424-426 ST KILDA RD, MELBOURNE

TOWN PLANNING REPORT

T.C.L

OCTOBER 2025

REVISION 3

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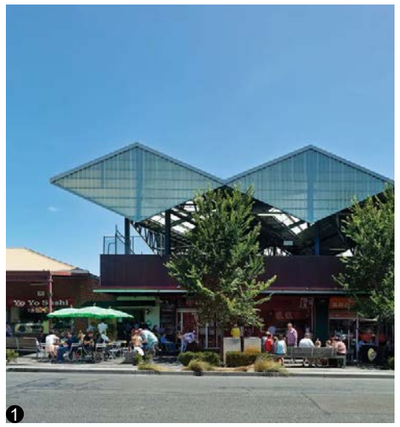
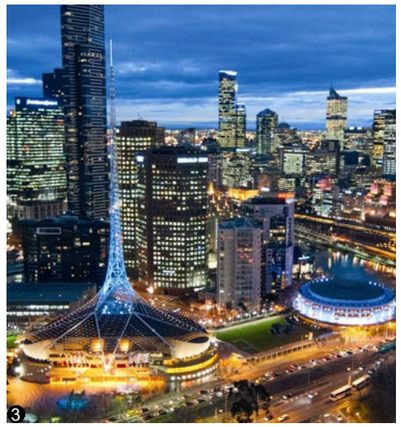
Report prepared by
TCL

October 2025

Title	Date	By	Approved
Town Planning Update	05.03.2024	SS	LH
Town Planning Update REV_1	03.05.2024	SS	LH
Town Planning Update REV_2	31.03.2025	IF	LH
Town Planning Update REV_3	24.10.2025	AK	LH

1. 0 Context








1. South Melbourne Market
2. The National Gallery of Victoria
3. Melbourne Art Center
4. Flinders Street Station
5. Yarra River
6. Albert Park Lake
7. Royal Botanic Gardens
8. Albert Park Golf Course

1. 0 Site Context

424 St Kilda Road is located a short tram ride away from Melbourne/Naarm CBD. It is within walking of some of Melbourne's greatest and largest city parklands, including Royal Botanic Gardens, Albert Park Lake, Fawkner Park and St Vincent Gardens.

Close to public transport and cycle paths, it is a premium location for new residential living and amenity.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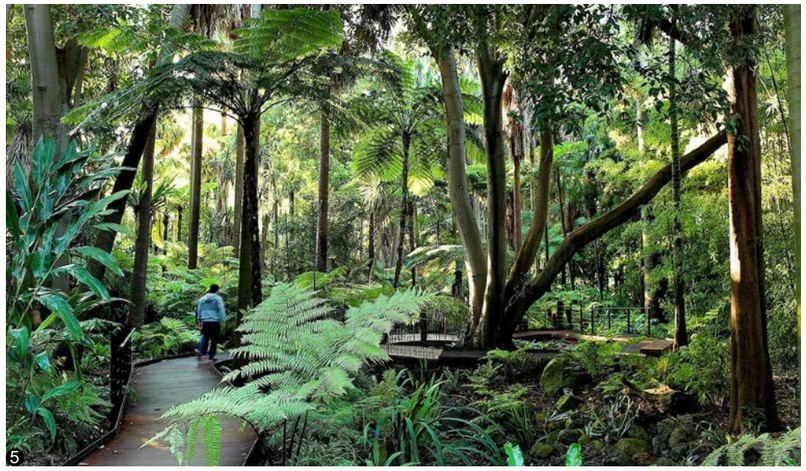
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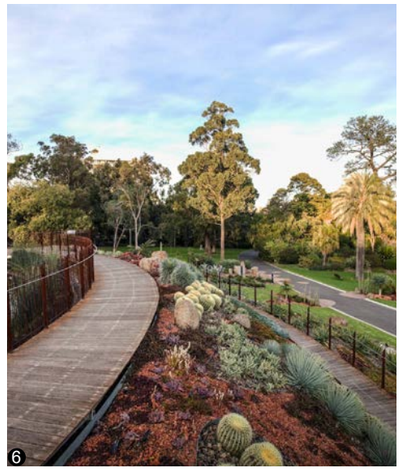
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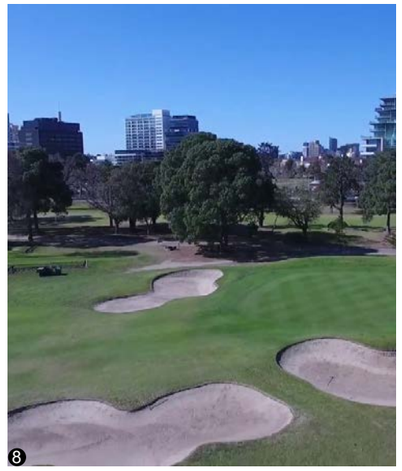

8

1. Albert Park
2. Albert Park
3. Albert Cricket Ground
4. St Vincent Gardens
5. Royal Botanic Gardens
6. Royal Botanic Gardens
7. Fawkner Park
8. Albert Park Golf Course

1. 1 Local Context

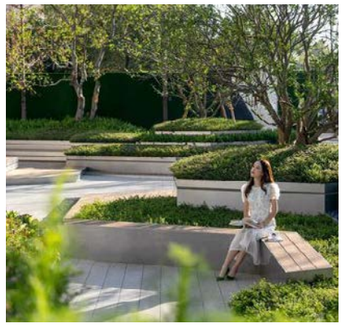
Located on the corner block of St Kilda Road and Kings Way, the site is well-connected, highly active and close to a busy intersection. It has a unique three frontages, with access from Queens Lane in addition to St Kilda Rd and Kings Way.

Generous footpaths and existing tree planting serve the St Kilda Rd interface, whilst the Kings Way aspect needs an improved pedestrian experience. Queens Lane is a narrow rear-access street.

Along the western side of St Kilda Road the character of the adjacent buildings is consistent setback from the street, with forecourts to footpaths, and often setdown in level from that of the footpath.

1.2 Landscape Design Ambition

424 St Kilda Road boasts a unique location in the heart of Melbourne's greenest, and largest, city parklands. It will be an oasis - a place of respite and rejuvenation.

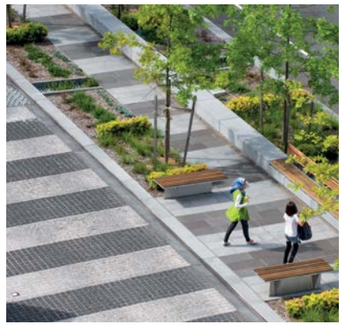


Wellbeing

From the moment you set foot in the precinct, the landscape will evoke a sense of calm - through smell, sound and sight.

Biophilia

The landscape will link with the building and establish places for people to connect with nature.

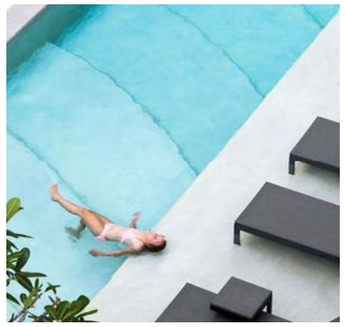


Integrated Environment

The design will integrate planting, and access. The landscape will create spaces for pedestrians to safely navigate through and around the building.

Social Terrace

The sunken garden will cater for socialisation and nourishment - a place to refuel, before entering the business of the city surrounds.



Pool with a view

The pool experience should feel a million miles away from the busy roads above. Providing a carefree and relaxing atmosphere to gaze at the sky above.

Robust landscapes

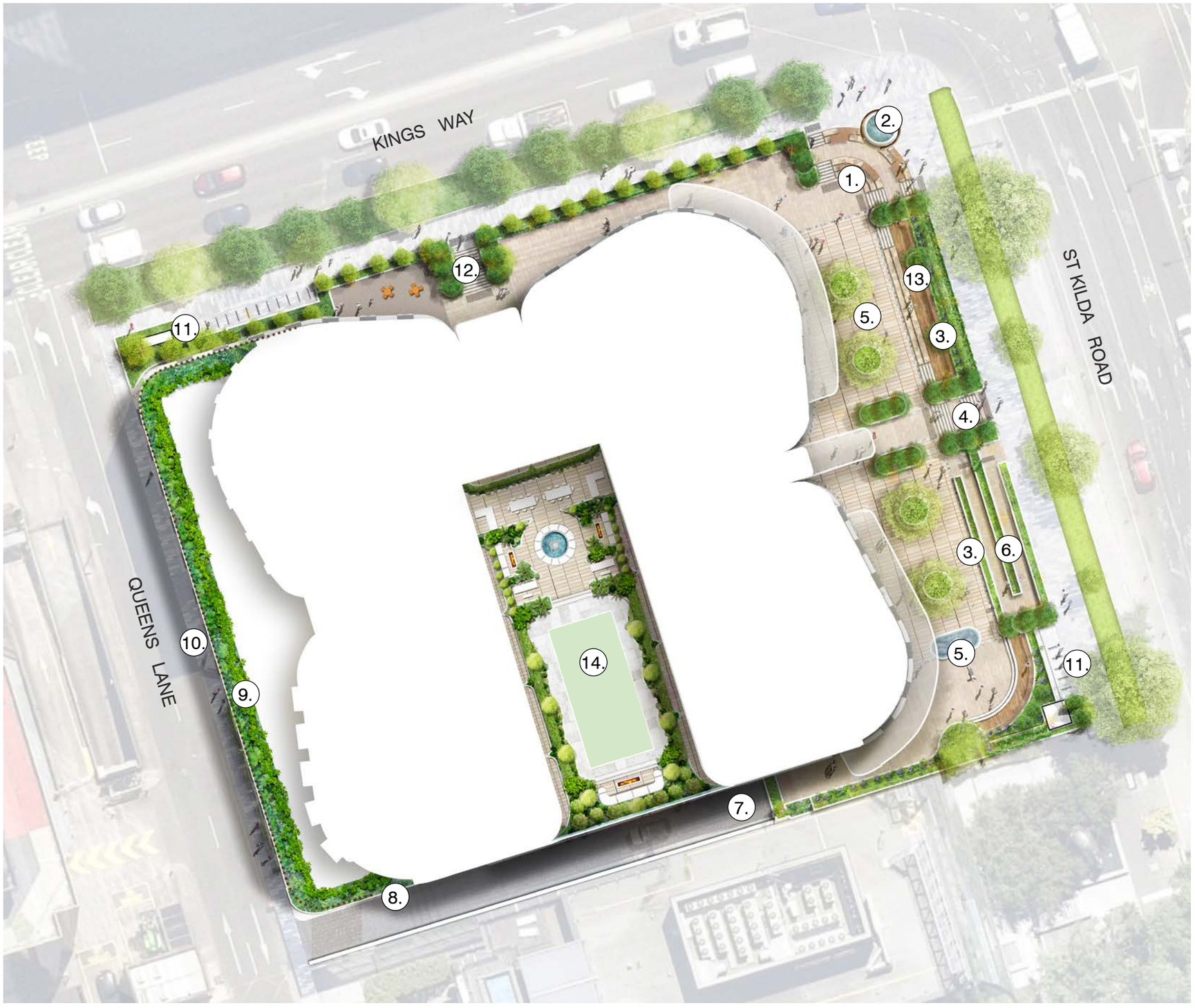
Where viable green landscape can be included within the architectural articulation robust planting will be proposed to establish a biophillic connection and an integrated design response.

Safe street scape

The design will provide a buffer for pedestrians to road networks, and a safe interface / transition zone for pedestrians.

2.0 Overall Plan

1. Feature Stair
2. Fountain
3. Water Feature
4. East Entry Interface
5. Plaza
6. Accessible Ramp Entry
7. Feature Wall
8. Car Park Entry
9. Level 2 Planting
10. West Entry Interface
11. Bike Parking
12. North Entry Interface
13. Terraced Garden
14. Podium Garden



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2.0 Overall

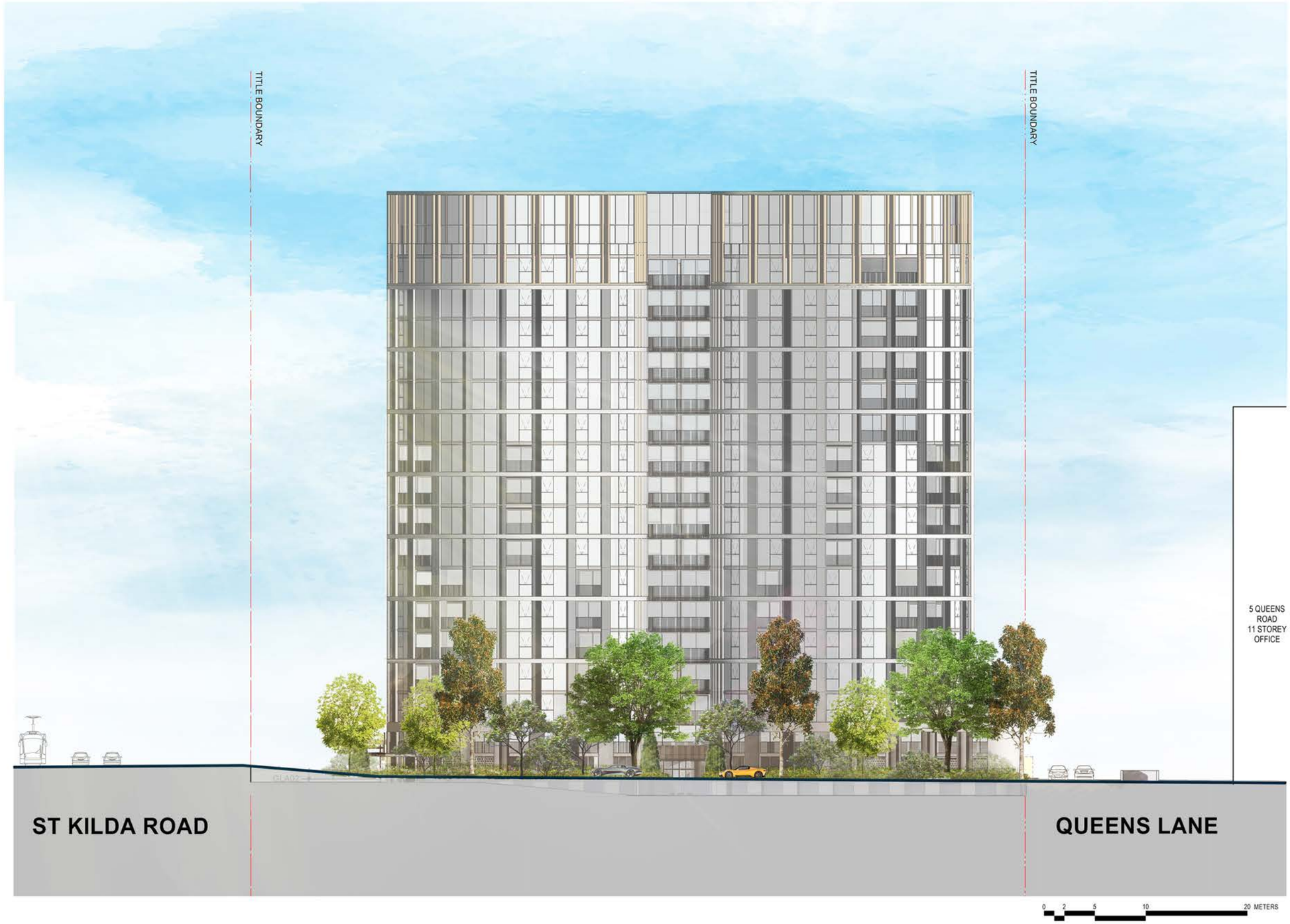







2.1 Streetscapes Elevations 1

2.1 Streetscapes Elevations 2



2.1 Streetscapes Elevations 3

2.1 Streetscapes Elevations 4

3.0 Ground Level Plan

1. Feature Stair
2. Fountain
3. Water Feature
4. East Entry Interface
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6. Accessible Ramp Entry
7. Feature Wall
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11. North Entry Interface
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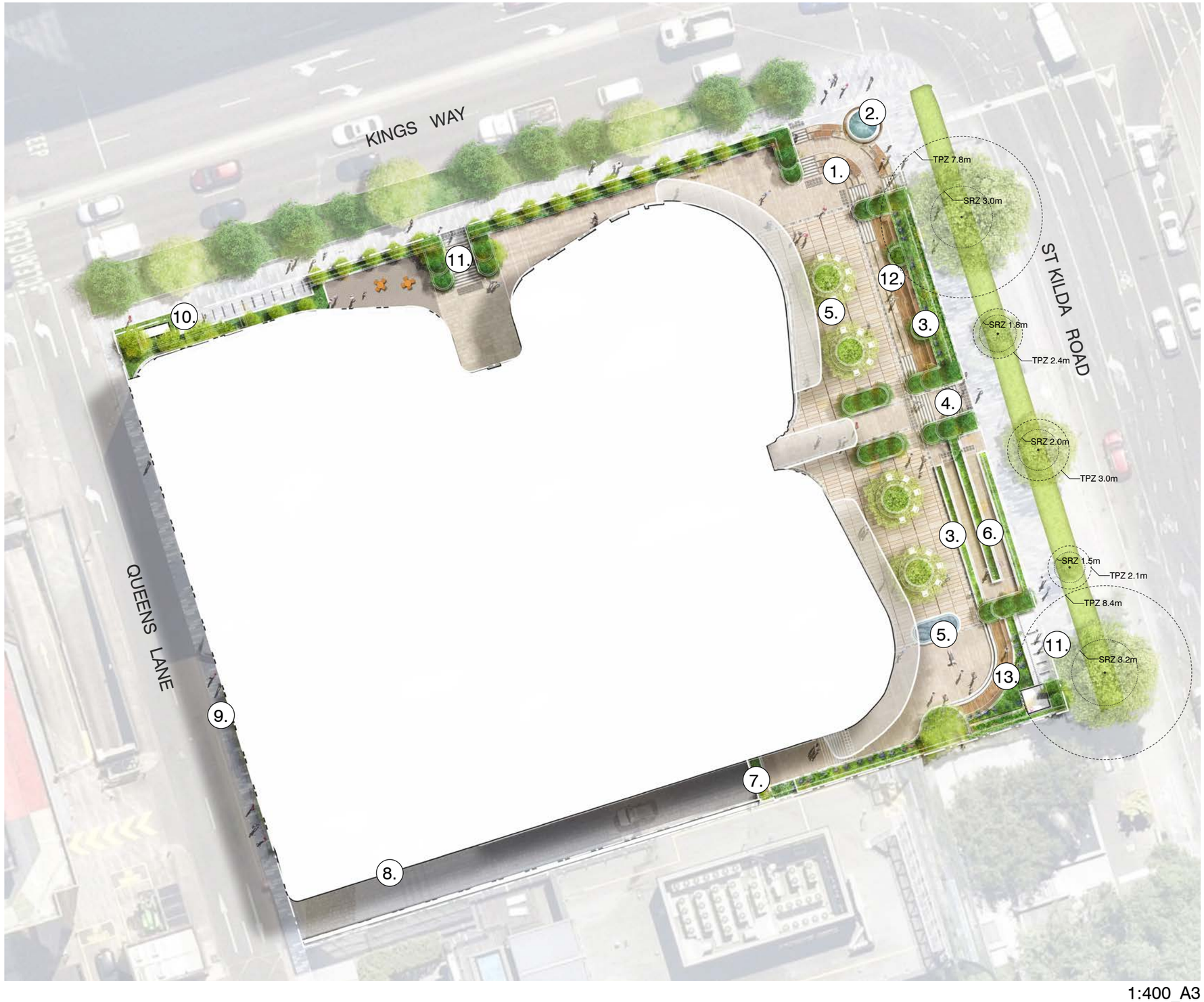
13. Podium Garden



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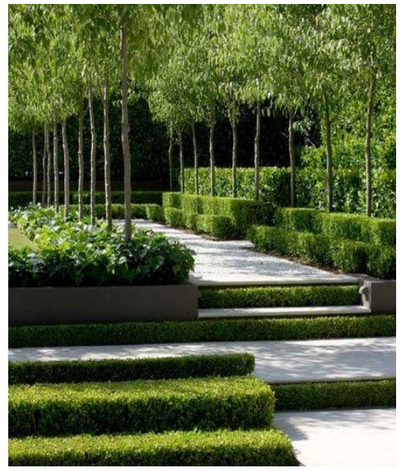
3.1 Ground Level Plan

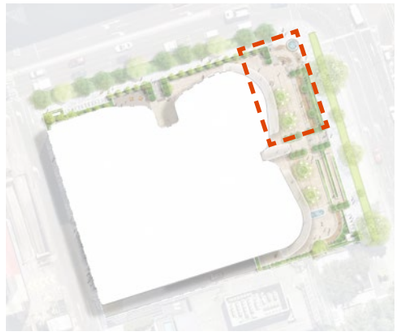




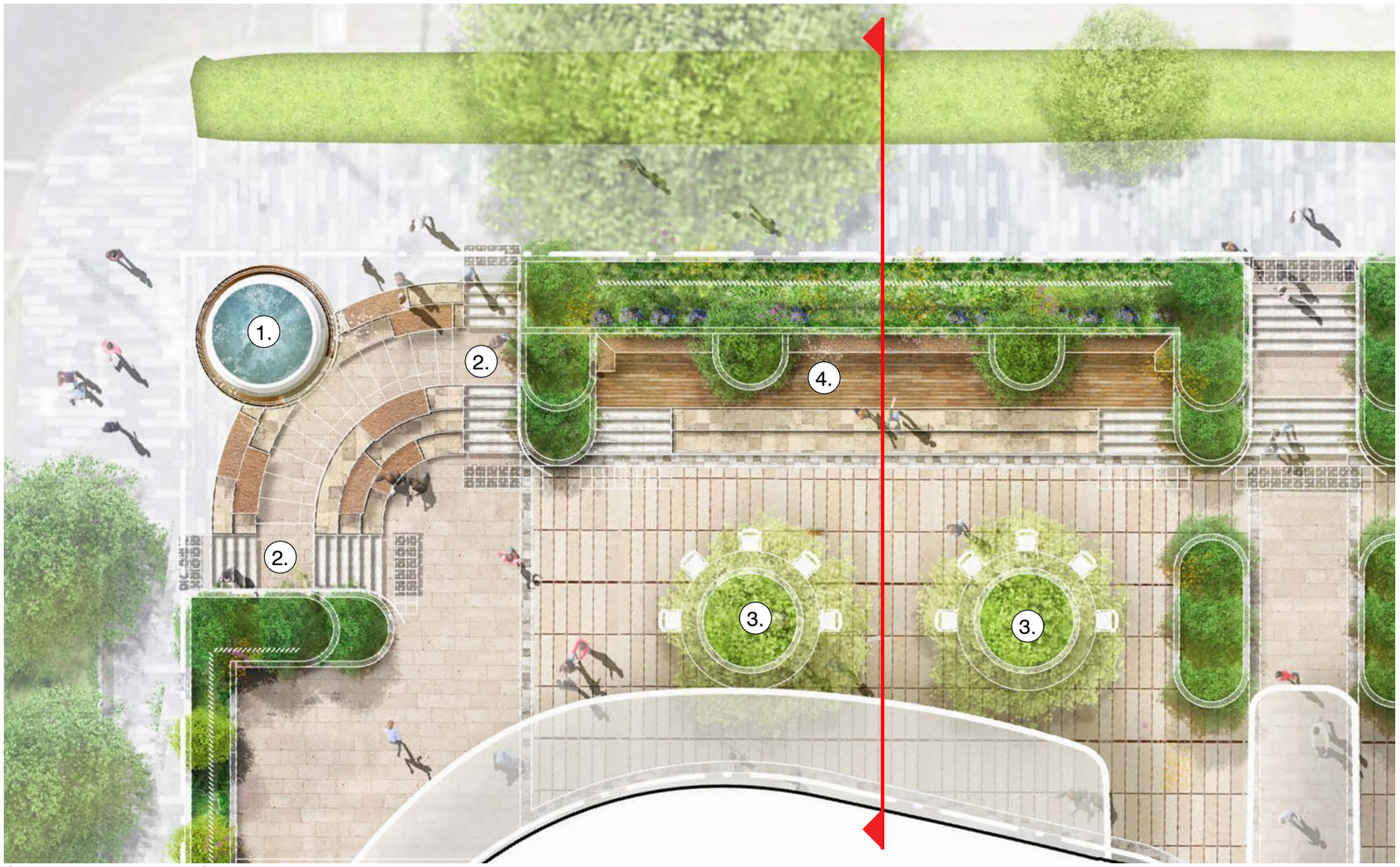


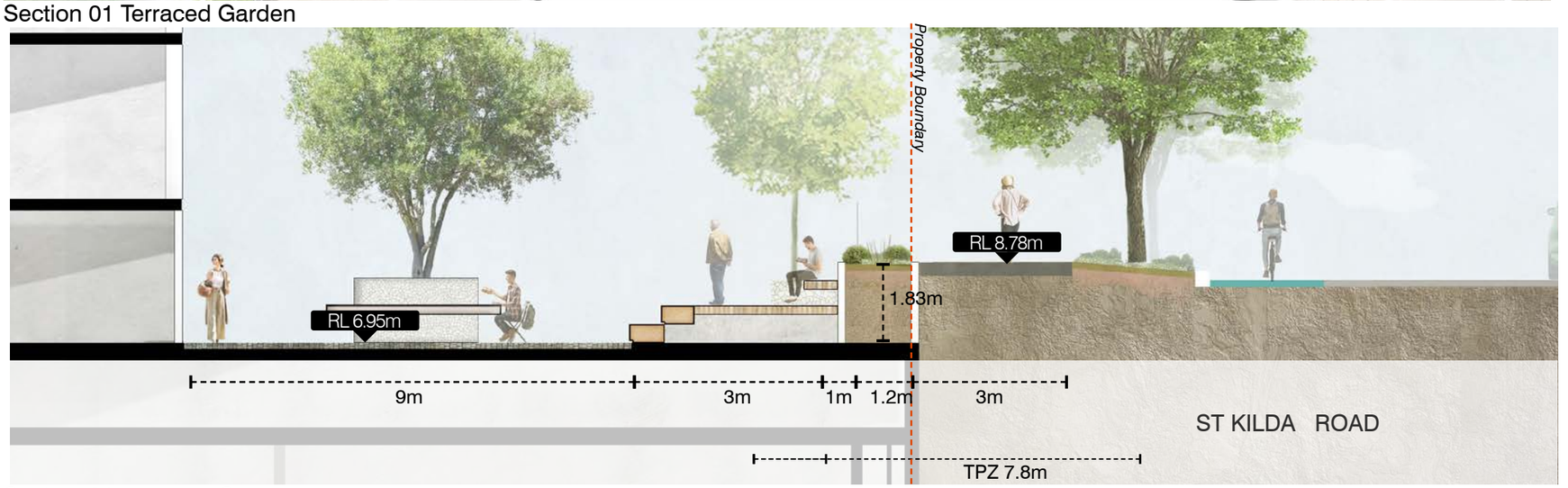
3.2 Terrace



1. Water Feature
2. Feature Stairs
3. Plaza
4. Alcove Seating

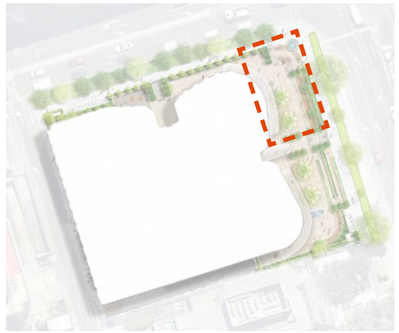


Section 01 Terraced Garden

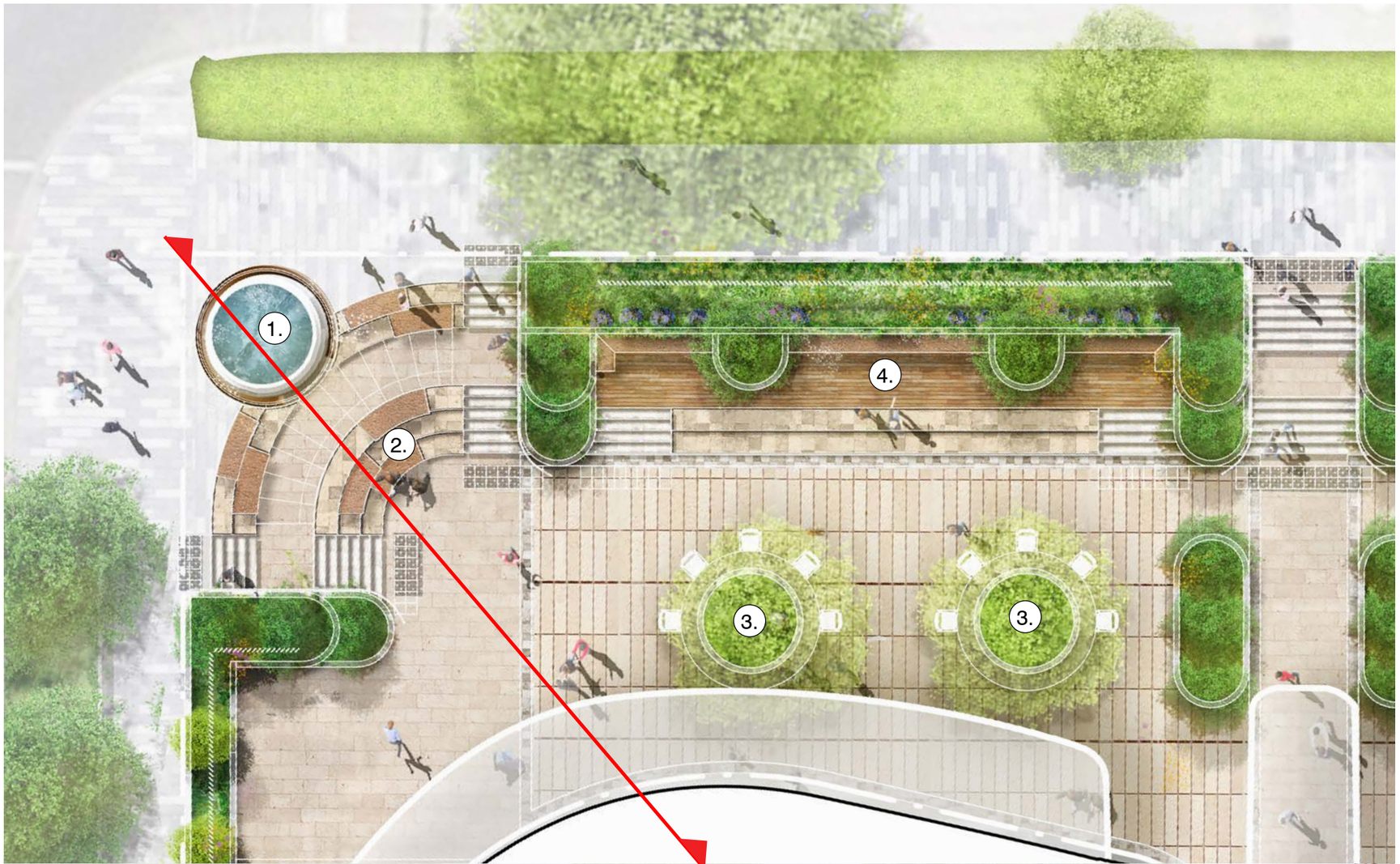


Section 01 Terraced Garden

3.2.1 Terrace



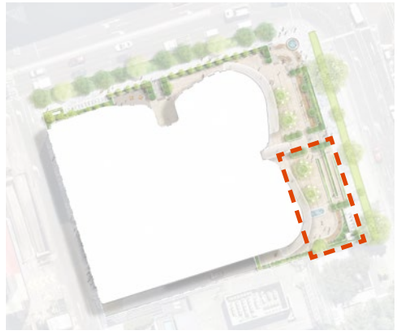
1. Water Feature
2. Terraced seating
3. Planter Tables
4. Alcove Seating



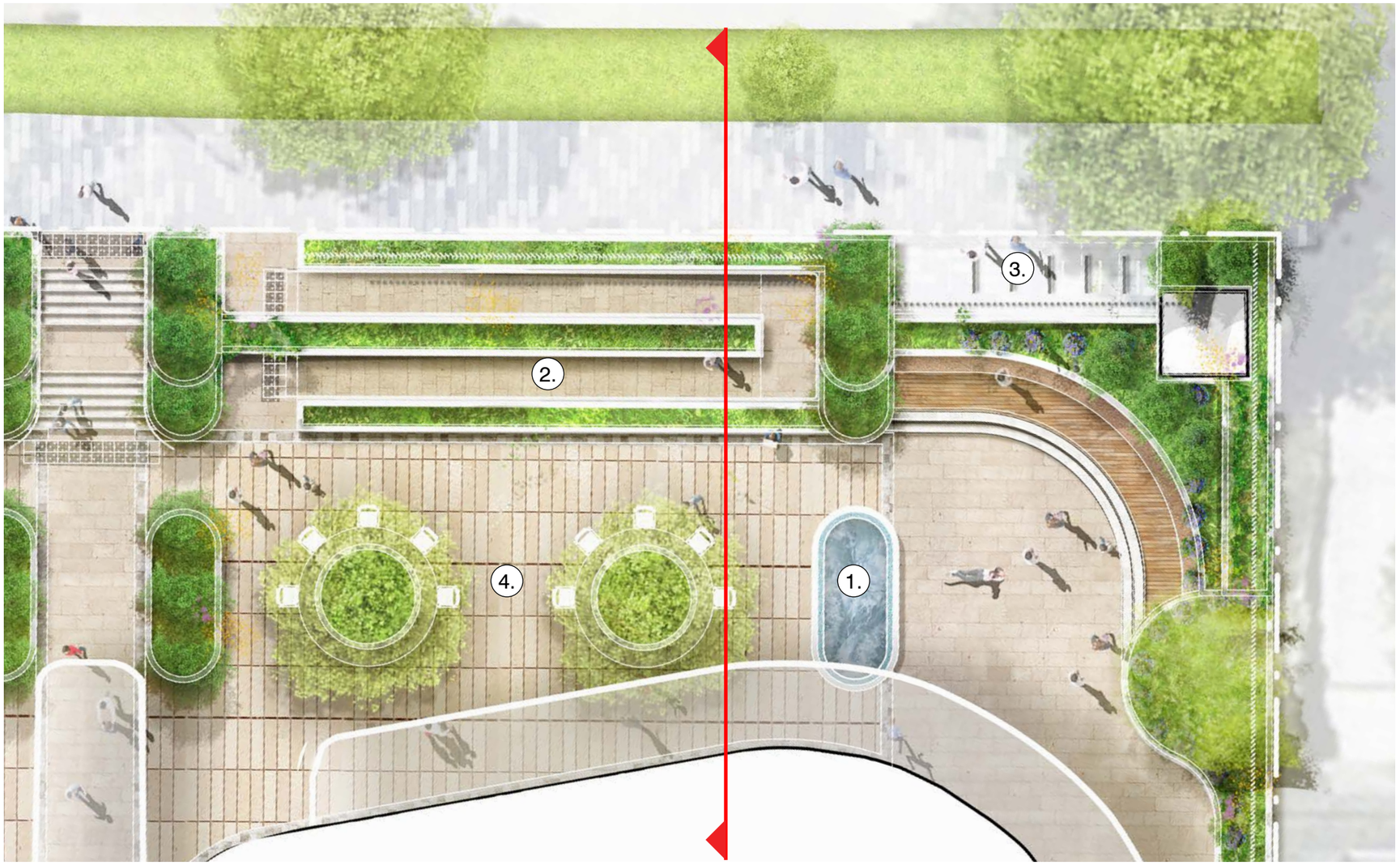
Section 02 North Eastern Stair Access

3.2.2 Terrace Mood

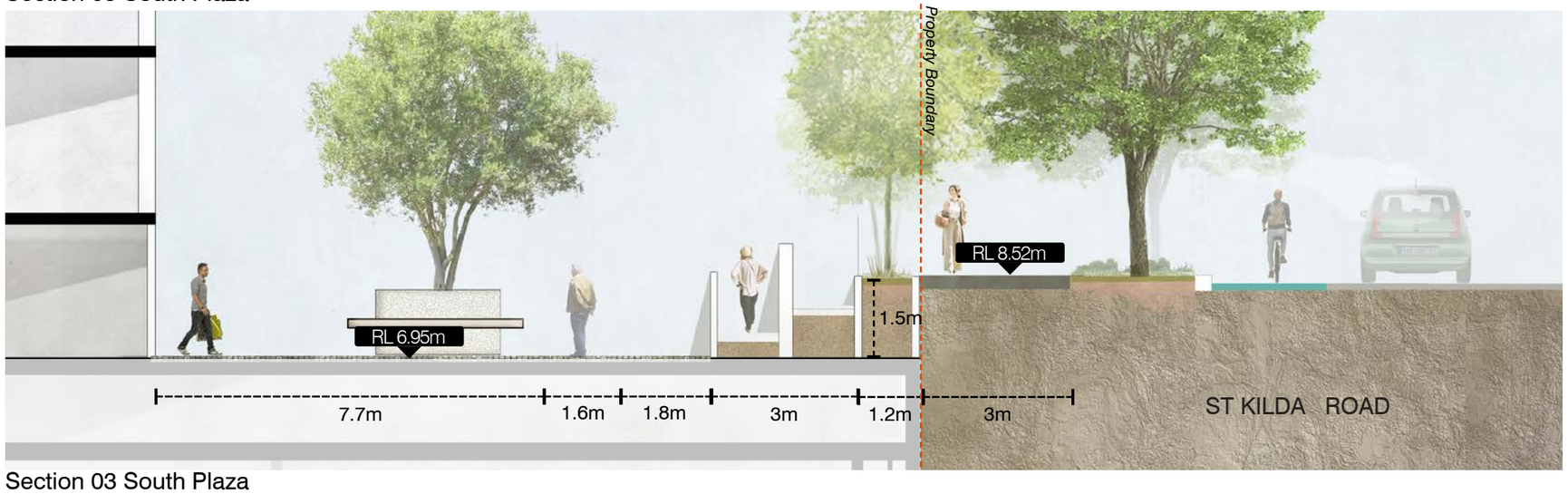
3.3 Garden and Plaza



1. Water Feature
2. Accessible Ramp Entry
3. Bike Parking
4. Plaza

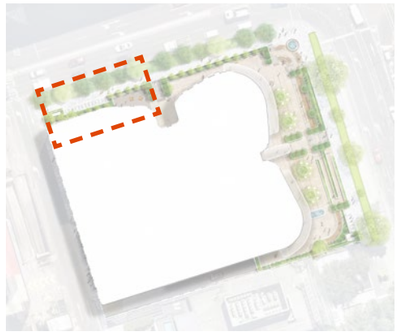


Section 03 South Plaza

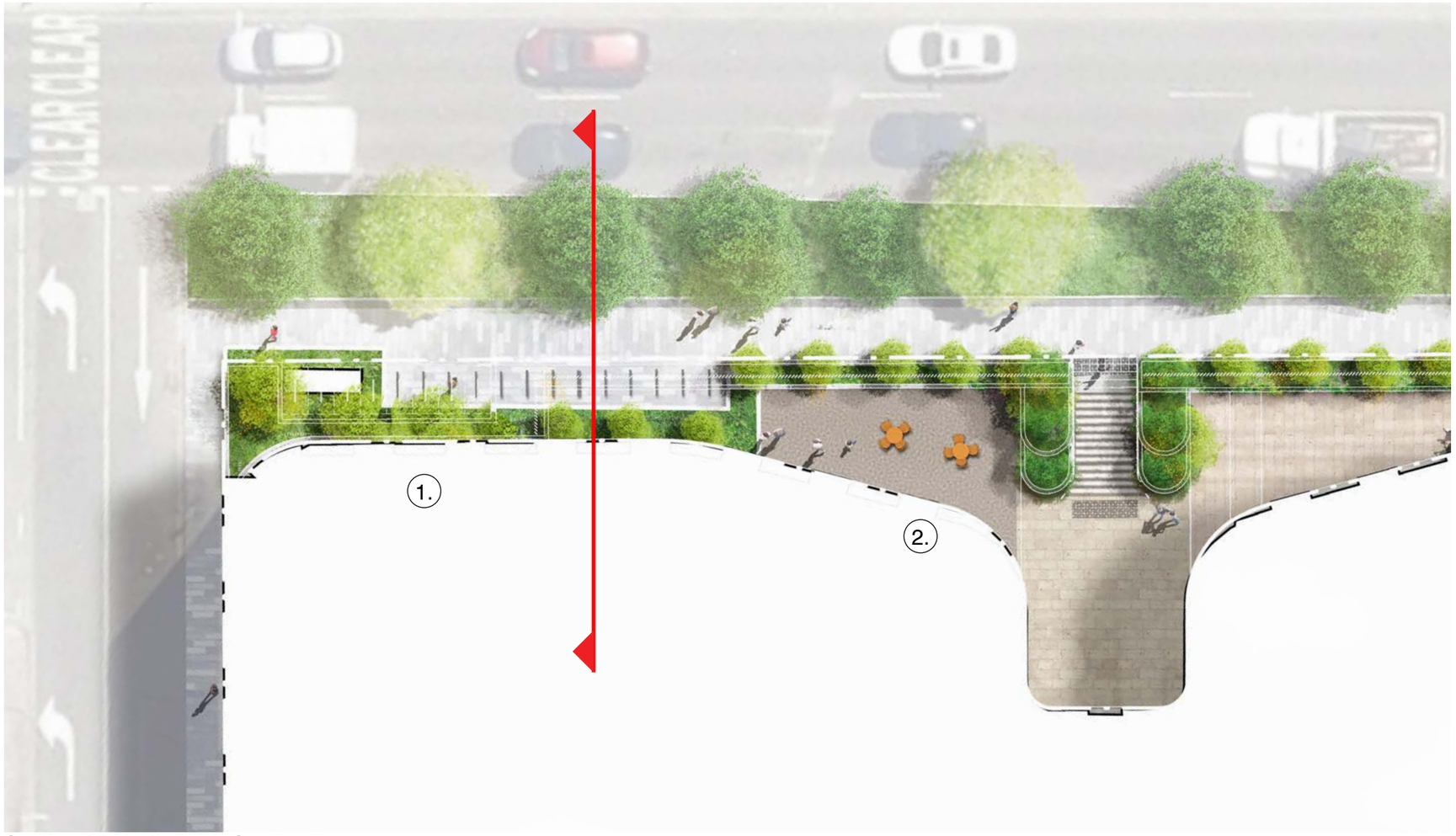


Section 03 South Plaza

3.3.1 Garden and Plaza



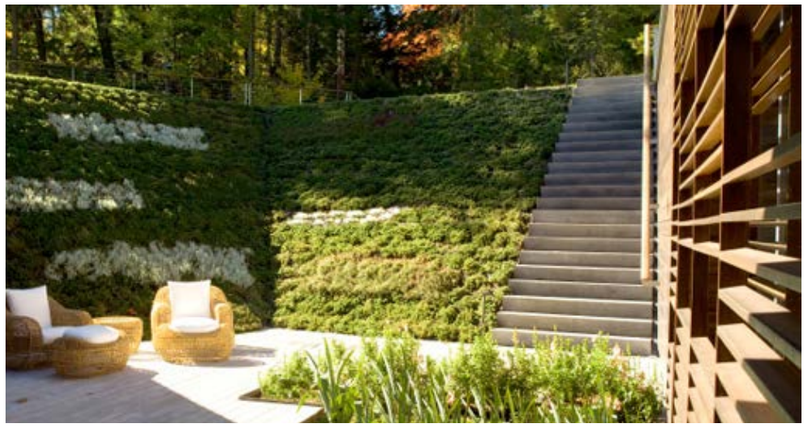
1. Bike Parking
2. Garden

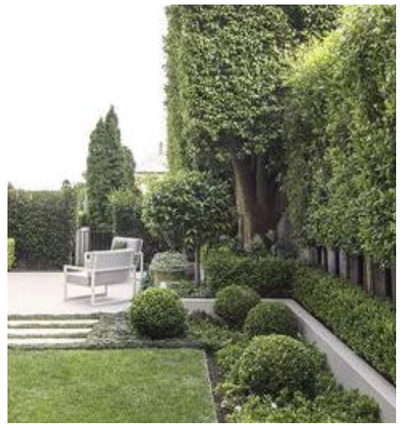


Section 05 North Rock Garden A

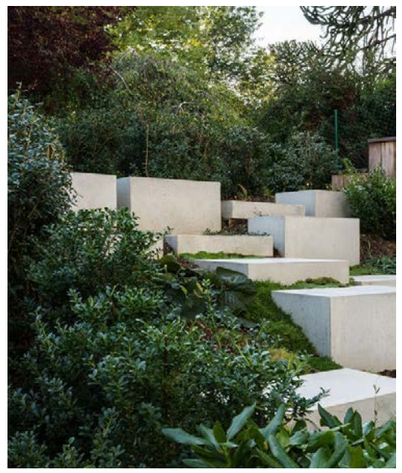
Section 05 North Rock Garden A

3.3.2 Garden and Plaza Mood







3.4 Plant Schedule (Shrubs)

SYMBOL/KEY	Scientific Name	Common Name/Description	Pot/Container Size (mm/L)	Mix %	Quantity
Mix A - 1200mm (10 no. of plants /m2)					
	Syzigum 'tiny trev'		200mm	8%	150.4
	Correa alba		200mm	8%	150.4
	Philodendron Xanadu		200mm	9%	169.2
	Plectranthus argentus		200mm	8%	150.4
	Dianella 'Little Jess'		200mm	9%	169.2
	Salvia		200mm	8%	150.4
	Goodenia ovata		200mm	8%	150.4
	Myporum insulare prostrate		200mm	9%	169.2
	Chrysocephalum		200mm	8%	150.4
	Casuarina cousin it		200mm	9%	169.2
	Dicondra silver falls		200mm	8%	150.4
	viola hederacea		200mm	8%	150.4
Mix B - 450-800mm (10 no. of plants /m2)					
	Rosemary prostrate		200mm	20%	66
	Trachelospermum...		200mm	15%	49.5
	Correa alba		200mm	15%	49.5
	Acmena smithii		200mm	15%	49.5
	Salvia		200mm	15%	49.5
	Sedum autumn fire		200mm	20%	66
Mix C - 300-450mm (10 no. of plants /m2)					
	Syzigum 'tiny trev'		200mm	20%	150
	Casuarina cousin it		200mm	15%	112.5
	Rosemary prostrate		200mm	15%	112.5
	Dicondra silver falls		200mm	15%	112.5
	Lomandra longifolia		200mm	15%	112.5
	Myporum insulare prostrate		200mm	20%	150
Mix E - Kings way (10 no. of plants /m2)					
	Helichrysum		200mm	20%	150
	Goodenia		200mm	20%	150
	Lomandra longifolia		200mm	20%	150
	Correa alba		200mm	20%	150
	Themed triandra		200mm	20%	150


Casuarina 'Cousin It'


Rosmarinus officionalis prostrata


Grevillea olivacea


Ruscus hypoglossum


Correa baurelenii


Myoporum parvifoilum


Derwentia perfoliata


Dichondra Silver Falls


Acacia cognata


Correa alba


Helichrysum apiculatum


Goodenia Gold Carpet


Ficus pumila


Cotinus coggygria Purple Smoke

3.4.1 Plant Schedule (Trees)

Type A - Proposed Trees

Type B - Proposed Trees

Type A-Proposed Street Trees

Type B-Proposed Street Trees

SRZ — SRZ(Structural Root Zone)-Existing Street Trees

TPZ — TPZ(Tree Protection Zone)-Existing Street Trees

TPZ Encroachment Area

Note

The subject site is located at 424 St Kilda Road, Melbourne and the site inspection and assessment captured data on sixteen (16) individual trees including five (5) street trees. Of the subject site trees, eight (8) are located within raised planters on the northern Kings Way frontage of the building and three (3) are located in garden beds on the St Kilda Road frontage of the site.

No subject site tree has been rated as having better than 'Low' arboricultural/retention value and no subject site tree is considered worthy of retention in any development of the subject site.

For more information, refer to the Arborist report.

3.4.2 Plant Schedule (Trees)


Betula pendula


Callitris baileyii


Cercis canadensis

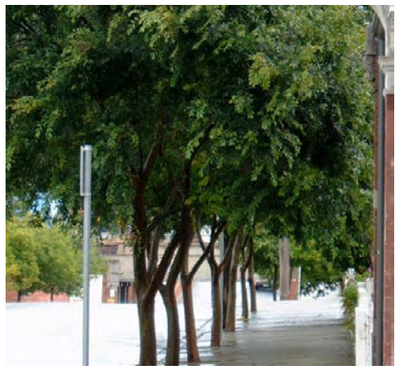

Eleocarpus emundii


Eucalyptus pauciflora


Ficus hillii

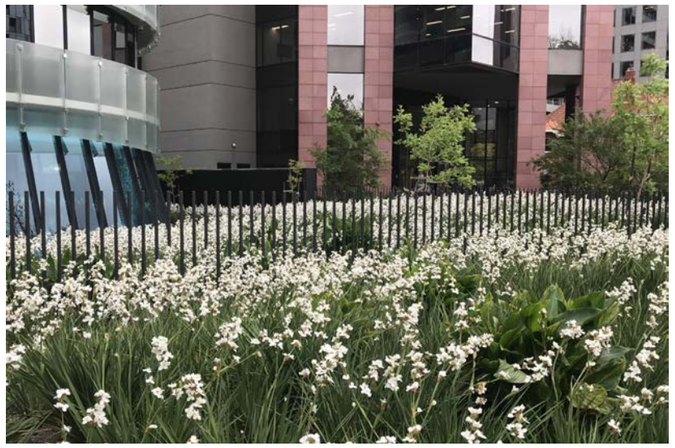

Lagerstroemia indica

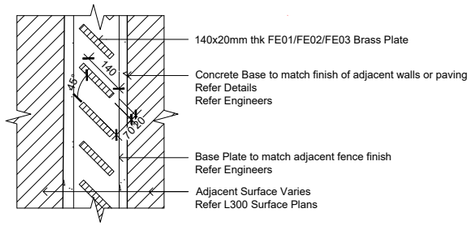

Melia azedarach

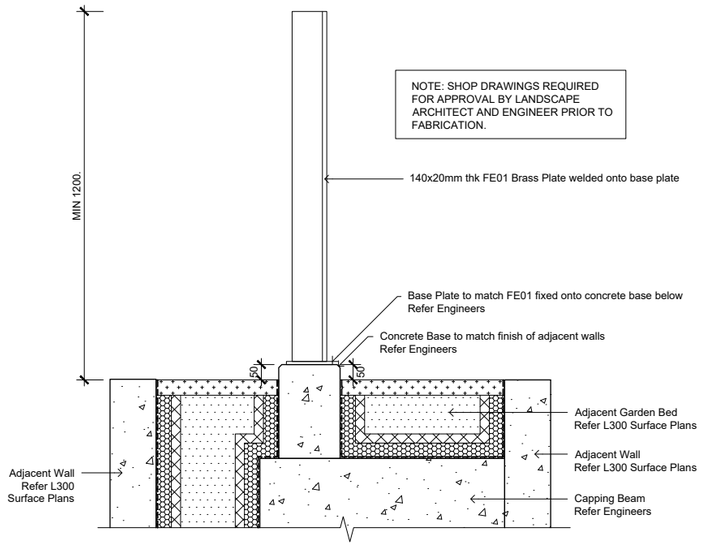

Ulmus parvifolia

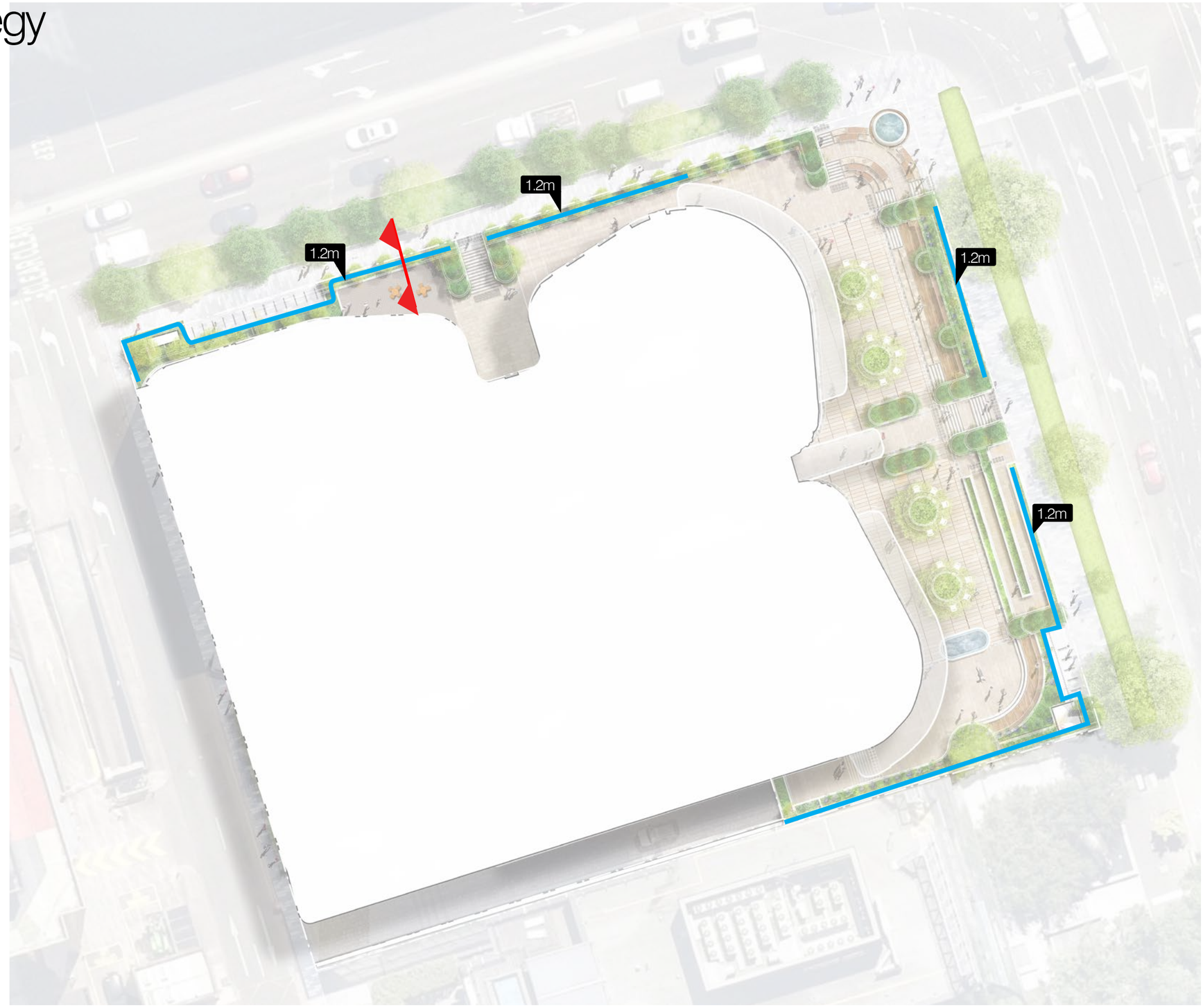
BOTANIC NAME	COMMON NAME	Qty	Size	Mature size H x W	Minimum planter soil Volume/Depth (As required)
Trees					
Betula pendula	Silver birch	6	100L	12 x 6m	12m3/0.8m
Callitris baileyii	Bailey's Cypress	27	150L	10 x 4m	12m3/0.8m
Cercis canadensis	Forest Pansy	10	100L	5 x 6m	12m3/0.8m
Eleocarpus emundii	Eumundi Quandong	6	100L	10 x 5m	12m3/0.8m
Eucalyptus pauciflora	Little Snowman	2	100L	10 x 5m	12m3/0.8m
Ficus hillii	Flash Ornamental Fig	13	50L	10 x4m	12m3/0.8m
Lagerstroemia indica	Crepe Myrtle	2	100L	8 x 4m	12m3/0.8m
Melia azedarach	China Berry	2	150L	10 x 8m	28m3/1.0m
Ulmus parvifolia	Chinese Elm	2	100L	13 x 10m	28m3/1.0m

3.5 Permeable Fence Strategy









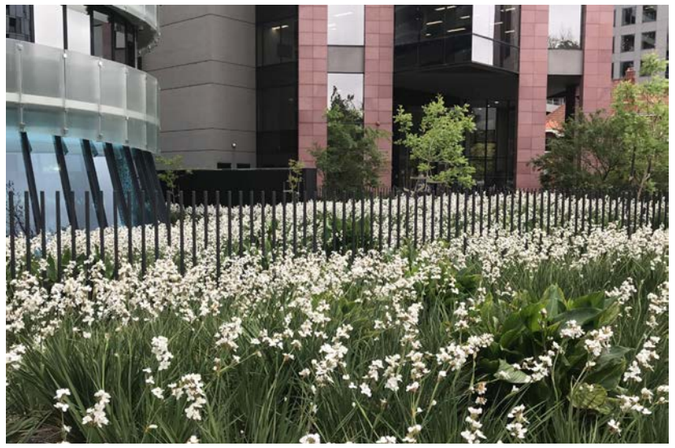
Legend

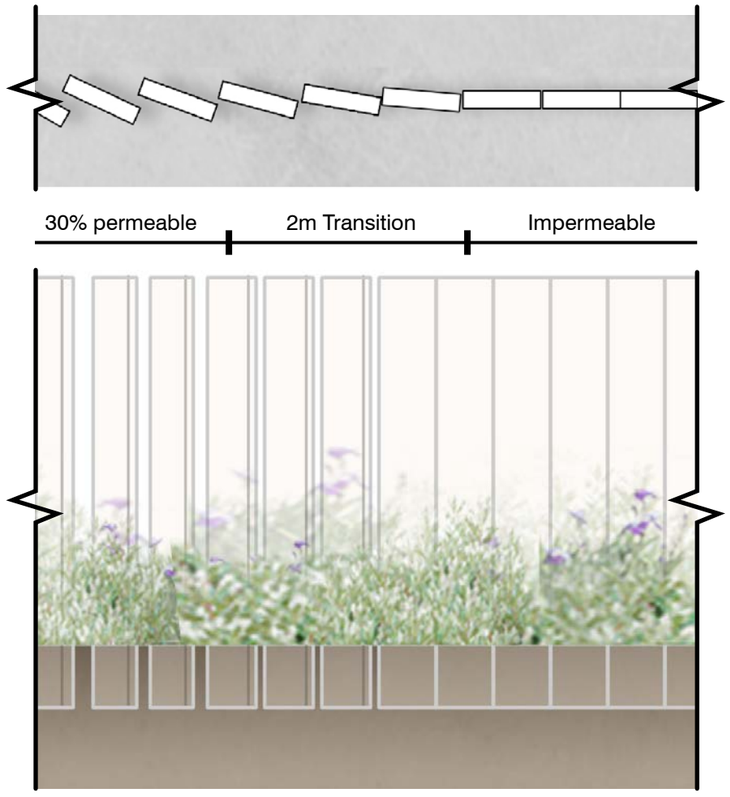
1.2 m high 30% Permeable Fence*

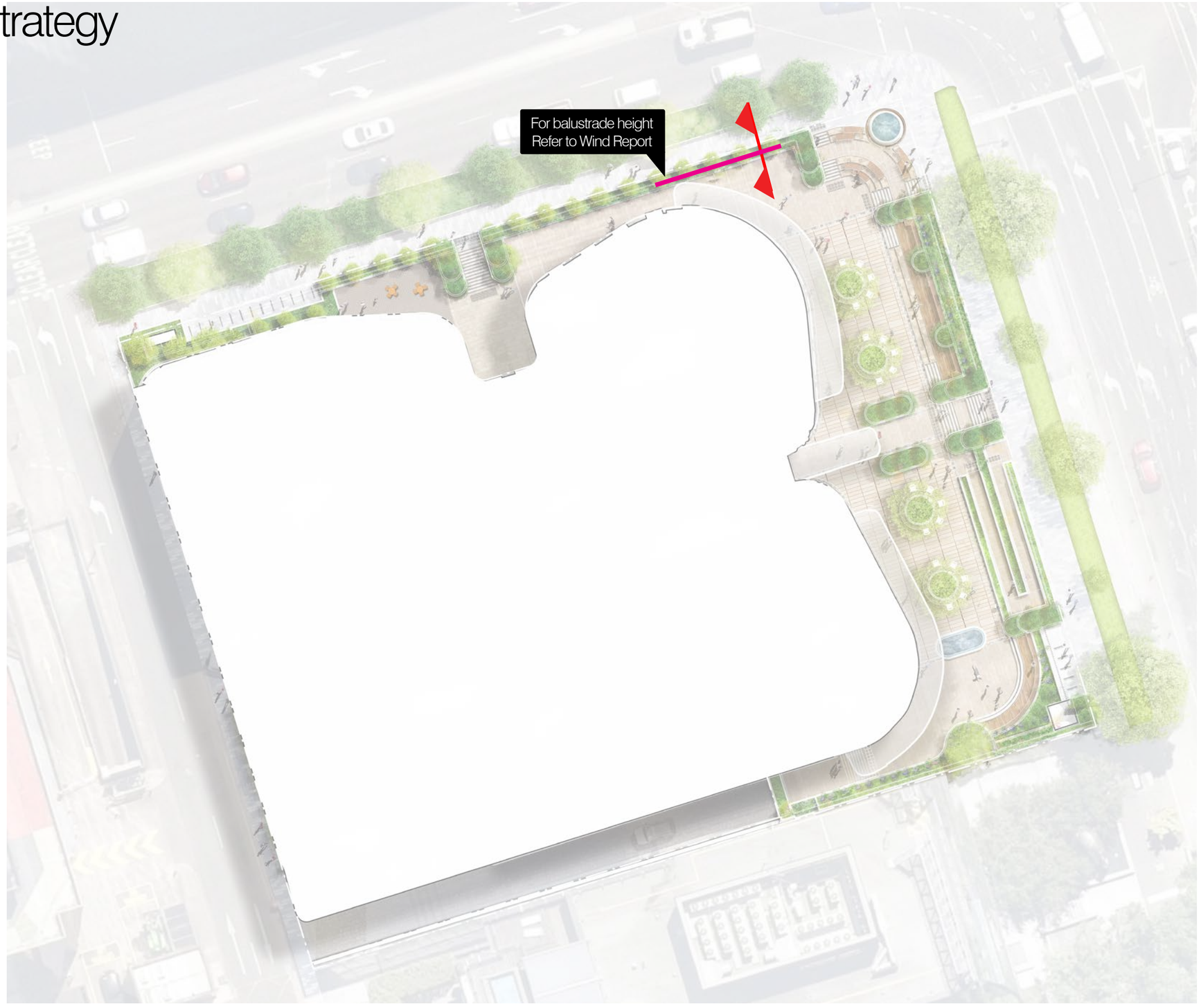
**As per Windtech recomendations. PEDESTRIAN WIND ENVIRONMENT STUDY, 'WI072-05F01(REV1)- WE REPORT', 03.04.25*

3.5.1 Impermeable Fence Strategy

Ground Level





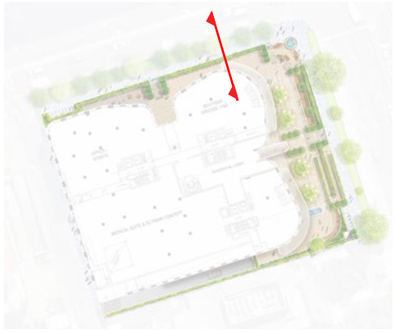


Legend

1.2 m high Impermeable Fence*

**As per Windtech recomendations. PEDESTRIAN WIND ENVIRONMENT STUDY, 'WI072-05F01(REV1)- WE REPORT', 03.04.25*

3.6 Streetscapes - Kings Way



The current Kings Way street interface is a car dominated and exposed streetscape.

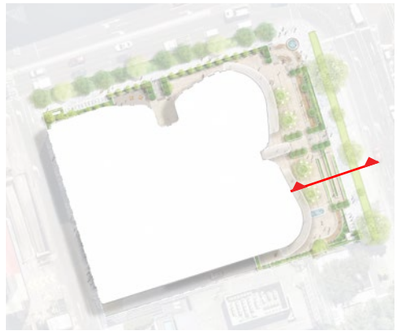
This proposal seeks to establish a sheltered 3m footpath along the property boundary line, with the remaining ‘footpath’ area dedicated to a tree planted buffer.

The planting buffer would include a mix of low planting species in alignment with City of Port Phillip’s Nature Strip Guidelines, as well as a diversity of tree species. This will transform the street for both pedestrians and residents - and create a bio-diverse landscape.


Existing King Street Interface


Reference imagery

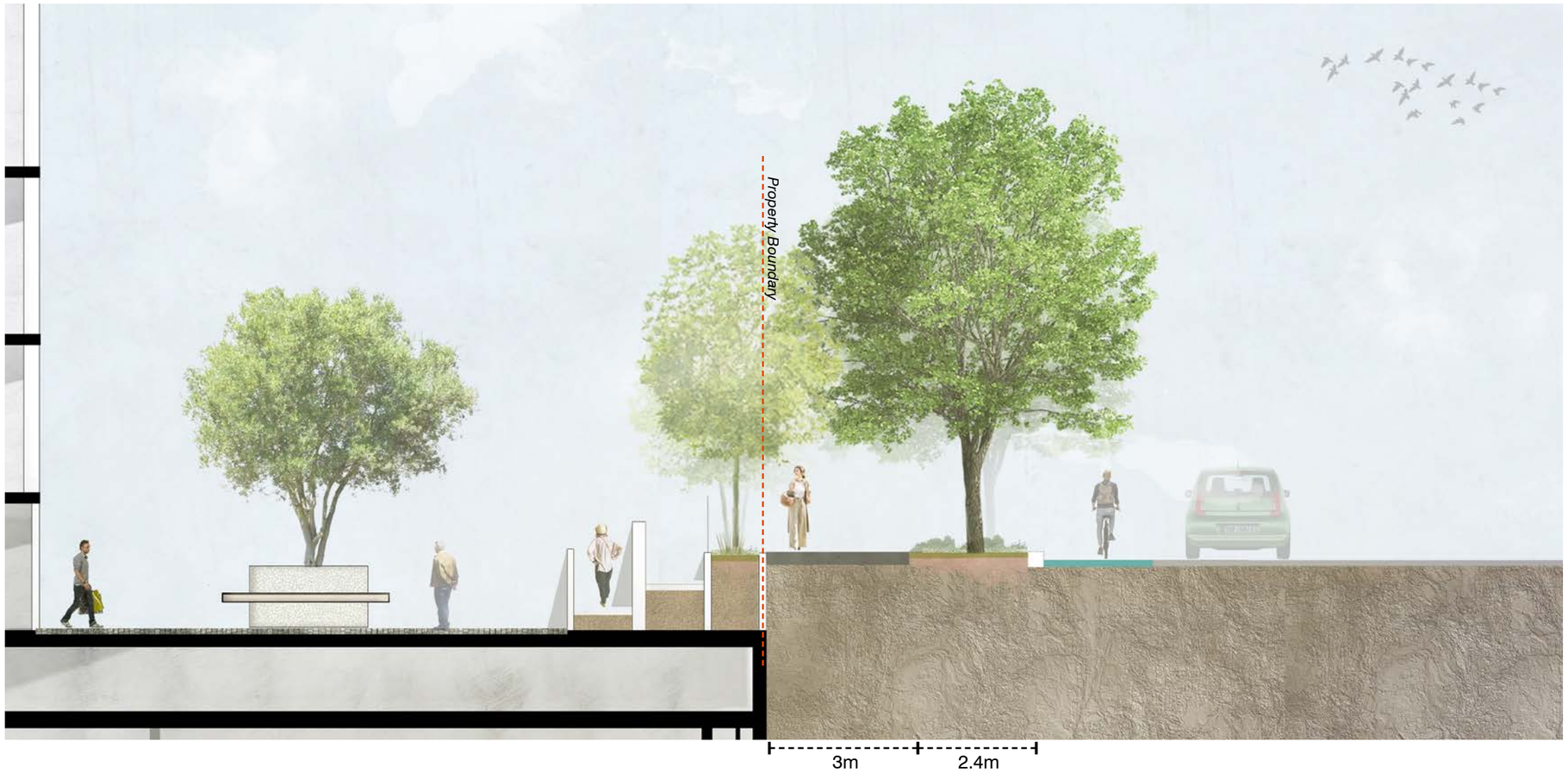
3.6.1 Streetscapes - St Kilda Road



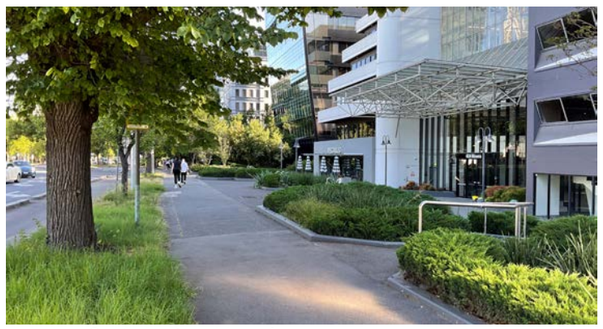
The St Kilda Road interface will remain similar to the existing street interface, retaining the existing established street trees and garden bed, and 3m wide footpath.

In alignment with City of Port Phillip's Nature Strip Guidelines, it is proposed the exotic grass be changed to a more diverse range of low grass species as recommended.

A planted edge will soften the boundary, along the proposed fenceline, before the property steps down into the forecourt spaces.



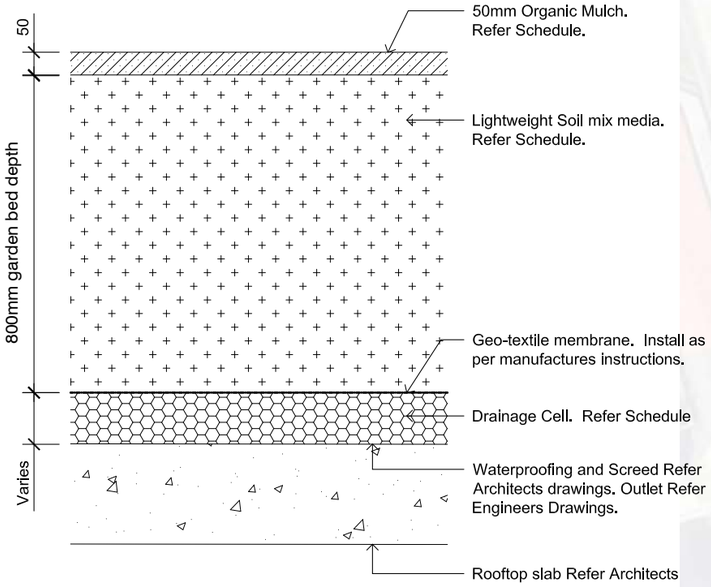
424 - 426 St Kilda Road

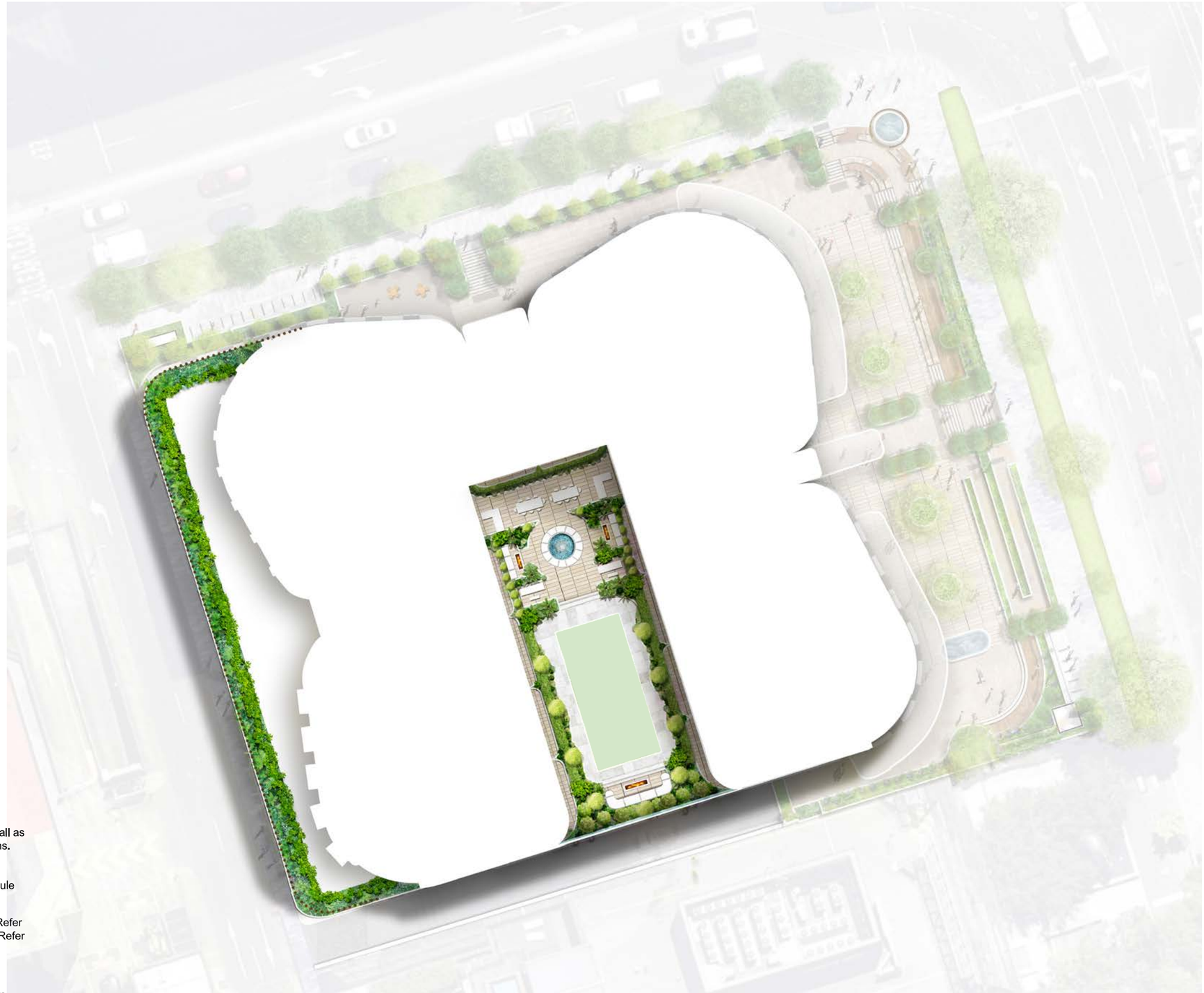


Existing St Kilda Road Interface

Reference imagery

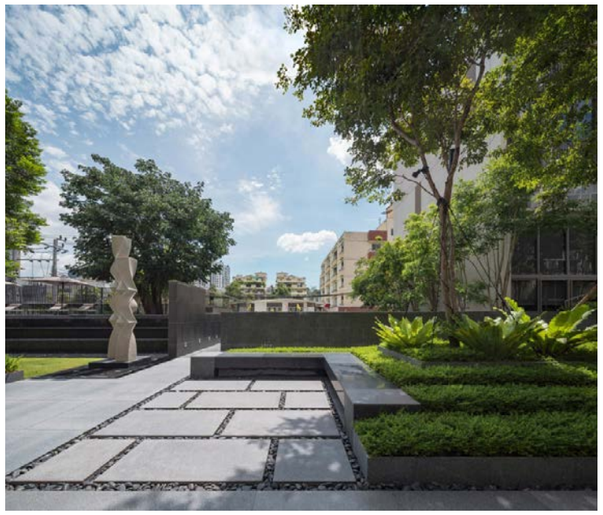
4.0 Podium Garden





1:400_A3

4.1 Podium Garden





4.2 Plant Schedule - Podium Level

BOTANIC NAME	COMMON NAME
Asparagus densiflorus 'Myersii'	
Clivia miniata	
Plectranthus ciliatus	
Ruscus hypoglossum	
Philodendron xanadu	
Lepidozamia peroffskyana	
Dianella B'King Alfred'	
Dodonea viscosa ssp spathulata	
Microsorum diversifolium	*Kangaroo fern*
Ficus pumila	*Climbing fig*
Arthropodium cirratum	
Trachelospermum asiacitum	*Asiatic jasmine*
Dicondra silver falls	
Casuarina cousin it	


Asparagus densiflorus 'Myersii'


Clivia miniata


Plectranthus ciliatus


Ruscus hypoglossum


Philodendron 'Xanadu'


Lepidozamia peroffskyana


Trachelospermum asiacitum


Dodonea viscosa ssp spathulata


Microsorum diversifolium


Molineria capitulata


Ficus pumila

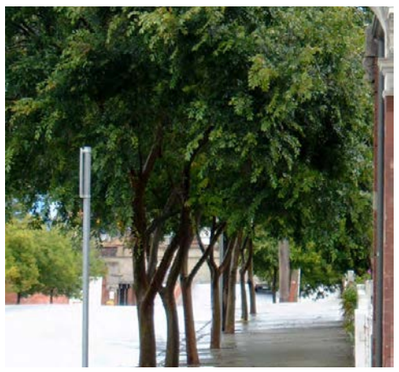

Arthropodium cirratum


Casuarina 'Cousin It'


Dichondra Silver Falls

4.3 Plant Schedule - Trees

Ficus hillii



Ulmus parvifolia

BOTANIC NAME	COMMON NAME	Qty	Size	Mature size H x W	Type (TABLE D4)	Minimum planter soil Volume/Depth (As required)	Minimum Soil Provision (As Proposed)
Trees							
Ficus hillii	Flash Ornamental Fig	2	50L	10 x4m	A	12m3/0.8m	12m3/0.8m
Ulmus parvifolia	Chinese Elm	2	100L	13 x 10m		12m3/0.8m	12m3/0.8m

5.0 WSUD Strategy

2.11.2 Site Layout Plan

Figure 7 below demonstrates the different catchment areas and surfaces across the site. Note that the design of the building, and the following catchment areas may change as the design continues to develop over time.

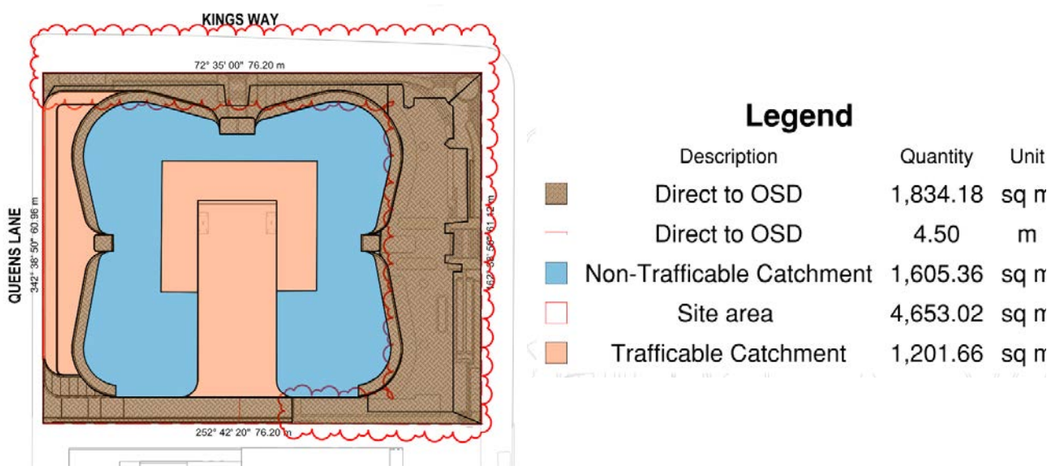


Figure 7 Site layout and catchment areas

- Non trafficable catchment areas (areas in dark blue) are being captured and drained to a 60kL rainwater tank and will be reused for toilet flushing. Overflow will be sent through the treatment train detailed below.
- Trafficable catchment areas (areas in light orange, and the swimming pool) are being captured and drained to a 40kL rainwater tank and will be reused for irrigation. Overflow will be sent through the treatment train detailed below.
- All other areas are drain into the onsite OSD tank, before then going to the legal point of discharge

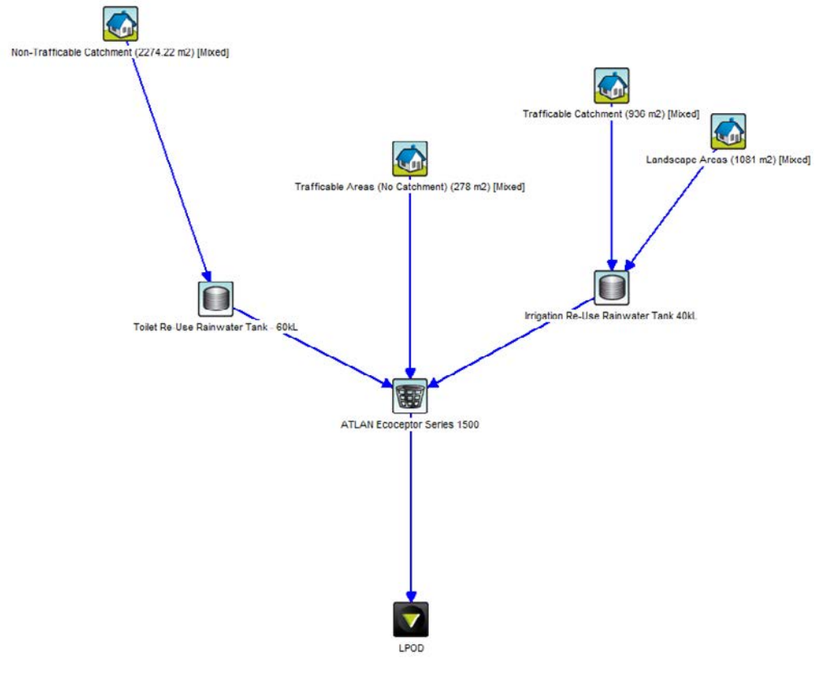


Figure 2 Music model in plan view

Treatment Train

As demonstrated in Figure 2 the treatment train proposed for the site stormwater run-off consists of the following measures

- 60kL Rainwater Tank – collection and storage from roof area and connected to toilets and urinals for flushing.
- 40kL Irrigation Tank – collection and storage from trafficable areas for reuse in landscape irrigation
- ATLAN Ecoceptor Series 1500 – to treat run off from all areas (including areas with no reuse).

Note

For more information, refer to “Sustainability Management Plan - Appendix C Preliminary WSUD Strategy”

6.0 ACCESS AND MAINTENANCE

ACCESS

Access to common area, garden beds and planter box will be managed by owner corporation.

IRRIGATION

Trees, shrubs and feature plants will all be supported by an in-ground and in-planter irrigation system to ensure long-term horticultural viability

IMPLEMENTATION

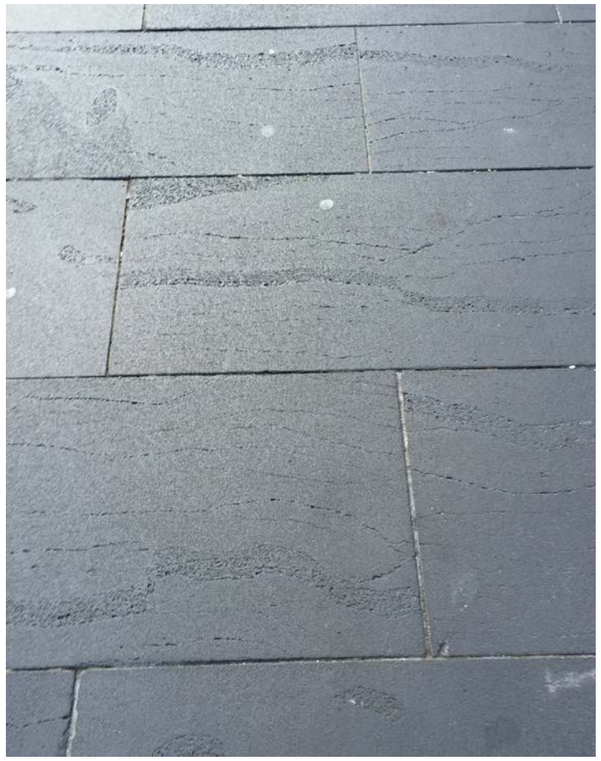
Construction of the garden will be undertaken by a qualified landscape contractor under the supervision of the landscape architect.

MAINTENANCE

Gardens will be managed by owners corporation and maintained by a dedicated contract maintenance service to ensure plant replacements, pruning, fertiliser and water regimes are undertaken to maximise landscape health and appearance.

7.0 LANDSCAPE DETAILS

MATERIAL PALETTE



Bluestone Paving

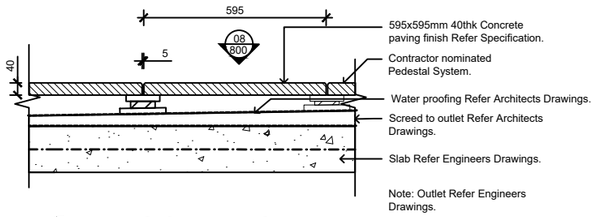
Granite Paving

Asphalt Paving

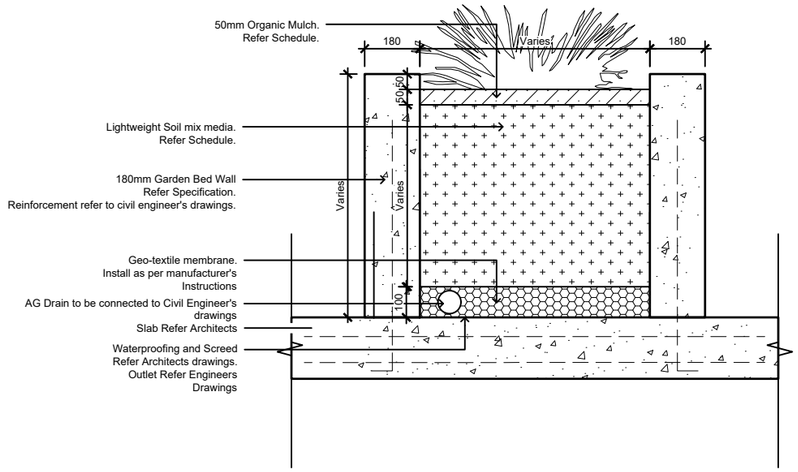
Organic Mulch

7.1 LANDSCAPE DETAILS

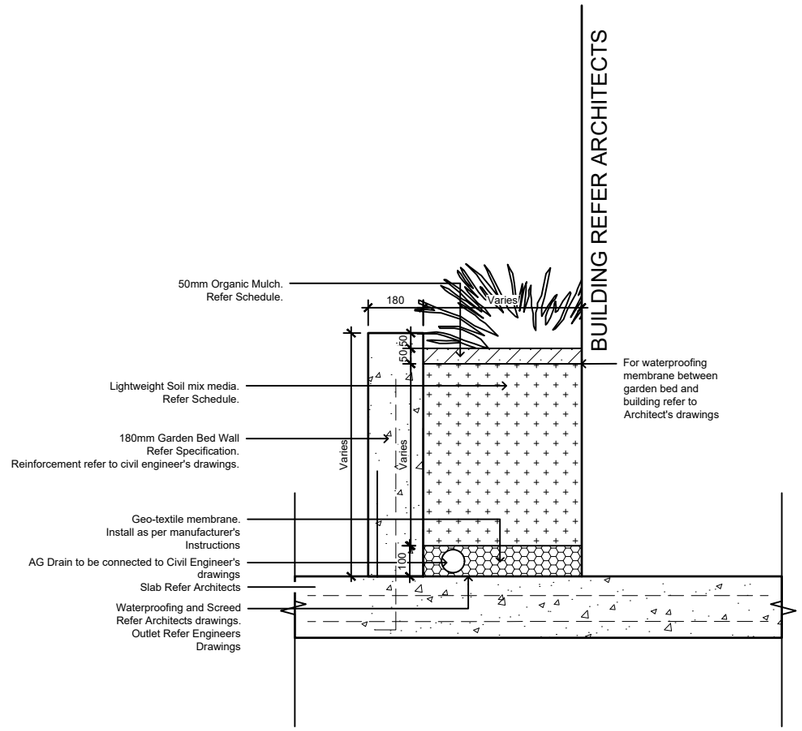
TYPICAL DETAILS



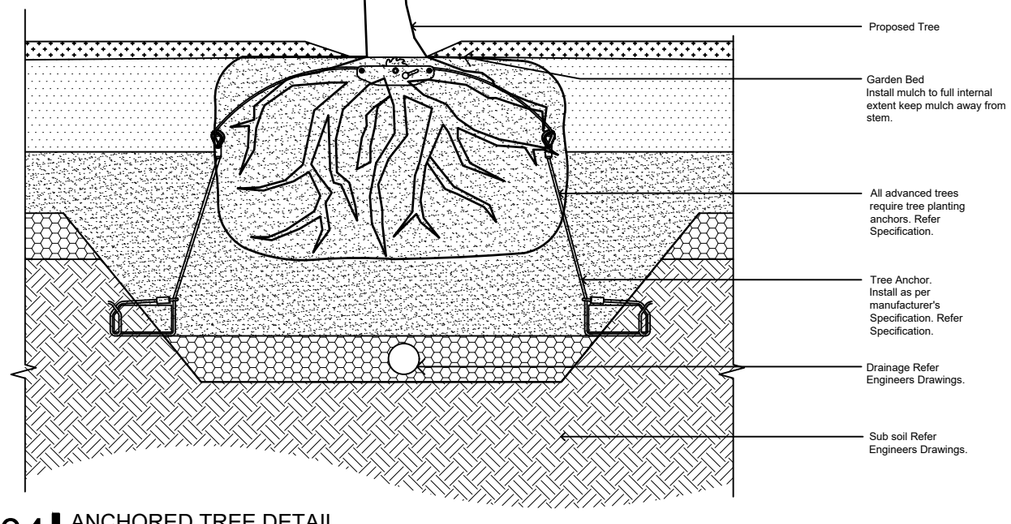
01 PAVING ON PEDESTAL
Detail Scale 1:20



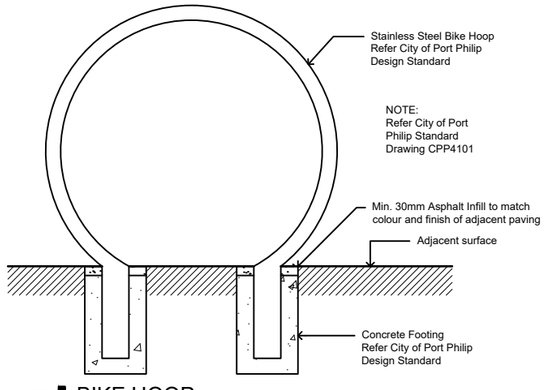
02 GARDEN BED CONCRETE WALL DETAIL
Section Scale 1:20



03 GARDEN BED CONCRETE WALL DETAIL (AGAINST BUILDING)
Section Scale 1:20



04 ANCHORED TREE DETAIL
Section Scale 1:10



05 BIKE HOOP
Section Scale 1:10

T.C.L