

Acre

Acre

Acre

Acre

Acre

Acre

Acre

Acre

Acre

Acre

Acre

Acre

CHORA - 7 Hartington Street, Northcote
DTP Planning Permit - RFI Response
March 25th, 2026

Acre

Acre

Acre

3/4 Brown St. Collingwood
VIC 3066 Aus
acre.com.au

Acre

Acre

Acre

DRAWING REGISTER

SHEET NO.	TITLE	PAGE	SIZE	REVISION	REVISION DATE						
TP-1.01	Second Page	ISO	A3	E	25/3/2026	TP-6.00	Canopy Coverage and Soil Volume	ISO	A3	E	25/3/2026
TP-1.02	Contents + Drawing Register	ISO	A3	E	25/3/2026	TP-6.01	Landscape Tree Plan - Site Proposed	ISO	A2	E	25/3/2026
TP-2.00	Project Narrative	ISO	A3	E	25/3/2026	TP-6.02	Canopy Coverage Plan - Site	ISO	A1	E	25/3/2026
TP-2.01	Genius Loci - Spirit of Place	ISO	A3	E	25/3/2026	TP-6.03	Soil Volume Plan - Site	ISO	A1	E	25/3/2026
TP-2.02	Woven Narratives	ISO	A3	E	25/3/2026	TP-7.00	Typical Landscape Details	ISO	A3	E	25/3/2026
TP-2.03	Storytelling	ISO	A3	E	25/3/2026	TP-7.01	Typical Details - Softscape	ISO	A2	E	25/3/2026
TP-2.04	Storytelling	ISO	A3	E	25/3/2026	TP-7.02	Typical Details - Softscape	ISO	A2	E	25/3/2026
TP-2.05	Storytelling	ISO	A3	E	25/3/2026	TP-7.03	Typical Details - Softscape	ISO	A2	E	25/3/2026
TP-2.06	Communities of Heritage	ISO	A3	E	25/3/2026	TP-7.04	Typical Details - Hardscape	ISO	A2	E	25/3/2026
TP-2.07	Material Language	ISO	A3	E	25/3/2026	TP-7.05	Typical Details - Hardscape	ISO	A2	E	25/3/2026
TP-2.08	Crossing Thresholds	ISO	A3	E	25/3/2026	TP-8.00	Sections and Elevations	ISO	A3	E	25/3/2026
TP-2.09	To Pause and Reflect	ISO	A3	E	25/3/2026	TP-8.01	Sectional Elevation_A-A	ISO	A1	E	25/3/2026
TP-2.10	Parkland Ampitheatre	ISO	A3	E	25/3/2026	TP-8.02	Sectional Elevation_B-B	ISO	A1	E	25/3/2026
TP-2.11	Native Foundations	ISO	A3	E	25/3/2026	TP-8.03	Sectional Elevation_C-C	ISO	A1	E	25/3/2026
TP-2.12	Mediterranean Flavour	ISO	A3	E	25/3/2026	TP-8.04	Sectional Elevation_D-D	ISO	A1	E	25/3/2026
TP-2.13	Trailing Planting	ISO	A3	E	25/3/2026	TP-8.05	Sectional Elevation_E-E	ISO	A1	E	25/3/2026
TP-2.14	Vertical Planting	ISO	A3	E	25/3/2026	TP-8.06	Sectional Elevation_F-F	ISO	A1	E	25/3/2026
TP-2.15	Green Roofs	ISO	A3	E	25/3/2026	TP-8.07	Sectional Elevation_G-G	ISO	A1	E	25/3/2026
TP-2.16	PoS Character	ISO	A3	E	25/3/2026	TP-9.00	Addendum - RFI Response	ISO	A3	E	25/3/2026
TP-2.17	Pergolas and Shade	ISO	A3	E	25/3/2026	TP-9.01	Summary of RFI Response	ISO	A3	E	25/3/2026
TP-2.18	Material Palette	ISO	A3	E	25/3/2026	TP-9.02	Heritage & Key Moves	ISO	A2	E	25/3/2026
TP-3.00	Schedules and Specifications	ISO	A3	E	25/3/2026	TP-9.03	Heritage & Key Moves	ISO	A2	E	25/3/2026
TP-3.01	Materials and Finishes Schedule	ISO	A3	E	25/3/2026	TP-9.04	Heritage & Key Moves	ISO	A1	E	25/3/2026
TP-3.02	Materials and Finishes Schedule	ISO	A3	E	25/3/2026	TP-9.05	Historically Informed Planting Palette	ISO	A2	E	25/3/2026
TP-3.03	Materials and Finishes Schedule	ISO	A3	E	25/3/2026	TP-9.06	Peppercorn trees interface	ISO	A1	E	25/3/2026
TP-3.04	General Management and Install Specification	ISO	A3	E	25/3/2026	TP-9.07	Peppercorn trees interface	ISO	A1	E	25/3/2026
TP-4.00	Concept Master Plan	ISO	A3	E	25/3/2026	TP-9.08	Rooftop Paddock	ISO	A2	E	25/3/2026
TP-4.01	Landscape Master Plan	ISO	A2	E	25/3/2026	TP-9.09	Spatial Hierarchy, Thresholds & Circulation	ISO	A1	E	25/3/2026
TP-4.02	Landscape Heritage Plan	ISO	A2	E	25/3/2026	TP-9.10	Tree Management Plan	ISO	A1	E	25/3/2026
TP-4.03	Concept Plans	ISO	A3	E	25/3/2026	TP-9.11	Retained Tree SULE Plan	ISO	A1	E	25/3/2026
TP-4.04	Amphitheatre Parklands	ISO	A2	E	25/3/2026	TP-9.12	Canopy Coverage Plan	ISO	A1	E	25/3/2026
TP-4.05	Hotel Lobby and Arrival	ISO	A2	E	25/3/2026						
TP-4.06	Platia and Restaurant	ISO	A2	E	25/3/2026						
TP-4.07	Therapy and Rain Garden	ISO	A2	E	25/3/2026						
TP-4.08	Edible Groves	ISO	A2	E	25/3/2026						
TP-4.09	Townhouse Avenue	ISO	A2	E	25/3/2026						
TP-4.10	Primary Access Lane	ISO	A2	E	25/3/2026						
TP-5.00	Planting Palettes and Plans	ISO	A3	E	25/3/2026						
TP-5.01	Planting Mix A - General Garden and Public Planting	ISO	A3	E	25/3/2026						
TP-5.02	Planting Mix B - Green Roof Planting	ISO	A3	E	25/3/2026						
TP-5.03	Planting Mix C - Platia	ISO	A3	E	25/3/2026						
TP-5.04	Planting Mix D- Edible Groves	ISO	A3	E	25/3/2026						
TP-5.05	Planting Mix D - Edible Groves	ISO	A3	E	25/3/2026						
TP-5.06	Planting Mix E - Lawns and Parklands	ISO	A3	E	25/3/2026						
TP-5.07	Planting Mix E - Lawns and Parklands	ISO	A3	E	25/3/2026						
TP-5.08	Planting Mix F - Courtyards and Balconies	ISO	A3	E	25/3/2026						
TP-5.09	Planting Mix G - Grottos and Therapy Garden	ISO	A3	E	25/3/2026						
TP-5.10	Planting Plan - Site	ISO	A2	E	25/3/2026						
TP-5.11	Planting Plan - Amphitheatre Parklands	ISO	A1	E	25/3/2026						
TP-5.12	Planting Plan - Hotel Lobby and Arrival	ISO	A1	E	25/3/2026						
TP-5.13	Planting Plan - Platia and Restaurant	ISO	A1	E	25/3/2026						
TP-5.14	Planting Plan - Edible Groves	ISO	A1	E	25/3/2026						
TP-5.15	Planting Plan - Park	ISO	A1	E	25/3/2026						
TP-5.16	Planting Plan - Grottos and Therapy Garden	ISO	A1	E	25/3/2026						
TP-5.17	Planting Plan - Townhouse Avenue	ISO	A1	E	25/3/2026						
TP-5.18	Planting Schedule	ISO	A2	E	25/3/2026						

Acre

Acre

Acre

Project Narrative

Acre

Acre

Acre

Acre

Acre



A place rich in heritage and steeped in the stories of those who inhabit it. Spiritual, profound and radiant with character.

A site shaped by heritage, culture, and enduring community memory. The design responds to its intrinsic character—*spiritual, contemplative, and socially anchored*. Landscape and spatial sequences are crafted to reinforce this identity rather than overwrite it. The project draws from the site's existing atmosphere and elevates it through subtle interventions that feel inevitable rather than imposed. The resulting public realm becomes both familiar and renewed: a place where community expression, cultural continuity, and architectural presence align to create a landscape that holds meaning, offers calm, and radiates a strong sense of belonging.

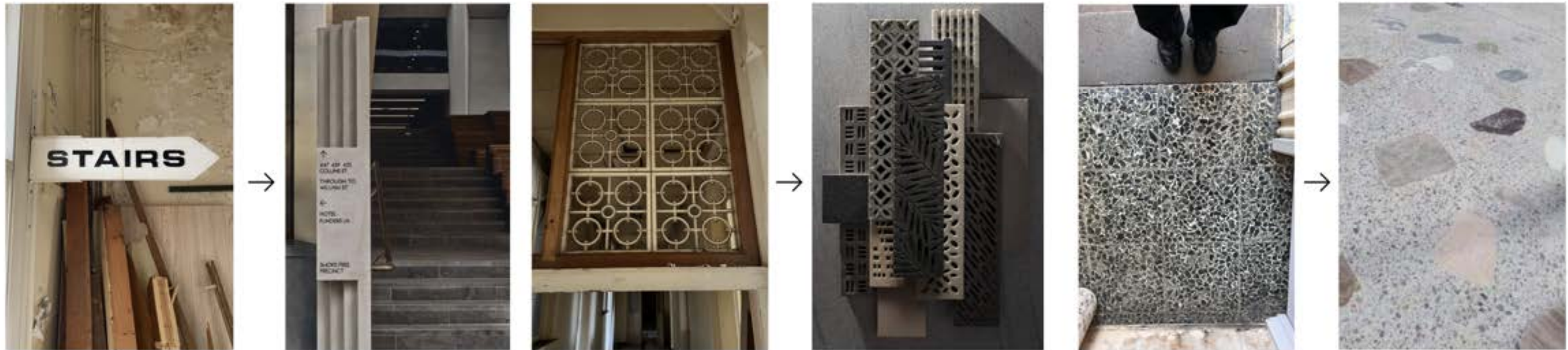
*Pre-Colonial**European Settlement**Post-Colonial*

The landscape framework acknowledges the layered history of the site—*Country and ecological systems established long before settlement*; shifts introduced through European occupation; and the evolving contemporary urban condition. These phases are understood as part of a continuous narrative rather than isolated eras. Planting, materiality and spatial organisation reflect this progression: native ecologies reinstated as a foundation; European influences acknowledged through civic forms; and contemporary urban needs integrated with clarity and purpose. The design does not attempt to recreate history but uses it as a structuring logic, grounding the public realm in authenticity and context.



Heritage elements and character documented and re-articulated for the contemporary age.

Existing heritage cues—*patterns, textures and spatial qualities*—become drivers for a renewed public environment. Rather than replicating heritage fabric, the design translates its essence into contemporary forms that perform to modern standards and expectations. Proportion, rhythm, and material expression are drawn from original conditions and re-interpreted with a refined architectural sensibility. This approach respects the site's lineage while ensuring the landscape feels current, purposeful and functional. Heritage becomes an active design generator, informing everything from paving grain to detailing, allowing the project to sit confidently within its era without disconnecting from its past.



Heritage elements and character documented and re-articulated for the contemporary age.



Heritage Brick Wall re-imagined to provide diverse program of seating, wayfinding etc.

The existing brick vocabulary is evolved into a flexible landscape element that supports contemporary use. The wall becomes more than a boundary—reinterpreted as seating, edges, wayfinding moments and micro-programmed zones across the site. Its familiar material presence anchors the landscape while its new forms introduce opportunities for pause, gathering and orientation. The reinterpretation respects the *texture and warmth of the original brickwork* but elevates it through improved functionality and craftsmanship. This creates a recognisable yet renewed identity that binds the project to its local character while supporting modern patterns of occupation.



Diverse cultural narratives become material relationships in dialogue.

The project acknowledges that heritage is not singular but shaped by a diversity of cultural narratives. These layers become material relationships—stone, planting, textures, and spatial sequencing that *converse with one another rather than compete*. Greek diasporic influences and the evolving multicultural fabric of the suburb each contribute a thread. These narratives are synthesised into a cohesive public realm where differences enrich rather than fragment. The design interprets heritage as a living, collective resource—one that evolves, adapts and continues to shape community identity through the built environment.



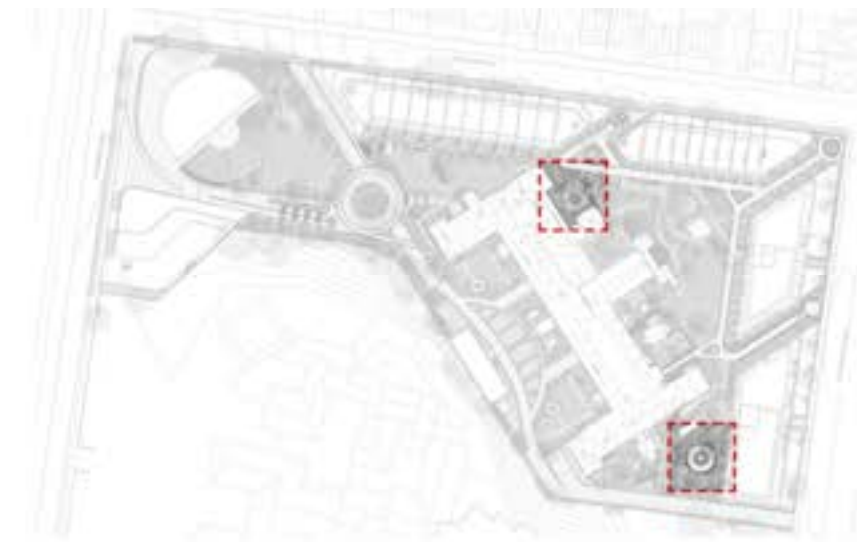
Materiality reflective of deep, interwoven histories both local and exotic.

Material selection reflects the interwoven histories that define the site. Natural stone and other Mediterranean textures introduce the cultural lineage of the Greek Orthodox community. Each material has a functional purpose and a narrative role: ***durability, performance, thermal comfort and clear wayfinding combined with cultural resonance.*** Their assembly forms a legible hierarchy of movement and place-making, creating a ground plane that is resilient, expressive, and deeply connected to both place and people.



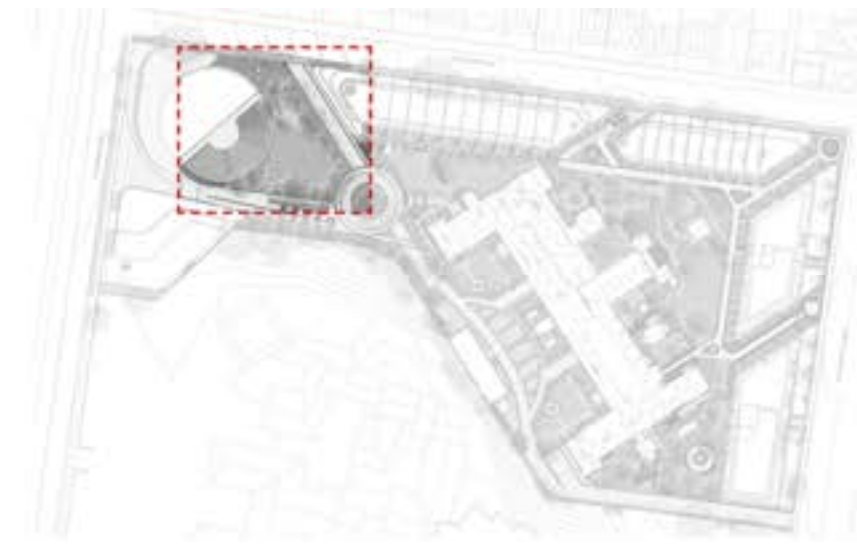
Portals, procession and pause - moments of direction and rest reflective of spiritual place.

The design frames arrival, movement and pause as part of a spatial journey. Thresholds mark transitions between public street, entry forecourt, contemplative courtyard and interior spaces. These moments are articulated through controlled shifts in material, ground plane texture, planting density and light. Each transition is calibrated to ***signal a change in character—orientation, calm, procession or gathering.*** The sequence is not symbolic for its own sake; it provides clarity, comfort and a strong sense of address consistent with the spiritual and communal nature of the project.



Reflection both inward and outward - moments of intimacy and connection to environment.

The landscape provides opportunities for both quiet retreat and outward engagement. Seating, planting structure and micro-climatic conditions are organised to offer pockets of stillness within a dynamic urban environment. Views are curated to allow reflection on the surrounding architecture, sky and garden. These are not ornamental gestures—they are functional places that support rest, accessibility, informal gathering and personal respite. The spaces are proportioned and planted to feel *intimate without being isolated, contributing to a broader network of contemplative environments across the site.*



Theatricality and ritual expressed through contrast and context.

Topography and form come together to create a simple yet robust amphitheatre condition—capable of accommodating casual sitting, informal gatherings and community events. The design uses contrast and context to frame this space: structured edges against soft planting, open lawn against defined edges. It references the social and ritual qualities of amphitheatres without resorting to pastiche, using proportional clarity and durable materials suited to public use. The result is a flexible landscape room that invites participation, observation and shared experience.



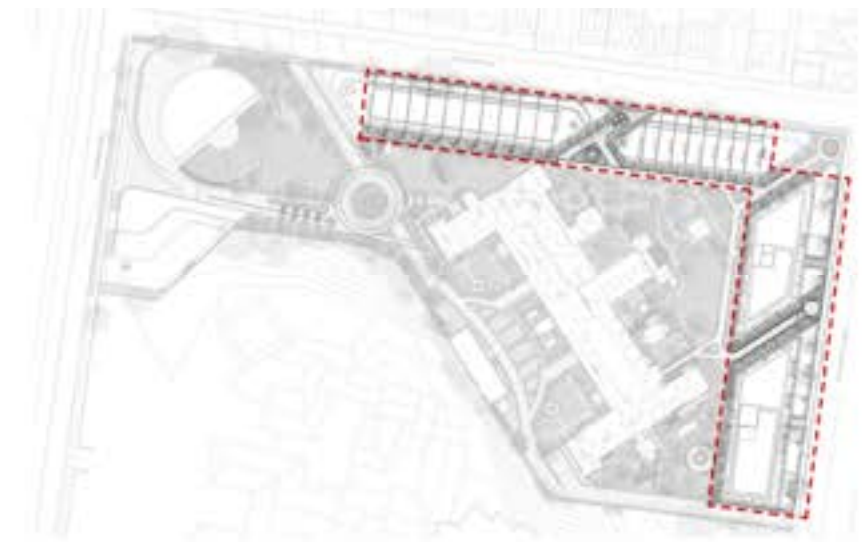
Steeped in ecological context, pulling restorative direction from the nearby Merri Creek.

The planting strategy grounds the project in its ecological context, drawing inspiration from the nearby Merri Creek systems. Native species form the structural layer, selected for habitat value, climate resilience and alignment with contemporary urban ecological principles. They establish the baseline for biodiversity and long-term maintenance performance. This foundation ensures *planting anchors the landscape within the broader environmental narrative* of the region. Exotic overlay species are introduced where they meaningfully contribute to cultural expression and microclimate.



Interwoven threads of the multi-layered Greek diaspora.

A secondary layer of planting introduces tones and textures connected to the Greek diaspora—foliage, aromatic forms, and layered shrubs common to Mediterranean climates. These selections are compatible with local conditions and sit comfortably above the native foundation layer. The combination produces a ***cross-pollinated character that celebrates cultural identity while remaining ecologically and climatically responsible***. This “Mediterranean flavour” is evolutionary, not decorative: it influences shade quality, scent, colour and texture, enriching the sensory character of the public realm.



Residential planting styles cascade and soften

Soft, cascading planting is used strategically to soften edges, mediate scale, and introduce movement into the landscape. Positioned along walls, ledges and planter edges, trailing species provide ***visual continuity between horizontal and vertical elements***. Their use draws from residential planting typologies, bringing domestic familiarity into a civic setting. These plant choices contribute green verticality that soften up the built forms, seasonal interest and biodiversity.



Growing into a rich and diverse community.

Vertical planting is applied in selected locations to create layered greenery without relying on intensive or high-maintenance greening systems. Climbing species are chosen for robustness, wind tolerance and seasonal interest. This approach *provides height, texture and softening without the complexity*. It builds ecological value, cools microclimates and integrates planting into the architectural form in a controlled, maintainable way. Over time, these vertical elements mature into a diverse, adaptable plant community.



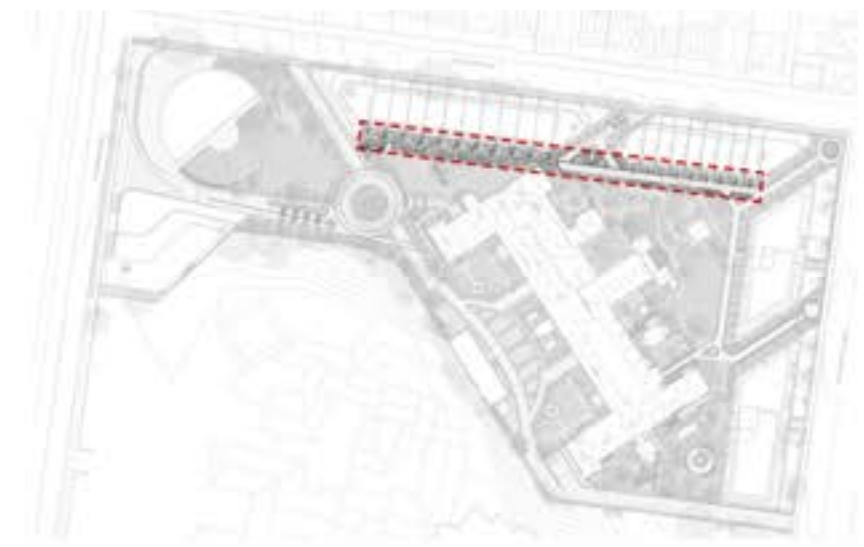
Open ground plane recalling early grazing landscapes.

Curated snapshot of the expansive ground plane that once extended beyond the convent verandahs. The planting draws from indigenous grassland species and paddock typologies to evoke the texture, movement and openness of early agrarian conditions. Low, wind-resilient grasses create a light, horizontal layer — recalling the outlook from the verandah toward open land. The intervention reads as memory rather than recreation: a contemporary interpretation of the site's former pastoral character.



Private open spaces reflective of refined, contemporary living.

Designed to elevate everyday living through clarity, comfort and practicality. Planting, materials and built elements are ***refined and minimal, creating environments that are easily maintained yet rich in character.*** Spatial proportions support outdoor entertaining, planting pockets and privacy screening without compromising light or functionality. The palette is aligned with the project's broader language—durable, tactile and calm—ensuring each POS feels connected to the architectural and public realm narrative while offering an intimate extension of the home.



With architectural gestures paying homage to the residential historical context.

The arbour establishes a clear, legible pedestrian spine along the residential interface, offering shade and comfort as moving through the site. Its rhythm and proportion draw lightly from traditional forms while remaining contemporary and robust. The structure frames the pathway, signals key thresholds, and reinforces a sense of place. Light trailing species are introduced where appropriate to soften the architecture and provide seasonal texture. Durable materials and simple detailing ensure long-term performance, *creating a shaded, welcoming circulation experience that feels coherent, safe and characterful.*

*Heritage Brick**Bluestone**Cobblestone**Pathway Hierarchies**Strip and Spoon Drains**Traditional Drystone*

Designed as a continuous architectural surface that *draws inspiration from the site's historic masonry*, characterised by brick and layered construction that shape Northcote's heritage. These precedents inform a selection of **robust, texturally rich materials** that are well-suited for public spaces. Reused brick is integrated into thresholds or reformed within aggregate concrete, preserving the memory of past structures in new designs. A metamorphic stone, chosen for its structural stability and aesthetic appeal, creates a cohesive surface. Within this design, controlled variations in module size and orientation establish subtle spatial hierarchies while maintaining coherence and durability.

Acre

Acre

Acre

Schedules and
Specifications

Acre

Acre

Acre

Acre

Acre

NOTE: MATERIAL AND FINISHES SCHEDULE INDICATIVE ONLY. SUBJECT TO FURTHER DEVELOPMENT BY DESIGN TEAM THROUGH DESIGN DEVELOPMENT PHASES.

REF IMAGE	CODE	DESCRIPTION
	PAV 01	Cobblestone - Drop off Endicott Cobble Size (mm): 100 W x 100D x 30-50 H Finish: Split Supplier: Eco Outdoor - ecooutdoor.com.au Notes: P5 Slip Classifications; Direct Fixed on Substrate
	PAV 02	Natural Stone Paver - Hotel Stairs & Forecourt - Stone inlay banding Endicott Pavers Size (mm): 350-550 W x 300 D x 10-30 H Finish: Split Supplier: Eco Outdoor - ecooutdoor.com.au Notes: P5 Slip Classifications
	PAV 03	Natural Stone Step tread - Hotel Stairs & Forecourt Endicott Pavers Size (mm): 600 W x 350 D x 25-35 H Finish: Split Supplier: Eco Outdoor - ecooutdoor.com.au Notes:
	PAV 04	Natural Crazy Stone Paver - Secondary Path Endicott Crazy Pave Size (mm): Random Size - 15-30 H Finish: Split Supplier: Eco Outdoor - ecooutdoor.com.au Notes: P5 Slip Classifications, Flush grout with 10-15mm width to achieve DDA compliant
	PAV 05	Natural Stone Inlay - Pratia & Building A Perimeter Stone-banding Bluestone Size (mm): 600 W x 150D x 40 H Finish: Diamond Sawn Supplier: Bamstone - bamstone.com.au Notes: P5 Slip Classifications
	PAV 06	Concrete Paver Ironstone Range - Ivory Size (mm): 1200 W x 600 D * Thickness to be advised by Supplier Finish: Shortblasted Supplier: Anston - anston.com.au Notes: P5 Slip Classifications, opportunity to incorporate crush existing brick as aggregate

REF IMAGE	CODE	DESCRIPTION
	PAV 07	POS - Terrace Ambrose - Technifirma Tiles - To compliment Interior spec. for Apartment & Townhouse Size (mm): 1198 W x 598 D x 20 H Finish: Textured - P5 Slip Classification Supplier: Eco Outdoor - eco-outdoor.com Notes: Installed on pedestal system with spacers matching with Interior spec(no grout). Tile set out to be confirmed with Acre prior the construction.
	PAV 08	Exposed Aggregate Concrete - Public Domain York Size (mm): - Finish: Exposed Aggregate Supplier: Mentone Pre Mix - mentonepremix.com.au Notes: opportunity to incorporate crush existing brick as aggregate
	PAV 09	Exposed Aggregate Concrete - POS York Size (mm): - Finish: Pavilion Finish Supplier: Mentone Pre Mix - mentonepremix.com.au Notes: opportunity to incorporate crush existing brick as aggregate
	GRA 01	Tertiary Path Compacted Granitic Sand with compacted subbase to 70mm depth Size (mm): Supplier: TBC Notes:
	GRA 02	Rumble - Swales & Sculpture garden Size (mm): 50mm Granite Ballast to Swales laid to 150mm depth Supplier: TBC
	GRA 03	Inorganic Mulch - Planters Size (mm): 20mm Honey Granite Screenings Supplier: TBC Notes:

NOTE: MATERIAL AND FINISHES SCHEDULE INDICATIVE ONLY. SUBJECT TO FURTHER DEVELOPMENT BY DESIGN TEAM THROUGH DESIGN DEVELOPMENT PHASES.

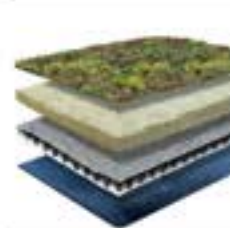
REF IMAGE	CODE	DESCRIPTION
	BDR01	Feature Landscape Boulders Size (mm): 300-1500mm Granite Rocks Supplier: TBC Notes: To be selected by and placed in coordination with ACRE.
	STN 01	Feature wall - Main pedestrain Path's Stairs Savoca Travertine Dry Wall Size (mm): >450mm, >70mm H Supplier: Eco Outdoor - ecooutdoor.com.au Notes:
	STN 02	Organic-Shape Steppers Size (mm): 150 H Finished: Top - Bush Hammered / Sides - Chiseled Supplier: Contractor Notes: Installed on minimum 50mm depth compacted crushed rock base
	BRK 01	Brick Wall Klause Emperor - Ghost - To match Architecture's specification Size (mm): 390 x 105 x 45 mm Finish: - Supplier: Krause Bricks - krausebricks.com Notes: Strecher bond, Wall at varying heights.
	BRK 02	Reclaimed Brick Reclaimed brick from existing Size (mm): Finish: - Supplier: Notes:
	EDG 01	Mild Steel Edging Size: 100mm x 3mm Finish/Colour: Mild Steel apply sealer Note: 8mm rebar rod welded to outside edge of flat bar to required depth as a peg to secure edging. Edge to be flush with surface

REF IMAGE	CODE	DESCRIPTION
	MUL 01	Mulched Garden beds Mulch: 75mmTHK Surecrop Organic Compost Topsoil: 150mmTHK Cultivated subgrade: 300mmTHK Colour/Finish: Dark Brown Supplier: C.Fultons Notes:
	MUL 02	Gravel Mulched Lightweight Planting Media for Planter & Garden Bed on Structure Mulch: 75mmTHK Selected Gravel Screen(GRA 03) Planting Media: 450mmTHK(min) HydroCell 40% mix Colour/Finish: Dark Brown Supplier: Fytogreen Notes: Planting media depth varies
	MUL 03	Nature Play Floor Treatment Soft fall Mulch - Chip Shaped Size (mm): Supplier: Daisy's garden Supplied Notes: Minimum 300mm Depth; AS/NZS 4422:1996 compliant
	LWN 01	Lawn Hydro Seeded Tall Fescue Supplier: Contractor
	BOL 01	Bespoke Stone Bollard Size (mm): 600H Finish: Bushhammered Supplier: TBC
	BOL 02	Retractable Bollard Stainless Steel Automatic Rising Bollard Size (mm): ø219 x 600 H Finish: Brushed Stainless Steel Supplier: Safety Civil - safetycivil.com.au Notes: Installed with Control box in accordance with manufacturer's specifications

TP-3.03 Materials and Finishes Schedule

NOTE: MATERIAL AND FINISHES SCHEDULE INDICATIVE ONLY. SUBJECT TO FURTHER DEVELOPMENT BY DESIGN TEAM THROUGH DESIGN DEVELOPMENT PHASES.

REF IMAGE	CODE	DESCRIPTION
	CON 01	In-situ Concrete Bench To match Concrete Mix to match Architecture's specification Finish: Honed Supplier: Contractor
	STL 01	Landscape Stair Handrails To match Architectural Details with LED Strip light integration Top rail: ø38.1mm Round Tube Stainless Steel Finish: PC01 Supplier: Hammersmith Notes:
	STL 02	Palisade Balustrade To match Architectural Details Size: ø16 Rod, 5x60mm Flat bar Top; 1000 H minimum to FFL/FGL Finish: PC 01 Supplier: Contractor Notes: Fixed to substrate with M16 Drop-in Anchors. Ensure no opening greater than 120mm and compliance with AS 5216:2021.
	TGS 01	Tactile Ground Surface Indicators Warning & Directional Discrete Brass Tactiles TGS1 Size (mm): ø35, 5 H Finish: Non Corrosion Solid Brass Supplier: Tactile Systems - tactilesystems.com.au Notes: Mechanical Fixed to surfaces; To be installed in accordance to the manufacturers instructions and the AS/NZS 1248.1.4.2009; Allow patina with time
	TGS 02	Luminance Contrast Stairs Nosing Size (mm): 50W x 10H of Heavily Sandblasted PAV03 to archive 30% Luminance Contrast and Slip resistant Finish: Sandblasted Supplier: Notes: Supplier to supply Acre 2 samples
	TGS 03	Tactile Handrail Indicator Size (mm): Ø50 x 5H Finish: To match handrails Supplier: Notes: Tactile Systems - tactilesystems.com.au

REF IMAGE	CODE	DESCRIPTION
	GAR 01	Meadow Green Roofs Sempergreen lightweight green roof systems with Custom Blanket Size (mm): 280mm H Supplier: Plant Based Building Solutions - pbbsolutions.net Notes: Green Roof Contractor to confirm plant species with Acre before proceed.
	PC 01	Powdercoat - To match Architectural Metal Work Specification Finish: Notes:
	REN 01	Render - To match Architectural Specification Finish: Notes:
	EQU 01	Inbench BBQ units GX Outdoors - GXA-15A Size (mm): 540 W x 540 L Finish: S/S electropolish Supplier: GX Outdoors - www.gxoutdoors.com Notes: Installed with Lid

1.0 AIMS & OBJECTIVES

This Maintenance Schedule has been prepared to ensure the landscape matures as intended and remains healthy, functional, and visually striking over time. It establishes clear procedures and frequencies for maintenance so that gardens and planter boxes maintain their architectural quality and soft planting character.

- The objective is to:
- Preserve the design intent of the landscape.
 - Promote long-term plant health and vigour.
 - Ensure safety, cleanliness, and usability of all external areas.
 - Protect planter box structures, waterproofing, and finishes.
 - Maintain a professional presentation suited to a high-profile commercial environment.

1.1 SCOPE

This schedule applies to all landscape works shown on the approved drawings, including:

- Trees, shrubs, groundcovers, climbers, and lawns.
- Plants in raised planters, podiums, and containers.
- Hardscape elements including paving, furniture, planter edging, drainage, and landscape lighting.

Works include, but are not limited to:

- Fertilising, pest and disease control, pruning, staking, replacement of dead plants.
- Weed removal from planting beds, gravel, and paved areas.
- Mulching to maintain optimal soil moisture and appearance.
- Maintenance of irrigation systems, drainage, and waterproofing.
- Cleaning of hard surfaces, furniture, and lighting.
- Monthly and annual reporting of works undertaken.

Excluded from this schedule (unless otherwise agreed):

- Daily watering of plants.
- Collection of non-plant litter.

Contractor must give 2 days' notice before site visits, fertiliser/pesticide/herbicide use, or structural tree works.

1.2 RECORD KEEPING & REPORTING

The Contractor shall maintain a detailed logbook including:

- Dates and nature of all maintenance activities.
- Materials applied (fertiliser, mulch, sprays) with manufacturer details.
- Soil test results and irrigation adjustments.
- Weather events impacting works.
- Notes on plant losses or replacements.

A summary report is to be issued monthly and annually, outlining condition, completed works, and recommendations.

1.3 PLANTING AREA CARE

1.3.1 Weeding

- Remove weeds before seed set.
- Ensure planting and mulched areas are weed-free at monthly inspections.

1.3.2 Fertilising & Soil Health

- Conduct soil testing at commencement and every 2 years thereafter.
- Maintain soil pH between 5.5-7.0.
- Apply slow-release fertiliser at rates suited to soil results and plant types.
- Top up organic matter in planter boxes every 2-3 years to prevent depletion.

1.3.3 Irrigation

- Test irrigation system monthly.
- Adjust run times seasonally for rainfall and temperature.
- Check emitters and nozzles for blockages or leaks.
- Confirm planter boxes are receiving deep watering, not just surface moisture.

1.3.4 Drainage & Waterproofing

- Inspect all planter box outlets, membranes, and subsoil drainage quarterly.
- Clear blockages after major rain events.
- Report cracks, leaks, or staining immediately.

1.3.5 Pest & Disease Control

- Inspect plantings monthly for early signs of stress, fungal activity, or insect attack.
- Avoid chemical use unless necessary and approved.
- Apply treatments strictly per manufacturer guidelines.

1.3.6 Pruning & Trimming

- Prune to reflect natural plant habit.
- Remove dead material and tip prune shrubs and groundcovers to encourage density.
- Climbers: reattach or prune leaders seasonally.
- Trees: formative pruning in first 3-5 years, followed by annual arborist inspection.

1.3.7 Staking & Supports

- Check stakes, ties, and climbing frames quarterly.
- Adjust to avoid constriction or damage. Remove once plants are self-supporting.

1.3.8 Plant Replacement

- Replace plants showing more than 50% foliage loss.
- Match species, size, and density to approved landscape plan.
- Replacement stock must be healthy, disease-free, and hardened.

2.0 SCHEDULE OF MAINTENANCE TASKS

Task	Frequency	Notes
Weeding	Monthly	Manual removal preferred; herbicide only with prior approval.
Leaf Litter Removal	Monthly	Retain litter in beds unless growth is impeded; clear from all paths.
Mulching	Annually (Spring)	Maintain depth of 75mm; ensure mulch type is suited to wind exposure.
Fertilising	Annually (Spring)	Apply based on soil test results; NPK 18:3:10 slow release.
Soil Testing	Biannual	Adjust fertiliser regime as required.
Irrigation System Check	Monthly	Adjust for season; flush system annually.
Drainage Inspection	Quarterly	Check planter outlets and membranes; clear pits after storms.
Pest & Disease Monitoring	Monthly / As required	Report infestations immediately.
Pruning & Trimming	Seasonal / As required	Trees: annual arborist review; shrubs/climbers: seasonal tip pruning.
Stakes & Supports	Quarterly	Adjust or remove when stable.
Plant Replacement	Monthly inspections	Replace losses promptly with approved stock.
Hard Surface Cleaning	Quarterly	Pressure wash paving and furniture to prevent staining or algae.
Lighting Inspection	Monthly	Check all fittings, clean lenses, confirm cables clear of growth.
Lawn Care (if applicable)	Seasonal	Aeration, top dressing, weed control, and mowing.
Annual Refresh (Feature Planting)	Annually	Rotate or refresh high-impact planters for presentation.

3.0 GREEN ROOFS & PLANTERS

3.1 INSTALLATION

Confirm access for machinery and materials. Ensure drainage, waterproofing, structural load, water supply, and electrical systems are in place.

3.2 MAINTENANCE

Provide safe access (balustrades, harness points, swing stages or EWPs) as required by OH&S regulations. All works by trained, qualified personnel.

3.3 PLANT CARE

Inspect and weed every 2-4 weeks during growing season. Fertilise annually in spring for 3-5 years, then reduce as required by soil tests. Use slow-release fertiliser (NPK 18:6:12 or equivalent). Avoid feeding in peak summer or late season. Trim and deadhead as required. Check roof drains each visit.

3.4 WORKING AT HEIGHTS

All works must comply with the Victorian OH&S Act 2004 and WorkSafe codes for fall prevention. Provide fall protection systems and follow best practice safety procedures.

4.0 GENERAL

All works shall be undertaken in accordance with current best horticultural practice and Occupational Health & Safety standards. The Contractor shall ensure the landscape continues to reflect Acre's design intent – architectural details balanced with healthy, soft planting.

Acre

Acre

Acre

Concept Master Plan

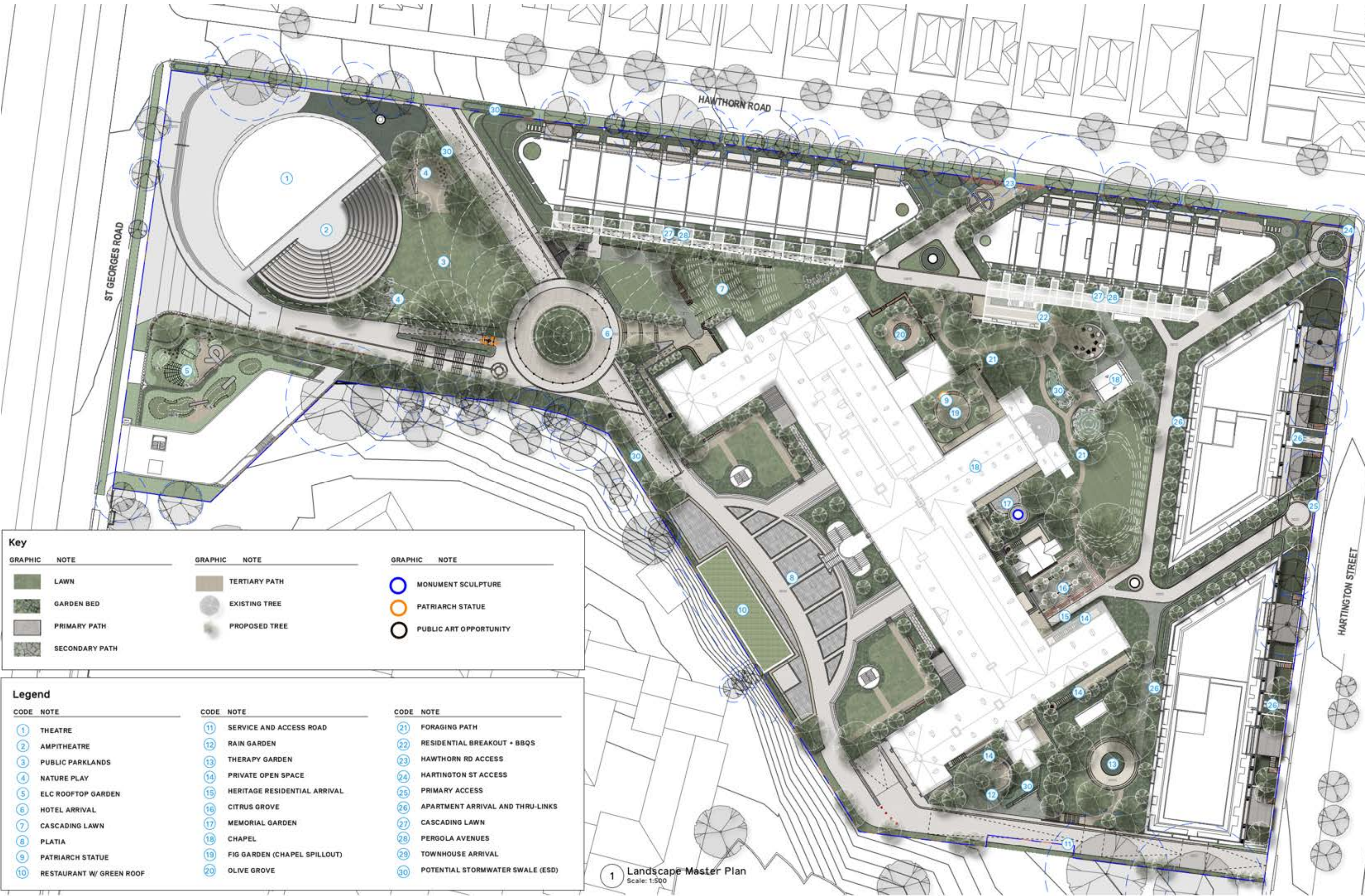
Acre

Acre

Acre

Acre

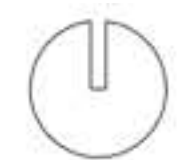
Acre

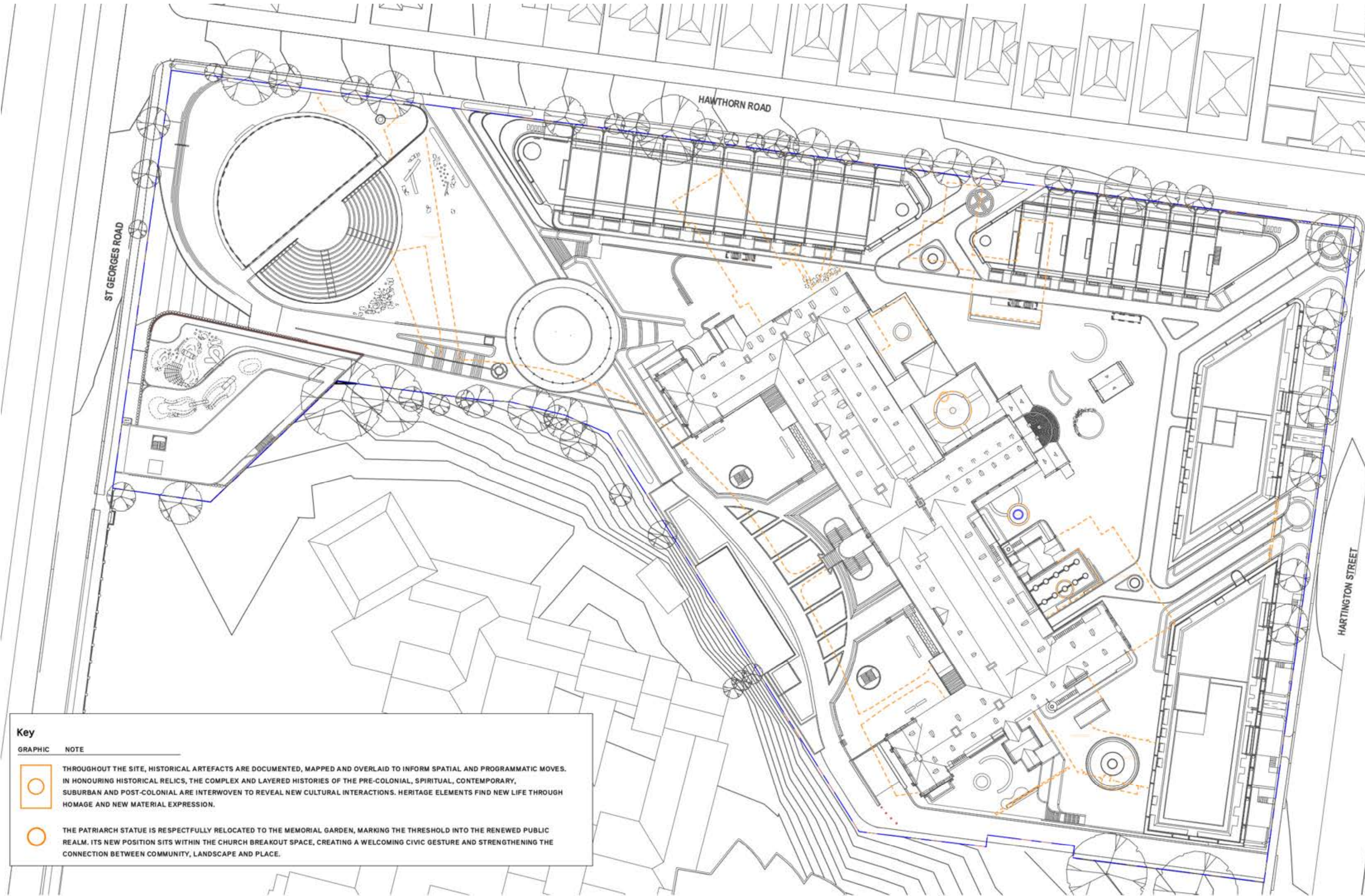


Key	
GRAPHIC	NOTE
	LAWN
	GARDEN BED
	PRIMARY PATH
	SECONDARY PATH
	TERTIARY PATH
	EXISTING TREE
	PROPOSED TREE
	MONUMENT SCULPTURE
	PATRIARCH STATUE
	PUBLIC ART OPPORTUNITY

Legend	
CODE	NOTE
1	THEATRE
2	AMPHITHEATRE
3	PUBLIC PARKLANDS
4	NATURE PLAY
5	ELC ROOFTOP GARDEN
6	HOTEL ARRIVAL
7	CASCADING LAWN
8	PLATIA
9	PATRIARCH STATUE
10	RESTAURANT W/ GREEN ROOF
11	SERVICE AND ACCESS ROAD
12	RAIN GARDEN
13	THERAPY GARDEN
14	PRIVATE OPEN SPACE
15	HERITAGE RESIDENTIAL ARRIVAL
16	CITRUS GROVE
17	MEMORIAL GARDEN
18	CHAPEL
19	FIG GARDEN (CHAPEL SPILLOUT)
20	OLIVE GROVE
21	FORAGING PATH
22	RESIDENTIAL BREAKOUT • BBQS
23	HAWTHORN RD ACCESS
24	HARTINGTON ST ACCESS
25	PRIMARY ACCESS
26	APARTMENT ARRIVAL AND THRU-LINKS
27	CASCADING LAWN
28	PERGOLA AVENUES
29	TOWNHOUSE ARRIVAL
30	POTENTIAL STORMWATER SWALE (ESD)

1 Landscape Master Plan
Scale: 1:500





Key

GRAPHIC	NOTE
	THROUGHOUT THE SITE, HISTORICAL ARTEFACTS ARE DOCUMENTED, MAPPED AND OVERLAID TO INFORM SPATIAL AND PROGRAMMATIC MOVES. IN HONOURING HISTORICAL RELICS, THE COMPLEX AND LAYERED HISTORIES OF THE PRE-COLONIAL, SPIRITUAL, CONTEMPORARY, SUBURBAN AND POST-COLONIAL ARE INTERWOVEN TO REVEAL NEW CULTURAL INTERACTIONS. HERITAGE ELEMENTS FIND NEW LIFE THROUGH HOMAGE AND NEW MATERIAL EXPRESSION.
	THE PATRIARCH STATUE IS RESPECTFULLY RELOCATED TO THE MEMORIAL GARDEN, MARKING THE THRESHOLD INTO THE RENEWED PUBLIC REALM. ITS NEW POSITION SITS WITHIN THE CHURCH BREAKOUT SPACE, CREATING A WELCOMING CIVIC GESTURE AND STRENGTHENING THE CONNECTION BETWEEN COMMUNITY, LANDSCAPE AND PLACE.

Acre

Acre

Acre

Concept Plans

Acre

Acre

Acre

Acre

Acre

ST GEORGES ROAD

Legend					
CODE	NOTE	CODE	NOTE	CODE	NOTE
1	AMPHITHEATRE STEPS	6	DDA LIFT	11	HOTEL LOBBY STAIR
2	NATURE PLAY	7	HERITAGE ACKNOWLEDGEMENT / WAYFINDING	12	SERVICES BELOW
3	ELC ACCESS	8	TURNING CIRCLE	13	PUBLIC ART OPPORTUNITY
4	PUBLIC PARKLANDS	9	PROPOSED FEATURE TREE		
5	PRIMARY CHAPEL STAIR	10	SERVICE DRIVEWAY		

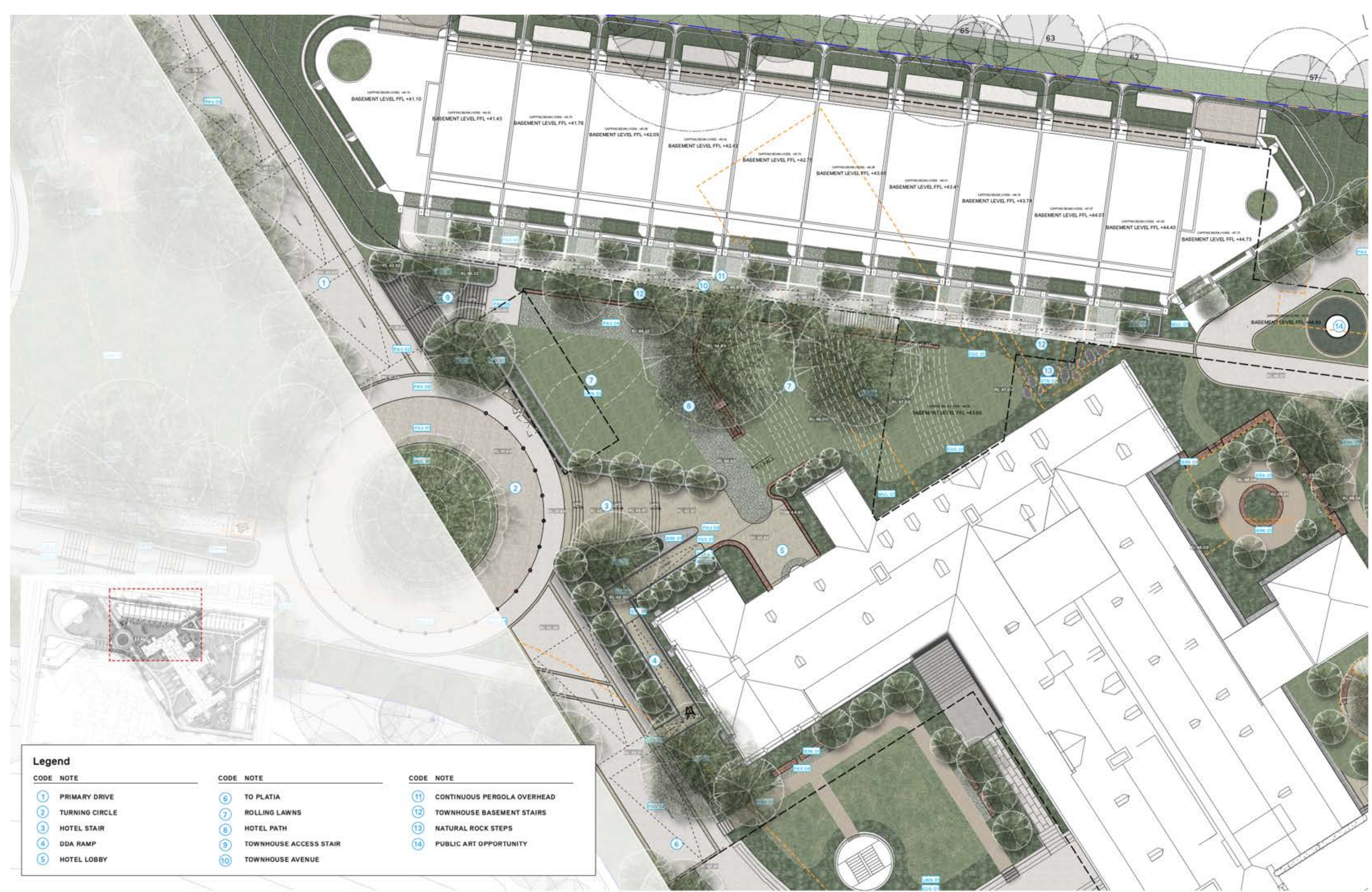
Acre

Architecture for Landscapes
3/4 Brown St. Collingwood VIC 3066 Aus
info@acre.com.au 03 7018 3135
acre.com.au @acre.landscapes

CHORA



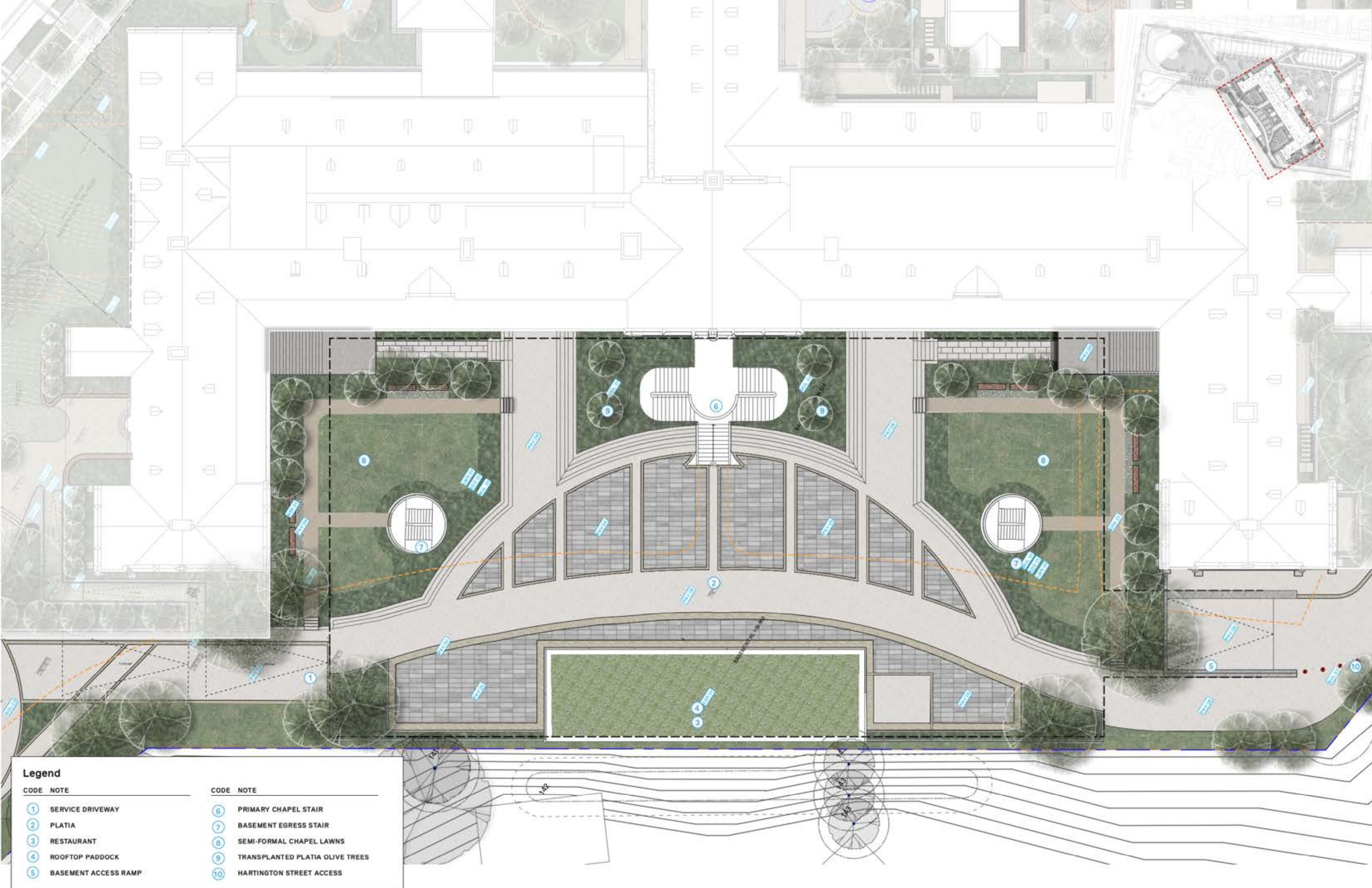
Sheet Title:	Amphitheatre Parklands	Date:	March 25th, 2026
Client:	CHORA	Revision:	E
Address:	7 Hartington Street, Northcote	Page Size:	A2
Drawn by:	WD	Checked by:	RC
		Page:	TP-4.04

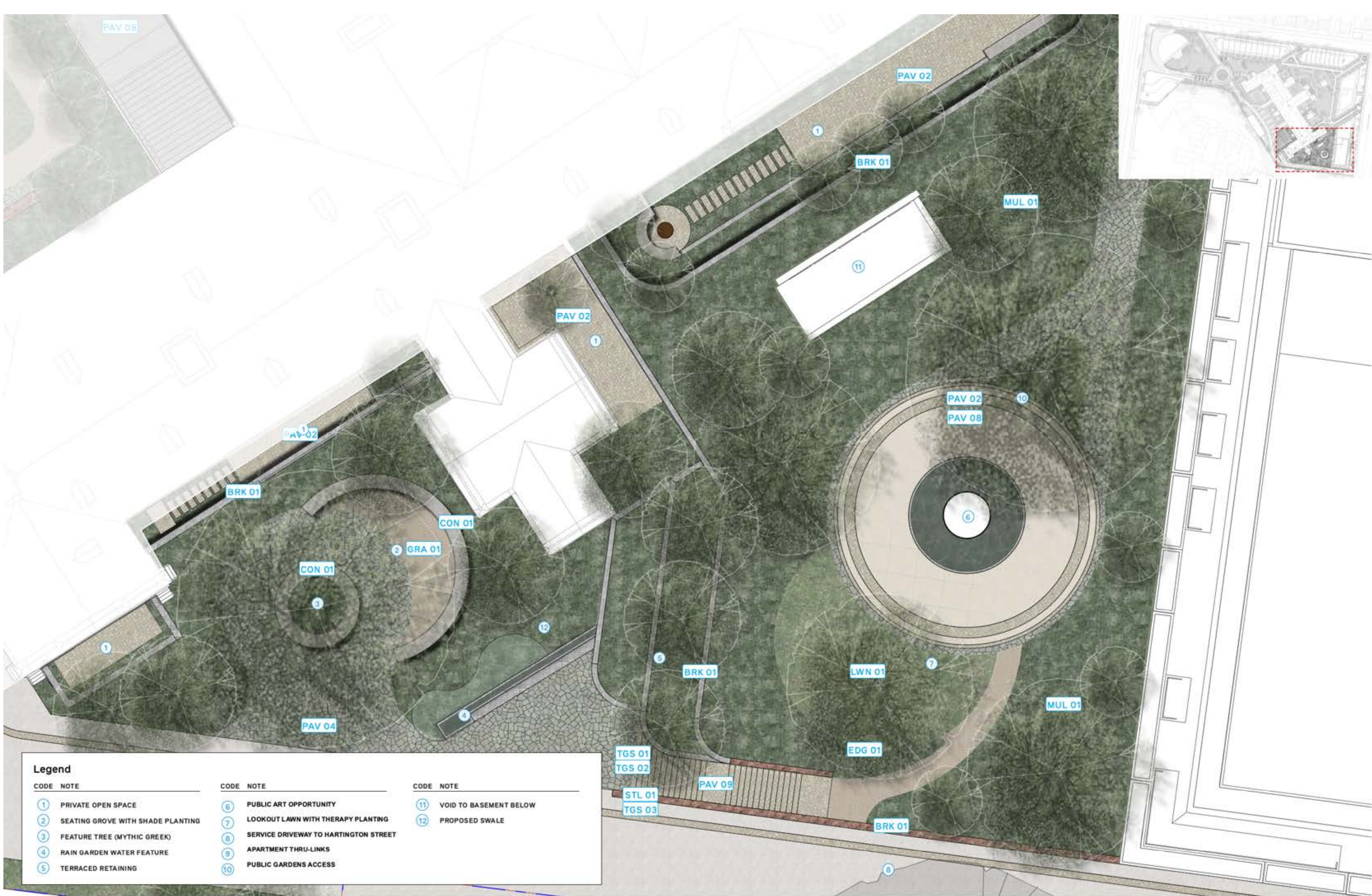


Legend					
CODE	NOTE	CODE	NOTE	CODE	NOTE
1	PRIMARY DRIVE	6	TO PLATIA	11	CONTINUOUS PERGOLA OVERHEAD
2	TURNING CIRCLE	7	ROLLING LAWNS	12	TOWNHOUSE BASEMENT STAIRS
3	HOTEL STAIR	8	HOTEL PATH	13	NATURAL ROCK STEPS
4	DDA RAMP	9	TOWNHOUSE ACCESS STAIR	14	PUBLIC ART OPPORTUNITY
5	HOTEL LOBBY	10	TOWNHOUSE AVENUE		



Sheet Title:	Hotel Lobby and Arrival	Date:	March 25th, 2026
Client:	CHORA	Revision:	E
Address:	7 Hartington Street, Northcote	Page Size:	A2
Drawn by:	WD	Checked by:	RC
		Page:	TP-4.05





Legend

CODE	NOTE	CODE	NOTE	CODE	NOTE
1	PRIVATE OPEN SPACE	6	PUBLIC ART OPPORTUNITY	11	VOID TO BASEMENT BELOW
2	SEATING GROVE WITH SHADE PLANTING	7	LOOKOUT LAWN WITH THERAPY PLANTING	12	PROPOSED SWALE
3	FEATURE TREE (MYTHIC GREEK)	8	SERVICE DRIVEWAY TO HARTINGTON STREET		
4	RAIN GARDEN WATER FEATURE	9	APARTMENT THRU-LINKS		
5	TERRACED RETAINING	10	PUBLIC GARDENS ACCESS		

Acre

Architecture for Landscapes
3/4 Brown St. Collingwood VIC 3066 Aus
info@acre.com.au 03 7018 3135
acre.com.au @acre.landscapes

CHORA



Sheet Title:	Therapy and Rain Garden	Date:	March 25th, 2026
Client:	CHORA	Revision:	E
Address:	7 Hartington Street, Northcote	Page Size:	A2
Drawn by:	WD	Checked by:	RC
		Page:	TP-4.07

These are conceptual drawings only. Acre Landscape Architecture Studio will not be held responsible for any structural works constructed from these drawings. All dimensions to be confirmed on site by contractor prior to commencement of works.



Legend

CODE NOTE

- 1 OLIVE GROVE
- 2 ASSORTED CITRUS TREES
- 3 STEPS THROUGH LOW RETAINING
- 4 FIG GARDEN (CHAPEL BREAKOUT)
- 5 ASSORTED FICUS TREES

CODE NOTE

- 6 LOW RETAINING
- 7 MEMORIAL GARDEN (CHAPEL BREAKOUT)
- 8 RELOCATED AND REDESIGNED MONUMENT
- 9 ASSORTED STONEFRUIT TREES
- 10 CITRUS GROVE

CODE NOTE

- 11 RELOCATED PLATIA OLIVE TREES
- 12 RELOCATED PATRIARCH STATUE

Acre

Architecture for Landscapes
3/4 Brown St. Collingwood VIC 3066 Aus
info@acre.com.au 03 7018 3135
acre.com.au @acre.landscape

CHORA



Sheet Title: Edible Groves	Date: 25/3/2026
Client: CHORA	Revision: E
Address: 7 Hartington Street, Northcote	Page Size: A2
Drawn by: WD	Checked by: RC
	Page: TP-4.08

These are conceptual drawings only. Acre Landscape Architecture Studio will not be held responsible for any structural works constructed from these drawings. All dimensions to be confirmed on site by contractor prior to commencement of works.



Legend					
CODE	NOTE	CODE	NOTE	CODE	NOTE
1	HAWTHORN ROAD ACCESS	6	RAISED PLANTERS	11	CHAPEL
2	TOWNHOUSE AND HOTEL ACCESS	7	PERGOLA OVERHEAD	12	FORAGING PATH ACCESS
3	COMMUNITY BREAKOUT SPACE	8	COMMUNITY BREAKOUT SPACE		
4	TOWNHOUSE BASEMENT STAIRS	9	HARTINGTON STREET ACCESS		
5	COMMUNAL BBQS	10	PUBLIC GARDENS AND APARTMENT ACCESS		

Acre

Acre

Acre

Planting Palettes and
Plans

Acre

Acre

Acre

Acre

Acre

Ref Image	Code	Description	Ref Image	Code	Description	Ref Image	Code	Description
	Base 	Banksia serrata		Olea 	Olea europaea		Eule 	Eucalyptus leucoxylon
	PugN 	Punica granatum 'Nana'		CusG 	Cupressus sempervirens 'Glauc'		Gltc 	Gleditsia triacanthos 'Continental'
	Myfl 	Myoporum floribundum		Meth 	Melaleuca thymifolia		SalW 	Salvia leucantha 'White Velour'
	Alci 	Aloysia citrodora		GrhB 	Grevillea hybrida 'Bronze Rambler'		GalB 	Gaura lindheimeri 'Ballerina White'
	LanB 	Laurus nobilis 'Baby Bay'		Cegs 	Celtica gigantea		Root 	Rosmarinus officinalis 'Tuscan Blue'
	Thvu 	Thymus vulgaris		Chap 	Chrysocephalum apiculatum		LocM 	Lomandra confertifolia ssp. rubignosa 'Mist'
	GrhP 	Grevillea hybrida 'Peaches and Cream'		Prcu 	Prostanthera cuneata	Edible Native Water efficient Wildlife Habitat / Pollinator		

Ref Image	Code	Description	Ref Image	Code	Description	Ref Image	Code	Description
	Aust 	Austrostipa stipoides		PoMo 	Poa morrisii		Ryra 	Rytidosperma racemosum
	Brba 	Brachyscome basaltica		Bubu 	Bulbine bulbosa			

- Edible
- Native
- Water efficient
- Wildlife Habitat / Pollinator

Ref Image	Code	Description	Ref Image	Code	Description	Ref Image	Code	Description
	Cus	Cupressus sempervirens 'Glauc'		Lano 	Laurus nobilis		PugN 	Punica granatum 'Nana'
	Olea 	Olea europaea		Tema 	Teucrium marum		GrvF 	Grevillea venusta x longistulla 'Firesprite'
	ErCa 	Eremophila calorhabdos		Savi 	Santolina virens		Busp 	Bursaria spinosa
	LadA 	Lavandula dentata 'Alba'		LoIN 	Lomandra longifolia 'Nyalla'		RooT 	Rosmarinus officinalis 'Tuscan Blue'
	Posi 	Poa sieberiana		SagA 	Salvia guaranitica 'Amistad'		Phno 	Phyla nodiflora
	Chno 	Chamaemelum nobile						

- Edible
- Native
- Water efficient
- Wildlife Habitat / Pollinator

Sheet Title:	Planting Mix C - Platia		
Client:	CHORA		
Address:	7 Hartington Street, Northcote		
Drawn by:	WD	Checked by:	RC

Date:	March 25th, 2026
Revision:	E
Page Size:	A3
Page:	TP-5.03

Ref Image	Code	Description	Ref Image	Code	Description	Ref Image	Code	Description
	Olea ●●	Olea europaea		FicW ●●	Ficus carica 'White Genoa'		PugW ●●	Punica granatum 'Wonderful'
	DikF ●	Diospyros kaki 'Fuyu'		Myco ●●●	Myrtus communis		Cile ●●	Citrus limon 'Eureka'
	CisW ●●	Citrus sinensis 'Washington Navel'		Ciau ●●	Citrus aurantium		Prdu ●●	Prunus dulcis
	Pola ●●	Poa labillardierei		Mitr ●	Miscanthus transmorrisonensis		Popo ●●	Poa poiformis
	SaGS ●●●	Salvia 'Greek Skies'		MePi ●●	Mentha x piperita		WefG ●●	Westringia fruticosa 'Grey Box'
	AccL ●●	Acacia cognata 'Limelight'		Helt ●●●	Helichrysum italicum		RooP ●●●	Rosmarinus officinalis 'Prostrate'
	SaMo ●●●	Satureja montana		Lagr ●●●	Lavandula grosso		Eumy ●●	Euphorbia myrsinites

Ref Image	Code	Description	Ref Image	Code	Description	Ref Image	Code	Description
	Acml 	Acanthus mollis		Gral 	Grevillea alpina		Pegr	Pelargonium graveolens
	Tema 	Teucrium marum		Bumi	Buxus microphylla		Daod 	Daphne odora
	EcpA 	Echinacea purpurea 'Artisan Soft Orange'		Ergl 	Eremophila glabra 'Kalbarri Carpet'		Nefa 	Nepeta x faassenii
	Sppa 	Spyridium parvifolium		SagF 	Salvia greggii 'Flame'		AcmM 	Achillea millefolium 'Mondpagode'
	Erka 	Erigeron karvinskianus		Lesu 	Leucanthemum x superbum		VioA 	Viola odorata 'Alba'
	Dire 	Dichondra repens		Vihe 	Viola hederacea			

Ref Image	Code	Description	Ref Image	Code	Description	Ref Image	Code	Description
	Acme 	Acacia melanoxylon		Eule 	Eucalyptus leucoxylon		Euca 	Eucalyptus camaldulensis
	Acpy 	Acacia pycnantha		Coma 	Corymbia maculata		BavC 	Baeckea virgata 'Clarence River'
	Busp 	Bursaria spinosa		Casi 	Callistemon sieberi		Caac 	Cassinia aculeata
	Cogl 	Correa glabra		Dovi 	Dodonaea viscosa		Inau 	Indigofera australis
	Lela 	Leptospermum lanigerum		Pora 	Pomaderris racemosa		WefG 	Westringia fruticosa 'Grey Box'
	Brmu 	Brachyscome multifida		Lysa 	Lythrum salicaria			

Ref Image	Code	Description	Ref Image	Code	Description	Ref Image	Code	Description
	Qupa	Quercus palustris		Swga 	Swainsona galegifolia		Loco 	Lophostemon confertus
	Mist 	Microlaena stipoides		IsaB 	Isotoma axillaris 'Beth's Blue'		Ansc 	Anthosachne scabra
	PopE 	Poa poiformis 'Eskdale'		Arar 	Artemisia arborescens		ChNo 	Chamaemulum nobile
	Waco 	Wahlenbergia communis						

Ref Image	Code	Description	Ref Image	Code	Description	Ref Image	Code	Description
	GltC	Gleditsia triacanthos 'Continental'		UlpA	Ulmus parvifolia		BenT	Betula nigra 'Tropical'
	Luap	Luma apiculata		Lo1N 	Lomandra longifolia 'Nyalla'		LimE 	Liriope muscari 'Emerald Falls'
	LocM 	Lomandra confertifolia ssp. rubignosa 'Mist'		AcmM 	Achillea millefolium 'Mondpagode'		Juco 	Juniperus conferta
	Coda 	Cotoneaster dammeri		RooP 	Rosmarinus officinalis 'Prostrate'		Pasi	Parthenocissu sikkimensis
	OleP 	Olea europaea 'Piccolo'		SalW 	Salvia leucantha 'White Velour'		EcpA 	Echinacea purpurea 'Alba'

Ref Image	Code	Description	Ref Image	Code	Description	Ref Image	Code	Description
	AcMe 	Acacia melanoxylon		Lano 	Laurus nobilis		Hyf1  	Hymenosporum flavum
	Blnu	Blechnum nudum		Hama	Hakonechloa macra		PoPl	Podophyllum pleianthum
	AnjA 	Anemone x japonica 'Alba'		PhsC	Philodendron selloum 'Compacta'		Vihe  	Viola hederacea
	Havi   	Hardenbergia violacea		CorD   	Correa reflexa 'Dusky Bells'		Cian  	Cissus antarctica
	LimM 	Liriope muscari 'Monroe White'		Tevo	Tetrastigma vainierianum		Misi	Miscanthus sinensis
	AgaS  	Agastache aurantica 'Sweet Lili'		Acmo	Acanthus mollis		Sado	Salvia dorisiana
	Thvu  	Thymus vulgaris						



Key

GRAPHIC	NOTE
	PLANTING MIX A - PUBLIC GARDENS
	PLANTING MIX B - GREEN ROOF
	PLANTING MIX C - PLATIA
	PLANTING MIX D - EDIBLE GROVES

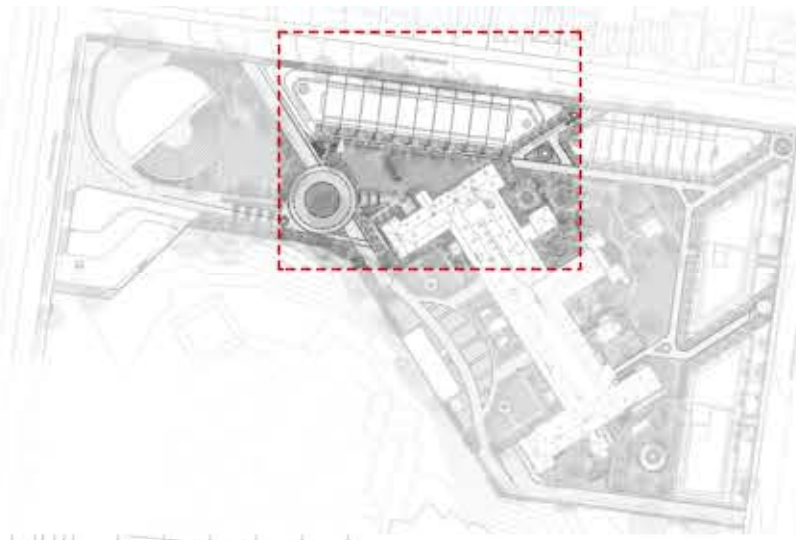
GRAPHIC	NOTE
	PLANTING MIX E - PARKLANDS
	PLANTING MIX F - COURTYARDS + POS
	PLANTING MIX G - SWALES + WETLANDS
	DESIGNED PLANTING ZONES

GRAPHIC	NOTE
	EXISTING TREE RETAINED
	PROPOSED TREE

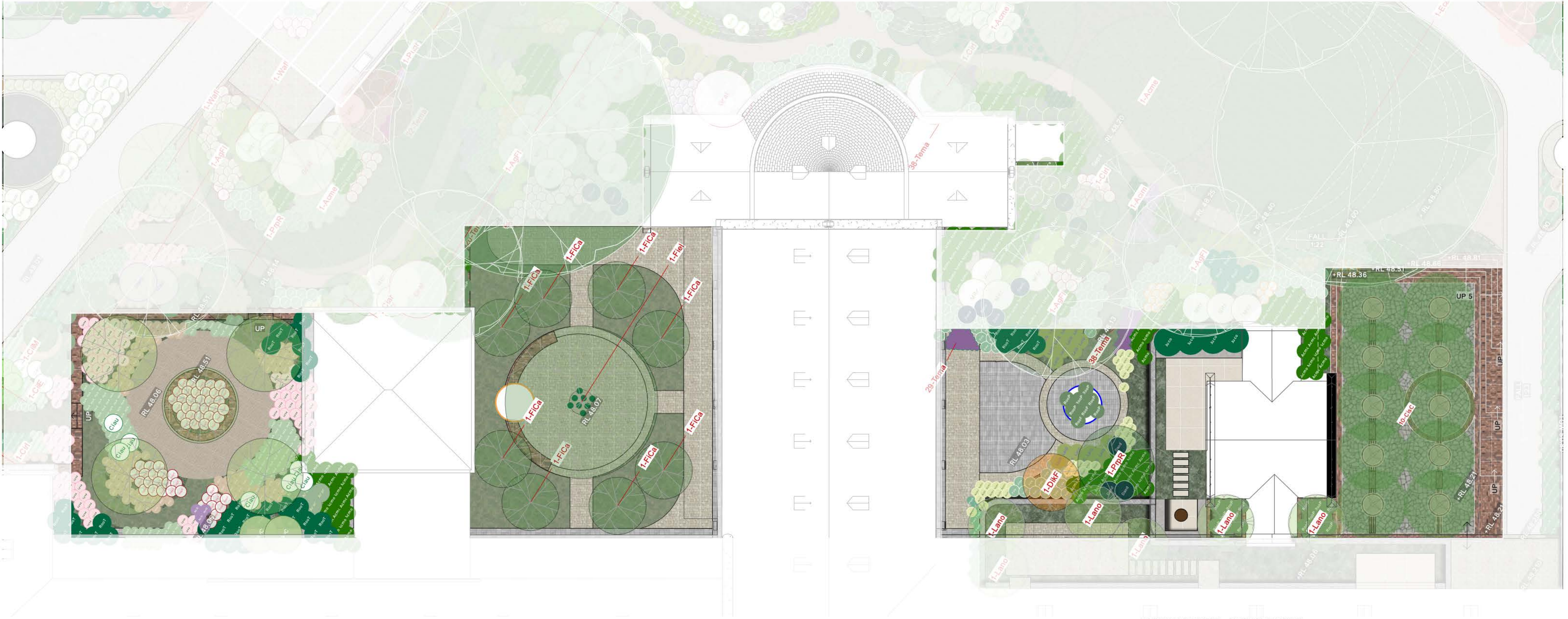
1 Planting Plan - Site
Scale: 1:500



CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	SIZE	REMARKS	
Trees								
Acme	8	Acacia melanoxylon	Blackwood	10 m	8 m	150 Ltr	Merri Creek Plant Community Species	
CusG	8	Cupressus sempervirens 'Glaucia'	Pencil Pine	15 m	1.0 m	150 Ltr		
Ecam	2	Eucalyptus camaldulensis	River Red Gum	30m	15m	150 ltr		
Eeu	3	Eucalyptus leucocoryn	SA Blue Gum	20m	12m	150 ltr		
Eugl	5	Eucalyptus globulus	Tasmanian Blue Gum	20 m	8m	150 ltr		
Wria	6	Tristanopsis laurina	Kanooka Gum	10 m	6 m	150 Ltr		
Tra1	1	Waterhousea floribunda	Weeping Lily Pity	12 m	4 m	150 Ltr		
Shrubs								
Aldc	14	Aloysia citrodora	Iemon Verbena	2.0 m	0.8 m	300 mm	Merri Creek Plant Community Species	
Alar	15	Artemisia arborescens	Tree Wormwood	1- 1.2 m	1- 1.2 m	300 mm		
BavC	2	Baeckea virgata 'Clarence River'	Weeping Baeckea	1.2 m	1.2 m	300 mm		
Bumi	16	Buxus microphylla	Japanese Box	1.2 m	1.2 m	300 mm		
Cac	4	Cassinia aculeata	Common Cassinia	2 m	4 m	300 mm		
Dovi	3	Dodonaea viscosa	Sticky Hopbush	1.5- 4 m	1.5- 3 m	300 mm		
Ecca	77	Echium candicans	Stick of Madeira	2 m	2 m	300 mm		
GnpP	5	Grevillea hybrida 'Peaches and Cream'	Grevillea	1.8 m	1.8 m	50 Ltr		
Lcal	84	Lithrum calcaratum	Purple Loosestrife	0.6- 1.2 m	0.6- 0.9 m	300 mm		
Meth	5	Maleale thymifolia	Thyme honey-myrtle	1.2 m	2.0 m	300 mm		
Myt1	13	Myoporum floriundum	Weeping Myoporum	3 m	3 m	140 mm		
Pora	12	Pomaderris racemosa	Slender Pomaderris	2- 5 m	1- 2 m	300 mm		
Pruu	56	Prostanthera cuneata	Mint bush	1.0 m	1.0 m	300 mm		
Root	139	Rosmarinus officinalis 'Tuscan Blue'	Rosemary	1.5 m	1.5 m	300 mm		
Swa9	19	Swainsona galegifolia	Smooth Darling Pea	1 m	1 m	300 mm		
WefG	61	Westringia fruticosa 'Grey Box'	Native Rosemary	0.4 m	0.4 m	300 mm		
Perennials								
Ansc	70	Anthosactis scabra	Common Wheat Grass	1.2 m	1 m	140 mm		
Cegi	16	Cephalara gigantes	Clart Scabious	1.5 m	0.6 m	140 mm		
Gaib	91	Gaura lindheimeri 'Ballerina White'	Gaura	0.6 m	0.6 m	140 mm		
Salw	61	Salvia leucantha 'White Velour'	Velvet Sage	1 m	1 m	140 mm		
Grasses								
Capi	248	Celtica gigantea	Stipa Gigantea	0.8 m	1.2 m	300 mm	Merri Creek Plant Community Species	
LocM	588	Lomandra confertifolia ssp. rubiginosa 'Mist'	Rubiginous Mist	0.6- 1 m	0.8- 1 m	140 mm		
Mist	162	Microlaena stipoides	Weeping Grass	0.6 m	0.4 m	140 mm		
PopE	274	Poa polyformis 'Eskdale'	Tussock Grass	0.45 m	0.45 m	140 mm		
Groundcovers								
Ascf	124	Acacia saligna 'Prostrate'	Golden Wreath wattle	0.3 m	0.3 m	300 mm		
Brmu	5	Brachycome multifida	Cut Leaf Daisy	0.25 m	0.80 m	140 mm		
Chap	12	Chryscephalum apiculatum	Yellow Buttons	0.3 m	0.5 m	140 mm		
GnhB	39	Grevillea hybrida	Spider Flower	0.3 m	2.0 m	140 mm		
Thiv	33	Thymus vulgaris	Garden Thyme	0.3 m	0.7 m	140 mm		
Succulents								
Climbers								
Ferns								
Total:	2169							



(1



1 Planting Plan - Edible Groves
Scale: 1:100

PLANT SCHEDULE - EDIBLE GROVES							
CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	SIZE	REMARKS
Trees							
CisC	10	Citrus sinensis 'Cara Cara'	Cara Cara Orange	4 m	4 m	150 Ltr	
DKF	1	Diospyros kaki 'Fuyu'	Japanese Persimmon	3 m	3 m	150 Ltr	
FICa	8	Ficus carica	Fruiting Fig	8 m	4 m	150 Ltr	
Fiel	1	Ficus elastica	Rubber Fig	30m	12m	150 Ltr	
Lano	6	Laurus nobilis	Bay Tree	7 m	3 m	300 mm	
PrpR	1	Prunus persica 'Red Haven'	Red Haven Peach	4 m	4 m	150 Ltr	
Shrubs							
Daod	3	Daphne odora	Winter Daphne	0.6 m	1.0 m	300 mm	
RooT	6	Rosmarinus officinalis 'Tuscan Blue'	Rosemary	1.5 m	1.5 m	300 mm	
Perennials							
Acml	36	Achillea millefolium	Yarrow	0.8 m	0.5 m	140 mm	
Acmo	59	Acanthus mollis	Oyster plant	0.8 m	0.8 m	140 mm	
EChA	6	Echinacea x hybrida Artisan™ Soft Orange	Coneflower	0.8 m	0.5 m	140 mm	
LaIG	24	Lavandula intermedia 'Grosso'	Grosso Lavender	0.8 m	0.8 m	140 mm	
Tema	67	Teucrium marum	Cat Thyme	0.3 m	0.3 m	140 mm	
Grasses							
Poia	35	Poa labillardierei	Common Tussock Grass	1 m	0.6 m	140 mm	
PopE	16	Poa poliformis 'Eskdale'	Tussock Grass	0.45 m	0.45 m	140 mm	
Groundcovers							
DirE	8	Dichondra repens	Kidney Weed	0.05 m	1 m	140 mm	
Juco	4	Juniperus confeta	Shore Juniper	0.2 m	2 - 3 m	140 mm	
RooP	26	Rosmarinus officinalis 'Prostratus	Prostrate Rosemary	0.3 m	0.8 m	140 mm	
Succulents							
Climbers							
Ferns							
Total: 317							
* = indigenous							
* = maintained							



Sheet Title:	Planting Plan - Edible Groves	Date:	25/3/2026
Client:	CHORA	Revision:	E
Address:	7 Hartington Street, Northcote	Page Size:	A1
Drawn by:	WD	Checked by:	RC
		Page:	TP-514

PLANT SCHEDULE - PARK							
CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	SIZE	REMARKS
Trees							
Acim	3	Acacia implexa	Hickory Wattle	8 m	5 m	150 Ltr	Merri Creek Plant Community Species
Acme	5	Acacia melanoxylon	Blackwood	10 m	8 m	150 Ltr	Merri Creek Plant Community Species
AgFl	4	Agonis flexuosa	Peppermint Tree	15 m	8 m	150 Ltr	
Clar	2	Citrus aurantium	Bitter Orange	3 m	3 m	150 Ltr	
Clie	1	Citrus limon 'Eureka'	Lemon Tree	4 m	3 m	150 Ltr	
ClIM	1	Citrus limon 'Meyer'	Meyer Lemon	3 m	2 m	150 Ltr	
Clri	2	Citrus reticulata 'Imperial'	Imperial Mandarin	3 m	3 m	150 Ltr	
CoCS	8	Corymbia citriodora 'Scentuous'	Dwarf Lemon Scented Gum	7 m	3 m	150 Ltr	
Ecam	3	Eucalyptus camaldulensis	River Red Gum	30 m	15 m	150 Ltr	
Eieu	2	Eucalyptus leucocylon	SA Blue Gum	20 m	12 m	150 Ltr	
Oleu	5	Olea europaea	European Olive	8 m	4 m	150 Ltr	
PrpR	1	Prunus persica 'Red Haven'	Red Haven Peach	4 m	4 m	150 Ltr	
Pugr	1	Punica granatum	Pomegranate	6 m	4 m	150 Ltr	
Wari	4	Waterhousea floribunda	Weeping Lily Pilly	12 m	4 m	150 Ltr	
Shrubs							
Accl	102	Acacia cognata 'LimeLight'	Acacia LimeLight	0.8 m	1 m	300 mm	
Arar	21	Artemisia arborescens	Tree Wormwood	1- 1.2 m	1- 1.2 m	300 mm	
BavC	2	Baeckea virgata 'Clarence River'	Weeping Baeckea	1.2 m	1.2 m	300 mm	
Bumi	26	Buxus microphylla	Japanese Box	1.2 m	1.2 m	300 mm	
Casc	1	Cassinia aculeata	Common Cassia	2 m	4 m	300 mm	
Casi	21	Callistemon sieberi	River Bottlebrush	2 m	1.5 m	300 mm	Merri Creek Plant Community Species
Clau	7	Citrus australasica	Finger Lime	0.5 m	0.6 m	300 mm	
Dadd	10	Daphne odora	Winter Daphne	0.6 m	1.0 m	300 mm	
Ergik	5	Eremophila glabra 'Kalbarri Carpet'	Tar Bush	0.2 m	1.5 m	300 mm	
Inau	2	Indigofera australis	Australian Indigo	2 m	2 m	300 mm	Merri Creek Plant Community Species
Lysa	113	Lythrum salicaria	Purple Loosestrife	0.6 - 1.2 m	0.6 - 0.9 m	300 mm	
Pegr	26	Pelargonium graveolens	Rose geranium	1.0 m	1.0 m	300 mm	
Pora	6	Pomaderris racemosa	Slender Pomaderris	2- 5 m	1- 2 m	300 mm	
RooT	56	Rosmarinus officinalis 'Tuscan Blue'	Rosemary	1.5 m	1.5 m	300 mm	
Samo	43	Satureja montana	Winter savory	0.3 m	0.3 m	300 mm	
WeRG	49	Westringia fruticosa 'Grey Box'	Native Rosemary	0.4 m	0.4 m	300 mm	
Perennials							
Acni	54	Achillea millefolium	Yarrow	0.8 m	0.5 m	140 mm	
Acno	171	Acanthus mollis	Oyster plant	0.8 m	0.8 m	140 mm	
Ansc	169	Anthosachne scabra	Common Wheat Grass	1.2 m	1 m	140 mm	
EchA	47	Echinacea x hybrida Artisan™ Soft Orange	Coneflower	0.8 m	0.5 m	140 mm	
EunY	173	Euphorbia myrsinites	Myrtle spurge	0.2 m	0.5 m	200 mm	
Grai	9	Grevillea alpina	Mountain Grevillea	4 m	3 m	300 mm	
Heit	320	Helichrysum italicum	Curry Plant	0.5 m	0.8 m	140 mm	
LaiG	168	Lavandula intermedia 'Grosso'	Grosso Lavender	0.8 m	0.8 m	140 mm	
NeFC	65	Nepeta x faassenii 'Cats Meow'	Cats Meow 'Catmint'	0.45 m	0.6 m	140 mm	
SaG	111	Salvia frutescens 'Greek Skies'	Sage 'Greek Skies'	0.6 m	0.6 m	140 mm	
SagF	184	Salvia greggii 'Flame'	Autumn Sage	0.6 m	0.6 m	140 mm	
Tema	91	Teucrium marum	Cat Thyme	0.3 m	0.3 m	140 mm	
Grasses							
Pno	22	Panicum nodosum	Knobby club-rush	0.8 m	0.8 m	140 mm	Merri Creek Plant Community Species
Mist	148	Microstena stipoides	Weeping Grass	0.6 m	0.4 m	140 mm	Merri Creek Plant Community Species
Mitr	71	Miscanthus transmorrisonensis	Evergreen Feather Grass	1.6 m	1.6 m	140 mm	
Poa	521	Poa labillardierei	Common Tussock Grass	1 m	0.6 m	140 mm	
PopE	27	Poa poliformis 'Eskdale'	Tussock Grass	0.45 m	0.45 m	140 mm	
Groundcovers							
Dire	36	Dichondra repens	Kidney Weed	0.05 m	1 m	140 mm	
Lesu	112	Leucanthemum superbum	Shasta daisy	0.4 m	0.4 m	140 mm	
Phno	81	Phyla nodiflora	Frogfruit	0.15 m	0.6 m	140 mm	
RooP	39	Rosmarinus officinalis 'Prostratus	Prostrate Rosemary	0.3 m	0.8 m	---	
Sopa	12	Spyridium parvifolium	Australian Dusty Miller	0.3 m	2.0 m	140 mm	
Succulents							
Climbers							
Ferns							
Total:				3173			



1 Planting Plan - Park
Scale: 1:100



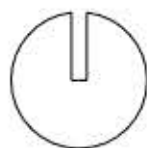
Sheet Title: Planting Plan - Park		Date:	25/3/2026
Client: CHORA		Revision:	E
Address: 7 Hartington Street, Northcote		Page Size:	A1
Drawn by: WD	Checked by: RC	Page:	TP-515



PLANT SCHEDULE - Grottos

CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	SIZE	REMARKS
Trees							
Acme	2	Acacia melanoxylon	Blackwood	10 m	8 m	150 Ltr	Merri Creek Plant Community Species
AgFl	1	Agonis flexuosa	Peppermint Tree	15m	8m	150 Ltr	
CocS	5	Corymbia citriodora 'Scentuous'	Dwarf Lemon Scented Gum	7 m	3 m	150 Ltr	
Eleu	2	Eucalyptus leucoxylon	SA Blue Gum	20m	12m	150 ltr	
Fiel	1	Ficus elastica	Rubber Fig	30m	12m	150 Ltr	
Hyfl	4	Hymenosporum flavum	Native Frangipani	8 m	5 m	150 Ltr	
Lano	1	Laurus nobilis	Bay Tree	7 m	3 m	300 mm	
Meer	2	Melaleuca ericifolia	Swamp Paperbark	8 m	5 m	150 Ltr	
Wafi	4	Waterhousea floribunda	Weeping Lily Pily	12 m	4 m	150 Ltr	
Shrubs							
Baso	64	Bartlettia sordida	Purple Mist Flower	2 m	1.5 m	300 mm	Merri Creek Plant Community Species
Blnu	238	Blechnum nudum	Fishbone Water Fern	0.5 - 1 m	0.5 - 1 m	300 mm	
CaSi	6	Callistemon sieberi	River Bottlebrush	2 m	1.5 m	300 mm	
CorD	117	Correa reflexa 'Dusky Bells'	Native Fuschia	1m	2 - 4 m	300 mm	
Havi	6	Hardenbergia violacea	Native Sarsaparilla	0.3 m	1.5 - 3 m	300 mm	
Saco	25	Sarcococca confusa	Sweet Box	1.5 m	0.9 m	140 mm	
Perennials							
Acmo	171	Acanthus mollis	Oyster plant	0.8 m	0.8 m	140 mm	Merri Creek Plant Community Species
Agas	119	Agastache aurantica 'Sweet Lilli'	Sweet Lilli	1.2 m	0.5 m	140 mm	
LimM	117	Liriope muscari 'Monroe White'	Lily Turf	0.4 m	0.4 m	140 mm	
PhsC	30	Philodendron selloum 'Compacta'	Compact Lacy Philodendro	1 m	1 m	140 mm	
Sado	52	Salvia dorisiana	Fruit Scented Sage	0.9 - 1.5 m	0.9 - 1.5 m	140 mm	
Grasses							
Fino	7	Ficinia nodosa	Knobby club-rush	0.8 m	0.8 m	140 mm	Merri Creek Plant Community Species
Ham	356	Hakonechloa macra	Japanese Forest Grass	0.4 m	0.5 m	140 mm	
Misi	79	Miscanthus sinensis	Chinese Silver Grass	1.2 - 3 m	1 - 2 m	140 mm	
Pola	15	Poa labillardierei	Common Tussock Grass	1m	0.6 m	140 mm	
Groundcovers							
Phno	19	Phylla nodiflora	Frogfruit	0.15 m	0.6 m	140 mm	
Tevu	60	Tetrastigma voinierianum	Chestnut Vine	0.5 - 1 m	2 - 8 m	140 mm	
Succulents							
Climbers							
Cian	10	Cissus antarctica	Kangaroo Vine	4 - 10 m	CLIMBER	140 mm	
Ferns							
Total:				1513			

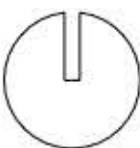
1 Planting Plan - Grottos and Therapy
Scale: 1:100





CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	SIZE	REMARKS
Trees							
Acim	9	Acacia implexa	Hickory Wattle	8 m	5 m	150 Ltr	Merri Creek Plant Community Species
CoCs	16	Corymbia citriodora 'Scentuosa'	Dwarf Lemon Scented Gum	7 m	3 m	150 Ltr	
GIE	5	Gleditsia triacanthos 'Elegantissima'	Honey Locust	8 m	5 m	150 Ltr	
Meer	4	Melaleuca tricatifolia	Swamp Paperbark	8 m	5 m	150 Ltr	
Oleu	13	Olea europaea	European Olive	8 m	4 m	150 Ltr	
Wafi	3	Waterhousea floribunda	Weeping Lily Pilly	12 m	4 m	150 Ltr	
Shrubs							
Alui	50	Aloysia citrodora	lemon Verbena	2.0 m	0.8 m	300 mm	
Bumf	22	Buxus microphylla	Japanese Box	1.2 m	1.2 m	300 mm	
Grnp	14	Grevillea hybrida 'Peaches and Cream'	Grevillea	1.8 m	1.8 m	50 Ltr	
Havi	1	Hardenbergia violacea	Native Sarsaparilla	0.3 m	1.5 - 3 m	300 mm	
Meth	17	Melaleuca thymifolia	Thyme honey-myrtle	1.2 m	2.0 m	300 mm	
Prcu	85	Prostanthera cuneata	Mint bush	1.0 m	1.0 m	300 mm	
RoT	247	Rosemarinus officinalis 'Tuscan Blue'	Rosemary	1.5 m	1.5 m	300 mm	
Perennials							
Cegl	118	Cephalaria gigantea	Giant Scabious	1.5 m	0.6 m	140 mm	
GalB	66	Gaura lindheimeri 'Ballerina White'	Gaura	0.6 m	0.6 m	140 mm	
SalW	323	Salvia leucantha 'White Velour'	Velvet Sage	1 m	1 m	140 mm	
Grasses							
CasS	398	Cetaria gigantea	Stipa gigantea	0.8 m	1.2 m	300 mm	
LoCM	1029	Lomandra confertifolia ssp. rubiginosa 'Mist'	Rubiginosa mist	0.6 - 1 m	0.6 - 1 m	140 mm	
Groundcovers							
Chap	22	Chryscephalum apiculatum	Yellow Buttons	0.3 m	0.5 m	140 mm	
CoDa	14	Cotoneaster dammeri	Bearberry Cotoneaster	0.4 m	1.2 m	140 mm	
GRB	59	Grevillea hybrida	Spider Flower	0.3 m	2.0 m	300 mm	
Thru	79	Thymus vulgaris	Garden Thyme	0.3 m	0.7 m	140 mm	
Succulents							
Climbers							
Ferns							
Total:	2594						

Page: TP-5.17



PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	*HEIGHT	*SPREAD	SIZE	REMARKS
Trees							
Acim	12	Acacia implexa	Hickory Wattle	8 m	5 m	150 Ltr	Merri Creek Plant Community Species
Acme	15	Acacia melanoxylon	Blackwood	10 m	8 m	150 Ltr	Merri Creek Plant Community Species
AgFl	5	Agonis flexuosa	Peppermint Tree	15m	8m	150 Ltr	
CecF	19	Cercis canadensis 'Forest Pansy'	Forest Pansy	5 m	5 m	150 Ltr	
Ciar	2	Citrus aurantium	Bitter Orange	3 m	3 m	150 Ltr	
CIIE	1	Citrus limon 'Eureka'	Lemon Tree	4 m	3 m	150 Ltr	
CIIM	1	Citrus limon 'Meyer'	Meyer Lemon	3 m	2 m	150 Ltr	
Ciri	3	Citrus reticulata 'Imperial'	Imperial Mandarin	3 m	3 m	150 Ltr	
CisC	10	Citrus sinensis 'Cara Cara'	Cara Cara Orange	4 m	4 m	150 Ltr	
CocS	29	Corymbia citriodora 'Scentuous'	Dwarf Lemon Scented Gum	7 m	3 m	150 Ltr	
CusG	17	Cupressus sempervirens 'Glaucal'	Pencil Pine	15 m	1.0 m	150 Ltr	
DikF	1	Diospyros kaki 'Fuyu'	Japanese Persimmon	3 m	3 m	150 Ltr	
Ecaml	6	Eucalyptus camaldulensis	River Red Gum	30m	15m	150 ltr	
Eleu	8	Eucalyptus leucocylon	SA Blue Gum	20m	12m	150 ltr	
Eugl	5	Eucalyptus globulus	Tasmanian Blue Gum	20 m	8 m	150 ltr	
FiCa	8	Ficus carica	Fruiting Fig	8 m	4 m	150 Ltr	
Fiel	2	Ficus elastica	Rubber Fig	30m	12m	150 Ltr	
GlEt	12	Gleditsia triacanthos 'Elegantissima'	Honey Locust	8 m	5 m	150 ltr	
Hyfl	4	Hymenoporum flavum	Native Frangipani	8 m	5 m	150 Ltr	
Jami	2	Jacaranda mimosifolia	Jacaranda	10 m	8 m	150 Ltr	
Lano	17	Laurus nobilis	Bay Tree	7 m	3 m	300 mm	
LeLa	2	Leptospermum lanigerum	Woolly Tea Tree	2 - 8 m	5 m	150 Ltr	
LuaC	51	Luma apiculata 'Chilean myrtle'	Chilean myrtle	10 m	8 m	150 ltr	
Meer	11	Melaleuca ericifolia	Swamp Paperbark	8 m	5 m	150 Ltr	
Oleu	40	Olea europaea	European Olive	8 m	4 m	150 Ltr	
PrpR	2	Prunus persica 'Red Haven'	Red Haven Peach	4 m	4 m	150 Ltr	
Pugr	8	Punica granatum	Pomegranate	6 m	4 m	150 Ltr	
QuPa	1	Quercus palustris	Pin Oak	15 m	6 m	150 Ltr	
Trla	13	Tristanopsis laurina	Kanooka Gum	10 m	6 m	150 Ltr	
WafL	14	Waterhousea floribunda	Weeping Lily Pily	12 m	4 m	150 Ltr	
Shrubs							
AccL	102	Acacia cognata 'Limelight'	Acacia Limelight	0.8 m	1 m	300 mm	
Aici	64	Aloysia citrodora	lemon Verbena	2.0 m	0.8 m	300 mm	
Arar	89	Artemisia arborescens	Tree Wormwood	1 - 1.2 m	1 - 1.2 m	300 mm	
Baso	64	Bartlettina sordida	Purple Mist Flower	2 m	1.5 m	300 mm	
BavC	12	Baeckea virgata 'Clarence River'	Weeping Baeckea	1.2 m	1.2 m	300 mm	
Blnu	238	Blechnum nudum	Fishbone Water Fern	0.5 - 1 m	0.5 - 1 m	300 mm	
Bumi	64	Buxus microphylla	Japanese Box	1.2 m	1.2 m	300 mm	
Busp	10	Bursaria spinosa	Sweet Bursaria	4 m	3 m	150 Ltr	Merri Creek Plant Community Species
Caac	9	Cassinia aculeata	Common Cassina	2 m	4 m	300 mm	
CaSi	58	Callistemon sieberi	River Bottlebrush	2 m	1.5 m	300 mm	Merri Creek Plant Community Species
Ciau	7	Citrus australasica	Finger Lime	0.5 m	0.6 m	300 mm	
Cogl	20	Correa glabra	Rock Correa	1.2 m	1.2 m	300 mm	Merri Creek Plant Community Species
CorD	117	Correa reflexa 'Dusky Bells'	Native Fuschia	1 m	2 - 4 m	300 mm	
Daod	13	Daphne odora	Winter Daphne	0.6 m	1.0 m	300 mm	
Dovi	7	Dodonaea viscosa	Sticky Hopbush	1.5 - 4 m	1.5 - 3 m	300 mm	Merri Creek Plant Community Species
Eccl	83	Echium candicans	Pride of Madeira	2 m	2 m	300 mm	
ErgK	5	Eremophila glabra 'Kalbarri Carpet'	Tar Bush	0.2 m	1.5 m	300 mm	
GrhP	23	Grevillea hybrida 'Peaches and Cream'	Grevillea	1.8 m	1.8 m	50 Ltr	
Havi	7	Hardenbergia violacea	Native Sarsaparilla	0.3 m	1.5 - 3 m	300 mm	
Inau	6	Indigofera australis	Australian Indigo	2 m	2 m	300 mm	Merri Creek Plant Community Species
Lebr	80	Leucophyta brownii	Cushion Bush	0.6 m	0.7 m	300 mm	
Lysa	332	Lythrum salicaria	Purple Loosestrife	0.6 - 1.2 m	0.6 - 0.9 m	300 mm	
Meth	22	Melaleuca thymifolia	Thyme honey-myrtle	1.2 m	2.0 m	300 mm	
Myfl	15	Myoporum floribundum	Weeping Myoporum	3 m	3 m	140 mm	
OleP	19	Olea europaea 'Piccolo'	Olive Piccolo	2 m	2 m	300 mm	
Pegr	26	Pelargonium graveolens	Rose geranium	1.0 m	1.0 m	300 mm	
Pora	37	Pomaderris racemosa	Slender Pomaderris	2 - 5 m	1 - 2 m	300 mm	
PrCu	157	Prostanthera cuneata	Mint bush	1.0 m	1.0 m	300 mm	
RooT	492	Rosmarinus officinalis 'Tuscan Blue'	Rosemary	1.5 m	1.5 m	300 mm	
RueL	132	Russelia equisetiformis 'Lemon Falls'	Firecracker Plant	1 m	1.5 m	300 mm	
Ruhy	262	Ruscus hypoglossum	Butcher's Broom	0.8 m	0.8 m	200 mm	
Saco	25	Sarcococca confusa	Sweet Box	1.5 m	0.9 m	140 mm	
Samo	43	Satureja montana	Winter savory	0.3 m	0.3 m	300 mm	
SpcP	312	Santolina chamaecyparissus 'Petit Blanc'	Dwarf Cotton Lavender Pe	0.35 m	0.4 m	140 mm	
Swga	51	Swainsona galegifolia	Smooth Darling Pea	1 m	1 m	300 mm	

Waco	218	Wahlenbergia communis	Tufted Bluebell	0.3 m	0.4 m	150 Ltr	Merri Creek Plant Community Species
WefG	408	Westringia fruticosa 'Grey Box'	Native Rosemary	0.4 m	0.4 m	300 mm	
Perennials							
AchM	30	Achillea 'Mondpagode'	Achillea 'Mondpagode'	1.5 m	0.5 m	140 mm	
Acmi	100	Achillea millefolium	Yarrow	0.8 m	0.5 m	140 mm	
Acmo	401	Acanthus mollis	Oyster plant	0.8 m	0.8 m	140 mm	
AgaS	119	Agastache aurantica 'Sweet Lili'	Sweet Lili	1.2 m	0.5 m	140 mm	
Ansc	468	Anthosachne scabra	Common Wheat Grass	1.2 m	1 m	140 mm	
Bubu	70	Bulbine bulbosa	Bulbine Lily	0.7 m	0.4 m	140 mm	
Cegi	134	Cephalaria gigantea	Giant Scabious	1.5 m	0.6 m	140 mm	
EchA	53	Echinacea x hybrida Artisan™ Soft Orange	Coneflower	0.8 m	0.5 m	140 mm	
Eumy	173	Euphorbia myrsinites	Myrtle spurge	0.2 m	0.5 m	200 mm	
GalB	270	Gaura lindheimeri 'Ballerina White'	Gaura	0.6 m	0.6 m	140 mm	
GhyM	4	Grevillea hybrid 'Moonlight'	Grevillea 'Moonlight'	3 m	2 m	300 mm	
Gral	9	Grevillea alpina	Mountain Grevillea	4 m	3 m	300 mm	
Heit	320	Helichrysum italicum	Curry Plant	0.5 m	0.8 m	140 mm	
LaaM	211	Lavandula angustifolia 'Munstead'	Munstead Lavender	0.6 m	0.8 m	140 mm	
LaiG	192	Lavandula intermedia 'Grosso'	Grosso Lavender	0.8 m	0.8 m	140 mm	
LimM	117	Liriope muscari 'Monroe White'	Lily Turf	0.4 m	0.4 m	140 mm	
NefC	65	Nepeta x faassenii 'Cats Meow'	Cats Meow 'Catmint'	0.45 m	0.6 m	140 mm	
PhsC	30	Philodendron selloum 'Compacta'	Compact Lacy Philodendro	1 m	1 m	140 mm	
Sado	52	Salvia dorisiana	Fruit Scented Sage	0.9 - 1.5 m	0.9 - 1.5 m	140 mm	
SafG	111	Salvia fruticosa 'Greek Skies'	Sage 'Greek Skies'	0.6 m	0.6 m	140 mm	
SagF	184	Salvia greggii 'Flame'	Autumn Sage	0.6 m	0.6 m	140 mm	
SalW	412	Salvia leucantha 'White Velour'	Velvet Sage	1 m	1 m	140 mm	
Saya	63	Salvia yangii	Russian Sage	1 m	0.9 m	140 mm	
Tefr	10	Teucrium fruticans	Cat Thyme	1.5 m	1.5 m	140 mm	
Tema	304	Teucrium marum	Cat Thyme	0.3 m	0.3 m	140 mm	
Grasses							
Aust	181	Austrostipa stipoides	Coast Spear Grass	0.8 m	0.8 m	140 mm	
CegS	712	Celtica gigantea	Stipa Gigantea	0.8 m	1.2 m	300 mm	
DicL	257	Dianella caerulea 'Little Jess'	Blue Flax Lily	0.4 m	0.4 m	140 mm	
Fino	29	Ficinia nodosa	Knobby club-rush	0.8 m	0.8 m	140 mm	Merri Creek Plant Community Species
Ham	356	Hakonechloa macra	Japanese Forest Grass	0.4 m	0.5 m	140 mm	
IsaB	33	Isotoma axillaris 'Beths Blue'	Beth's Blue Star Flower	0.3 - 0.35 m	0.3 - 0.35 m	140 mm	
LocM	1903	Lomandra confertifolia ssp. rubiginosa 'Mist'	Rubiginosa mist	0.6 - 1 m	0.6 - 1 m	140 mm	
LoIN	376	Lomandra longifolia 'Nyalla'	Mat Rush	0.8 m	0.8 m	140 mm	
Misi	79	Miscanthus sinensis	Chinese Silver Grass	1.2 - 3 m	1 - 2 m	140 mm	
Mist	506	Microlaena stipoides	Weeping Grass	0.6 m	0.4 m	140 mm	Merri Creek Plant Community Species
Mitr	71	Miscanthus transmorrisonensis	Evergreen Feather Grass	1.6 m	1.6 m	140 mm	
Pola	571	Poa labillardierei	Common Tussock Grass	1 m	0.6 m	140 mm	
Pomo	405	Poa morrisii	Soft Tussock Grass	0.5 m	0.5 m	140 mm	
PopE	707	Poa poliformis 'Eskdale'	Tussock Grass	0.45 m	0.45 m	140 mm	
Ryra	576	Rytidosperma racemosum	Wallaby Grass	0.5 m	0.5 m	140 mm	
Groundcovers							
AcsP	28	Acacia saligna 'Prostrate'	Golden wreath wattle	0.3 m	0.3 m	300 mm	
Brba	44	Brachyscome basaltica	Swamp daisy	0.6 m	0.6 m	140 mm	
Brmu	39	Brachyscome multifida	Cut Leaf Daisy	0.25 m	0.80 m	140 mm	
Chap	34	Chrysocephalum apiculatum	Yellow Buttons	0.3 m	0.5 m	140 mm	
Chno	83	Chamaemelum nobile	Chamomile	0.3 m	0.75 m	140 mm	
Coda	154	Cotoneaster dammeri	Bearberry Cotoneaster	0.4 m	1.2 m	---	
Cosa	34	Convolvulus sabatius	Ground Morning Glory	0.15 m	0.5 m	140 mm	
Dir	44	Dichondra repens	Kidney Weed	0.05 m	1 m	140 mm	
GrhB	115	Grevillea hybrida	Spider Flower	0.3 m	2.0 m	---	
Juco	4	Juniperus confeta	Shore Juniper	0.2 m	2 - 3 m	140 mm	
Lesu	112	Leucanthemum superbum	Shasta daisy	0.4 m	0.4 m	140 mm	
Phno	100	Phyla nodiflora	Frogfruit	0.15 m	0.6 m	140 mm	
RooP	321	Rosmarinus officinalis 'Prostratus	Prostrate Rosemary	0.3 m	0.8 m	---	
Sppa	12	Spyridium parvifolium	Australian Dusty Miller	0.3 m	2.0 m	140 mm	
Tevo	60	Tetrastigma voinerianum	Chestnut Vine	0.5 - 1 m	2 - 8 m	140 mm	
ThsA	52	Thymus serpyllum Alba	Creeping Thyme	0.15 m	1 m	140 mm	
Thvu	112	Thymus vulgaris	Garden Thyme	0.3 m	0.7 m	140 mm	
Climbers							
Cian	10	Cissus antarctica	Kangaroo Vine	4 - 10 m	CLIMBER	140 mm	
Ferns / Shade Perennials							
Total:				* = maintained			

Sheet Title: Planting Schedule			Date:	March 25th, 2026
Client: CHORA			Revision:	E
Address: 7 Hartington Street, Northcote			Page Size:	A2
Drawn by:	WD	Checked by:	RC	Page: TP-518

Acre

Acre

Acre

Canopy Coverage and Soil
Volume

Acre

Acre

Acre

Acre

Acre



1 Proposed Tree Plan
Scale: 1:500

Key	
GRAPHIC	NOTE
	PROPOSED TREE
	EXISTING TREE TO BE RETAINED
	PROPOSED CANOPY COVERAGE 5,364.9m ²
	EXISTING CANOPY COVERAGE 372.7 m2 [RETAINED]

REFER ARBORIST REPORT FOR EXISTING SPECIES AND ENCROACHMENT CALCULATIONS



Sheet Title: Landscape Tree Plan - Site Proposed		Date:	March 25th, 2026
Client: CHORA		Revision:	E
Address: 7 Hartington Street, Northcote		Page Size:	A2
Drawn by: WD	Checked by: RC	Page:	TP-6.01

These are conceptual drawings only. Acre Landscape Architecture Studio will not be held responsible for any structural works constructed from these drawings. All dimensions to be confirmed on site by contractor prior to commencement of works.



Canopy Coverage

Existing Canopy Cover = 372.7m²
Calculated to discount canopy outside site boundary

Proposed Canopy Cover = 5,364.9m²
Calculated to discount overlap in canopies

Total Combined Canopy Cover = 5,737.7m²
(21.95% of Total Site Area)

Canopy Coverage Schedule			
LEGEND	TREE TYPE	QTY	TOTAL CANOPY COVERAGE (M2)
	A (Proposed)	106	1664.8
	B (Proposed)	38	1634.3
	C (Proposed)	15	2065.8
	Existing - Retained	6	372.7
RETAINED TOTAL			372.7
PROPOSED TOTAL			5364.9
COMBINED TOTAL			5737.7





1 Soil Volume Masterplan
Scale: 1:400

Soil Depth Legend

CODE	DEPTH (mm)
150mm (Shallow)	
500mm (Mid)	
800mm+ (Deep)	
Natural Ground	



Acre

Acre

Acre

Typical Landscape Details

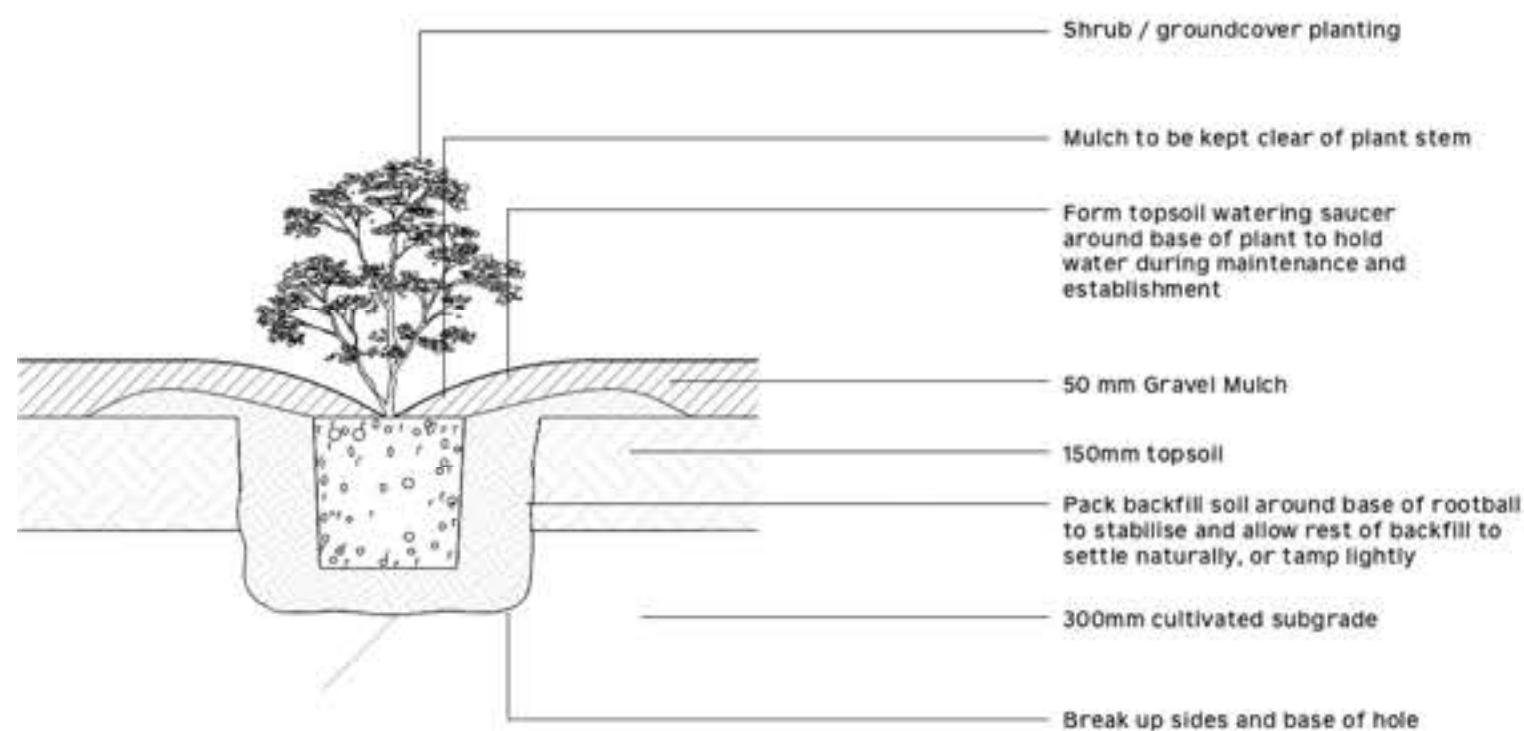
Acre

Acre

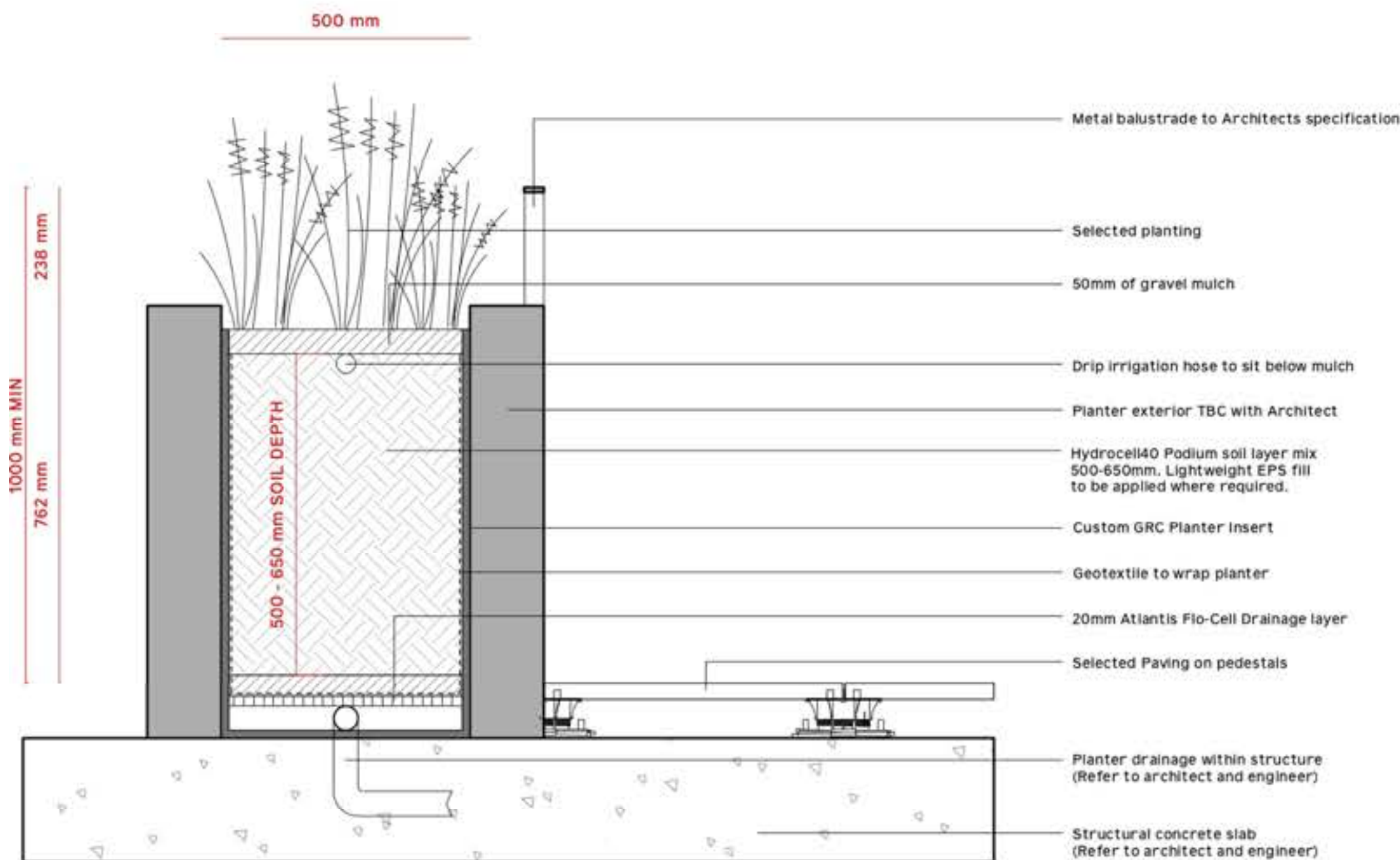
Acre

Acre

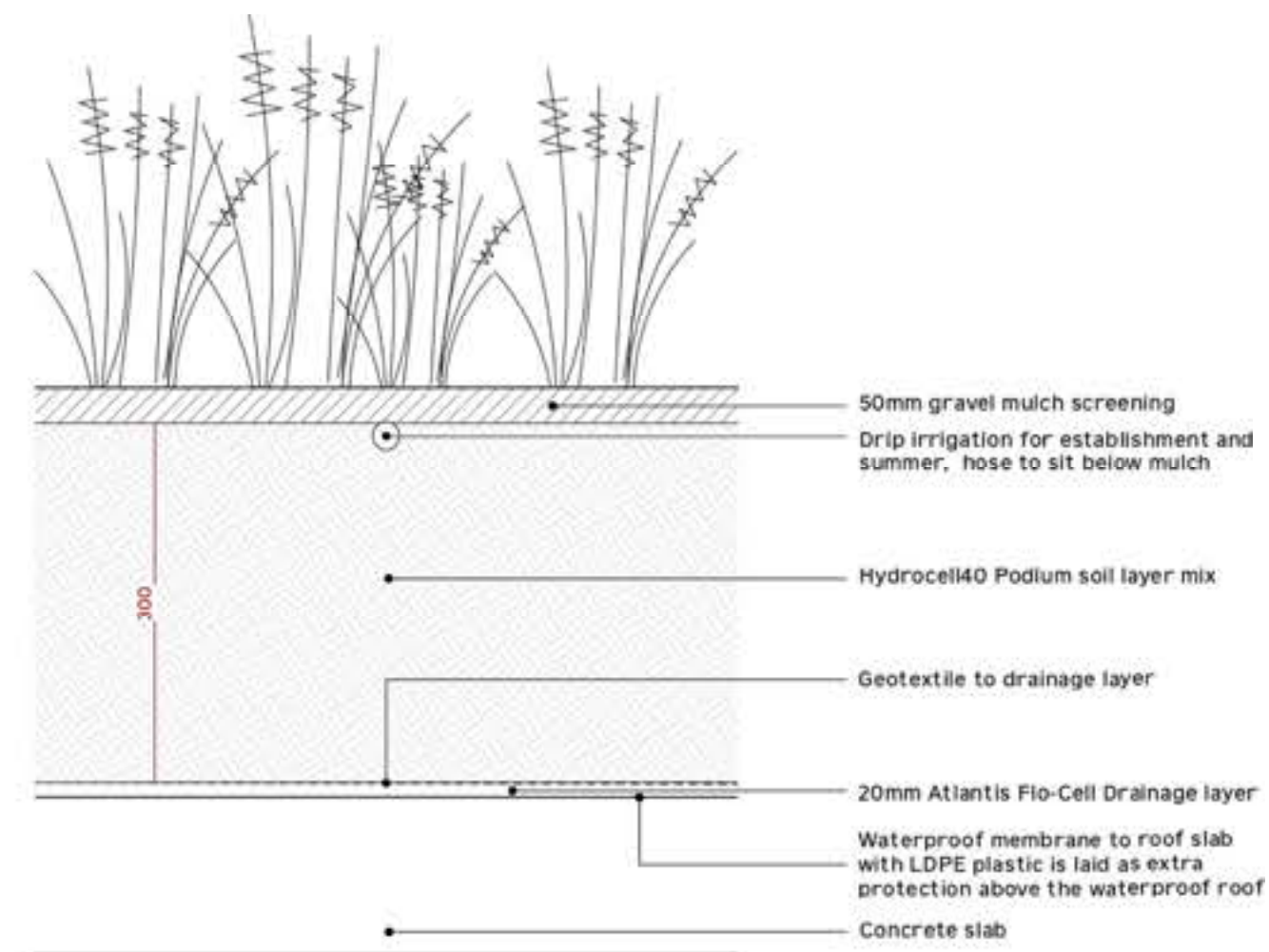
Acre



1 Typical Detail - Shrub Planting
Scale: 1:10

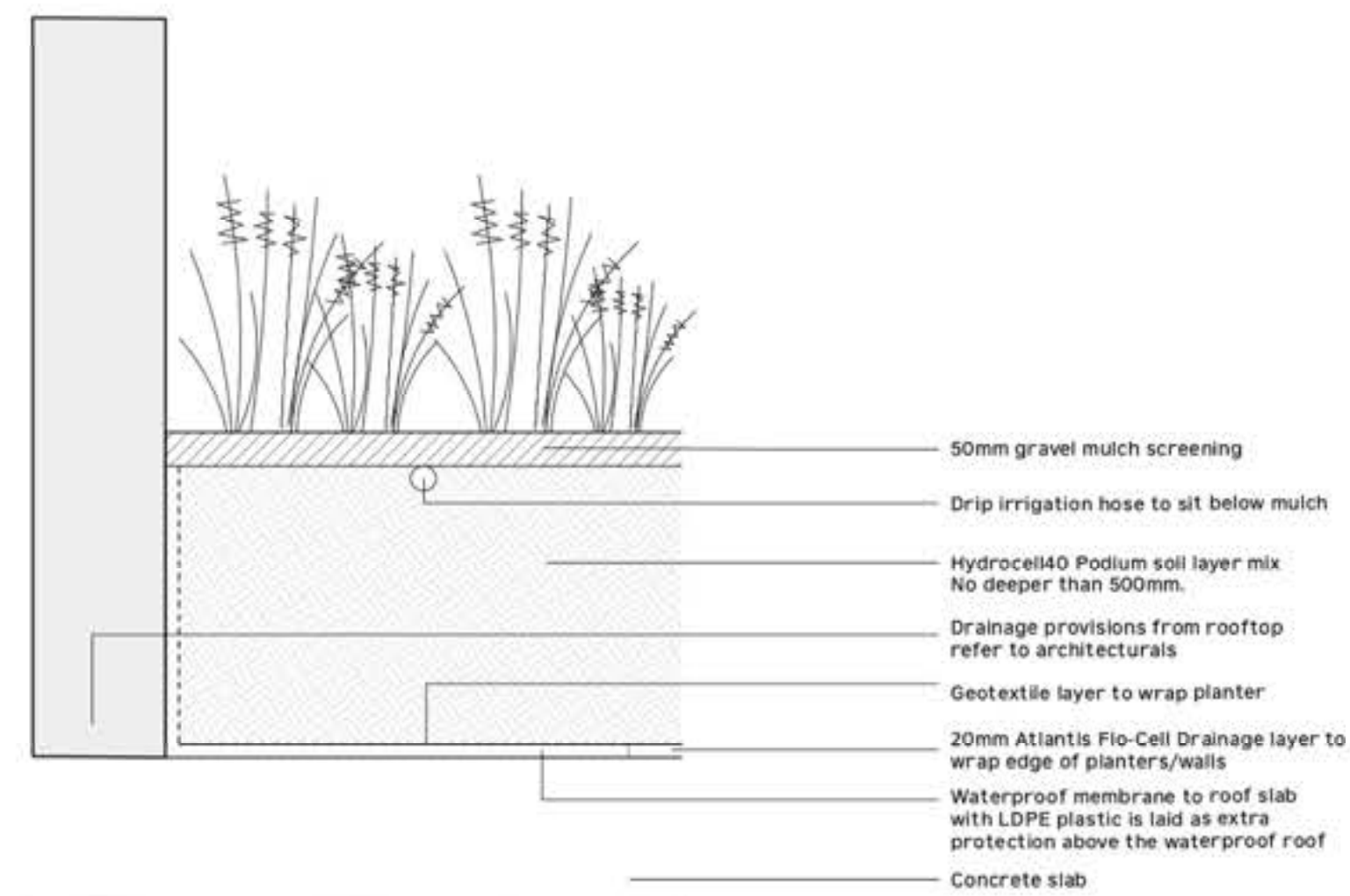


6 Typical Detail - Terrace Balustrade Planter [Standard]
Scale: 10



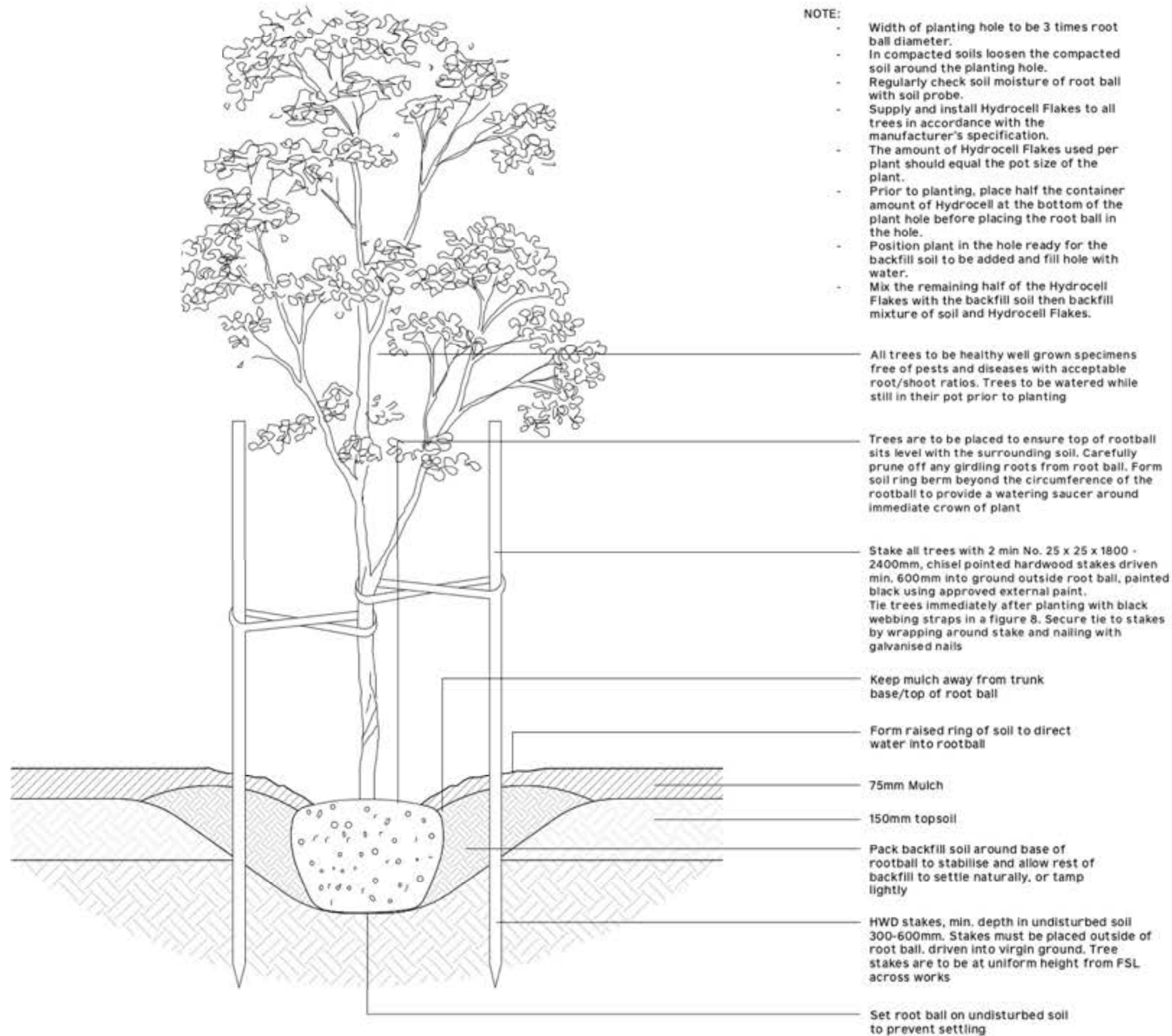
4 Typical Detail - Greenroof planting '500mm or less'
Scale: 1:10

NOTE: All roof garden layers to be installed to supplier's specifications and recommendations

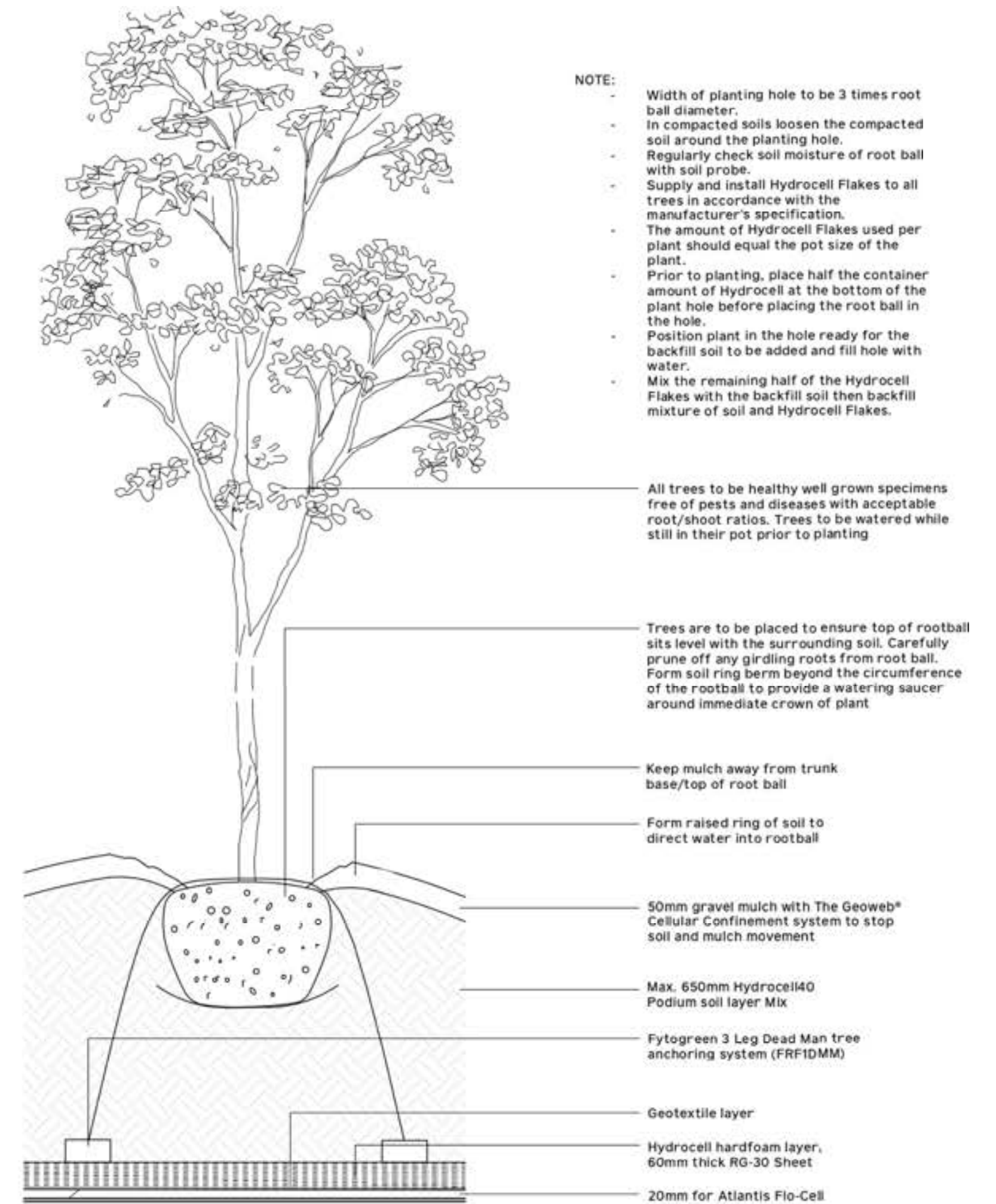


5 Typical Detail - Retained Planting/Waterproofing
Scale: 1:10

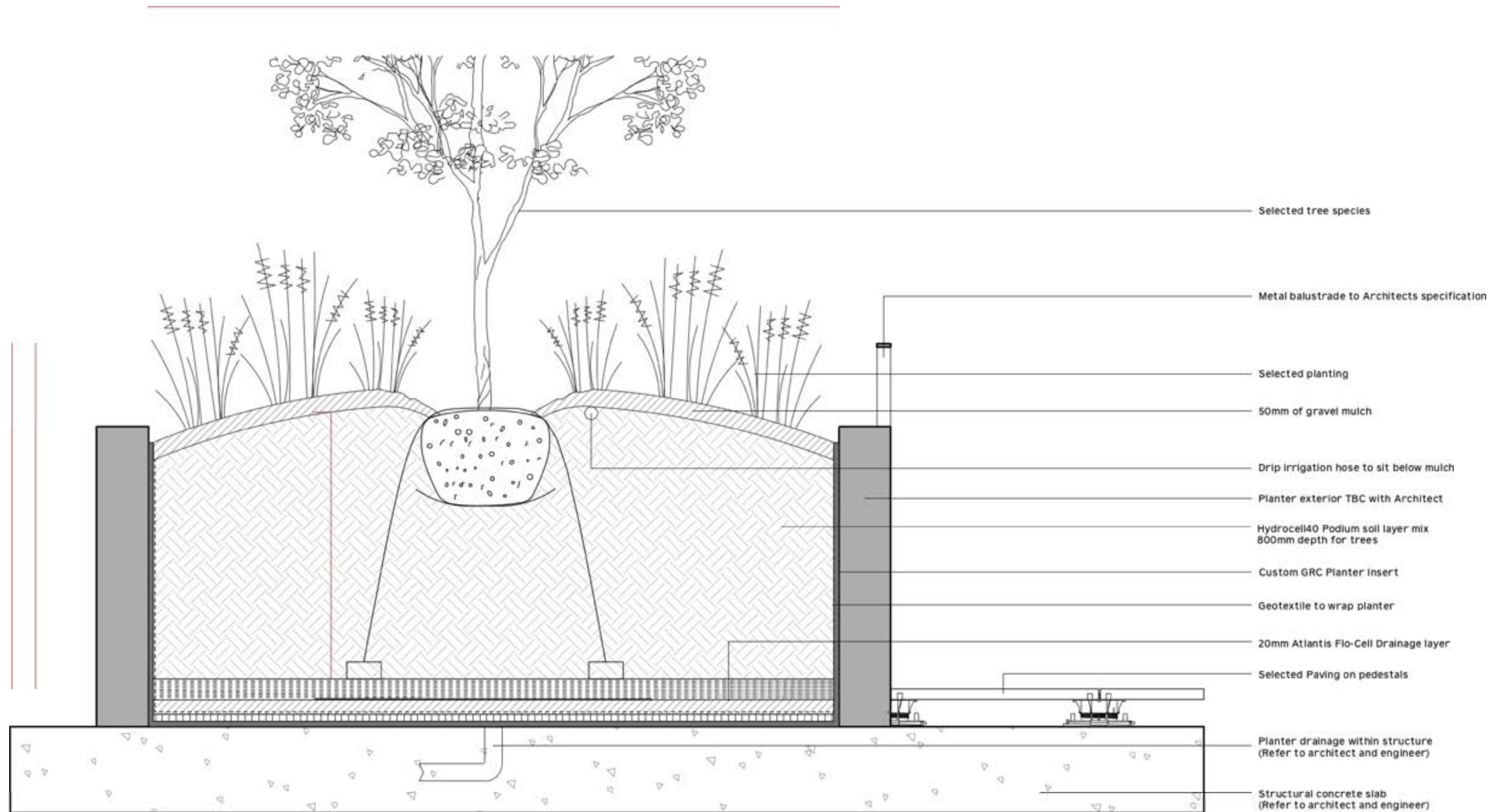
NOTE: All roof garden layers to be installed to supplier's specifications and recommendations



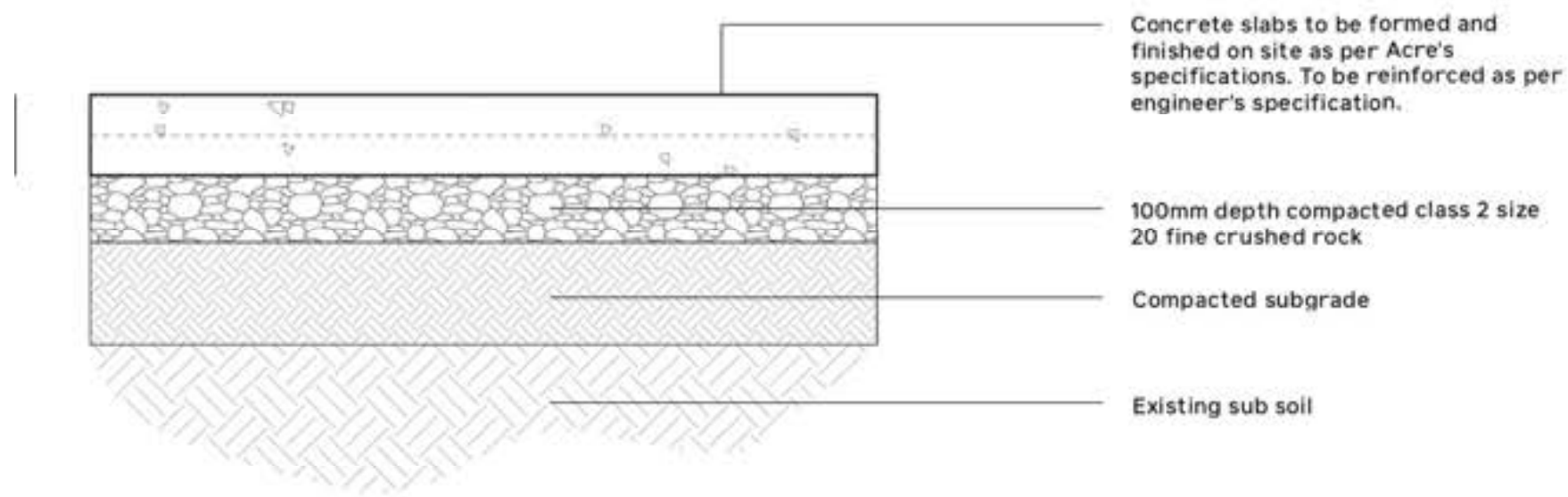
2 Typical Detail - Tree Planting
Scale: 1:10



3 Typical Detail - Tree Planting with anchor
Scale: 1:10

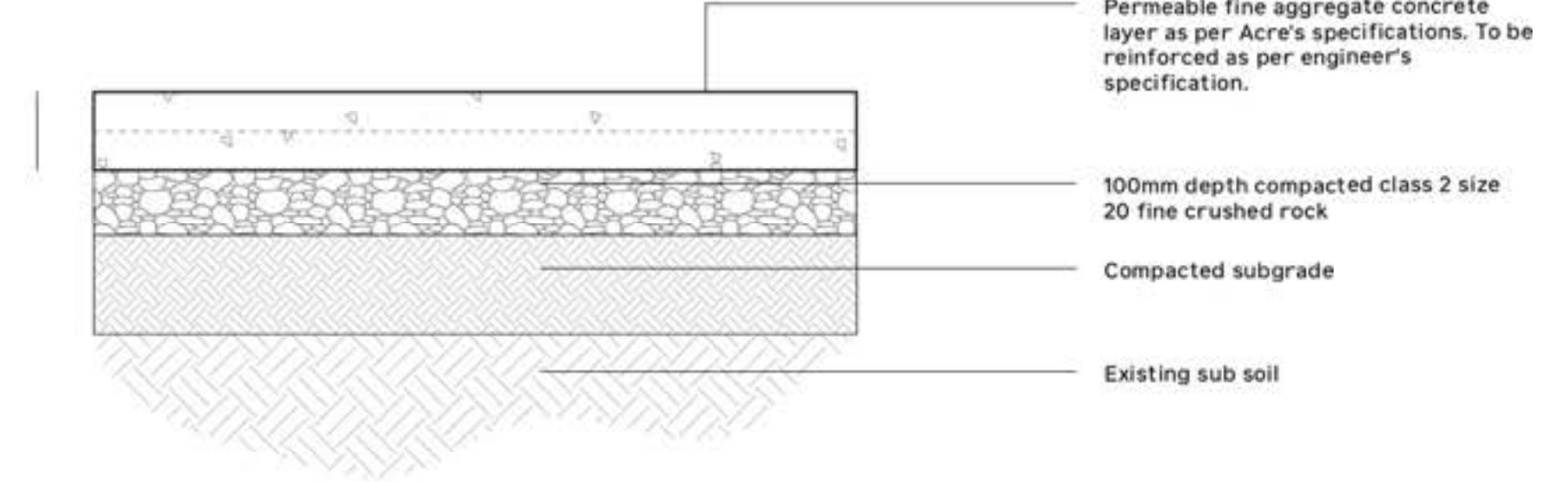


7 Typical Detail - Terrace Balustrade Planter [Trees]
Scale: 10



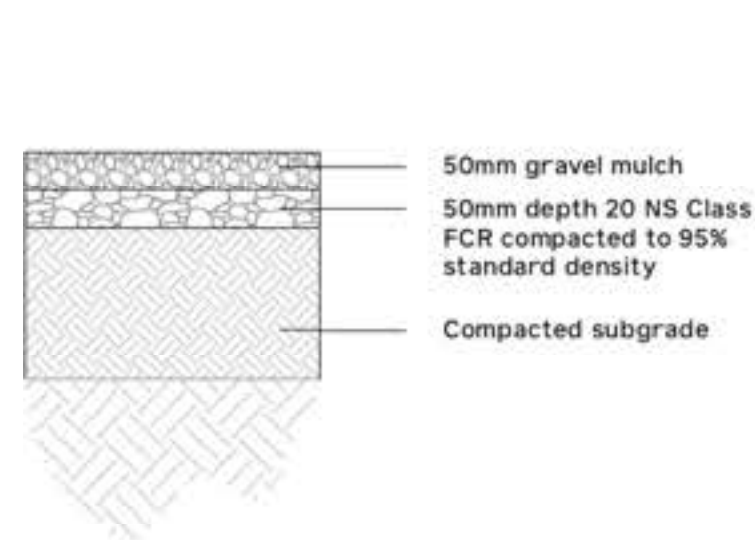
9 Typical Detail - Insitu Concrete Pave (CONC01)
Scale: 10

NOTE: All paving to be installed and sealed in accordance with suppliers instructions



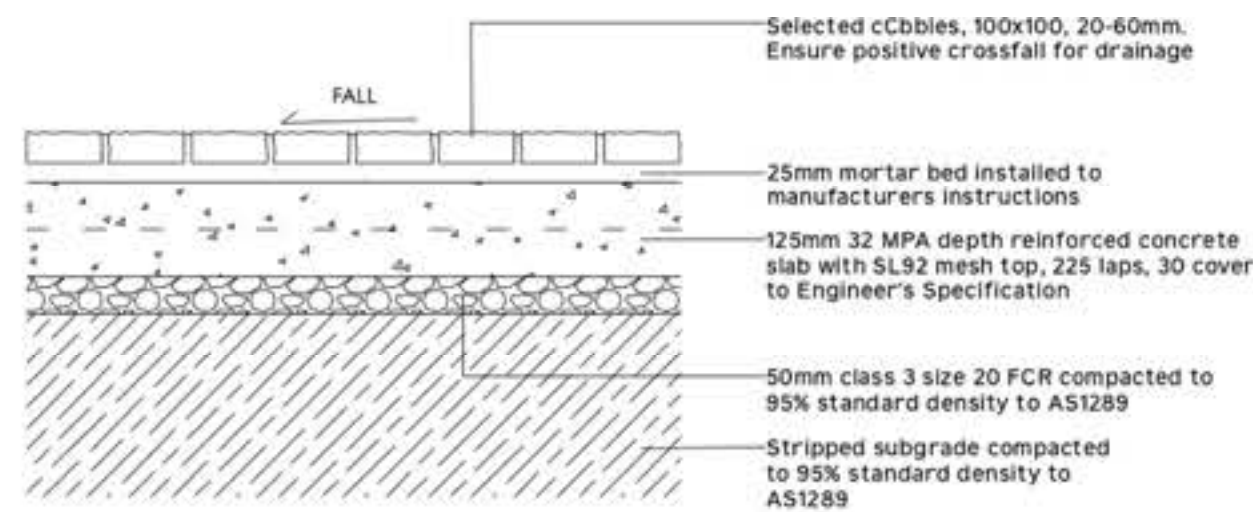
10 Typical Detail - Permeable Concrete Pave (CONC02)
Scale: 10

NOTE: All paving to be installed and sealed in accordance with suppliers instructions



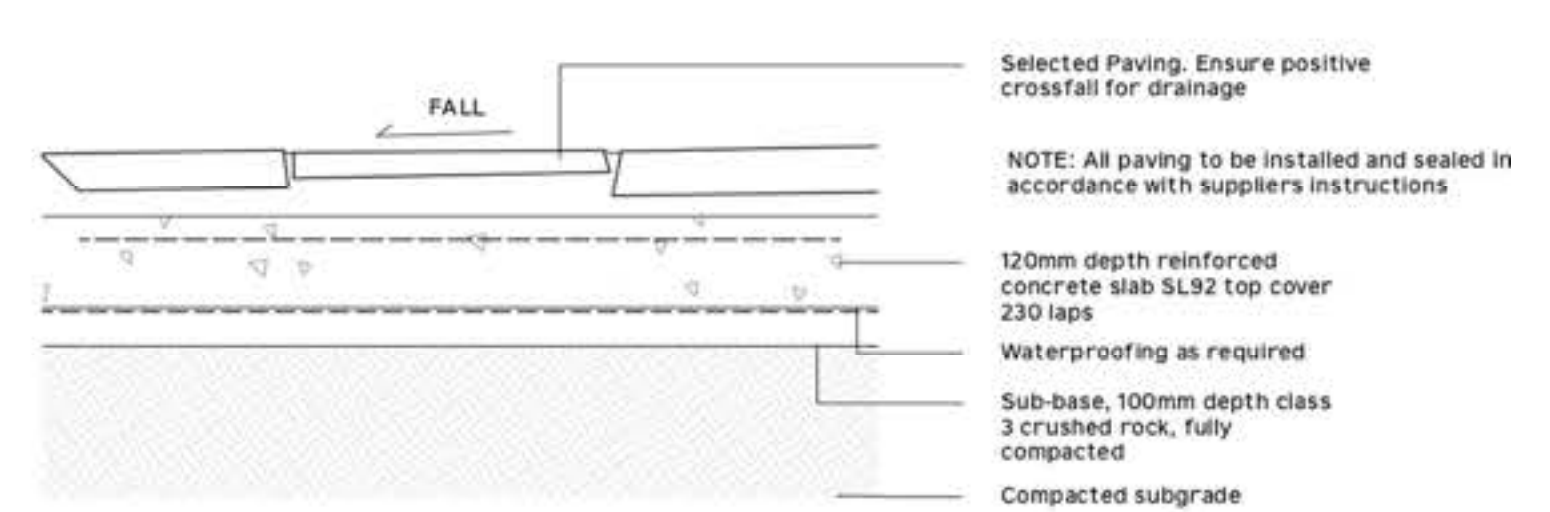
11 Typical Detail - Gravel Path (GR01)
Scale: 10

NOTE: All paving to be installed and sealed in accordance with suppliers instructions



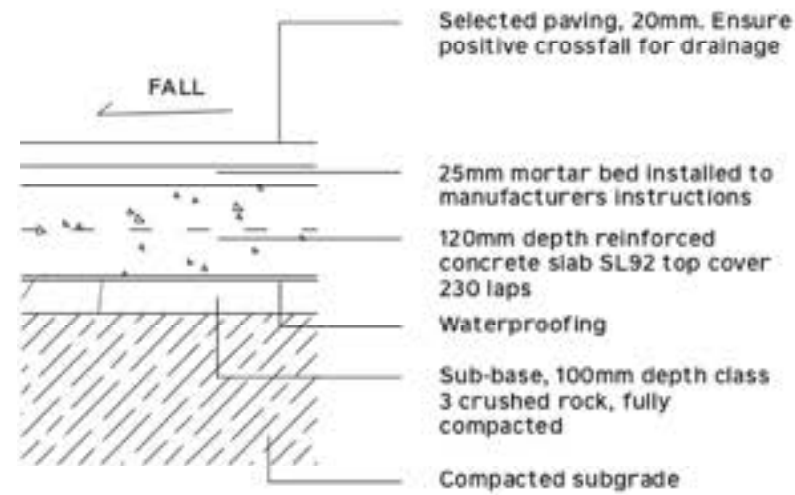
12 Typical Detail - Cobblestone
Scale: 1:10

NOTE: All paving to be installed and sealed in accordance with suppliers instructions



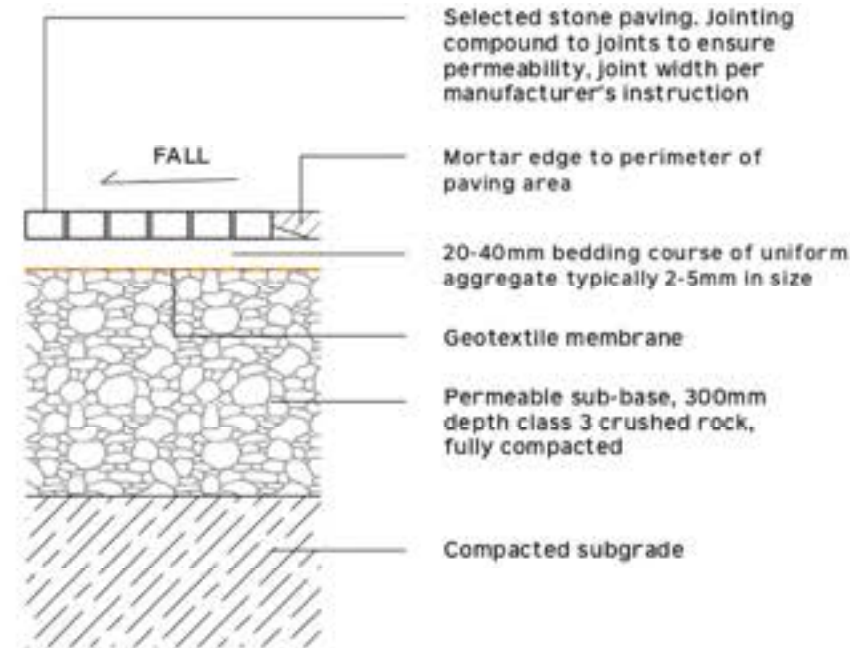
13 Typical Detail - Organic Paving
Scale: 1:10

NOTE: All paving to be installed and sealed in accordance with suppliers instructions



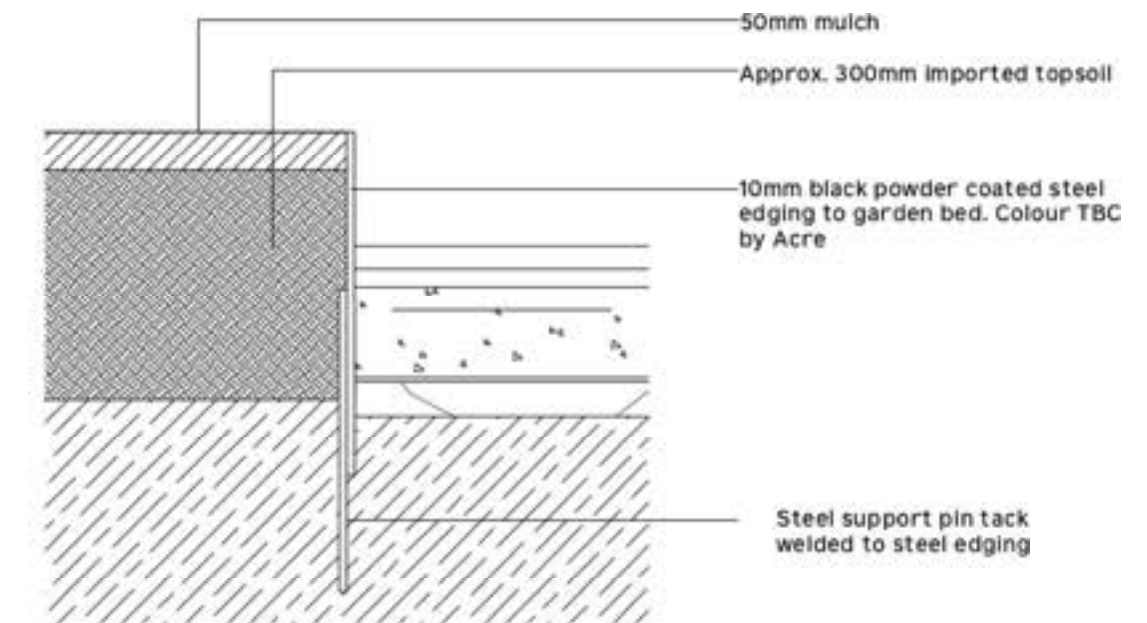
14 Typical Detail - Paving
Scale: 1:10

NOTE: All paving to be installed and sealed in accordance with suppliers instructions

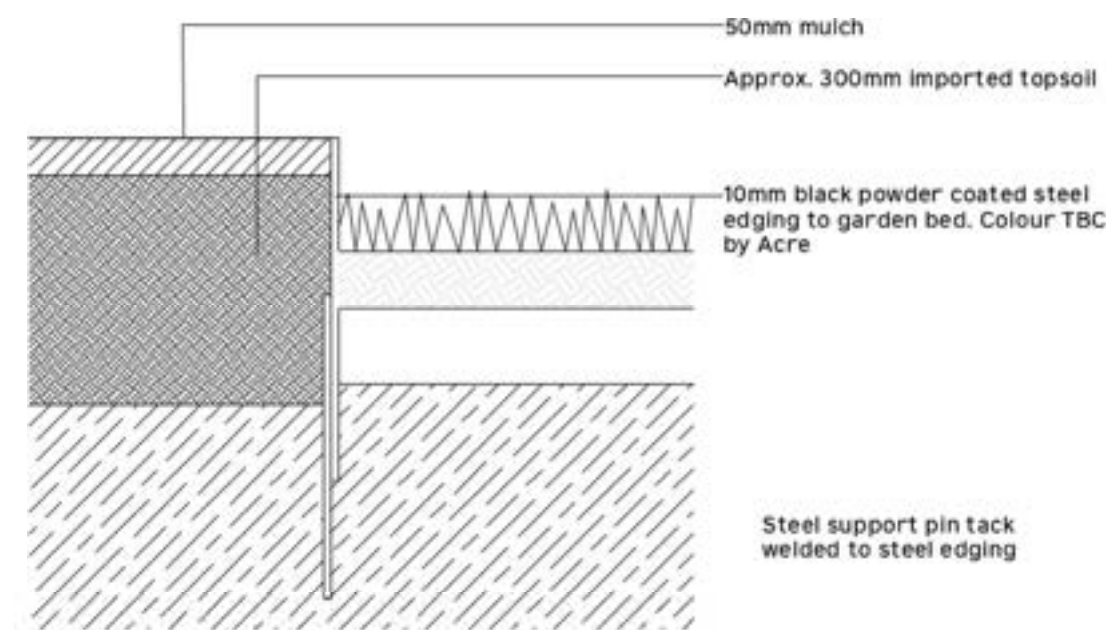


15 Typical Detail - Permeable Paving
Scale: 1:10

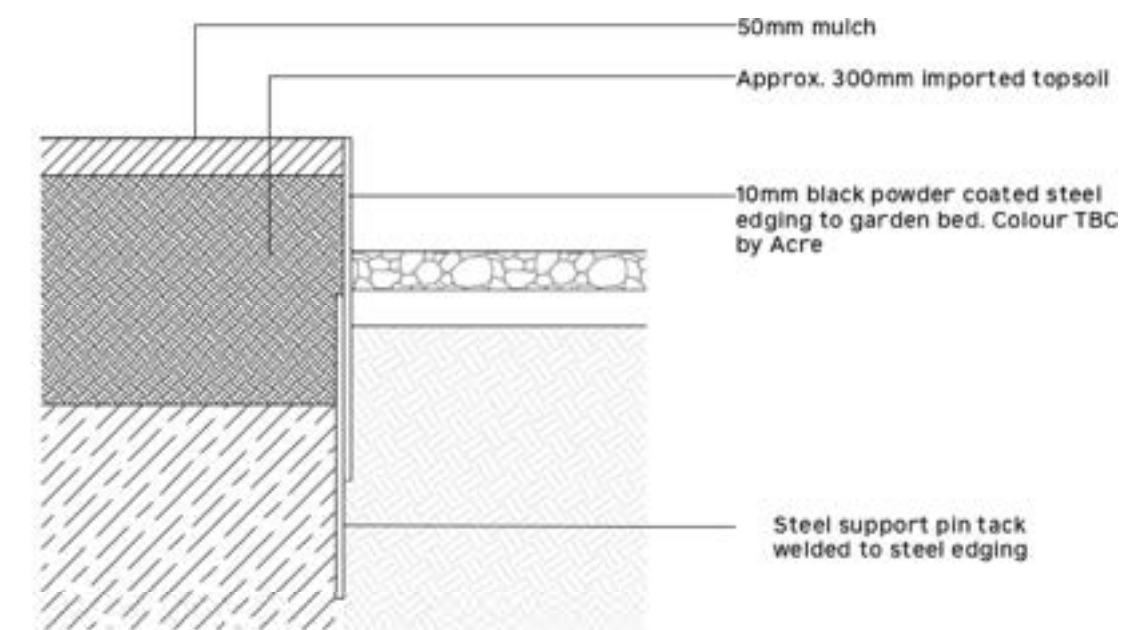
NOTE: All paving to be installed and sealed in accordance with suppliers instructions



16 Typical Detail - Steel Edge to Paving
Scale: 1:10



17 Typical Detail - Steel Edge to Lawn
Scale: 1:10



18 Typical Detail - Steel Edge to Gravel
Scale: 1:10

Acre

Acre

Acre

Sections and Elevations

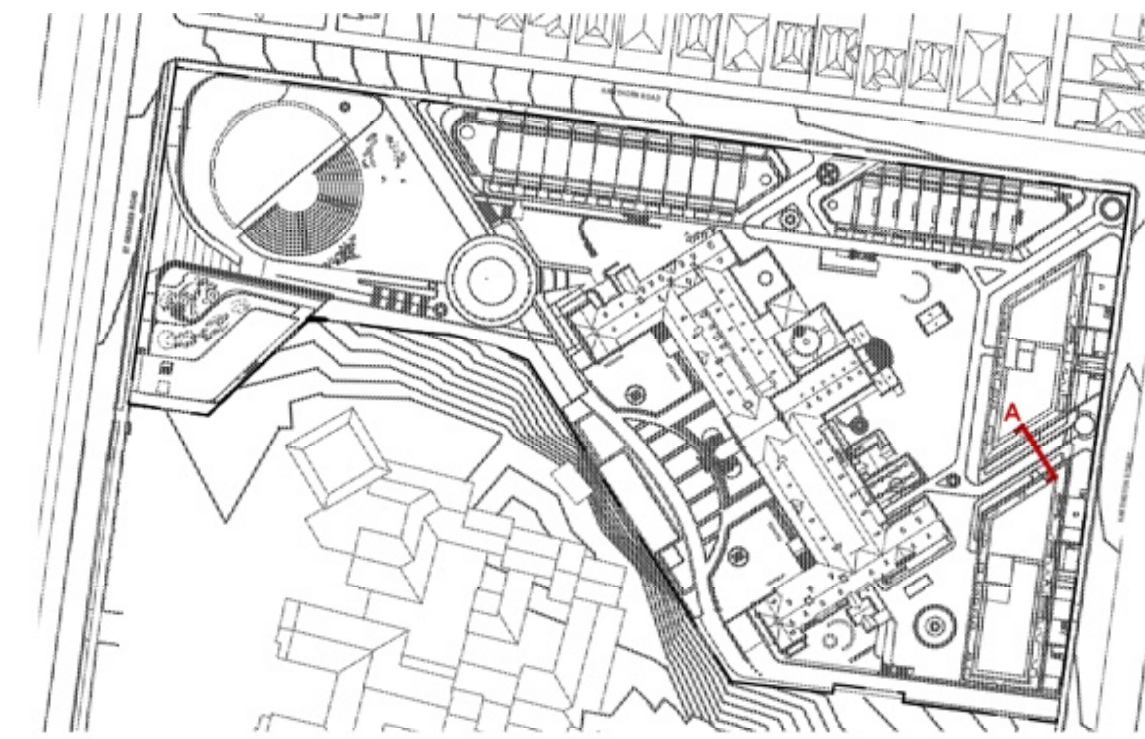
Acre

Acre

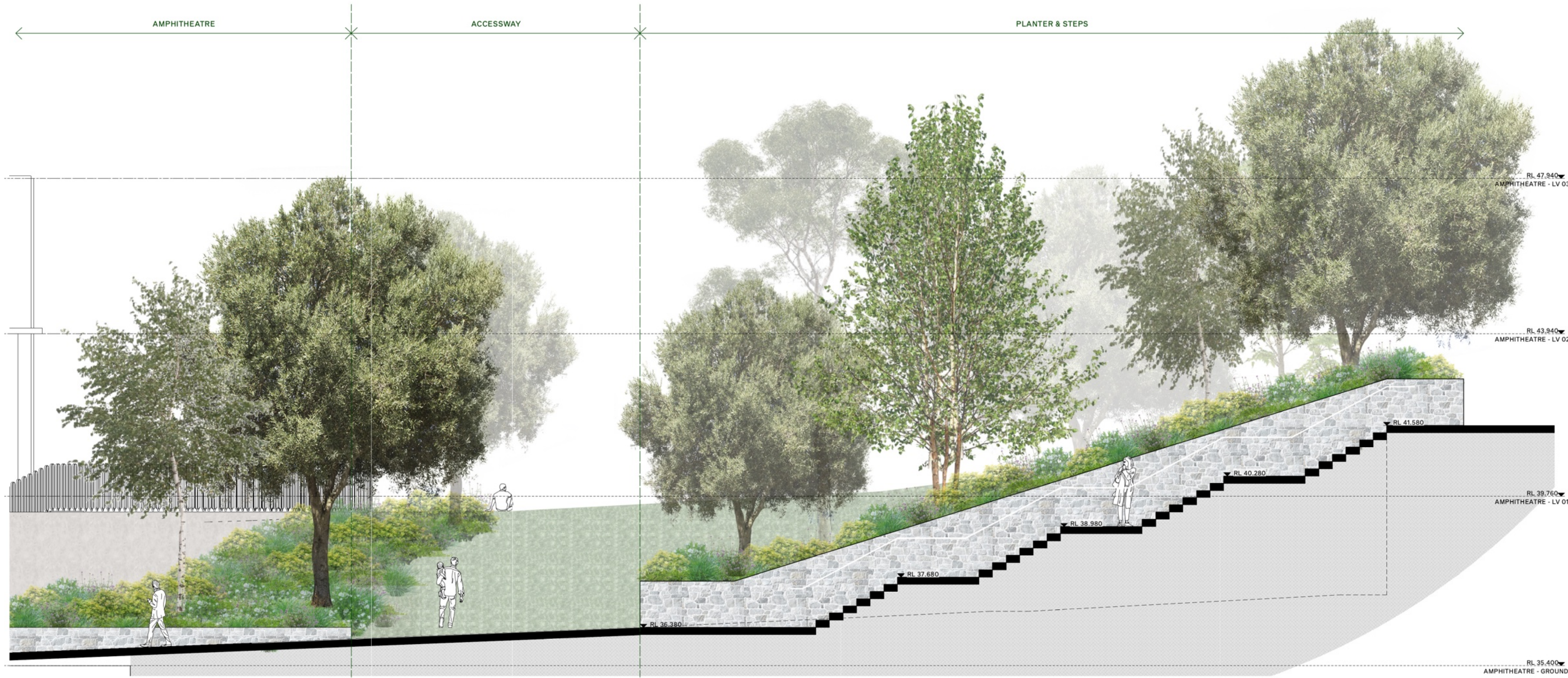
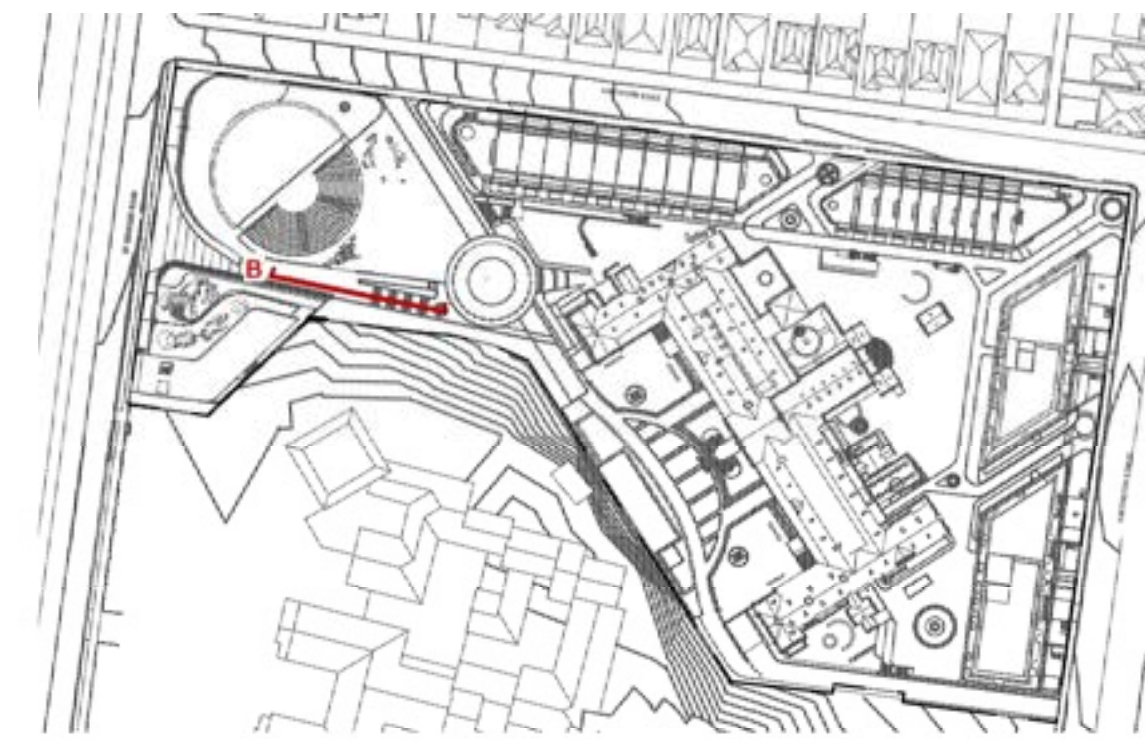
Acre

Acre

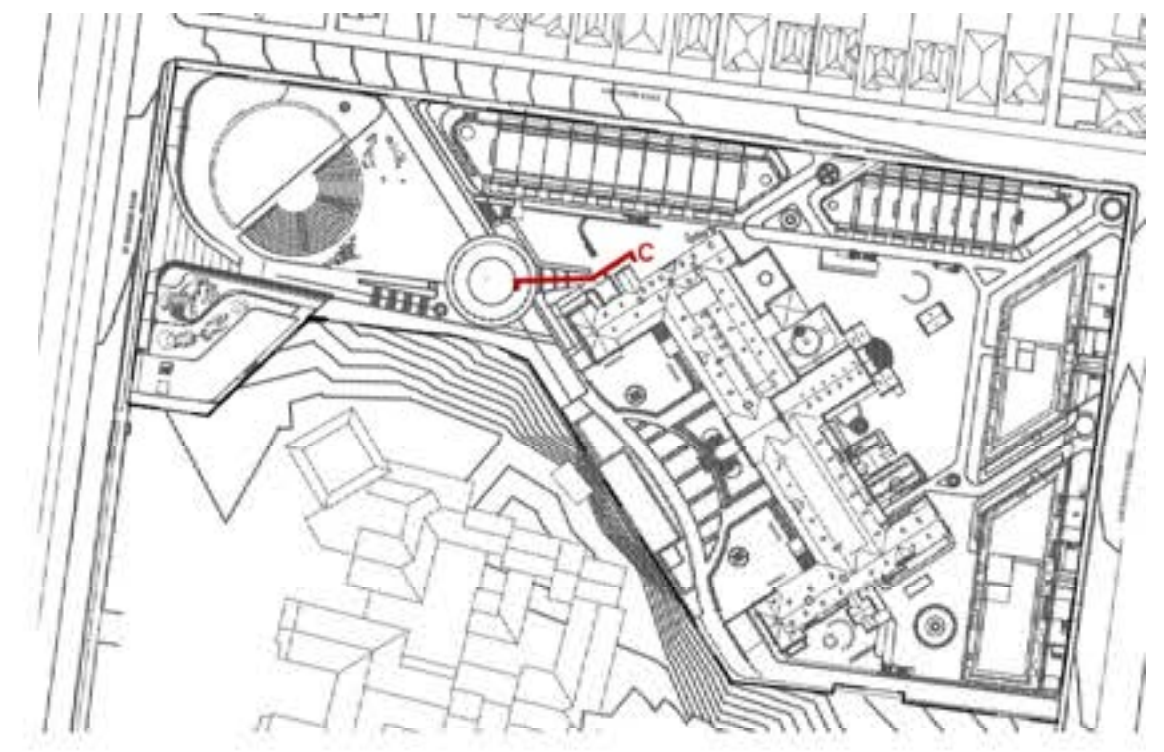
Acre



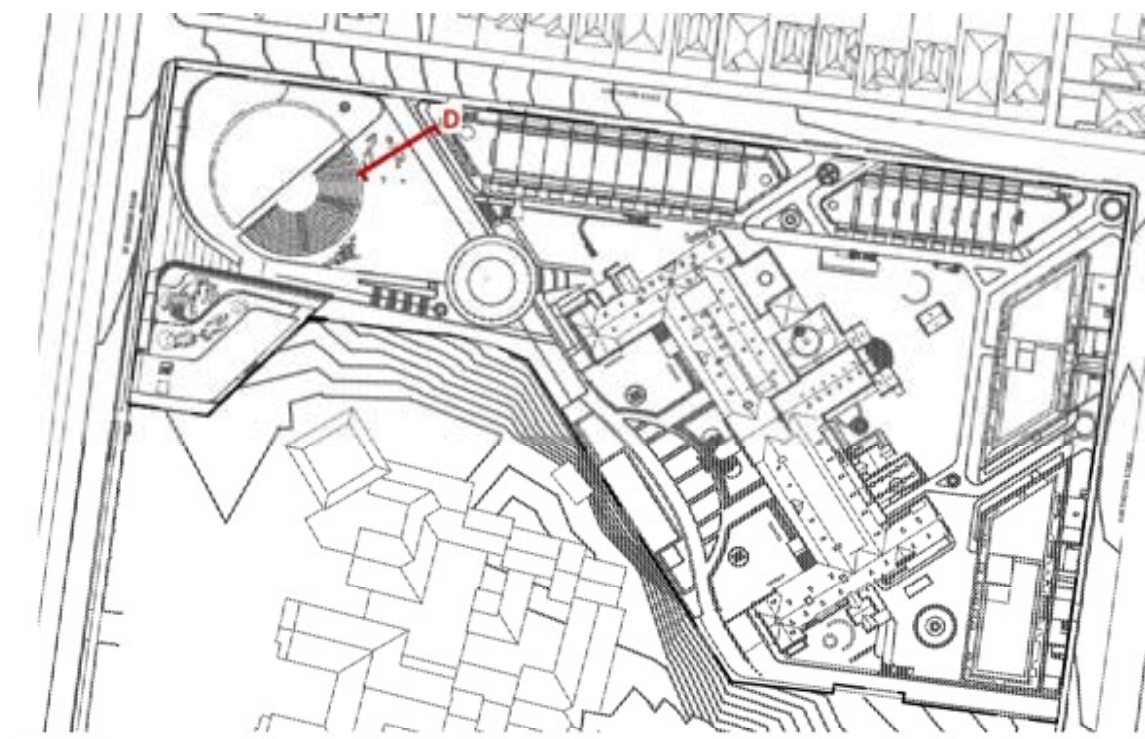
1 Sectional Elevation - AA
Scale: 1:50



1 Sectional Elevation - BB

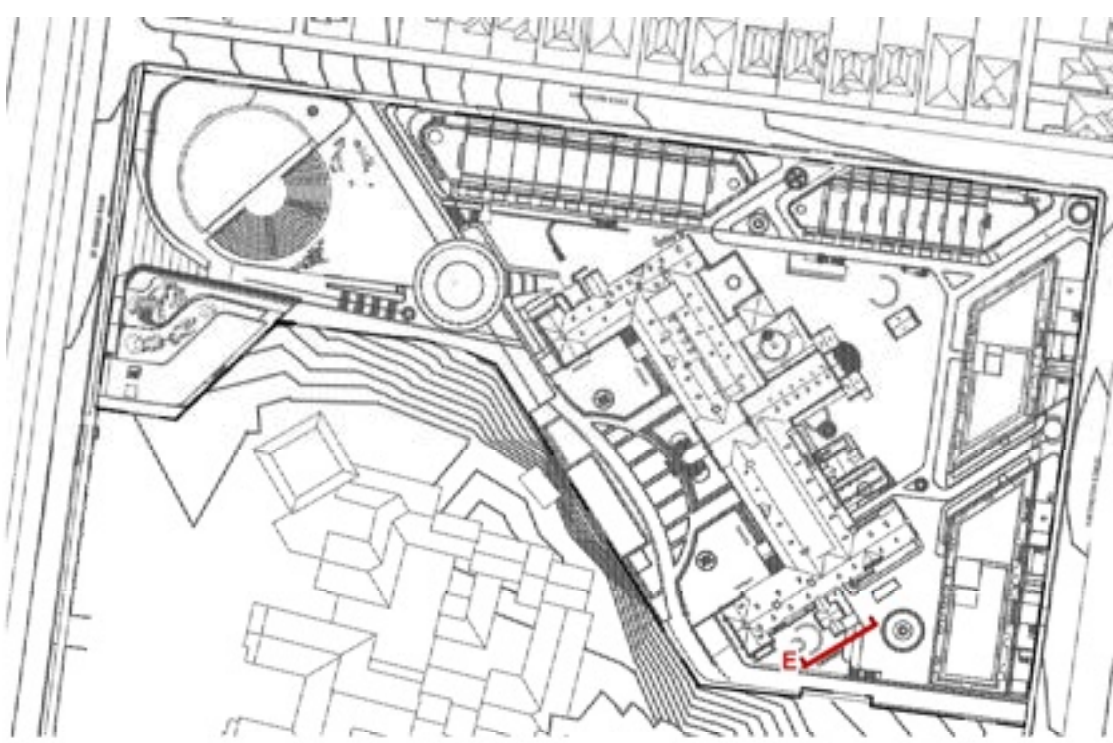


1 Sectional Elevation - CC
Scale: 1:50

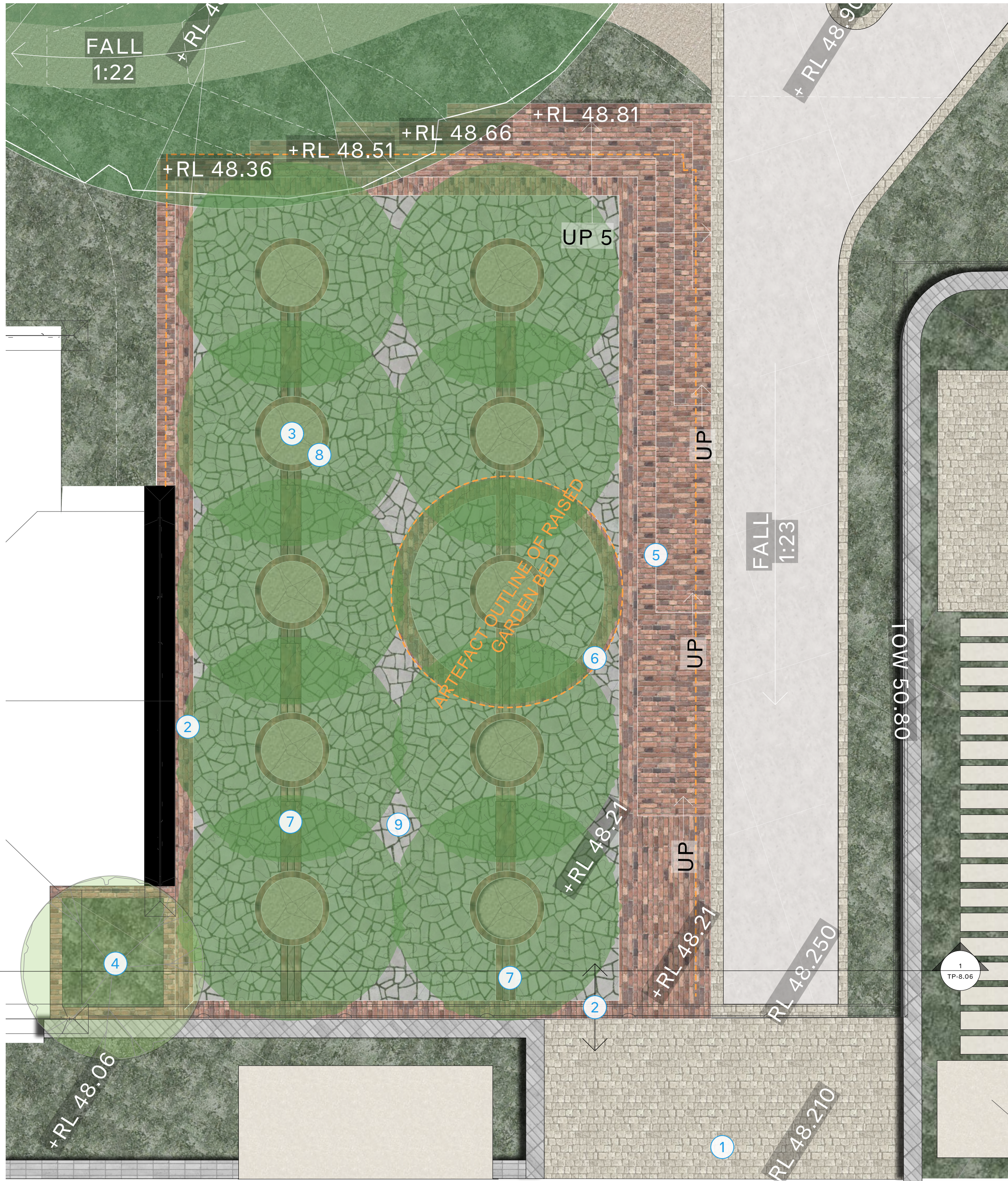
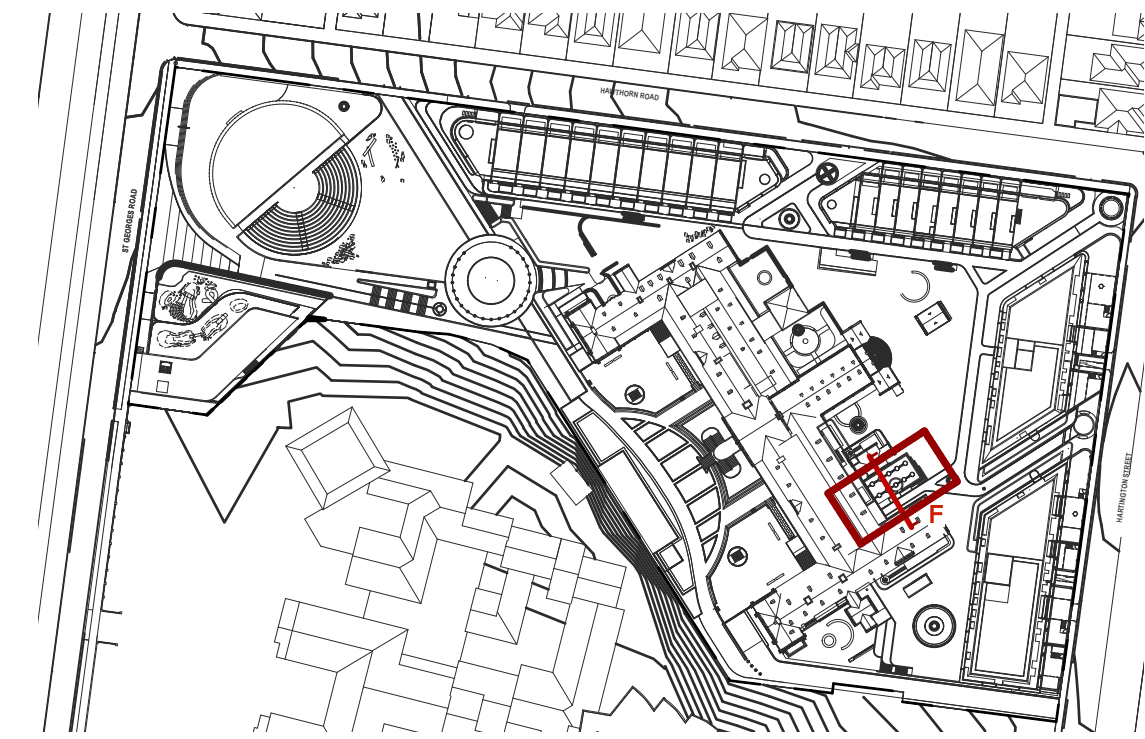


1 Sectional Elevation - DD
Scale: 1:50

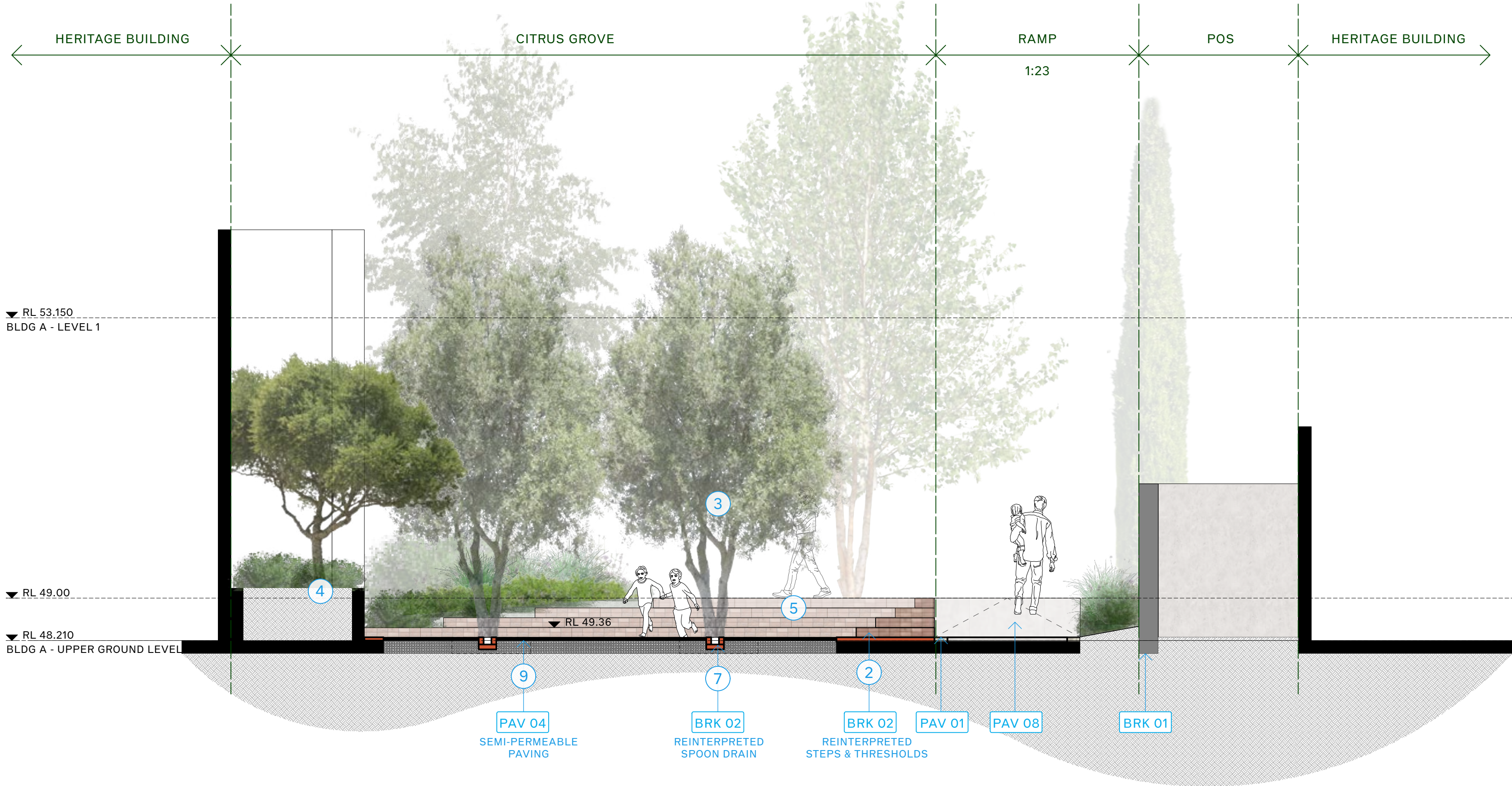
CHORA



1 Sectional Elevation - EE
Scale: 1:50



1 Citrus Grove Plan
Scale: 1:50



2 Sectional Elevation - FF
Scale: 1:50



Patio de los Naranjos
Seville, Spain

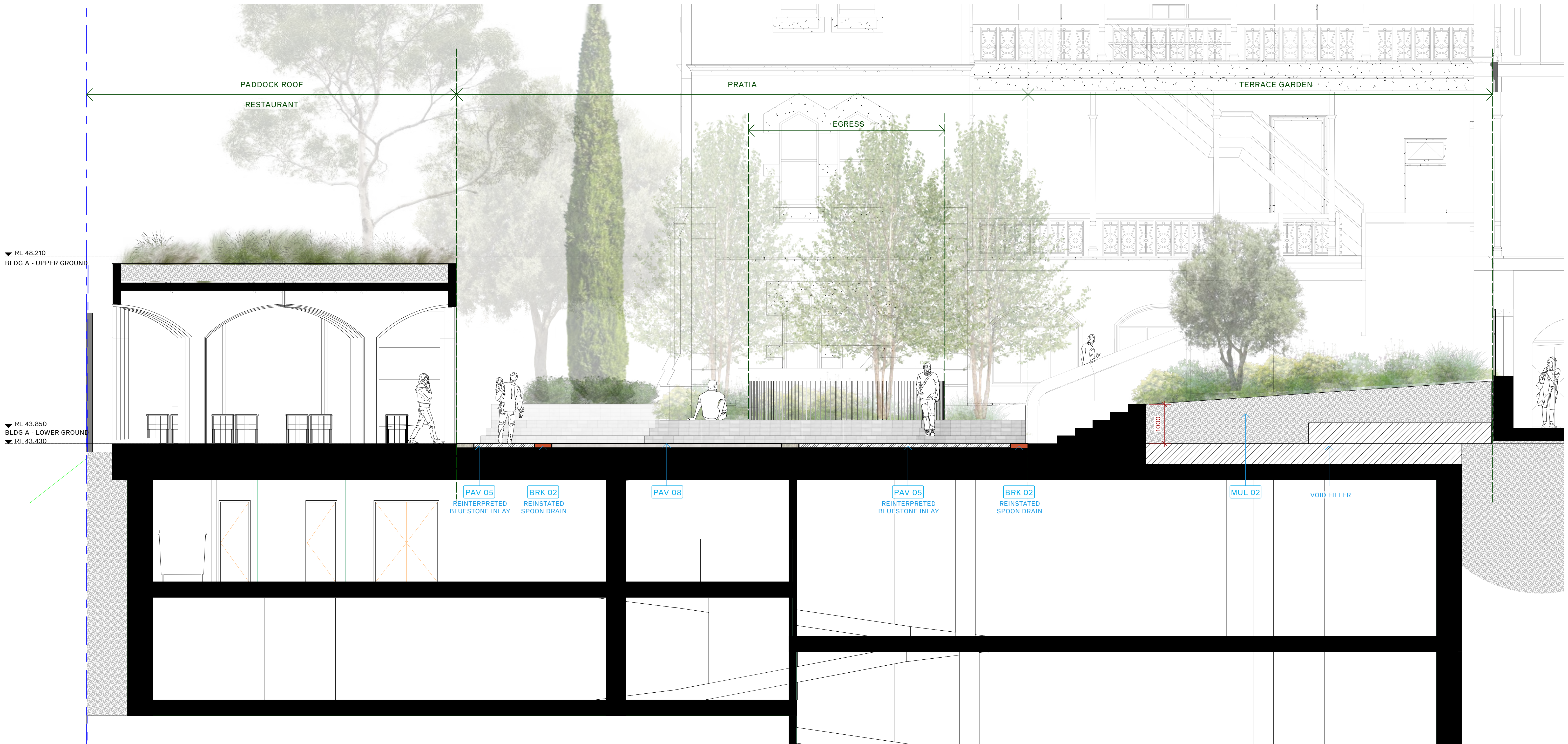
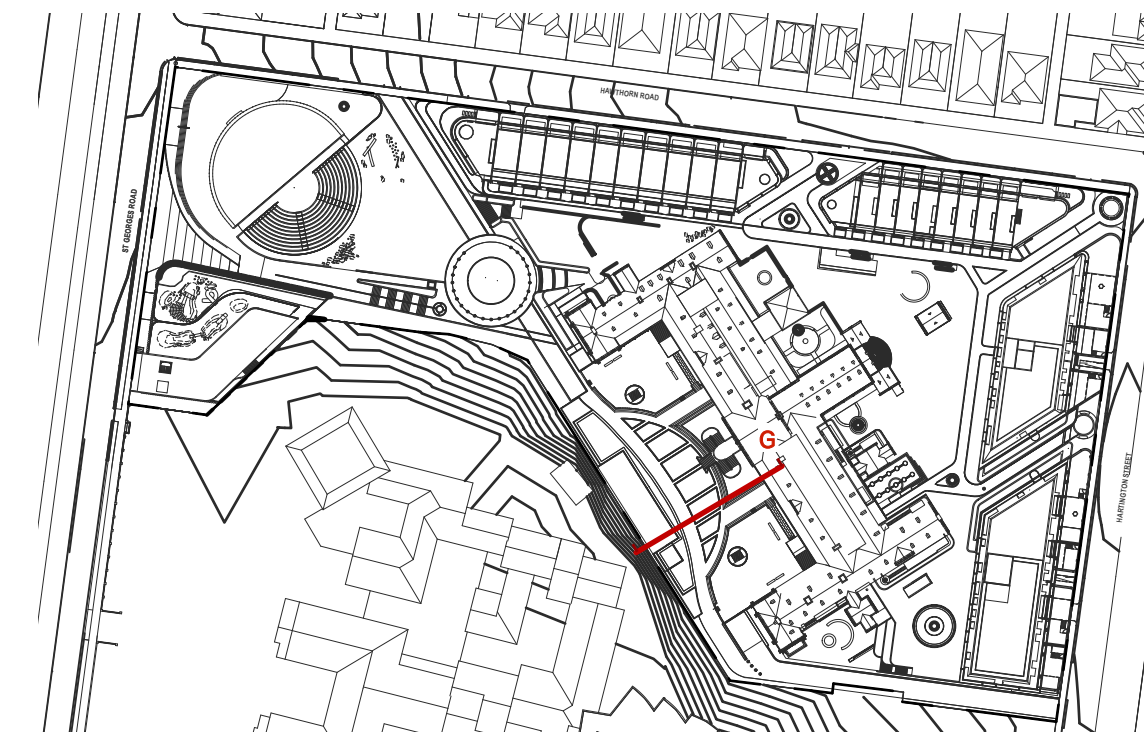


Former Bastille fort
[Ghost line]
Paris, France

Legend

CODE	NOTE
①	Building A Resident Entrance
②	Brick threshold and edging trace the former perimeter wall alignment, creating a clear visual historic line and material transition. Where the wall is no longer present, its footprint is traced in brick edging within the paving.
③	Citrus trees form part of the foraging path, referencing the existing heirloom citrus line south of the heritage building.
④	Raised planter
⑤	Steps - heritage material integrated into the landscape (reused brick)
⑥	Former raised garden bed footprint expressed as a ghost line in paving, embedding the memory of the space.
⑦	Former spoon drain network reinterpreted as a shallow trough system, guiding roof downpipe water to nourish the citrus grove and infiltrate via semi-permeable paving.
⑧	Brick ring detail to tree grid.
⑨	Permeable paving with granitic sand joints to maintain functionality and allow infiltration to deep soil.

Sheet Title: Sectional Elevation_F-F	Date: March 25th, 2026
Client: CHORA	Revision: E
Address: 7 Hartington Street, Northcote	Page Size: A1
Drawn by: WD	Checked by: RC
	Page: TP-8.06



1 Sectional Elevation - GG
Scale: 1:50

Acre

Acre

Acre

Addendum - RFI Response

Acre

Acre

Acre

Acre

Acre

Landscape RFI Response Summary

This summary outlines the responses provided in relation to Landscape RFI items identified in the design review report, Combined Design Review Report_DTP HV OVGA issued on 16 January 2026 , for the proposed CHORA development, at 7 Hartington Steet, Northcote, Vic, 3070.

This summary should be read in conjunction with the revised Landscape Architecture drawings, prepared by Acre, Rev E, 25 March 2026, submitted as part of the updated Planning application

RFI responses cover the following:

Heritage Victoria Advice

2.2.2(a) Retaining surviving elements of the historic landscape such as brick spoon drains, remnant fencing, mature plantings etc and referencing and/or incorporating these elements in new design and material palette.

Heritage-first landscape framework that remnant elements are mapped, prioritised (retain / reinstate / reinterpret) and integrated to reinforce the heritage led-landscape relationship and institutional setting. — [TP-9.02](#), [TP-9.03](#) & [TP-9.04](#)

2.2.2(b) Developing planting palettes informed by an historic understanding of the site, including species known to have been planted on the site or that were available through the nursery trade at the time of its development.

Planting in public realm are recalibrated to historic precedent: Little Sisters era forms the baseline, with Greek diaspora cues selectively concentrated. Planting rationale is evidence-based (historic/trade informed) and tied to site cues and locations. — [TP-9.05](#)

2.2.3(a) Peppercorns not supported within private front gardens; must read as open to public realm; built form set back; arborist-endorsed viability.

Revise Hartington edge under peppercorns trees, Relocate courtyard wall to align with existing footings, Provide TPZ/SRZ with Construction methodology — [TP-9.06](#), [TP-9.07](#)

2.2.3(b) Red brick perimeter wall interpretation referenced in broader palette

Define Historical elements and design key moves: retain/repair/reinstate — [TP-9.02](#), [TP-9.03](#) & [TP-9.04](#)

2.2.3(c) Avoid exposed aggregate/crazy paving near heritage; traditional palette; consider recycled red brick to secondary paths.

Heritage materials reinstating to create the defined line between traditional and contemporary palette — [TP-9.02](#), [TP-9.03](#) & [TP-9.04](#)

2.2.3(d) Restaurant roof 'meadow' not convincing as paddock; simplify to grasses, avoid florals.

Update roof to a historically legible *paddock* register—predominantly grasses, minimal perennial species. Add roof system detail demonstrating media depth, irrigation, and maintenance/monitoring. — [TP-9.08](#)

2.2.4 Equivalence: integrate Greek + contemporary elements so they don't detract from remnant historic landscape or appreciation.

Rebalance to remain Institutional/working heritage baseline language across public realm with Greek diaspora accent — [TP-9.02](#), [TP-9.03](#), [TP-9.04](#), [TP-9.05](#)

Office of the Victorian Government Architect Advice

3.1 Foundation Principles and Vision: 'working' heritage of the place. — [TP-9.02](#), [TP-9.03](#), [TP-9.04](#), [TP-9.05](#)

3.2 Design Elements and Strategies:

(a) Ensure that level changes, thresholds, portals and 'moments of occupation' across the site are all performing intentionally. / Details of where people can and can't go is not evident and we recommend this is explored and defined.

Spatial hierarchy demonstrate moments of occupation incorporating thresholds along the space navigation — [TP-9.09](#)

(b) A lack of detail in site levels, proposed grades and impact to existing vegetation is of concern. / There is a significant amount of walling proposed across the site to resolve the impact of slope.

Update masterplan with spot level and contours with trees overlay — [TP-4.01](#), [TP-4.04-4.10](#)

(c) The material language (and precedent imagery) proposed is evocative, noting we recommend a more detailed, clear commitment on how / where these precedents are transplanted into the project. — [TP-3](#), [TP-4](#), [TP-9.03](#), [TP-9.04](#) & [TP-9.05](#)

3.3 Response to Heritage: Materiality, height, and alignment of the wall along Hartington Street and its impact on the urban realm and the peppercorn trees. / The location of heritage trees within the private open space of ground floor apartment courtyards — [TP-9.06](#) & [TP-9.07](#)

The benefits in retaining / reinstating the remnant redbrick wall / Acknowledge the 'memory' of the wall (in plan) / Details of the broader heritage acknowledgments (history) — [TP-9.02](#), [TP-9.03](#), [TP-9.04](#)

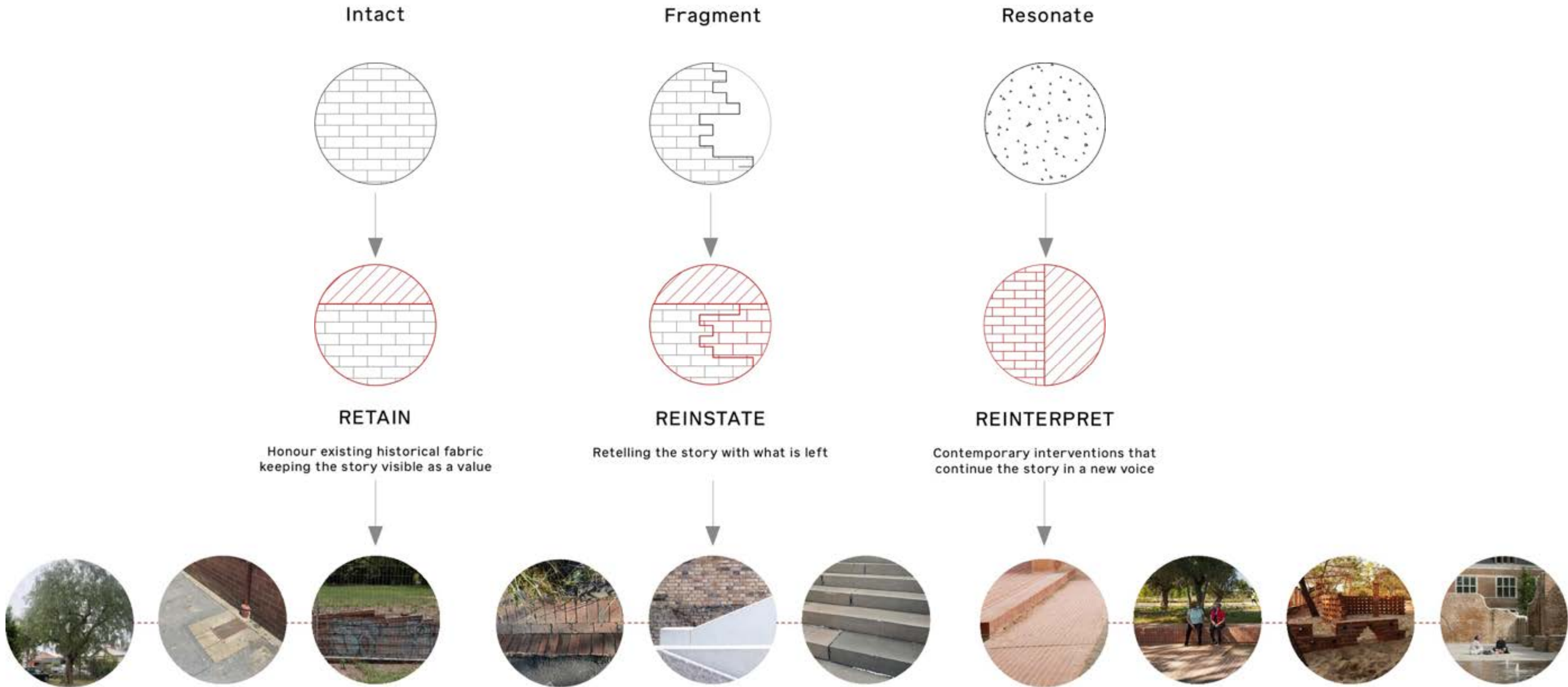
3.4 Ecological resilience: provide opportunity for very large canopy trees; acknowledge SULE + renewal; canopy calculation exclude boundary trees

Tree management plan with SULE plan — [TP-9.10](#) & [TP-9.11](#)

Update canopy cover plan and calculation — [TP-9.12](#)

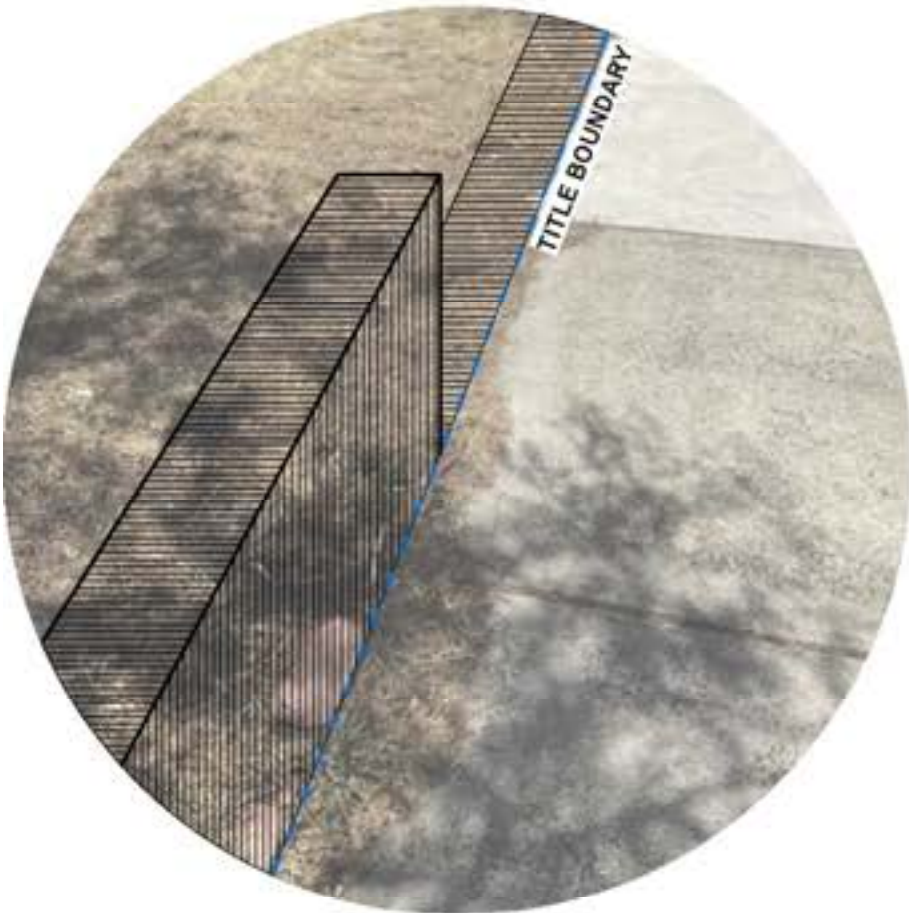
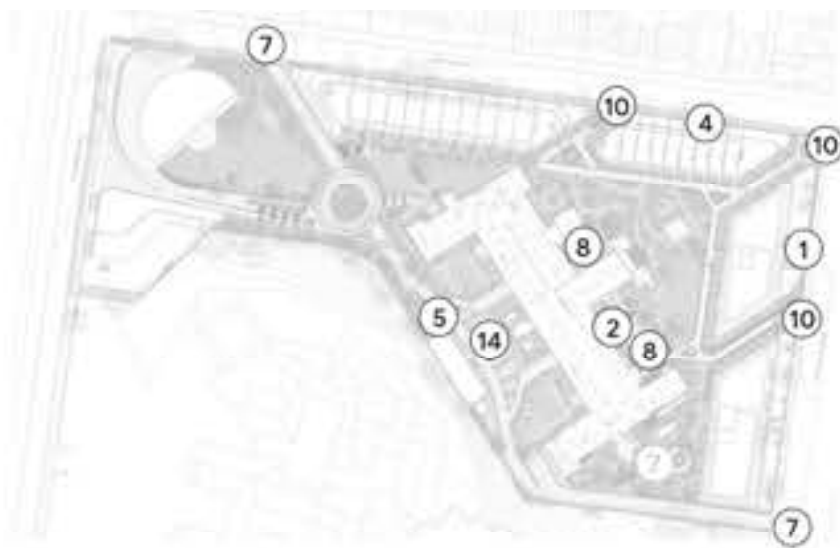
Heritage & Key Moves

Historical elements mapped in heritage architects response [Identification Of Historic Landscape Elements, 28th Jan 2026] and assigned a tiered response: retain, reinstate, or reinterpret, ensuring the site's history remains legible within a contemporary landscape.



Heritage & Key Moves

Series of schematic studies mapping local artifacts, articulating a clear visual dialogue between the site's heritage and its new architectural expression.



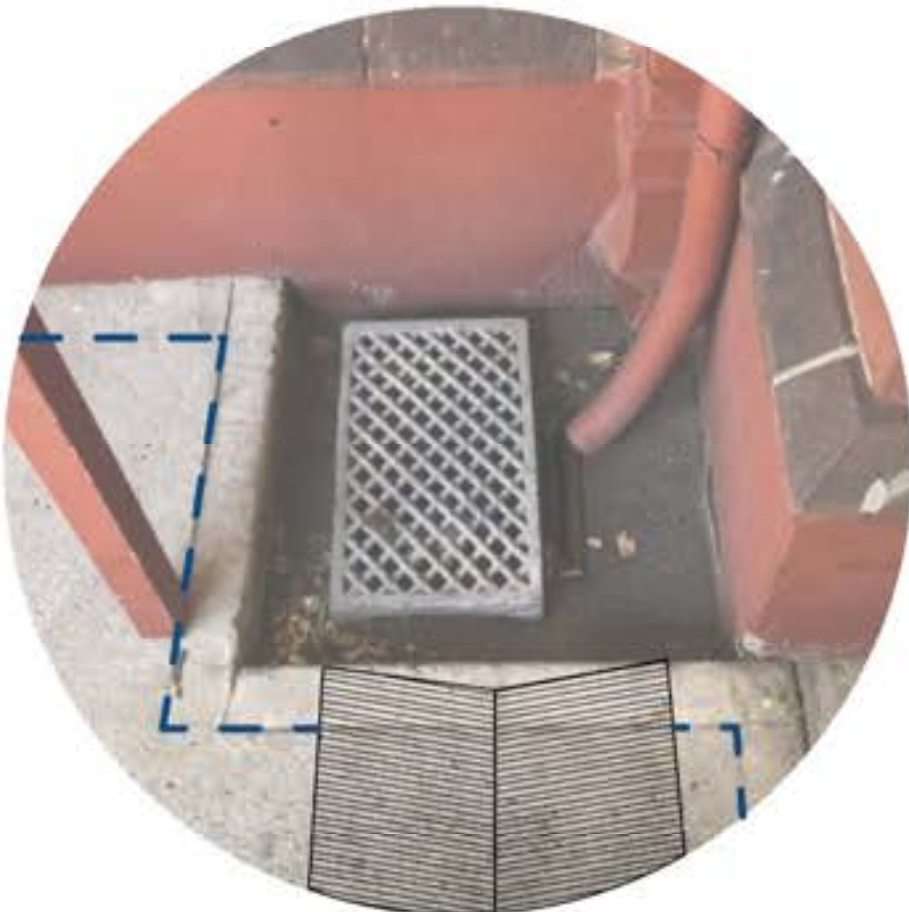
1 4 10
REMNANT BRICK WALLS



2
BLUESTONE BANDING



5
REMNENT BRICK SPOON DRAIN



8
REINTERPRETED SPOON DRAIN



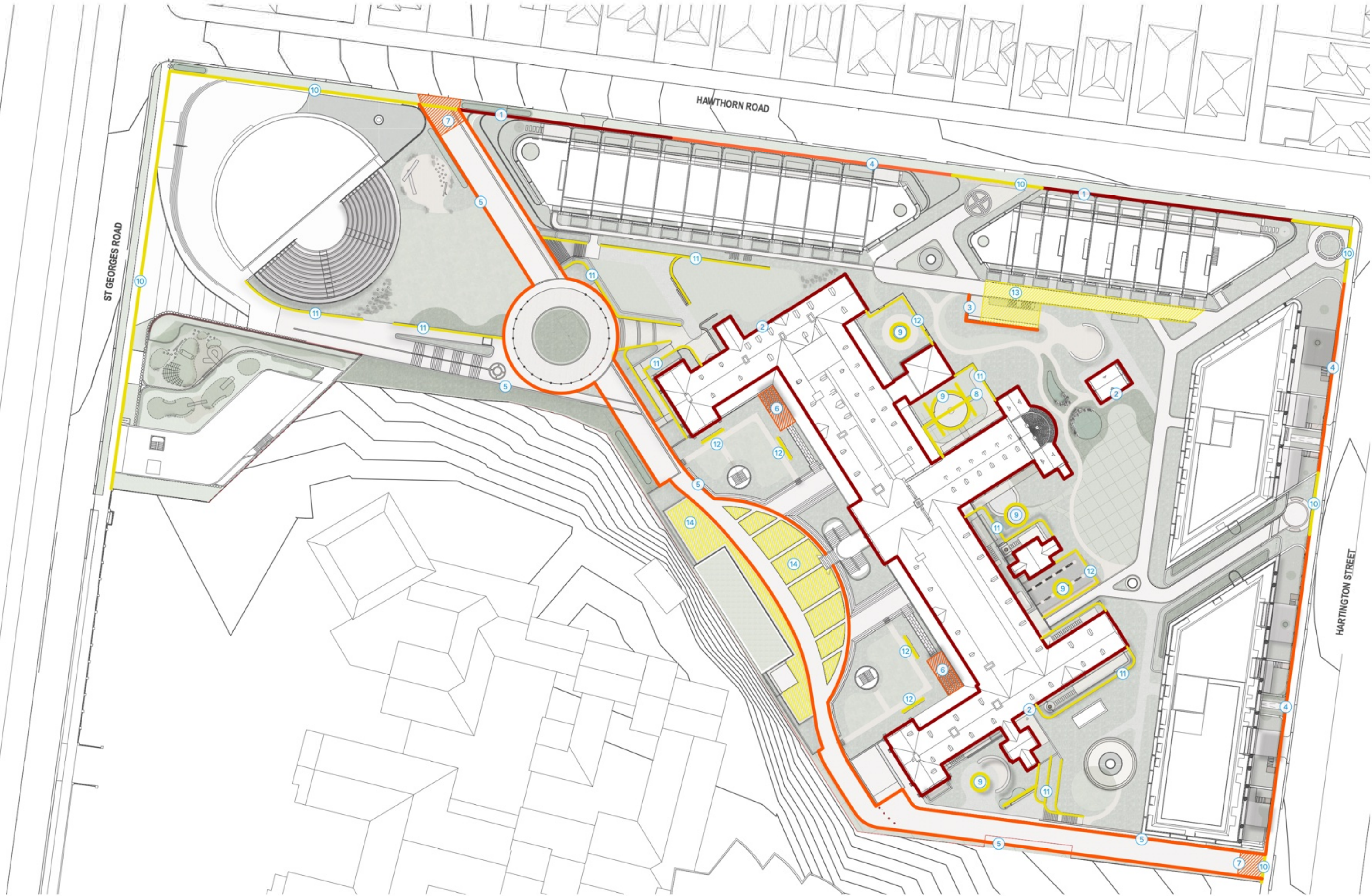
7 14
REPURPOSED BLUESTONE

- RETAIN
- REINSTATE
- REINTERPRET
- HISTORICAL LINE
- CONTEMPORARY INTERVENTIONS

Heritage & Key Moves

Diagram mapping the site's existing historical elements, layering them with design interventions that reinterpret the heritage narrative.

By bridging preserved fragments with contemporary moves, the mapping illustrates a cohesive strategy for reviving the site's visual and spatial legacy.



Legend	
CODE	NOTE
RETAIN - linear element	
①	The existing red brick perimeter wall will be retained to the current datum, with new work clearly distinguished by a defined ghost line to keep the original element legible.
②	Retained and reinstated existing bluestone banding to create a clear visual historic line and link heritage and contemporary works.
REINSTATE - linear element	
REINSTATE - planar element	
③	Reinstated section of the former brick wall anchors the communal BBQ area and keeps the urban heritage legible.
④	Where the former wall footprint survives, it will be retained and restored to the nominated datum in brick, with new work clearly defined by a ghost line.
⑤	Brick spoon drains carefully reassembled along the main spine through the heart of the site.
⑥	Bluestone staircase paving will be restored using original and matching large-format bluestone.
⑦	Repurposed Bluestone paving defines the main vehicular access points, referencing remnant bluestone pitcher paving and slowing vehicles for safety.
REINTERPRET - linear element	
REINTERPRET - planar element	
⑧	The former spoon drain network is reimagined as a shallow trough system, guiding roof downpipe water through the landscape to nourish the proposed orchard.
⑨	The footprint of the existing circular raised garden bed dictates the tree contemporary paving and locally sourced bluestone edging, highlighting significant trees and creating informal seating.
⑩	Where the former perimeter wall is no longer present, its footprint will be traced in brick edging within the paving to retain its presence on site.
⑪	Brick retaining walls respond to the site's terrain and existing rock walls, reinterpreting the former cascading landscape to form intimate gardens and informal seating
⑫	Reused brick will form informal seating and steps, maintaining material continuity with the heritage setting. (TP-8.06)
⑬	Referencing historic drying structures, the shade structure along the thoroughfare interprets the former laundry's working legacy.
⑭	Bluestone floor inlays are introduced to reference remnant bluestone paving and reinforce the heritage material palette.

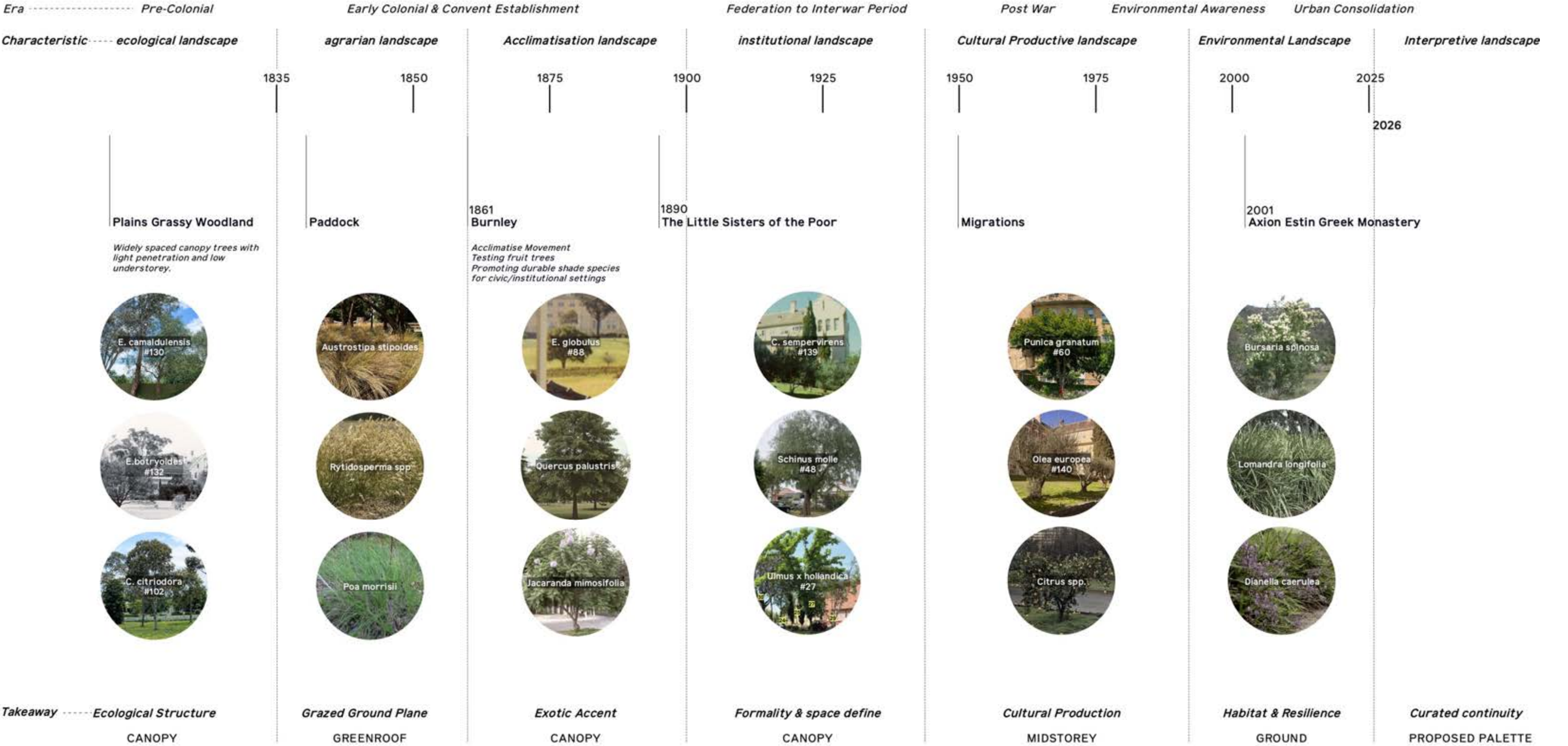
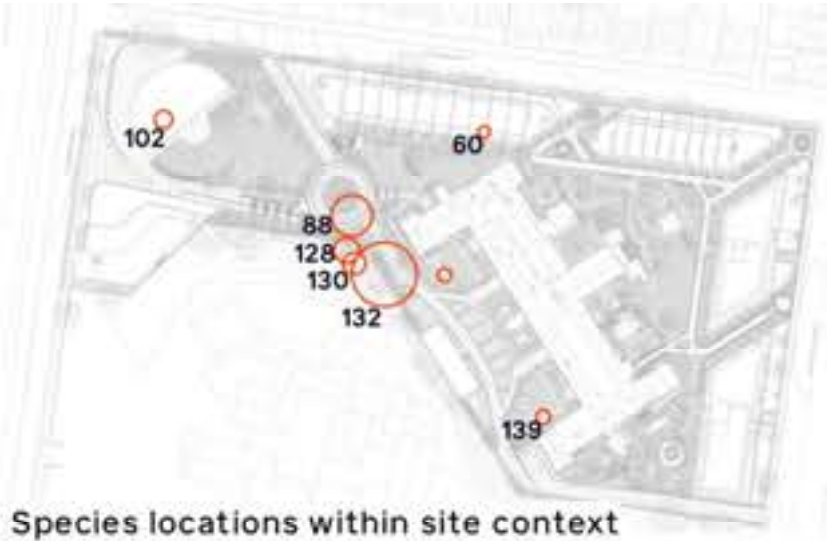
1 Heritage & Historical Elements Plan
Scale: 1:500



RFI: 2.2.2(b)

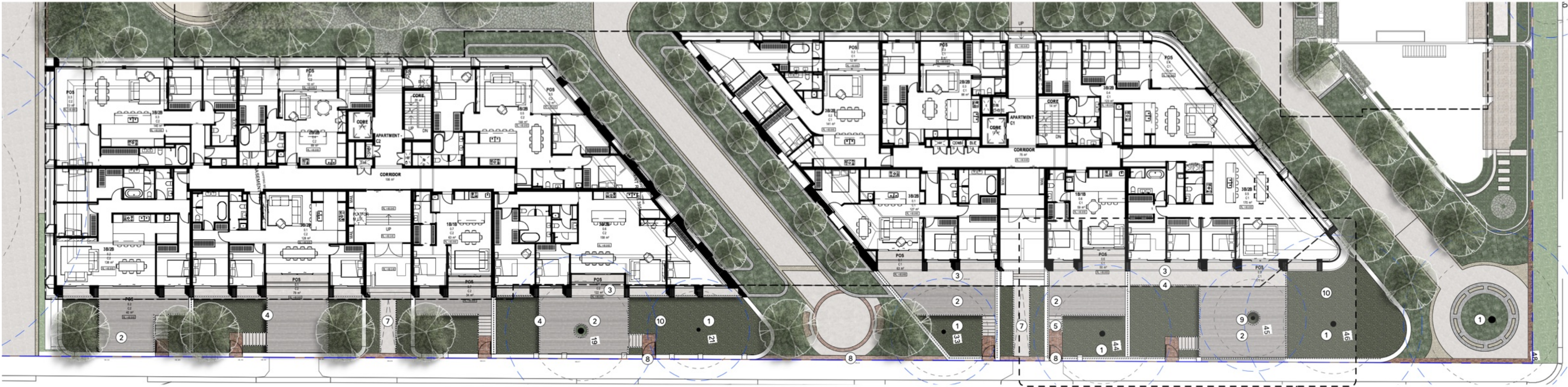
Historically Informed Planting Palette

Planting strategy is historically informed, anchored in the Little Sisters of the Poor institutional framework. Greek diaspora species are selectively layered as cultural memory. Significant heritage trees are retained, but not perpetuated where ecologically inappropriate.

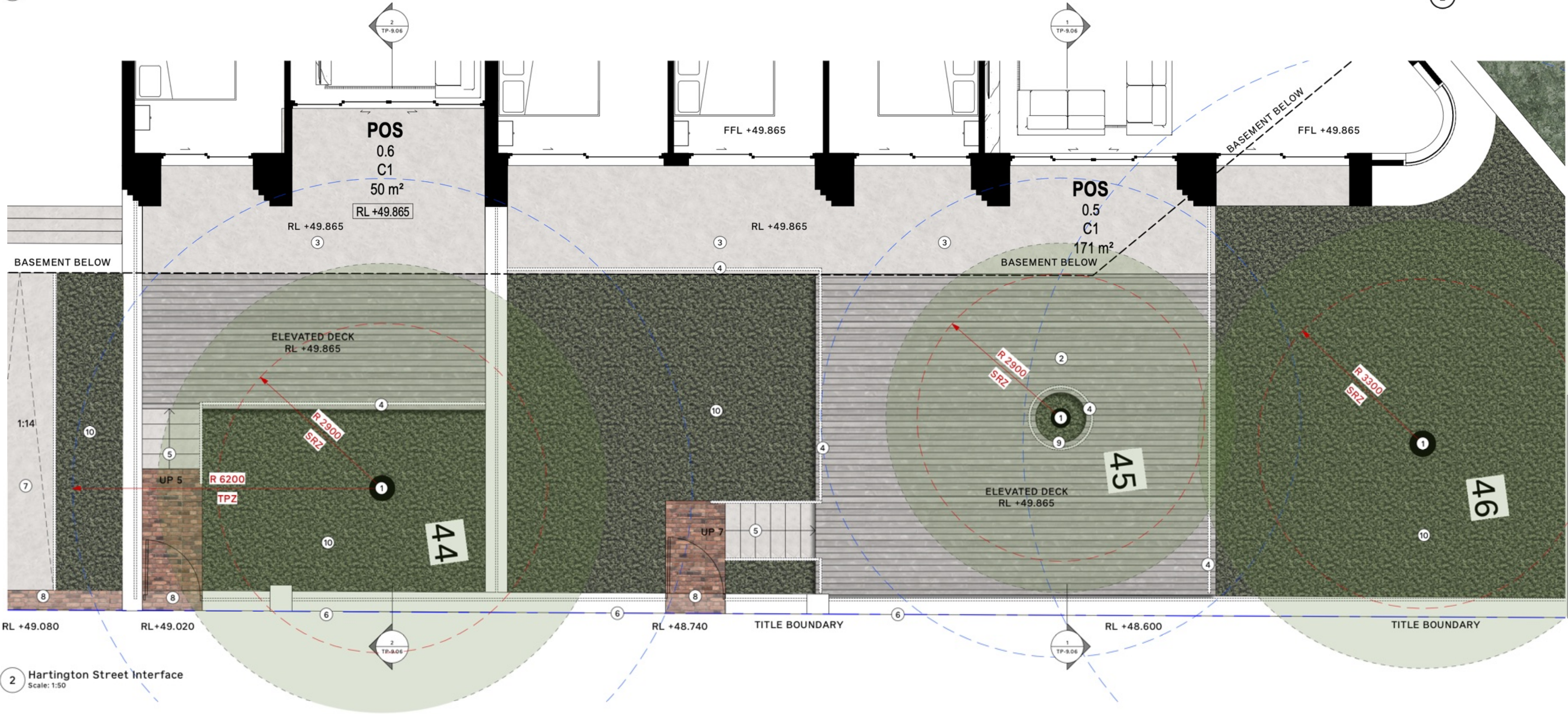


RFI: 2.2.3(a) & 3.3

Peppercorn trees Interface



1 Hartington Street Interface
Scale: 1:200

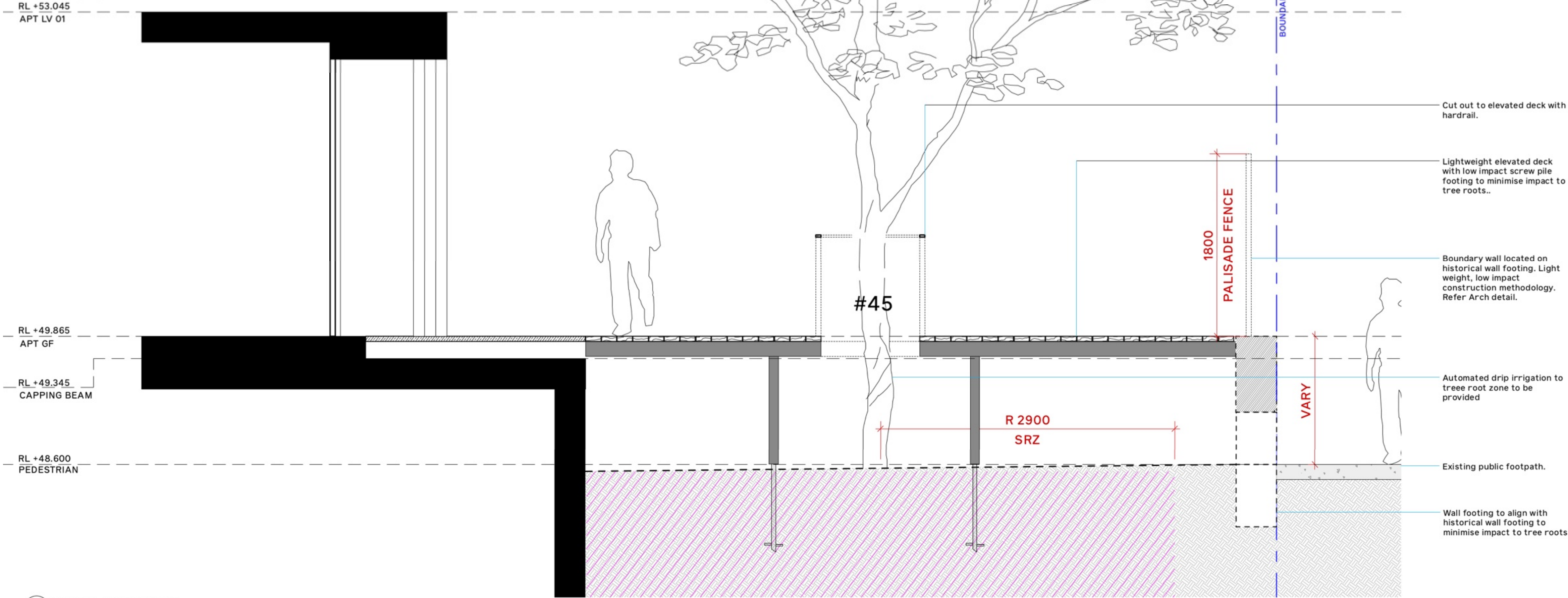


2 Hartington Street Interface
Scale: 1:50

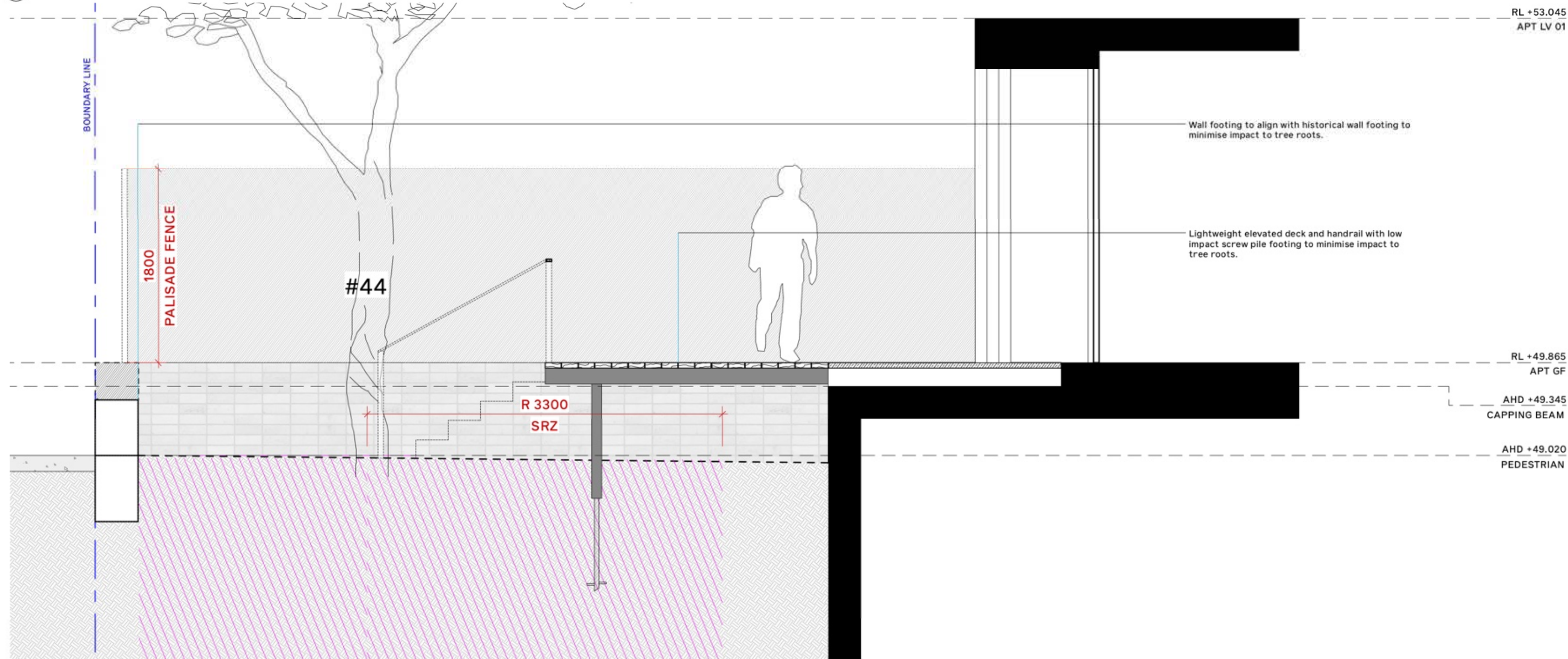
Legend	
CODE	NOTE
1	EXISTING TREES TO BE RETAINED
2	ELEVATED DECK CONSTRUCTION WITH SCREW PILE FOOTING TO MINIMISE IMPACT TO EXISTING TREE ROOT ZONE
3	BALCONY ABOVE BASEMENT WITH ZERO THRESHOLD TO INTERNAL
4	1mH BALUSTRADE
5	LIGHTWEIGHT STRUCTURE STAIRS
6	LIGHT WEIGHT CONSTRUCTION METHODOLOGY TO WALL/FENCE; REFER TO ARCH DETAIL
7	APARTMENT MAIN ENTRANCE
8	BRICK THRESHOLDS
9	DECK CUT OUT AROUND EXISTING TREES
10	PROPOSED SOFT LANDSCAPE

RFI: 2.2.3(a) & 3.3

Peppercorn trees Interface



1 Section - Floating POS
Scale: 1:25



2 Section - Floating POS
Scale: 1:25

GENERAL NOTES:

- Irrigation is to be provided beneath the elevated deck area to ensure adequate water supply to the existing trees.
- Root-sensitive footings are to be installed for any structure located within the Structural Root Zone (SRZ).
- Peppercorn trees(*Schinus molle*) are to be retained in accordance with the Tree Management Plan. However, this species will not be reintroduced or specified within the proposed planting palette, as they are identified as a potential weed species under the Darebin Integrated Weed Management Strategy 2019-2023.

Botanical Name	Common Name	No. of street trees	Weed Category	Risk Rating - Adv list of env weeds, 2018
<i>Salix sp.</i>	Willow	2		Very High Risk
<i>Schinus molle</i>	Pepper Tree	102		Very High Risk

(Darebin Integrated Weed Management Strategy, 2019 - 2023)

Sheet Title: Peppercorn trees Interface	Date: March 25th, 2026
Client: CHORA	Revision: E
Address: 7 Hartington Street, Northcote	Page Size: A1
Drawn by: WD	Checked by: RC
	Page: TP-9.07

RFI: 2.2.3(d)

Rooftop Paddock

The rooftop planting reflects the story of the landscape referencing the history of working site, characterised by open, low-lying grassy paddocks. Species selection references the site's EVC and the broader bioregion. The approach offer a contemporary reinterpretation of the grassland character that once defined the land.



1945 Map of Melbourne



Ecological Vegetation Class (EVC).



Victorian Bioregions

Subject site

History of Site

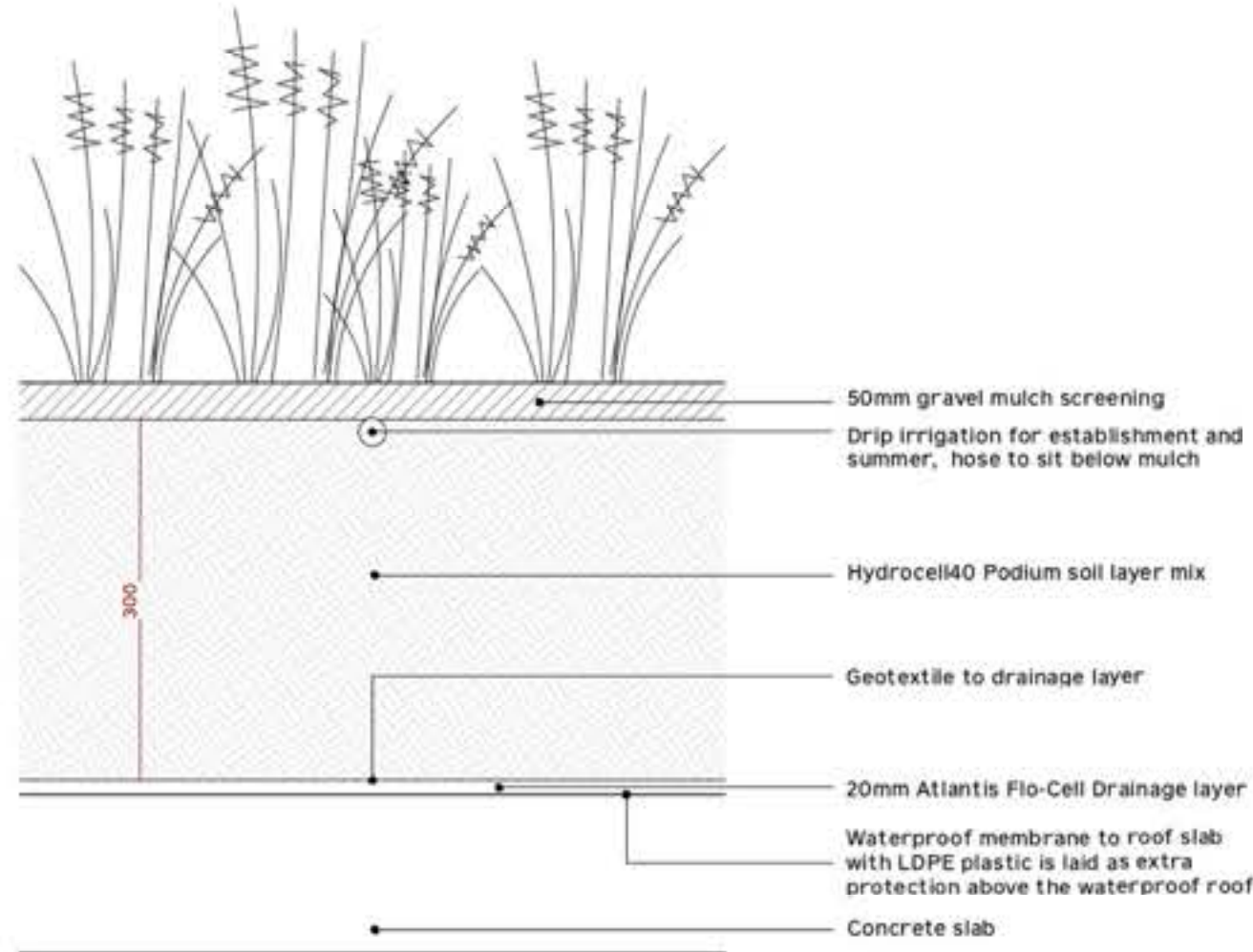
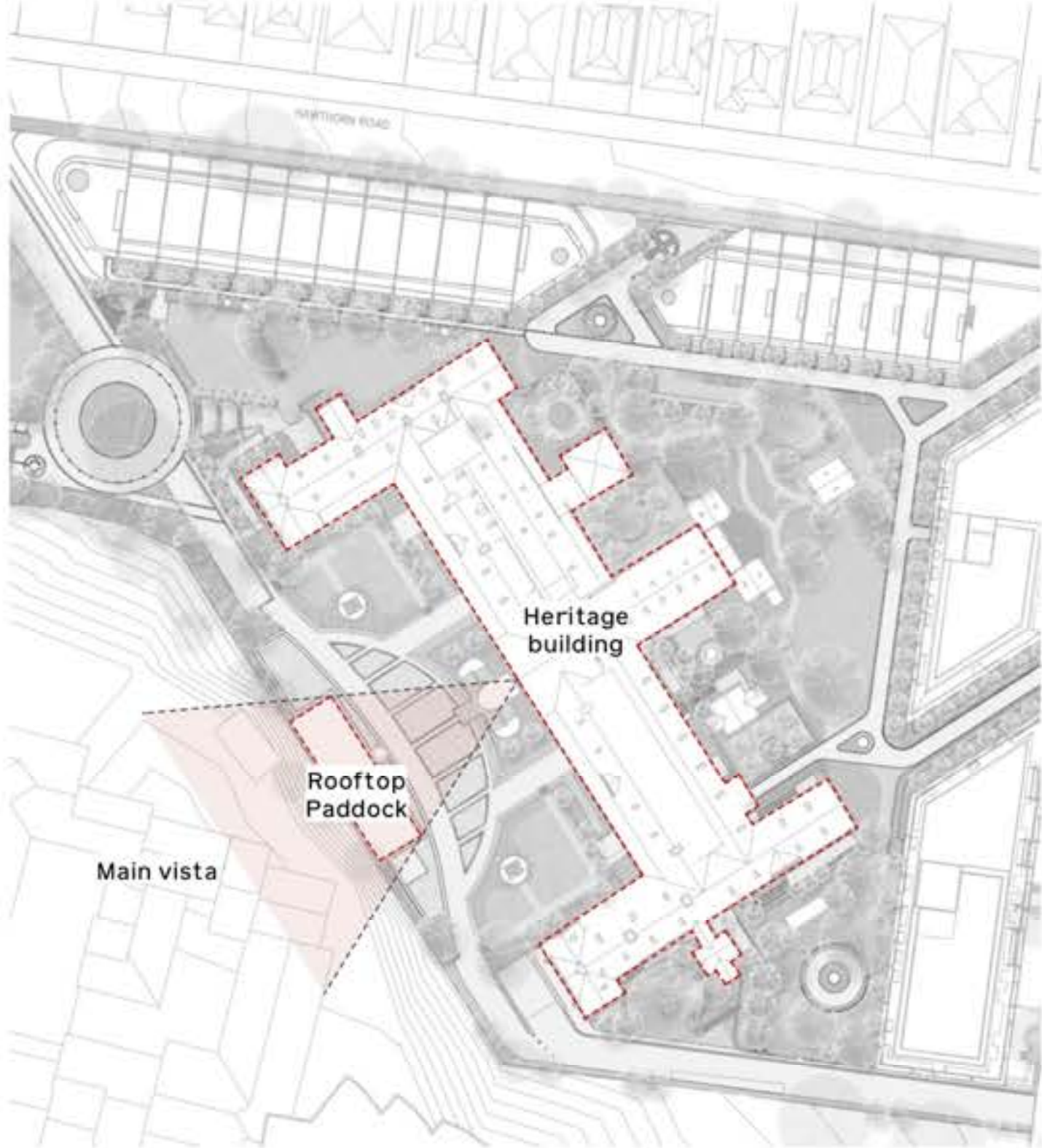
Historically low-lying, grassy paddocks supporting livestock and fruit cultivation – Kinsella's Farm

Pre-1750s Ecological Vegetation

Plains Grassy Woodland characterised by a species-rich grassy and herbaceous ground layer.

Victorian Bioregion

Victorian Volcanic Plain (VVP) characterised by expansive basalt plains. Representative species include Austrostipa stipoides and Rytidosperma spp.



SCHEDULE OF MAINTENANCE WORKS

The following schedule summarises the minimum landscape maintenance tasks and timing requirements for the various categories of maintenance activities. Allowance should be made for maintenance according to seasonal conditions.

- Weeding** - Timeframe monthly
 - Weed garden areas manually or with approved herbicide.
 - Prior approval required for Herbicide use. Approved Herbicide use to be in accordance with regulation rates and manufacturer's recommendation. Protect plants from overspray and avoid if rain is likely within 12-hour period
- Leaf Litter Removal** - Timeframe monthly
 - Do not remove leaf litter from planted areas unless depth of litter is impacting on plant growth.
 - Remove leaf litter from pathways.
- Mulching** - Timeframe Spring
 - Reapply mulch to maintain to a depth of 75mm
 - Ensure that the specified mulch, especially on the higher levels is suitable and able to withstand environmental conditions such as wind erosion.
- Plant Fertiliser** - Timeframe Spring
 - Fertilise all plants at specified rates based on soil testing results
 - Prior approval required for fertiliser use.
 - Slow release fertiliser N:P:K ratio- 18:3:10 at manufacturer's recommended rate per plant.
 - Initial fertilising at planting based on soil testing results
- Pest & Disease Control** - Timeframe Monthly / As required
 - Check for incidence of fungal and insect attack
 - Avoid use of chemical sprays
 - Apply appropriate treatment for fungal and insect attack if necessary subject to approval
 - Prior approval required of chemical to be applied
- Pruning & Trimming** - Timeframe Monthly / As required
 - Prune overgrown material in the garden annually when the plants are dormant. Remove dead plant material and deadhead flowers. This will encourage dense, new vegetative growth.
 - Climbers - Prune long leaders which cannot be reattached to climbing frame.
 - Shrubs & groundcover - Tip prune to encourage density. Length removed depending on vigour of previous plant growth
 - Trees - Remove deadwood and tip prune fruit trees if required. Notify in writing Management any perceived need for tree structural work
- Plant Removal & Replacement** - Timeframe Monthly
 - Inspect for failed or dying plants requiring replacement and record probable cause
 - Replant after dead or failed plant removal
 - Densities, sizes & species used are to be in accordance with those specified in Landscape Plans
- Weed Control in Gravel** - Timeframe As required
 - Remove weeds from gravel areas manually or with approved herbicide in accordance with manufacturer's recommendation
 - Prior approval required for Herbicide use.

IRRIGATION

- Irrigation system is to be fully automated, connected to 240volt wall mounted irrigation controller.
- Irrigation system is to be designed by suitably qualified irrigation / sprinkler specialist.
- Landscape contractor to provide all necessary information to irrigation designer such as: water flow / pressure rate, mains water locations etc.
- Landscape contractor is to liaise with garden maintenance contractor in programming the irrigation system.
- No water is to spray onto building.
- Spray heads to allow clearance of mature plant height, not planting height.
- All plants to receive even moisture coverage - allow appropriate overlap.
- Irrigation controller to be located in Services area (consult client prior to installation).
- All solenoid boxes to be hidden at back of garden beds. All visible sprinkler parts to be grey in colour. Install pressure reduction valve, flush valve & air relief valve.
- Contractor is to determine appropriate zone quantity & location based on specific site pressure and planting requirements. Irrigation system is to be fully operational prior to planting.
- Garden bed / planter irrigation - in-line drippers at 200mm spacings in garden beds and at 100mm spacing between steppers, lines to be set 75mm below finished soil level and set using galvanised steel pegs at 500mm spacings.
- The irrigation system is to be connected to the rainwater tank where possible.
- Irrigation frequency and volumes to be set with particular care and consideration to plant establishment periods of a minimum two years.



Poa morrisii
Soft Tussock Grass



Austrostipa stipoides
Prickly Spear Grass



Rytidosperma spp
Wallaby Grass



Brachyscome basaltica
Swamp Daisy



Bulbine bulbosa
Bulbine Lily



Sheet Title:	Rooftop Paddock	Date:	March 25th, 2026
Client:	CHORA	Revision:	E
Address:	7 Hartington Street, Northcote	Page Size:	A2
Drawn by:	WD	Checked by:	RC
		Page:	TP-9.08

Spatial Hierarchy, Thresholds & Circulation

Diagram mapping public to private spatial hierarchy, key thresholds, and circulation routes. Highlights transitions, access control points, and wayfinding cues to clarify movement, legibility, and program relationships across the plan.



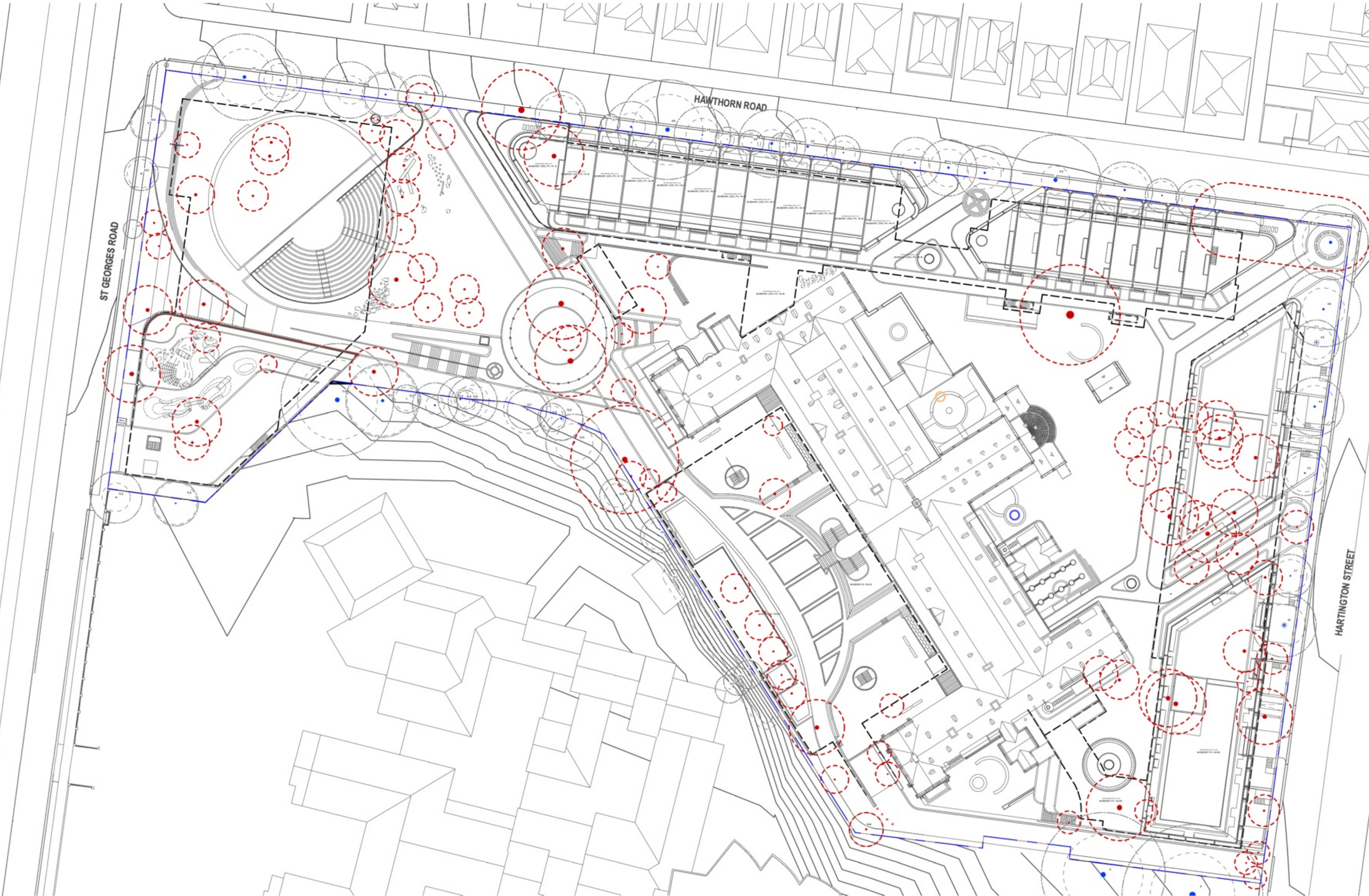
Key			
Space hierarchy		Circulation	
GRAPHIC	NOTE	GRAPHIC	NOTE
	PUBLIC (CIVIC)		PRIMARY PATH
	SEMI PUBLIC (HOSTED)		SECONDARY PATH
	SEMI PRIVATE (BELONGING)		TERTIARY PATH
	PRIVATE (SANCTUARY)		
	THRESHOLDS (CONTROLLED)		
	THRESHOLDS (OPEN)		

Philoxenia: Sense of Welcoming	
A	ARRIVAL NODES: Entry points to <i>Orient - Pause - Invite onward</i> A1: Civic welcome and event arrivals A2: Everyday visitor arrival A3: Hosted public arriving near resident-adjacent spaces A4: Belonging and welcoming A5: Back of house service and access road A6: Residential Access
H	HOSTING NODES: H1: Institutional hosting space H2: Civic gathering H3: Everyday common space
T	THRESHOLDS: Implied borders that use ground-plane and spatial cues so behaviours change naturally T1: Platta edges T2: Residential buffering thresholds T3: Reinterpreted brick thresholds to cloister garden space

1 Spatial Hierarchy, Thresholds & Circulation Plan
Scale: 1:500

RFI: 3.4

Tree management plan



LEGEND

All existing tree evaluations to be confirmed by arborist

- Existing trees to be removed
- Existing trees to be retained

TREE MANAGEMENT AND PROTECTION NOTES

- CONTRACTORS ARE REMINDED THAT THE MAJORITY OF TREE ROOTS GROW IN THE TOP 300MM OF SOIL. The feeder roots, often very fine roots that provide the tree with water, oxygen and nutrients tend to be within the top 100mm. These roots typically grow between the tree's trunk to well beyond its drip line canopy edge. Ground works within the drip zone of a tree have the potential to do considerable damage to its root system. It can affect tree stability and tree health to such an extent that it will lead to the decline and possible death of the tree over a period of years. Within lease areas by legislation the Tree Protection Zone (TPZ) extends to tree crown +2m, including the area beneath the crown.
- TREE PROTECTION**
Existing canopy clearance is not to be altered, unless otherwise approved. Crowns and apex of canopies are not to be altered or reduced.
Ensure lifting equipment and load can clear height and width of tree canopy without damage to crown.
- TREE ROOT PROTECTION**
Any excavation (or fill) that occurs within 2m of the drip zone of a tree must be approved by the relevant government agency.
Where excavation is approved, the following measures are to be adopted for tree protection:
 - Do not sever large roots (>30mm diameter) closer than halfway from the drip line to the trunk. Hand trenching to a depth of 300mm is required to locate these roots before any mechanical trenching is undertaken.
 - All roots must be cut cleanly with equipment specifically designed to cut roots cleanly or other suitable pruning equipment.
 - Roots exposed during excavation must be protected from desiccation. Keep lightly watered or cover with hessian, which must be kept moist.
 - Water trees that have had disturbance in their root zone. The amount and frequency of water needs to be adapted to the trees requirement, and seasonal conditions.
 - Roots 50mm in diameter or larger shall be protected, including by excavation underneath tree roots where feasible;
 - Minimise width of excavation in vicinity of trees as far as possible. Shoring of excavations should be adopted in lieu of benching, to minimise overall cut width.
- TREE REGULATED STATUS BY VIRTUE OF SIZE**
 - Under the tree protection act 2005 a tree is termed a Regulated Tree and is to be protected if it is growing on Urban Leased land and has at least one of:
 - A height of 12m or more;
 - A trunk circumference of 1.5m (approx. 0.5m in diameter) or more at 1m above ground level.
 - Two or more trunks and the total circumference of all the trunks, 1m above ground level, is 1.5m or more; or
 - A minimum crown width of 12m or more; and
 - Must be alive - all dead trees have been ranked as Non Protected tree.
 - Is not a weed species under the Pest Plant & Animals Declaration 2005.
- TREE PROTECTED STATUS**
 - Yes - The tree has a dimension that any activity must be assessed under the Tree Protection Act on leased land; or is on Government land eg. road verge, park, etc as all trees on Government land are protected.
 - No - The tree if on Leased land does not meet the 'Regulated' tree status dimensions or is a declared Weed Species; it does not require assessment under the Tree Protection Act.
 - NA - Not applicable as Off Lease but often protected as these trees are generally on Government (Unleased) land.
- Trees nominated as Protected can only be removed/pruned if approval in writing is gained from all applicable Government agencies.
- FUTURE TREE APPROVALS**
 - On-Leased land: if a tree has protected or Regulated status then approval must be gained from TCCS Urban Treescape Unit or by a DA through EPSDD prior to removal, lopping or ground damaging activity
 - Off-Lease (Territory) land: Please note all trees located external to the leased block boundary i.e. the verge, or open space cannot be removed, pruned or damaged without the approval of the TCCS Urban Treescape Unit, City Services (13 22 81) as on Government land.
- TREE MANAGEMENT**
Trees within the lease require a Tree Management Plan (TMP) and on the verge a Landscape Management Protection Plan (LMPP) outlining removals, pruning, tree protection measures, site access and restorative works issues as part of the design process.
- COUNCIL CONDITIONS**
 - Trees to be removed will require signage to notify the public a minimum of 14 days before the removals are scheduled. The applicant can contact TCCS should a template required.
 - Excavation of the underground carpark and construction of the building works do not impact on the canopies or limbs of trees, in particular tree No.4 along Marcus Clarke Street and trees 12-14 on Darwin Place.
 - Offsets for tree No.4 and trees 12-14 should be at least 3.5m from the outer edge of the trunk to the closest edge of the excavation trench or works. Excavation is to be undertaken via hydro excavation or low-pressure hydro excavation, using a fan shaped nozzle head at a pressure less than 1500 psi and kept 15cm from the soil profile.
 - Excavation within the TPZ must be executed using either under-boring, hydro-excavation or hand digging techniques, unless an alternative method has been documented and endorsed by TCCS.
 - No roots greater than 30mm in diameter are to be cut.
 - A Tree Activity Application will also be required for regulated trees present on private land.
 - Under the new Urban Forest 2023 legislation applicants are required to submit a Tree Management Plan (TMP) in response to works occurring in proximity to a public tree to demonstrate how the tree will be protected. TCCS will require the TMP to be submitted separately to a Landscape Management and Protection Plan. For further information, please refer to <https://www.legislation.act.gov.au/n/2023-823/>

LANDSCAPE MANAGEMENT AND PROTECTION NOTES

- Prior to and during construction period
 - (i) No works shall be undertaken without first undertaking Dial Before You Digs www.1100.com.au/ to ensure any infrastructure is identified and protected during the works
 - (ii) All trees, their trunks and canopy dimensions indicated
 - (iii) The Tree Protection Zone (TPZ canopy+2m) indicated (by dashed coloured line)
 - (iv) No works, that includes but is not limited to, excavation (eg. for footings and irrigation) or modification of existing ground levels and within the fenced off tree protection zone (drip-line + 2 meters) without prior permission from TCCS Urban Treescape. (v) Services that need to be installed within the tree protection zone of the tree shall be under bored unless otherwise agreed in writing by TCCS Urban Treescape
 - (vi) No further excavation within the drip-line is supported without consultation with TCCS Urban Treescape
 - (vii) Any tree root pruning must be done by a qualified arborist as per AS4370, and appropriate traffic management.
 - (viii) Maintain the good health of the trees that have had disturbance in their root zone by continual watering, at no time shall the disturbed area be allowed to dry out to the detriment of the trees health.
 - (ix) Any uncovered tree roots shall be covered immediately with geotextile or hessian fabric and watered regularly to ensure roots don't dry out.
 - (x) Any wash down of tools or chemicals including concrete wash is not permitted within the tree protection zone (Canopy + 2 meters) or to run off into the verge.
 - (xi) The canopy area underneath the tree shall be mulched and watered post-construction. Mulch shall be recommended by the arborist and irrigation is to be undertaken for a minimum of six months following root damage.
 - (xii) Any damage to the tree/tree roots which causes the tree to decline, will require tree replacement at the developer's expense.
- Verge Protection
Verge protection fencing shall be installed prior to any works commencing, including demolition and remains in place until construction works are completed and shall be:
 - (i) Continuous 19x400mm high chain wire protective fence, with concrete bases
 - (ii) Around the TPZ canopy +2m of any trees or groups of trees which may be impacted by the construction works unless otherwise agreed to in writing by TCCS Urban Trees.
 - (iii) 1.2m from back from the kerb
 - (iv) 400mm inset from driveway access
- Verge Reinstatement
 - (i) No works shall be undertaken without first undertaking Dial Before You Digs www.1100.com.au/ to ensure any infrastructure is identified and protected during the works
 - (ii) Verge must be de-compacted prior to reinstatement
 - (iii) Any excavation around tree root zones must be done by hand in a radial manner from the trunk outward to a Max Depth of 25mm.
 - (iv) Reinstatement verge soil with a 50/50 mix of Type 2 & Type 3 TOPSOIL as per MTS-DRA-Topsoil-1-0 (AS871572).PDF to match finished levels.
 - (v) Mulch shall be recommended by the arborist and irrigation is to be undertaken from a minimum of six months following any root damage.

1 Tree Management Plan

Scale: 1:500

NOTE: This drawing is to be read in conjunction with the Arborist Report detailing Tree Retention Values and Encroachment Limits. All construction activities must comply with the recommendations outlined therein.



Sheet Title:	Tree Management Plan	Date:	March 25th, 2026
Client:	CHORA	Revision:	E
Address:	7 Hartington Street, Northcote	Page Size:	A1
Drawn by:	WD	Checked by:	RC
		Page:	TP-9.10

RFI: 3.4

Retained trees' Safe, Useful, Life Expectancy



LEGEND

*All existing tree evaluations to be confirmed by arborist

- Diameter at Breast Height (DBH)
- Structural Root Zone (SRZ)
- Tree Protection Zone (TPZ)
- Canopy
- SULE CLASS A (20+) retain/protect
- SULE CLASS B (10-20) retain + monitor
- SULE CLASS C (5-10) retain + succession plant nearby
- SULE CLASS U (0-5) trigger-based replacement planning

1 Tree Management & SULE Plan

Scale: 1:500

NOTE: This drawing is to be read alongside the Arborist Report detailing Tree Retention Values and Encroachment Limits. All construction activities must comply with the recommendations outlined therein.



Sheet Title:	Retained Tree SULE Plan	Date:	March 25th, 2026
Client:	CHORA	Revision:	E
Address:	7 Hartington Street, Northcote	Page Size:	A1
Drawn by:	WD	Checked by:	RC
		Page:	TP-9.11



1 Canopy Coverage Masterplan
Scale: 1:500

Canopy Coverage	
Existing Canopy Cover = 372.7m ²	Calculated to discount canopy outside site boundary
Proposed Canopy Cover = 5,364.9m ²	Calculated to discount overlap in canopies
Total Combined Canopy Cover = 5,737.7m ² (21.95% of Total Site Area)	

Canopy Coverage Schedule			
LEGEND	TREE TYPE	QTY	TOTAL CANOPY COVERAGE (M2)
	A (Proposed)	106	1664.8
	B (Proposed)	38	1634.3
	C (Proposed)	15	2065.8
	Existing - Retained	6	372.7
RETAINED TOTAL			372.7
PROPOSED TOTAL			5364.9
COMBINED TOTAL			5737.7

Architecture for Landscapes