



# 270 Clayton Road, Clayton

## Landscape Concept Report

319-0775-00-L-00-DR01 - REV02

12.11.2020

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270 Clayton Road, Clayton  
Landscape Concept Report

Prepared by Tract

Project Number  
[319-0775-00-L-00-DR01]

Revision (see below)  
[02]

Prepared By  
RI

Reviewed By  
JFi

Project Principal  
JFi

Date of Issue  
12 November 2020

## Revisions

Rev	Date	Details	Prepared By	Reviewed By	Project Principal
[00]	11.06.2020	Town Planning Submission	RI	JFi	JFi
[01]	16.07.2020	Town Planning Submission	RI	JFi	JFi
[02]	12.11.2020	Town Planning Submission	RI	JFi	JFi

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# 1 Landscape Approach

## 1.1 Introduction

The 270 Clayton Road site is well positioned adjacent to Clayton train station to the south, with both Monash Medical Centre, Town Hall and Remembrance Gardens to the North.

The building facilitates a combination of serviced apartments & mixed use commercial/office spaces from the Ground Floor to Level 9, with conference rooms and Health Club on the Level 10 Rooftop. Amongst these levels there are two extensive terraces on Level 3 & the rooftop with useable outdoor working spaces on Levels 4.

## 1.2 Design Drivers

The design will aim to provide a high-quality public realm for the future community around 270 Clayton Road as well as its occupiers. The project includes significant landscaping in both public and private areas and will be guided by the following three design drivers.

### SANCTUARY

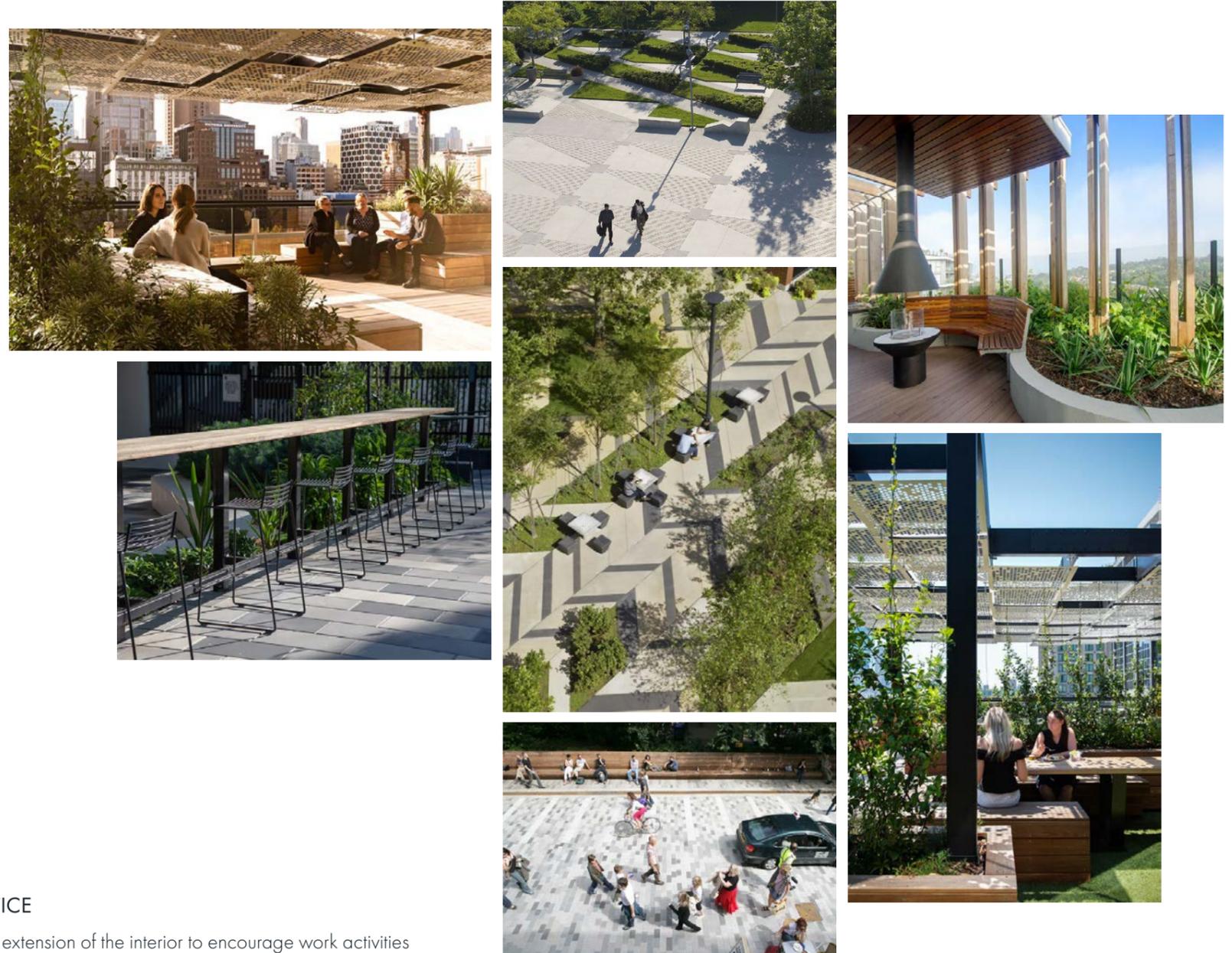
Create an aesthetically pleasing terrace that provides a tranquil environment and green relief, secluding itself from the urban setting. Raised planters & vertical structures will transform the space into a private oasis.

### FLEXIBILITY & FUNCTIONALITY

Provide a terrace that is capable of various activities from a casual lunch in the garden, lunchtime activities, Friday night drinks as well as small to large functions.

### MODERN OFFICE

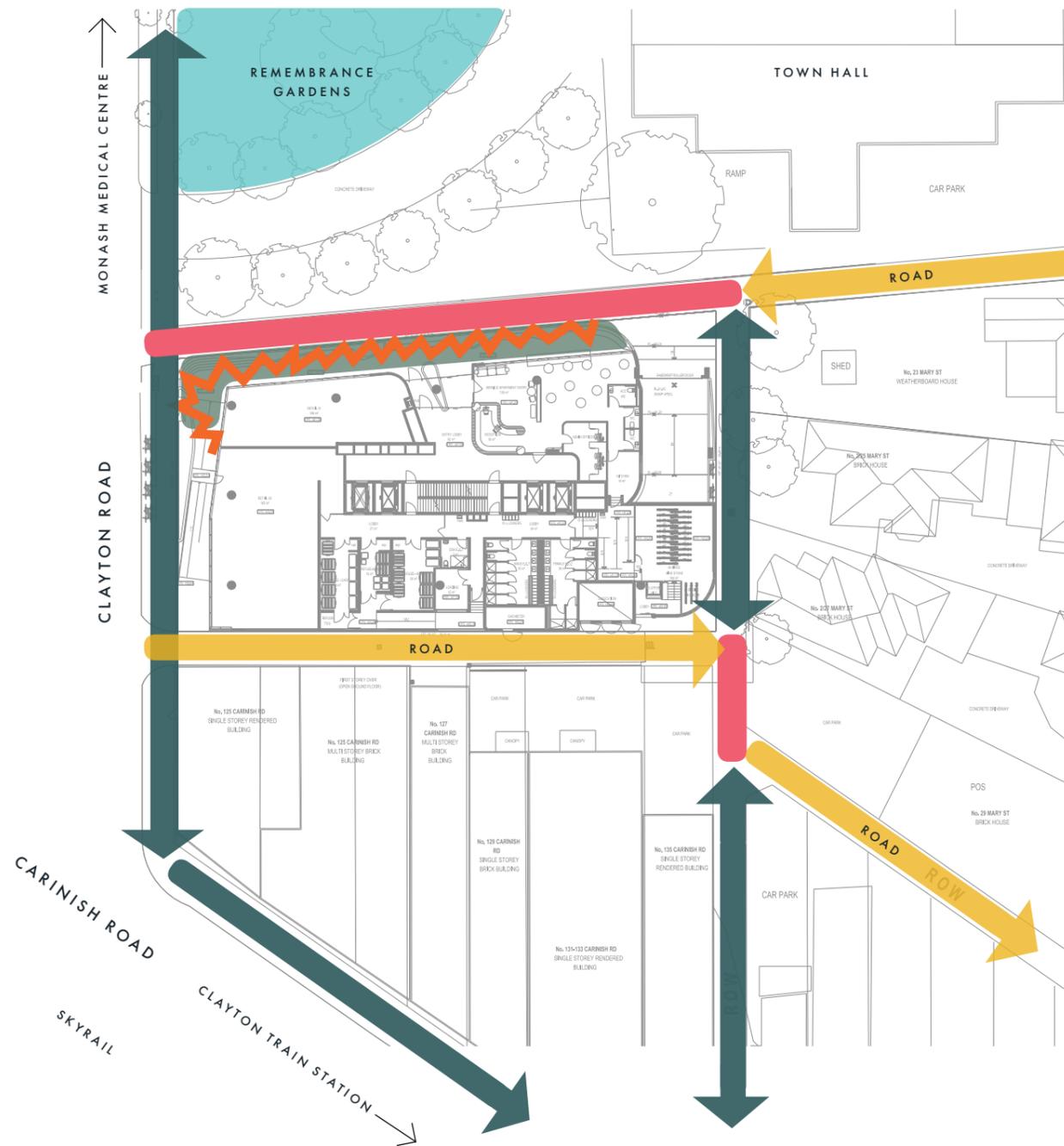
Create a natural extension of the interior to encourage work activities to flow outside. Provide opportunities for outdoor meetings and work spaces in order to provide the ultimate modern office experience.



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## 2 Functional Layout

### 2.1 Ground Floor & Public Realm



- LEGEND
- Pedestrian Access** New public connection along east side of 270 Clayton Rd
  - Vehicular Thoroughfare** One way roadways in accordance with Council Guidelines
  - Shared Pedestrian & Vehicular paths** Mixed pedestrian & one-way roadways in accordance with Council Guidelines
  - Mixed Use Commercial** Entry into 270 Clayton Road through ground floor Commercial spaces
  - 270 Clayton Road Entry** Upgrade streetscape in accordance with Council Guidelines
  - Local Parks/ Gardens** Remembrance Gardens & Clayton Town Hall

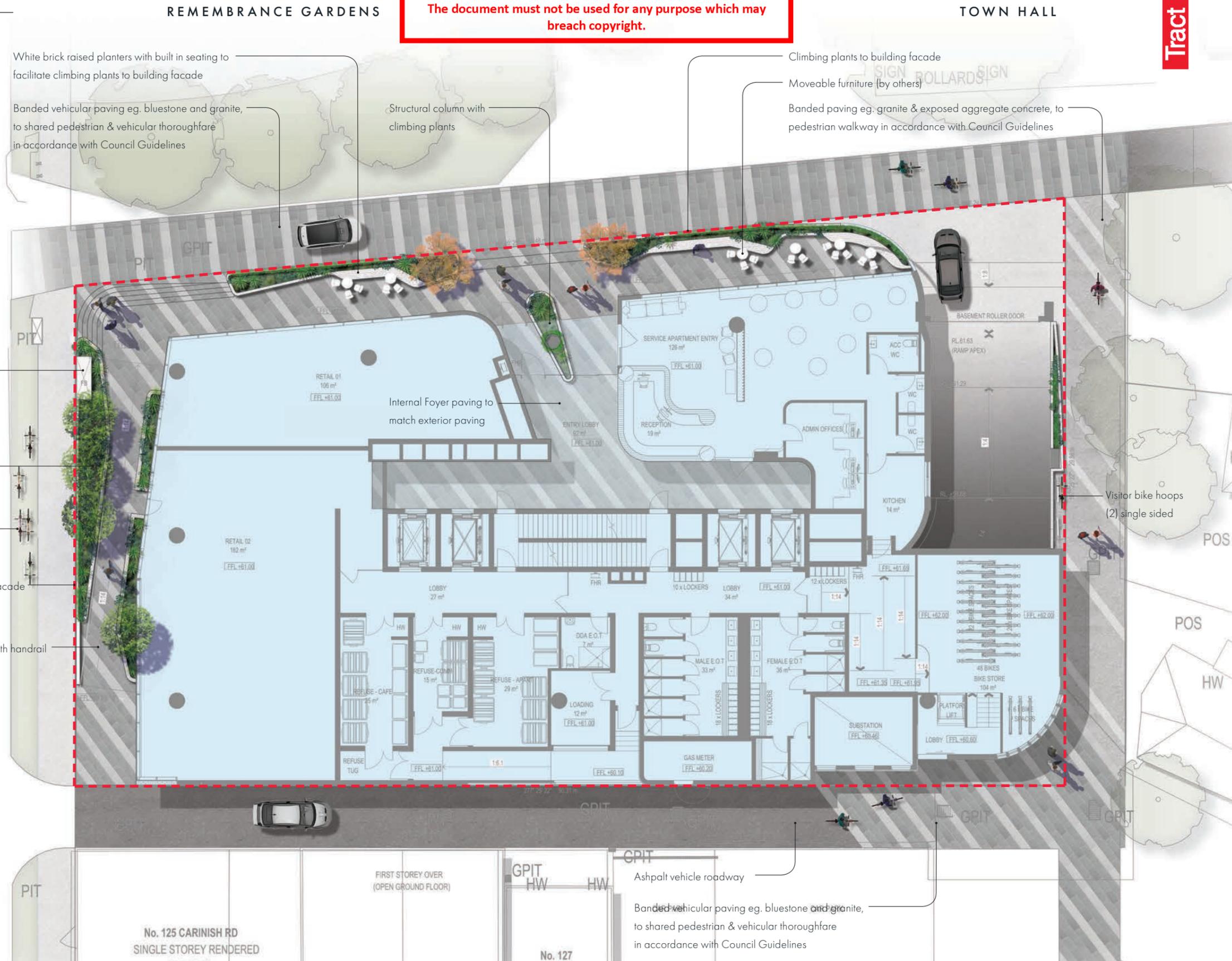
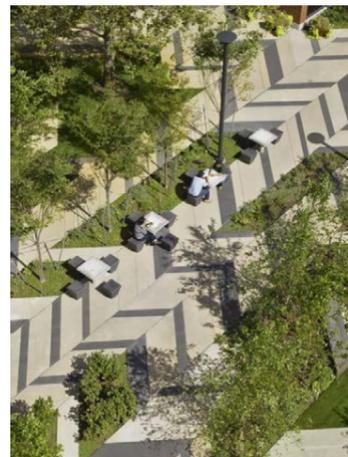
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### 3 Landscape Concept

#### 3.1 Ground Floor & Public Realm

The 'opening up' of the site provides several new areas for landscape opportunities, improving the public realm between site and its current surroundings. The new shared thoroughfare will become gentle transition into site, with consistent paving flowing between spaces, then changing direction to define the site boundary.

The upgraded surrounding laneways provide alternate links through the site and will accommodate both pedestrians & bicycles only to the east, while vehicle access will be limited to the southern side of the building.



Fire booster

Full depth white brick planters to facilitate trees

Visitor bike hoops (4) double sided

Climbing plants to building facade

1:14 DDA compliant ramp with handrail

White brick raised planters with built in seating to facilitate climbing plants to building facade

Banded vehicular paving eg. bluestone and granite, to shared pedestrian & vehicular thoroughfare in accordance with Council Guidelines

Structural column with climbing plants

Climbing plants to building facade

Moveable furniture (by others)

Banded paving eg. granite & exposed aggregate concrete, to pedestrian walkway in accordance with Council Guidelines

Internal Foyer paving to match exterior paving

Visitor bike hoops (2) single sided

Asphalt vehicle roadway

Banded vehicular paving eg. bluestone and granite, to shared pedestrian & vehicular thoroughfare in accordance with Council Guidelines

Drawing Title	Project Name	Drawing No.	Revision	Date	Drawn	Checked	Project Principal	Scale
Landscape Concept	270 Clayton Rd, Clayton	319-0775-00-L-00-DR01	02	12.11.2020	R.I	J.Fi	J.Fi	1:200 (A3)



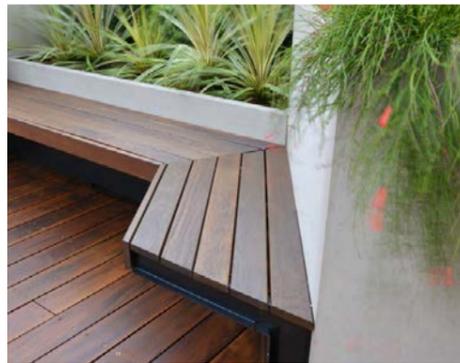
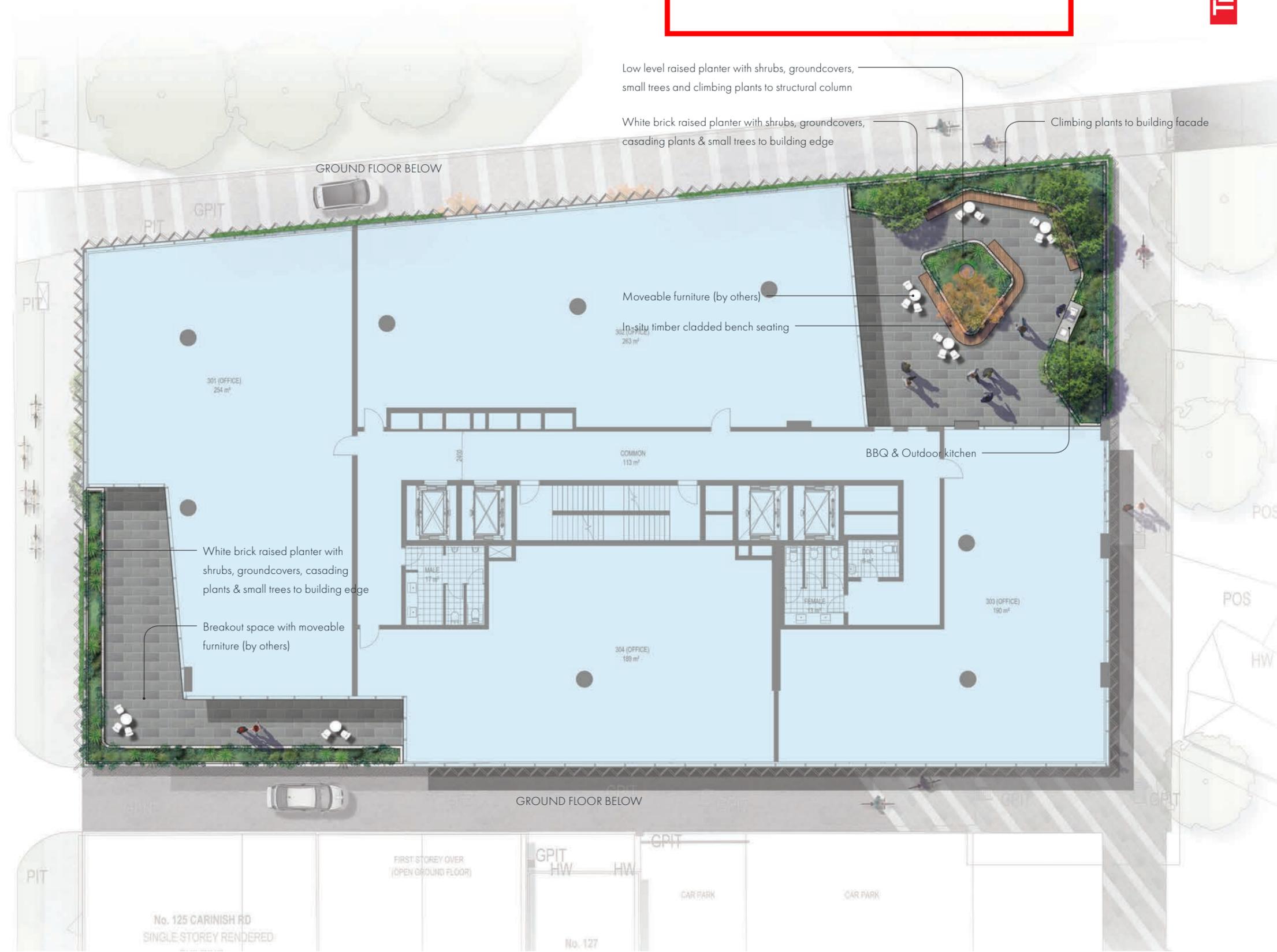
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### 3.2 Level 3 - Communal Terrace

The Level 3 communal terrace provides an extension of the internal commercial space, whilst providing significant greening that will be seen from below, and the void above to Level 4.

The terrace provides ample natural light into the interior spaces, whilst providing shade beneath feature trees, allowing users to occupy the space for outdoor meetings, lunch breaks, small gatherings and work events. The terrace also features an outdoor kitchen and BBQ for such events.

The south-west corner of the building shows a more simplified terrace, providing lush greening to the building perimeter, as well as a space for outdoor meetings and lunch breaks.



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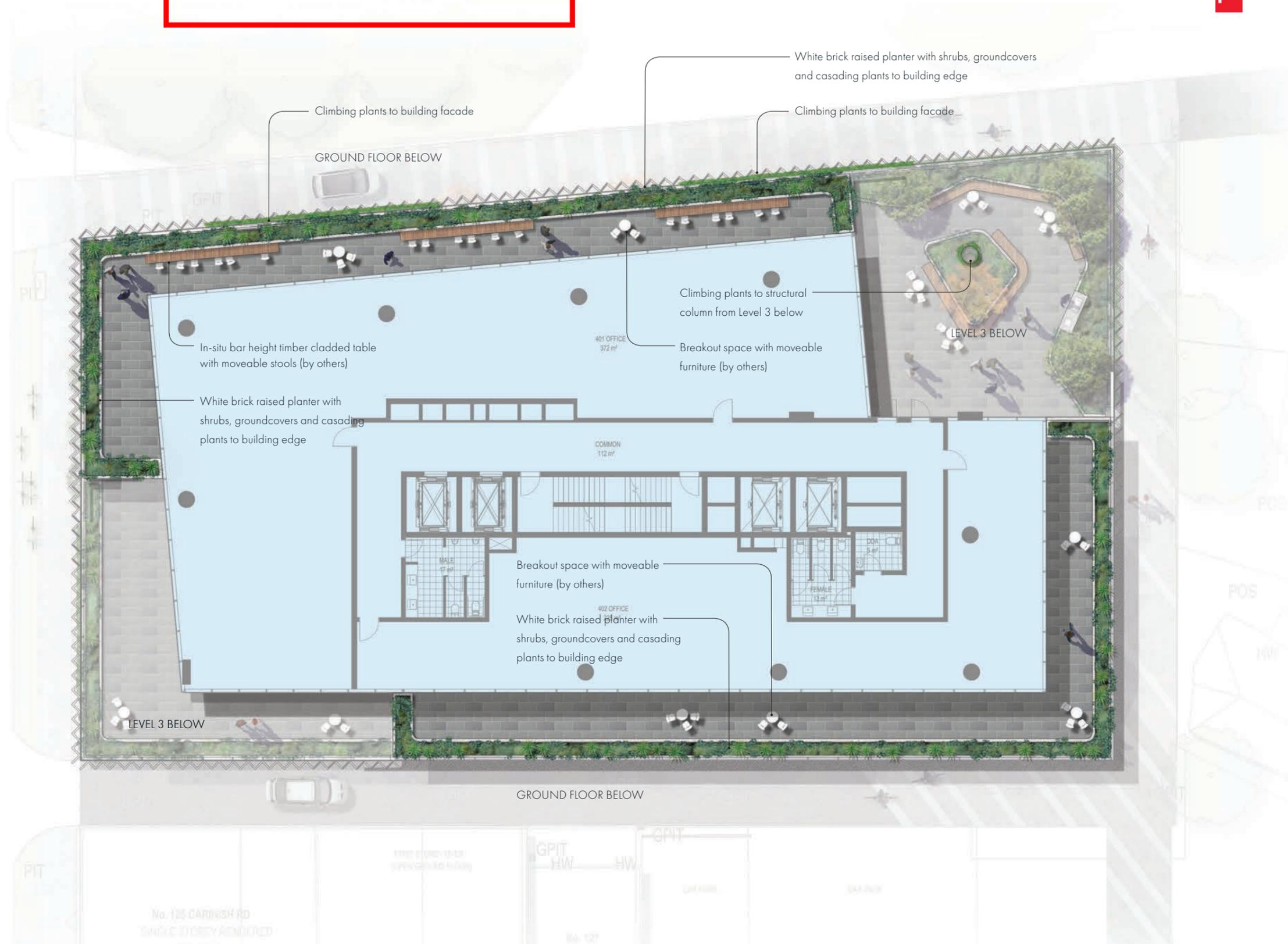


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### 3.3 Level 4

The Level 4 terrace provides an extension of the Level 3 communal terrace below, with generous greening and functional outdoor work benches, where occupiers can enjoy the flexibility to work outdoors, or enjoy their lunch break.

The use of timber in the tables will provide warmth and a tactile surface to a space that would otherwise appear cold with the use of bluestone and brick.



Drawing Title	Project Name	Drawing No.	Revision	Date	Drawn	Checked	Project Principal	Scale
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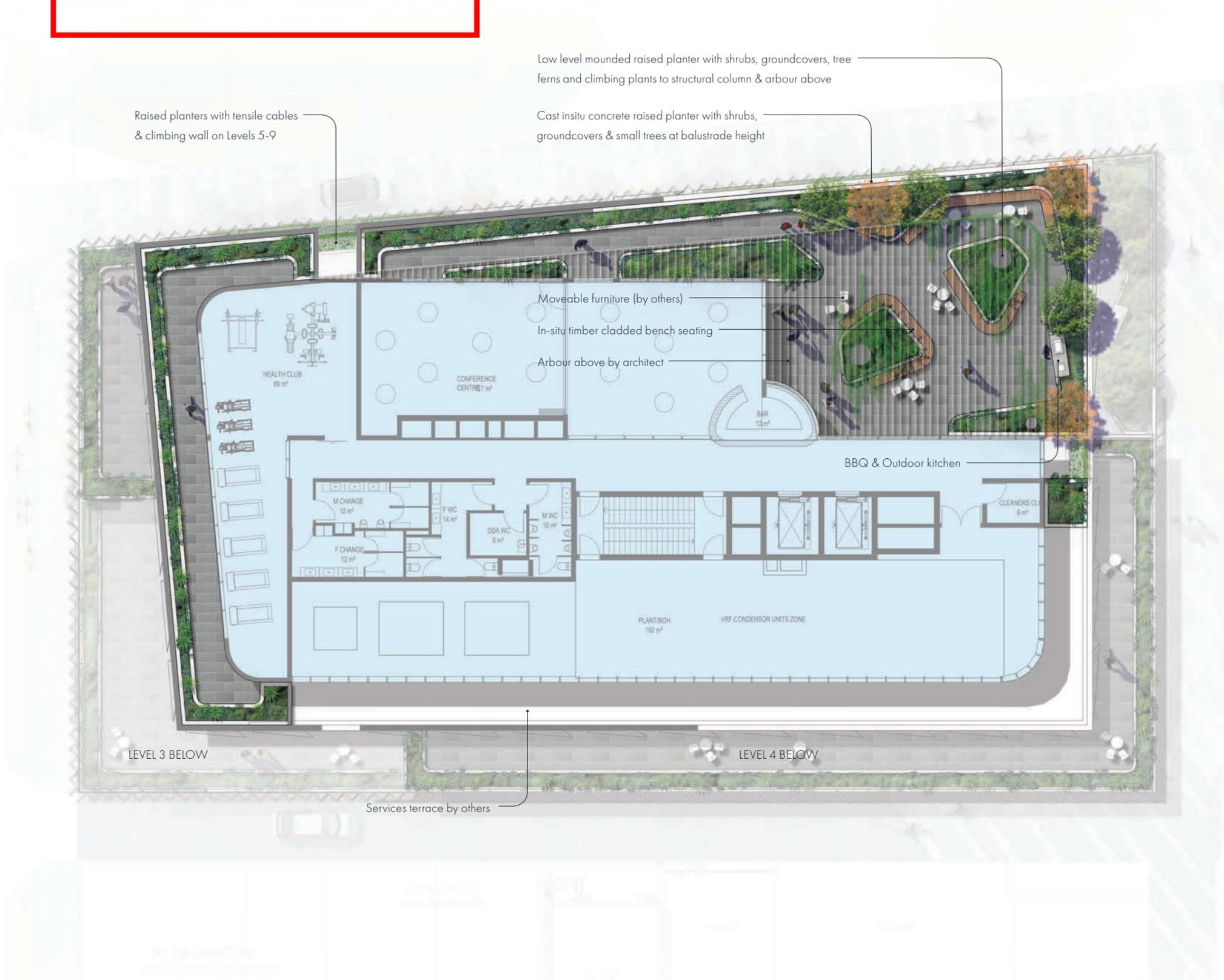


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### 3.4 Rooftop Terrace

The rooftop terrace continues to provide significant greening and function spaces for the commercial tenants of the building. With the addition of the architectural shade structure, a modified shade tolerant plant palette will be applied, with climbing plants reaching to the overhead shelter.

Alike the Level 3 terrace, the space features an outdoor kitchen and BBQ, encouraging social work events spanning throughout the generous shared space.



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# 4 Landscape Elevation

## 4.1 North Elevation



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4.1 West Elevation



KEY PLAN

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## 5 Landscape Materials

### 5.1 Ground Floor

The materials on the Ground Floor will flow consistently through the building, complementing the materials and shapes of the building itself. Banded paving will be achieved with contrasting materials such as bluestone, granite and exposed aggregate concrete, all to be in accordance with Council Guidelines. Seating benches will be integrated into the raised planters, maximising space and allowing better functionality along the commercial frontages. Tension cables for climbing plants will be coordinated with a specialist to achieve maximum green coverage to the building facade.



**Bluestone Paving**  
Standard bluestone paving in accordance with Council Guidelines



**Granite Paving**  
Standard granite paving in accordance with Council Guidelines



**Planter Walls & Seating Bench**  
White brick



**Tension Cables**  
Stainless steel cables. To be coordinated with specialist



**Pedestrian Path**  
Exposed aggregate with stone banding

### 5.2 Upper Terraces

For consistency, bluestone paving will transition from the ground floor to the upper floors. Timber will be introduced to in-situ seating benches and bar height tables provide warmth and a tactile surface. Raised planters will vary in height with perimeter planters at balustrade heights, and internal planters at a lower seating height to not enclose the space.



**Bluestone Paving**  
Standard bluestone paving in accordance with Council Guidelines



**Planter Walls & Seating Bench**  
White brick (Levels 3 & 4)



**Planter Wall**  
Cast insitu concrete planter wall (Rooftop)



**Bar Height Tables**  
Timber & black steel



**Tension Cables**  
Stainless steel cables. To be coordinated with specialist

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## 6 Planting Design

### 6.1 Design Intent

The planting concept consists of a mix of sun and shade tolerant plants for interest and climatic suitability (eg. ferns & succulents). The shaded roof terrace will resemble a rain forest species with species suited to the part shade conditions. Six climbing species have been proposed for year-round cover and seasonal highlights for both north and west facing sun. The species selected are hardy and low maintenance, deeming appropriate for a commercial landscape.

### 6.2 Planting Schedule

#### TREES

Botanic Name	Common Name	
<i>Acer palmatum</i>	Japanese Maple	
<i>Cupaniopsis anacardioides</i>	Tuckeroo	
<i>Dicksonia antarctica</i>	Australian Tree Fern	●
<i>Waterhousia floribunda</i>	Weeping Lilly Pilly	●

#### SHRUBS & GROUNDCOVERS

Botanic Name	Common Name	
<i>Acanthus mollis</i>	Oyster Plant	●
<i>Asparagus densiflorus 'Myersii'</i>	Asparagus Fern	
<i>Asplenium australasicum</i>	Bird's Nest Fern	●
<i>Blechnum gibbum</i>	Silver lady fern	●
<i>Casuarina 'Cousin It'</i>	Prostrate Casuarina	
<i>Crassula ovata var undulata</i>	Blue Waves	
<i>Dichondra repens</i>	Kidney Weed	
<i>Dichondra 'Silver Falls'</i>	Silver Dichondra	●
<i>Hosta sp.</i>	Plantain lilies	●
<i>Monstera deliciosa</i>	Swiss Cheese Plant	●
<i>Myoporum parvifolium</i>	Creeping boobialla	●
<i>Philodendron 'Congo'</i>	Philodendron	●
<i>Plectranthus ciliatus</i>	Eyelash spur flower	●
<i>Pratia sp.</i>	White pratia	●
<i>Pittosporum tobira</i>	Pittosporum miss muffet	●
<i>Rosmarinus officinalis</i>	Prostrate Rosemary	
<i>Scencio serpens</i>	Blue Chalk Sticks	
<i>Scleranthus biflorus</i>	Cushion-bush	●
<i>Viola hederaceae</i>	Native Violet	●

#### CLIMBERS

Botanic Name	Common Name	
<i>Lonicera japonica</i>	Japanese Honeysuckle	●
<i>Pandora jasminoides</i>	Bower of Beauty	
<i>Parthenocissus henryana</i>	Silver Vein Creeper	
<i>Parthenocissus quinquefolia</i>	Virginia Creeper	●
<i>Trachelospermum jasminoides</i>	Chinese Star Jasmine	●
<i>Vitis vinifera</i>	Common Grape Vine	

● shade tolerant species



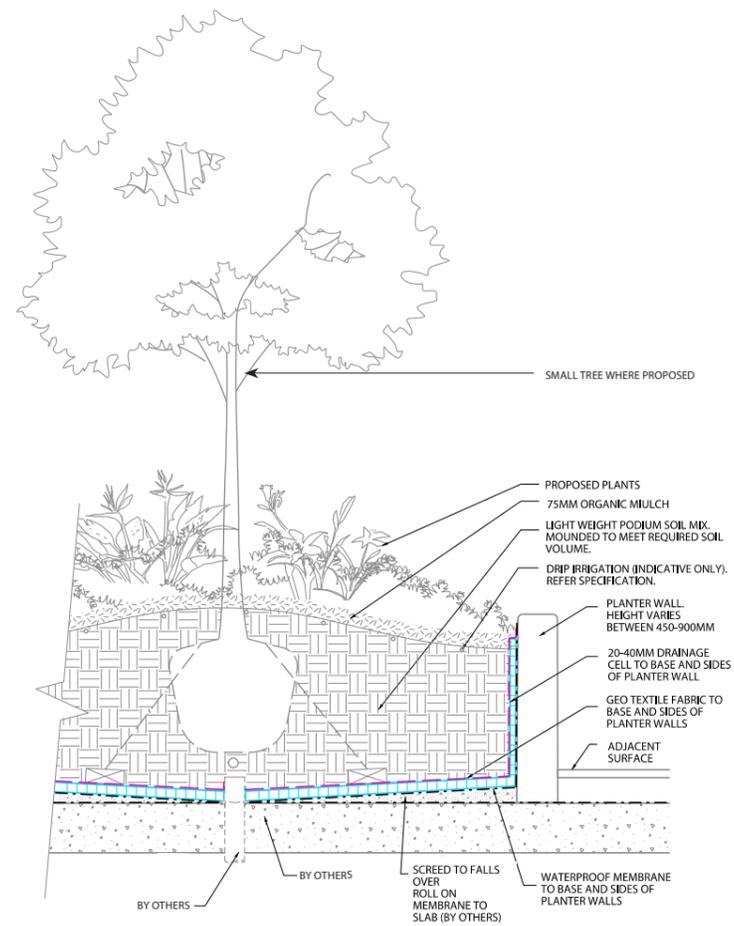
## 7 Irrigation & Maintenance

All proposed planting within the site would be serviced by an automatic drip irrigation system with moisture sensors, (to be specified within the Landscape Specification). All landscape irrigation will be sourced from the on-site rain harvesting system.

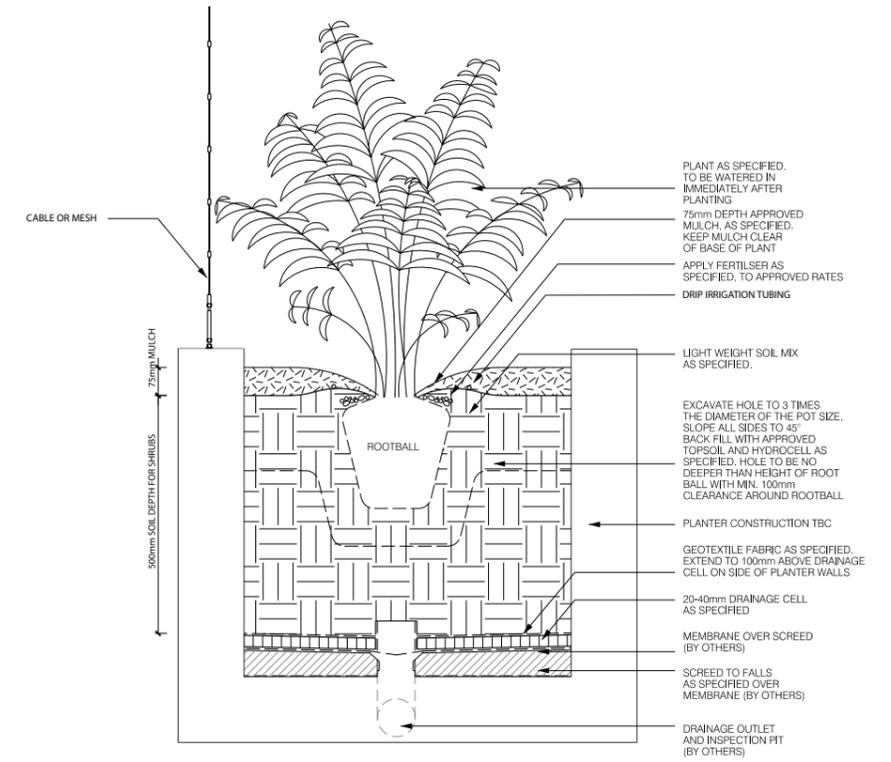
The maintenance of the landscape will be paramount to its establishment and ongoing ability to thrive. The species selected are known performers in situations where soil depth and light levels are limited, however a rigorous continuous maintenance regime will ensure the garden installation flourishes and presents well throughout the year.

Maintenance activities undertaken, during and post establishment, will include; weeding; tip pruning; fertilizer application; herbicide spray (if appropriate), replenishment of mulch; and monitoring of plant health and performance and the implementation of other appropriate horticultural measures to ensure optimal growth at all times.

## 8 Typical Landscape Details



Planter on structure detail



Planter on structure with tensile cables

**NOTE:**  
 ALL GARDEN BEDS TO BE FULLY IRRIGATED  
 VIA AUTOMATED DRIP IRRIGATION SYSTEM  
 CONNECTED TO ON-SITE RAINWATER HARVESTING

**Contact Tract**

**Melbourne**

Level 6, 6 Riverside Quay, Southbank  
VIC, Australia 3006  
61 3 9429 6133  
melbourne@tract.net.au

**Brisbane**

Level 2, 127 Creek Street,  
Brisbane  
QLD, Australia 4000  
61 7 3002 6400  
brisbane@tract.net.au

**Sydney**

Level 8, 80 Mount Street,  
North Sydney  
NSW, Australia 2060  
61 2 9954 3733  
sydney@tract.net.au

**Adelaide**

7-11 Moger Lane,  
Adelaide  
SA, Australia 5000  
61 8 8223 1324  
adelaide@tract.net.au

**Geelong**

39 Gheringhap Street,  
Geelong  
VIC, Australia 3220  
61 3 5221 0105  
geelong@tract.net.au

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