

Supporting Document
Issued January 2024

437 St. Kilda Road Melbourne

Prepared For
City of Melbourne
Urban DC, GLG & Bates Smart
Architects

Prepared By
Barber Landscape Architecture

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Site Context	3
The Site	4
Neighbourhood Context	5
Indigenous Ecology	6
Present Ecology	12
Planning Overlays Summary	13
Design Principles	14
Barber Landscape Design Principles	15
The Project	17
Project Principles	18
Arrival Experience Landscape Design Principles	19
Arrival Experience Materials Swatch	21
Arrival Experience Planting Palette	23
Pool Grotto Landscape Design Principles	26
Pool Grotto Planting Palette	29
L01-L17 Private Terraces Landscape Design Principles	30
L01-L17 Private Terraces Planting Palette	31
L08 Communal Terrace Garden Landscape Design Principles	33
L08 Communal Terrace Garden Materials Swatch	41
L08 Communal Terrace Garden Planting Palette	42
BADS & Green Infrastructure Assessment Information	45
Landscape Maintenance Plan	46



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Site Context

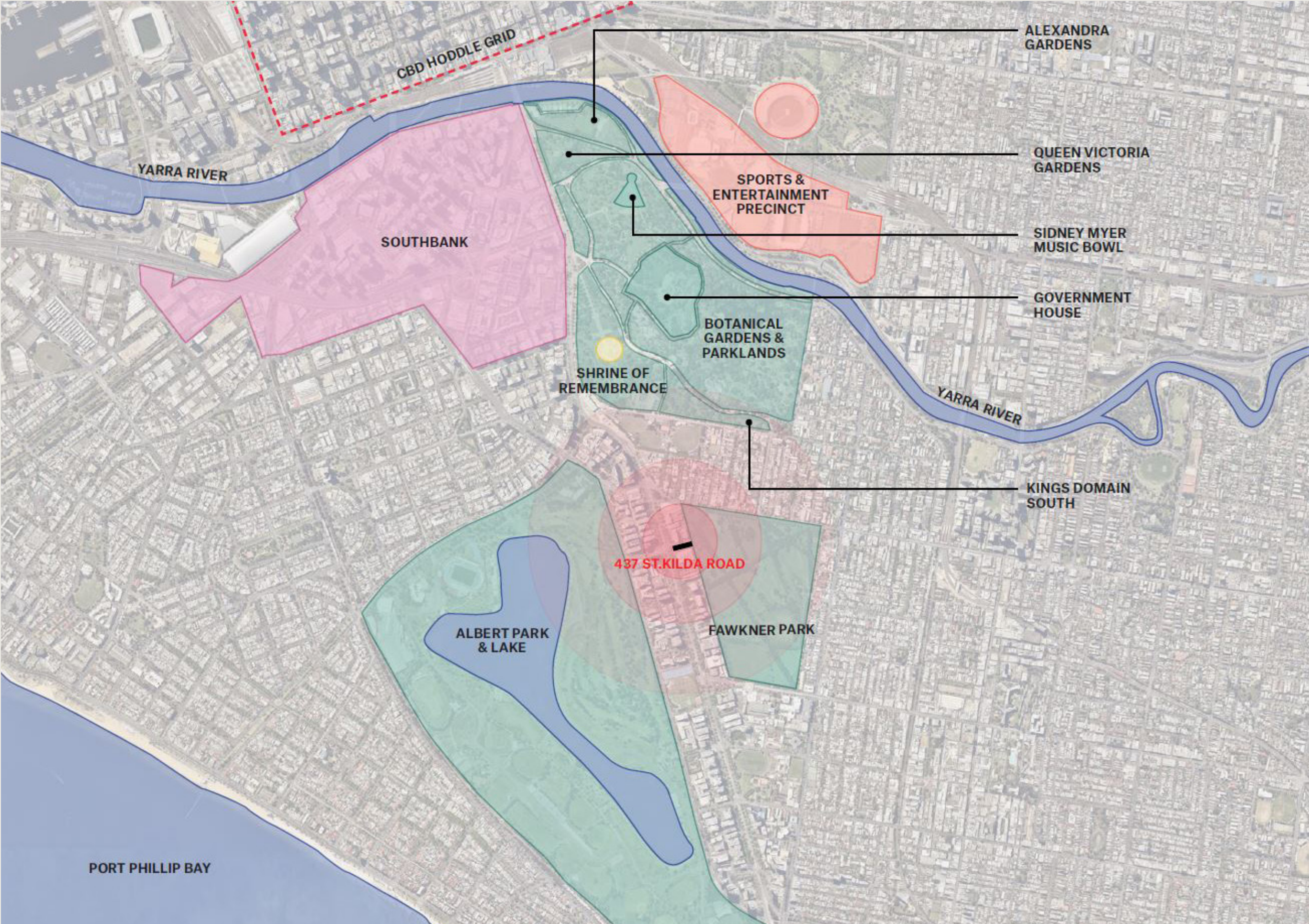
- 437 St Kilda Road, Melbourne
- + Iconic St Kilda Road - Domain Precinct
 - + Parklands within 0.65km in virtually every direction | Botanical Gardens, Albert Park & Fawkner Park
 - + Shrine of Remeberance axis boulevard

(Map courtesy of Bates Smart)

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Key	
<div></div>	Site
<div></div>	Parklands
<div></div>	Lake/ River/ Bay
<div></div>	Shrine of Remembrance
<div></div>	Melbourne CBD
<div></div>	Sports & Entertainment Precinct
<div></div>	Southbank



The Site

- 437 St Kilda Road, Melbourne
- + Site area : 3,028m2
 - + Existing 7 storey commercial, residential & retail building
 - + Two street frontages, St Kilda Road & Slater Street
 - + Fawkner Park frontage

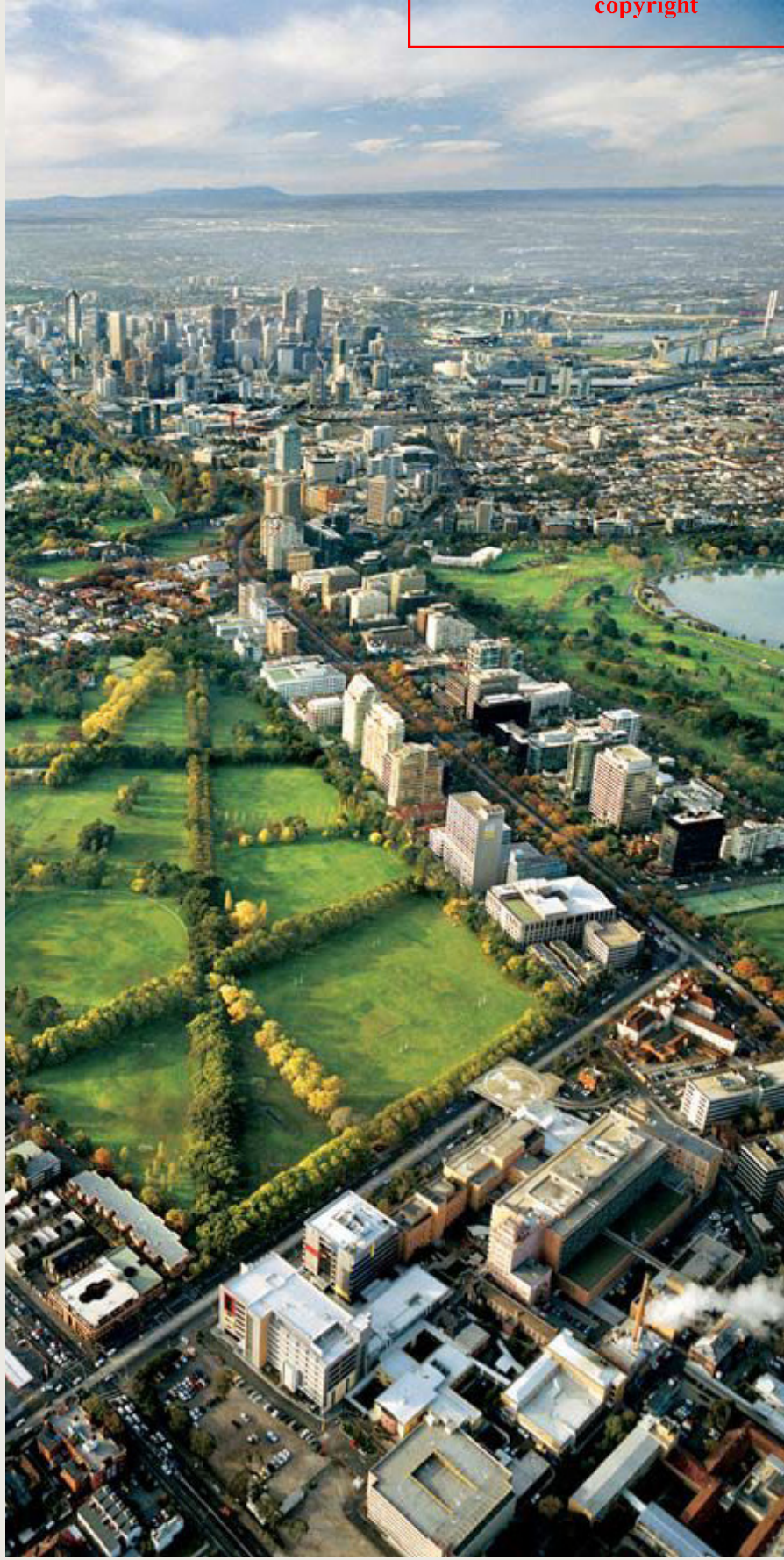
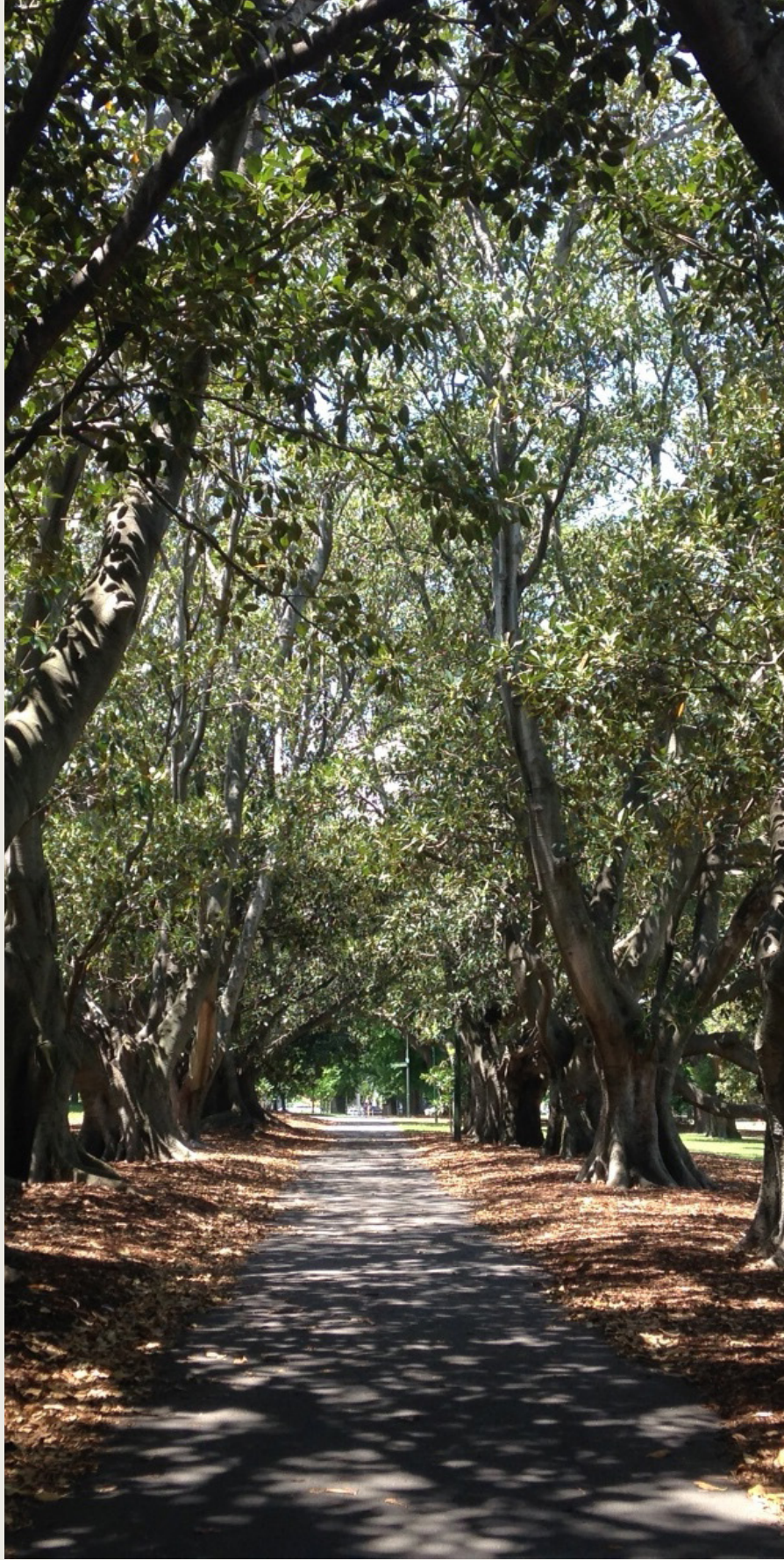
(Map courtesy of Bates Smart)

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Key	
	Site
	Parklands
	Context Buildings
	Tram Stops





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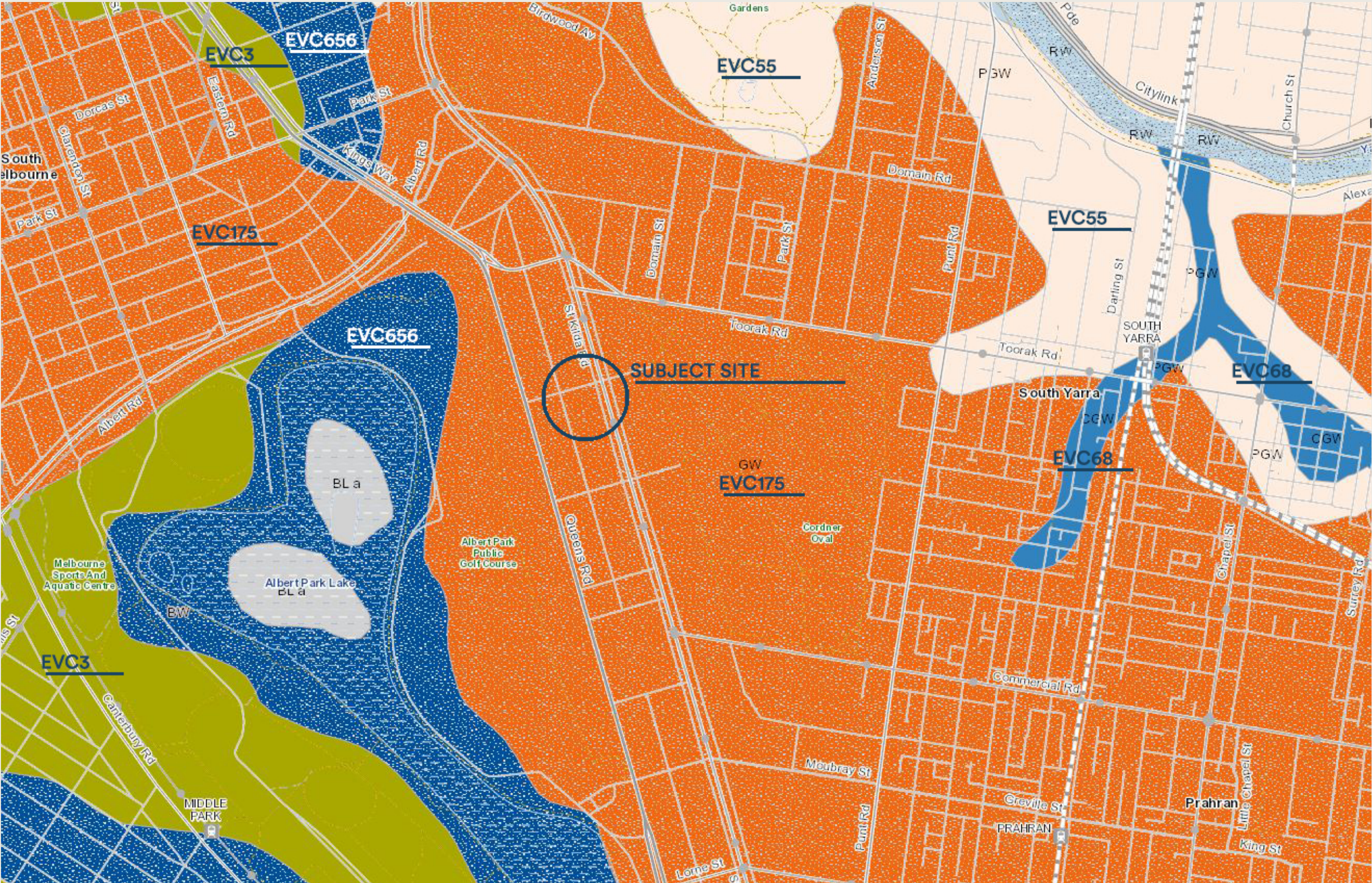
Indigenous Ecology

Vegetation Classes on or near the subject site prior to European settlement / development are shown on the map to the right:

- EVC 3 | Damp Sands Herb-rich Woodland (green)
- EVC 55 | Plains Grassy Woodland (light orange)
- EVC 68 | Creekline Grassy Woodland (mid-blue)
- EVC 175 | Grassy Woodland (dark orange)
- EVC 656 | Brackish Wetland (speckled dark blue)

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Indigenous Ecology | Trees

Pre-european settlement the area was characterised by the following Ecological Vegetation Classes:

- EVC 3 | Damp Sands Herb-rich Woodland
- EVC 55 | Plains Grassy Woodland
- EVC 68 | Creekline Grassy Woodland
- EVC 175 | Grassy Woodland
- EVC 656 | Brackish Wetland

Character and notable tree species include:

- Acacia mearnsii | Black Wattle
- Acacia melanoxylon | Blackwood
- Banksia marginata | Silver Banksia
- Eucalyptus camaldulensis | River Red Gum
- Eucalyptus ovata | Swamp Gum
- Eucalyptus radiata | Narrow-leaf Peppermint

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Acacia mearnsii | Black Wattle



Acacia melanoxylon | Blackwood



Banksia marginata | Silver Banksia



Eucalyptus camaldulensis | River Red Gum



Eucalyptus ovata | Swamp Gum



Eucalyptus radiata | Narrow-leaf Peppermint

Indigenous Ecology | Shrubs

- EVC 3 | Damp Sands Herb-rich Woodland
- EVC 55 | Plains Grassy Woodland
- EVC 68 | Creekline Grassy Woodland
- EVC 175 | Grassy Woodland
- EVC 656 | Brackish Wetland

Notable shrub species include:

- Acacia paradoxa | Hedge Wattle
- Kunzea ericoides | Burgan
- Leptospermum continentale _ Prickly Tea-tree
- Ozothamnus ferrugineus | Tree Everlasting

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Acacia paradoxa | Hedge Wattle



Kunzea ericoides | Burgan



Leptospermum continentale | Prickly Tea-tree



Ozothamnus ferrugineus | Tree Everlasting

Indigenous Ecology | Grasses

- EVC 3 | Damp Sands Herb-rich Woodland
- EVC 55 | Plains Grassy Woodland
- EVC 68 | Creekline Grassy Woodland
- EVC 175 | Grassy Woodland
- EVC 656 | Brackish Wetland

Notable grass species include:

- Microlaena stipoides var. stipoides | Weeping Grass
- Poa poiformis | Coast Tussock-grass
- Poa labillardierei | Common Tussock-grass
- Poa siberiana | Grey Tussock-grass
- Themeda triandra | Kangaroo Grass
- Xanthorrhoea minor ssp. lutea | Small Grass-tree

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Microlaena stipoides var. stipoides | Weeping Grass



Poa labillardierei | Common Tussock-grass



Poa poiformis | Coast Tussock-grass



Poa siberiana | Grey Tussock-grass



Themeda triandra | Kangaroo Grass



Xanthorrhoea minor ssp. lutea | Small Grass-tree

Indigenous Ecology | Climbers, Herbs & Groundcover

- EVC 3 | Damp Sands Herb-rich Woodland
- EVC 55 | Plains Grassy Woodland
- EVC 68 | Creekline Grassy Woodland
- EVC 175 | Grassy Woodland
- EVC 656 | Brackish Wetland

Notable species include:

- Billardiera scandens | Common Apple-Berry
- Calystegia sepium | Large Bindweed
- Comesperma volubile | Love Creeper
- Dichondra repens | Kidney Weed
- Pimelea humilis | Common Rice-Flower
- Viola hederacea sensu. Willis | Ivy-leaf Violet

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Billardiera scandens | Common Apple-berry



Calystegia sepium | Large Bindweed



Comesperma volubile | Love Creeper



Dichondra repens | Kidney Weed



Pimelea humilis | Common Rice-flower



Viola hederacea sensu. Willis | Ivy-leaf Violet

Present Ecology | Existing Street Trees & Parkland Trees

Along the western site boundary there is a row of mature Elms (*Ulmus procera* / *x hollandica*) between the outer roadway and footpath, four of these are directly opposite the site. A row of mature Plane trees (*Platanus x acerfolia*) stands beyond the elms between the outer and inner roadways of St Kila Road, one of these is directly opposite the site.

Along the northern site boundary on the southern side of Slater Street is a row of seven Jacarandas (*Jacaranda mimosifolia*). Generally these are young and slender, with the exception of the tree furthest east, which is mature, and the second and third trees along from St Kilda Road, which are semi-mature. There are a further two mature Jacarandas on the northern side of Slater Street at the corner of St Kilda Road.

Fawkner Park runs along the eastern site boundary, there are a number of trees near the border of the site here including *Ulmus procera*, *Ficus macrophylla*, *Pittosporum euginoides*, *Syzygium smithii*, *Cinnamomum camphora* and *Corymbia Maculata*.

Fawkner Park Tree Inventory:

<https://participate.melbourne.vic.gov.au/citizenforester/habitat-tree-inventory>

City of Melbourne Street Trees / Urban Forest:

<http://melbourneurbanforestvisual.com.au/bigmap.html>

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Jacaranda Mimosifolia | Cnr. St Kilda Road & Slater Street



Jacaranda Mimosifolia | Fawkner Park Frontage



Avenue of Ulmus (left) & Platanus (right) | St Kilda Road



Mature Ulmus procera | Eastern end of Slater Street

Planning Overlays | Summary of Relevant Requirements

Commercial 1 Zone | C1Z

Applications to include:

- Relevant ground levels.
- The layout of existing and proposed buildings and works.
- All driveway, car parking and loading areas.
- Proposed landscape areas.
- All external storage and waste treatment areas.
- Elevation drawings to scale showing the colour and materials of all buildings and works.
- Construction details of all drainage works, driveways, vehicle parking and loading areas.
- A landscape layout which includes the description of vegetation to be planted, the surfaces to be constructed,

Schedule 17 to the Design & Development Overlay 17 | DDO17

Ensures that the Shrine of Remembrance and its outline as viewed from Swanston Street outside the State Library is not fully or partially obscured by any buildings or works.

Schedule 19 to the Design & Development Overlay 17 | DDO19

To encourage site development that will enhance the appearance, dignity and spaciousness of St Kilda Road.

To protect and enhance the appearance of St Kilda Road as a major boulevard.

To encourage urban design improvements so that the physical environment offers variety, interest, safety and convenience to people in the area.

To encourage retention of those features of the area that enhance its appearance, give it character or provide a sense of identity.

To encourage appropriate landscaped outdoor uses within a garden environment.

Setbacks:

Buildings and works should not be situated within any setback [...] A permit may be granted to allow:

- A structure within a setback area on land with a frontage to St Kilda Road provided that the structure is:

single storey and located at ground level.

separated by a landscaping strip of a minimum width of 6.5 metres from St Kilda Road.

constructed of lightweight materials consisting of glazing or a canvas roofing system, and being primarily an open structure within a garden setting.

of a design and quality that is in keeping with the garden environment of St Kilda Road.

- An unenclosed verandah that is part of an entry to a building at or near ground level to extend into a setback area on land with a frontage to St Kilda Road:

up to 4.5 metres into a setback area at the front of a building.

up to 3 metres into a setback area at the side of a building.

- A basement within a setback area provided no part of it projects above ground level. If the site abuts St Kilda Road, any part of the basement within a frontage setback area must be at least 0.8 metres below permanent footpath level. Garden soil must cover the basement to a depth of at least 0.8 metres and the surface must be planted and maintained with lawn, garden trees, shrubs or other appropriate features, except for any pedestrian and vehicular access ways.

Land between a building and St Kilda Road must be landscaped and maintained to the satisfaction of the responsible authority.

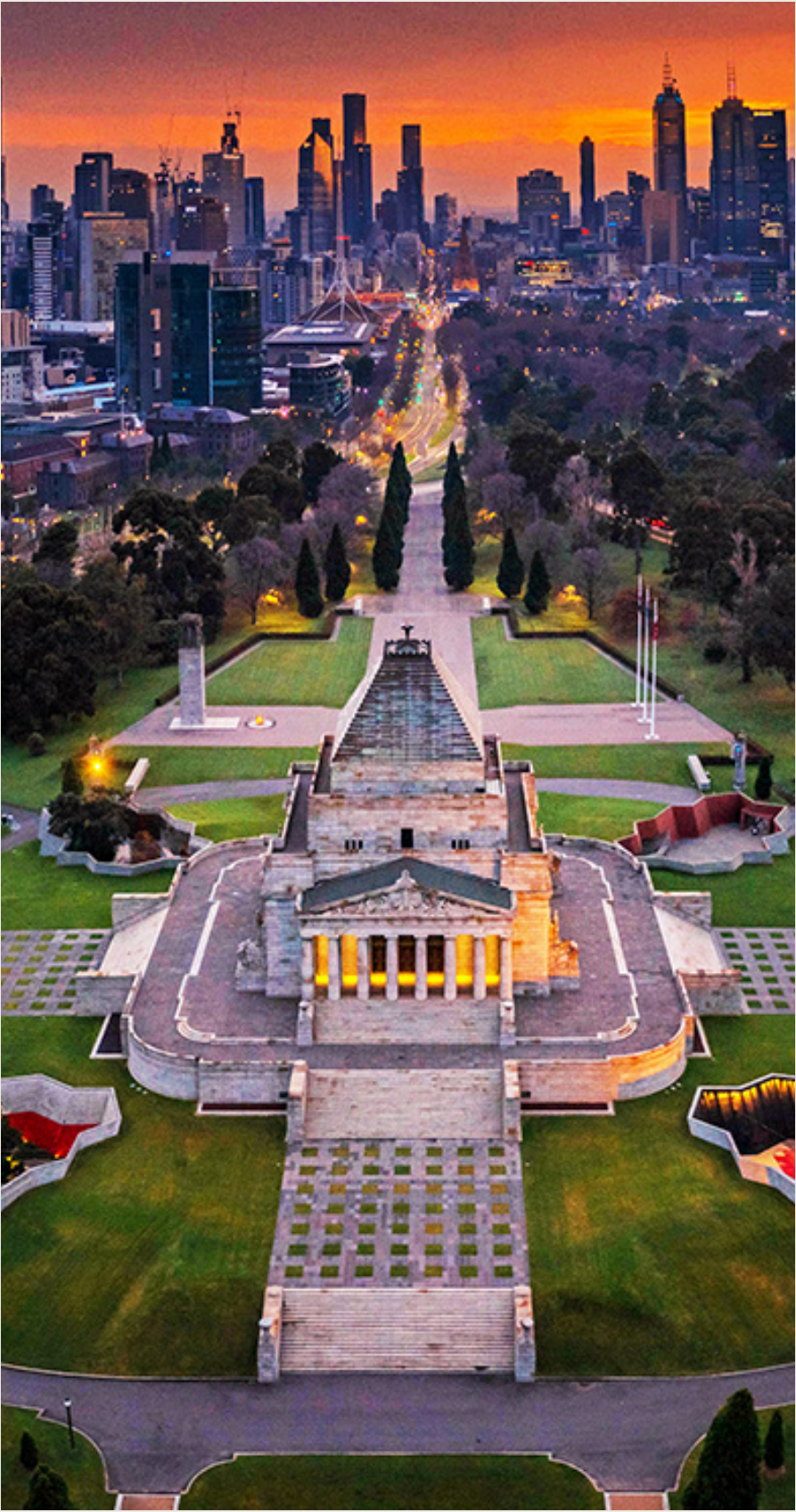
A fence should not be built higher than 0.3 metres, unless it can be demonstrated to the satisfaction of the responsible authority that the design objectives of this schedule can be met.

Schedule 19, Area 42 of the Design Development Overlay | DDO19-A42

Development does not impact upon the attractiveness of Fawkner Park, the vista to the Shrine of Remembrance or the built form character of the area.

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Provenance

For a landscape to be experienced and felt, it needs a sense of place. We seek to deeply understand the original fabric of a site, as well as the architectural built form. From climate and topography to history and locality, this understanding informs and inspires a sensitive and authentic response.

Health and Wellness

Nature’s role in our wellness is central to Barber’s practice, as both a personal passion for Sam and a key driver in our landscape responses. Whether it’s respite or restoration, we pursue subtle tailored landscapes that provide harmony and ease, reducing stress, enhancing wellbeing and healing through materials, colour and texture.

Collaboration

Relationships are key to creating a harmonious connection between people and nature. Every Barber project is a collaboration, with clients, specialist practitioners, craftspeople and growers. Low on ego, Barber’s personal connection with our clients and contractors are at the heart of our ability to create successful and unique natural spaces that feel good.

Creative Pragmatism

We are experimental but grounded in pragmatism. Our consistency of approach is balanced by what we call our “unique creative”. Rather than impose a formulaic house style, we always strive for new creative expressions unique to client and site. Rooted in deep practical knowledge, they are delivered with an open, honest and no-nonsense approach.



Rewilding

Opportunities exist on every site, from urban to rural, to echo or to fully embrace the wilderness once present. We have built our rewilding know-how through experience, study and collaboration with experts and growers. We bring to each project bespoke strategies to reference, restore or harmoniously blend indigenous ecosystems within contemporary design.



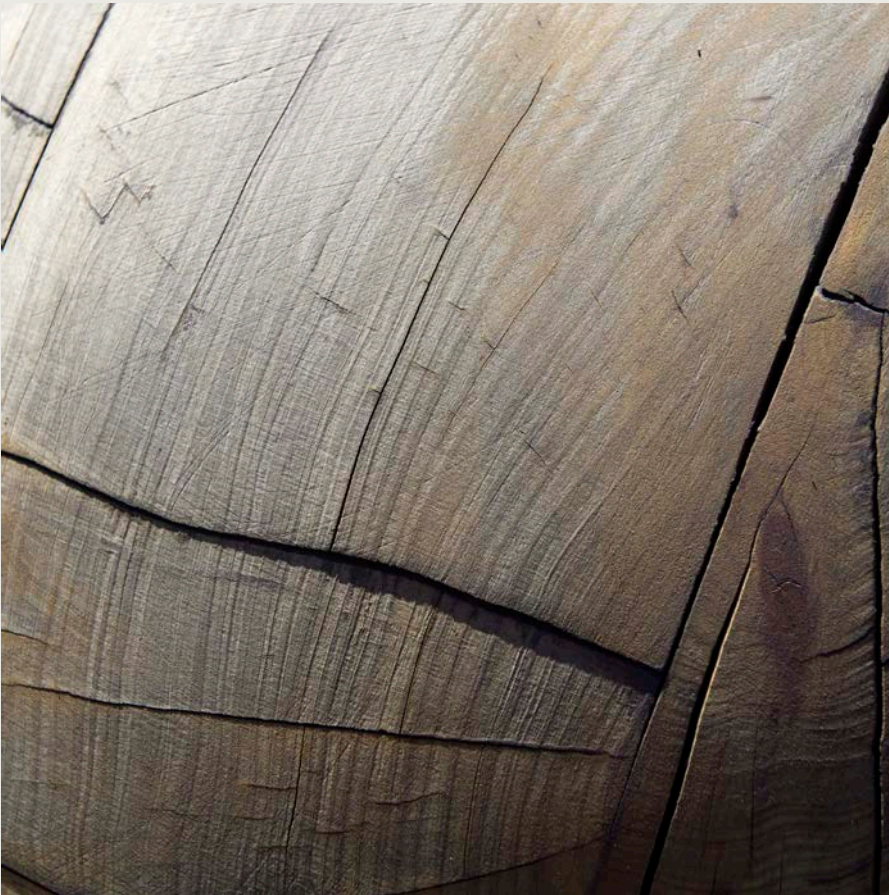
Biophilia

“Biophilic design is the deliberate attempt to translate an understanding of the inherent human affinity to affiliate with natural systems and processes (Wilson 1984, Kellert and Wilson 1993)—into the design of the built environment.” This understanding means consideration and application of a diverse, complex, and multi-sensory approach to design including light and shadow, rhythm, movement, views, aromas, shape, material, and the properties of a space that evoke refuge, mystery and awe.



Materiality

Our landscapes are designed to endure, providing sanctuary and refuge long into the future. Trees grow, materials weather, this is all part of the design, where materials are not only selected to last but to reflect some of the changing landscape around them. We work closely with suppliers and installers to ensure that the highest standards of quality and craftsmanship are met in assembling these elements.



Restoration

Landscape has long played a role in healing, by mechanisms that are only recently fully understood. Our approach has always focused on the ability of environments to nurture, invigorate and support. Paying attention to the social fabric around us has made clear the increasingly deep need for restorative support, our work’s contribution to this is more important now than ever before.



The Project | A Journey

We have a vision for the project that involves three significantly different landscape experiences:

- + The Arrival Experience
- + The Pool Grotto
- + Communal Terrace Garden

All three are linked in built form and design sensibilities stemming from an appreciation and respect for the architecture. However, they are markedly varied in delivery.

We have created a three part landscape journey:

- + Beginning with a refined, restrained, balanced, structured and formal arrival in the porte cochere with forms directly related to the architecture
- + A passage from entry to the pool and wellness area becomes a different experience as though one is bathing and restoring in a grotto - surrounded by nature immediately beyond the glazing
- + The Level 08 podium, while comprehensively acknowledging the architectural forms and unhindered views to Fawkner Park, becomes an environment of restoration with natural mixed plantings and passive recreation zones.

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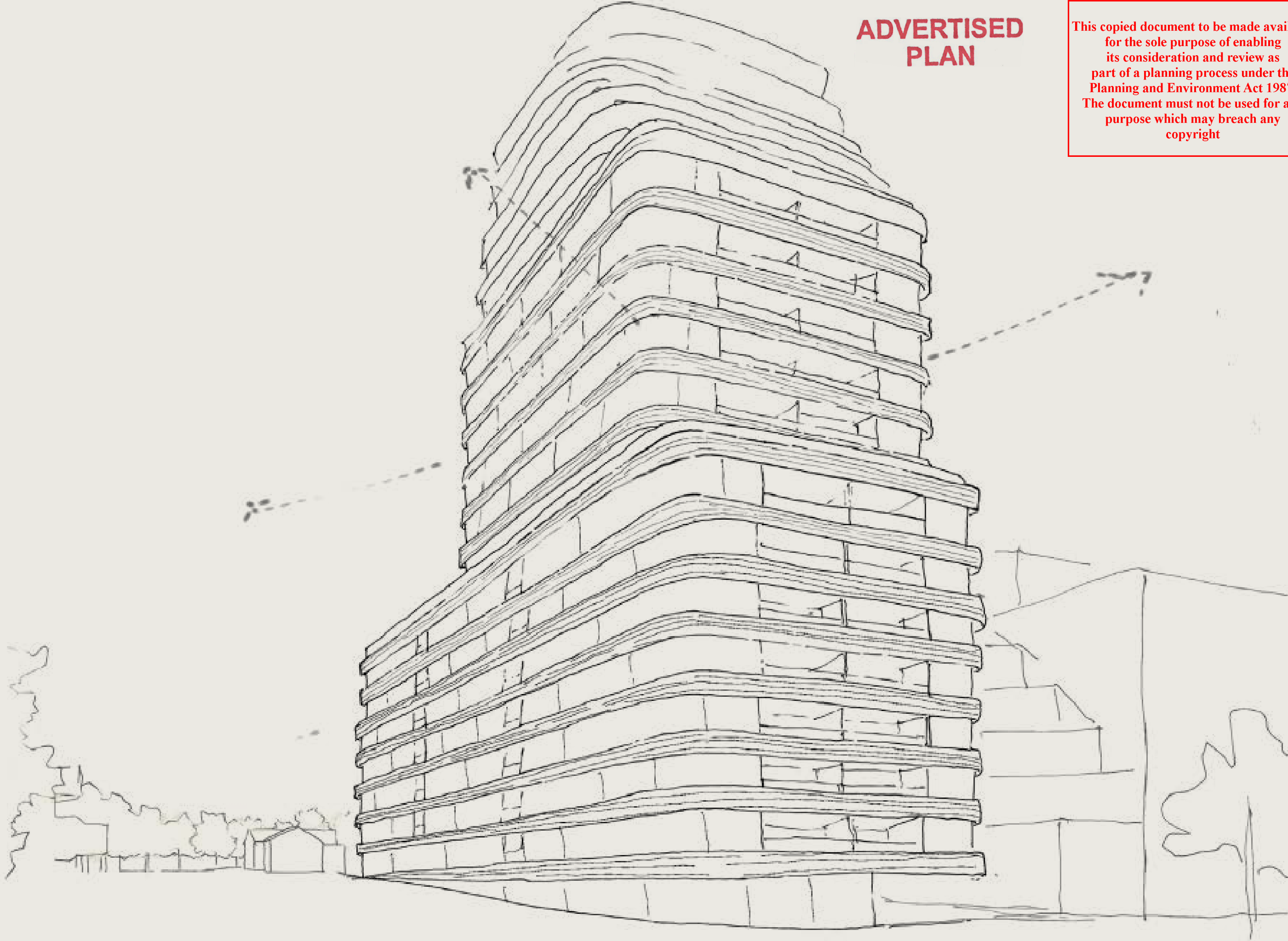
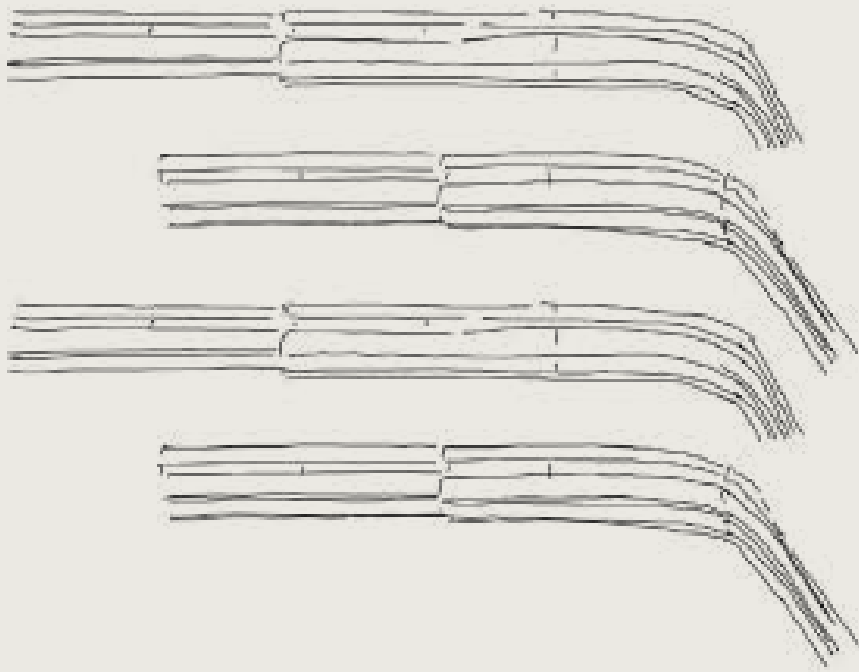


Project Principles | Streamline Moderne

- + Calm continuous lines
- + Softened forms and edges
- + Functional facade expression
- + Embracing nature
- + Precast horizontal spandrel providing the key horizontal identifying element of the architecture, both on the terrace condition and the typical facade
- + Layers of horizontal bands
- + Expansive glazing
- + Staggered openings

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Arrival Experience | Landscape Design Principles

The combination of the materials chosen and the green life to accompany them will feel like the landscape has been there forever and the building is a sculpture within it.

Embracing and developing the project principles within the built form of the landscape, taking an equally creative and pragmatic approach.

- + Fluid lines
- + Layers of horizontal bands
- + Staggered openings to guide the eye across the building and the landscape cohesively
- + Enabling the landscape form to read as a part of the architecture
- + The built form of our landscape is informed by the decorative art deco style of 1919 - 1939
- + In this case restrained; however, acknowledging the project objectives
- + Subtle curves, restrained detail and varied but refined use of materials
- + The terraced planters resemble a series of stacked objects providing deep soil planting and a gentle integration wtih the St. Kilda Road precinct

Acknowledgment of the precast horizontal spandrel providing the key horizontal idendifying element of the architecture, both on the terrace condition and the typical facade

The ground plane principles of our landscape do not replicate this; however, honour it with subtle and modest lines, allowing the spandrel to be the main event and the built form of our garden to recognise and express a familiarity with the building.

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Arrival Experience | Materials Swatch

To provide an authentic response to feel as though it has been there forever, as well as to coincide with an extention of our horizontal datum points, we have chosen a variety of materials for the ground plane Arrival Experience.

Walling:

- + 300mm wide masonry wall to provide soil depth and consistent horizontal plane
- + 2no 10mm thick horizontal bronze top rail plates with 45mm spacings
- + 25mm radius to top edges of masonry walls
- + 3no 10mm shadow lines to top of masonry wall
- + Off form natural concrete: Colour light - natural
- + Option: Bauwerk Limewash Bone or Raw White painted & rendered block work

Flooring - a mix of natural stone:

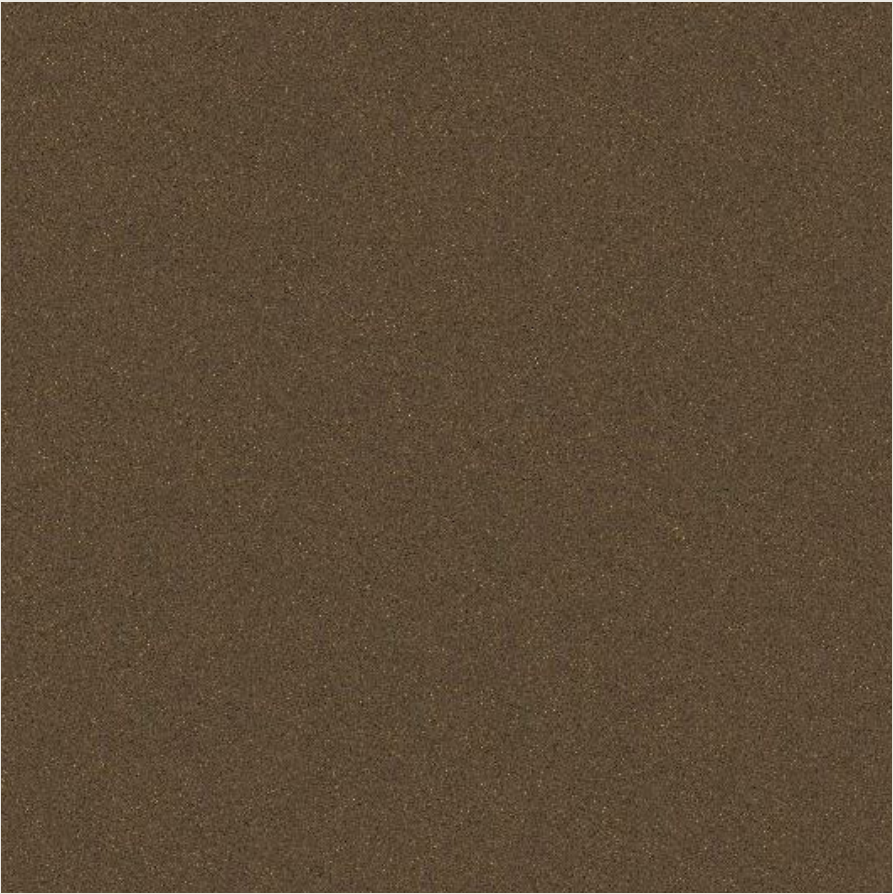
- + Main pedestrian access in hand chipped random length Eco Outdoor Luca
- + Main vehicular thoroughfare in Eco Outdoor Luca Filetti

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Off Form Concrete Wall | 25mm Radius to Top Edge



Top Rail | Powder Coated Medium Bronze



Paving | Eco Outdoor Luca Split Stone



Paving | Eco Outdoor Luca Filetti

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Bauwerk Bone Limewash Paint Over Render



Bauwerk Raw White Limewash Paint Over Render



Off Form Concrete Walling



Render | Natural Concrete Colour



Bronze Flat Bar Cast Hand Rail



Bronze Flat Bar Cast

Planting

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Arrival Experience | Planting Palette

A carefully considered planting theme has emerged for the Arrival Experience for a variety of reasons:

- + The architectural form
- + Provide a prelude to Fawkner Park with scale and form while maintaining the property’s own significant identity
- + The aspiration for staggered openings to guide the eye across the building
- + A desire to embrace nature
- + An appetite to feel immersed in nature as soon as one enters this environment
- + Scale of surrounding buildings
- + Local Context
- + Planting over basement

Our eagerness to provide an understated yet immersive and relevant landscape that sits in harmony with the building directed that the planting form be of a simple palette. The art deco era also influenced the way our plant palette has been formed.

For height, translucency, and seasonal change, we have chosen a textured form of birch. Betula nigra, or the River Birch. We have created a birch forest in a sea of mass planted native shrubs which provide a deep green, self mounding habit, creating gentle undulations in height. This layering is expected to enhance the feeling that you are immersed nature immediately as you enter the forecourt; however, safe as we propose maintaining visual access to the adjoining footpaths. The Acacia Mini Cog will also cascade to soften our built form.

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Acacia cognata ‘Mini Cog’ | River Wattle



Acacia cognata ‘Mini Cog’ | River Wattle



Betula nigra | River Birch



Betula nigra | River Birch



Betula nigra | River Birch

Planting Palette | Ground Plane

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Rosmarinus officinalis ‘Prostratus’ | Creeping Rosemary



Buxus microphylla | Korean Box



Parthenocissus sikkimensis | Sikkim Creeper



Pandorea jasminoides ‘Lady Di’ | Bower Climber

Pool Grotto | Landscape Design Principles

The eastern internal finished floor level sits approximately 4.5m below the natural surface level of the adjoining cottage and Fawkner Park.

The vertical distance compared with the horizontal distance provide a wonderful opportunity for a peaceful sunken garden with an interesting vertical walling element.

The wellness and pool experience will be one of being in a naturally occurring grotto with:

- + A slab set down providing deep soil planting at the same level as the internal FFL / pool level
- + Seasonal change with deciduous trees selected to shoot for light
- + Layered, lush mixed foliage planting at ground level
- + Hit and miss evergreen climbers to areas of the wall behind
- + Surrounded by raw, natural stone slabs which provide an organic vertical backdrop enabling opportunity for planting and lighting

This idea is a diversification of our rewilding philosophies linking people to nature.

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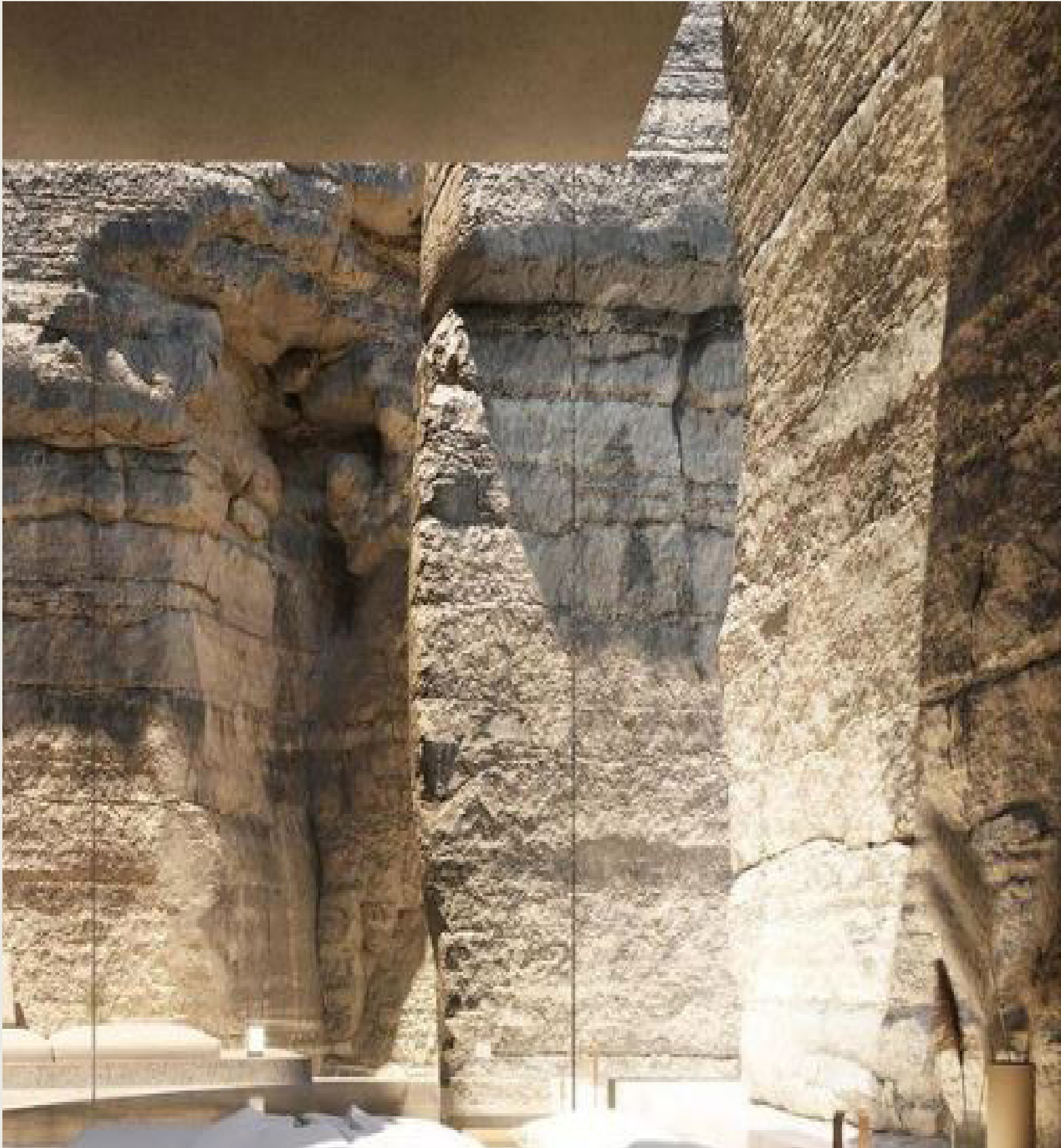
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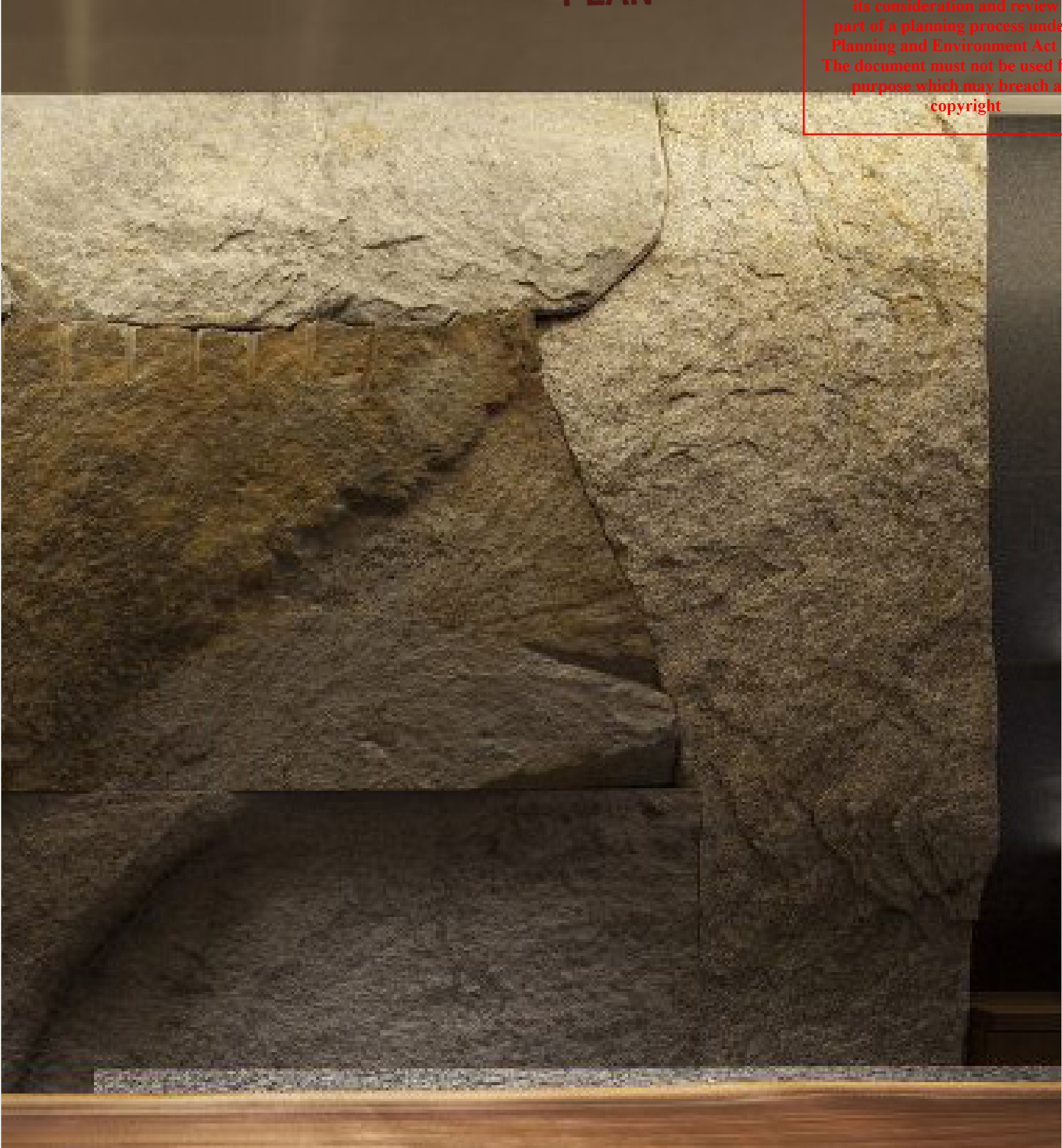


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Pool Grotto | Planting Palette

Seasonal change with deciduous trees selected to shoot for light.

Layered, lush mixed foliage planting at ground level.

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Vinca minor ‘Alba’_White Dwarf Periwinkle



Blechnum cartilagineum_Gristle Fern



Ficus pumila_Creeping fig



Alpinia nutans_Dwarf Cardemom



Fatsia japonica_Japanese Aralia



Betula pendula ‘Dalecarlica’_Cut Leaf Birch

Private Terraces L01 - L17 | Landscape Design Principles

Level 01 - Level 17 provide opportunity for narrow integrated planters within the horizontal architectural moulding separating each level.

The proposal is for a mixed planting palette differentiating the upper levels from the anchoring ground plane planting.

On the upper levels we offer:

- + A generous mix of indigenous, native and exotic species
- + Variation in form, colour and texture with:
 - › Small evergreen shrubs
 - › Blossoming perennials
 - › Native grasses
 - › Cascading groundcovers

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L01 - L17 Private Terraces | Planting Palette

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Adenanthos sericeus 'Silver Lining' | Dwarf Woolly Bush



Buxus microphylla var. Koreana | Korean Box



Oenothera lindheimeri | Gaura



Banksia serrata 'Pygmy Possum' | Pygmy Saw Banksia



Calamagrostis 'Karl Foerster' | Feather Grass



Myoporum parvifolium Var. | Creeping Boobialla



Rosmarinus officinalis 'Prostratus' | Creeping Rosemary

Planting Palette | L01 - L17 Private Terraces | Southern Aspect

East facing private terraces on Level 01 and Level 05 wrap around the building so that for some of their length they are south facing.

The planting scheme in these areas has been adapted to suit the light conditions on the southern side of the development with shade tolerant alternatives selected.

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Correa ‘Dusky Bells’ | Native Fuscia



Heuchera villosa var. | Coral Bells



Poa poiformis Kingsdale | Tussock Grass



Vinca minor ‘Alba’ | White Periwinkle



Parthenocissus sikkimensis | Sikkim Creeper

L08 Communal Terrace Garden | Landscape Design Principles

Level 08 is a hero landscape space with unhindered views of Fawkner Park and the canopies of trees within it.

We have dedicated this special environment to:

- + Restoration
- + Passive Recreation
- + Cognitive Recreation
- + Immersion in nature
- + Rewilding with mixed planting - floral and wild
- + Flexible zones for quiet congregation as well as private moments

With free circulation paramount to the success of the terrace and maintaining views we have set back our landscape form to create a wide corridor of multiple zones with careful consideration of functionality and creating a range of different sensory experiences.

To enable immersion in wild plantings and maintain height restrictions, platforms have been created. Importantly:

- + The use of raw, robust & organic materials such as timber to enhance the nature immersion experience
- + Funtional platform height to match the architectural horizontal moulding and ballustrade hob
- + Platform heights that enable varied planting, soil depths for different species and elevated viewing
- + Maintaining unobstructed views with details such as countersunk day beds that finish flush and become a part of the platforms
- + Minimal flexible zones
- + Streamlined rectilinear forms and true to form radii to the landscape built form which speaks directly to the architecture
- + A plant palette suitable for the environment and mixed for layering, texture, colour and movement

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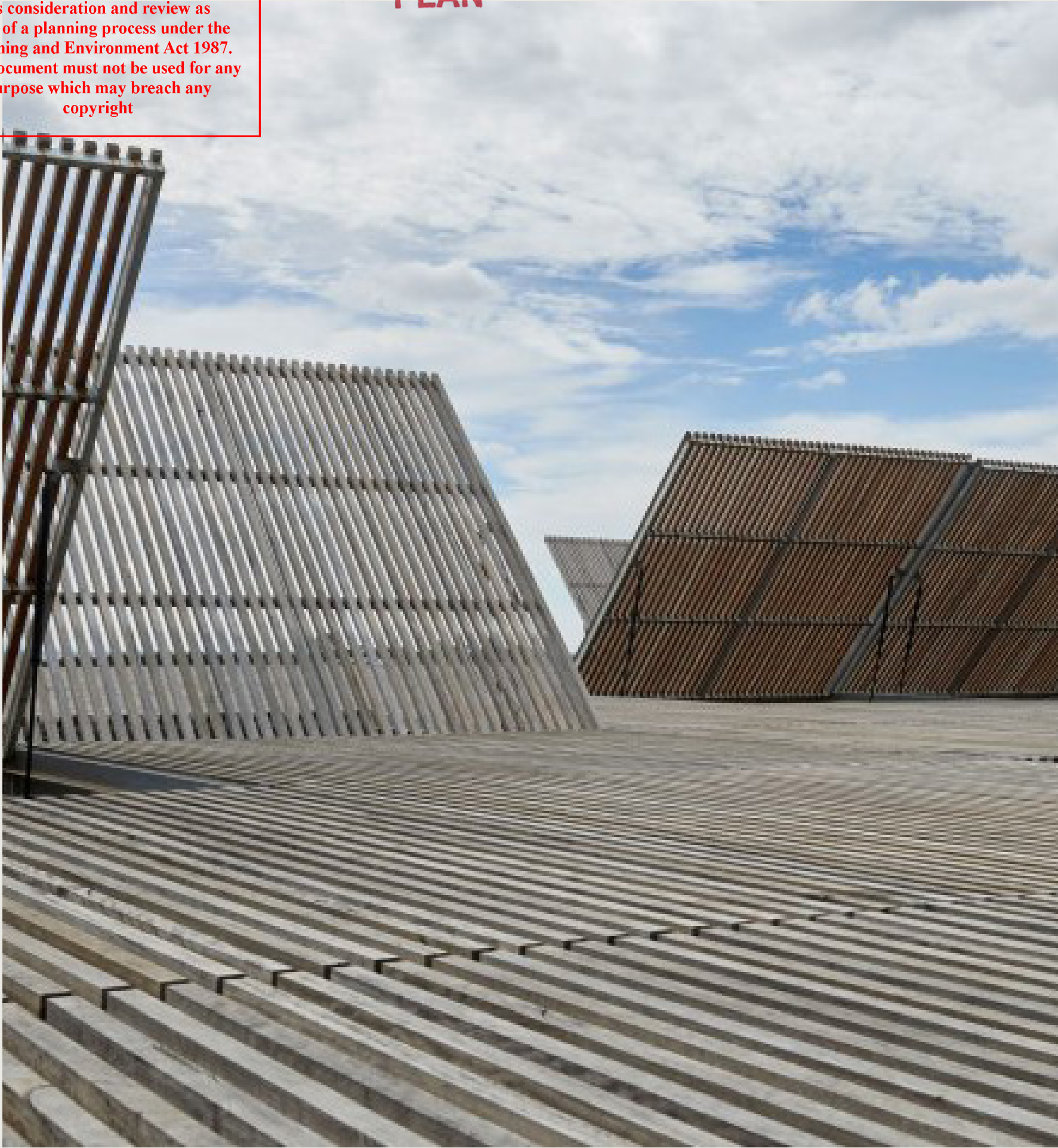


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L08 Communal Terrace Garden | Materials Swatch

This level is about reconnecting with nature, passive and cognitive recreation in a calm and natural environment.

While our lines and radii of the built form on the terrace speak truly to the form of the architecture and our levels play a role in function, soil depth and overall terrace performance, our choice of materials is one of a more raw and organic nature.

Flooring:

- + Main pedestrian access in dressed Australian Hardwood Decking (iron bark)
- + Platforms, terraces, sundecks and congregation zones in dressed Australian Hardwood Decking (iron bark)

Screens & walling:

- + 45 x 45mm Australian hardwood battens with 10mm spacings

Roofing over services:

- + 45 x 45mm Australian hardwood battens with 10mm spacings

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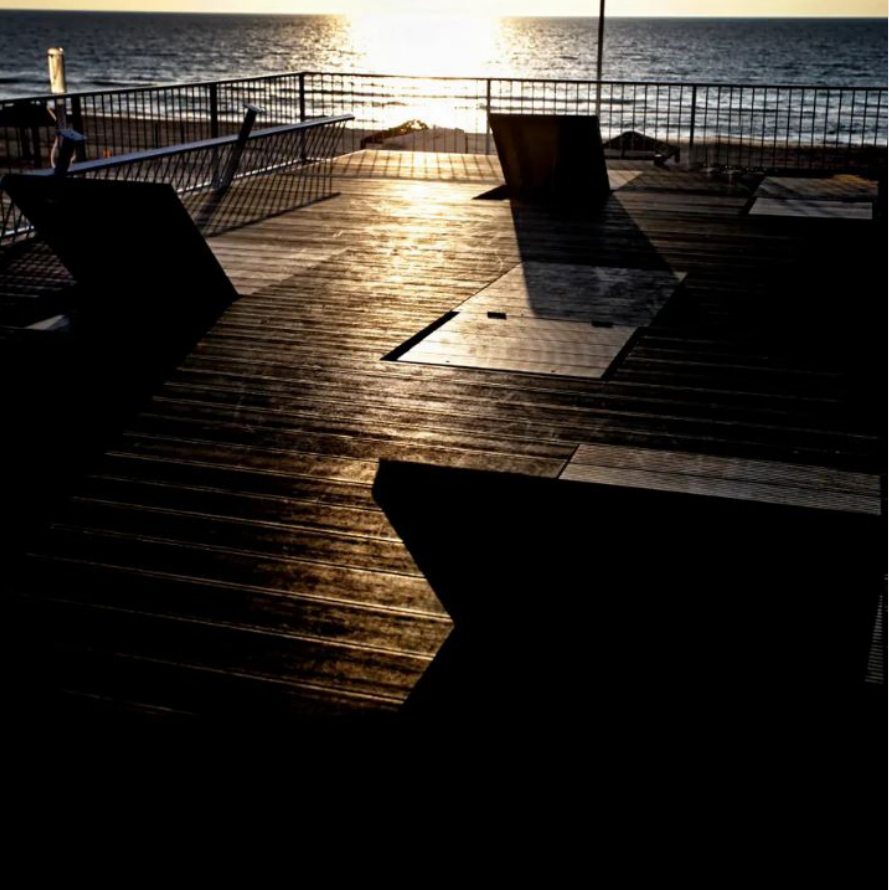
Hardwood Screens & Roof Over Services



Iron Bark Timber Deck



Solid Iron Bark Timber



Timber Deck with Countersunk Sun Beds

L08 Communal Terrace Garden | Planting Palette

With views over the canopies of the trees populating Fawkner Park, the planting palette for Level 08 is largely comprised of lower plantings of a generous mix of native and exotic shrubs, grasses and groundcovers with the exception of a series of accent native Moonah trees.

Our Level 08 experience is one of immersion in nature and our theme is one of rewilding, hence our plant palette is mixed and wild. Our species selection provides an opportunity for people to reconnect with nature on a deep level and view the park while in a restorative, sensory environment.

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Oenothera lindheimeri | White Gaura



Sedum telephium ‘Autumn Joy’ | Autumn Joy Stonecrop



Leucophyta brownii | Cushion Bush

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Adenanthos sericeus ‘Silver Lining’ | Dwarf Woolly Bush



Adenanthos sericeus | Woolly Bush



Melaleuca lanceolata | Moonah

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Carpobrotus rossii | Native Pig Face



Dichondra repens | Kidney Weed



Tetragonia implexicoma | Bower Spinach



Carpobrotus rossii | Native Pig Face



Banksia serrata Pygmy Possum | Pygmy Possum



Banksia serrata Pygmy Possum | Pygmy Possum

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Xanthorrea minor ssp Lutea | Small Grass Tree



Poa poiformis | Tussock Grass



Miscanthus sinensis | Silver Grass



Clematis microphylla | Small Leaf Clematis



Poa labillardieri | Common Tussock Grass



Pennisetum orientale 'Fairy Tails' | Evergreen Fountain Grass

BADS & Green Infrastructure Assessment Information

Site area : 3,028 sq.m.

Canopy Cover:
Minimum 350 sq.m. plus 20% of site area over 2,500 sq.m. (106 sq.m.)
Total target: 456 sq. m.

Betula nigra | River Birch ground level canopy cover = 381 sq.m.
Betula pendula ‘Dalecarlica’| Cut-Leaf Birch at Ground Level canopy cover = 37 sq.m.
Malaleuca lanceolata | Moonah at Level 08 canopy cover = 120 sq.m.
TOTAL CANOPY COVER = 538 sq.m.

Tree Provision:
Minimum two Type B Trees (minimum height x spread - 8 x 8m) per 90 sq.m. deep soil area
or
One Type C Tree (minimum height x spread 12 x 12m) per 90 sq.m. deep soil area
26 No. Betula nigra | River Birch | Type B Medium Canopy Tree | Exotic
12 No. Malaleuca lanceolata | Moonah | Type A Small Canopy Tree | Indigenous
8 No. Betula pendula ‘Dalecarlica’| Cut-Leaf Birch | Type A Small Canopy Tree | Exotic

Deep Soil Provision:
Minimum 15% of site area (454 sq.m.) with minimum dimension of 6m
Deep soil planters at Ground Level area = 455 sq.m.
Deep soil planters at Level 08 area = 55 sq.m.
TOTAL DEEP SOIL AREA = 529 sq.m.

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Deep Soil Requirements for Trees in Planters / Over Slab:
Type A
Soil depth minimum 0.8m, minimum plan dimension 2.5m (12 cu.m.)
Type B
Soil depth minimum 1m, minimum plan dimension 4.5m (28 cu.m.)
Type C
Soil depth minimum 1.5m, minimum plan dimension 6.5m (64 cu.m.)
Note: If canopy trees are to be clustered in the same area of soil, the total area of soil required can be reduced by 5% for every additional canopy tree up to a maximum of 25% soil reduction for six or more canopy trees.

Additional area of soil over 500mm deep, terrace planters Levels 01-17
Total = 157.7 sq.m.
Soil area 200-500mm deep, planters on Ground Floor, Level 01 & Level 08
Total = 100 sq.m.

Vegetation:
Area planted with Large Shrubs, Ground Plane and Level 08
Native = 22 sq.m.
Exotic = 17 sq.m.
Area planted with Small Shrubs, all levels with planters
Indigenous = 40 sq.m.
Native = 390 sq.m.
Exotic = 123 sq.m.
Area planted with Groundcover, all levels with planters
Indigenous = 27 sq.m.
Native = 27 sq.m.
Exotic = 170 sq.m.
Area of vertical structures with climbers, Ground Plane & Level 08
Indigenous = 37 sq.m.
Native 125 sq.m.
Exotic 78 sq.m.



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Landscape Maintenance Plan

LANDSCAPE ZONES

The development at 437 St. Kilda Road includes the following landscaped areas:

Ground Plane

Deep soil planters and associated structures within the 14m St. Kilda Road set back on the western portion of the site, deep soil planters abutting Slater street to the northern interface of the site and a recessed garden adjoining the wellness area, with deep soil over basement to the eastern most portion of the site.

Levels 01 - 17

Rows of outer edge terrace planters integrated in the facade detailing. The facade planting is largely proposed for the northern, eastern and western building facades with a south facing planter on level one.

Level 08 Communal Terrace Garden

Consists of a variety of rows and pods of planting in constructed planters with soil depth ranging from 500mm deep to 1000mm deep with mixed planting and associated structures.

Raised ground plane deep soil planters and upper level terrace planters will be constructed as per Landscape Architect’s and Architect’s documentation with soil profiles as per Landscape Architect’s documentation to ensure adequate soil type, depth, volume and compostion to support success and longevity of proposed planting scheme.

Irrigation for all levels will be designed by a certified Irrigation Specialist in collaboration with Barber Design.

All garden beds and planters will be irrigated by a fully automated sub-surface Tech Line drip irrigation system as per Irrigation Specialist’s Design.

SCOPE OF MAINTENANCE

The zones identified are to be viewed as high-quality, well-maintained landscapes at all times.

The landscape includes garden beds, plants, planters, irrigation and drainage infrastructure, lighting and hardscape.

The Landscape Contractor is responsible for the maintenance of all landscape infrastructure throughout the defects liability period. Subsequently the Owner will appoint a Landscape Maintenance Contractor to be responsible for ongoing maintenance beyond the defects period. The Landscape Maintainance Contractor will be overseen by the Owner or its representative.

Maintenance actions required to ensure the landscape meets the the high standard required include, but are not necessarily limited to:

- Weeding by hand;
- Pest & disease inspection, identification & remediation;
- Replacement planting of dead, damaged or vandalised plants as per Landscape Architect’s Planting Plans;
- Application of fertiliser;
- Arboricultural maintenance including pruning;
- Replacement tree planting if required;
- Staking and tying of trees and removal of stakes and ties when required;
- Pruning of shrubs, climbers, grasses and cascading plants, including to ensure specified architectural details remain exposed and to allow sunlight penetration;
- Training climbers to required structures
- Maintaining soil levels and type as per Landscape Architect’s drawings;
- Maintaining mulch levels and type as per Landscape Architect’s drawings;
- Soil testing to ensure water holding capacity and general condition;

- Removing litter, fallen plant matter and all other debris from garden beds, planters, paved areas, walls, benches and steps;
- Wash-down of paving, walls, benches, decks & steps;
- Inspection and clearing of drainage infrastructure;
- Inspection and monitoring of irrigation system including clearing and repair; and
- Inspection of landscape lighting.

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Landscape Maintenance Plan | Maintenance Standards

It is expected that the Landscape Maintenance Contractor will follow accepted horticultural practices in maintaining the landscape within the contract area. Further that reasonable care is taken to identify and rectify defects in a timely manner

The Owner or its representative is responsible for checking that the Landscape Maintenance Contractor can provide satisfactory Safe Work Methods Statements, OHS certificates, accreditation documentation and insurance certificates to operate under.

PLANTS

The Landscape Contractor is required to maintain all plant material to ensure that plants look the best they can at all times of the year. This is to be achieved by:

- Minimising exposed soil in garden beds and planters by ensuring a healthy coverage of plant growth;
- Identifying and treating pests and diseases;
- Removing dead and senescent shrubs and trees and planting replacements according to the Planting Plan or at the direction of the Landscape Architect to maintain the plant mix and densities as designed;
- Checking to ensure plants are firmly planted;
- Pruning to maintain healthy form;
- Pruning back any plants that are trailing horizontally along the ground, steps or seating, whilst allowing plants to cascade down sides of planters;
- Pruning back any plants significantly obstructing light from windows, whilst allowing plants to cascade down sides of planters and climb up vertical members as drawn;
- Training climbers upwards along vertical members
- Pruning excessive plant growth of climbers to ensure a neat and balanced appearance;
- Pruning back cascading and trailing plants in ground plane planters to ensure that corners of built form and the majority of the bronze rail remain clearly visible, whilst allowing plants to fall sporadically over the middle of walls;

- pruning to remove any dead, dying or diseased branches from trees to maintain healthy form and to allow the tree to achieve full stature;
- Pruning of tree stems clear to 30% of overall height of tree (above soil surface level) at time of growth for Betula Nigra and Betula pendula ‘Dalecarlica’ only;
- Pruning to ensure plants are well shaped and true to form;
- Pruning as required to maintain appearance and remove any dead or damaged branches;
- Removing dead heads in the first maintenance cycle after flower heads have declined;
- Inspecting all trees, shrubs, perennials, and other plant material each maintenance cycle to ensure active healthy growth is maintained; and
- Pruning of shrubs, climbers, grasses and cascading plants, including to ensure specified architectural details remain exposed and to allow sunlight penetration.

Plant replacement to occur if:

- Pest infestation or disease affect the plant to the extent that it is unlikely to return to a healthy state;
- The plant is permanently disfigured by physical damage; or
- The plant show no evidence of active new growth or satisfactory foliage condition (appropriate to the season).

During the defects liability period plants which are dead or have not shown expected healthy growth and satisfactory foliage condition are to be replaced.

After the defects liability period the Owner or its representative is responsible for oversight of plant replacement via contract with the Landscape Maintenance Contractor.

The Landscape Maintenance Contractor is to replace, at their cost, all plant material that requires replacement due to failure by the Landscape Contractor to provide proper horticultural care. Replacements shall be of a similar size and quality and identical species or variety to the plant which has failed, unless otherwise directed. Replacements should be made within the month.

GARDEN BEDS & PLANTERS

The Landscape Maintenance Contractor is required to maintain all garden beds and planters on all levels to ensure that they look their best year round and provide all the functions necessary for plants to thrive. This is to be achieved by:

- Keeping garden beds and planters weed, litter & debris free, all weeds, litter and debris to be removed by hand (or blower where appropriate);
- Topping up garden beds and planters with the specified soil as required;
- Topping up upper level planters with lightweight soil mix only, as specified in Landscape Architect’s plans
- Ensuring soils are well cultivated;
- Topping up organic mulch to ground floor garden beds and planters to a depth of 75mm (ensuring that the base stems of shrubs are free of mulch to prevent collar rot);
- Topping up 20mm gravel aggregate mulch to upper level terraces to depth of 50mm (aggregate coverage to be maintained to mitigate wind disturbance);
- Applying slow-release fertiliser as required to ensure establishment of planting; and
- Testing soil water holding capacity, general condition, pH and nutrient levels are optimal, and that compaction of soil is not affecting plant growth.

The Landscape Maintenance Contractor will be responsible for damage to garden bed areas consequent to their activities.

IRRIGATION & DRAINAGE SYSTEMS

The Landscape Maintenance Contractor is required to inspect and maintain drainage infrastructure and automatic irrigation systems to ensure they function as required, by:

- Regularly inspecting the structure for faults or damage and making repairs as required;
- Maintaining the system against faulty workmanship and materials;
- Being responsible for the testing and satisfactory performance of the complete irrigation system;
- Ensuring water moisture sensors are fully functional and inspecting soil moisture and plant health manually and subsequently adjusting the system as required to maintain plant health;
- Regularly checking and clearing the drainage infrastructure of litter, organic material or other blockages;
- Checking soil moisture at depth to ensure irrigation is functioning properly and that irrigation regime is sufficient. Plant species along northern and western interfaces and facades prefer well drained soil so take action to reduce irrigation if these soils are continually saturated; and
- Ensuring the drainage system for each landscaped area is fully functional in accordance with the stormwater drainage layout plans by the hydraulic engineer.

The Landscape Maintenance Contractor will be responsible for damage to irrigation and drainage systems consequent to their activities.

Landscape Maintenance Plan |
Work Instruction | Ground Plane

This work instruction is to be used in conjunction with the information above detailing landscape zones, general requirements for maintenance and Maintenance Standards

1.1 WEEDING & LITTER REMOVAL

Remove all weed growth & litter by hand

Frequency: Fortnightly

Timing: Year round

1.2.1 PRUNING | TREES

Prune trees to ensure good form and stature, clear stem larger trees (Betula Nigra & Betula pendula ‘Dalecarlica’) to 30% of height

Frequency: Bi-annually

Timing: March / August pending seasons

1.2.2 PRUNING | CLIMBERS

Train climbers to vertical members & keep clear of other structure

Frequency: Fortnightly

Timing: Year round

1.2.3 PRUNING | OTHER

Prune to maintain form, remove declining heads / branches and to ensure that corners of architecture remain exposed

Frequency: Bi-annually

Timing: March / August pending seasons

1.3 PLANT REPLACEMENT

Remove plants that are damaged, diseased, dead or dying. Replace removed plants as per Landscape Architect’s Planting Plans

Frequency: As necessary

Timing: Year round

1.4 FERTILISER

Fertiliser application to garden beds & planter soils

Frequency: Annually

Timing: Years 1 - 3, September - October

1.5.1 IRRIGATION FREQUENCY

Irrigation frequency to be determined by irrigation specialist. As a guide the following applies:

Drip irrigate to water plants

Spring / Autumn: 2 x 20mins (e.g. morning & evening) twice weekly

Summer: 2 x 20mins (e.g. morning & evening) three times weekly

Winter: 1 x 20mins (e.g. morning only)* three times weekly pending season and to be monitored by Maintainance Contractor

This should provide sufficient water for the plants and account for transpiration variables in this location (wind, urban heat island etc)

*TBC Plant Supplier upon installation of Irrigation

1.5.1 IRRIGATION MONITORING

Check soil moisture at depth to ensure irrigation is functioning properly and that irrigation regime is correctly calibrated.

Frequency: Fortnightly

Timing: Autumn, Winter, Spring

Frequency: Weekly

Timing: Summer

1.6.1 SOIL TESTING & LEVELS

Check and maintain soil levels and condition

Frequency: Annually

Timing: Early Spring

1.6.2 MULCH & LEVELS

Top up all garden bed & planter mulch levels to 75mm for ground plane planting

Frequency: Bi-annually

Timing: March / August pending seasons

1.7 DRAINAGE

Check and clear all drainage points

Frequency: Fortnightly

Timing: Year round

1.8 HARDSCAPE

Keep all paving, walls, seating and steps and decks clean and free of debris

Frequency: Fortnightly

Timing: Year round

It is expected that this Work Instruction will be sufficient for at least the first 3 years after installation. It should be reviewed after this time.

Landscape Maintenance Plan |
Work Instruction | Terraces Level 01 - Level 17
(Excluding L08)

This work instruction is to be used in conjunction with the information above detailing landscape zones, general requirements for maintenance and Maintenance Standards

1.1 WEEDING & LITTER REMOVAL

Remove all weed growth & litter by hand

Frequency: Fortnightly

Timing: Year round

1.2.1 PRUNING | GRASSES

Cut back grasses to ensure good form and regrowth, Calamagrostis Spp. only

Frequency: Annually

Timing: Late Winter pending season (to avoid stubble rot)

1.2.2 PRUNING | OTHER

Prune to maintain form, remove declining heads / branches and to ensure that cascading plants trailing down planters but do not significantly obstruct light

Frequency: Quarterly

Timing: Spring, Summer, Autumn

1.3 PLANT REPLACEMENT

Remove plants that are damaged, diseased, dead or dying. Replace removed plants as per Landscape Architect’s Planting Plans

Frequency: As necessary

Timing: Year round

1.4 FERTILISER

Fertiliser application to planter soils

Frequency: Annually

Timing: Years 1 - 3, September - October

1.5.1 IRRIGATION FREQUENCY

Irrigation frequency to be determined by irrigation specialist. As a guide the following applies:

Spring / Autumn: 2 x 20mins (e.g. morning & evening) twice weekly

Summer: 2 x 20mins (e.g. morning & evening) three times weekly

Winter: 1 x 20mins (e.g. morning only)* three times weekly pending season and to be monitored by Maintainance Contractor

This should provide sufficient water for the plants and account for transpiration variables in this location (wind, urban heat island etc)

*TBC Plant Supplier upon installation of Irrigation

1.5.1 IRRIGATION MONITORING

Check soil moisture at depth to ensure irrigation is functioning properly and that irrigation regime is correctly calibrated.

Frequency: Fortnightly

Timing: Year round

1.6.1 SOIL TESTING & LEVELS

Check and maintain soil levels and condition

Frequency: Annually

Timing: Early Spring

1.6.2 MULCH & LEVELS

Top up all planter mulch levels to min. 50mm deep with 20mm aggregate

Frequency: Annually

Timing: Early Spring

1.7 DRAINAGE

Check and clear all drainage points

Frequency: Fortnightly

Timing: Year round

1.8 HARDSCAPE

Keep all paving and planter forms clean and free of debris

Frequency: Fortnightly

Timing: Year round

It is expected that this Work Instruction will be sufficient for at least the first 3 years after installation. It should be reviewed after this time.

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Landscape Maintenance Plan |
Work Instruction | Level 08 Terrace

This work instruction is to be used in conjunction with the information above detailing landscape zones, general requirements for maintenance and Maintenance Standards

1.1 WEEDING & LITTER REMOVAL

Remove all weed growth & litter by hand

Frequency: Fortnightly

Timing: Year round

1.2.1 PRUNING | TREES

Prune trees to ensure good form and stature, clear stem larger trees (Melaleuca lanceolata) to 30% of height

Frequency: Bi-annually

Timing: March / August pending seasons

1.2.2 PRUNING | GRASSES

Cut back grasses to ensure good form and regrowth, Poa Spp. Miscanthus, Pennisetum only

Frequency: Annually

Timing: Late Winter pending season (to avoid stubble rot)

1.2.3 PRUNING | OTHER

Prune to maintain form, remove declining heads / branches and to ensure that corners of architecture remain exposed

Frequency: Bi-annually

Timing: March / August pending seasons

1.3 PLANT REPLACEMENT

Remove plants that are damaged, diseased, dead or dying. Replace removed plants as per Landscape Architect’s Planting Plans

Frequency: As necessary

Timing: Year round

1.4 FERTILISER

Fertiliser application to garden beds & planter soils

Frequency: Annually

Timing: Years 1 - 3, September - October

1.5.1 IRRIGATION FREQUENCY

Irrigation frequency to be determined by irrigation specialist. As a guide the following applies:

Drip irrigate to water plants

Spring / Autumn: 2 x 20mins (e.g. morning & evening) twice weekly

Summer: 2 x 20mins (e.g. morning & evening) three times weekly

Winter: 1 x 20mins (e.g. morning only)* three times weekly pending season and to be monitored by Maintainance Contractor

This should provide sufficient water for the plants and account for transpiration variables in this location (wind, urban heat island etc)

*TBC Plant Supplier upon installation of Irrigation

1.5.1 IRRIGATION MONITORING

Check soil moisture at depth to ensure irrigation is functioning properly and that irrigation regime is correctly calibrated.

Frequency: Fortnightly

Timing: Year round

Frequency: Weekly

Timing: Summer

1.6.1 SOIL TESTING & LEVELS

Check and maintain soil levels and condition

Frequency: Annually

Timing: Early Spring

1.6.2 MULCH & LEVELS

Top up all garden bed & planter mulch levels to 75mm for ground plane planting

Frequency: Bi-annually

Timing: March / August pending seasons

1.7 DRAINAGE

Check and clear all drainage points

Frequency: Fortnightly

Timing: Year round

1.8 HARDSCAPE

Keep all paving, walls, seating, steps & decks clean and free of debris.

Frequency: Fortnightly

Timing: Year round

Keep all timber well maintained and oiled with Cutek CD50 clear matt.

Frequency: Anually (Assess on site)

Timing: Late Spring

It is expected that this Work Instruction will be sufficient for at least the first 3 years after installation. It should be reviewed after this time.

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