

**PLANNING AND ENVIRONMENT ACT 1987
WHITEHORSE PLANNING SCHEME**

**This plan is approved pursuant to Clause 43.04
Schedule 6 of the Whitehorse Planning Scheme.
This document forms part of the Development
Plan for the former brickworks site at
78 Middleborough Road, Burwood East.**

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Signed: Allison Egan
Date: 28/02/2018**

78 MIDDLEBOROUGH ROAD BURWOOD EAST

LANDSCAPE, PUBLIC REALM AND OPEN SPACE PLAN

FOR FRASERS PROPERTY AUSTRALIA

09 FEBURARY 2018

GROUP GSA

**FRASERS
PROPERTY**

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1.1 PROJECT OBJECTIVES

The Former Brickworks Site is an exciting **mixed use development** in Burwood East, set back from the intersection where Burwood Highway meets Middleborough Road. The site has been in a state of abandon for a long period of time, and there is a strong desire to see urban development that will contribute to a **strong neighbourhood** and community.

The public domain and open space areas will be a significant determinant of the Former Brickworks Site's development character. The Urban Plaza, the Village Green, the local open spaces and streetscapes all provide a **variety of experiences** for the appreciation of the place people will call home.

The approach to the landscape design of the public domain has been to create a **framework that responds** to site features, the urban framework, the built form and environmental attributes.

The proposed landscape for the Former Brickworks Site as described in this document has been developed from a strong and methodical appreciation of the site context, landform and drainage, urban planning and built form uses. This landscape plan provides the **overall vision and strategy** for the public domain and open space areas in the future development of the site.

1. INTRODUCTION

1.2 ROLE OF OPEN SPACE

Open space provides a wide range of amenity and opportunities. Our approach has been to consider multiple uses for the landscape, including the open space areas and public realm spaces. We see the landscape as providing opportunities for;

- > **COMMUNITY BUILDING:** providing open space areas for activities such as local fetes, markets, outdoor cinema, barbecues and similar
- > **VISUAL AMENITY:** a reflection of the seasons, attractive treed and planted areas that integrate the built form
- > **RECREATIONAL ACTIVITIES:** both informal, active and passive forms of recreation
- > **ENVIRONMENTAL IMPROVEMENTS:** shade in summer, shelter in winter, reducing the heat island effect, Water Sensitive Urban Design and carbon & urban pollutant absorption
- > **PRIDE OF PLACE:** creating a sense of local character and identity that residents are proud to call home
- > **COMMUNITY SAFETY:** ensuring CPTED principles are included in the design of the landscaped areas and urban plazas
- > **CREATING MEETING PLACES :** enhancing social capital by encouraging people to get outside and interact with others in the community
- > **WALKABILITY:** attractive neighbourhoods so that residents will want to get out to walk and exercise.

This landscape plan is intended to provide the framework for the rationale, structure and design guidance for all the public domain and open space elements in the the Former Brickworks site development.

2. UNDERSTANDING OF THE SITE AND MASTER PLAN

2.1 LOCAL CONTEXT

- > The site is surrounded by existing residential neighbourhoods and is essentially an urban infill development project. There is some topographical relief in the area, and this accentuates the treed residential character of the surrounding area.
- > There are also a number of remnant water way reserves nearby, though there are no continuous open space connections to these. Access to Gardiners Creek / Roberts Ave, Wurundjeri Walk (Fulton Reserve, Orchard Grove Reserve and Mirrabooka Reserve) and Bonview Crescent is along local access streets.
- > There are a number of active recreational reserves in the nearby area:
 - + Fulton Reserve is 800m (10 minutes' walk) along Richmond Street, and this provides access to Mirrabooka Reserve through Orchard Grove Reserve. These three reserves are collectively known as Wurundjeri Walk.
 - + Eley Park is 800m (10 minutes' walk) along Eley Road
 - + Bennettswood Oval along Gardiners Creek Reserve (25 minutes walk)

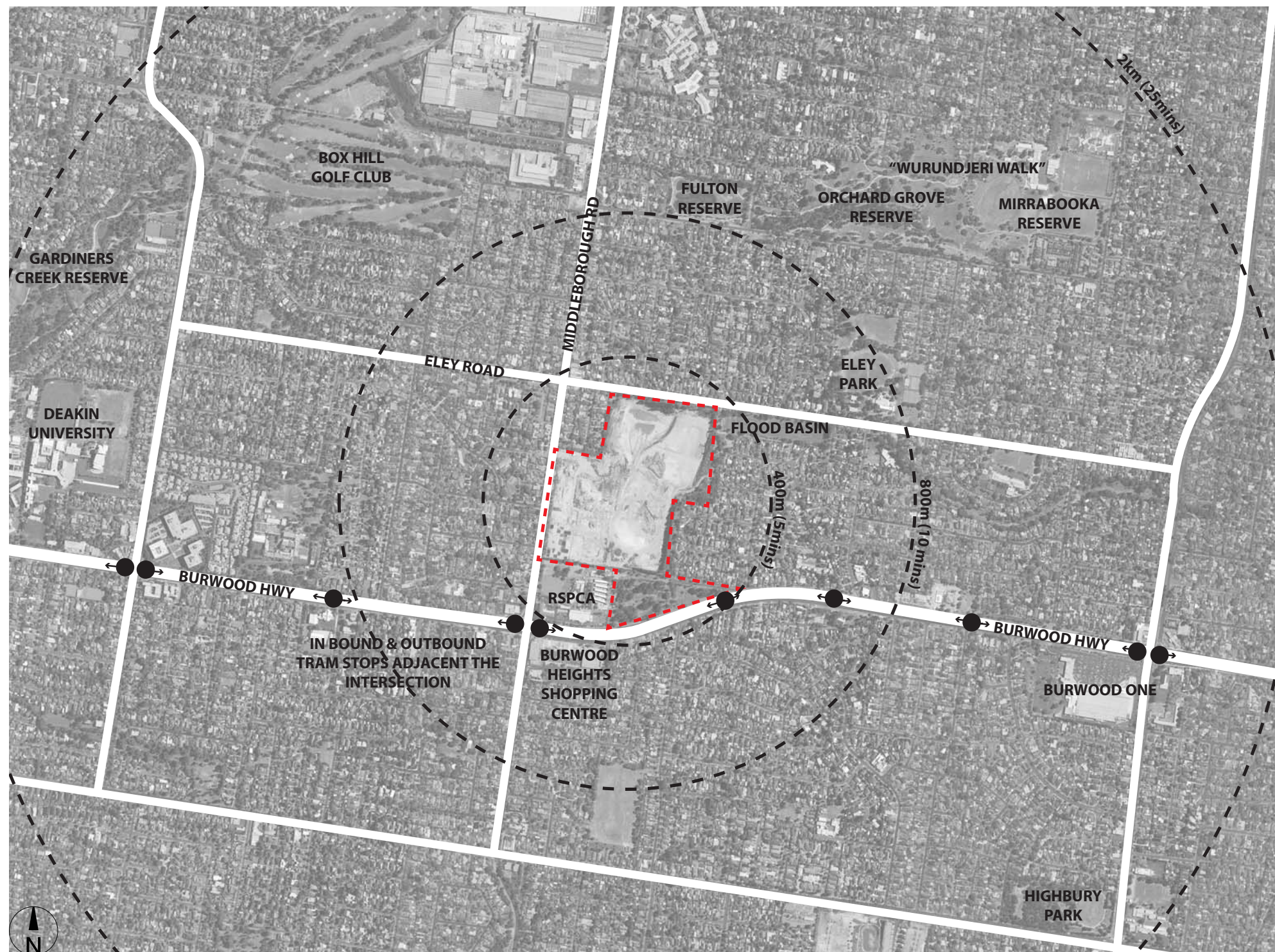


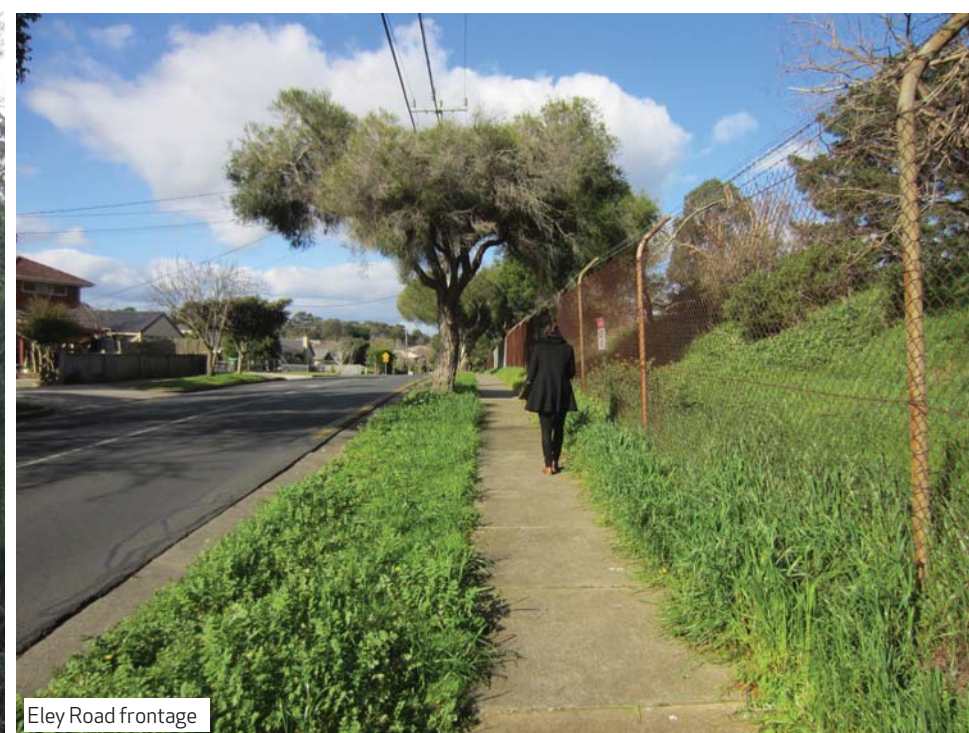
FIGURE 1 : LOCAL CONTEXT

- KEY
- SITE BOUNDARY
 - WALKING DISTANCES
 - TRAM STOPS

- > To the immediate south of the site is the RSPCA Animal Welfare Centre. Immediately adjoining the site is a paddock with scattered trees and a landscape buffer to its boundary.
- > To the north-east boundary is the flood basin on Eley Road. This has a buffer of mostly native trees to its perimeter, on steep embankments and there are a number of informal walk tracks both around and into the flood basin.
- > In addition, there are some significant transport corridors in the nearby area. There are two main arterials that border the site:
 - + To the south is Burwood Highway which is a 6-lane VicRoads controlled arterial with a 2 tram tracks in a central median. This is a major east-west thoroughfare providing access to central Melbourne and to the Dandenongs.
 - + To the west is Middleborough Road, a 4-lane arterial providing access to the Eastern Freeway and to the Monash Freeway, as well as to the Belgrave / Lilydale Rail Line and the Glen Waverley / Melbourne Rail Line.
- > Deakin University is just under 2 km (a 25 min walk), to the west along Burwood Highway. Access can also be gained along Eley Road.
- > Burwood Heights Shopping Centre is on the south side of Burwood Highway



View across the Brickworks quarry site



Eley Road frontage



The existing embankment adjoining the Eley Road flood basin



View from the site to Eley Road

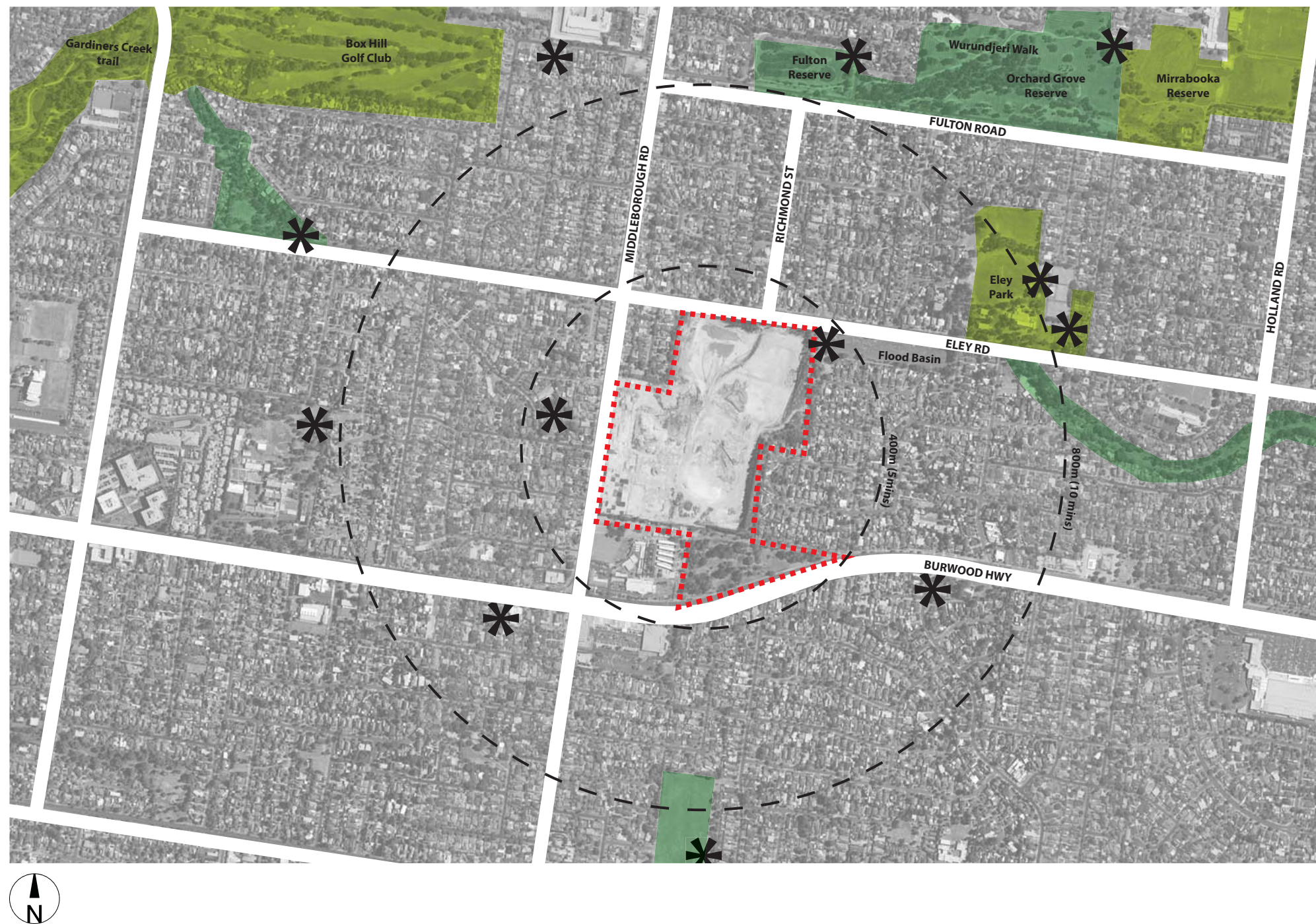


Middleborough Road entrance



Existing residential frontages on Middleborough Road to the immediate south of the entrance.

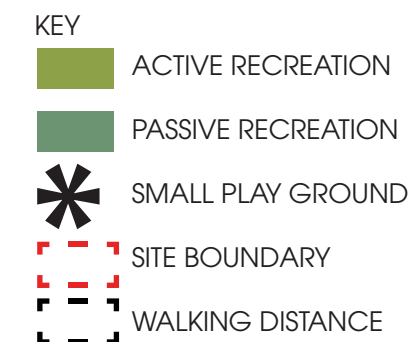
2. UNDERSTANDING OF THE SITE AND MASTER PLAN



2.2 COMMUNITY ASSETS

- > Location of open space with 10-15 mins walking distance
- > Existing active and passive recreational reserves
- > The City of Whitehorse Artist's Trail
- > Wurundjeri Walk trail
- > Deakin University, Burwood campus
- > Small shopping centres including at Burwood Heights

FIGURE 2: COMMUNITY ASSETS



2.3 LANDSCAPE REFERENCES

These historical land uses in the area provide some pointers to possible references that can be used in the landscape palette
Historical uses of the site:

- > Brickworks
- > Orchards and cultivation of cut flowers (jonquils and daffodils)

2.4 EMERGING TRENDS

The Burwood East Master Plan and Urban Design Report (Roberts Day: January 2015) outlines some emerging trends and challenges facing urban communities. The relevant points to this landscape plan include:

- > Environments that encourage walking and cycling, and access to green spaces and fresh produce.
- > Walkable urban places that create social, environmental and economic benefits.



2. UNDERSTANDING OF THE SITE AND MASTER PLAN

- > The link between the physical environment and the levels of activity, health and social interaction within local communities
- > Compact, cycle friendly neighbourhoods.
- > Housing diversity that responds to all sectors of a community and within walking distance of shops and parks.

2.5 URBAN DESIGN LOGIC

Urban Design logic (Refer Roberts Day Master Plan and Urban Design Report)

- > Amenity, connectivity and activation
- > Urban character & place shaping
- > Housing Diversity
- > Edges & transitions
- > Streets, connections and car parking



2.6 A PLACE VISION

The vision for The Former Brickworks Site as set out by the Robert Day Master Plan and Urban Design Report (January 2015), provides three guiding ideas of:

- > Local: building on the character of Burwood, with sensitive transitions and integration and new amenities for the community
- > Activated: creating a social hub and meeting place for the local community with quality civic and public spaces
- > Place: encouraging the development of a distinctive address, with the highest quality urban development to build the foundations of a community



3. DESIGN APPROACH

3.1 VISION

The vision for the open space areas of the Former Brickworks Site is multi- faceted and is intended to be integrated with the other components of the development (urban design, engineering and architecture). It includes a variety of smaller urban spaces that cater for the numerous and varied demands of the local community.

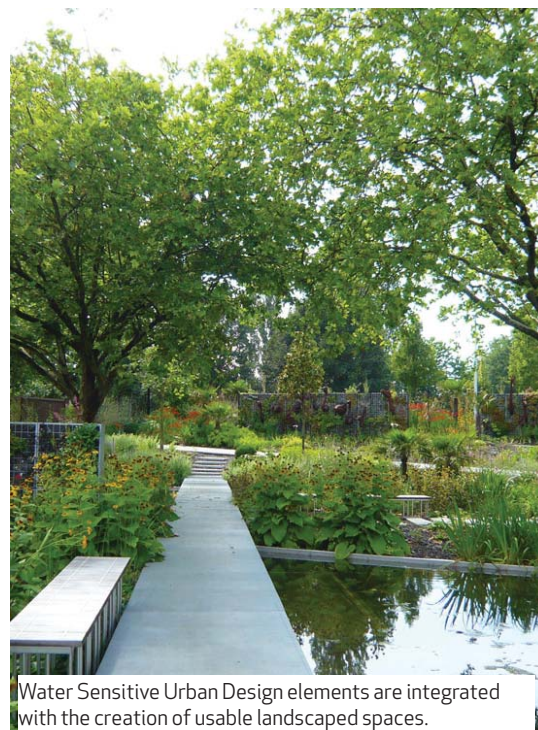
The local open spaces woven within the new urban fabric recognise the existing ones in the neighbourhood, but also add new amenity to complement and add to the opportunities for outdoor activities and social gathering.

The diversity and variety of open space areas will provide numerous opportunities for social and recreational activities that will activate the streets, civic places, local parks and nature reserves.

The creation of distinctive and special open space places that contribute to contemporary lifestyles and activities will reinforce a sense of pride and belonging in Burwood East.

The landscape public realm and open space plan is intended to provide direction and guidance for the public realm and open space areas under the following principles:

- > **CONTEMPORARY:** contemporary, classic urban character that reinforces the sense of place and identity
- > **ATTRACTIVE:** An attractive and well used network of open spaces and urban places
- > **LOGICAL:** A logical hierarchy of open space areas with a range of functions
- > **DIVERSE:** A range of open space areas with a diverse character and attributes that engage the senses and delight the mind
- > **SAFE:** Safe places where people can feel secure and comfortable
- > **LEGIBLE:** Legible and connected spaces that provide easy access to various destinations
- > **FLEXIBLE:** Flexible open space areas that can readily accommodate a variety of community activities
- > **SUSTAINABILITY:** An environmentally sustainable development
- > **ACCESSIBLE:** provide ease, safety and choice of access for all people



Water Sensitive Urban Design elements are integrated with the creation of usable landscaped spaces.



Meeting places in civic spaces



Landscape is introduced into urban spaces to provide interest.



Surprise and delight - opportunities for informal play in civic spaces.



Landscaped meeting places & connections will be provided along streets and near higher density residences.



Small landscaped open space areas along street edges will provide relaxing meeting places .



Interesting sculptural elements as seating provide surprise & delight as well as local identity.



Opportunities for seating, 'hanging out' and meeting can be provided around WSUD assets.



Shared paths to connect the open space areas and also the civic spaces.



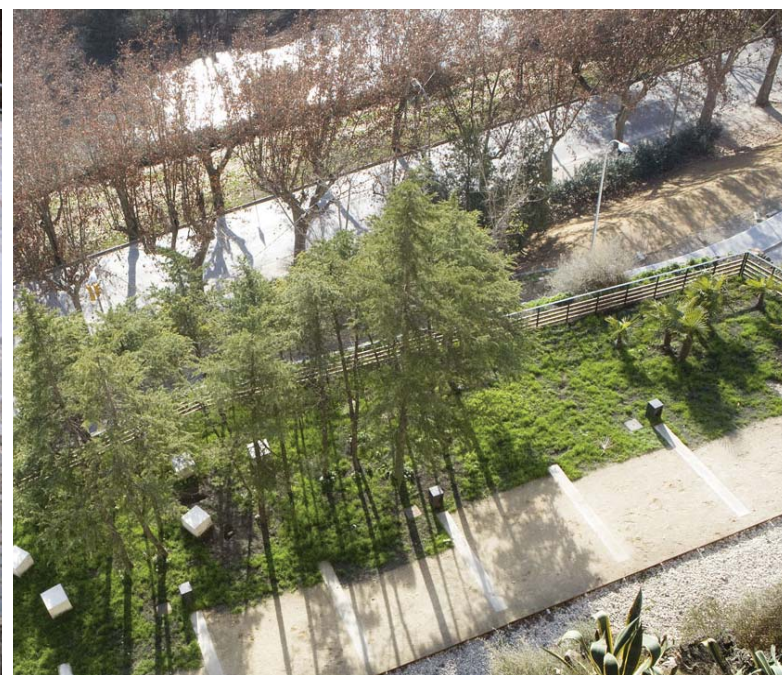
Shared paths with places to stop for rest and social gatherings



Variety: laneways that are landscaped for a variety of uses and to provide a rich character



Fun and interesting seating to encourage meeting and social interaction.



Variety: landscaped spaces to street edges to maximise meeting, recreational and environmental amenity.



Activity: creating opportunities for people to stop, meet and talk in public places

3.2 APPROACH

Our approach for the landscape design of the development site is to adopt principles outlined in the Urban Design Charter of Victoria as a means of reinforcing the vision outlined in the previous section. Embracing this approach as a standard for the landscape design, along with the vision, will assist with our aim for a high quality living environment sensitive to its location.

Our approach includes the following:

- > **WALKABILITY :** A legible, accessible and connected open space environment
- > **ACTIVITY:** A variety of formal and informal activities within the open spaces and streets
- > **PERMEABILITY:** Connections and the provision of a variety of routes to and from various places
- > **VARIETY:** A mix of uses and appearances of the open spaces to maximise their appeal and give rich and memorable character
- > **ADOPT BEST PRACTICE:**
 - + The Urban Design Charter for Victoria
 - + The Australian Landscape Principles (AILA)
 - + CPTED principles
 - + Environmentally Sustainable Development (ESD) principles, which are part of Whitehorse City Council and Frasers Property policies.
- > **ENVIRONMENTAL:** Incorporate green infrastructure.



4. KEY DESIGN DIRECTIONS

The over arching urban structure set out in the Development Plan provides the framework for the key strategic directions of the open space in the new development and connections to the surrounding neighbourhood. These are based around:

- > connectivity through the site and to the surrounding neighbourhood
- > two main nodes within the site: an active civic space and a central open space area
- > the edges and how the new development is integrated within the surrounding urban fabric
- > a feature boulevard
- > streetscape character

A network of interconnected open spaces are provided within the urban structure, and these are based around three main strategic moves (Refer Roberts Day Master Plan January 2015):

- > Linear parks and green wedges.
- > Small local green spaces and pocket parks
- > An urban plaza



FIGURE 3:

CONCEPT DEVELOPMENT PLAN

URBAN DESIGN CONCEPT
FIGURE 4

SMALL LOCAL OPEN SPACE

- Park furniture & materials
- Ambient street lighting
- Native canopy trees with minimal understorey planting in garden beds
- Open grassed area for informal recreation activities

LINKING SPACE

- Indigenous vegetation to provide ecological and biodiversity amenity
- Pedestrian access from Middleborough Road to Village Green

THE URBAN PLAZA TO VILLAGE GREEN LINK

- Urban furniture & materials
- Urban lighting
- Predominately exotic canopy trees with some natives
- Low understorey planting in garden beds
- Paved areas with resting, meeting and gathering places

THE URBAN PLAZA

- Urban furniture & materials
- A significant feature art piece that references the historical context of the area and reinforces the local identity. This element will explore opportunities for interactive participation that strengthens the sense of ownership and belonging
- Urban and feature ambient lighting
- Exotic canopy trees
- Paved areas with some grassed areas for resting, relaxing and gathering
- Play elements

LINKING SPACE

- Security lighting, where appropriate
- Small to mid size exotic trees with low understorey planting in garden beds

DONALDSON'S RESERVE
SMALL LOCAL OPEN SPACE

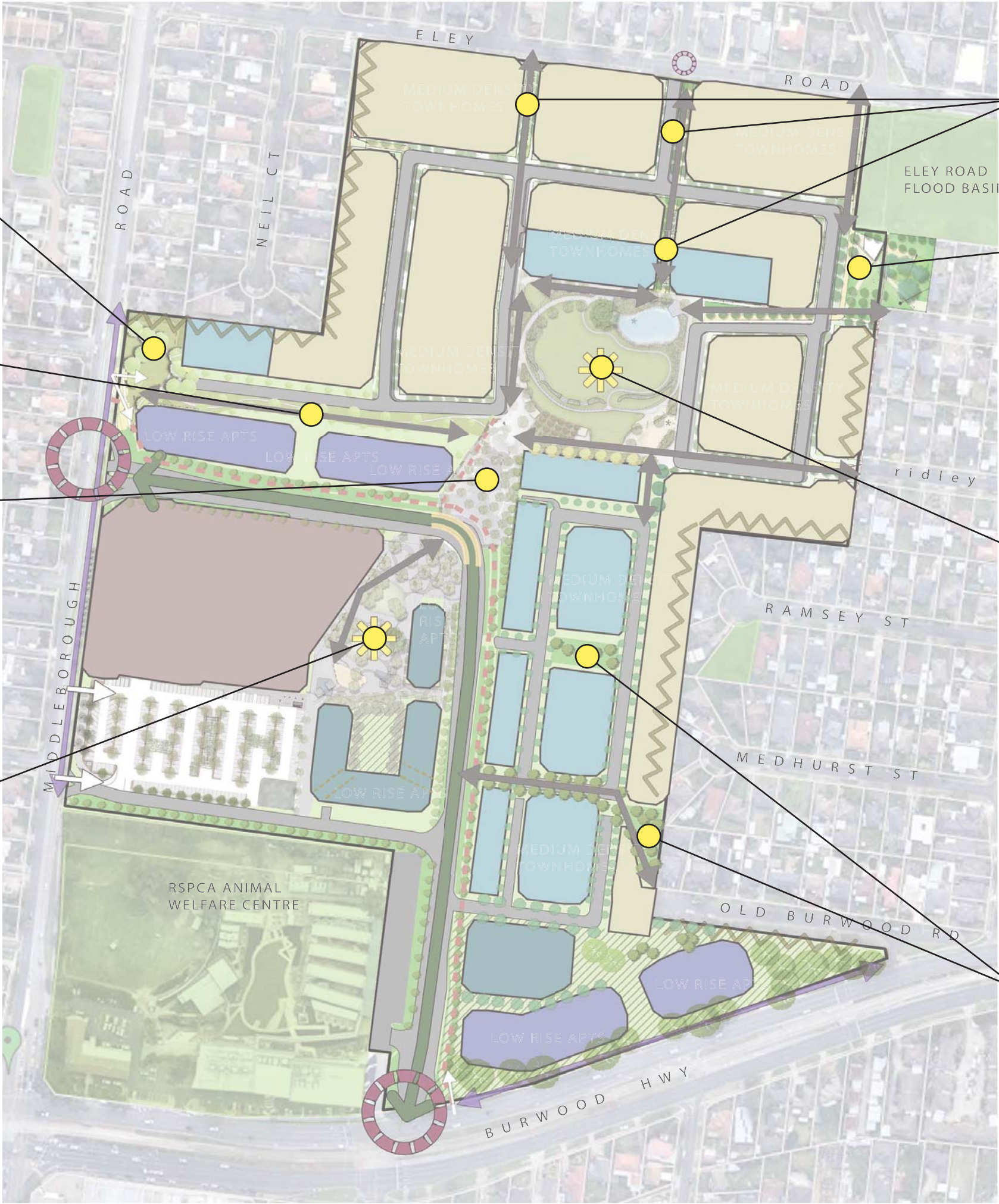
- Park furniture & materials
- Enhancement of a dedicated playspace with formal play equipment
- Native canopy trees with some understorey planting in garden beds
- Open grassed areas for informal recreation activities

THE VILLAGE GREEN

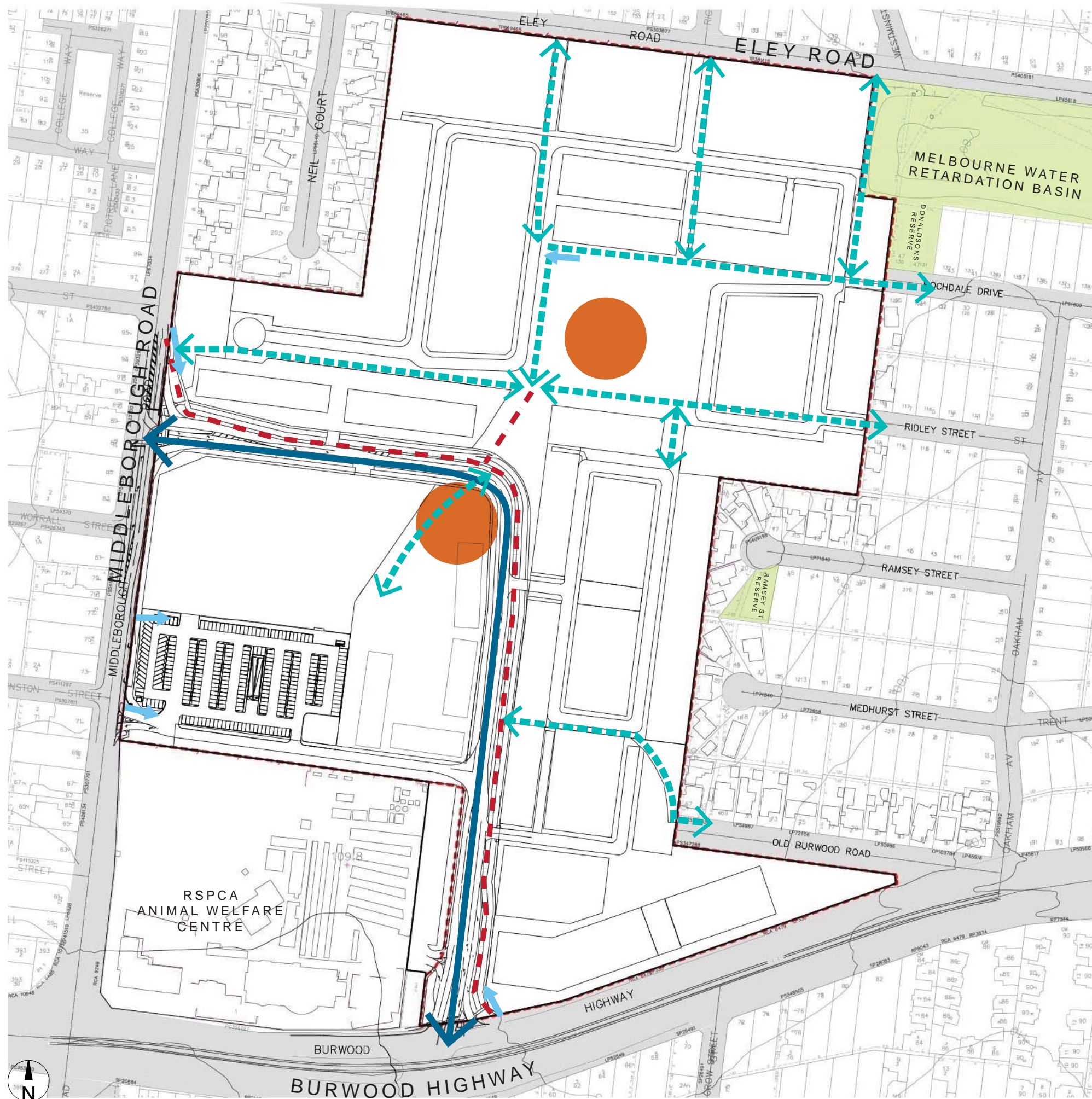
- Open grassed areas for informal recreation activities and a runabout space
- Provide art within the reserve that references the historical context, sense of place and identity
- Park and urban furniture & materials
- Park and urban lighting
- Native and exotic canopy trees with some understorey planting in garden beds
- Paved areas for meeting, gatherings and informal recreation activities (eg, tai chi)
- A dedicated neighbourhood play space with formal equipment.

SMALL LOCAL OPEN SPACE

- Park and security lighting, where appropriate
- Native trees with some understorey planting in garden beds
- Small grassed area for informal recreation activities



4. KEY DESIGN DIRECTIONS








4. KEY DESIGN DIRECTIONS

4.1 LINKS

The development plan has been created to maximise through-street connections with existing adjacent residential areas, public transport links, connecting roads, the urban plaza and new open space areas.

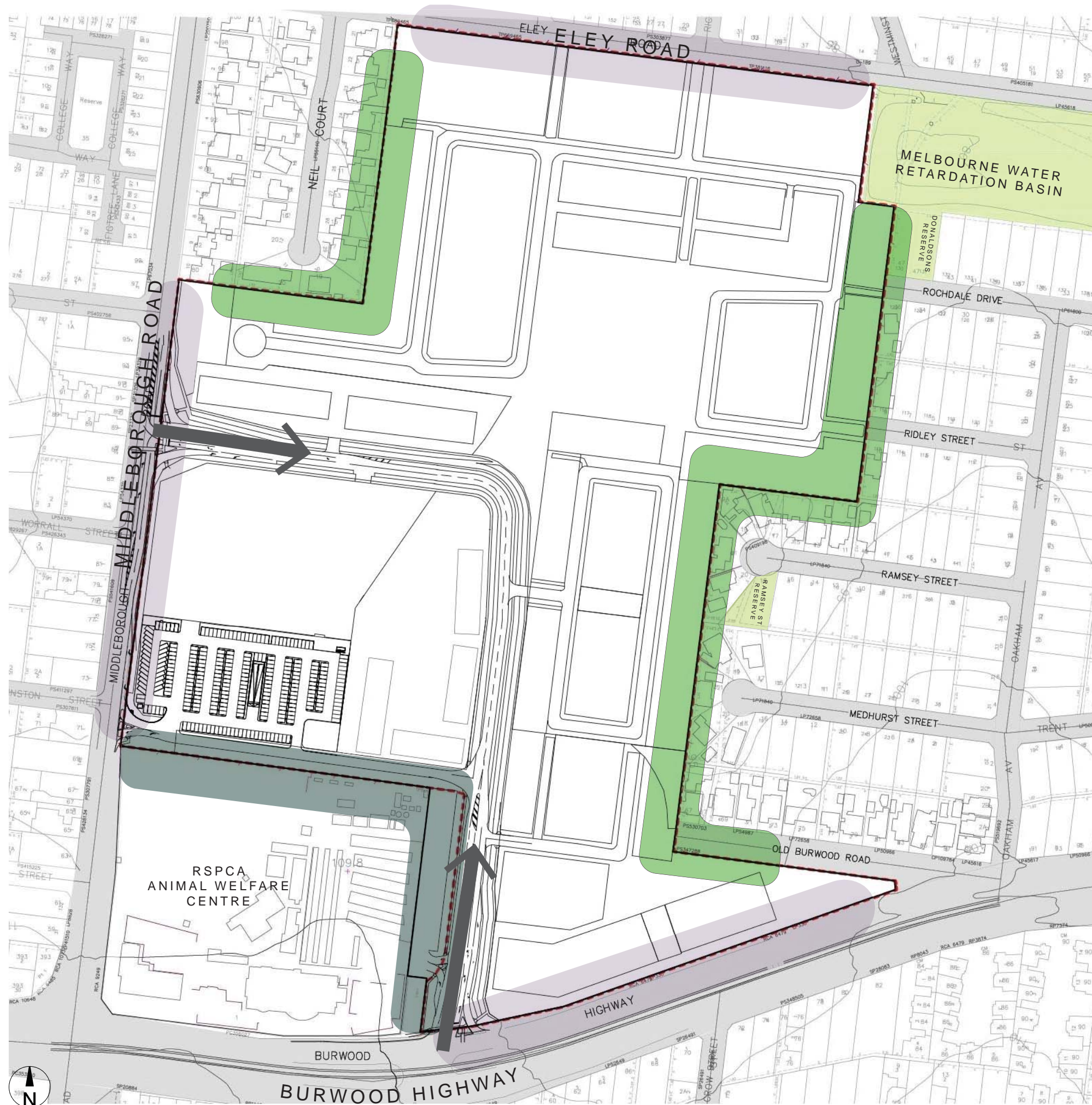
Figure 5: Over arching connections

-  **NODES:** Two main nodes at key intersections; the Urban Plaza (a civic space) and the Village Green (mixed use open space).
-  **BOULEVARD LINK ROAD**
(Includes pedestrian connection)
-  **DEDICATED OFF-ROAD BICYCLE PATH**
-  **SHARED PEDESTRIAN AND CYCLE CONNECTIONS**
-  **PEDESTRIAN CONNECTIONS**

A number of pedestrian connections across the site to the surrounding neighbourhoods and the public transport network are provided to ensure a connected residential development.

These include:

- > North / south links from Eley Road through the proposed residential areas to Burwood Highway and public transport connections.
There is a significant level difference (approximately five metres) between the main link boulevard and the Village Green which necessitates some deviation of a direct north / south route. Ongoing detailed design work with the engineers will ensure DDA compliant access is provided across this area.
This area is also an intersection with a lot of activity. As such, it will be designed as a common zone with pedestrians, cyclists and motorists sharing the space. Appropriate way finding and transport management will be designed into it to ensure legibility, safety and connectivity.
- > A significant diagonal pedestrian / cycle link through the development site connecting the Urban Plaza + the Village Green + neighbourhood parks with the existing residential neighbourhoods and the RSPCA (via Middleborough Road).
- > East / west links from Middleborough Road through the commercial centre, residential areas & open space reserves to adjoining existing residential neighbourhoods to the east.



4. KEY DESIGN DIRECTIONS

4.2 EDGES + TRANSITION: A MIX OF TRANSITIONS TO THE SURROUNDING NEIGHBOURHOOD

A variety of edges and transitions require attention as part of the detailed landscape design work. These include integrating new residential development with existing residential properties, addressing the significant level differences with the RSPCA complex, and ensuring local streetscape character is reinforced and enhanced where possible.

The landscaped interface along Middleborough Road will be designed to ameliorate the impact of the car parking area at the Activity Centre and also to provide some relief for pedestrians.

The architecture for the Burwood Highway interface has not been designed yet. Principles have been set out in this document to ensure the bushland setting will be enhanced.

Figure 6: Edges

- SHARED BOUNDARY:** Ensure the landscape assists with the integration of the new development with the existing residential neighbourhoods, including the treatment of level changes
- INTERFACE:** Provide an appropriate interface with the RSPCA Animal Welfare Centre
- ROAD EDGE:** Integrate landscape to enhance street character
- ENTRY:** Two key entry points with defined gateway elements

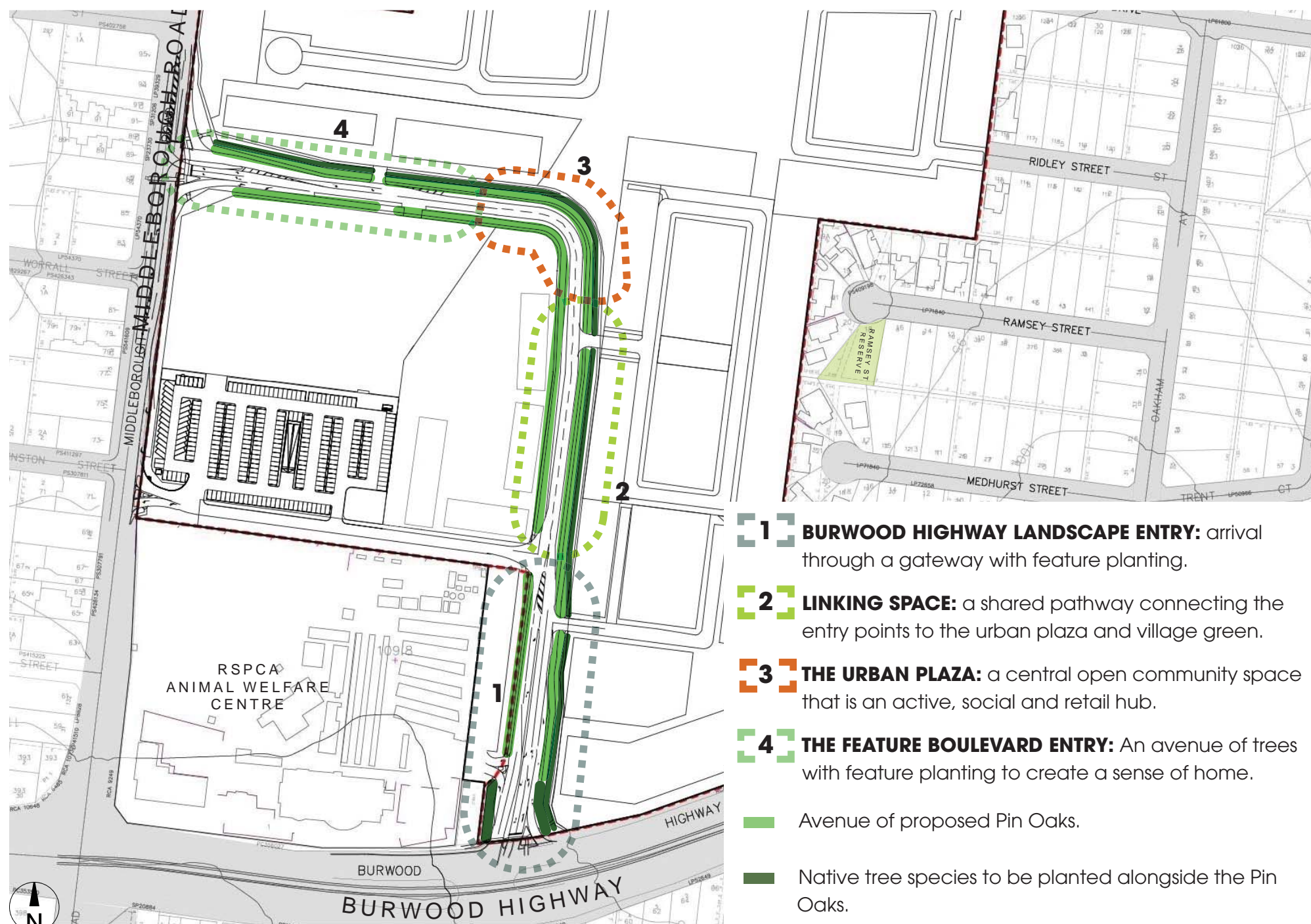


TYPICAL CROSS SECTION 2; LINKING SPACE
(LOOKING NORTH)



TYPICAL CROSS SECTION 4; BOULEVARD ENTRY (OFF MIDDLEBOROUGH ROAD)
(LOOKING WEST)

TYPICAL BOULEVARD EXPERIENCE PRECINCTS (ILLUSTRATIVE ONLY - SUBJECT TO DESIGN DEVELOPMENT)



- 1 BURWOOD HIGHWAY LANDSCAPE ENTRY:** arrival through a gateway with feature planting.
 - 2 LINKING SPACE:** a shared pathway connecting the entry points to the urban plaza and village green.
 - 3 THE URBAN PLAZA:** a central open community space that is an active, social and retail hub.
 - 4 THE FEATURE BOULEVARD ENTRY:** An avenue of trees with feature planting to create a sense of home.
- Avenue of proposed Pin Oaks.
 - Native tree species to be planted alongside the Pin Oaks.

4.3 FEATURE BOULEVARD

A feature boulevard connects the activity corridors of Burwood Highway and Middleborough Road. The Master Plan indicates this will be designed as a multi-modal corridor that directs movement to the activated urban plaza space and also the central open space reserve.

The landscape plan proposes an integrated street tree character with a strong unifying species (eg, Pin Oaks), along the boulevard.

The Pin Oaks (indicative at this point and subject to Council approval), are a continuous line set out in a consistent space to implement a rhythmic pattern along the boulevard. Additionally alongside the Pin Oaks, the north and east sides of the Boulevard will be planted with native tree species to define character and program.

The section of the feature boulevard off Burwood Highway is characterised by a level change of approximately six metres, an embankment adjoining the RSPCA complex and apartment and town house dwellings. This section is principally a transition zone to the central activities area, but will include landscape elements such as a retaining wall, pedestrian & cycling paths and planting to provide amenity.

Detailed design of retaining walls at the public interface in the development along the boulevard, will need to be accompanied by structural and design reports to Council's satisfaction. The retaining wall along the RSPCA east boundary will be sited on RSPCA land.

Figure 7: Main Street Boulevard - A journey of landscape experiences

4. KEY DESIGN DIRECTIONS



4.4 TREE CHARACTER

There is to be dominant use of native trees to streets and open spaces to link with biodiversity corridors - the retarding basin and vegetation corridor to the north-east and remnant vegetation to the south east and along the Burwood Highway entry.

Deciduous and exotic species will also be used in urban public spaces and to the perimeter of public open spaces to provide seasonal interest and to provide a permeable visual buffer.

- > Colour, form, shape, bark to create variation, interest and place shaping
- > Human residential scale, with streets scaled to the pedestrian, offering a diversity of density, open spaces, pathways, with easy access to both the home and facilities.
- > Historical references including productive fruit trees could be included in public open spaces
- > Ecological values, with indigenous vegetation to Burwood Highway frontage
- > Consideration of maintenance and utility services

The landscape treatment to the Burwood Highway precinct will be the subject of detailed design development in consultation with Council, and will be based on the final uses and context of future development proposals. As with the balance of the site, the predominant character is intended to be native Australian.

There are several existing native trees to the Burwood Highway / Old Burwood Road area, and it is intended to explore opportunities with Council to incorporate these as part of any future development proposals. Subject to any earthwork and engineering requirements.

Figure 8: Proposed Landscape, Public Realm and Open Space Tree Planting

KEY

- New Native Street Tree Planting
- New Exotic Street Tree Planting
- Open space areas with predominantly Native Trees
- Open space areas with predominantly Exotic Trees



5. OPEN SPACE & PUBLIC REALM OVERVIEW

5.1 OPEN SPACE AND PUBLIC REALM STRATEGIES

A hierarchy of open and public realm spaces, each with a distinct appearance, character and role that is woven into the urban fabric.

LOCAL OPEN SPACE

- > A multifunctional urban plaza will be designed as a central active civic space for community events, commercial activity, a meeting place and connections to other public open space areas.
- > Public open space that is activated by adjoining built form and landscape treatments will provide opportunities for informal civic events (eg street parties).

SMALL LOCAL OPEN SPACE

- > Public open space that can form local residential parks and provide areas for informal meeting with landscape amenity

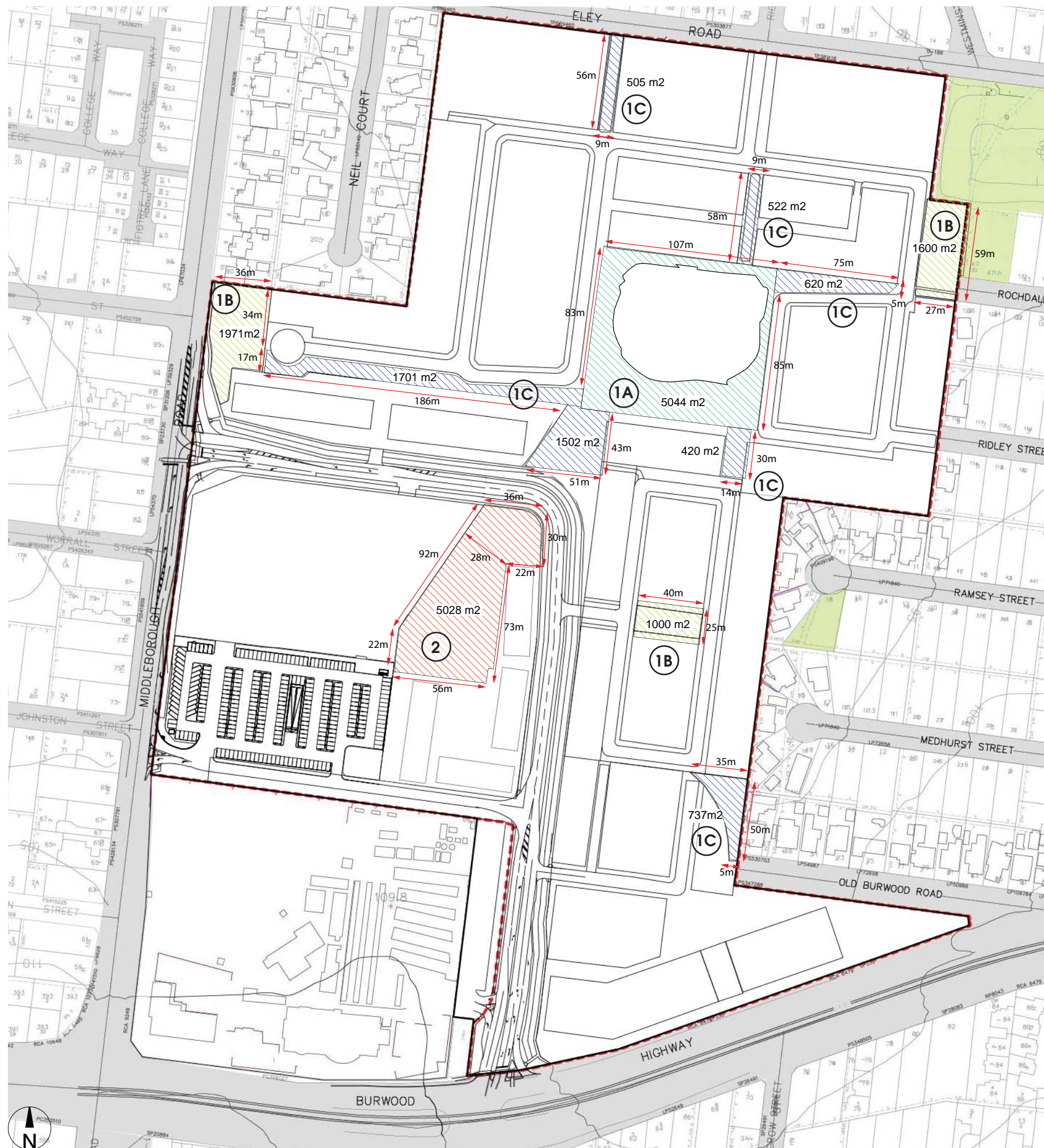
LINKING SPACE

- > Fingers and wedges of green infrastructure that connect the neighbourhood precincts
- > Green connections to provide interesting alternatives to the standard road network
- > View corridors into the Village Green

This plan illustrates public realm areas including those proposed as open space.

It does not include residential access streets or other roads that can be considered part of the public realm and green infrastructure network.

Open space areas that form part of the private realm (private open space) have also not been included.



5.2 PROPOSED OPEN SPACE CONTRIBUTION

A diversity of open space areas are provided in this development to enable a range of functions and activities to occur. We have referred to the Whitehorse Planning Scheme and the Whitehorse Open Space Strategy for guidance regarding the definition and description of the open space that is proposed for this new residential community:

- > A central urban plaza that is a civic space.
- > A central Local Open Space Reserve - containing a waterbody and formally planned and laid out park facilities. This also functions as a retarding basin for storm water flood events. This Local Open Space will be at least 5,000 m² above the Q100 level.
- > Small Local Open Space areas - that are informal bushland areas or neighbourhood parks.
- > Linking spaces that provide local connections.
- > The total proposed open space provision will be at least 10% of the total site area. Open space provision is subject to further review and detailed design. Any areas proposed as public open space contribution will be subject to Council approval.
- > Open space must meet the open space assessment criteria as set out in the Whitehorse Open Space Strategy to Council's satisfaction and the schedule to Clause 52.01 of the Whitehorse Planning Scheme.

Figure 10: Proposed Open Space Contributions

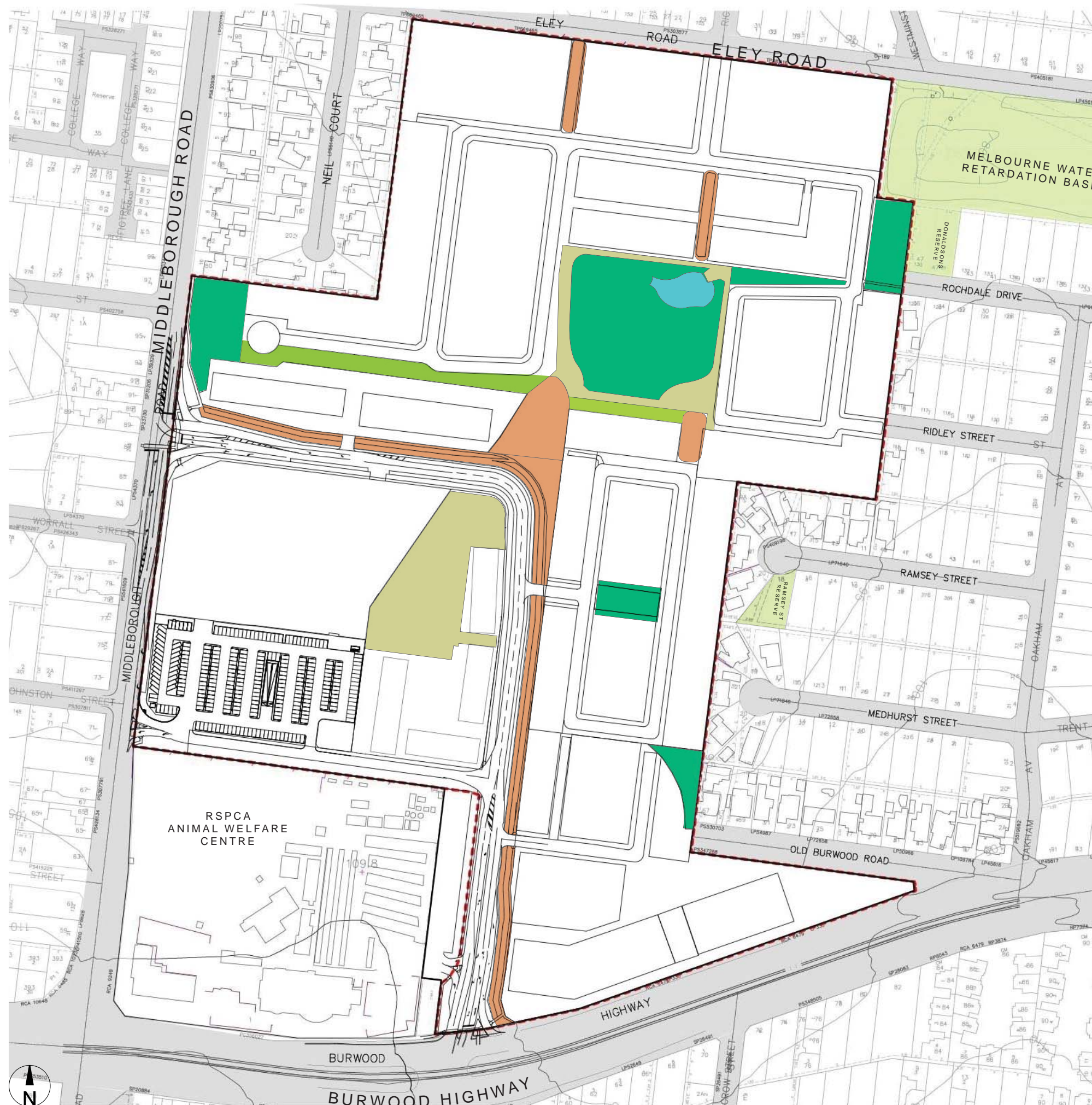
1. OPEN SPACE	15,622 m²
A. Local Open Space	5,044 m ²
B. Small Local Open Space	4,571 m ²
C. Linking Space	6,007 m ²
2. URBAN PLAZA	5,028 m²

Allowance for 5 no. substation reserves: total 150 m² (excluded)

TOTAL OPEN SPACE 20,500 m²

Xm Minimum Dimension of Open Space

The 2.05 Hectares of open space proposed will be exclusive of substation reserves which will be located in reserves as required and as such individual open space areas nominated will vary dependent on planning for individual reserves as part of the staged development of the project.



5.3 OPEN SPACE & PUBLIC REALM CHARACTER

The character of these landscaped open space areas will be a function of their context within the urban environment. A variety of functions and characters are afforded within open spaces to provide a rich tapestry for residents and visitors.

Figure 11: Open Space & Public Realm Character

- Local pedestrian and cycle connections or links between streets or open spaces
- Reserve areas with new planting of indigenous tree and understorey species
- Urban areas providing landscape amenity to enhance the public space setting
- An ornamental waterbody (opportunities for redesign based on discussions with MW and the use of the Eley Road Retarding Basin).
- Informal open space areas for residents and visitors to meet and gather.

URBAN AGRICULTURE:
Explore the potential to provide opportunities for community gardens within the development.



5.4 OPEN SPACE & PUBLIC REALM LANDSCAPE TREATMENTS

A variety of open space landscape treatments are proposed to the various open space areas throughout the development. These landscape treatments will be based on Council's standard suite of elements and their application in the public realm, and consider recognised urban design principles. Council's various Landscape and Urban Design Guidelines will be referred to during the detailed design development stages of this project.

The landscape treatments will also consider the context of each particular open space and the proposed character and program. For example, the urban plaza will have a mixed treatment of paved areas for high use along with soft landscape areas (trees, grass and garden beds) for visual relief and for relaxing. The Village Green will have a relatively large paved area to cater for community events and activities (eg Tai Chi), but has a predominantly soft landscaped character to provide recreational and visual respite within the suburban context.

Figure 12: Open Space & Public Realm Landscape Treatments

- **SOFTSCAPE:** Grass and planted areas with a predominantly vegetated character
- **HARDSCAPE:** Predominantly paved areas with occasional specimen tree planting with highlighted lower storey planting with an urban character
- **MIXED:** A variety of paved and planted areas that provide a transition between hardscape to softscape
- Existing Council neighbourhood parks, Donaldsons Reserve and Ramsey Street Reserve

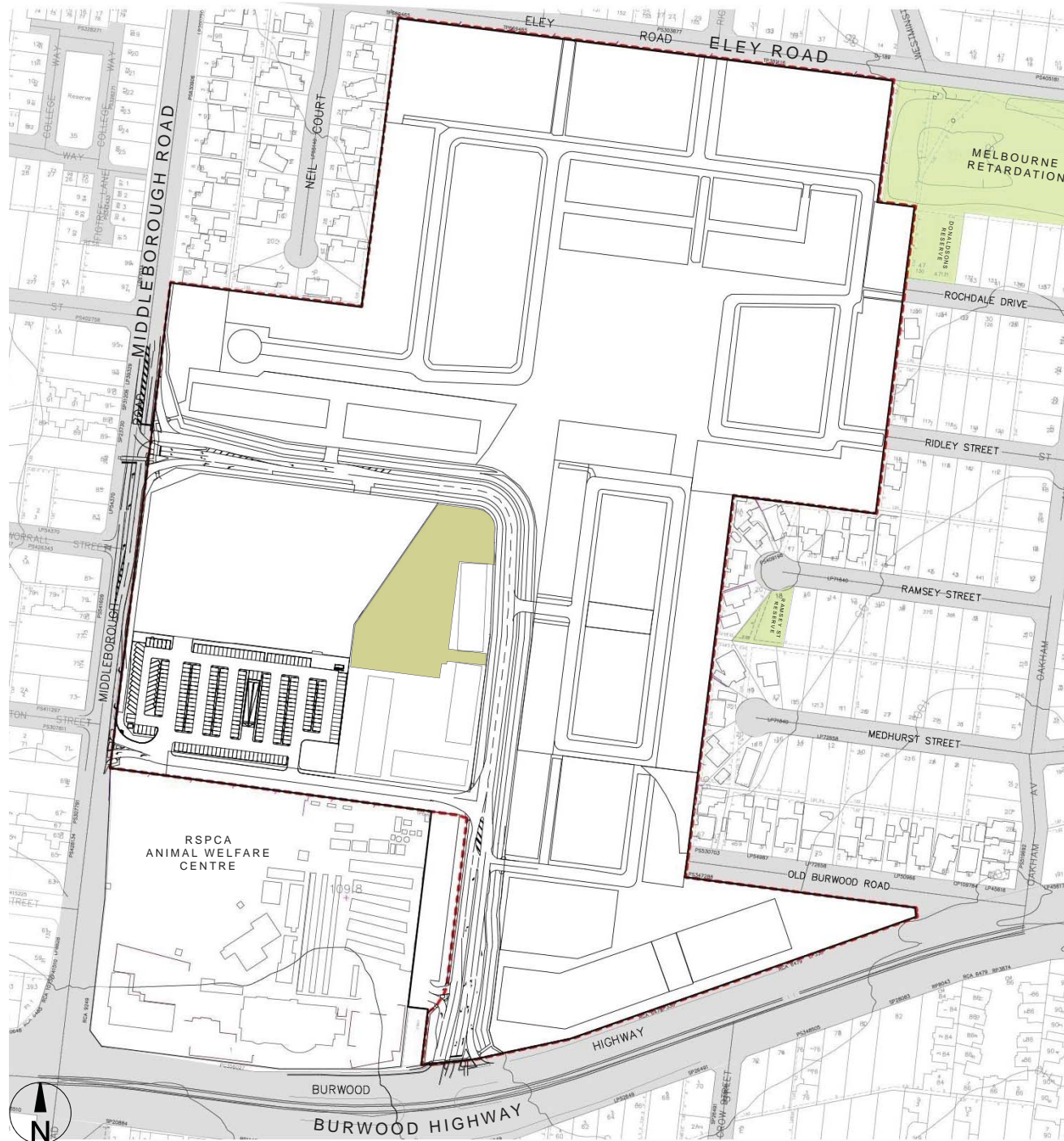


FIGURE 13: THE URBAN PLAZA

KEY

URBAN PLAZA

6. OPEN SPACE & PUBLIC REALM CONCEPT DESIGN

6.1 THE URBAN PLAZA

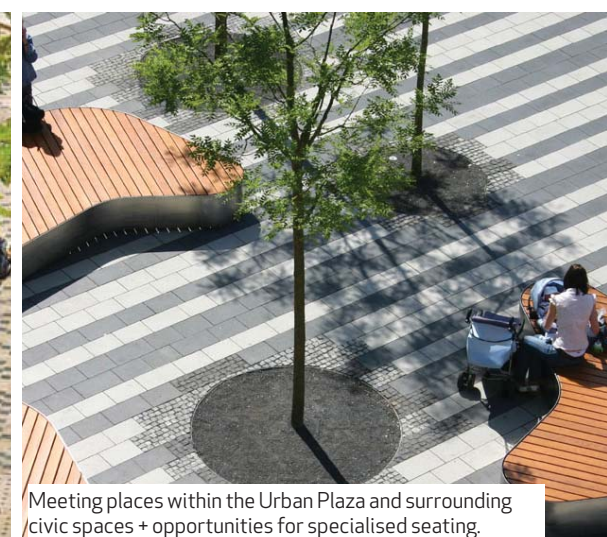
The surrounding urban setting significantly influences the character and function of this civic space.

CHARACTER:

- + An active place to be
- + A contemporary urban character with clean, crisp design styles of streetscape elements
- + A constructed and formal layout of trees and furniture
- + Flexibility and adaptable spaces to cater for a variety of uses and activities

PROGRAMS:

- + Meeting place / social hub, i.e. coffee with neighbours and friends
- + Retail hub, i.e. daily shopping
- + Potential urban living - home offices, business hub
- + Community events, i.e. markets, performances





URBAN PLAZA CONCEPT DESIGN LEGEND

- 01 Bosque planting**
 - Forecourt to plaza
 - Links with public open space across the roadway
 - Elevated lighting
 - Permanent seating throughout
- 02 Elevated Courtyard**
- 03 Lawn Terrace (informal seating)**
- 04 Elevated 'Signature' tree**
 - Performance space / stage
- 05 Pavilion Area**
 - Louvered structures
 - WiFi hub
 - Entry to plaza
- 06 Formal lawn terrace**
 - Viewing / seating area
 - Framed by retaining walls
- 07 Play space**
 - Younger target group
 - Iconic play structure
- 08 Structural element**
 - Defines entry into plaza
- 09 Feature paving (to be finalised at detail design)**
 - Ground plane detail
 - Defines spaces / areas

(Pavement type will be confirmed at detailed design stage in consultation with Council)
- 10 Retail promenade**
 - ➔ Main Entrance to adjacent buildings

FIGURE 14: URBAN PLAZA CONCEPT PLAN
(ILLUSTRATIVE ONLY - SUBJECT TO DESIGN DEVELOPMENT)

THE URBAN PLAZA CONCEPT PLAN

A variety of spaces are to be provided within the Urban Plaza to ensure a range of activities can occur there. The Master Plan (Roberts Day January 2015) outlines the key gestures of this public space, and the landscape design will reinforce the overall intent and amenity.

Design elements may include:

The northern area of the Urban Plaza is intended to be a multi-purpose space that is flexible and adaptable:

- The canopy trees provide structure and scale to this space, as well as shade in the summer and shelter in the winter. Honey Locust trees to the Urban Plaza are indicative only and subject to detailed design and approval by Council.
- Seating underneath the tree canopy will provide opportunities for friends and family to meet and gather in a pedestrian scale environment.
- The open space areas between the rows of trees will allow for market stalls, food vans or stalls to easily set up and provide an attraction for the local community.
- The open areas can be used for group activities such as tai chi, informal games.
- The series of steps provide seating areas for people to relax and watch the surrounding activities.
- The open area adjoining the proposed café will enable this use to spill out into the Urban Plaza area.
- Outdoor office spaces are provided as informal workplace environments for casual business meetings, student workshops and assignments.
- Planters have been included to integrate steps into the pavement areas and define pedestrian routes.

Grassed mounds for people to sit on and enjoy the outdoor environment. Seating walls and edges will rise and fall around the edges of these grassed mounds to enable universal access to the grassed areas. These soft landscaped areas assist with breaking up the paved area of the Urban Plaza and provide areas of green relief.

Dining /seating areas to the west side of the plaza between the retail offering and the urban plaza allow café and eating activities to spill out and animate this area. It will also provide opportunities for people watching, appreciation of the various activities and other commercial activities that will add to the vitality of the place.

An integrated and connected play area is proposed to provide suitable play programs for toddlers and juniors. It will be designed around an iconic play structure that will also create a sculptural centrepiece for the space.

The relationship between the play space and the surrounding pedestrian paths and apartment interfaces has been considered to ensure positive navigation, way finding, sight lines and a view axis (from the apartment path connection to the south).

In addition, consideration of overland flow paths has been incorporated to allow any storm water falling on the surrounding pavements to filter through and around the play space.

Circulation through and around the Urban Plaza considers principal desire lines and connections to the adjoining built form. Universal Access Principles have guided the set out of the path connections to ensure clear access for all is achieved and all gradients are DDA compliant. Pavement materials and the treatment of the pavement to assist with the clarity of circulation patterns will be addressed at detailed design stage of the project.

All steps and level changes will include the appropriate hand rails and tactile ground surface indicators to ensure compliance with the appropriate standards.

The widths of the paths between the various activity nodes has been designed to cater for the expected pedestrian numbers and to ensure free flowing movements. It is considered important to have sufficient widths for these passages to provide comfortable scale and also spaces for people to sit along the edges without being adversely impacted by passing pedestrians.

The informal seating area at the south edge of the Urban Plaza is located along a principal east – west pedestrian link (from Middleborough Road through to the Old Burwood Road). In addition, it is overlooking the play space and is overlooked by the surrounding apartments. The adjoining planting will be comprised of overhead canopy trees and low-level ground covers & shrubs to ensure there are clear sightlines through this area.

As such, it is considered this resting space, with its' seating nooks, will be highly visible and safe for all.

The overall gap at the south west entry to the Urban Plaza is approximately 14 metres wide between the adjoining built forms (of the apartment and the retail buildings). A raised garden bed (450mm high) with low ground covers and shrubs + a small canopy tree softens the impact of the apartment corner. An angled profile to the garden bed edge assists with guiding people through the 10 metre space that links the footpath along the south side of the retail building and the car park to the Urban Plaza.

A high level of amenity will be provided to ensure the urban plaza is animated, interesting and attractive for a wide range of people and activities. This will include urban furniture, an environment providing shade and shelter, an appropriate scale for pedestrian comfort, and attractive aesthetics.

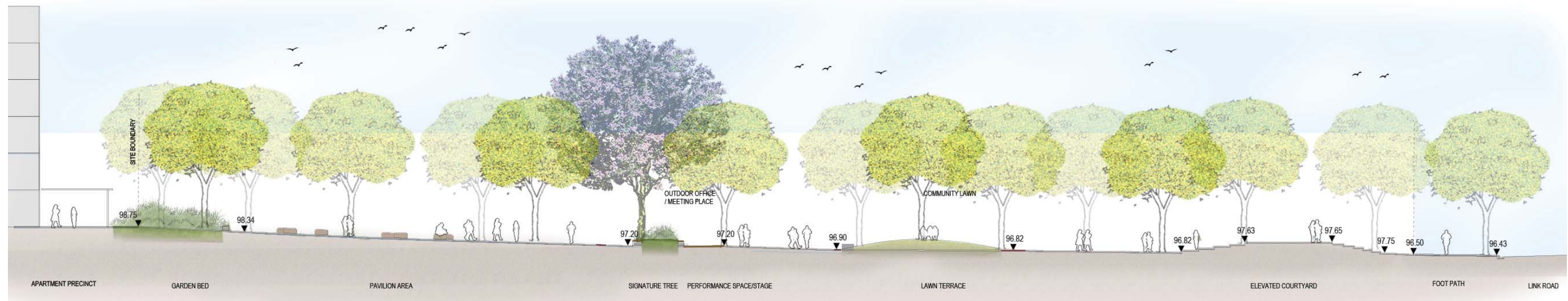


FIGURE 15: URBAN PLAZA LONGITUDINAL SECTION AA (ILLUSTRATIVE ONLY - SUBJECT TO DESIGN DEVELOPMENT)

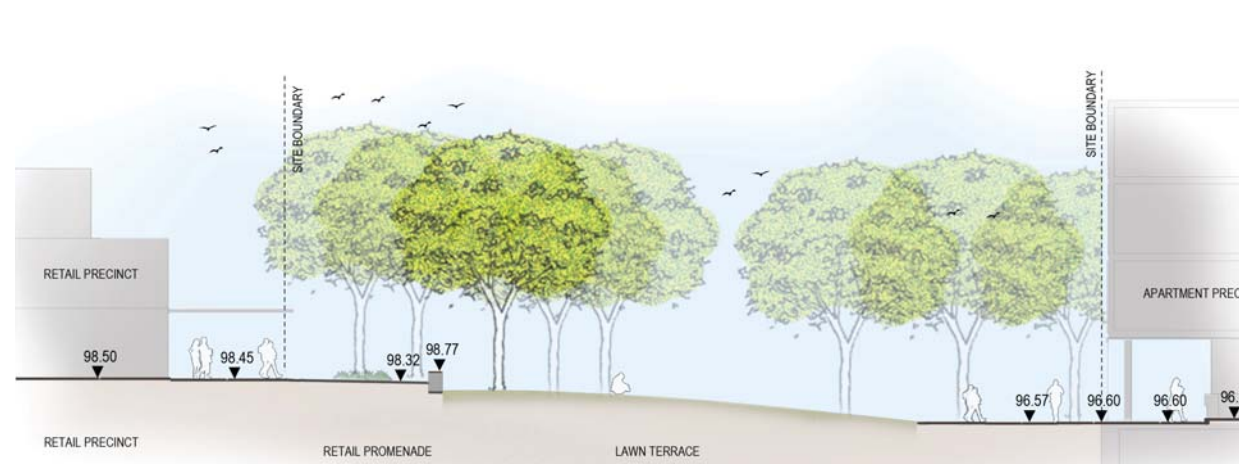


FIGURE 16: URBAN PLAZA SECTION BB (ILLUSTRATIVE ONLY - SUBJECT TO DESIGN DEVELOPMENT)

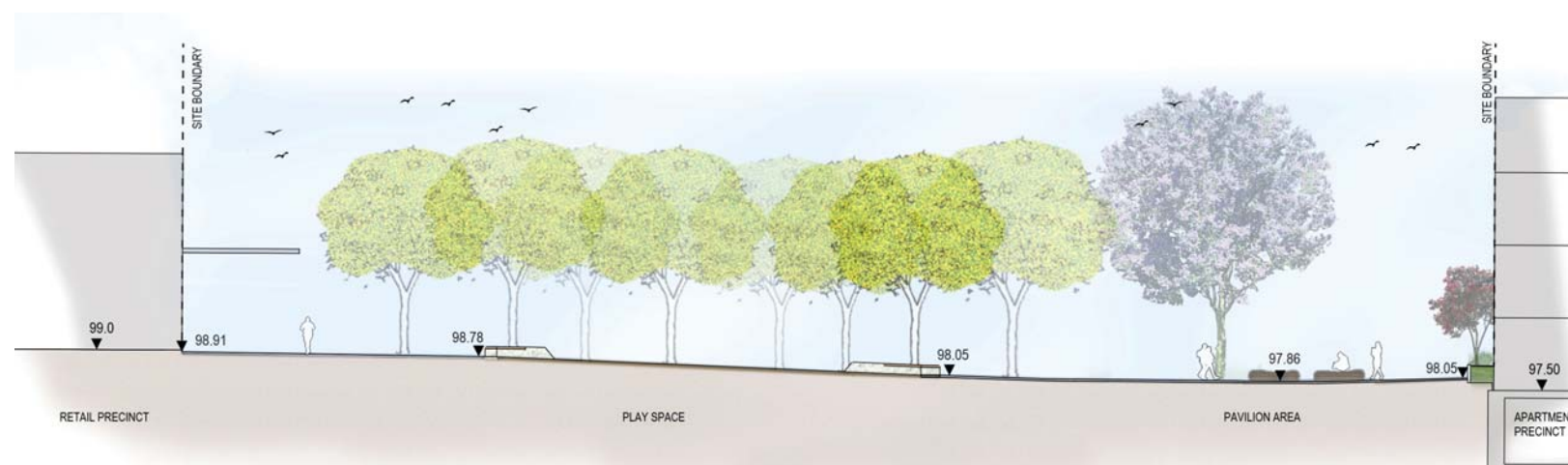
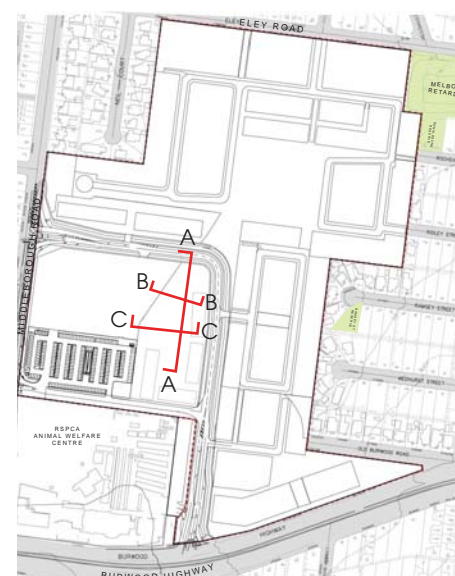


FIGURE 17: URBAN PLAZA SOUTH CROSS SECTION CC (ILLUSTRATIVE ONLY - SUBJECT TO DESIGN DEVELOPMENT)



FIGURE 18: URBAN PLAZA ARTIST'S IMPRESSION (ILLUSTRATIVE ONLY - SUBJECT TO DESIGN DEVELOPMENT)

NOTE: ALL LEVELS ARE VERY PRELIMINARY AND SUBJECT TO DESIGN DEVELOPMENT OF THE MASTER PLAN AND URBAN DESIGN

0 10M

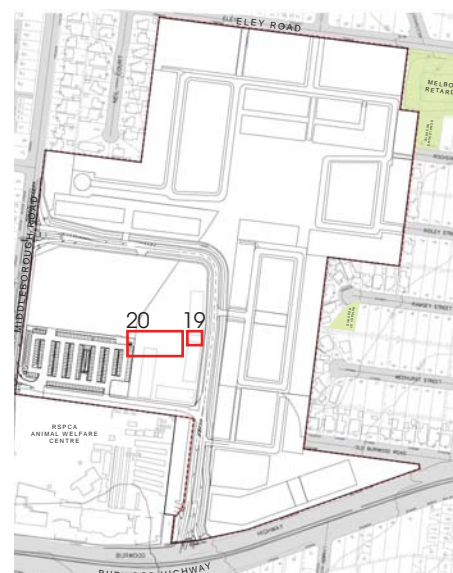
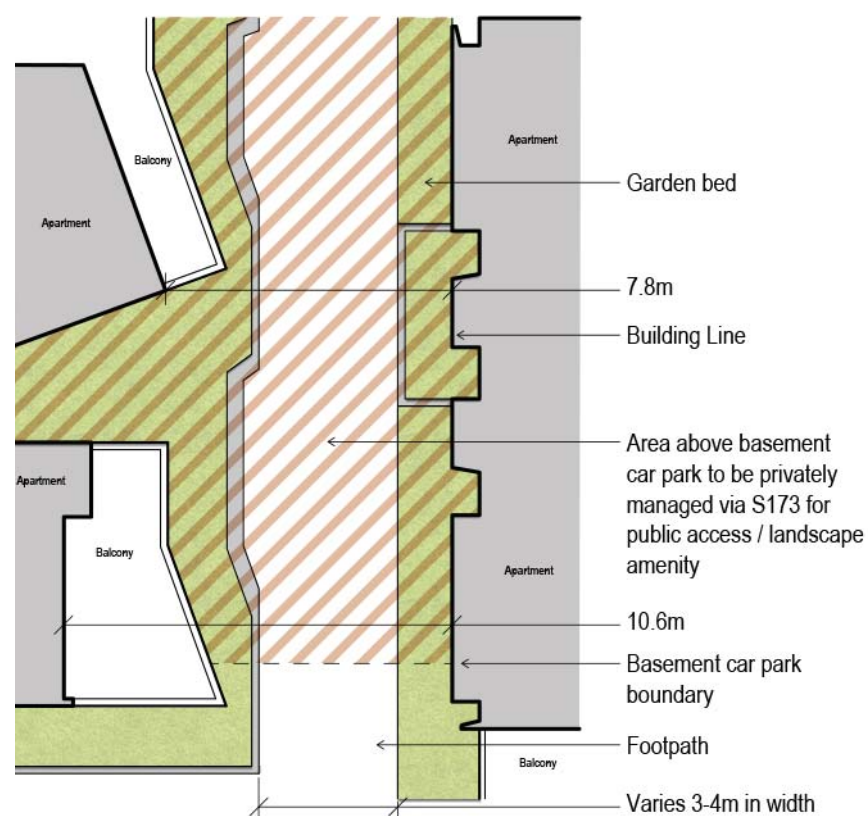


FIGURE 19: AREA BETWEEN APARTMENT 3 AND 4
(ILLUSTRATIVE ONLY - SUBJECT TO DESIGN DEVELOPMENT) 1: 200

Two access points to the Urban Plaza which include publicly accessible amenities such as seating walls and raised garden beds will be privately managed via S173 for public access / landscape amenity.

The access point at the southwest corner of the Urban Plaza, from the Retail car park provides nearly 10 metres of pedestrian footpath and over 12 metres of visual clearance from building to building (retail building to apartment).

The access point between apartments 3 and 4 (subject to detail design) connects the Link Road to the Urban Plaza and Retail Precinct. It is a short passage with clear sightlines, strong visual connectivity and includes opportunity for segmented seating 'nooks', over a three to four metre wide linking space.

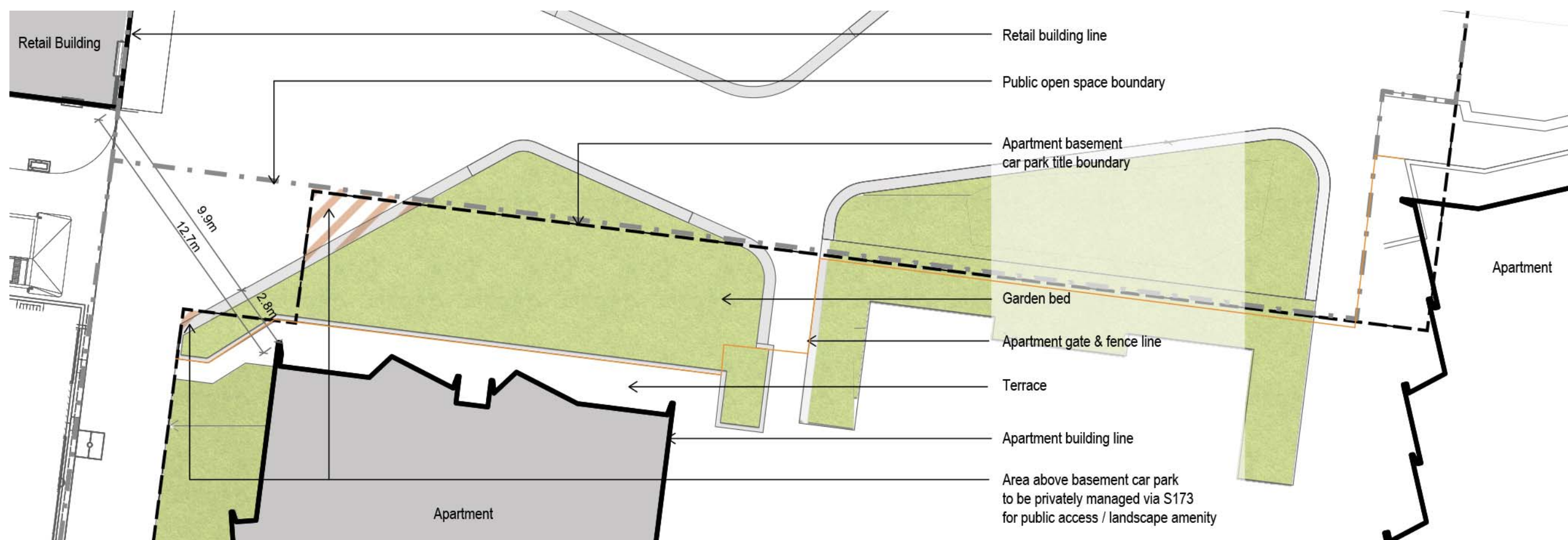


FIGURE 20: AREA BETWEEN APARTMENT 1 AND THE RETAIL PRECINCT
(ILLUSTRATIVE ONLY - SUBJECT TO DESIGN DEVELOPMENT)

1: 200

6. OPEN SPACE & PUBLIC REALM CONCEPT DESIGN

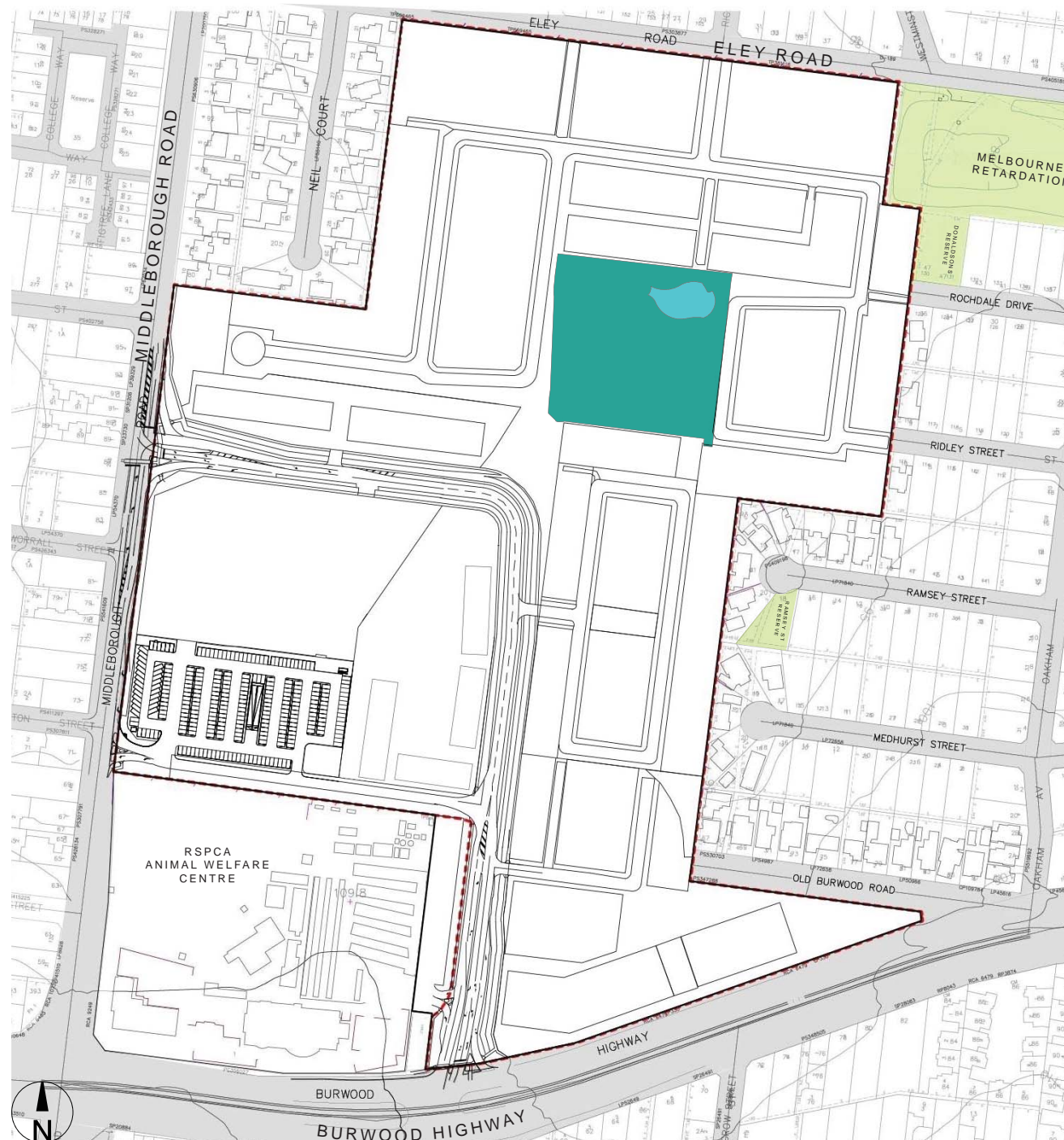


FIGURE 21: THE VILLAGE GREEN
(A central open space)

KEY

- VILLAGE GREEN
- An ornamental waterbody
(Designed to Melbourne Water Standards)

6.2 VILLAGE GREEN

A LOCAL OPEN SPACE WITH AN ORNAMENTAL WATER

FEATURE: A major function of this space is as a retarding basin, but the space has been designed to incorporate a variety of landscape and recreational amenities for the community benefit.

CHARACTER:

- + Connected visually and physically with the Urban Plaza
- + Open areas focused around a water feature and a large legacy tree
- + Over water opportunities: decking and viewing platform
- + Stepped embankments to allow over looking of the open space areas, designed to ensure public safety in terms of access, signage and fall heights
- + Play elements integrated into the space to provide delight and exploration
- + An informal landscape character with an emphasis on relaxing for a short moment or several hours

PROGRAM:

- + Play opportunities, i.e. interactive play elements, informal kick about areas
- + Informal activities: tai chi, community events, open air cinema
- + Active lifestyle, good walking paths
- + Meeting place, i.e. picnics
- + Storm water treatment and retardation



6. OPEN SPACE & PUBLIC REALM CONCEPT DESIGN

- LEGEND 1:200 @ A1
- 100YR LEVEL LINE (87.51)
 - 10YR LEVEL LINE (86.33)
 - PROPOSED TREES
 - TURF/LAWN
 - HARD SURFACE
 - MULCHED GARDEN BED
 - STABILISED BATTER PLANTING (STEEPER THAN 1 IN 5)
 - GRASSED MOUNDS
 - RETAINING WALLS
 - INDICATIVE PUBLIC ART LOCATIONS
 - SHELTER
 - ROCK EDGING TO WATER BODY
 - GATE TO PLAYGROUND
 - FENCE TO PLAYGROUND
 - 01 LAWN AREA
 - 02 LEGACY TREE
 - 03 ELEVATED LOOKOUT
 - 04 NON-STANDARD LOCAL PLAY SPACE
 - 05 ACTIVITIES INTERSECTION & HUB
 - S SLOPED AREA
 - SITE ACCESS MAINTENANCE PATH
- LEVELS AND CONTOURS SHOWN ARE INDICATIVE ONLY AND WILL BE CONFIRMED AT DETAILED DESIGN.
- MOWABLE SLOPES TO BE CONFIRMED AT DETAIL DESIGN WITH A GRADIENT NO STEEPER THAN 1 IN 6.
- BALUSTRADES WILL BE PROVIDED AT ALL LOCATIONS WHERE THERE IS A HEIGHT DIFFERENCE OF 900MM OR GREATER, AND WILL BE TO AUSTRALIAN STANDARDS. SPECIFIC LOCATIONS TO BE DETERMINED AT DETAILED DESIGN STAGE.
- ALL GARDEN BEDS BELOW THE Q10 FLOOD LEVEL WILL INCORPORATE JUTE MATS TO ENSURE THAT PLANTING DOES NOT GET WASHED AWAY IN THE EVENT OF A STORM/FLOOD.



FIGURE 22: VILLAGE GREEN PLAN
(ILLUSTRATIVE ONLY - SUBJECT TO DESIGN DEVELOPMENT)

NOTE: ALL LEVELS ARE VERY PRELIMINARY AND SUBJECT TO DESIGN DEVELOPMENT OF THE MASTER PLAN AND URBAN DESIGN



6. OPEN SPACE & PUBLIC REALM CONCEPT DESIGN

78 MIDDLEBOROUGH ROAD - BURWOOD EAST

18 JANUARY 2018

THE VILLAGE GREEN CONCEPT PLAN

A local open space reserve

The flat grassed area is intended to be an adaptable and flexible recreation space, to be used by the local community for a variety of activities. The soil profile will be constructed to be similar to a sports field, which will drain quickly and effectively, thus enabling use soon after inundation events. It is intended to keep this area open and clear from features that will interrupt the adaptability of the open space to be used for recreational purposes. Around the edges of this flat area are a variety of landscaped features (seating steps, terraced lawns, slopes for rolling down, lookouts that provide additional amenity and opportunities for recreation and relaxation.

One large 'Legacy Tree' is proposed to the Village Green. This will be located within a 'sculptured' earth mound to provide an additional focal point for the reserve.

The variety of paths and their connections within the Village Green provides a variety of opportunities to access the range of landscape amenities offered with the open space area.

The primary path around the perimeter of the park is a 3-metre wide shared path and is above the Q100 level. Additional pedestrian paths have been provided through the park, linking the surrounding streets with the lower levels of the play space, the tiered landscaped retaining terrace and the ornamental pond. Some of these path connections are within the Q10 area, and the pavement material selection will be determined at detailed design stage to ensure appropriate asset management is addressed.

Universal access principles have been considered and implemented wherever possible to enable visitors of all abilities to appreciate and enjoy the various areas of the reserve, including the ornamental water body, the open space grassed area and the tiered terraces.

The lookouts to the south-western corner of the Village Green are approximately 1 metre above the adjoining planted slopes. Garden beds have been provided at the upper pavement level to provide some separation between the shelters.

The ornamental water body is proposed to incorporate standard Melbourne Water design features to ensure maintenance and safety criteria are addressed. It is intended the 35 x 20 metres water body is an aesthetic feature within the landscaped reserve, providing a point of interest for viewers along with ephemeral reflective qualities that will vary throughout time.

The lookout over the ornamental water body is approximately 3 metres above the water surface level, and will have safety barriers to its edges. Materials used in this look out will be determined at detailed design development, and will consider asset management criteria.

An artistic element is proposed to the ornamental water body, and opportunities to incorporate water quality / aeration components to this should be explored. This could include kinetic elements, fountains, light, etc to interpret the functional hydraulic aspects of the park.

The play space located to the south-east corner of the Village Green makes use of the level differences and its ease of access from the surrounding neighbourhoods. A barrier fence and gate are proposed along the street front to discourage children from running out onto the street and the various play elements will be set out at detailed design stage to orient activities away from the street edge towards the park. In addition, seating for carers is provided along the garden bed that forms a barrier to the street, so as to reinforce the guardian surveillance opportunities.

A centrally located grassed terrace is proposed to provide a break out space for users to sit in the sun, relax or meet friends. The surrounding landscape, designed to ensure passive surveillance of the ramps and grassed terrace, will provide a high amenity and visually attractive space for local residents.

Maintenance access has been considered and several access points have been provided around the perimeter of the reserve to enable the various landscaped areas to be maintained.

All grassed areas will be developed with slopes no steeper than 1:6 to enable mowing.

All slopes steeper than this will be incorporated into garden beds or retaining walls.

For those garden beds below the Q100 level, standard Melbourne Water Planting details to waterway areas will be specified – which includes jute matt covering to the soil (rather than mulch). For those garden beds located above the Q100 level, a standard mulched profile will be specified.

All retaining walls will be designed to ensure effective asset management and safety. It is intended to minimise the extent of retaining walls over 900mm in height – thereby removing the need for barriers.

However, all the lookouts will have barriers to address safety, and also user amenity (leaning against to look out over the open space reserve and the ornamental pond).

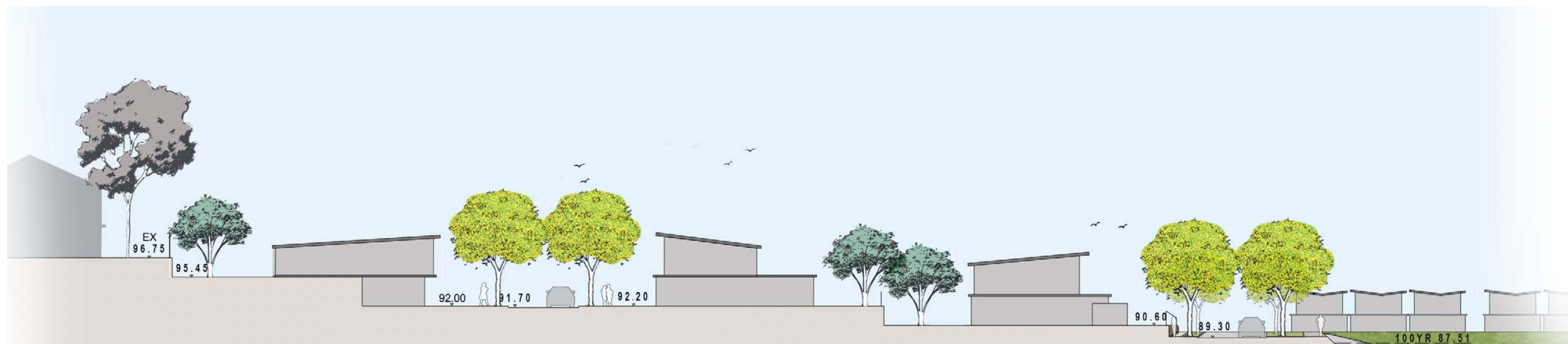


FIGURE 23: NORTH WEST RESIDENTIAL PRECINCT SECTION DD (ILLUSTRATIVE ONLY)

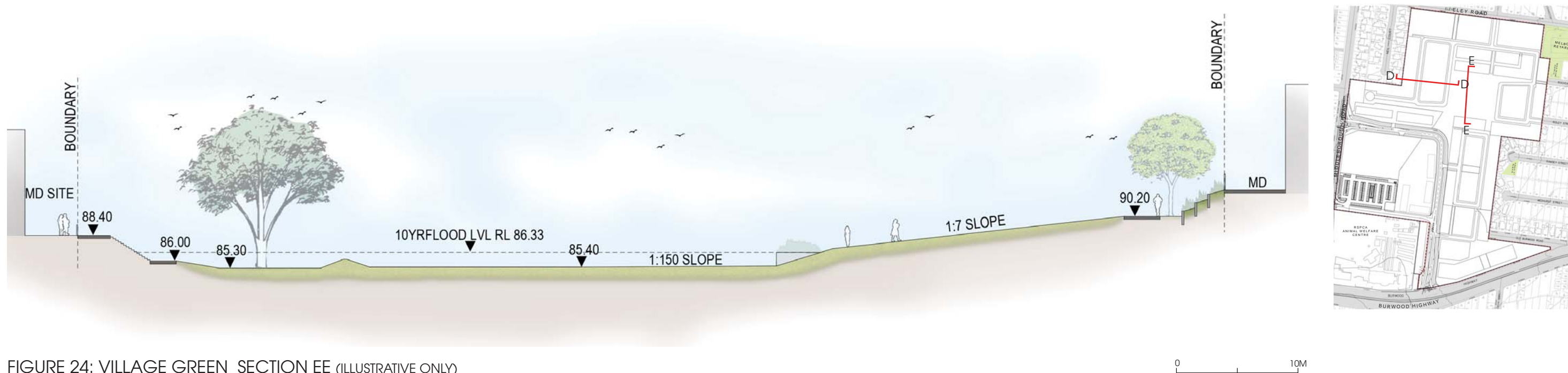


FIGURE 24: VILLAGE GREEN SECTION EE (ILLUSTRATIVE ONLY)

NOTE: ALL LEVELS ARE VERY PRELIMINARY AND SUBJECT TO DESIGN DEVELOPMENT OF THE MASTER PLAN AND URBAN DESIGN

6. OPEN SPACE & PUBLIC REALM CONCEPT DESIGN

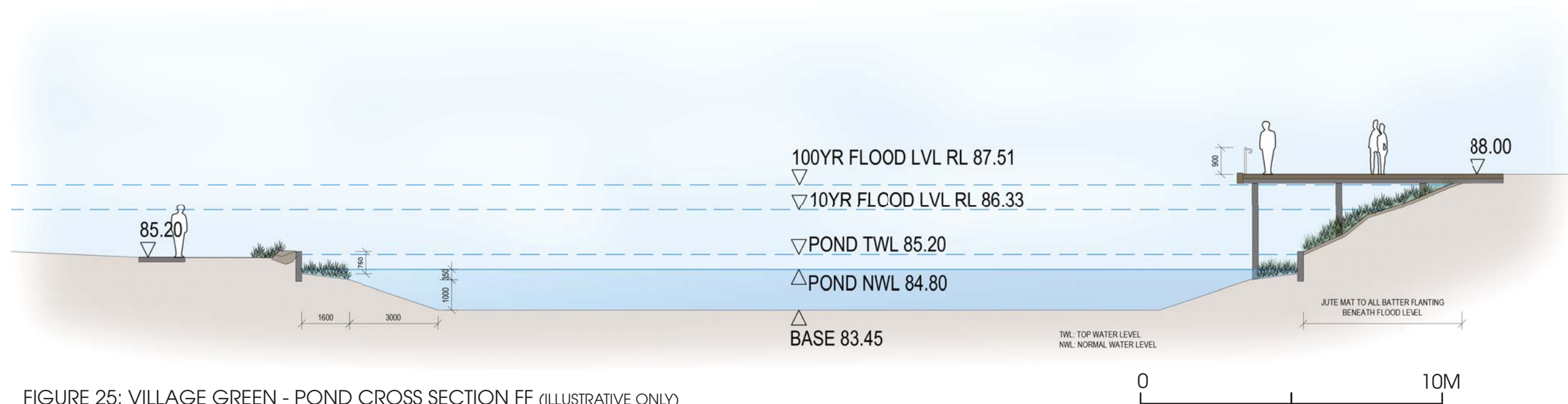


FIGURE 25: VILLAGE GREEN - POND CROSS SECTION FF (ILLUSTRATIVE ONLY)

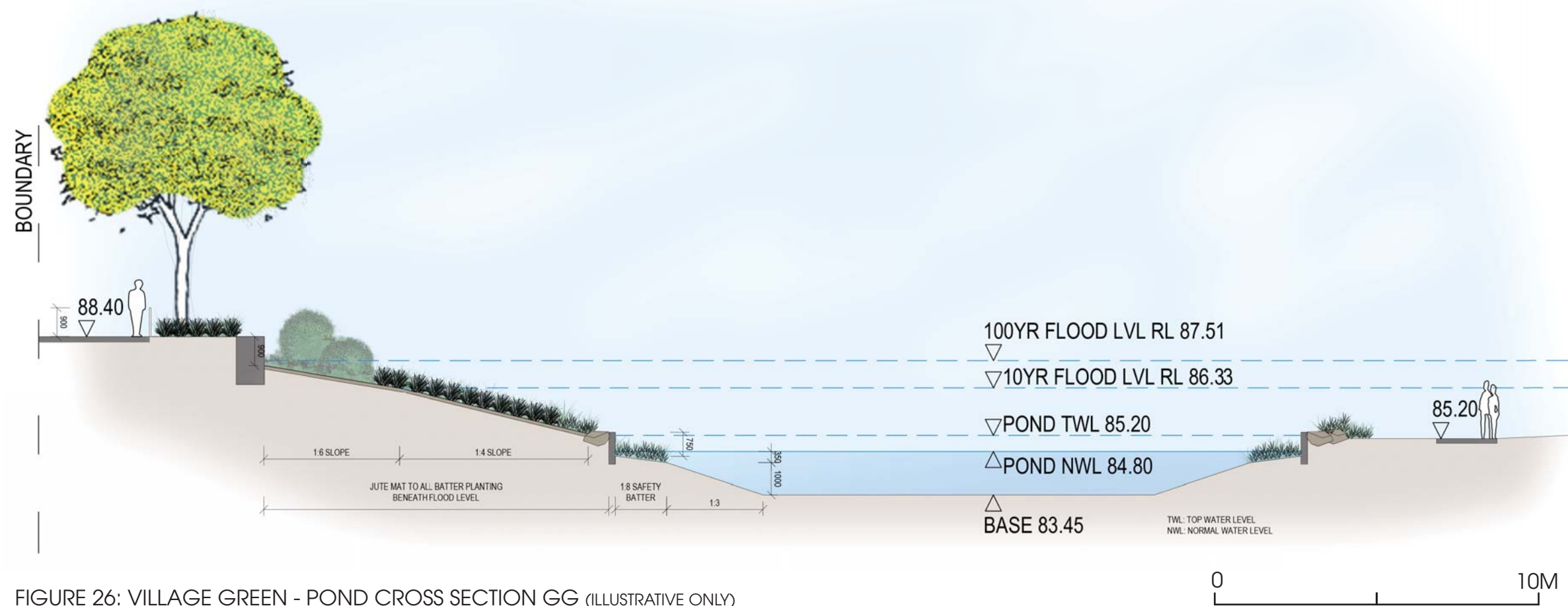
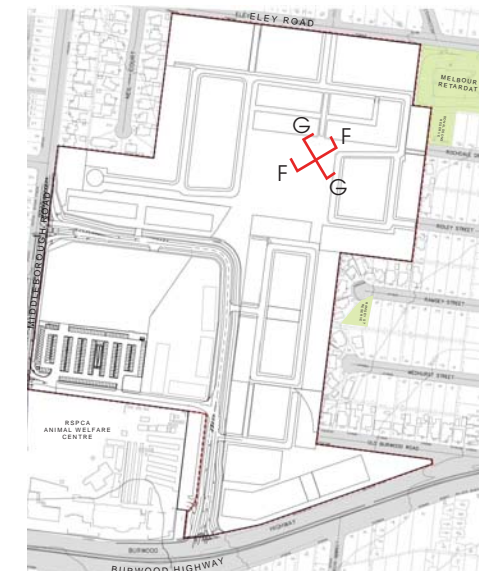


FIGURE 26: VILLAGE GREEN - POND CROSS SECTION GG (ILLUSTRATIVE ONLY)



NOTE: ALL LEVELS ARE VERY PRELIMINARY AND SUBJECT TO DESIGN
 DEVELOPMENT OF THE MASTER PLAN AND URBAN DESIGN

6. OPEN SPACE & PUBLIC REALM CONCEPT DESIGN

78 MIDDLEBOROUGH ROAD - BURWOOD EAST

18 JANUARY 2018



NOTE: ALL LEVELS ARE VERY PRELIMINARY AND
SUBJECT TO DESIGN DEVELOPMENT OF THE MASTER
PLAN AND URBAN DESIGN

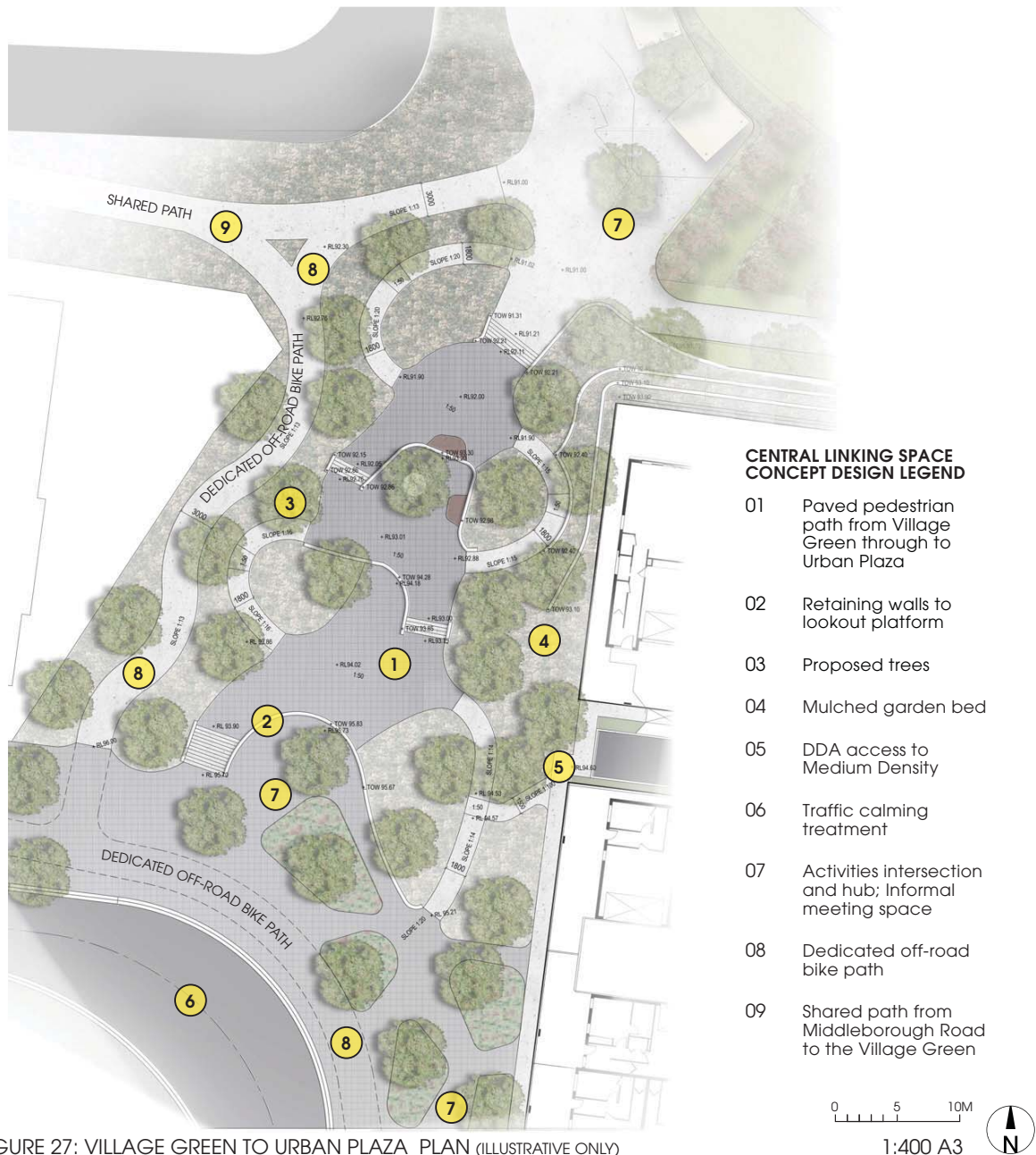


FIGURE 27: VILLAGE GREEN TO URBAN PLAZA PLAN (ILLUSTRATIVE ONLY)
NOTE: AN OVERALL PLAN SHOWING THE LINKING SPACES WITHIN THE DEVELOPMENT IS SHOWN IN FIG. 28.

6. OPEN SPACE & PUBLIC REALM CONCEPT DESIGN

6.3 URBAN PLAZA TO VILLAGE GREEN

A LINKING SPACE: This reserve provides a link between the Urban Plaza and the Village Green.

CHARACTER:

- + Connected visually and physically with the Urban Plaza and the Village Green - with formal structured elements surrounded by informal planting
- + Significant level change with steps and ramps to provide universal access
- + Planted embankments to accommodate the level changes across the site
- + A viewing belvedere to offer views and experience of the place

PROGRAMS:

- + Pedestrian and cycle connections
- + Vantage points to take in the views
- + Active lifestyle + fitness training (running up and down the steps / ramps)
- + Meeting places: seating spaces to talk with friends and sit in the sun.

The access steps to the Village Green will be subject to detail design development once all levels have been finalised. It is intended to provide DDA compliant pedestrian access as well as stepped access through the space. A separate dedicated bike path will also be provided.

Detailed design of the transition between the Urban Plaza and the Village Green is to accurately define the public realm and demonstrate how the proposed infrastructure and access arrangements can be provided safely and result in a well designed, high amenity and functional outcome.

Safety features will be incorporated to minimise the potential for conflict between pedestrians and cyclists.

THE URBAN PLAZA TO VILLAGE GREEN LINKING SPACE CONCEPT PLAN

The Linking Space is approached from the Urban Plaza by two pedestrian priority crossing points at the tangent points of the road (refer FIG 14). These pedestrian crossing points act as traffic calming devices which along with appropriate signage and/or linemarking, provide safe passage between the two spaces.

The Linking Space has been designed to be a multi-purpose shared space with separate pathways to cater for all users (steps and a DDA compliant ramp).

Clear sightlines have been provided in the design layout, as have large setbacks between the steps and the path traversing the space. It is intended cyclists travelling through the shared space will be travelling along a dedicated bike path which will be line marked or signed as appropriate.

The winding path within the Linking Space will be 1.8 metres wide and provide easy access for prams, wheelchairs and pedestrian users to get between the Urban Plaza and the Village Green. Stepped access will also be provided through the space.

Planting through the Linking Space will be designed to ensure clear sightlines across all interactive areas, a safe environment with passive surveillance opportunities maximised, and implementation of CPTED principles. This will involve maintaining canopy tree branches at least 2 metres above ground level and use of low level vegetation.

The concept involves a series of interconnected terraces where informal gathering and activities can occur. Terraces will variously have seating facilities, a canopy shade tree (deciduous) and small open space areas to accommodate a variety of uses. These may include reading, socialising, sitting in the sun, along with many (as yet) undefined and unknown activities. The series of terraces provides look out and viewing across the Village Green, reinforcing the visual connectivity along the Central Open Space Axis.

To the bottom of the Linking Space, a small (15 x 15 metre) paved area at the base of the Linking Space / Village Green is intended to be an 'activities intersection and hub' (refer to Figure 27). High quality amenity will be provided to ensure this space is an attractive, functional area where people can stop, meet and participate in a variety of recreational activities (such as yoga, tai chi).

Similarly, to the top of the Linking Space, two additional open space areas (refer to Figure 27 & Figure 36) are also intended to be locations for social interaction, informal recreation activities and gathering.

Detailed design will resolve aspects of this space including transitional paths and static areas, and include a consideration of paving patterns, park furniture placement and tree location.

Seats and table settings will be provided for gathering places, informal outdoor offices and general hangout spaces for teenagers. In addition, small group activities such as tai chi can be accommodated.

It is proposed that the feature trees in this area will be predominantly exotic species.

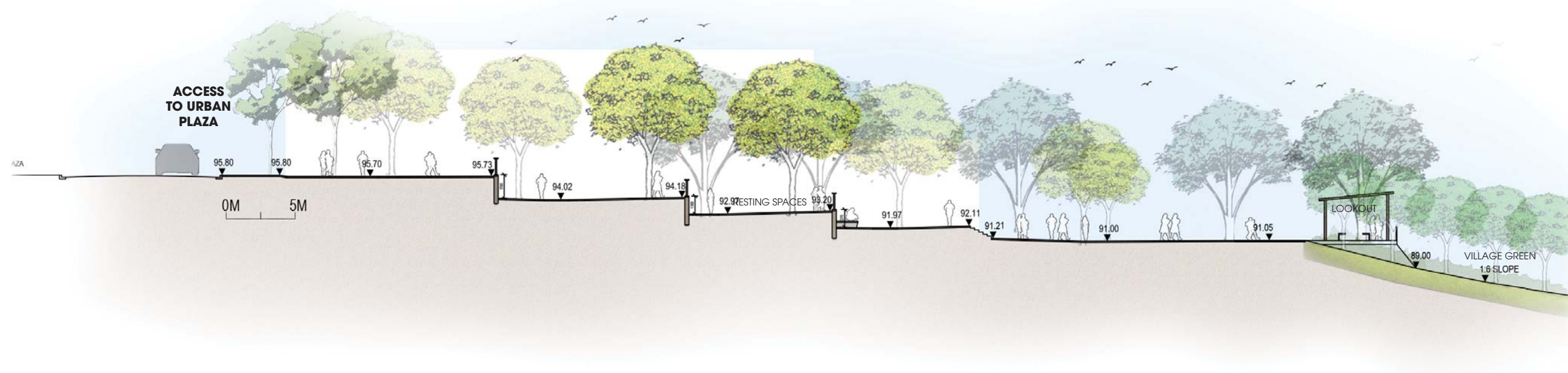
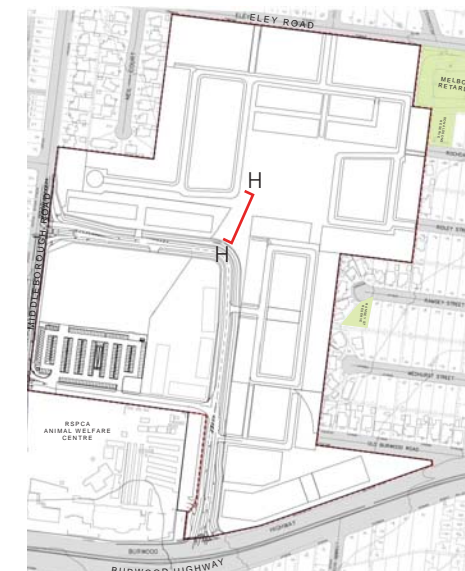


FIGURE 28: VILLAGE GREEN TO URBAN PLAZA SECTION HH (ILLUSTRATIVE ONLY)

NOTE: ALL LEVELS ARE VERY PRELIMINARY AND SUBJECT TO DESIGN DEVELOPMENT OF THE MASTER PLAN AND URBAN DESIGN

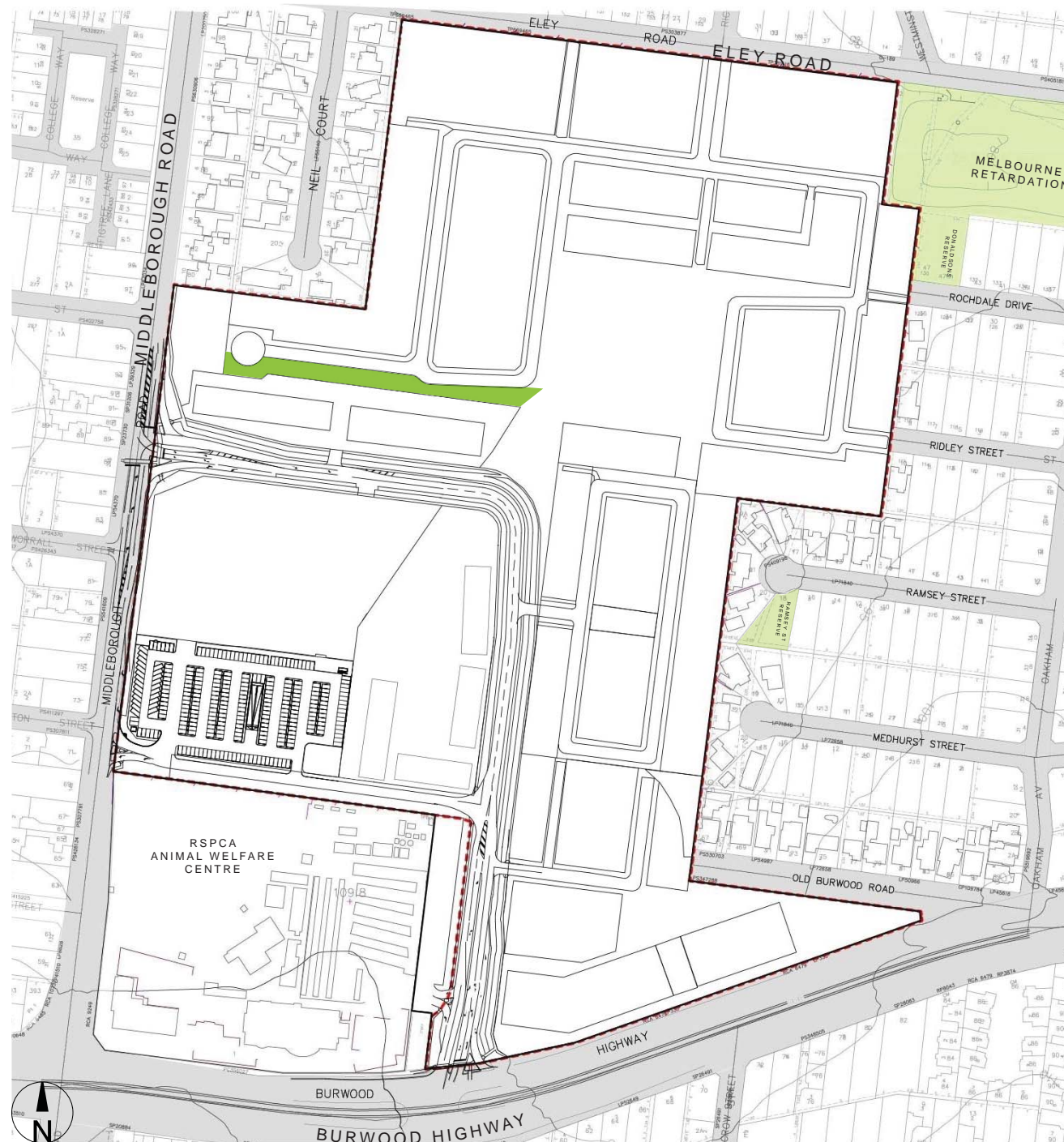


FIGURE 29: LANDSCAPED RESERVES

KEY

NATURE CONSERVATION AREAS

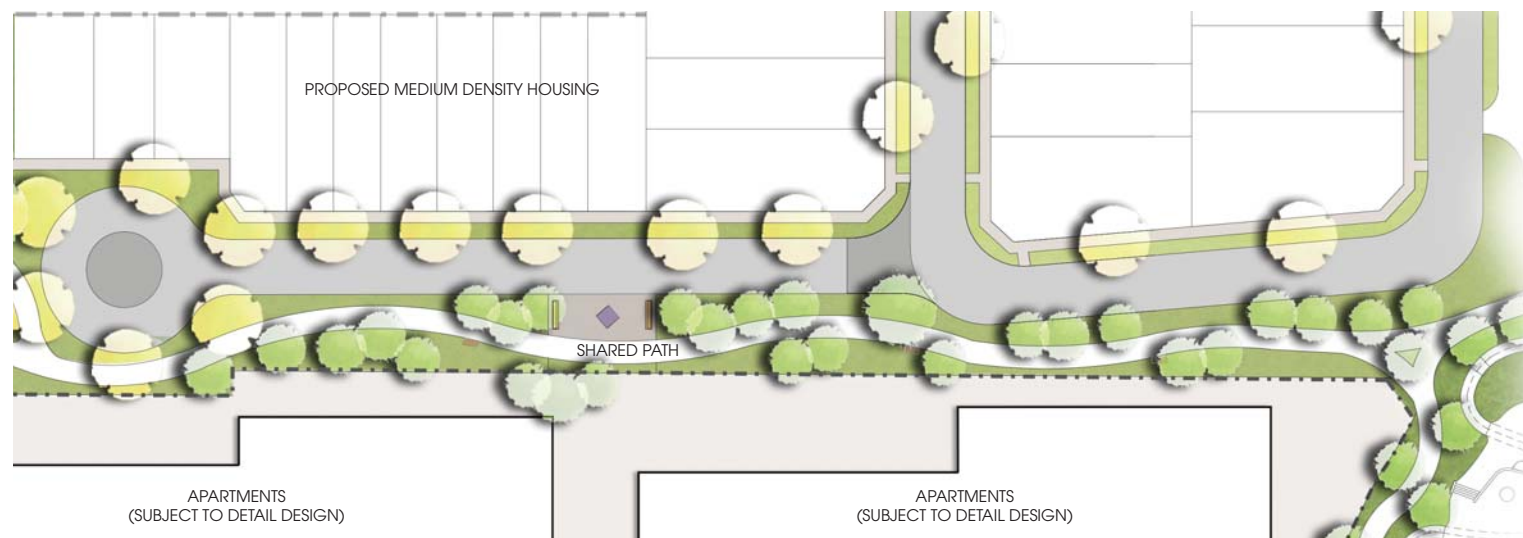


FIGURE 30: LANDSCAPE LINEAR PARK PLAN (ILLUSTRATIVE ONLY - SUBJECT TO DESIGN DEVELOPMENT)

1: 1000

6. OPEN SPACE & PUBLIC REALM CONCEPT DESIGN

6.4 LANDSCAPED RESERVES

NATURE CONSERVATION: Native bushland areas contributes to the overall character of the reserves, with opportunities for the restoration of local ecological vegetation habitat and the potential introduction of urban agriculture. These areas have been incorporated into the overall master plan as an integral component of the urban design logic and place making (refer to the Roberts Day Master Plan January 2015).

CHARACTER:

- + Natural, informal Australian bush landscape character
- + Vegetated areas of transition, providing visual relief and connection.

PROGRAM:

- + Nature conservation that improves the ecological, habitat and biodiversity values of Whitehorse
- + Nature interpretation: indigenous revegetation with information signage to explain the original ecological habitat of the area.
- + Some passive recreation: seating spaces for social meeting and relaxing
- + Pedestrian pathways connecting neighbourhoods with open space reserves



Landscaped Reserves offer opportunities for indigenous bush regeneration to enhance the ecological habitat and biodiversity values of the area



FIGURE 31: LANDSCAPE LINEAR PARK SECTION II (ILLUSTRATIVE ONLY - SUBJECT TO DESIGN DEVELOPMENT)



NOTE: ALL LEVELS ARE VERY PRELIMINARY AND SUBJECT TO DESIGN DEVELOPMENT OF THE MASTER PLAN AND URBAN DESIGN



FIGURE 32: LANDSCAPE LINEAR PARK SECTION JJ (ILLUSTRATIVE ONLY - SUBJECT TO DESIGN DEVELOPMENT)

6. OPEN SPACE & PUBLIC REALM CONCEPT DESIGN



FIGURE 33: SMALL LOCAL OPEN SPACES

- KEY
- SMALL LOCAL OPEN SPACES
 - EXISTING COUNCIL NEIGHBOURHOOD PARK

6.5 SMALL LOCAL OPEN SPACES

Small local open spaces and pocket parks provide areas for locals to gather and enjoy social activities with neighbours and friends. The open space reserves provide a connection between streets or individual open space reserves, and contribute to the open space network for visual relief and passive recreational use.

CHARACTER:

- + Small local green spaces and pocket parks
- + A casual but formal character (planned and structured spaces) to enhance a break away from the surrounding activities
- + Urban parks with deciduous trees to mark the changing of seasons, are combined with a majority of native trees to provide shade in summer and contribute to nature biodiversity.

PROGRAM:

- + Meeting places to enhance social cohesion; park seats, seating walls, open grassed areas
- + Play opportunities integrated within the open space fabric. A dedicated play space will be provided to Donaldsons Reserve and the adjoining new open space area to create an integrated small local open space.
- + Active lifestyle promoted by walking and cycling paths
- + Green connecting links and visual leads towards the Urban Plaza and the Village Green
- + Flow path / drainage

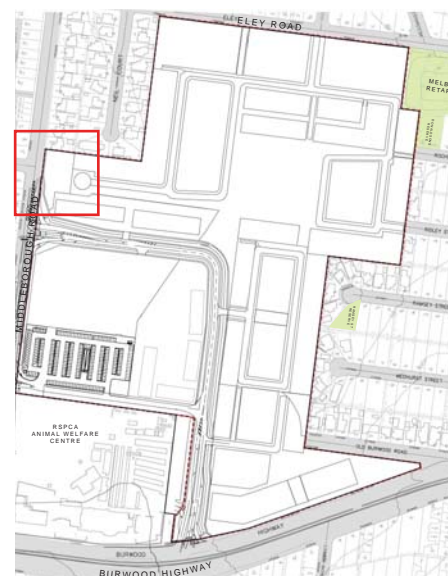


6. OPEN SPACE & PUBLIC REALM CONCEPT DESIGN



FIGURE 34: NODAL PARK TO MIDDLEBOROUGH ROAD FRONTAGE

1: 500



6.6 POCKET PARK

A small local open space located to the Middleborough Road frontage north of the Link Road entry, acts a 'gateway' for the retail and residential precinct.

Screen planting around the perimeter will soften the interfaces with adjoining residential properties, provide a buffer to Middleborough Road and provide a backdrop to the central open lawn area.

Park seating and informal play cater for flexible and variable uses to enable appreciation of the open space amenity. It also provides an alternative circulation option for pedestrians and is sited nearby the adjoining public transport bus stop.

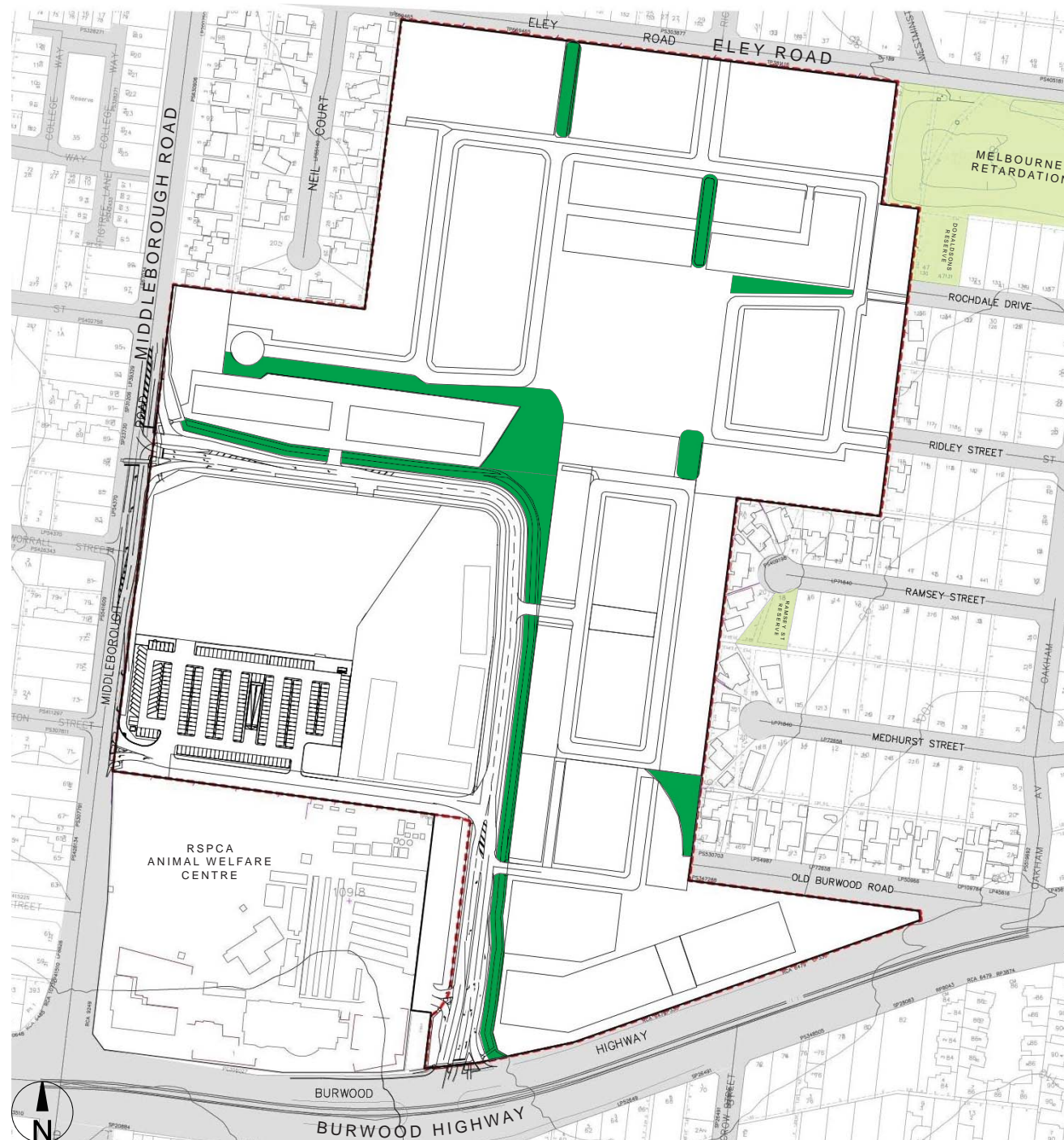


FIGURE 35: LINKING SPACES

KEY

LINKING SPACES

NOTE: ILLUSTRATIVE DETAILS OF THIS PLAN ARE FOUND IN FIG. 36, 37, 38, 39, 40 AND 41.

6.7 LINKING SPACES

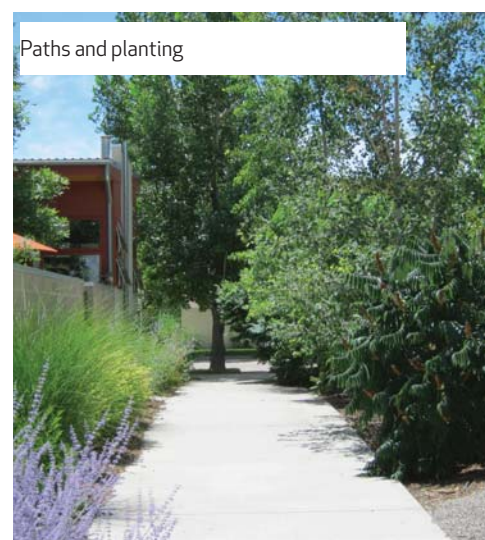
These reserves provide local links and connections between streets and individual open space reserves. They provide alternative routes between neighbourhood pockets, and can delight and surprise with well landscaped edges and spaces.

CHARACTER:

- + Attractive inviting throughways
- + Strong visual clues for way finding
- + Safe and transparent edges that enhance passive surveillance
- + Consider the adjoining residential amenity and the pedestrian experience through the space when defining edge treatments that avoid large blank walls

PROGRAMS:

- + Safe and accessible pedestrian connections (CPTED)
- + Resting spots
- + Local food production, i.e. Fruit trees, herb beds
- + Active lifestyle, good walking paths
- + Flow path/ drainage



Paths and planting



Informal path with central trees



Paths and planting



Wide green areas with clear path, grassed area and trees

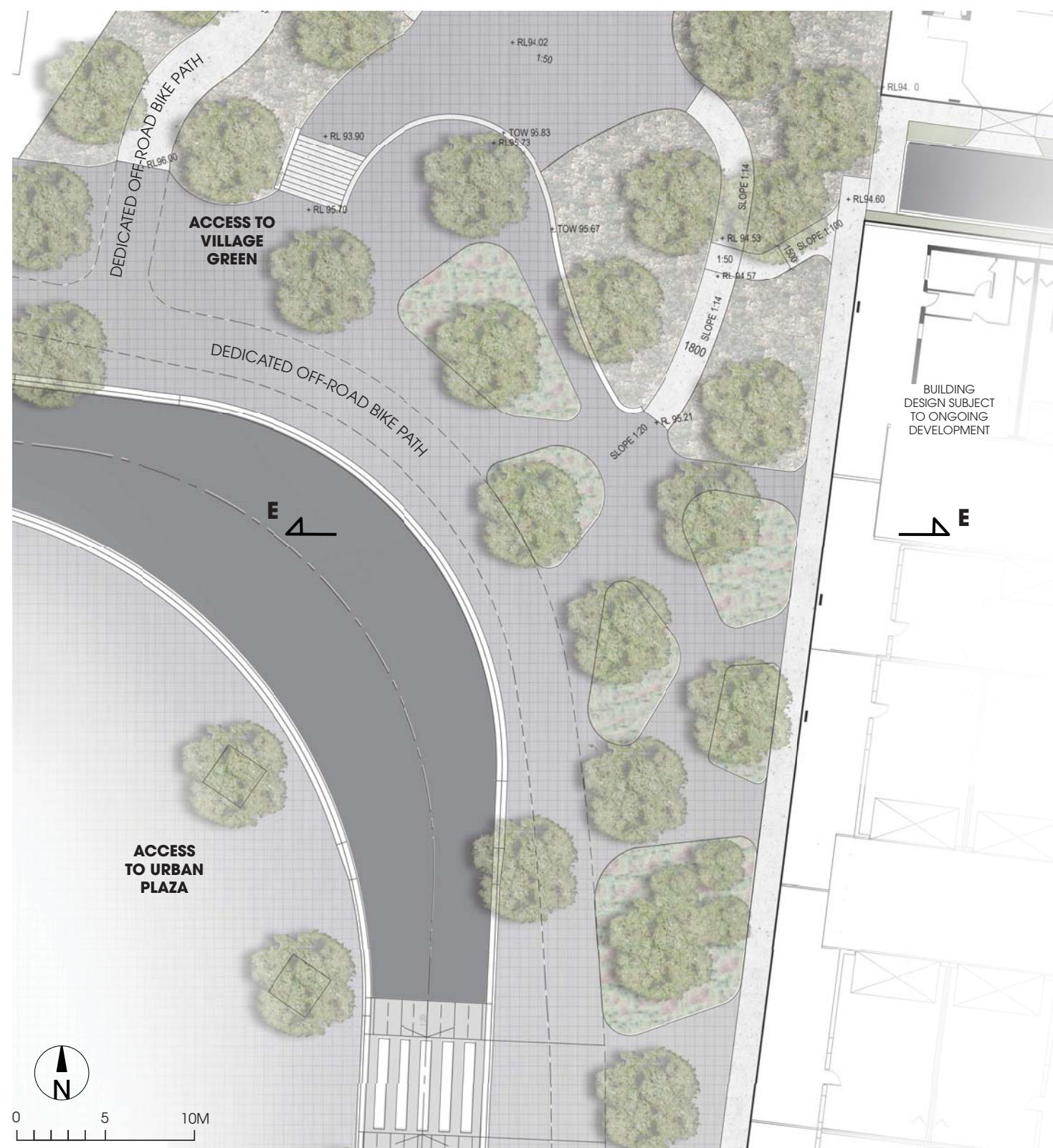


FIGURE 36 LINKING SPACE PLAN (ILLUSTRATIVE ONLY)

6. OPEN SPACE & PUBLIC REALM CONCEPT DESIGN



NOTE: ALL LEVELS ARE VERY PRELIMINARY AND SUBJECT TO DESIGN DEVELOPMENT OF THE MASTER PLAN AND URBAN DESIGN

NOTE: AN OVERALL PLAN SHOWING THE LINKING SPACES WITHIN THE DEVELOPMENT IS SHOWN IN FIG. 35.

FIGURE 37: LINKING SPACE SECTION EE (ILLUSTRATIVE ONLY)

LINEAR AND GREEN MOVEMENT WEDGES

The Master Plan sets out strategic place shaping moves, including the provision of linear and green movement wedges for pedestrians and cyclists. These link the surrounding neighbourhoods to the civic plaza and urban spaces, as well as to the central park area (the Village Green).

Created within these spaces are rest areas which will take the form of small 'outdoor rooms' set in an urban park like environment. It is envisaged that similar places and spaces will be implemented here to cater for contemporary living in an urban context.

The widened areas alongside the main feature boulevard provide ideal opportunities for the creation of local open spaces that can be used for circulation, meeting places, social activities and passive recreation. In addition, they will provide visual and landscape amenity to adjoining residences.

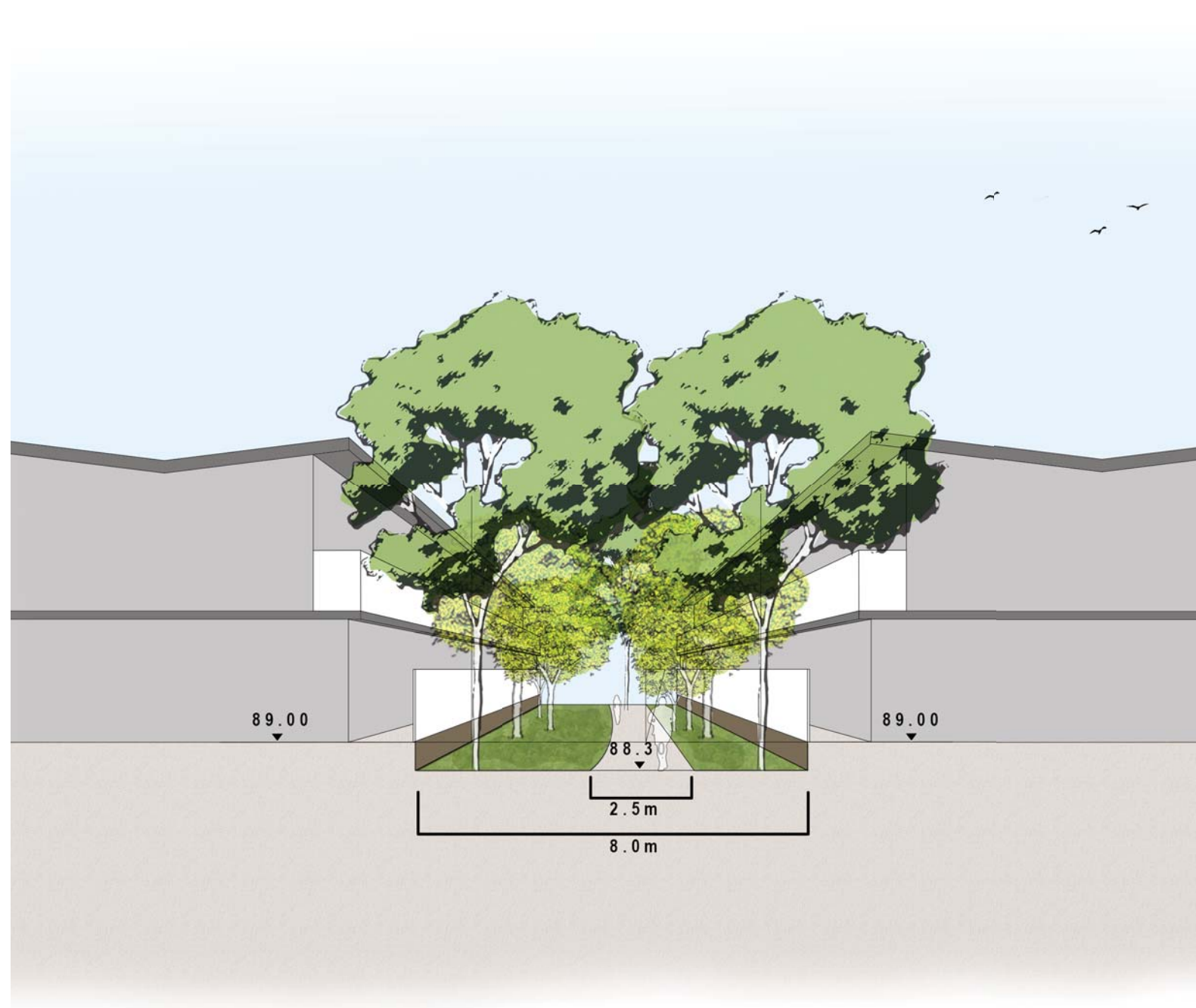


FIGURE 38: LINKING SPACE SECTION HH (ILLUSTRATIVE ONLY)
NOTE: ALL LEVELS ARE VERY PRELIMINARY AND SUBJECT TO DESIGN DEVELOPMENT OF THE MASTER PLAN AND URBAN DESIGN

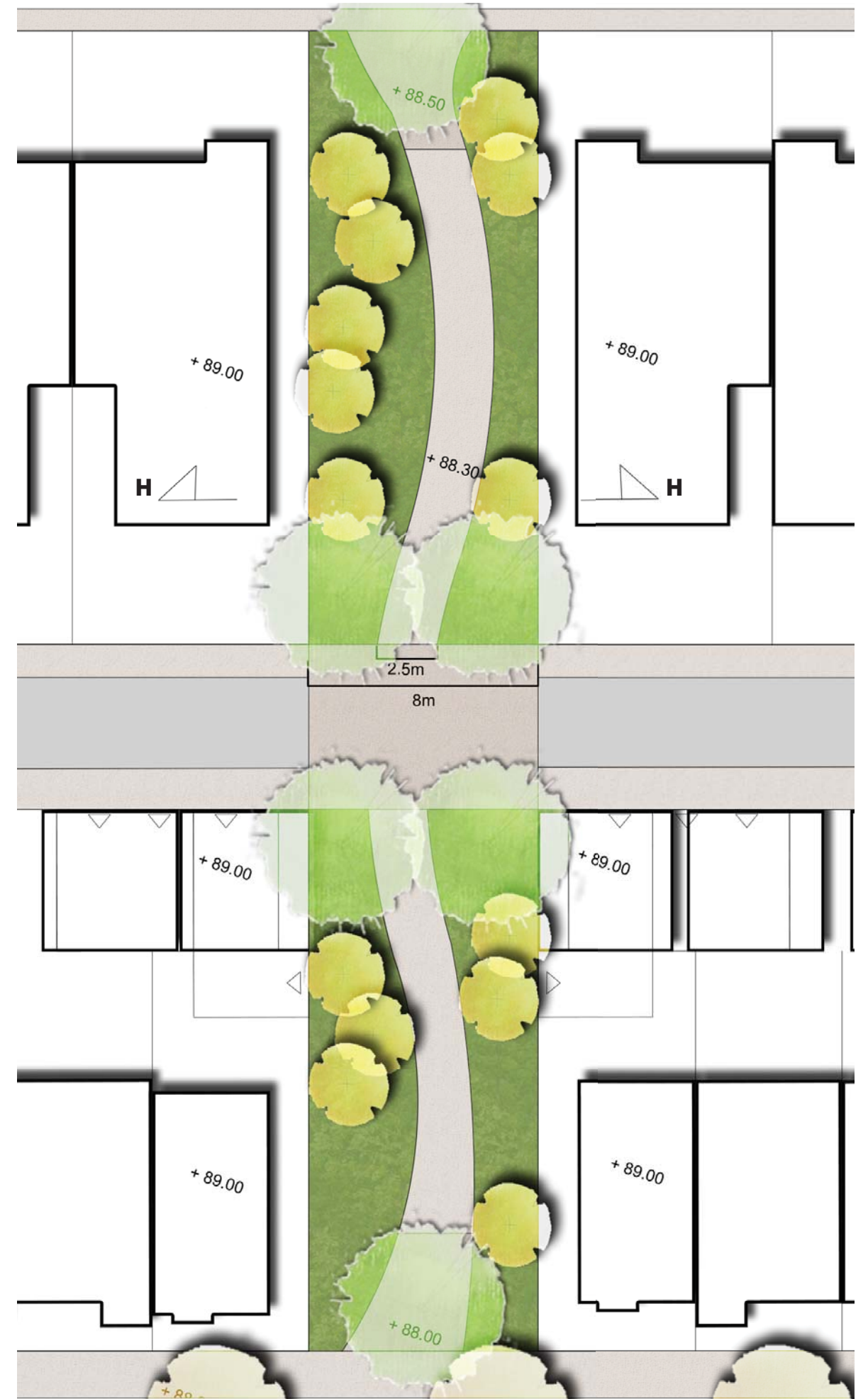


FIGURE 39: LINKING SPACE PLAN (ILLUSTRATIVE ONLY)



FIGURE 40: POCKET PARK - OLD BURWOOD ROAD PEDESTRIAN LINK CONCEPT PLAN (ILLUSTRATIVE ONLY)

6. OPEN SPACE & PUBLIC REALM CONCEPT DESIGN

6.8 POCKET PARK CONCEPT OLD BURWOOD ROAD PEDESTRIAN LINK

Enhancement of original intent of the master plan linkages

- + Reorientation of previous small local open space which includes link to respond to the pedestrian desire lines
- + Has direct line of sight in accordance with CPTED principles, including lighting
- + Provides for open space in the order of 700sqm +, in line with the established hierarchy
- + Provides opportunity for integration of other community uses into this space such as kitchen gardens, incidental play space or public art



FIGURE 41: POCKET PARK CONCEPT SECTION PP (ILLUSTRATIVE ONLY)



Entrance gateway element example



Entrance gateway element example



Entrance gateway element example

7. ENTRANCES + EDGES

As outlined in Section 4.2 Edges + Transitions, there are a number of interfaces with the existing urban structure, including existing residential areas, main roads and the RSPCA. These all require different solutions to ensure the development is integrated with the urban fabric.

In addition, there are level changes across these boundaries (as well as across the site) that need to be addressed in the detailed design development stage. These will be achieved through the built form, the landscaped reserves and along property boundaries. Where the landscape is involved, a combination of planted embankments, retaining walls and screen planting will reduce the visual impact of any level changes.

Detailed design of retaining walls proposed on public land or at the public interface in the development will need to be accompanied by structural and design reports to Council's satisfaction.

Entrances into the central boulevard from Burwood Highway or Middleborough Road will be enhanced with canopy trees and lower storey planting to provide a sense of pleasure within the area for both vehicular and pedestrian traffic. In addition some feature gateway element design will be explored to create a sense of arrival and context. This will include material (eg, bricks) which represents the historical context of the site, light and form.



Retained garden bed to sloped areas



Planting and retaining wall to sloped areas



Planting to feature retaining walls



Shared pathway links from the surrounding area through the various entrances and into the new development



Possible landscape treatment to road edge



Possible landscape treatment to road edge



Middleborough Road entry - concept render only. Subject to change and design development. (Image by: Orbit Solutions)



Pin Oaks as a feature to the Link Road boulevard



Native trees to the Burwood Highway entry - concept render only. Subject to change and design development. (Image by: Orbit Solutions)

FIGURE 42: THE MAIN ENTRANCES

KEY

- MIDDLEBOROUGH ROAD ENTRY
- BURWOOD HIGHWAY ENTRY

7.1 ENTRANCES

MIDDLEBOROUGH ROAD ENTRY:

The entry off Middleborough Road will be characterised by engineering and architectural components, though a layer of landscape (some trees and 'sculptural' ground cover planting) will be added to areas wherever possible. However, the intent will not be to detract from traffic and pedestrian safety, nor from the architectural objectives of landmark buildings to define the corners.

BURWOOD HIGHWAY ENTRANCE:

The landscape treatment to the entrance off Burwood Highway offers opportunities for a variety of experiences and also the establishment of a local identity.

There is an existing large built form (the RSPCA building) in addition to some possible new apartment complexes up to four storeys in height. Dependant on the final resolution of the traffic requirements, a landscape treatment will be established to create an identity for the new neighbourhood. This will be based around native trees to reinforce the character of Burwood Highway in the local area and the proposed pin oaks and native trees to the main link boulevard. In addition the incorporation of art will be explored further in the design process.



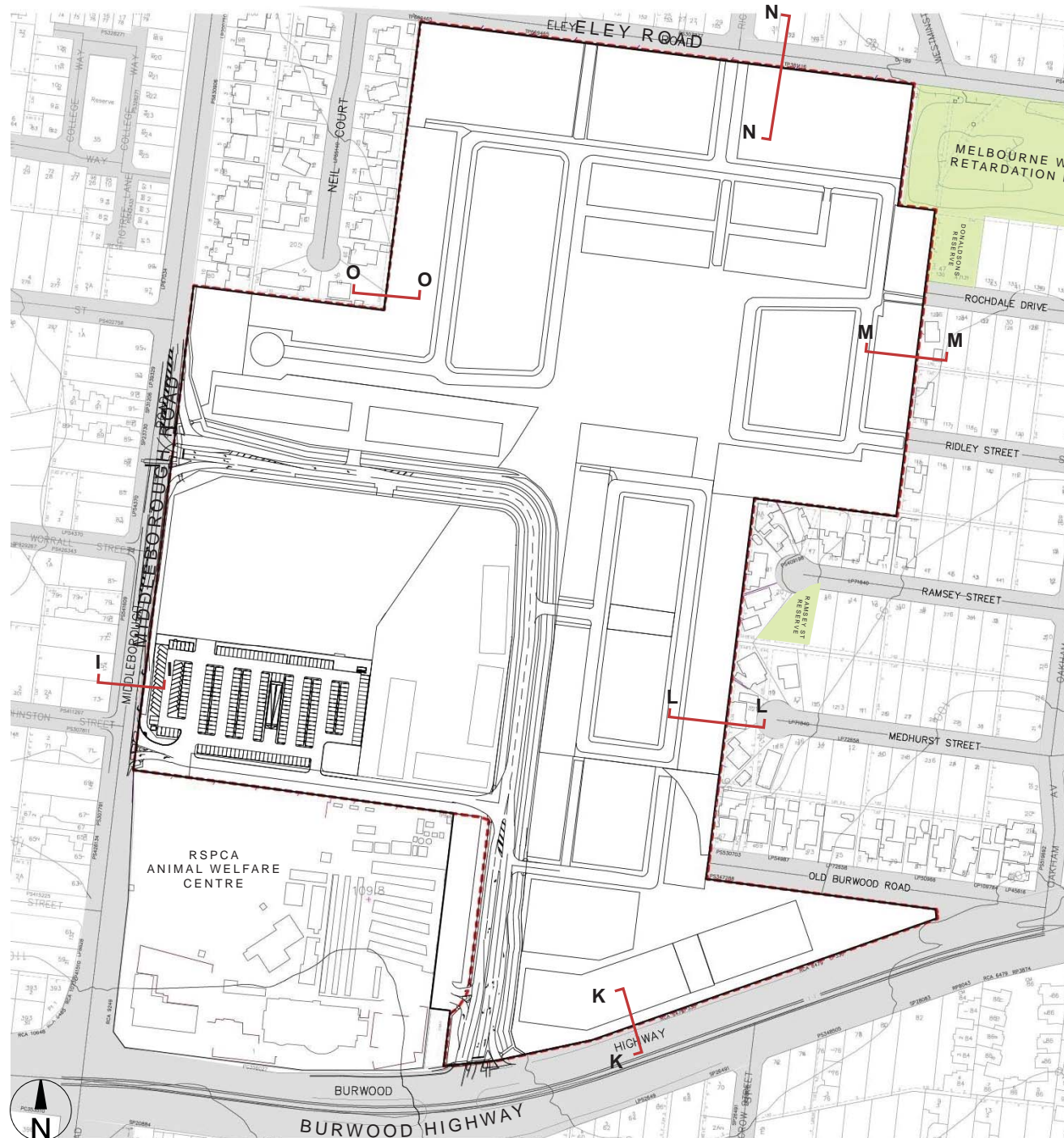


FIGURE 43: EDGES TREATMENTS - CROSS SECTION LOCATIONS

7.2 EDGES + INTEGRATION

The Master Plan indicates a key design principle is the integration of the new development within the existing low density residential neighbourhood.

These edges include:

- > frontages to main transport arterial routes: Burwood highway and Middleborough Road
- > integration with local access streets
- > the RSPCA boundary
- > backing on to established residential properties.

The landscape treatments for these various edges will be different in scale and detail, but in all instances, will address the specific requirements of integrating the new development into the existing urban fabric and minimising the impact on adjoining existing residents. This may be done through landscaping road edges to enhance street character.

The following pages provide indicative sections of how the various edge treatments will be addressed.

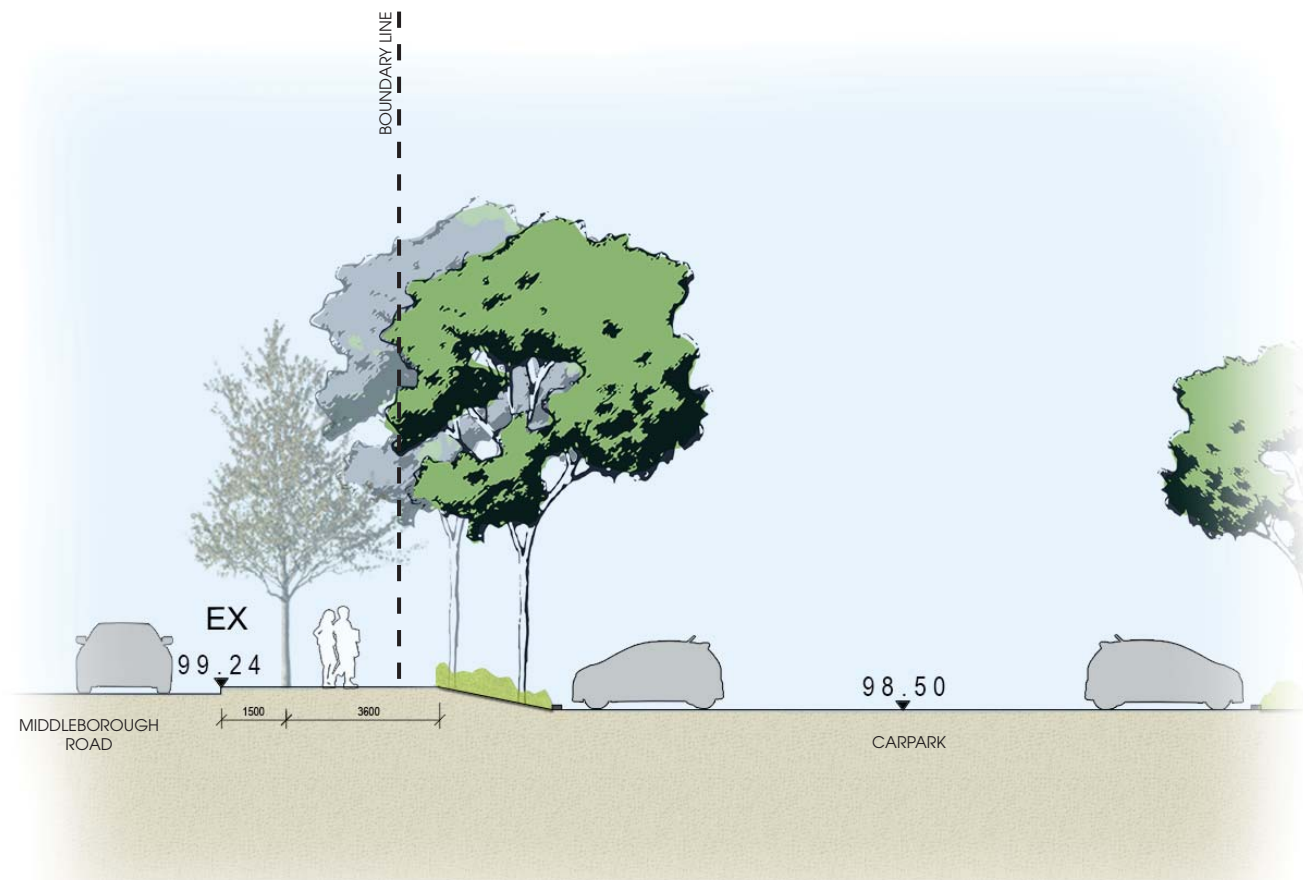


FIGURE 44: ROAD EDGE SECTION II (ILLUSTRATIVE ONLY)

**MIDDLEBOROUGH ROAD / ACTIVITY CENTRE CAR PARK
EDGE:**

The small level change (< 1 metre) between Middleborough Road and the activity centre car park is to be treated with a landscaped buffer made up of evergreen native trees and under storey planting. The intent of this landscaped buffer is to reduce the visual impact of the car parking area and the cars within it when viewed from Middleborough Road, and to add visual interest to this principal arterial road. In addition the landscape buffer will improve pedestrian amenity along Middleborough Road and complement the existing landscape treatment along the RSPCA boundary.

A mix of evergreen and deciduous canopy trees will be provided in the car parking area to provide as much shade as possible whilst considering a safe and secure environment for car park users and property.

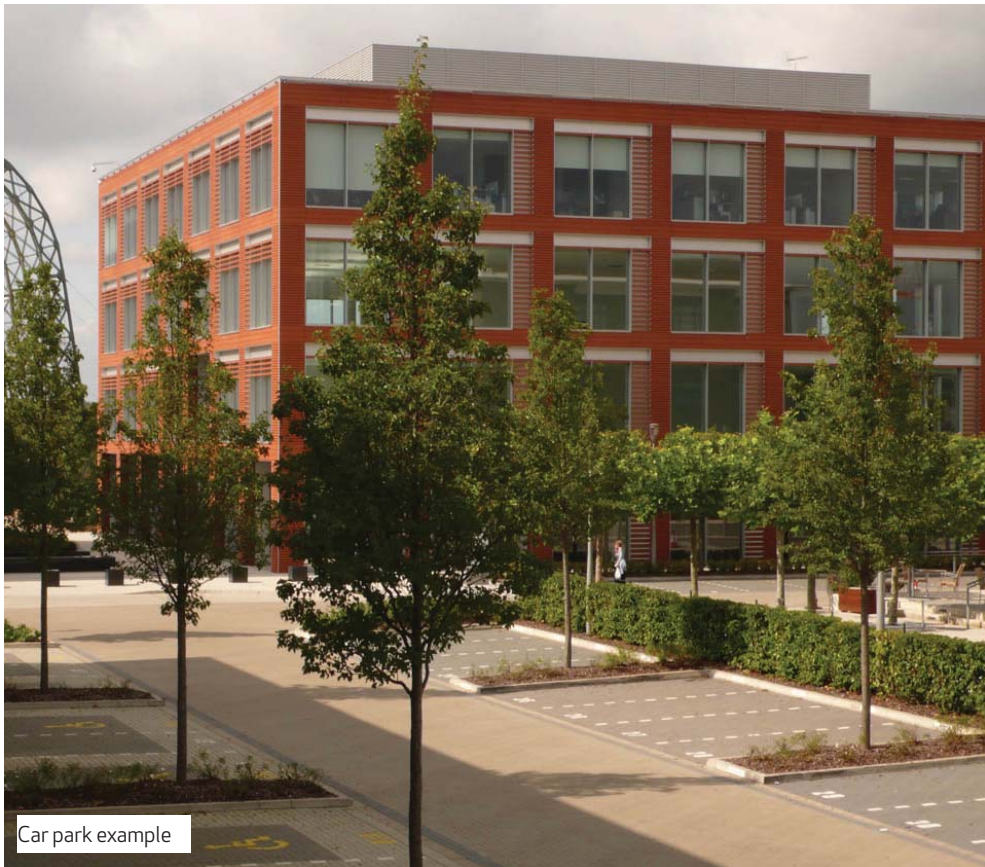
Refer to Figure 44: Section II



Car park example



Car park example



Car park example

NOTE: ALL LEVELS ARE VERY PRELIMINARY AND SUBJECT TO DESIGN DEVELOPMENT OF THE MASTER PLAN AND URBAN DESIGN

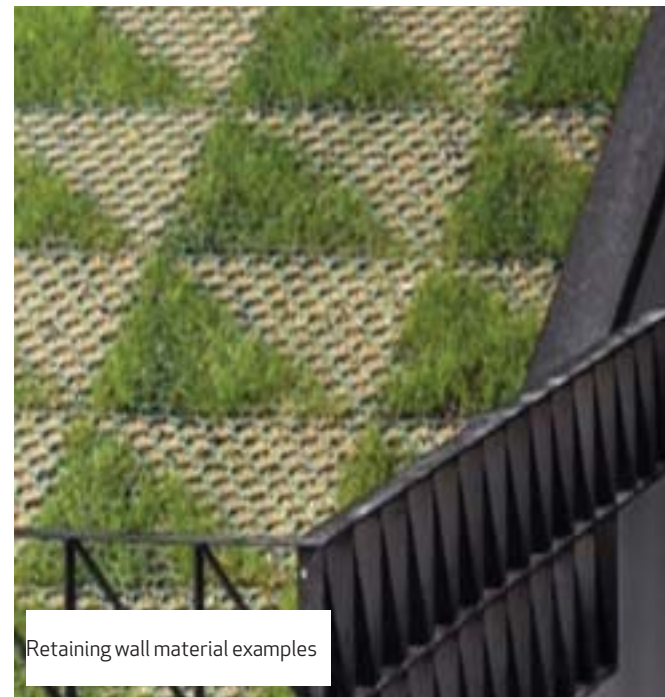
7. ENTRANCES + EDGES



Retaining wall material examples



Opportunities exists to create a feature to the retaining wall interface



Retaining wall material examples

RSPCA BOUNDARY:

The boundary with the existing RSPCA complex is characterised by a significant change of level, some existing tree planting (within the RSPCA site) and a significant communications tower. The objective of the landscape treatment along this boundary will be to reduce the visual impact of the level change, and to complement the existing tree planting.

It is proposed to explore varying treatments of the embankment to highlight the termination of view corridor along the urban plaza / corridor axis or to reduce the visual impact of the slope adjacent the car parking area;

To address the significant level change at the boundary interface to the RSPCA a combination of structural and engineering treatments are to be applied. It is proposed to explore varying treatments adjacent to the car parking area

It is proposed that the retaining walls would be contained within private property. Example images shows integrated structural and aesthetic applications to retaining walls and level transitions of a similar context that would be explored adjacent to the RSPCA. Shotcrete, blockwork, gabion cage stacks and terraced walls are all potential treatments to be applied to the structural elements. These would be incorporated with plantings, vertical screens and green elements that could provide visual interest and soft edge access that will marry into the transition of the RSPCA interface where car parking or paddock and services exist.

Detailed design will need to show an appropriate treatment at the RSPCA interface and be accompanied by structural and design reports to Council's satisfaction.

Refer to Figure 45

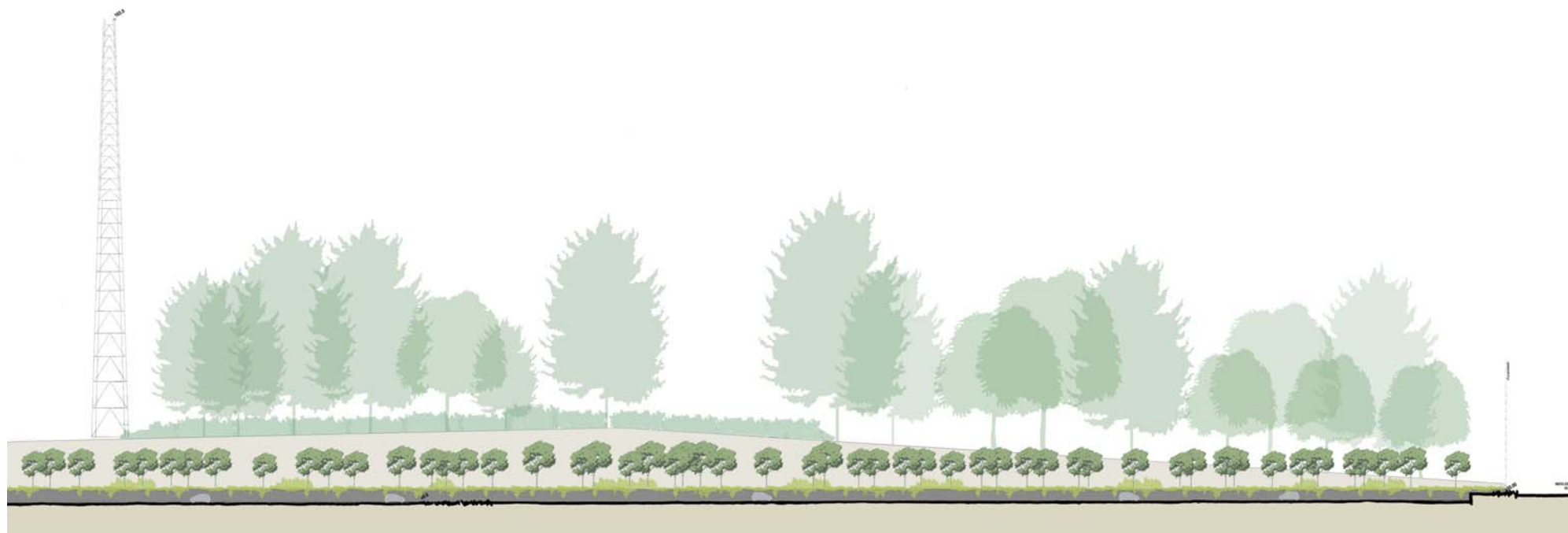


FIGURE 45: RSPCA BOUNDARY INTERFACE (ILLUSTRATIVE ONLY)

NOTE: ALL LEVELS ARE VERY PRELIMINARY AND SUBJECT TO DESIGN DEVELOPMENT OF THE MASTER PLAN AND URBAN DESIGN

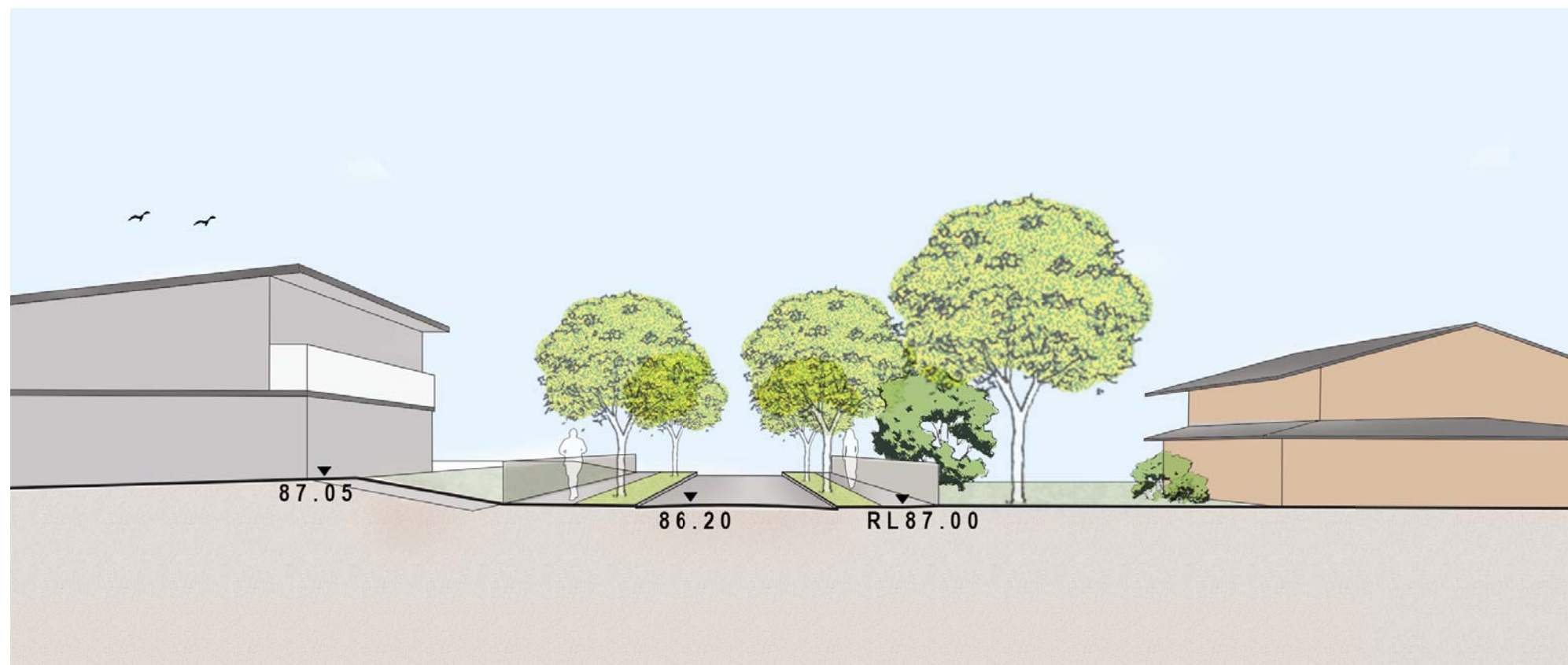


FIGURE 46: ROAD EDGE SECTION NN (ILLUSTRATIVE ONLY)

ELEY ROAD EXISTING RESIDENTIAL EDGE:

The small level change (< 1 metre) between Eley Street and the new residential houses is to be treated by mirroring the street character from the existing north side, including permeable fencing and landscape enhancement to the new properties facing into the street. Young (>5 years) street trees (*Lophostemon* spp.) are existing on both north and south sides of the street are to be retained.

Refer to Figure 46: Section NN



FIGURE 47: BOUNDARY SECTION MM (ILLUSTRATIVE ONLY)

ROCHDALE DRIVE EXISTING RESIDENTIAL BOUNDARY:

There is a small level change (<1 metre) between existing houses on Rochdale Drive and Ridley Street, which will look slightly down over the boundary to the new housing. This boundary will be treated with a landscaped buffer made up of native trees (eucalypts) and large shrubs of varying height. The intent of this buffer is to reduce the visual impact of the new housing and complement existing boundary vegetation.

Refer to Figure 47: Section MM

NOTE: ALL LEVELS ARE VERY PRELIMINARY AND SUBJECT TO DESIGN DEVELOPMENT OF THE MASTER PLAN AND URBAN DESIGN

7. ENTRANCES + EDGES

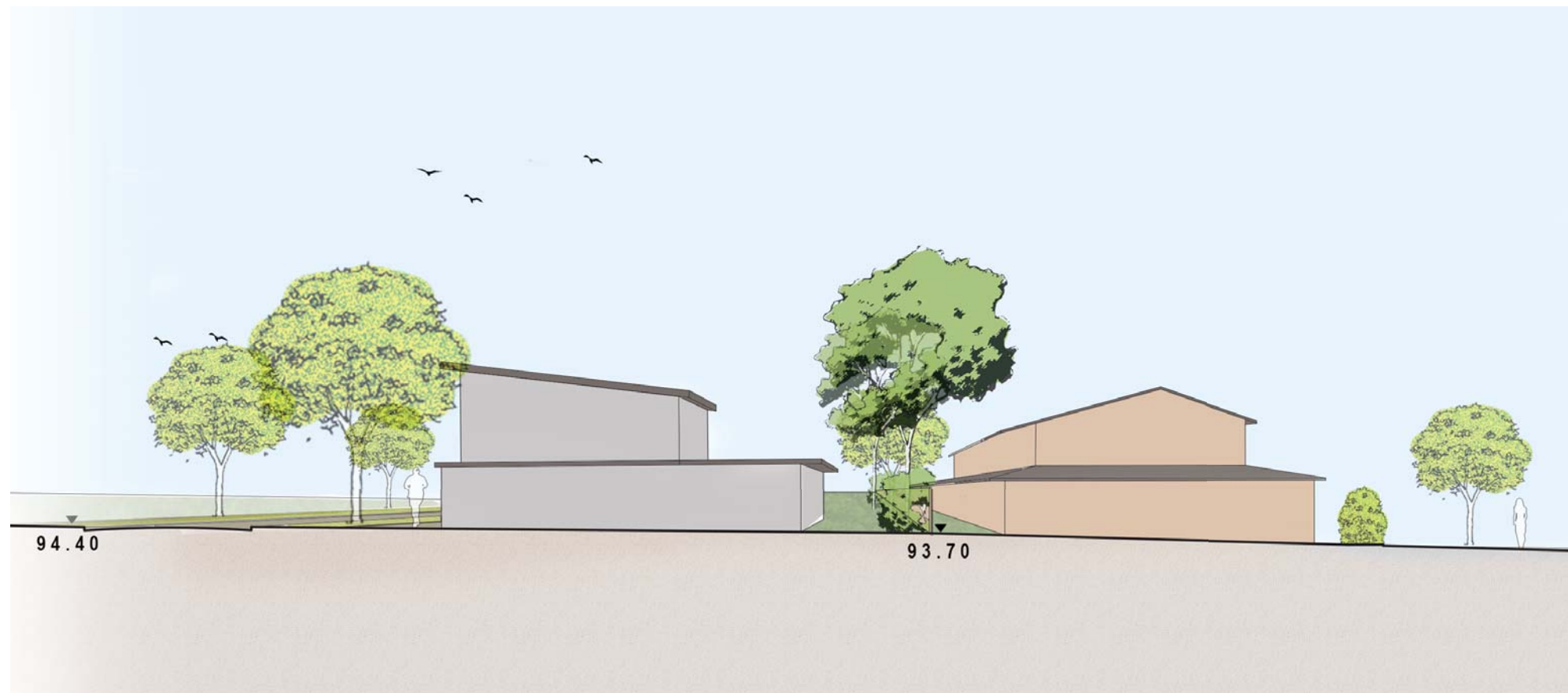


FIGURE 48: BOUNDARY SECTION LL (ILLUSTRATIVE ONLY)

NOTE: ALL LEVELS ARE VERY PRELIMINARY AND SUBJECT TO DESIGN DEVELOPMENT OF THE MASTER PLAN AND URBAN DESIGN

MEDHURST STREET EXISTING RESIDENTIAL BOUNDARY:

There is a small level change (<1 metre) between existing houses on Medhurst and Ramsey Street which will be downhill from the boundary and new housing. This boundary will be treated with a landscaped buffer made up of native trees (eucalypts) and large shrubs of varying height. The intent of this buffer is to provide some privacy to existing housing, reduce the visual impact and complement existing boundary vegetation.

Refer to Figure 48: Section LL

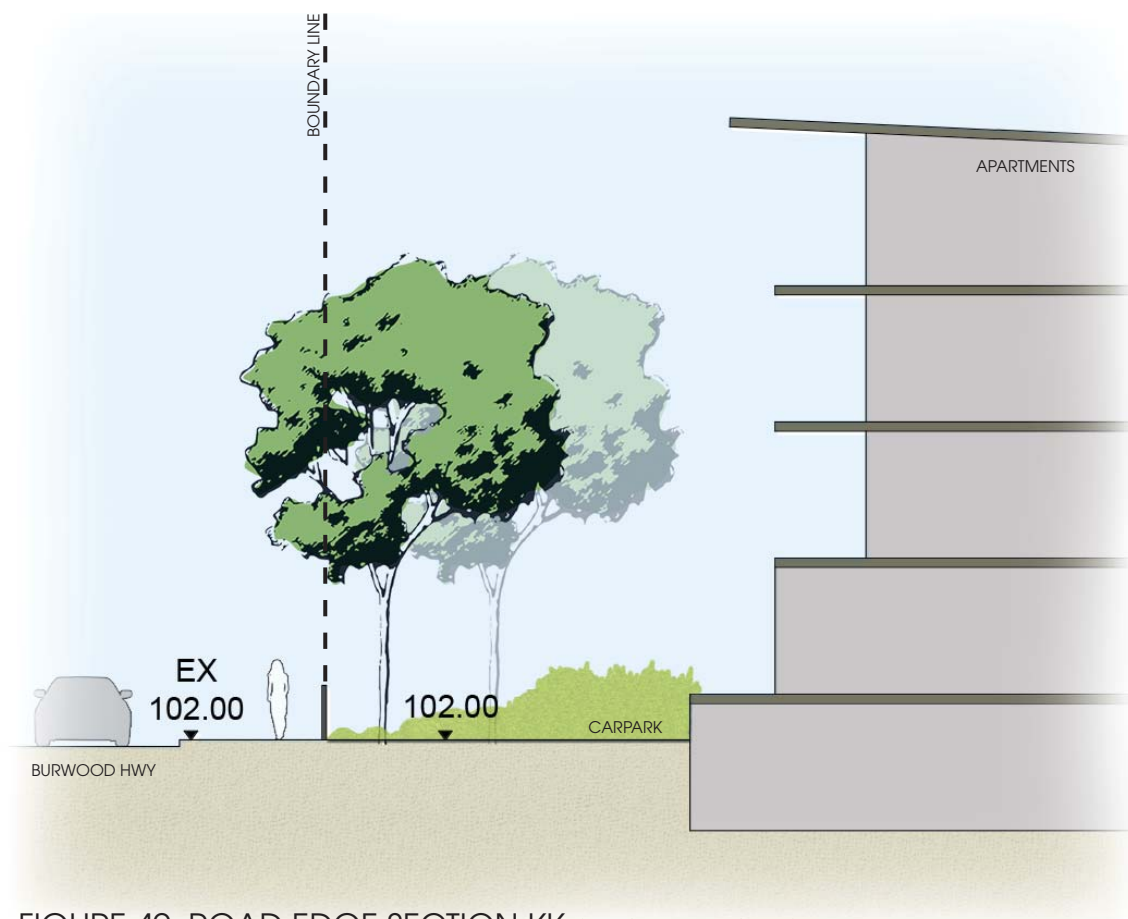


FIGURE 49: ROAD EDGE SECTION KK (ILLUSTRATIVE ONLY)
APARTMENT LEVELS ARE PURELY INDICATIVE AND SUBJECT TO DETAILED DESIGN



FIGURE 50: SHARED BOUNDARY (RESIDENTIAL LOTS) SECTION OO (ILLUSTRATIVE ONLY)

NOTE: ALL LEVELS ARE VERY PRELIMINARY AND SUBJECT TO
DESIGN DEVELOPMENT OF THE MASTER PLAN AND URBAN DESIGN

7. ENTRANCES + EDGES

BURWOOD HIGHWAY EDGE:

A series of buildings spaced to allow generous landscaping are proposed along the Burwood Highway boundary. These have not been designed yet, but will be set into the sloping topography and also set back from the road frontage. This setback and the slope away from the road, provides opportunities for the reinforcement of a native vegetation palette. Large indigenous canopy trees will reduce the apparent building height, screen the building from the road and provide an interesting outlook. Ground cover planting with indigenous shrubs will provide an interesting foreground at the pedestrian level.

Refer to Figure 49: Section KK

SHARED BOUNDARIES WITH EXISTING RESIDENTIAL PROPERTIES:

There are a number of situations where level changes exist along shared boundaries, including those with existing residences (eg, Neil Court). The objective of the landscape treatments here (typically within private lots) is to enhance the amenity of the residents. This includes maintaining privacy from overlooking and providing an aesthetic outlook.

New houses will be designed with a back yard to provide open space for adequate separation between the new dwelling and the backyards of existing residences and buffer tree planting.

Along with the tree screen planting, and where required, terraced garden beds will be created to address the level differences. Shrubs and climbers can be planted to screen the boundary fences and reduce the impact of the level changes.

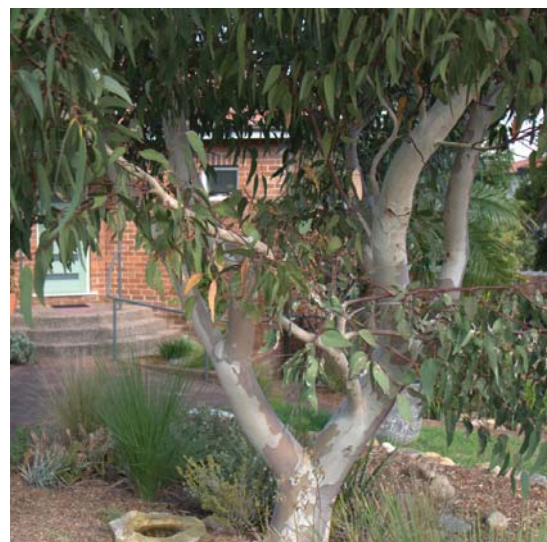
Refer to Figure 50: Section OO



Corymbia ficifolia (Red flowering gum: mature height 8m). Street tree and parks



Lophostemon confertus (Brush box: mature height 12m). Street tree



Eucalyptus mannifera 'Little Spotty' (Dwarf Spotted Gum: mature height 8m). Street tree and parks



Corymbia maculata (Spotted Gum: mature height 20-30m). Street tree

8. LANDSCAPE PALETTE

8.1 PLANTING

An indicative tree palette has been provided based on the City of Whitehorse's street tree list, and also to achieve the design intent for particular landscape settings. Trees play an important part of defining the local character and identity, and particular attention will be paid during detailed design to select species that are appropriate for their setting, and also provide environmental benefits.

It is intended to work with Council in detailed design stage to ensure the appropriate tree species are selected for the various settings, and that they can be successfully established and maintained to achieve sustainable outcomes over the longer term.

In particular, it is proposed to select some species that will define the main character of the new development. These species include:

- > *Quercus palustris* (Pin Oak) to the main feature boulevard (subject to council approval)
- > *Gleditsia triacanthos* (Honey Locust) to the urban plaza and civic spaces (subject to council approval)
- > Indigenous eucalypts to the Burwood Highway frontage and landscaped reserves.

Ground cover and shrub planting will also be selected for each particular landscape setting, and will consider maintenance requirements, CPTED principles (clear sight lines and security) along with environmental and visual amenity.



Ulmus parvifolia (Chinese Elm: mature height 16m) Street tree



Jacaranda mimosifolia (Jacaranda: mature height 10m) Feature tree in the Village Green



Fraxinus pennsylvanica 'Urbanite' (Urbanite Green Ash: mature height 11m). Street tree and parks



Lagerstroemia indica (Crepe myrtle: mature height 7m) Local access streets & mews



Eucalyptus scoparia (Wallangara White Gum: mature height 12m) Street tree and parks



Acacia melanoxylon (Australian Blackwood: mature height 12m) Village Green around the ornamental waterbody



Gleditsia triacanthos (Honey Locust: mature height 15m) The urban plaza and civic spaces

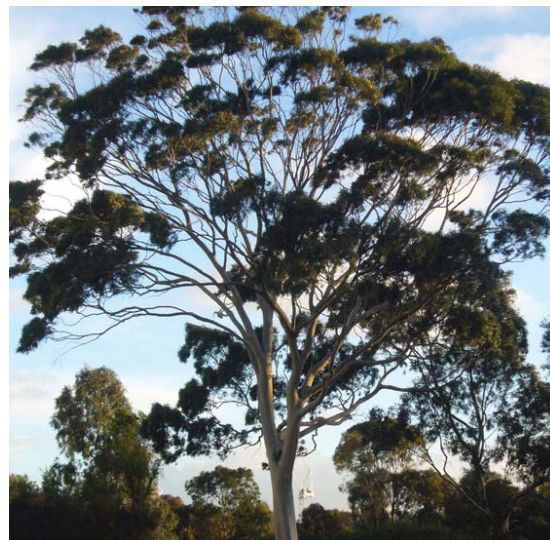


Quercus palustris (Pin Oak: mature height 15m) Central boulevard tree

8. LANDSCAPE PALETTE



Waterhousea floribunda (Weeping Lilly Pilly: mature height 15m). Street tree and parks



Angophora costata (Smooth-barked Apple: mature height 20m). Street tree and parks



Brachychiton acerifolius (Illawarra Flame Tree: mature height 20m). Street tree and parks



Eucalyptus pauciflora (Snow Gum: mature height 12m). Street tree and parks

INDICATIVE UNDERSTOREY PLANTING

(Source: Indigineous Gardening in Whitehorse)



Acacia acinacea (Gold Dust Wattle: mature size (HxW) 2.5 x 2.0 m). Understorey Planting in garden beds



Banksia spinulosa (Hairpin Banksia: mature size (HxW) 2.0 x 2.0 m). Understorey Planting in garden beds



Correa reflexa (Common Correa: mature size (HxW) 2.5 x 1.5 m). Understorey Planting in garden beds



Doryanthes excelsa (Gymea Lily: mature size (HxW) 1.5 x 1.5 m). Understorey Planting in garden beds



Kunzea ambigua (Tick Bush: mature size (HxW) 1.5 x 2.0 m). Understorey Planting in garden beds



Westringia fruticosa 'Smokey' (Coastal Rosemary: mature size (HxW) 1.0 x 1.0 m). Understorey Planting in garden beds



Dianella caerulea (Flax Lily: mature size (HxW) 1.0 x 1.0 m). Understorey Planting in garden beds



Lomandra longifolia (Mat Rush: mature size (HxW) 1.0 x 1.0 m). Understorey Planting in garden beds



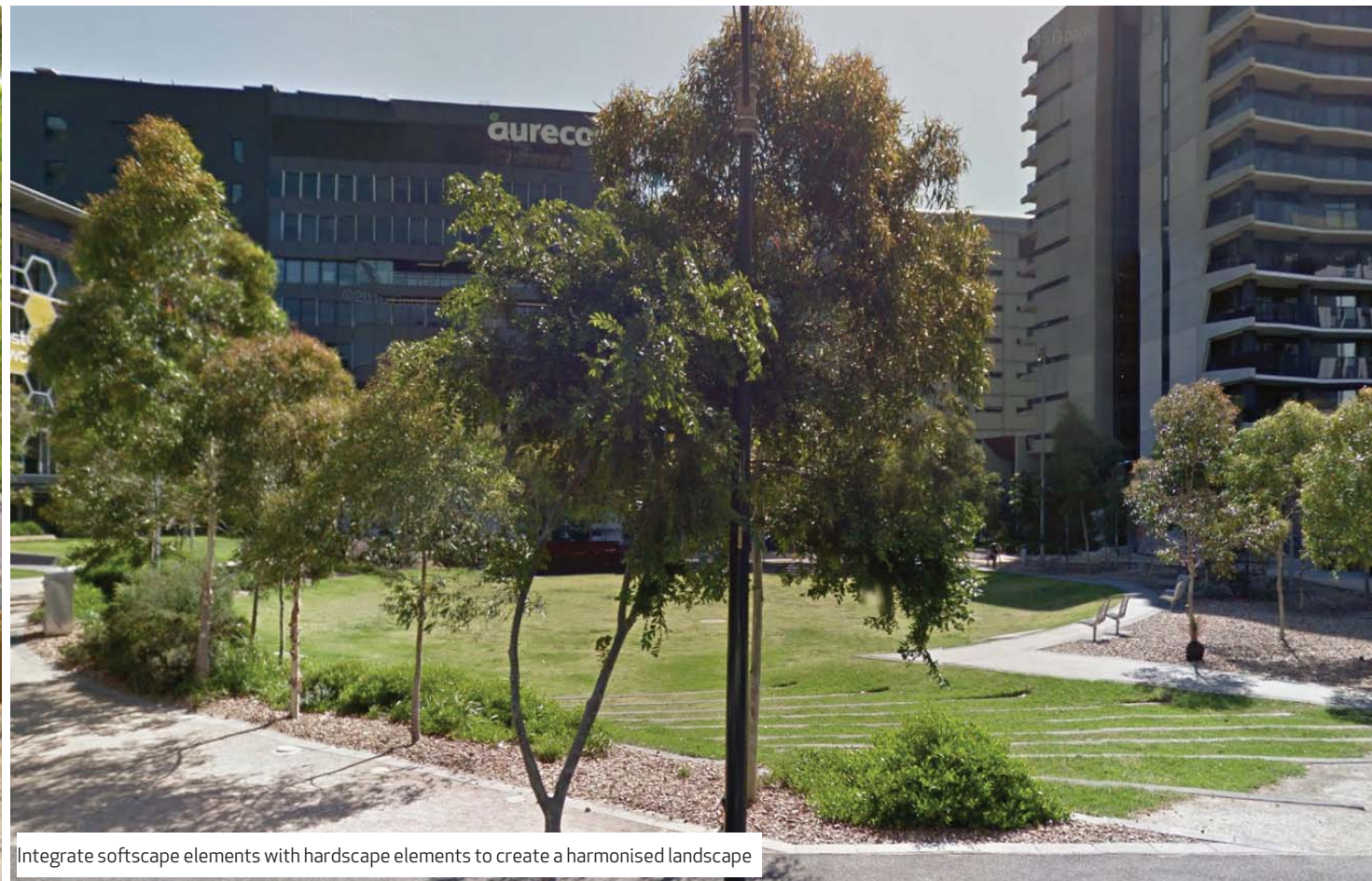
Myoporum parvifolium (Creeping Boobialla: Mature size (HxW) 0.3 m x spreading). Understorey Planting in garden beds



Themeda australis (Kangaroo Grass: mature size (HxW) 0.8 x 1.0 m). Understorey Planting in garden beds



Feature paved areas will be used to define meeting spaces within neighbourhood parks



Integrate softscape elements with hardscape elements to create a harmonised landscape



Concrete offers numerous possibilities for paving and site furniture in civic spaces and neighbourhood parks



Corten steel (or similar) provide opportunities for feature site elements to define specific places within the overall landscaped settings



Timber and concrete are appropriate materials for use in the Village Green and around the waterbody

8.2 MATERIALS

A palette of landscape materials will be chosen during detailed design. The proposed landscape furniture will be predominately sourced from Council's Urban and Landscape Design Guidelines. In addition other materials, such as brick will be used to build a rich sense of place and identity. Material selection will be chosen on environmentally sustainable principles.

It is proposed to utilise Council's standard palette of materials in innovative ways that will provide interest and delight, reinforce local context and landscape programs. Materials including furniture and paving will be used to distinguish local activated places.

Consideration is to be given to asset management responsibilities in any material choices, to ensure the material palette is robust, strong and durable over time and use.



8.3 FURNITURE

Site furniture for use in the landscaped areas will be determined at detailed design stage, and will be predominately sourced from Council's Urban and Landscape Design Guidelines for ease of asset management.

These items will include;

- > light poles and luminaires
- > rubbish containers
- > drinking fountains
- > seating
- > bicycle racks

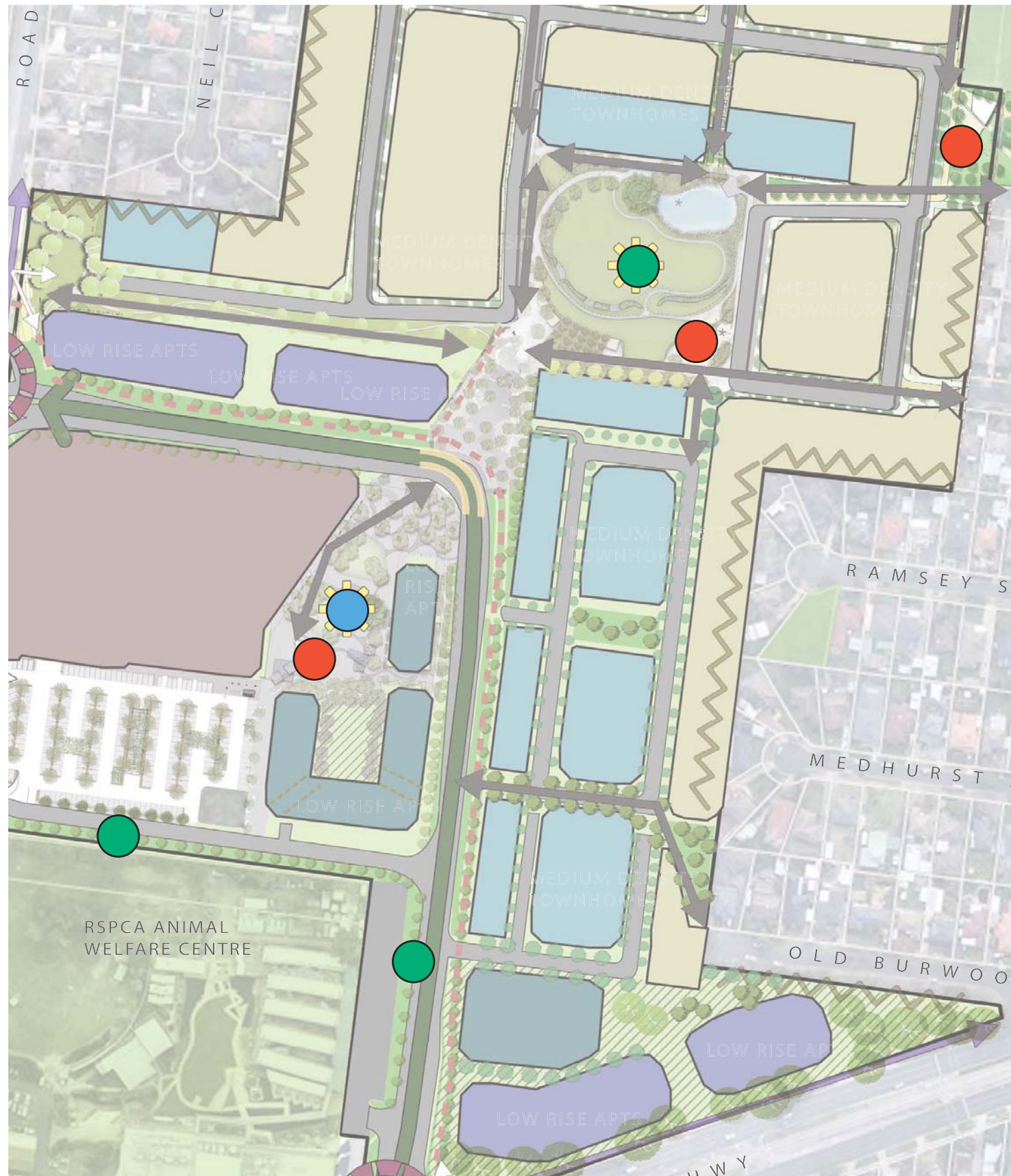


FIGURE 51: POTENTIAL URBAN ART LOCATIONS

- FEATURE INTERACTIVE ART
 ● ARTISTIC PLAY ELEMENTS
 ● BACKGROUND ART

8. LANDSCAPE PALETTE



8.4 ART

Opportunities exist to incorporate public art into the landscape to reinforce local identity and sense of place. It is proposed to provide a hierarchy of art elements throughout the neighbourhood's open space areas.

To The Urban Plaza/The Village Green/ Donaldson's Reserve axis, art is proposed to be incorporated and integrated into landscape settings as functional elements, e.g. hand rails, seating & shelter and paving details. Or it can be feature elements that make more of a statement about the local community and place (feature interactive art). Other possibilities include the design of play elements as artworks and the subtle gestures within the landscape (background art).

The City of Whitehorse has a policy that recognises the benefits of public art and manages a collection for the benefit of the local community. Any proposals for public art will be undertaken in consultation with Council to ensure it represents the environment encompassing local history, people, place and identity.

The examples of art shown here are purely illustrative and are intended to provide some indication of the possibilities to create a central attraction, elements of surprise in a landscape setting and references to historical context. It is intended that any art installations will be developed in conjunction with Council.



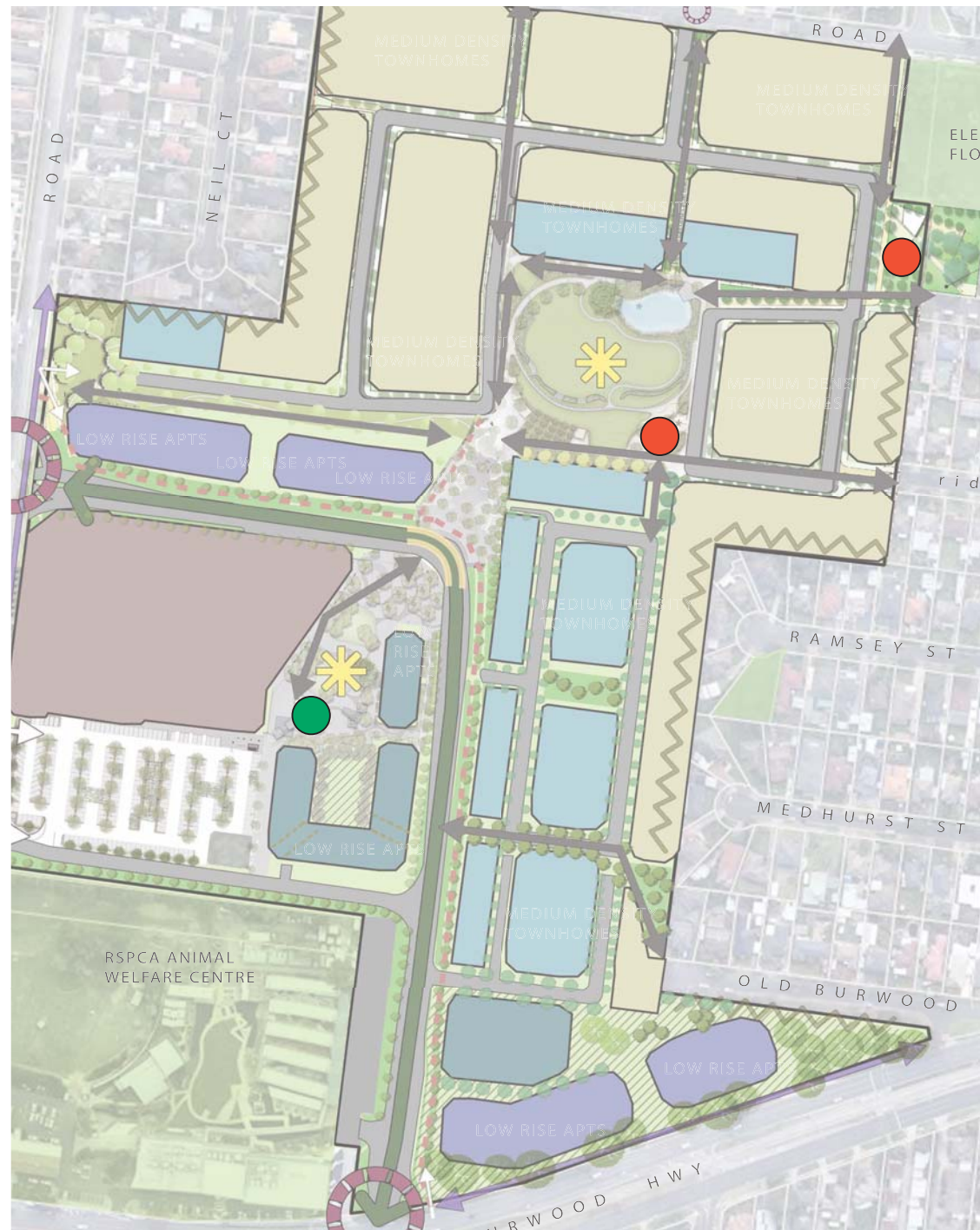


FIGURE 52: POTENTIAL PLAY ELEMENTS AND HIERARCHY

- DEDICATED PLAY SPACE
- INFORMAL PLAY ELEMENTS

8.5 PLAY ELEMENTS

Elements of play can exist in a network to provide interest and delight to the pedestrian links throughout the network of open spaces and encouraging outside activity.

Donaldson's Reserve, The Village Green and The Urban Plaza are intended to provide a linked open space axis within the new neighbourhood.

The existing play space in Donaldson's Reserve will be augmented to cater for a range of recreational activities that cater for toddlers, infants, juniors and teenagers. It will be comprised of equipment that provides opportunities for climbing, sliding, social interaction, tactile input and proprioceptive (sense of body position) and vestibular (balance/movement) stimulation.

The scale and age ranges of this dedicated play space will be determined in conjunction with Council.

In addition, there are opportunities for informal play elements and a dedicated neighbourhood playscape to be incorporated into other open space areas, particularly The Village Green. These play elements can include stepping stones, low climbing or walking walls with integrated play features stimulating touch, colour and sound.