JOHN PATRICK LANDSCAPE ARCHITECTS

276-294 Wellington Road, Mulgrave | Punthill Mulgrave | Landscape Concept Package | May 2026

LANDSCAPE CONCEPT

FOR TOWN PLANNING

PUNTHILL MULGRAVE

276-294 WELLINGTON ROAD MULGRAVE
LANDSCAPE CONCEPT

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INTRODUCTION

John Patrick Landscape Architects have been engaged to prepare a landscape design for a Punthill hotel development, located at 276-294 Wellington Road, Mulgrave.

The proposal will redevelop a heritage listed building on the site (the former Peter's Ice cream Factory) into a 90 room hotel.

The landscape concept will focus on the retention of existing canopy trees to the Wellington Road frontage, providing lush landscaping to private courtyards adjoining hotel rooms, and the design of a communal garden to the east which will provide open space for visitors to enjoy.

The existing heritage building will inform the landscape design through references to its sinuous roof profile, waffle facade screening and contrasting linear flooring.
This approach will tie the existing building in with the proposed redevelopments and create a cohesive and context-responsive site wide design response.

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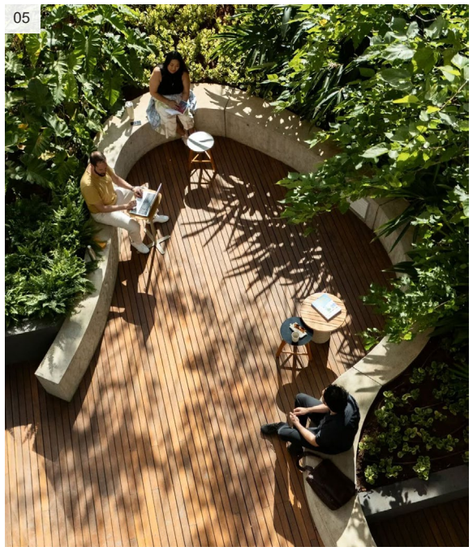
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04



05



01. Indicative of feature paving referencing existing building facade and curved garden beds
02. Existing Heritage Facade to be referenced in landscape design (Images sourced from *Victorian Heritage Database*)
03. Indicative of privacy screens between courtyards with lush shade tolerant planting Eg. Articulated masonry screens to reference existing heritage facade
04. Indicative open lawn areas and linear paving
05. Indicative timber decking & outdoor seating nodes

LANDSCAPE CONCEPT PLAN

SITE PLAN

01. Existing Trees to be protected & retained.
02. Private courtyards with raised planters & screens for privacy.
03. Western access way path.
04. Existing Concrete slab to be retained.
    Opportunity for raised planters along boundary to provide screening from service road if desired.
05. Planting and additional canopy trees along setback to Wellington Road to compliment existing trees & maintain views to hotel.
    Refer to Planting Plan.
06. Buffer planting between private and public open space.
    Refer to Planting Plan.
07. Flexible-use decking area.
08. Open lawn area with bench seating.
09. Pylon Sign.
10. Existing Terrazzo paving to be retained.
11. Bicycle hoops.

LEGEND

Existing Trees
To be Protected & Retained
Blue Line denotes NRZ, Orange lines denotes SRZ
Refer to Arboricultural Impact Assessment, prepared by Arbkey, dated 22nd April 2026

Existing Trees
To be Removed
Refer to Arboricultural Impact Assessment, prepared by Arbkey, dated 22nd April 2026

Proposed Tree Planting
Refer to Planting Plan

Proposed Garden Bed
With Shrubs and Groundcovers
Refer to Plant Palette

Proposed Lawn

Existing Paving
To be Retained

Proposed Decking

Proposed Paving Type 1
To Private Outdoor Areas

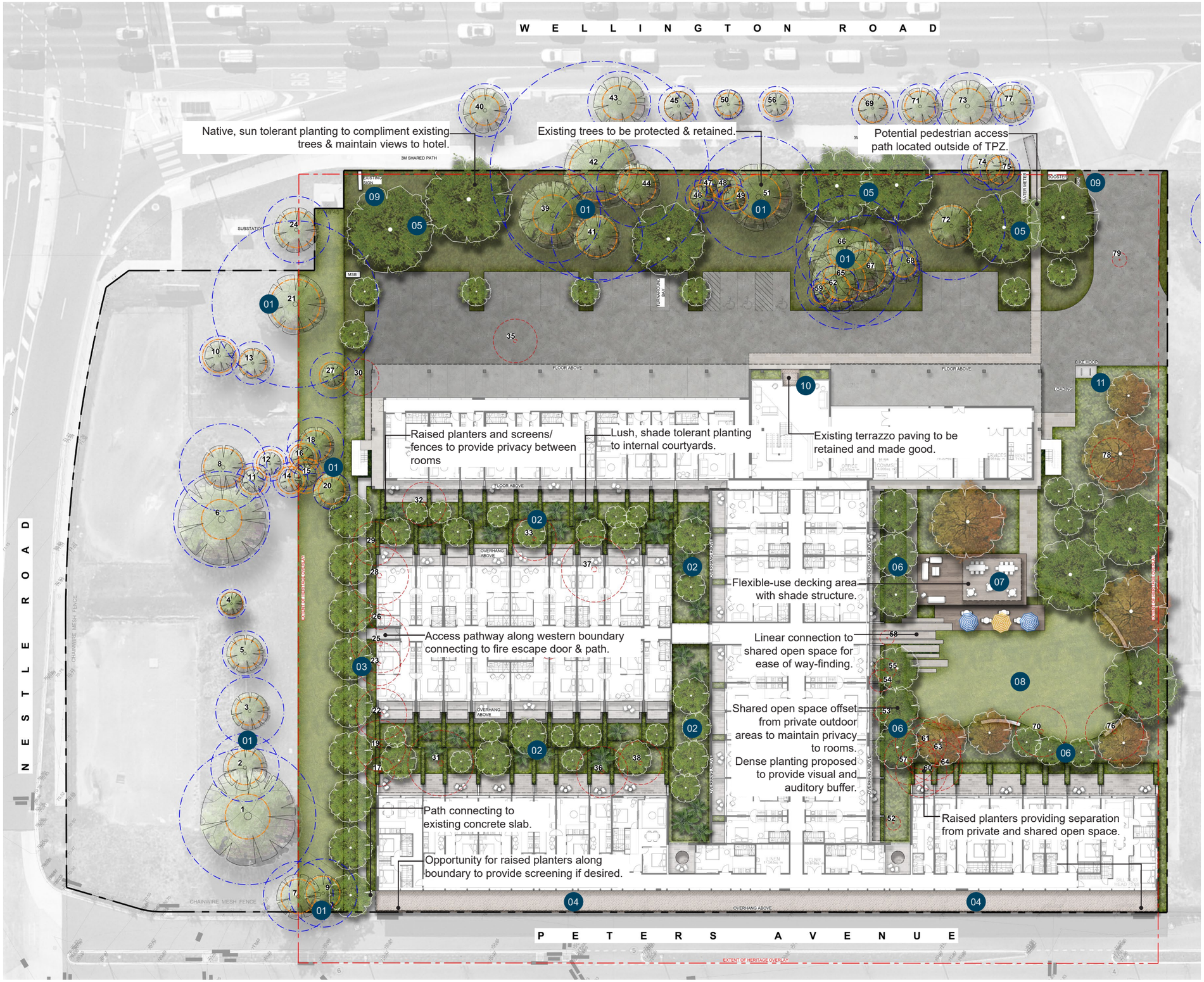
Proposed Paving Type 2
To Communal Outdoor Areas

Proposed Concrete Path

Proposed Carpark Surface

Proposed Raised Planter

Proposed Fence/Privacy Screen



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LANDSCAPE PLAN
SITE PLAN
NOT TO SCALE @A3

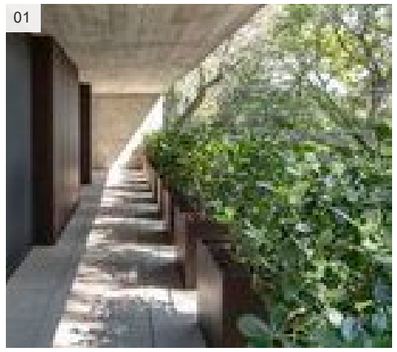
LANDSCAPE DETAIL PLAN
PRIVATE COURTYARDS

01. Raised planters providing screening and privacy to courtyards
    Eg. Masonry
02. Privacy screens between courtyards.
    Eg. Articulated brick wall referencing heritage building's materiality
03. Garden beds with lush, shade tolerant planting and feature trees.
    Refer to Planting Plan.



KEY PLAN
NOT TO SCALE @A3

01



02



03



01



03





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LANDSCAPE DETAIL PLAN
COURTYARD
NOT TO SCALE @A3

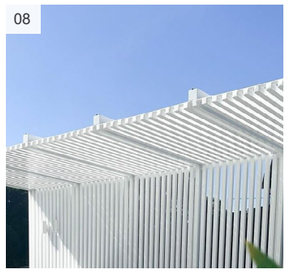
LANDSCAPE DETAIL PLAN
EASTERN GARDEN

01. Raised planters providing screening and privacy to courtyards.
02. Garden beds providing buffer planting & screening between courtyards and open space.
03. Organic curved open lawn area referencing organic profile of existing heritage roof.
04. Curved bench seating.
05. Bands of feature paving blending transition from main pathway to lawn and garden bed areas.
06. Canopy tree planting.
Refer to Planting Plan.
07. Flexible-use decking area.
08. Pergola on decking area.
09. Planting style with feature native & deciduous tree planting.
Refer to Planting Plan.

05



08



07



09



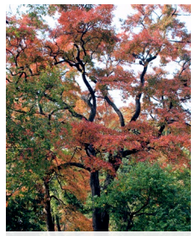




KEY PLAN
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LANDSCAPE DETAIL PLAN
EASTERN GARDEN
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PLANTING PLAN
SITE PLAN



Nyssa sylvatica



Archontophoenix cunninghamiana



Brachychiton rupestris



Tristaniopsis laurina 'Luscious'



Syzygium floribundum 'Sweeper'



Jacaranda mimosifolia

PLANT SCHEDULE

SYM	BOTANICAL NAME	COMMON NAME	D/E N/Ex*	HEIGHT X WIDTH AT MATURITY	MIN SUPPLY SIZE	QTY
TREES						
Ac	*Angophora costata*	Smooth Bark Apple	E/N	15 x 10m	50cm/2.0mH	
Al	*Allocasuarina littoralis*	Black Sheoak	E/N	6 x 4m	50cm/2.0mH	
Arc	*Archontophoenix cunninghamiana*	Bangalow Palm	E/N	15 x 3m	50cm/3.0mH	
Bi	*Banksia integrifolia*	Coast Banksia	E/N	11 x 4m	30cm/1.5mH	
Br	*Brachychiton rupestris*	QLD Bottle Tree	SD/N	10 x 6m	50cm/2.0mH	
BxBP	*Brachychiton acerifolius x populneus* 'Bella Pink'	Bella Pink Brachychiton	E/N	6 x 4m	50cm/2.0mH	
Cc	*Corymbia citriodora*	Lemon-scented Gum	E/N	20 x 12m	50cm/2.0mH	
CeN	*Corymbia eximia* 'Nana'	Dwarf Bloodwood	E/N	8 x 6m	50cm/2.0mH	
Ee	*Elaeocarpus eumundi*	Eumundi Quandong	E/N	5 x 3m	50cm/2.0mH	
Er	*Eucalyptus radiata*	Narrow-leaf Peppermint	E/N	15 x 10m	50cm/2.0mH	
ErPD	*Elaeocarpus reticulatus* 'Prima Donna'	Pink Flowering Blueberry Ash	E/N	5 x 3m	50cm/2.0mH	
Es	*Eucalyptus sideroxylon*	Red Ironbark	E/N	20 x 10m	50cm/2.0mH	
Hf	*Hymenosporum flavum*	Native Frangipani	E/N	10 x 5m	50cm/2.0mH	
Jm	*Jacaranda mimosifolia*	Jacaranda	D/Ex	10 x 7m	50cm/2.0mH	
Ns	*Nyssa sylvatica*	Black Tupelo	D/Ex	11 x 6m	50cm/2.0mH	
SfS	*Syzygium floribundum* 'Sweeper'	Sweeper Weeping Lilly-pilly	E/N	10 x 5-8m	50cm/2.0mH	
TiL	*Tristaniopsis laurina* 'Luscious'	Luscious Kanooka/Water Gum	E/N	8 x 4m	50cm/2.0mH	
ZsGV	*Zelkova serrata* 'Green Vase'	Japanese Elm	D/Ex	14 x 10m	50cm/2.0mH	
SHRUBS						
AMM	*Acacia cognata* 'Micro Matt'	Micro Matt Dwarf River Wattle	E/N	0.6 x 1m	200mm pot	
BgSL	*Blechnum gibbum* 'Silver Lady'	Silver Fern	E/Ex	1.2 x 1.5m	200mm pot	
Ca	*Correa alba*	White Correa	E/I	1-1.5 x 1-1.5m	200mm pot	
Cr	*Correa reflexa*	Common Correa	E/N	1 x 1 m	200mm pot	
Ecw	*Euphorbia characias wulfenii*	Milkweed Spurge	E/Ex	1.2 x 1.5m	200mm pot	
En	*Eremophila nivea*	Silky Emu Bush	E/N	1.5 x 1.5m	200mm pot	
FmF	*Ficus microcarpa hillii* 'Flash'	Ficus Flash	E/N	10 x 3m	30cm/1.2mH	
Go	*Goodenia ovata*	Hop Goodenia	E/N	1 x 1.5m	200mm pot	
Lr	*Ligularia reniformis*	Tractor Seat Plant	D/Ex	0.6 x 0.6m	200mm pot	
Mp	*Murraya paniculata*	Orange Jessamine	E/Ex	2 x 1m (clipped)	200mm pot	
PtWD	*Pittosporum tobira* 'Wheeler's Dwarf'	Dwarf Japanese Mock Orange	E/Ex	1.2 x 1.5m	200mm pot	
ROP	*Rhaphiolepis indica* 'Oriental Pearl'	Oriental Pearl Indian Hawthorn	E/Ex	1 x 1m	200mm pot	
SaS	*Syzygium australe* 'Select Form'	Select Lilly-pilly	E/N	3-5 x 1-2m	200mm pot	
Sr	*Strelitzia reginae*	Bird of Paradise	E/Ex	2 x 0.6m	200mm pot	
WWG	*Westringia* 'Wynyabbie Gem'	Wynyabbie Gem Coastal Rosemary	E/N	1.5 x 1.5m	200mm pot	
GROUNDCOVERS						
Ac	*Austrodanthonia caespitosa*	Common Wallaby-grass	E/N	0.4 x 0.4m	140mm pot	
AcMB	*Arthropodium cirratum* 'Matapouri Bay'	Renga Lily	E/Ex	0.6 x 0.6m	140mm pot	
Bm	*Brachyscome multifida*	Cut-leaf Daisy	E/N	0.4 x 0.4m	140mm pot	
Cs	*Chrysocephalum semipapposum*	Clustered Everlasting	E/N	0.5-8 x 0.5-1m	140mm pot	
DEF	*Dichondra repens* 'Emerald Falls'	Emerald Falls Dichondra	E/N	0.1 x 1.0m/Trailing	140mm pot	
Dr	*Dianella revoluta*	Black Anther Flax Lily	E/N	1 x 1-1.5m	140mm pot	
LcS	*Lomandra confertifolia* 'Seascape'	Seascape Mat-rush	E/N	0.8 x 0.8m	140mm pot	
LlT	*Lomandra longifolia* 'Tanika'	Tanika Mat-rush	E/N	0.6 x 0.6m	140mm pot	
LmJR	*Liriope muscari* 'Just Right'	Just Right Lily-turf	E/Ex	0.5 x 0.5m	140mm pot	
MpY	*Myoporum parvifolium* 'Yareena'	Creeping Boobialla Yareena	E/N	0.1 x 1m	140mm pot	
PtE	*Poa labillardieri* 'Eskdale'	Eskdale Tussock Grass	E/N	0.6 x 0.5m	140mm pot	
SBE	*Stachys* 'Big Ears'	Giant Lambs Ears	E/Ex	0.4 x 0.4m	140mm pot	
TaFM	*Trachelospermum asiaticum* 'Flat Mat'	Yellow Star Jasmine	E/Ex	0.4 x 3m	140mm pot	
Tt	*Themeda triandra*	Kangaroo Grass	E/N	0.6-1 x 0.5m	140mm pot	
Vh	*Viola hederacea*	Native Violet	E/N	0.15 x Spreading	140mm pot	
WfM	*Westringia fruticosa* 'Mundi'	Groundcover Westringia	E/N	0.4 x 1.5m	140mm pot	
CLIMBERS						
Fp	*Ficus pumila*	Climbing Fig	E/Ex	Self-clinging Climber	140mm pot	
Hv	*Hardenbergia violacea*	False Sarsaparilla/Purple Coral Pea	E/N	Climber/Scrambler	140mm pot	
Pq	*Parthenocissus quinquefolia*	Virginia Creeper	D/Ex	Self-clinging Climber	140mm pot	
Tj	*Trachelospermum jasminoides*	Star Jasmine	E/Ex	Twining Climber	140mm pot	

*D/E = Deciduous/Evergreen N/Ex = Native/Exotic

TO LATER DETAIL

Northern Setback
Corymbia citriodora, Eucalyptus radiata & Angophora costata

Species selected to compliment existing native planting & maintain visual transparency to hotel.

Carpark
Allocasuarina littoralis

Species selected for visual transparency & to compliment native planting in Northern setback.

Central Courtyards
Hymenosporum flavum, Tristaniopsis laurina 'Luscious' & *Archontophoenix cunninghamiana*

Species selected for shade tolerance & upright forms.

Buffer
Brachychiton rupestris

Species selected due to sculptural form.

Northern Courtyards
Brachychiton acerifolius x populneus 'Bella Pink', Elaeocarpus reticulatus 'Prima Donna' & *Archontophoenix cunninghamiana.*

Species selected for shade tolerance & small canopy widths.

Southern Courtyards
Elaeocarpus eumundi, Syzygium floribundum 'Sweeper' & *Archontophoenix cunninghamiana.*

Species selected for shade tolerance, small canopy widths & to differentiate from Northern Courtyards & assist with wayfinding.

Western Boundary
Corymbia eximia 'Nana'



Eastern Garden
Zelkova serrata 'Green Vase', Jacaranda mimosifolia, Angophora costata, Eucalyptus sideroxylon , Nyssa sylvatica & Banksia integrifolia.

Mix of larger native and feature deciduous tree species selected .

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PLANTING PLAN
SITE PLAN
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INDICATIVE PLANT PALETTE

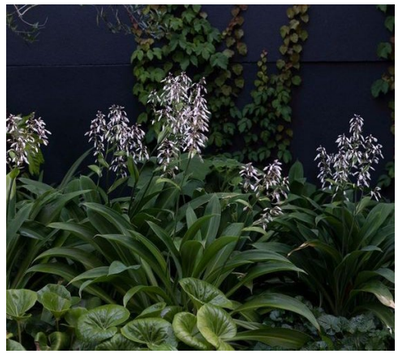
WELLINGTON ROAD SETBACK



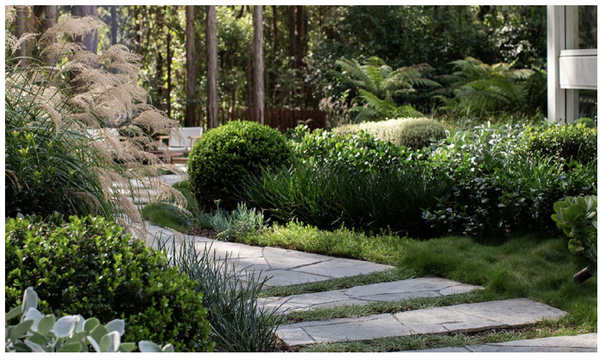


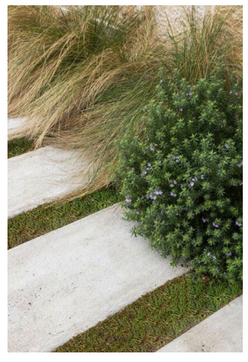

COURTYARD GARDENS



OPEN SPACE






INDICATIVE FURNITURE & MATERIAL PALETTE

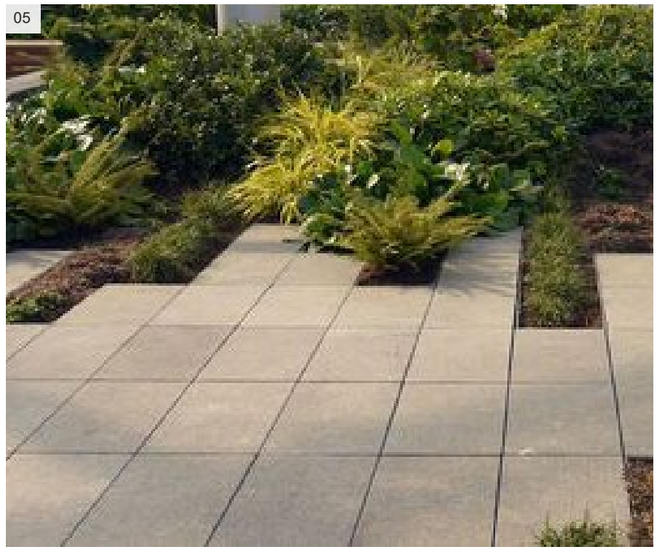


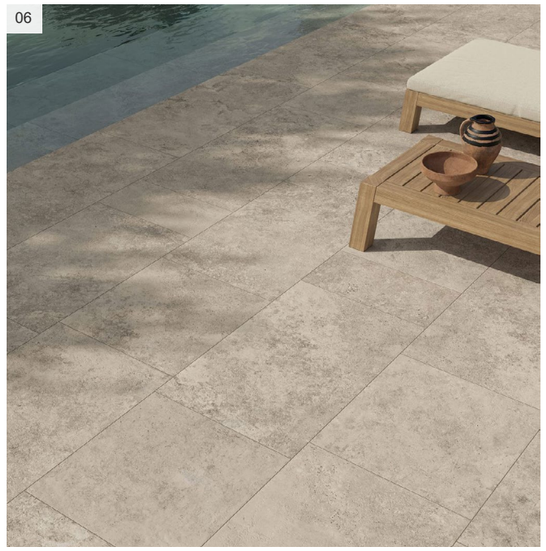


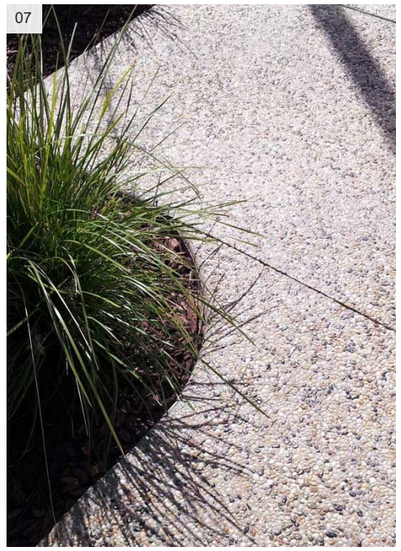


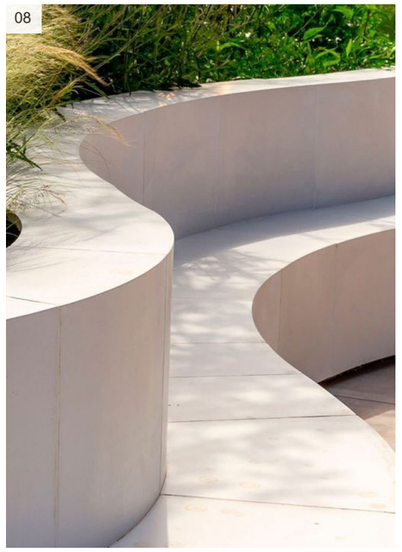








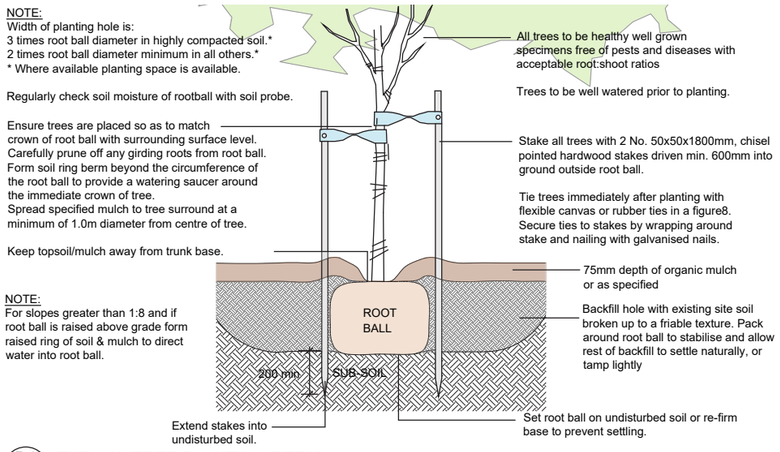




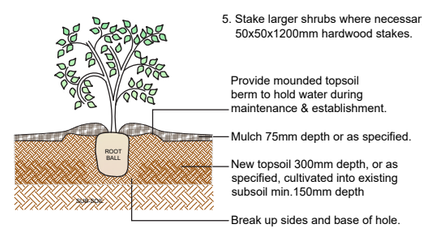
01. Raised planters
02. Decking
03. Masonry Privacy Screens
04. Hexagonal pavers
05. Linear paving bands
06. Paving
07. Exposed aggregate
08. Curved concrete bench seating

TYPICAL LANDSCAPE DETAILS & SPECIFICATIONS

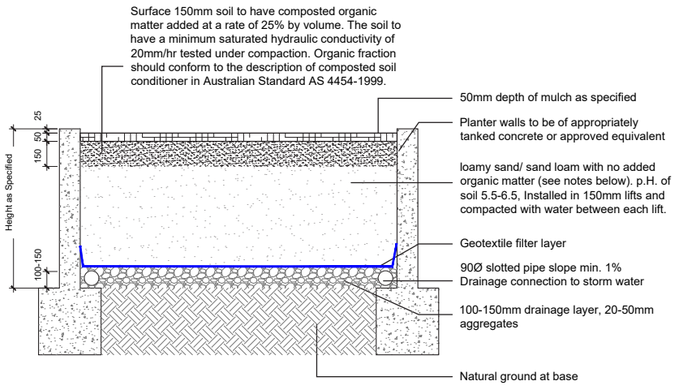
TYPICAL LANDSCAPE DETAILS



D1 - TYPICAL TREE PLANTING DETAIL
Scale N.T.S.



D2 - TYPICAL SHRUB PLANTING DETAIL
Scale N.T.S.



NOTES:
1. Large amounts of organic matter buried deeper than 200mm can undergo anaerobic decomposition leading to poor plant growth.
2. Highly organic mixes will lose volume and undergo changes to porosity and other physical properties as the organic matter decomposes.

D3 - TYPICAL RAISED PLANTER DETAIL
Scale N.T.S

SPECIFICATION NOTES

Soil Preparation
Crushed rock, concrete spillage and any other material restrictive to plant growth (e.g. large rocks) shall be removed from the site of any planting beds and semi-advanced trees. All trees to be removed shall be stump ground and all rubbish/vegetative spoil is to be removed from site. Existing top soil in planting areas is to be preserved so that it does not receive additional compaction from site machinery and so that no rubble or building supplies are stored in these areas.

No imported top soil is to be used within the root zones of trees to be protected. Any preparation of existing soil for planting within these areas is to be done by hand only. Holes (e.g. as the result of plant removal) and uneven soil levels may be patched using topsoil as specified below.

Any imported topsoil is to be free of weeds, rubble and other materials damaging to plant growth and is to be of a medium texture (sandy loam) with a pH of 6.0-7.0. Top soil is to be laid over a prepared sub-base which has had any materials damaging to plant growth (e.g. rubble and large rocks) removed, spread to the appropriate depth and cultivated into the existing site soil to a minimum depth of 150mm.

Imported top soil is to be lightly and uniformly compacted in 150mm layers to a minimum depth of 100mm on lawn areas and 300mm on excavated planting beds.

Weed Removal
All weeds shall be thoroughly removed. All vegetative material, including roots and rhizomes of non-woody perennials and woody suckering weeds, is to be removed or appropriately controlled using chemical means. The stumps of non-suckering woody perennials are to be stump ground. All vegetative material shall be appropriately disposed of off site in a manner which will not allow their re-establishment elsewhere. Any chemical controls are to be used in accordance with manufacturer's instructions and standard occupational health and safety procedures.

Care must be taken to ensure that all trees to be retained are not damaged during weed removal. This also implies that any herbicides used are suitable for use around the vegetation to be retained.

Planting
Planting shall be carried out using accepted horticultural practices with all plants conforming to the species, size and quantities indicated on the Landscape Plan and Plant Schedule. Plants shall be thoroughly soaked through immersion in water prior to planting and if the planting soil is very dry then the planting hole is also to be filled with water and allowed to drain completely.

All plants shall be appropriately hardened off in the nursery. Use plants with the following characteristics: Large healthy root systems with no evidence of root curl or pot bound restriction or damage, vigorous, well established, free from disease and pests and of good form, consistent with the species or variety.

Planting holes for shrubs and groundcovers are to be of minimum size 75mm larger than the planting pot in all directions. Semi-advanced tree planting holes are to be the same depth as the rootball and 2-3 times its diameter, with the top of the rootball being at grade. A 75mm high berm is to be constructed at edge of root-ball to hold water. All plants are to be thoroughly watered after planting and slow release fertiliser added at the quantities specified by the manufacturer.

Mulch
Mulch is to be supplied to all garden beds and is to be an organic type laid to a minimum depth of 75mm, consisting of fine dark coloured chipped or shredded pine bark or hardwood with not more than 5% fines content by volume (preferably zero fines). The average size of the woodchip must be approximately 10mm x 20mm x 5mm and the maximum length is not to exceed 30mm. Mulch shall be free of damaging matter such as soil, weeds and sticks and is to be stockpiled and thoroughly weathered prior to delivery. Mulch is to be kept back 100mm from the stems of all plants to prevent collar rot.

Metal Garden Edges
Provide metal edging ('Formboss' or similar) between all garden beds, lawns and g paths at 100mm deep. Install as per manufacturer's instructions using compo including 'smart connectors' and tapered stakes.

Irrigation
An approved drip irrigation system is to be supplied to all planter boxes & garden An approved pop-up spray system is to be supplied to all lawn areas. It is responsibility of the contractor to ensure that all irrigation meets manufact specifications. The system is to be connected to mains supply and include a rain-sh device. All dripline is to be buried with approx. 50mm of topsoil cover and sha anchored at regular intervals to ensure the tubing cannot be dislodged.

Raised Planter Boxes
Raised planter construction is to include, but not necessarily be limited to, the suppl installation of agricultural drains, drainage cells at base, filter fabric, planting me mulch and irrigation. Planter boxes must be effectively tanked and lined with corefl prevent leaking.

Drainage cells are to be provided at the base of the planter and are to be covered v layer of filter fabric. A drainage outlet is to be installed in the base of the planter wi floor of the planter sloped towards it.Provide a root anchor if trees are to be planted windy location.

Supply and spread evenly a special lightweight planter mix. (to be advised) Com evenly in 100mm layers. Avoid differential subsidence and excess compaction produce a finished surface that is graded evenly and ready for planting. Allow for 5 layer of specified mulch to top of beds and a finished level 25-50mm below the pl rim. Drip irrigation as specified is to be installed beneath the mulch layer.

Repair/Restoration of damaged Nature-strips
Nature strips are to be restored to current grades with any depressions filled with to to specifications above and lightly compacted in 150mm layers. Areas are then re-seeded using an appropriate and matching turf type and the area fenced off to the re-establishment of lawn. Re-seeded areas are to be well irrigated and the supplied with a slow release fertiliser at the quantities recommended by the manufac

Any areas of lawn which have failed to germinate (achieve an evenly green 95% cov of a consistent height) are to be re-seeded within one month of original sowing date.

Plant Establishment Period
There shall be a 13 weeks Plant Establishment Period following the approval of Pra Completion by the responsible authority. During this period the landscape contractor make good all defects in his/her scope of works. Maintenance and Establishment m the care and maintenance of the contract area by accepted horticultural practices, a as rectifying any defects that become apparent in the work under normal use. This include, but shall not be limited to watering, fertilising, weeding, pruning, pest and dis control, cultivation, re-staking and replacement of any plants that fail with plants o same species and size.