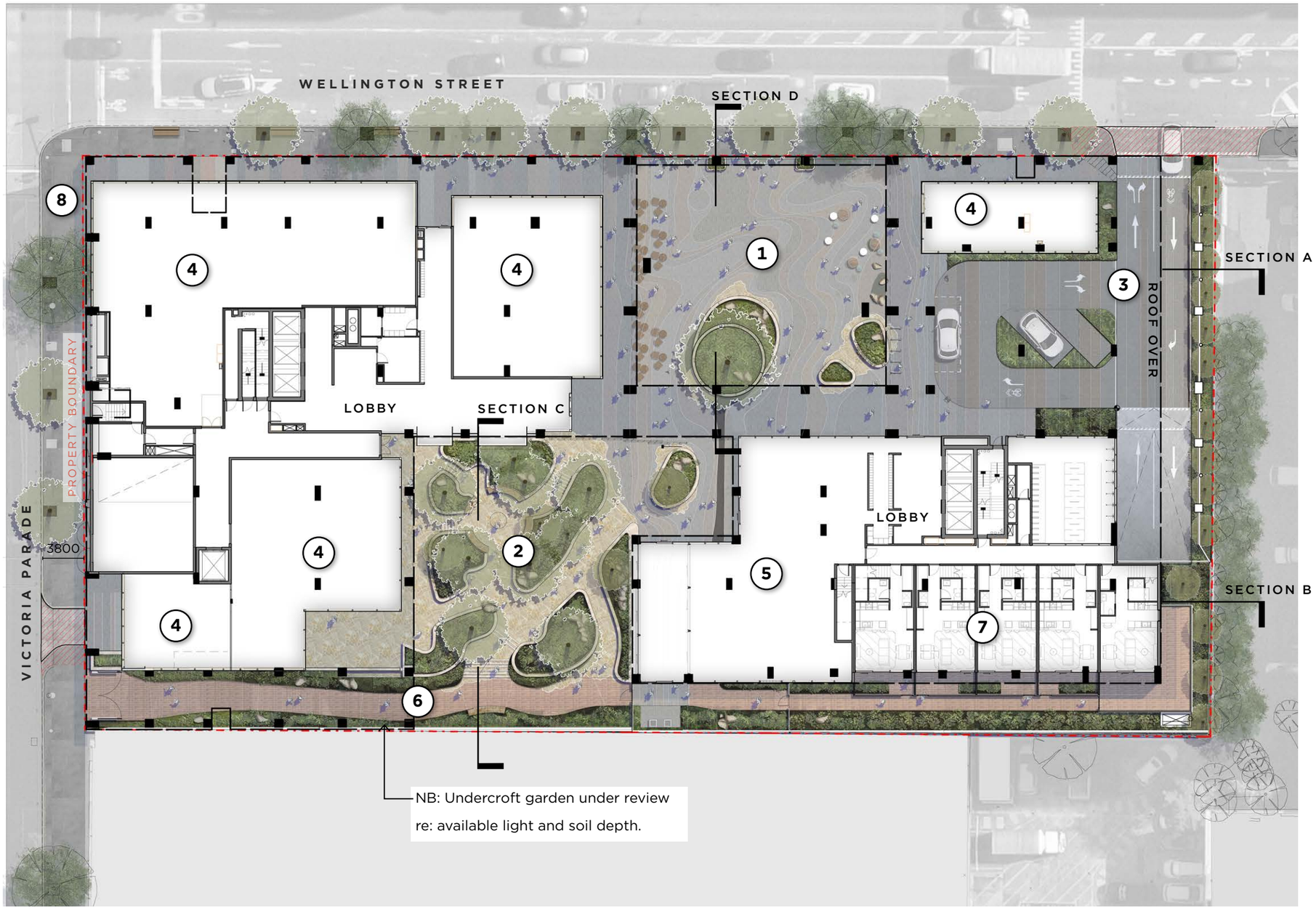
The landscape concept is an interconnected and porous sequence of spatial experiences and functions.

An open-sighted, highly legible and tactile Public Plaza draws residents, visitors and the wider public into the site from Wellington Street. Building residents also arrive from a covered shared arrival area, including a pick-up and drop-off point and access road running along the northern boundary. Retail venues open directly onto the Public Plaza, creating a busy, vibrant atmosphere with adaptable spatial uses. A feature tree with a large circular, level garden bed forms a focal point at the rear of the Public Plaza, encouraging users further into the space.

From the Public Plaza, users are naturally guided south-east towards Victoria Parade, entering into the Neighbourhood Garden - a semi-private space with night-time access restricted to building residents. This garden is more than 50% vegetated, shaded by tree canopy, and offers a diversity of social spaces and individual seating nooks across a terraced, multi-level landscape. CPTED principles have been applied to plant species heights, ensuring open visibility across the entire space.

Continuing south, users reach the Pedestrian Link that runs along the site's eastern boundary, connecting Victoria Parade to the resident townhouses in the north. This link is envisioned as a peaceful, meandering and verdant path that provides a calm, welcoming transition from the busy traffic of Victoria Parade.

1. A Public Plaza
2. A Neighbourhood Garden
3. A Shared Arrival
4. Retail
5. Resident Amenities
6. Pedestrian Link
7. Townhouses
8. Existing Asphalt Footpath




SCALE 1:400 0 10 20m

# LANDSCAPE CONCEPT

## PUBLIC PLAZA

### DESIGN RATIONALE

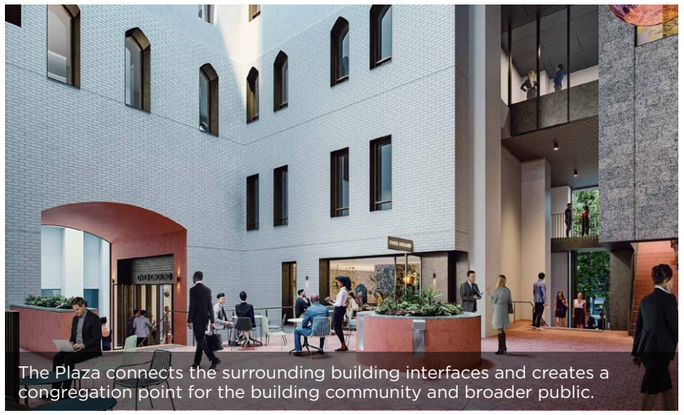
The Public Plaza is a communal, vibrant and social space that forms a focal point for both the local community and building residents.

It is highly tactile, with stone setts paving the ground plane abstracting the folding, layered pattern of the siltstone and sandstone geological strata underlying the site.

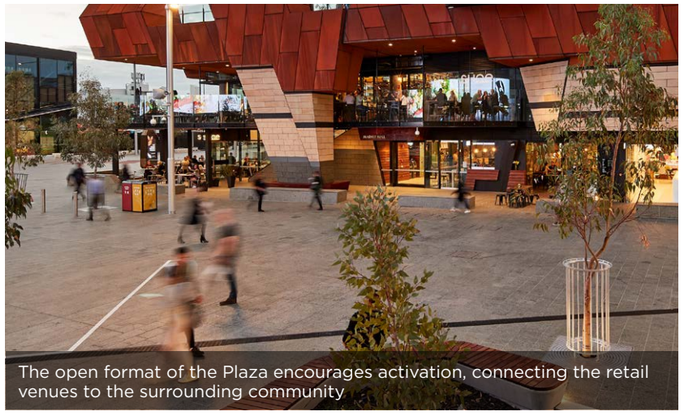
The Plaza is open and spacious, maintaining clear sightlines from Wellington Street into the Neighbourhood Garden at the heart of the building and north towards the Shared Arrival area.

Retail venues to the north and south open onto the Plaza and the adjoining Wellington Street streetscape, with flexible, adaptable spatial arrangements created through a combination of temporary furniture and permanent seating integrated into the building façade.

A large feature tree stands at the rear of the Plaza, forming a natural focal point that draws people into the site. Beneath it, seating height garden beds provide informal pause points and spill over with Victorian grasses and wildflowers.

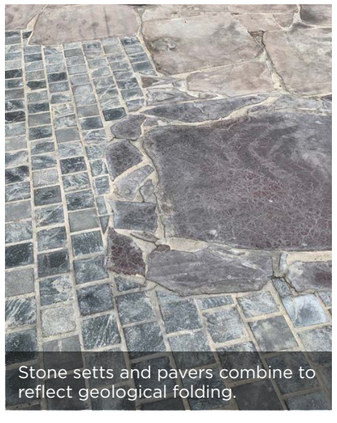


The Plaza connects the surrounding building interfaces and creates a congregation point for the building community and broader public.

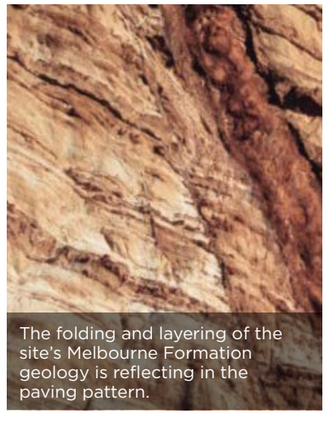


The open format of the Plaza encourages activation, connecting the retail venues to the surrounding community

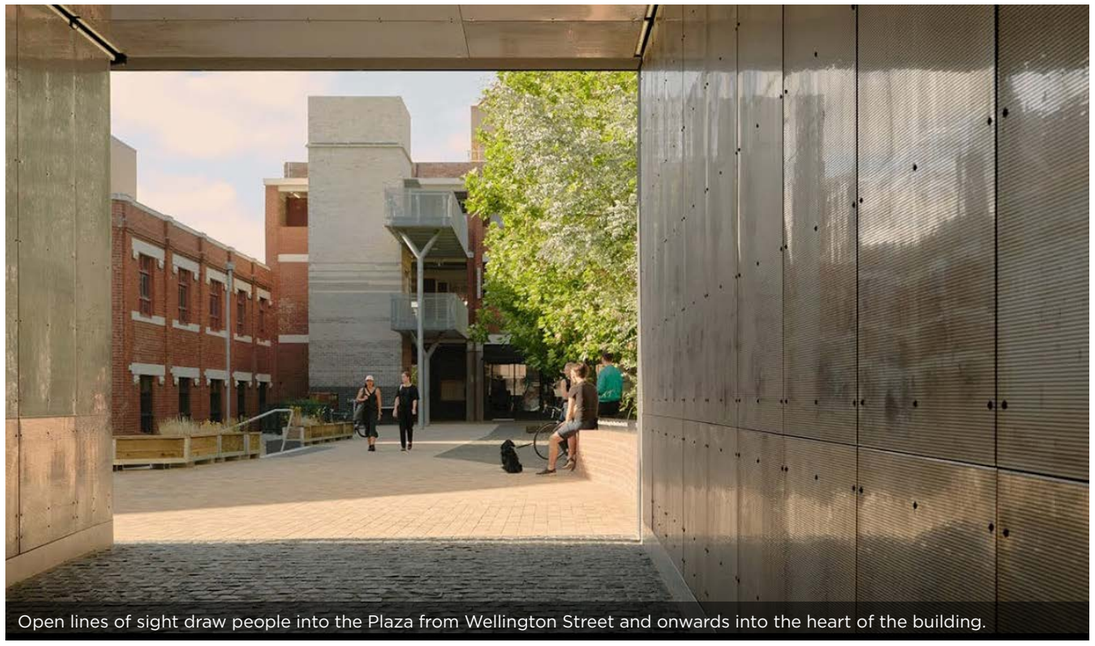
Stone setts: paving layout and pattern detail



Stone setts and pavers combine to reflect geological folding.



The folding and layering of the site's Melbourne Formation geology is reflecting in the paving pattern.



Open lines of sight draw people into the Plaza from Wellington Street and onwards into the heart of the building.

The Plaza opens onto Wellington Street, integrating the buliding with the surrounding streetscape and encouraging pubilc access.

Raised garden beds provide informal seating and spill over with Victorian grasses and wildflowers.

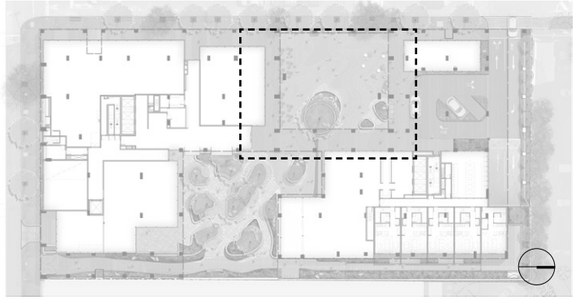
# LANDSCAPE CONCEPT

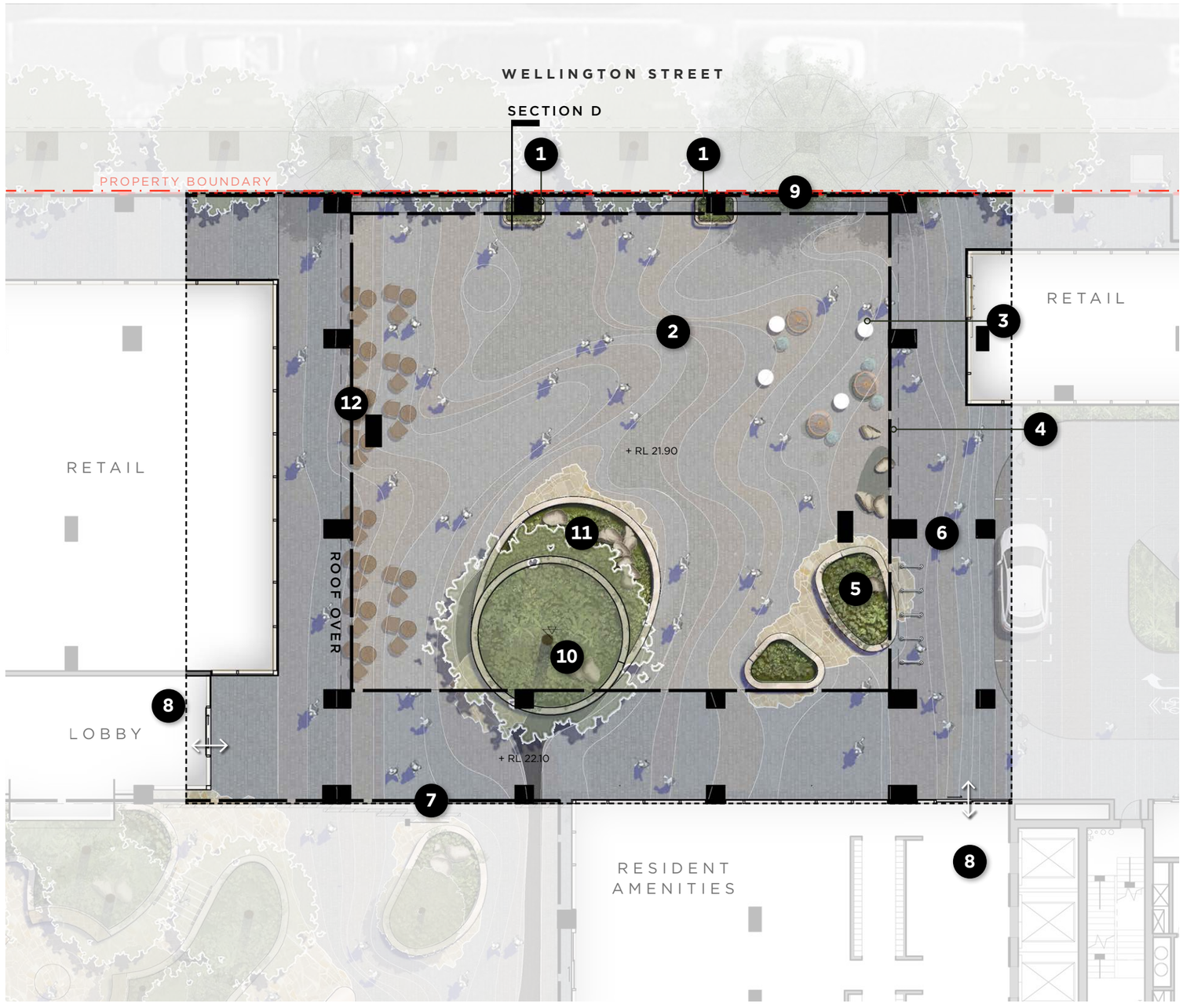
## PUBLIC PLAZA

SITE PLAN

1. Climbers planted underneath a row of columns (and protected by a seating height metal barrier).
2. The folding of the site's geology is abstracted into the pavement design.
3. Plaza furniture creates a flexible space for surrounding retail venues and visitors.
4. A sheltered colonnade surrounds the Plaza, leaving an open air central square.
5. Organic-form seating height planters filled with native grasses and wildflowers.
6. Direct sight line and access to the Shared Arrival.
7. A gated entry controls access to the Neighbourhood Garden at certain times.
8. Building entry point x2.
9. The Public Plaza is publicly accessible from Wellington Street.
10. A single, feature canopy tree is the focal point of the Public Plaza
11. A lower-level garden bed encloses part of the feature tree planter and may function as a rain garden. An open, metal frame seat with timber batten seating floats above the edge of the garden allowing visibility of the WSUD planting.
12. Outdoor dining area for adjoining tenancy animates the Public Plaza's southern edge

KEY PLAN






SCALE 1:200 0 5 10m

## LANDSCAPE CONCEPT

### NEIGHBOURHOOD GARDEN

DESIGN RATIONALE

In contrast to the more open, communal Public Plaza, the Neighbourhood Garden is designed as a peaceful, shaded and immersive green heart to the project.

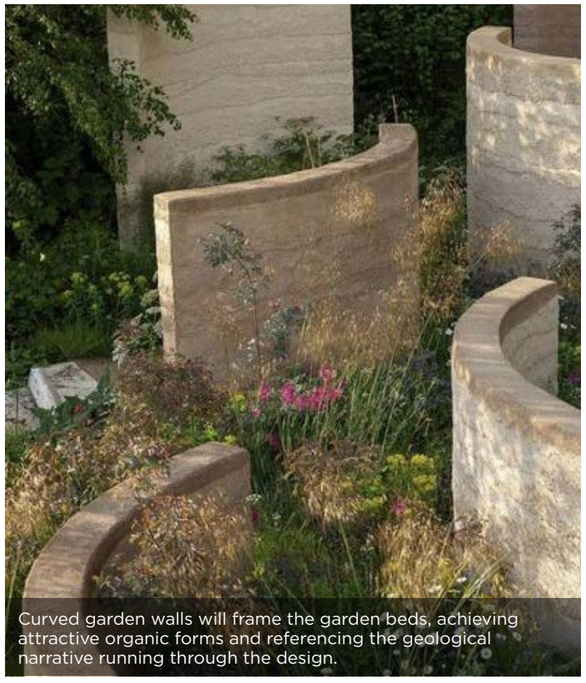
Curved, seating height garden beds define key movement routes, naturally guiding users through the space along gentle ramped paths towards building entries or south to Victoria Parade. The garden beds are arranged across multiple levels, creating a terraced landscape that feels both intimate and enveloping.

A central circular gathering space provides a natural focal point, while private seating nooks and informal seating rocks are scattered throughout for visitors seeking solitude.

The Neighbourhood Garden will be densely planted, achieved through mounding and raised garden levels that allow for deep soil volumes and, as a result, thriving, connected tree canopy.  Beneath this canopy, low, colourful and textured layers of native shade-tolerant forbs, grasses and wildflowers will form seasonally shifting meadows, maintaining clear sightlines between building façades.

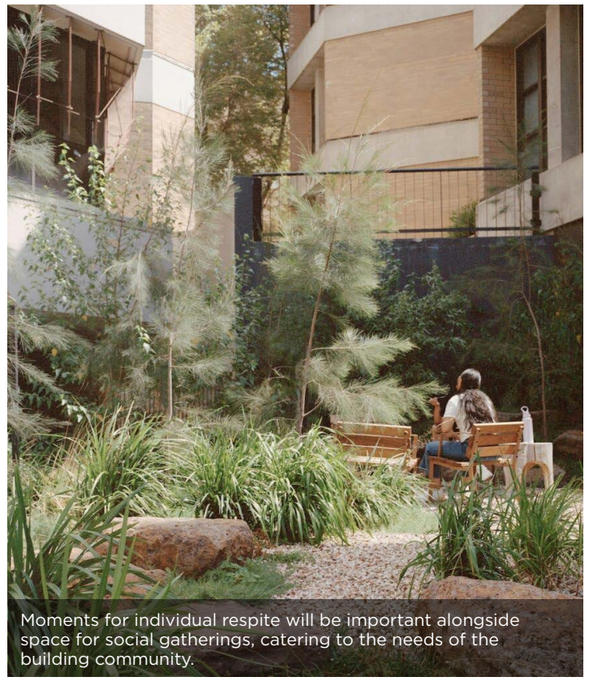
Gated access will restrict public entry at night, ensuring the space is primarily cared for and used by building residents, who in turn can develop a strong sense of stewardship over this central communal garden.

Densely vegetated raised, interconnected garden beds create a terraced landscape with a sense of depth and seclusion.

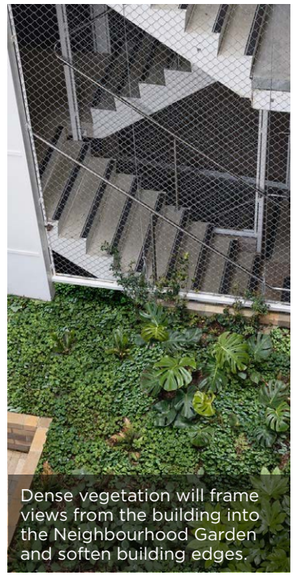


Curved garden walls will frame the garden beds, achieving attractive organic forms and referencing the geological narrative running through the design.

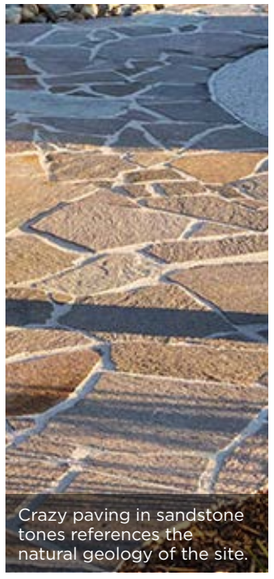
Native Victorian grasses, shrubs and trees will create layered, textural planting palette that is definitively of this place.



Moments for individual respite will be important alongside space for social gatherings, catering to the needs of the building community.



Dense vegetation will frame views from the building into the Neighbourhood Garden and soften building edges.



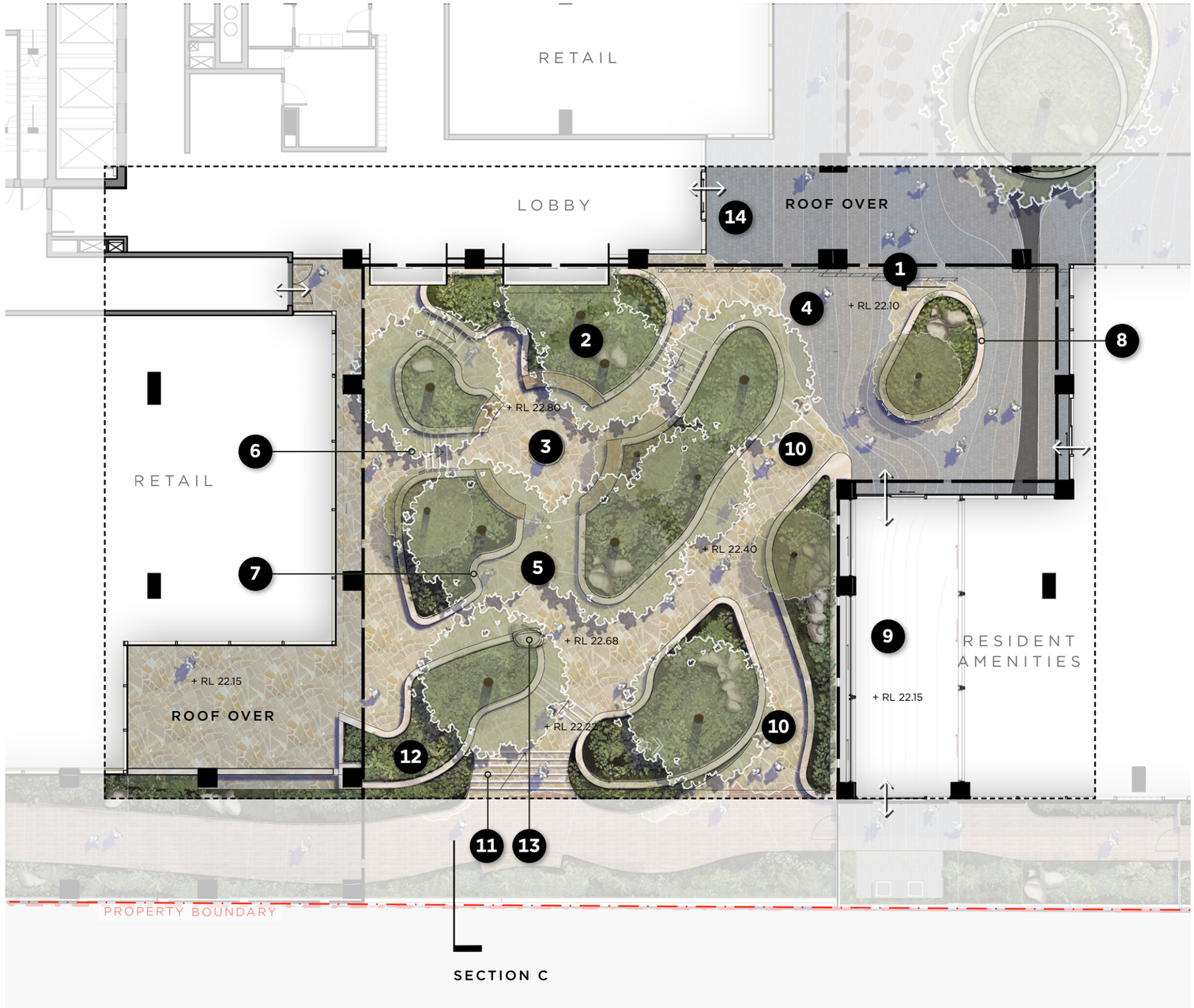
Crazy paving in sandstone tones references the natural geology of the site.

# LANDSCAPE CONCEPT

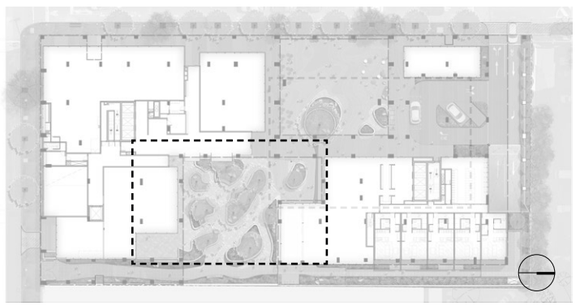
## NEIGHBOURHOOD GARDEN

SITE PLAN

1. Gated access between the Neighbourhood Garden and Public Plaza restricts public access at certain times.
2. Mounded raised garden beds create soil volumes large enough for canopy trees.
3. A central gathering space - framed by seating, garden beds and canopy shade - connects to building entries and the DDA ramp linking to Wellington Street and Victoria Parade.
4. Stone setts in linear bands lead from the Public Plaza into the Neighbourhood Garden.
5. Sandstone crazy paving - referencing the site''s underlying Melbourne Geology - covers the garden, paths and places.
6. Stairs lead up from the building to the raised congregation circle.
7. Private seating nooks are created for individual respite away from the main congregation space.
8. Seating height planter walls create organic-shaped garden beds and tie into the geological references of the design.
9. A residents-only enclosed terrace provides garden-edge amenity and passive surveillance.
10. DDA-compliant ramps form the key circulation routes from Wellington Street to Victoria Parade and into the building entries.
11. Staircase leading down to the Pedestrian Link running from Victoria Parade to the residential townhouses.
12. Low-lying native forbs and wildflowers frame views underneath the tree canopy.
13. Feature rocks bring the site's geology to the surface and provide informal seating.
14. Building entry point.




KEY PLAN



SCALE 1:200 0 5 10m

# LANDSCAPE CONCEPT

## SHARED ARRIVAL

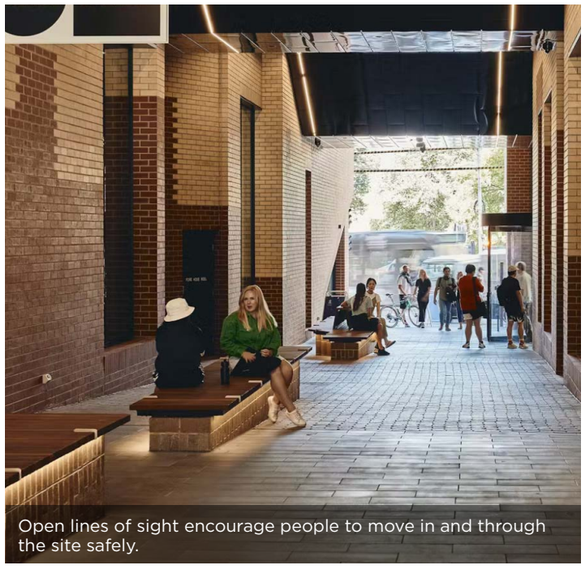
### DESIGN RATIONALE

The Shared Arrival space is designed to be safe, legible and accessible for all, balancing the needs of different users and modes of transport. This is the primary vehicle entry point, where residents turn off Wellington Street to either proceed to the underground car park or enter the pick-up and drop-off turnaround lane.

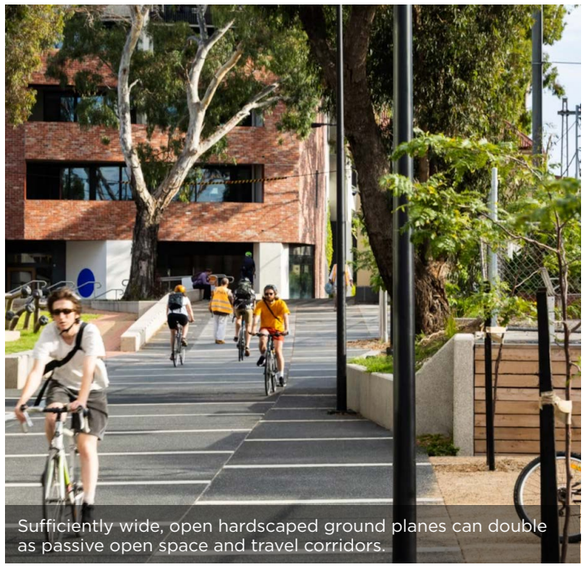
It is also a busy pedestrian thoroughfare, with residents entering or leaving the townhouses to the east and crossing towards the retail venues to the west, sharing the area with vehicles using the turnaround lane. Cyclists will arrive home from Wellington Street, and visitors using wheelchairs will disembark at the drop-off point and move directly into the Public Plaza.

Slow vehicle speeds, consistent stone-sett paving, shallow kerbs and clear sightlines ensure a cohesive, interconnected environment in which all users can circulate safely.

A green edge of native shrubs, trees and understorey vegetation lines the northern side of the entry road, creating a natural outlook for people arriving by car or leaving the Public Plaza, while also helping to manage water run-off and cool the site. The space is partly enclosed by the building above, naturally guiding people southwards into the lighter, more open Public Plaza. Direct sightlines from the drop-off point through to the lobby entrance and retail on the side of the Public Plaza reinforce a strong sense of connectivity and safety across the space, including visibility through the retail tenancy.



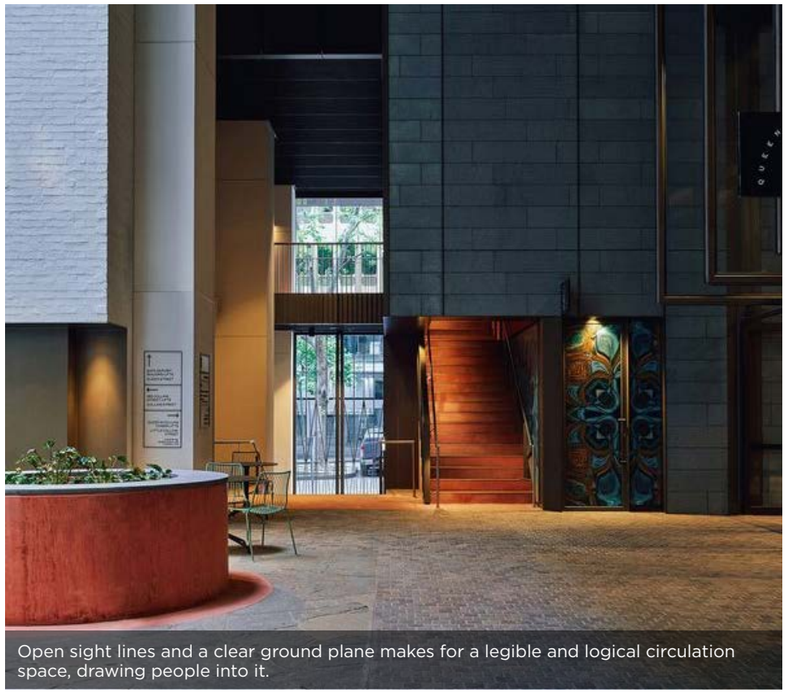
Open lines of sight encourage people to move in and through the site safely.



Sufficiently wide, open hardscaped ground planes can double as passive open space and travel corridors.

Consistent stone sett paving makes the Shared Arrival space feel unified between building entries and modes of transport, as well as being connected to the Public Plaza.


Pavement treatments delineate space, whilst retaining the ability for people to move seamlessly and feel as though the space is continuous. Boulder bollards keep people safe from vehicles without restricting the space.



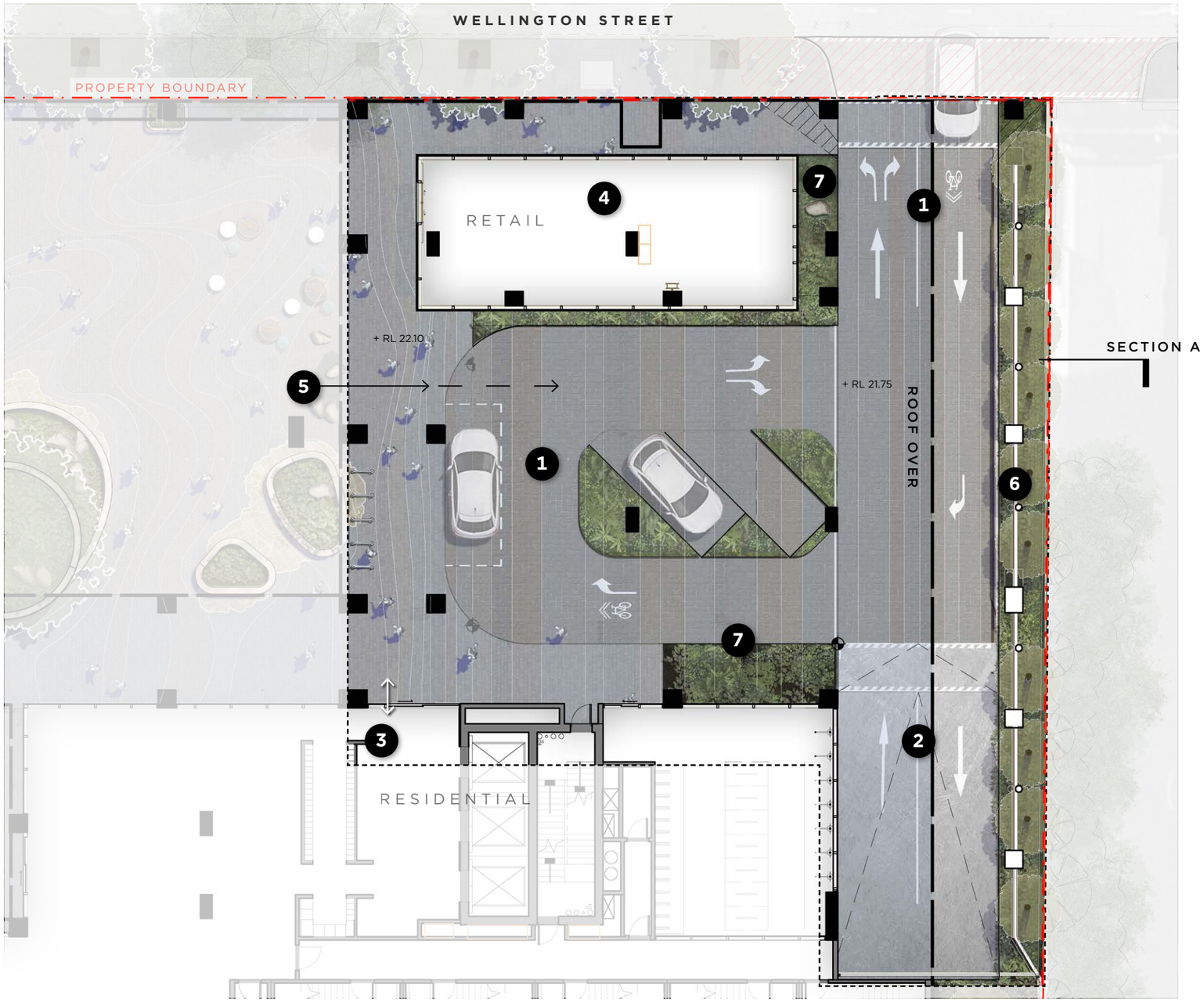
Open sight lines and a clear ground plane makes for a legible and logical circulation space, drawing people into it.

# LANDSCAPE CONCEPT

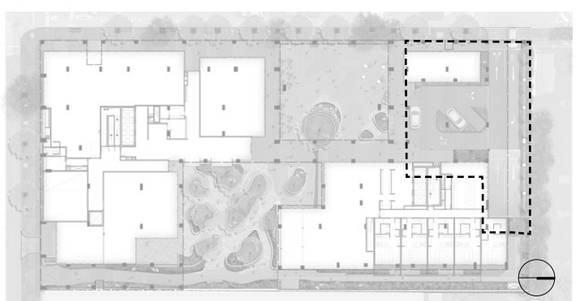
## SHARED ARRIVAL

SITE PLAN

1. The vehicle arrival experience is designed to flow on from the Public Plaza utilising a consistent material palette of stone setts across the driveway, drop-off area, and short term parking.
2. The building's car park entry runs along the northern site boundary off Wellington Street.
3. Entry to the resident lobby
4. Retail opening onto Wellington Street streetscape.
5. Direct lines of sight from the pick-up drop-off into the Public Plaza and across to the retail venues to the south.
6. A green edge of native shrubs, small trees and understorey vegetation lines the northern side of the entry road.
7. Undercroft gardens frame the driveways




KEY PLAN



SCALE 1:200 0 5 10m

# LANDSCAPE CONCEPT

## PEDESTRIAN LINK

### DESIGN RATIONALE

The Pedestrian Link runs along the site's eastern boundary, providing a clear visual and physical connection from Victoria Parade in the south to the Neighbourhood Garden and townhouse entries in the north. With direct sightlines through the length of the site, it offers a strong sense of orientation and arrival.

This meandering brick pathway is framed by dense, shade-tolerant planting that spills over its edges to form an immersive green corridor. Understorey grasses and forbs add layered texture and seasonal bursts of colour, creating a subtle sense of journey through the native landscape that once characterised the area.

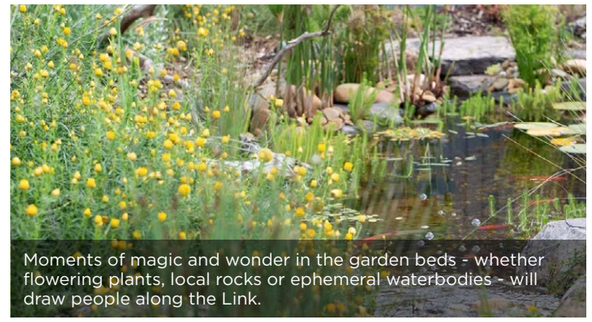
The Link is fully ramped and DDA-accessible, ensuring all users feel welcome and supported on a straightforward, intuitive route into the heart of the building. Beginning in the sheltered, shadowed zone beneath the building canopy, the path gradually draws residents towards the brighter lightwell of the Neighbourhood Garden - a detailed, human-scale courtyard forest at the heart of the project.

Pockets of vegetation on either site of the Link will frame entry into the building, making it feel welcoming and peaceful.

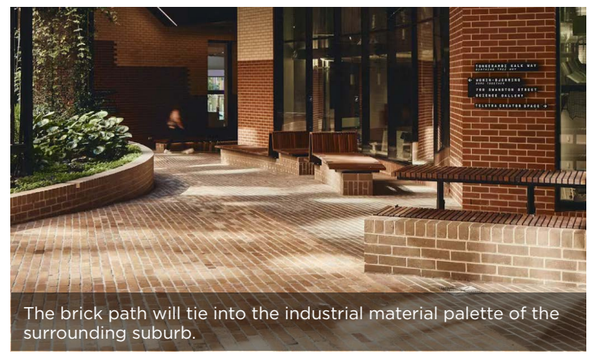
Edges of the Link pathway will be blurred by abundant foliage spilling onto the hardscape.

The Pedestrian Link will establish a sense of arrival and a feeling of home for the residents, where they can bump into and chat with their neighbours.

Planting in the Pedestrian Link will reveal the native understorey and grassy woodland plants of the area, with bursts of seasonal colour.



Moments of magic and wonder in the garden beds - whether flowering plants, local rocks or ephemeral waterbodies - will draw people along the Link.

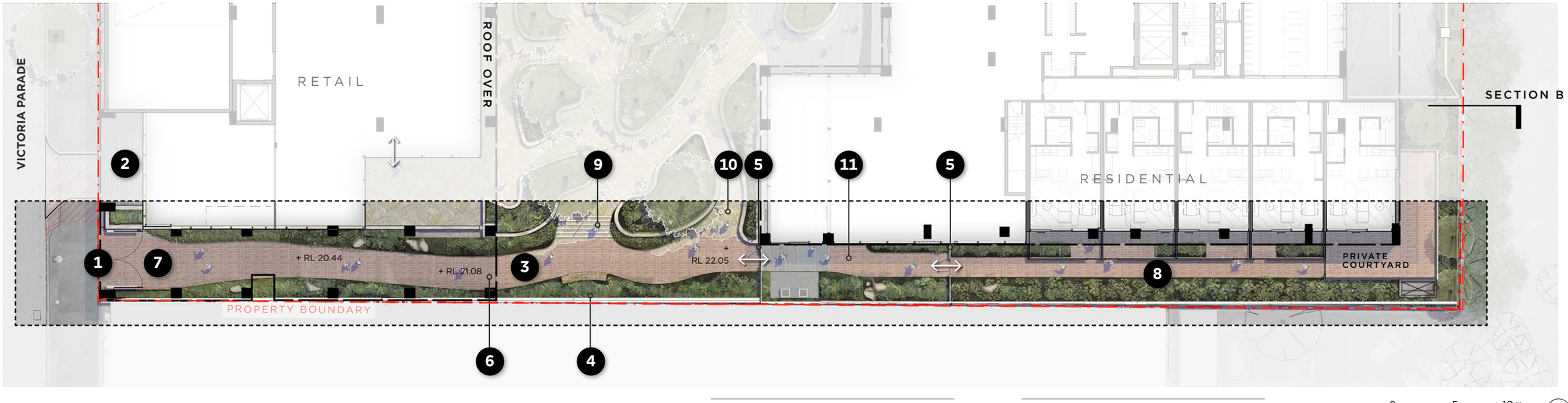


The brick path will tie into the industrial material palette of the surrounding suburb.

# LANDSCAPE CONCEPT

## PEDESTRIAN LINK

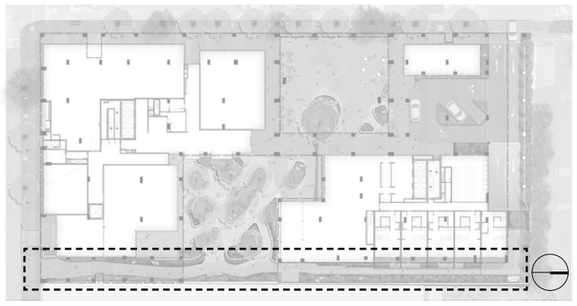
SITE PLAN




SCALE 1:300 0 5 10m

1. The southern gated site entry into the building off Victoria Parade. (closed at night time)
2. Resident loading.
3. Brick paving lines the DDA-ramped Pedestrian Link, referencing local materiality.
4. Garden beds flush with the ground plane frame either side of the Link with plants spilling onto the brickwork.
5. Gated access.
6. The building line overhangs the southern part of the Pedestrian Link.
7. Gated access between Victoria Parade and the Pedestrian Link restricts public access at certain times.
8. Private townhouse link with garden beds and private gate for townhouse residents only.
9. Stair access to the Neighbourhood Garden.
10. Ramp access to the Neighbourhood Garden.
11. Resident landscape area.

KEY PLAN



# LANDSCAPE CONCEPT

## UPPER LEVEL PODIUM LANDSCAPES

### DESIGN RATIONALE

The podium landscapes proposed present the opportunity to extend the public realm character across several levels of the building.

Our planting approach will look at supporting the functional and character aspirations for each level, utilising hardy species that provide for:

- user privacy requirements,
- access to sunlight within adjoining homes,
- seasonal awareness through foliage and flowering changes,
- pollinator and food source species in support of local insects and birdlife, and
- maintenance access considerations

# LANDSCAPE CONCEPT

## LEVEL 2 PODIUM LANDSCAPES

SITE PLAN

1. Concrete garden walls with mineral silicate stain finish.
2. Ballast
3. Maintenance access.


SCALE 1:400 0 10 20m

# LANDSCAPE CONCEPT

## LEVEL 7 PODIUM LANDSCAPES

SITE PLAN

| | |
|---|---|
| 1 | Concrete garden walls with mineral silicate stain finish. |
| 2 | Podium landscape with draping plants overhanging wall edges. |
| 3 | Extended balcony for private residences. |
| 4 | Ballast |


*INDICATIVE ONLY*

SCALE 1:400 0 10 20m

# LANDSCAPE CONCEPT

## LEVEL 14 PODIUM LANDSCAPES

SITE PLAN

| | |
|---|---|
| 1 | 1.1m balustrade |
| 2 | 1.1m raised planter box around the edge for soil depth and balustrading requirement |
| 3 | Stone paving to match garden below |
| 4 | Central cooking hub with edible planting |
| 5 | BBQ setting 1 - formal dining |
| 6 | BBQ setting 2 - informal eating / lounge |
| 7 | Timber / timber composite decking |
| 8 | Arbour structure for climbing vines with integrated lighting |
| 9 | Outdoor lounge |


SCALE 1:400 0 10 20m

# LANDSCAPE CONCEPT

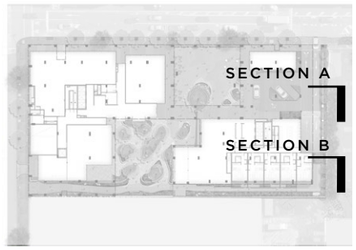
## LEVEL 22 PODIUM LANDSCAPES

SITE PLAN

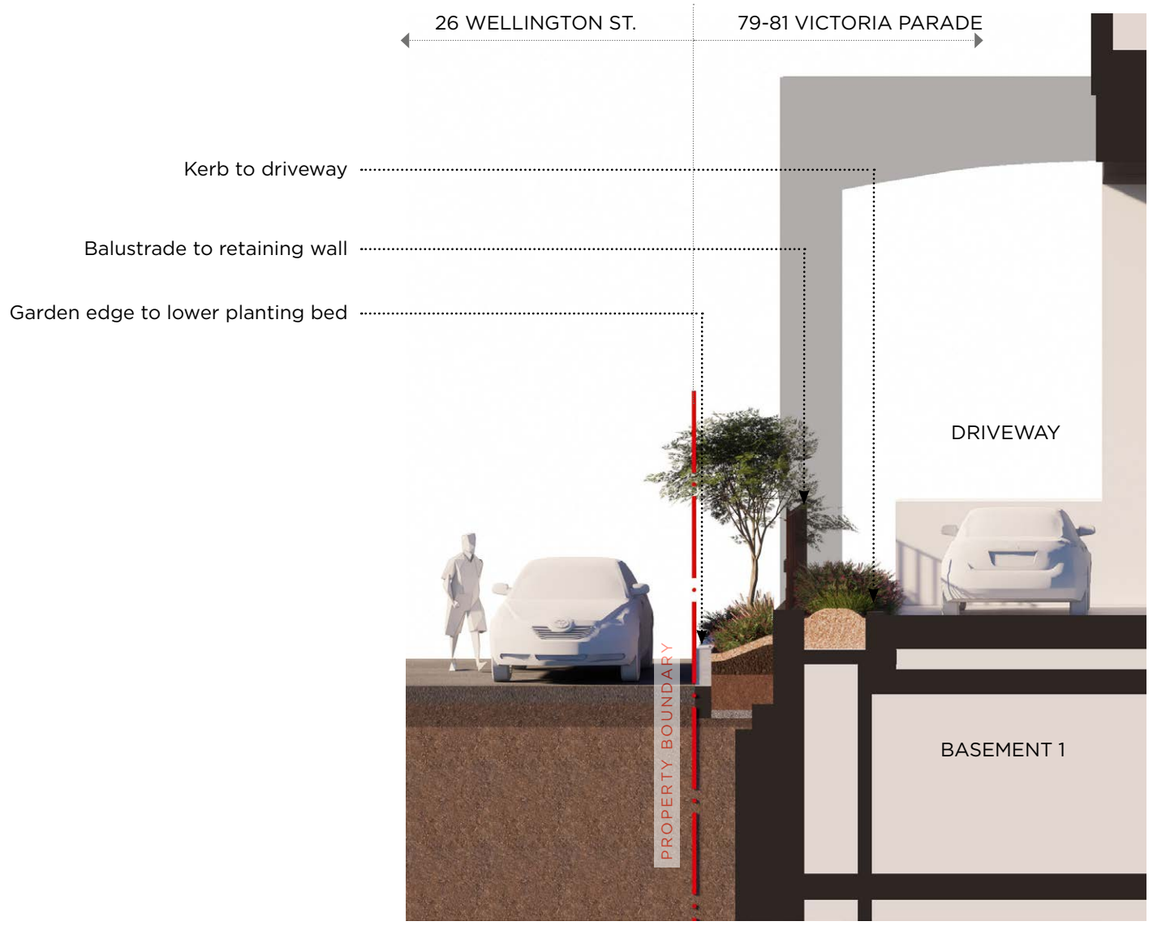
1. 1.1m balustrade
2. 1.1m raised planter box around the edge for soil depth and balustrading requirement
3. Stone paving to match garden below
4. Central cooking hub with edible planting
5. BBQ setting - formal dining
6. Terraced lookout and seating area
7. Timber / timber composite decking
8. Arbour structure for climbing vines with integrated lighting
9. 900mm raised planter
10. Informal seating zone


SCALE 1:400 0 10 20m

# SECTIONS

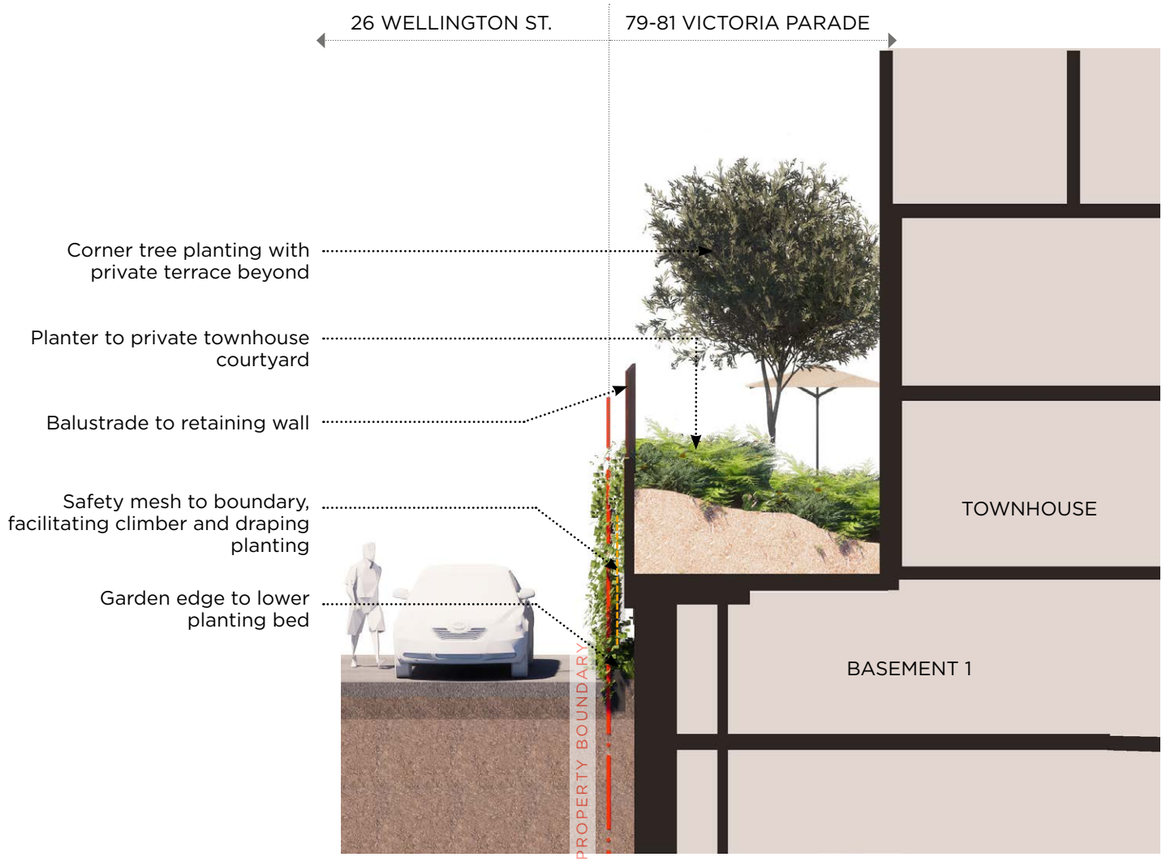



## SECTION A




*PLANTING INDICATIVE ONLY*

## SECTION B

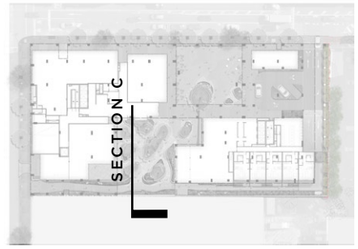



*INDICATIVE ONLY*

SCALE 1:100 0 1 5m

# SECTIONS

## SECTION C



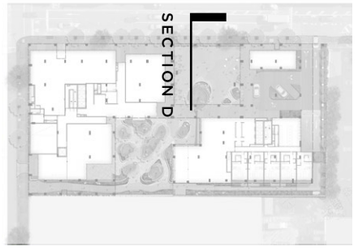


*INDICATIVE ONLY*

SCALE 1:100 0 1 5m

# SECTIONS

## SECTION D





*INDICATIVE ONLY*

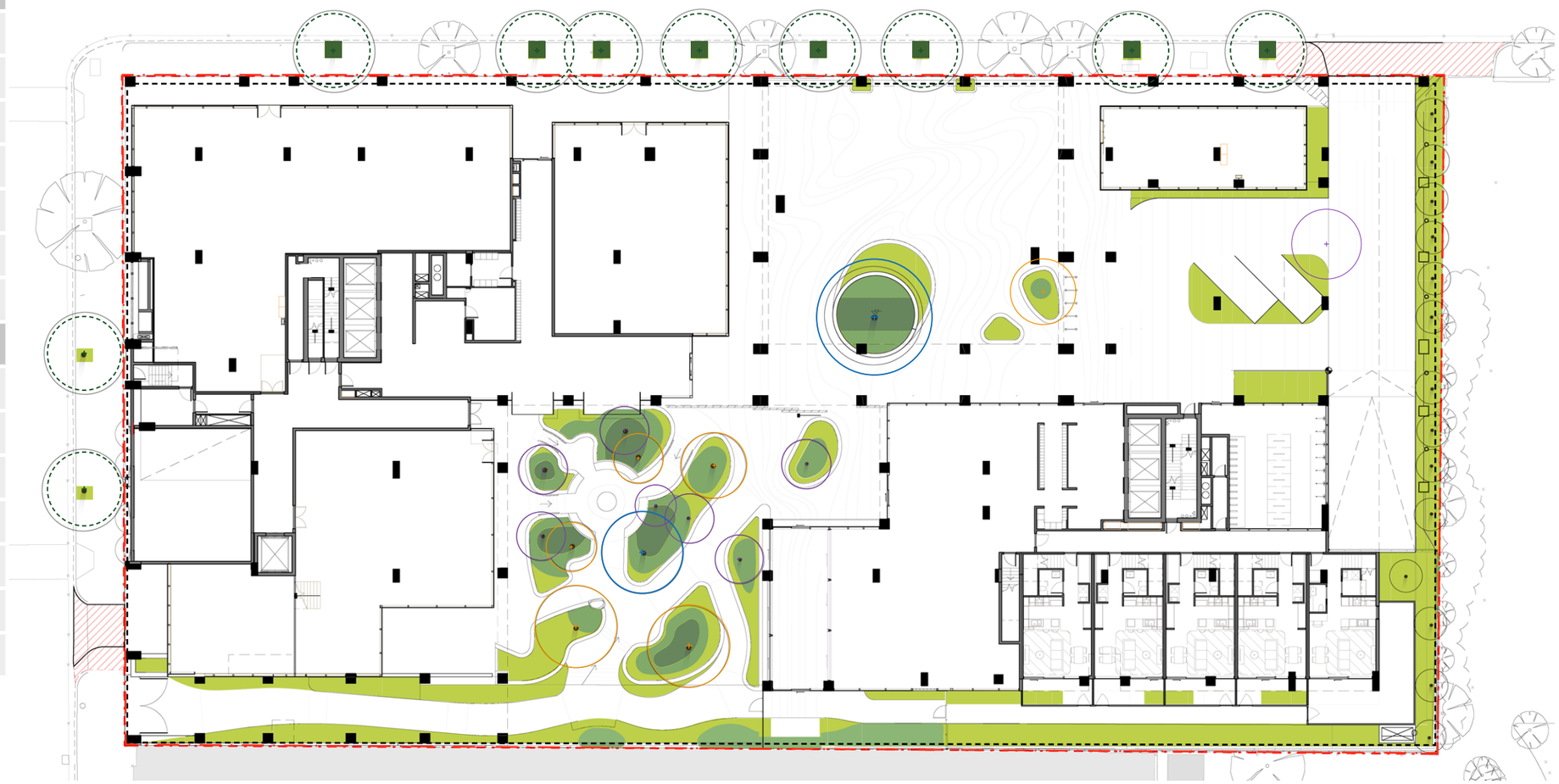
SCALE 1:100 0 1 5m

# PROPOSED SOIL DEPTHS & CANOPY COVER

| Proposed Deep Soil & Canopy Cover Metrics | |
|---|---|
| **Proposed Deep Soil Planting Metrics** | |
| **Total Site Area** | 5,272m² |
| **Proposed Planting Area LG** | 594m² |
| **Proposed Planting Area L7** | 94m² |
| **Proposed Planting Area L14** | 223m² |
| **Proposed Planting Area L22** | 178m² |
| **Proposed Planting Area TOTAL** | 1095m² |
| **Proposed Planting as a %** | 20.8% |
| **Proposed Tree Canopy Metrics** | |
| **Total Site Area** | 5,272m² |
| **Existing Tree Canopy Cover** | 0m² |
| **Proposed Tree Canopy Cover LG** | 148m² |
| **Proposed Tree Canopy Cover L14** | 260m² |
| **Proposed Tree Canopy Cover L22** | 186m² |
| **Proposed Tree Canopy Cover TOTAL** | 594m² |
| **Proposed Tree Canopy Cover as a %** | 11.3% |

## GROUND FLOOR

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



**LEGEND**

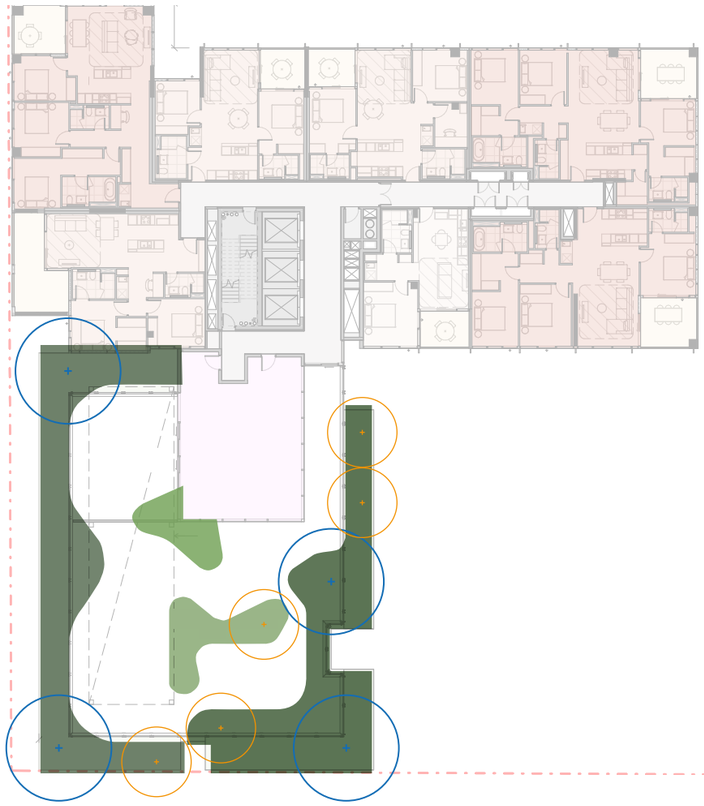
- Property Boundary
- Basement Line Under
- 1.0 - 1.5m Deep Soil Planter
- 0.5 - 1.0m Deep Soil Planter
- Up to 0.5m Deep Soil Planter
- Medium Tree (6mW x 8mH) (BADS tree type B)
- Small Tree (4mW x 6mW) (BADS tree type A)
- Large Shrub (not counted in canopy coverage)
- Proposed street tree to compliant with council requirement (not counted in canopy coverage)

# PROPOSED SOIL DEPTHS & CANOPY COVER

## PODIUM LEVELS

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

LEVEL7



LEVEL14

LEVEL22

**LEGEND**

- Property Boundary
- Basement Line Under
- 1.0 - 1.5m Deep Soil Planter
- 0.5 - 1.0m Deep Soil Planter
- Medium Tree (6mW x 8mH) (BADS tree type B)
- Small Tree (4mW x 6mW) (BADS tree type A)

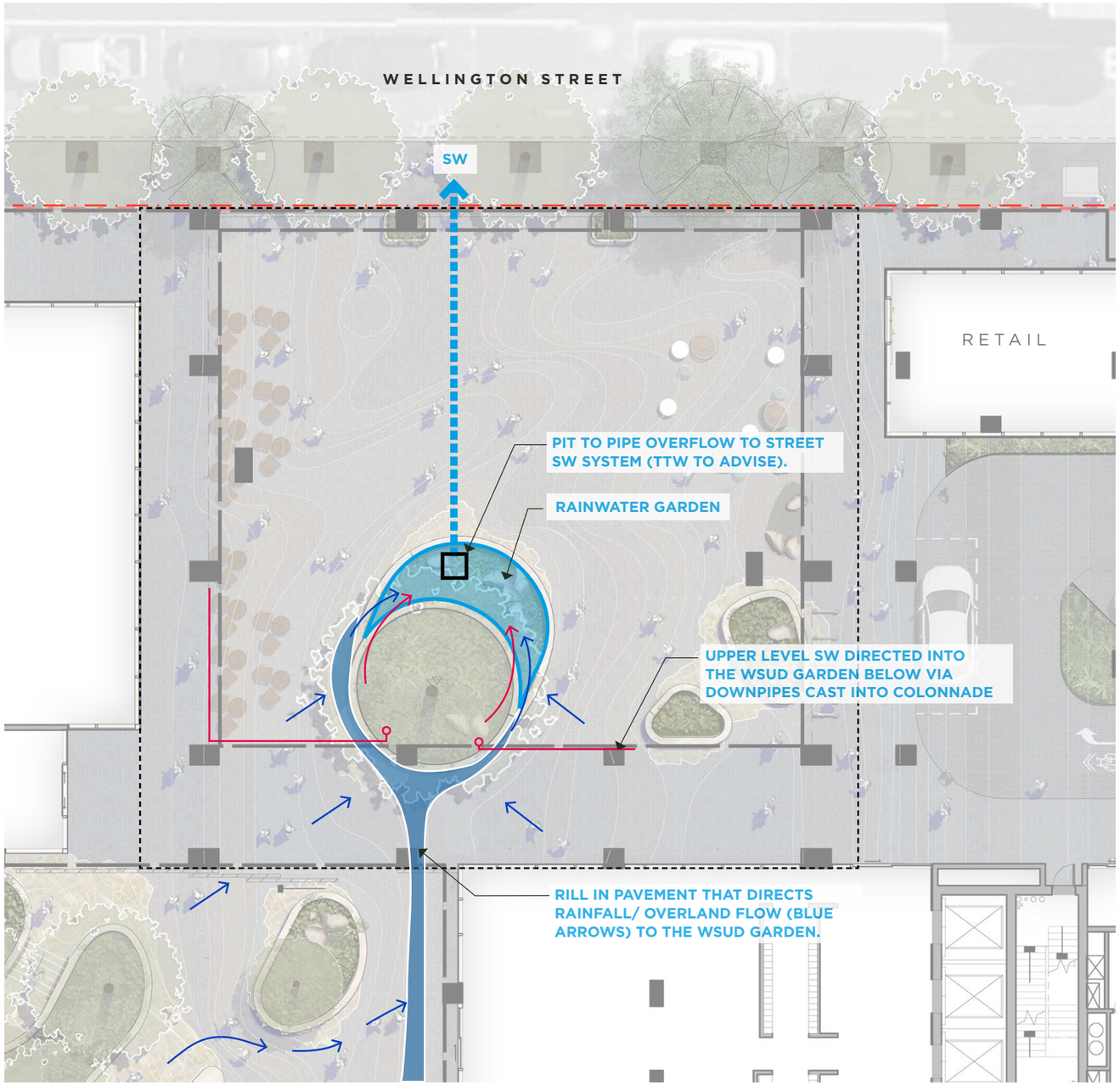
# WATER SENSITIVE URBAN DESIGN

To minimise the on-flow of untreated water from site we are proposing a small rain-garden located at the base of the Plaza's feature tree. Here we can abstract the natural process that once occurred on the nearby western banks of the Yarra, showcasing local riparian species and providing a subtle, interactive element to the Plaza.

Site stormwater from the eastern garden and adjoining colonnade planters is proposed to be directed into this WSUD garden for treatment, prior to being discharged into the local stormwater system.

(NB: Details WIP)

Rain gardens  Moreland City Council WSUD

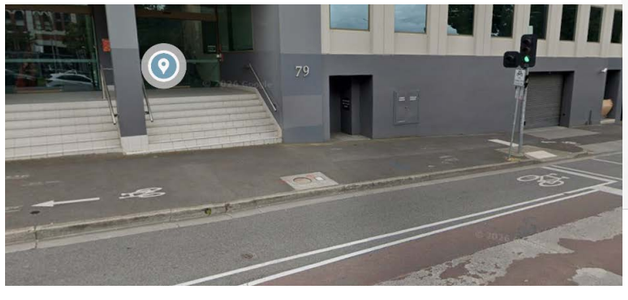


# PUBLIC REALM AND STREETSCAPE IMPROVEMENT PLAN

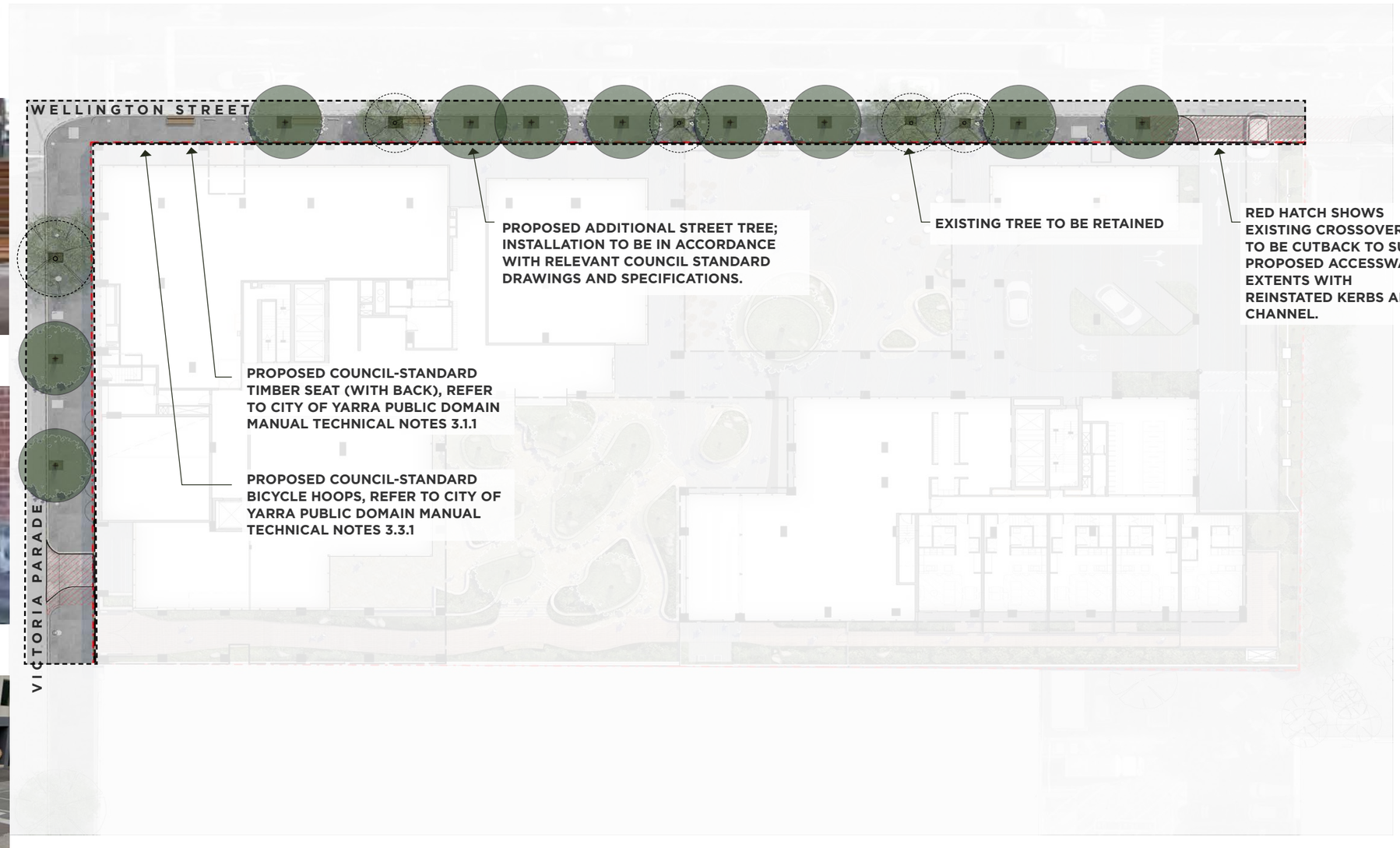
All proposed street trees and street furniture shall be installed in accordance with the relevant council standard drawings and technical specifications

**TIMBER SEAT (WITH BACK)**

**BICYCLE HOOPS (STAINLESS STEEL)**




**CONTRA-FLOW BIKE LANE ON VICTORIA PARADE**




**PUBLIC REALM AND STREETSCAPE BENEFITS**

**PROPOSED ADDITIONAL STREET TREES:**

**8 X WELLINGTON STREET**

**2 X VICTORIA PARADE** NB: SUBJECT TO APPROVAL BY RESPONSIBLE AUTHORITY, CONFIRMATION OF SERVICE LOCATIONS AND SUSTAINABLE TRANSPORT NETWORK.

**3 X TIMBER SEAT (WITH BACK)**

**3 X BICYCLE HOOPS (STAINLESS STEEL)**

Note:

All additional trees and street furniture are subject to approval by responsible authority, confirmation of service locations and sustainable transport network.

# 05
# MATERIALITY & PLANTING

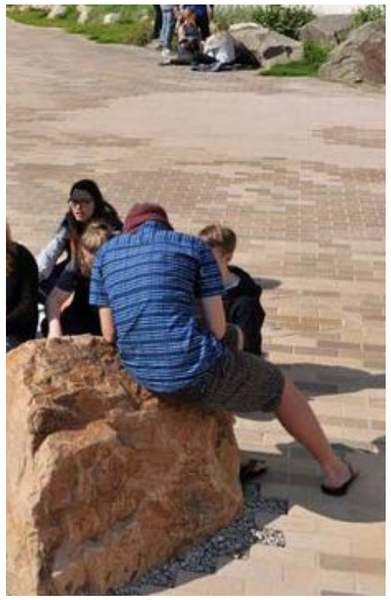
# MATERIALITY RATIONALE

Material textures and colours take their cues from the site's native ecologies — the fine-grained, weathered palette and sun-soaked character of grassy woodlands — as well as its underlying geology, expressed through the warm, earthen tones of sandstone and siltstone.

Organic, mineral in-situ stained, in-situ concrete walls reinforce this geological narrative and contribute to the natural tactility and muted quality of the broader palette.

The distinctive layering, folding and woven complexity of the Melbourne Formation is interpreted through subtle ground-plane patterning, creating a tactile surface that recalls the site's deeper geological character.

References to the suburb's industrial heritage — red-brick warehouses and bluestone cobbled laneways — further enrich the material palette.








# PLANTING INTENT

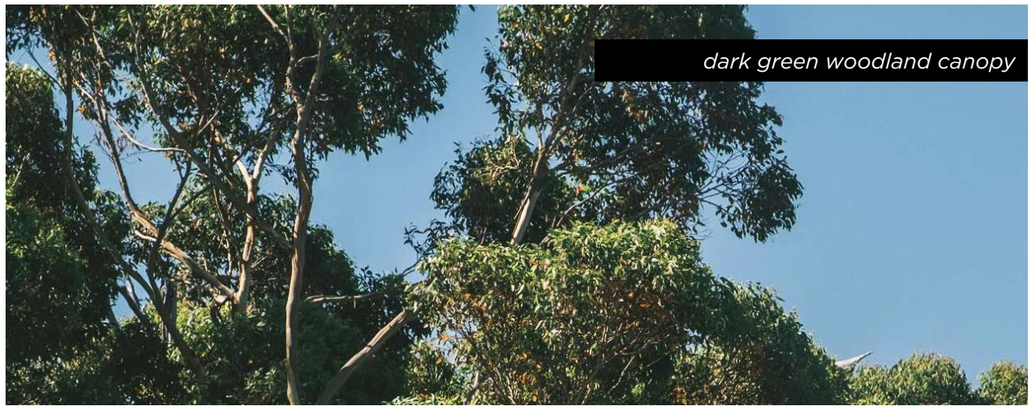
The planting will draw inspiration from the resilient native ecologies of the area. Specifically the natural temperate grasslands and grassy woodlands of the Victorian Volcanic Plain, as they relate to the site's future micro-climate.

Wildflowers and native grasses will create a dynamic, low-maintenance understorey that supports pollinators and contributes to a layered landscape experience - with textural complexity ranging from tall, waving grass tussocks to long stems of flowering colour and herbaceous, broad-leaved forbs that provide essential insect habitat.

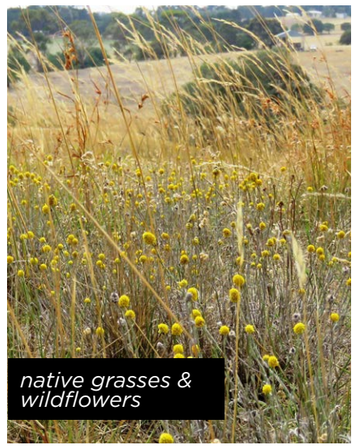
Taller shrubs will be introduced where mid-storey structure is required and clear sightlines are not essential. These plantings will help guide human movement and orientation, while also providing critical animal habitat, particularly for small bird species, that links the understorey planting to the tree canopy.

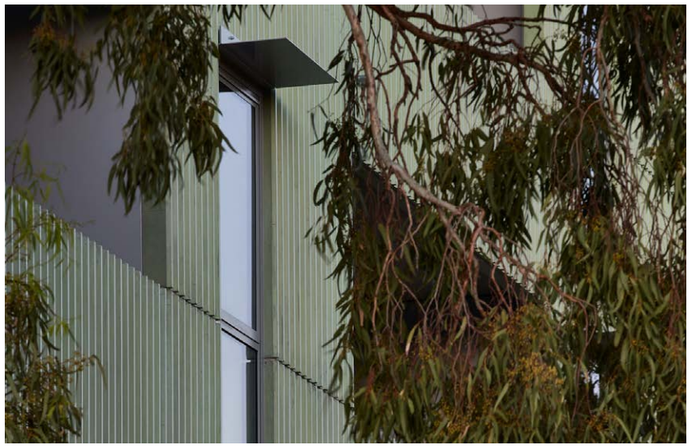
Standing over the grassy meadows will be mixed woodland and riparian species to the site's grassy woodland origins, offering shade and visual outlook for upper-level apartments. Their size and density will vary, with a lone feature tree in the Public Plaza and a denser, more forest-like canopy in the neighbourhood garden.

Overall, the landscape character - with an understanding of the current arid and overshadowed conditions in present-day Collingwood. The planting palette seeks to establish a robust, place-specific environment that amplifies texture, biodiversity, and seasonal change.


*dark green woodland canopy*


*layered foliage texture*


*native grasses & wildflowers*




*seasonally changing flowering*


*creating depth through planting layers*


*seasonally changing flowering*

# PLANTING PALETTE

**Street Trees**

| | | |
|---|---|---|
| a | *Tristaniopsis laurinaf* | Water Gum |
| b | *Syzygium australe* | Creek Lilly Pilly |
| 1 | *Eucalyptus leucoxylon Dwarf* | Euky Dwarf |

**Trees**

| | | |
|---|---|---|
| 1 | *Ecualyptus leucoxylon Dwarf* | Euky Dwarf |
| 2 | *Ecualyptus leucoxylon meg.* | Yellow Gum |
| 3 | *Eucalyptus mannifera maculosa* | Red Spotted Gum |
| 4 | *Elaeocarpus reticulatus* | Blueberry Ash |
| 5 | *Geijera parvifolia* | Australian Willow |
| 6 | *Tristaniopsis laurina* | Kanooka |

**Tree Ferns**

| | | |
|---|---|---|
| 7 | *Cyathea australis* | *Rough Tree Fern* |
| 8 | *Dicksonia antarctica* | *Soft Tree Fern* |

**Shrubs & Understorey**

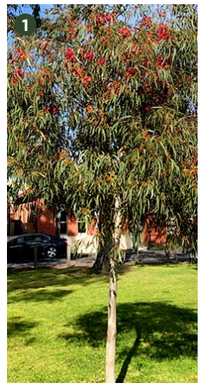
| | | |
|---|---|---|
| 9 | *Correa alba* | White Correa |
| 10 | *Correa reflexa* | Common Correa |
| 11 | *Chrysocephalum semipapposum* | Clustered Everlasting* |
| 12 | *Grevillea rosmarinifolia** | Rosemary Grevillea |
| 13 | *Hardenbergia violacea** | Purple Coral Pea |
| 14 | *Indigofera australis* | Australian Indigo |
| 15 | *Lomandra longifolia** | Spiny Headed Mat-rush |
| 16 | *Poa labillardieri* | Common Tussock |
| 17 | *Poa sieberiana* | Grey Tussock-Grass |
| 18 | *Themeda triandra** | Kangaroo Grass |
| 19 | *Wahlenbergia communis** | Tufted Bluebell |
| 20 | *Westringea fruticosa* | Coastal Rosemary |

**Shade**

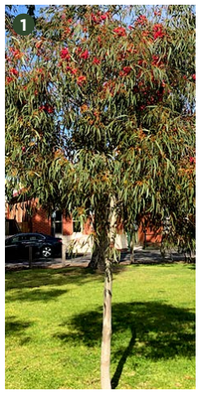
| | | |
|---|---|---|
| 21 | *Alpinia caerulea* | Native Ginger |
| 22 | *Asplenium sp.* | Birds Nest Fern |
| 23 | *Blechnum minus* | Soft Water Fern |
| 24 | *Correa bauerlenii* | Chef's Cap Correa |
| 25 | *Dianella revoluta** | Flax Lily |
| 26 | *Dianella tasmanica* | Tasmanian Flax Lily |
| 27 | *Dichondra repens* | Kidney Weed |
| 30 | *Gleichenia microphylla* | Scrambling Coral Fern |
| 28 | *Plectranthus argenatus* | Silver Shield |
| 29 | *Viola hederacea** | Native Violet |

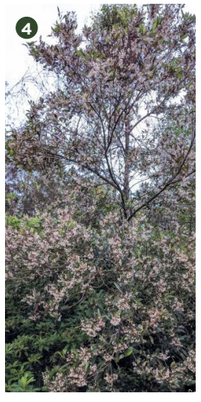
**Street Trees**

*'a' and 'b' are existing street tree species; '1' is proposed precinct extension species. Multiple species utilised to ensure urban forest resilience and biodiversity*




**Trees**






**Tree Ferns**


*Note: *Denotes locally native plants as per City of Yarra 'Gardening with Native Plants in Yarra' Document.*

**Shrubs & Understorey**


**Shade**


**WSUD Primary**

| | |
|---|---|
| 31 | *Carex appressa* |
| 32 | *Juncus amabilis* |
| 33 | *Juncus flavidus* |
| 34 | *Ficinia nodoa* |

**WSUD Secondary**

| | |
|---|---|
| 35 | *Anigozanthos species* |
| 36 | *Brachycome multifida* |
| 37 | *Carpobrotus modestus* |
| 38 | *Dianella longifolia* |
| 39 | *Dianella revoluta* |
| 40 | *Leucophyta brownii* |
| 41 | *Lomandra longifolia* |
| 42 | *Myoporum parvifolium* |

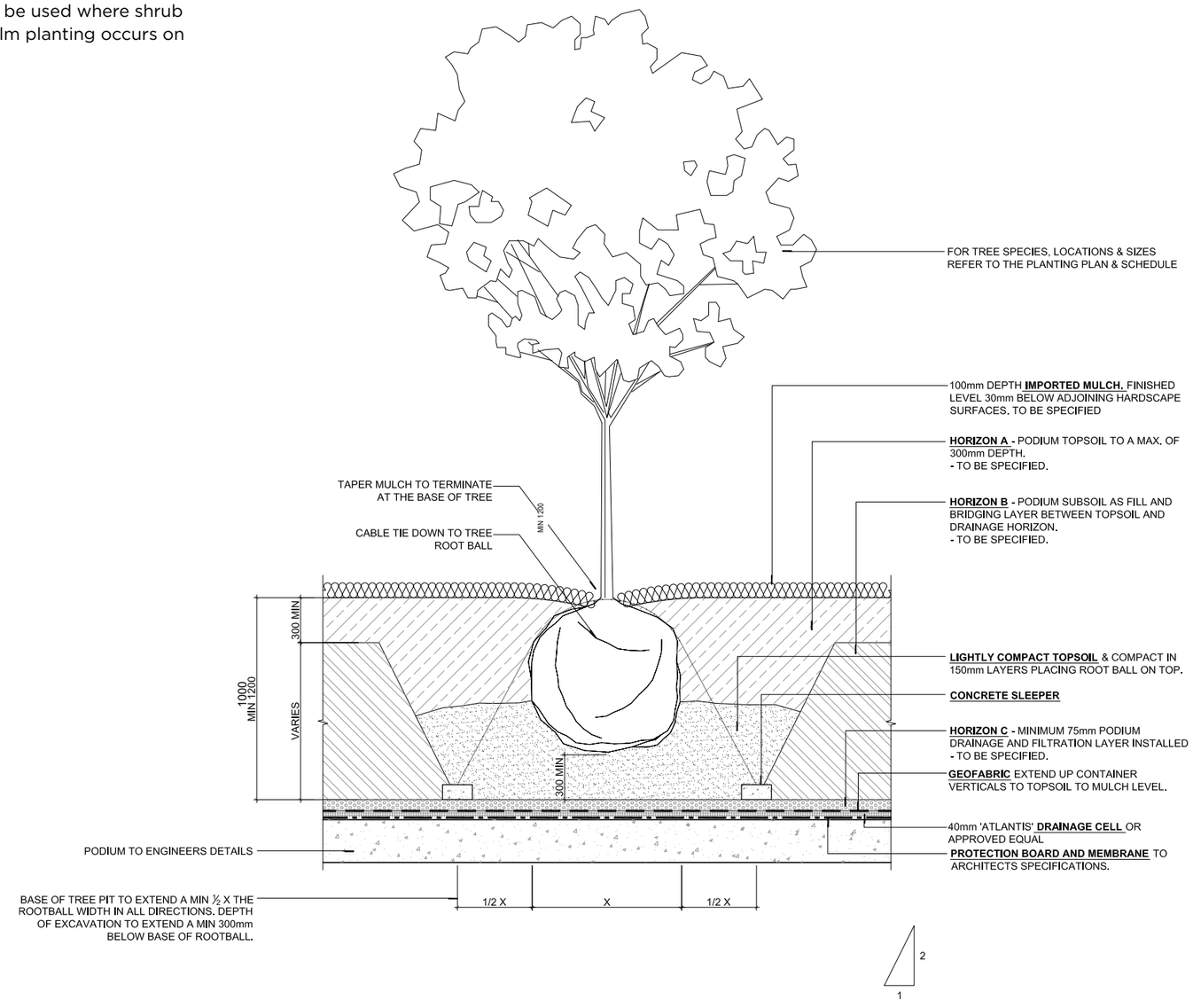
# 06
# APPENDICES

# PODIUM PLANTING DETAILS - TYPICAL

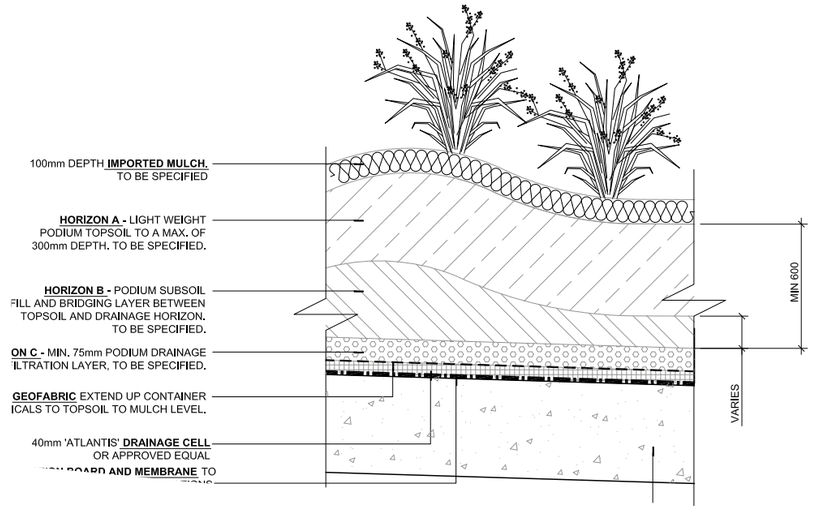
## TYPICAL DETAILS

The following typical construction details are to be used where shrub and tree / palm planting occurs on podium.

### TYPICAL DETAIL A - TREE PLANTING GENERAL




### TYPICAL DETAIL B - PLANTING GENERAL



# 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<br>10.2kg / $m^2$ | Perennial herbs and small shrubs (< 1.5m tall)<br>10.2 - 20.4kg / $m^2$ | Shrubs (1.6 - 3m tall)<br>30.6kg / $m^2$ | Small trees (< 6m tall)<br>40.8kg / $m^2$ | Medium trees (6.5 - 10m tall)<br>61.2kg / $m^2$ | Large trees (10.5 - 15m tall)<br>150kg / $m^2$ |
| 02 | **Stone Mulch**<br>20mm | Scoria (VIC) or Recycled Stone Mulch (NSW, QLD, TAS)<br>NB: Outside Melbourne, recycled concrete or clinker ash are used to replace scoria, the weight is similar. | | | | | |
| 03 | **Soil Mix**<br>Depth varies | Hydrocell40 Podium Mix used in VIC<br>• 40% hydrocell flakes<br>• 30% washed sand<br>• 20% scoria<br>• 10% composted pine bark by volume | | | | | |
| | | 200mm soil depth<br>230kg / $m^2$ | 300mm soil depth<br>345kg / $m^2$ | 600mm soil depth<br>690kg / $m^2$ | 1,200mm soil depth<br>1,380kg / $m^2$ | | |
| 04 | **Hydrocell Foam**<br>60-100mm | RG-30 Sheet, 60mm or 100mm thick.<br>Saturated Weight Allowance of 33kg/$m^2$ for 60mm thick layers (60mm layer = 30kg Water + 3kg Hardfoam) | | | | | |
| 05 | **Geo-textile Membrane**<br>2mm | Various types such as Bidim A14.<br>Weight Negligible. | | | | | |
| 06 | **Drainage Cell**<br>20mm | Allow 20mm for Atlantis Flo-Cell20 | | | | | |
| 07 | **Vapour Layer**<br>0.02mm | LDPE plastic is laid as extra protection above the waterproof roof.<br>Weight Negligible. | | | | | |

| Total Saturated Weight (including drainage cell, media mix & mulch layer). | | | | |
|---|---|---|---|---|
| **Total Depth** | 245mm | 345mm | 645mm | 1,245mm |
| **Total Saturated Weight**<br>(using Hydrocell40 Podium Mix) | 240kg/$m^2$ | 360kg/$m^2$ | 695kg/$m^2$ | 1,390kg/$m^2$ |
| **Total Water at Field Capacity** | 84 litres/$m^2$<br>(60mm Hydrocell Foam) | 117 litres/$m^2$<br>(60mm Hydrocell Foam) | 216 litres/$m^2$<br>(100mm Hydrocell Foam) | 415 litres/$m^2$<br>(100mm Hydrocell Foam) |

## EXTENSIVE ROOF GARDEN STRUCTURAL ADVICE

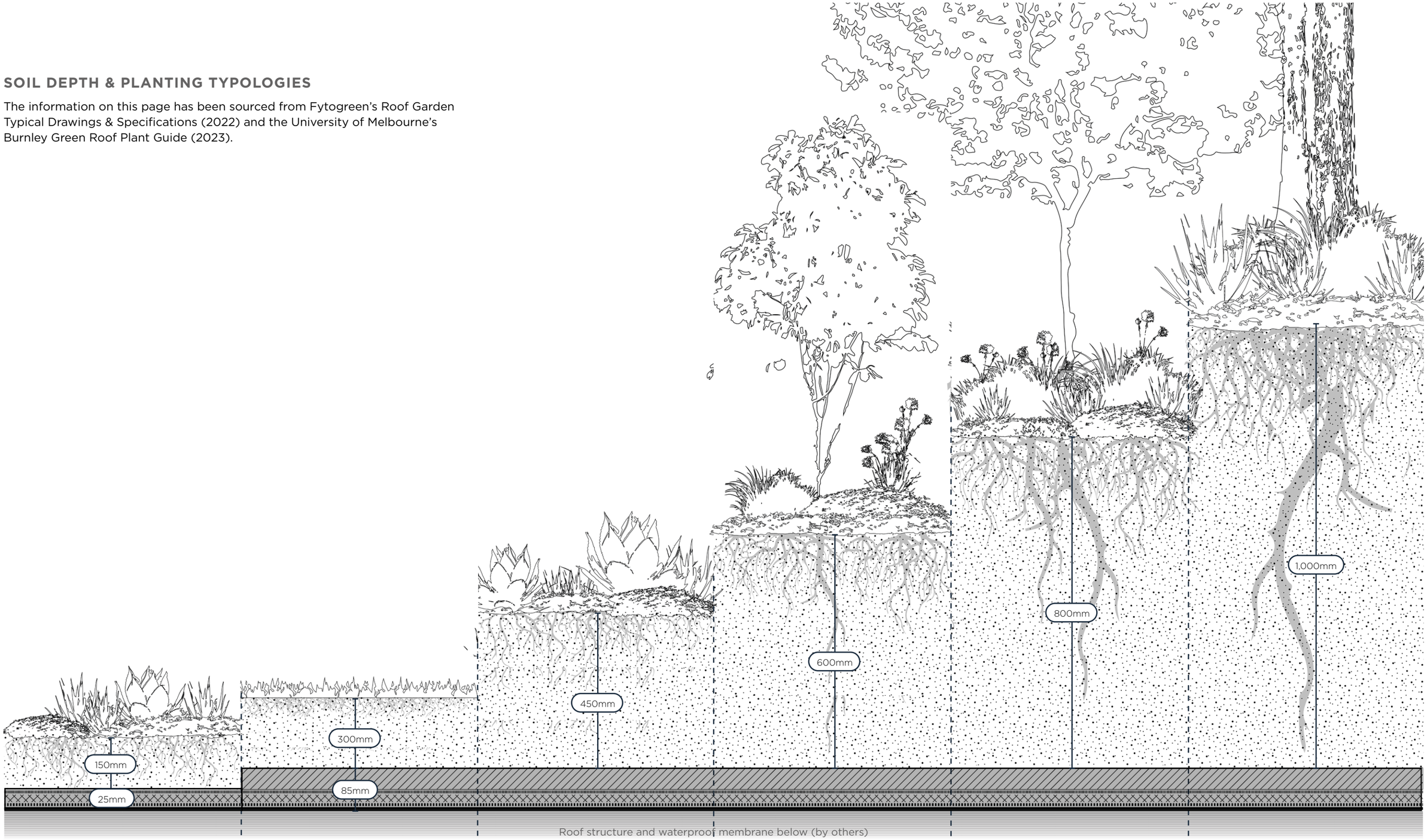
This table presents the structural advice for extensive green roofs in terms of required layers, layer depths and estimated material weights. The information has been sourced from Fytogreen's Roof Garden Typical Drawings & Specifications (2022) and the University of Melbourne's Burnley Green Roof Plant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

| ID | Layer | Requirements | | | | | |
|---|---|---|---|---|---|---|---|
| 01 | **Plants** | Allow 25kg / $m^2$<br>• Succulents, low-growing herbaceous plants & grasses = 10.2$m^2$<br>• Perennial herbs and small shrubs (<1.5m tall) = 10.2 - 20.4$m^2$<br>• Turf = 5.1$m^2$<br>For specific plant species refer to Fytogreen specifications. | | | | | |
| 02 | **Stone Mulch**<br>20mm | Scoria (VIC) or Recycled Stone Mulch (NSW, QLD, TAS)<br>NB: Outside Melbourne, recycled concrete or clinker ash are used to replace scoria, the weight is similar. | | | | | |
| 03 | **Soil Mix**<br>Depth varies | Hydrocell40 Extensive Roof Garden Mix (HY40) used in VIC<br>• 40% hydrocell flakes<br>• 35% 10-14mm scoria<br>• 15% composted organic matter<br>• 10% <7mm scoria by volume | | | | | |
| | | 100mm soil depth<br>98kg / $m^2$ | 110mm soil depth<br>108kg / $m^2$ | 120mm soil depth<br>117kg / $m^2$ | 130mm soil depth<br>127kg / $m^2$ | 160mm soil depth<br>157kg / $m^2$ | 210mm soil depth<br>206kg / $m^2$ |
| 04 | **Geo-textile Membrane**<br>2mm | Various types such as Bidim A14.<br>Weight Negligible. | | | | | |
| 05 | **Drainage Cell**<br>20mm | Allow 20mm for Atlantis Flo-Cell20 | | | | | |
| 06 | **Vapour Layer**<br>0.02mm | LDPE plastic is laid as extra protection above the waterproof roof.<br>Weight Negligible. | | | | | |

| Total Saturated Weight (including drainage cell, media mix & mulch layer). NB: Saturated Bulk Density = 1,200kg / $m^3$ | | | | | | |
|---|---|---|---|---|---|---|
| **Total Depth** | 140mm | 150mm | 160mm | 170mm | 200mm | 250mm |
| **Total Saturated Weight**<br>(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).



PAGE 1 OF 2

# Timber Seat (with back)

**Application**

Seats with backs and arm rests are preferable in most locations. The timber seat is suitable for all urban situations, such as plazas, streetscapes, small parks and other urban spaces. In larger parks, the more relaxed style park seat (3.1.4) is preferred. This seat is also suitable for use along footpaths where space is limited and may be used with matt black recycled plastic battens.

**Known Supplier**

**JC Brown Engineering**
102 Barwon Terrace, South Geelong VIC 3220
**telephone:** 5221 3177 **email:** sales@jcbrown.com.au

**Description**

City of Port Phillip Timber Seat with Back (or approved equivalent)

**Materials and Dimensions**

Timber battens with a cast aluminium frame. Alternatively, recycled matt black battens with cast aluminium frame. **Overall dimensions:**1894mm x 633mm. **Seat height:** 431mm **Total height:** 856mm

**Installation**

Locate timber seat 600mm from the kerb line of footpaths. Allow 300mm maximum setback when seat is located with its back to an existing building in squares or public spaces (other than footpaths). In sloping locations, assess on site whether the seat should follow slope. Install seat with a gib key to allow for easy removal, without adversely affecting the surrounding pavement.

**Refer to**

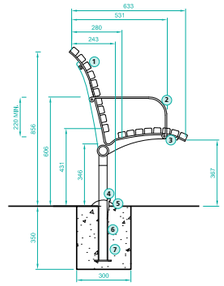
- Timber seat (with back) page 2 of 2 – detail information
- Contact Dial Before You Dig on 1100 for all underground services information
- Yarra Standard Details

Technical Notes
3.1.1
Street Furniture

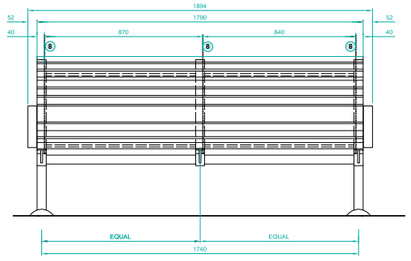
CITY OF YARRA

PAGE 2 OF 2

# Timber Seat (with back)




END ELEVATION (not to scale)




FRONT ELEVATION (not to scale)

CITY OF YARRA

PAGE 1 OF 2

# Bicycle Hoop (stainless steel)

**Application**

Bicycle hoops are to be located along cycle routes and at cycle destination points, such as retail centres and public venues. All new car parks should have provision for bicycle parking located close to the entry/exit. The demand for bicycle parking can be determined by the number of bicycles locked to poles and fences in the area. Other street elements, such as sign posts, also provide bicycle parking, especially where bicycle hoops are inappropriate, such as along narrow footpaths.

The bicycle hoops may be used singly, in pairs or in groups and can be set parallel, angled or perpendicular to to the kerb. The positioning of the hoops depends on the available space and layout of other street furniture elements nearby. Hoops located in a horizontal or vertical row should be placed equidistantly.

Locate new hoops so that more can be placed next to them if the demand grows in the future. When replacing older style bicycle hoops, replace them all at once. Hoops should be installed such that the bicycle does not encroach into a walkway. Hoops are to be set back 900mm from the kerb line when located perpendicular to the kerb and 600mm when parallel to the kerb.

**Know Supplier**

**JC Brown Engineering**
102 Barwon Terrace South Geelong VIC 3220
**telephone:** 5221 3177 **email:** sales@jcbrown.com.au
(or approved equivalent)

**Materials and Dimensions**

Grade 316 stainless steel (no powder coat)
**Length:** 852mm **Height:** 810mm

**Installation**

Bicycle hoops can be surface or sub-surface mounted. The base plate is to be anchored using a suitable chemset anchor. Gib key sockets, as typical for other street furniture, are not recommended, due to risk of theft.

**Refer to**

- Bicycle Hoop (stainless steel) page 2 of 2 – detail information
- Contact **Dial Before You Dig** on **1100** for all underground services information.
- Yarra Standard Details
- Bicycle Victoria

Technical Notes
3.1.1
Street Furniture

1. Timber or plastic recycled battens @ 50mm centres TPY.
2. Cast aluminium grab rail.
3. Cast aluminium frame.
4. Steel gib key.
5. Stainless steel spun base plate.
6. Fabricated steel socket.
7. 300mm square concrete footings.(shown in section)
8. Batten fixing screws.

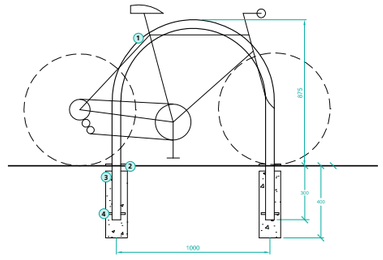
CITY OF YARRA

Technical Notes
3.3.1
Street Furniture

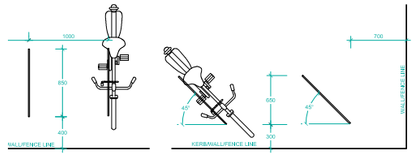
CITY OF YARRA

PAGE 2 OF 2

# Bicycle Hoop (stainless steel)




SIDE ELEVATION (not to scale)




PLAN VIEW (not to scale)

Technical Notes
3.3.1
Street Furniture

1. Stainless steel circular hollow section bike hoop.
2. Stainless steel mount plate 5mm thick with three mounting holes. Mount plate is fully welded on the underside so that weld is not visible.
3. 120mm diameter cored hole infilled with concrete. Bike stand must be set vertical and level.(shown in section)
4. Stainless steel rods welded to bike hoop.

**NOTE:** Bike hoops can be surface or sub-surface mounted.

CITY OF YARRA

## DRAINAGE AND IRRIGATION

- **Planter boxes drainage and irrigation to be integrated into built form.**
- **Planter box drainage to be connected to stormwater.**

## MAINTENANCE REQUIREMENTS

**Watering:** Coordinate the water supply and confirm the watering regime against State and Local Government legislation and restrictions at time of maintenance period. Program of watering shall ensure health and vigour of all vegetation is maintained. Without restrictions the contractor shall provide a minimum water application of 25mm per week to each area of vegetation.

**Weeding:** Spray or hand removal of all broad leaf plants and grasses considered invasive to the locality. Spray treatment is by non-residual Glyphosate.

**Fertilising:** Application of the approved slow release fertilisers shall be strictly in accordance to manufacturer's specifications and rates, to ensure health and vigour of all vegetation is maintained.

**Topdressing:** Weed free imported medium to coarse sandy topsoil to be applied to a maximum depth of 10mm per application to remove all depressions and or uneven grades.

Beyond the time frame of a standard contractor maintenance period (12 months) the landscape works will require replenishment of planting to maintain its high levels of health and appearance. If higher than anticipated levels of wear occurs on areas that are shown as 'turf' alternative measures such as replacement to an alternative ground cover planting or timber decking may be undertaken.

Summary of Works may include (but are not limited to):

- Watering of garden beds and trees
- Weeding of garden beds, trees and pavements
- Supply and installation of mulch to maintain minimum depths as specified
- Pruning, trimming and tree surgery
- Pest and disease control of lawn, garden beds, planting and trees
- Replacement of dead, failed or significantly diseased (50% of foliage) plants and trees
- Removal of rubbish and debris from garden areas
- Maintenance of irrigation systems.
- Inspect pool fencing, check pool gate movement to spring close, check latch operation.
- Inspect seating and exercise equipment and fall zones
- Monthly reports.
- Keeping of log book

## PLANTING TO BUILDING EDGES AND FAÇADES

Maintenance access to all planters is to meet the appropriate standards and fall protection requirements and to be designed as part of future phases of work.

## SPECIFICATION NOTES

All plants shall be true to scheduled nomenclature, well formed, and hardened off nursery stock. Form and habit shall be normal for the plant as scheduled.

Standards

Landscape softworks must comply with the following standards:

- AS 4419-2003 Soils for landscaping and garden use
- AS 3743-2003 Potting Mixes
- AS 4454-2003 Composts, soil conditioners and mulches
- NATSPEC Guide: Specifying Trees - a guide to assessment of tree quality (Clark, R. 2003)
- AS 4373-2007 Pruning of amenity trees

## TYPICAL MONTHLY MAINTENANCE REPORT CHECKLIST

| Item | Action |
|---|---|
| Plant material | Replace failed plants |
| | Additonal planting |
| | Treat for disease or insect attack |
| | Tree surgery |
| | Fertilising generally |
| | Fertilising for specific nutrient deficiencies |
| | Thin out planting |
| | Pruning/trimming |
| Soil | Erosion/bank stabilisation |
| | Additional soil |
| | Soil conditioner |
| | Weeding |
| Mulch | Top up mulch |
| Rubbish removal | Generally remove bottles, paper, cigarette butts etc. |
| | Remove leaf, litter from path and paved areas |
| Irrigation | Replace parts |
| | Repair |
| | Clean out |
| | Adjust |
| | Clean out subsurface drains |
| Paving and pathways | Repair dips, hollows, irregularities |
| | Remove stains and graffiti |
| | Replace sections of uplift |
| | Clear main pathway drains of debris |
| | Weeding |
| | Test against AS4663 |
| Furniture and hard fixture | Bench/seat |
| | Bollard |
| Soil | Lighting |
| | |

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