

**ADVERTISED
PLAN**

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LANDSCAPE ARCHITECTURE

2-12 Wilkinson Street Brunswick
Wurundjeri Woi Wurrung Country
TOWN PLANNING RFI PACKAGE | 19 June 2024

haven
HOME, SAFE

SCHORED

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Designing with Country

The overall landscape concept for the Wilkinson Street residential project is to design with Country by planting species that were prevalent prior to colonisation. The endemic, pre-1750 ecological vegetation classification of the site and the surrounding area is number EVC 55 - Plains Grassy Woodland.

Prior to colonisation this site would have been an open, eucalypt woodland to 15 m tall with the understorey consisting of a few sparse shrubs over a species-rich grassy and herbaceous ground layer.

Local Character

The area showcases older single storey Victorian cottages amid a blend of commercial and industrial structures. These residences, featuring diverse materials and colors, maintain minimal front setbacks and landscaping. The surroundings, designated as Commercial 1 Zone, host a variety of commercial enterprises, eateries, commercial offices and light industrial spaces. A future mixed-use high-rise development has been approved to the west and will connect our site to the railway corridor with landscaping and pedestrian spaces. The site is close to Brunswick Train Station / Upfield Bike Path, which is a landscape corridor closest to the site on the west. The landscape character on Wilkinson Street is low scale planting in the front yards of Victorian housing with some street trees and planting toward the station end of the street.

Environmentally Sustainable Design

1. A rainwater harvesting system will be installed comprising:
 - Rainwater harvesting from all roofs and all terrace areas on levels 2, 3, 5, 7 roof (approx. 819m²)
 - Filtration and treatment of all rainwater prior to draining into the tank
 - Total storage volume of 30kL rainwater tanks
 - Re-use of captured water for irrigation of podium landscaping on level 3 and 6
2. The planting palette is drought tolerant and predominantly endemic and native.
3. Passive design has been considered with regard to locating outdoor spaces for use during all times of year. Consideration of solar access and wind control has resulted in outdoor areas on the north and south side of the building, to provide residents with options during the different seasons.

Design Principles

Designing with Country

The plant selection on the ground level, where there are multiple public street interfaces and areas of deep soil planting, will only be from the pre-1750 EVC. Higher up in the building, on level 3 and level 6, the EVC species will be complemented with other native, productive and exotic species. Through the landscape design objective, the planting palette of pre-1750 species creates place making environments and unique destinations across the development.

Destinations

There are two distinct outdoor space destinations within the development.

Level 3 podium is designed as a more passive space. On the south side of the building, it will be popular in summer with residents enjoying the shaded, more cooler area. The planting on the level is diverse with species enjoying full to part shade. Multiple seating areas are provided so individuals and small groups can enjoy the space simultaneously. A lemon myrtle is planted here for resident use in cooking and tea making.

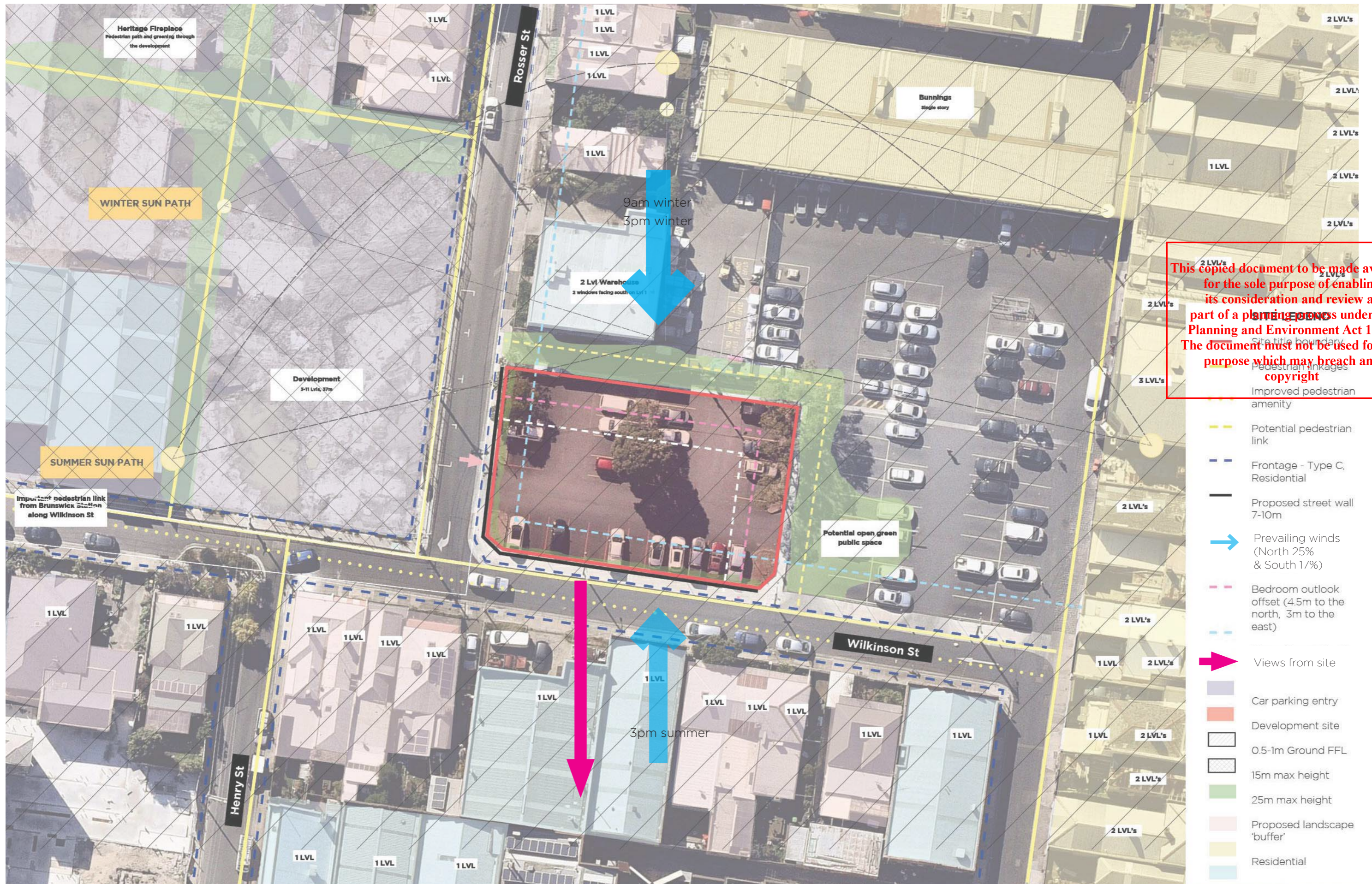
The rooftop terrace is a destination for more active uses, though not exclusively. It is a space that is inviting all year round with pergola shading in the warmer months and strip heating and roofing for the cooler and wetter months. There is a BBQ and sink area adjacent to a large communal table. Other smaller tables and built in furniture are also provided. The planting here is varied including species from EVC 55, other drought tolerant natives, scented climbers and productive planting. Residents are encouraged to come to the rooftop to pick herbs or a lemon for their cooking. A row of Crepe Myrtles will provide a marking of each season to Wilkinson Street southern footpath.

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- Wurundjeri Woi Wurrung Country
- Pre-1750 EVC: Plains Grassy Woodland
- EVC Number: 55
- Bioregion: Victorian Volcanic Plain
- Group: Plains Woodlands or Forests
- Subgroup: Freely-draining
- Geographic Occurrence: C

Planting: Endemic

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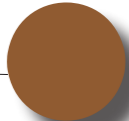
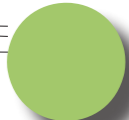








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Planting Legend

-  SO - Qty 11
-  VS - Qty 406
-  Endemic
-  Endemic / native / productive / exotic

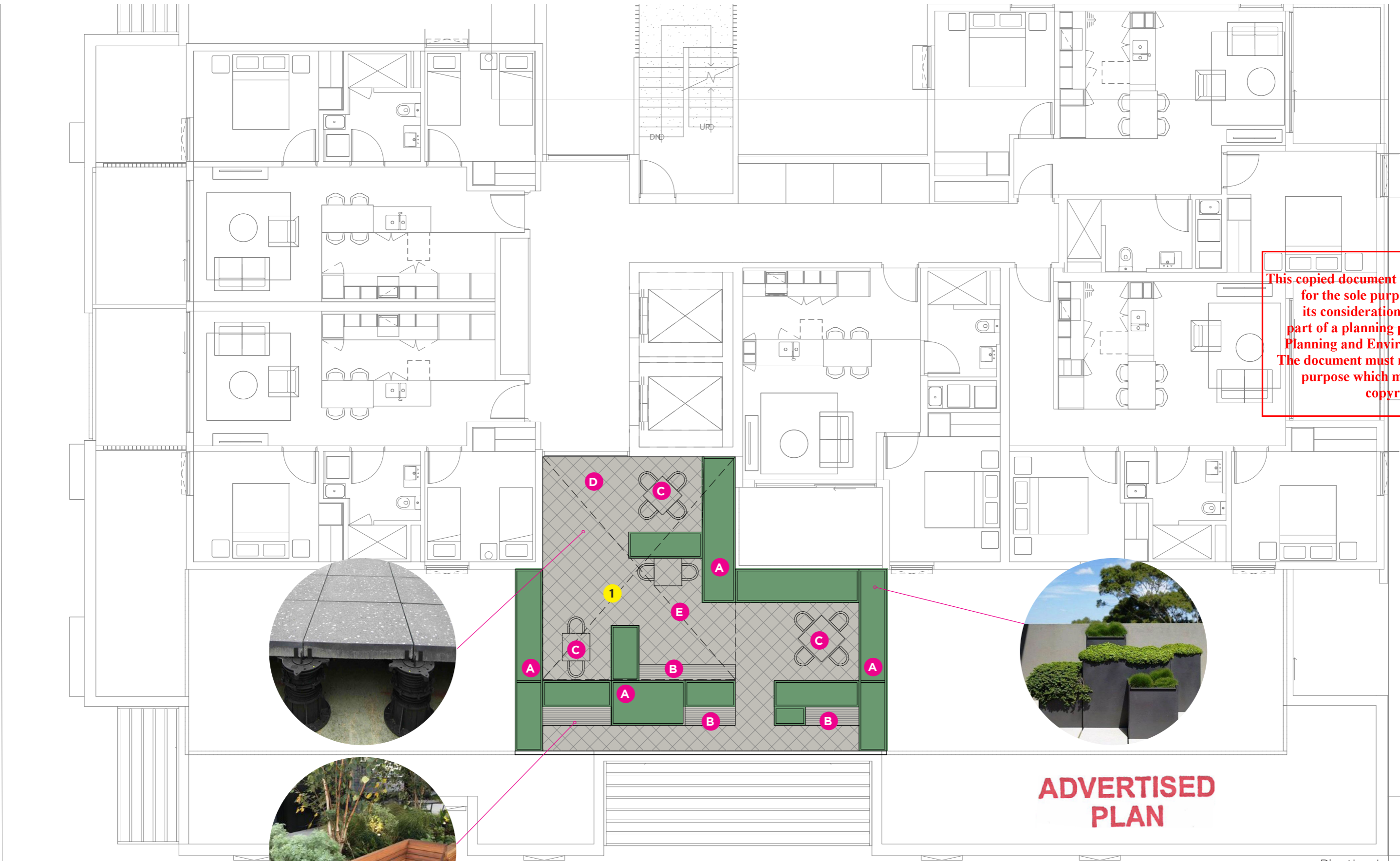
-  Deep soil planting
-  Egress path
-  Custom made fiberglass planter box
-  Topping - permeable



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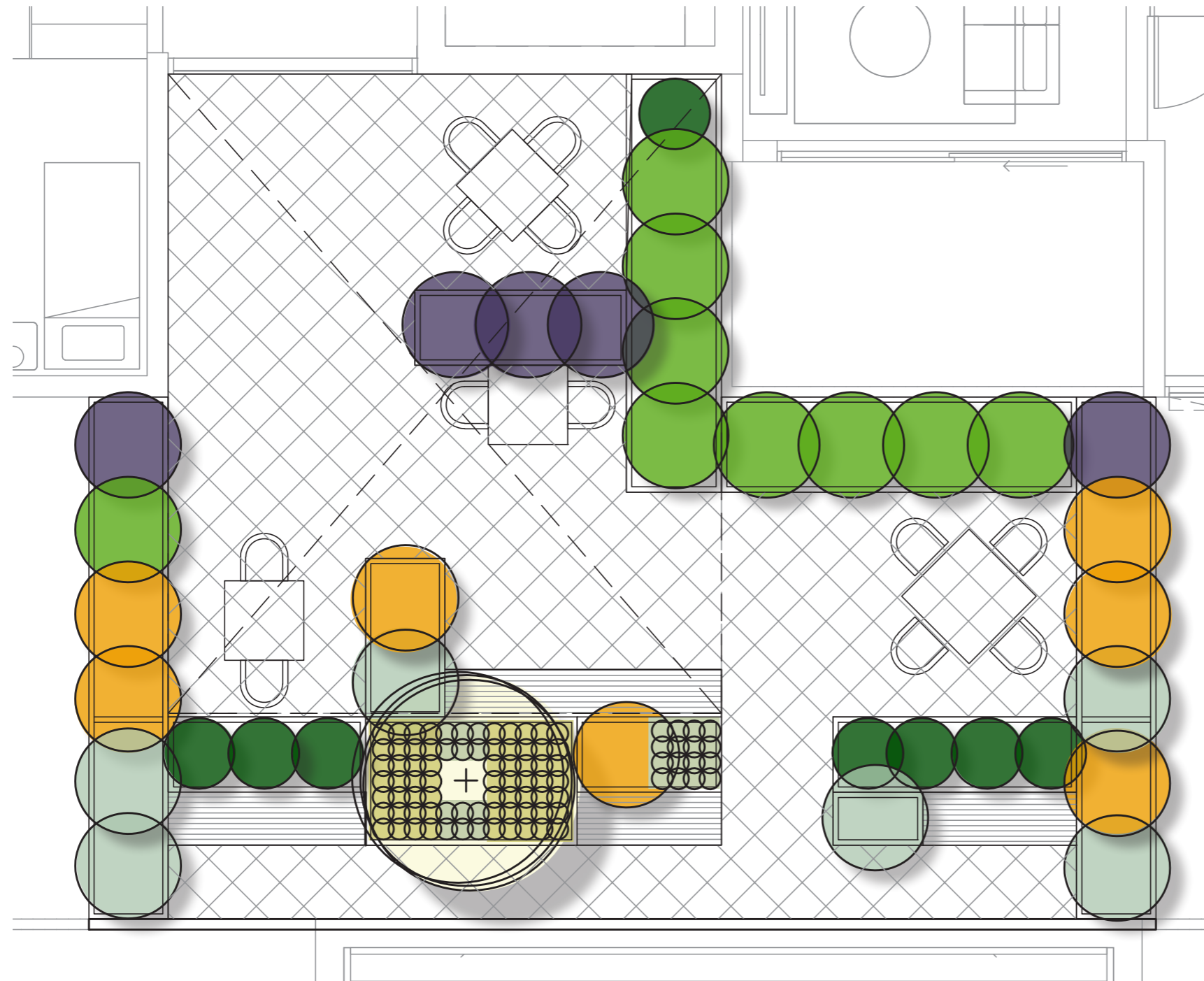
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- | | | |
|---|--|--|
| A Custom made fiberglass planter box | 1 South facing - popular summer use | Endemic |
| B Built-in furniture | Concrete pavers - mid grey | Endemic / native / productive / exotic |
| C Fixed furniture | | |
| D Pod and paver system | | |
| E Roof over | | |

Planting Legend



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Planting Legend

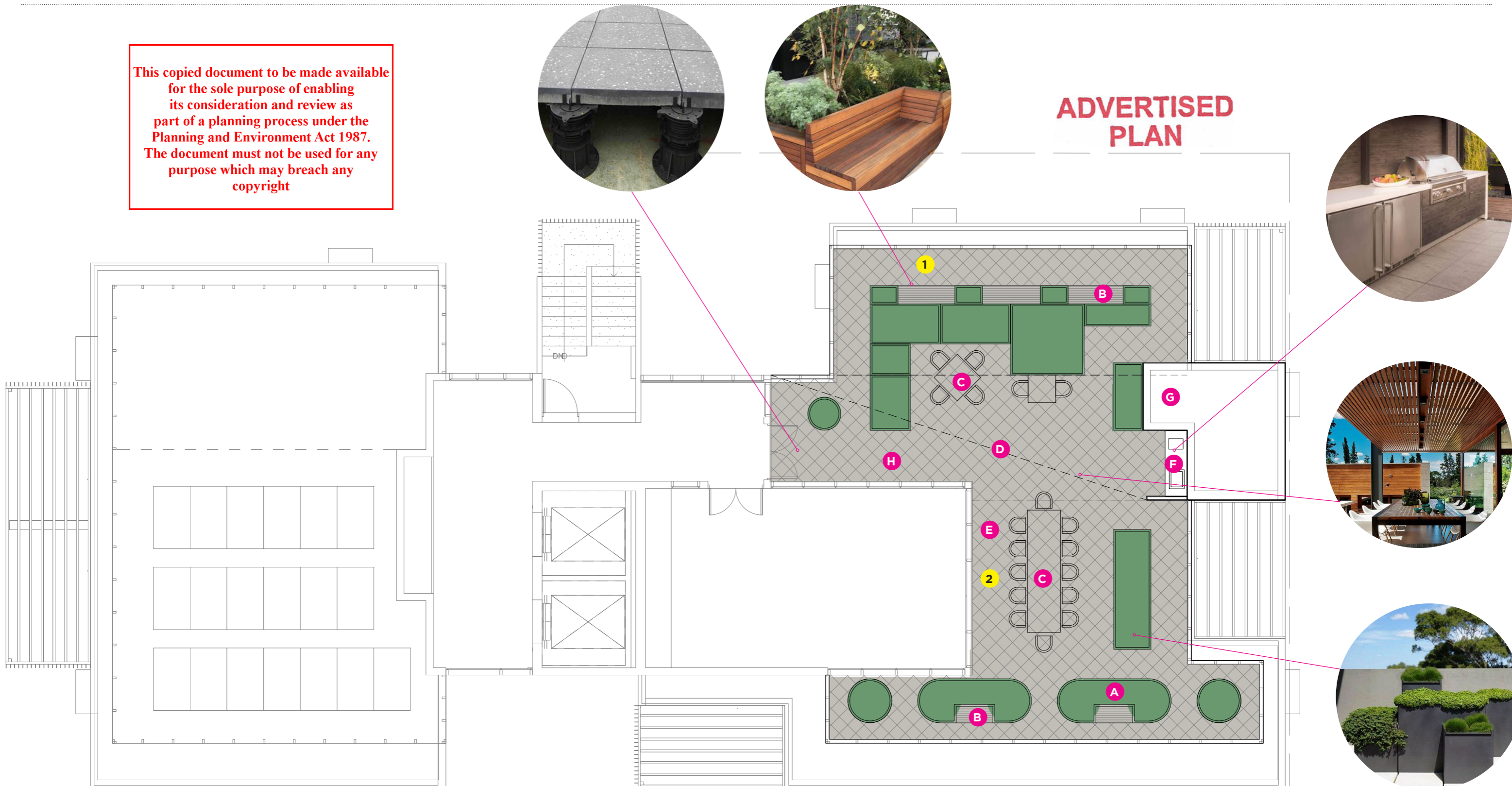
-  RC - Qty 8
-  FL - Qty 5
-  NF - Qty 7
-  WC - Qty 6
-  SJ - Qty 8
-  WM - Qty 51
-  WM - Qty 40
-  LM - Qty 1

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- A** Custom made fiberglass planter box
- B** Built-in furniture
- C** Fixed furniture
- D** Pergola
- E** Pergola with roof & strip heaters
- F** Built-in electric BBQ & sink
- G** Garden shed
- H** Pod and paver system


- 1** North facing - popular winter use
- 2** Undercover - popular winter and summer use
- Concrete pavers - mid grey

- Planting Legend
- Endemic
 - Endemic / native / productive / exotic

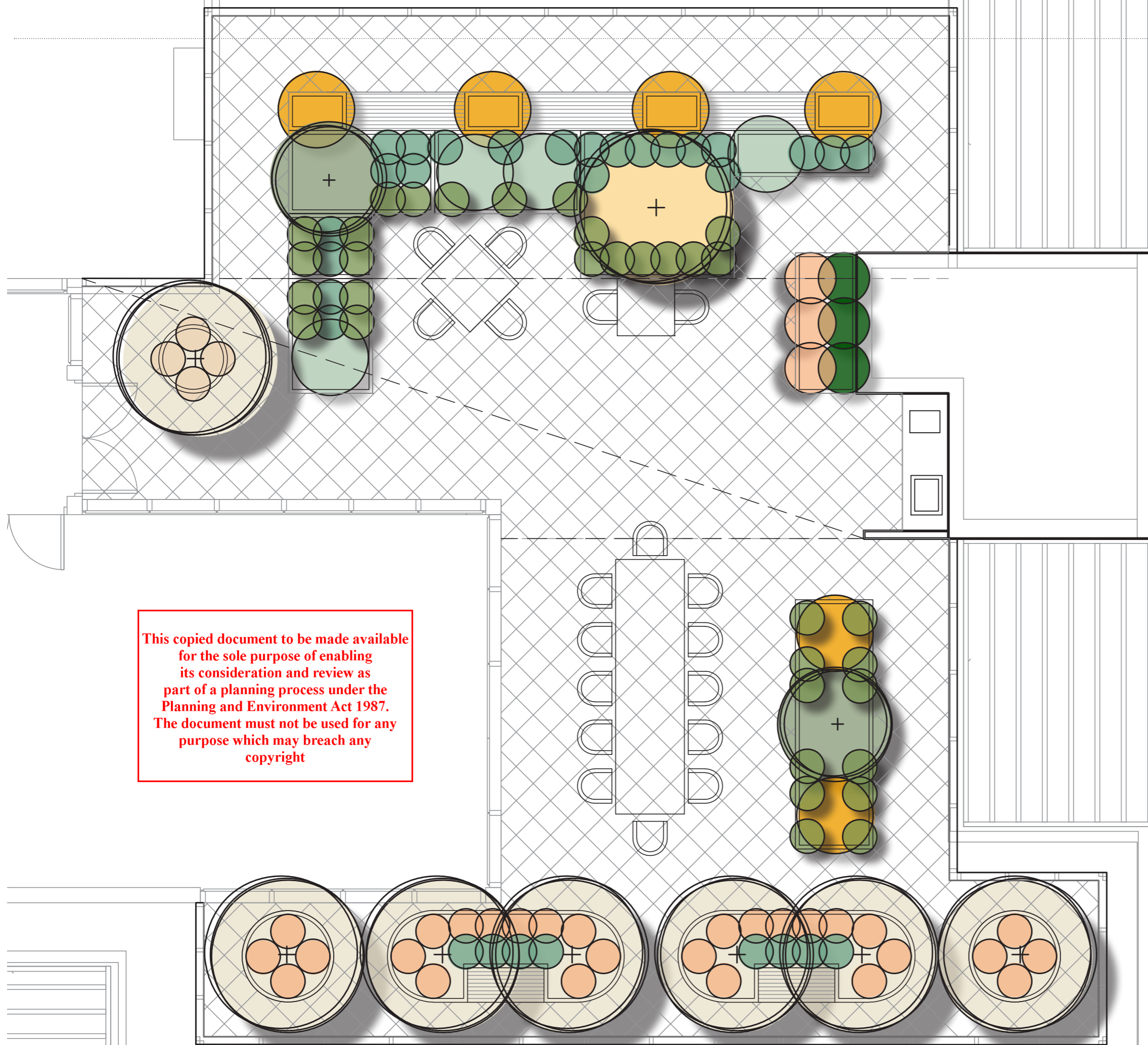


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Planting Legend

-  WR - Qty 33
-  ED - Qty 30
-  BB - Qty 35
-  NF - Qty 6
-  WC - Qty 4
-  SJ - Qty 3
-  DB - Qty 2
-  TL - Qty 1
-  CM - Qty 7

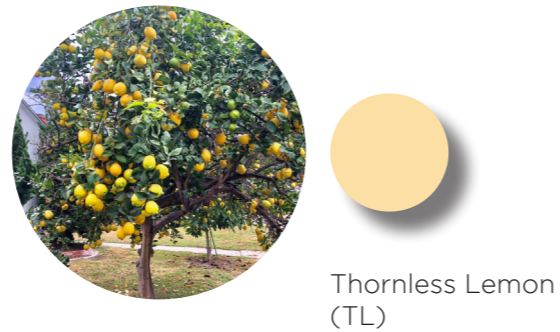
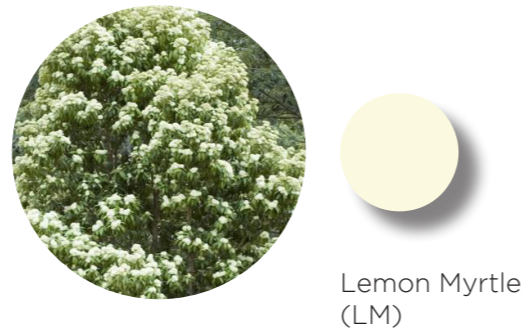
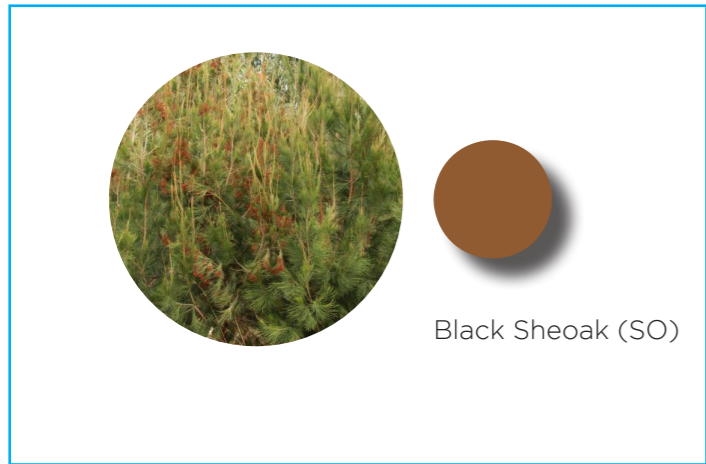
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Code	SO	CM	TL	LM	DB	WC	RC	NF
Plant Type	Tree	Tree	Tree	Tree	Shrub	Shrub	Shrub	Shrub
Common Name	Black Sheoak	Crepe Myrtle (white)	Thornless Lemon	Lemon Myrtle	Dwarf Bay Tree	White Correa	Rock Correa	Native Frangipani
Botanical Name	Allocasuarina littoralis	Lagerstroemia hybrids	Citrus Limon	Backhousia Citriodora	Laurus Bay Tree 'Baby Bay'	Correa Alba	Correa glabra Coliban River	Hymenosporum flavum 'Lushious'
Size at maturity (H x W) meters	5-8 - 2-5	2-5 x 1-3	3 x 2	3+ x 1+	2 x 2	1.5 x 1.5	1-2 x 1-2	0.6 x 1.5
Pot size	40cm	30cm	30cm	30cm	14cm	14cm	14cm	14cm
Quantity	11	7	1	1	2	10	8	13
Full Sun	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Part Shade	Yes	-	-	Yes	Yes	Yes	Yes	Yes
Shade	-	-	-	-	Yes	-	-	Yes
Preferred Merri-bek Plant List	Yes	Yes	No	No	No	No	Yes	Yes
Pre-1750 EVC	Yes	-	-	-	-	-	-	-

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Code	SJ	WR	ED	CR	BB	WM	VS	FL
Plant Type	Climber	Small Shrub	Small Shrub	Ground cover	Ground cover	Strappy Leaved / Trussock	Strappy Leaved / Trussock	Strappy Leaved / Trussock
Common Name	Star Jasmin	Weeping Rosemary	Common Everlasting daisy	Common Rice-flower	Banksia ground cover	Wattle Mat-rush	Veined Spear-grass	Flax Lily
Botanical Name	Trachelospermum jasminoides	Rosemary Officinalis Prostrate	Chrysocephalum apiculatum	Pimelea humilis	Banksia petiolaris	Lomandra filiformis ssp. filiformis	Austrostipa rudis	Dianella tasmanica
Size at maturity (H x W) meters	6-8 x 6-8	0.3 x 1	0.3 x 1-2	0.3 x 0.3-1	0.3 x 3.0	0.1-0.5 x 0.1-0.2	0.3-1 x 0.3-1	0.5-1.5 x 0.5-2
Pot size	14cm	14cm	14cm	14cm	14cm	14cm	14cm	14cm
Quantity	11	33	30	40	35	51	406	5
Full Sun	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Part Shade	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Shade	Yes	-	-	-	-	-	-	-
Preferred Merri-bek Plant List	Yes	Yes	No	No	Yes	Yes	No	No
Pre-1750 EVC	-	-	-	Yes	-	Yes	Yes	Yes

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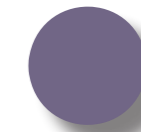
Star Jasmin (SJ)



Weeping Rosemary (WR)



Veined Spear-grass (VS)



Flax Lily (FL)



Common Rice-flower (CR)



Everlasting Daisy (ED)

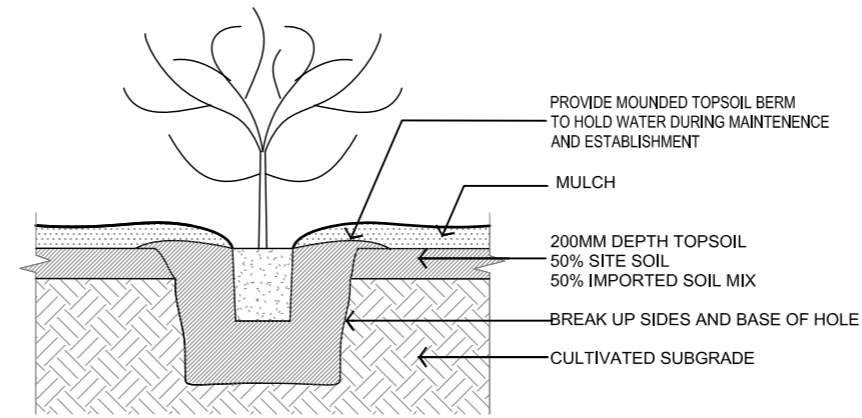


Banksia Groundcover (BB)

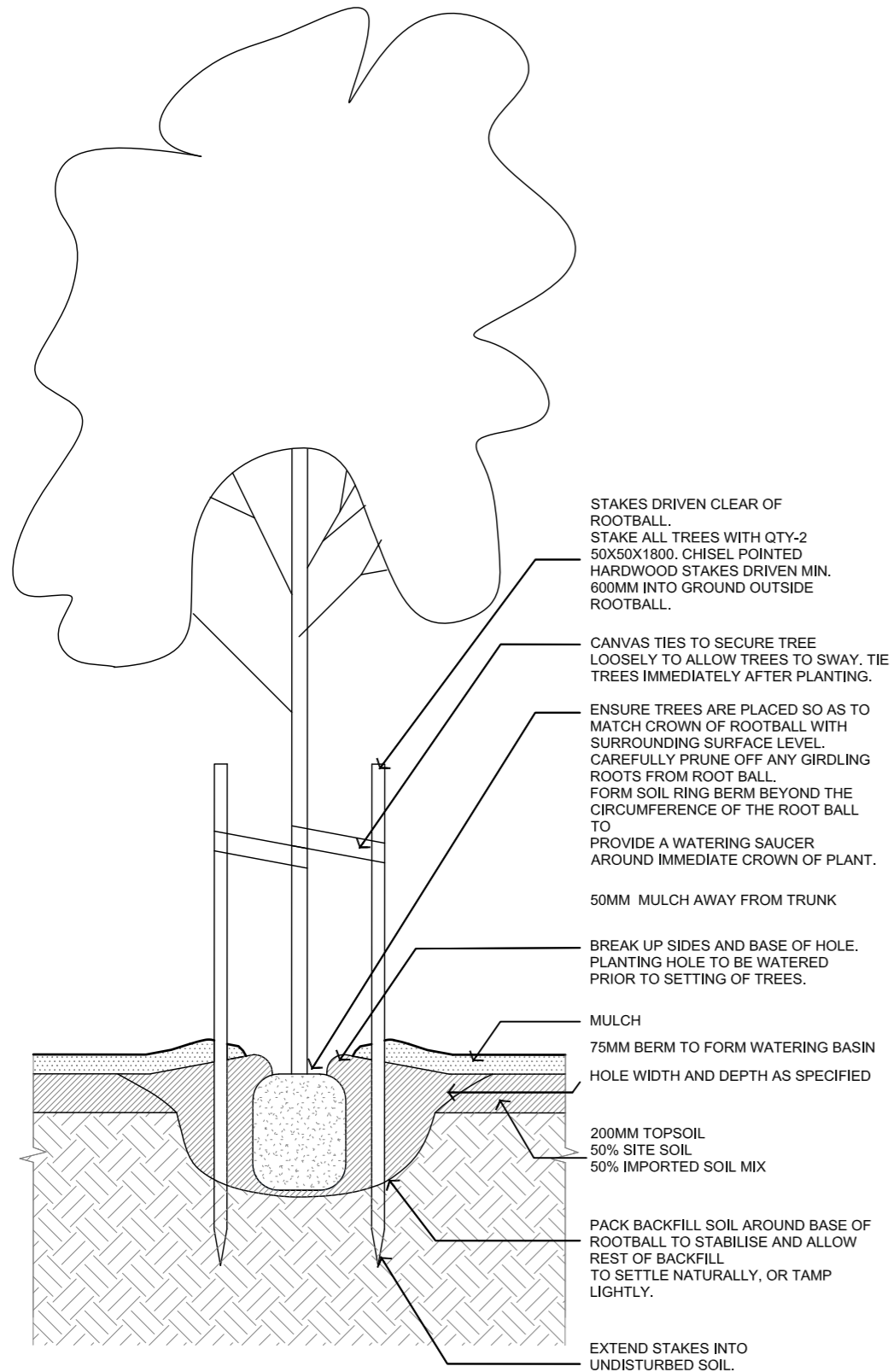


Wattle Mat-rush (WM)

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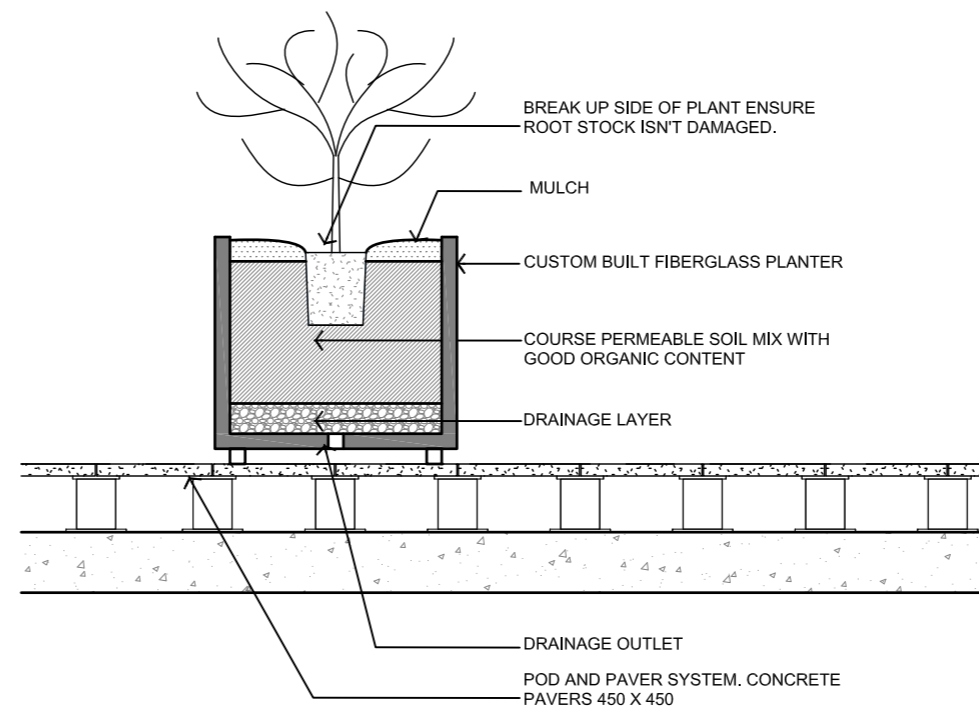


PLANTING - GOUND LEVEL
NTS



PLANTING - TREE
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PLANTING - ROOFTOP
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