

11-17 DORCAS ST SOUTH MELBOURNE



TIME & PLACE
DECEMBER 22 2021

STATUS	TOWN PLANNING
ISSUE	P5
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PREPARED BY	LL
APPROVED BY	HS

1.1 Landscape Concept - Ground Level

A pared back approach to landscape has been taken for the ground level, with an integrated raingarden providing an elegant means of creating a buffer between the public streetscape and the internal commercial tenancies.

Sitting at 1.4m above the internal corridor, the raingarden tapers when viewed from street level.

A robust selection of plant species has been selected, and a sculptural finish of scalloping has been designed on the outside of the planter itself, a reference to the surrounding architectural forms.

- GENERAL EXTENTS**
CODE
- - - - - EXTENT OF WORKS
- PAVEMENTS & SURFACES**
CODE
[Pattern] UNIT PAVERS | TYPE 01
- SOFTSCAPE & PLANTING**
CODE
[Circle] EXISTING TREE
[Green Box] GARDEN BED | TYPE 01
- WALL, EDGES & KERBS**
CODE
[Line] INSITU CONCRETE WALL | 150mm WIDE
- GRADING**
CODE
+ EX 78.24 EXISTING LEVEL
+ RL 78.24 PROPOSED FINISHED SURFACE LE
+ TOW 78.24 TOP OF WALL LEVEL
+ TOS 78.24 TOP OF STEP LEVEL
+ FFL 78.24 FINISHED FLOOR LEVEL
+ FALL 78.24 DIRECTION OF FALL TO FINISHED SURFACE
FLUSH LABEL

Key

1	Existing Street Tree in gravel garden bed
2	Existing pavement (asphalt)
3	Proposed raingarden planter
4	Proposed paver



Scale: 1:200 @ A3

1.2 Landscape Concept - Level 4 Podium

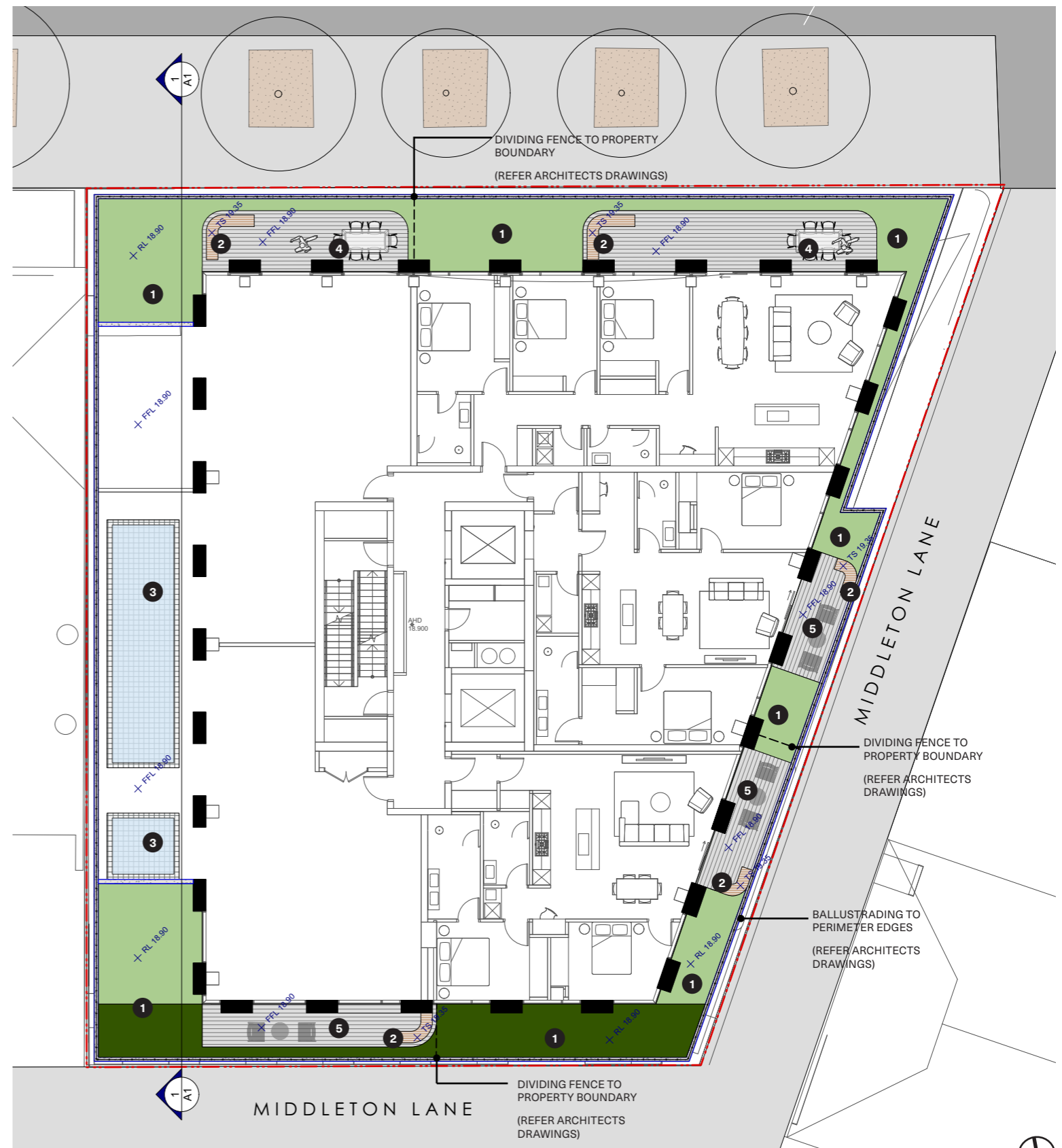
The terraces along the Level 4 podium provide pockets of breakout space for residents of the apartments on this level, as well as a shared amenity space along the western side of the building with hot and cold pools and larger spaces for gathering and dining/entertainment.

The planting strategy proposes three planting typologies, distributed according to desired functionality, including:

Dense amenity planting - applied directly around gathering areas and high use zones of the terrace, designed to provide a feeling of being enveloped by the vegetation and a lush oasis.

Gravel garden amenity planting - applied in low-traffic areas and narrower planters, using a consolidated palette based off of the dense amenity planting mix but applied at a lower density.

Screening planting - applied to interfaces between apartments, to provide visual privacy between properties.



Scale: 1:200 @ A3

<p>GENERAL EXTENTS</p> <p>--- EXTENT OF WORKS</p>	<p>GRADING CODE</p> <p>+ EX 78.24 + RL 78.24 + TOW 78.24 + TOS 78.24 + FFL 78.24 ↓ 1% FLUSH</p>	<p>PAVEMENTS & SURFACES CODE</p> <p>LINEAR UNIT PAVERS TYPE 01</p> <p>POOL TILING TYPE 03</p>	<p>SOFTSCAPE & PLANTING CODE</p> <p>GRASS TURF</p> <p>GARDEN BED TYPE 01</p> <p>GARDEN BED TYPE 02</p>	<p>WALL, EDGES & KERBS CODE</p> <p>INSITU CONCRETE WALL 150mm WIDE</p>	<p>FURNITURE & FIXTURES CODE</p> <p>BALUSTRADE</p> <p>SEAT TYPE 01</p>	<p>Key</p> <p>1 Garden bed</p> <p>2 Seating</p> <p>3 Shared amenities area - pool</p> <p>4 Private apartment dining/seating area</p> <p>5 Shared gathering/dining terrace</p>
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1.3 Landscape Concept - Rooftop Terrace

The rooftop terrace provides an opportunity for penthouse residents to experience the spectacular city views available from this site, particularly towards the north-east.

The rooftop design shares a coherent design language and references features and forms from throughout the broader project, while providing a unique offering and series of more intimate spaces for residents of the penthouse to gather and entertain.

The proposed design of the penthouse terrace caters to residents of the building and provides a series of spaces for outdoor relaxation and recreation including:

- a lawn area with integrated perimeter seating/raised walls
- a paved BBQ and dining zone
- private pool with infinity-style edge
- pool deck and sun lounge area

GENERAL EXTENTS
 --- EXTENT OF WORKS

PAVEMENTS & SURFACES
 CODE
 UNIT PAVERS | TYPE 01
 UNIT PAVERS | TYPE 02
 POOL TILING | TYPE 03
 TIMBER DECKING | TYPE 03
 BALLAST (BY OTHERS)

WALL, EDGES & KERBS
 CODE
 INSITU CONCRETE WALL | 150mm WIDE
 ROCK WALL

FURNITURE & FIXTURES
 CODE
 BALUSTRADE
 POOL FENCE
 POOL GATE

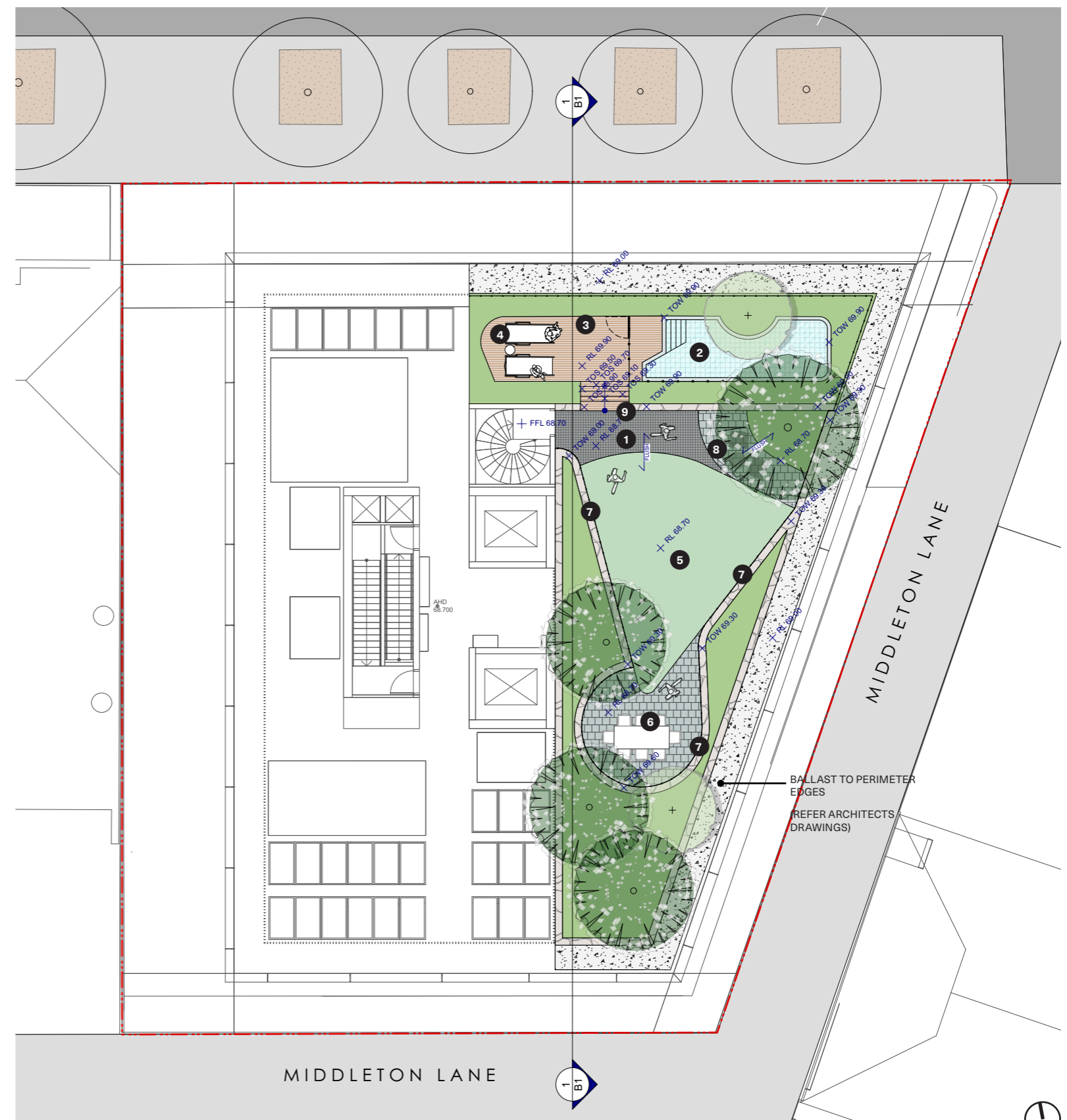
GRADING
 CODE
 EXISTING LEVEL
 PROPOSED FINISHED SURFACE LE
 TOP OF WALL LEVEL
 TOP OF STEP LEVEL
 FINISHED FLOOR LEVEL
 DIRECTION OF FALL TO FINISHED SURFACE
 FLUSH LABEL

STAIRS
 CODE
 STAIRS | TYPE 01

SOFTSCAPE & PLANTING
 CODE
 PROPOSED TREE
 EXISTING TREE
 GRASS | TURF
 GARDEN BED | TYPE 01

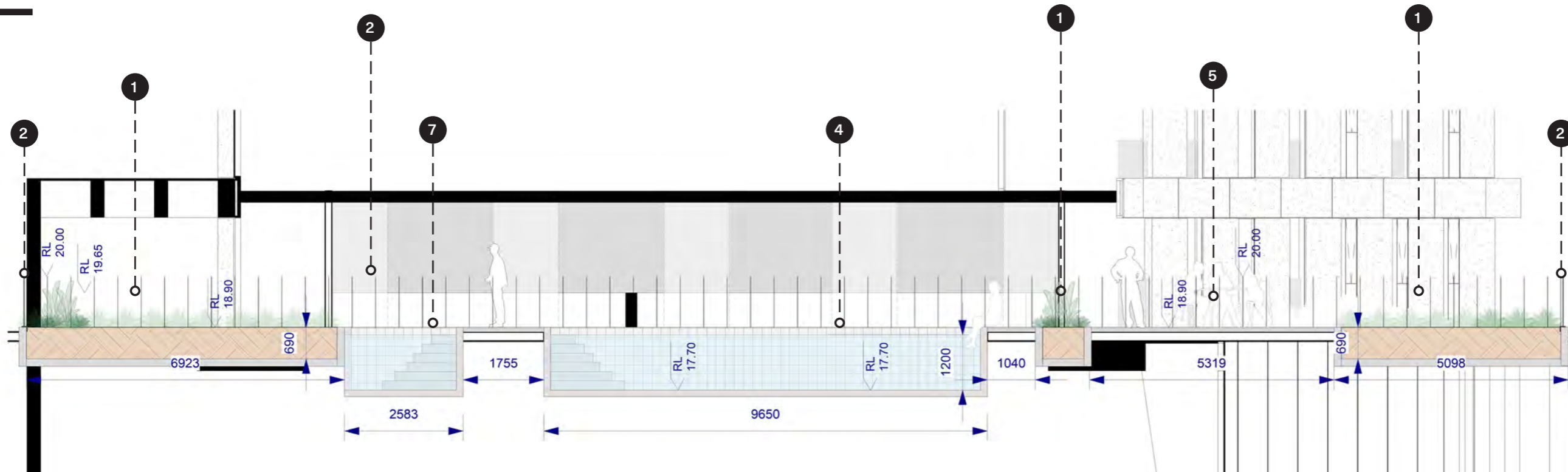
Key

1	Entry forecourt paving
2	Private pool (raised)
3	Pool deck
4	Sun lounge deck
5	Lawn
6	Outdoor Dining / BBQ area
7	Raised wall - varying levels
8	Feature paving - informal dining zone
9	Steps up to pool deck & pool fence/gate



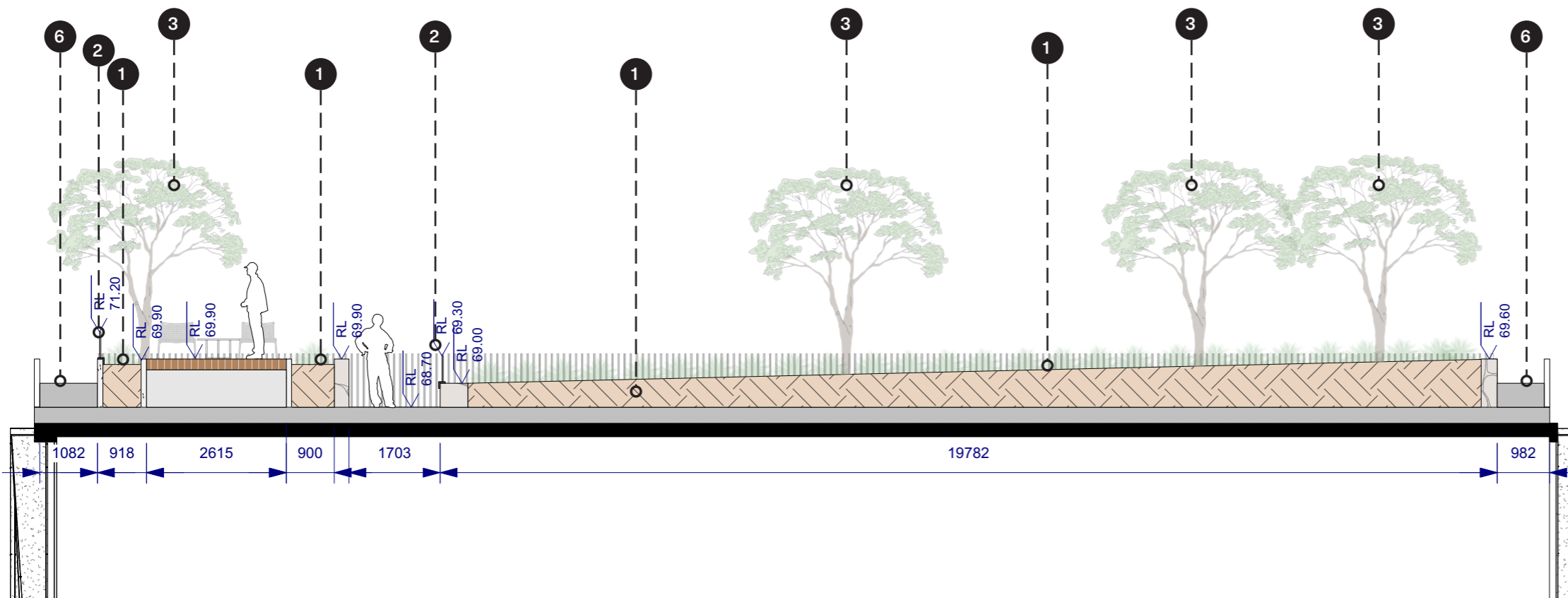
Scale: 1:200 @ A3

1.4 Landscape Sections



Section AA - Typical Section Level 4 Podium

Scale: 1:200 @ A3



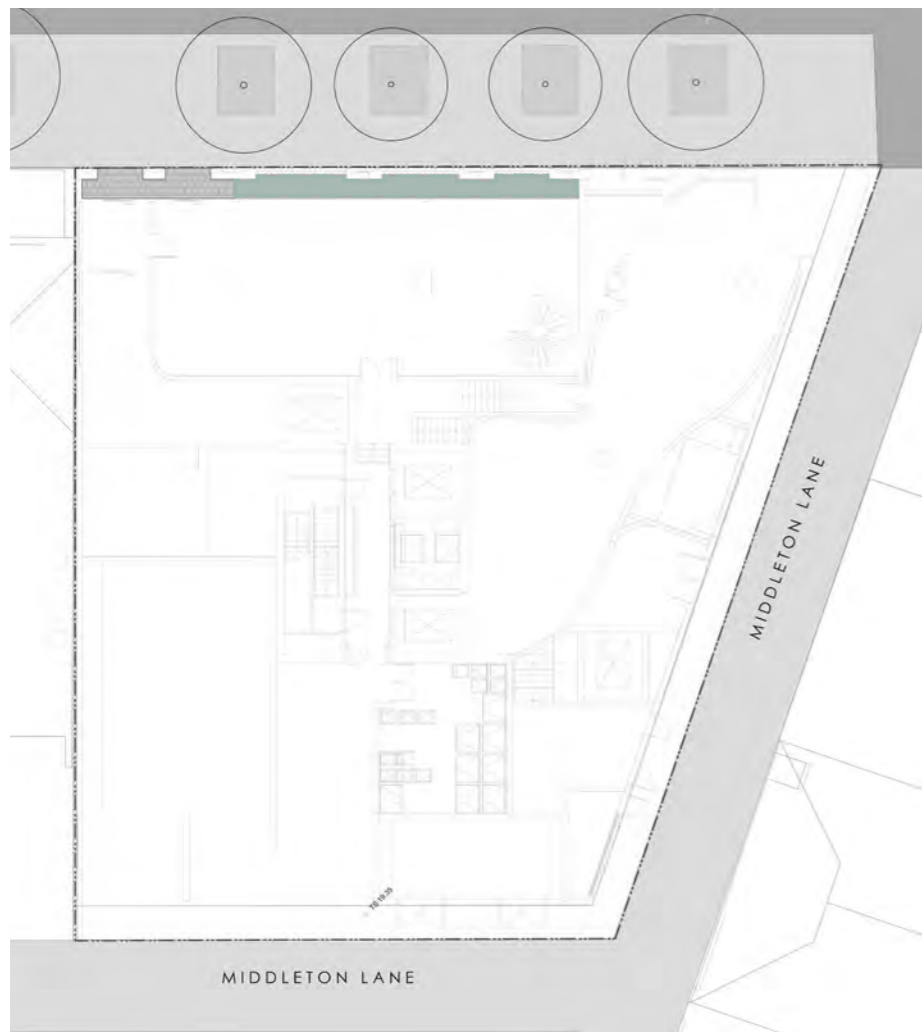
Key

- 1 Garden bed
- 2 Ballustrade
- 3 Medium trees in raised planter
- 4 Pool
- 5 Multi-purpose Room
- 6 Ballast
- 7 Spa

Section BB - Typical Section Rooftop

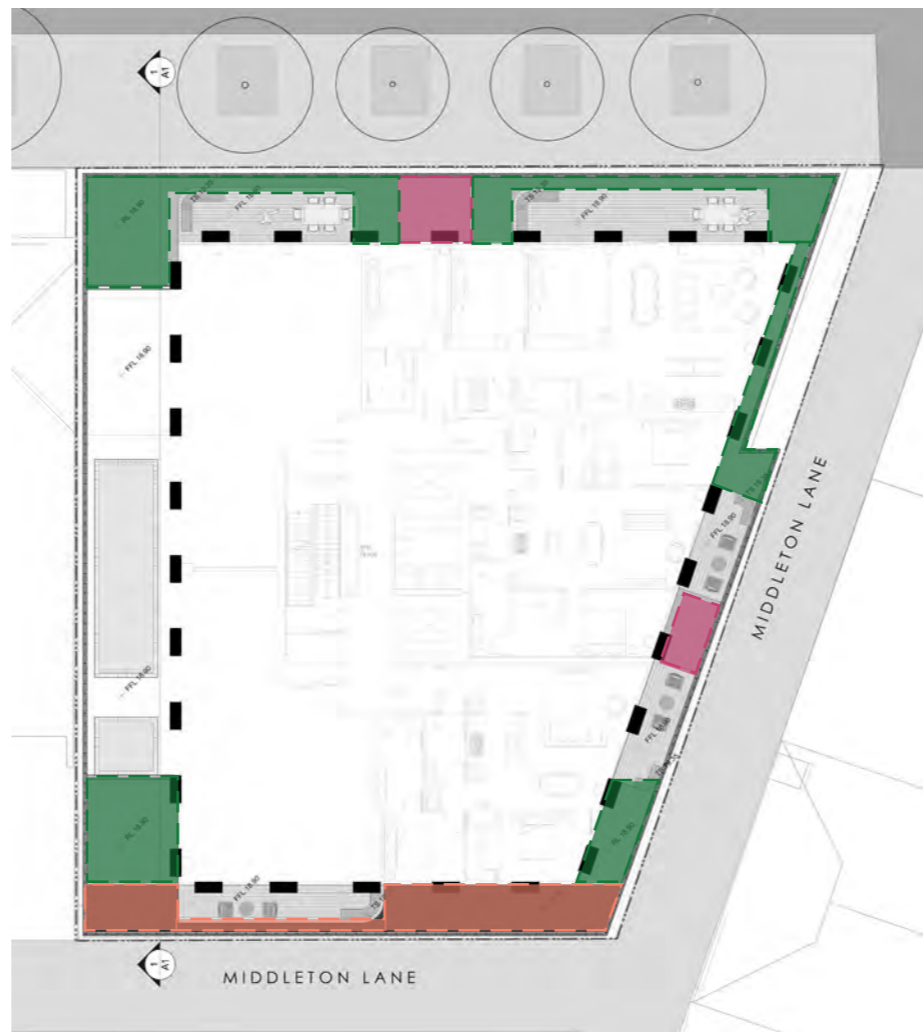
Scale: 1:200 @ A3

1.5 Planting Strategy



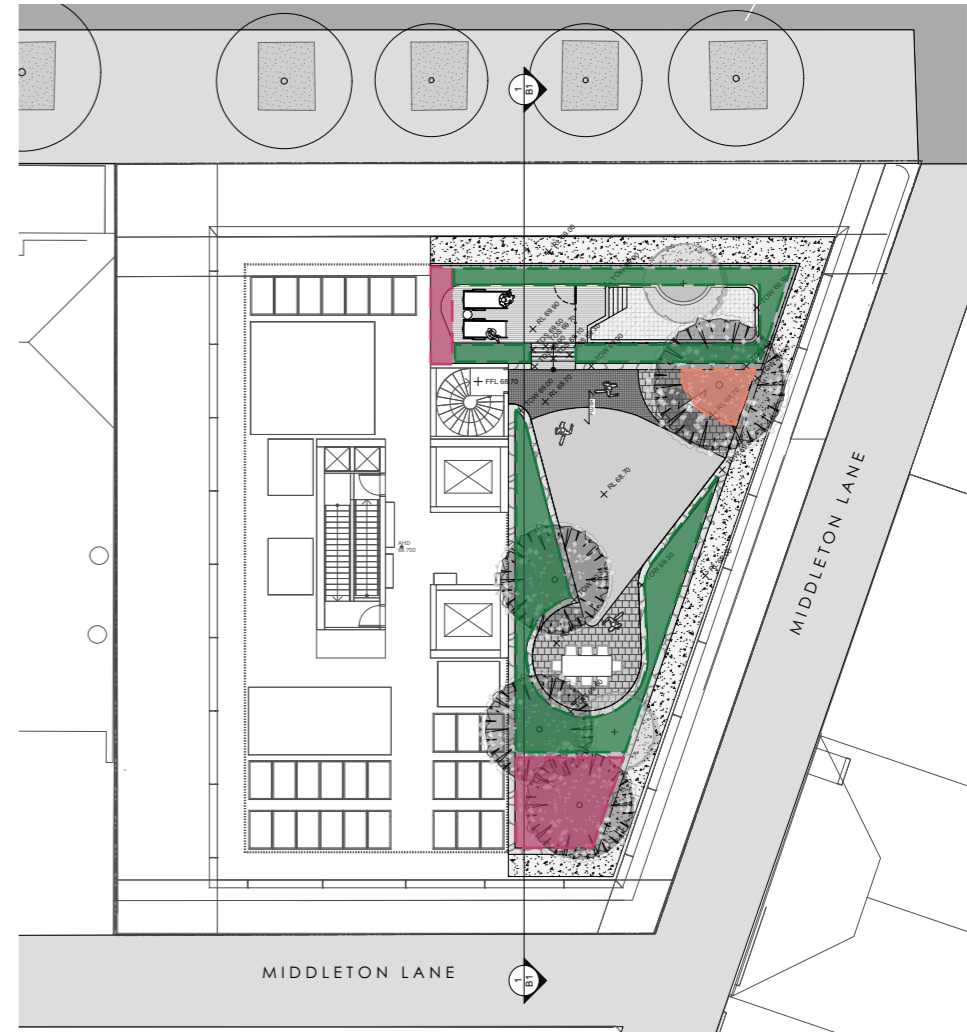
Ground Level Planting Zones

Raingarden Mix



Level 4 Podium Planting Zones

- Low Level Planting
- Gravel Garden Amenity Planting
- Screening Mix



Rooftop Planting Zones

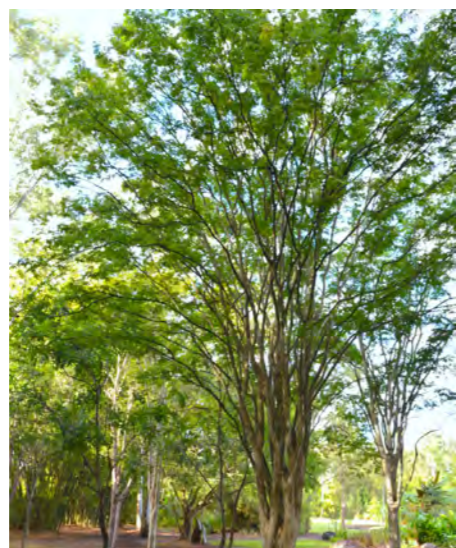
- Dense Amenity Planting
- Gravel Garden Amenity Planting
- Screening Mix

1.6 Indicative Plant Palette

Dense Amenity Planting - Indicative species palette



Gleditsia triacanthos var. inermis 'Shademaster'



Libidibia ferrea
Leopard Tree



Carpobrotus modestus
Inland Pigface



Murraya paniculata
Orange Jessamine / Mock Orange



Westringia fruticosa
Coastal Rosemary



Dichondra argentea 'Silverfalls'
Dichondra Silver Falls



Clivia miniata
Clivia lily



Senecio serpens 'Blue Chalksticks'
Blue Chalksticks



Dianella caerulea
Flax Lily

Gravel Garden Amenity Planting - Indicative species palette



Lagerstroemia indica
Crepe Myrtle



Cotinus coggygria
Smokebush



Agave attenuata
Foxtail Agave



Gaura lindheimeri
Butterfly Bush



Achillea millefolium
Common Yarrow



Dichondra argentea 'Silverfalls'
Dichondra Silver Falls



Senecio serpens 'Blue Chalksticks'
Blue Chalksticks



Festuca glauca
Blue Fescue



Poa labillardieri
Tussock Grass

2.1 Header

Screening Mix - Indicative species palette



Ficus hillii
Weeping Fig



Bambusa textilis var. gracilis
Slender Bamboo



Viburnum tinus
Laurustinus



Liriope muscari 'Evergreen Giant'
Liriope Evergreen Giant



Trachelospermum asiatica
Asiatic Jasmine

Raingarden Mix - Indicative species palette



Carex appressa
Tall Sedge



Ficinia nodosa
Knobby Club Rush



Lomandra Hystrix
Mat Rush



Dianella revoluta 'Little Jess'
Little Jess Dianella

Specification:

Irrigated Shallow Growing Media with Organic Mulch (Size 20-45mm)

Mulch Depth: 50mm

Mulch Type: ecoDynamics Mossrock Mulch 'Hogged Bark'

Topsoil Type: Engineered growing media with minimum 300 imported top soil.

Note: 150mm stock pot size for all plants

1.7 Indicative Materials Palette



Exposed aggregate faceted concrete walls



Stone or concrete pavers



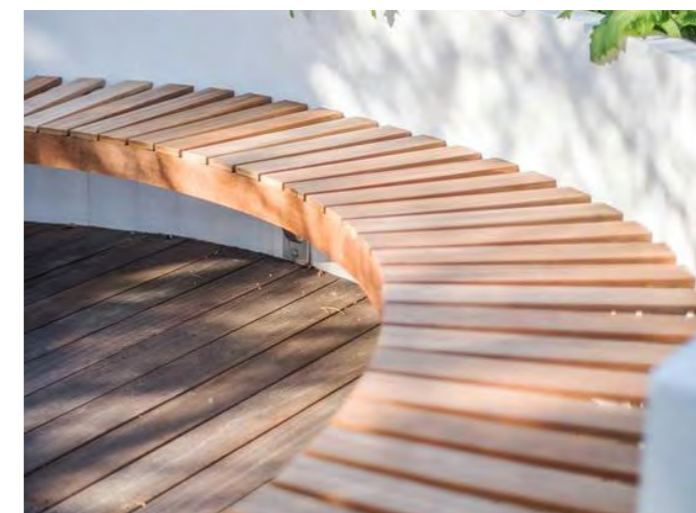
Modern, tiled pool with paved surrounds



Curved concrete walls forming raised planters



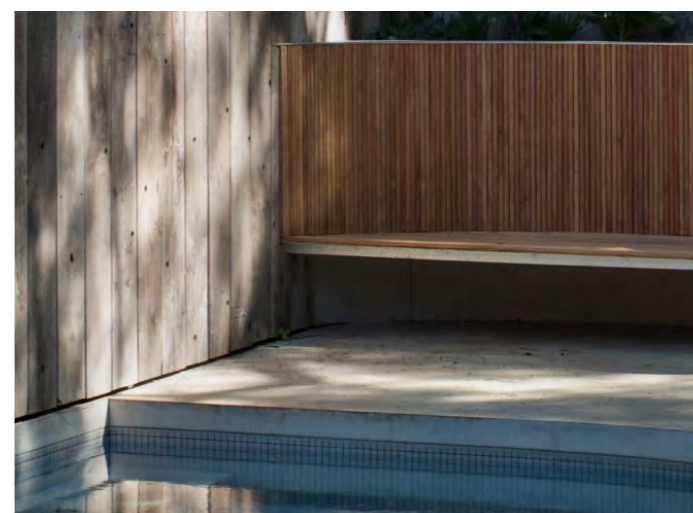
Feature pavers



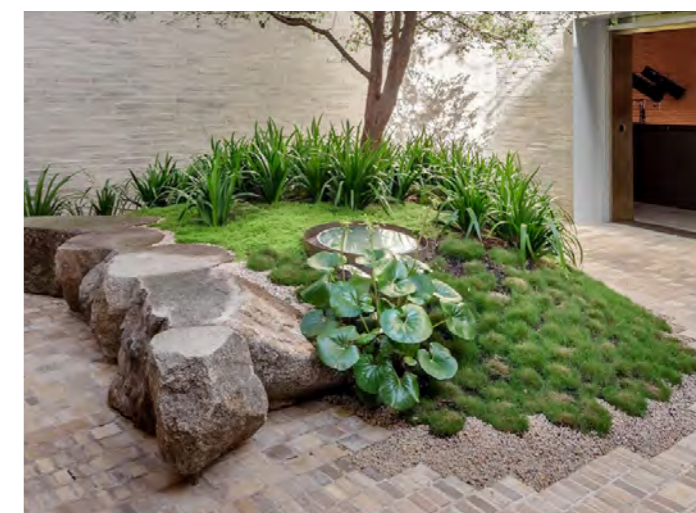
Timber batten seating detail



Sloping garden bed walls



Timber seating, concrete and feature tiles to pool edging



Sloping garden beds, flush with hardscape surfaces

1.8 Technical Design Notes

1.8.1 Planting On Structure

A key factor in the success of planting on structure is the provision of the appropriate volume of soil to enable the retention of moisture and nutrients required for growth. The landscape design makes allowances for suitable soil volumes through slab set-downs, built-up areas of soil and retained planters. All planted areas will include sub-surface drainage outlets for collection and conveyance to outlets.

1.8.2 Irrigation

The irrigation needs of the scheme have been considered both in terms of planting selection and the preliminary design of soil specification and profile. Automatic irrigation controllers will be managed by the on-site building management staff.

1.8.3 Planting Design

The proposed palette has been designed to provide appropriate scale, greening and visual amenity for a project on structure. Trees will be installed as advanced specimens, ensuring that they provide scale and amenity from the first day of occupation. The planting scheme uses a mix of native, exotic and indigenous plants chosen for their sculptural characteristics. These plants will typically be installed at sizes and densities for immediate impact.

1.8.4 Maintenance

The maintenance needs of any landscape are tied to the resolution of the design at planning level. This proposal attempts to negotiate the desire for a verdant planted areas with the need to ensure that these plantings have longevity within a low-maintenance environment. The proposal includes:

- A strong palette of proven performing plants;
- A planting palette that utilises several species for each application ensuring seasonal change as well a consistent level of amenity should one of the species under perform;
- Small scale mass planting within a well-designed suite of hardscape elements ensuring that the failure of an individual specimen will be contained, permitting delayed maintenance; and
- Allowance for irrigation and maintenance of all communal spaces by the on-site building management staff.

1.8.5 Safety

The landscape proposal has been developed with consideration of Crime prevention through environmental design (CPTED) principles and has been the subject of a series of in-house risk reviews. Passive surveillance has been considered carefully, in order to create spaces which are perceived as and which feel safe to be in for all members of the community.



ARTIST'S IMPRESSION - Architectural Proposal

1.9 Green Infrastructure

1.9.1 Minimum Requirements

Providing deep soil zones for trees and suitable depth planters for general landscape and green roofs is critical to the success of green infrastructure in residential developments. Careful consideration of minimum requirements must be considered at an early stage of concept and planning to ensure the aspirations are met with the relevant technical requirements.

This page illustrates the minimum requirements we propose and have integrated within the design for this development. We use a series of industry sources to determine the minimum soil volumes per tree for landscape developments on podium. As such guidelines for minimum requirements can vary between sources but we seek to provide to best possible standards for all green infrastructure.

Our Considerations:

- Deep soil zones, that is 1000mm depth or greater have been provided to all tree planting locations
- We have utilised the Elke Soil Volume Simulator (www.elkeh.com.au/soils) to calculate the required soil volumes for proposed trees across the development. Where trees are located in large volumes of soil or continuous planters their overall soil volume can be reduced as they share this volume with other trees.
- Tree root ball anchoring shall be provided for trees in containerised locations where stakes cannot be driven into the sub grade.
- We propose to employ lightweight engineered soils where required to minimise structural loading.
- Plant selection shall be based on species with tolerance for exposed and containerised conditions, as well as storm water management objectives, biodiversity objectives, and aesthetic requirements.
- All planted areas in containerised situations will be irrigated. Irrigation should preferably be provided with site captured or recycled water with integrated water management systems. Weather stations and web connectivity should be provided for irrigation control systems to enable monitoring and efficient use of water.
- Maintenance has been factored into the design including preliminary provision of access to all containerised planters.

1.9.2 Soil Volumes

Planters also consider minimum volumes of soil required as per the following table.

Tree Volume Calculator*

Volume = 3.1417

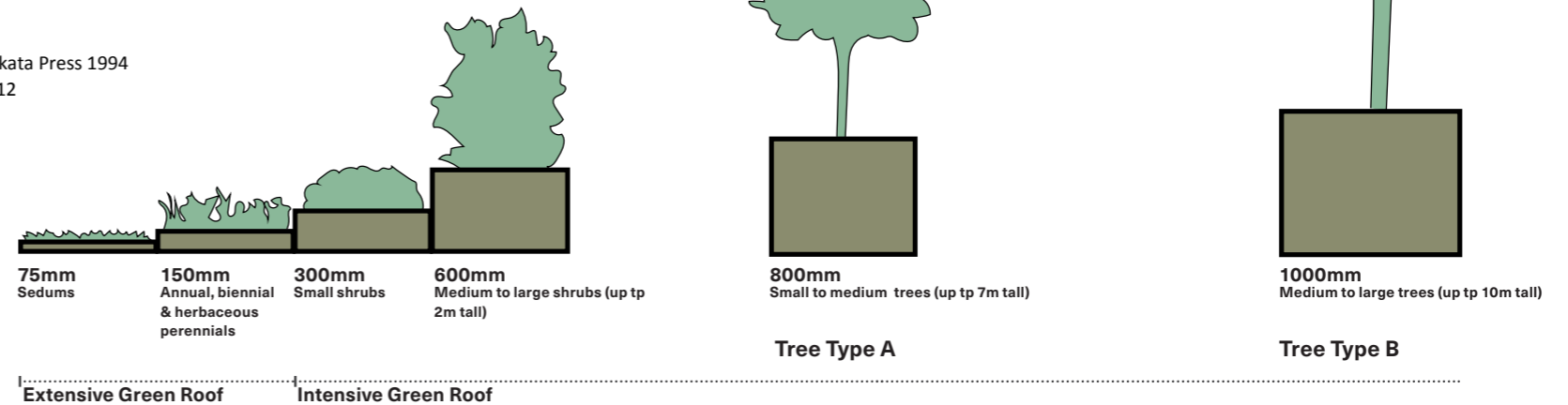
Mature Tree Size (m)/ H (Height) & W (Width/Radius)	No.	Radius	Enhanced Volume (m³)
Large			
30H x 18W	1	9	152.7
20H x 12W	1	6	67.9
<i>SUB TOTAL</i>			220.5
Medium			
18H x 15W	1	7.5	106.0
15H x 10W	1	5	47.1
12H x 8W	1	4	30.2
7H x 7W	1	3.5	23.1
<i>SUB TOTAL</i>			206.4
Small			
10H x 7W	1	3.5	23.1
8H x 5W	1	2.5	11.8
6H x 3.5W	1	1.75	5.8
<i>SUB TOTAL</i>			40.6
TOTAL (m³)			467.6

Notes:

- 'r' is the radius of the canopy
- Assume 800mm depth of soil to determine the area of the tree planting zone from th
- * Based on Tree Canopy Projection Method
- ** Preferred Volume based on 75% of mature grown in natural ground
- *** Minimum Volume based on 60% of mature grown in natural ground

References:

- Hitchmough J.D 'Urban Landscape Management' Inkata Press 1994
- Fytogreen 'Lightweight Roof Garden Guidelines' 2012
- Tree Logic (Adapted from Urban 2008)



Planting profiles by planting type

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1.10 Existing Conditions

The project site is located at 11-17 Dorcas St, South Melbourne less than 1.5km from Melbourne's CBD and accessible easily by public transport, bike and vehicle transport modes.

The project is in close proximity to parks, retail and commercial centres, and with views towards the Shrine of Remembrance, as well as the iconic Clarendon Street and South Melbourne Markets.

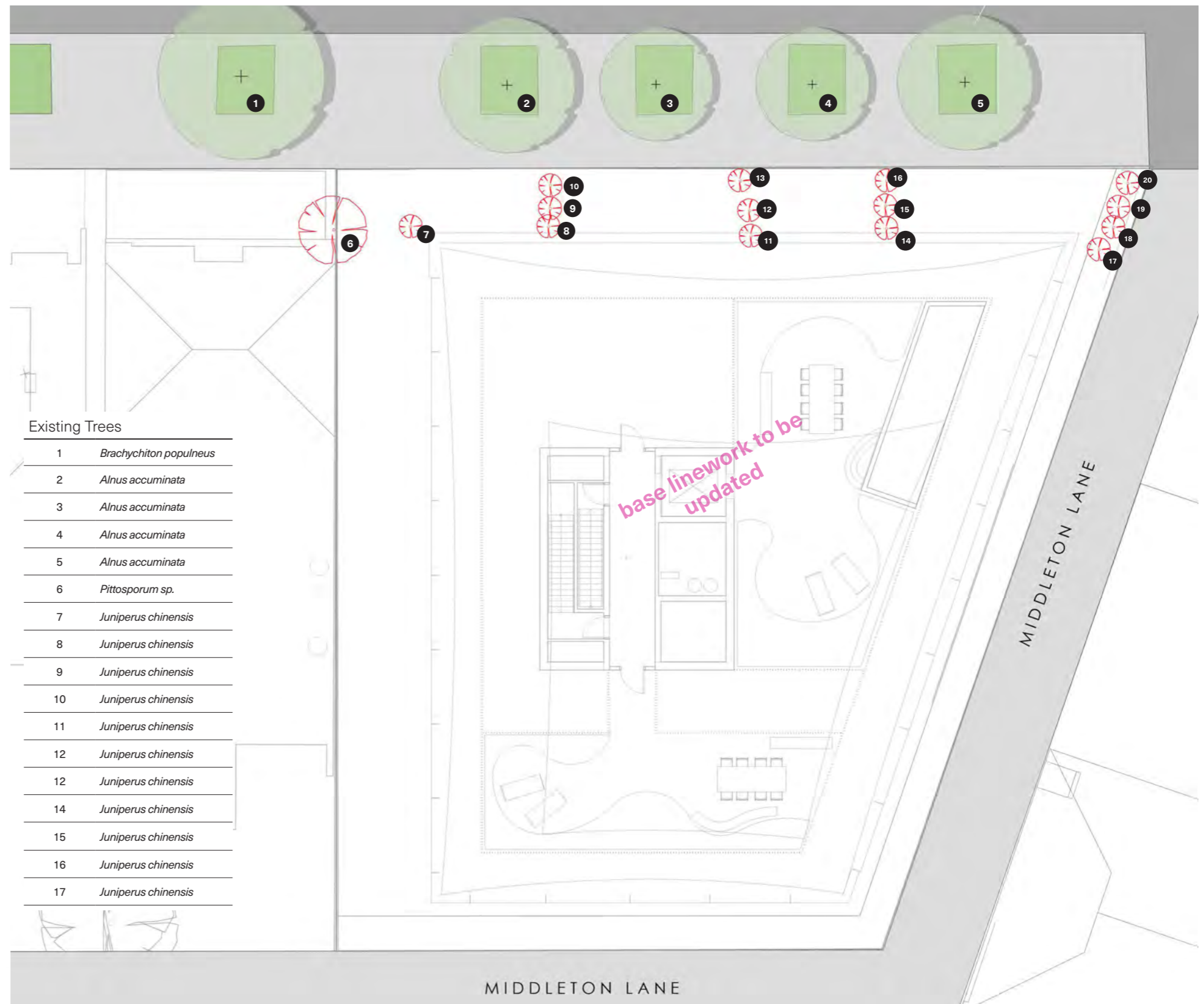
The site is surrounded by multi-level residential and mixed-use buildings as well as mid-rise commercial and retail.



Site Location



Site Analysis Diagram
NTS



Existing Trees

1	<i>Brachychiton populneus</i>
2	<i>Alnus accuminata</i>
3	<i>Alnus accuminata</i>
4	<i>Alnus accuminata</i>
5	<i>Alnus accuminata</i>
6	<i>Pittosporum sp.</i>
7	<i>Juniperus chinensis</i>
8	<i>Juniperus chinensis</i>
9	<i>Juniperus chinensis</i>
10	<i>Juniperus chinensis</i>
11	<i>Juniperus chinensis</i>
12	<i>Juniperus chinensis</i>
12	<i>Juniperus chinensis</i>
14	<i>Juniperus chinensis</i>
15	<i>Juniperus chinensis</i>
16	<i>Juniperus chinensis</i>
17	<i>Juniperus chinensis</i>

Scale: 1:200 @ A3

