

## 365-391 Plummer Street Port Melbourne Landscape Report for Town Planning

### Introduction

This Landscape Planning Report has been prepared by Openwork Pty Ltd Landscape Architecture, Urban Design in association with Elenberg Fraser for Hudson Yards. This document sets forth the guiding principles for the public landscape and external communal spaces for the proposed development of 365-391 Plummer Street in Port Melbourne.

The proposed landscape treatment is to be incorporated at the ground floor, on the podium level, on the roof and some facades and is intended to create a verdant, high quality and emphatically public landscape for the amenity of residents, users of the adjacent street and adjoining neighbours. The design of landscape is integrated with the design of the architecture of podium and slab edge in a way that deploys both soft and hard scape treatments to create a singular effect - a rambunctious garden that creates a moment of green dissonance in the largely industrial and non-vegetated context of Port Melbourne.

To do this, the project proposes to introduce a number of gardens, both in conventional planters, within terra firma and in more opportunistic and parasitic forms. These gardens will occupy the ground plane and wall surfaces as well as columns and ancillary structure, creating a complex relationship with their architectural host.

### Design Intent

- + To create a unique and exemplary expression of the integration of building and landscape;
- + Establish the podium and streetscape as a diverse green space;
- + Incorporate planting, soil volume and irrigation within the constraints of the podium edge and interface with private open space;
- + Use landscape elegantly to create identity and maximise amenity for residents and users of the project;
- + Ensure podium planting selections are robust, suited to the available aspect, will work with ambient wind levels and will minimise water use;
- + Design the project streetscape as a high-amenity urban place with robust street trees;
- + Design external spaces to encourage use, dwelling and occupation;
- + Celebrate key views to and from the project;
- + Ensure that communal open spaces have access to the sun light whilst also providing adequate shelter and wind protection;
- + Planting selections are robust and will minimise water use;
- + Ensure adequate provision of seating; and
- + Maximise opportunities for social interaction through arrangement of seating and views.

### Landscape Approach

The Landscape Architectural approach for 365-391 Plummer Street will bring about a radical and healing transformation of the site from a single use, private industrial landscape into a mixed use, public and porous landscape. Previously inert edges will become activated. New planting and trees will replace fences and walls.

In order to do this, the new scheme will evoke the character of site's earlier indigenous landscapes - immersive, rambunctious and predominantly green. The development will reintroduce native flora back into Port Melbourne by reimagining the deployment of Australian plants and by incorporating them into the site in key architectural treatments and spaces. These new landscapes are incorporated into the architecture and also form integral parts of the design by defining public and communal spaces along the street edge, laneways, podium tops and rooftops.

The new landscape will exhibit a contemporary attitude toward the integration of landscape and architecture with green open space being provided on structure via set downs in the podium and mounding soil, resulting in a double-ground plane where the limits of the landscape are deliberately uncertain.

In framing this approach, the design team has made careful decisions for the project that will ensure that its landscape:

- + Is generated out of an understanding of the site, its intrinsic qualities and how the proposed development can enhance and improve the site and adjacent neighbourhood;
- + Seeks to create added amenity and value for neighbours, the adjacent streetscape and wider public domain by providing landscape at the interface between development and the existing fabric. This includes new pedestrian networks and planting whose amenity can be seen from the street;
- + Ensures a high proportion of tree canopy cover is included;
- + Seeks to unify the proposed buildings into a considered whole by seeing both the podium and on-ground landscape as a single and immersive landscape populated with plants native and indigenous to the site;
- + Contributes to local biodiversity, green corridors and wildlife habitat by radically increasing the bio-mass and diversity of the site;
- + Provides sufficient soil depths and planter box dimensions to enable trees to be grown over podiums including the provision of deeper soil zones on, under and at the edges of the podium structure; and
- + Creates a robust landscape made from simple materials, proven planting and bold forms that can be managed and maintained.

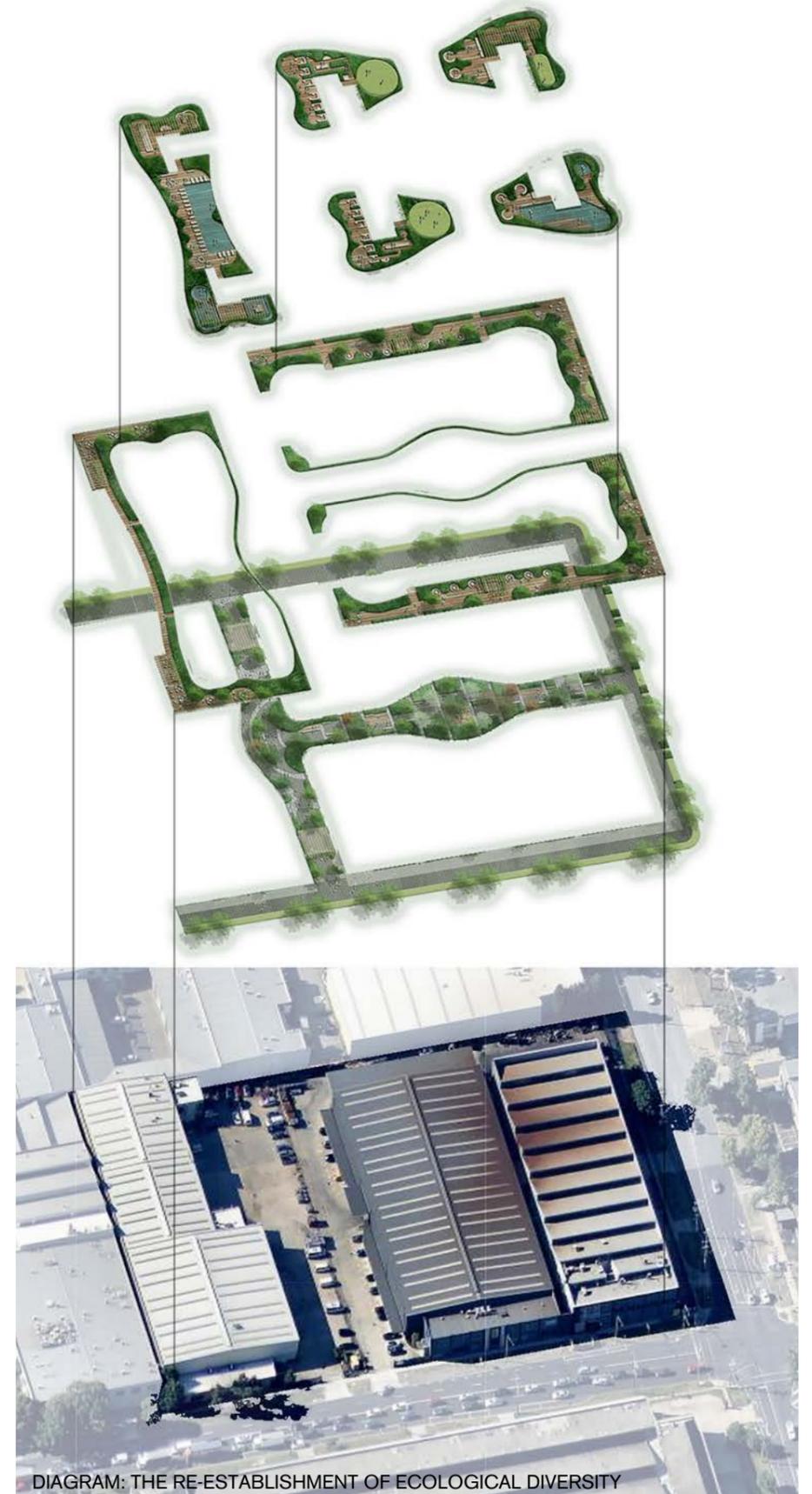


DIAGRAM: THE RE-ESTABLISHMENT OF ECOLOGICAL DIVERSITY

## 365-391 Plummer Street Port Melbourne Landscape Report for Town Planning

### Landscape Principle: Immersive Spaces

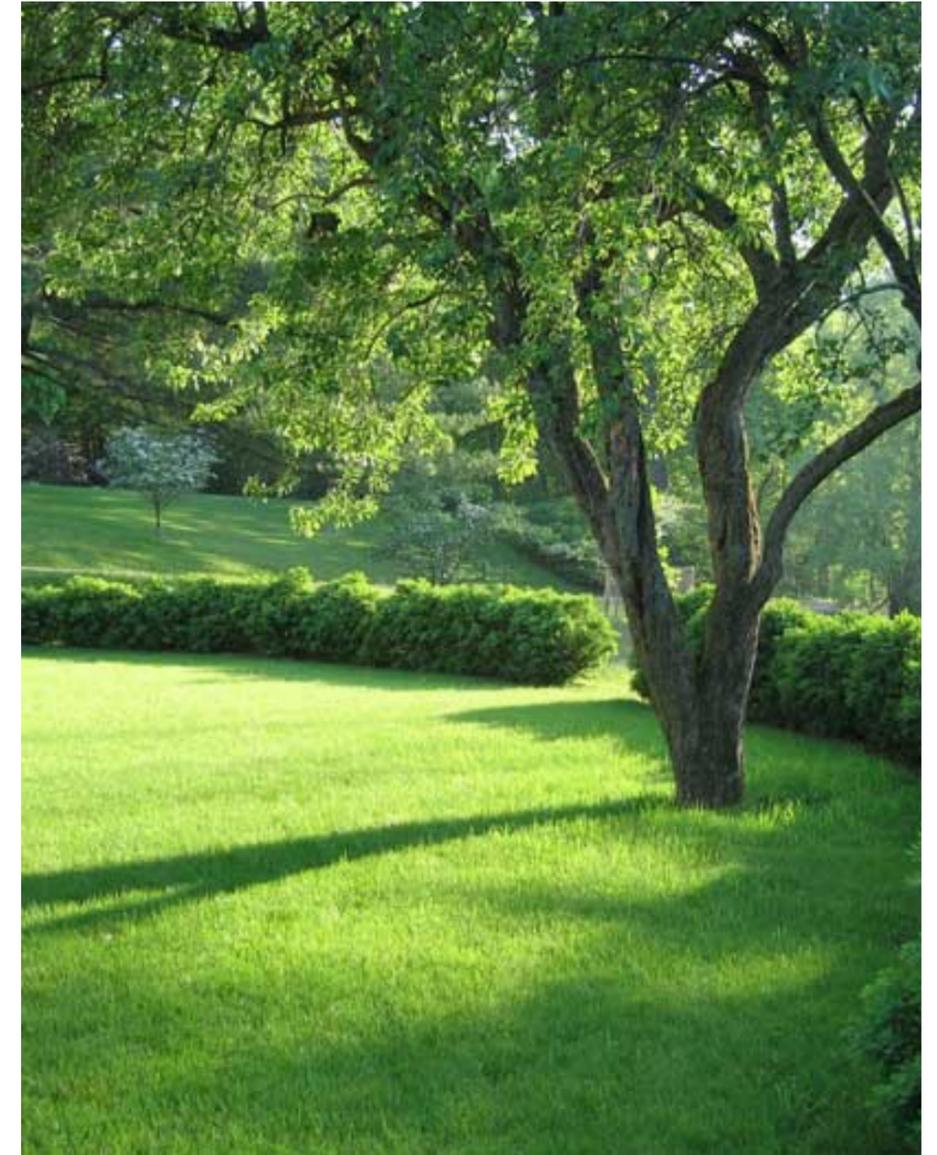
- + To establish a language of rooms, grottos, nooks and clearings that make the sites of the street, roof and podium immersive, spatial and at the scale of the body.
- + To create a unique and exemplary expression of the integration of building and landscape through the provision of spaces in the garden;
- + Establish the podium and streetscape as a diverse and immersive green space;
- + Incorporate planting, soil volume and irrigation within the constraints of the podium edge and interface with private open space;
- + Use landscape elegantly to create identity and maximise amenity for residents and users of the project.



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## Landscape Principle: Bold Planting

- + Ensure podium planting selections are robust, suited to the available aspect, will work with ambient wind levels and will minimise water use;
- + Considers shade and wind protection by providing shrubs, planted structures and small trees;
- + Use elevation in planting selections, the design of screens and walls and through the provision of structures with parasitic planting to extend the effect of vegetated enclosure on the podium and roof spaces; and
- + Explore planting palettes that create difference and variety through application in private and semi-private gardens that lend their amenity to the public realm.



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## Landscape Principle: Urbanity at Ground

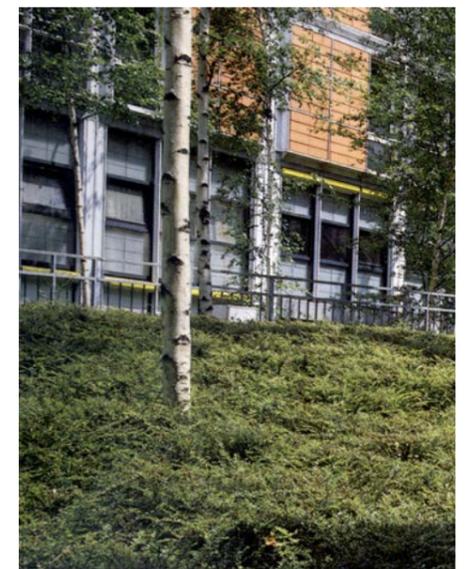
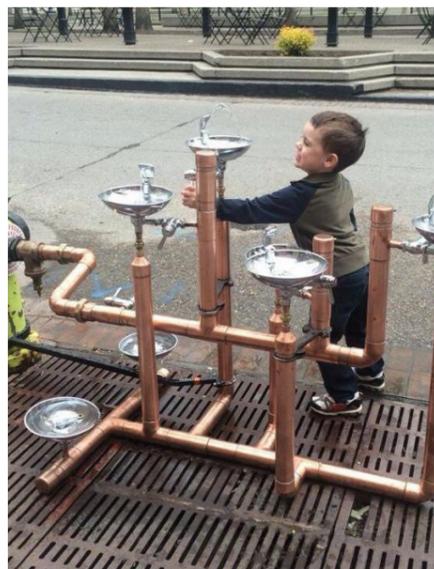
- + Design the project streetscape as a high-amenity urban place with robust street trees and frames for climbing plants;
- + Acknowledge initiatives and standards that will be informing other developments within Port Melbourne to ensure that this development contributes to a consistent pedestrian experience on the groundplane;
- + Ensure that the design of landscape takes street level access and street based trading into account including the overlay and enabling of events ;
- + Celebrate key urban views to and from the project;
- + Provide clear and integrated access for all abilities; and
- + Make boundaries and interfaces green, verdant and alive.



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## Landscape Principle: Places for Occupation

- + Design a diverse and numerous series of external spaces to encourage use, dwelling and occupation;
- + Attempt where possible to avoid the replication of uses within the project. A diversity of offer in a diversity of locations will encourage movement within and between different parts of the development, fostering a community of shared assets;
- + Ensure that communal open spaces have access to the sun light whilst also providing adequate shelter and wind protection;
- + Ensure that occupation is encouraged for all age groups and for the full spectrum of access and ability;
- + Ensure adequate provision of seating, both for small groups and individuals; the introvert and extrovert;
- + Maximise opportunities for social interaction through arrangement of seating and views; and
- + Provide a mix of communal and semi-private spaces that accommodate use groups as well as individuals.



## 365-391 Plummer Street Port Melbourne Landscape Report for Town Planning

### Landscape Types

The proposed landscape design has been integrated into the development's fabric and expresses itself in four main landscape types: the perimeter Streetscape, the Internal Laneway, the Podium and the Roof Gardens on top of the towers. Each of these can be further described as follows:

#### The Perimeter Streetscape

New streetscape interfaces and planting will be provided to the Plummer and Salmon Street edges as well as to the new lane to the north. Works outside of the property boundary will be in accordance with design standards for both soft and hard landscapes and the intent of the landscape design is to ensure that the works inside the boundary of the subject site match the specification, materiality and detailing of the public works in order to create a seamless interface with the street and to create the impression of a widened and more generous street address, particularly to Plummer and Salmon Streets.

It is expected that the design of the streetscape, including specification of any trees adjacent to the public street will be undertaken with close input from Council officers and will be informed by the City's design engineering standards to ensure consistency of detail.

#### The Internal Laneways

The Lanes will be intimate green spaces that mediate between the street (the domain of the city) and the podium (the domain of the project). They are both linking spaces, allowing pedestrian connections through to the adjacent streets or between buildings, and spaces for occupation and activation providing pocket parks, zones for commercial activation of the Soho building types and spaces that can be appropriated by markets and other events.

This Lanes will be characterised by strong spatial containment punctuated by advanced tree planting in natural ground. The intention here is to provide a landscape that will, over time, create a proxy for the scale and containment of a landscape - a kind of urban escarpment, vegetated on the sides via continuous balcony planters and given a strong vertical scale through a new urban forest. Within the condition, the ground plane will be freely navigable and occupiable.

#### Podium Landscape

The podium levels will be a space for passive communal and individual recreation and use. It is intended to feel expansive and tranquil, enjoying an open aspect to the adjacent streets and lanes and opportunity to lounge in the garden. Large areas of open turf will be 'carved' from the carpet of local and indigenous grasses creating a flexible zone surrounded by lush greenery. Moments of resident amenity including shade, gathering places, play spaces, BBQ's, seating and outdoor dining are located at and within the edge of the vegetation. The landscape plant palette and the design of the edge condition (a low and thin planter wall combined with vertical planting via wall and pergola) been designed to provide the containment of smaller spaces amongst the larger spaces. Through a combination of enclosure and planting, the spaces on the podium are flexible and available for multiple uses and social interaction. The predominantly flat nature of the podium is broken through the inclusion of mounding topography and advanced trees in deep soil.

In addition, sculpted turf mounds, decks and platforms provide elevated aspect for informal seating and passive play.

#### The Roof Spaces

The design of the project's roof spaces has been done in a way that allows the richness and eccentricity of the each tower's location in the city to be understood and amplified. The project has sought to avoid the unorthodoxy of surrendering the roof to services and overruns and instead, has concentrated services to a small footprint, freeing up the rest of the roof for spaces of occupation and use. Careful consideration has been given to locating communal facilities in a way to ensure that they are buffered or separated from one another.

#### Design Response

##### Pedestrian and Area Lighting

Pedestrian experience has been considered through the proposed use of lighting incorporated into design elements including, walls, seating and pergola structures as well as wall mounted LED fixings along key public routes and paths. Lighting will also be included in and around public amenities such as the gathering spaces, BBQ's and play spaces. Lighting will be designed in future stages to conform to Australian Standards including AS 4282:1997. Lighting in these areas will be located so that it does not cause light spill to neighbouring residents, properties or roads. No up-lighting is proposed for use in the development.

##### Planting On Slab & Podium

We understand that a key factor in the success of planting on structure is the provision of the appropriate volume of soil to enable the retention of moisture and nutrients required for growth. The design will make allowances for these volumes through slab set-downs, built-up areas of soil, retained planters and through the deep soil available via the absence of a basement slab. Achievable depths include 1,000mm for trees, 500mm for shrubs and ground covers and 300mm for lawns. All planted areas will include sub-surface drainage outlets to stormwater and drainage cell on screed. All planting in communal areas and to the edges of balconies facing into the Lanes will be automatically irrigated and maintained by arrangement with the owners corporation.

##### Planting in Natural Ground

Approximately 2,800m<sup>2</sup> or 18% of the total site area will be within natural ground. In addition to the planting in natural ground, an extensive amount of podium top planting is included in the development. When planting directly into natural ground, the introduction of a high quality top soil, Ph neutralisation, maintaining adequate levels of plant nutrients through balanced fertilisation and (if necessary) providing capping details for sub-soil will all contribute to ongoing plant health.

#### Water Sensitive Urban Design (WSUD)

Water cycle management has been integrated into the proposed development to improve the quality of water discharge to the natural environment. WSUD initiatives include:

- Roof water will be collected and re-used for irrigation of the landscape.
- On site detention will reduce run-off and peak flows.
- A high proportion of permeable pavement materials are used across the development, reducing run-off and peak flows;
- Low flow falls will be directed to tree pits and planting alongside paths and hard surfaces;
- Organic mulch is proposed to retain soil moisture;

#### Scale and Integration

Trees and landscape are proposed for integration within the fabric of the development to compliment, soften and frame the built form and façades, ensuring that the visual impact to adjacent existing uses is appropriate. Street trees play a particularly important role in blending new development into the streetscape, provide a transition and integrate buildings with landscape. The legacy of the landscape proposal will be increased canopy cover to the site and a human scale to the development in open spaces and pedestrian areas. Tree species selection will allow for this greening while maintaining visual surveillance of the street and active street frontages.