



**PORT PHILLIP PLANNING DEPARTMENT**  
**Date Received: 21 July 2022**

04	220719	Issued for VCAT	OW	MJ
03	211208	Issued for Information	OW	MJ
02	211108	Issued for Town Planning	OW	MJ
01	210819	Issued for Town Planning	OW	MJ
Revision	Date	Description	Initial	Checked

**NOT FOR CONSTRUCTION**

Project Number

**203**

**313-317 Kings Way**  
South Melbourne

Land of the Bunurong

Client Fortis

Architect Elenberg Fraser

Scale NTS@A3

Drawn OW

Checked MJ

Drawing No. [Revision]

North

**L000-04**



Drawing  
**Precinct Plan**  
Vision

**OPENWORK** Pty Ltd

Landscape Architecture, Urban Design, Research and Speculation  
1st Floor, 25 Elizabeth Street Melbourne Victoria 3000 Australia  
T: 03 9614 6446 | work@openwork.info | www.openwork.info  
ACN 611 784 537 | Registered Landscape Architect #006448



Works within the site boundary:

- 1 Pedestrian Paving to City of Port Phillip standards
- 2 Mass planting to building plinth (typical soil depth 600mm)
- 3 Climbing wires integrated to the building

Works outside the boundary to future discussion with the CoPP:

- 4 Pedestrian Paving to City of Port Phillip standards
- 5 Cobbles / split face stone in shared zone
- 6 Street trees to Kings Way in mass planted bed. Nominated species is Eucalyptus leucoxylon (Yellow Gum)
- 7 Street trees in mass planting to Kings Place
- 8 Precinct-wide public art
- 9 Parking / loading bay



04	220719	Issued for VCAT	OW	MJ
03	211208	Issued for Information	OW	MJ
02	211108	Issued for Town Planning	OW	MJ
01	210819	Issued for Town Planning	OW	MJ
Revision	Date	Description	Initial	Checked

NOT FOR CONSTRUCTION

Project Number  
**203**  
**313-317 Kings Way**  
South Melbourne

Land of the Bunurong  
Client Fortis  
Architect Elenberg Fraser  
Scale 1:100@A3  
Drawn OW  
Checked MJ

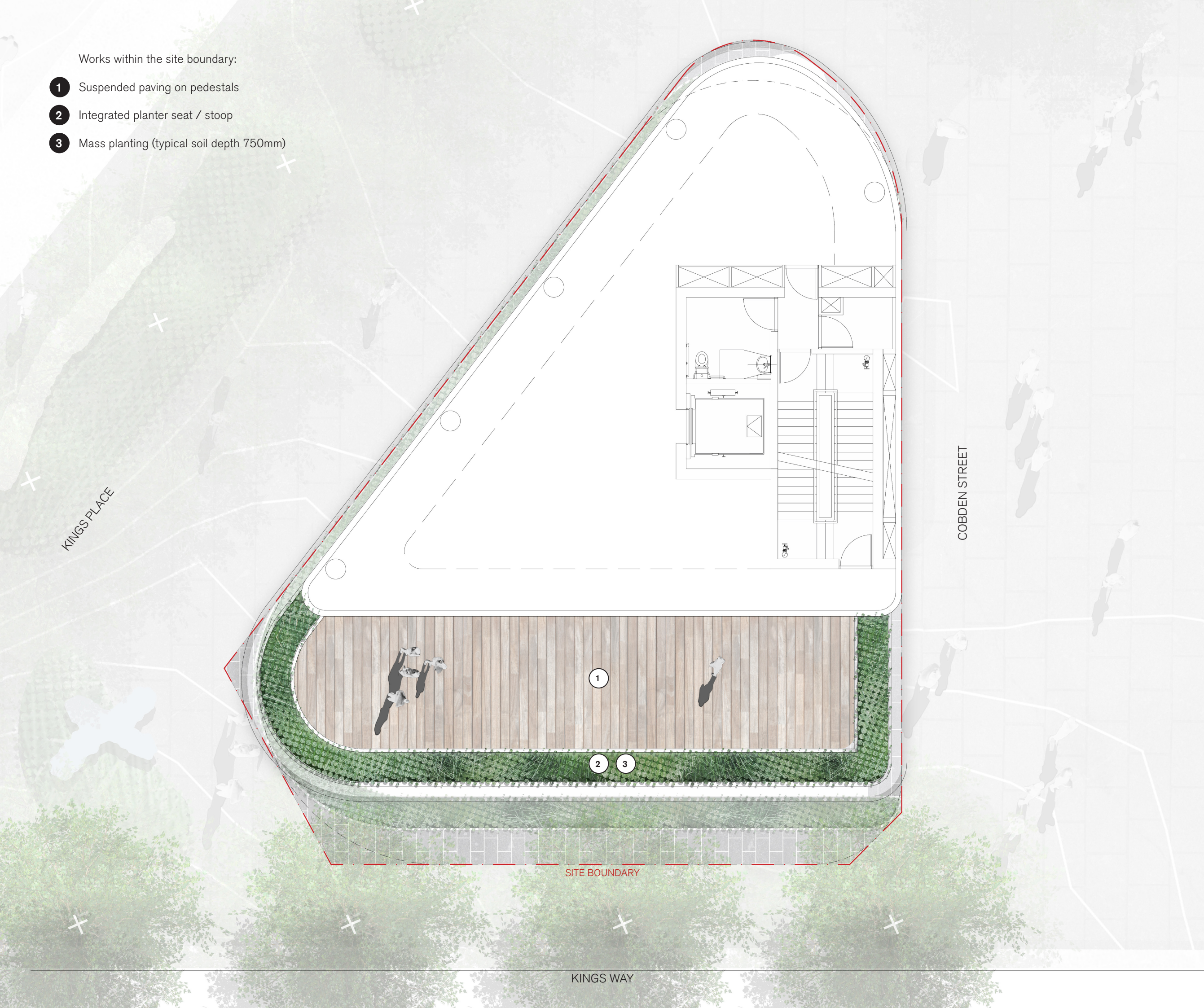
Drawing No. [Revision] North  
**L001-04**  
Drawing  
**Ground Floor**  
Landscape Plan

**OPENWORK** Pty Ltd  
Landscape Architecture, Urban Design, Research and Speculation  
1st Floor, 25 Elizabeth Street Melbourne Victoria 3000 Australia  
T: 03 9614 6446 | work@openwork.info | www.openwork.info  
ACN 611 784 537 | Registered Landscape Architect #006448



Works within the site boundary:

- 1 Suspended paving on pedestals
- 2 Integrated planter seat / stoop
- 3 Mass planting (typical soil depth 750mm)



04	220719	Issued for VCAT	OW	MJ
03	211208	Issued for Information	OW	MJ
02	211108	Issued for Town Planning	OW	MJ
01	210819	Issued for Town Planning	OW	MJ
Revision	Date	Description	Initial	Checked

NOT FOR CONSTRUCTION

Project Number  
**203**  
**313-317 Kings Way**  
South Melbourne

Land of the Bunurong  
Client Fortis  
Architect Elenberg Fraser  
Scale 1:100@A3  
Drawn OW  
Checked MJ

Drawing No. [Revision] North  
**L002-04**

Drawing  
**Level 12**  
Landscape Plan

**OPENWORK** Pty Ltd  
Landscape Architecture, Urban Design, Research and Speculation  
1st Floor, 25 Elizabeth Street Melbourne Victoria 3000 Australia  
T: 03 9614 6446 | work@openwork.info | www.openwork.info  
ACN 611 784 537 | Registered Landscape Architect #006448



Works within the site boundary:

- 1 Suspended paving on pedestals
- 2 Integrated planter seat / stoop
- 3 Mass planting (typical soil depth 750mm)
- 4 Shade canopy over
- 5 Yoga / event space
- 6 BBQ / bar
- 7 Bookable outdoor meeting
- 8 Seating / working bench to perimeter of planter



04	220719	Issued for VCAT	OW	MJ
03	211208	Issued for Information	OW	MJ
02	211108	Issued for Town Planning	OW	MJ
01	210819	Issued for Town Planning	OW	MJ
Revision	Date	Description	Initial	Checked

NOT FOR CONSTRUCTION

Project Number  
**203**  
**313-317 Kings Way**  
South Melbourne

Land of the Bunurong  
Client Fortis  
Architect Elenberg Fraser  
Scale 1:100@A3  
Drawn OW  
Checked MJ

Drawing No. [Revision] North  
**L003-04**

Drawing  
**Roof Level**  
Landscape Plan

**OPENWORK** Pty Ltd

Landscape Architecture, Urban Design, Research and Speculation  
1st Floor, 25 Elizabeth Street Melbourne Victoria 3000 Australia  
T: 03 9614 6446 | work@openwork.info | www.openwork.info  
ACN 611 784 537 | Registered Landscape Architect #006448

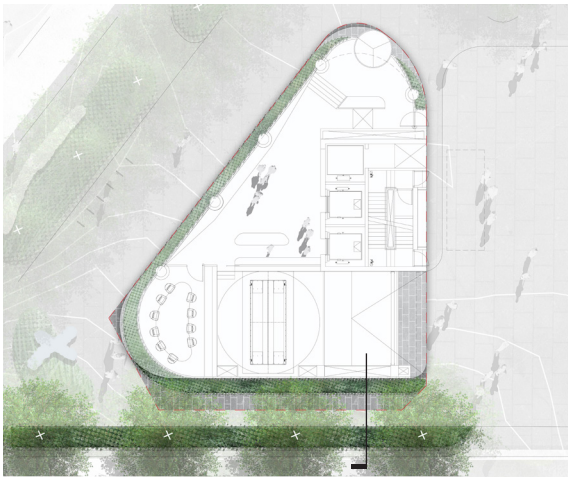


Works within the site boundary:

- 1 Pedestrian Paving to City of Port Phillip standards
- 2 Mass planting to building plinth (typical soil depth 600mm)
- 3 Climbing wires integrated to the building

Works outside the boundary to future discussion with the CoPP:

- 4 Street trees to Kings Way in mass planted bed.  
Nominated species is Eucalyptus leucoxylon (Yellow Gum)



04	220719	Issued for VCAT	OW	MJ
03	211208	Issued for Information	OW	MJ
02	211108	Issued for Town Planning	OW	MJ
01	210819	Issued for Town Planning	OW	MJ
Revision	Date	Description	Initial	Checked

NOT FOR CONSTRUCTION

Project Number

203  
313-317 Kings Way  
South Melbourne

Land of the Bunurong

Client Fortis

Architect Elenberg Fraser

Scale 1:25@A3

Drawn OW Checked MJ

Drawing No. [Revision] North

L004-04

Drawing  
Typical Section  
Kings Way

OPENWORK Pty Ltd

Landscape Architecture, Urban Design, Research and Speculation  
1st Floor, 25 Elizabeth Street Melbourne Victoria 3000 Australia  
T: 03 9614 6446 | work@openwork.info | www.openwork.info  
ACN 611 784 537 | Registered Landscape Architect #006448



CASCADES AND CLIMBERS

	Species	Common Name	Pot Size	Height	Width
02	Acacia baileyana	Prostrate Wattle	300mm	0.5m	2m
04	Casuarina glauca - prostrate Form	Prostrate She-oak	300mm	0.5m	2m
06	Hardenbergia violacea	Happy Wanderer	300mm	4m	3m
07	Hibbertia scandens	Snake Vine	300mm	4m	3m
-	Kennedia rubicunda	Dusky Coral Pea	300mm	4m	3m
09	Leptospermum 'Vertical Drop'	Cascading Tea-tree	300mm	0.5m	2m
-	Leptospermum laevigatum	Dwarf Tea-tree	300mm	0.5m	2m
10	Myoporum parvifolium	Creeping Boobialla	300mm	6m	3m
01	Pandorea jasminoides 'Bower'	Pink Pandorea	300mm	6m	3m
-	Pandorea jasminoides 'Lady Di'	White Pandorea	300mm	6m	3m
11	Pandorea pandorana	Snowbells	300mm	6m	3m

PERENNIALS & GROUND COVERS

	Species	Common Name	Pot Size	Height	Width
03	Carpobrotus glaucescens	Native Pigface	300mm	0.4m	3m
05	Dianella caerulea	Blue-flax Lily	300mm	0.9m	1.5m
-	Dianella longifolia	Blueberry Lily	300mm	0.9m	1.5m
08	Ficinia nodosa	Knobby Club Rush	300mm	0.9m	1m
-	Lomandra longifolia 'Tanika'	Tanika	300mm	0.9m	1m
-	Poa labillardieri 'Suggan Buggan'	Tussock Grass	300mm	0.9m	1m
12	Westringia fruticosa 'Mundi'	Prostrate Rosemary	300mm	0.5m	2m



04	220719	Issued for VCAT	OW	MJ
03	211208	Issued for Information	OW	MJ
02	211108	Issued for Town Planning	OW	MJ
01	210819	Issued for Town Planning	OW	MJ

Revision	Date	Description	Initial	Checked
----------	------	-------------	---------	---------

NOT FOR CONSTRUCTION

Project Number

203  
313-317 Kings Way  
South Melbourne

Land of the Bunurong

Client Fortis

Architect Elenberg Fraser

Scale NTS

Drawn OW Checked MJ

Drawing No. [Revision] North

L005-04

Drawing  
Plant Palette

OPENWORK Pty Ltd

Landscape Architecture, Urban Design, Research and Speculation  
1st Floor, 25 Elizabeth Street Melbourne Victoria 3000 Australia  
T: 03 9614 6446 | work@openwork.info | www.openwork.info  
ACN 611 784 537 | Registered Landscape Architect #006448



## 1.0 INTRODUCTION

These Landscape drawings have been prepared by Openwork pty ltd in association with Elenberg Fraser and Fortis. These documents set forth the guiding principles for the landscape, urban interfaces and external communal spaces for the redevelopment of 313-317 Kings Way South Melbourne.

The proposal outlined within this report is intended to create a generous, open, connected and high quality public landscape for the amenity of the workers of the project, users of the and adjacent streets and the existing residential and commercial population within the neighbourhood.

313-317 Kings Way South Melbourne will be a radical change to what is currently a poor and peculiar anomaly in the city’s fabric. A parcel of land formed by the swept paths of trucks that no longer visit the site, this proposal sponsors a new public realm, new planting and amenity and introduces scale and activation to the edge of the site that currently lacks both.

The proposal suggests the re-configuration of the street edge beyond the site boundary in a way that reduces the impact of the road, creates kindness and space for pedestrians and chick promises connection within the precinct, charging it with public life.

The design of the landscape architecture for 313-317 Kings Way is integrated with the design of the architecture in a way that deploys both soft and hard scape treatments to create a singular effect - a wide and amenity rich street that creates a moment of kindness and invitation in the urban environment and which provides permission for people to linger and occupy the street.

## 2.0 A CATALYST FOR THE PRECINCT

The landscape proposal for 313-317 Kings Way has been developed within a bigger understanding of Council's ambitions for the Kings Place - a new public space and pedestrian link between Park Street and Albert Road Reserve.

Kings Place is currently a large wide local street currently used as the rear of house for properties on Park Street and a cut through for local traffic. It is characterised by large roadways and which surround the subject site.

A mid-level public domain plan has been developed to guide the development of the subject site and encourage discussions between the project team, adjacent landowners and Council on the future of the precinct.

This plan proposes:

- A new safe shared space, public plaza and improved pedestrian connections with the reduction of roadway;
- To prioritise short-term and servicing parking where appropriate;
- A gathering place for pedestrians with landscaping, bike parking, seating and drinking fountains;
- Opportunities for community events such as markets and festivals;
- Enhanced pedestrian amenity and connectivity between trams and trains;
- Opportunity for community events such as markets and festivals; and
- Enhanced pedestrian amenity and connectivity between trams and trains.

## 3.0 PLANTING DESIGN

The proposed palette has been designed to provide appropriate scale, greening and visual amenity. Trees will be installed as a combination of 45L, 75L and advanced specimens, ensuring that they provide scale and amenity from the first day of occupation. The planting scheme uses predominantly native and indigenous plants chosen for their sculptural characteristics and their ability to provide an ecology that will host insect and bird life. Planting is intended to:

- Establish planted areas as a diverse garden shared by people and fauna;
- Utilise climbing plants to create a green interface, particularly along Kings Way
- Work with the available soil volume and proposed irrigation regime;
- Use landscape elegantly to create identity and maximise amenity for users of the project; and
- Be robust, suited to the available aspect, will work with ambient wind levels and will minimise water use.

## 4.0 DESIGNED MAINTENANCE

The maintenance needs of any landscape are tied to the resolution of the design at planning level. This proposal attempts to negotiate the desire for a verdant planted areas with the need to ensure that these plantings have longevity within a low-maintenance environment. The proposal includes:

- A strong palette of proven performing plants;
- A planting palette that utilises several species for each application ensuring seasonal change as well a consistent level of amenity should one of the species under perform;
- Small scale mass planting within a well-designed suite of hardscape elements ensuring that the failure of an individual specimen will be contained, permitting delayed maintenance; and
- Allowance for irrigation and maintenance of all communal spaces.

### 4.01 MAINTENANCE SCOPE

Maintenance work is to be carried out in accordance with a future performance specification. This work will include the upkeep and maintenance of the landscape works associated with the landscape works and include, but are not limited to, the following:

- The fertilizing, sprigging, topdressing, weeding and spraying and watering of all planted areas to maintain a healthy and verdant appearance.
- The trimming/pruning, fertilising, mulching, weeding and spraying, watering and staking etc. of all planted areas within the project;
- The de-heading of feature planting following flowering;
- The replacement of dead or stolen plant material;
- The training and pruning of all vine planting on trellis structures, climbing frames etc;
- The ongoing inspection and maintenance of drains and external furniture including cleaning and resealing timber elements associated with landscape works if required.
- The regular inspection and collection of rubbish in garden beds including weeding;
- Removal or mulching of all clippings;
- Regular maintenance inspections of the various fully automatic irrigation systems;
- Allowance should be made for all work including purchasing of materials, equipment, hiring, cartage and possible work outside of normal working hours.

## 5.0 IRRIGATION

The irrigation needs of the scheme have been considered both in terms of planting selection and the preliminary design of soil specification and profile. Automatic irrigation controllers will be managed by building management staff for the watering of landscape spaces. The irrigation design for the project will be procured via a performance based irrigation specification, with drawings being presented to Openwork for approval prior to installation. This specification will include:

- Surface irrigation to be installed to all planted garden beds.
- Irrigation to utilise harvested rainwater with mains back-up.
- Irrigation zones are to include an automatic irrigation controller with manual cycle and individual control valve operation, ≥ 24 hour battery program backup and power surge protection.
- Rain Sensors.

### 5.01 GENERAL REQUIREMENTS

Design and install irrigation system to connect to designated take off point to planted area. Supply, install, test and commission the water services for the irrigation system to the requirements of the regulatory authorities and the relevant provisions of AS 3500.1 and AS 3500.4. Install pipe work in straight line and uniform grades without sags and arrange to avoid air locks. Keep the number of joints to a minimum. Use an automatic watering system with remote monitoring capacity coupled with a pulse flow meter designed, supplied and installed by an approved subcontractor.

### 5.02 AUTOMATIC WATERING SYSTEM DESIGN

Allow for necessary connections to the main line water supply tank, filtered and acceptable for use (provided by builder).

- Provide a pressure-regulating valve off-take points on every floor, which is adjustable between 100 and 450kPa. Mount the assembly in an accessible position in a valve box, access pit or adjacent building, as required, and provide an approved back flow prevention device. Requires 2-way irrigation Wire Path routed back to controller.

- Provide a Remotely monitored flow controller (Product Benchmark: Hunter ‘ACC2-D’), which utilizes site wifi or a built-in sim card that alarms client administration and landscape contractor simultaneously via SMS should reduce system flow rates occur. Must be linked to a pulse flow meter and master solenoid assembly
- Non harvested planting to be irrigated via Sub surface drainage using Techline Pressure compensated (PC) and Anti-Siphon (AS), anti-root intrusion (XR) dripper line at max 400mm centers. Emitters spaces along drip line at 150mm centers with a flow rate of 1L per hour flow rate. Pipes shall be uPVC Class 12 and shall comply with AS 1477.
- Provide all solenoid valves, manuals, valves and bibcocks, installed in durable HDPE valve boxes.
- Joints and jointing shall comply with the relevant standards and shall generally be screwed fittings to pressured areas.
- Automatic Control Valves to be 24-volt solenoid actuated hydraulic valves with flow control and a maximum operating pressure rating of at least 700kPa. Provide valves with stainless steel bonnet holding down bolts and internal metal parts of stainless steel, able to be serviced without removal from the line. Provide a gate valve of the same size immediately upstream of each automatic control valve.
- Provide a rain switch to the controller to ensure that the volume of rainfall per day is deducted from the watering schedule.
- Coordinate the works to ensure all pipes and conduits are built in as the works progress.
- Irrigation controller to be automatic type, 7-day cycle with manual cycle and individual station operation, manual on-off operation of irrigation without loss of program, 240-volt input and 24-volt output capable of operating 2 control valves simultaneously, 24-hour battery program backup and power surge protection, Hunter or equal approved. System design to ensure separate sprinkler stations. Locate controller in position shown on drawing, in a lockable waterproof cabinet.

## 5.03 COMPLETION OF IRRIGATION SYSTEM

On completion of installation, commissioning, testing, fill the system with water, turn on control and isolating valves and the energy supply and leave the water supply system in full operation condition.

## 5.04 OPERATION AND MAINTENANCE MANUAL

Standard To AS 3666 clause 5.6.

Prior to practical completion, submit two copies of a manual consisting of the manufacturer's operation and service instructions, together with servicing contacts, and other pertinent information on the maintenance and operation of the equipment or system. Each copy is to be printed or typewritten on A4 sized paper neatly bound in protective covers. Include a list of components together with brand names, model numbers and suppliers.

<b>04</b>	220719	Issued for VCAT	OW	MJ
<b>03</b>	211208	Issued for Information	OW	MJ
<b>02</b>	211108	Issued for Town Planning	OW	MJ
<b>01</b>	210819	Issued for Town Planning	OW	MJ

Revision	Date	Description	Initial	Checked
----------	------	-------------	---------	---------

NOT FOR CONSTRUCTION

Project Number

203  
313-317 Kings Way  
South Melbourne

Land of the Bunurong

Client Fortis

Architect Elenberg Fraser

Scale NTS

Drawn OW

Checked MJ

Drawing No. [Revision]

North

L006-04



Drawing  
Notes

OPENWORK Pty Ltd

Landscape Architecture, Urban Design, Research and Speculation  
1st Floor, 25 Elizabeth Street Melbourne Victoria 3000 Australia  
T: 03 9614 6446 | work@openwork.info | www.openwork.info  
ACN 611 784 537 | Registered Landscape Architect #006448