

CITY OF PORT PHILLIP
PORT PHILLIP PLANNING SCHEME

This endorsed plan complies with Condition No. 12 in Planning Permit No: PDPL/00115/2024
Date: 18/07/2025 Sheet: 1 of 39

424-426 ST KILDA RD, MELBOURNE

TOWN PLANNING REPORT

T.C.L

MAY 2025

REVISION 3

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Report prepared by
 TCL

MAY 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 | 30.05.2025 | AK | LH |

1.0 Context

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1. South Melbourne Market

5. Yarra River

2. The National Gallery of Victoria

6. Albert Park Lake

3. Melbourne Art Center

7. Royal Botanic Gardens

4. Flinders Street Station

8. Albert Park Golf Course

1.0 Site Context

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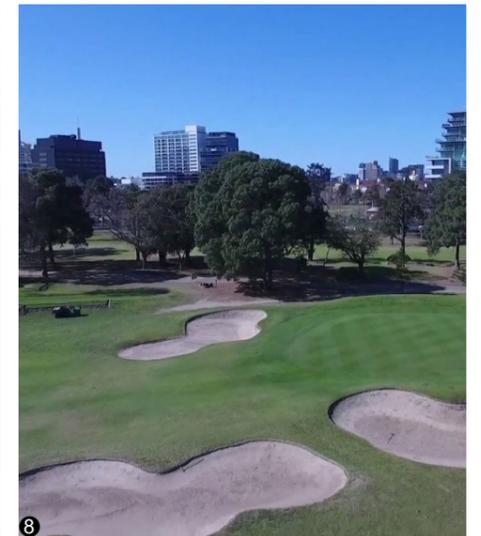
424 St Kilda Road is located a short tram ride away from Melbourne/Naarm CBD. It is within walking of some of Melbourne's greatest and largest city parklands, including Royal Botanic Gardens, Albert Park Lake, Fawkner Park and St Vincent Gardens.

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



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- 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.



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1.2 Landscape Design Ambition

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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 biophilic connection and an integrated design response.

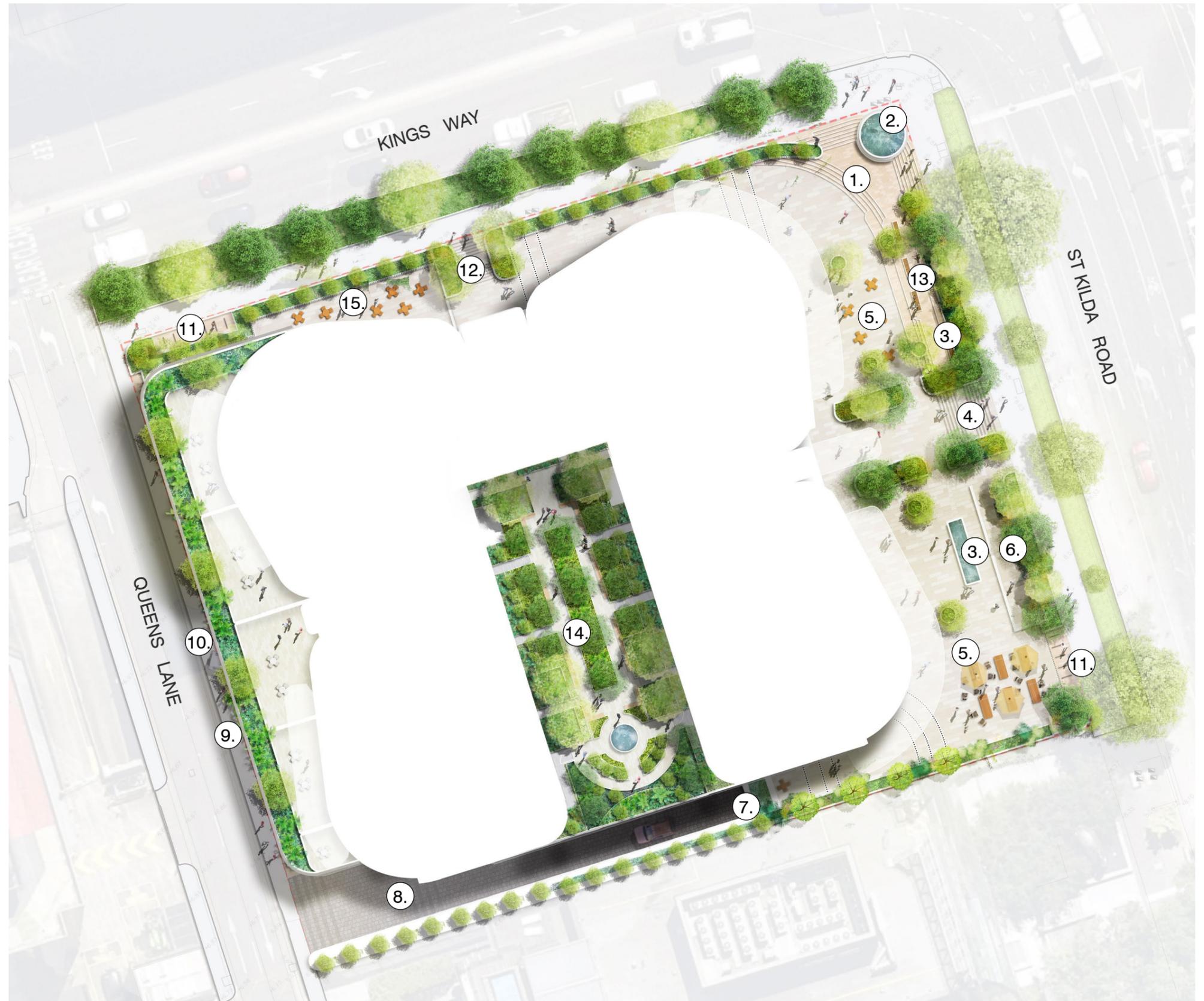


Safe street scape

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. Porte Cochere
- 10. West Entry Interface
- 11. Bike Parking
- 12. North Entry Interface
- 13. Terraced Garden
- 14. Podium Garden
- 15. Zen Garden



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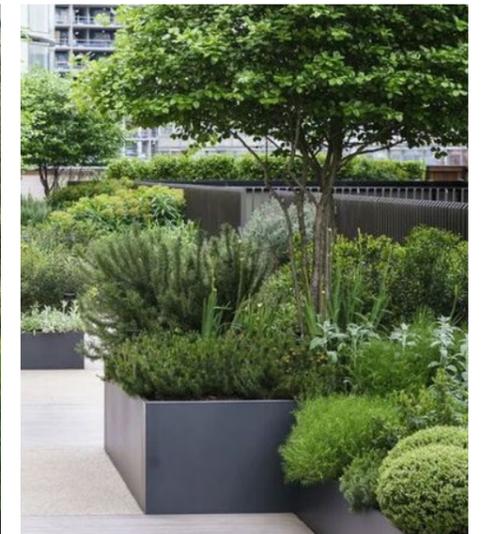
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2.0 Overall

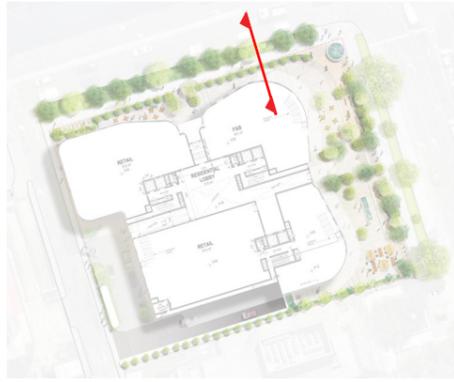
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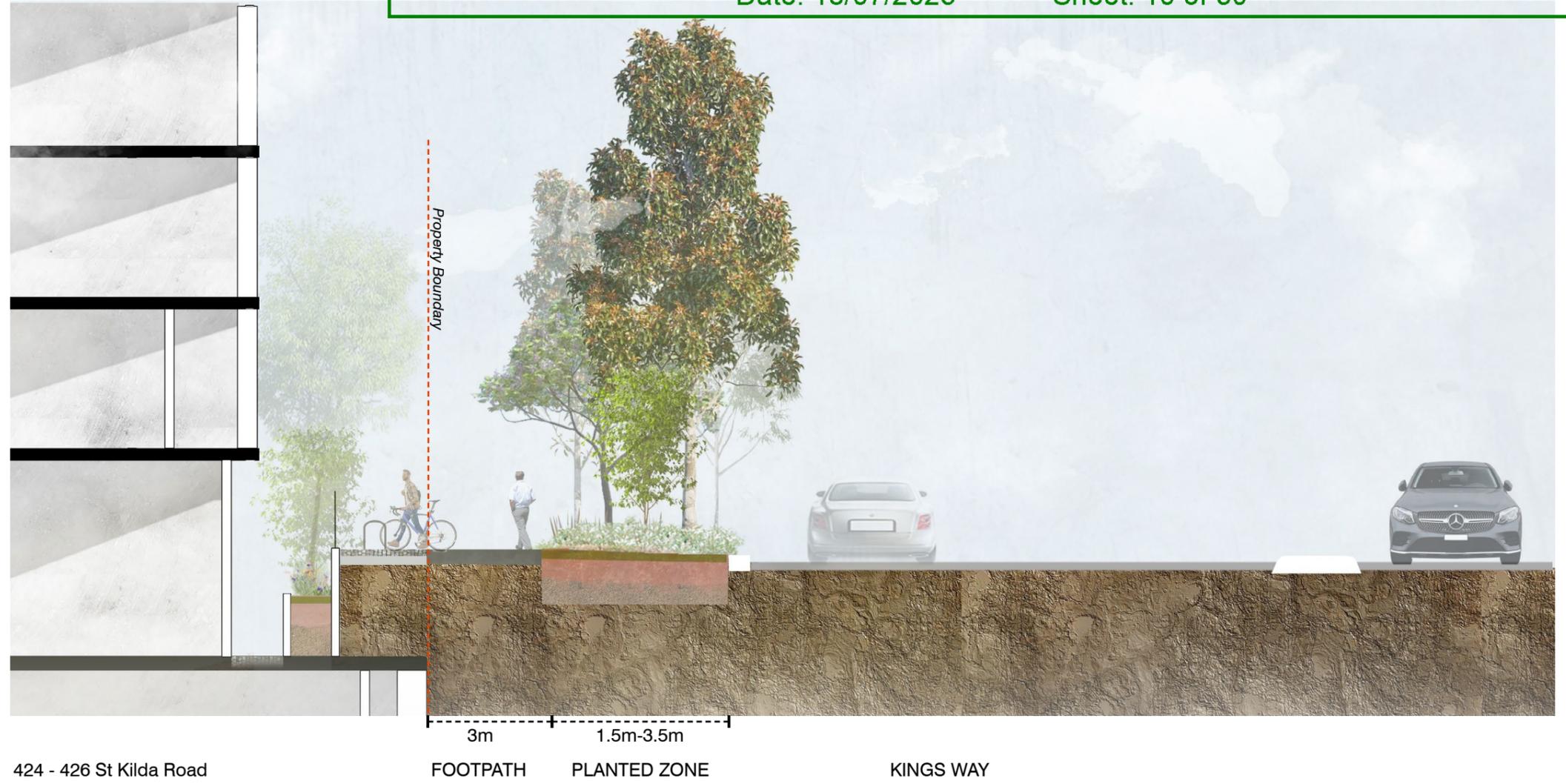
2.1 Streetscapes - Kings Way



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.

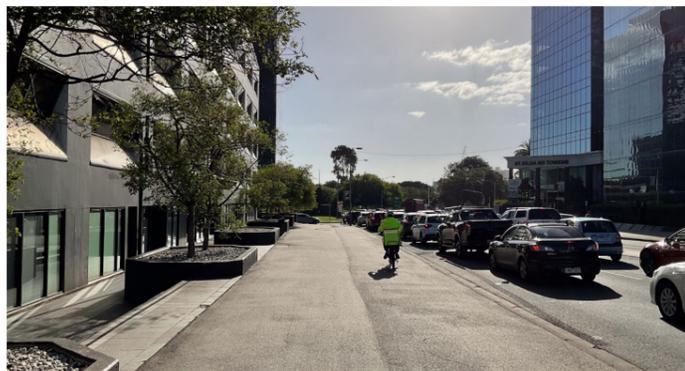


424 - 426 St Kilda Road

FOOTPATH

PLANTED ZONE

KINGS WAY



Existing King Street Interface

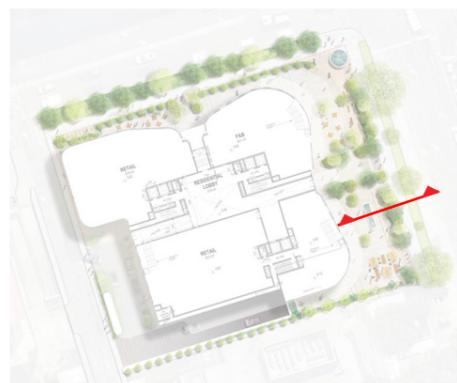


Reference imagery



2.2 Streetscapes - St Kilda Road

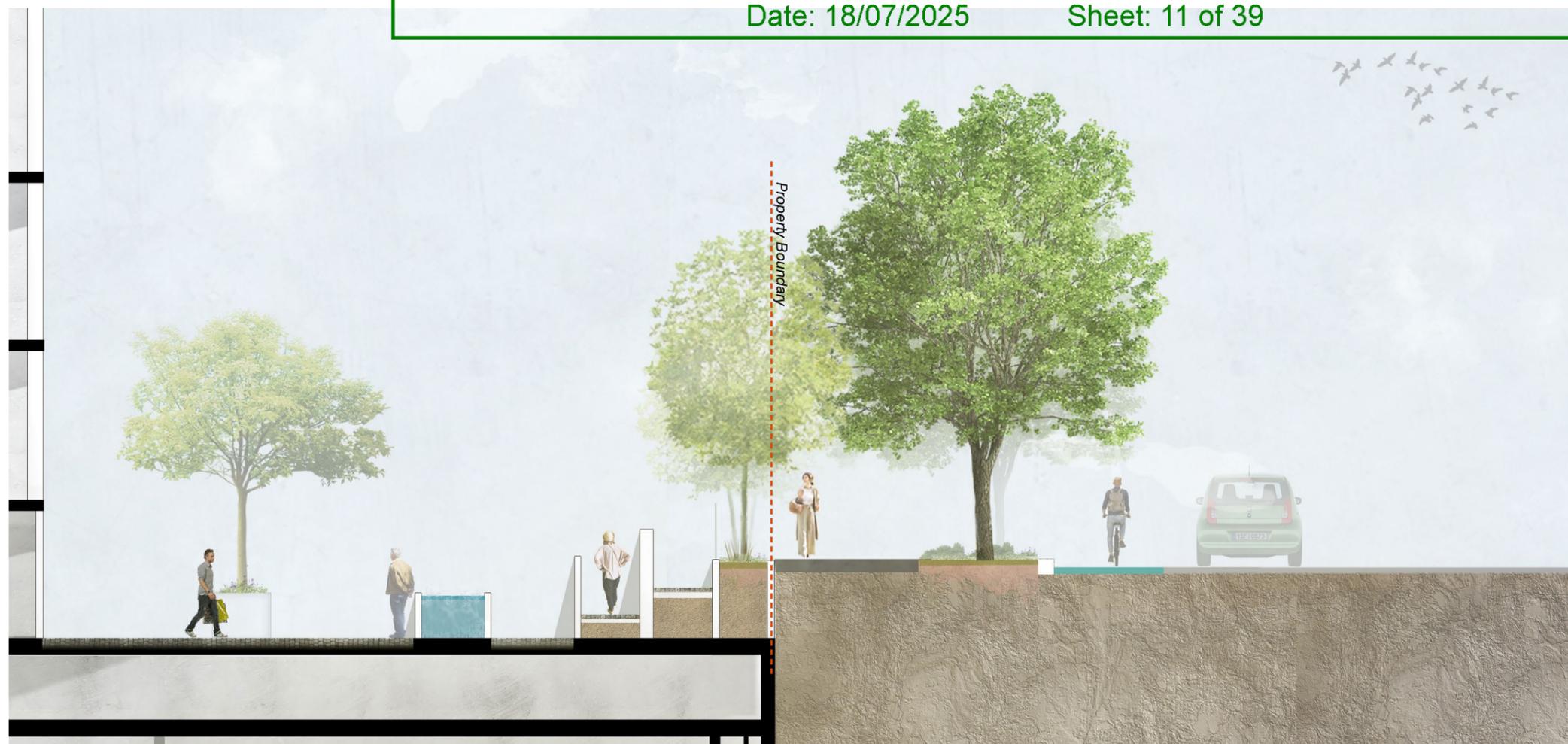
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The St Kilda Road interface will remain similar to the existing street interface, retaining the existing established street trees and garden bed, and 3m wide footpath.

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.

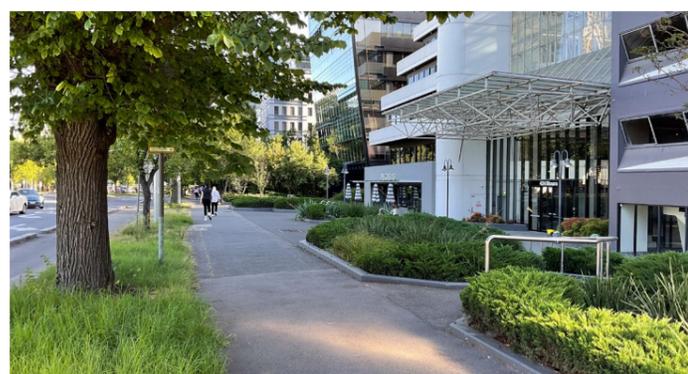
A planted edge will soften the boundary, along the proposed fenceline, before the property steps down into the forecourt spaces.



424 - 426 St Kilda Road

3m
FOOTPATH
2.4m
EXISTING TREES

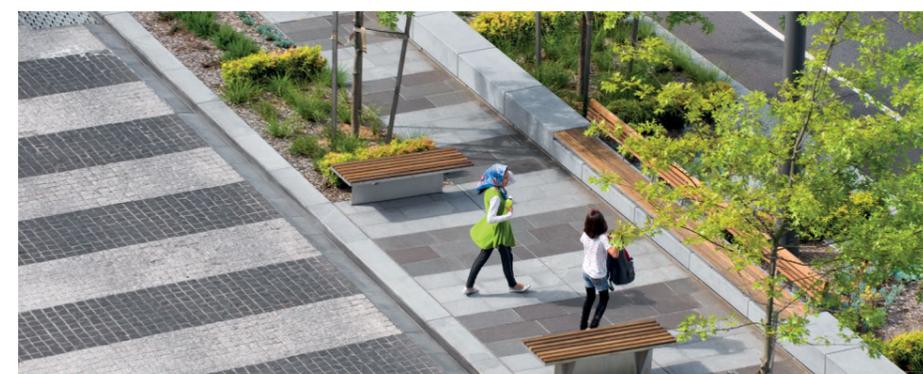
ST KILDA ROAD



Existing St Kilda Road Interface



Reference imagery



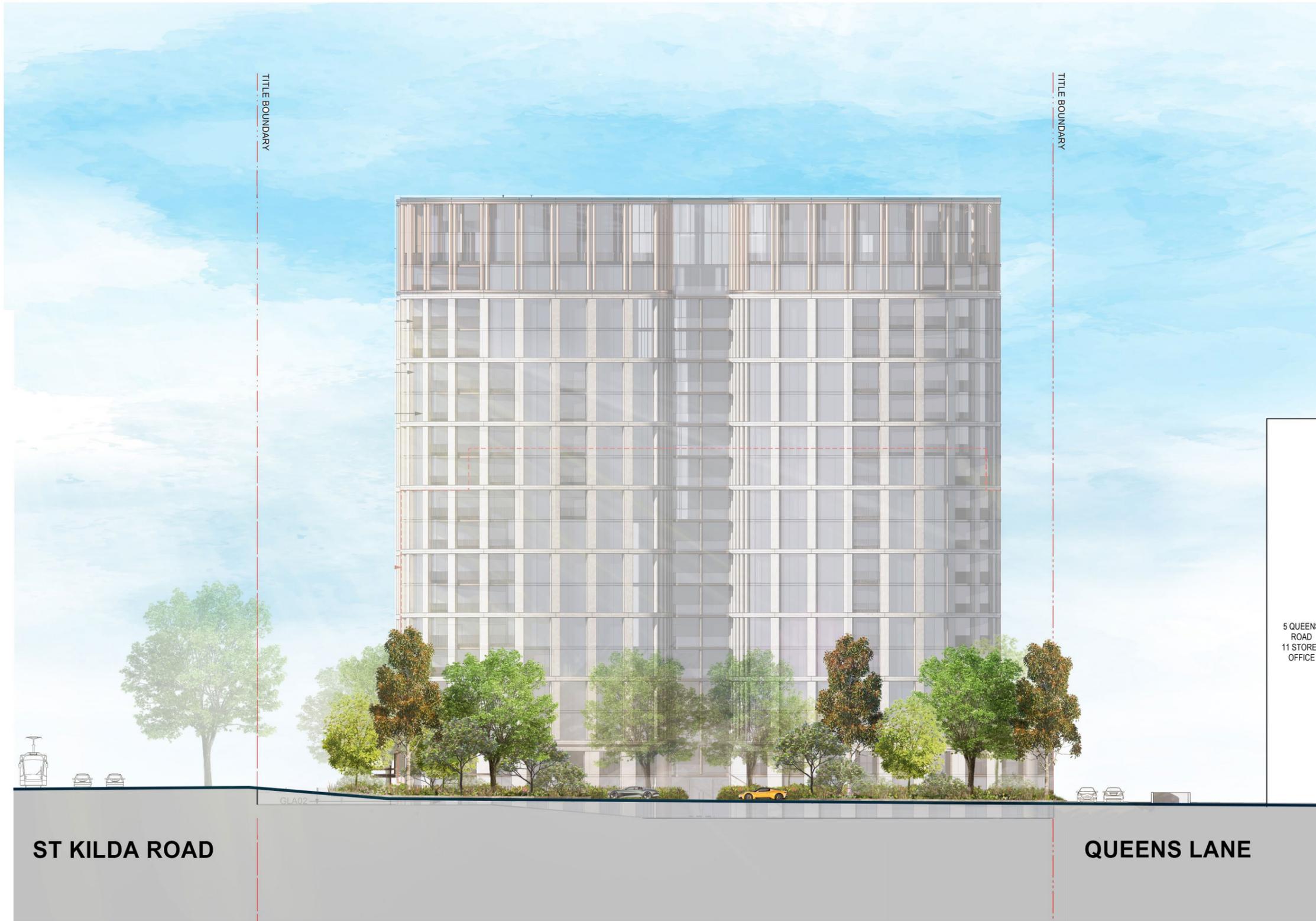
2.3 Streetscapes Elevations 1



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2.3 Streetscapes Elevations 2



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2.3 Streetscapes Elevations 3



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2.3 Streetscapes Elevations 4



5 QUEENS ROAD
11 STOREY OFFICE

QUEENS LANE

ST KILDA ROAD

0 2 5 10 20 METERS

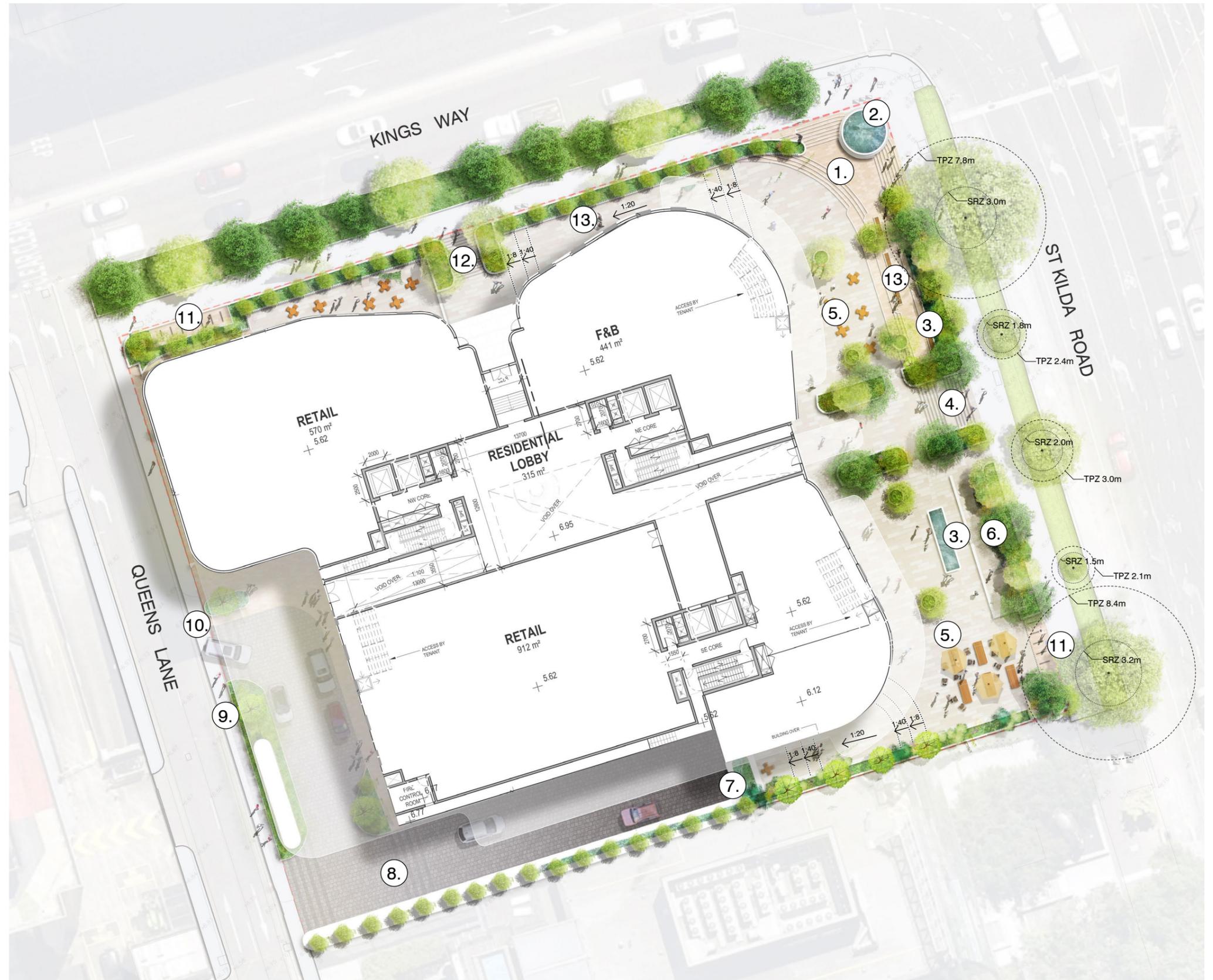
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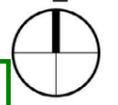
424-426 St Kilda Rd, Melbourne, VIC
Town Planning Report: Landscape Architecture

3.0 Ground Level 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
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13. Terraced Garden



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424-426 St Kilda Rd, Melbourne, VIC
Town Planning Report: Landscape Architecture

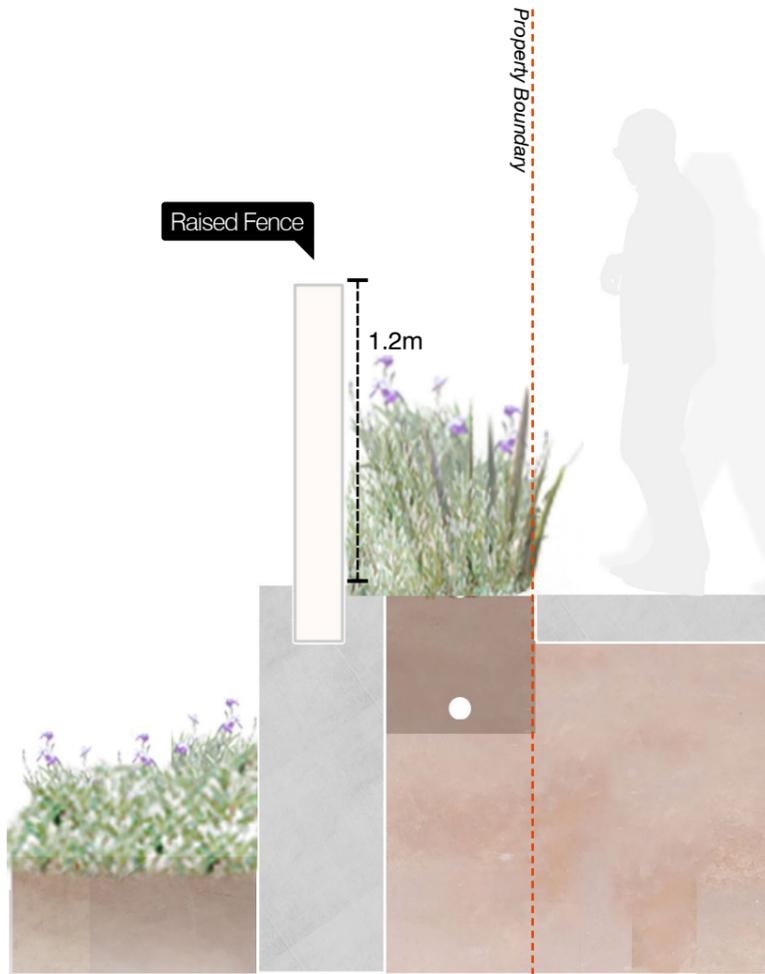
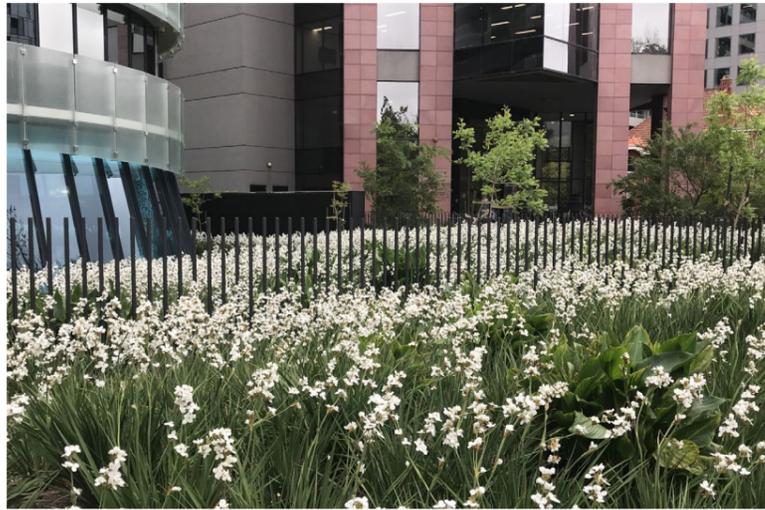
3.0 Ground Level Plan

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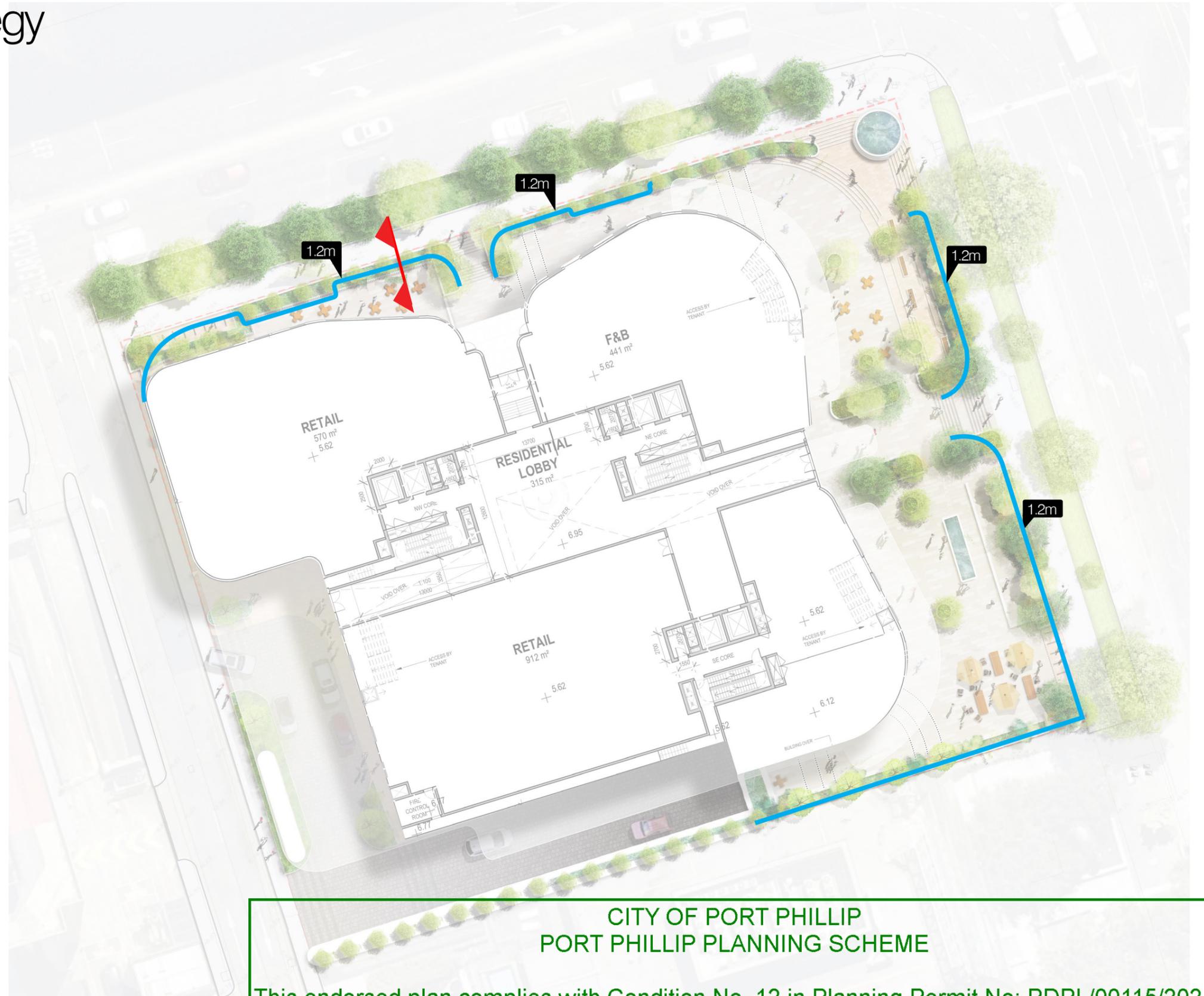
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3.1 Permeable Fence Strategy



Typical Permeable fence at 1.2m along



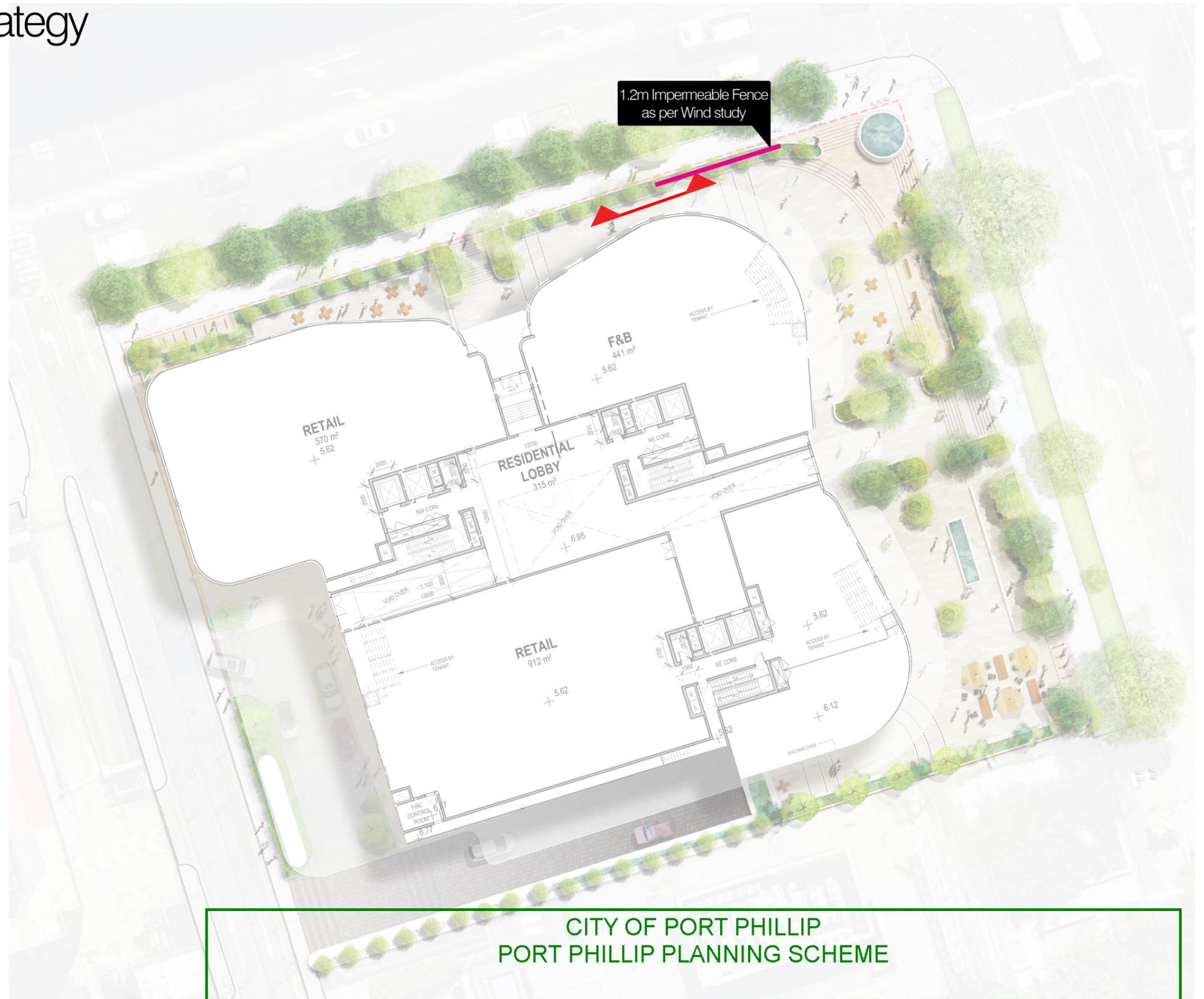
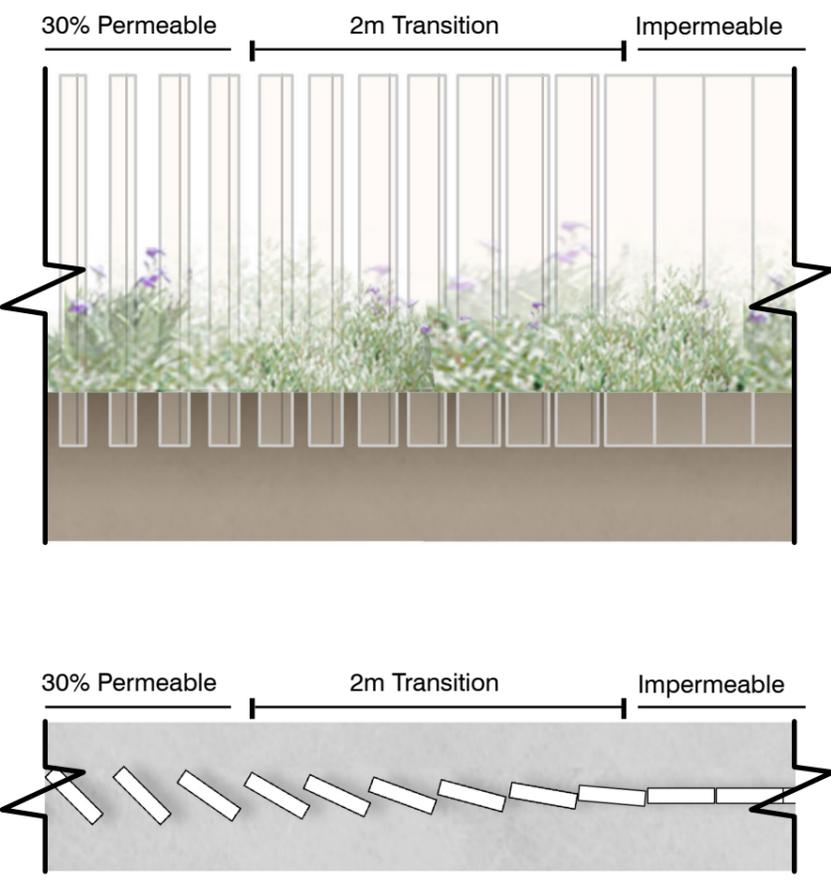
Legend

1.2 m high 30% Permeable Fence*

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

3.2 Impermeable Fence Strategy



Impermeable fence at 1.2m along Kings Way

Legend

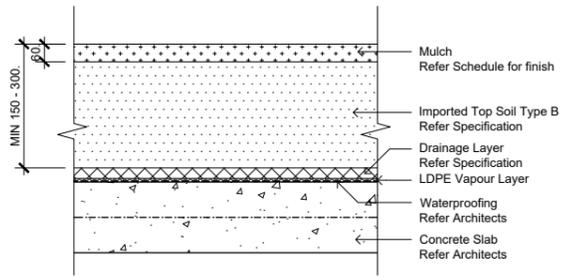
— 1.2 m high Impermeable Fence*

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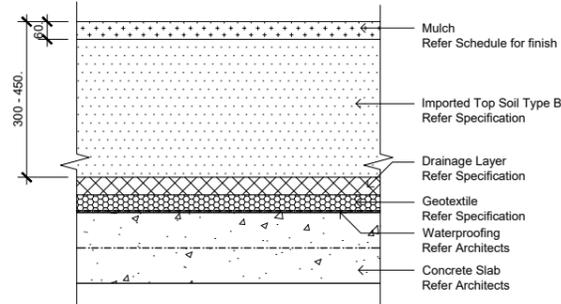
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*As per Windtech recommendations. PEDESTRIAN WIND ENVIRONMENT STUDY, 'WI072-05F01(REV1)- WE REPORT', 03.04.25

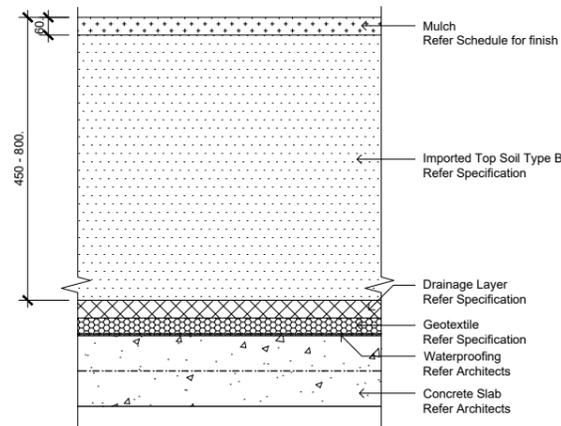
3.3 Soil Volume



01 GB01 GARDEN BED ORGANIC MULCH (150-300MM) Section Scale 1:10



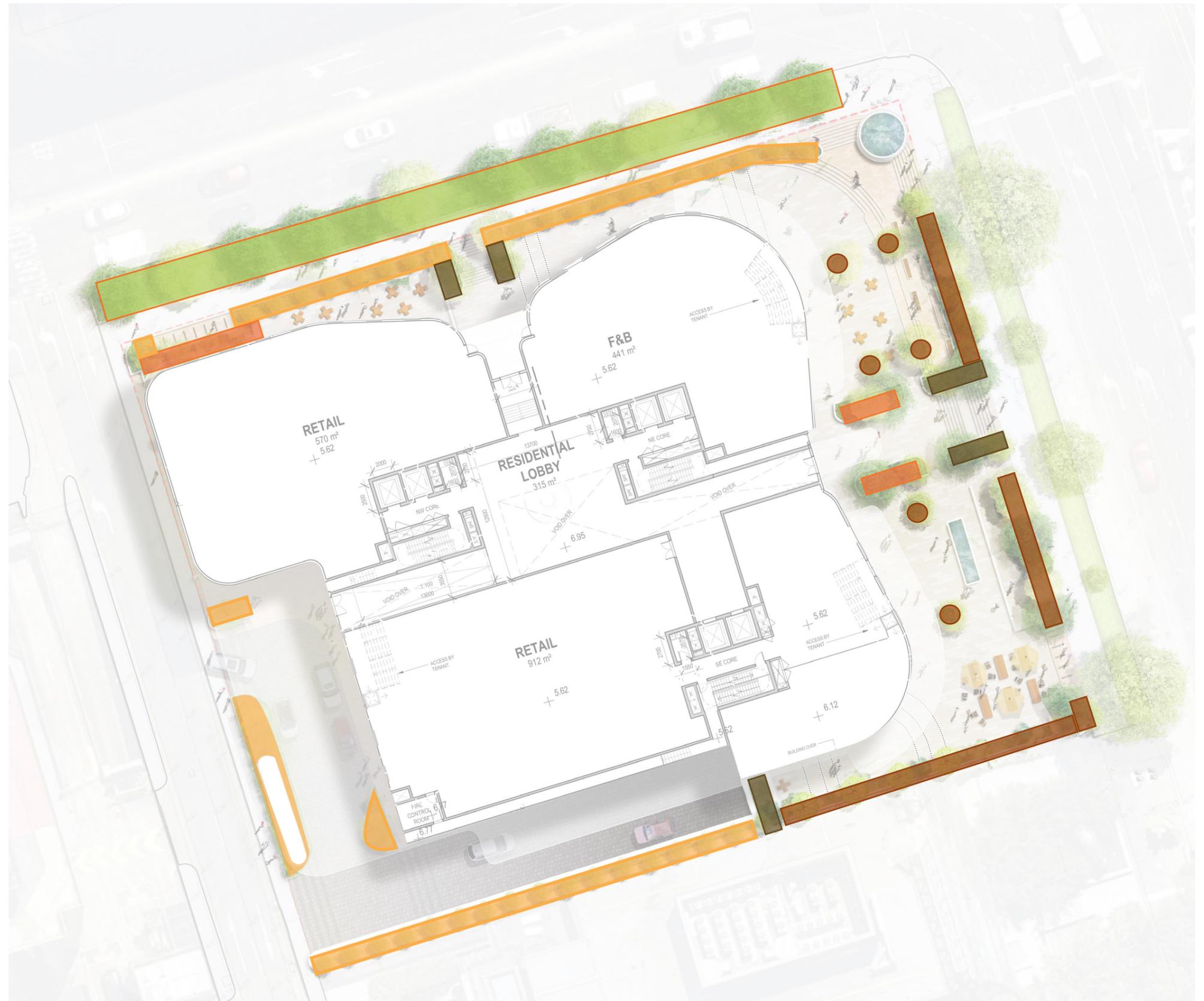
02 GB02 GARDEN BED ORGANIC MULCH (300-450MM) Section Scale 1:10



03 GB03 GARDEN BED ORGANIC MULCH (450-800MM) Section Scale 1:10

Legend

- Deep Soil
- 150 - 300mm
- 600mm
- 800mm
- 800 - 1200mm



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3.4 Plant Schedule - Ground Level

| BOTANIC NAME | COMMON NAME |
|---|--------------------------|
| <i>Casuarina 'Cousin It'</i> | |
| <i>Rosmarinus officinalis prostrata</i> | |
| <i>Strelitzia reginae</i> (dwarf form) | |
| <i>Ruscus hypoglossum</i> | |
| <i>Helichrysum apiculatum</i> | |
| <i>Goodenia Gold Carpet</i> | |
| <i>Correa baurelenii</i> | <i>Chef's-hat correa</i> |
| <i>Helmholtzia glaberrima</i> | <i>Stream lily</i> |
| <i>Derwentia perfoliata</i> | <i>Diggers Speedwell</i> |
| <i>Dichondra Silver Falls</i> | <i>Kidney Weed</i> |
| <i>Ficus pumila</i> | <i>Climbing fig</i> |
| <i>Cotinus coggygria Purple Smoke</i> | |
| <i>Agave attenuata</i> | <i>Foxtail</i> |
| <i>Correa alba</i> | |



Casuarina 'Cousin It'



Rosmarinus officinalis prostrata



Grevillea olivacea



Ruscus hypoglossum



Helichrysum apiculatum



Goodenia Gold Carpet



Correa baurelenii



Helmholtzia glaberrima



Derwentia perfoliata



Dichondra Silver Falls



Ficus pumila



Cotinus coggygria Purple Smoke



Agave attenuata



Correa alba

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3.5 Plant Schedule - Trees

NATIVE



Agonis flexuosa 'Lemon & Lime'



Eleocarpus emundii



Eucalyptus pauciflora



Melia azedarach



Waterhousea floribunda

EXOTIC



Betula pendula



Cercis canadensis



Gingko biloba



Lagerstroemia indica



Ulmus parvifolia

| BOTANIC NAME | COMMON NAME | Qty | Size | Mature size H x W | Type (TABLE D4) | Minimum planter Depth |
|---------------------------------------|---------------------------|-----|------|-------------------|-----------------|-----------------------|
| Trees | | | | | | |
| <i>Agonis flexuosa</i> 'Lemon & Lime' | Weeping Peppermint Willow | 5 | 100L | 6 x 8m | A | 0.8m |
| <i>Ulmus parvifolia</i> | Chinese Elm | 4 | 75L | 13 x 10m | B | 1.0m |
| <i>Eleocarpus emundii</i> | Eumundi Quandong | 11 | 100L | 10 x 5m | A | 0.8m |
| <i>Eucalyptus pauciflora</i> | Little Snowman | 10 | 45L | 10 x 5m | A | 0.8m |
| <i>Lagerstroemia indica</i> | Crepe Myrtle | 5 | 100L | 8 x 4m | A | 0.8m |
| <i>Melia azedarach</i> | China Berry | 4 | 100L | 10 x 8m | B | 1.0m |
| <i>Betula pendula</i> | Silver birch | 2 | 27L | 12 x 6m | A | 0.8m |
| <i>Gingko biloba</i> | Maidenhair Tree | 1 | 100L | 12 x 5m | A | 0.8m |
| <i>Waterhousea floribunda</i> | Weeping Lilly Pilly | 4 | 50L | 10 x 8m | A | 0.8m |
| <i>Cercis canadensis</i> | Forest Pansy | 6 | 50L | 5 x 6m | A | 0.8m |

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Note

The tree species chosen to be planted along Kings way are suitable for urban condition. A number of trees are proven to be successful as street trees.

3.6 Plant Schedule - Trees

-  Type A - Proposed Trees
-  Type B - Proposed Trees
-  Type A-Proposed Street Trees
-  Type B-Proposed Street Trees
-  SRZ (Structural Root Zone)-Existing Street Trees
-  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.

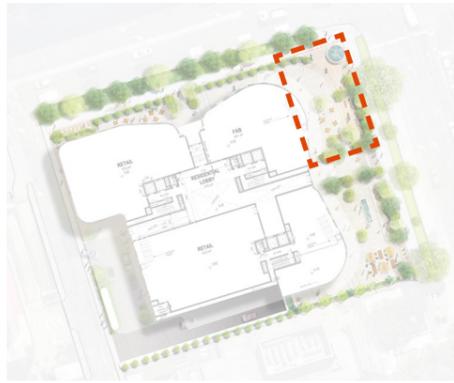
For more information, refer to the Arborist report.



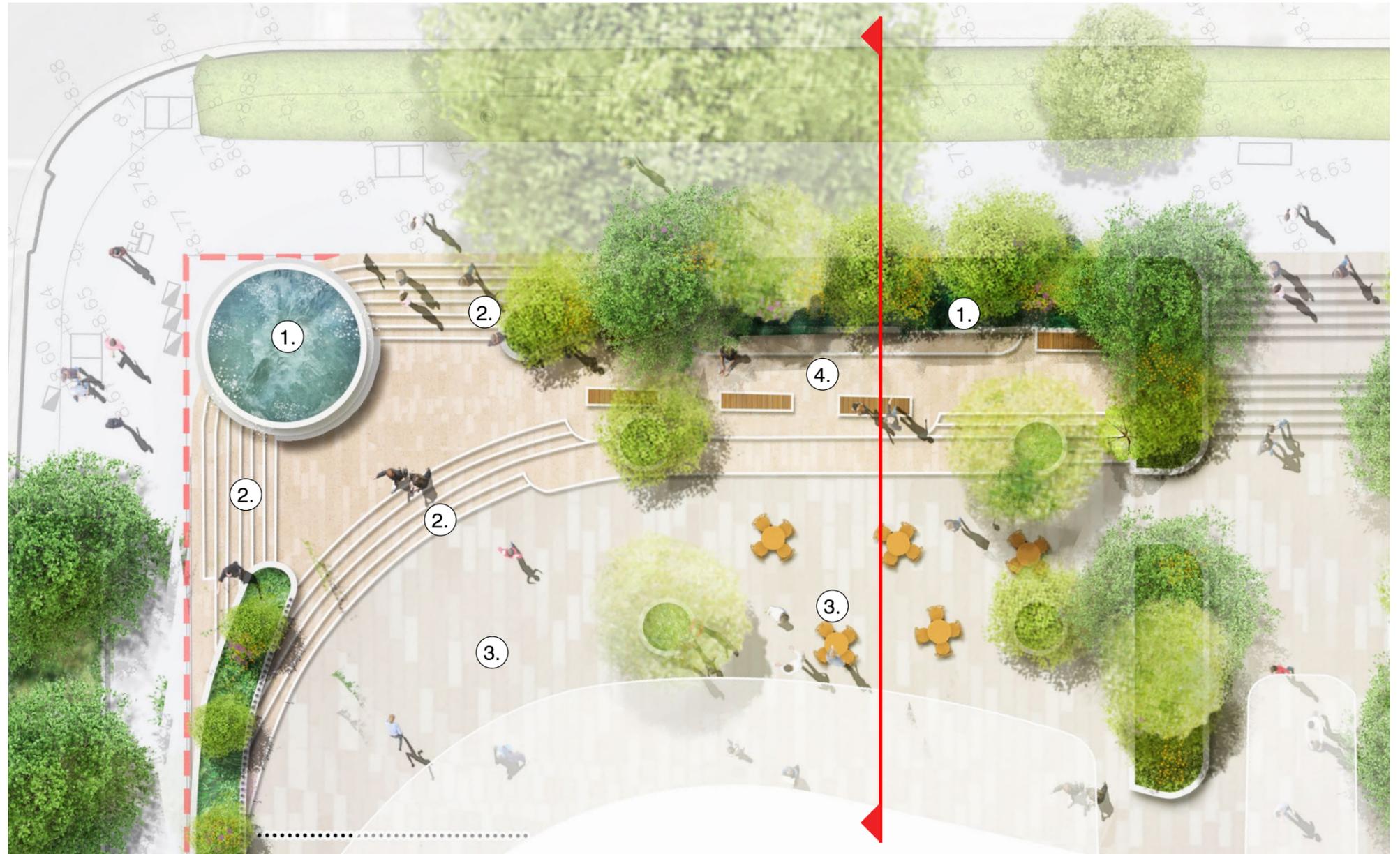
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4.0 Terrace

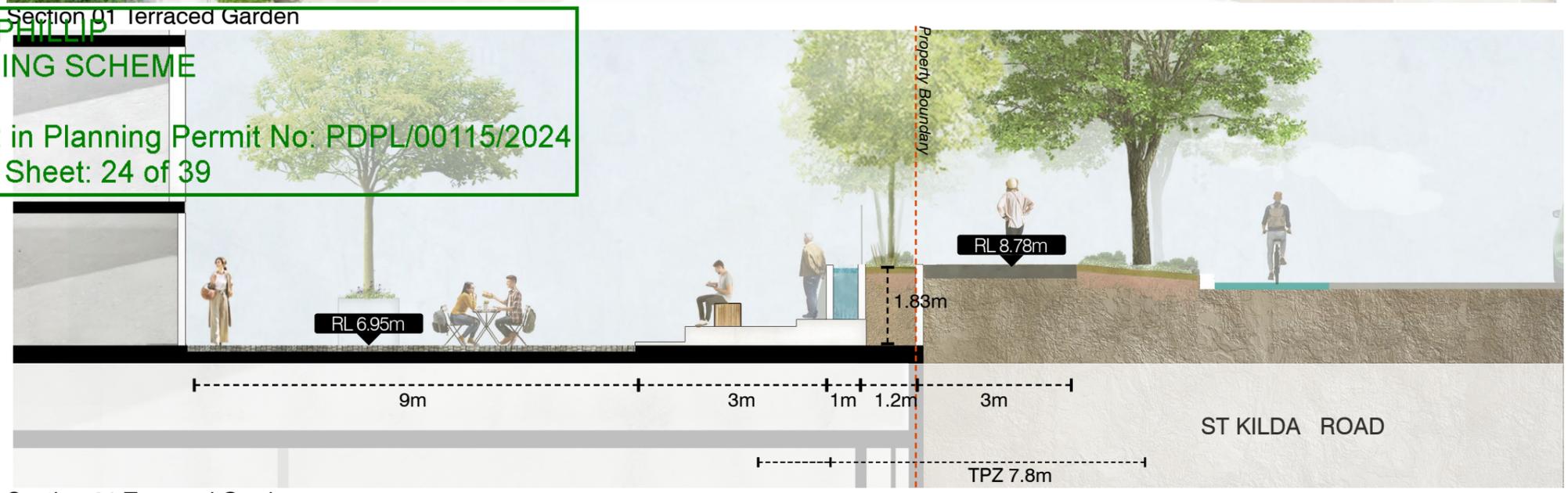


- 1. Water Feature
- 2. Feature Stairs
- 3. Plaza
- 4. Terraced Garden



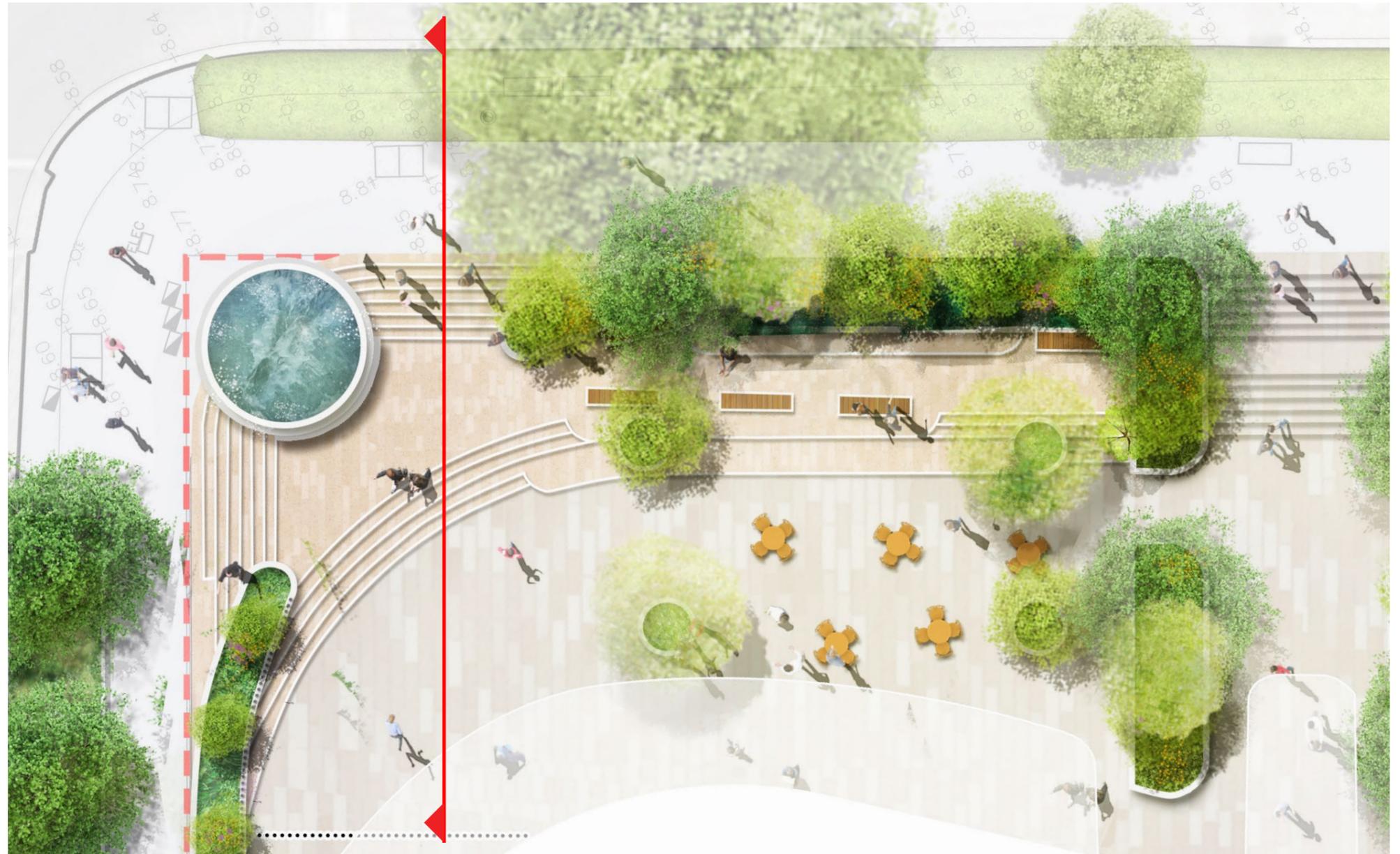
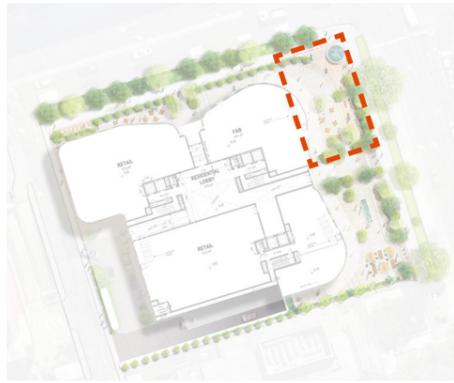
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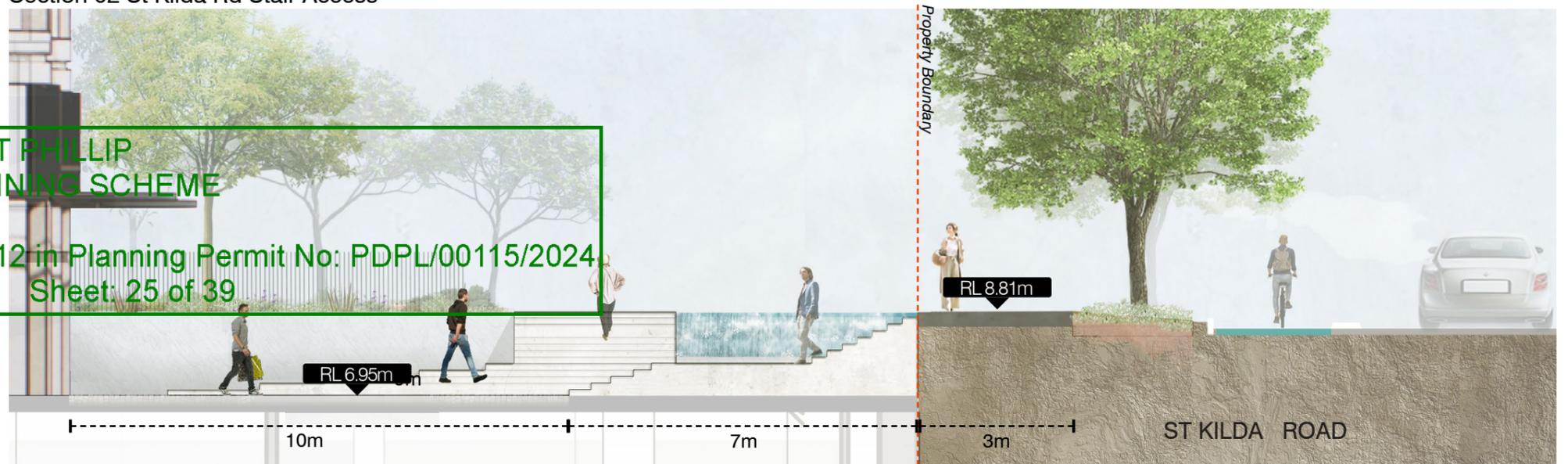


Section 01 Terraced Garden

4.0 Terrace



Section 02 St Kilda Rd Stair Access



Section 02 St Kilda Rd Stair Access

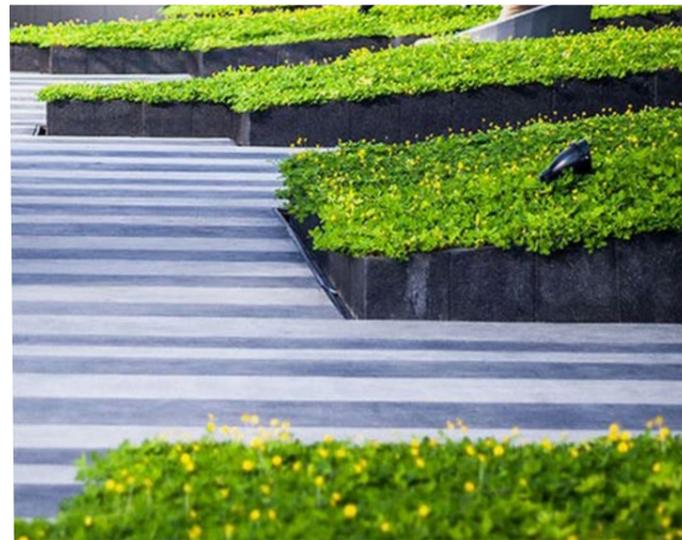
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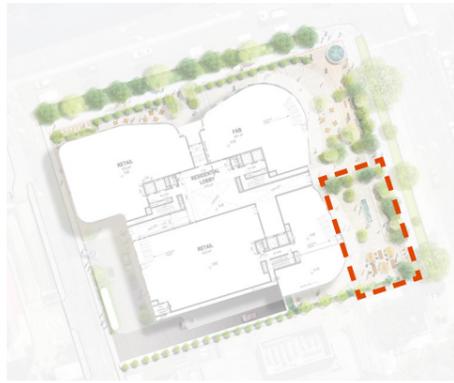
4.0 Terrace

CITY OF PORT PHILLIP PORT PHILLIP PLANNING SCHEME

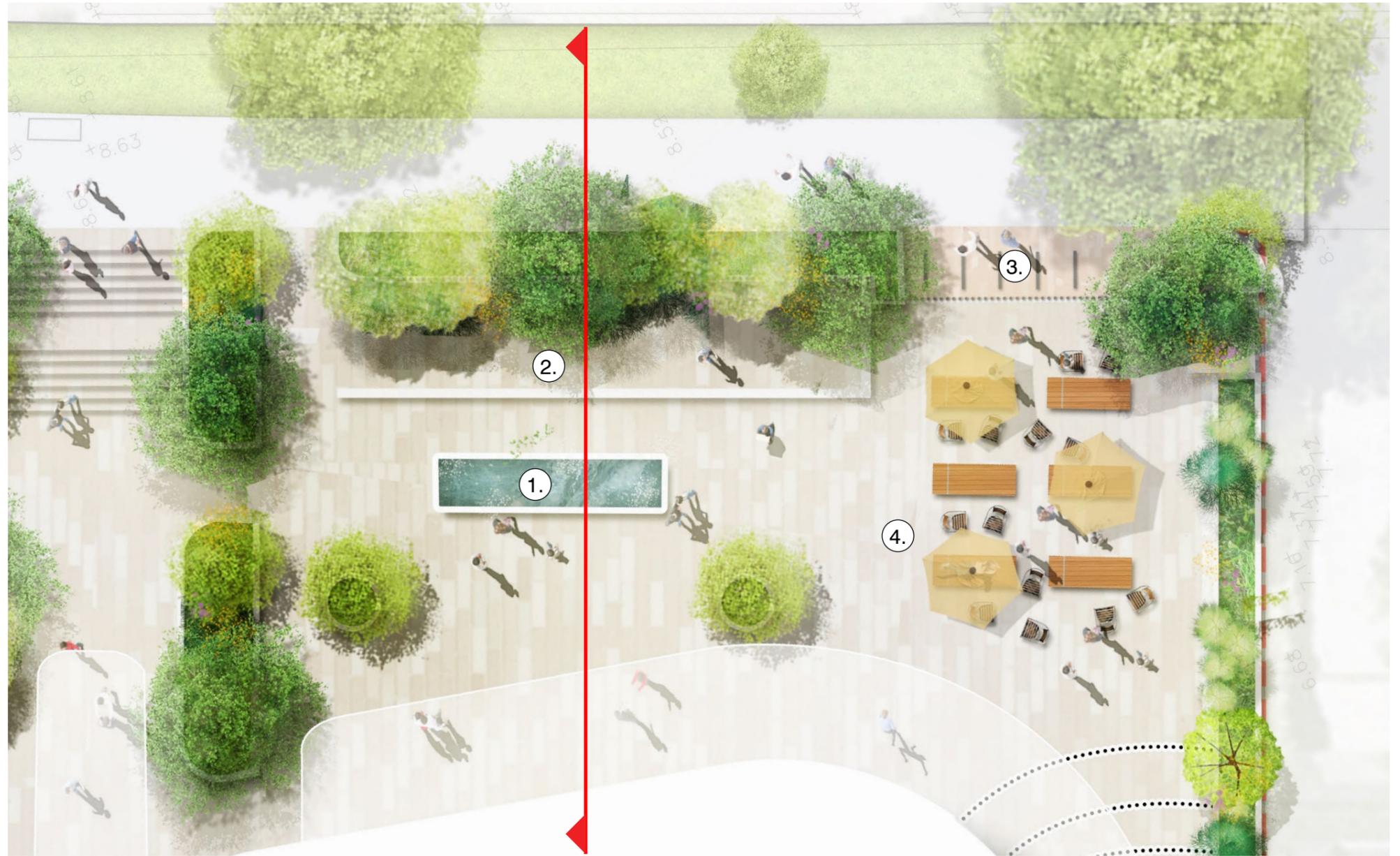
This endorsed plan complies with Condition No. 12 in Planning Permit No: PDPL/00115/2024
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5.0 Garden and Plaza



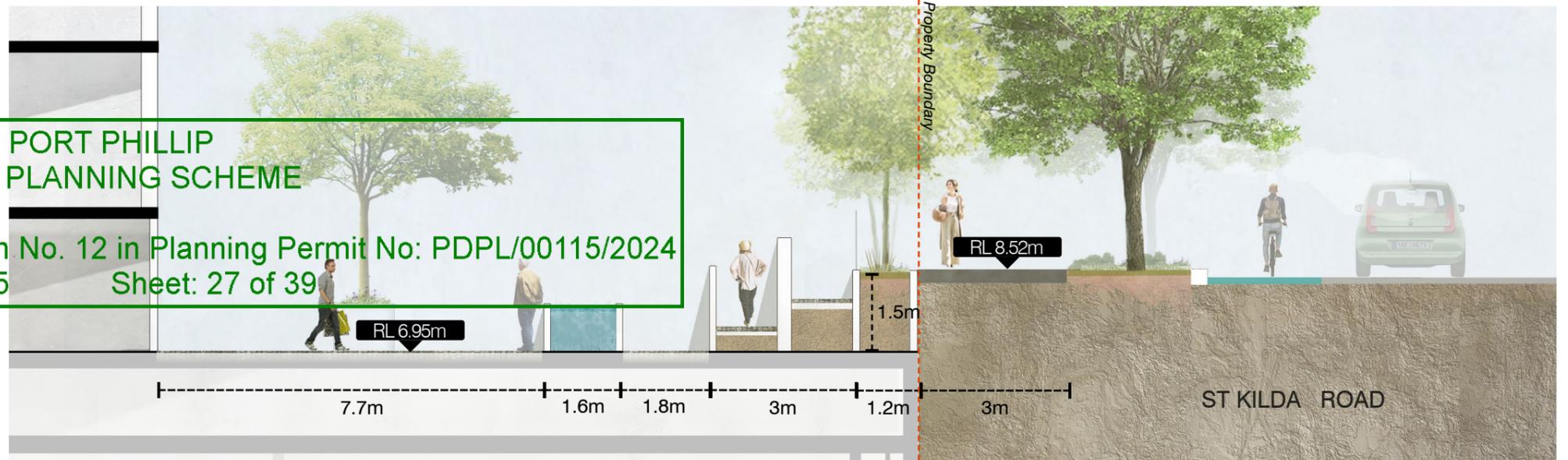
- 1. Water Feature
- 2. Accessible Ramp Entry
- 3. Bike Parking
- 4. Plaza



Section 03 South Plaza

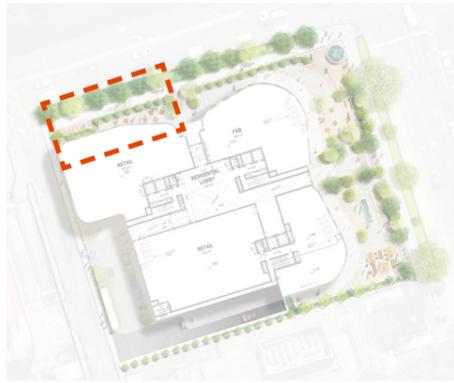
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Section 03 South Plaza

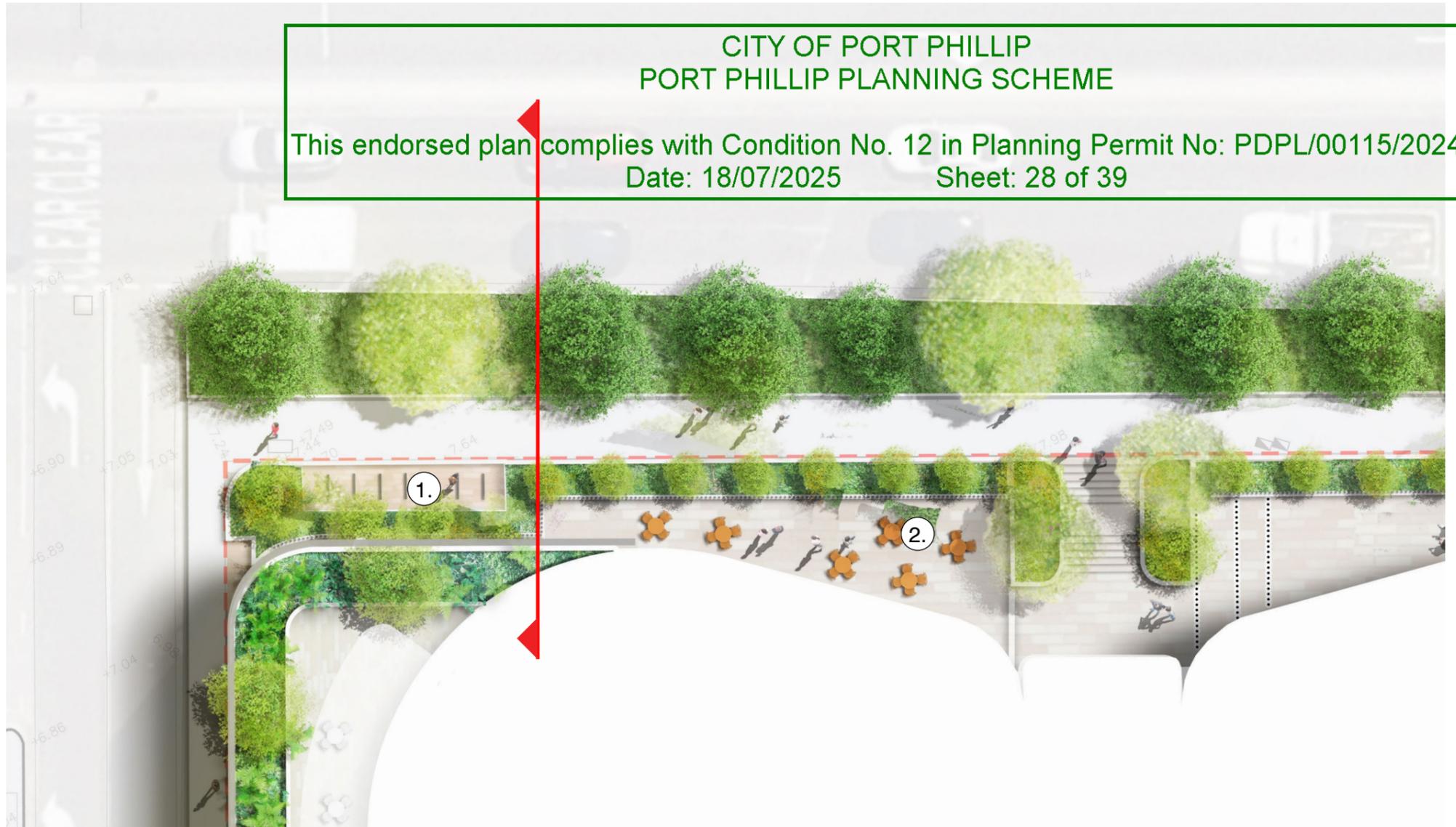
5.0 Garden and Plaza



- 1. Bike Parking
- 2. Garden

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Section 05 North Rock Garden A



Section 05 North Rock Garden A

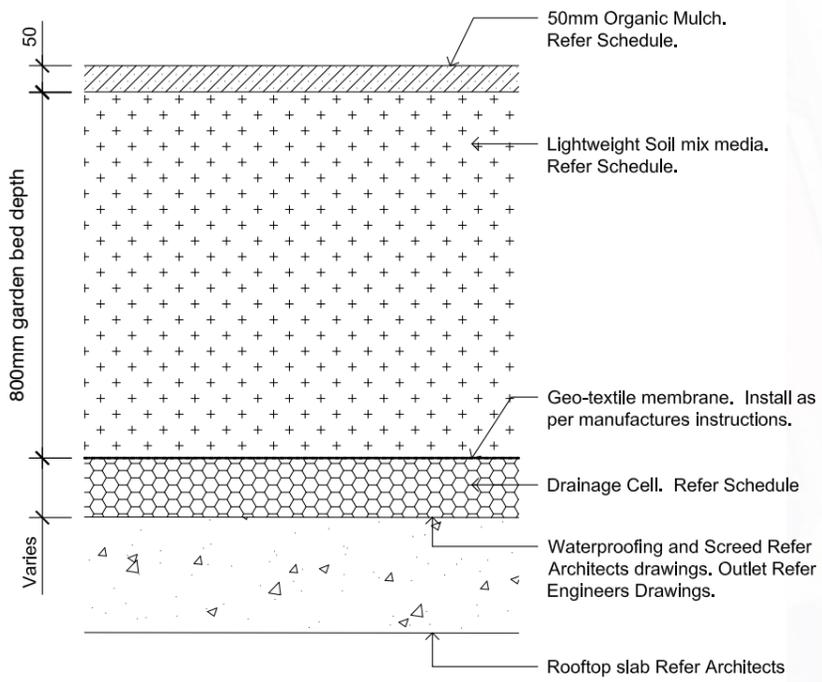
5.0 Garden and Plaza

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6.0 Podium Garden



1:400_A3

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6.0 Podium Garden

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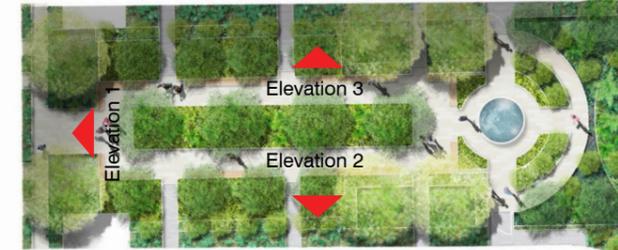
6.1 Podium Garden Elevations

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Elevation 1

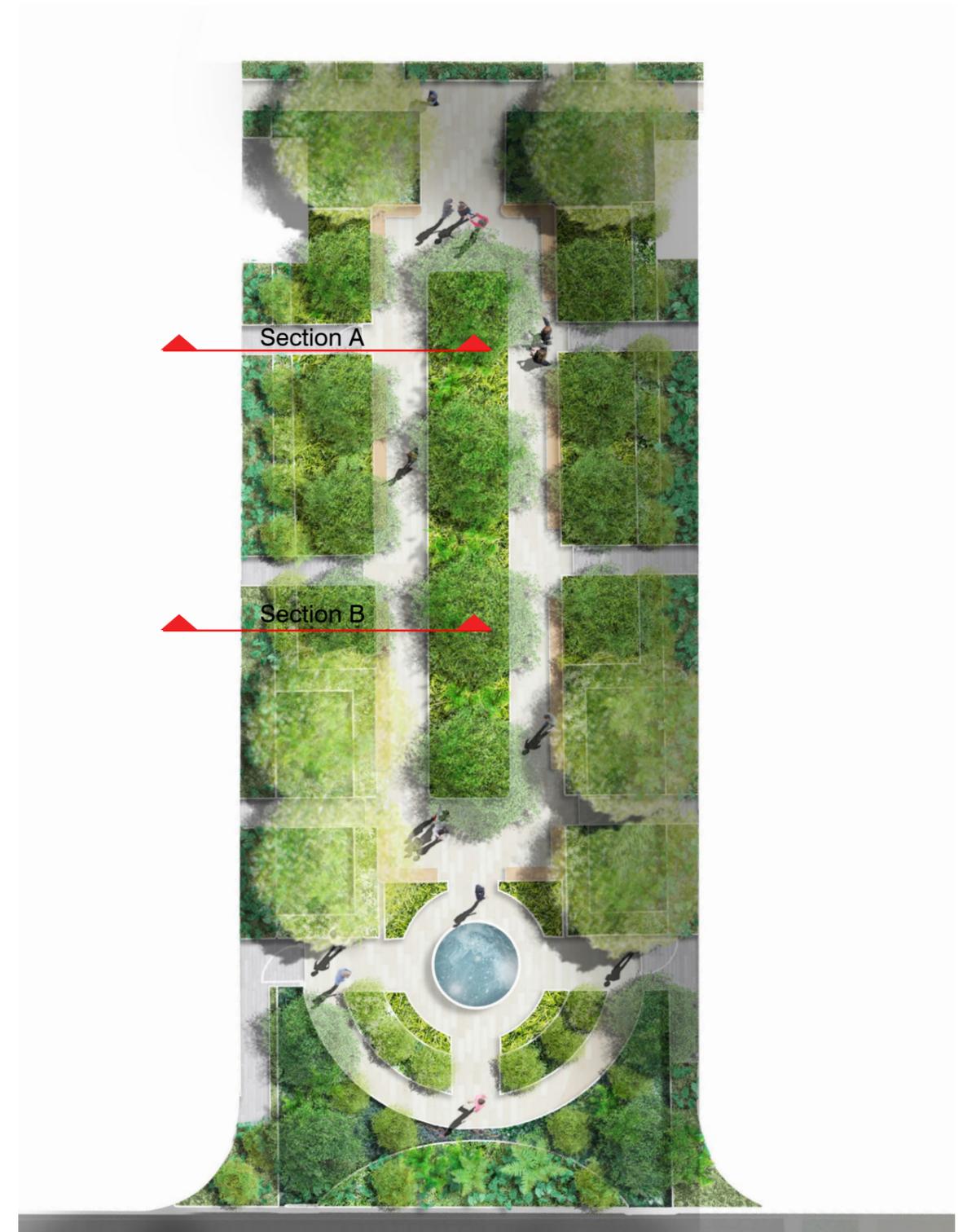
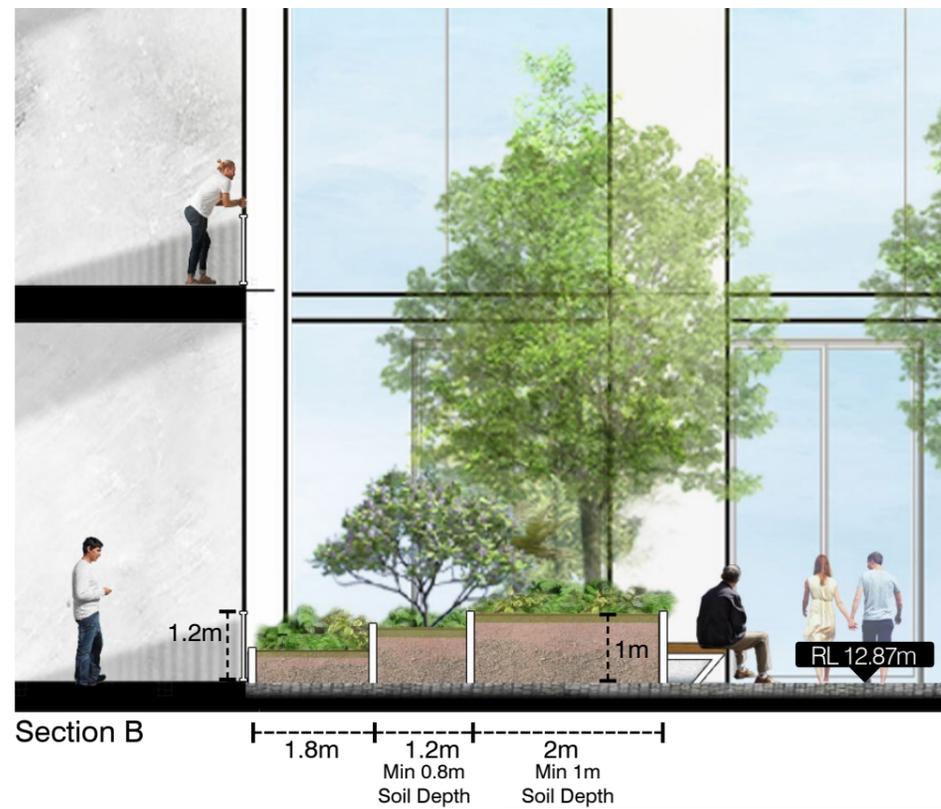
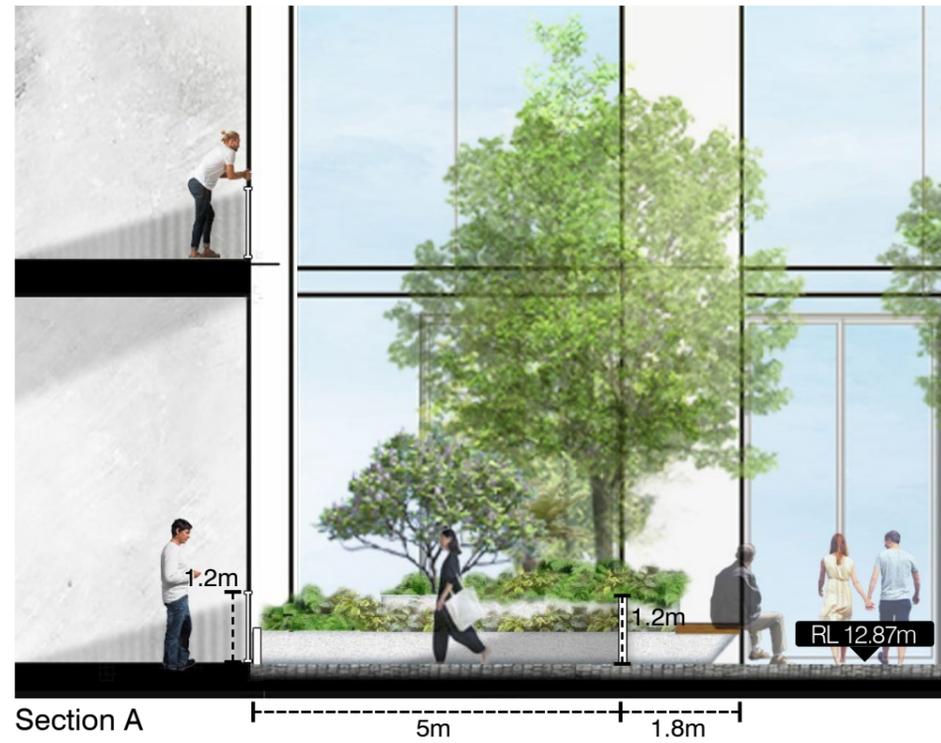


Elevation 2



Elevation 3

6.2 Podium Garden Section



Note
Balustrade fence at balcony,
max height 1.2m with 25%
permeability

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6.3 Plant Schedule - Podium Level

| BOTANIC NAME | COMMON NAME |
|--|-----------------|
| <i>Asparagus densiflorus 'Myersii'</i> | |
| <i>Clivia miniata</i> | |
| <i>Plectranthus ciliatus</i> | |
| <i>Ruscus hypoglossum</i> | |
| <i>Philodendron xanadu</i> | |
| <i>Lepidozamia peroffskyana</i> | |
| <i>Dianella B'King Alfred'</i> | |
| <i>Dodonea viscosa ssp spathulata</i> | |
| <i>Microsorium diversifolium</i> | Kangaroo fern |
| <i>Molineria capitulata</i> | Palm grass |
| <i>Ficus pumila</i> | Climbing fig |
| <i>Arthropodium cirratum</i> | |
| <i>Agave attenuata</i> | |
| <i>Trachelospermum asiaticum</i> | Asiatic jasmine |



Asparagus densiflorus 'Myersii'



Clivia miniata



Plectranthus ciliatus



Ruscus hypoglossum



Philodendron 'Xanadu'



Lepidozamia peroffskyana



Dianella B'King Alfred'



Dodonea viscosa ssp spathulata



Microsorium diversifolium



Molineria capitulata



Ficus pumila



Arthropodium cirratum



Agave attenuata



Trachelospermum asiaticum

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6.4 Plant Schedule - Trees



Agonis flexuosa 'Lemon & Lime'



Lagerstroemia indica



Waterhousea floribunda

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| BOTANIC NAME | COMMON NAME | Qty | Size | Mature size H x W | Type (TABLE D4) | Minimum planter soil Depth |
|---------------------------------------|---------------------------|-----|------|----------------------|--------------------|----------------------------------|
| Trees | | | | | | |
| <i>Lagerstroemia indica</i> | Crepe Myrtle | 3 | 100L | 8 x 4m | A | 0.8m |
| <i>Agonis flexuosa</i> 'Lemon & Lime' | Weeping Peppermint Willow | 2 | 50L | 8 x 8m | A | 0.8m |
| <i>Waterhousea floribunda</i> | Weeping Lilly Pilly | 1 | 50L | 10 x 8m | A | 0.8m |

7.0 WSUD Strategy

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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.

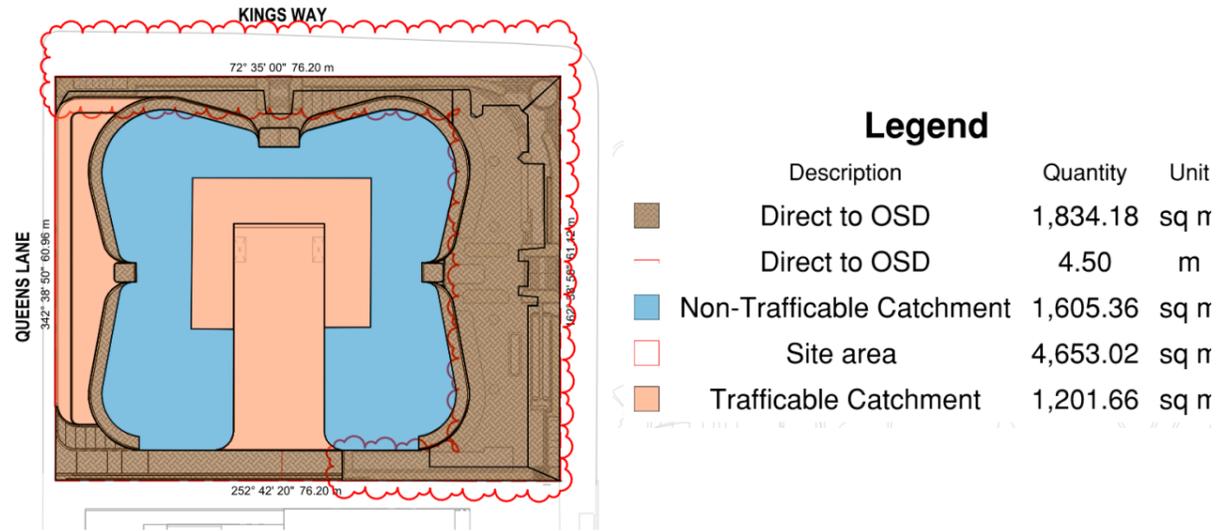


Figure 7 Site layout and catchment areas

- > 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

Note

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

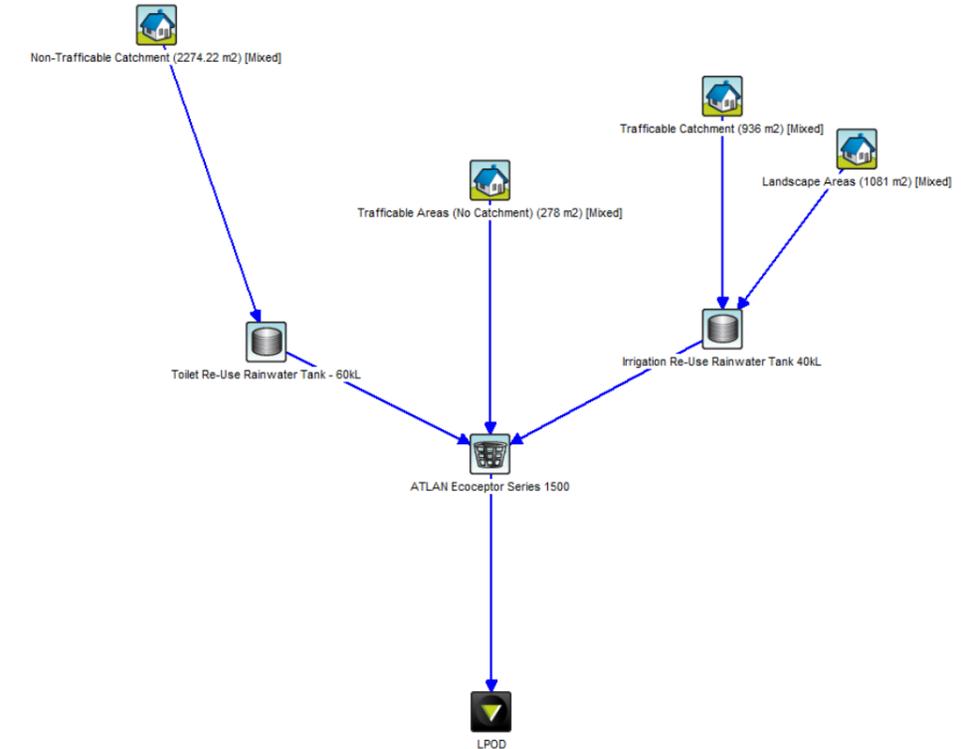


Figure 2 Music model in plan view

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).

8.0 ACCESS AND MAINTENANCE

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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.



9.0 LANDSCAPE DETAILS

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MATERIAL PALETTE



Bluestone Paving



Granite Paving



Asphalt Paving



Organic Mulch

9.0 LANDSCAPE DETAILS

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BUILDING REFER ARCHITECTS

TYPICAL DETAILS

