

# Balmoral Quay

## Landscape Concept Report

# Stage 5

Revision 04

Prepared for Gersh Investment Partners & Hub Property Group

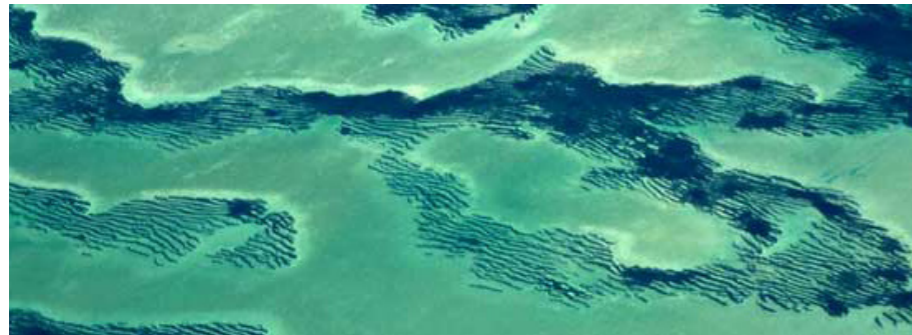
# Landscape Themes

## Corio Bay Coastal Environment

- SEAGRASS BEDS



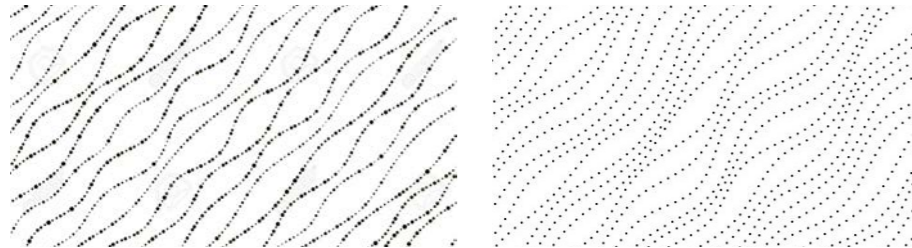
SEAGRASS MEADOWS



SEAGRASS MEADOWS



SEAGRASS TIDAL MEADOWS



SEAGRASS BED - ACCRETION "WAVE FORMS"

- COAST SALTBUUSH VEGETATION



COASTAL SALTBUUSH - ATRIPLEX CINEREA



SEABERRY SALTBUUSH - EDIBLE BERRY & INDIGENOUS BUSH TUCKER PLANT



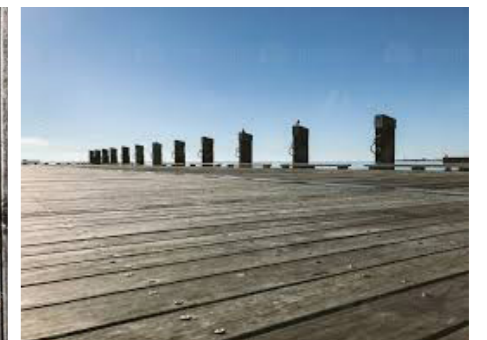
SALTBUUSH LEAF FORM



- MARITIME HISTORY AND WHARF STRUCTURES



GEE LONG'S MARITIME HISTORY AS A MAJOR PORT



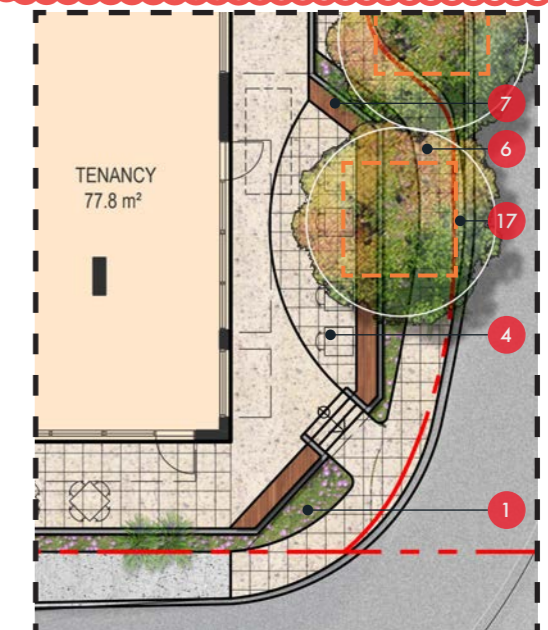
AGED & WEATHERED HARDWOOD

# Lower Ground Landscape Plan

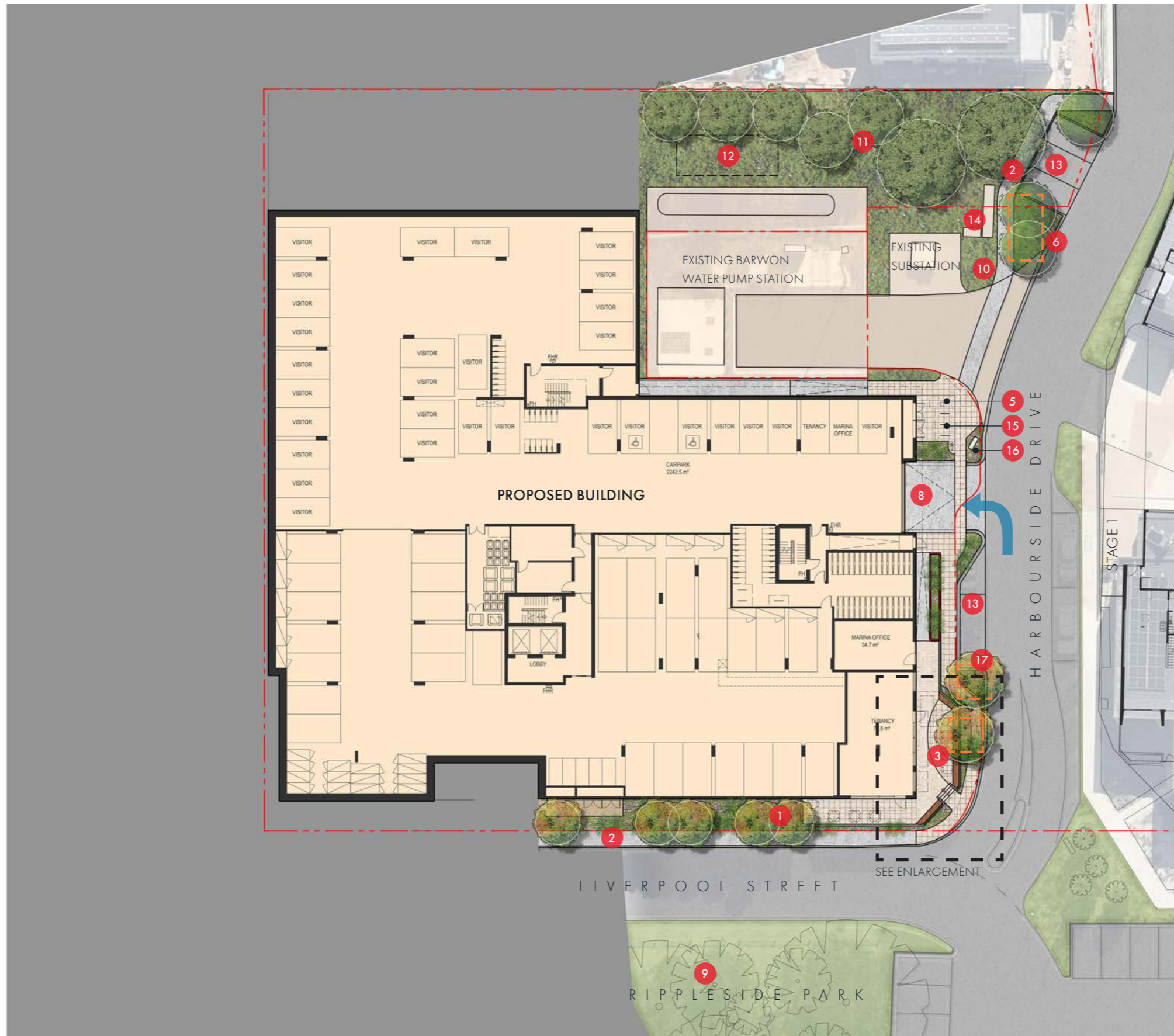
## LEGEND

- Title boundary
- 1 Tree, shrub and groundcover plantings and potential raingarden location (refer SMP)
- 2 Concrete pedestrian pathway
- 3 Feature unit paving
- 4 Tenancy outdoor seating area
- 5 Bicycle maintenance station
- 6 Proposed street trees
- 7 Bench seating
- 8 Carpark vehicle entry ramp
- 9 Existing trees to adjacent Rippleside Park. Refer Arborist report prepared by 'Let's talk about Trees' March 2021
- 10 Screening planting to existing utility infrastructure
- 11 Proposed shrub and groundcover planting to embankment. Native and coastal species
- 12 Proposed underground rainwater tank to future design by Project Engineer
- 13 Visitor parking
- 14 Existing and proposed electrical infrastructure
- 15 Visitor bicycle parking
- 16 Precinct/wayfinding signage
- 17 Extend of structural soils subject to detailed design

**NOTE:** Proposed street trees which surrounded by hard paving to be planted into structural soil substrate. Refer planting detail page 11/13 and planting schedule page 12/13.



PLAN ENLARGEMENT  
SCALE 1:100 @ A1  
1:200 (A1) 0 4 8 20



# Ground Floor & Level 1 Landscape Plan

## LEGEND



- Title boundary
- 1 Tree, shrub and groundcover plantings and potential raingarden location (refer SMP)
- 2 Concrete pedestrian pathway
- 3 Feature unit paving on pedestal system
- 4 Built in timber seating
- 5 Feature raised planters for tree planting (1000-1200mm high)
- 6 Climbing plants to Architectural Screen
- 7 Additional visitor bicycle parking adjacent main building entry
- 8 600-900mm depth tiered planters with shrubs, groundcover and cascading plants
- 9 In ground planting and climbing plants between pedestrian path and building
- 10 Native and coastal planting bed with tree, low shrub and groundcover replace existing steep grass slope
- 11 Semi-transparent metal blade fence to private terraces
- 12 Mounded/sloped lawn
- 13 Small group seating area
- 14 Communal bench table
- 15 Feature entry planters with shade tolerant feature foliage planting
- 16 Compacted gravel paving to provide meter cabinet access
- 17 Edible planter zone
- 18 Existing trees to Rippleside Park to remain. Refer to Arborist report prepared by 'Let's talk about Trees' March 2021
- 19 Carpark vehicle entry ramp
- 20 Existing lawn to remain
- 21 Extend of structural soils subject to detailed design

**NOTE:** Proposed street trees which surrounded by hard paving to be planted into structural soil substrate. Refer planting detail page 11/13 and planting schedule page 12/13.



# Level 2 Landscape Plan

## LEGEND

-  Title boundary
-  1 Semi-transparent metal blade fence and gates to private terrace
-  2 800mm depth planter with shrub and groundcover plantings
-  3 1000-1200mm depth feature circular planters for tree plantings clad with warm toned tile/feature metal
-  4 600-800mm depth planter with shrub, groundcover and trailing plants
-  5 Deep soil planting bed between building and footpath
-  6 Pedestrian entry private apartment terraces from Balmoral Crescent
-  7 Carpark vehicle entry to level 1 (below)
-  8 Concrete pedestrian footpath to Balmoral Crescent
-  9 Screening evergreen shrubs to raised planter



# Level 3 Landscape Plan



## LEGEND

- Title boundary
- 1 Raised planters for edible plants (900mm high) with built in bench seating
- 2 Built-in timber platform seating
- 3 Feature planters (800-1200mm high)
- 4 400-500mm depth planter with shrub, groundcover and trailing plants
- 5 Decorative screen between terrace & roof courtyard
- 6 Edible planting to raised planters
- 7 Unit paving on pedestal system
- 8 Pergola shade structure with climbing plants
- 9 Feature small trees
- 10 Outdoor table & chairs

Key Plan








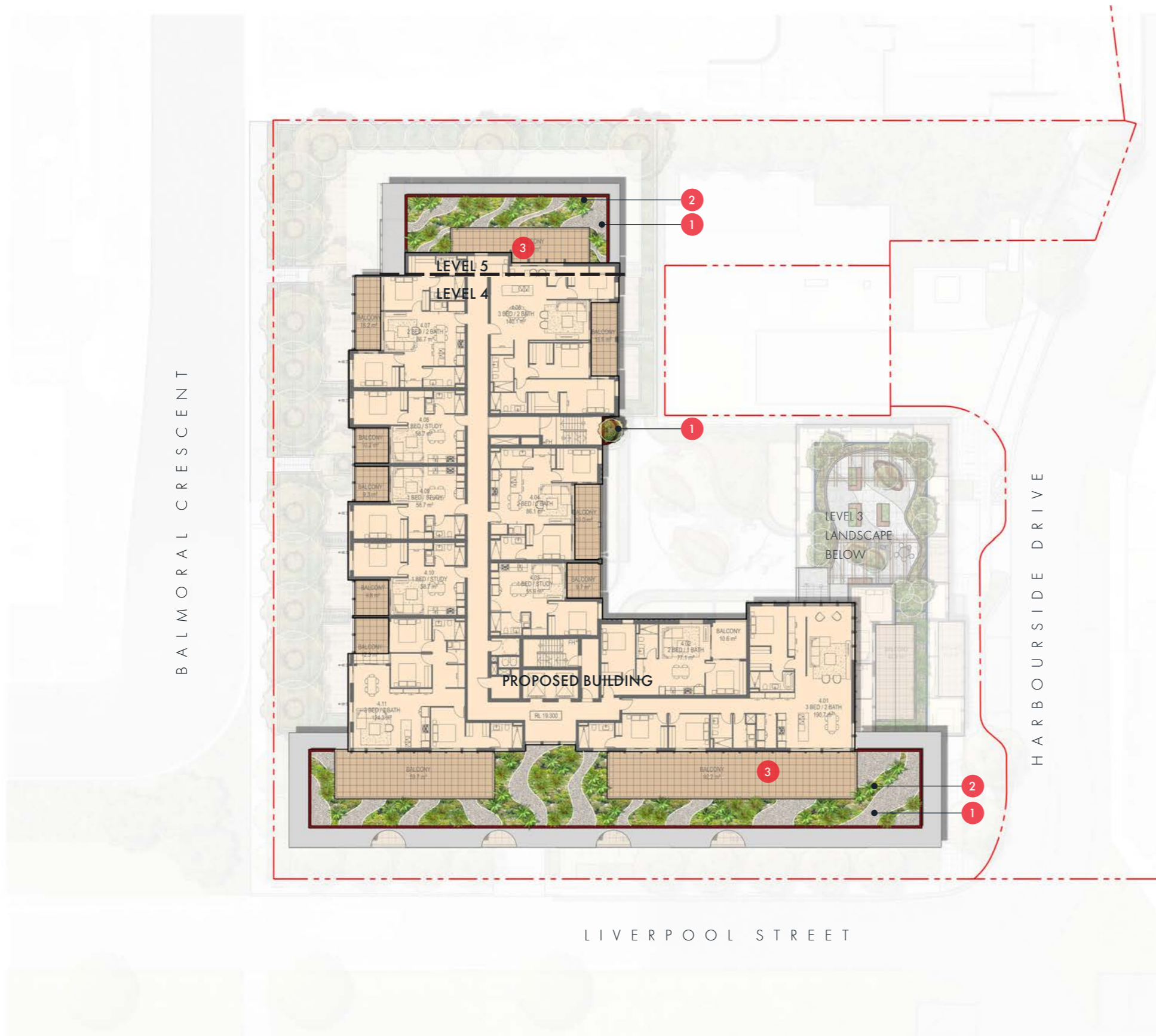
1:100 (A1)



# Level 4 & 5 Landscape Plan

## LEGEND

-  Title boundary
-  1 Gravel mulch roof ballast pattern
-  2 Xeriscape landscape featuring drought and salt tolerance roof planting, 400-500mm depth planter
-  3 Private apartment balconies with balustrade per Architectural drawings
-  4 400-500mm depth planter to external stair



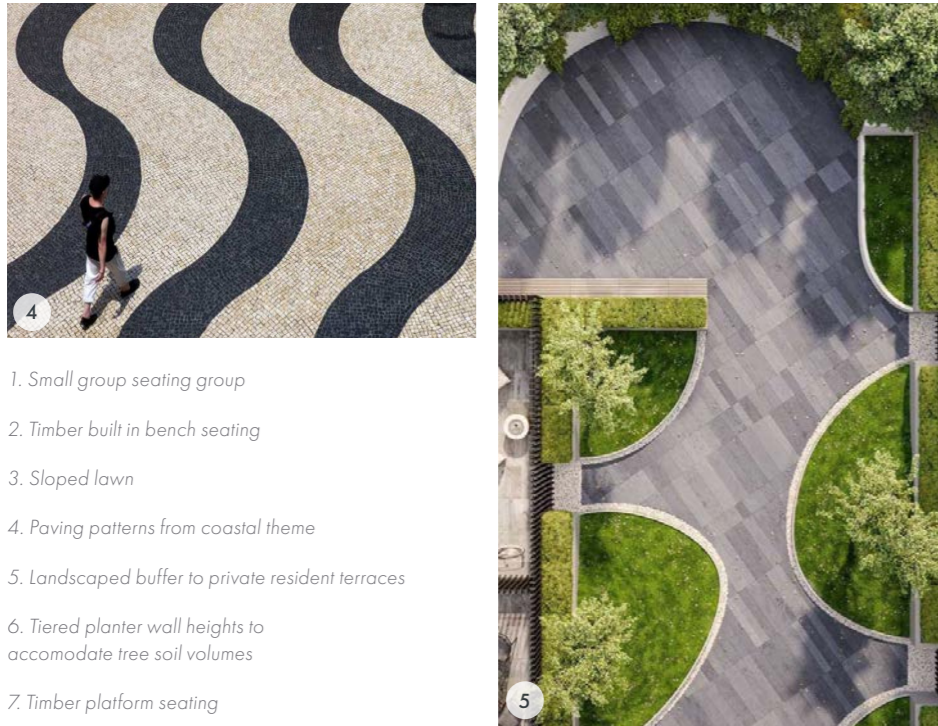
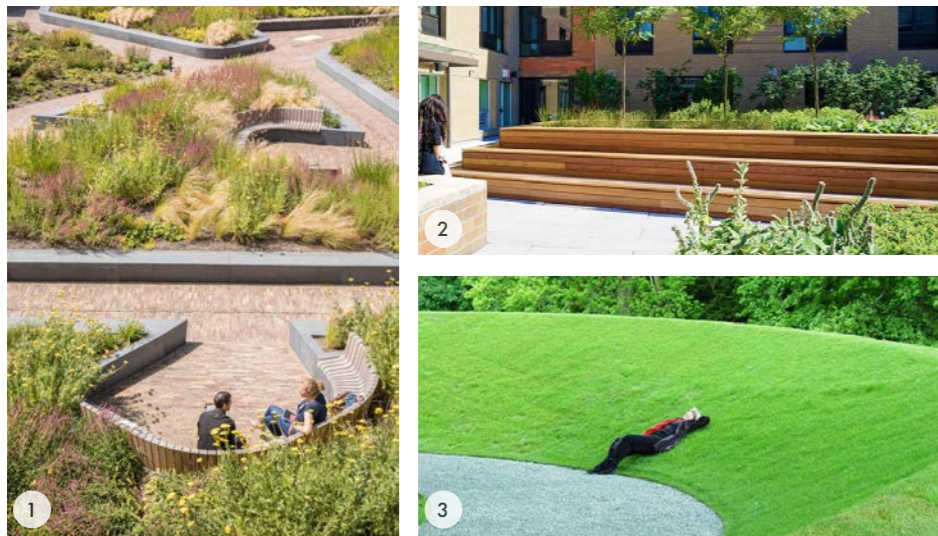
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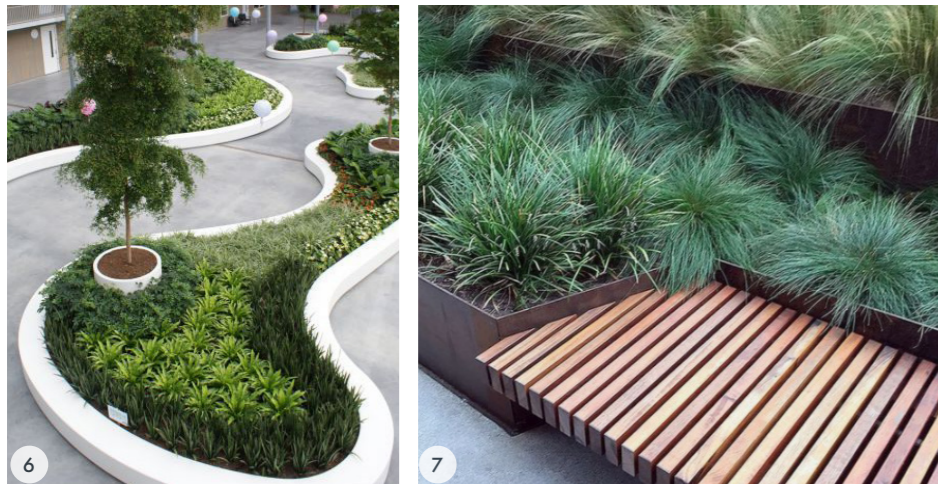


# Benchmark Concept Imagery

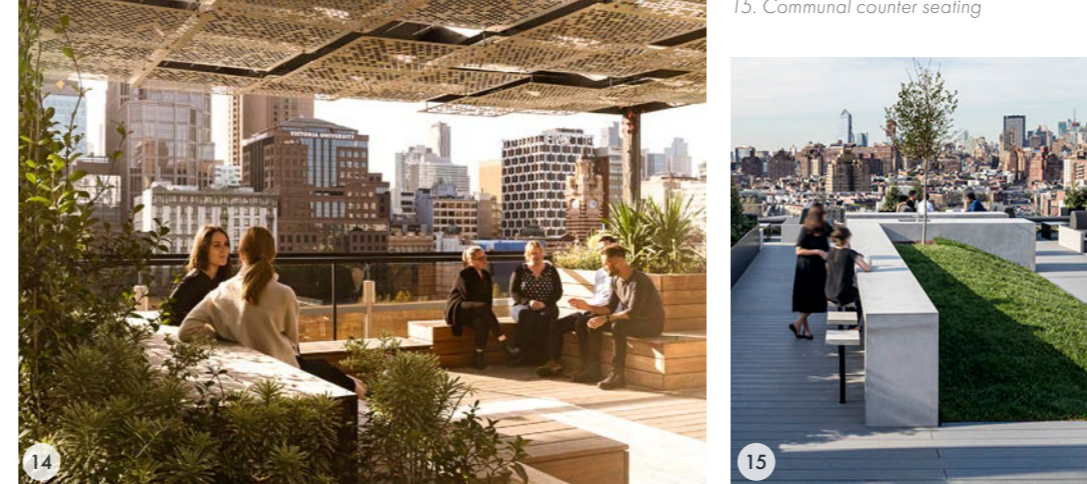
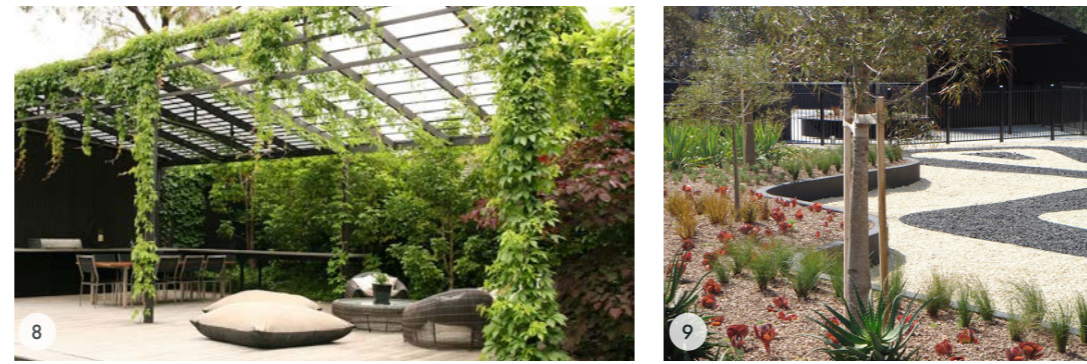
## LEVEL 01 COMMUNAL COURTYARD



- 1. Small group seating group
- 2. Timber built in bench seating
- 3. Sloped lawn
- 4. Paving patterns from coastal theme
- 5. Landscaped buffer to private resident terraces
- 6. Tiered planter wall heights to accommodate tree soil volumes
- 7. Timber platform seating

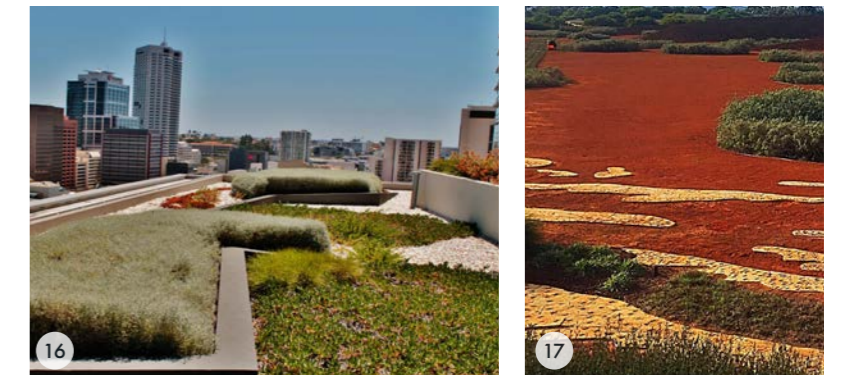


## LEVEL 03 ROOFTOP COURTYARD



- 8. Shade structure with climbing plants
- 9. Organic paving and planter beds
- 10. Edible planters with built in seating
- 11. Small group seating areas
- 12. Drought tolerant and salt tolerant plantings
- 13. Sculptural planting forms
- 14. Shade structure
- 15. Communal counter seating

## LEVEL 4-5 ROOFTOP LANDSCAPE



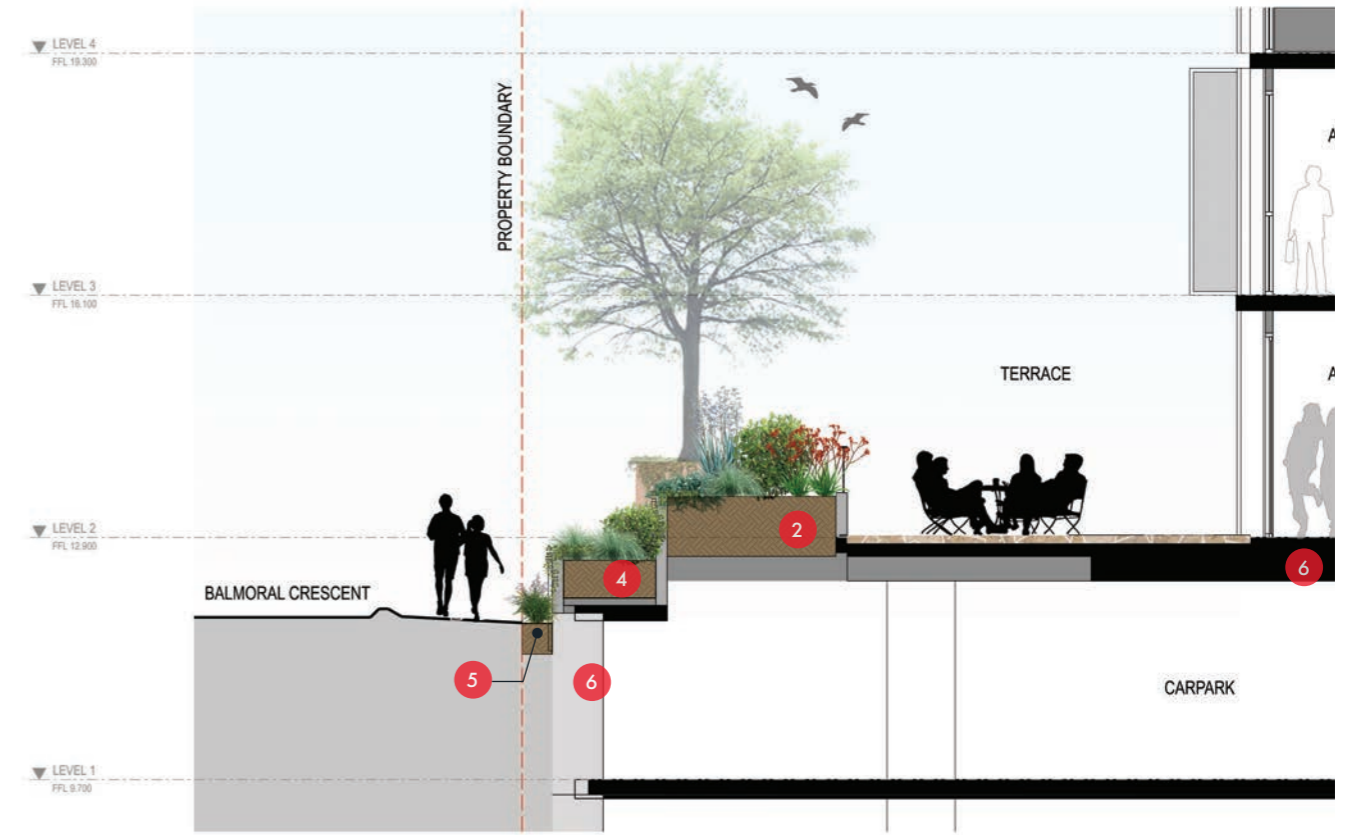
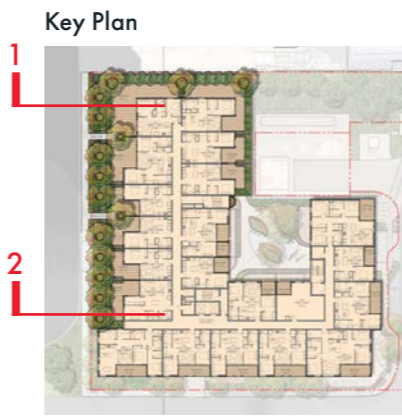
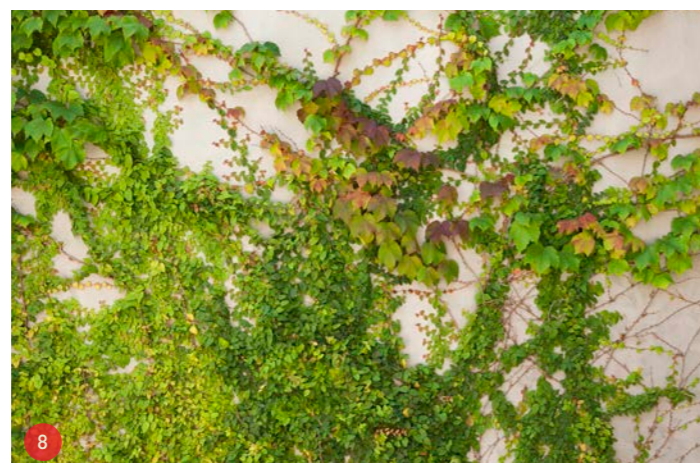
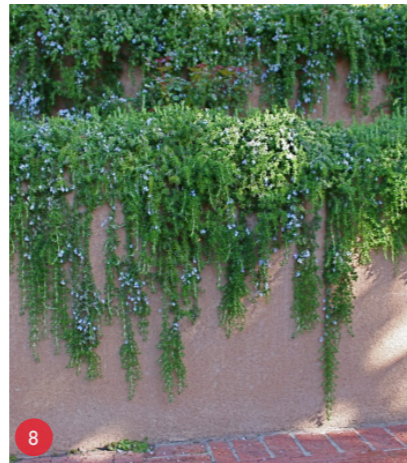
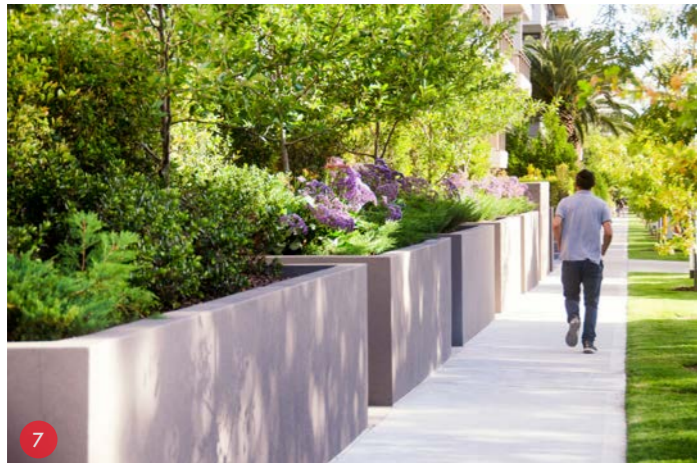
- 16. Xeriscape mass planting
- 17. Textural gravel and planting patterns
- 18. Drought salt tolerant planting
- 19. Gravel roof garden
- 20. Native and xeriscape planting
- 21. Xeriscape roof areas

# Landscape Sections

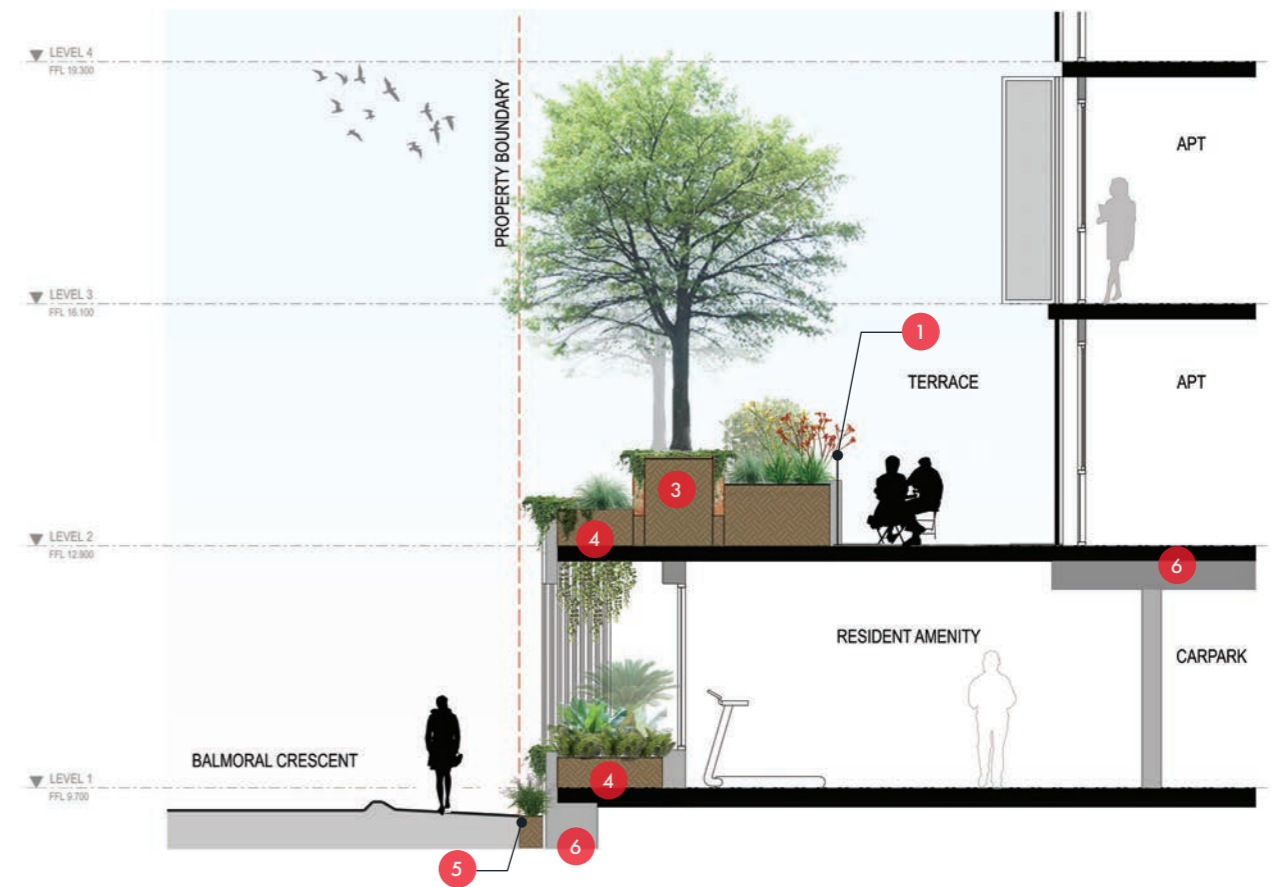
## Balmoral Crescent Landscape Setback

The landscape design proposes tiered height planters along the Balmoral Crescent facade to create a green landscaped setback featuring evergreen trees, shrubs, groundcovers and cascading plantings to soften the setback and provide privacy to the level 2 apartment terraces.

## Concept Benchmark Imagery



Section 1



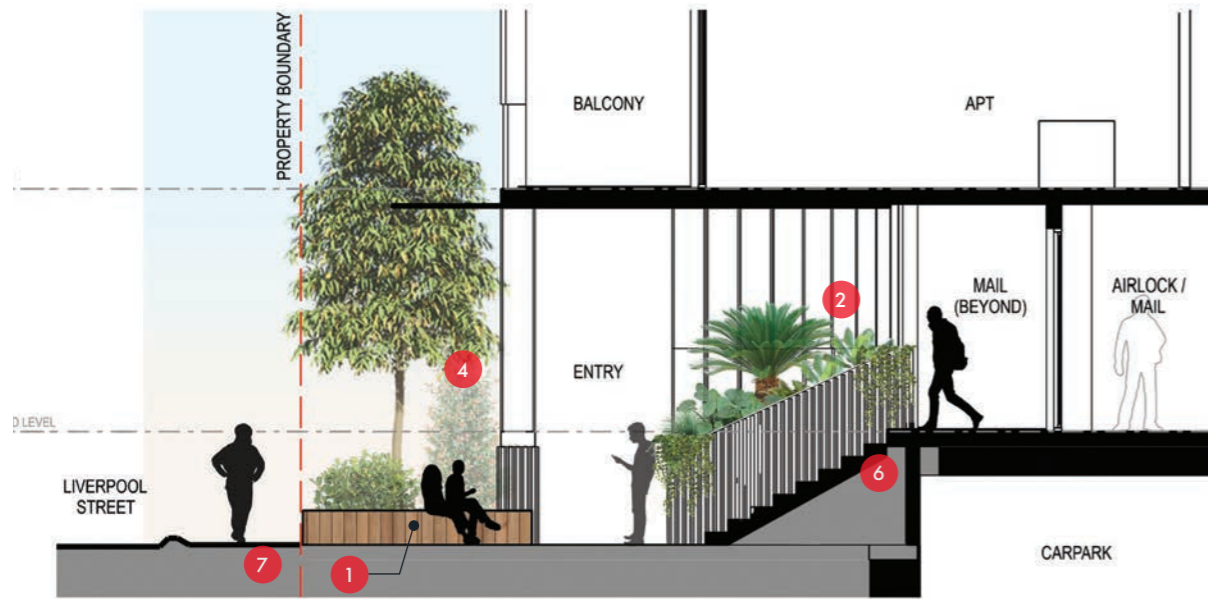
Section 2

### Legend

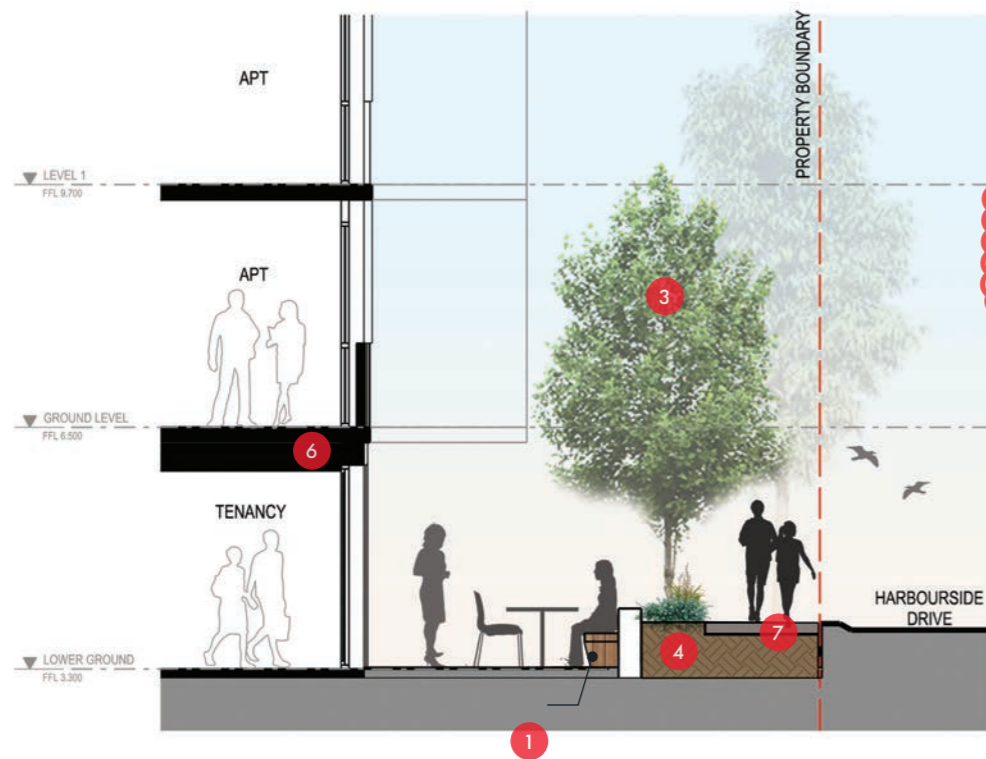
- 1 Semi-transparent metal blade fence to private terrace
- 2 800mm depth planter with shrub and groundcover plantings
- 3 1000-1200mm depth feature circular planters for tree plantings clad with warm toned tile/feature metal
- 4 400-500mm depth planter with shrub, groundcover and trailing plants
- 5 Deep soil planting bed between building and footpath
- 6 Building structure per Architects drawings
- 7 Layered planting to raised planters
- 8 Trailing and climbing plantings to raised planter walls

# Landscape Sections

## Harbourside Drive & Liverpool Street Landscape Setback



Section 3

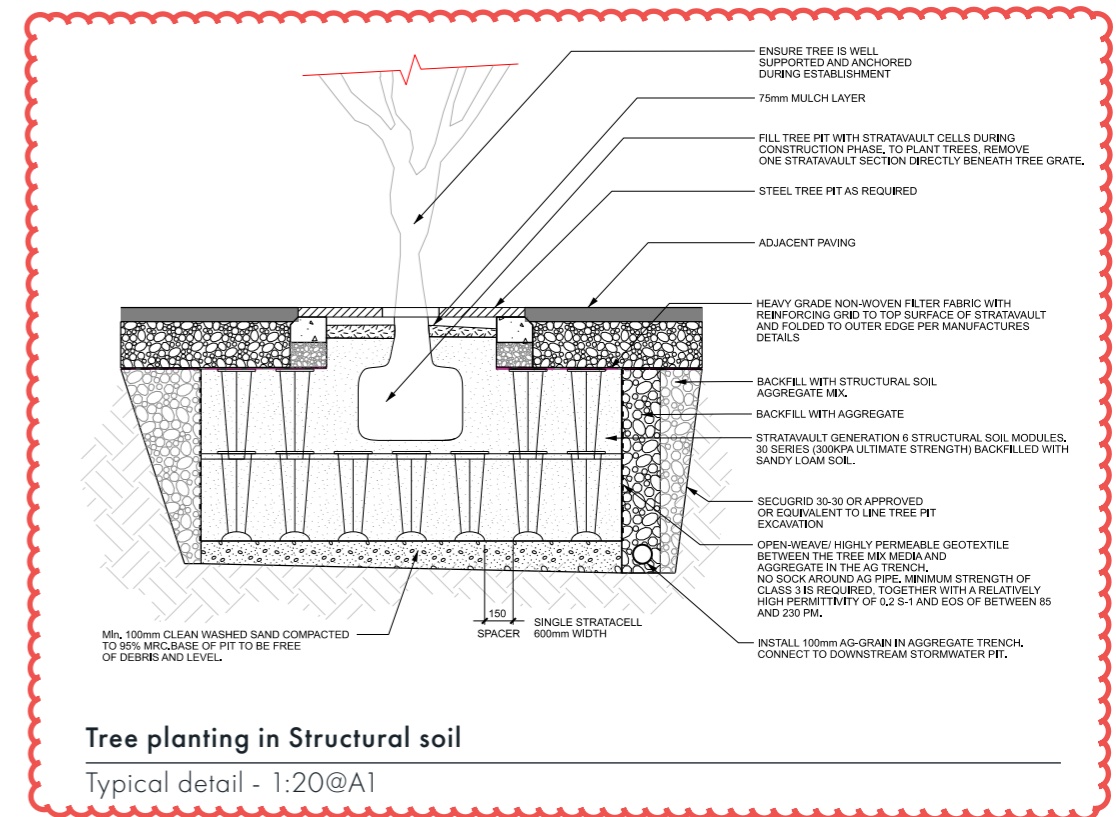
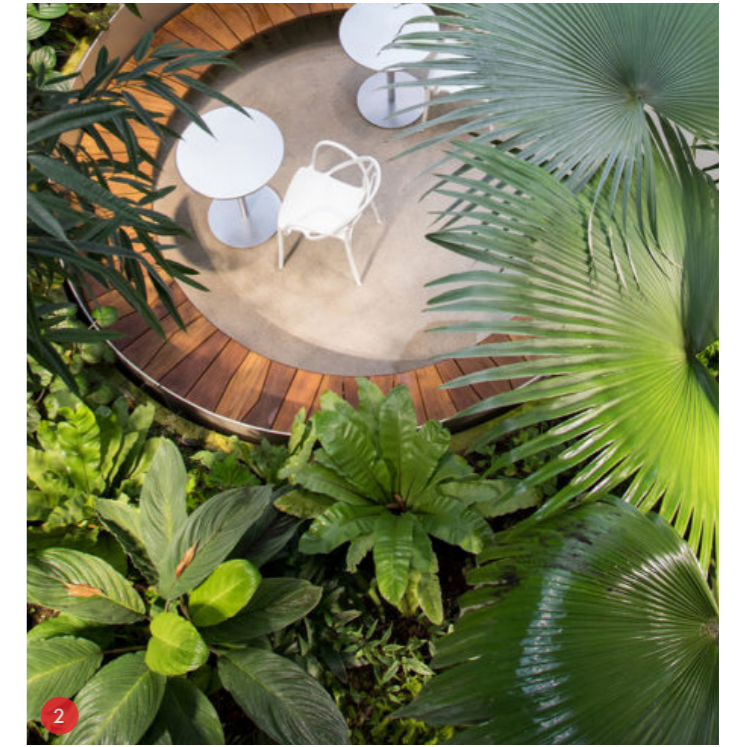


Section 4

### Legend

- 1 Custom timber bench seating
- 2 Textural and architectural foliage shade plants to building entry planters
- 3 Proposed street trees (beyond) planted in structural soils, subject to detailed design
- 4 Deep soil low level native planting to streetscape
- 5 Deep soil planting bed between building and footpath
- 6 Building structure per Architects drawings
- 7 Public footpath

### Key Plan



# Indicative Planting Schedule

BOTANIC NAME	COMMON NAME	MATURITY (H x W)	INSTALLATION SIZE
<b>STREET TREES</b>			
<i>Corymbia citriodora</i> 'Scentuous'	Dwarf Lemon Scented Gum	7 x 5m	45L
<i>Lagerstroemia indica</i> 'Natchez'	Crepe Myrtle	6 x 4m	45L
<i>Malus tschanoskii</i>	Upright Crab Apple	7 x 4m	45L
<i>Waterhousia floribunda</i> 'ST1' Whisper	Weeping Lilly Pilly	8 x 5m	45L

COMMON SPACE & TERRACE TREES			
<i>Agonis flexuosa</i> 'Burgundy'	Burgundy Willow Myrtle	5 x 3m	45L
<i>Acacia cognata</i> 'Green Screen'	Green Screen	4 x 3m	45L
<i>Banksia integrifolia</i>	Coast Banksia	8 x 3m	45L
<i>Brachychiton populneus</i> x <i>acerifolius</i> 'Bella Pink'	Brachychiton Bella Pink	8 x 4m	45L
<i>Eucalyptus melliodora</i>	Yellow Box	15 x 10m	45L
<i>Fraxinus griffithii</i>	Evergreen Ash	7 x 4m	45L
<i>Lagerstroemia indica</i> 'Natchez'	Crepe Myrtle	6 x 4m	45L
<i>Laurus nobilis</i> 'Miles Choice'	Mile Choice Bay	6 x 3m	45L
<i>Olea europaea</i> 'Tolley's Upright'	Tolley's Upright Olive	6 x 4m	45L
<i>Magnolia grandiflora</i> 'Little Gem'	Little Gem Magnolia	6 x 3m	45L
<i>Melaleuca lanceolata</i>	Moonah	7 x 5m	45L
<i>Melia azedarach</i>	White Cedar	10 x 8m	45L
<i>Syzygium australe</i> 'Pinnacle'	Pinnacle Lilly Pilly	6 x 1.5m	45L
<i>Waterhousia floribunda</i> 'ST1' Whisper	Weeping Lilly Pilly	8 x 5m	45L

EMBANKMENT SHRUB & GROUND COVER PLANTING			
<i>Acacia sophorae</i>	Coastal Wattle	2 x 3m	150mm pots
<i>Acacia paradoxa</i>	Kangaroo Thorn	2 x 4m	tube
<i>Atriplex cinerea</i>	Coast Saltbush	0.5 x 2m	tube
<i>Austrostipa stipoides</i>	Coast Spear Grass	0.7 x 0.4m	tube
<i>Carpobrotus rossii</i>	Karkalla	0.2 x 3m	tube
<i>Hardenbergia</i> 'Happy Wanderer'	Purple Coral Pea	2 x 1m	tube
<i>Leucopogon parviflorus</i>	Coast Beard Heath	3 x 2m	tube
<i>Poa labillardieri</i>	Common Tussock Grass	0.6 x 0.8m	tube
<i>Poa poiformis</i>	Blue Tussock Grass	1 x 1m	tube
<i>Myoporum insulare</i>	Common Boobialla	4 x 4m	tube
<i>Solanum laciniatum</i>	Kangaroo Apple	2 x 2m	tube
<i>Themeda australis</i>	Kangaroo Grass	1.0 x 1.0m	tube

STREETSCAPE & COMMON AREA SHRUB AND LOW LEVEL PLANTING			
<i>Adenanthos sericeus</i> 'Dwarf Woolly Bush'	Dwarf Woolly Bush	1 x 1m	150mm pots
<i>Agonis flexuosa</i> 'Nana'	Drawf Willow Peppermint	1 x 1m	150mm pots
<i>Alyxia buxifolia</i>	Sea Box	1.5 x 1.5m	150mm pots
<i>Asparagus densiflorus</i> 'Myserii'	Foxtail Fern	0.6 x 1m	150mm pots
<i>Austrostipa stipoides</i>	Coast Spear Grass	0.7 x 0.4m	150mm pots
<i>Banksia spinulosa</i> 'Birthday Candles'	Birthday Candles Banksia	0.5 x 1m	150mm pots
<i>Callistemon pallidus</i> 'Silver Cloud'	Silver Cloud	1.8 x 1.5m	150mm pots
<i>Casuarina glauca</i> 'Cousin It'	Cousin It	0.2 x 1.5m	150mm pots
<i>Carex appressa</i>	Tall Sedge	1 x 1m	150mm pots
<i>Carpobrotus glaucescens</i>	Pig Face	0.2 x 0.2m	150mm pots
<i>Correa alba</i>	White Correa	1 x 1m	150mm pots
<i>Correa glabra</i> 'Ivory Lantern'	Rock Correa	0.5 x 0.5m	150mm pots
<i>Chrysocephalum apiculatum</i>	Common Everlasting	0.2 x 0.5m	150mm pots
<i>Convolvulus cneorum</i>	Silverbush	0.5 x 1m	150mm pots
<i>Dicksonia antarctica</i>	Soft Tree Fern	1.5 x 2m	200mm pots
<i>Dianella caerulea</i> 'Blue Stream'	Blue Flax Lily	0.8 x 0.6m	150mm pots
<i>Dianella revoluta</i> 'Little Rev'	Little Rev Native Flax	0.4 x 0.4m	150mm pots
<i>Eremophila glabra</i> 'Kalbarri Carpet'	Emu Bush	0.2 x 2m	150mm pots
<i>Ficinia nodosa</i>	Knobby Club Rush	0.8 x 0.8m	150mm pots
<i>Leucophyta brownii</i>	Cushion Bush	1 x 1m	150mm pots
<i>Lomandra</i> 'Lime Tuff'	Lime Tuff	0.3 x 0.3m	150mm pots
<i>Poa labillardieri</i>	Common Tussock Grass	0.4 x 0.2m	150mm pots
<i>Philodendron</i> 'Xanadu'	Xanadu	0.8 x 1m	150mm pots
<i>Phormium tenax</i>	New Zealand Flax	1.5 x 1.5m	150mm pots
<i>Pycnosorus globus</i>	Drumsticks	0.5 x 1m	150mm pots
<i>Senecio mandraliscae</i>	Blue Chalksticks	0.3 x 0.8m	150mm pots
<i>Tetragonia implexicoma</i>	Bower Spinach	0.6 x 0.6m	150mm pots
<i>Westringia fruticosa</i> 'Jervis Gem'	Coastal Rosemary	1 x 1m	150mm pots

XERISCAPE ROOF SHRUBS & GROUND COVER PLANTS				
<i>Austrostipa stipoides</i>	Coast Spear Grass	0.7 x 0.4m	150mm pots	
<i>Agave attenuata</i>	Century Plant	1 x 1m	150mm pots	
<i>Agave geminiflora</i>	Twin Flower Agave	0.8 x 0.8m	150mm pots	
<i>Atriplex cinerea</i>	Saltbush	1.2 x 2m	150mm pots	
<i>Carpobrotus glaucescens</i>	Pig Face	0.2 x 0.2m	150mm pots	
<i>Chrysocephalum apiculatum</i>	Common Everlasting	0.2 x 0.5m	150mm pots	
<i>Cotyledon orbiculata</i> 'Silver Waves'	Silver Waves	0.3 x 0.8m	150mm pots	
<i>Dianella revoluta</i> 'Little Rev'	Little Rev Native Flax	0.4 x 0.4m	150mm pots	
<i>Leucophyta brownii</i>	Cushion Bush	1 x 1m	150mm pots	
<i>Kennedia prostrata</i>	Running Postman	0.2 x 1.5m	150mm pots	
<i>Sarcocornia quinqueflora</i>	Samphire	0.2 x 0.5m	150mm pots	
<i>Sedum acre</i>	Stonecrop	0.2 x 0.5m	150mm pots	
<i>Senecio mandraliscae</i>	Blue Chalksticks	0.3 x 0.8m	150mm pots	

## Better Apartment Design Guidelines Compliance Summary

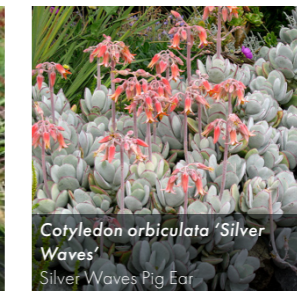
SITE AREA	3,999 m2	
	Clause 58.03-5 Requirement	Development Provision
<b>CANOPY COVER</b>	<b>649.6 m2</b>	<b>638.2 m2</b>
Tree canopy area	-	573.2 m2
Pergola with climbing plants area	-	65.0 m2
No. of canopy trees Type B	2 (or 1 type C)	2
No. of canopy trees Type C	1 (or 2 type B)	0
<b>DEEP SOILS</b>	<b>599.9 m2</b>	<b>653.2 m2</b>
Natural ground	-	507.0 m2
Planters for deep soil canopy trees	-	146.2 m2

### Notes:

All planting beds and raised planters to be serviced by an automatic irrigation system utilising harvested rainwater system or recycled water source



Lomandra 'Lime Tuff'  
Lime Tuff



Cotyledon orbiculata 'Silver Waves'  
Silver Waves Pig Ear



Correa glabra  
Rock Correa



Philodendron 'Xanadu'  
Xanadu



Poa poiformis  
Tussock Grass



Dicksonia antarctica  
Man Fern



Syzygium australe 'Pinnacle'  
Pinnacle Lilly Pilly



Correa alba  
White Correa



Senecio mandraliscae  
Blue Chalk Sticks



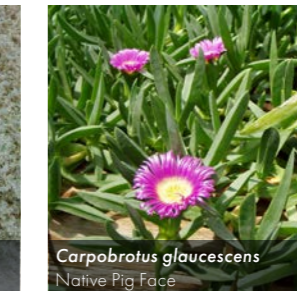
Banksia integrifolia  
Coastal Banksia



Malus tschanoskii  
Pillar Apple



Atriplex semibaccata  
Creeping Saltbush



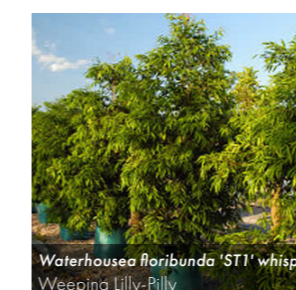
Carpobrotus glaucescens  
Native Pig Face



Sarcocornia quinqueflora  
Samphire



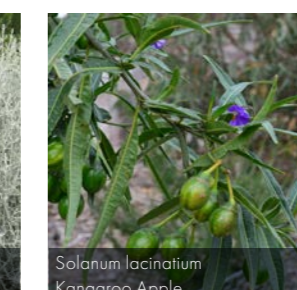
Lagerstroemia indica x fauriei  
'Natchez'  
White Crepe Myrtle



Waterhousia floribunda 'ST1' whisper  
Weeping Lilly-Pilly



Leucophyta brownii  
Cushion Bush



Solanum laciniatum  
Kangaroo Apple



Dianella revoluta  
Black Anther Flax Lily



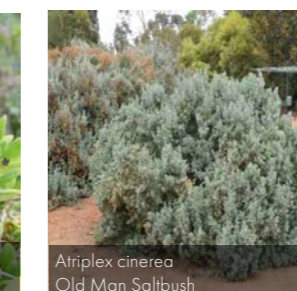
Chrysocephalum apiculatum  
Common Everlasting



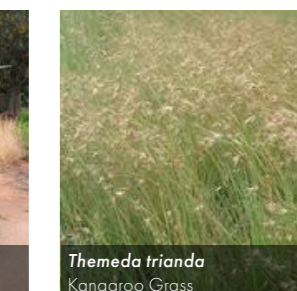
Casuarina glauca 'Cousin It'  
Sheoak



Tetragonia implexicoma  
Bower Spinach



Atriplex cinerea  
Old Man Saltbush



Themeda trianda  
Kangaroo Grass



Contact Tract

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