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429 ALBERT STREET

BRUNSWICK

LANDSCAPE CONCEPT TOWN PLANNING REPORT

JUNE, 2026 | REVISION [C]

DOCUMENT REGISTER

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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

PROJECT CONTEXT

The site at 429 Albert Street is located in Melbourne's inner-northern suburb of Brunswick - around 5km north of the Melbourne CBD.

Brunswick blends a rich multicultural character with creativity, anchored by the lively Sydney Road Shopping and dining strip, major retail at Barkly Square, and strong public transport links.

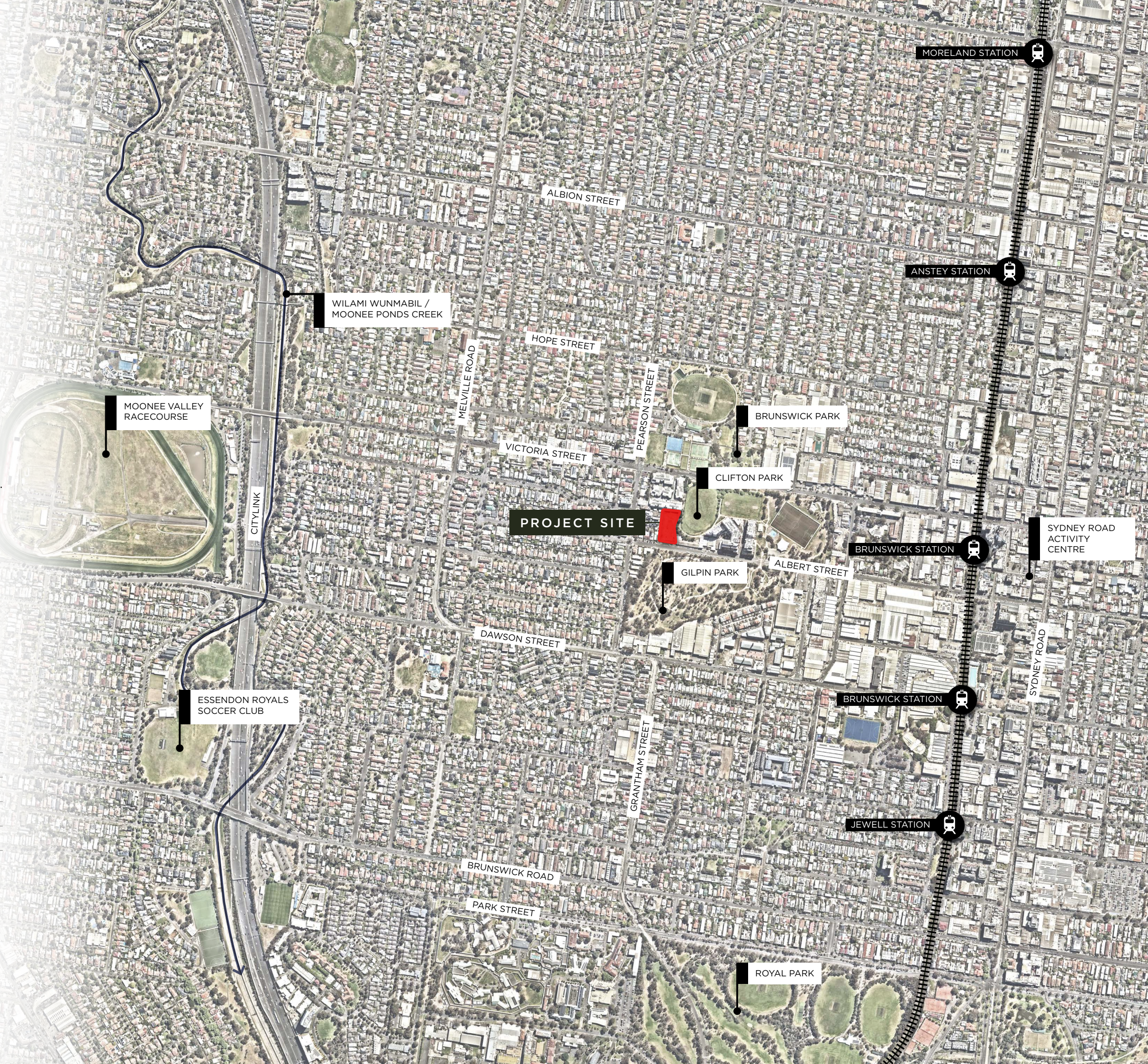
It is a hub for students and professionals alike, with RMIT University's Brunswick campus contributing to the dynamic local culture of design, arts and innovation.

The area has a wealth of parklands and recreation space that serve the local community and those farther afield. The Central Brunswick Parklands - including Clifton park, Gilpin Park, Brunswick Park and adjacent reserves forming an extensive green network of walking paths, sporting ovals and facilities.

Connected by cycling corridors and routes, the area is serviced by a diversity of urban and open space amenity.

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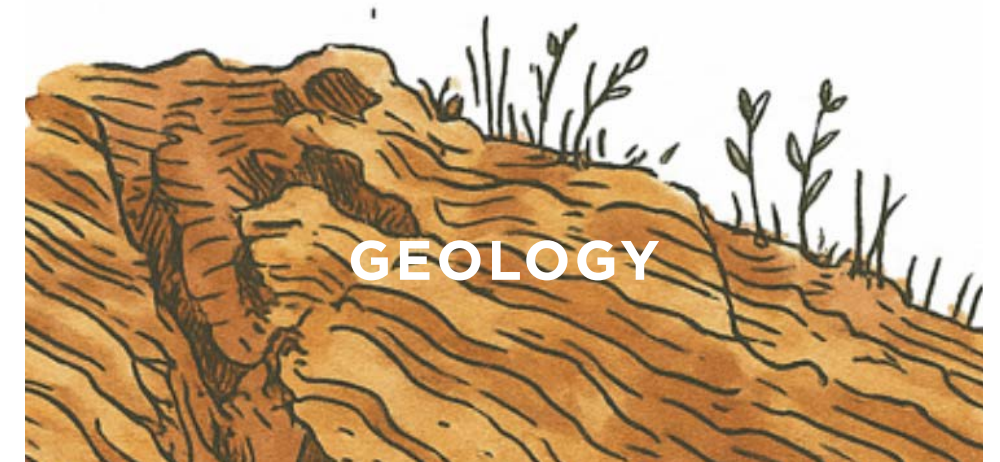
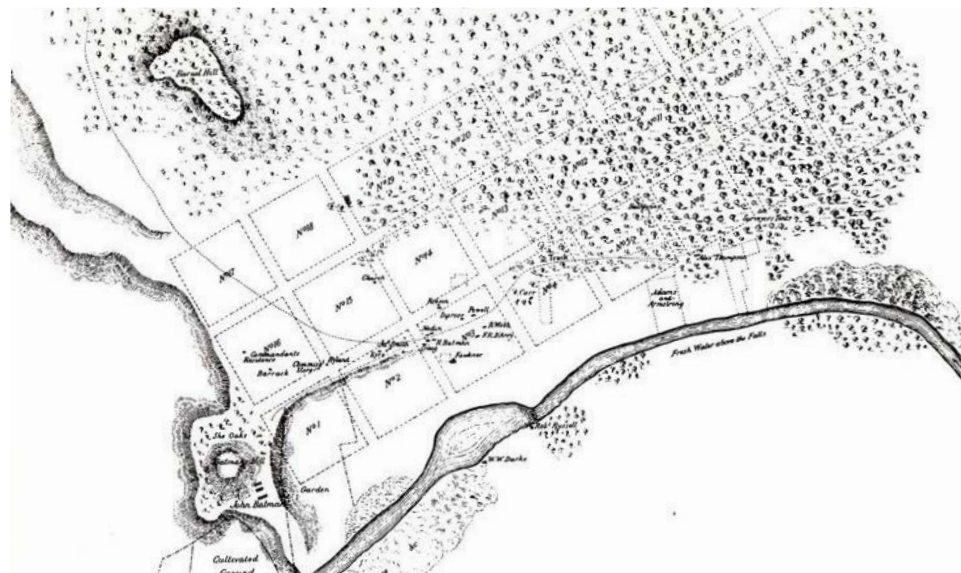
Address	429 Albert Street, Brunswick
Site Area	4,012m ²
Local Authority	Merri-bek City Council
Traditional Owners	Wurundjeri Woi-wurrung



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01 SITE CONTEXT

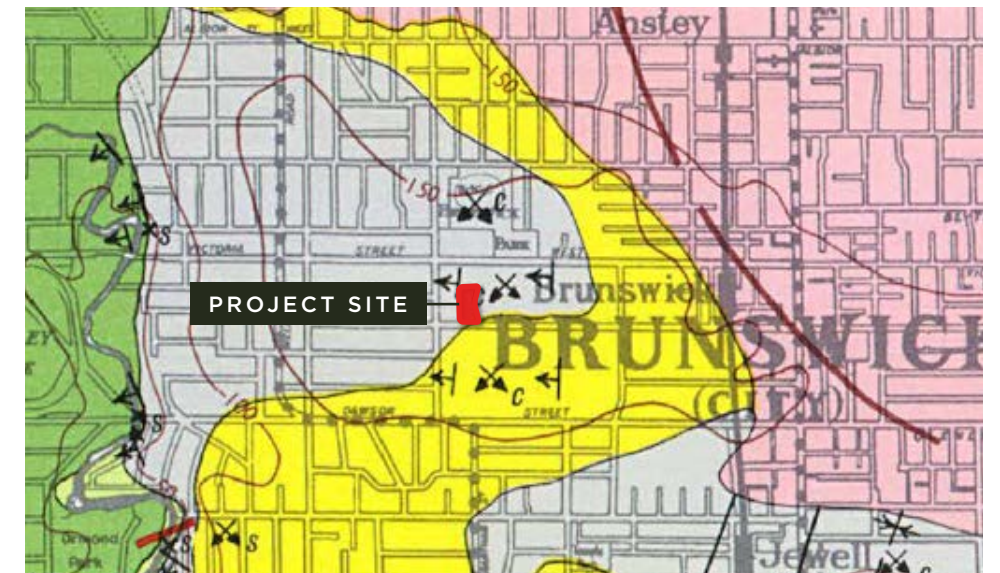
HISTORY OF PLACE



Robert Russell's 1837 survey map of Melbourne, showing the Hoddle Grid drawn over the pre-colonial Grassy Woodland Landscape.



An early sketch of a Grassy Woodland landscape that would have typified this area.



Geological Survey of Melbourne, 1959. Sands, clays, sandstones and gravels (yellow), as well as mudstones and siltstones (grey) comprise the Melbourne Formation.

A WURUNDJERI WOI-WURRUNG PLACE

This project is situated on the lands, waters, rocks, and skies of the Wurundjeri Woi Wurung language group of the Kulin Nation. Their relationship with the land extends back tens of thousands of years to when their creator spirit 'Bunjil' formed their people, the land and all living things. The land provided all the Wurundjeri needed – food, water, medicine, shelter – and they treated it with the respect due to being such a provider.

GRASSY WOODLAND - EVC 175

The Albert Street site is located within the Victorian Volcanic Plain bioregion, in an area that would once have been defined predominantly by grassy woodland ecologies. The site area would have been characterised by undulating open plains of grasses and wildflowers, punctuated by Eucalyptus trees and occasional stony rises.

THE MELBOURNE FORMATION

The site's geology is defined by the clays, sandstones, gravels, mudstones and siltstones that comprise the Melbourne Formation. The site and its surroundings have an extensive history of quarrying and brickworks, underscoring the significance of the geological under-layer to the formation to Brunswick's identity.

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SITE CHARACTER

429 Albert Street sits within Brunswick's established chain of open spaces, directly connected to Gilpin, Clifton and Brunswick Parks and their shared pedestrian and cycle networks which extend south towards Royal Park. The project site benefits from strong visual and physical links to Clifton Park, which has mature tree canopy and expansive lawns, providing a generous green setting.

The surrounding context demonstrates how new projects address the park edge through active frontages, planted setbacks and materials that reference the area's industrial heritage, including the legacy of the former Hoffman's Brickworks.

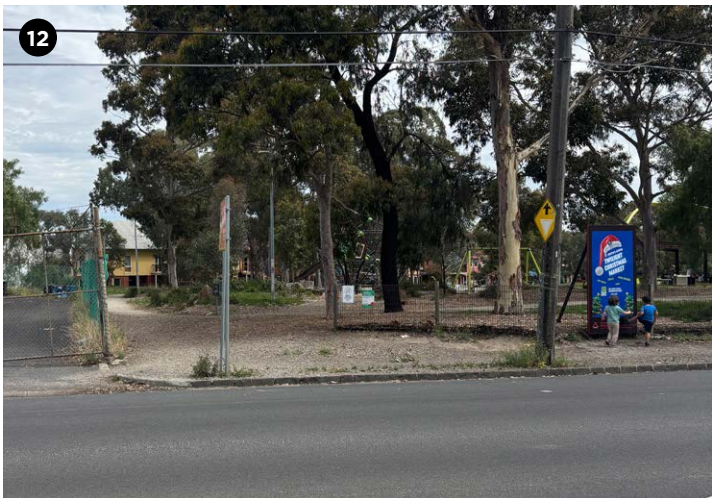
As the area continues to evolve into a higher-density mixed-use neighbourhood, the landscape at 429 Albert Street presents an opportunity to strengthen connections to the park network, enhance the Albert Street streetscape and contribute additional canopy and understorey planting to reinforce broader ecological connections.



NTS

SITE CHARACTER

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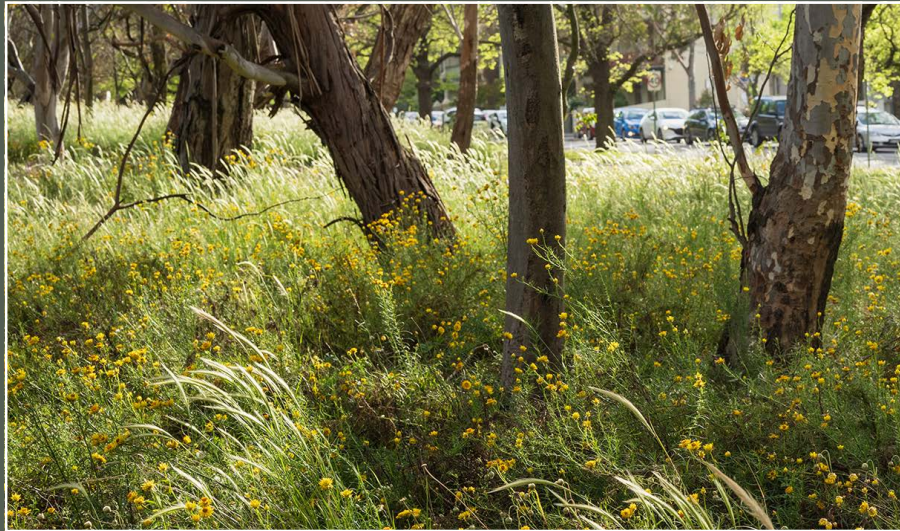


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02 LANDSCAPE RESPONSE

LANDSCAPE DESIGN DRIVERS

GROUNDING IN COUNTRY



REVEALING THE UNDERLYING LANDSCAPE

Bulleke-bek (Brunswick) was once an undulating plain of native grasses, wildflowers and scattered Eucalyptus trees, flowing towards the Wilami Wunmabil (Moonee Ponds) and the Birrarung (Yarra). The design aims to reveal and regenerate this underlying character while restoring local biodiversity.

Reintroducing endemic plants, alongside hardy native and exotic species and strengthened tree canopy, will improve soil health, support native fauna, reconnect habitats with surrounding parklands, and reveal the site's grassy woodland heritage. The landscape design will also reference the folded mudstones, sandstones and siltstones of the Melbourne Formation geology that shaped the area's distinctive landscape.

STORIES OF PLACE



DEVELOPING A SITE-SPECIFIC DESIGN LANGUAGE

The site sits within a layered urban landscape. The many eras of this place are still legible - remnant Eucalypts recall the pre-colonial grassy woodlands, whilst the red-brick warehouses and bluestone-cobbled laneways hark to the area's nineteenth- and twentieth-century industry.

Former claypits and quarries, including those associated with the Hoffman Brickworks, have left a lasting impact on the terrain, with many of Brunswick's celebrated present-day parklands created through backfilling of industrial sites.

This local urban fabric informs a design language that draws on local materials, colours, textures and forms to guide a site-specific landscape response that reflects the story of this place.

LOCAL IDENTITY



INTEGRATING INTO THE SURROUNDING ENVIRONMENT

The landscape design will prioritise connectivity by integrating the site with surrounding parklands, strengthening links to nearby activity centres and landmarks, and enhancing ecological connections across the site.

A continuous active travel network through the east of the site, supported by a new link from Pearson Street to Clifton Park, will help residents feel connected to the surrounding open space network. Canopy tree planting - particularly within deep soil zones along the eastern and western boundaries - will further reinforce connections to adjacent parklands for both people and wildlife.

Improved links to Brunswick Station and Sydney Road will ensure the landscape functions as a seamless extension of the broader public realm.

LANDSCAPE OPPORTUNITIES



HABITAT & BIODIVERSITY CONNECTIONS

The landscape concept enhances on-site biodiversity and strengthens local habitat connectivity through a network of ecological links and diverse planting zones.

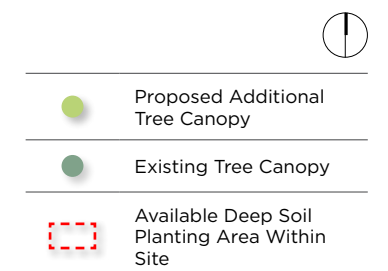
- A biodiverse planting corridor along the eastern edge of the site, supported by areas of deep soil planting, will develop an extensive tree canopy over a rich native understorey.
- This eastern interface will directly connect with the existing trees and vegetation of Clifton Park, forming a link in the chain of habitat areas between Gilpin, Clifton and Brunswick Parks, with extended connectivity southwards towards Royal Park.
- Two deep soil areas along the western edge, interfacing with the adjacent laneway and Pearson Street connection, will be densely planted with canopy trees, grasses and wildflowers to create another pocket of biodiversity.
- The eastern and western deep soil planting areas will be connected through the site by stepping-stone planting within the site's extensive garden beds. This includes the rear gardens of the northern apartments and planted pockets throughout the central plaza area. More substantial planting will enclose the two western pocket parks to create continuous ecological connections across the site.
- Across the site, the planting palette will prioritise native and endemic understorey species aligned with local Ecological Vegetation Classes (EVCs), particularly Plains Grassland and Plains Grassy Woodland communities. This will largely involve the planting of grasses, wildflowers, forbs and a taller eucalyptus canopy, supported by structural shrubs where sightline retention is less critical.



MAXIMISING TREE CANOPY

The landscape design establishes a healthy, connected tree canopy that supports local biodiversity and provides a cool, shaded green environment for building residents and the wider public.

- Canopy trees will be planted in all suitable deep-soil areas - indicated in the diagram above - to maximise canopy growth.
 - These deep-soil zones enable unrestricted root development and create contiguous soil volumes, allowing tree roots to interact, promote microbial activity, remediate topsoil and maximise overall tree health.
- The north-eastern deep-soil area links directly to Clifton Park, allowing new trees to grow and join with the existing park canopy, as well as forming underground root connectivity, visually integrating the site into the parklands and forming a continuous shaded habitat corridor.
- Albert Street's streetscape has sufficient width to accommodate large new street trees in road outstands, ensuring shade along the footpath, reducing urban heat and creating a green outlook for the southern apartment dwellings.
- Canopy trees in the two western boundary deep-soil zones will provide shade and privacy for the neighbourhood parks and west-facing dwellings, as well as to the adjacent laneway.
- Trees in the northern townhouse gardens will offer residents shade and privacy while also strengthening ecological connectivity across the site.



LANDSCAPE OPPORTUNITIES



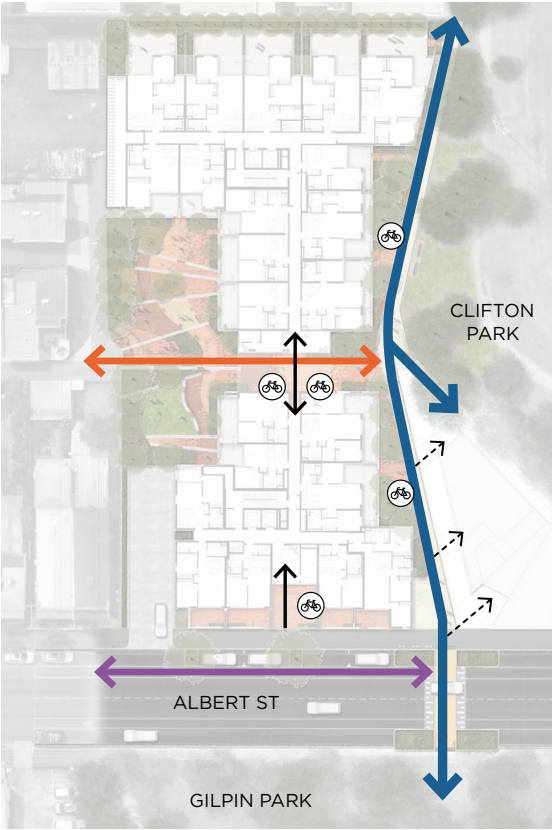
LANDSCAPE SPACES THAT SUPPORT COMMUNITY

The landscape concept creates a diverse network of spaces that support the development's functions and foster a vibrant, future-focused community.

- **Albert Street Entry Corridor & Clifton Park Connection**
 - The Albert Street entry corridor forms a welcoming arrival with a shared-use path that links into the local circulation network. Canopy trees and understorey planting in deep garden beds line this primary travel route, enhancing outlooks for apartments.
 - A central plaza at the intersection of key pedestrian routes, near residential entries and community facilities, creates a lively outdoor hub with bike parking.
- **Albert Street Frontage & Streetscape Works**
 - Apartment entries along Albert Street feature brick paving and upper-level planter boxes, creating a soft, attractive streetscape interface.
 - Streetscape upgrades incorporate new tree canopy and bike parking.
- **Neighbourhood Parks**
 - Two separate but connected neighbourhood parks flank the western entry.
 - The northern park provides open social areas with stepped seating and timber decking, while the southern park offers a quieter, densely planted retreat.
 - A deep-soil planted buffer creates a sheltered green outlook for townhouses in the north-west.
- **Northern Townhouse Gardens**
 - Northern townhouses include private gardens with tree planting to bolster canopy shade and shelter.



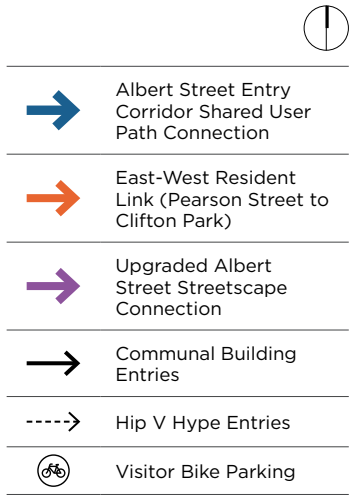
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IMPROVING PRECINCT CONNECTIONS

The landscape concept will enhance pedestrian movement in and around the site by:

- Creating a shared-use path from Albert Street through the eastern part of the site to Clifton Park, improving access to surrounding parklands.
 - This path will connect to the Clifton Park circulation network, matching the existing material palette and incorporating the relocation and upgrade of existing seating within Clifton Park.
 - This eastern entry corridor will ramp upwards whilst maintaining level landings at the connection points to the adjacent Hip V Hype site, ensuring a seamless transition between buildings that is reinforced through a consistent design language and material palette.
- Establishing an east-west link from the western laneway off Pearson Street, through the centre of the site, to Clifton Park, primarily for residents and visitors, with bicycle parking in the heart of the building.
- Setting back Albert Street townhouse entrances to provide individual entry points, further softened by visible vegetation spilling out from planers. This will better integrate the frontage with the streetscape, avoiding a dominant street wall.
- Designing townhouse access near the two Neighbourhood Parks to balance strong connections to the parks with resident privacy.
- Linking main building entrances to the central plaza, which functions as a shared meeting and gathering space.



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03 LANDSCAPE CONCEPT

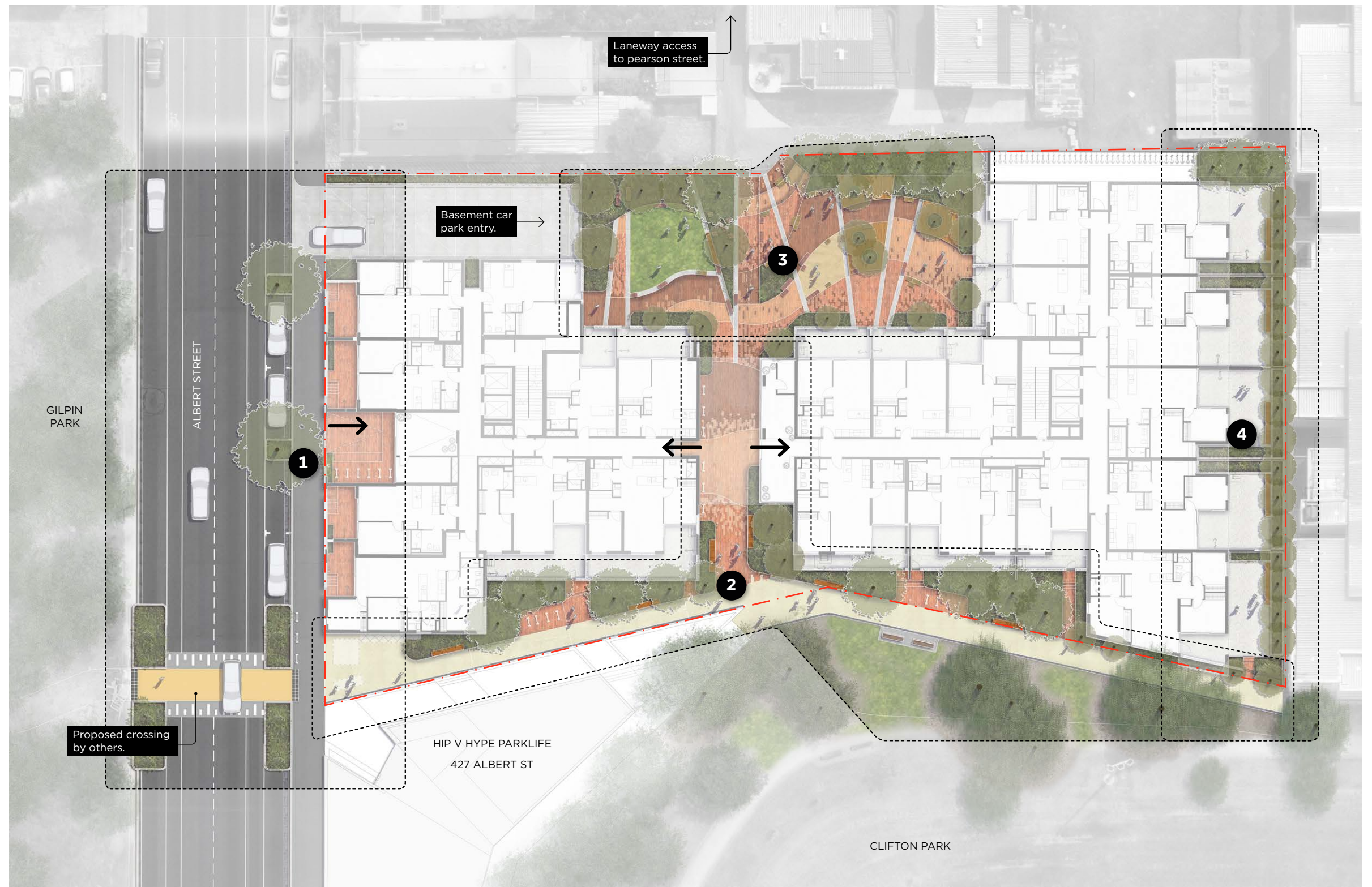
LANDSCAPE CONCEPT

GROUND FLOOR

The Ground Floor landscape concept is driven by a desire to express both the post-industrial design language of present-day Brunswick – red and earthen brick, raw concrete and steel – as well as the larger timescale of the site: the endemic grasses, wildflowers and canopy tree species of the site's pre-colonial native ecologies, and the mudstone rock and folded, layered patterns that reference the site's subterranean geology.

The ground floor consists of four primary areas, as detailed on the adjacent plan. These zones serve different functions – whether circulation and connectivity, access to natural light and recreation, or the creation of private moments to dwell. Each zone is explored in detail in the following pages, along with the upper-level planting areas.

- 1** Albert Street Frontage & Streetscape Works
- 2** Albert Street Entry Corridor & Clifton Park Connection
- 3** Neighbourhood Parks
- 4** Northern Townhouse Gardens
- Main Building Entries

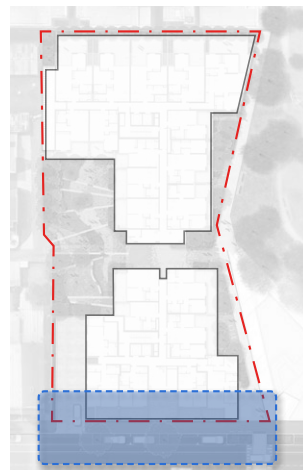
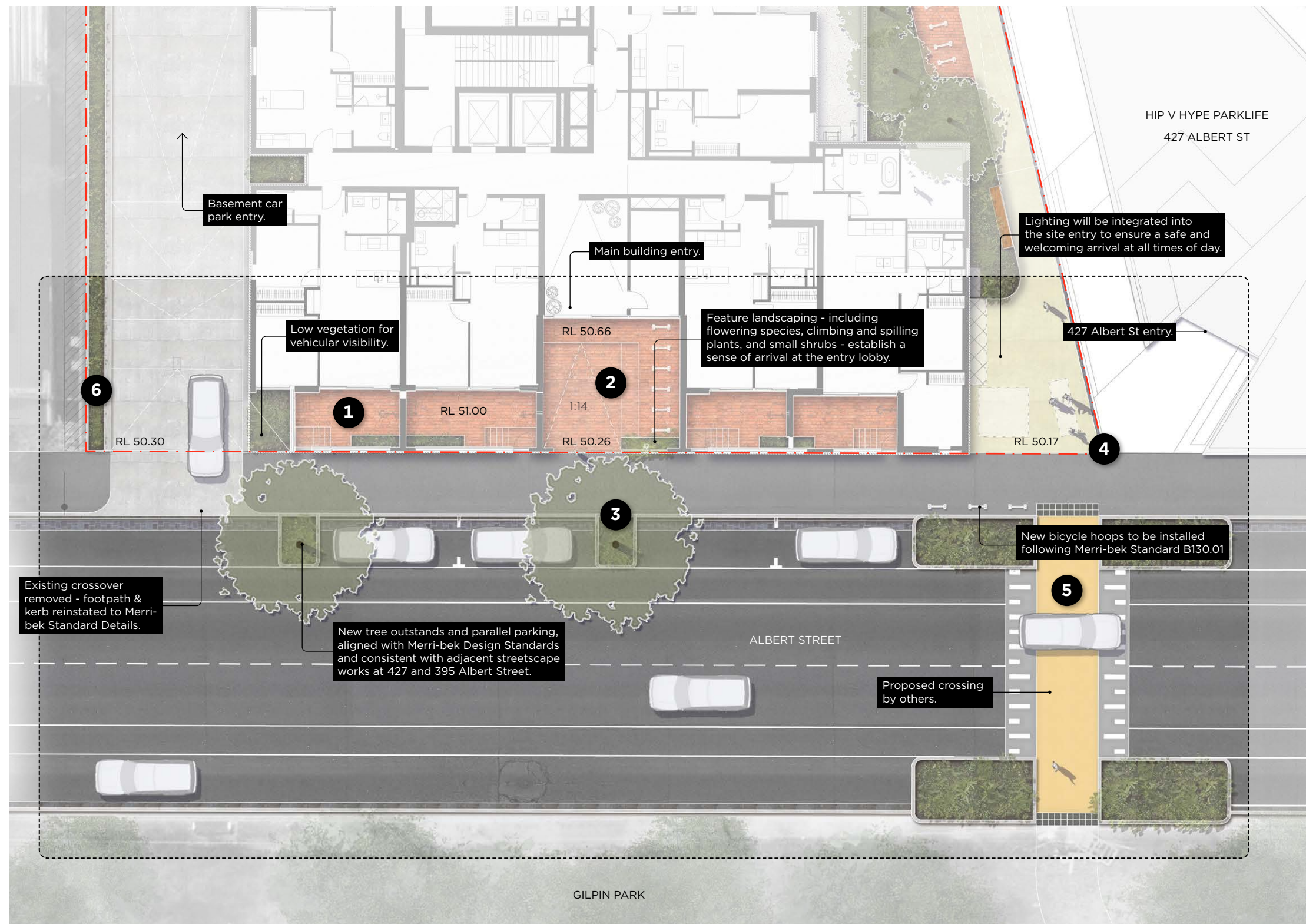


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ALBERT STREET FRONTAGE & STREETSCAPE WORKS

- 1** Each apartment features brick paving that ties into the site's material palette, with a raised steel planter at the upper porch level providing an internal outlook and softening the publicly visible streetscape interface with spilling vegetation.
- 2** The main building entry off Albert Street features a brick ramp at 1:14, as well as a raised steel-walled planter and six visitor bike parks.
- 3** Streetscape upgrades to Albert Street include new tree outstands and parallel car parking, aligned with Merri-bek Design Standards, tying into similar streetscape works at the neighbouring 427 and 395 Albert Street sites. Three new bicycle hoops are also proposed, to be installed following Merri-bek Standard B130.01.
- 4** A well-lit, legible and welcoming arrival point is established where the entry paths from both 429 and 427 Albert Street converge. The entry corridor connects to the surrounding Clifton and Gilpin Parks circulation network via a coloured concrete shared path with bluestone edging.
- 5** A proposed wombat crossing (by others) provides access into Gilpin Park, ensuring the site integrates into the active travel path network of the surrounding open spaces, and providing an opportunity for further streetscape greening.
- 6** Buffer planting along the western boundary ensures uninterrupted overland flow of water to mitigate the risk of flooding.

Key Plan



NOTE: LOCATION OF STREET TREES TO ENSURE NO IMPACT ANY UNDERGROUND POWER CABLES



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DESIGN RATIONALE

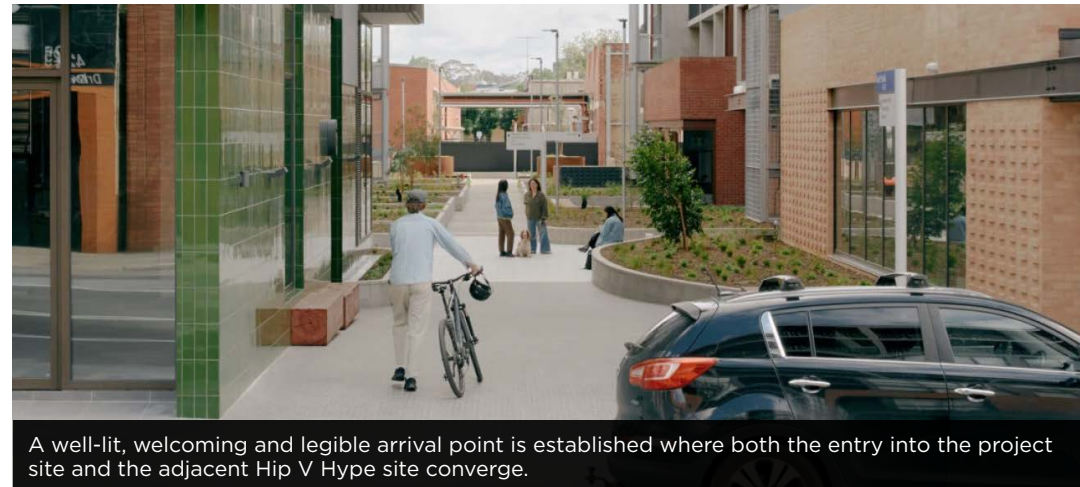
The Albert Street streetscape frontage is softened and made more engaging through individual entries that articulate the building façade. Brick paving ties into the local material palette, and raised planter boxes with lush, cascading vegetation soften the building's public interface and provide a green outlook for the internal spaces of each dwelling.

The main entry into the project site converges with the entry point to the neighbouring 427 Albert Street site. The arrival point will be well-lit and highly legible, with clear sightlines along the entry path, framed by vegetation and a strong visual connection to Clifton Park.

The Albert Street streetscape is sufficiently wide to accommodate additional street trees, increasing long-term canopy cover, which is otherwise limited along Albert Street outside open space areas. Proposed streetscape upgrades to Albert Street include new tree outstands and parallel parking, aligned with Merri-bek Design Standards and consistent with similar streetscape works at the neighbouring 427 and 395 Albert Street sites. Three new bicycle hoops are also proposed, to be installed in accordance with Merri-bek Standard B130.01.

A future wombat crossing, to be delivered by others, provides further opportunities for streetscape greening, including potential rain gardens, while also ensuring a direct pedestrian connection from the site to Gilpin Park, strengthening the site's role within the existing open space and active transport network.

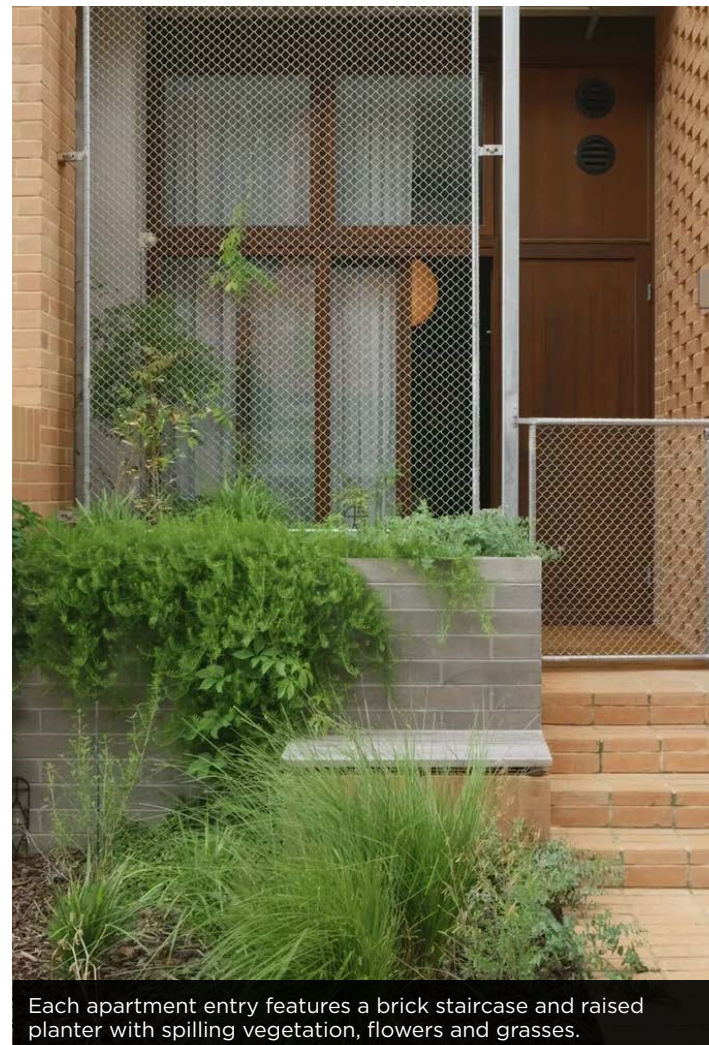
Softscape along the western boundary ensures uninterrupted overland water flow to mitigate flood risk, while planting east of the basement car park entry is kept low to maintain visibility for vehicles exiting onto Albert Street.



A well-lit, welcoming and legible arrival point is established where both the entry into the project site and the adjacent Hip V Hype site converge.



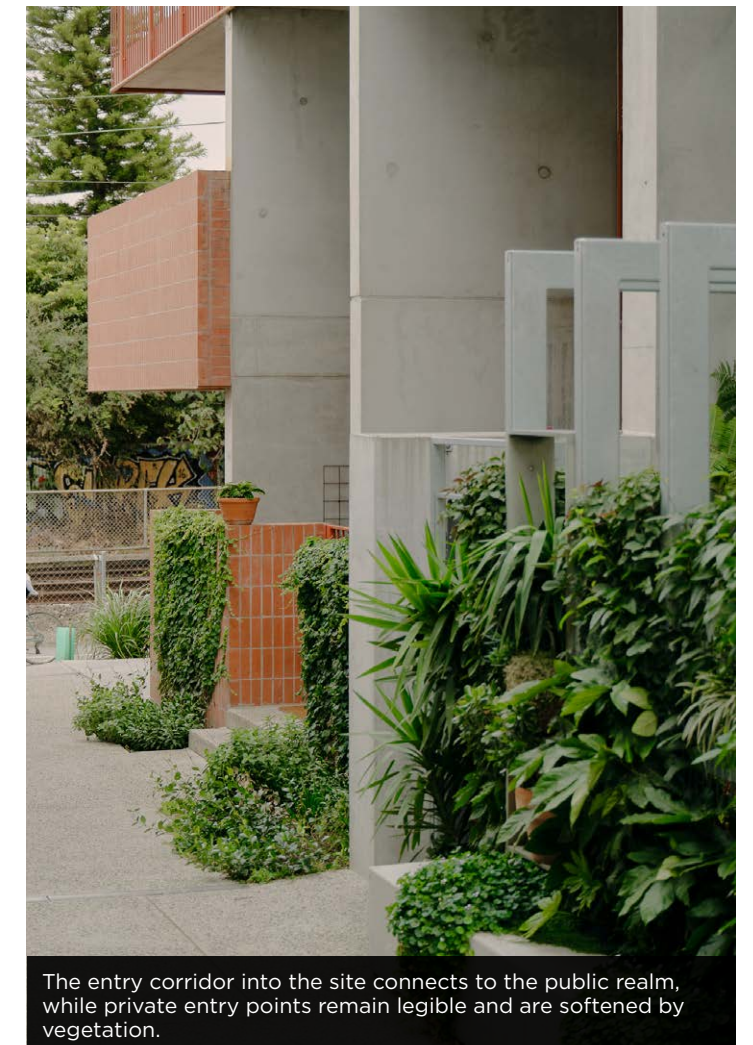
Streetscape upgrades adjacent to the proposed wombat crossing (by others) include opportunities for additional bike hoops and rain gardens to be installed, following Merri-bek Design Standards.



Each apartment entry features a brick staircase and raised planter with spilling vegetation, flowers and grasses.



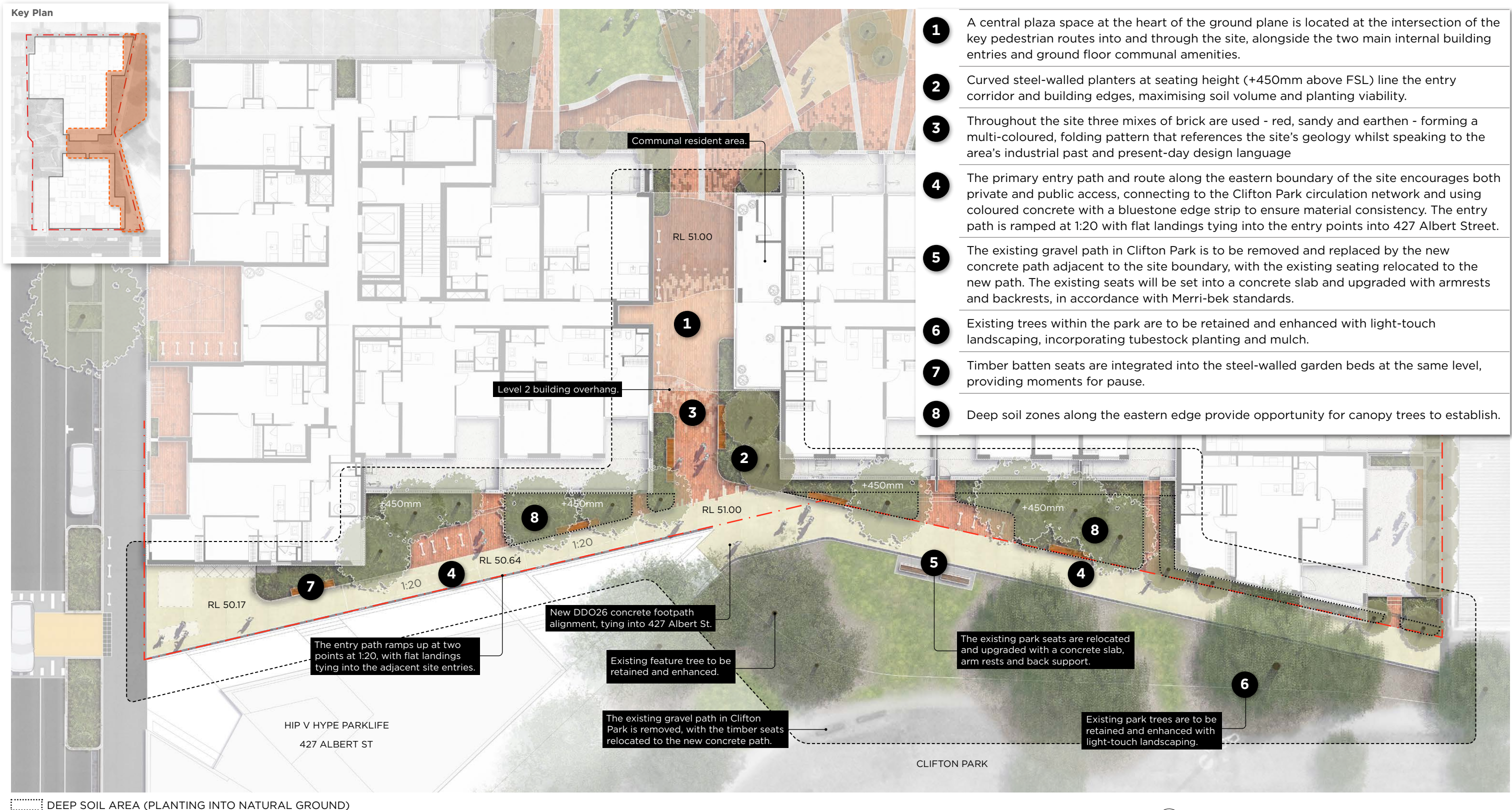
Albert Street streetscape upgrades should include additional street tree planting in outstands between parallel parking bays, aligned with Merri-bek Design Standards.



The entry corridor into the site connects to the public realm, while private entry points remain legible and are softened by vegetation.

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ALBERT STREET ENTRY CORRIDOR & CLIFTON PARK CONNECTION



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DESIGN RATIONALE

The entry corridor off Albert Street forms the primary connection into and through the site, integrating the development with the surrounding open space and active travel network. The entry corridor links residents to the other landscape spaces within the site and connects at grade with the entry points of the adjacent Hip V Hype development, ensuring movement through the broader area feels seamless.

To reinforce this connectivity, the existing gravel path within Clifton Park will be removed, and this primary travel route through the site will replace that link in the Clifton Park circulation network, tying into the existing coloured concrete and bluestone edge materiality. This new path will follow the eastern edge of the site boundary north and will incorporate the relocation and upgrading of the existing timber seats that line the gravel path in the park.

The arrival point and entry corridor off Albert Street will incorporate ambient lighting to ensure the space is comfortable, welcoming and safe at all times of day for both public users and residents. There is also an opportunity for a gateway marker at the Albert Street arrival (artwork, signage or a branding element).

The entry corridor will be framed by planting, with large canopy trees located wherever possible in areas of deep soil, and smaller trees in other planting areas. Native grasses and wildflowers will maintain openness and reflect the local ecology beneath the trees. Climbers and shrubs will frame apartment entries and provide a green, vegetated outlook for all east-facing dwellings.

At the centre of the site, where the main movement paths converge, a central plaza is formed that links building entry points and communal amenities. The major east-west sightline through the site is reinforced by the plaza and overhead building line, with the existing feature Melaleuca anchoring the eastern end.

Brick paving is used consistently across the ground plane, with layered, folded patterns of three brick tones — red, sand and earth — referencing both the site's geology and the historic brickworks industry.

Black powder-coated steel walls enclose all garden beds, with timber batten benches integrated within them. Seating areas are positioned to maximise shade from existing and future trees, often co-located with visitor bike parking to create spontaneous social spaces.



The entry corridor off Albert Street connects into the broader public realm and encourages people to travel through to access Clifton Park and Gilpin Park.



The key sight line east-west through the centre of the site is amplified through the plaza.



Timber benches within garden beds act as informal gathering places, with visitor bike parking contributing to places for social congregation.



Climbers and shrubs will frame apartment entries and provide a green, vegetated outlook for all east-facing dwellings.

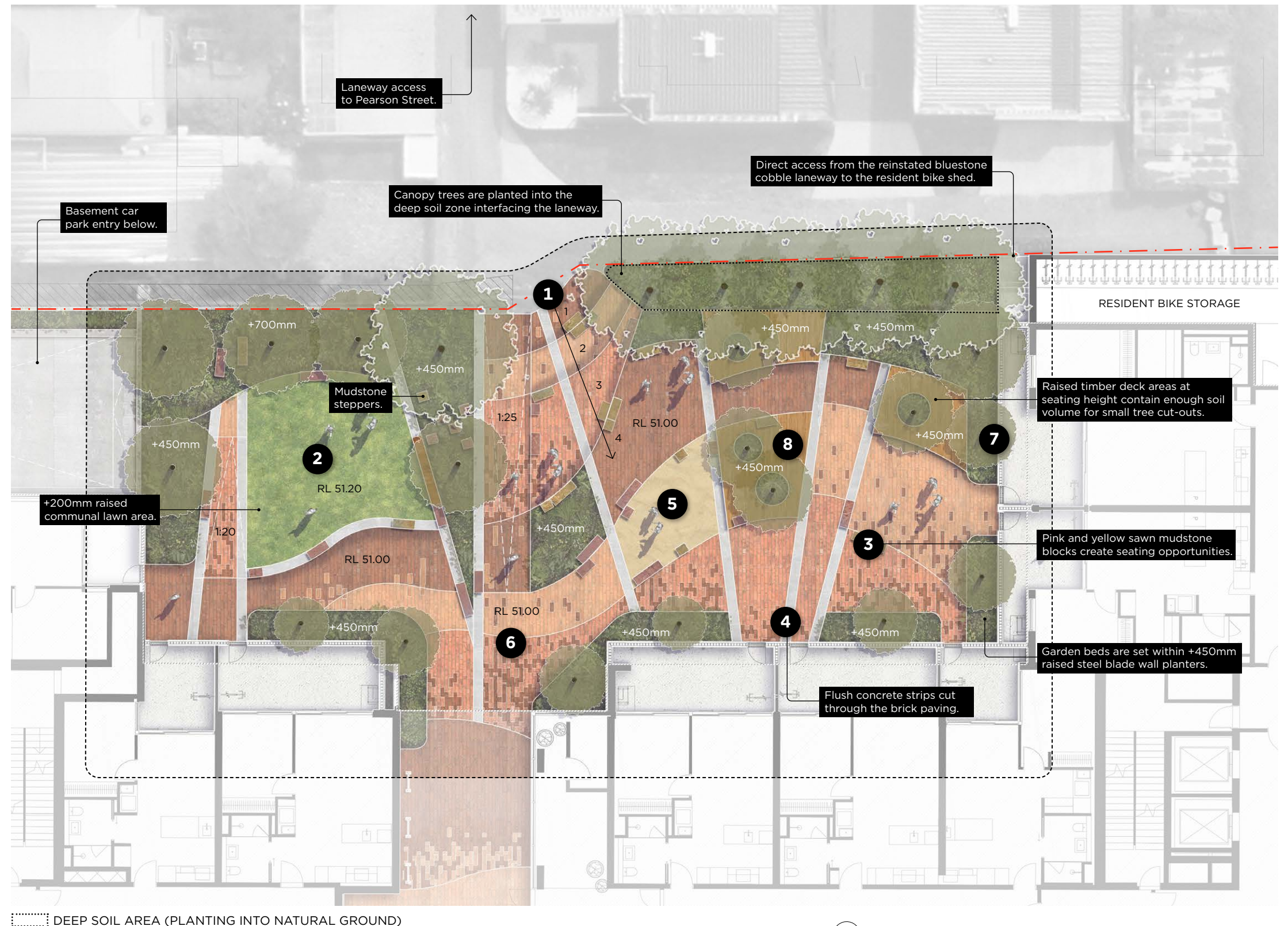


Within the site, black powder-coated steel planters maximise soil volume and planting with a ground plane of multi-coloured brickwork

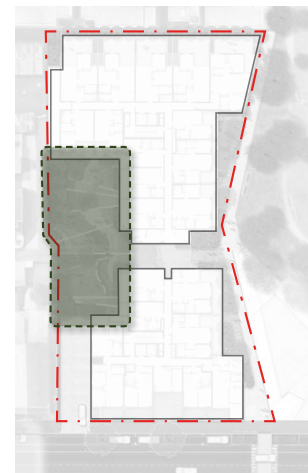
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NEIGHBOURHOOD PARKS

- 1** Four deep, curved entry steps in bands of different mixes of brick tones lead into the social space north of the entry ramp, creating an amphitheatre-type space with sawn mudstone blocks creating seating and table opportunities enticing congregation.
- 2** A 200mm raised lawn space enclosed by planting and tree canopy offers a place for natural light and individual respite.
- 3** Sawn mudstone blocks are scattered throughout the ground plane, creating seating opportunities and referencing the site's geological layers.
- 4** Flush bands of concrete cut through the curved brick paving.
- 5** A central gravel area provides a more tactile, organic space.
- 6** The ground plane is paved in local brick. Three mixes of colours - red, sandy and earthen - form a multi-coloured, folding paving pattern that references the site's geology and industrial past.
- 7** Steel blade walls cut through the more organic materiality of the ground plane to enclose +450mm raised garden beds.
- 8** Three raised timber deck areas enclose soil volume with circular cut-outs for trees to be planted at a level further raised above the deck.



Key Plan



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DESIGN RATIONALE

Entering the site from the west, two 'neighbourhood parks' sit on either side of the entry walkway ramp. They are intended to function as distinct spaces with different roles, while together forming a cohesive open space for residents and visitors.

The northern park is designed as a more social, active area for larger group gatherings, while the southern park offers a quieter, more densely vegetated retreat.

In the northern neighbourhood park, four deep, curved entry steps in bands of varying brick tones act as bleacher-style seating, providing both access and a place where people can sit, eat and socialise. The steps lead up to a central plaza space, dotted with sawn mudstone boulders that function as seats and tables, along with three raised timber deck areas featuring circular cut-outs for tree planting.

A granitic gravel area provides a distinctive textural contrast to the surrounding wave-pattern brick paving in alternating red, sand and earth tones. Linear strips of concrete cut through the brick-paved ground plane, further articulating the space.

All garden beds are contained within 450 mm-high raised steel-edged planters. A strip of natural-ground, deep-soil planting along the north-western boundary will be densely planted with large canopy trees and a biodiverse understorey to provide shade and a buffer to neighbouring dwellings.

Three areas of raised timber decking at seating height create additional soil volume for small tree planting within elevated circular cut-outs. Together, the timber, clay brickwork and mudstone boulders establish a material palette that reflects the site's historical layers.

The southern neighbourhood park is intended as a quiet, contemplative space for respite and relaxation. Dense planting within gently curved raised steel planters, including smaller trees, encloses a stepped lawn area where people can lie on the grass, enjoy the sun, listen to a podcast or read a book. Sawn mudstone boulders are scattered around the periphery, providing informal seating beneath the shade of the tree canopy.



The southern neighbourhood park is encircled by vegetation and intended to be a more quiet area for respite.



Raised timber deck areas with tree cut-outs create flexible, interactive social spaces.



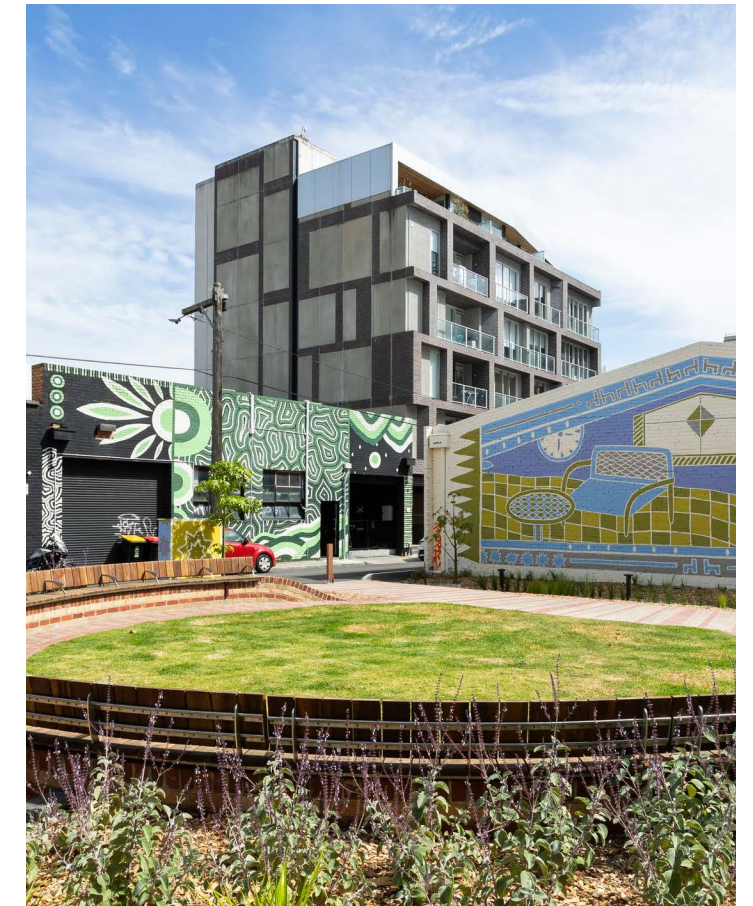
Cut mudstone boulders create seating opportunities and reference the site's geology.



Garden beds are created from black powder-coated steel blade walls, slicing through the organic brick, stone and timber materiality.



Mudstone blocks provide the framework for informal seating and gathering.



A 200mm raised lawn space enclosed by planting and tree canopy offers a place for natural light and individual respite.

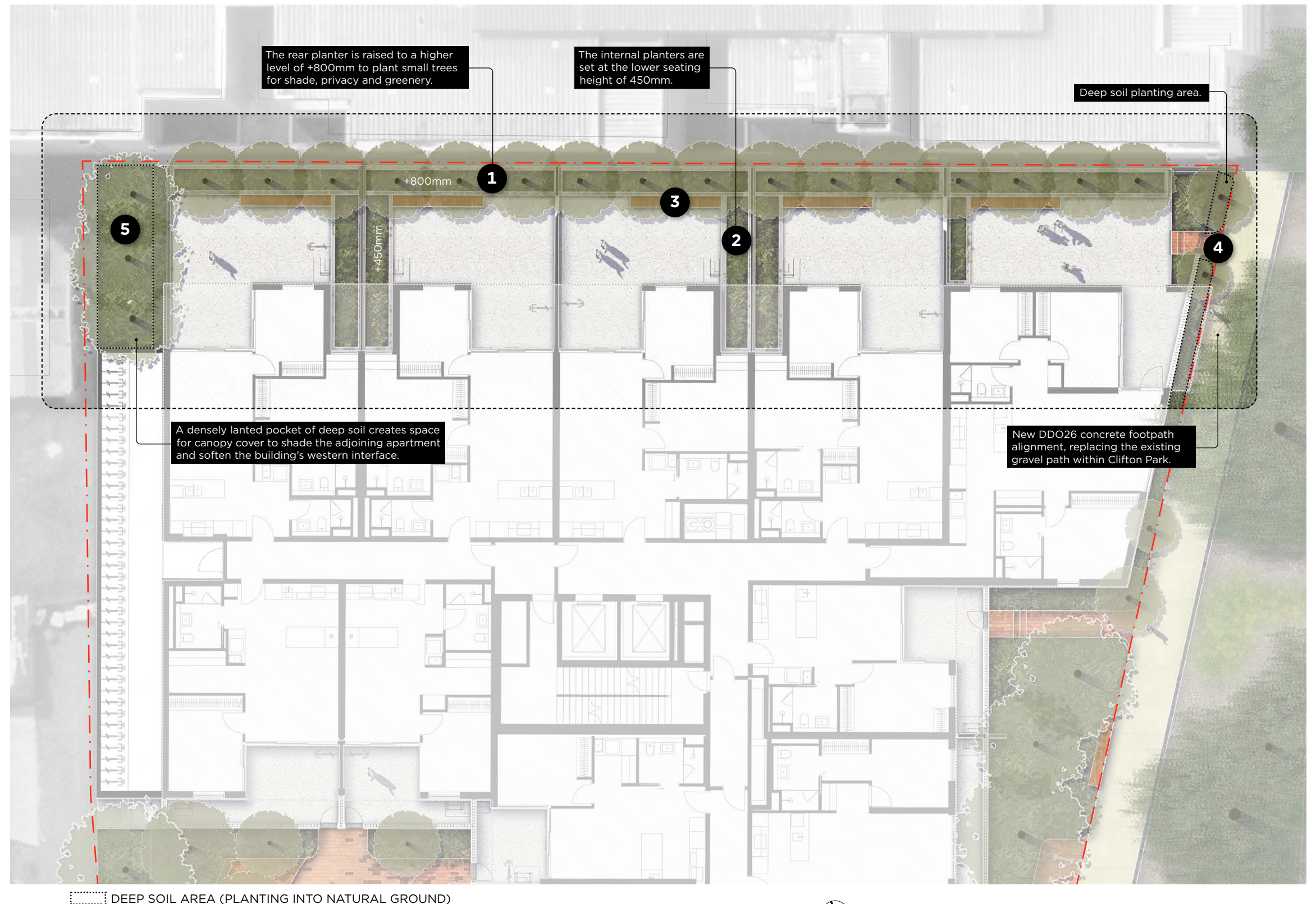


Clay, sandstone and earthen-tone bricks to reflect Country and underlying geology.

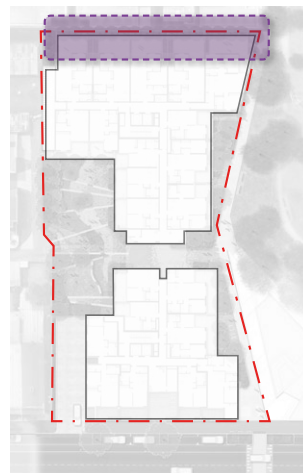
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NORTHERN TOWNHOUSE GARDENS

- 1** Along the rear boundary each townhouse will have an 800mm raised planter that is deep enough for small tree planting to buffer the neighbouring building and enclose the garden spaces.
- 2** A lower, 450mm raised planter will run along one side of each garden space, providing a green outlook for internal bedrooms and softening the fences between townhouses.
- 3** A bench seat will run in front of the taller rear-boundary raised planter at the lower +450mm height of the perpendicular planter.
- 4** The north-eastern apartment courtyard connects directly into Clifton Park via the new concrete shared path.
- 5** Between the north-western corner apartment and the resident bicycle shed, a pocket of deep soil is planted with canopy trees to soften and shade the adjoining apartment, with dense understorey planting creating a small habitat area.



Key Plan



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DESIGN RATIONALE

Each northern townhouse will include a private garden with sufficient planting area to support tree growth and establish a connected overhead canopy.

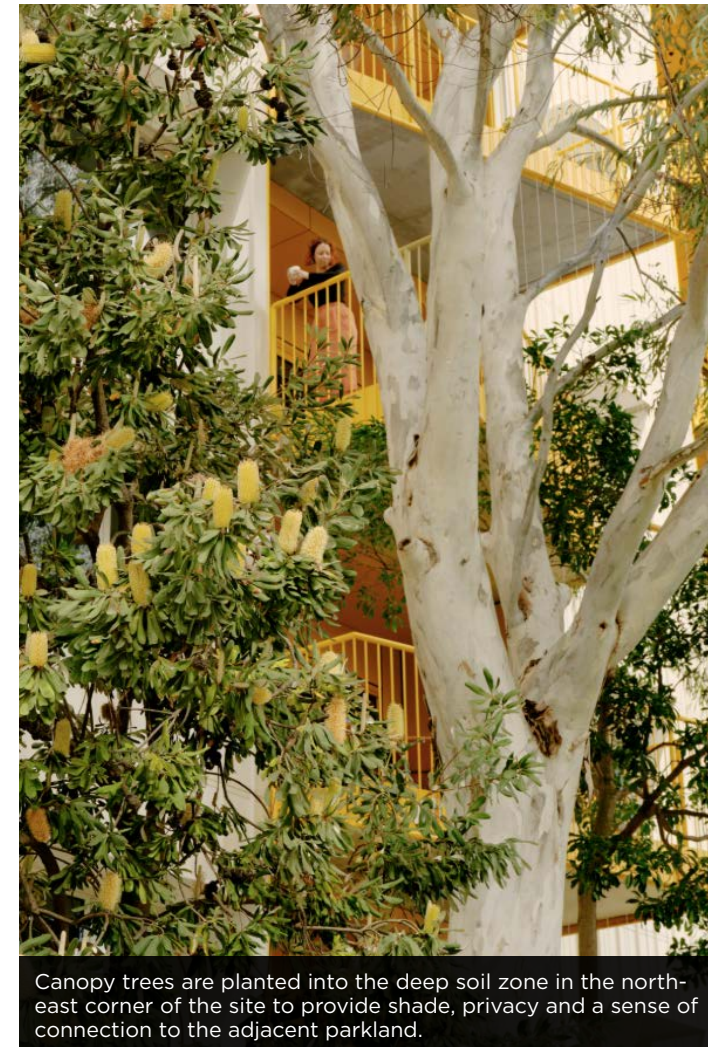
Small trees and dense vegetation within the deep-soil zone along the north-western edge provide a lush outlook for the corner apartment and help soften the building edge.

The north-western corner apartment has direct access to Clifton Park, along with an extensive deep-soil planting area. The new concrete path alignment runs along the eastern edge of the site within the Clifton Park reserve, replacing the existing gravel path and forming part of the new primary circulation network through the park.

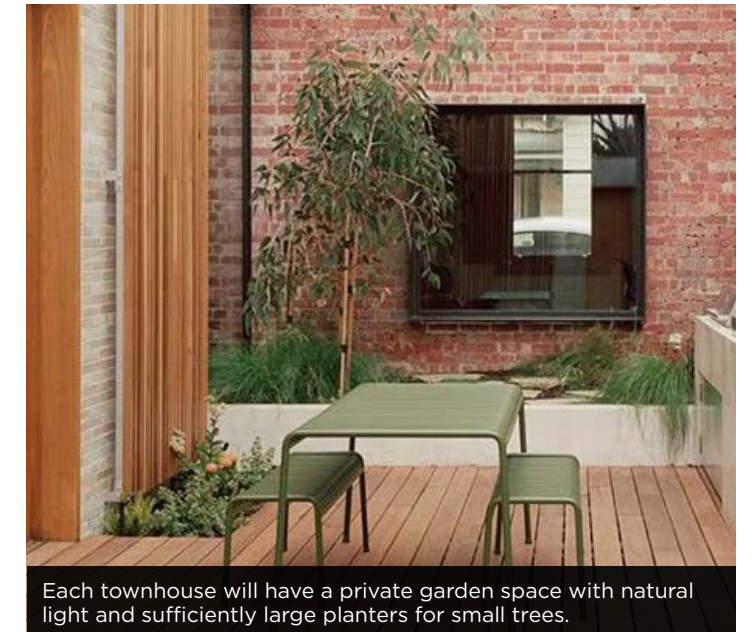
The northern apartments and townhouses are designed to facilitate ecological connections through the site, enhancing biodiversity and linking green spaces. Between the north-western corner apartment and the resident bicycle shed, a pocket of deep soil is planted with canopy trees to soften and shade the adjoining apartment, with dense understorey planting creating a small habitat area.



Lower planters are filled with grasses, flowering plants, ferns and creepers to provide green outlook to apartment windows.



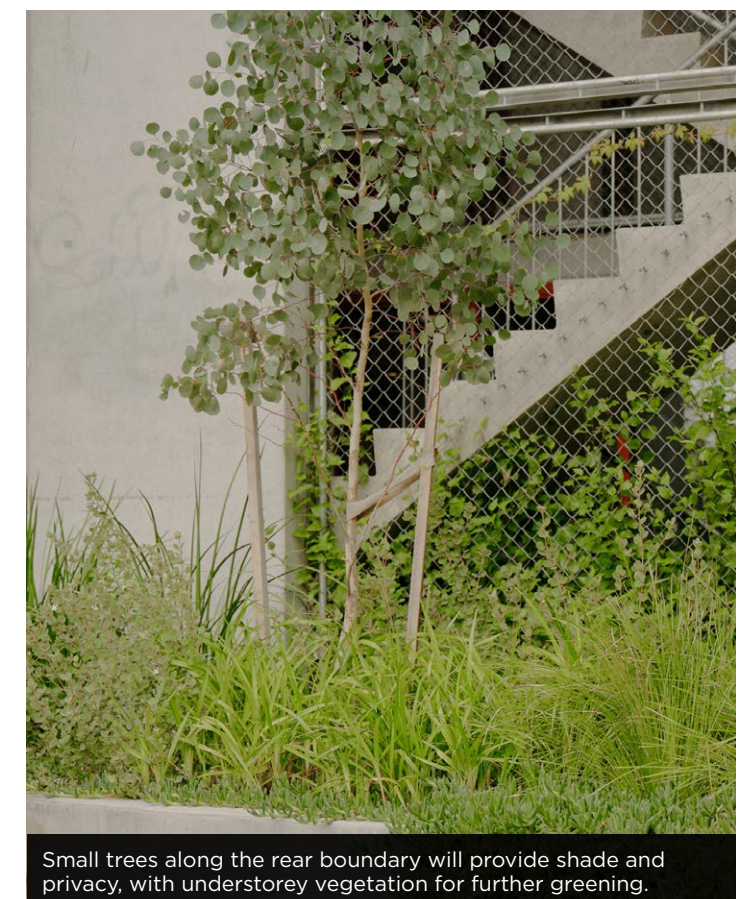
Canopy trees are planted into the deep soil zone in the north-east corner of the site to provide shade, privacy and a sense of connection to the adjacent parkland.



Each townhouse will have a private garden space with natural light and sufficiently large planters for small trees.



The north-western corner deep soil area is planmtd with endemic grassland and canopy tree species.

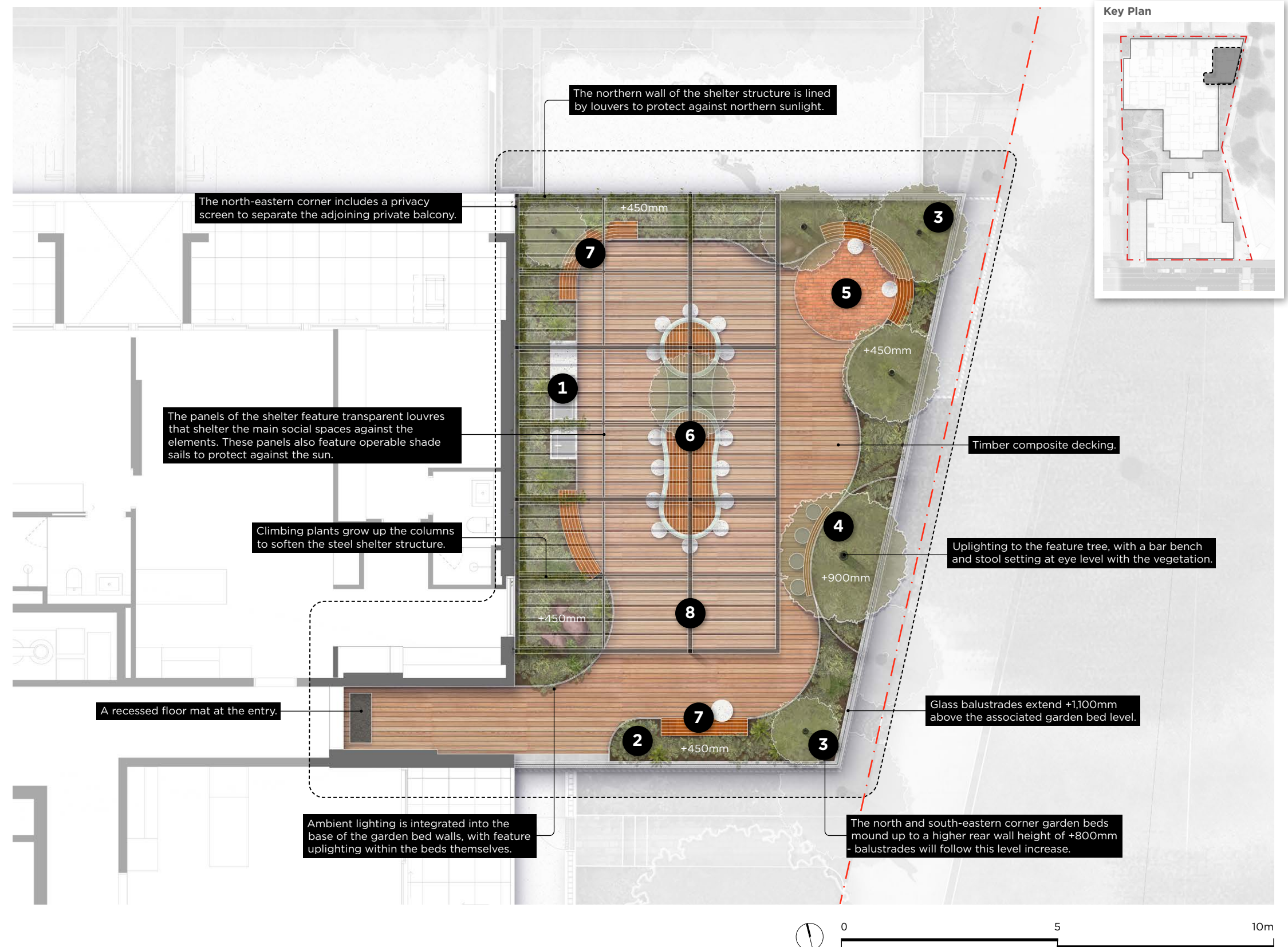


Small trees along the rear boundary will provide shade and privacy, with understorey vegetation for further greening.

ADVERTISED PLAN

LEVEL 06 COMMUNAL AREA

- 1 A double BBQ, sink and fridge unit is set into the western garden bed, with overhead lighting integrated into the steel shelter structure.
- 2 Low steel-walled planters at +450mm enclose the space, mounding in the corners to plant small trees whilst retaining key views. Strip lighting is integrated into the base of the walls.
- 3 The north-western and north-eastern corners mound up towards the back of the garden beds, with the rear walls at a raised height of +800mm.
- 4 A curved steel-walled planter, raised to +900mm on the eastern edge, accommodates a medium-sized feature tree with uplighting. Raised bar stools and a bench provide seating at vegetation level with views across Clifton Park.
- 5 A social circular timber bench seating space is set within the mounded planting in the north-eastern corner, with feature brick paving.
- 6 A custom central table creates two separate dining spaces that are separated by a raised garden bed at the same level as the tabletops.
- 7 Fixed bench seats with tables are set within the lower steel-walled planters at the same height.
- 8 A lightweight steel structure encloses most of the Communal Area, with louvres and operable shade sails providing weather and sun protection to social spaces. The eastern side remains open for trees, daylight and sky views, with climbing plants softening the frame and lighting integrated into the overhead beams.



ADVERTISED PLAN

DESIGN RATIONALE

The Level O6 communal area is designed as flexible and comfortable series of social and garden spaces. A double BBQ, sink and fridge unit is located within the western garden bed, integrated beneath overhead lighting within the steel frame to support evening use.

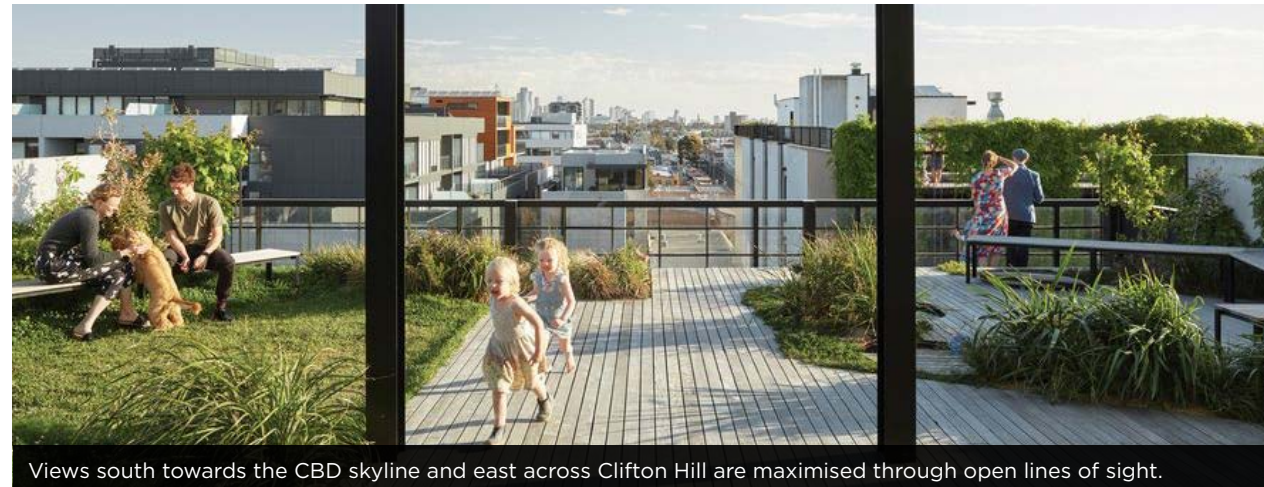
Low steel-walled planters at +450mm define the perimeter of the space and are positioned to retain key views while allowing small trees to be planted in the corners. These planting zones are combined with integrated strip lighting at the base of the walls. The north-west and north-east corners are mounded to increase landscape depth, with rear wall heights stepping up to +800mm for enclosure and screening.

A raised curved planter on the eastern edge (+900mm) features a medium-sized tree with uplighting. This area is paired with bar stools and a bench to create seating at vegetation level, overlooking Clifton Park.

In the north-east corner, a circular timber bench is set within feature brick paving, reflecting the ground plane materiality and providing a more intimate seating node.

At the centre of the terrace, a custom table arrangement creates two distinct dining zones, separated by a raised garden bed at table height. Fixed bench seating is integrated along the edges at consistent levels to support larger gatherings.

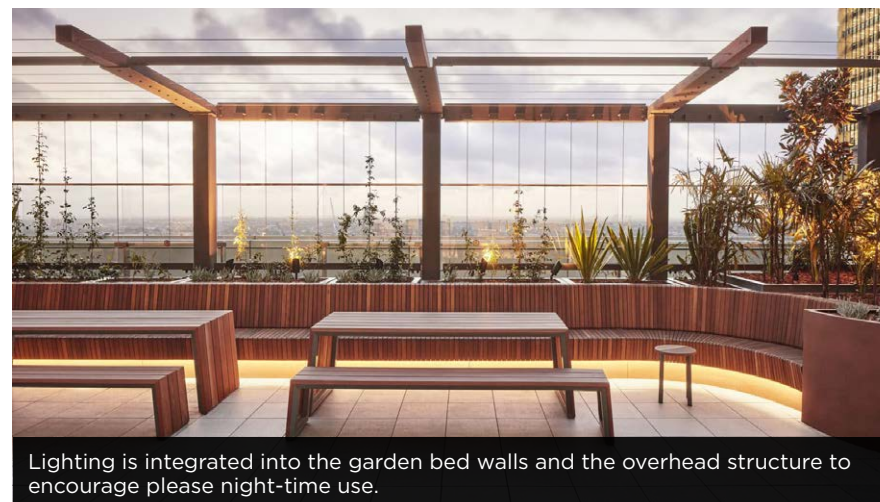
An overhead steel shelter structure spans the western more social areas, incorporating transparent louvres and operable shade sails for weather and sun protection, while remaining open to the eastern side for daylight, sky views and tree growth. Climbing plants are encouraged to soften the structure, growing up columns and overhead elements, with integrated lighting enhancing the evening atmosphere. The northern wall of the shade structure incorporates louvres for privacy and shade, with an additional privacy screen in the north-west buffering the adjacent apartment balcony.



Views south towards the CBD skyline and east across Clifton Hill are maximised through open lines of sight.



Curved steel planter garden beds are lined by timber batten bench seats.



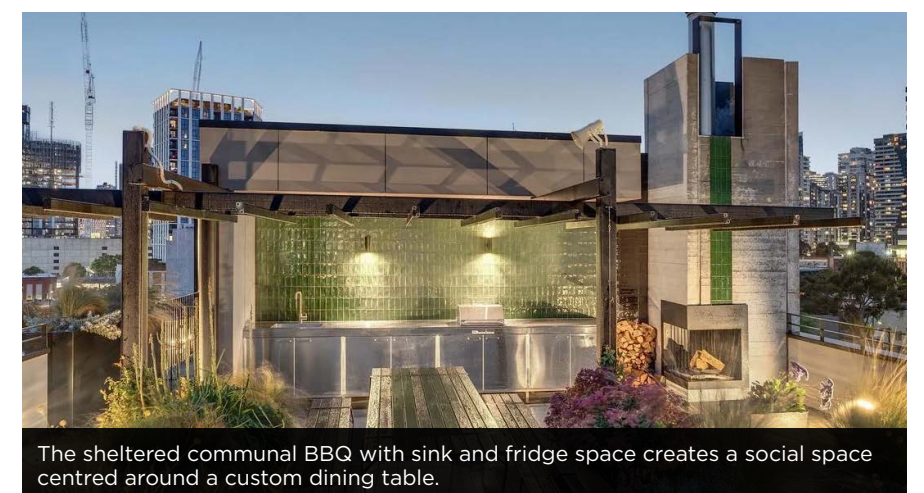
Lighting is integrated into the garden bed walls and the overhead structure to encourage please night-time use.



A steel-framed structure encloses most of the Communal Area, incorporating transparent, weather-protective overhead louvres and operable shade strips in central panels, with metal shade louvres along the northern wall.



Climbing plants soften the steel shelter structure and frame views towards Clifton Park without impacting sightlines.



The sheltered communal BBQ with sink and fridge space creates a social space centred around a custom dining table.

UPPER LEVEL PRIVATE COURTYARDS

ADVERTISED PLAN

- 1 Raised planter boxes line all upper level private courtyards, with a planting palette emphasising hardy shade and drought tolerant species, as well as climbing, spilling and flowering plants to be visible from upper levels and the ground.
- 2 Private courtyard paving.

LEVEL 04

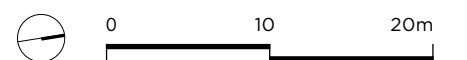


Key Plan

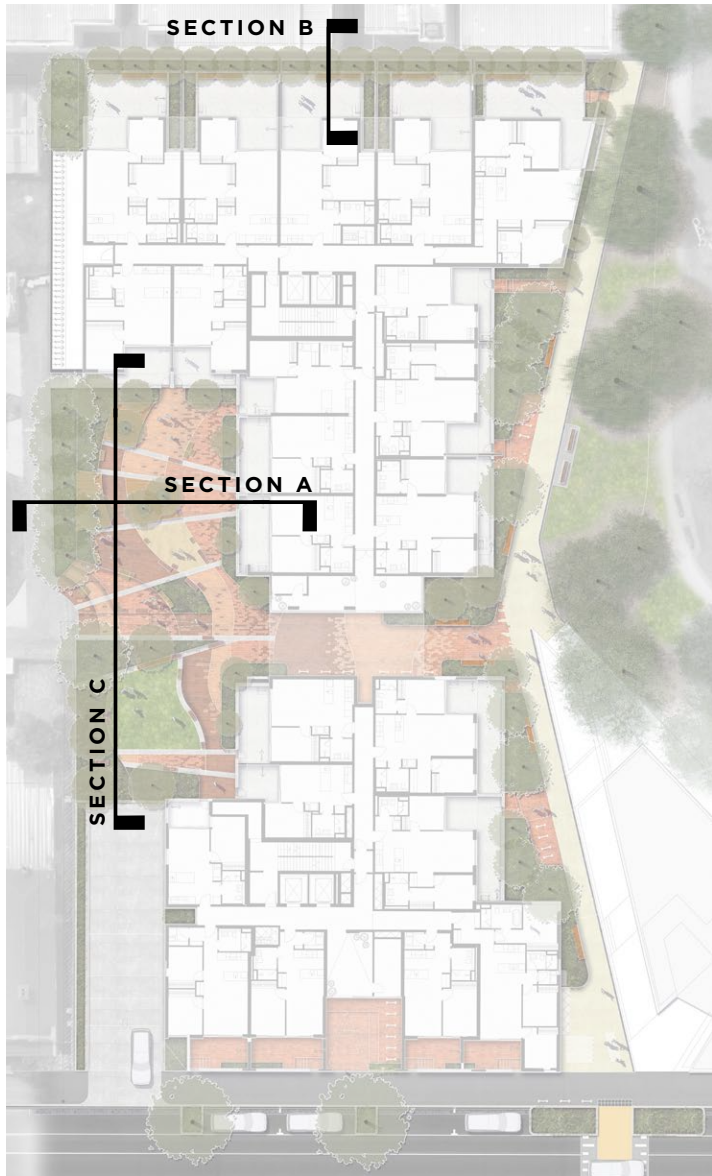
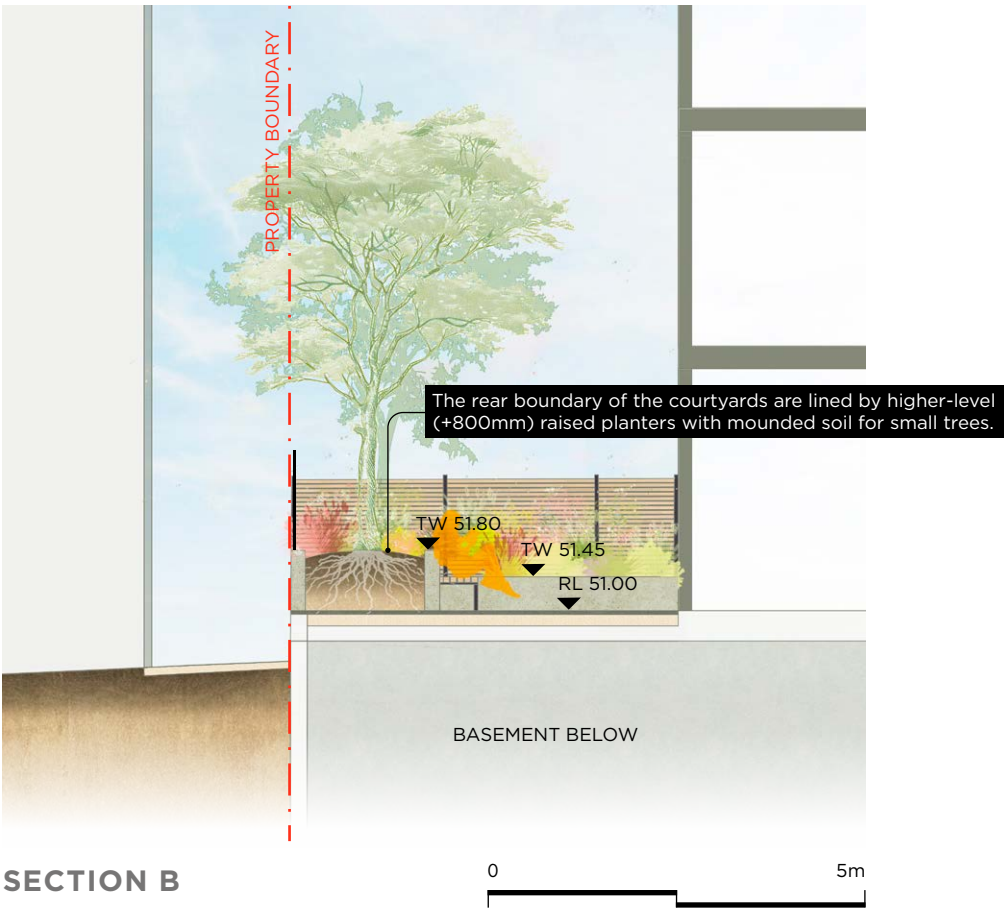


ADVERTISED PLAN

LEVEL 10



SECTIONS - GROUND FLOOR



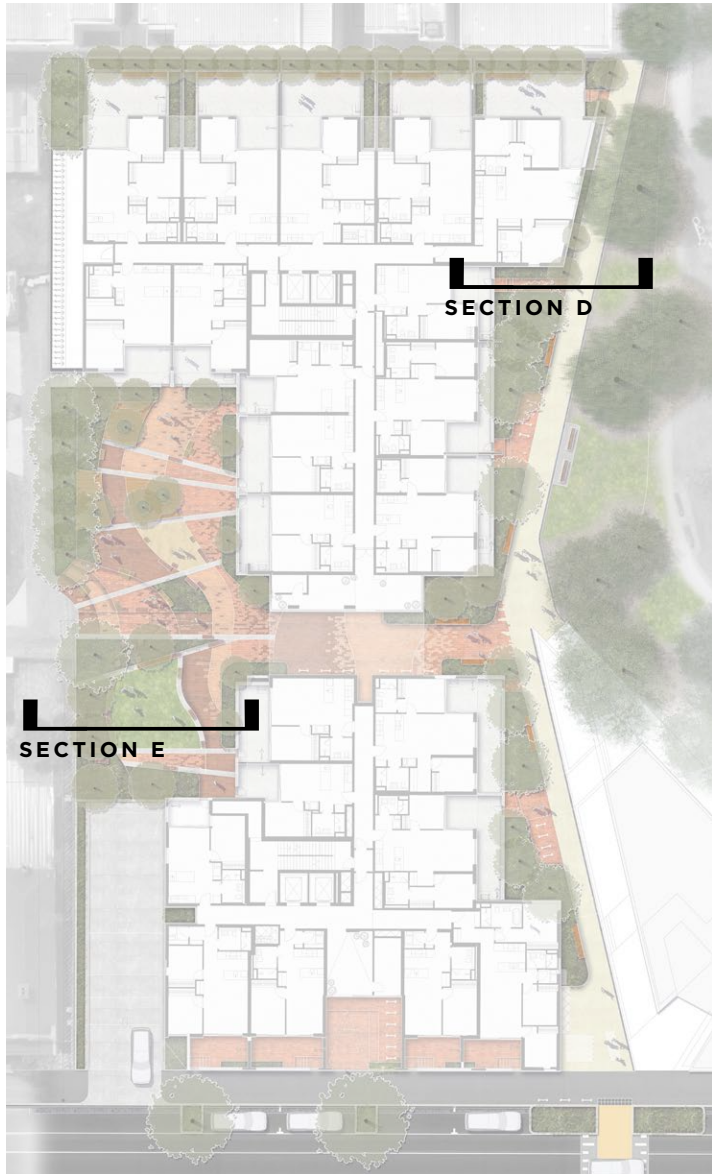
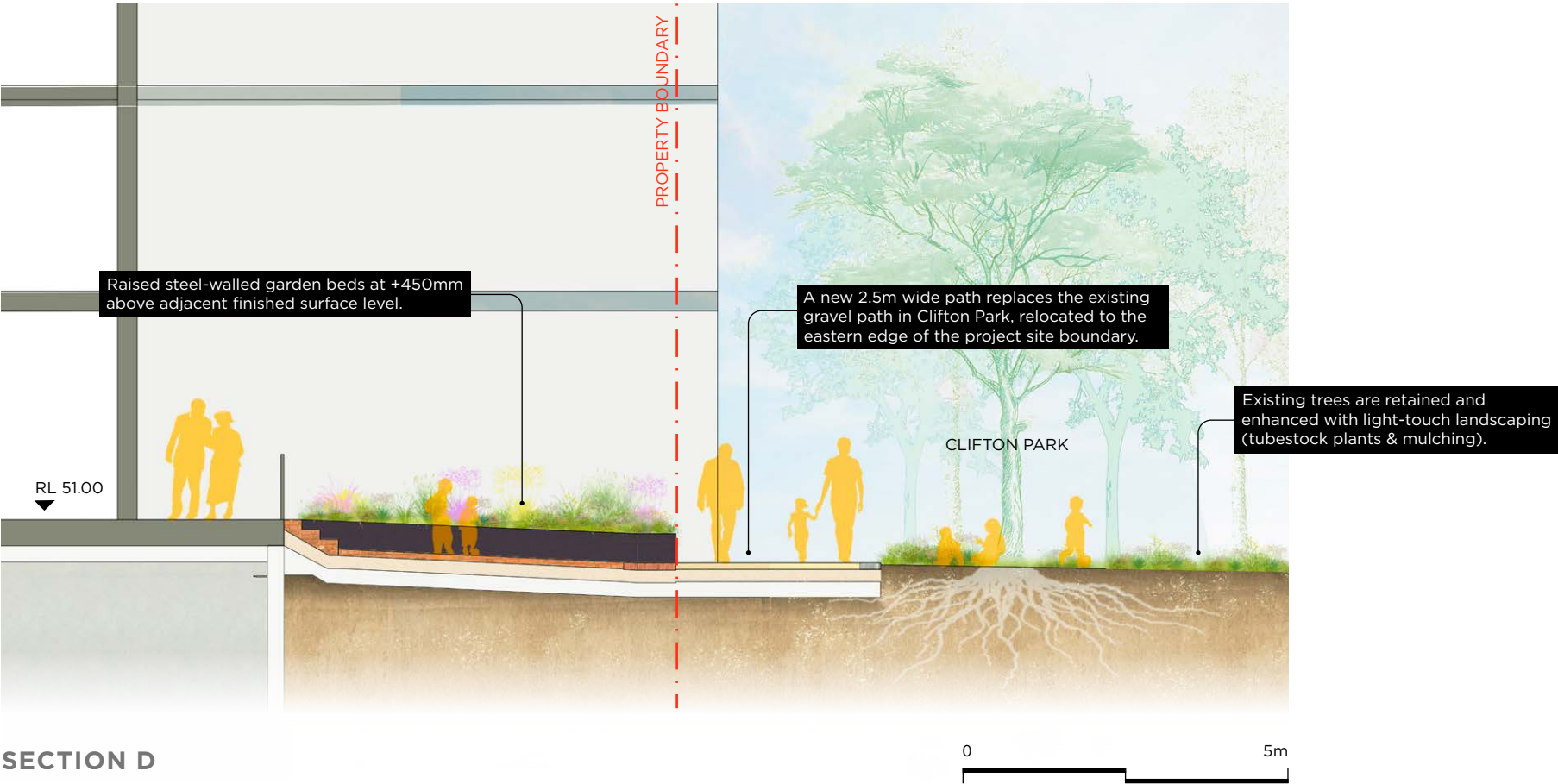
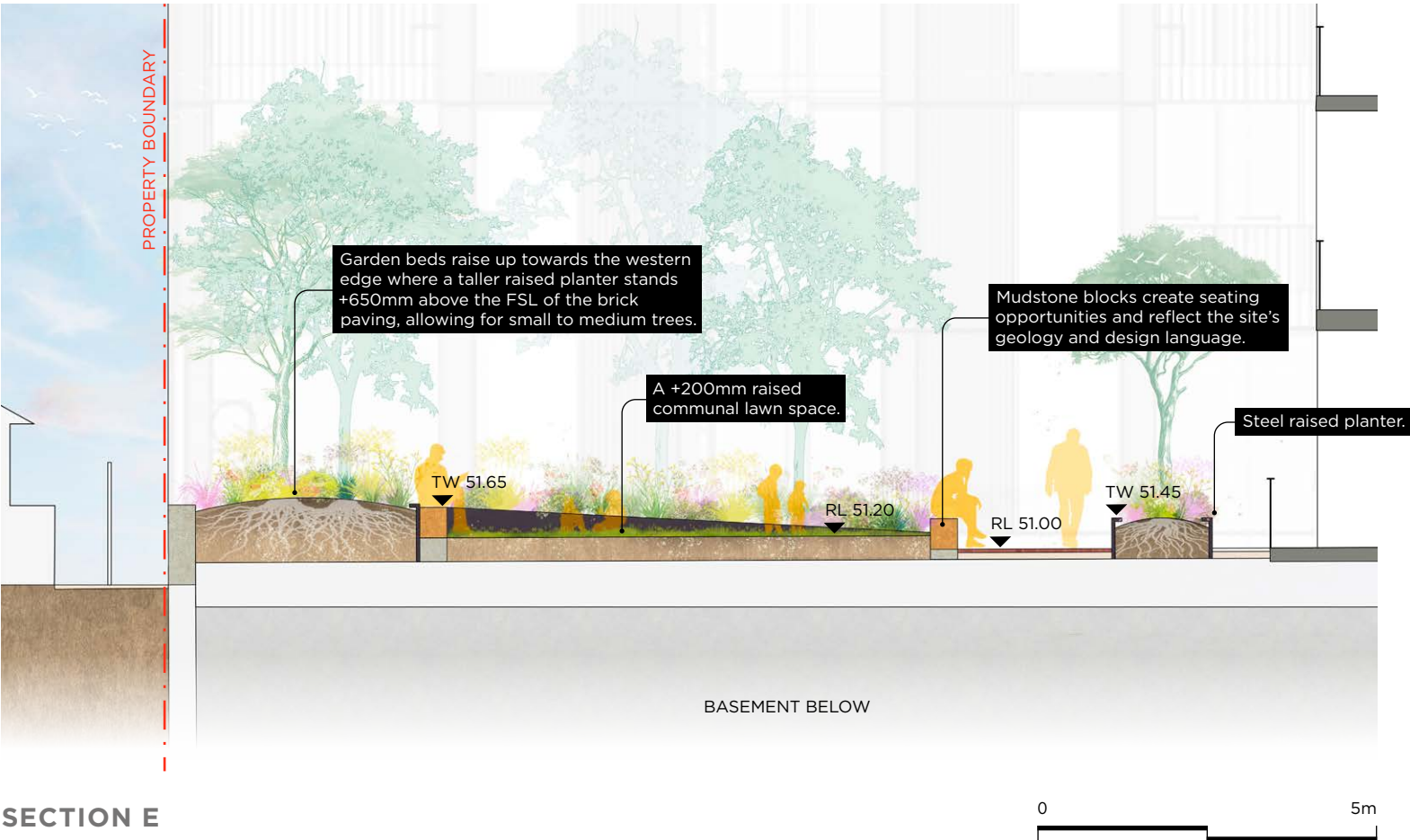
ADVERTISED
PLAN



**ADVERTISED
PLAN**

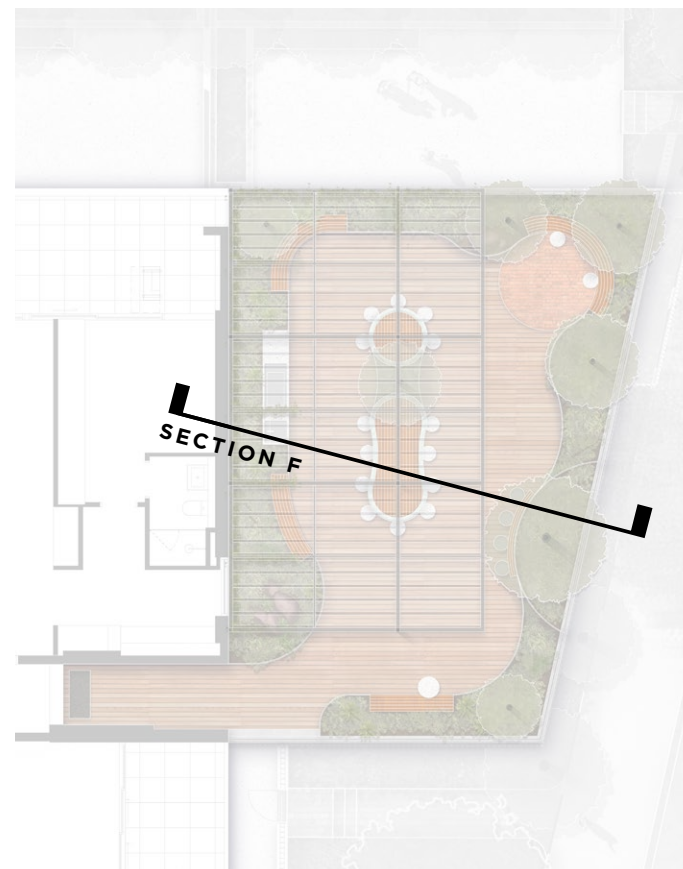
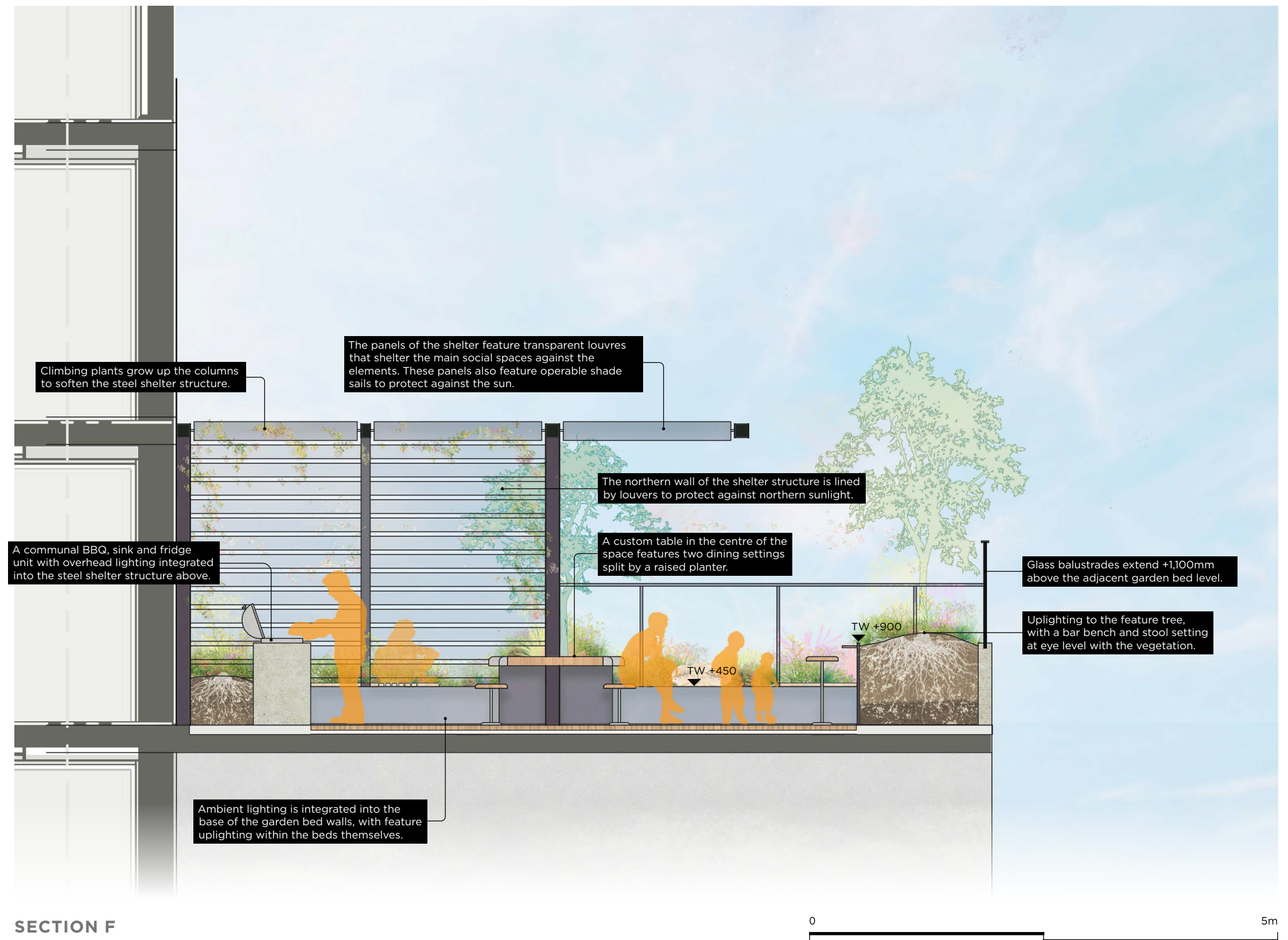
SECTIONS - GROUND FLOOR

ADVERTISED
PLAN



ADVERTISED PLAN

SECTION - LEVEL 06 COMMUNAL AREA



ADVERTISED
PLAN

04 MATERIALITY, SOIL DEPTHS & PLANTING

MATERIALITY RATIONALE

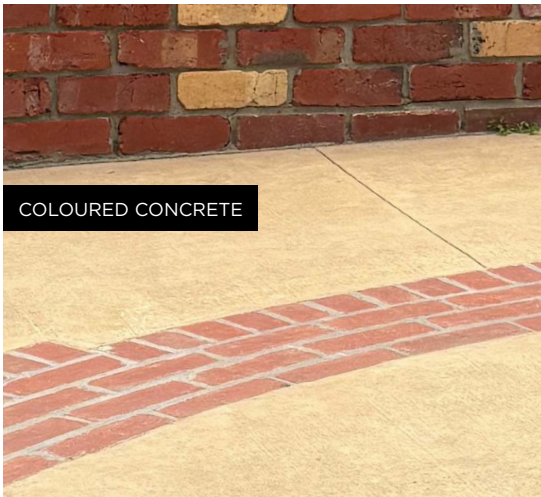
ADVERTISED
PLAN



CLAY AND SANDSTONE TONE BRICKS TO REFLECT COUNTRY AND UNDERLYING GEOLOGY



RAISED TIMBER DECK



COLOURED CONCRETE



LAYERED MIXES OF BRICK COLOUR



BRICK, SAND & STEEL



CUT MUDSTONE



POWDER COATED STEEL

RED, SAND AND EARTHEN-TONED BRICKS, REFLECTING THE SITE'S SURROUNDINGS, HISTORY AND INNATE CONNECTION TO ITS GEOLOGY

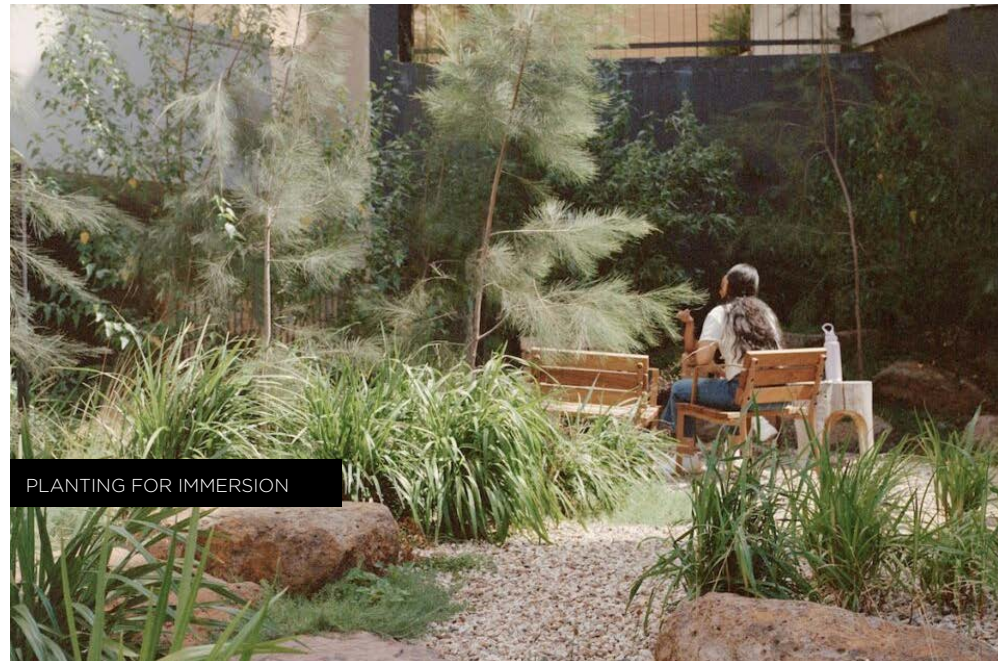
CUT MUDSTONE AND FOLDED PATTERNING IN THE BRICKWORK REFERENCE THE SITE'S GEOLOGICAL LAYERS

FEATURE TIMBER DECK SEATING AND AREAS OF GRANITIC GRAVEL PROVIDE TEXTURE & INTEREST

PLANTING INTENT



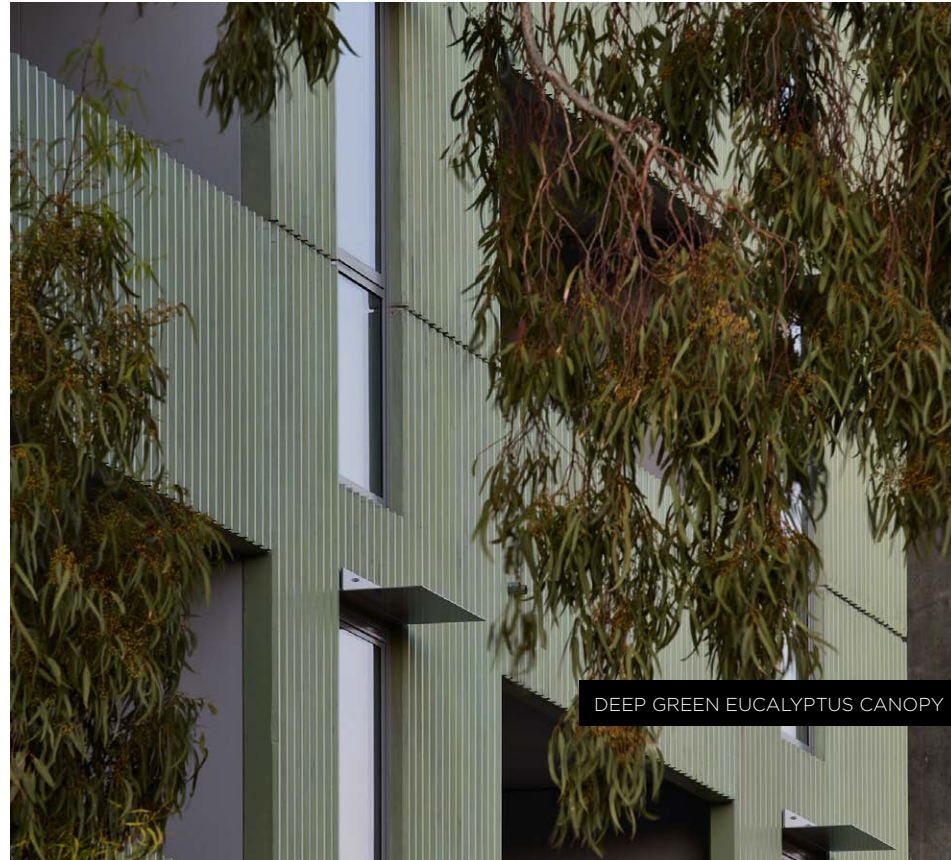
HARDY, FLOWERING NATIVE SHRUBS



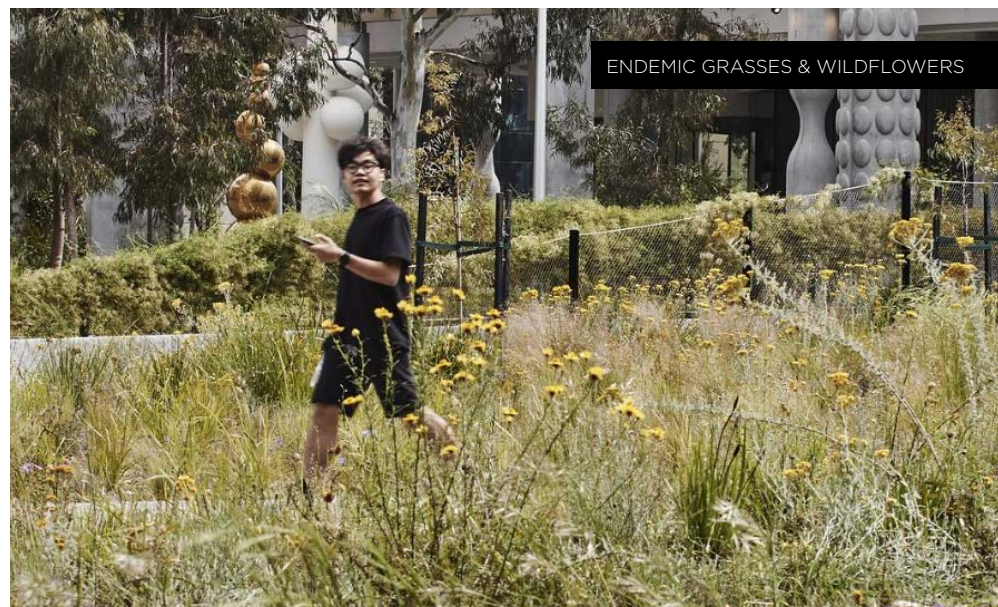
PLANTING FOR IMMERSION



LAYERED PLANTING TO A GREEN APARTMENT OUTLOOK



DEEP GREEN EUCALYPTUS CANOPY



ENDEMIC GRASSES & WILDFLOWERS



ENDEMIC WILDFLOWERS, GRASSES AND FORBS TREES REFLECTING THE SITE'S ORIGINAL GRASSY PLAINS

EUCALYPTUS CANOPY PROVIDES SHADE AND CONNECTED BIODIVERSE HABITAT

LAYERED, DIVERSE PLANTING TO CREATE DEPTH AND A GREEN OUTLOOK FROM APARTMENT WINDOWS

PLANTING STRATEGY

East-Facing Clifton Park Boundary

New canopy trees will be planted along the Clifton Park interface, particularly where deep soil is available beyond the basement footprint. A layered understorey of large shrubs, tufting grasses and flowering herbaceous species will create structure and a year-round green outlook for the east-facing apartments and balconies. Planting will prioritise shade-tolerant species in response to limited afternoon sun and overshadowing from the adjacent Hip V Hype development and established trees within Clifton Park.

Large Private Courtyard Planting

In the larger private courtyard planters, hardy, lush species will be selected, with small trees or large shrubs included where soil volumes permit. Planting will prioritise drought-tolerant species suited to the heat and dry conditions of shallow planters, such as native grasses, endemic Victorian wildflower species and succulents.

West-Facing Neighbourhood Park Planting

Planting within the Neighbourhood Parks will emphasise brightness and openness, maximising visual appeal through year-round seasonal variation while maintaining clear sightlines for safety. Along the western edge, planting will focus on buffering the adjacent laneway and creating a sense of privacy. Trees within raised timber deck planters, designed to provide generous soil volumes, will establish canopy shade where possible and contribute to a green outlook for the upper-level apartments.

Private Courtyard Planting

Private courtyard planters to the Albert Street-facing verandahs and upper-level apartment balconies will prioritise hardy species suited to shallow soil conditions and the increased exposure of the upper levels. Planting will focus on resilient greenery that is low-maintenance and able to withstand wind and limited shelter.

Communal Podium Planting

Communal podium planting will maximise visual intrigue through climbing and cascading species, ensuring visible greenery from the Level 06 Communal Area and the feature Albert Street entry planter. Planting will prioritise hardy, predominantly flowering species suited to varying shade conditions. Planters within the Level 06 communal area may also incorporate edible species adjacent to the BBQ.

Irrigated Turf

Irrigated turf area on structure with drainage.

Park Remediation Landscaping

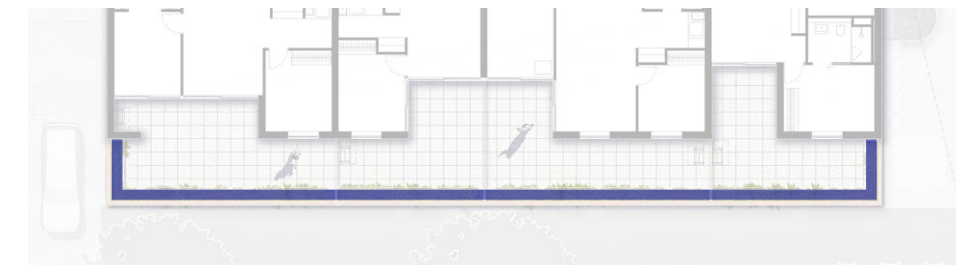
Existing trees within Clifton Park adjacent to the new path will be retained and enhanced with light-touch landscaping, including tubestock planting of park palette species and mulching in accordance with Merri-bek design guidelines. The area of the removed gravel path will be hydroseeded with new turf.

Streetscape Planting

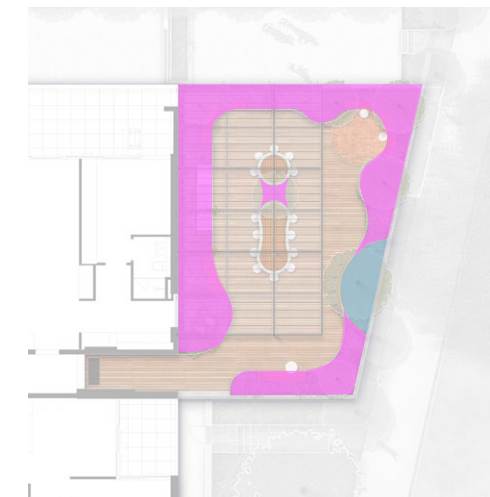
Street trees and understorey vegetation to the upgraded Albert Street streetscape and crossing.



GROUND FLOOR



LEVEL 04 PLANTERS



LEVEL 06 COMMUNAL AREA



LEVEL 10 PLANTERS

PLANTING SCHEDULE - GROUND FLOOR

NOTE: ALL PLANT SELECTIONS ARE INDICATIVE ONLY. ULTIMATE PLANT SELECTIONS AND QUANTITIES ARE TO FUTURE DETAIL.

= PLANTS IN MERRI-BEK CITY COUNCIL'S 'GARDENS FOR WILDLIFE' DOCUMENT

TREES

ID no.	Plant Code	Botanical Name	Common Name	Mature Height (m)	Max. Spread (m)	Plant Density (per m²)	Install Size
1	ACA mel	<i>Acacia melanoxylon</i>	Black Wood	10	5	NA	45L
2	BAN mar	<i>Banksia marginata</i>	Silver Banksia	5	6	NA	45L
3	EUC leu (ED)	<i>Eucalyptus leucoxylon</i> 'Euky Dwarf'	Dwarf Yellow Gum	6	5	NA	45L
4	EUC leu (R)	<i>Eucalyptus leucoxylon</i> 'Rosea' (TS)	Yellow Gum	10	7	NA	45L
5	EUC pul	<i>Eucalyptus pulverulenta</i>	Silver-Leaved Mountain Gum	8	8	NA	45L
6	TRI lau	<i>Tristaniopsis laurina</i>	Kanooka	12	6	NA	100L

LARGE SHRUBS

ID no.	Plant Code	Botanical Name	Common Name	Mature Height (m)	Max. Spread (m)	Plant Density (per m²)	Install Size
7	ACA aci	<i>Acacia acinacea</i>	Gold Dust Wattle	2	2	2	150mm
8	ACA par	<i>Acacia paradoxa</i>	Hedge Wattle	2	2	2	150mm
9	ACA imp	<i>Acacia implexa</i>	Lightwood	3	3	1	150mm
10	ADE ser	<i>Adenanthos sericeus</i>	Woolly Bush	1.5	1.5	2	150mm
11	BUR spi	<i>Bursaria spinosa</i>	Sweet Bursaria	2	2	2	150mm
12	CAL sie	<i>Callistemon sieberi</i>	River Bottlebrush	3	3	1	150mm
13	IND aus	<i>Indigofera australis</i>	Austral Indigo	2	2	2	150mm
14	LEP lan	<i>Leptospermum lanigerum</i>	Woolly Tea-tree	2	2	2	150mm
15	POM asp	<i>Pomaderris aspera</i> *	Hazel Pomaderris	3	3	1	150mm

SMALL SHRUBS

ID no.	Plant Code	Botanical Name	Common Name	Mature Height (m)	Max. Spread (m)	Plant Density (per m²)	Install Size
16	COR alb	<i>Correa alba</i>	White Correa	1	1.5	4	150mm
17	COR ref	<i>Correa reflexa</i>	Common Correa	1	1.5	4	150mm
18	COR gla	<i>Correa glabra</i>	Rock Correa	1	1.5	4	150mm
19	GOO ova	<i>Goodenia ovata</i> *	Hop Goodenia	1.5	1	4	150mm
20	GRE ros	<i>Grevillea rosmarinifolia</i>	Rosemary Grevillea	1	1	4	150mm
21	WES fru	<i>Westringia fruticosa</i>	Native Rosemary	0.8	0.8	4	150mm

GRASSES

ID no.	Plant Code	Botanical Name	Common Name	Mature Height (m)	Max. Spread (m)	Plant Density (per m²)	Install Size
22	AUS ele	<i>Austrostipa elegantissima</i>	Feather Spear-grass	1	0.6	6	70mm
23	CAR app	<i>Carex appressa</i>	Tall Sedge	0.6	0.6	4	150mm
24	DIA rev	<i>Dianella revoluta</i>	Black Anther Flax-lily	0.6	0.6	4	150mm
25	LOM lon	<i>Lomandra longifolia</i>	Spiny Headed Mat Rush	0.8	0.8	4	150mm
26	POA lab	<i>Poa labillardierei</i>	Large Tussock Grass	0.3	0.3	4	150mm
27	POA sie	<i>Poa sieberiana</i>	Grey Tussock-Grass	0.5	0.5	4	150mm
28	RYT ful	<i>Rytidosperma fulvum</i>	Wallaby Grass	0.5	0.5	4	150mm
29	THE tri	<i>Themeda triandra</i>	Kangaroo Grass	0.8	0.8	6	70mm

WILDFLOWERS & GROUNDCOVERS

ID no.	Plant Code	Botanical Name	Common Name	Mature Height (m)	Max. Spread (m)	Plant Density (per m²)	Install Size
30	CAL lac	<i>Calocephalus lacteus</i>	Milky Beauty Heads	0.2	Spreading	4	150mm
31	CHR api	<i>Chrysocephalum apiculatum</i>	Common Everlasting	0.4	Spreading	4	150mm
32	CHR sem	<i>Chrysocephalum semipapposum</i>	Clustered Everlasting	0.6	0.6	4	150mm
33	CRA var	<i>Craspedia variabilis</i>	Billy Buttons	0.8	0.8	4	150mm
34	DIC rep	<i>Dichondra repens</i>	Kidney Weed	0.1	Spreading	4	150mm
35	ENC tom	<i>Enchylaena tomentosa</i>	Ruby Saltbush	0.2	Spreading	6	Tube
36	MYO par	<i>Myoporum parvifolia</i>	Creeping Boobialla	0.2	Spreading	4	150mm
37	PEL aus	<i>Pelargonium australe</i>	Austral Stork's Bill	0.6	Spreading	6	Tube
38	VIO hed	<i>Viola hederacea</i>	Native Violet	0.2	Spreading	4	150mm
39	WAH cap	<i>Wahlenbergia capillaris</i>	Tufted Bluebell	0.2	Spreading	6	Tube
40	WAH gra	<i>Wahlenbergia gracilis</i>	Sprawling Bluebell	0.2	Spreading	6	Tube
41	XER vis	<i>Xerochrysum viscosum</i>	Sticky Paper Daisy	0.5	0.5	4	Tube

CLIMBERS

ID no.	Plant Code	Botanical Name	Common Name	Mature Height (m)	Max. Spread (m)	Plant Density (per linear metre)	Install Size
42	CLE mic	<i>Clematis microphylla</i>	Old Man's beard	Climbing	Spreading	2	150mm
43	HAR vio	<i>Hardenbergia violacea</i>	Purple Coral-pea	Climbing	Spreading	2	150mm
44	PAN pan	<i>Pandorea pandoreana</i>	Wonga Wonga vine	Climbing	Spreading	2	150mm

PLANTING SCHEDULE - GROUND FLOOR

ADVERTISED
PLAN

TREES



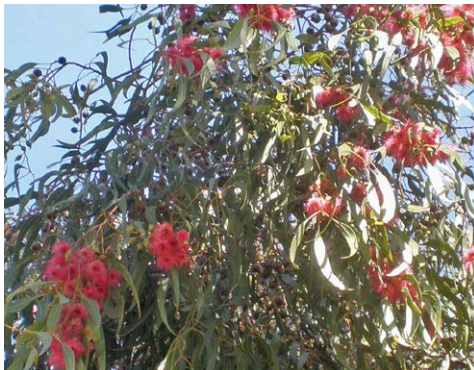
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SHRUBS, CLIMBERS & UNDERSTOREY



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18



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30



35



7



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44



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32



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28



43



39

PLANTING SCHEDULE - UPPER LEVEL & COURTYARD PODIUM PLANTING

SMALL TREES & LARGE SHRUBS

ID no.	Plant Code	Botanical Name	Common Name	Mature Height (m)	Max. Spread (m)	Plant Density (per m ²)	Install Size
1	ACM smi	<i>Acmena smithii</i>	Lilly Pilly	6	6	NA	45L
2	BAN mar	<i>Banksia marginata</i>	Silver Banksia	5	6	NA	45L
3	EUC gre	<i>Eucalyptus gregsoniana</i>	Dwarf Snow Gum	4	4	NA	45L
4	EUC pul	<i>Eucalyptus pulverulenta</i>	Silver-Leaved Mountain Gum	6	6	NA	45L

SMALL SHRUBS

ID no.	Plant Code	Botanical Name	Common Name	Mature Height (m)	Max. Spread (m)	Plant Density (per m ²)	Install Size
5	BAN ble	<i>Banksia blechnifolia</i>	Groundcover Banksia	Spreading	1.5	4	150mm
6	COR alb	<i>Correa alba</i>	White Correa	1	1.5	4	150mm
7	GOO ova	<i>Goodenia ovata</i> *	Hop Goodenia	1.5	1	4	150mm
8	LEU bro	<i>Leucophyna brownii</i>	Cushion Bush	1	1	4	150mm
9	WES fru	<i>Westringia fruticosa</i>	Native Rosemary	0.8	0.8	4	150mm

GRASSES, WILDFLOWERS & GROUNDCOVERS

ID no.	Plant Code	Botanical Name	Common Name	Mature Height (m)	Max. Spread (m)	Plant Density (per m ²)	Install Size
10	CAR ros	<i>Carpobrotus rossii</i>	Pig Face	0.2	Spreading	5	Tube
11	CAL lac	<i>Calocephalus lacteus</i>	Milky Beauty Heads	0.2	Spreading	4	150mm
12	CHR api	<i>Chrysocephalum apiculatum</i>	Common Everlasting	0.4	Spreading	4	150mm
13	DIA rev	<i>Dianella revoluta</i>	Black Anther Flax-lily	0.6	0.6	4	150mm
14	DIC 'SF'	<i>Dichondra 'Silver Falls'</i>	Dichondra Silver Falls	0.2	Spreading	6	Tube
15	DIC rep	<i>Dichondra repens</i>	Kidney Weed	0.1	Spreading	4	150mm
16	MYO par	<i>Myoporum parvifolia</i>	Creeping Boobialla	0.2	Spreading	4	150mm
17	POA sie	<i>Poa sieberiana</i>	Grey Tussock-Grass	0.5	0.5	4	150mm
18	VIO hed	<i>Viola hederacea</i>	Native Violet	0.2	Spreading	4	150mm

CLIMBERS

ID no.	Plant Code	Botanical Name	Common Name	Mature Height (m)	Max. Spread (m)	Plant Density (per linear metre)	Install Size
19	APH res	<i>Aphanopetalum resinosum</i>	Gum Vine	Climbing	Spreading	2 per Linear Meter	150mm
20	FIC pum	<i>Ficus pumila</i>	Creeping Fig	Climbing	Spreading	2 per Linear Meter	150mm
21	HAR vio	<i>Hardenbergia violacea</i>	Purple Coral-pea	Climbing	Spreading	2 per Linear Meter	150mm
22	PAN pan	<i>Pandorea pandoreana</i>	Wonga Wonga vine	Climbing	Spreading	2 per Linear Meter	150mm

NOTE: ALL PLANT SELECTIONS ARE INDICATIVE ONLY. ULTIMATE PLANT SELECTIONS AND QUANTITIES ARE TO FUTURE DETAIL.

= PLANTS IN MERRI-BEK CITY COUNCIL'S 'GARDENS FOR WILDLIFE' DOCUMENT



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16

PLANTING SCHEDULE - SHADE TOLERANT SPECIES

NOTE: ALL PLANT SELECTIONS ARE INDICATIVE ONLY. ULTIMATE PLANT SELECTIONS AND QUANTITIES ARE TO FUTURE DETAIL.

 = PLANTS IN MERRI-BEK CITY COUNCIL'S 'GARDENS FOR WILDLIFE' DOCUMENT

ID no.	Plant Code	Botanical Name	Common Name	Mature Height (m)	Max. Spread (m)	Plant Density (per m²)	Install Size
10	ALP cae	<i>Alpinia caerulea</i>	Native Ginger	1.5	0.5	4	150mm
11	ASP sp.	<i>Asplenium sp.</i>	Birds Nest Fern	1	0.8	4	150mm
12	BLE min	<i>Blechnum minus</i>	Soft Water Fern	1	0.8	4	150mm
13	DIA rev	<i>Dianella revoluta</i>	Flax Lily	0.6	0.6	6	Tube
14	DIA tas	<i>Dianella tasmanica</i>	Tasmanian Flax Lily	0.6	0.6	6	Tube
15	DIC rep	<i>Dichondra repens</i>	Kidney Weed	0.1	Spreading	6	Tube
16	GLE mic	<i>Gleichenia microphylla</i>	Scrambling Coral Fern	0.6	0.6	4	150mm
17	PLE arg	<i>Plectranthus argenatus</i>	Silver Shield	0.6	0.6	4	150mm
18	VIO hed	<i>Viola hederacea</i>	Native Violet	0.2	Spreading	4	150mm

ADVERTISED
PLAN



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TREE CANOPY ANALYSIS - GROUND FLOOR

The diagram opposite illustrates the indicative canopy coverage proposed for the Ground Floor. Only the tree sizes that can fit within the proposed soil volumes have been shown - noting that the pink circle symbol represents shrubs which do not count towards canopy coverage.

The table below summarises some of the key calculations for establishing the deep soil that is required as part of Standard D10 in section 58.03-5 'Landscaping Objectives' in VPP 58 Apartment Developments

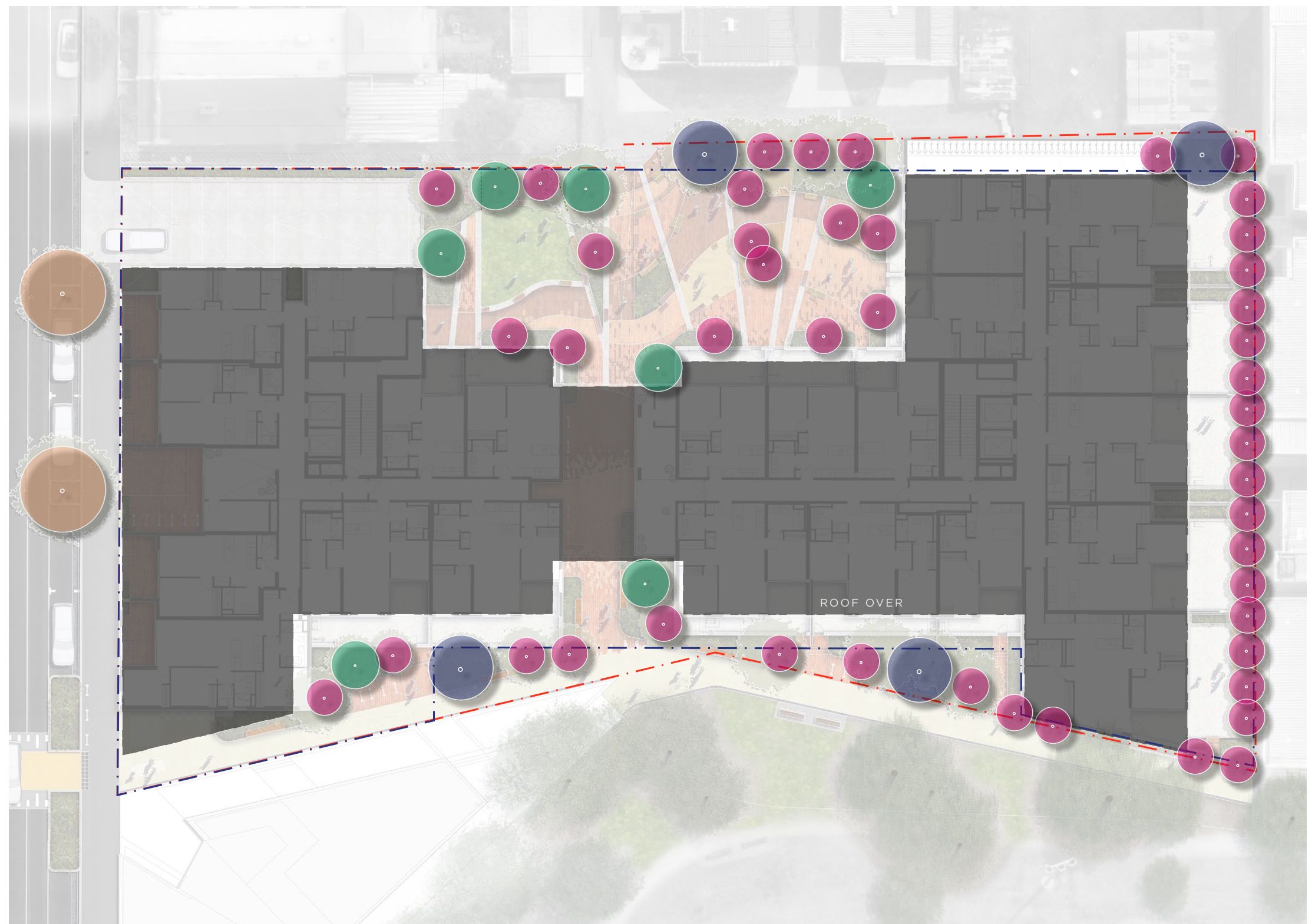
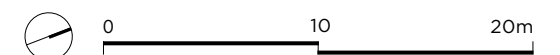
CANOPY COVER CALCULATIONS

4,012.50m² Site Area

What we have:

376.74m ²	Proposed Canopy Coverage Within Site (m ²)
9.39%	Proposed Canopy Coverage Within Site (%)

	Property Boundary
	Basement Below
	Roof Above
	Medium Tree (6m W x 6-8m H) (BADS tree type B)
	Small Tree (4m W x 6m H) (BADS tree type A)
	Large Shrub (not counted in BADS canopy coverage calculations)
	Proposed Street Tree (not counted in BADS canopy coverage calculations)



SOIL DEPTHS - GROUND FLOOR

The diagram opposite illustrates the indicative soil depths allocation proposed for the Ground Floor. The table below summarises some of the key calculations for establishing the deep soil that is required as part of Standard D10 in section 58.03-5 'Landscaping Objectives' in VPP 58 Apartment Developments

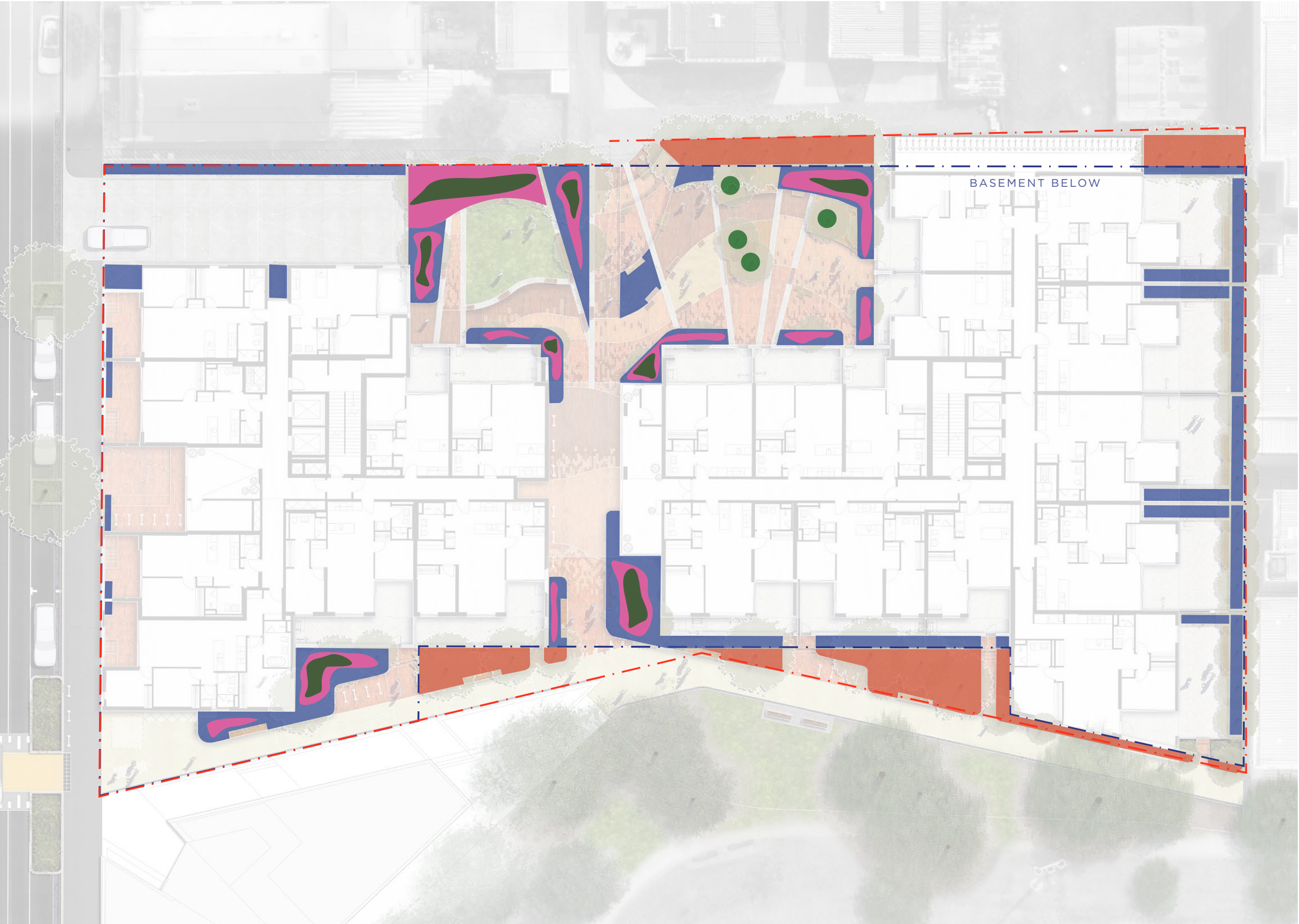
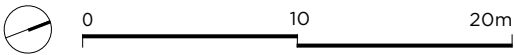
DEEP SOIL CALCULATIONS

4,012.5m² Site area

What we have:

149.26m ²	Deep Soil Planting Area - Entirely Unobstructed by Structure (m ²)
3.72%	Deep Soil Planting Area - Entirely Unobstructed by Structure (%)
311.96m ²	Deep Soil Planting Area - Including Areas Underneath Paths & Hardscape not Obstructed by the Basement Underneath (m ²)
7.78%	Deep Soil Planting Area - Including Areas Underneath Paths & Hardscape not Obstructed by the Basement Underneath (%)

	Property Boundary
	Basement Below
	600mm soil depth
	700mm soil depth (mounded)
	>=800mm soil depth (mounded)
	Deep soil (into natural ground)



SOIL DEPTHS - UPPER LEVELS

The diagram opposite illustrates the indicative soil depths allocation proposed for the Communal Area on Level 06 and the private courtyard planters on Level 04 and 10.

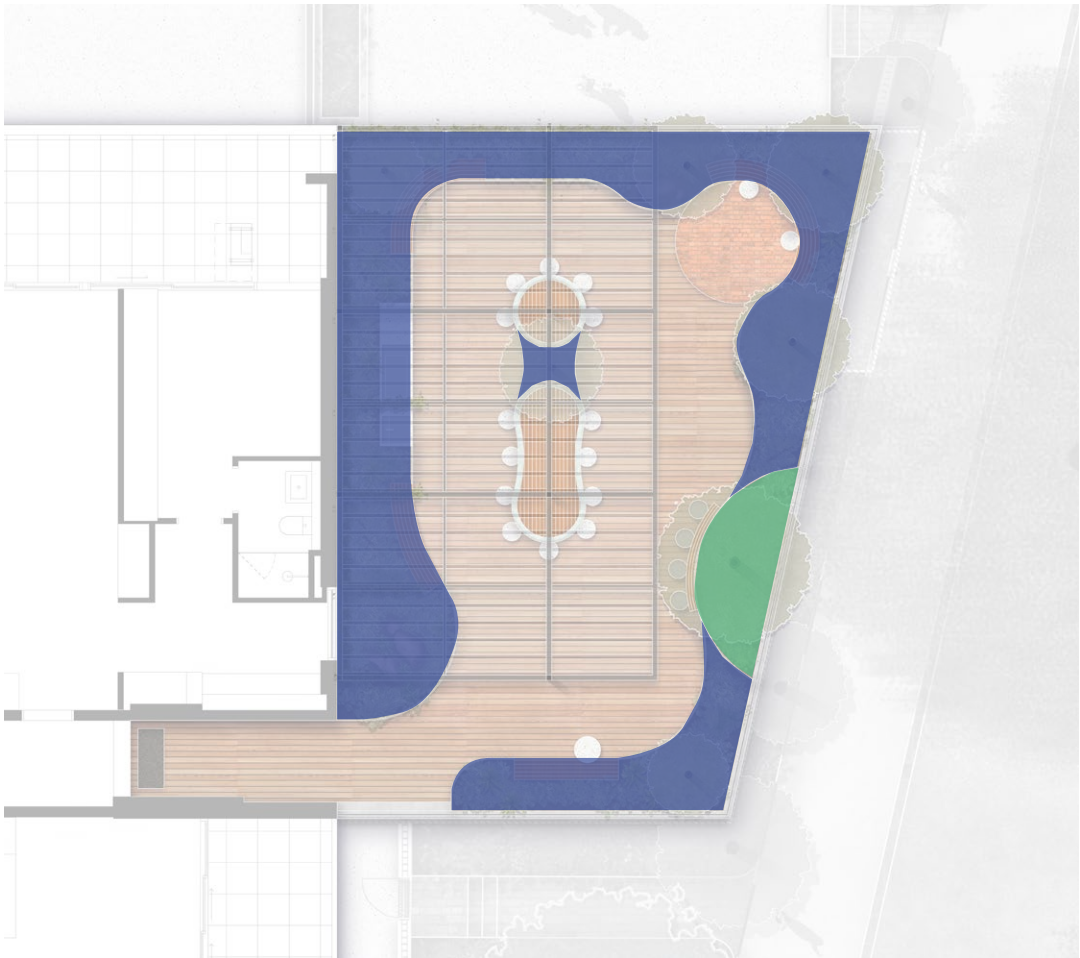


LEVEL 04 PLANTERS



LEVEL 10 PLANTERS

ADVERTISED PLAN



LEVEL 06 COMMUNAL AREA

- Podium Planter Soil
Depth 1,150mm
- Podium Planter Soil
Depth 600mm

ADVERTISED
PLAN

05 TECHNICAL ADVICE

IRRIGATION & MAINTENANCE NOTES

IRRIGATION SUMMARY

All planting areas within the property boundary - both into natural ground / deep soil and on structure - will be irrigated with a drip irrigation system. The drip irrigation will be fed by the building's rainwater tank(s).

- Planting in Natural Ground: 116.4m²
- Proposed Overall Landscape Irrigated Areas per level:
 - Ground Floor: 476.6m²
 - Level 04: 18.9m²
 - Level 05: 18.9m²
 - Level 06: 26.4m²
 - Level 07: 26.4m
 - Level 08: 26.4m
 - Level 09: 127.9m²
 - Level 10: 39.3m²
- Total Proposed Irrigated Planting Area: 761.0m²
- Weekly Application Rate: 20mm/m²
- Weekly Usage: 15.2KL

Note: weekly application rate and usage amounts are an average across the year, these figures will be higher in summer than in winter.

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.

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
	Additional planting where patchy
	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 cycle frequency & amount
	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 gravel
	Test against AS4663
Furniture and hard fixture	Bench/seat condition check
	Bollard condition check
	Lighting check & replace globes

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 10.2kg / m²	Perennial herbs and small shrubs (< 1.5m tall) 10.2 - 20.4kg / m²	Shrubs (1.6 - 3m tall) 30.6kg / m²	Small trees (< 6m tall) 40.8kg / m²	Medium trees (6.5 - 10m tall) 61.2kg / m²	Large trees (10.5 - 15m tall) 150kg / m²
02	Stone Mulch 20mm	Scoria (VIC) or Recycled Stone Mulch (NSW, QLD, TAS) NB: Outside Melbourne, recycled concrete or clinker ash are used to replace scoria, the weight is similar.					
03	Soil Mix Depth varies	Hydrocell40 Podium Mix used in VIC <ul style="list-style-type: none">40% hydrocell flakes30% washed sand20% scoria10% composted pine bark by volume					
		200mm soil depth 230kg / m²	300mm soil depth 345kg / m²	600mm soil depth 690kg / m²		1,200mm soil depth 1,380kg / m²	
04	Hydrocell Foam 60-100mm	RG-30 Sheet, 60mm or 100mm thick. Saturated Weight Allowance of 33kg/m² for 60mm thick layers (60mm layer = 30kg Water + 3kg Hardfoam)					
05	Geo-textile Membrane 2mm	Various types such as Bidim A14. Weight Negligible.					
06	Drainage Cell 20mm	Allow 20mm for Atlantis Flo-Cell20					
07	Vapour Layer 0.02mm	LDPE plastic is laid as extra protection above the waterproof roof. Weight Negligible.					
Total Saturated Weight (including drainage cell, media mix & mulch layer).							
Total Depth		245mm	345mm	645mm		1,245mm	
Total Saturated Weight (using Hydrocell40 Podium Mix)		240kg/m²	360kg/m²	695kg/m²		1,390kg/m²	
Total Water at Field Capacity		84 litres/m² (60mm Hydrocell Foam)	117 litres/m² (60mm Hydrocell Foam)	216 litres/m² (100mm Hydrocell Foam)		415 litres/m² (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).

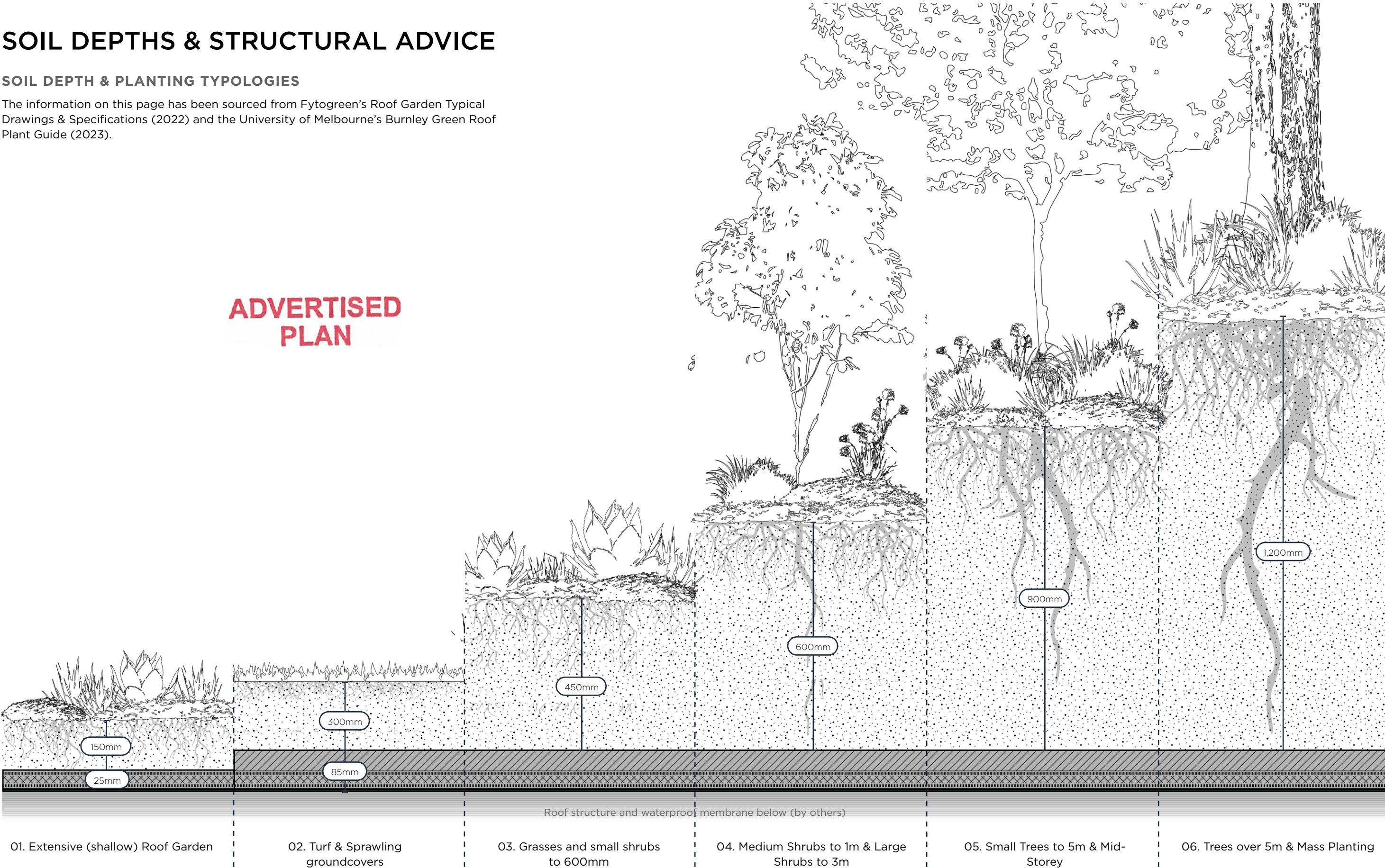
ID	Layer	Requirements					
01	Plants	Allow 25kg / m ² <ul style="list-style-type: none">Succulents, low-growing herbaceous plants & grasses = 10.2m²Perennial herbs and small shrubs (<1.5m tall) = 10.2 - 20.4m²Turf = 5.1m² For specific plant species refer to Fytogreen specifications.					
02	Stone Mulch 20mm	Scoria (VIC) or Recycled Stone Mulch (NSW, QLD, TAS) NB: Outside Melbourne, recycled concrete or clinker ash are used to replace scoria, the weight is similar.					
03	Soil Mix Depth varies	Hydrocell40 Extensive Roof Garden Mix (HY40) used in VIC <ul style="list-style-type: none">40% hydrocell flakes35% 10-14mm scoria15% composted organic matter10% <7mm scoria by volume					
		100mm soil depth 98kg / m ²	110mm soil depth 108kg / m ²	120mm soil depth 117kg / m ²	130mm soil depth 127kg / m ²	160mm soil depth 157kg / m ²	210mm soil depth 206kg / m ²
04	Geo-textile Membrane 2mm	Various types such as Bidim A14. Weight Negligible.					
05	Drainage Cell 20mm	Allow 20mm for Atlantis Flo-Cell20					
06	Vapour Layer 0.02mm	LDPE plastic is laid as extra protection above the waterproof roof. 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 (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 DEPTHS & STRUCTURAL ADVICE

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).

ADVERTISED
PLAN

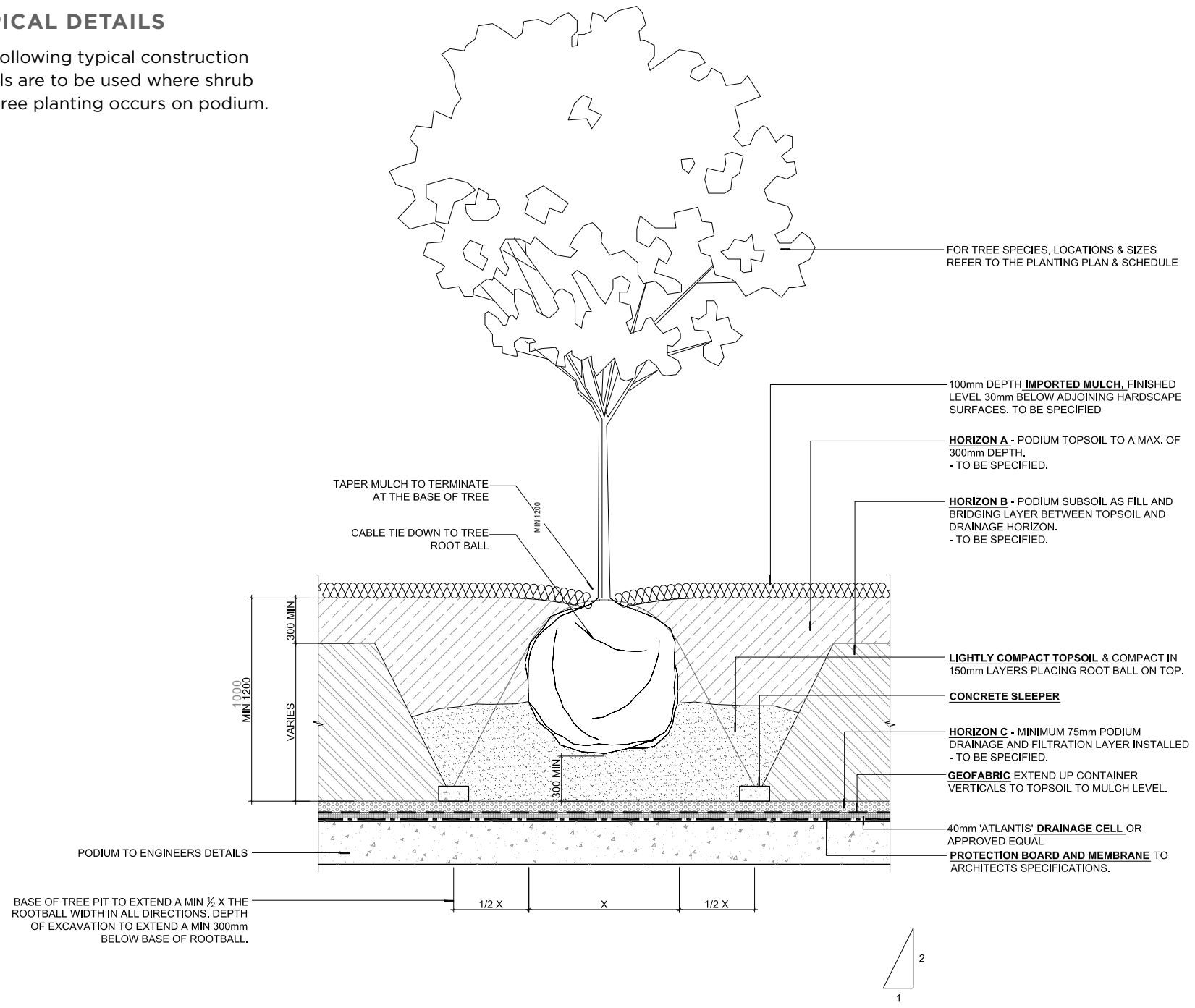


SCALE 1:10 0 500mm

PODIUM PLANTING DETAILS - TYPICAL

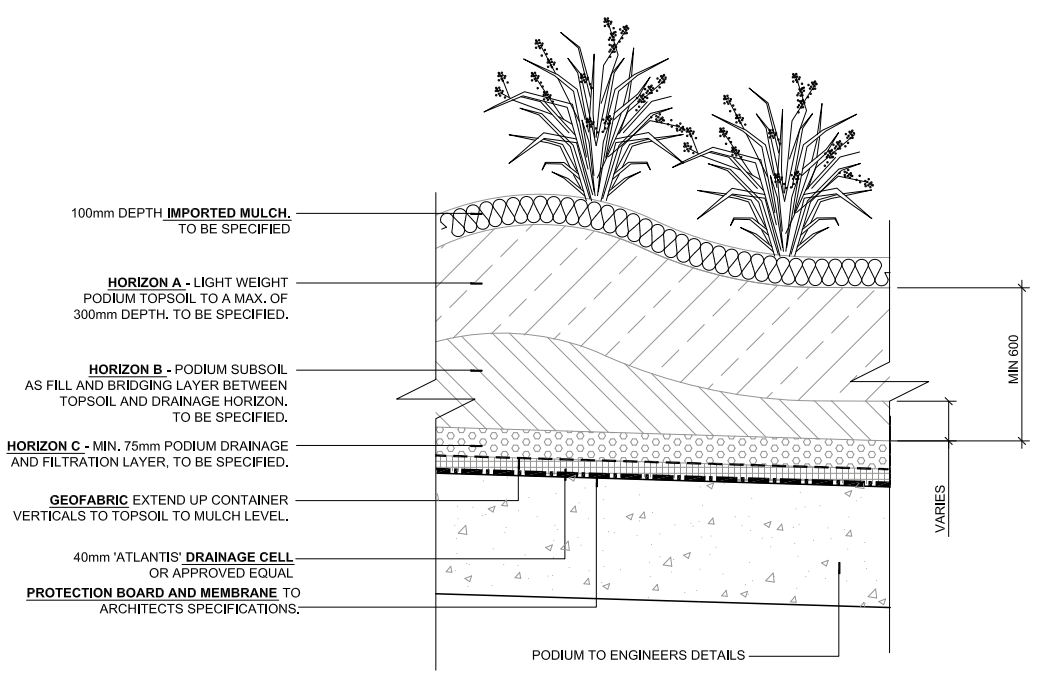
TYPICAL DETAILS

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



TYPICAL DETAIL A - TREE PLANTING GENERAL

ADVERTISED PLAN



TYPICAL DETAIL B - PLANTING GENERAL

ADVERTISED PLAN

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