

# 28 Albert Road South Melbourne



Contents

CITY OF PORT PHILLIP  
PORT PHILLIP PLANNING SCHEME

This endorsed document complies with Condition No. 45 in  
Planning Permit No: 1051/2017/A  
24 pages  
Date: 20/02/2024

Introduction	3
The Site	4
Landscape Zones	5
Design Principles	6
Hardscape   Materials	9
Planting Palette	13
Landscape Maintenance Plan	18

BARBER

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Introduction

Our landscape response to 28 Albert Road, South Melbourne is a unified program in close collaboration with Elenberg Fraser responding to local context and opportunities, the direction of renewal in, and prominence of, the precinct, overarching masterplans and the surrounding urban milieu.

The landscape design responds equally to the performance objectives of landscape in buildings and to the specifics of the proposed architecture.

Rich yet discretely crafted moments, linked with a subtle, harmonious poetry of architecture, art, landscape, connections and functionality.

A human centered approach responding to the people of today and tomorrow. A design framework applying a depth of consideration of the benefits of integrated landscape mechanisms and immediately accessible green space.

Restraint, quality, craftsmanship and enduring value will be at the heart of this treatment where a balanced blend of functional purpose and a highly developed aesthetic will provide a calming yet interactive treatment.

Seamless transitions between architecture and landscape, harmoniously blending the architectural design, art and engineering with the landscape contribution so that it serves human purpose and local context.

Provision of stimulating, flexible, well arrayed areas for informal congregation and socialising, arrival experiences and connections with fluid circulation throughout.

We approach 28 Albert Road with an equal balance of “the unique creative” and well grounded pragmatism.

CITY OF PORT PHILLIP  
PORT PHILLIP PLANNING SCHEME  
This endorsed document complies with Condition No. 45 in  
Planning Permit No: 1051/2017/A  
24 pages  
Date: 20/02/2024

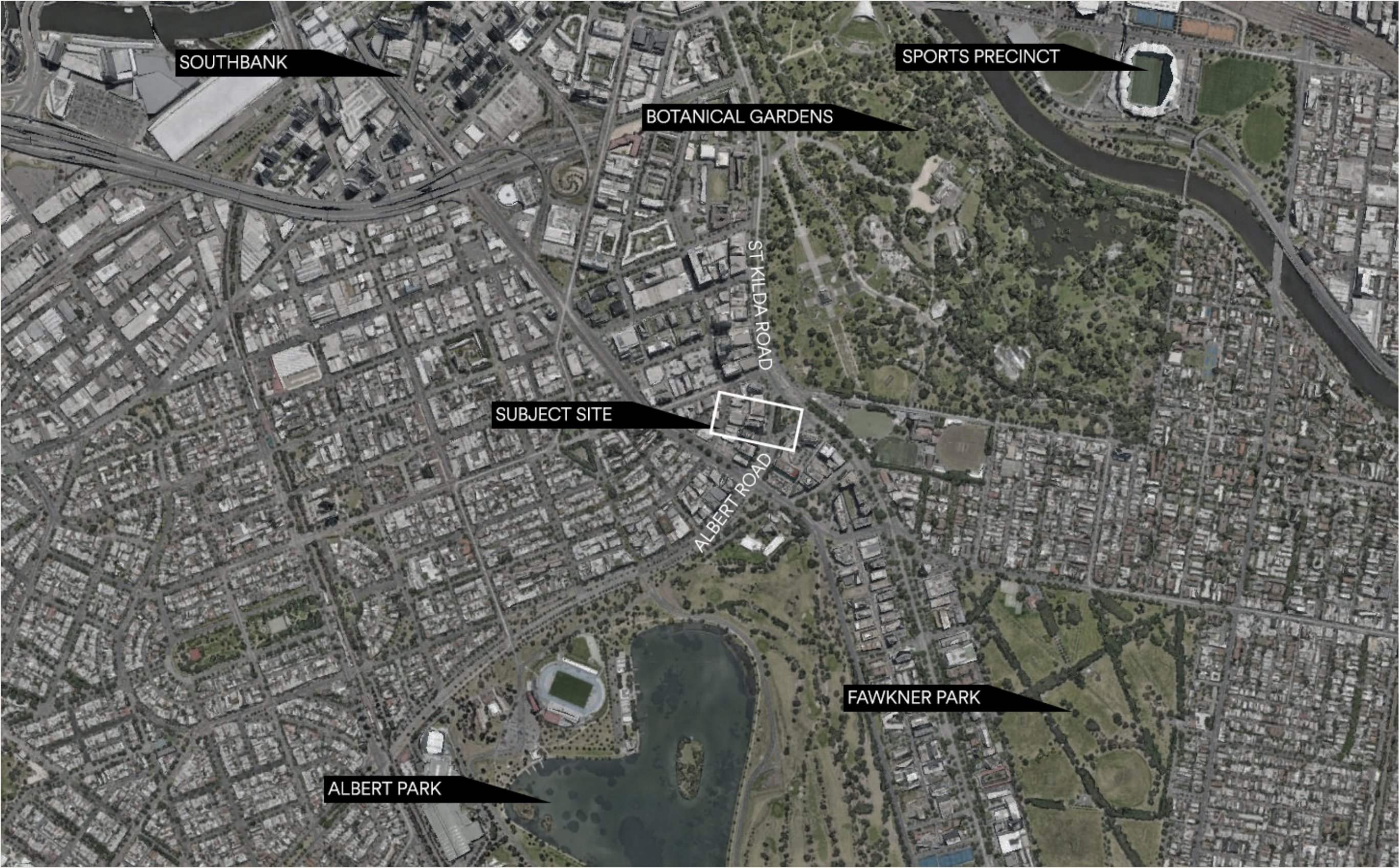




The Site

28 - 32 Albert Road, South Melbourne  
Site area: 1,009m2  
Existing 4 storey commercial building

CITY OF PORT PHILLIP  
PORT PHILLIP PLANNING SCHEME  
This endorsed document complies with Condition No. 45 in  
Planning Permit No: 1051/2017/A  
24 pages  
Date: 20/02/2024





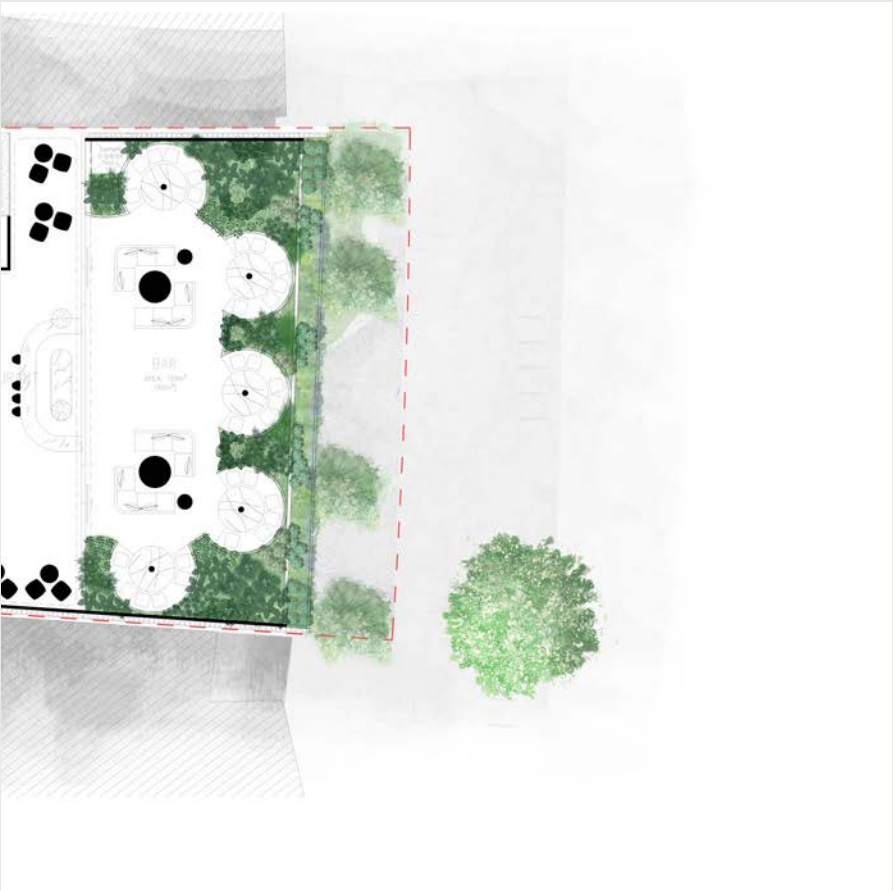
Landscape Zones

CITY OF PORT PHILLIP  
PORT PHILLIP PLANNING SCHEME

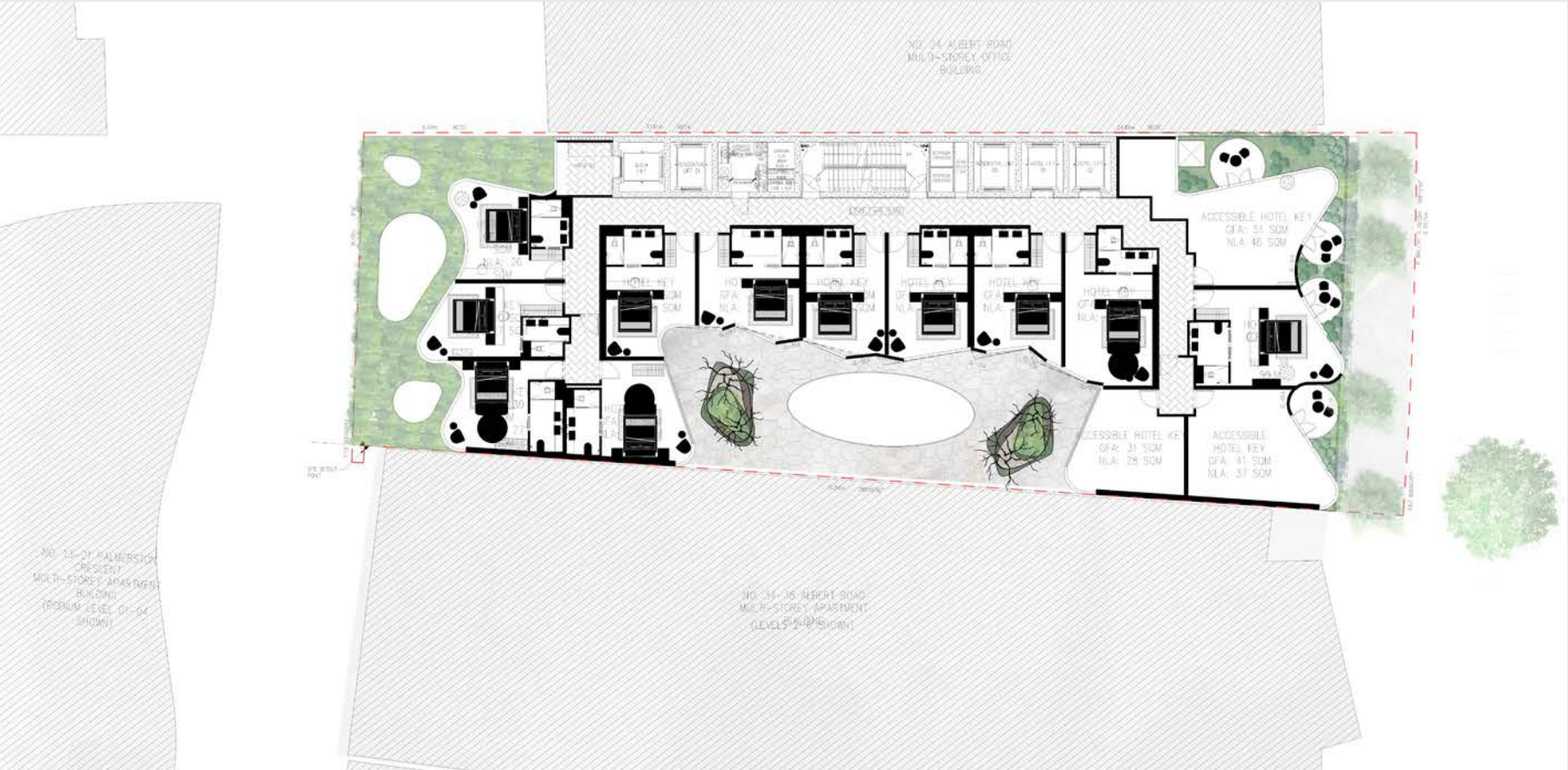
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Planning Permit No: 1051/2017/A  
24 pages  
Date: 20/02/2024



Ground Plane | Forecourt



Level 01 | Hotel Bar (Internal) Facade (External)



Level 02 | Eastern Facade & Roof, Southern Sculpture Garden & Western Sedum Roof



Design Principles

CITY OF PORT PHILLIP  
PORT PHILLIP PLANNING SCHEME

This endorsed document complies with Condition No. 45 in  
Planning Permit No: 1051/2017/A  
24 pages  
Date: 20/02/2024



Barber Landscape Design Principles

Provenance

For a landscape to be experienced and felt, it needs a sense of place. We seek to deeply understand the original fabric of a site, as well as the architectural built form. From climate and topography to history and locality, this understanding informs and inspires a sensitive and authentic response.



Health and Wellness

Nature’s role in our wellness is central to Barber’s practice, as both a personal passion for Sam and a key driver in our landscape responses. Whether it’s respite or restoration, we pursue subtle tailored landscapes that provide harmony and ease, reducing stress, enhancing wellbeing and healing through materials, colour and texture.



Collaboration

Relationships are key to creating a harmonious connection between people and nature. Every Barber project is a collaboration, with clients, specialist practitioners, craftspeople and growers. Low on ego, Barber’s personal connection with our clients and contractors are at the heart of our ability to create successful and unique natural spaces that feel good.



Creative Pragmatism

We are experimental but grounded in pragmatism. Our consistency of approach is balanced by what we call our “unique creative”. Rather than impose a formulaic house style, we always strive for new creative expressions unique to client and site. Rooted in deep practical knowledge, they are delivered with an open, honest and no-nonsense approach.



CITY OF PORT PHILLIP  
PORT PHILLIP PLANNING SCHEME  
  
This endorsed document complies with Condition No. 45 in  
Planning Permit No: 1051/2017/A  
24 pages  
Date: 20/02/2024



Barber Landscape Design Principles

Rewilding

Opportunities exist on every site, from urban to rural, to echo or to fully embrace the wilderness once present. We have built our rewilding know-how through experience, study and collaboration with experts and growers. We bring to each project bespoke strategies to reference, restore or harmoniously blend indigenous ecosystems within contemporary design.



Materiality

Our landscapes are designed to endure, providing sanctuary and refuge long into the future. Trees grow, materials weather, this is all part of the design, where materials are not only selected to last but to reflect some of the changing landscape around them. We work closely with suppliers and installers to ensure that the highest standards of quality and craftsmanship are met in assembling these elements.



Connections

A site must function as a unified, harmonious system. By working from a whole-of-site perspective we allow the connections and interdependencies to reveal themselves, becoming the underlying foundation of our design responses. This philosophy goes beyond physical movement around site, considering also visual, social and human-nature connections.



Restoration

Landscape has long played a role in healing, by mechanisms that are only recently fully understood. Our approach has always focused on the ability of environments to nurture, invigorate and support. Paying attention to the social fabric around us has made clear the increasingly deep need for restorative support, our work's contribution to this is more important now than ever before.



CITY OF PORT PHILLIP  
PORT PHILLIP PLANNING SCHEME

This endorsed document complies with Condition No. 45 in  
Planning Permit No: 1051/2017/A  
24 pages  
Date: 20/02/2024



Hardscape | Materials

Off form concrete planters with integrated bench seating

CITY OF PORT PHILLIP  
PORT PHILLIP PLANNING SCHEME  
This endorsed document complies with Condition No. 45 in  
Planning Permit No: 1051/2017/A  
24 pages  
Date: 20/02/2024





Hardscape | Materials

Green terrazzo concrete matches internal finish

CITY OF PORT PHILLIP  
PORT PHILLIP PLANNING SCHEME  
This endorsed document complies with Condition No. 45 in  
Planning Permit No: 1051/2017/A  
24 pages  
Date: 20/02/2024





Hardscape | Materials | Paving

Textured, natural stone paving forms transitions to wider public realm.

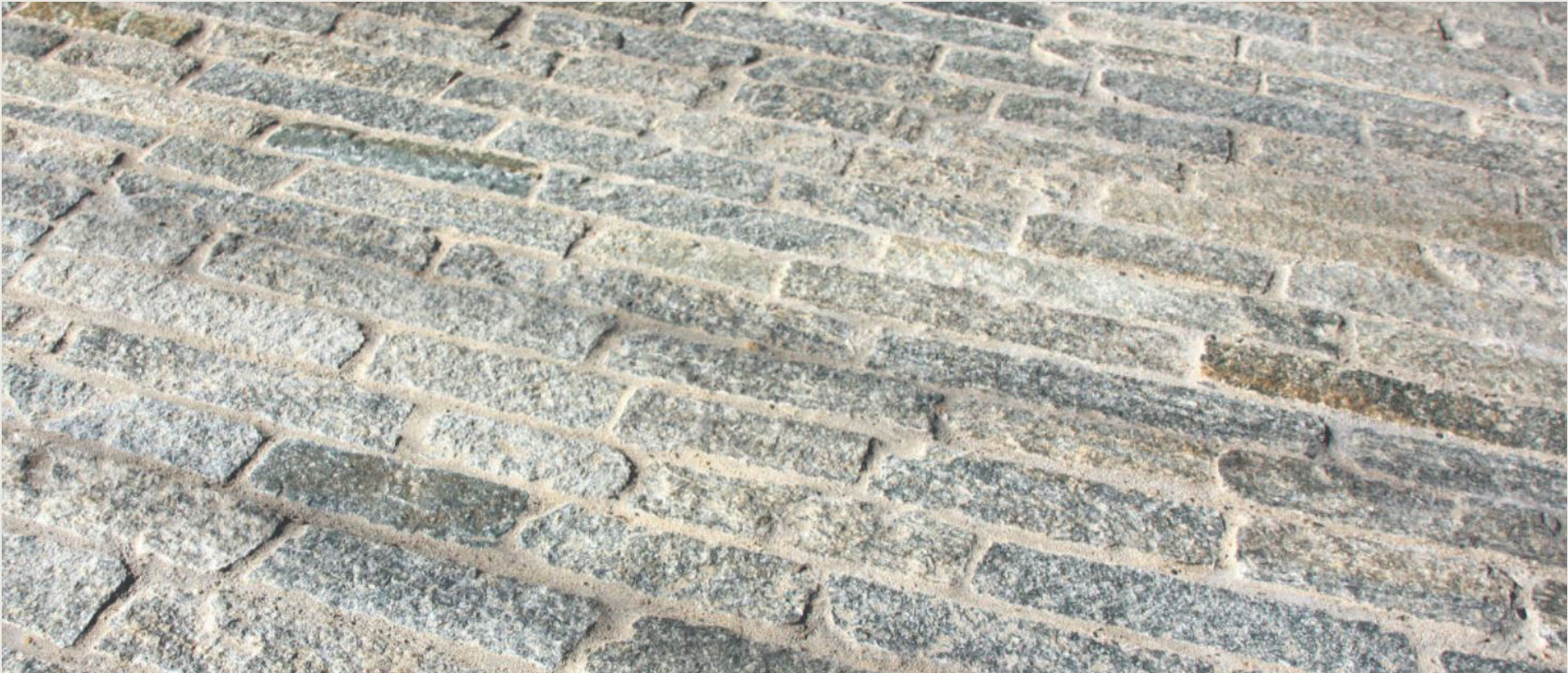




Hardscape | Materials | Paving

Textured split stone, mid-grey palette  
Buffalo Granite Filetti

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PORT PHILLIP PLANNING SCHEME  
This endorsed document complies with Condition No. 45 in  
Planning Permit No: 1051/2017/A  
24 pages  
Date: 20/02/2024





Planting Palette



CITY OF PORT PHILLIP  
PORT PHILLIP PLANNING SCHEME

This endorsed document complies with Condition No. 45 in  
Planning Permit No: 1051/2017/A  
24 pages  
Date: 20/02/2024



Planting Palette | Ground Floor

Species specifically selected to thrive in morning sunlight conditions of ground floor forecourt area. [Refer Architect’s Shadow Diagrams for shadow profiles].

CITY OF PORT PHILLIP  
PORT PHILLIP PLANNING SCHEME  
  
This endorsed document complies with Condition No. 45 in  
Planning Permit No: 1051/2017/A  
24 pages  
Date: 20/02/2024



Amalanchier laevis



Parthenocissus sikkimensis



Tetragonia implexicoma



Vinca minor ‘Alba’



Planting Palette | First Floor | Internal

Species specifically selected to thrive in indirect light conditions of first floor indoor bar area.

CITY OF PORT PHILLIP  
PORT PHILLIP PLANNING SCHEME  
This endorsed document complies with Condition No. 45 in  
Planning Permit No: 1051/2017/A  
24 pages  
Date: 20/02/2024



Howea forsteriana



Monstera deliciosa



Alocasia macrorrhiza



Rhaps excelsa



Fatsia japonica



Philodendron goeldii



Alpinia nutans



Crytomium falcatum



Ligularia reniformis



Philodendron cordatum



Daphne odora



Planting Palette | First Floor | External

Species specifically selected to thrive in limited sunlight conditions of first floor external planter. [Refer Architect’s Shadow Diagrams for shadow profiles].

CITY OF PORT PHILLIP  
PORT PHILLIP PLANNING SCHEME

This endorsed document complies with Condition No. 45 in  
Planning Permit No: 1051/2017/A  
24 pages  
Date: 20/02/2024



*Correa ‘Dusky Bells’*



*Sarcococa confusa*



*Parthenocissus sikkimensis*



*Tetragonia implexicoma*



Planting Palette | Second Floor

Species specifically selected to thrive in limited sunlight conditions of second floor external planters. [Refer Architect’s Shadow Diagrams for shadow profiles].

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PORT PHILLIP PLANNING SCHEME

This endorsed document complies with Condition No. 45 in  
Planning Permit No: 1051/2017/A  
24 pages  
Date: 20/02/2024



*Correa 'Dusky Bells'*



*Sarcococca confusa*



*Parthenocissus sikkimensis*



*Tetragonia implexicoma*



*Vinca minor 'Alba'*



*Viola hederacea*





CITY OF PORT PHILLIP  
PORT PHILLIP PLANNING SCHEME

This endorsed document complies with Condition No. 45 in  
Planning Permit No: 1051/2017/A  
24 pages  
Date: 20/02/2024



Landscape Maintenance Plan

LANDSCAPE ZONES

The development at 28 Albert Road William Street includes the following landscaped areas and associated access requirements:

Ground Floor

Forecourt | Raised planters and associated structures, built-in seating and paving.

Access from forecourt & adjoining footpath

Level 01

Internal, Bar Area | Raised planters and associated structures.

Access from bar area

External, Eastern Facade | Raised planter and associated structures.

Access by specialist maintenance contractor via fall arrest system, scissor lift or cherry picker

Level 02

Eastern Facade | Raised rooftop planters and associated structures.

Access by specialist maintenance contractor via fall arrest system, scissor lift or cherry picker

Western Facade | Sedum Roof / Green Roof

Access via limited access secure key (Housekeeping), fall arrest system where required

Southern Facade | Sculpture Garden

Access via limited access secure key (Hotel Room), fall arrest system where required

[Ref. Condition 1 Assessment 45H, 48B & 48J]

Planters and soil profiles will be constructed as per Landscape Architect’s documentation to ensure adequate soil type, depth, volume and compostion to support success and longevity of proposed planting scheme.

All planters and green roofs will be filled and maintained with Lightweight Soil - EcoDynamics Eco Lightweight Premium Planter Mix or comparable lightweight soil mix

Irrigation for all levels will be designed by a certified Irrigation Specialist in collaboration with Barber Design.

All planters and green roofs will be irrigated by a fully automated sub-surface Tech Line drip irrigation system as per Irrigation Specialist’s Design.

All planters and green roofs will be drained via geotextile membrane lining and sump as per Landscape Architect’s Documentation

[Ref. Condition 1 Assessment 48A]

SCOPE OF MAINTENANCE

The zones identified are expected to be viewed as high-quality, well-maintained landscapes at all times.

The landscape includes plants, planters, irrigation and drainage infrastructure, lighting and hardscape.

The Landscape Contractor is responsible for the maintenance of all landscape infrastructure throughout the defects liability period. Subsequently the Owner will appoint a Landscape Maintenance Contractor to be responsible for ongoing maintenance beyond the defects period. The Landscape Maintainance Contractor will be overseen by the Owner or its representative.

Maintenance actions required to ensure the landscape meets the high standard required include, but are not necessarily limited to:

- Weeding by hand;
- Pest & disease inspection, identification & remediation;

- Arboricultural maintenance including pruning;
- Replacement tree planting if required;
- Staking and tying of trees and removal of stakes and ties when required;
- Replacement planting of dead, damaged or vandalised plants as per Landscape Architect’s Planting Plans;
- Application of fertiliser;
- Pruning of trees, shrubs, herbs and cascading plants, including to ensure architectural details remain exposed, to allow maintenance access to windows and to allow sunlight penetration;
- Maintaining soil levels and type as per Landscape Architect’s drawings;
- Maintaining mulch levels and type as per Landscape Architect’s drawings;
- Soil testing to ensure water holding capacity and general condition;
- Removing litter, fallen plant matter and all other debris from planters, green roofs, paved areas and seating;
- Wash-down of paving, seating & planter exteriors;
- Inspection and clearing of drainage infrastructure;
- Inspection and monitoring of irrigation system including clearing and repair; and
- Inspection of landscape lighting.

MANAGEMENT

Budget:  
  
The Landscape maintenance contract will be tendered four-yearly and will be in keeping with market rates.  
  
[Ref. Condition 1 Assessment 48D]

Communication with Body Corporate, Owners & Users:  
  
The Landscape Contractor will communicate with Facilities Management which will communicate landscape maintenance operations through the adopted facilities management operating system and manuals.  
  
[Ref. Condition 1 Assessment 48G]

Risk Management:  
  
Facilities Management is to beresponsible for ensuring that fall arrest systems are managed via the Building Maintenance Plan and are appropriately ticketed.  
  
The Owner or its representative is responsible for checking that the Landscape Maintenance Contractor can provide satisfactory Safe Work Methods Statements, OHS certificates, accreditation documentation and insurance certificates to operate under.  
  
[Ref. Condition 1 Assessment 48C]

CITY OF PORT PHILLIP  
PORT PHILLIP PLANNING SCHEME  
  
This endorsed document complies with Condition No. 45 in  
Planning Permit No: 1051/2017/A  
24 pages  
Date: 20/02/2024



Landscape Maintenance Plan | Maintenance Standards

It is expected that the Landscape Maintenance Contractor will follow accepted horticultural practices in maintaining the landscape within the contract area. Further that reasonable care is taken to identify and rectify defects in a timely manner

PLANTS

- The Landscape Contractor is required to maintain all plant material to ensure that plants look the best they can at all times of the year. This is to be achieved by:
- Minimising exposed soil on green roofs and in planters by ensuring a healthy coverage of plant growth;
  - Identifying and treating pests and diseases;
  - Removing dead and senescent shrubs and planting replacements according to the Planting Plan or at the direction of the Landscape Architect to maintain the plant mix and densities as designed;
  - Checking to ensure plants are firmly planted;
  - Pruning to maintain healthy form;
  - pruning to remove any dead, dying or diseased branches from trees to maintain healthy form and to allow the tree to achieve full stature;
  - Pruning of tree stems clear to 30% of overall height of tree (above soil surface level) at time of growth;
  - Pruning back any plants that are trailing horizontally along the ground or seating, whilst allowing plants to cascade down sides of planters;
  - Pruning back any plants significantly obstructing skylights or light to windows;
  - Pruning to ensure plants are well shaped and true to form;
  - Removing dead heads in the first maintenance cycle after flower heads have declined; and
  - Inspecting all shrubs, perennials, and other plant material each maintenance cycle to ensure active healthy growth is maintained.

Plant replacement to occur if:

- Pest infestation or disease affect the plant to the extent that it is unlikely to return to a healthy state;
- The plant is permanently disfigured by physical damage; or
- The plant show no evidence of active new growth or satisfactory foliage condition (appropriate to the season).

During the defects liability period plants which are dead or have not shown expected healthy growth and satisfactory foliage condition are to be replaced.

After the defects liability period the Owner or its representative is responsible for oversight of plant replacement via contract with the Landscape Maintenance Contractor.

The Landscape Maintenance Contractor is to replace, at their cost, all plant material that requires replacement due to failure by the Landscape Contractor to provide proper horticultural care. Replacements shall be of a similar size and quality and identical species or variety to the plant which has failed, unless otherwise directed. Replacements should be made within the month.

PLANTERS & GREEN ROOFS

- The Landscape Maintenance Contractor is required to maintain all planters & green roofs on all levels to ensure that they look their best year round and provide all the functions necessary for plants to thrive. This is to be achieved by:
- Keeping planters & green roofs weed, litter & debris free, all weeds, litter and debris to be removed by hand;
  - Topping up planters & green roofs with EcoDynamics Eco Lightweight Premium Planter Mix or comparable lightweight soil mix only, as specified in Landscape Architect’s plans;
  - Ensuring soils are well cultivated;
  - Topping up organic mulch to planters & green roofs to a depth of 75mm (ensuring that the base stems of shrubs are free of mulch to prevent collar rot);
  - Applying slow-release fertiliser as required to ensure establishment of planting; and
  - Testing soil water holding capacity, general condition, pH and nutrient levels are optimal, and that compaction of soil is not affecting plant growth.

The Landscape Maintenance Contractor will be responsible for damage to landscape areas consequent to their activities.

IRRIGATION & DRAINAGE SYSTEMS

- The Landscape Maintenance Contractor is required to inspect and maintain drainage infrastructure and automatic irrigation systems to ensure they function as required, by:
- Regularly inspecting the structure for faults or damage and making repairs as required;
  - Maintaining the system against faulty workmanship and materials;
  - Being responsible for the testing and satisfactory performance of the complete irrigation system;
  - Ensuring water moisture sensors are fully functional and inspecting soil moisture and plant health manually and subsequently adjusting the system as required to maintain plant health;
  - Regularly checking and clearing the drainage infrastructure of litter, organic material or other blockages;
  - Checking soil moisture at depth to ensure irrigation is functioning properly and that irrigation regime is sufficient. Plant species prefer well drained soil so take action to reduce irrigation if these soils are continually saturated; and
  - Ensuring the drainage system for each landscaped area is fully functional in accordance with the stormwater drainage layout plans by the hydraulic engineer.

The Landscape Maintenance Contractor will be responsible for damage to irrigation and drainage systems consequent to their activities.

CITY OF PORT PHILLIP  
PORT PHILLIP PLANNING SCHEME  
  
This endorsed document complies with Condition No. 45 in  
Planning Permit No: 1051/2017/A  
24 pages  
Date: 20/02/2024



Landscape Maintenance Plan |  
Work Instruction | Ground Floor

Forecourt | Raised planters and associated structures, built-in seating and paving

Access from forecourt & adjoining footpath

This work instruction is to be used in conjunction with the information above detailing Maintenance Scope & Standards.

1.1 WEEDING & LITTER REMOVAL

Remove all weed growth & litter by hand.

Frequency: Fortnightly

Timing: Year round

1.2.1 PRUNING | TREES

Prune trees to ensure good form and stature, clear stem trees to 30% of height.

Frequency: Bi-annually

Timing: March / August pending seasons

1.2.2 PRUNING | OTHER

Prune to maintain form, remove declining heads and branches. Prune back any plants that are trailing horizontally along the ground or seating, whilst allowing plants to cascade down sides of planters.

Frequency: Bi-annually

Timing: March / August pending seasons

1.3 PLANT REPLACEMENT

Remove plants that are damaged, diseased, dead or dying. Replace removed plants as per Landscape Architect's Planting Plans.

Frequency: As necessary

Timing: Year round

1.4 FERTILISER

Fertiliser application to planter soils

Frequency: Annually

Timing: Years 1 - 3, September - October

1.5.1 IRRIGATION FREQUENCY

Drip irrigate to water plants. Irrigation frequency to be determined by irrigation specialist. As a guide the following applies:

Spring / Autumn: 2 x 20mins (e.g. morning & evening) twice weekly

Summer: 2 x 20mins (e.g. morning & evening) three times weekly

Winter: 1 x 20mins (e.g. morning only)\* three times weekly pending season and to be monitored by Maintainance Contractor

This should provide sufficient water for the plants and account for transpiration variables in this location (wind, urban heat island etc)

\*TBC Plant Supplier upon installation of Irrigation

1.5.1 IRRIGATION MONITORING

Check soil moisture at depth to ensure irrigation is functioning properly and that irrigation regime is correctly calibrated.

Frequency: Fortnightly

Timing: Year round

1.6.1 SOIL TESTING & LEVELS

Check and maintain soil levels and condition

Frequency: Annually

Timing: Early Spring

1.6.2 MULCH & LEVELS

Top up all planter mulch levels to 75mm

Frequency: Bi-annually

Timing: March / August pending seasons

1.7 DRAINAGE

Check and clear all drainage points

Frequency: Monthly

Timing: Year round

1.8 HARDSCAPE

Keep all paving, planters and seating clean and free of debris

Frequency: Fortnightly

Timing: Year round

It is expected that this Work Instruction will be sufficient for at least the first 3 years after installation. It should be reviewed after this time.

CITY OF PORT PHILLIP  
PORT PHILLIP PLANNING SCHEME

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Planning Permit No: 1051/2017/A  
24 pages  
Date: 20/02/2024



Landscape Maintenance Plan |  
Work Instruction | Level 01

Internal, Bar Area | Raised planters and associated structures

Access from bar area

External, Eastern Facade | Raised planter and associated structures

Access by specialist maintenance contractor via fall arrest system, scissor lift or cherry picker

This work instruction is to be used in conjunction with the information above detailing Maintenance Scope & Standards.

1.1 WEEDING & LITTER REMOVAL

Remove all weed growth & litter by hand

Frequency: Monthly

Timing: Year round

1.2 PRUNING

Prune to maintain form, remove declining heads and branches and to ensure that cascading plants trail down planters but do not significantly obstruct light of floor below

Frequency: Bi-Annually

Timing: Spring, Autumn

1.3 PLANT REPLACEMENT

Remove plants that are damaged, diseased, dead or dying. Replace removed plants as per Landscape Architect’s Planting Plans

Frequency: As necessary

Timing: Year round

1.4 FERTILISER

Fertiliser application to planter soils

Frequency: Annually

Timing: Years 1 - 3, September - October

1.5.1 IRRIGATION FREQUENCY

Drip irrigate to water plants. Irrigation frequency to be determined by irrigation specialist. As a guide the following applies:

Spring / Autumn: 2 x 20mins (e.g. morning & evening) twice weekly

Summer: 2 x 20mins (e.g. morning & evening) three times weekly

Winter: 1 x 20mins (e.g. morning only)\* three times weekly pending season and to be monitored by Maintainance Contractor

This should provide sufficient water for the plants and account for transpiration variables in this location (wind, urban heat island etc)

\*TBC Plant Supplier upon installation of Irrigation

1.5.1 IRRIGATION MONITORING

Check soil moisture at depth to ensure irrigation is functioning properly and that irrigation regime is correctly calibrated.

Frequency: Fortnightly

Timing: Year round

1.6.1 SOIL TESTING & LEVELS

Check and maintain soil levels and condition

Frequency: Annually

Timing: Early Spring

1.6.2 MULCH & LEVELS

Top up all planter mulch levels to 75mm

Frequency: Annually

Timing: Early Spring

1.7 DRAINAGE

Check and clear all drainage points

Frequency: Monthly

Timing: Year round

1.8 HARDSCAPE

Keep all planters clean and free of debris

Frequency: Monthly

Timing: Year round

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Landscape Maintenance Plan |  
Work Instruction | Level 02

Eastern Facade | Raised rooftop planters and associated structures

Access by specialist maintenance contractor via fall arrest system, scissor lift or cherry picker

Western Facade | Sedum Roof / Green Roof

Access via limited access secure key (Housekeeping), fall arrest system where required

Southern Facade | Sculpture Garden

Access via limited access secure key (Hotel Room), fall arrest system where required

This work instruction is to be used in conjunction with the information above detailing Maintenance Scope & Standards.

1.1 WEEDING & LITTER REMOVAL

Remove all weed growth & litter by hand

Frequency: Monthly

Timing: Year round

1.2 PRUNING

Prune to maintain form, remove declining heads and branches and to ensure that cascading plants trail down planters & from green roofs but do not significantly obstruct skylights or light to windows of floor below

Frequency: Bi-Annually

Timing: Spring, Autumn

1.3 PLANT REPLACEMENT

Remove plants that are damaged, diseased, dead or dying. Replace removed plants as per Landscape Architect's Planting Plans

Frequency: As necessary

Timing: Year round

1.4 FERTILISER

Fertiliser application to planter soils

Frequency: Annually

Timing: Years 1 - 3, September - October

1.5.1 IRRIGATION FREQUENCY

Drip irrigate to water plants. Irrigation frequency to be determined by irrigation specialist. As a guide the following applies:

Spring / Autumn: 2 x 20mins (e.g. morning & evening) twice weekly

Summer: 2 x 20mins (e.g. morning & evening) three times weekly

Winter: 1 x 20mins (e.g. morning only)\* three times weekly pending season and to be monitored by Maintainance Contractor

This should provide sufficient water for the plants and account for transpiration variables in this location (wind, urban heat island etc)

\*TBC Plant Supplier upon installation of Irrigation

1.5.1 IRRIGATION MONITORING

Check soil moisture at depth to ensure irrigation is functioning properly and that irrigation regime is correctly calibrated.

Frequency: Fortnightly

Timing: Year round

1.6.1 SOIL TESTING & LEVELS

Check and maintain soil levels and condition

Frequency: Annually

Timing: Early Spring

1.6.2 MULCH & LEVELS

Top up all planter mulch levels to 75mm

Frequency: Annually

Timing: Early Spring

1.7 DRAINAGE

Check and clear all drainage points

Frequency: Monthly

Timing: Year round

1.8 HARDSCAPE

Keep sculpture garden, planter & green roof structures clean and free of debris

Frequency: Monthly

Timing: Year round

It is expected that this Work Instruction will be sufficient for at least the first 3 years after installation. It should be reviewed after this time.

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