

ARCADIA

DOONSIDE

# Victoria Gardens Doonside Precinct Landscape Architectural Town Planning Package

Prepared for Vicinity Centres & Salta Properties  
8 April 2022  
Issue 6



# ARCADIA

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We respectfully acknowledge the Traditional Custodians of the lands where we live and work. We acknowledge their unique ability to care for Country and deep spiritual connection to it. We honour Elders past, present and emerging whose knowledge and wisdom has and will ensure the continuation of cultures and traditional practices.

# Table of Contents

## 01

### Project Introduction

Introduction  
Site Context  
Connection to Wurundjeri Woi Wurrung Country  
Wurundjeri Culture & Heritage  
Historical Timeline  
Project Site History

## 02

### Vision

Project Vision  
Project Design Pillars

## 03

### Landscape Narrative

Landscape Layers  
Landscape Design Pillars

## 04

### Ground Level Landscape Concept

Precinct Character  
Overall Plan  
Key Public Realm Areas  
Doonside Plaza - *The Confluence* and Burnley Laneway - *The Valley Floor*

- Experience
- Analysis
- Sections

Pocket Garden and Laneway - *The River Forest*

- Sections
- Experience
- Analysis

Double Level Courtyard - *The Green Escarpment*

- Sections
- Experience
- Analysis

Market Hall Square - *The River Opening*

- Experience
- Analysis
- Sections

Doonside Street

- Sections

Burnley Street

- Sections

Public Realm Materials & Elements  
Publicly Accessible Open Space Plan  
Licensed Seating Area Plan  
Deep Soil Plan  
Tree Plan  
Trees Over Structure  
Plant Schedule

## 05

### Level 1 Landscape Concept

Level 1 Residential Garden

- Sections
- Precedents & Materials
- Plant Schedule

## 06

### Levels 2+ Landscape Concept

Level 2  
Level 3  
Level 3 Building 6 Roof Terrace  
Level 4  
Level 5  
Level 5 Building 5 Roof Terrace  
Level 6  
Level 7  
Level 7 Building 6 Roof Terrace  
Level 9  
Level 9 Building 6 Roof Terrace  
Residential Communal Space Provision Plan  
Plant Schedule





DOONSIDE

# PROJECT INTRODUCTION

RESTAURANT

RESTAURANT

BEER GARDEN

Italiano

l'ital



Project Introduction

# Introduction

Vicinity Centres and Salta Properties have engaged Arcadia Landscape Architecture to undertake a landscape architectural concept of the proposed retail and mixed use development located along Doonside Street in Richmond.

This development seeks to expand the offering of Victoria Gardens through a laneway and market hall retail experience, with mixed use and residential towers above.

This Concept Design Town Planning Report presents the landscape architectural proposal for the development, supporting its vision to create a dynamic mixed use precinct, with an open, inviting and engaging public realm for the community, residents and shoppers alike.

Legend

- 01 Project Site
- 02 Victoria Gardens Shopping Centre
- 03 Multi Level Car Park
- 04 Harry the Hirer Site
- 05 Yarra River



Site and Surrounds



Project Introduction

# Site Context

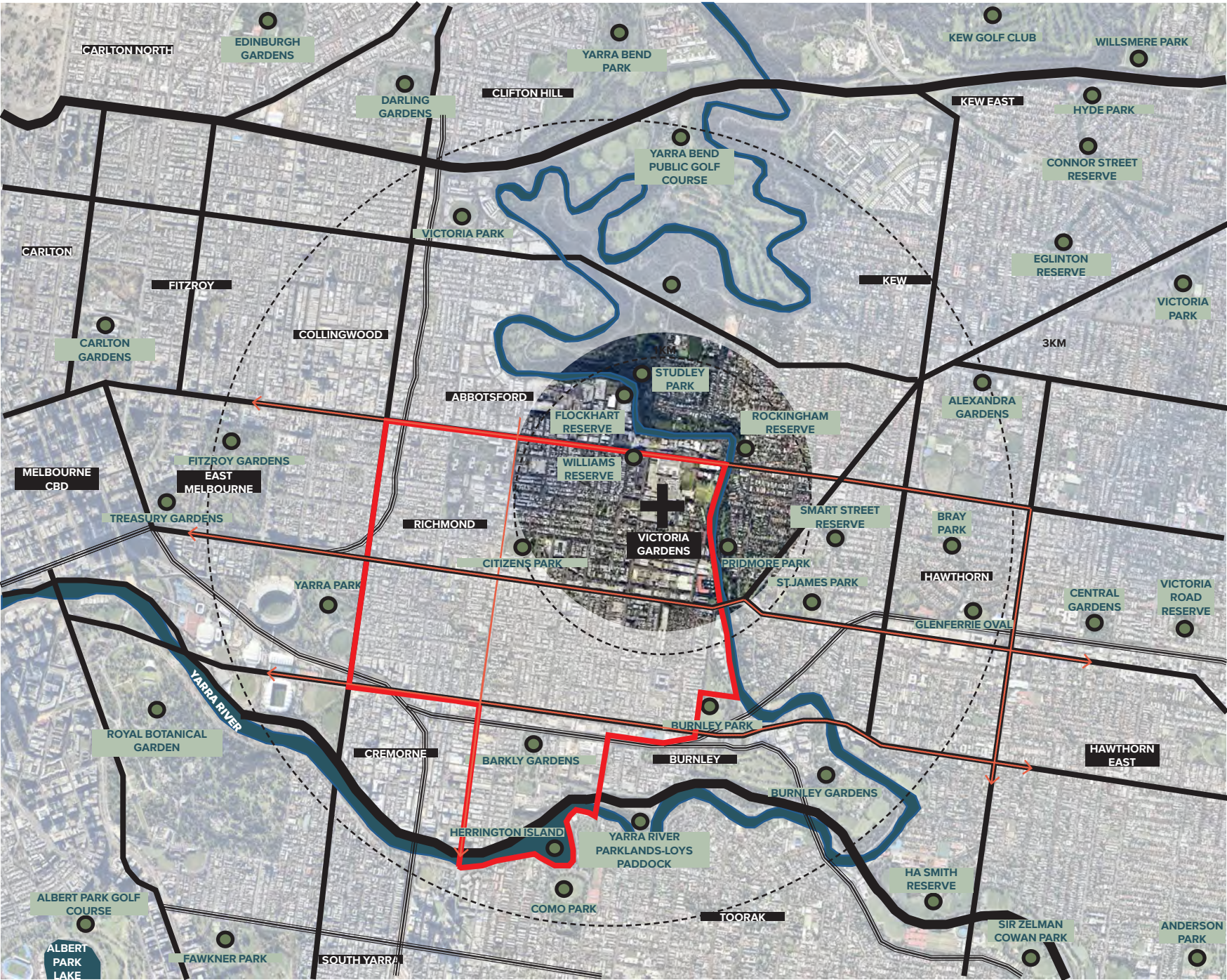
The development site is located along Doonside Street, in the north east corner of Richmond and is bounded between Victoria Gardens Shopping Centre to the north, Burnley Street to the west and David Street to the east.

The broader area is undergoing significant redevelopment, transitioning in built form character from industrial warehouses to residential towers.

The site is located in close proximity to the retail and dining precincts of Victoria Street and Bridge Road, both of which are serviced by tram lines.

The Yarra River to the north and east of the site is a significant natural, cultural and recreational corridor for the area and contains the Main Yarra Trail that connects the area to central Melbourne.

- Legend**
- Richmond Suburb Extents
  - Rail Lines
  - Water Body
  - Tram Lines Within 3km of Site
  - Freeway
  - Primary Roads
  - Public Parks / Garden Reserves



Site Context



# Connection to Wurundjeri Woi Wurrung Country

## ***Wominjeka yearmann koondée biik Wurundjeri balluk***

Welcome to the land of the Wurundjeri people (Woi-Wurrung language).

*Woiwurrungbaluk ba Birrarung wanganyinu biikpil Yarrayarrapil, manyi biik ba  
Birrarung, ganbu marram-nganyinu  
Manyi Birrarung murrondjak, durrung ba murrup warrongguny, ngargunin twarnpil  
Birrarungwa nhanbu wilamnganyinu  
Nhanbu ngarn ganhanganyinu manyi Birrarung  
Bunjil munggangany biik, wurru-wurru, warriny ba yaluk, ba ngargunin twarn  
Biiku kuliny munggangany Bunjil  
Waa marrnakith-nganyin  
Balliyang, barnumbinyu Bundjilal, banyu bagurrk munggangany  
Ngarn gunganyinu nhanbu nyilam biik, nyilam kuliny – balit biik, balit kuliny:  
balitmanhanganyin manyi biik ba Birrarung.  
Balitmanhanganyin durrungu ba murrupu, ba nhanbu murrondjak!*

We, the Woi-wurrung, the First People, and the Birrarung, belong to this Country.

This Country, and the Birrarung are part of us.

The Birrarung is alive, has a heart, a spirit and is part of our Dreaming.

We have lived with and known the Birrarung since the beginning.

We will always know the Birrarung.

Bunjil, the great Eagle, the creator spirit, made the land, the sky, the sea, the rivers, flora and fauna, the lore. He made Kulin from the earth. Bunjil gave Waa, the crow, the responsibility of Protector. Bunjil's brother, Palliyang, the Bat, created Bagarook, women, from the water.

Since our beginning, it has been known that we have an obligation to keep the Birrarung alive and healthy—for all generations to come

*- Statement by the Wurundjeri Council,  
Woi wurrung preamble to the Wilip gin Birrarung Murron Act, 2017*

## **Significance of the Birrarung**

The **Traditional Owners** of the lands that we now know as the City of Yarra are the **Wurundjeri Woi Wurrung People** of the **Kulin Nation**.

Indivisible from the **Birrarung** - or the **River of Mists**, what we now call the Yarra River - the Wurundjeri People have cared for these lands using complex eco-cultural systems since time immemorial.

Far from gone, the Wurundjeri People continue to practice traditional lore and assert their connections to these lands. Additionally, Yarra City and indeed greater Melbourne, is home to a **rich and diverse Indigenous community** who practice **culture and connection** in contemporary settings.

## **Wurundjeri Today**

Despite British colonisation and various assimilation policies, the Wurundjeri's connections to Country and kin remain strong - with the Wurundjeri an active community today, continuing to practice traditional culture, ceremony and knowledge-keeping.

Key to guiding and maintaining these practices is the Wurundjeri Tribe Land and Compensation Cultural Heritage Council, an organisation established in 1985, which continues to advocate for Wurundjeri people and Country today.

Engaging Wurundjeri Council in a collaborative process of design will help to continue to perpetuate Wurundjeri knowledge keeping and cultural practice, as well as work to strengthen relationships between development agencies, community and Council.

Though all Wurundjeri land is **sacred**, there are many sites of **cultural significance** throughout Yarra City, with some being within close proximity to our site - including the **Wurundjeri Tribe and Heritage Council Building**, the **Aboriginal Protectorate** at **Merri Creek**, the **burial site** of **Billibellary**, and the contemporary artwork '**Strata of Memory**' at **Victoria Park**.



# Wurundjeri Culture & Heritage

## Life on the Birrarung

The Wurundjeri People’s connection to the land extends back to time immemorial when the **creator spirit Bunjil** formed all Country and everything within it. For thousands of years, the Wurundjeri cared for Country using **traditional ecological knowledge** based in intricate understandings of ecological systems and biodiversity.

The Wurundjeri knew their land in great detail, including the seasonal times to visit and associated availability of food. During **cooler months**, the Wurundjeri People moved to **higher areas** as the colder months brought **flooding** of the Birrarung. During **warmer seasons**, the Wurundjeri travelled frequently to **harvest yam crops** and take advantage of seasonal **hunting** and **fishing** spots. During the season we now know as autumn and late summer, the Wurundjeri would **camp** by the Birrarung visiting **eeling sites**.

Clan boundaries are defined by features of Country, with the different clans of the Kulin nation regularly interacting for political diplomacy, trade, ceremony, dispute resolution and punishment, harvest and marriages. During seasonal events, clan groups would gather for **corroboree**, with **storytelling** and **performance** being a large focus of gatherings. *(Aboriginal History of Yarra 2020)*

As captured in the above statement by the Wurundjeri Council, the Wurundjeri People’s identity and culture is indivisible from Country and all that features within - including the rivers, landforms, vegetation and animals. In this sense, **Country is kin**, a living breathing entity with agency, a past, present and future.

The colonisation of Australia and therefore Wurundjeri Country deeply impacts the ability for many First Nations people including the Wurundjeri People to maintain practice of traditional lore.

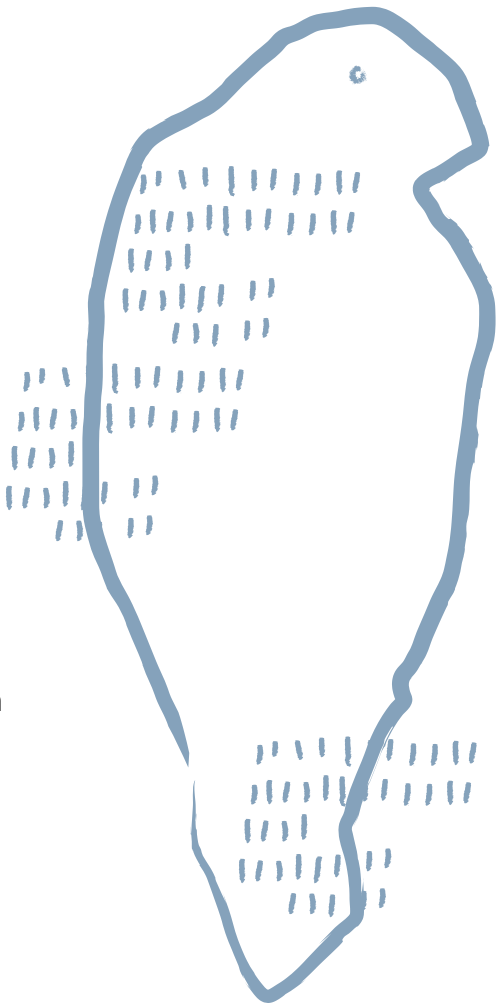
## Indigenous Design Strategy

An evocative, bountiful land with a rich history, developing a design strategy that incorporates First Nations knowledge, culture and practice will work to facilitate a healthy and vibrant community that is connected to the beautiful Country that supports them.

Building upon existing ties with local First Nations organisations, Arcadia’s approach is to develop an Indigenous design strategy that works to inform our approach to placemaking, art and interpretation, planting, spatial programming and material selection.

Through a reconciliatory process of collaborative design, it is our position that an Indigenous design strategy offers the following:

- Authentic **placemaking**
- Insight into **ecological systems**
- Place-appropriate planting design
- Facilitates **cultural exchange and education**
- Supports **community health** and **biophillic connections**
- Reveals opportunities for land management partnerships
- Cares for Country
- Respects first peoples through reconciliatory processes
- Creates unique neighbourhoods and facilitates civic stewardship



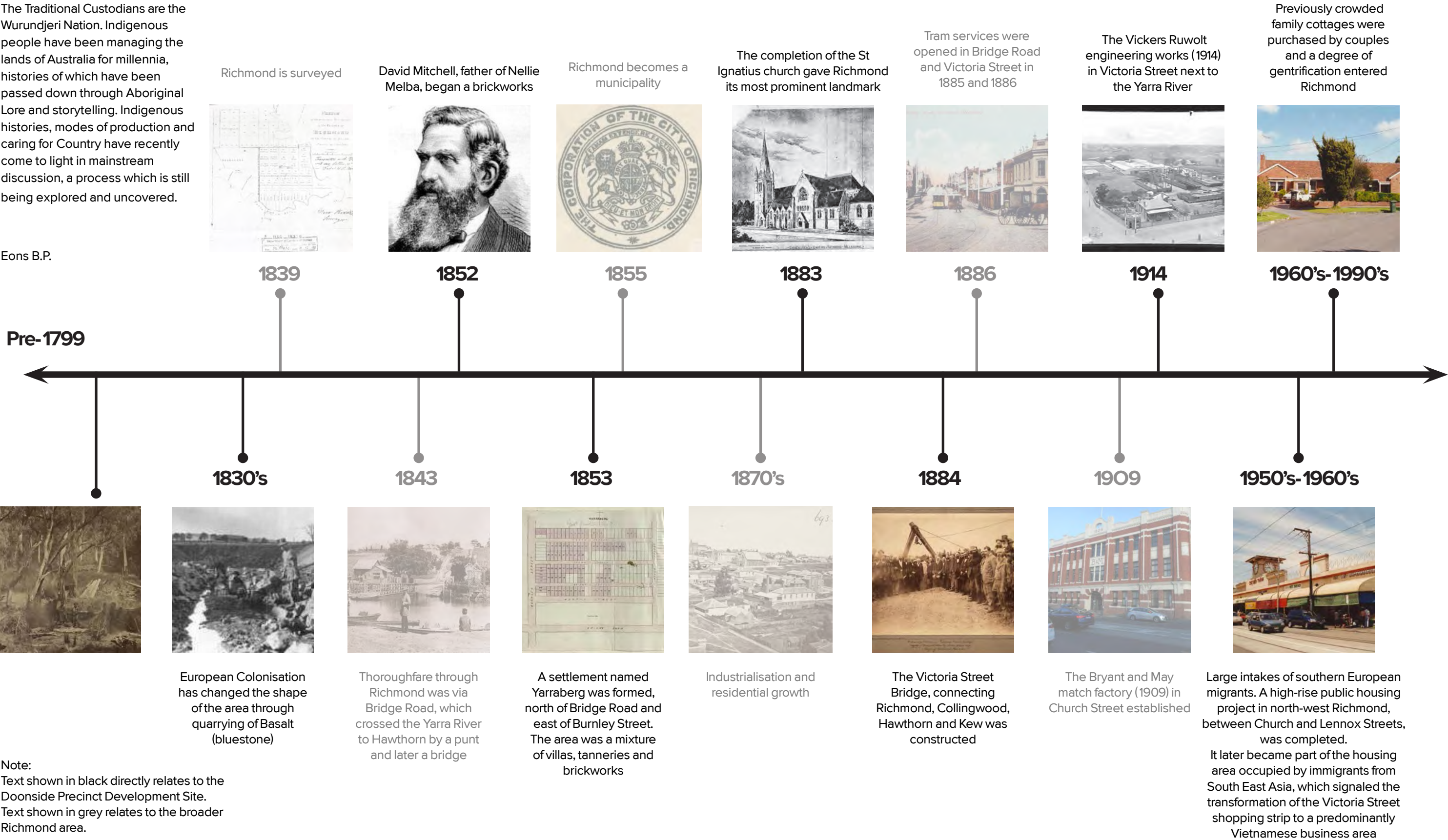


Project Introduction

# Historical Timeline

The Traditional Custodians are the Wurundjeri Nation. Indigenous people have been managing the lands of Australia for millennia, histories of which have been passed down through Aboriginal Lore and storytelling. Indigenous histories, modes of production and caring for Country have recently come to light in mainstream discussion, a process which is still being explored and uncovered.

Eons B.P.

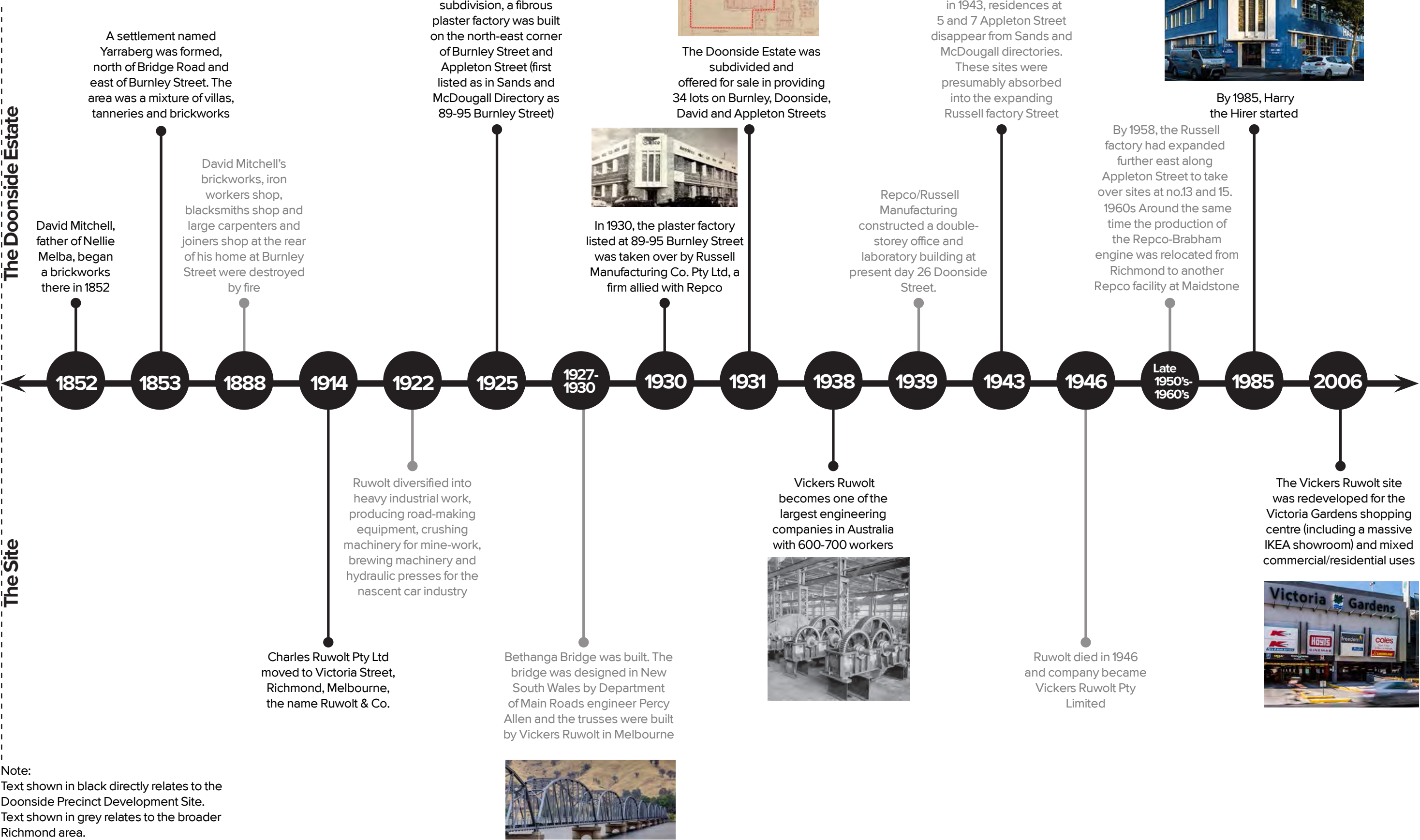


Note:  
Text shown in black directly relates to the Doonside Precinct Development Site.  
Text shown in grey relates to the broader Richmond area.



Project Introduction

# Project Site History







VISION

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Victoria Gardens Doonside Precinct will capture Richmond's inner-city vitality by creating a dynamic, new generation mixed use precinct, designed to promote a connected community, enhance individual wellbeing and lead the transformation of an evolving urban environment.



## Project Design Pillars



### VIBRANT MARKETPLACE

Culture in its many forms is the process and outcome of human activity which enriches individuals and communities. Victoria Gardens will be a 'marketplace' in its fullest sense - a place which rewards residents, retailers and visitors with a dynamic cultural cavalcade of social and commercial activity. It will be a place which fosters social and commercial interaction, providing a platform to encounter and observe a wide array of people, activities, performances and events.



### PHYSICALLY & SOCIALLY CONNECTED

Victoria Gardens should be distinguished by its visual transparency into, and within, the precinct; and the obvious ease of physical movement across its threshold in order to emphasise connectivity to its immediate physical and social environment. In particular, the design will optimise the centre's appeal across all age groups to forge an inclusive social setting.



### DIVERSE & OPEN

Victoria Gardens' appeal will be heightened by the diversity of amenity and the mix of social and retail options available to residents, shoppers and visitors alike. The centre's street-level design will serve to promote interest and optimise physical access, including for those transiting through the precinct to further destinations.



### A REWARDING PUBLIC REALM

A highlight of the project will be the creation of an engaging and inviting 'public realm' throughout the centre, ensuring scope for future, unimagined occupation and use by occasional or frequent users and, significantly, integrating the project site within its wider precinct. This inherent 'opportunity' for the wider community, together with residents, retailers and shoppers, ensures that Victoria Gardens will serve as a valuable community asset.





DOONSIDE

# LANDSCAPE NARRATIVE

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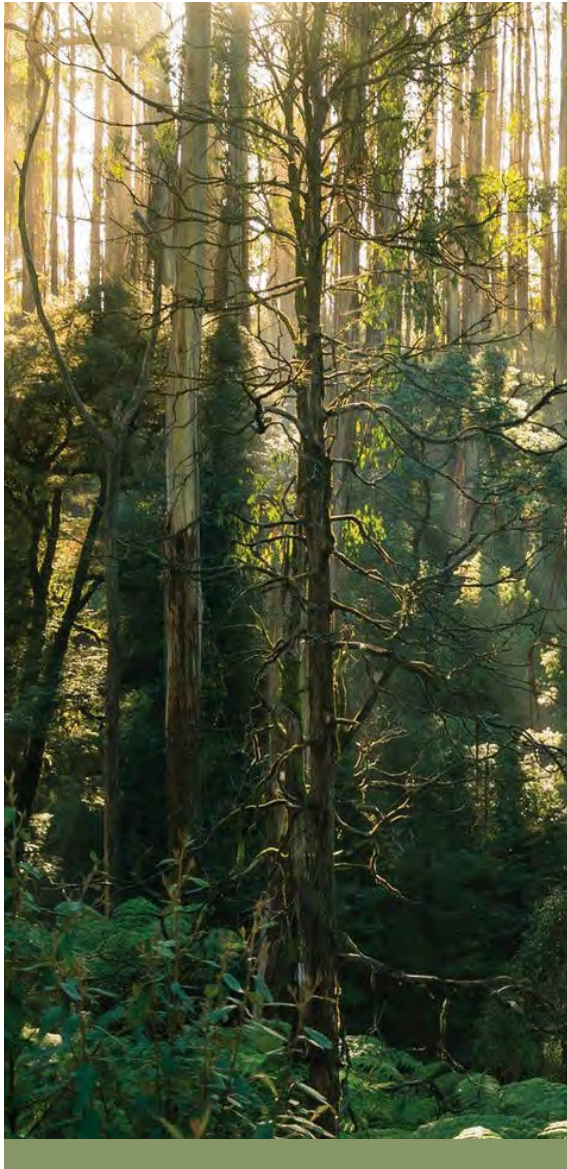
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The Birrarung - Water



The Birrarung - Vegetation



Richmond Character



Site History

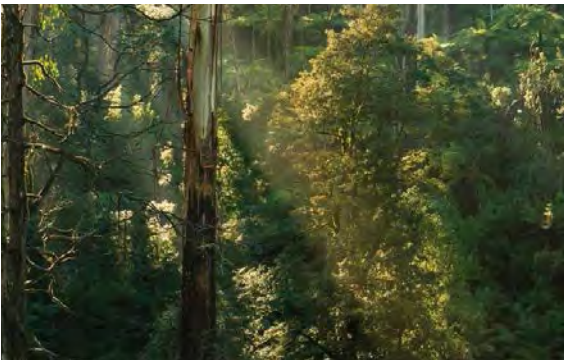
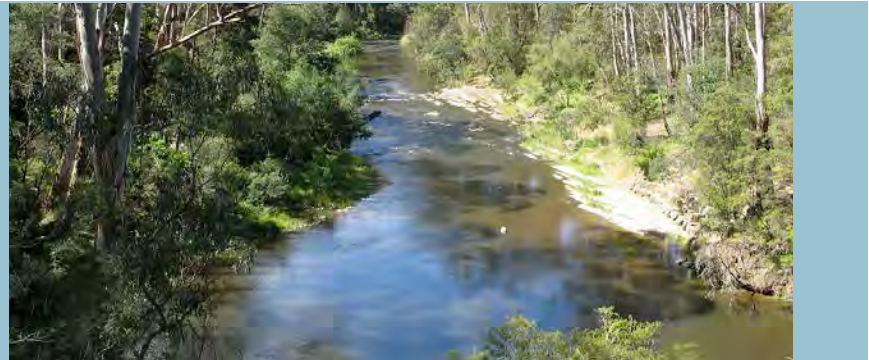


Landscape Narrative

# Landscape Layers



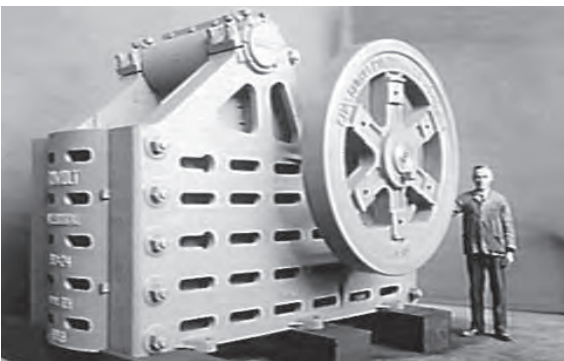
**The Birrarung - Water**  
Creation of a 'river line' referencing the flow of the Birrarung connecting through the public realm. River bends create spaces for people to slow down and occupy, while river straights encourage pedestrian movement and flow



**The Birrarung - Vegetation**  
Referencing the plant character of the Birrarung within the Yarra Ranges that is suitable for the site micro climate



**Richmond Character**  
Incorporating the texture and materiality of brick and bluestone to create a place that is distinctly of Richmond



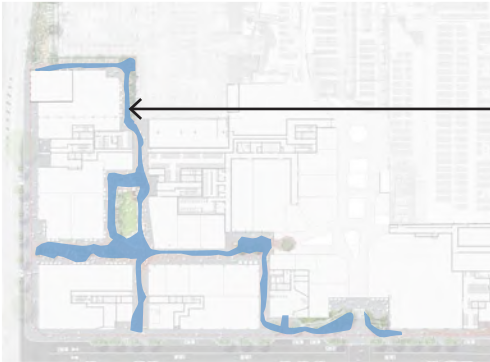
**Site History**  
Incorporating elements throughout the fabric of the design that express the rich Indigenous and European site history, significance and narrative



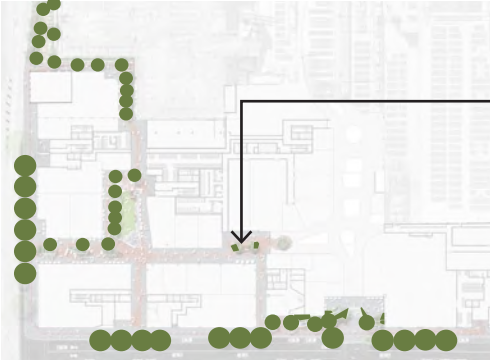


Landscape Narrative

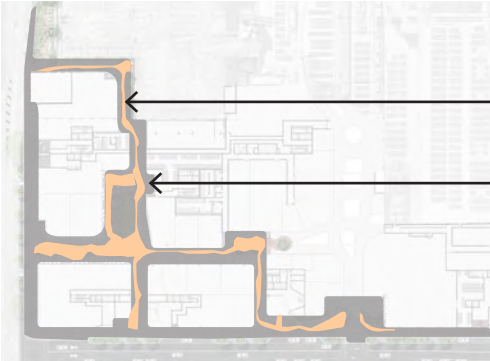
# Landscape Layers



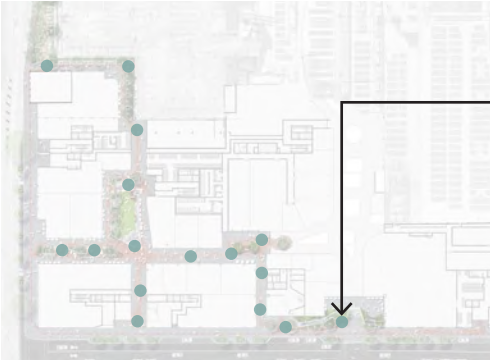
## The Birrarung - Water



## The Birrarung - Vegetation



## Richmond Character



## Site History



Landscape Narrative

# Landscape Design Pillars



**Make it Human**

Improving the human experience and interaction with the site is fundamental. Basic user centered design principles will humanise the urban experience and welcome people back to this place to enjoy.



**Make it Local**

Reconnecting the local community with their place, their story and their people. Local stories and identity that reflect community desires and diversity are to be infused to create ownership and transform space into 'Place'.



**Make it Activated**

Support 18 hour activation of the precinct through layers of activity, uses and events appealing to a wide variety of patrons



**Make it Textured**

Selective use of materials through landscape to create a tapestry of spaces. Reflective of the variety of textures and materials that make up Richmond's built character.





# GROUND LEVEL LANDSCAPE CONCEPT



Ground Level Landscape Concept

# Precinct Character



Spaces for people and activation



Green, textured and lush



Distinct pavement treatment



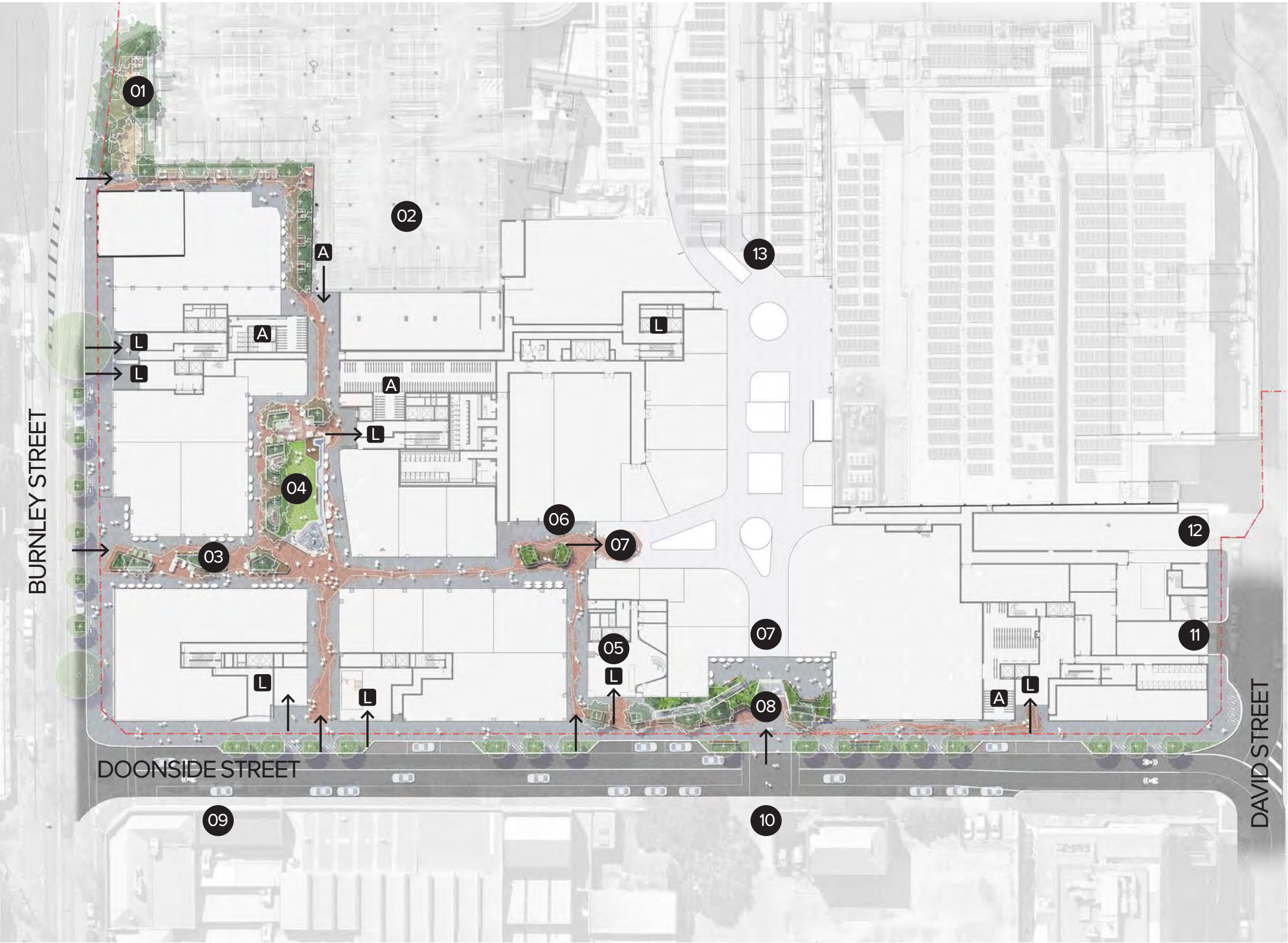
Activated edges and clear pedestrian movement



Ground Level Landscape Concept  
Overall Plan

Legend

- 01 Pocket Garden
- 02 Existing Multi Level Car Park
- 03 Burnley Laneway
- 04 Doonside Plaza
- 05 Residential Master Lobby
- 06 The Courtyard
- 07 Market Hall Entrance
- 08 Market Hall Square
- 09 Harry the Hirer Site
- 10 Future Public Open Space By Others
- 11 Level 1 Car Park Entrance
- 12 Basement Car Park Entrance & Loading Dock Area
- 13 Existing Victoria Gardens Shopping Centre
- L Lobby
- A Amenity
- Proposed Entries





## Ground Level Landscape Concept

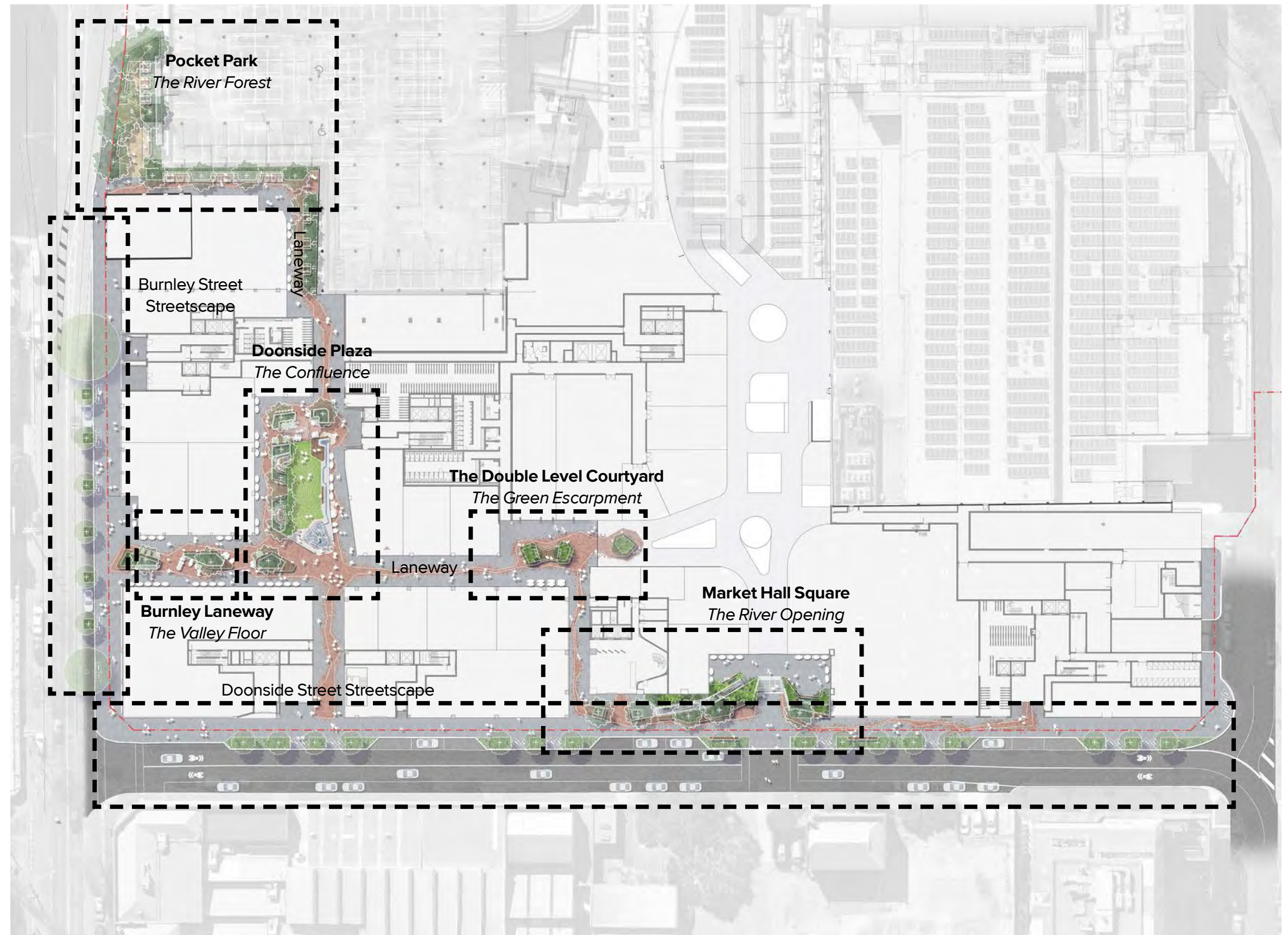
# Key Public Realm Areas

The landscape concept for the ground floor proposes an engaging, open and inviting public realm for the community, residents and shoppers, while enhancing the streetscape amenity of Doonside and Burnley Streets.

The key spaces of the ground floor are:

- Doonside Plaza, the *Confluence*;
- Burnley Laneway, the *Valley Floor*;
- Double Level Courtyard, the *Green Escarpment*;
- Market Hall Square, the *River Opening*; and
- Pocket Park, the *River Forest*

Each of these spaces reference different spatial qualities of the Yarra River corridor, from it's source in the Yarra Ranges to where it meets Port Phillip Bay.





# Doonside Plaza - *The Confluence* and Burnley Laneway - *The Valley Floor*

Situated in a break between the adjacent built form, the Burnley Laneway acts as a valley floor, an open space that invites visitors to commence their journey into the precinct. It is also a starting point of the ‘River Line,’ the pavement treatment that frames spaces of occupation and movement and connects through the public realm.

The laneway contains raised planters with variety of seating edges clear sight and pedestrian movement lines along the retail edges into the precinct.

The laneway leads to the key central space within the Precinct, the Doonside Plaza. The plaza acts as a ‘Confluence,’ where the ‘River Lines’ of the adjacent laneways meet to create a public space for the general public, shoppers, office workers and residents.

The space is framed around the Village Green, an open, undulating synthetic lawn for informal activity, events and gatherings.

To the southern end, an interactive water fountain is provided encouraging informal play and activity at the laneway junction. The fountain is fed by a water ribbon feature, located along an elevated seat wall and spills onto the fountain.

To the east is the Garden Room, incorporating seating pods framed and enclosed with feature paving and canopy trees flush with the adjacent pavement, located above the available deep soil below.

The northern end is the Dining Room, an outdoor dining space activated by both the general public and adjacent tenancies. Incorporating fixed and loose furniture the space provides an enclosed outdoor dining experience beneath a feature canopy structure.





Ground Level Landscape Concept

# Doonside Plaza and Burnley Laneway - Experience

THE EXPERIENCE

EXPERIENCE

A space for meeting and gathering with friends and family, the built elements provide the platform for these engagements.

See: Delighted children in the water play with parents taking a breather. Green islands of glossy, lush shade hardy plants.

Hear: Conversations, debates, laughter, clicking on the pavement of heeled boots, busker performing in the Town Square stage.

Smell: Food from the variety of F&B vendors.

Taste: Steak sandwich, strong latte, a fresh almond croissant, a packed lunch from home.

Feel: Sheltered, temperate, friendly, relaxed, basking in the afternoon sun on the Village Green.

PROGRAMME

- / Tables and benches
- / Shade
- / Water Play
- / Raised sitting edges
- / Tactile plants
- / Lawn area
- / Performance space
- / Seasonal installations

CHARACTER

SPATIAL QUALITIES

The Burnley Laneway and Doonside Plaza are designed to offer a variety of spaces that encourages people to slow down and take a moment. With seating edges to the raised garden beds and a provision of low to high tables and a range of seat types, this series of spaces caters to a wide range of users' needs from resting, waiting, eating, playful discovery, people watching or just enjoying the space.

ELEMENTS

MATERIALITY

Bluestone paving consistent to the CoY standard is the proposed canvas for the precinct with complementary in colour brick pavers proposed to the occupation spaces.

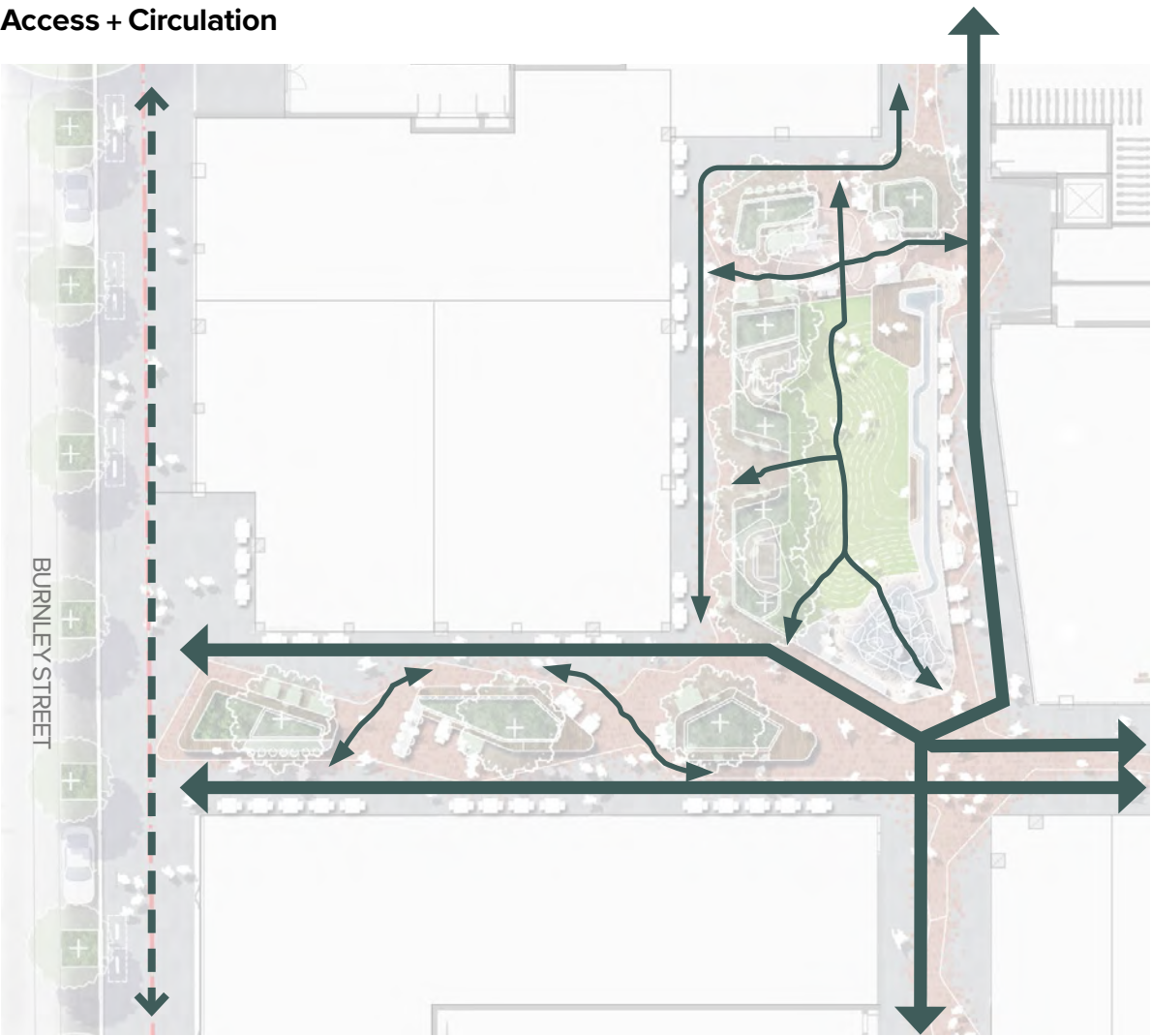
The ground plane materiality wraps up to brick walls and a timber furniture palette affords warmth and longevity and gives a nod to the contextual Richmond material character. The raised garden bed edges keeps continuity between the precinct's other spaces.



Ground Level Landscape Concept

# Doonside Plaza and Burnley Laneway - Analysis

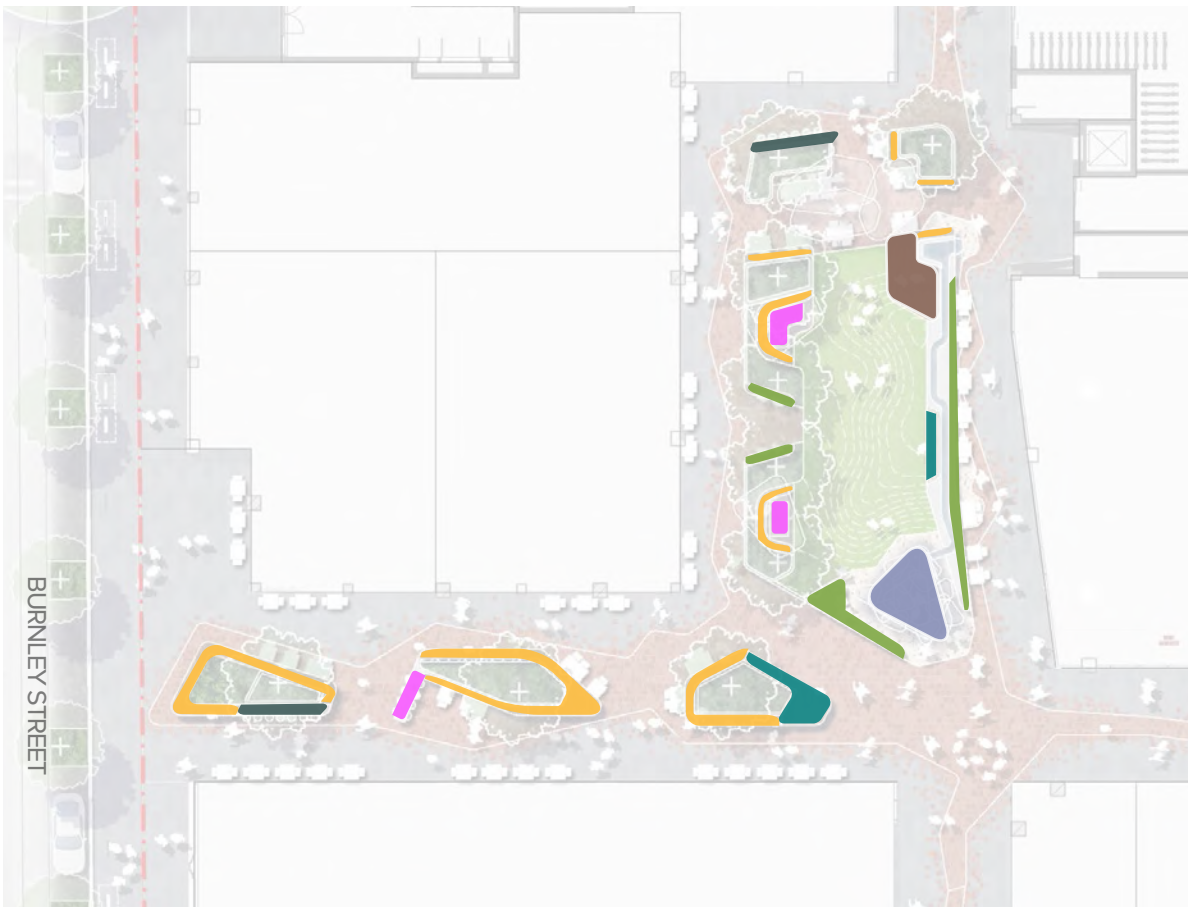
Access + Circulation



Legend

- — Footpath
- Primary pedestrian route
- Secondary pedestrian route

Seating Amenity



Legend

- Integrated planter wall seating
- Integrated concrete seating
- Integrated bar table seating
- Integrated day bed
- Informal Stage
- Communal dining table
- Flexible Stage/ Water Fountain



Ground Level Landscape Concept

# Doonside Plaza and Burnley Laneway - Analysis

Soft Landscape



Legend

- Raised planter with low lush shade ground covers
- Inground planting
- Lawn
- Deciduous trees (selected for shade tolerance)
- Street trees

River Line



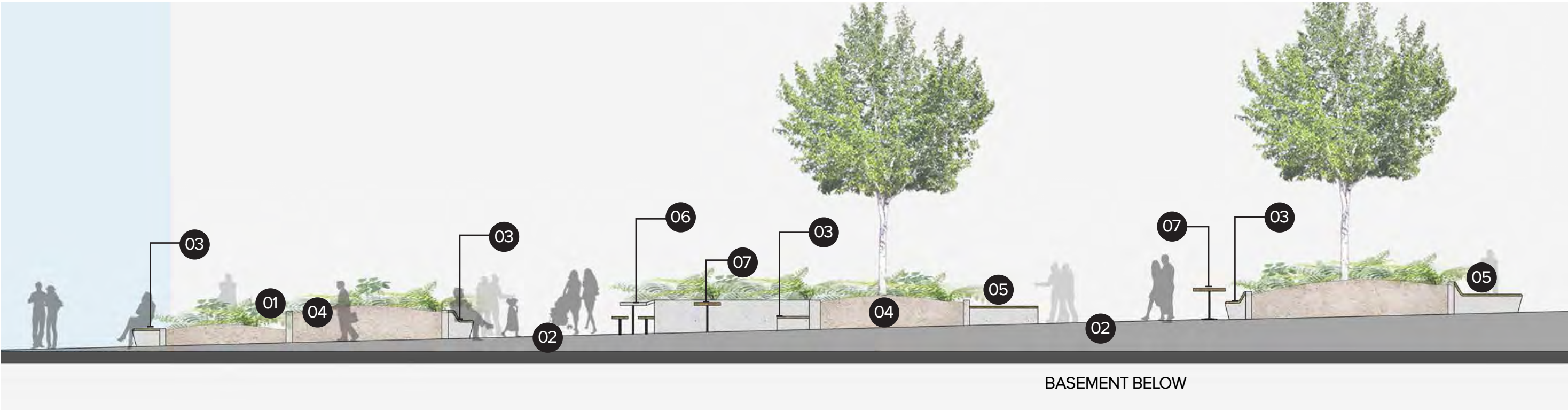
Legend

- Integrated water element
- River line - brick paving



Ground Level Landscape Concept

# Burnley Laneway - Section A



- Legend**
- 01 Entry signage
  - 02 River line brick paving
  - 03 Timber topped seating
  - 04 Raised planters
  - 05 Timber lounge seating
  - 06 Communal dining table
  - 07 Flexible dining table



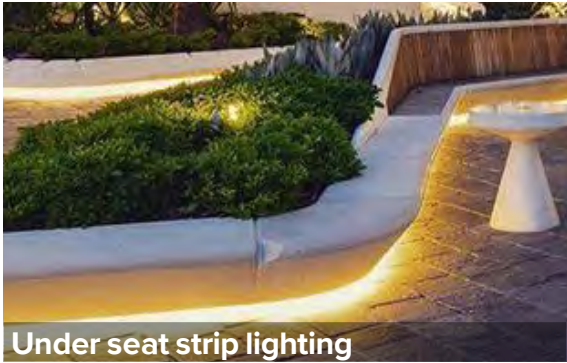
Long bench tables with stool seating



Variety of seat types



Low, lush understory planting



Under seat strip lighting

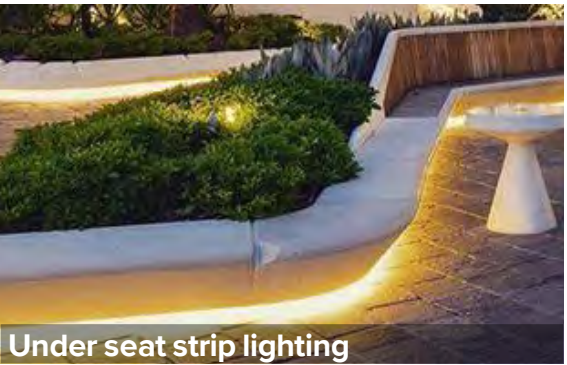
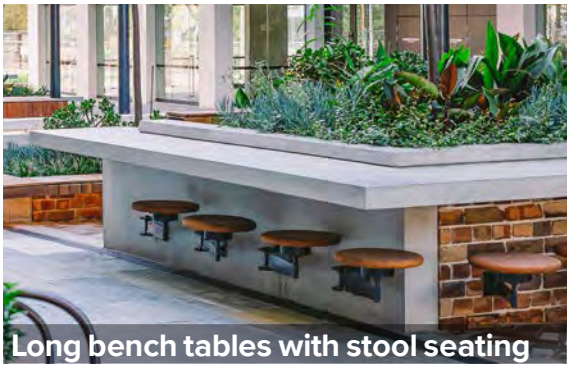
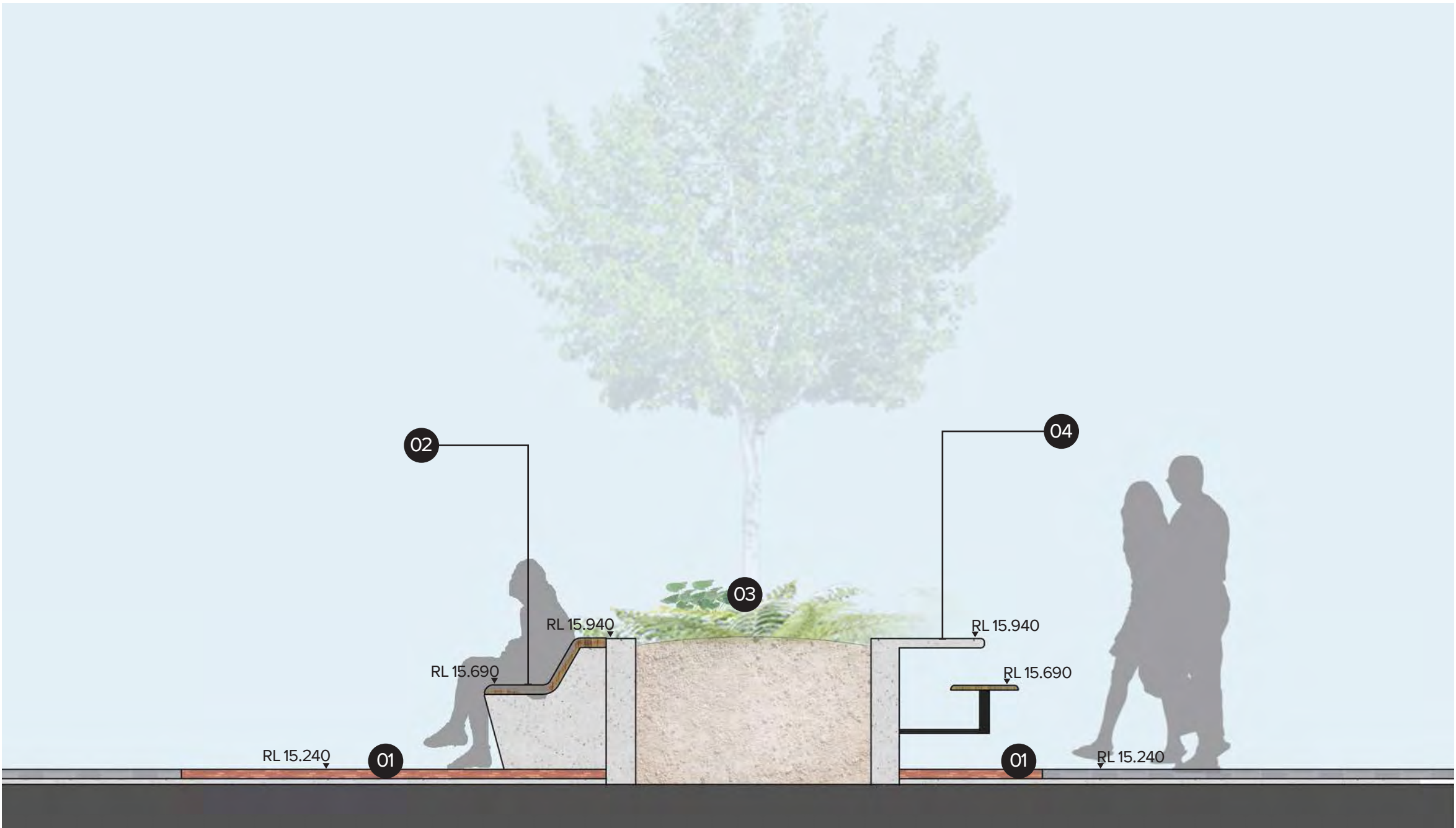


Ground Level Landscape Concept

# Burnley Laneway - Section B



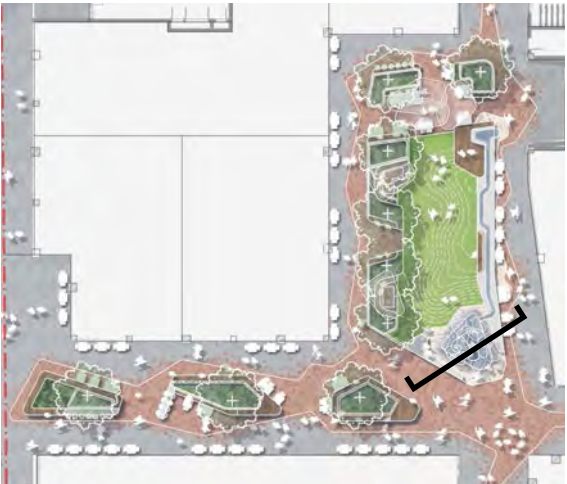
- Legend**
- 01 Feature pavement to entry
  - 02 Integrated planter wall seating
  - 03 Lush shade planting with low feature groundcover
  - 04 Integrated planter bar seating



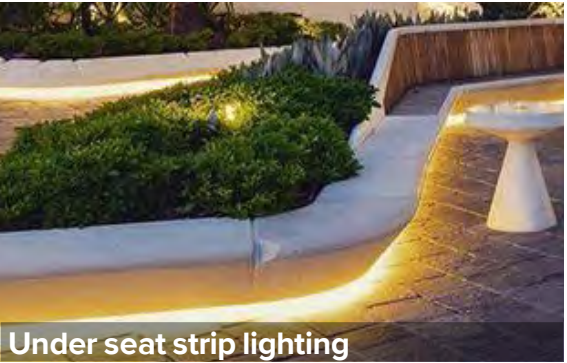
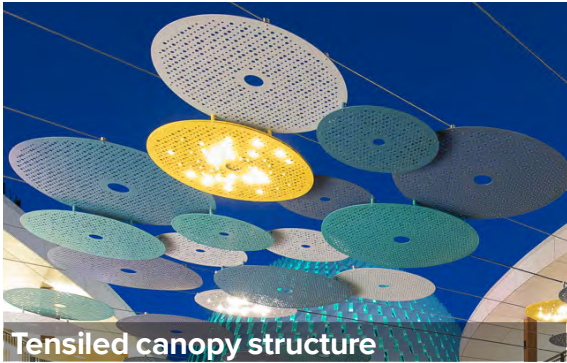
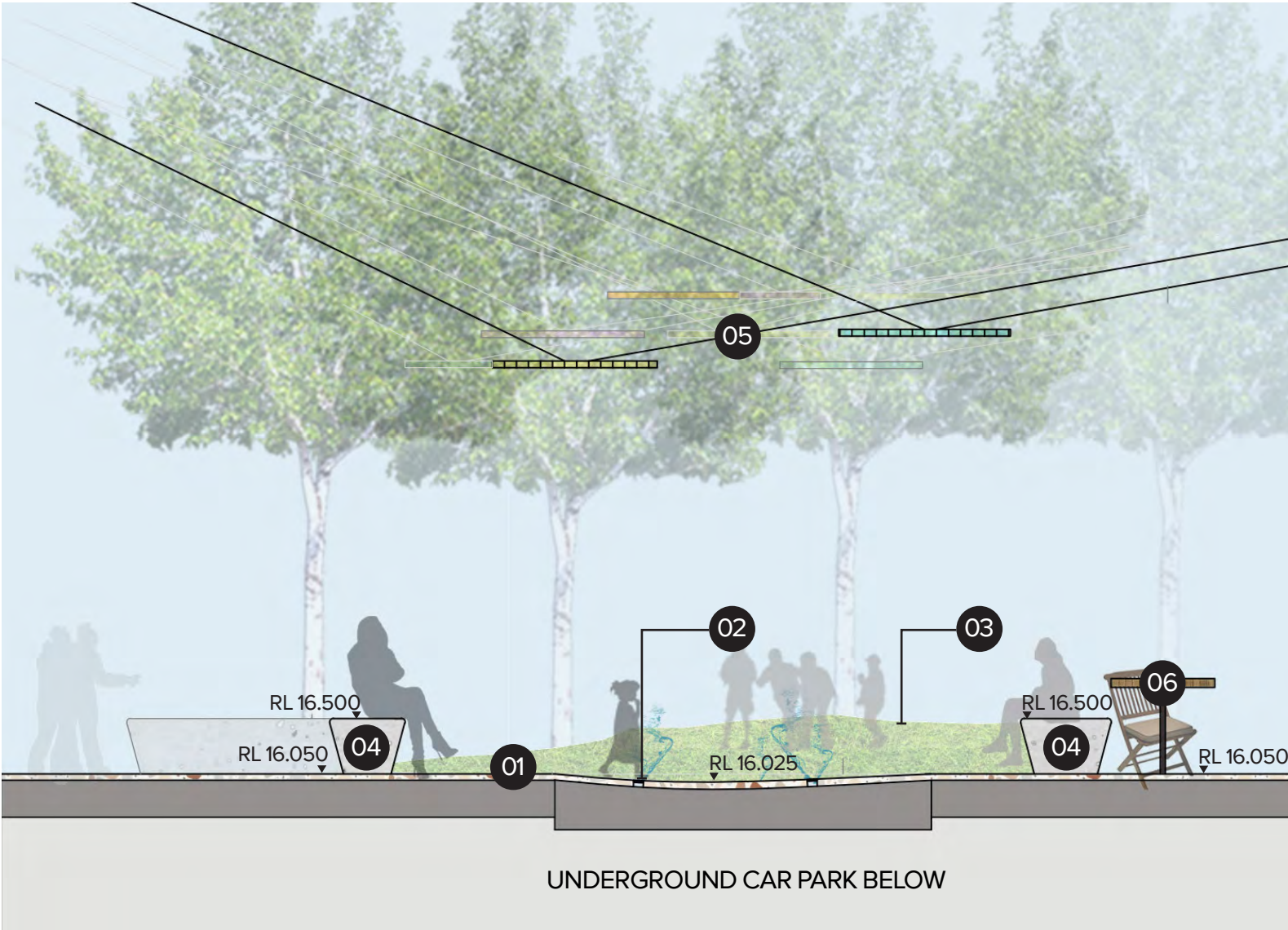


Ground Level Landscape Concept

# Doonside Plaza - Section C



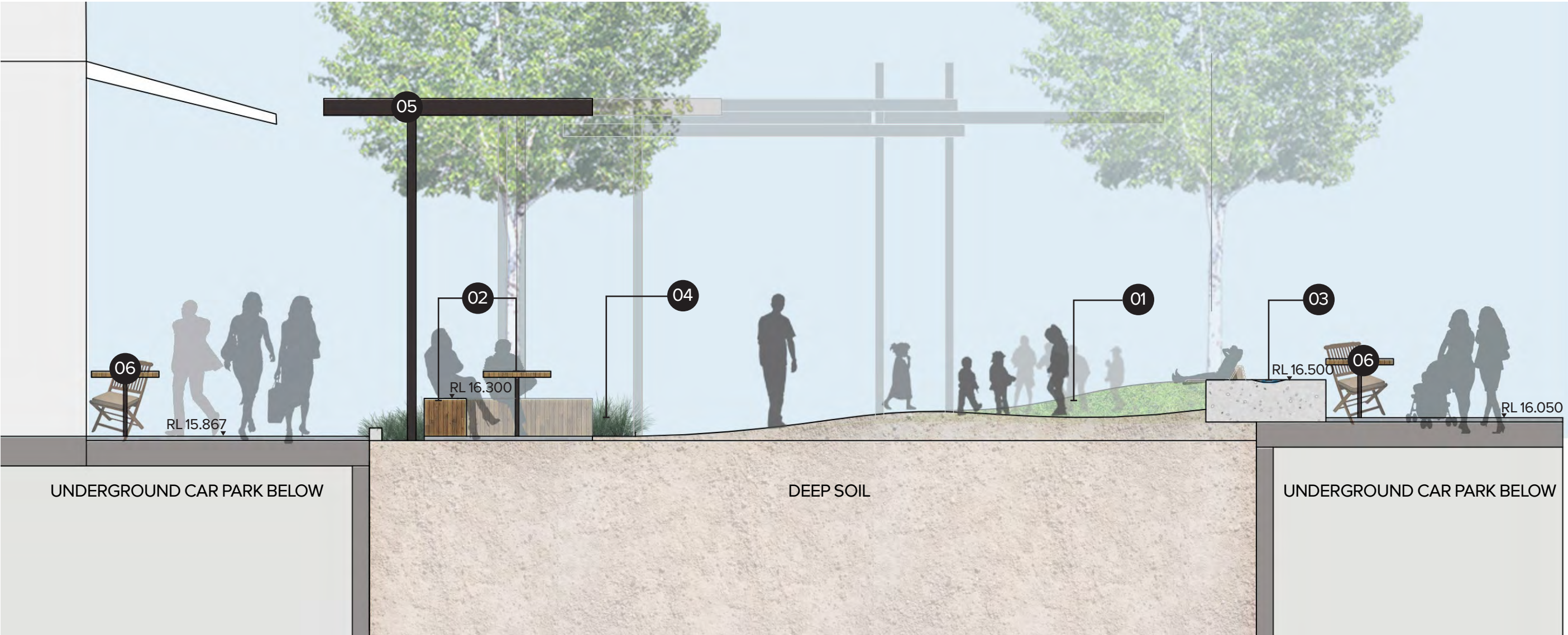
- Legend**
- 01 Flexible Stage / Water Fountain
  - 02 Feature pavement at flexible stage
  - 03 Undulating Artificial Turf Lawn (in background)
  - 04 Integrated seat wall
  - 05 Tensiled Canopy Structure
  - 06 Opportunity for licensed seating





Ground Level Landscape Concept

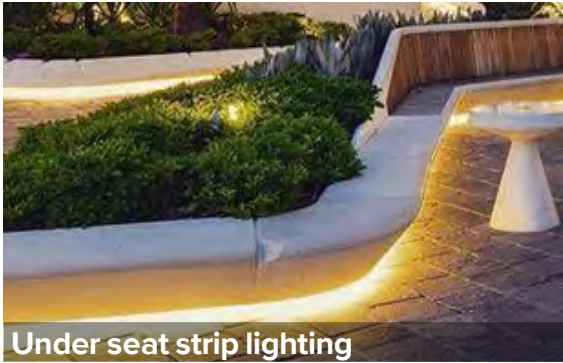
# Doonside Plaza - Section D



Legend



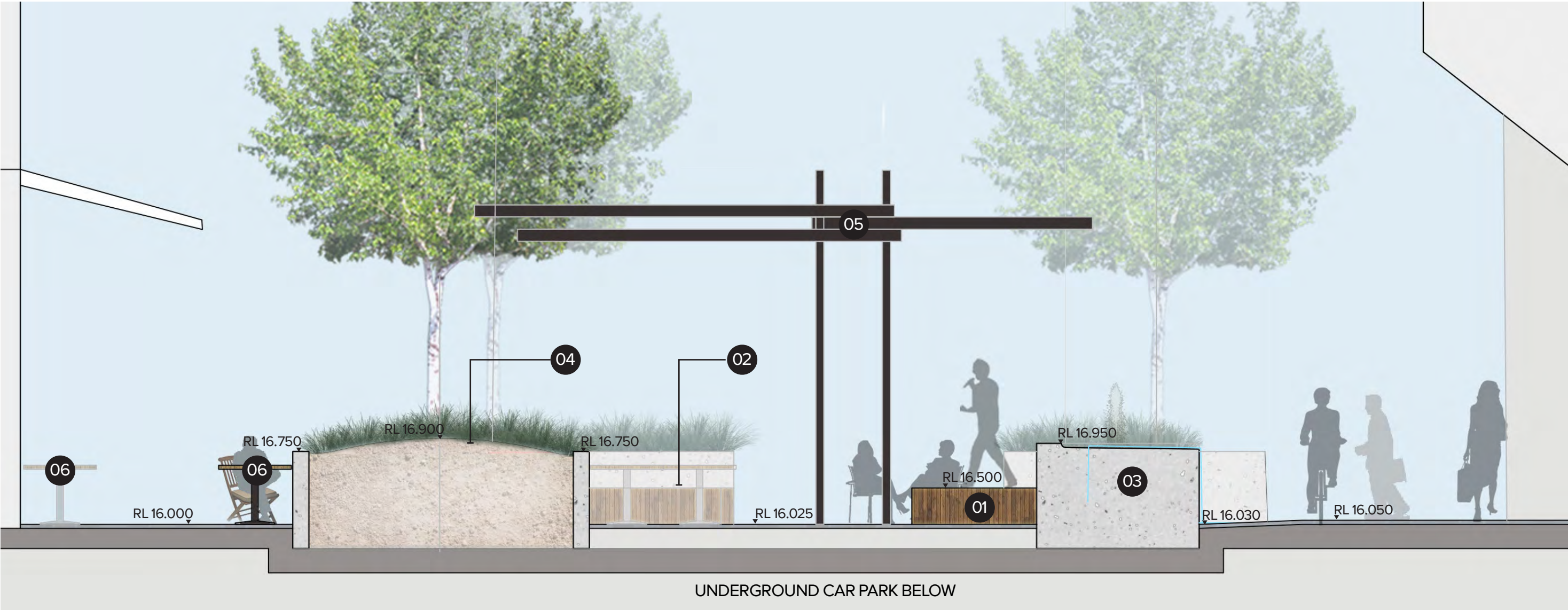
- 01 Undulating Artificial Turf Lawn
- 02 Integrated seating and table
- 03 Integrated water feature + seating
- 04 Low, lush shade hardy understory planting with deciduous canopy trees over
- 05 Canopy Structure
- 06 Opportunity for licensed seating





Ground Level Landscape Concept

# Doonside Plaza - Section E



Legend



- 01 Informal Stage / Seating
- 02 Integrated planter wall seating and table (in background)
- 03 Water feature
- 04 Raised planter planting with deciduous canopy trees over
- 05 Canopy Structure
- 06 Opportunity for licensed seating



Water feature



Trees in raised planter with seating



Music and events



Ground Level Landscape Concept

# Pocket Garden and Laneway - *The River Forest*

Located at the north western corner adjacent to Burnley Street, the Pocket Garden provides an enclosed open space that leads visitors into the development.

The Pocket Garden references the ‘River Forest’ of the Yarra, providing a sense of embrace with surrounding feature vegetation, canopy trees and climbing plants to a pergola structure above.

The space provides for passive seating and recreation, with inbuilt seating pods, lounges and bar edges, with the flexibility of further activation through outdoor licensed dining.

Adjacent to the garden is a pedestrian laneway, comprising of bench seating and table settings. Garden bed and canopy tree planting assist in providing a pedestrian scale to the laneway and softening the adjacent multi level car park.



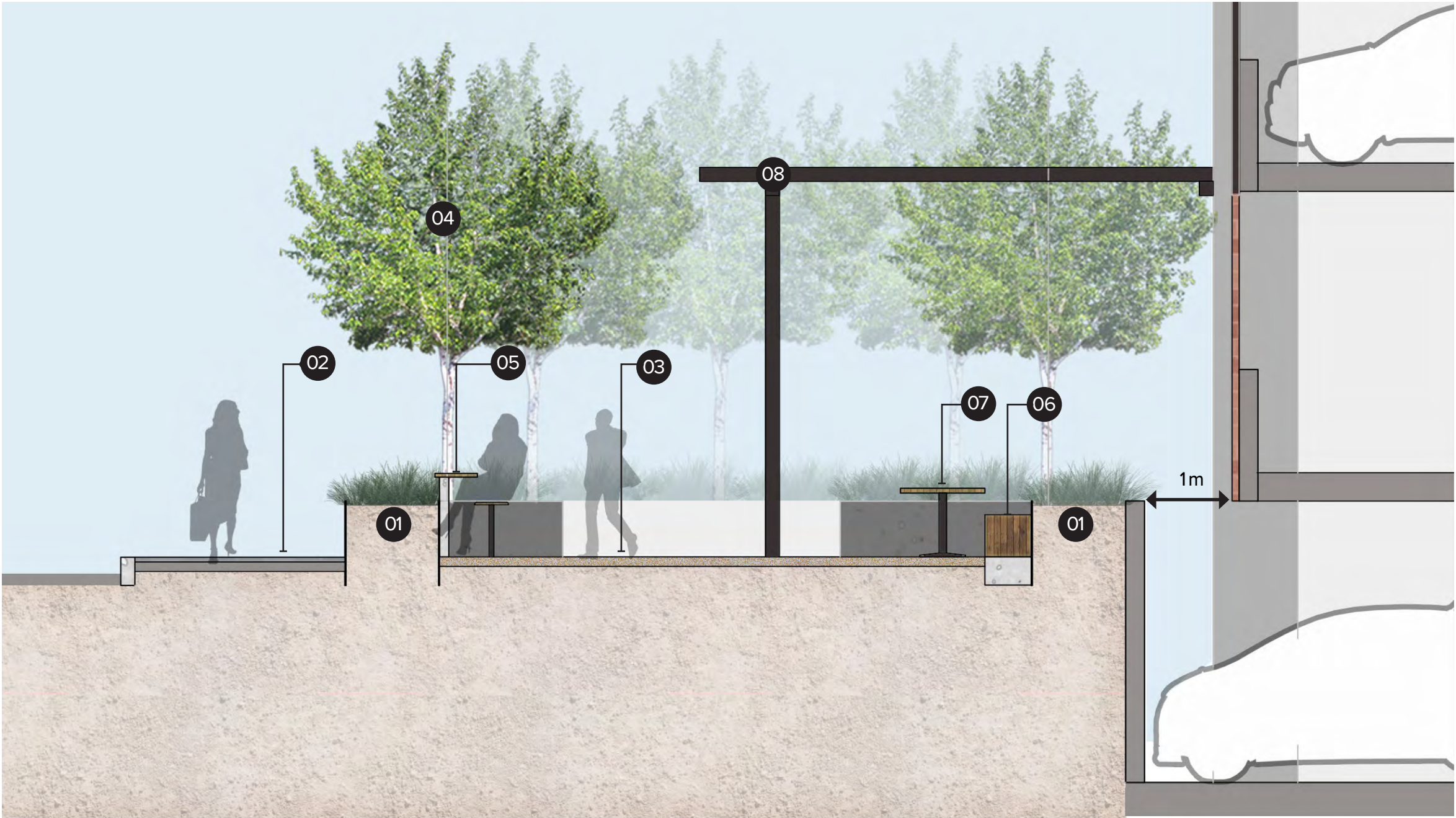


Ground Level Landscape Concept

# Pocket Garden - Section A



- Legend**
- 01 Raised planter
  - 02 Bluestone footpath
  - 03 Compacted toppings surface
  - 04 Feature tree
  - 05 Bar table
  - 06 Timber seating
  - 07 Opportunity for licensed seating
  - 08 Pergola structure



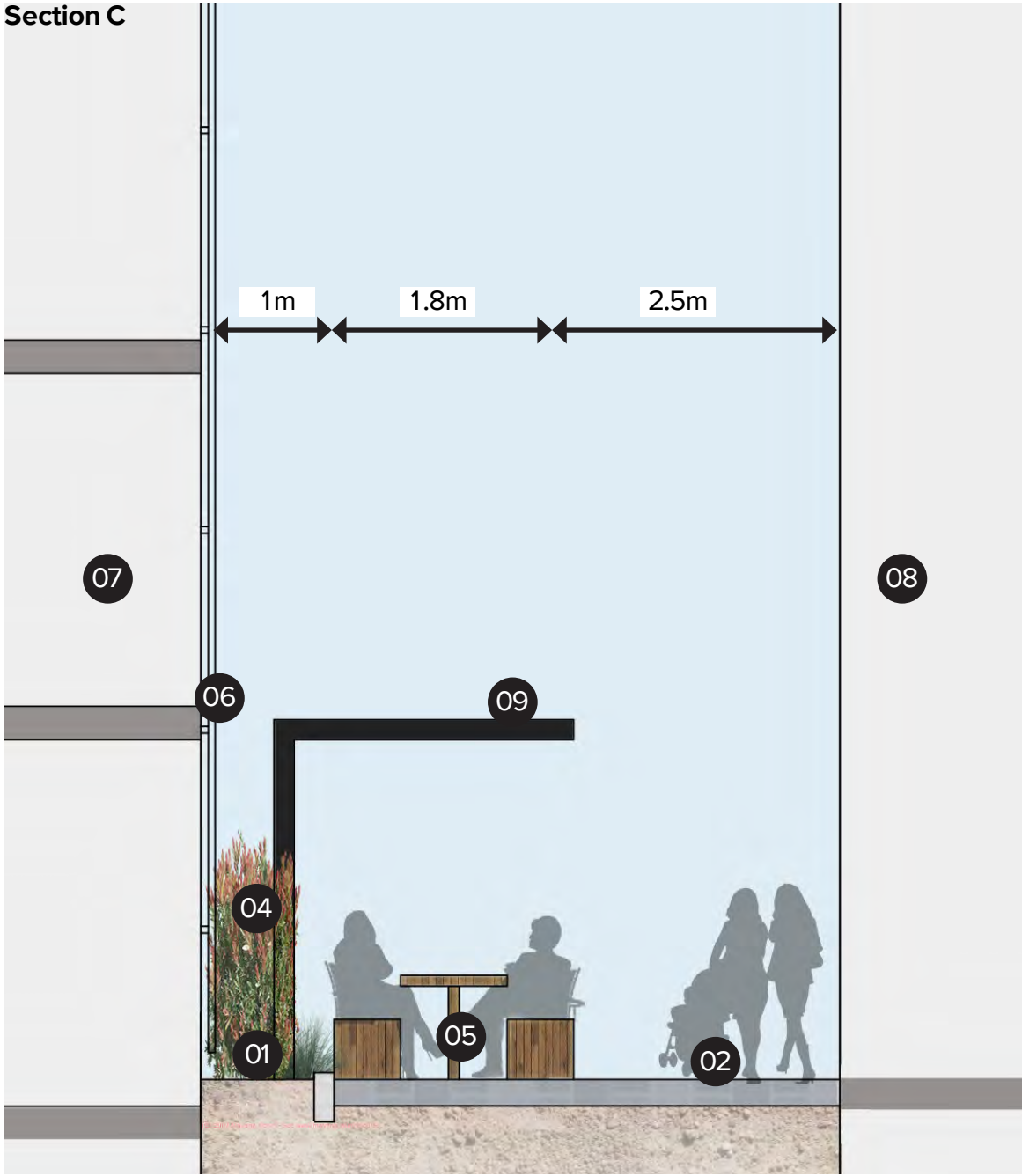
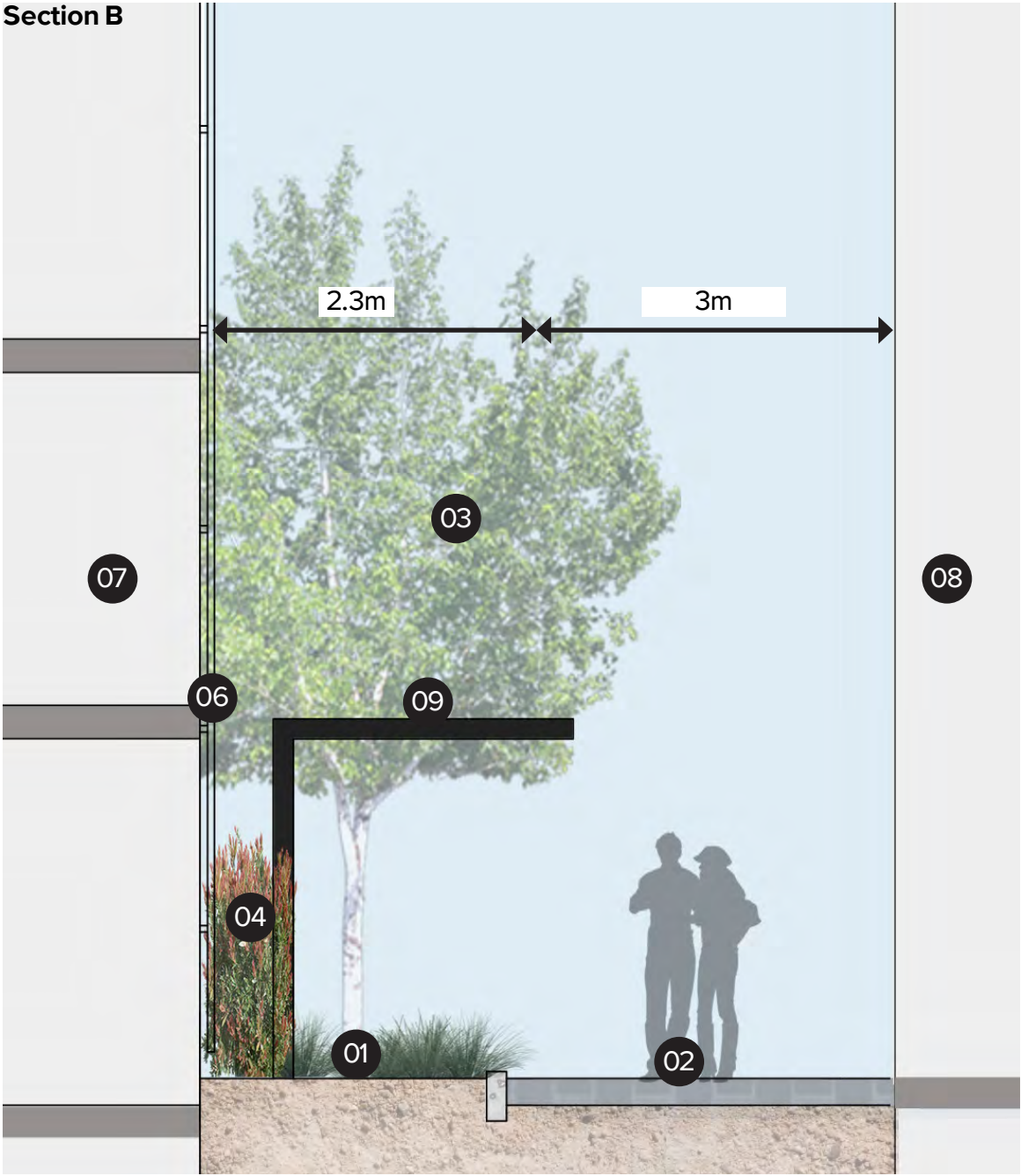


Ground Level Landscape Concept

# Pocket Garden Laneway - Section B and C



- Legend**
- 01 Raised planter
  - 02 Bluestone footpath
  - 03 Feature tree
  - 04 Screening shrubs
  - 05 Outdoor seating area
  - 06 Architectural screen
  - 07 Multi-deck car park
  - 08 Adjacent building
  - 09 Pergola structure



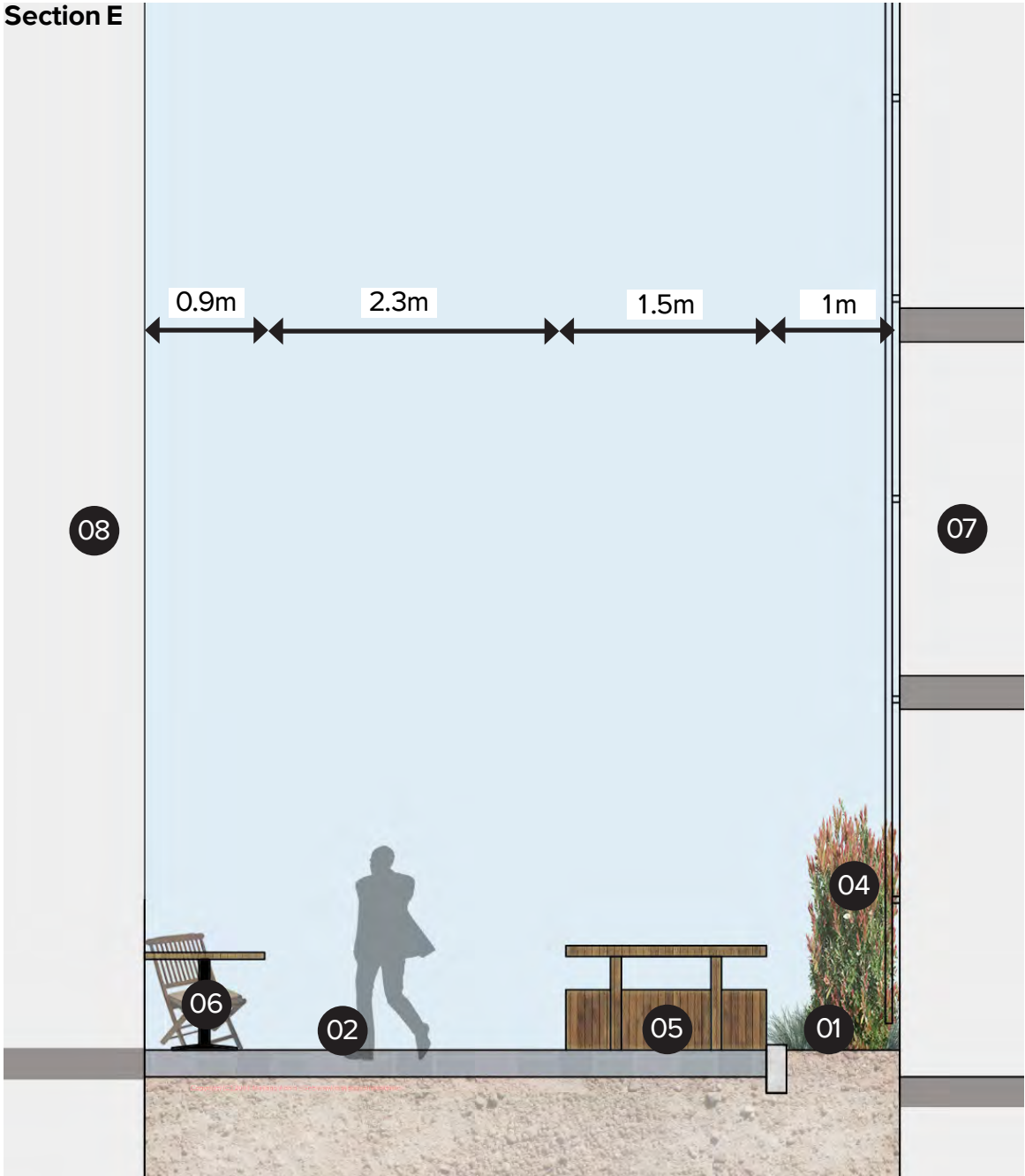
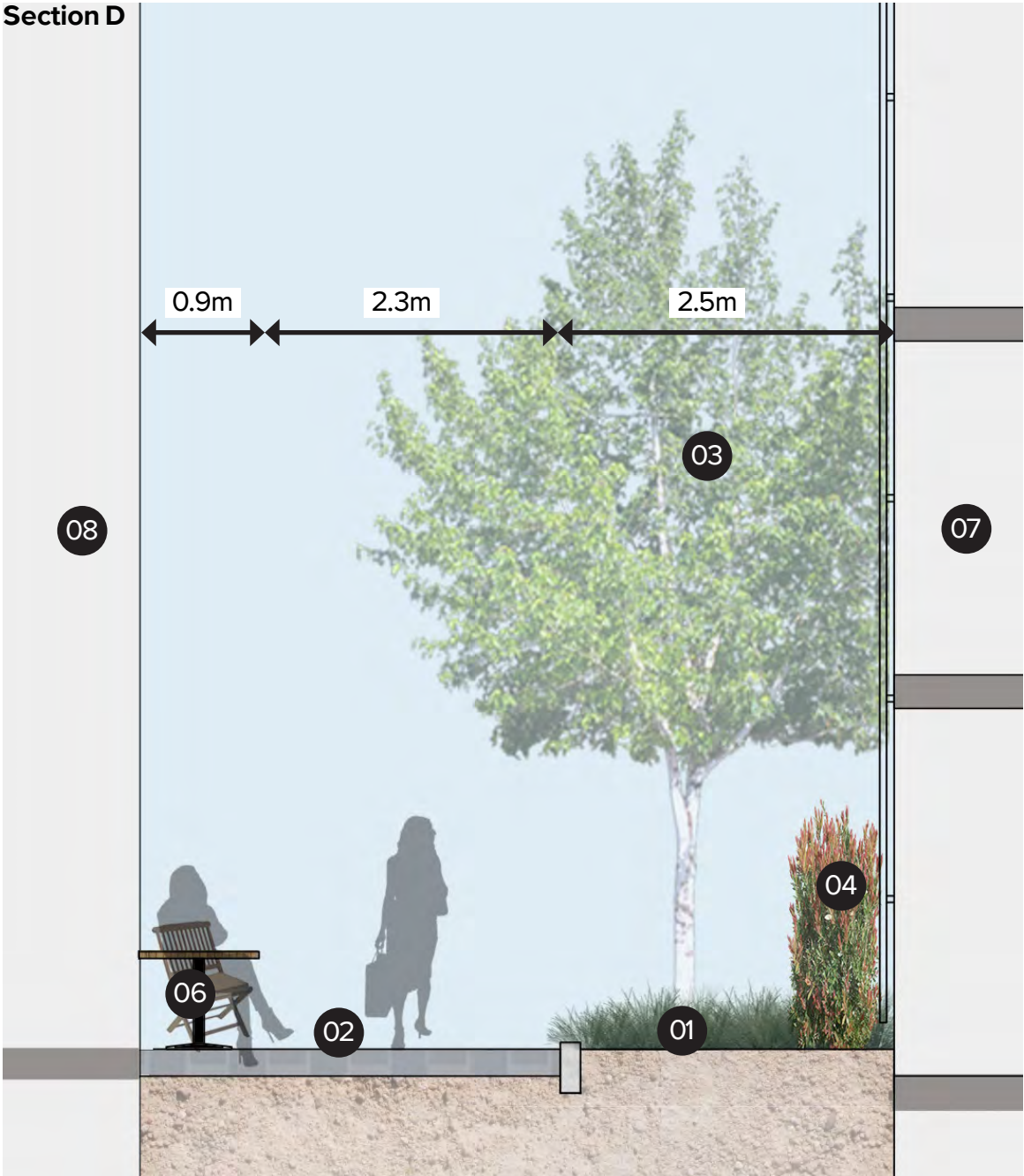


Ground Level Landscape Concept

# Pocket Garden Laneway - Section D-E



- Legend**
- 01 Raised planter
  - 02 Bluestone footpath
  - 03 Feature tree
  - 04 Screening shrubs
  - 05 Outdoor seating area
  - 06 Opportunity for licensed seating
  - 07 Multi-deck car park
  - 08 Adjacent building





Ground Level Landscape Concept


# Pocket Garden - Experience

THE EXPERIENCE

EXPERIENCE


An enclosed green space, surrounded by lush vegetation and tree canopy above. Intimate seating areas for individuals, small and large groups.

See: Canopy vegetation  
Hear: Footsteps of pedestrians down Burnley Street and laneway  
Smell: Flowering plants  
Taste: A cocktail  
Feel: Sheltered, comfortable







PROGRAMME

- / Seats & benches
- / Shade
- / Raised seating edges
- / Bar settings
- / Table settings
- / Tactile plants
- / Feature pergola structure above








CHARACTER

SPATIAL QUALITIES

The Pocket Garden provides an open air open space, surrounded by vegetation providing a comforting feeling of enclosure.

ELEMENTS

MATERIALITY

A natural materiality palette framed by the adjacent brick and bluestone paving of the precinct.

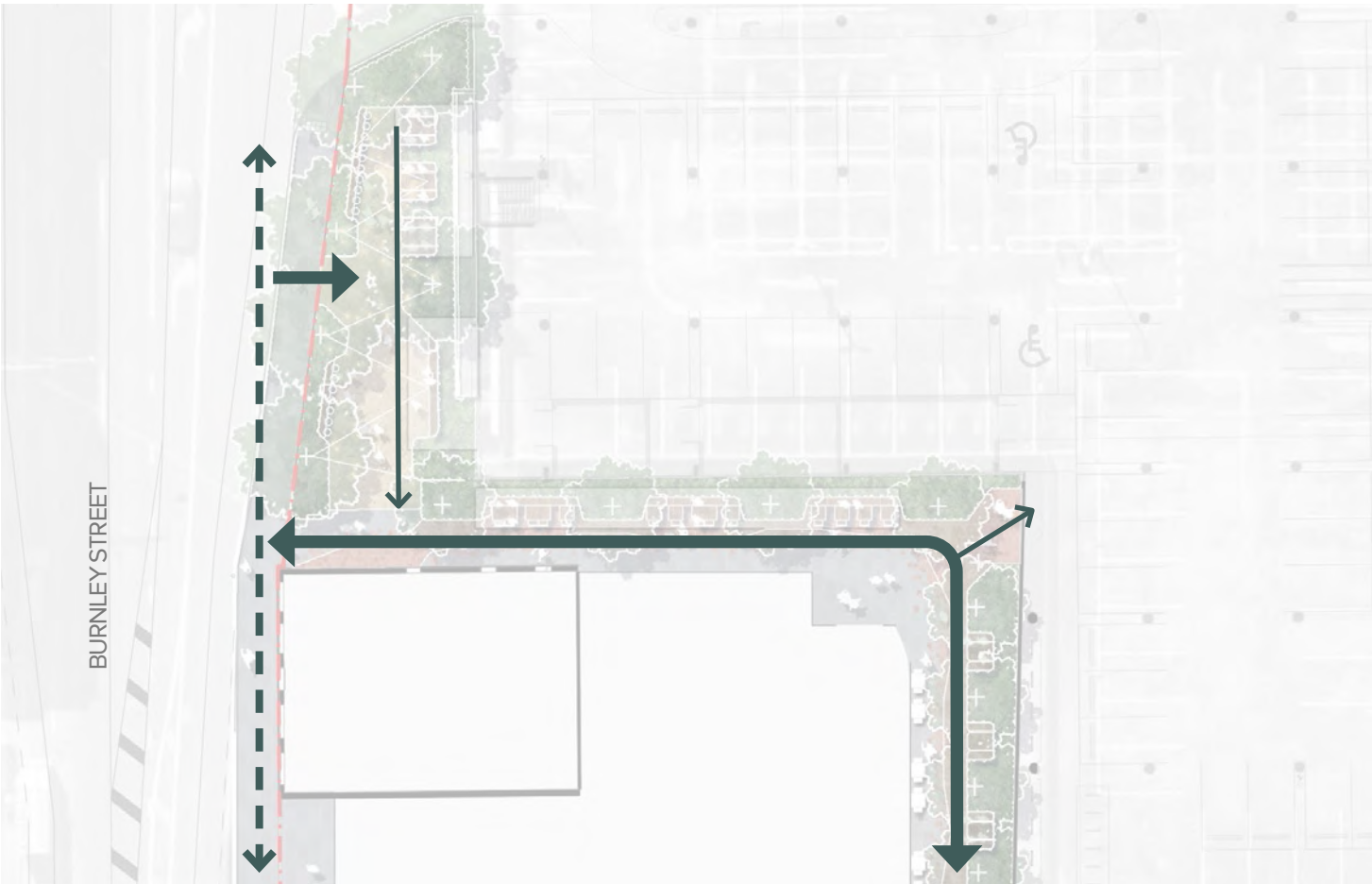
Compacted toppings providing a permeable surface to assist in passive irrigation to the adjacent planting and trees.



Ground Level Landscape Concept

# Pocket Garden - Analysis

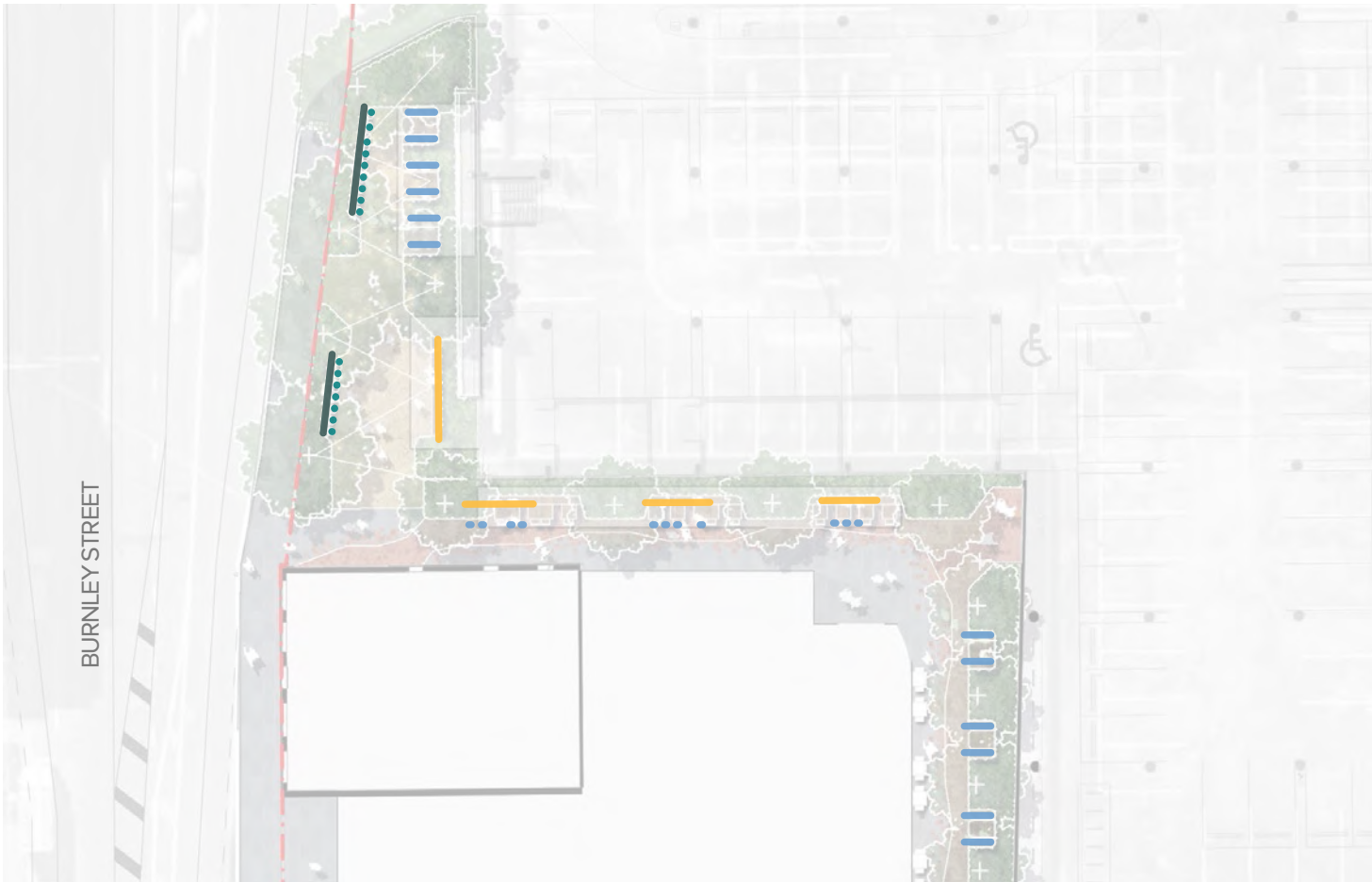
Access + Circulation



Legend

- Primary pedestrian route
- Secondary pedestrian route
- Burnley Street Footpath

Seating Amenity



Legend

- Integrated linear seating
- Integrated group seating
- Integrated planter wall to bar height table
- Integrated bar seating






Ground Level Landscape Concept

# Pocket Garden - Analysis

Soft Landscape



Legend

-  Raised planter with lush shade planting and climbers for pergolas
-  Deepsoil planter flush with paving with lush shade planting and screening shrubs along walls
-  Shade tolerant feature trees

River Line



Legend

-  River line - brick paving

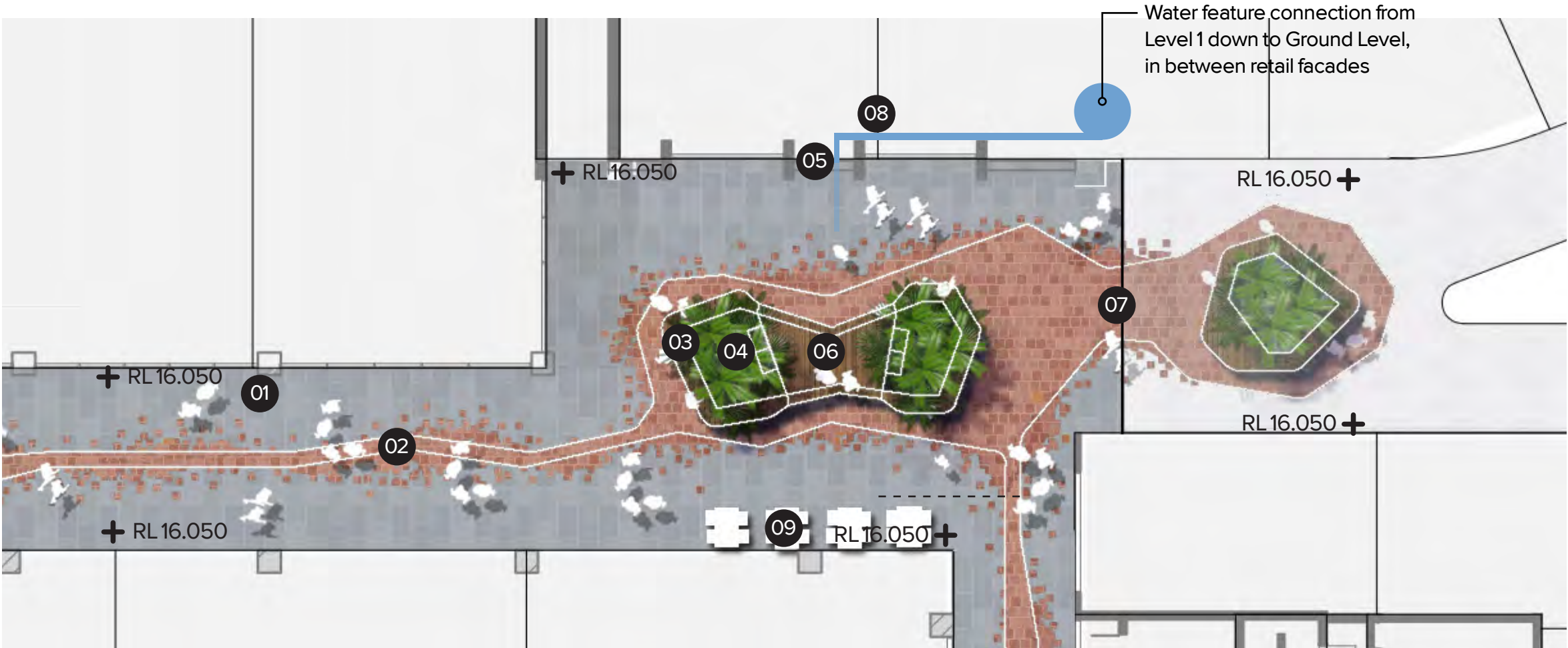


# The Double Level Courtyard - *The Green Escarpment*

Referencing the vegetated escarpments of the Yarra River corridor, the Double Level Courtyard provides a vertical green connection to the adjacent Level 1 Courtyard.

The space provides for passive occupation and respite beneath a canopy of tree ferns that reference the unique ecology of the Yarra Ranges.

The planting and pavement treatment extend within the Market Hall to assist in blurring the sense of inside and outside.



**Legend**

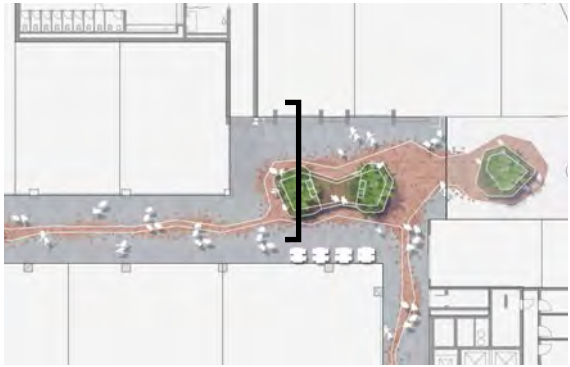
- 01 Bluestone paving
- 02 Feature brick paving
- 03 Seating edge to raised planters
- 04 Raised planters with tree ferns
- 05 Planting to retail facade from Ground Level to Level 1 (module system)
- 06 Elevated timber deck
- 07 Market Hall entrance
- 08 Water feature from Level 1
- 09 Opportunity for outdoor licensed seating



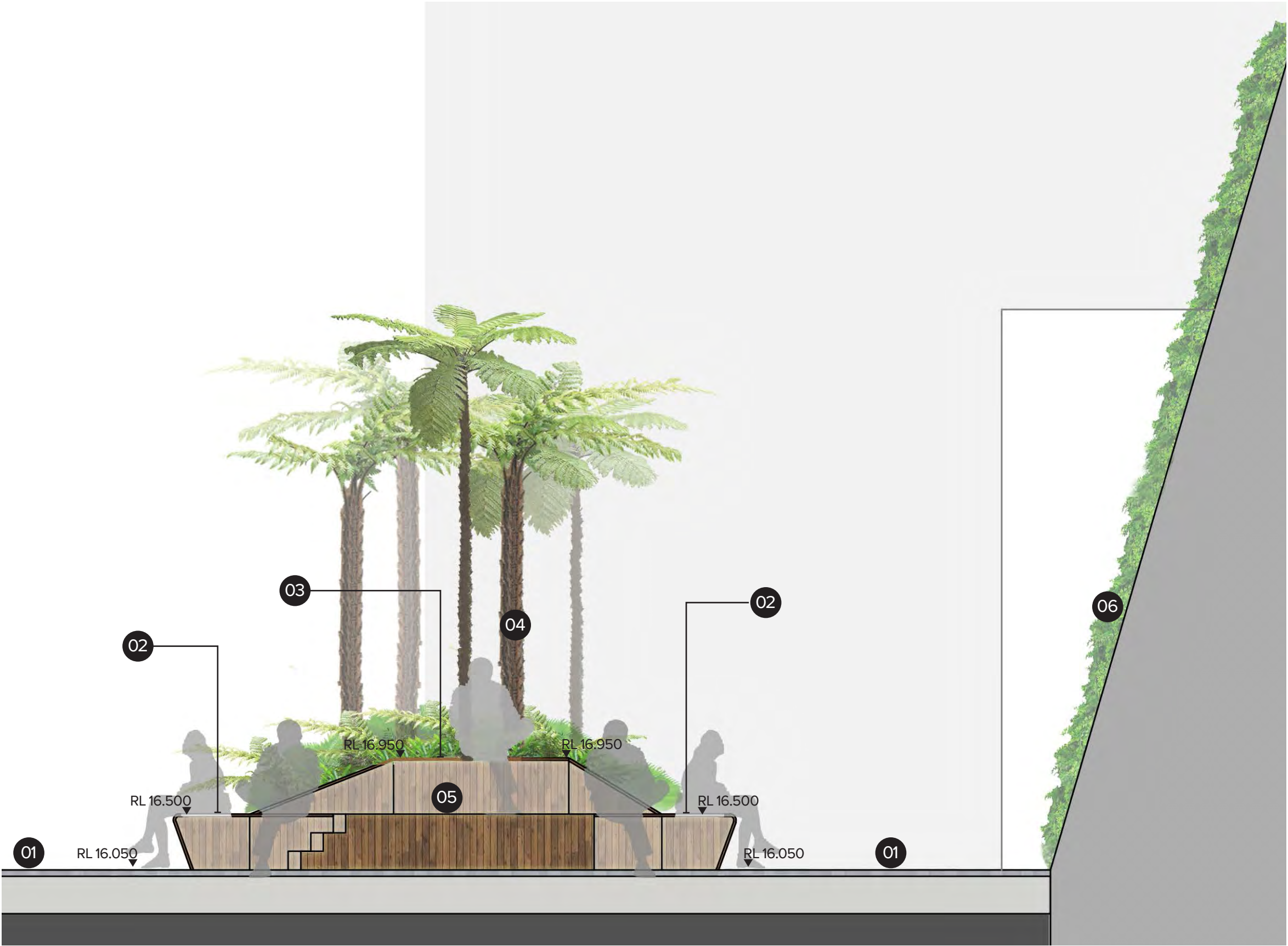


Ground Level Landscape Concept

# The Double Level Courtyard - Section A



- Legend**
- 01 Feature brick paving
  - 02 Integrated planter wall lounge
  - 03 Integrated planter wall seating
  - 04 Lush shade planting with low feature groundcover
  - 05 Timber platform
  - 06 Vertical green wall to retail facade from Ground Level to Level 1 (module system)

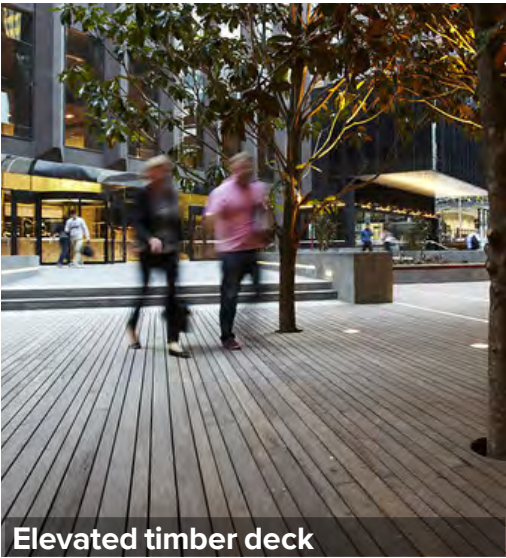
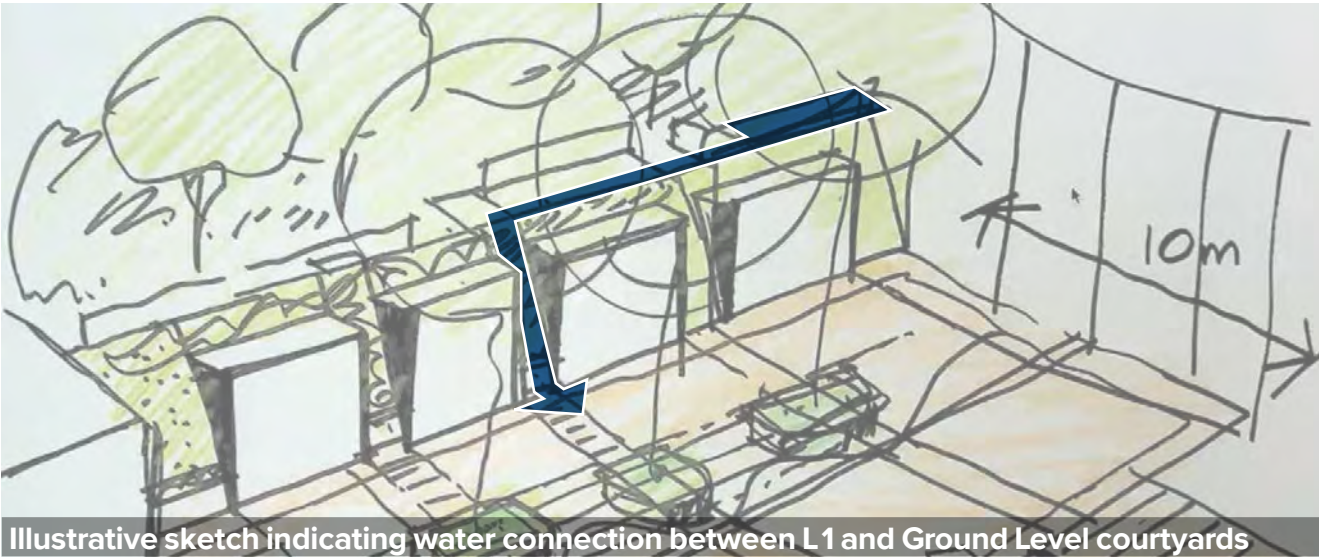
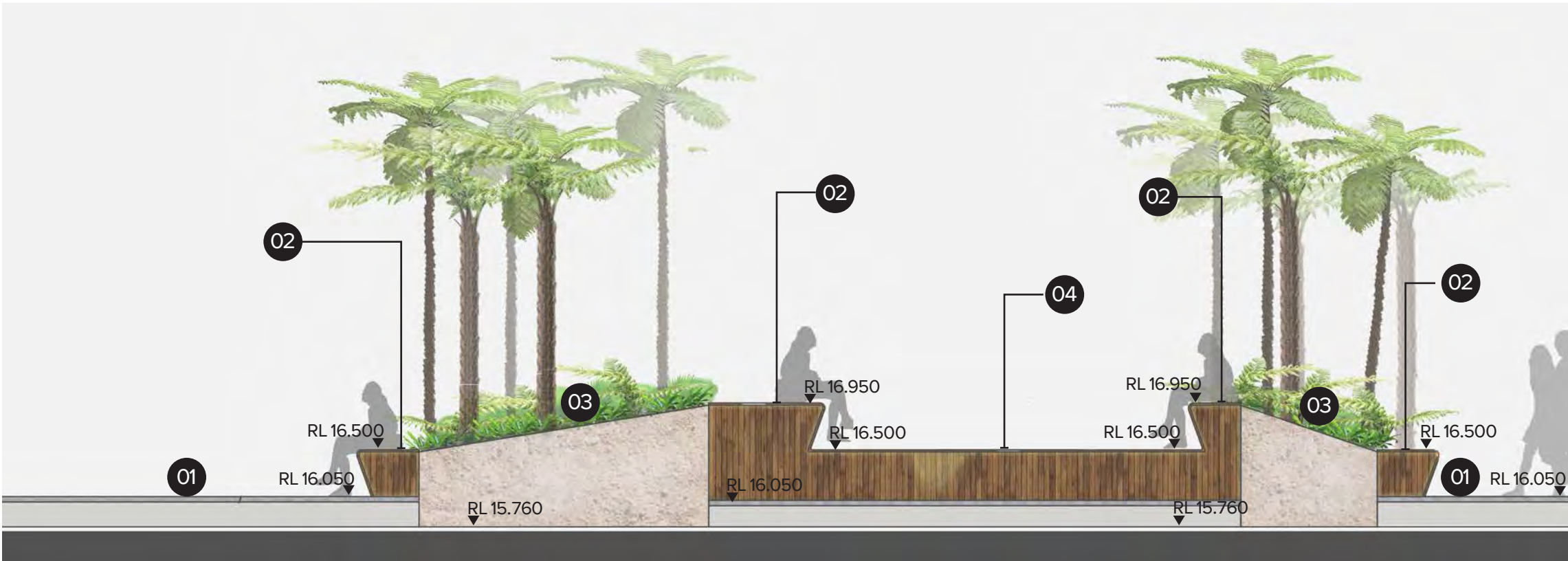




Ground Level Landscape Concept

# The Double Level Courtyard - Section B

- Legend**
- 01 Feature brick paving
  - 02 Integrated planter wall seating
  - 03 Lush shade planting with low feature groundcover
  - 04 Timber deck





Ground Level Landscape Concept

# The Double Level Courtyard - Experience

THE EXPERIENCE

EXPERIENCE

A green, quieter space than from the bustle of Burnley Street Plaza boasting a feature vertical green wall that visually connects the Ground Level up to Level 1 Residential Gardens.


See: Cascading vegetation

Hear: Faint tunes from an office worker’s headphones, the trickling of water from Level 1 down to Ground Level along the vertical green wall.

Smell: Aroma diffuser, fresh juice being squeezed.


Taste: A detox juice, quinoa salad, a sashimi bento box.

Feel: Sheltered, temperate, dappled shade, rejuvenated.







PROGRAMME

- / Seats & benches
- / Shade
- / Midday sun
- / Raised seating edges
- / Tactile plants
- / Feature tree fern overhead
- / Elevated deck area
- / Vertical green wall








CHARACTER

SPATIAL QUALITIES

The Ground Level courtyard offers an open air courtyard, protected from the wind that provides a comforting feeling of enclosure.

ELEMENTS

MATERIALITY

Bluestone paving consistent to the CoY standard is the proposed canvas for the precinct with complementary in colour brick pavers proposed to the occupation spaces.

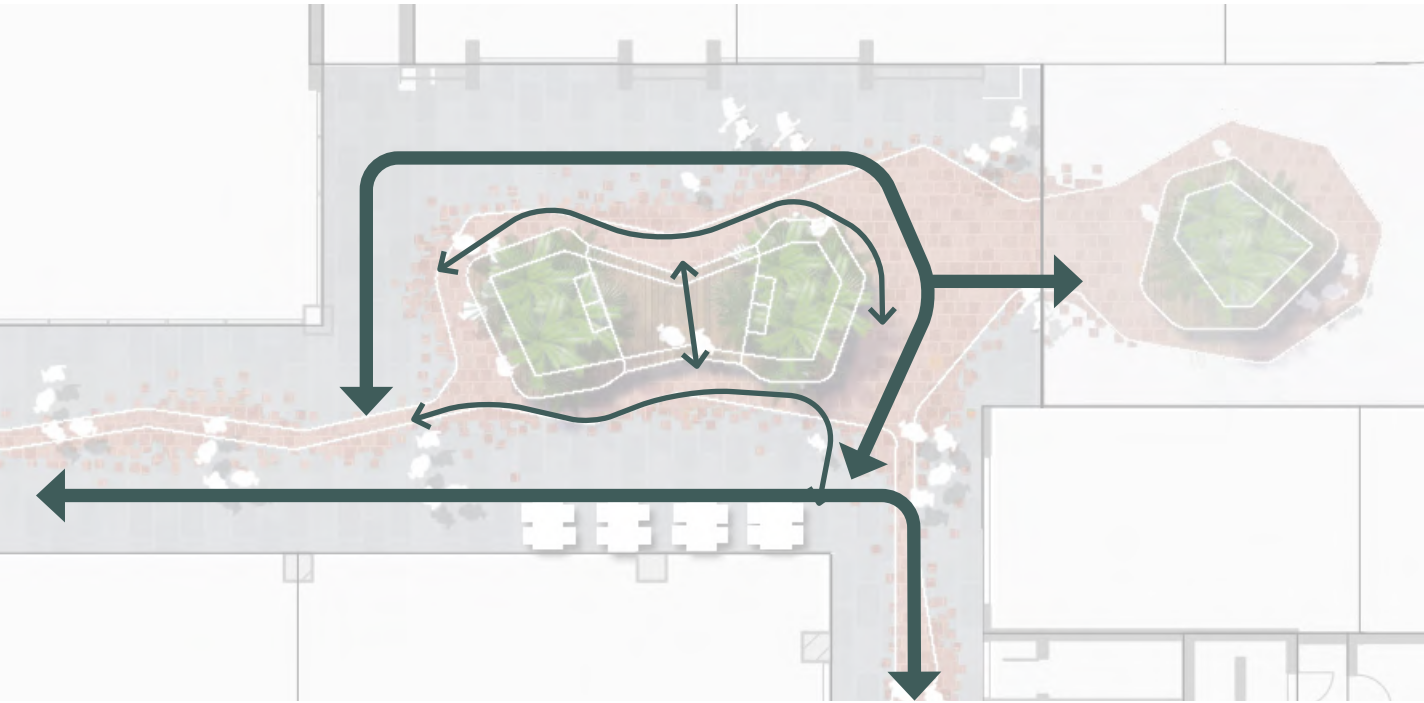
The ground plane materiality wraps up to brick walls and a timber furniture palette affords strength and longevity and gives a nod to the contextual Richmond material character. The raised garden bed edges keeps continuity between the precinct’s other spaces.



Ground Level Landscape Concept

# The Double Level Courtyard - Analysis

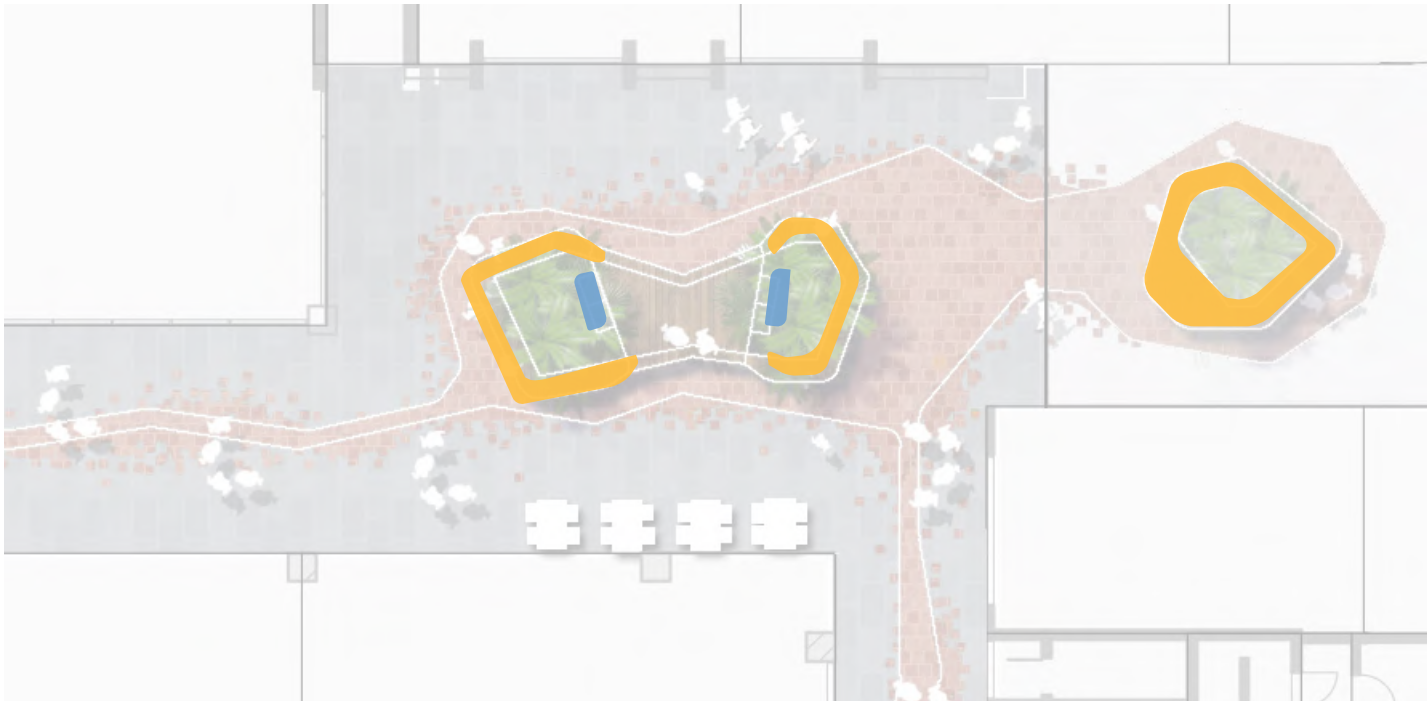
Access + Circulation



Legend

- Primary pedestrian route
- Secondary pedestrian route

Seating Amenity



Legend

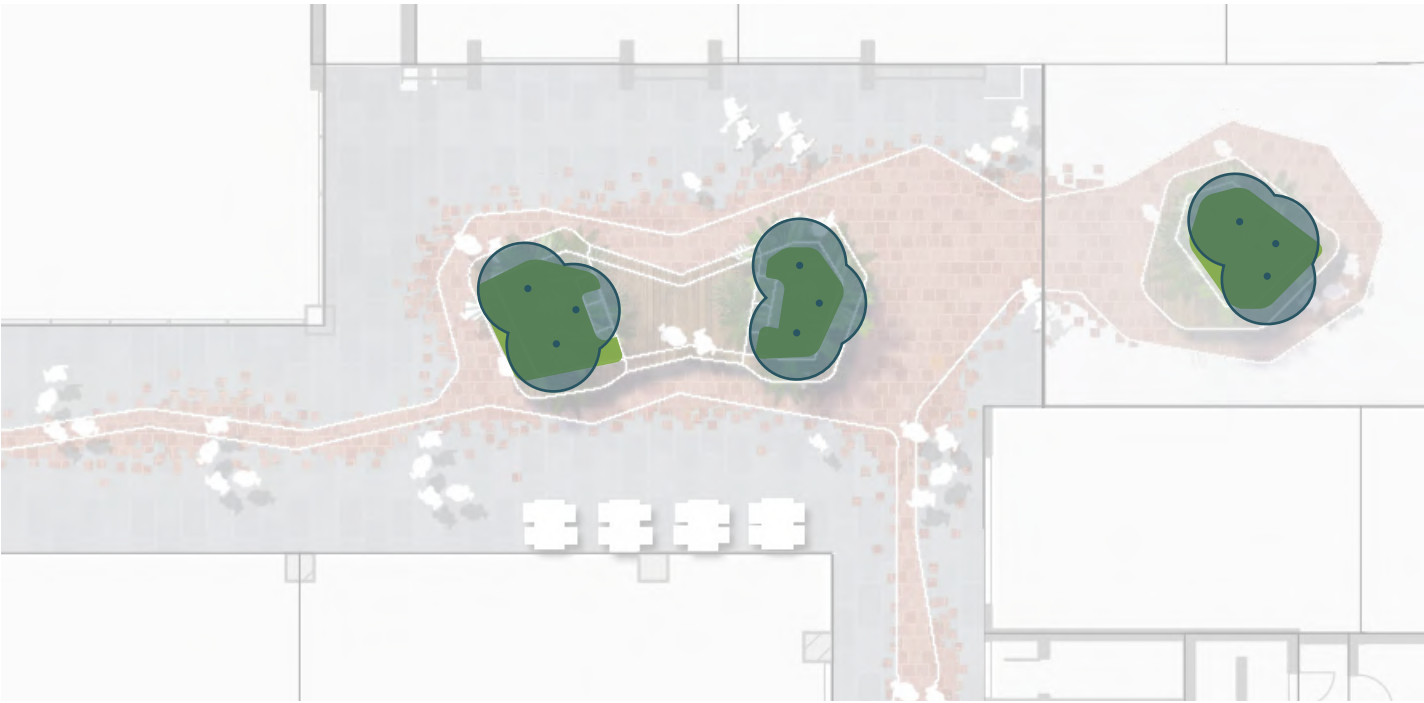
- Integrated planter wall seating
- Integrated seat with backrest





Ground Level Landscape Concept

# The Double Level Courtyard - Analysis

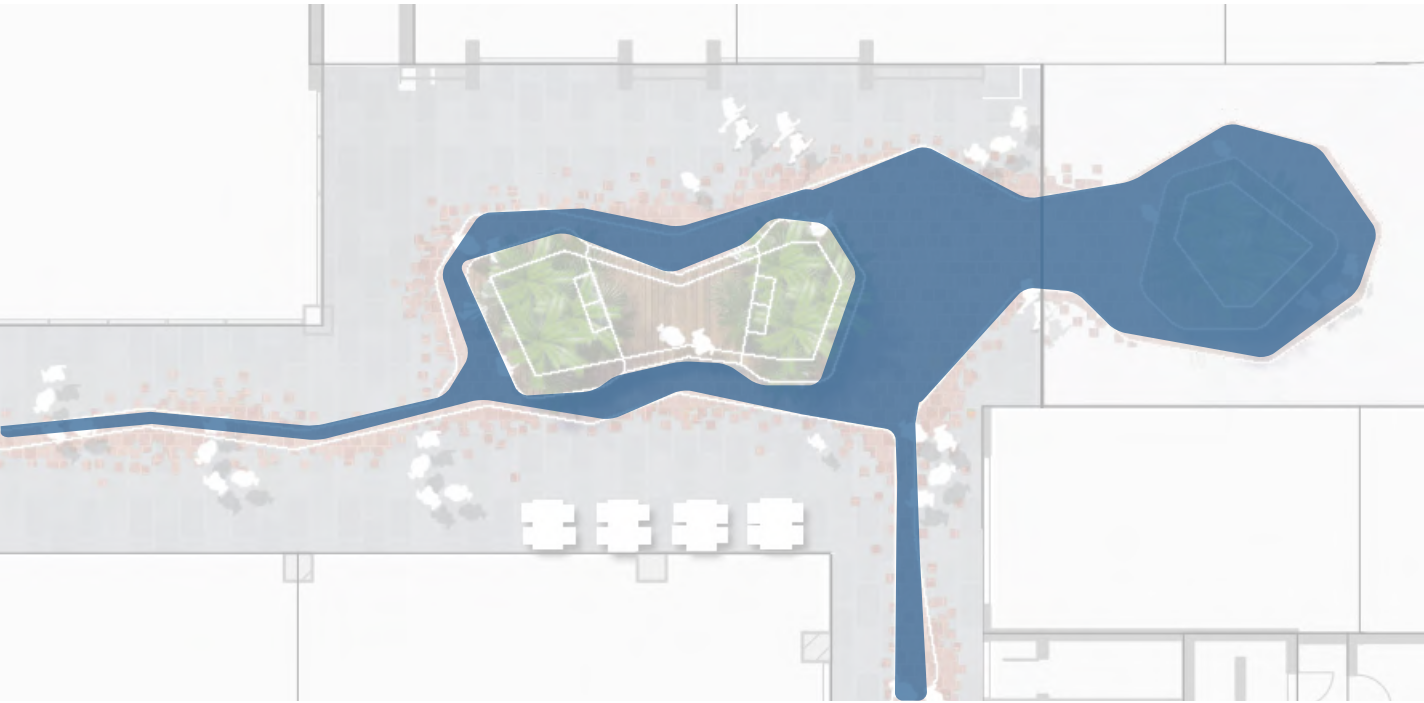
Soft Landscape



Legend

-  Raised planter with lush shade planting and large feature shrubs
-  Feature tree ferns

River Line



Legend

-  River line - brick paving



Ground Level Landscape Concept

# Market Hall Square - *The River Opening*

The Market Hall Square is the river opening, where the 'River Line' journeys from the internal laneways to the openness of this space and Doonside Street.

The square will become a centre of movement, interaction and occupation, enlivened by the bustle of people moving through the space to the Market Hall, residential lobby or along Doonside Street.

A series of garden beds with canopy trees and seating conditions provide flexibility and a range of options to sit and observe the surroundings.

The timber platform will contribute to this life of the space with a deck that can be used to stage small performances and events, capturing the attention of visitors and passers by.

The space is also framed around and facilitates the future connection from the Market Hall entrance to the laneway proposed for the Harry the Hirer redevelopment site.

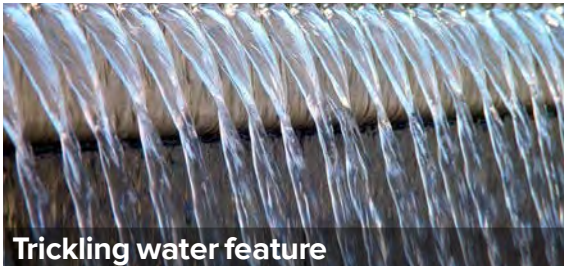


**Legend**

- |    |                                                    |    |                                           |
|----|----------------------------------------------------|----|-------------------------------------------|
| 01 | 1:15 Ramp                                          | 07 | Indented car bay                          |
| 02 | Stairs (6 stairs in flight)                        | 08 | Performance / seating timber deck         |
| 03 | Edge seating to planting                           | 09 | Raised planter with trees and seat edging |
| 04 | Planter to ramp (in deep soil)                     | 10 | Bicycle hoops                             |
| 05 | Street trees and planting                          | 11 | Water feature                             |
| 06 | At grade planter to ramp with trees (in deep soil) | 12 | Opportunity for outdoor licensed seating  |



Public seating & stage to the street



Trickling water feature



Low, lush understory planting



Music and events




Ground Level Landscape Concept

# Market Hall Square - Experience

THE EXPERIENCE


A lively zone interfacing the newly activated Doonside Street frontage where residents, pedestrians and visitors alike spend time or pass through.

See: People bustling along and through Doonside Street  
Hear: A busker on the stage  
Smell: Fresh produce and flowers  
Taste: A crunchy granny smith  
Feel: A part of something larger - the buzz of the street life

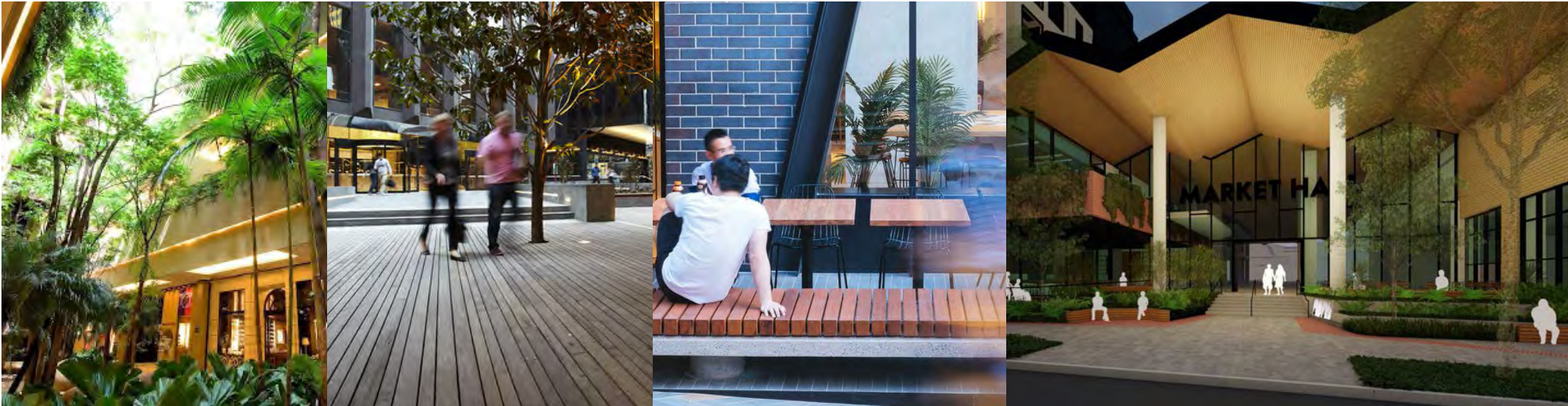


PROGRAMME

- / Seats & benches
- / Shade
- / Raised seating edges
- / Tactile plants
- / Feature tree fern overhead
- / Elevated deck area
- / Vertical green wall



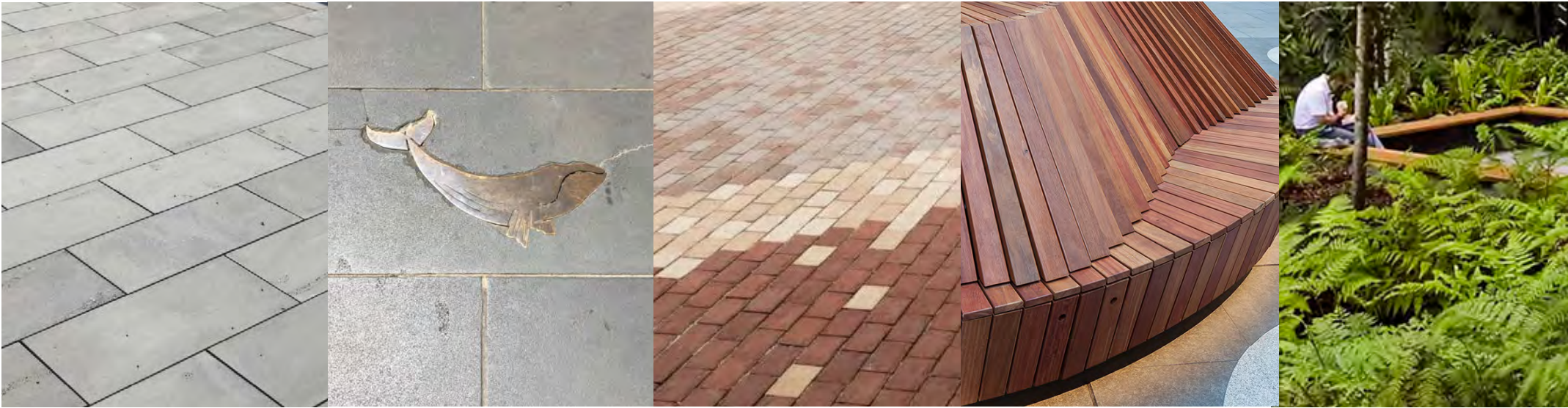
CHARACTER



SPATIAL QUALITIES

- Openness of the streetscape
- Street trees and canopy vegetation creating a sense of scale
- Open and clear sight and movement lines

ELEMENTS



MATERIALITY

Bluestone paving consistent to the CoY standard is the proposed canvas for the precinct with complementary in colour brick pavers proposed to the occupation spaces.

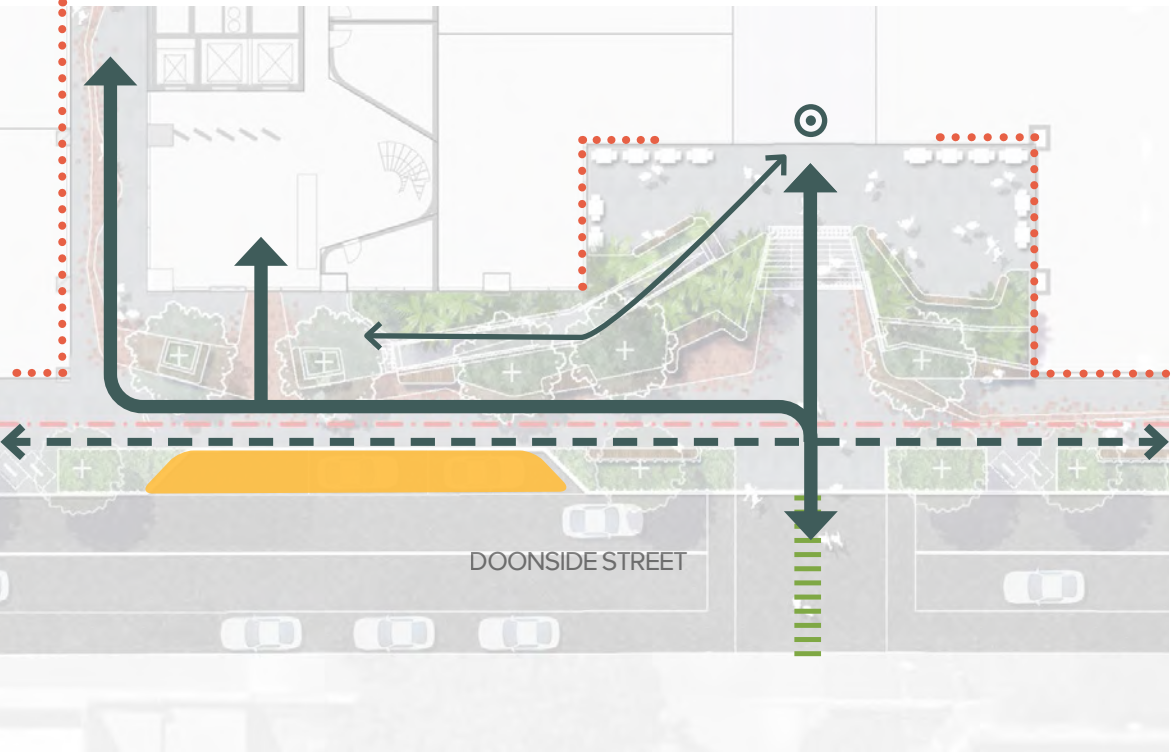
The ground plane materiality wraps up to brick walls and a timber furniture palette affords strength and longevity and gives a nod to the contextual Richmond material character. The raised garden bed edges keeps continuity between the precinct's other spaces.



Ground Level Landscape Concept

# Market Hall Square - Analysis

Access + Circulation



Legend

- Doonside Street footpath
- Future pedestrian crossing
- Primary pedestrian route
- Secondary pedestrian route
- Market Hall entry
- Opportunity for short term parking (loading, drop off and pick up)
- Retail frontage

Seating Amenity



Legend

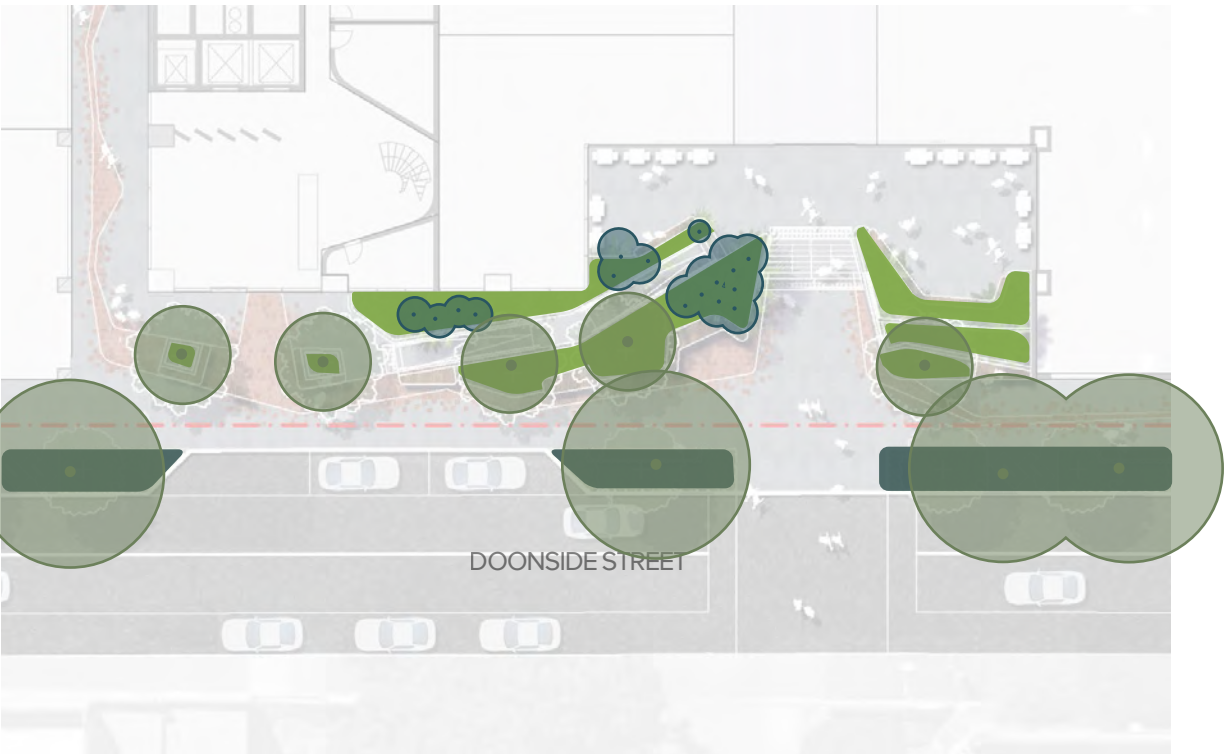
- Integrated planter wall seating







Ground Level Landscape Concept

# Market Hall Square - Analysis

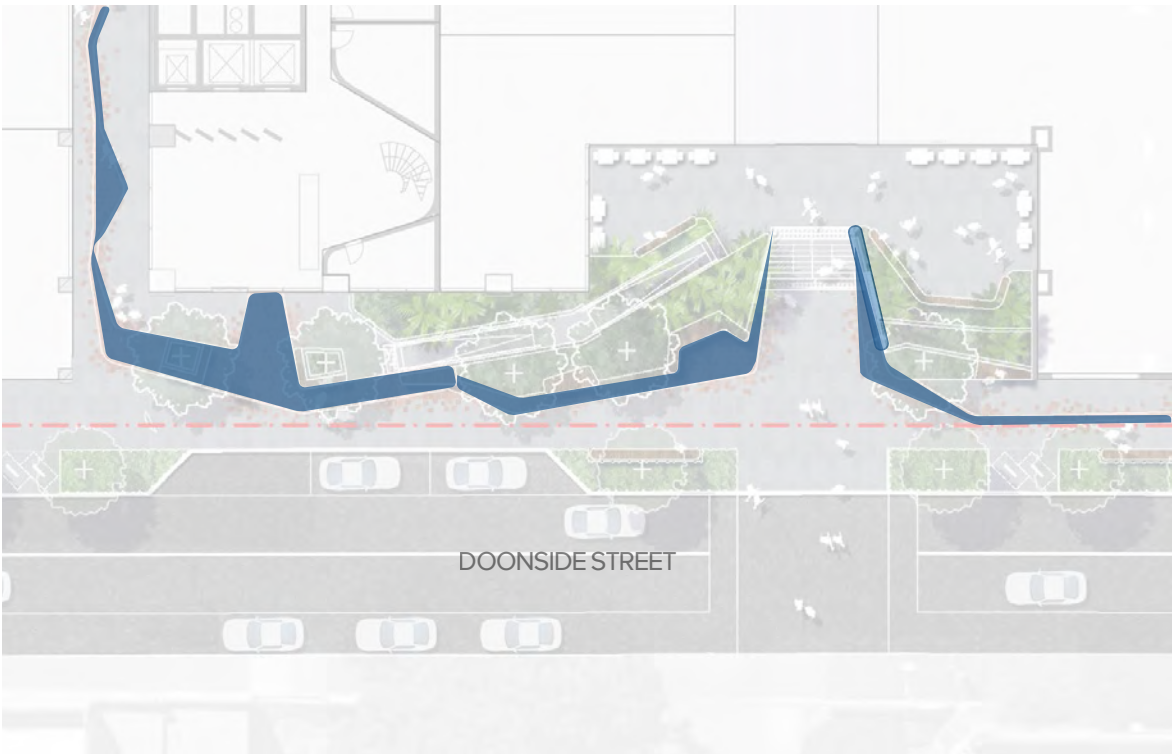
Soft Landscaping





Legend

-  Raised planter with lush shade planting
-  Inground streetscape planting
-  Proposed trees
-  Feature tree ferns

River Line



Legend

-  Integrated water element
-  River line - brick paving

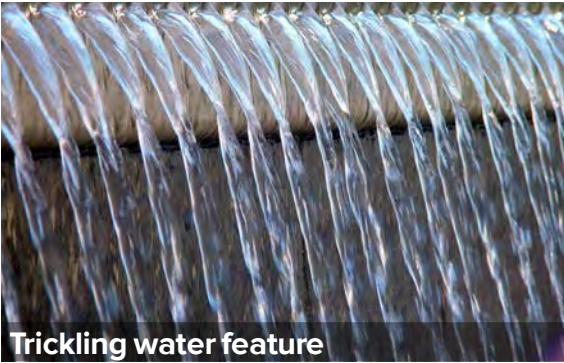


Ground Level Landscape Concept

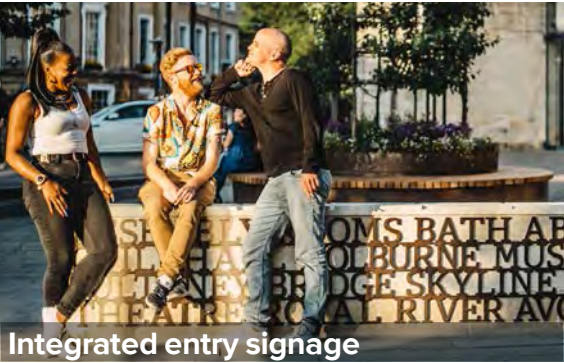
# Market Hall Square - Section A



- Legend**
- 01 Bluestone paving
  - 02 Water feature
  - 03 Lush shade planting on terraced planters(In the background)
  - 04 Stairs to market hall entrance
  - 05 Handrail



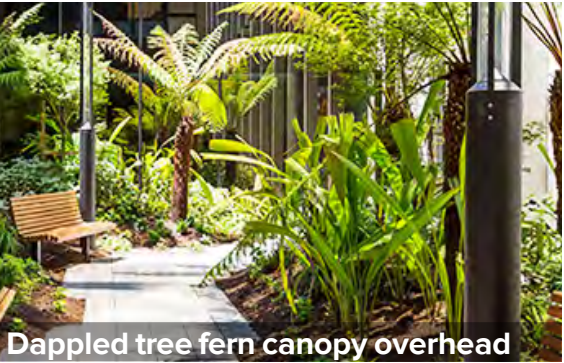
Trickling water feature



Integrated entry signage



Terraced planters



Dappled tree fern canopy overhead



Low, lush understory planting

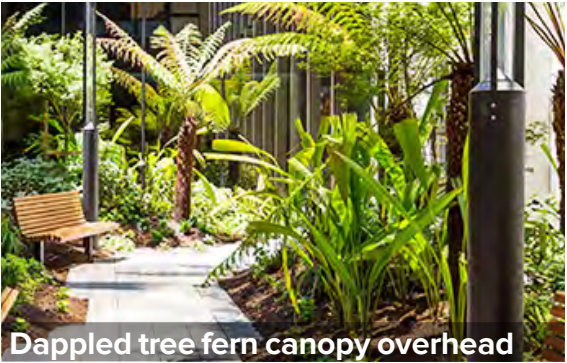
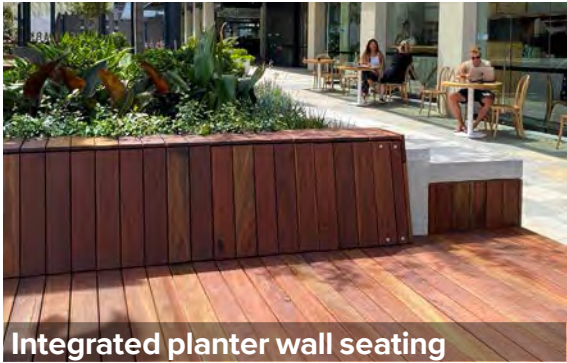
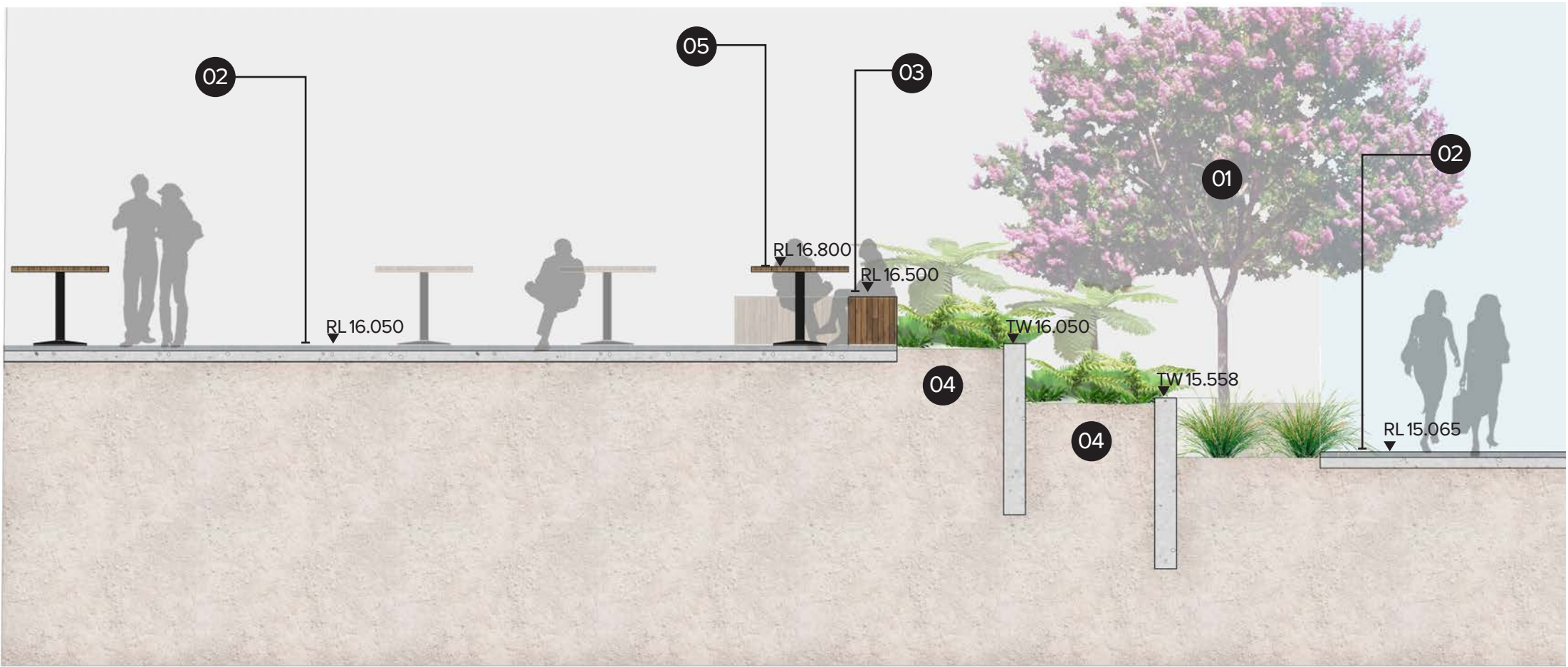


Ground Level Landscape Concept

# Market Hall Square - Section B



- Legend**
- 01 Feature tree
  - 02 Bluestone paving
  - 03 Timber seating
  - 04 Lush shade planting on terraced planers
  - 05 Opportunity for licensed seating





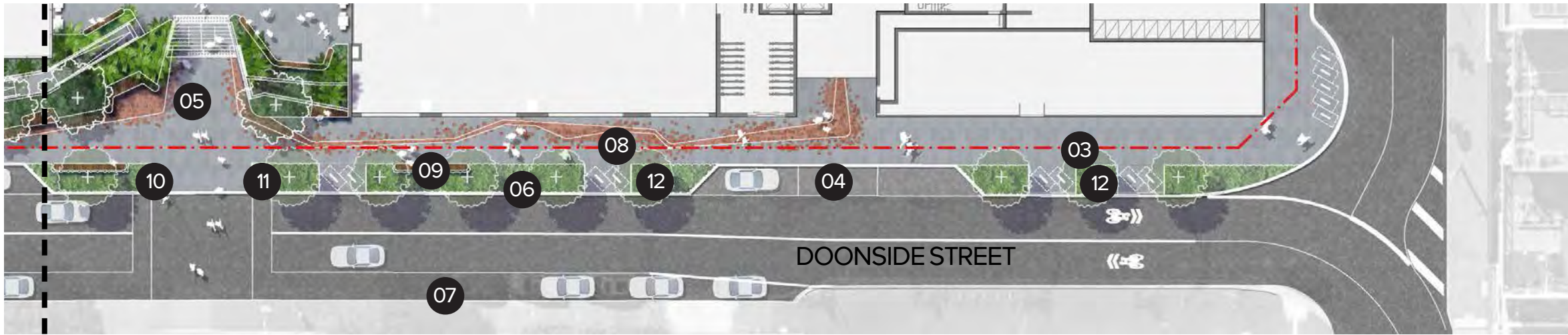
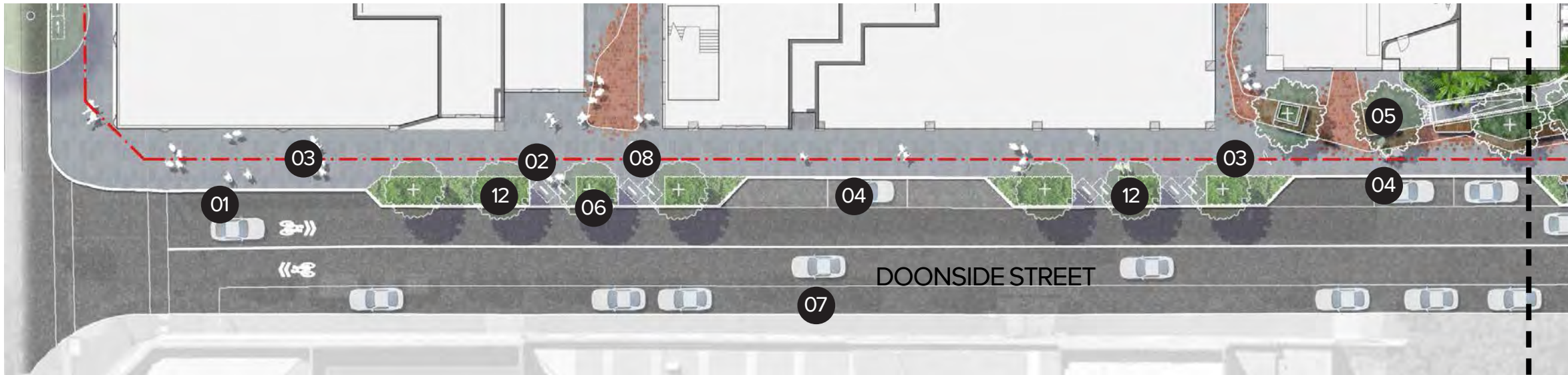
Ground Level Landscape Concept

# Doonside Street

The Doonside Street streetscape will be enhanced through the widening of the northern pedestrian footpath, providing opportunity for street trees, understorey planting, bicycle hoops and other amenities.

Legend

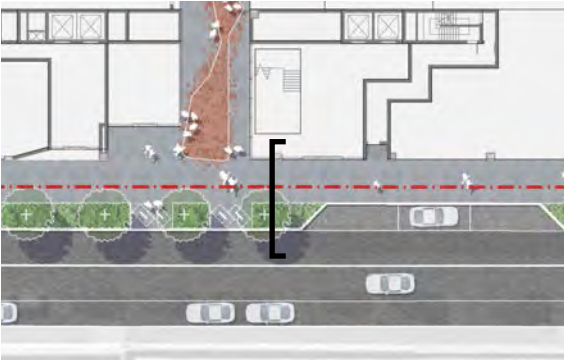
- 01 20m No stopping zone
- 02 Steel edge to delineate title boundary
- 03 Footpath widened. Street trees/ planting & street furniture proposed within this zone
- 04 Opportunity for short term parking (loading, drop off and pick up)
- 05 Market Hall Square
- 06 Revised kerb alignment
- 07 South side of Doonside Street to remain as per existing - no proposed changes.
- 08 Bike hoops
- 09 Seat with backrest
- 10 Bin enclosure
- 11 Drinking fountain
- 12 Street trees at intervals along Doonside Street



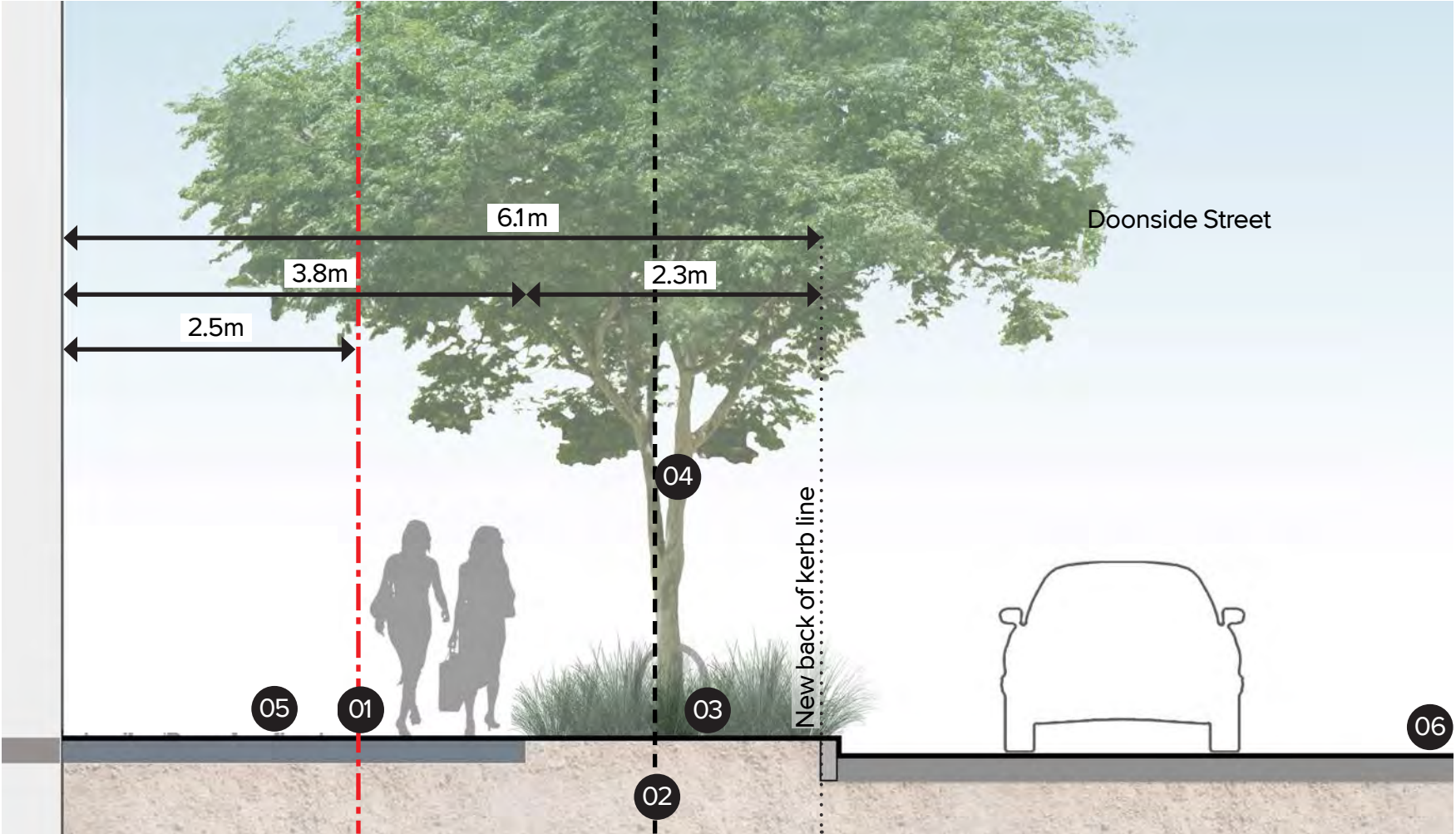


Ground Level Landscape Concept

# Doonside Street - Section A



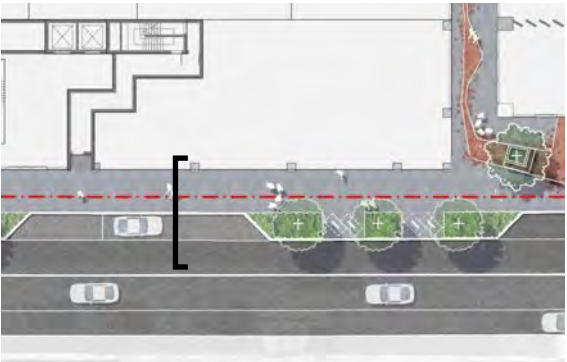
- Legend**
- 01 Steel edge to delineate title boundary
  - 02 Existing kerb line (dashed line)
  - 03 Garden bed with feature planting
  - 04 Street Tree
  - 05 Widened pedestrian footpath. Opportunity for street furniture & street trees/planting to be located within this zone.
  - 06 South side of Doonside Street to remain as per existing. No proposed changes.



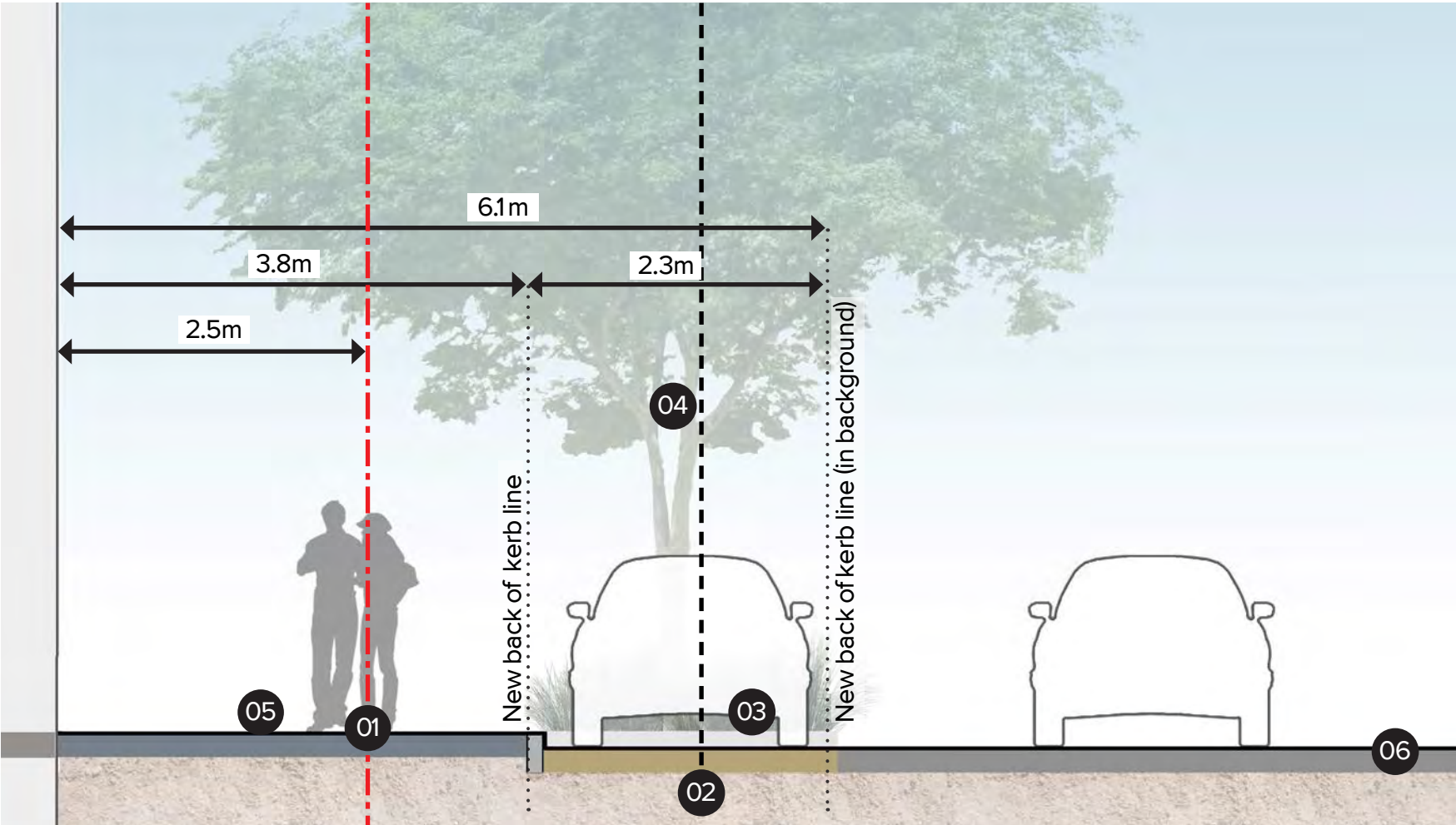


Ground Level Landscape Concept

# Doonside Street - Section B



- Legend**
- 01 Steel edge to delineate title boundary
  - 02 Existing kerb line (dashed line)
  - 03 Indented car parking bay
  - 04 Street Tree (in background)
  - 05 Widened pedestrian footpath. Opportunity for street furniture & street trees/planting to be located within this zone.
  - 06 South side of Doonside Street to remain as per existing. No proposed changes.





Ground Level Landscape Concept

# Burnley Street

The Burnley streetscape will be improved with a building set back providing a wider footpath, opportunity for additional streetscape amenities such as bicycle hoops and new street tree planting along front of kerb (matching existing) spaced to provide individual car parking spaces.

Legend

- 01 Widened pedestrian footpath
- 02 Burnley Laneway
- 03 Bicycle hoops
- 04 Existing street trees
- 05 Proposed street trees in cut outs with feature planting
- 06 Opportunity for short term parking (loading, drop off and pick up)



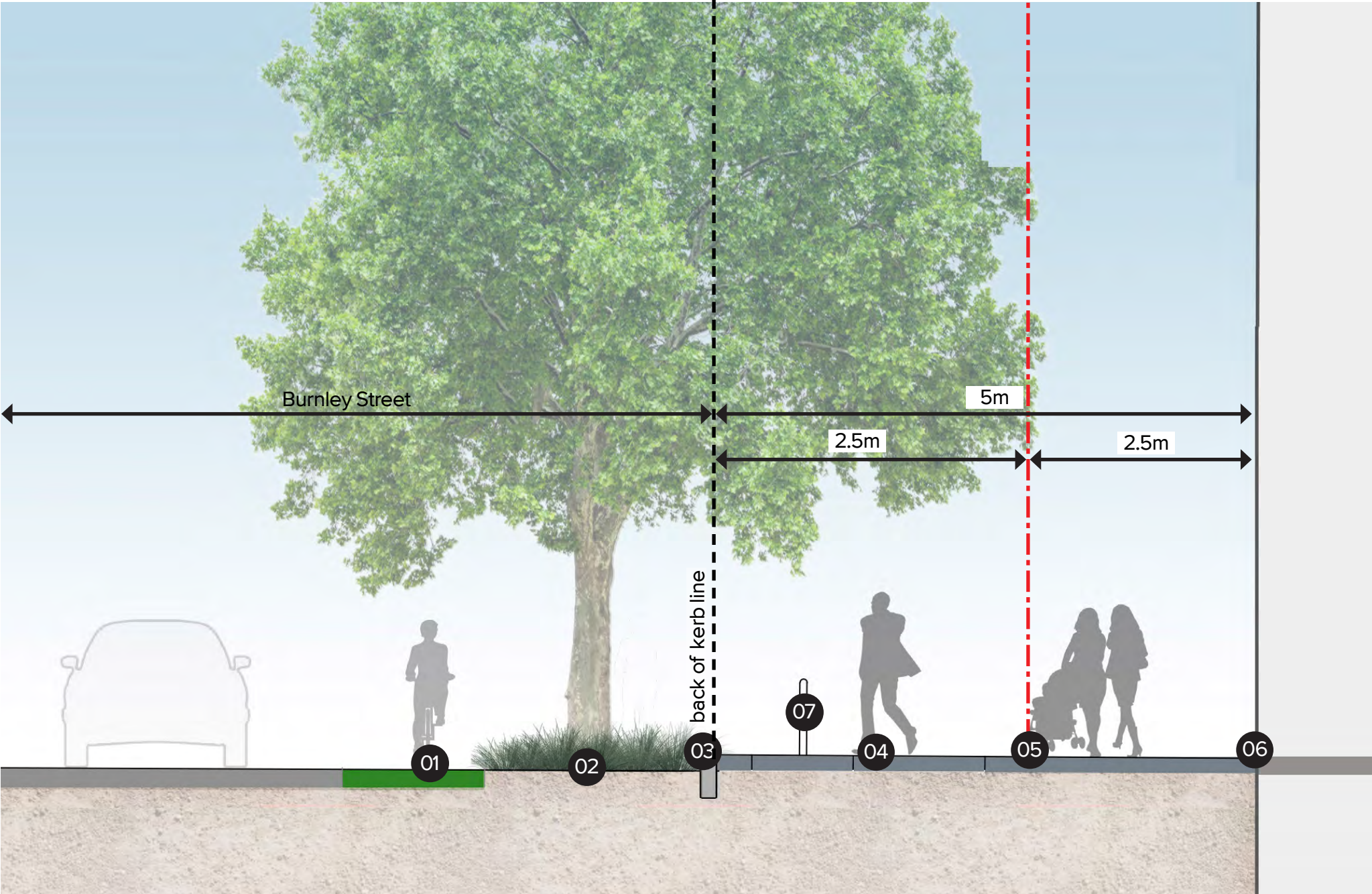


Ground Level Landscape Concept

# Burnley Street - Section A



- Legend**
- 01 Bike lane to remain as per existing
  - 02 New street tree pit with low planting
  - 03 Existing kerb alignment
  - 04 Footpath
  - 05 Steel edge to delineate title boundary
  - 06 Building setback from title boundary
  - 07 Bicycle hoops



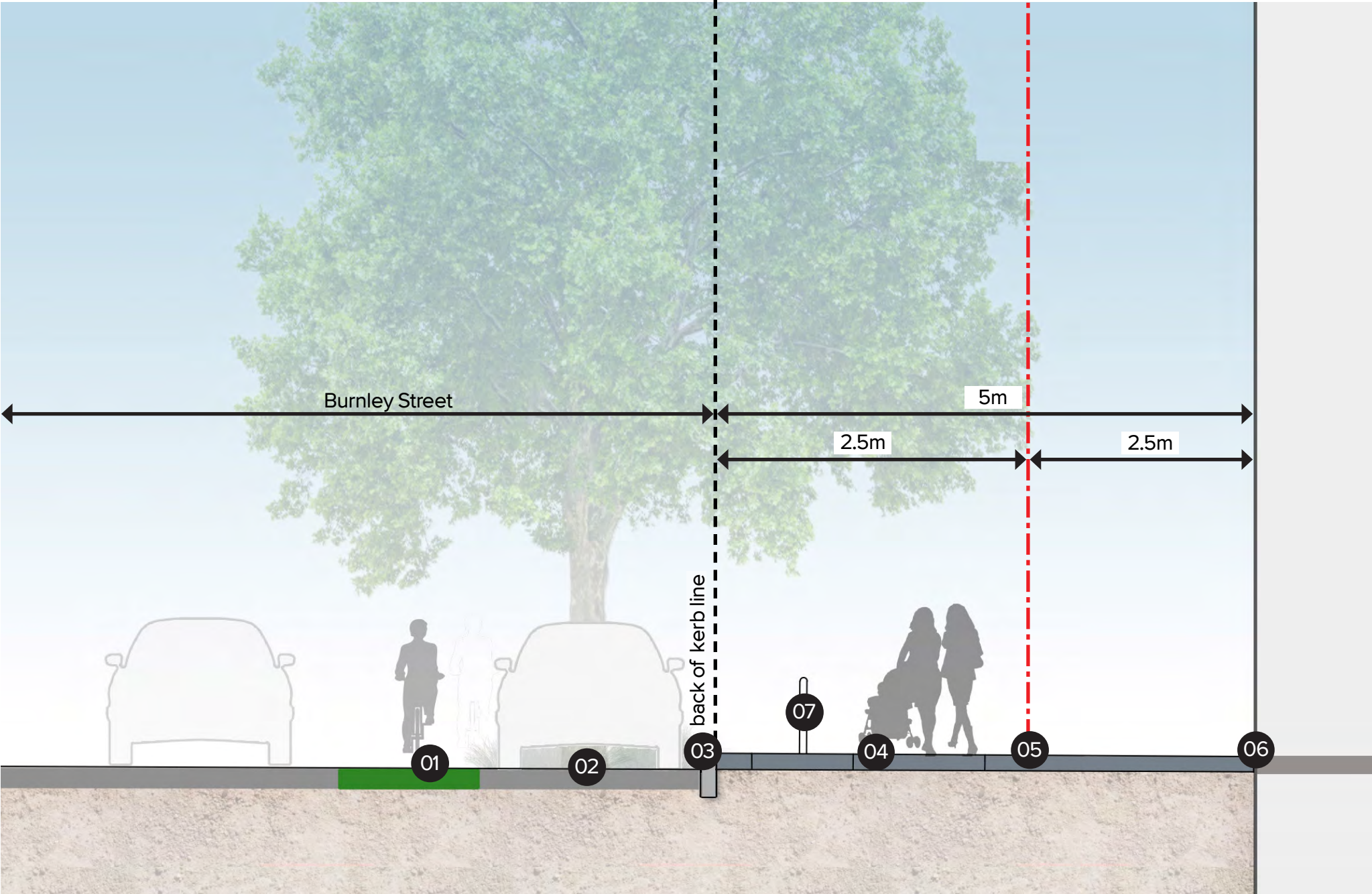


Ground Level Landscape Concept

# Burnley Street - Section B



- Legend**
- 01 Bike lane to remain as per existing
  - 02 Parallel car parking space
  - 03 Existing kerb alignment
  - 04 Footpath
  - 05 Steel edge to delineate title boundary
  - 06 Building setback from title boundary
  - 07 Bicycle hoops





Ground Level Landscape Concept

# Public Realm Materials & Elements

SEATING ELEMENTS



A range of custom seating elements are to be detailed to contribute to the Victoria Gardens Doonside Precinct environment.

A combination of brick, hardwood timber, powdercoated steel and stainless steel will be utilised to provide a robust, durable and attractive setting.

LIGHTING



Post-top light fittings within the public realm is proposed to be a graphite metal grey finish.

LED strip lighting is proposed to the underside of seating & planter walls.

Catenary lighting to the laneways and ground level zones is proposed.

New street light poles and locations along Doonside Street to be approved by Council.

PLANTERS



Brick wall planter boxes are utilised throughout the podium landscape with consideration of soil depths, internal drainage, waterproofing and external finish.

STREET FURNITURE



120L Bin Enclosures for both general and recycle bins with stainless steel finish proposed with a custom perforated pattern.

Stainless steel bicycle hoops and drinking fountain proposed to Council standards.

Stand alone timber seats and benches proposed to be custom to contribute to the Precinct environment .

PAVING



Referencing the bluestone pitcher laneways of Richmond, bluestone paving is proposed to footpaths and laneways, consistent to the CoY standard, 495 x 245 mm unit paver.

Recycled brick paving to the 'River Line' reference the industrial character of the location. Complementary brick colours will be selected to provide texture and richness to the ground plane, that also flatter the cooler tones of bluestone.





Ground Level Landscape Concept


# Publicly Accessible Open Space Plan


**WITHIN TITLE BOUNDARY:**

Total Site Area: 18,180 m<sup>2</sup>

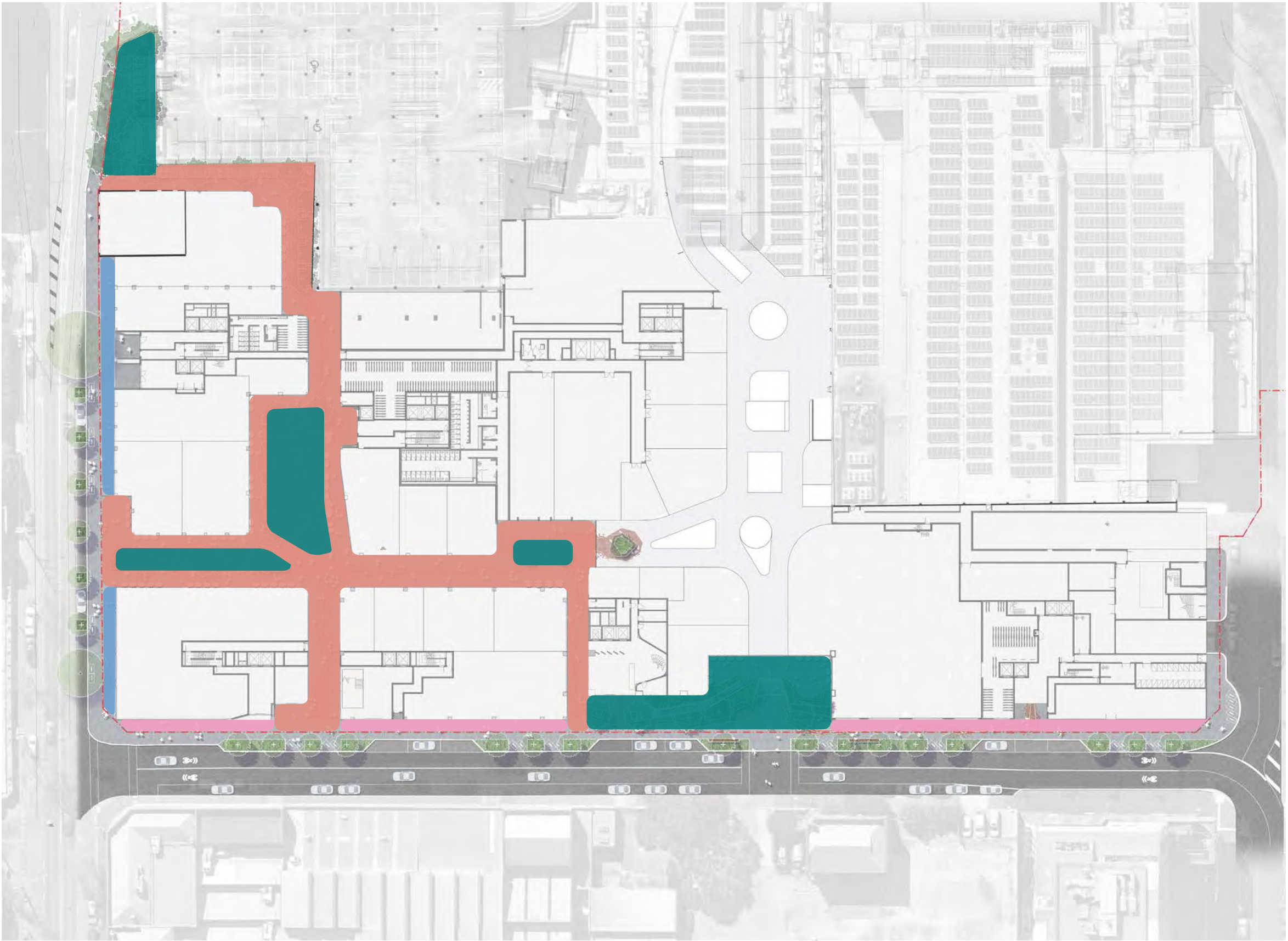
 Open Space Area: 1,190 m<sup>2</sup>  
=6.55% of total site area

 Laneways Area: 1,780 m<sup>2</sup>  
=9.8% of total site area

 Burnley Street Footpath  
Widening: 195 m<sup>2</sup>  
=1.07% of total site area

 Doonside Street Footpath  
Widening: 370 m<sup>2</sup>  
=2.04% of total site area

Total publicly accessible open space:  
=3,535 m<sup>2</sup>  
= 19.44% of total site area



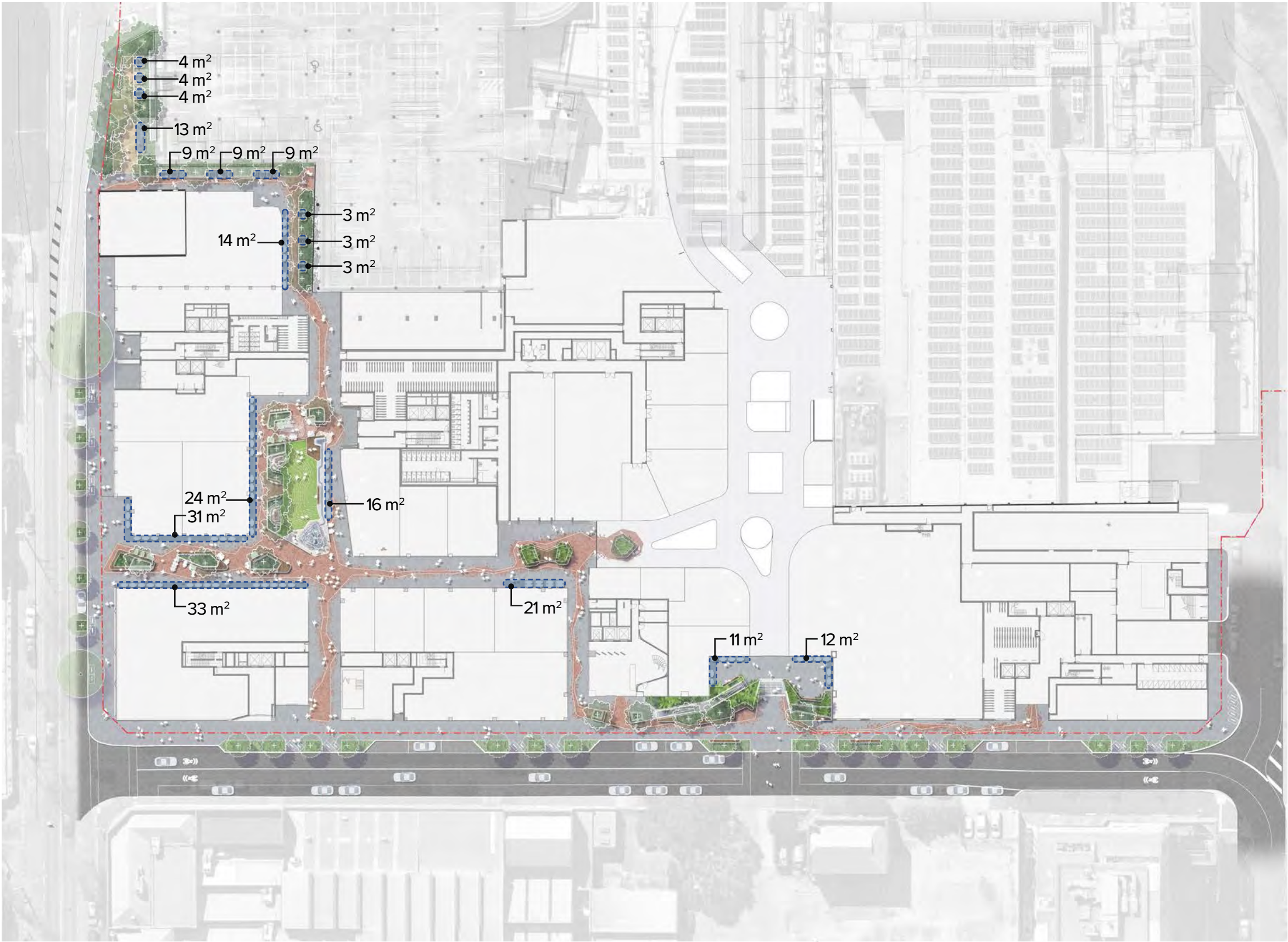


Ground Level Landscape Concept

# Licensed Seating Area Plan

The project site provides the opportunity for outdoor licensed seating areas, servicing adjacent commercial tenancies and supporting the activity of the laneways and open spaces.

 Opportunity for Licensed Seating Area: 223 m<sup>2</sup>







Ground Level Landscape Concept

# Deep Soil Area Plan

Total Site Area: 18,180 m<sup>2</sup>

 Total Deep soil Area: 1,116 m<sup>2</sup>

Total Deep Soil of site area  
= 6.14%

 Total Permeable Surfaces  
within Deepsoil Area  
(Garden bed / Decomposed  
granite / Artificial Turf):  
= 512 m<sup>2</sup>  
= 46% of total deep soil area  
= 2.82% of total site area



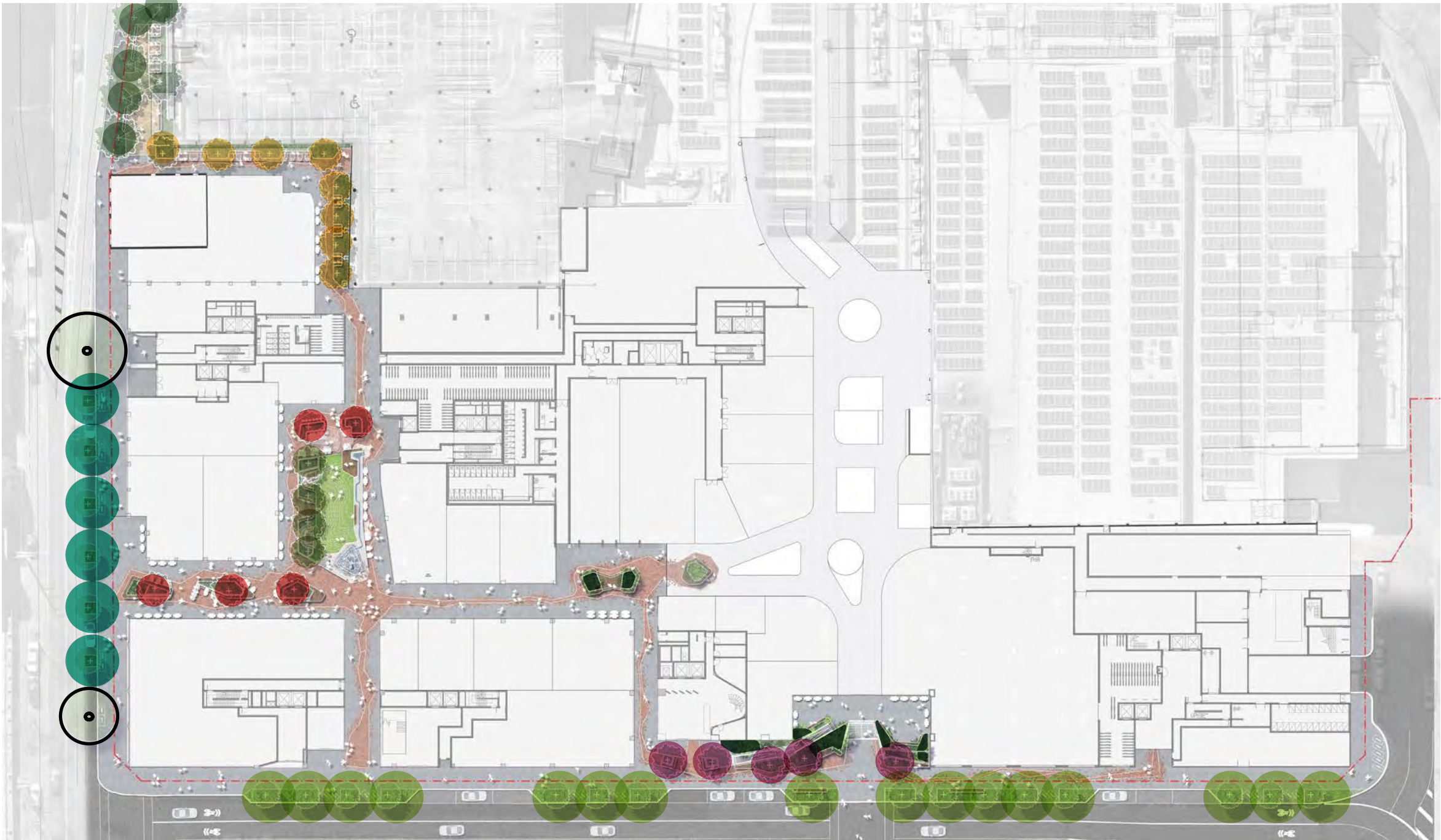


# Ground Level Landscape Concept

## Tree Plan

### Legend

- Existing tree in carriageway to be retained - *Platanus* sp.
- Proposed
  - Platanus x acerifolia*  
London Plane to match adjacent existing (6 total)
  - Tristaniopsis laurina*  
Kanooka Water Gum (16 total)
  - Acer negundo*  
Box Elder Maple (5 total)
  - Lagerstroemia indica*  
Crepe Myrtle (5 total)
  - Cercis canadensis*  
Eastern Redbud (8 total)
  - Fraxinus pennsylvanica*  
'Cimmzam' Cimmaron Ash (4 total)
  - Ulmus parvifolia* 'Todd'  
Chinese Elm (6 total)
  - Dicksonia antarctica*  
Soft Tree Fern & *Cyathea* sp. varieties



*Acer negundo*



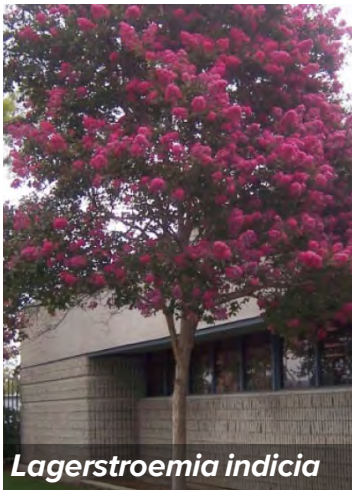
*Cercis canadensis*



*Ulmus parvifolia* 'Todd'



*Fraxinus pennsylvanica*



*Lagerstroemia indica*



*Platanus x acerifolia*



*Tristaniopsis laurina*

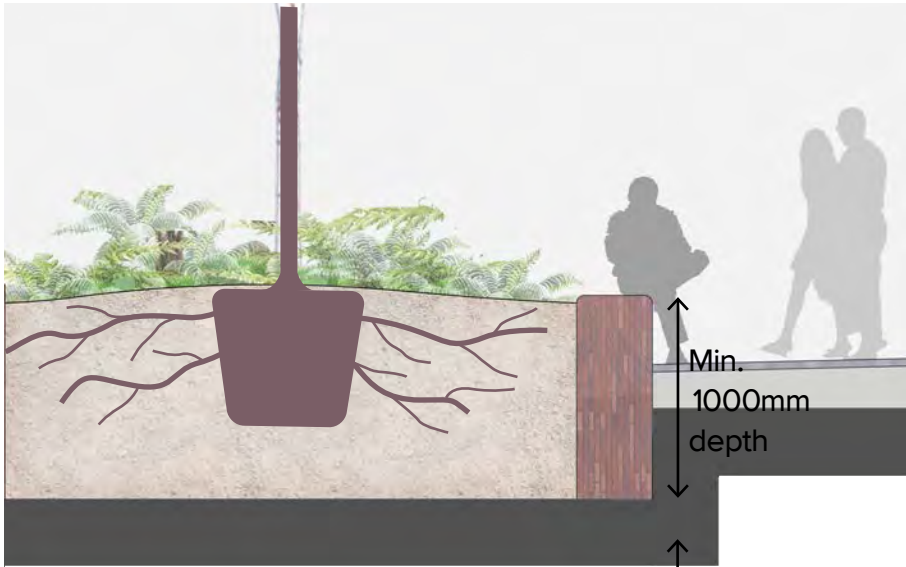
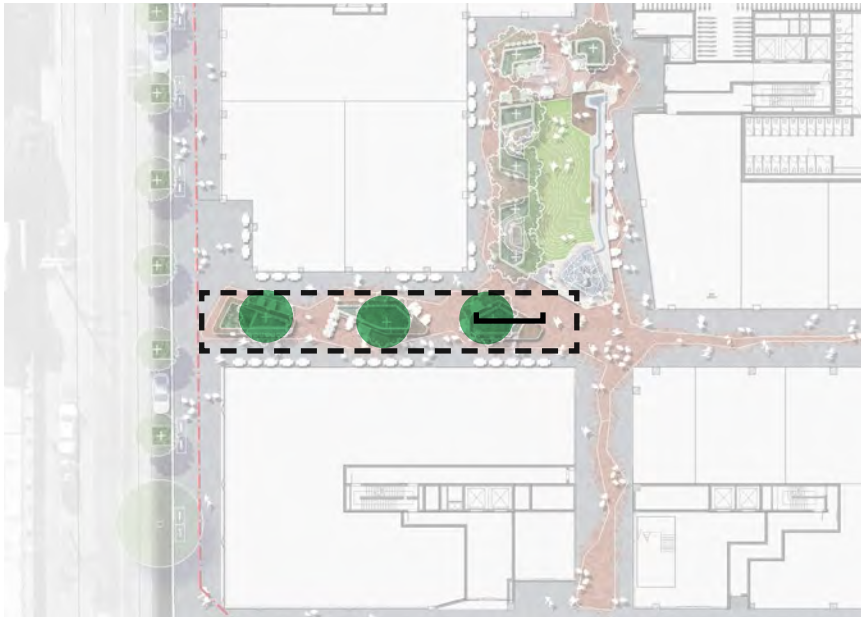


*Dicksonia antarctica*



Ground Level Landscape Concept

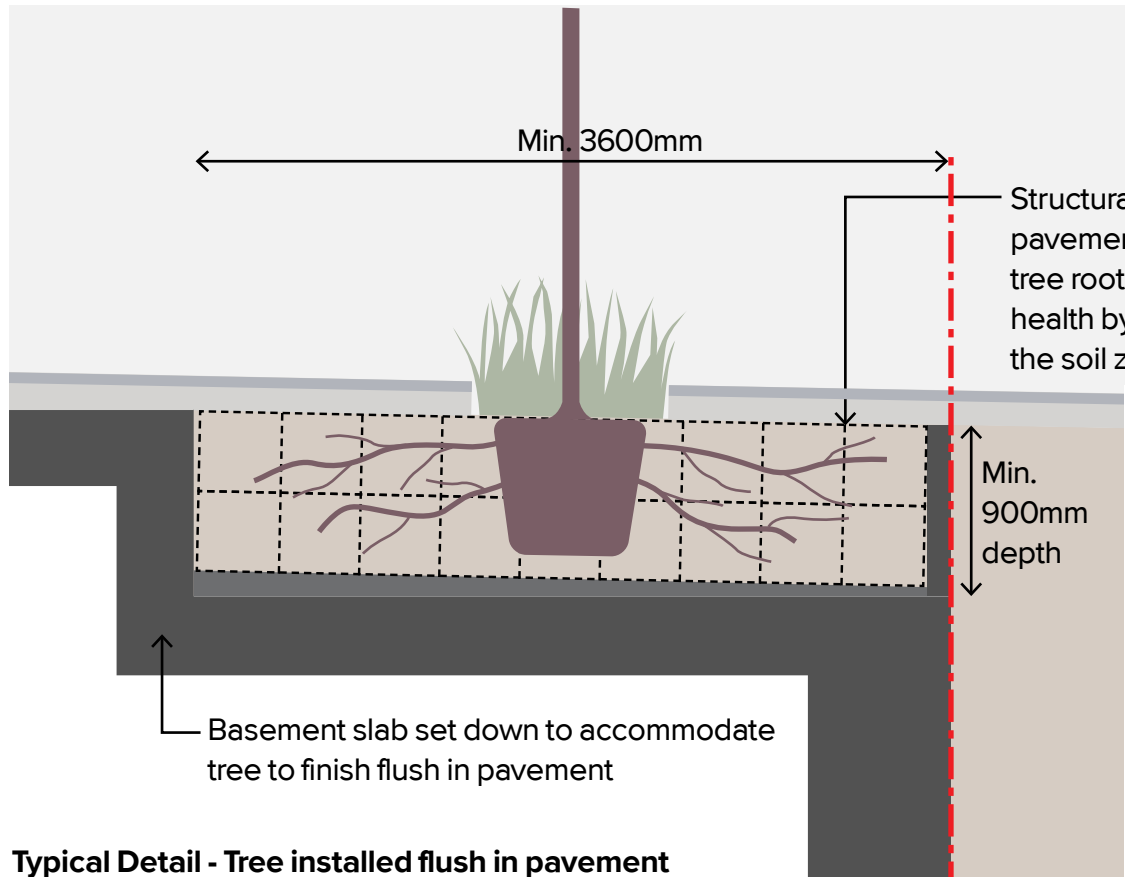
# Trees over Structure



Min. 1000mm depth

Basement slab set down to accommodate planter soil depth of min. 1000mm

Typical Detail - Tree installed in raised planter



Min. 3600mm

Structural cells to support pavement & maximise tree root development & health by not compacting the soil zone

Min. 900mm depth

Basement slab set down to accommodate tree to finish flush in pavement

Typical Detail - Tree installed flush in pavement



Ground Level Landscape Concept

# Plant Schedule

| CODE                               | BOTANIC NAME                               | COMMON NAME           | MATURE SIZE<br>H x W (m) | INSTALLATION<br>SIZE | TYPE   | SPACING            |
|------------------------------------|--------------------------------------------|-----------------------|--------------------------|----------------------|--------|--------------------|
| TREES                              |                                            |                       |                          |                      |        |                    |
| An                                 | <i>Acer negundo</i> sp.                    | Box Elder             | 9 x 6                    | 150L                 | Exotic | As shown           |
| Cc                                 | <i>Cercis canadensis</i>                   | Eastern Redbud        | 8 x 6                    | 150L                 | Exotic | As shown           |
| Fp                                 | <i>Fraxinus pennsylvanica</i><br>'Cimmzam' | Cimmaron Ash          | 13 x 8                   | 150L                 | Exotic | As shown           |
| Li                                 | <i>Lagerstroemia indica</i> sp.            | Crepe Myrtle          | 8 x 6                    | 150L                 | Exotic | As shown           |
| Up                                 | <i>Ulmus parvifolia</i> 'Todd'             | Chinese Elm           | 10 x 11                  | 150L                 | Exotic | As shown           |
| STREET TREES                       |                                            |                       |                          |                      |        |                    |
| Pa                                 | <i>Platanus x acerifolia</i>               | London Plane Tree     | 12 x 5                   | 150L                 | Exotic | As shown           |
| Tl                                 | <i>Tristaniopsis laurina</i> sp.           | Kanooka Water Gum     | 12 x 5                   | 150L                 | Native | As shown           |
| LOW SHRUBS, GRASSES & GROUNDCOVERS |                                            |                       |                          |                      |        |                    |
| Aca                                | <i>Alpinia caerulea</i>                    | Redback Native Ginger | 1.5 x 2                  | 150mm pot            | Native | 6 / m <sup>2</sup> |
| Cg                                 | <i>Casuarina glauca</i> (prostrate)        | Prostrate Swamp Oak   | 0.2 x 1.5                | 150mm pot            | Native | 6 / m <sup>2</sup> |
| Dc                                 | <i>Dianella caerulea</i>                   | Flax Lily             | 0.5 x 0.5                | 150mm pot            | Native | 6 / m <sup>2</sup> |
| Dt                                 | <i>Dianella tasmanica</i>                  | Tasman Flax Lily      | 1 x 0.5                  | 150mm pot            | Native | 6 / m <sup>2</sup> |
| Dr                                 | <i>Dichondra repens</i>                    | Kidneyweed            | 0.15 x 2                 | 150mm pot            | Native | 6 / m <sup>2</sup> |
| Hg                                 | <i>Helmholtzia glaberrima</i>              | Stream Lily           | 1 x 1.5                  | 150mm pot            | Native | 6 / m <sup>2</sup> |
| Lg                                 | <i>Liriope giganteum</i>                   | Turf Lily             | 0.6 x 0.6                | 150mm pot            | Exotic | 6 / m <sup>2</sup> |
| Lm                                 | <i>Liriope muscari</i>                     | Lily Turf             | 0.4 x 0.4                | 150mm pot            | Exotic | 6 / m <sup>2</sup> |
| Lp                                 | <i>Libertia paniculata</i>                 | Grass Flag            | 0.5 x 0.5                | 150mm pot            | Native | 6 / m <sup>2</sup> |
| Ll                                 | <i>Lomandra longifolia</i> 'Tanika'        | Mat Rush              | 1 x 1                    | 150mm pot            | Native | 6 / m <sup>2</sup> |
| Lr                                 | <i>Ligularia reniformis</i>                | Tractor Seat          | 1 x 1                    | 150mm pot            | Exotic | 6 / m <sup>2</sup> |
| Px                                 | <i>Philadendron x 'Xanadu'</i>             | Philadendron          | 0.9 x 0.7                | 150mm pot            | Exotic | 6 / m <sup>2</sup> |
| Ss                                 | <i>Soleirolia soleirolii</i>               | Baby's Tears          | 0.15 x 1                 | 150mm pot            | Exotic | 6 / m <sup>2</sup> |
| Vh                                 | <i>Viola hederacea</i>                     | Native Violet         | 0.2 x 0.5                | 150mm pot            | Native | 6 / m <sup>2</sup> |
| TREE FERNS                         |                                            |                       |                          |                      |        |                    |
| Bn                                 | <i>Blechnum nudum</i>                      | Fishbone Water Fern   | 1 x 1                    | 1m                   | Native | 6 / m <sup>2</sup> |
| Ca                                 | <i>Cyathea cunninghamii</i>                | Slender Tree Fern     | Up to 10.0m              | 1.5m                 | Native | 6 / m <sup>2</sup> |
| Da                                 | <i>Dicksonia antarctica</i>                | Soft Tree Fern        | Up to 12.0m              | 1.8 - 2.4m H         | Native | 6 / m <sup>2</sup> |
| FERNS                              |                                            |                       |                          |                      |        |                    |
| Ah                                 | <i>Adiantum hispidulum</i>                 | Rough Maidenhair      | 0.5 x 0.5                | 150mm pot            | Native | 6 / m <sup>2</sup> |
| Aa                                 | <i>Asplenium australasicum</i>             | Bird's Nest Fern      | 1.5 x 1.5                | 150mm pot            | Native | 6 / m <sup>2</sup> |
| Da                                 | <i>Doodia australis</i>                    | Rasp Fern             | 0.4 x 0.6                | 150mm pot            | Native | 6 / m <sup>2</sup> |
| Ds                                 | <i>Davallia solida</i>                     | Hare's Foot           | 0.5 x 1                  | 150mm pot            | Native | 6 / m <sup>2</sup> |
| Hg                                 | <i>Hypolepis glandulifera</i>              | Downy Ground Fern     | 1 x 1.8                  | 150mm pot            | Native | 6 / m <sup>2</sup> |
| Md                                 | <i>Microsorium diversifolium</i>           | Kangaroo Fern         | 0.3 x 0.6                | 150mm pot            | Native | 6 / m <sup>2</sup> |
| Pp                                 | <i>Polystichum proliferum</i>              | Mother Shield Fern    | 0.6 x 0.6                | 150mm pot            | Native | 6 / m <sup>2</sup> |



*Acer negundo*  
Box Elder Maple



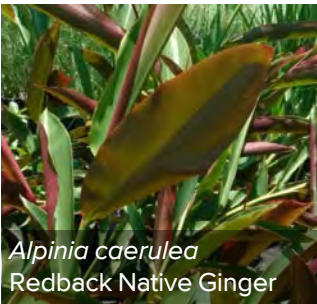
*Lagerstroemia indica*  
Crepe Myrtle



*Platanus x acerifolia*  
London Plane Tree



*Tristaniopsis laurina*  
Kanooka Gum



*Alpinia caerulea*  
Redback Native Ginger



*Casuarina glauca*  
Prostrate Swamp Oak



*Dianella caerulea*  
Flax Lily



*Dichondra repens*  
Kidney Weed



*Liriope muscari*  
Turf Lily



*Ligularia reniformis*  
Tractor Seat



*Lomandra longifolia*  
'Tanika' Mat Rush



*Philodendron Xanadu*  
Philodendron



*Soleirolia soleirolii*  
Baby's Tears



*Viola hederacea*  
Native Violet



*Adiantum hispidulum*  
Rough Maidenhair



*Asplenium australasicum*  
Bird's Nest Fern



*Dicksonia antarctica*  
Soft Tree Fern



*Doodia aspera*  
Prickly Rasp Fern



*Microsorium diversifolium*  
Kangaroo Fern



*Polystichum proliferum*  
Mother Shield Fern





DOONSIDE

LEVEL 1  
LANDSCAPE CONCEPT

RESTAURANT

RESTAURANT

Italiano

l'ital

BEER  
GARDEN



# Level 1 Residential Garden

The Level 1 Residential Garden is an external rooftop space for the residential community that provides a diversity of activity and amenities within an attractive vegetated setting.

The space is structured around a central sloped lawn that provides a flexible surface for passive and active use. Seating and dining spaces with a barbecue cater for groups of varying sizes and flow out spaces are provided from adjacent amenity rooms. In addition a lap pool area with cabanas shelters is provided to the north.

Total communal open space area is 1738 m<sup>2</sup>

Legend

- 01

Light colour unit paving
- 02

Feature pavement
- 03

Lap pool
- 04

Spa
- 05

Sun Lounge & Umbrellas
- 06

Perimeter planting to pool edge
- 07

Trees and lush shade tolerant planting
- 08

Outdoor working area
- 09

Daybeds nestled in planting
- 10

Turfed area with grassy knoll
- 11

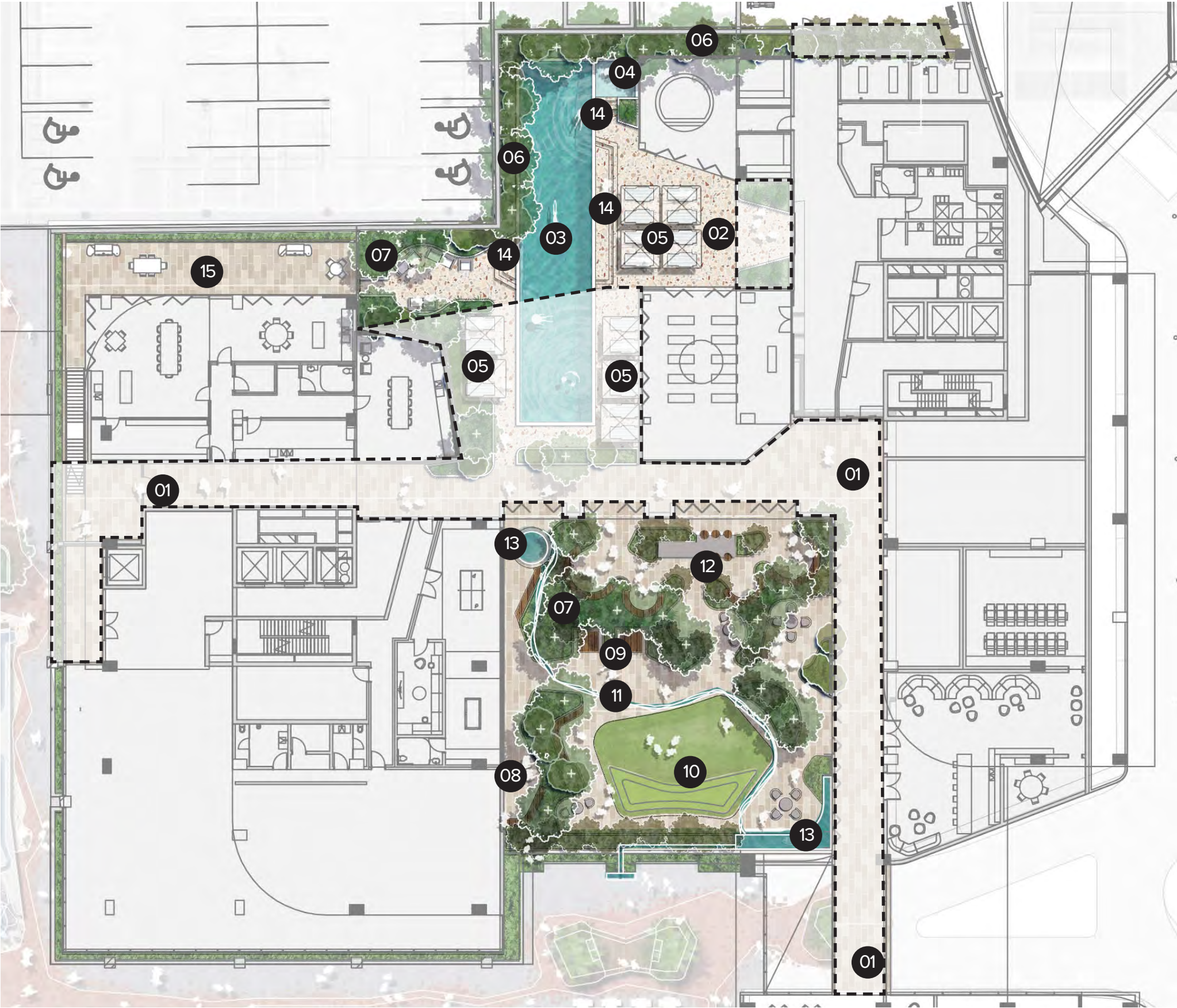
Meandering water feature
- 12

BBQ and dining area
- 13

Water feature
- 14

Stairs to pool and spa
- 15

Outdoor terrace to dining rooms
- Area under cover of level 2





# Level 1 Residential Garden - Section A



- Legend**
- 01 Feature trees
  - 02 Lush understory planting
  - 03 Reflection Pond
  - 04 BBQ and dining area
  - 05 Seating nooks
  - 06 Colonade
  - 07 Building B Lobby & Amenities
  - 08 Light colour unit pavers on pedestal to match architecture



Communal Dining Area



Cascading Plants



Reflection Pond



Meandering Water Feature



# Level 1 Residential Garden - Section B



- Legend**
- 01 Trees
  - 02 Lush planting in raised planters
  - 03 Daybeds nestled in planting
  - 04 Seating nooks



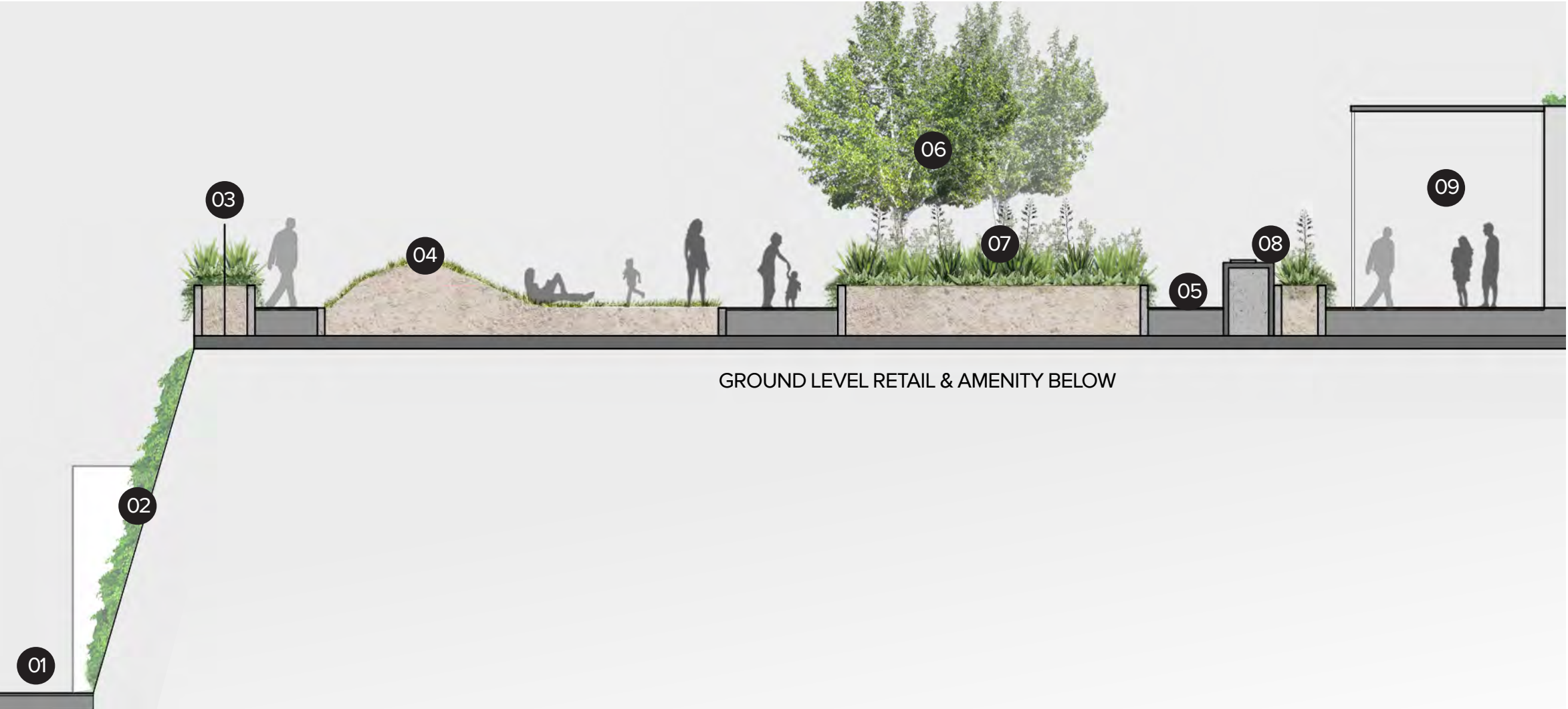


# Level 1 Residential Garden - Section C



Legend

- 01 The Double Level Courtyard - Ground Level
- 02 Vertical green wall
- 03 Glass balustrade
- 04 Grass knoll & lawn area
- 05 Light coloured unit paver
- 06 Feature trees in raised planters
- 07 Lush understory planting
- 08 BBQ & dining area
- 09 Colonade





# Level 1 Residential Garden - Section D



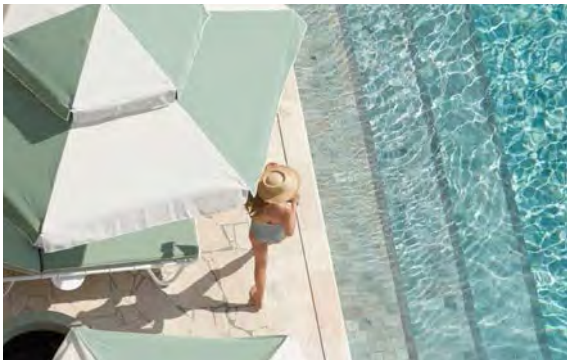
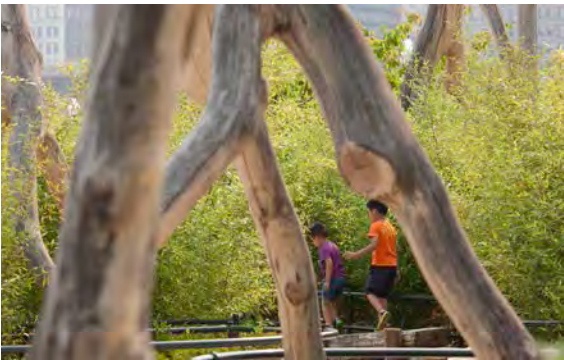
- 01 Pool fence / gate
- 02 Outdoor shower
- 03 Sun lounges
- 04 Loose furniture lounge
- 05 Raised planters
- 06 Outdoor spa
- 07 Pool
- 08 Pool stair



GROUND LEVEL RETAIL & AMENITY BELOW



# Level 1 Residential Garden - Precedents & Materials





Residential Levels

# Level 1 - Plant Schedule

| CODE                                                                     | BOTANIC NAME                              | COMMON NAME           | MATURE SIZE<br>H x W (m) | INSTALLATION<br>SIZE | TYPE   | SPACING            |
|--------------------------------------------------------------------------|-------------------------------------------|-----------------------|--------------------------|----------------------|--------|--------------------|
| TREES & PALMS                                                            |                                           |                       |                          |                      |        |                    |
| An                                                                       | <i>Acer negundo</i> sp.                   | Box Elder             | 9 x 6                    | 150L                 | Exotic | As shown           |
| Cj                                                                       | <i>Camellia japonica</i>                  | Camelia Tree          | 4 x 2.5                  | 150L                 | Exotic | As shown           |
| Li                                                                       | <i>Lagerstroemia indica</i> sp.           | Crepe Myrtle          | 8 x 6                    | 150L                 | Exotic | As shown           |
| La                                                                       | <i>Livistonia australis</i>               | Cabbage Tree Palm     | 10 x 5                   | 3 - 5m clear trunk   | Native | As shown           |
| RESIDENTIAL GARDENS                                                      |                                           |                       |                          |                      |        |                    |
| Am                                                                       | <i>Acanthus mollis</i>                    | Bear's Breeches       | 1 x 1                    | 150mm pot            | Exotic | 6 / m <sup>2</sup> |
| Ah                                                                       | <i>Adiantum hispidulum</i>                | Rough Maidenhair      | 0.5 x 0.5                | 150mm pot            | Native | 6 / m <sup>2</sup> |
| Ac                                                                       | <i>Alpinia caerulea</i>                   | Redback Native Ginger | 1.5 x 2                  | 150mm pot            | Native | 6 / m <sup>2</sup> |
| Aa                                                                       | <i>Asplenium australasicum</i>            | Bird's Nest Fern      | 1.5 x 1.5                | 150mm pot            | Native | 6 / m <sup>2</sup> |
| Cm                                                                       | <i>Clivia miniata</i> Yellow              | Yellow Clivia         | 0.5 x 0.5                | 150mm pot            | Exotic | 6 / m <sup>2</sup> |
| Cr                                                                       | <i>Cycas revoluta</i>                     | Sago Palm             | 1 x 1.5                  | 150mm pot            | Native | 6 / m <sup>2</sup> |
| Ds                                                                       | <i>Davallia solida</i>                    | Hare's Foot           | 0.5 x 1                  | 150mm pot            | Native | 6 / m <sup>2</sup> |
| Dr                                                                       | <i>Dichondra repens</i>                   | Kidneyweed            | 0.15 x 2                 | 150mm pot            | Native | 6 / m <sup>2</sup> |
| Da                                                                       | <i>Doodia australis</i>                   | Rasp Fern             | 0.4 x 0.6                | 150mm pot            | Native | 6 / m <sup>2</sup> |
| Fj                                                                       | <i>Fatsia japonica</i>                    | Japanese aralia       | 2 x 1.5                  | 150mm pot            | Exotic | 6 / m <sup>2</sup> |
| Hg                                                                       | <i>Helmholtzia glaberrima</i>             | Stream Lily           | 1 x 1.5                  | 150mm pot            | Native | 6 / m <sup>2</sup> |
| Ln                                                                       | <i>Lysimachia nummularia</i>              | Moneywort             | 0.15 x 0.45              | 150mm pot            | Exotic | 6 / m <sup>2</sup> |
| Lr                                                                       | <i>Ligularia reniformis</i>               | Tractor Seat          | 1 x 1                    | 150mm pot            | Exotic | 6 / m <sup>2</sup> |
| Md                                                                       | <i>Monstera deliciosa</i>                 | Fruit Salad Plant     | 3 x 2                    | 150mm pot            | Exotic | 6 / m <sup>2</sup> |
| Pt                                                                       | <i>Pittosporum tobira</i> 'Miss Muffet'   | Miss Muffet           | 1 x 1                    | 150mm pot            | Native | 6 / m <sup>2</sup> |
| Px                                                                       | <i>Philadendron</i> x 'Xanadu'            | Philadendron          | 0.9 x 0.7                | 150mm pot            | Exotic | 6 / m <sup>2</sup> |
| Ss                                                                       | <i>Soleirolia soleirolii</i>              | Baby's Tears          | 0.15 x 1                 | 150mm pot            | Exotic | 6 / m <sup>2</sup> |
| Sw                                                                       | <i>Spathiphyllum wallisii</i> 'Sensation' | Giant Peace Lily      | 1.5 x 1.5                | 150mm pot            | Exotic | 6 / m <sup>2</sup> |
| Vh                                                                       | <i>Viola hederacea</i>                    | Native Violet         | 0.2 x 0.5                | 150mm pot            | Native | 6 / m <sup>2</sup> |
| Hg                                                                       | <i>Hypolepis glandulifera</i>             | Downy Ground Fern     | 1 x 1.8                  | 150mm pot            | Native | 6 / m <sup>2</sup> |
| Md                                                                       | <i>Microsorium diversifolium</i>          | Kangaroo Fern         | 0.3 x 0.6                | 150mm pot            | Native | 6 / m <sup>2</sup> |
| Pp                                                                       | <i>Polystichum proliferum</i>             | Mother Shield-fern    | 0.6 x 0.6                | 150mm pot            | Native | 6 / m <sup>2</sup> |
| LEVEL 1 BALCONY / EDGE PLANTING                                          |                                           |                       |                          |                      |        |                    |
| Am                                                                       | <i>Acanthus mollis</i>                    | Bear's Breeches       | 1 x 1                    | 150mm pot            | Exotic | 3 / lin.m          |
| Dr                                                                       | <i>Dichondra repens</i>                   | Kidneyweed            | 0.15 x 2                 | 150mm pot            | Native | 3 / lin.m          |
| Tj                                                                       | <i>Trachelospermum jasminoides</i>        | Star Jasmine          | 4 x 3                    | 150mm pot            | Exotic | 3 / lin.m          |
| Vh                                                                       | <i>Viola hederacea</i>                    | Native Violet         | 0.2 x 0.5                | 150mm pot            | Native | 3 / lin.m          |
| VERTICAL GREEN WALL (Selection to be developed with Green Wall Supplier) |                                           |                       |                          |                      |        |                    |
| Lg                                                                       | <i>Liriope giganteum</i>                  | Turf Lily             | 0.6 x 0.6                | 150mm pot            | Exotic | Per Module System  |
| Lm                                                                       | <i>Liriope muscari</i>                    | Lilyturf              | 0.4 x 0.4                | 150mm pot            | Exotic | Per Module System  |
| Dc                                                                       | <i>Dianella caerulea</i>                  | Flax Lily             | 0.5 x 0.5                | 150mm pot            | Native | Per Module System  |
| Md                                                                       | <i>Microsorium diversifolium</i>          | Kangaroo Fern         | 0.3 x 0.6                | 150mm pot            | Native | Per Module System  |
| Px                                                                       | <i>Philadendron</i> sp.                   | Philadendron          | varies                   | 150mm pot            | Exotic | Per Module System  |



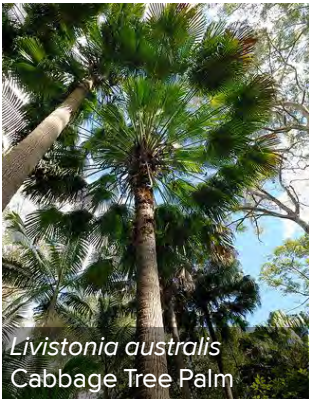
*Acer negundo*  
Box Elder Maple



*Lagerstroemia indica*  
Crepe Myrtle



*Camellia japonica*  
Camelia



*Livistonia australis*  
Cabbage Tree Palm



*Clivia miniata* 'Yellow'  
Yellow Clivia



*Cycas revoluta*  
Sago Palm



*Dianella caerulea*  
Flax Lily



*Dichondra repens*  
Kidney Weed



*Liriope muscari*  
Turf Lily



*Ligularia reniformis*  
Tractor Seat



*Lomandra longifolia*  
'Tanika' Mat Rush



*Philodendron* Xanadu  
Philodendron



*Soleirolia soleirolii*  
Baby's Tears



*Viola hederacea*  
Native Violet



*Adiantum hispidulum*  
Rough Maidenhair



*Asplenium australasicum*  
Bird's Nest Fern



*Dicksonia antarctica*  
Soft Tree Fern



*Doodia aspera*  
Prickly Rasp Fern



*Microsorium diversifolium*  
Kangaroo Fern



*Spathiphyllum* 'Sensation'  
Giant Peace Lily





DOONSIDE

LEVELS 2+  
LANDSCAPE CONCEPT

RESTAURANT

RESTAURANT

Italiano

l'ital

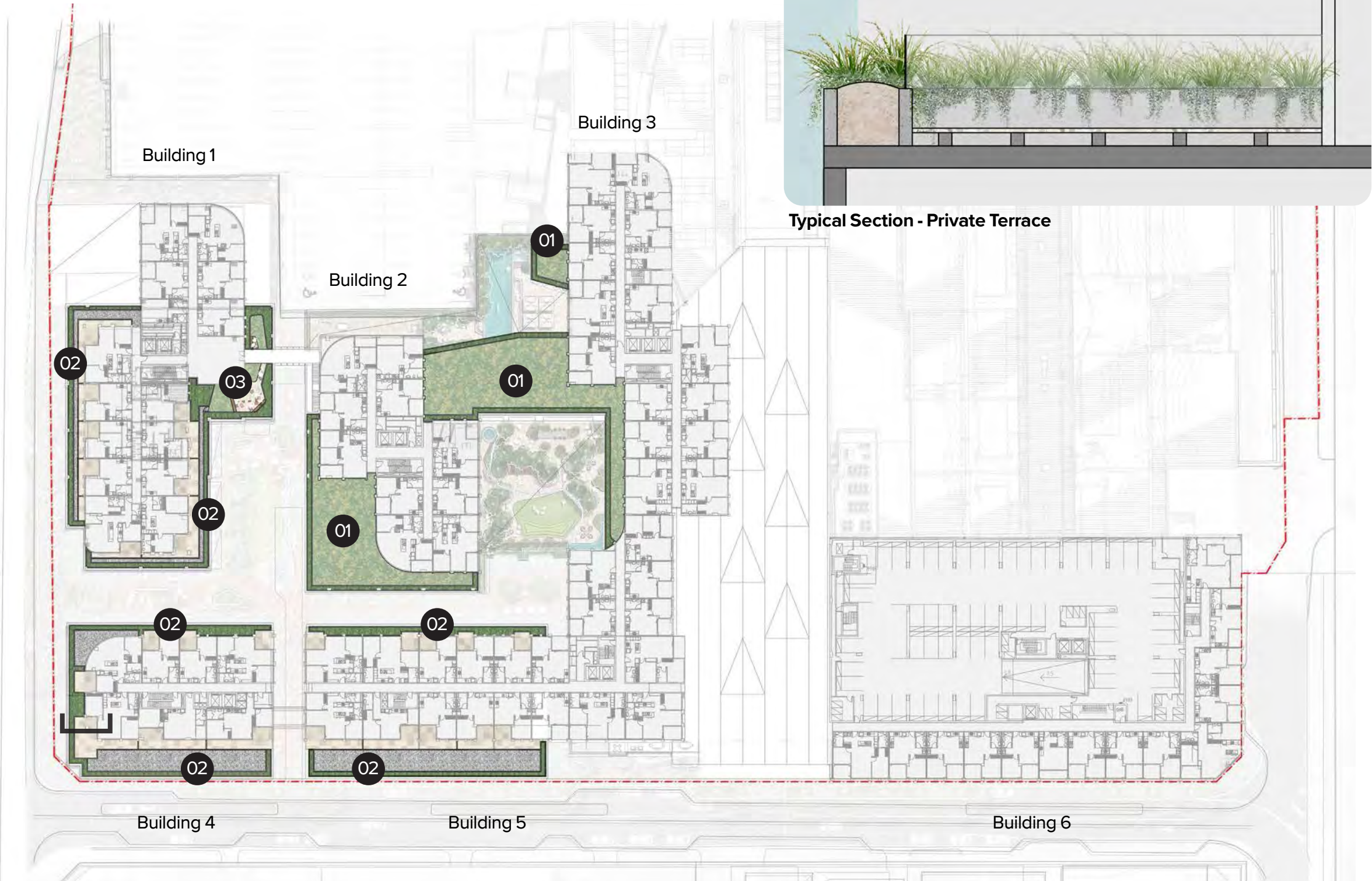
BEER  
GARDEN



Residential Levels  
Level 2

Legend

- 01 Vegetated green roofs (total area 733 m2)
- 02 Raised planters to edge of building
- 03 Communal roof terrace (total area 139 m2)



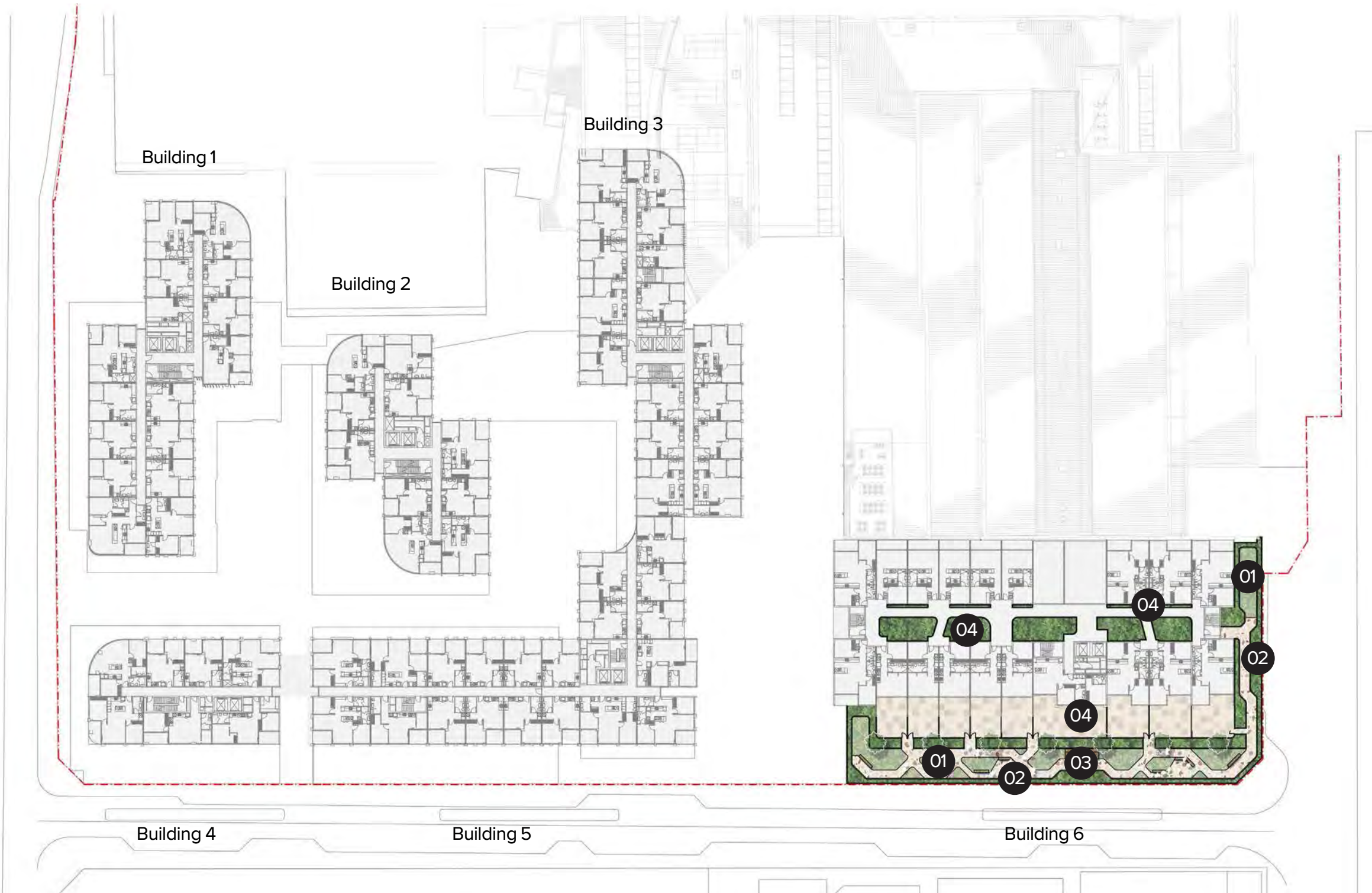


Residential Levels

# Level 3

Legend

- 01 Vegetated green roofs
- 02 Raised planters to edge of building
- 03 Communal rooftop terrace (total area 809 m<sup>2</sup>)
- 04 Raised planters





Residential Levels

# Level 3 - Building 6 Roof Terrace

Legend

- 01 Raised planters with shade tolerant planting
- 02 Raised planters to edge of building
- 03 Raised planters with small tree planting to private terraces
- 04 Private terraces
- 05 Green roof planting
- 06 Lounge seating area
- 07 Small seating areas
- 08 Path with feature paving





Residential Levels

# Level 4

Legend

- 01 Raised planters with shade tolerant planting



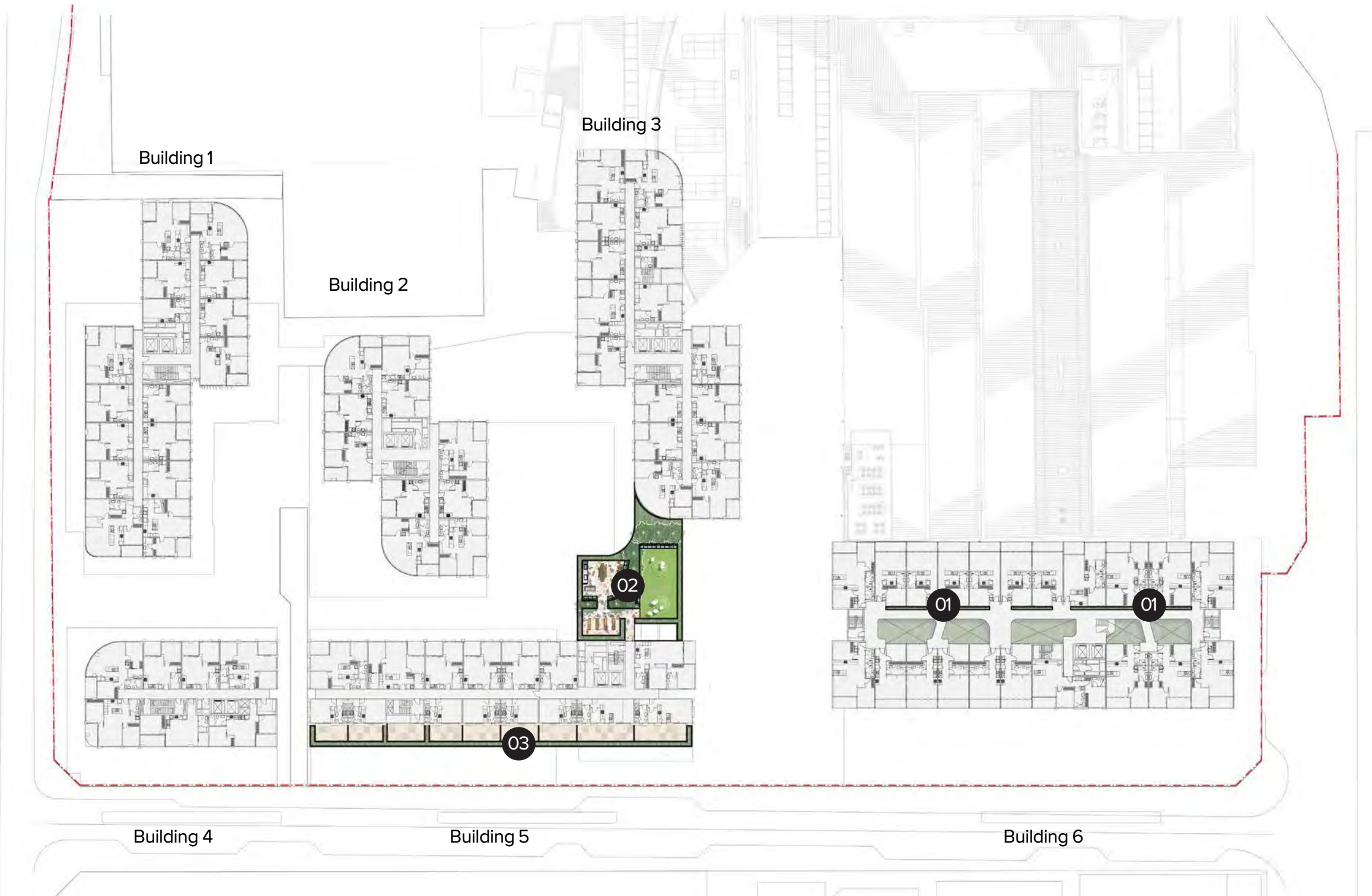


Residential Levels

# Level 5

Legend

- 01 Raised planters with shade tolerant planting
- 02 Communal rooftop terrace (total area 334 m²)
- 03 Raised planters to edge of building





# Level 5 - Building 5 Roof Terrace

Legend

- 01 Raised planters with feature planting and small trees
- 02 Raised planter to building edge
- 03 Dog park with synthetic lawn, low mounding and seating
- 04 Community herb and vegetable garden
- 05 Communal lounge
- 06 BBQ
- 07 Seating edges
- 08 Dining areas
- 09 Private terraces



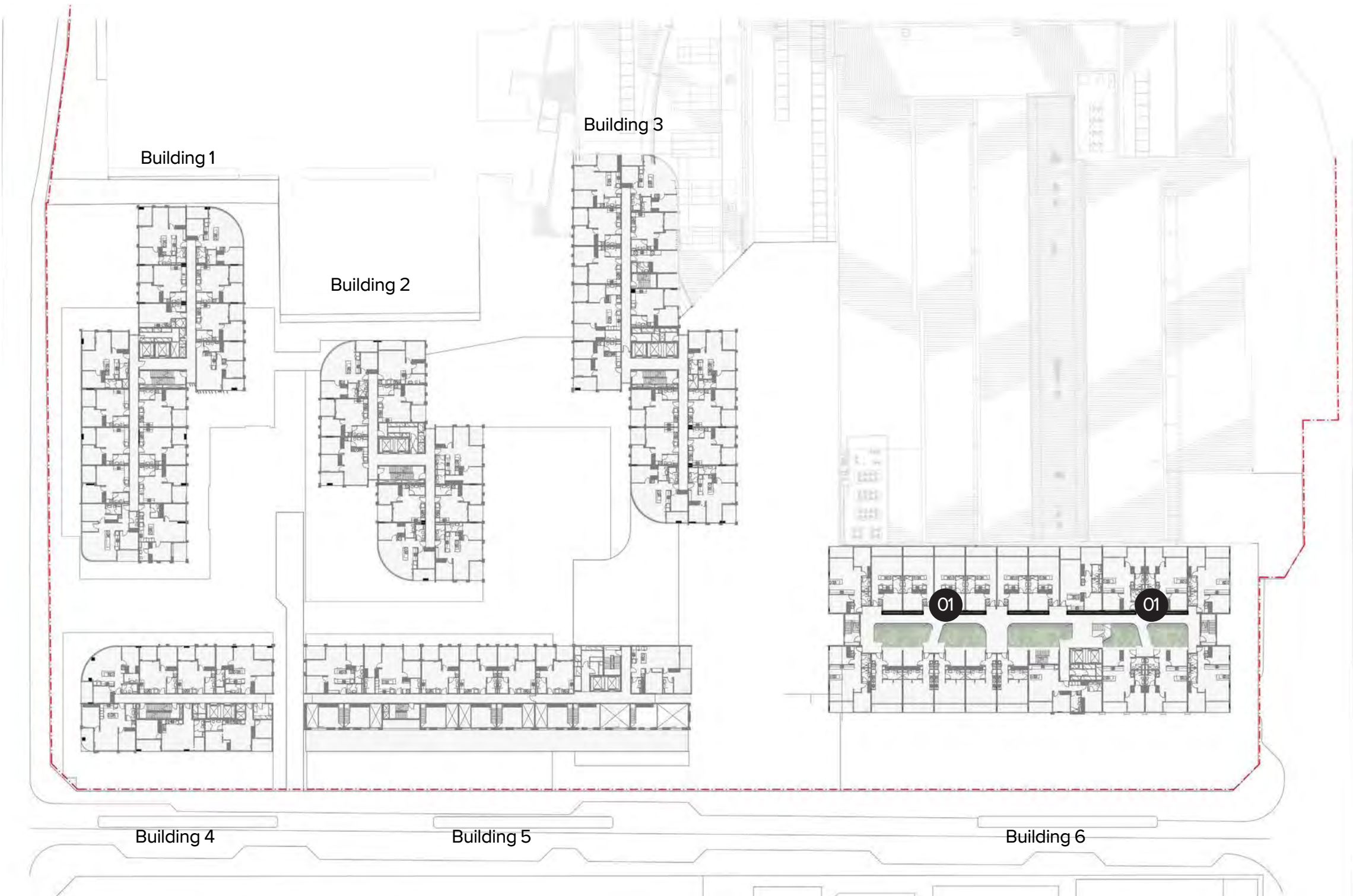


Residential Levels

# Level 6

Legend

- 01 Raised planters with shade tolerant planting



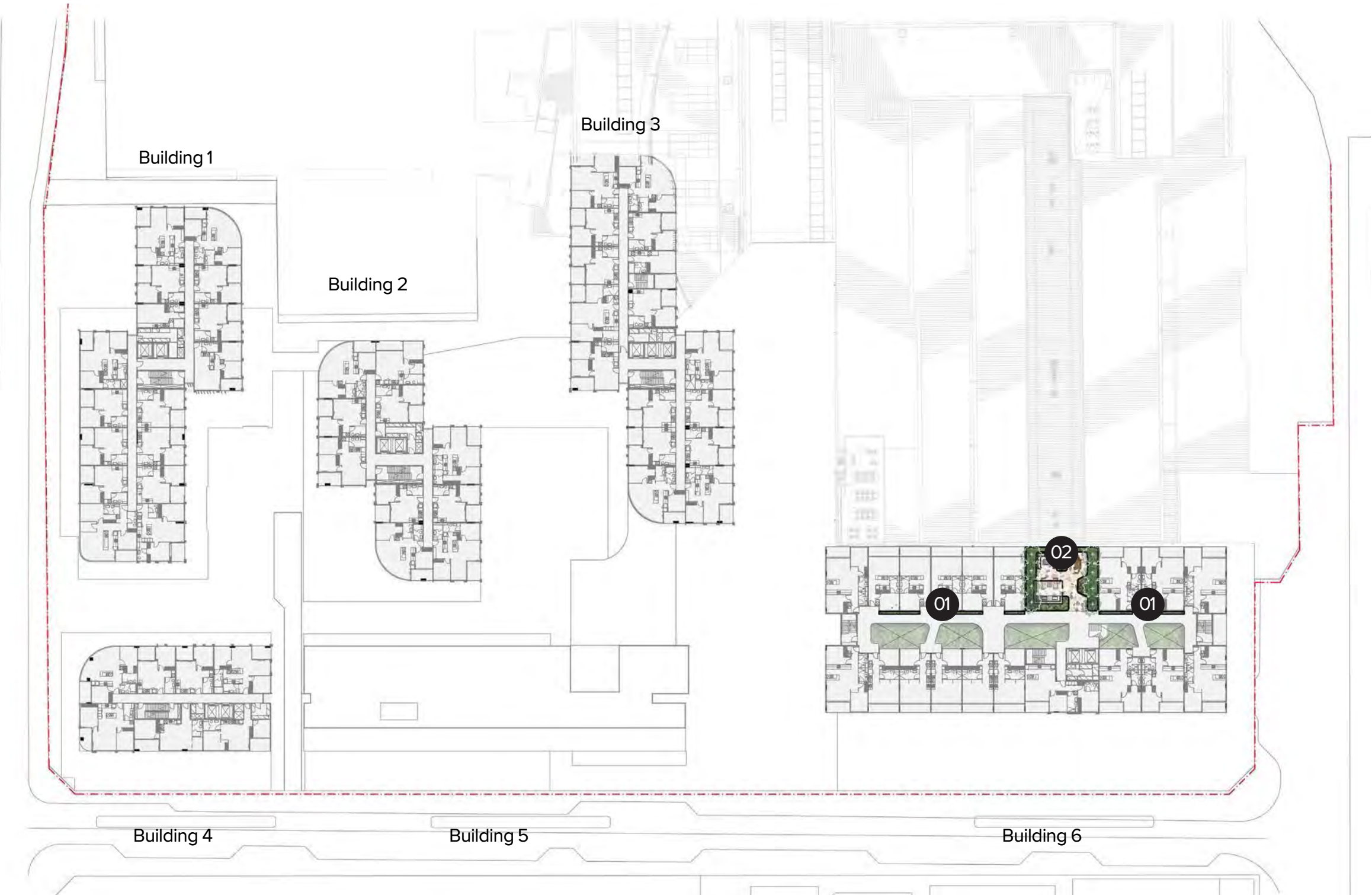


Residential Levels

# Level 7

Legend

- 01 Raised planters with shade tolerant planting
- 02 Communal rooftop terrace (total area 150 m<sup>2</sup>)

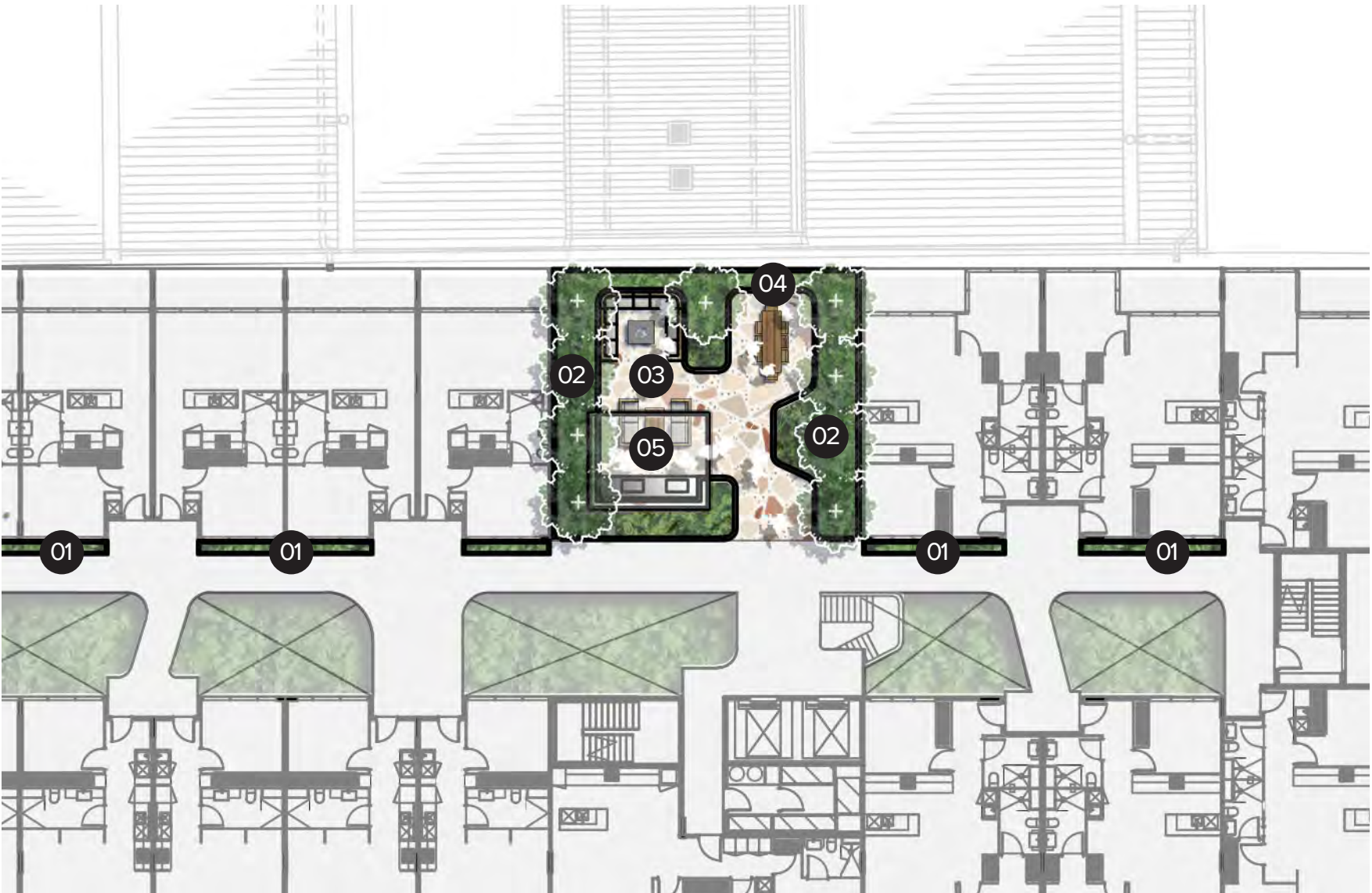




# Level 7 - Building 6 Roof Terrace

Legend

- 01 Raised planters
- 02 Feature trees and lush shade tolerant planting in raised planters
- 03 Seating lounge
- 04 Dining areas
- 05 BBQ



Featured paving



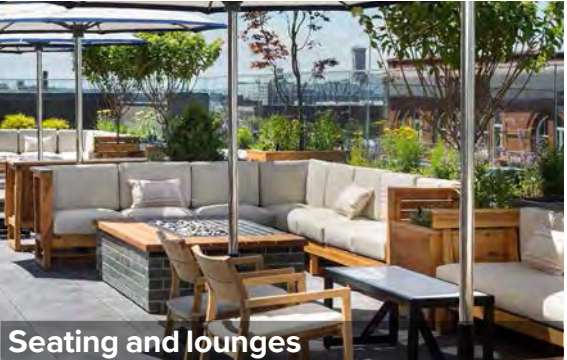
Integrated seating nook



Lush buffer planting



Communal dining area



Seating and lounges

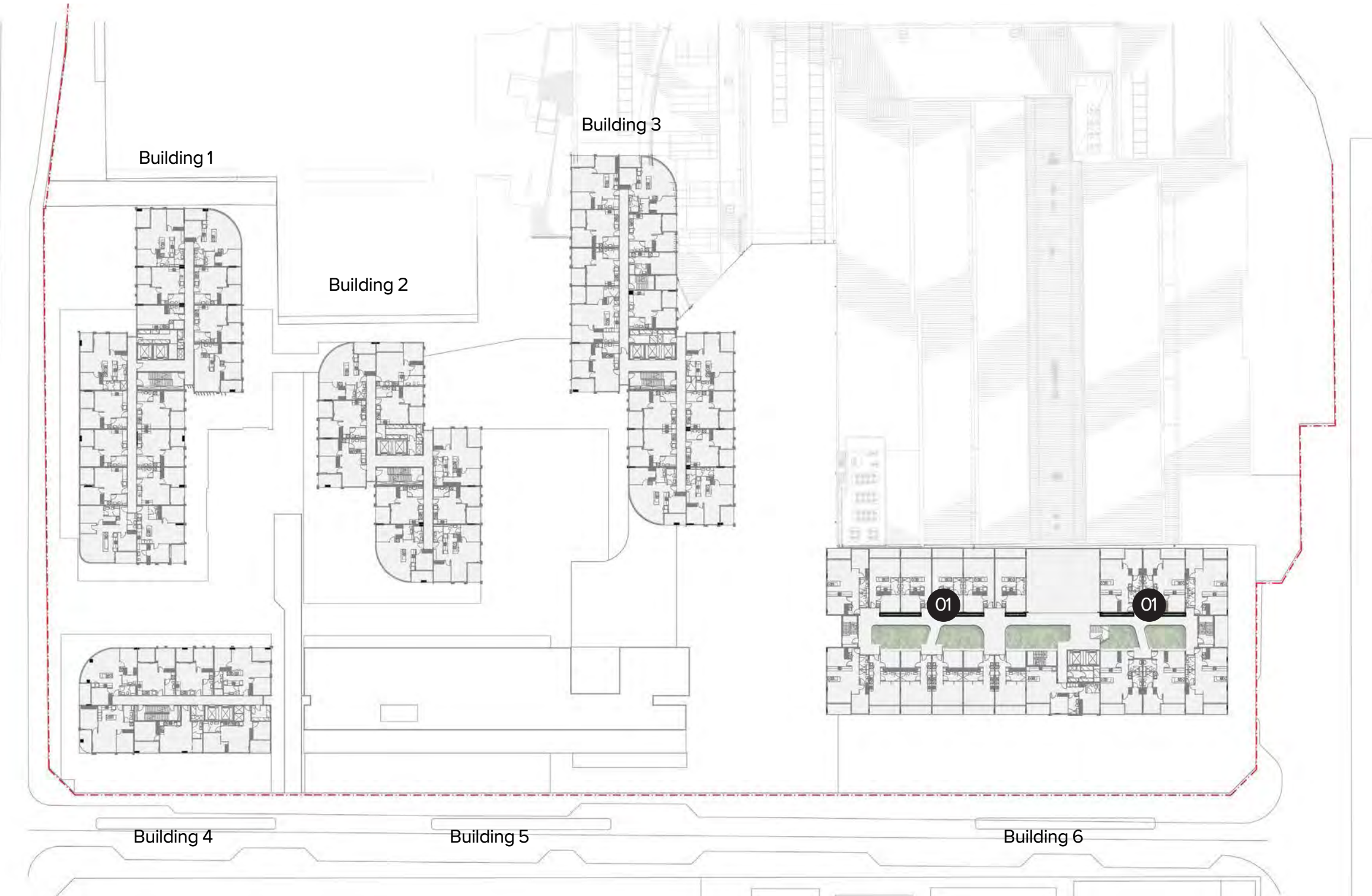


Residential Levels

# Level 8

Legend

- 01 Raised planters with shade tolerant planting



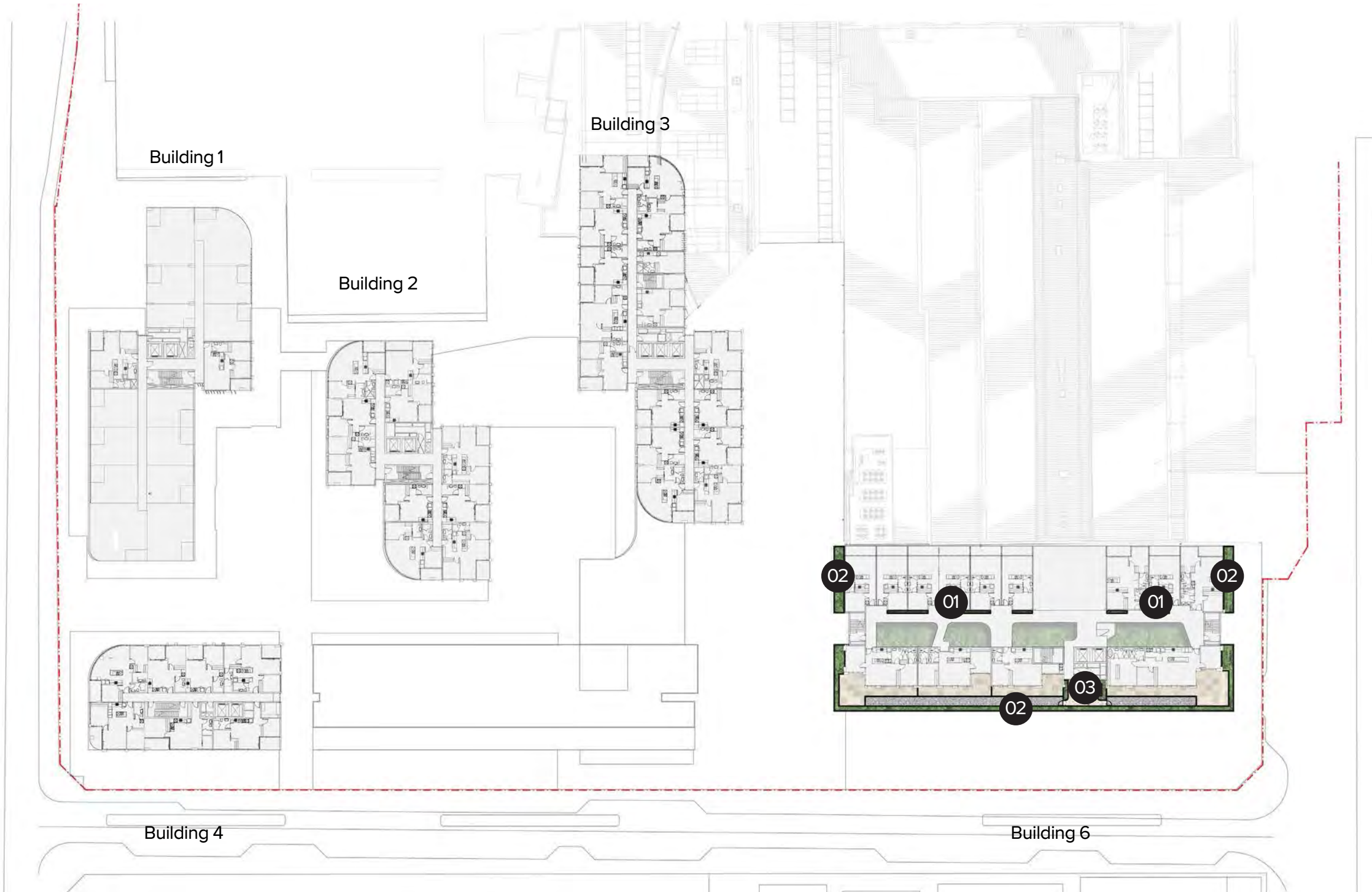


Residential Levels

# Level 9

Legend

- 01 Raised planters with shade tolerant planting
- 02 Raised planters to edge of building
- 03 Communal roof terrace (total area 35 m<sup>2</sup>)

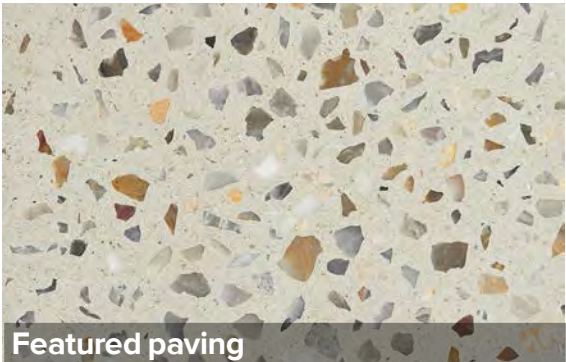
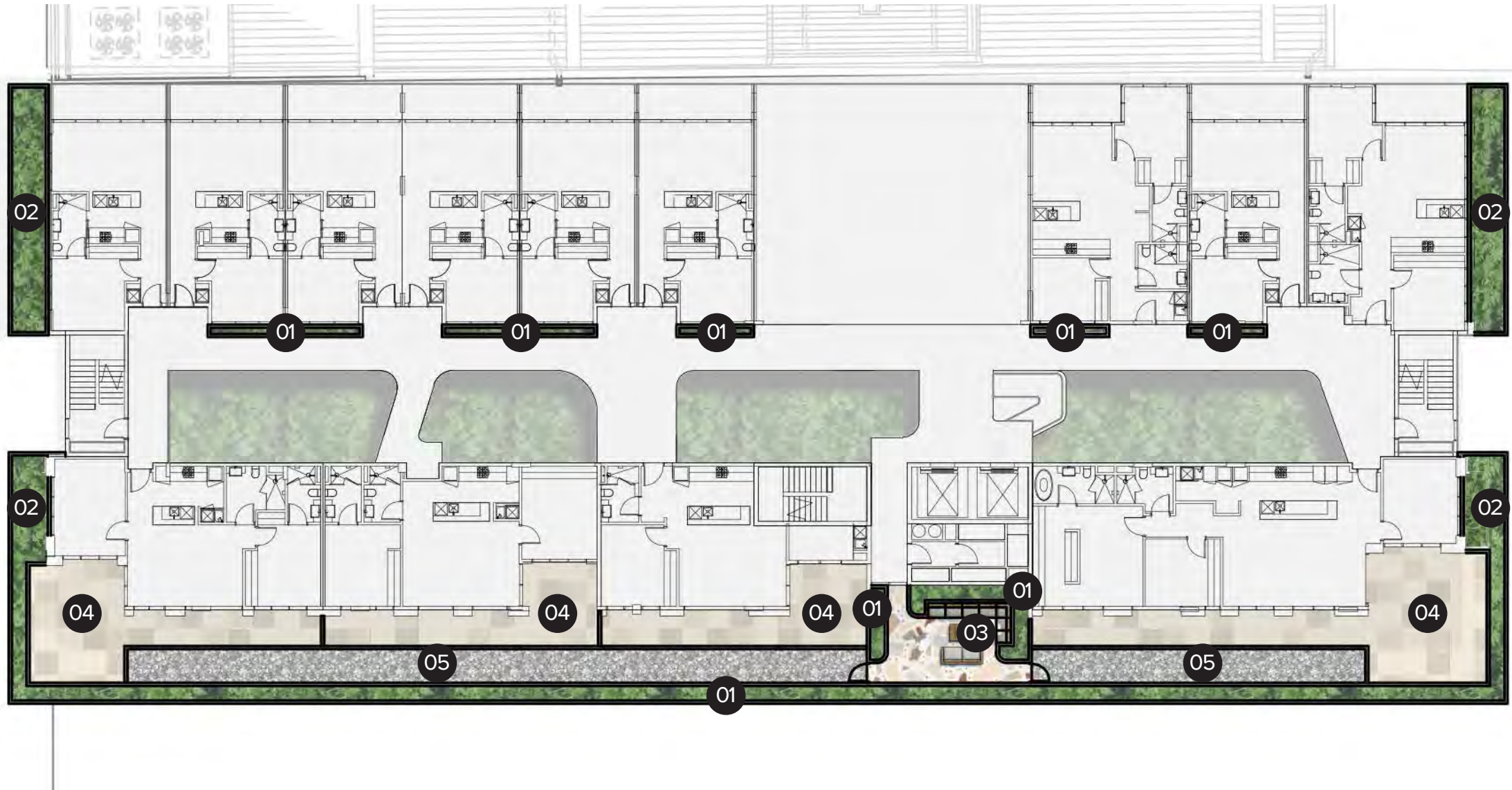




# Level 9 - Building 6 Roof Terrace

Legend

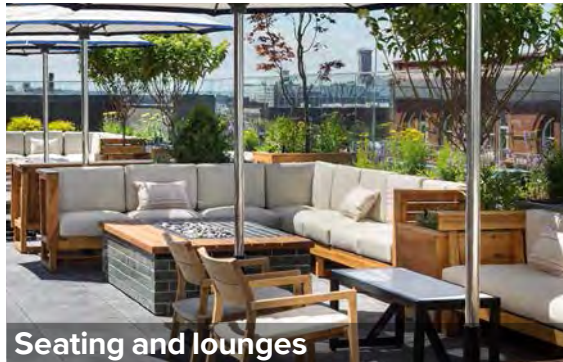
- 01 Raised planters with shade tolerant planting
- 02 Raised planters to edge of building
- 03 Seating lounge
- 04 Private terraces
- 05 Ballast maintenance path



Featured paving



Lush buffer planting




Seating and lounges



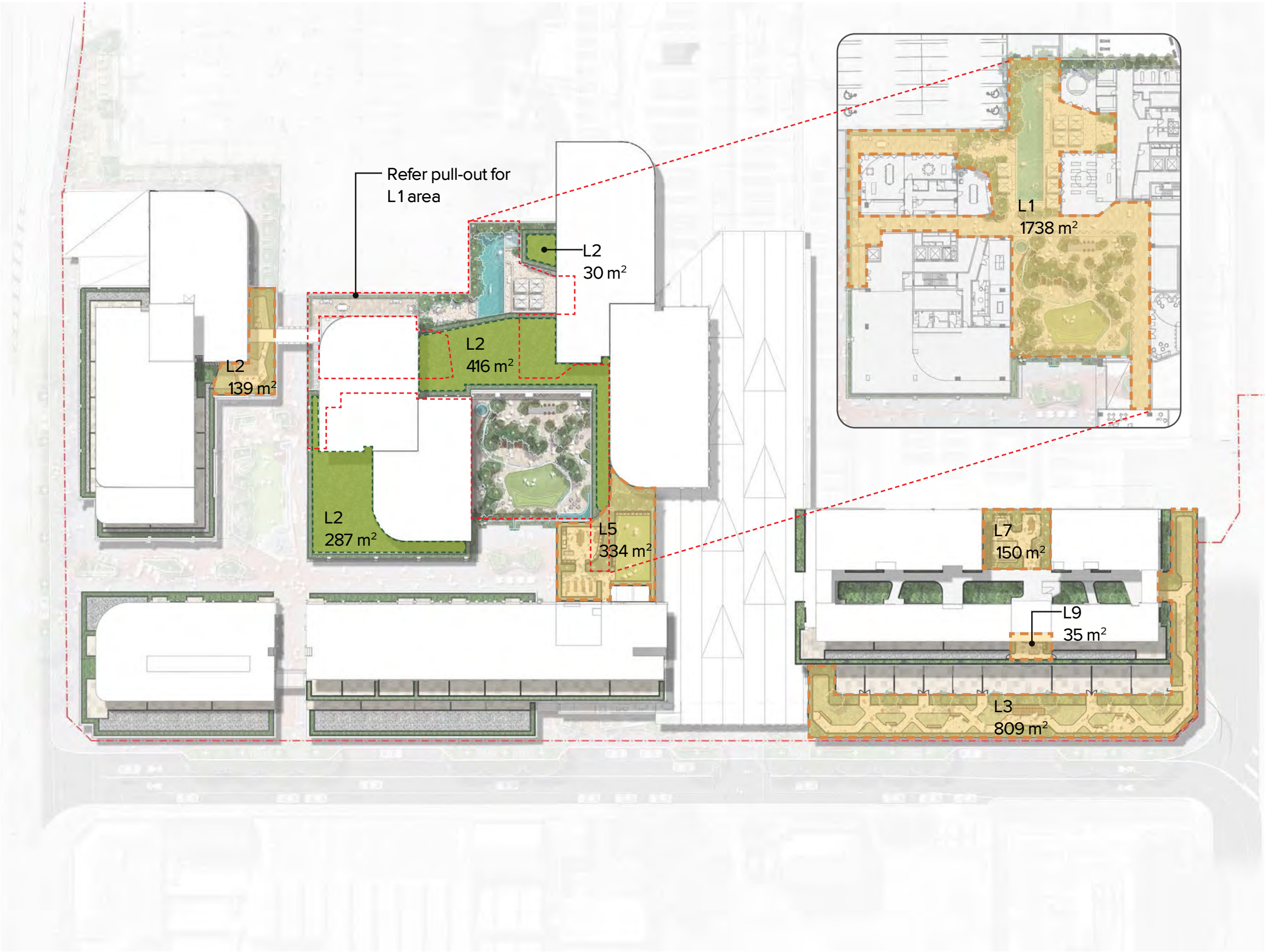
# Residential Communal Space Provision Plan

Total Site Area: 18,180 m<sup>2</sup>

 Total Green Roof Area: 733 m<sup>2</sup>  
= 4.03% of total site area

 Total Communal Open Space Area:  
3,205 m<sup>2</sup>  
= 17.63% of total site area

|         | Communal Open Space (m2) | Green Roof (m2) |
|---------|--------------------------|-----------------|
| Level 1 | 1738                     |                 |
| Level 2 | 139                      | 733             |
| Level 3 | 809                      |                 |
| Level 5 | 334                      |                 |
| Level 7 | 150                      |                 |
| Level 9 | 35                       |                 |
| Total   | 3205                     | 733             |

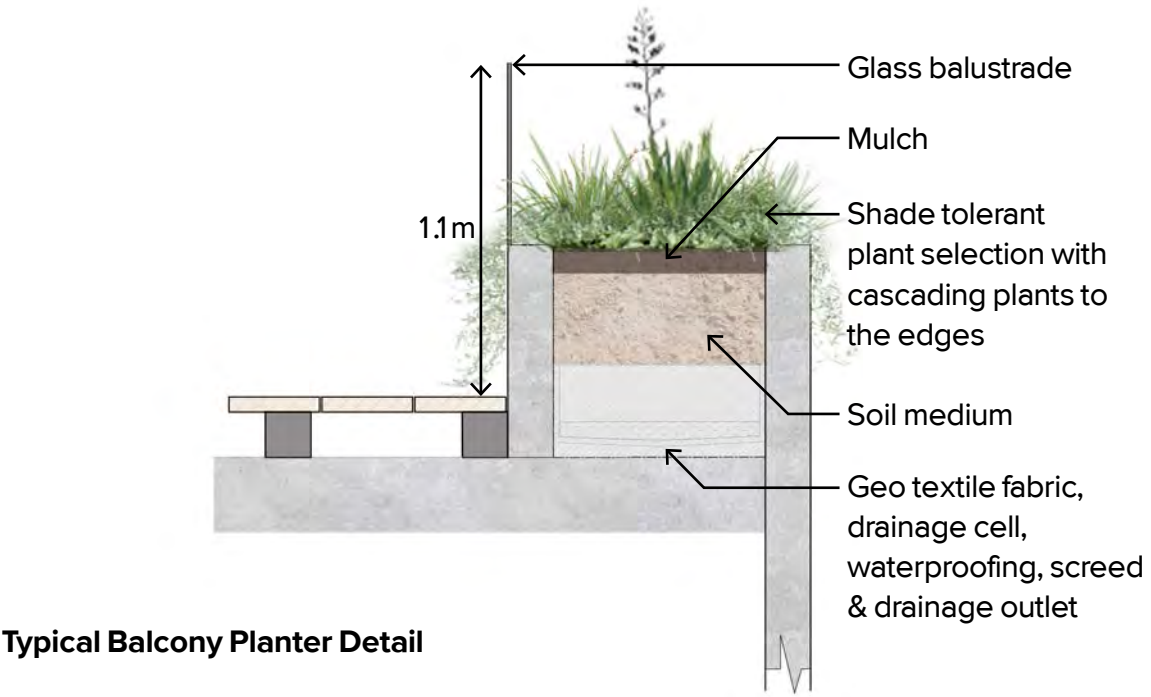




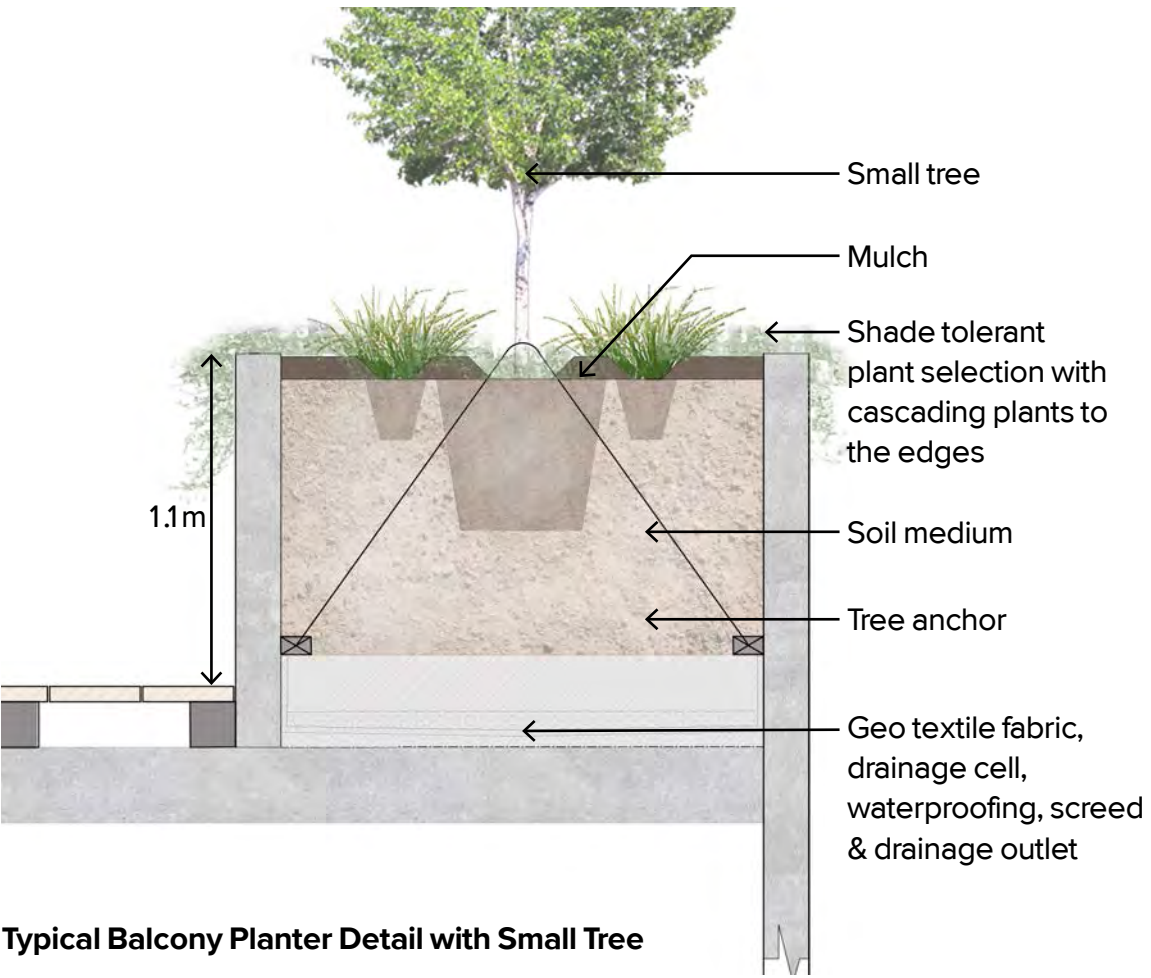
Residential Levels

# Indicative Planting Palette

| CODE                             | BOTANIC NAME                        | COMMON NAME      | MATURE SIZE<br>H x W (m) | INSTALLATION<br>SIZE | TYPE   | SPACING            |
|----------------------------------|-------------------------------------|------------------|--------------------------|----------------------|--------|--------------------|
| TREES                            |                                     |                  |                          |                      |        |                    |
| Ms                               | <i>Malus 'Sutyzam' sp.</i>          | Crab Apple Tree  | 6 x 5                    | 150L                 | Exotic | As shown           |
| LEVEL 2+ BALCONY / EDGE PLANTING |                                     |                  |                          |                      |        |                    |
| North                            |                                     |                  |                          |                      |        |                    |
| Dr                               | <i>Dichondra repens</i>             | Kidneyweed       | 0.15 x 2                 | 150mm pot            | Native | 3 / lin.m          |
| Am                               | <i>Acanthus mollis</i>              | Bear's Breeches  | 1 x 1                    | 150mm pot            | Exotic | 3 / lin.m          |
| Hs                               | <i>Hibbertia scandens</i>           | Snake Vine       | 1 x 1                    | 150mm pot            | Native | 3 / lin.m          |
| Tj                               | <i>Trachelospermum jasminoides</i>  | Star Jasmine     | 4 x 3                    | 150mm pot            | Exotic | 3 / lin.m          |
| Vh                               | <i>Viola hederacea</i>              | Native Violet    | 0.2 x 0.5                | 150mm pot            | Native | 3 / lin.m          |
| East                             |                                     |                  |                          |                      |        |                    |
| Dr                               | <i>Dichondra repens</i>             | Kidneyweed       | 0.15 x 2                 | 150mm pot            | Native | 3 / lin.m          |
| Lg                               | <i>Liriope giganteum</i>            | Turf Lily        | 0.6 x 0.6                | 150mm pot            | Native | 3 / lin.m          |
| Lm                               | <i>Liriope muscari</i>              | Lilyturf         | 0.4 x 0.4                | 150mm pot            | Native | 3 / lin.m          |
| Vh                               | <i>Viola hederacea</i>              | Native Violet    | 0.2 x 0.5                | 150mm pot            | Native | 3 / lin.m          |
| South                            |                                     |                  |                          |                      |        |                    |
| Dc                               | <i>Dianella caerulea</i>            | Flax Lily        | 0.5 x 0.5                | 150mm pot            | Native | 3 / lin.m          |
| Dt                               | <i>Dianella tasmanica</i>           | Tasman Flax-lily | 1 x 0.5                  | 150mm pot            | Native | 3 / lin.m          |
| Dr                               | <i>Dichondra repens</i>             | Kidneyweed       | 0.15 x 2                 | 150mm pot            | Native | 3 / lin.m          |
| Vh                               | <i>Viola hederacea</i>              | Native Violet    | 0.2 x 0.5                | 150mm pot            | Native | 3 / lin.m          |
| West                             |                                     |                  |                          |                      |        |                    |
| Dr                               | <i>Dichondra repens</i>             | Kidneyweed       | 0.15 x 2                 | 150mm pot            | Native | 3 / lin.m          |
| LI                               | <i>Lomandra longifolia 'Tanika'</i> | Mat Rush         | 1 x 1                    | 150mm pot            | Native | 3 / lin.m          |
| Hs                               | <i>Hibbertia scandens</i>           | Snake Vine       | 1 x 1                    | 150mm pot            | Native | 3 / lin.m          |
| Tj                               | <i>Trachelospermum jasminoides</i>  | Star Jasmine     | 4 x 3                    | 150mm pot            | Exotic | 3 / lin.m          |
| Vh                               | <i>Viola hederacea</i>              | Native Violet    | 0.2 x 0.5                | 150mm pot            | Native | 3 / lin.m          |
| LEVEL 2+ GREEN ROOF              |                                     |                  |                          |                      |        |                    |
| Cr                               | <i>Carpobrotus rossii</i>           | Karkalla         | 0.2 x 4.0                | 150mm pot            | Native | 6 / m <sup>2</sup> |
| Dc                               | <i>Dianella caerulea</i>            | Flax Lily        | 0.5 x 0.5                | 150mm pot            | Native | 6 / m <sup>2</sup> |
| Dt                               | <i>Dianella tasmanica</i>           | Tasman Flax-lily | 1 x 0.5                  | 150mm pot            | Native | 6 / m <sup>2</sup> |
| Lg                               | <i>Liriope giganteum</i>            | Turf Lily        | 0.6 x 0.6                | 150mm pot            | Exotic | 6 / m <sup>2</sup> |
| Lm                               | <i>Liriope muscari</i>              | Lily Turf        | 0.4 x 0.4                | 150mm pot            | Exotic | 6 / m <sup>2</sup> |
| LI                               | <i>Lomandra longifolia 'Tanika'</i> | Mat Rush         | 1 x 1                    | 150mm pot            | Native | 6 / m <sup>2</sup> |
| Vh                               | <i>Viola hederacea</i>              | Native Violet    | 0.2 x 0.5                | 150mm pot            | Native | 6 / m <sup>2</sup> |
| LEVEL 2+ ROOF TERRACES           |                                     |                  |                          |                      |        |                    |
| Am                               | <i>Acanthus mollis</i>              | Bear's Breeches  | 1 x 1                    | 150mm pot            | Exotic | 6 / m <sup>2</sup> |
| Ar                               | <i>Ajuga reptans</i>                | Bugleweed        | 0.15 x 0.5               | 150mm pot            | Exotic | 6 / m <sup>2</sup> |
| Aa                               | <i>Asplenium australasicum</i>      | Bird's Nest Fern | 1.5 x 1.5                | 150mm pot            | Native | 6 / m <sup>2</sup> |
| Dc                               | <i>Dianella caerulea</i>            | Flax Lily        | 0.5 x 0.5                | 150mm pot            | Native | 6 / m <sup>2</sup> |
| Dt                               | <i>Dianella tasmanica</i>           | Tasman Flax-lily | 1 x 0.5                  | 150mm pot            | Native | 6 / m <sup>2</sup> |
| Dr                               | <i>Dichondra repens</i>             | Kidneyweed       | 0.15 x 2                 | 150mm pot            | Native | 6 / m <sup>2</sup> |
| Px                               | <i>Philadendron x 'Xanadu'</i>      | Philadendron     | 0.9 x 0.7                | 150mm pot            | Exotic | 6 / m <sup>2</sup> |
| Ss                               | <i>Soleirolia soleirolii</i>        | Baby's Tears     | 0.15 x 1                 | 150mm pot            | Exotic | 6 / m <sup>2</sup> |
| Vh                               | <i>Viola hederacea</i>              | Native Violet    | 0.2 x 0.5                | 150mm pot            | Native | 6 / m <sup>2</sup> |



Typical Balcony Planter Detail



Typical Balcony Planter Detail with Small Tree





# ARCADIA