

Memo

To:	Dominic Scally	Date:	27 th September 2020
Company:	Best Hooper Lawyers	From:	Steve Schutt
Subject:	430-434 Neerim Road, Murrumbeena – Landscape Plan		

Preamble

My name is Stephen Schutt and I am a Registered Landscape Architect and a Director of Hansen Partnership. I have 25 years professional experience in urban design and landscape architectural projects in Australia and overseas. I hold a Bachelor degree in Planning and Design and a Master's degree in Landscape Architecture.

I have been engaged by Vivace Pty Ltd ('the applicant') to prepare a landscape plan in relation to the proposed development at 430-434 Neerim Road in Murrumbeena.

Landscape plans, consistent with amended architectural drawings, have been prepared by Ms Leya Lee, a Landscape Architect employed in my office with a Master's Degree in Landscape Architecture from RMIT. I did not personally prepare the landscape plans, however in my capacity as Director of Landscape Architecture at Hansen Partnership, the plans were prepared under my direction and supervision. I reviewed the plans and approved them for issue. The landscape plans are provided as an appendix to this memorandum.

In preparing this memorandum, I have reviewed comments provided by Council's urban design expert, Mr Rob McGauran, along with relevant sections of the Glen Eira Planning Scheme and related documents, and the following drawings:

- Landscape Plans LCD-001 to 007, prepared by Hansen Partnership, dated 25th September 2020, and
- Architectural Drawings A000 to A306, prepared by C. Kairouz Architects.

Subject Site

The subject site comprises land at 430-434 Neerim Road in Murrumbeena, which has frontages to Neerim Road, Murrumbeena Road and Melbourne Street. The site is located immediately north of Murrumbeena Railway Station, and is within the Murrumbeena Activity Centre.

Planning Framework

The subject site is affected by a number of planning controls within the Glen Eira Planning Scheme which are relevant to the preparation of the landscape plans for the proposed redevelopment, including:

State Planning Policy Framework

- Clause 15 – Built Environment & Heritage

Local Planning Policy Framework

- Clause 22.01 – Heritage Policy
- Clause 22.09 – Student Housing Policy

Zoning

- Commercial (C1Z)

Overlays

- Heritage Overlay (Schedule 137)
- Parking Overlay – Precinct 2-2 (Schedule PO2-2)

Description of the landscape plan

The landscape plan for 430-434 Neerim Road in Murrumbeena has been prepared having regard to the relevant objectives and standards of the Glen Eira Planning Scheme. A description of existing vegetation and the proposed landscape plan follows.

Treatment of existing trees

The landscape plan identifies a total of 3 existing street trees within the public domain adjoining the subject site, all of which are the same species – *Ficus macrocarpa* var. *Hillii* (Hill's Fig).

The trees are proposed to be removed prior to the commencement of construction.

Proposed trees

The landscape plan proposes the planting of 6 new evergreen street trees within public domain, comprising 3 replacement trees and 3 additional trees. All proposed trees are the same species - *Ficus macrocarpa* var. *Hillii* (Hill's Fig) – and will be planted at an advanced size, with a height at installation not less than 2.0 metres, such that they comprise 'like for like' replacement with regard to existing trees. Two of the three additional trees will be installed within existing tree pits, and the third additional tree will be installed within a new tree pit proposed to be located in Melbourne Street.

Other proposed planting treatments

The landscape plan proposes further planting of trees, shrubs and groundcovers within private and communal open spaces at Levels 1, 2 and 6 of the proposed development.

Proposed planting at Level 1 is within a communal courtyard and comprises 6 evergreen trees – *Archontophoenix cunninghamiana* (Bangalow Palm) – and groundcover plants. A continuous bench seat is provided within the centre of the courtyard for comfort and amenity.

Proposed planting at Level 2 comprises a continuous 'fringe' of native strap-leaved plants - *Dianella revoluta* 'Little Rev' (Native Flax) - within planter boxes which are located within private balconies and around the podium addressing Murrumbeena Road and Melbourne Street. These plants will be visible from the public domain of Neerim Road and Murrumbeena Road above the parapet level. Further planting at Level 2 comprises climbing plants – *Ficus pumila*

(Creeping Fig) – in the north-east corner which will provide a green façade to part of the building which will be visible from the public domain of Melbourne Street above the parapet level.

Proposed planting at Level 6 comprises native strap-leafed plants and groundcovers within planter boxes which define the perimeter of the proposed communal outdoor terrace. The width of the proposed planters will allow for the establishment of a strong landscape edge to this space, with the proposed low-growing species ensuring that panoramic views available from the terrace will not be obscured by vegetation. Proposed species have been selected for their hardiness, noting the exposure given its elevated location.

Landscape maintenance

All proposed planting and landscape materials have been selected for their quality, durability, permeability and their ability to provide a positive contribution to internal site amenity and existing neighbourhood character.

All planter boxes at Levels 1, 2 & 6 will be provided adequate soil depth for plant establishment and growth, adequate drainage and an automatic irrigation system with water supply available via stormwater harvesting and on-site storage in water tanks.

Conclusion

The landscape treatments associated with the proposed development – as illustrated by the landscape plans - are consistent with relevant planning considerations. The proposal as designed will complement the existing neighbourhood character and the amenity of the area.

Yours faithfully,
Hansen Partnership Pty Ltd

Steve Schutt
Director