



EAST BRUNSWICK VILLAGE

LANDSCAPE MASTER PLAN

DEVELOPMENT PLAN 127-139 & 149 Nicholson St, 98 John St & 2 Elm Grove, BRUNSWICK

PLANNING AND ENVIRONMENT ACT 1987

Amended Development Plan Approved pursuant to Clause 43.04 of the Moreland Planning Scheme

Document 2 of 3 (16 pages)

Date: 25/06/2018

Signed

For and on behalf of Moreland City Council

Note: This document supersedes the corresponding document previously approved on 4 October 2012

rush\wright associates 15.05.18

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P15	15.05.18	For Submission	Landscape Update	CR

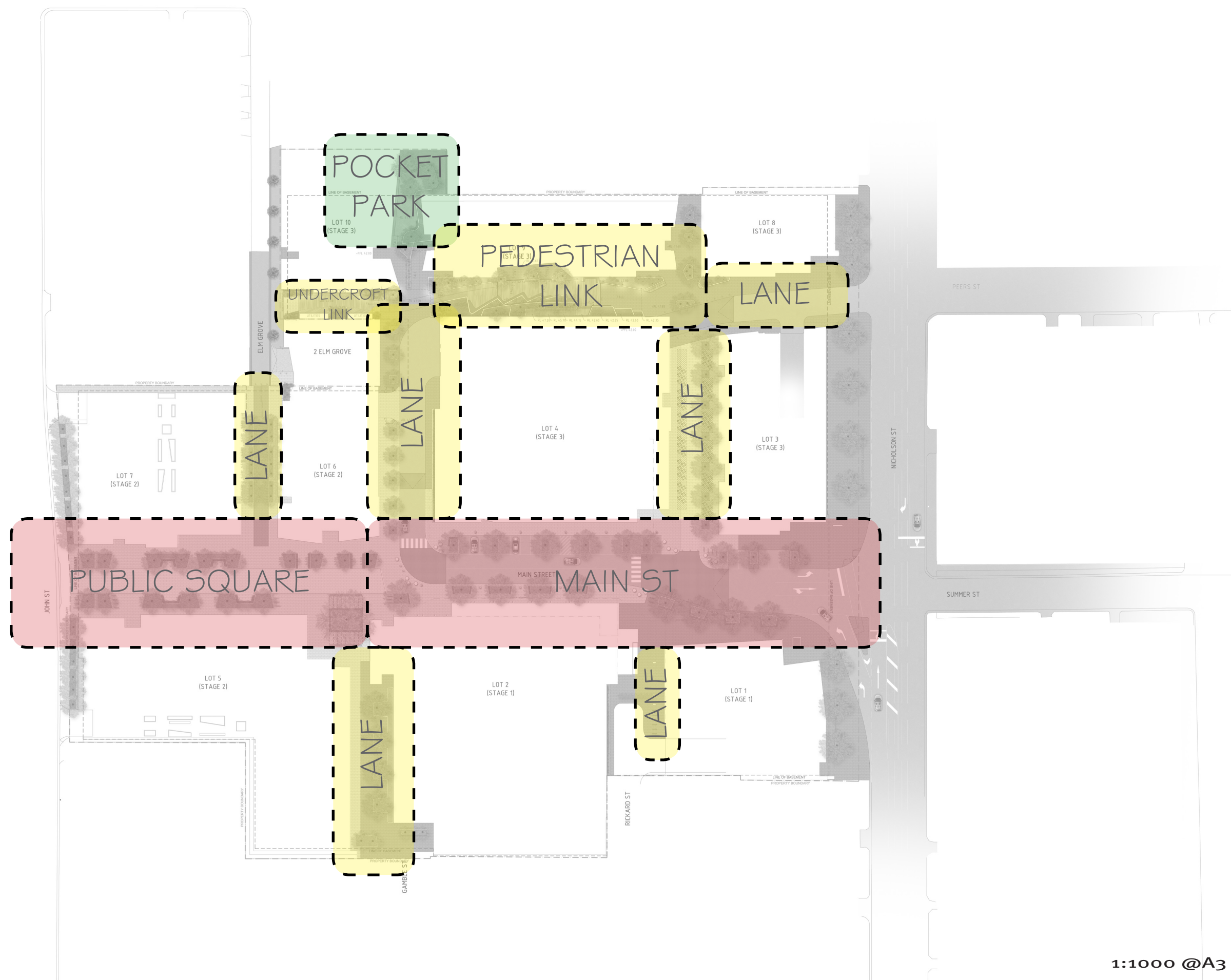
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Overall Landscape Plan



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Landscape Structure - Network of Spaces



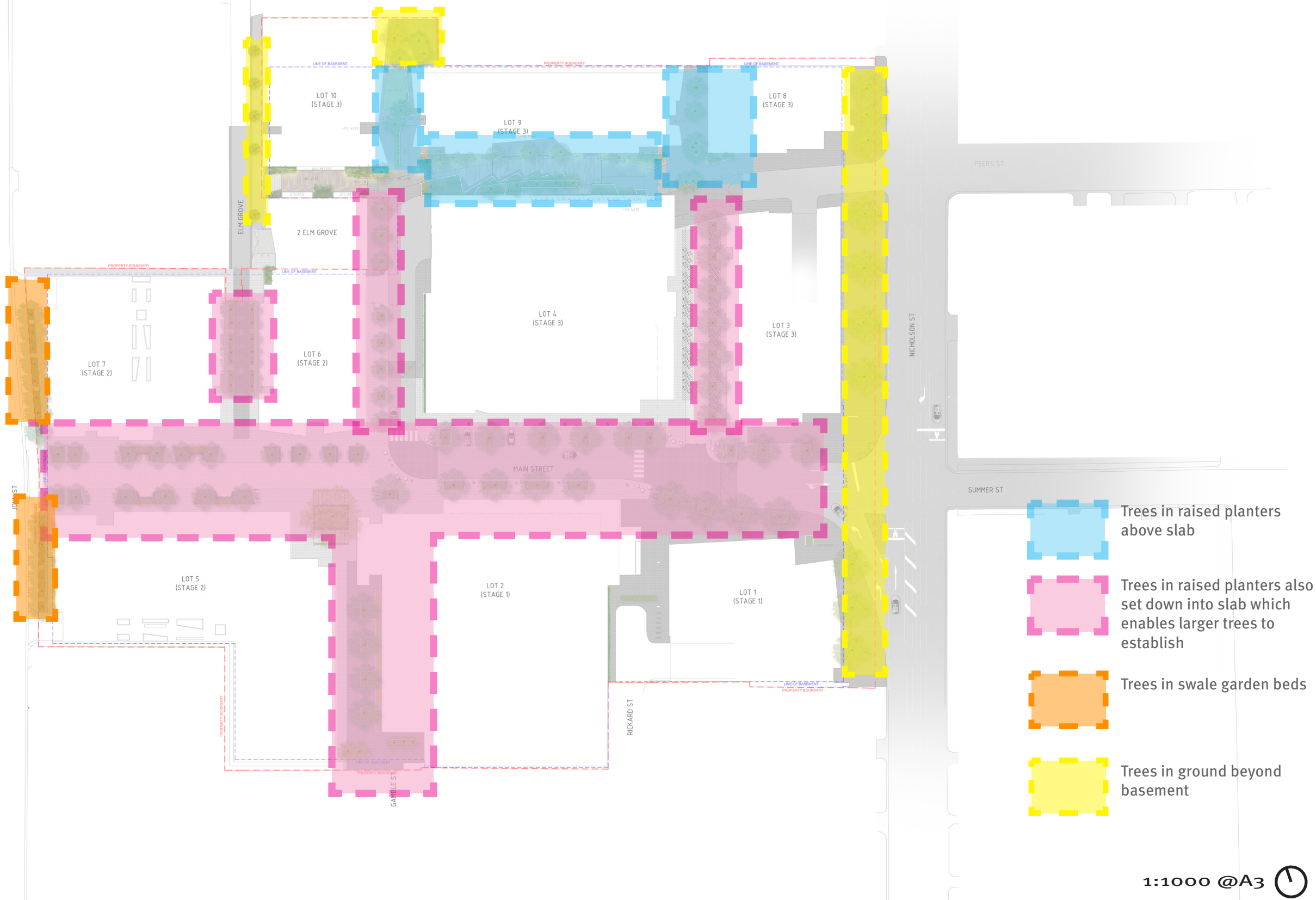
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Maximising Planting Opportunities

The central spine and laneways are predominantly over basement structure requiring provision of constructed planters. The size of potential soil volume provided will determine the size of trees that can be established.

Trees may be planted in ground along John St, Nicholson St and Elm Grove (subject to underground services).

Rainwater will be collected for irrigation of the landscape areas. All raised planters and trees will require irrigation. Road and terrace water runoff will be filtered and run through the swale planting before release to stormwater system.



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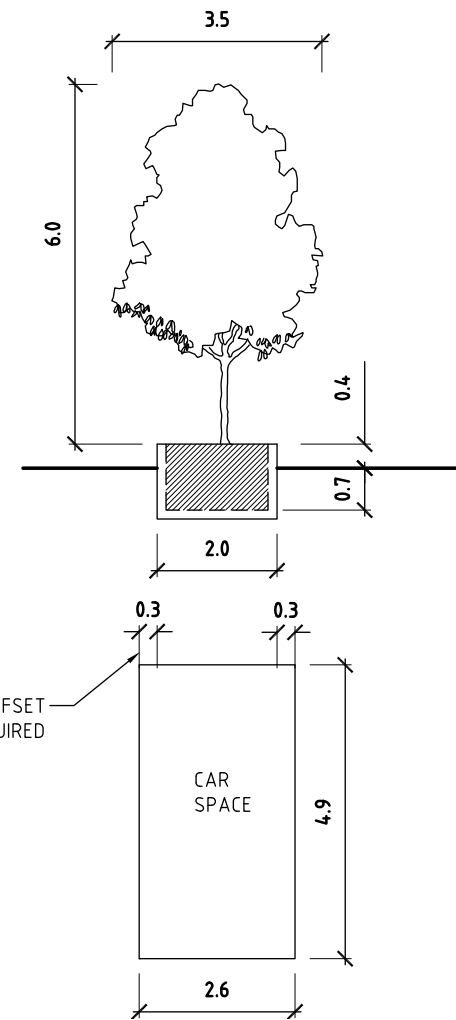
Maximum Mature Tree Sizes in Planters

Tree pits raised + sunken

Single car space with offset requirement



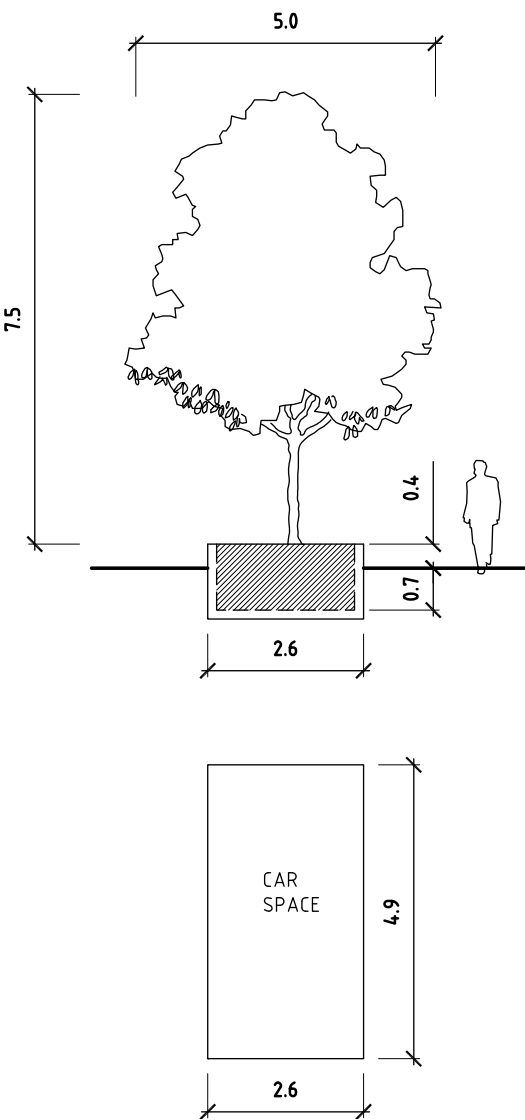
example:
Bourke Street Mall, Melbourne



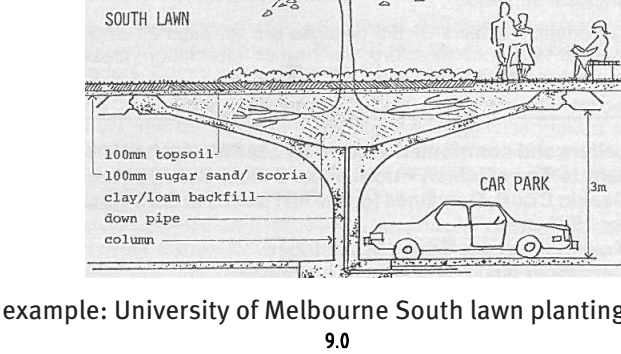
Single car space



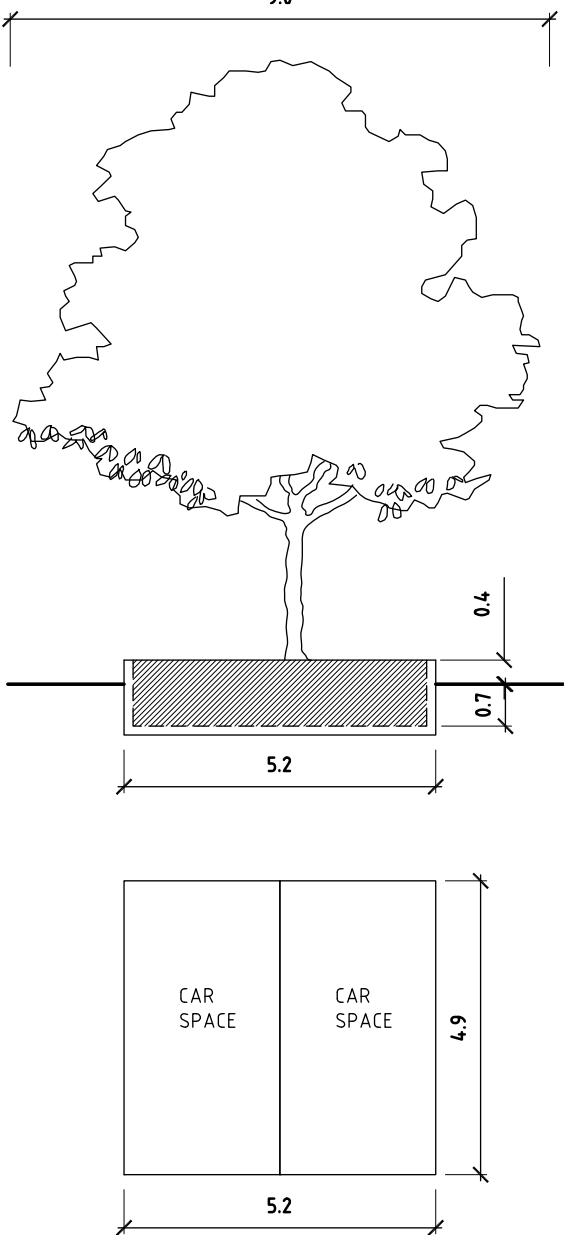
example:
ACCA frontage Grant St, Southbank, over Domain Tunnel- *Quercus coccinea* on structure.



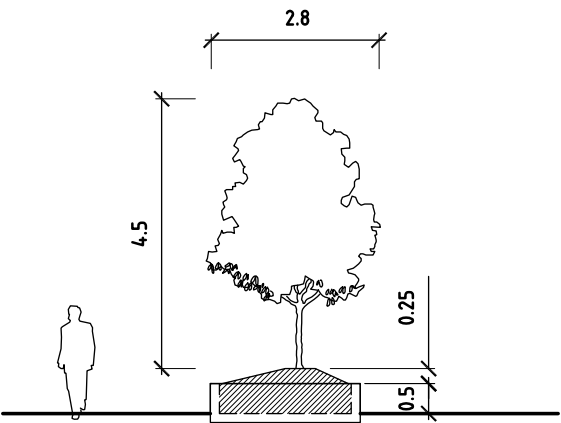
Double car space



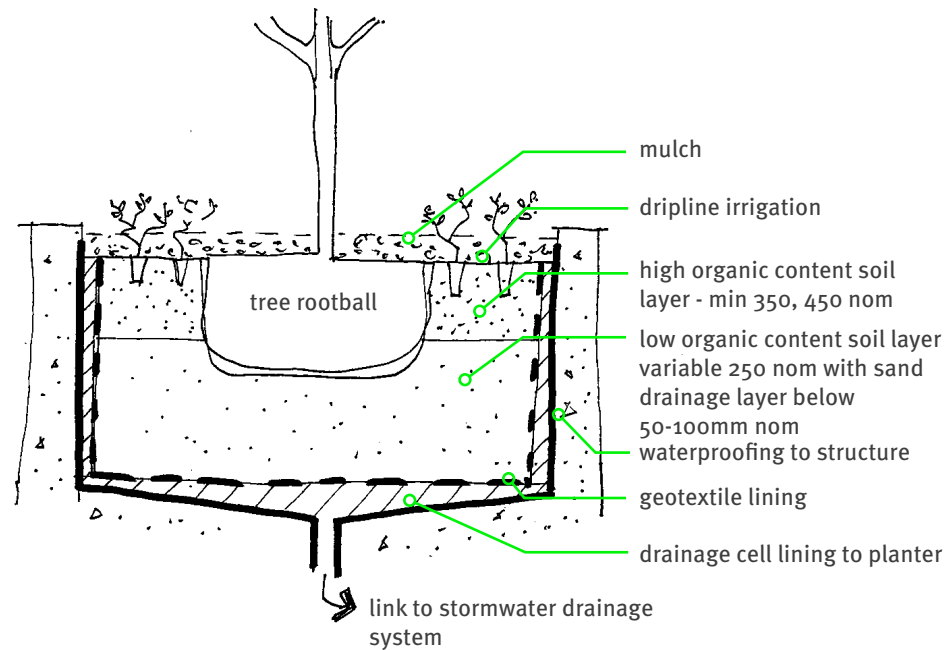
example: University of Melbourne South lawn planting



Tree pits raised + mounded



Tree planter typical detail



Note:
Tree pit depth is sufficient at 1m, depth greater than 1m would not contribute greatly to tree size.
Narrow tree pits limit the ability to sustain larger trees which necessitates selection of a smaller tree species for the central spine tree planting.

Landscape Concept Plan



Key

Bluestone pavement

Light grey granite pavement

Pink granite pavement

Bluestone setts to roadway and transition ramp

Asphalt

Bollards

Feature seat bollards

Propose light poles

Bicycle racks

Turf

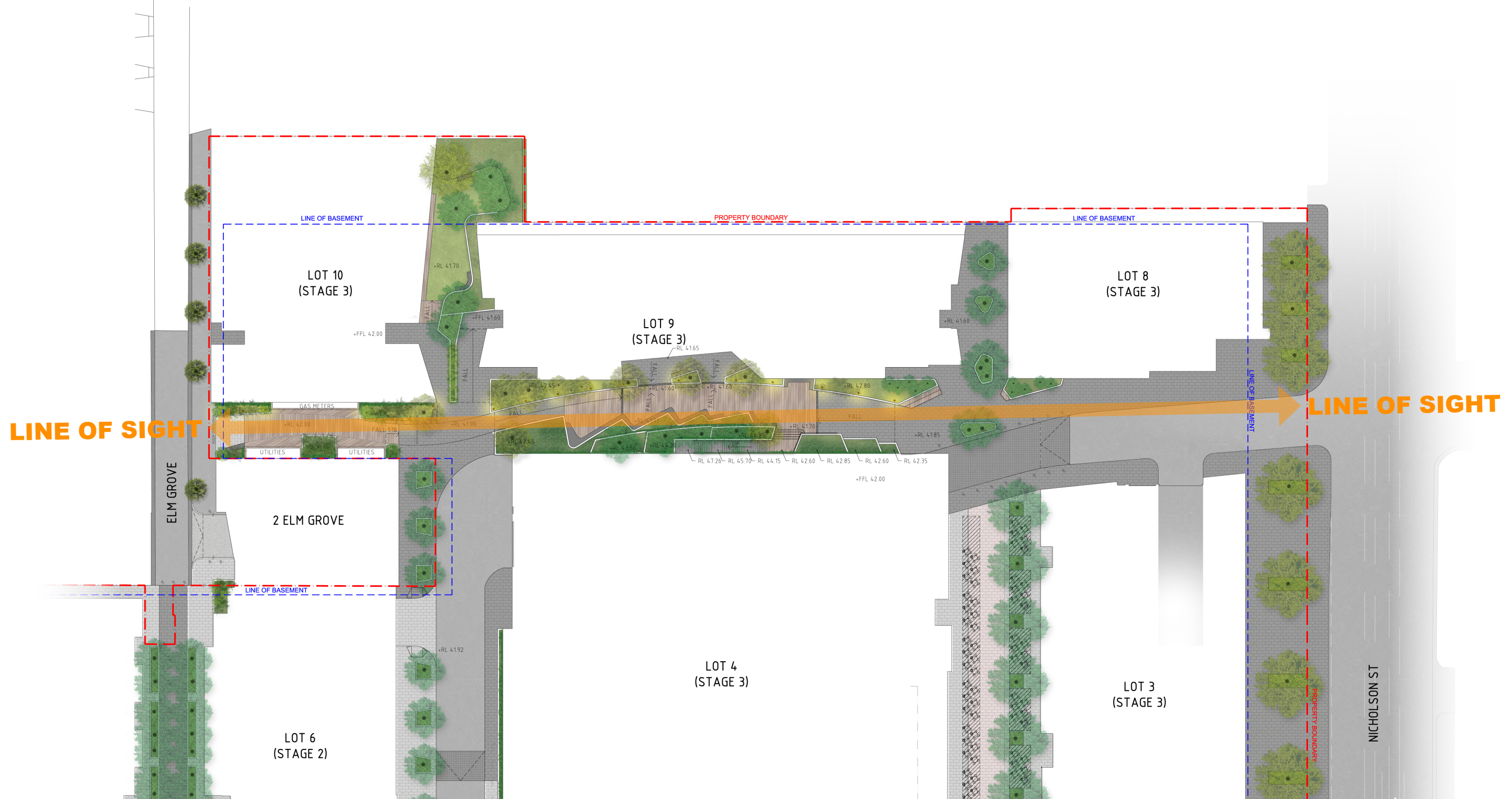
Garden bed

Ground Level Public Realm

1. Main St Community Hub pedestrian zone, emergency vehicle access only.
2. Main St central spine retail, shared pedestrian & vehicle zone with flush kerbing.
3. Vehicle entry from Nicholson St with raised kerbing
4. Pedestrian laneway with flush kerbing and areas for cafe furniture in retail zone, emergency vehicle access only.
5. Laneways into surrounding streets paved with bluestone & light grey granite, and shaded by tree groves.
6. Raised planter garden beds enable establishment of tree groves in the streetscape. Planters are part raised and setdown into slab below pavement to provide for larger trees while minimising wall height.
7. On the shared pedestrian & vehicle zone, asphalt is the predominant vehicle traffics surface, granite paving in light neutral colours are used on pedestrian crossings. with bluestone setts adjacent the crossings and over transition ramps. Footpaths adjacent the shared zone are paved with a light coloured granite to provide visual delineation.
8. East west pedestrian link enables clear access to Nicholson St and stairs up to Lot 4 first floor terrace garden. Planter and paving levels are designed to ensure long views through the link between Lot 4 and Lot 9.
9. Grassed pocket park. In-ground garden bed where located outside basement carpark wall.
10. Nicholson St frontage with wide building setback enables establishment of larger trees & garden beds.
11. John St frontage with in-ground garden beds and tree rows.
12. Urban pergola adjacent large feature tree.
13. Green wall along supermarket wall
14. Green wall along Lot 4 north and west walls
15. New asphalt paving and fastigated street trees to Elm Grove footpath adjacent to Lot 10 and 2 Elm Grove.
16. The undercroft space is to be maintained as an attractive physical and visual link for pedestrians and cyclists entering the development from Elm Grove. A shared access will be provided at a 3.5metre minimum pavement width. The pavement finish within the undercroft will be a mix of stone and brick materials. These details are to continue the pavements design of the link between Lot 9 and Lot 4 to enhance visitor navigation through the site.
- Landscape planters will be located on the north and south sides of the space to introduce a mix of shade tolerant climbers and understorey plants. These will be irrigated so that decorative green walls and foliage plants can be established at the east and west ends. The planters are to include casual seating as illustrated on the plans.
- Directional signage at the east and west ends for visitor orientation will promote use of the east west link through to Nicholson Street. Lighting is proposed on the undercroft "ceiling" to provide safe levels of lighting for pedestrians and cyclists.
17. Raised bluestone setts pavement to delineate pedestrian priority.

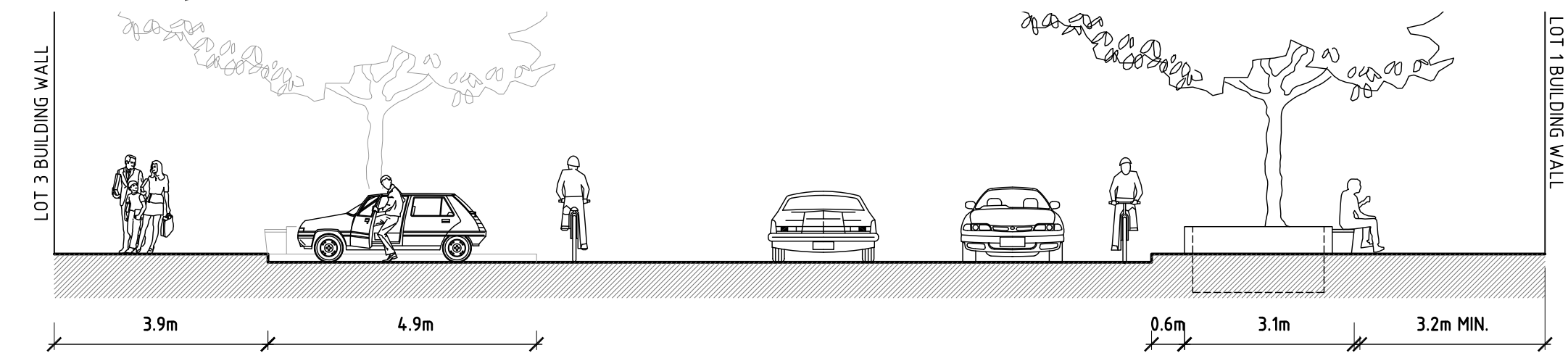
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EAST-WEST PEDESTRIAN LINK ENLARGEMENT PLAN

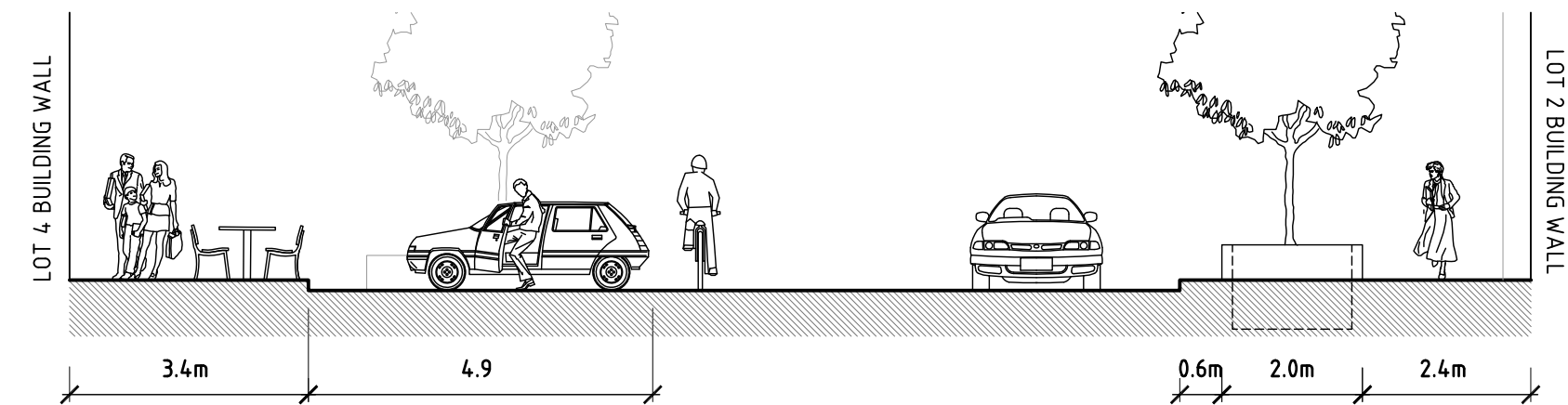


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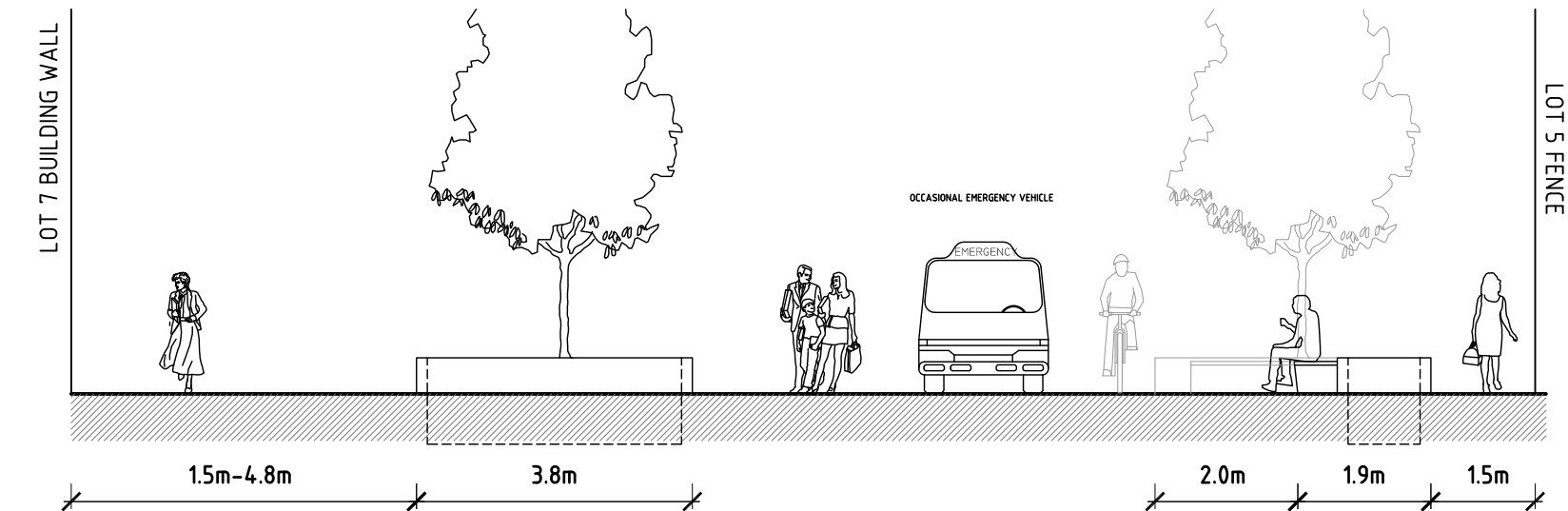
Public Square and Main Street Cross Sections



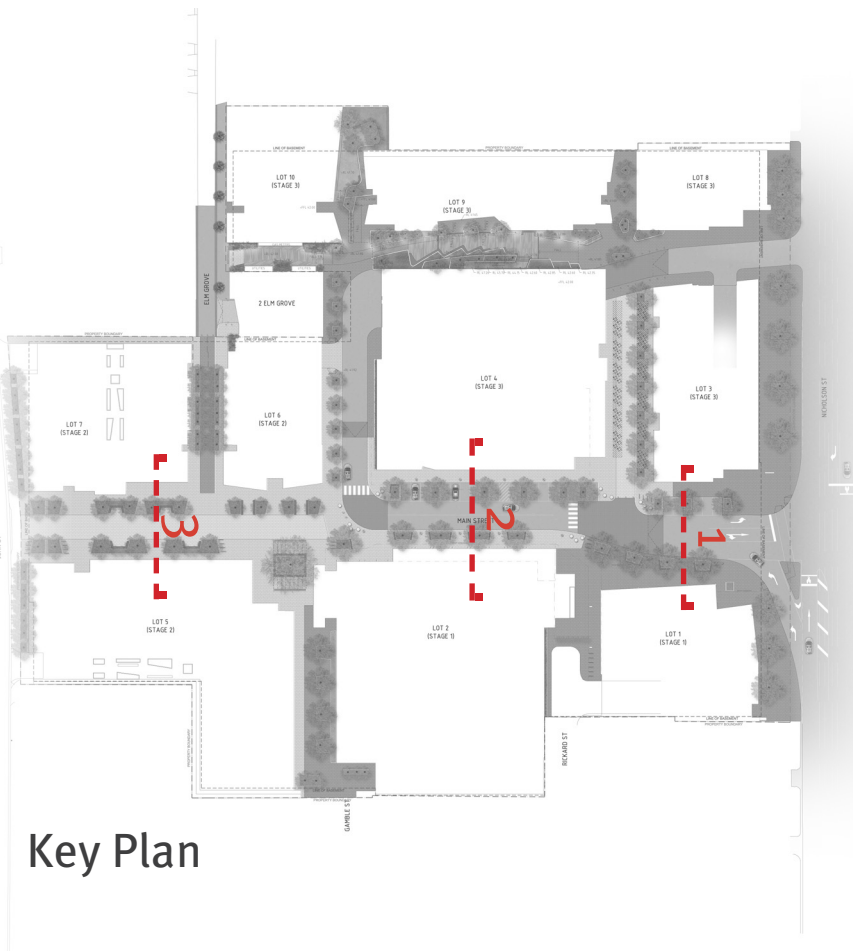
SECTION 01



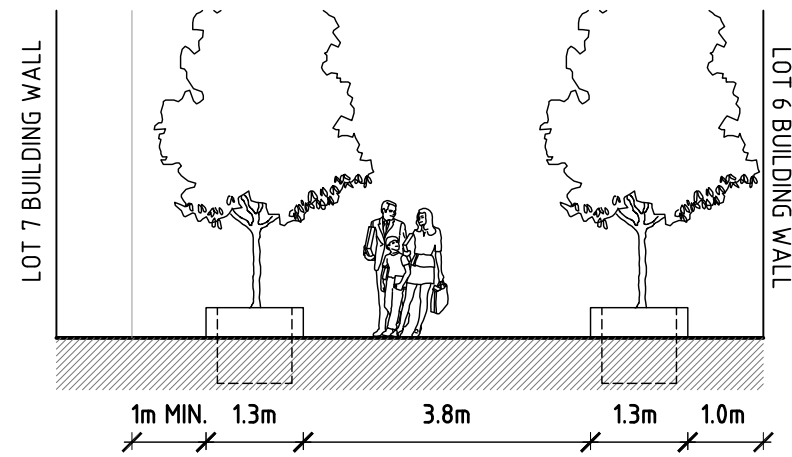
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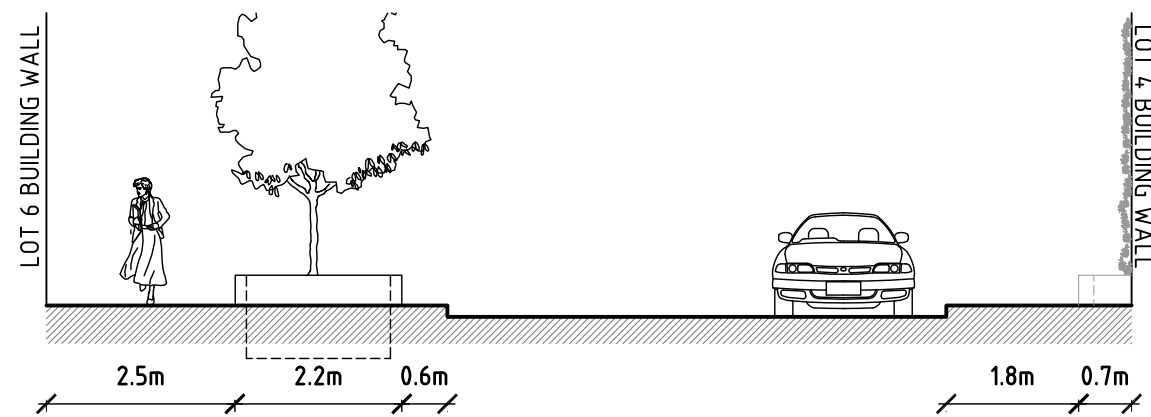
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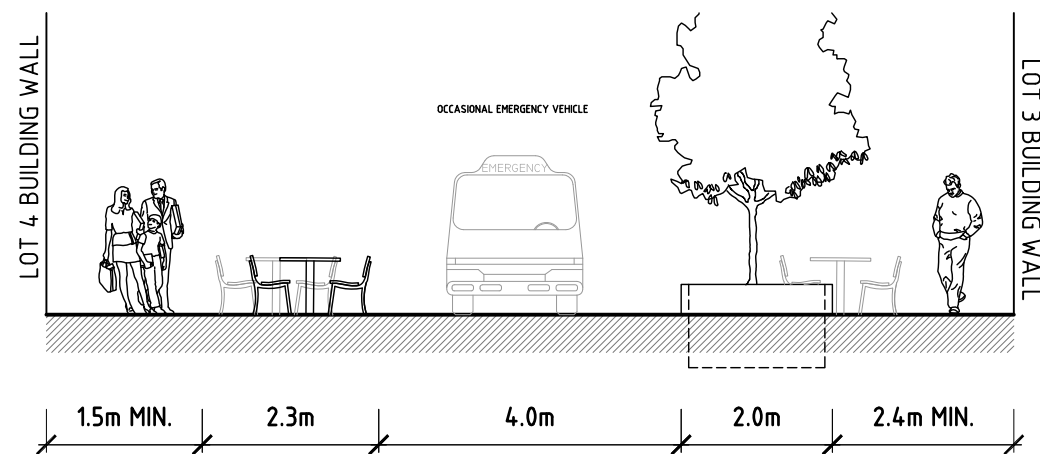
Laneway and Pedestrian Link Cross Sections



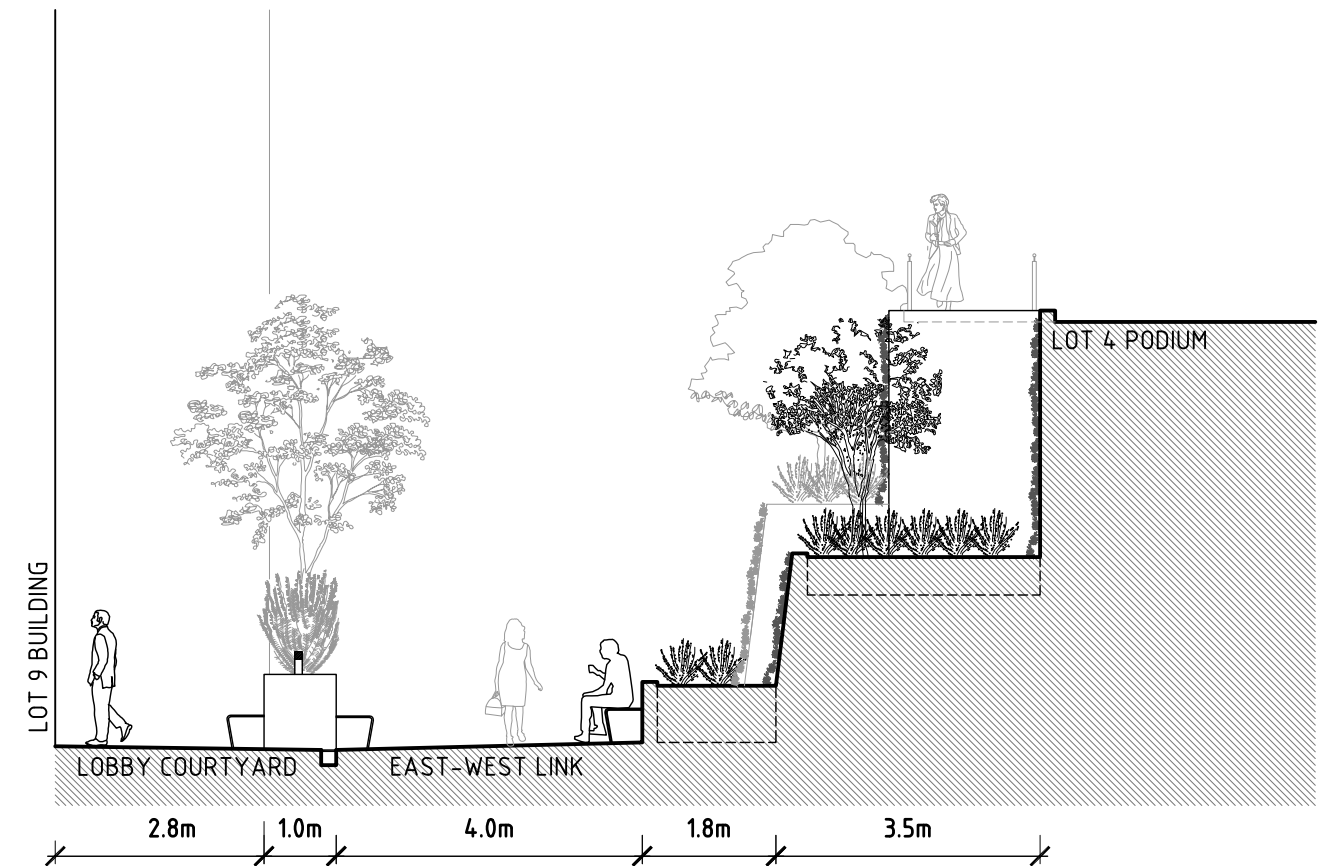
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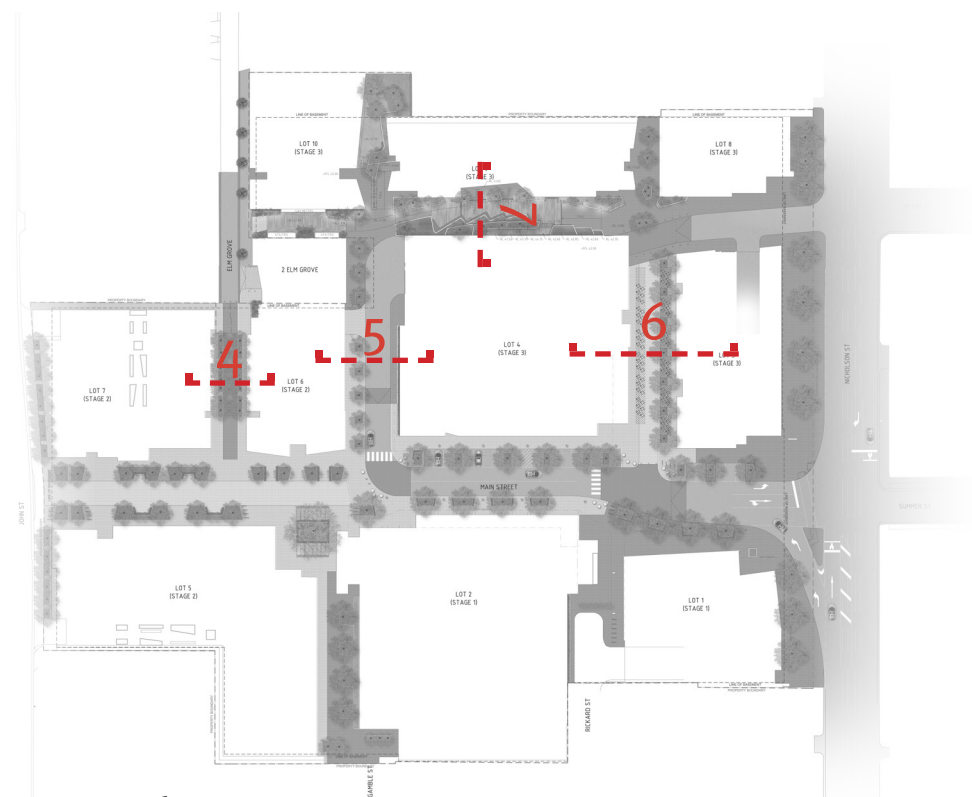
SECTION 05



SECTION 06



SECTION 07



Key Plan

Laneways & Shared Zones

The development integrates a heirarchy of vehicle zones from the site entry with distinct vehicle, bike and pedestrian zones to a series of shared spaces where pedestrians, cyclists and in some areas vehicles can move in the same space. These types of spaces are increasingly common and with good design minimise wasted space and contribute to the vibrancy of the space.



Moreland Victoria Mall



RMIT Bowen Lane



Hardware Lane

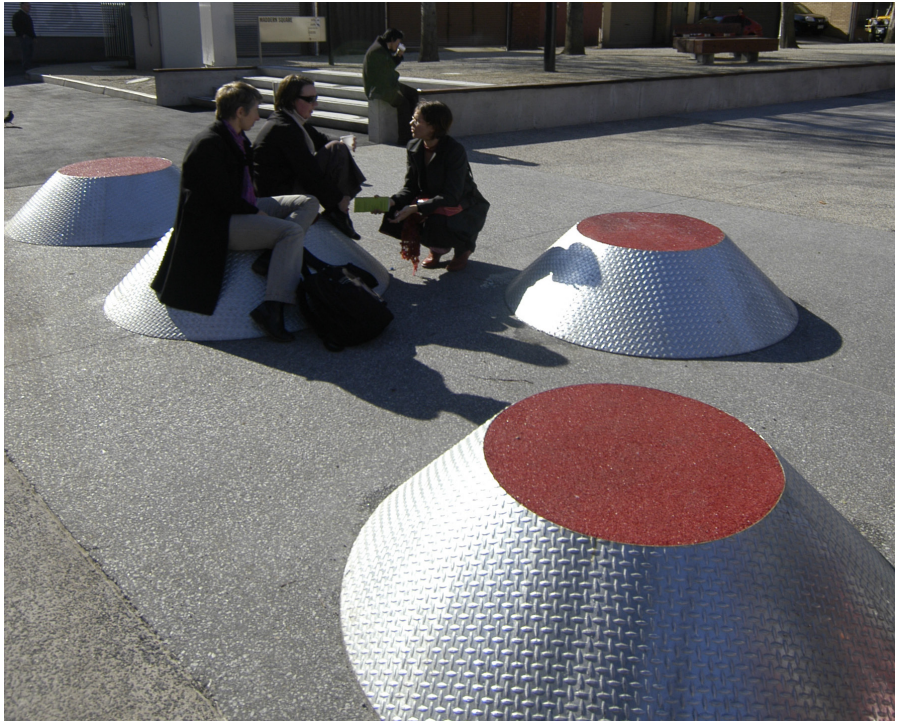
Bollard Objects

Creative design and placement of elements to restrict vehicle access to pedestrian zones

These provide the opportunity to reflect past uses of the site and provide points of interest, and identity for the precinct.



VCA Library, Melbourne - rwa



Maddern Square, Footscray - rwa



Bendigo Chinese Precinct, Bendigo - rwa

Paving Option Study

Pavement materials of bluestone slabs, 3 colours of granites and asphalt are proposed in a banding arrangement.

Paving materials have been selected to provide a high quality and durable finish for the precinct. Bluestone reflects the local geology of Melbourne’s north and west and can be sourced from Victorian Quarries. Natural stone is hard wearing and easily maintained provideing long term durability. Asphalt surfaces will identify the vehicle entry space off Nicholson Street with stone ‘rumble strips’ marking the entry to the development.

Paving Types



Paving in bold stripes



Combining bluestone slabs & granite setts



Combining natural split and sawn cut finishes - smooth finish for ease of manouvering shopping trolleys over paving and for mobility and access requirements.

Seating Types



Feature seating mounted on planter walls



Timber battens set over concrete edge



Combination of bench seating and seating with backs & armrests

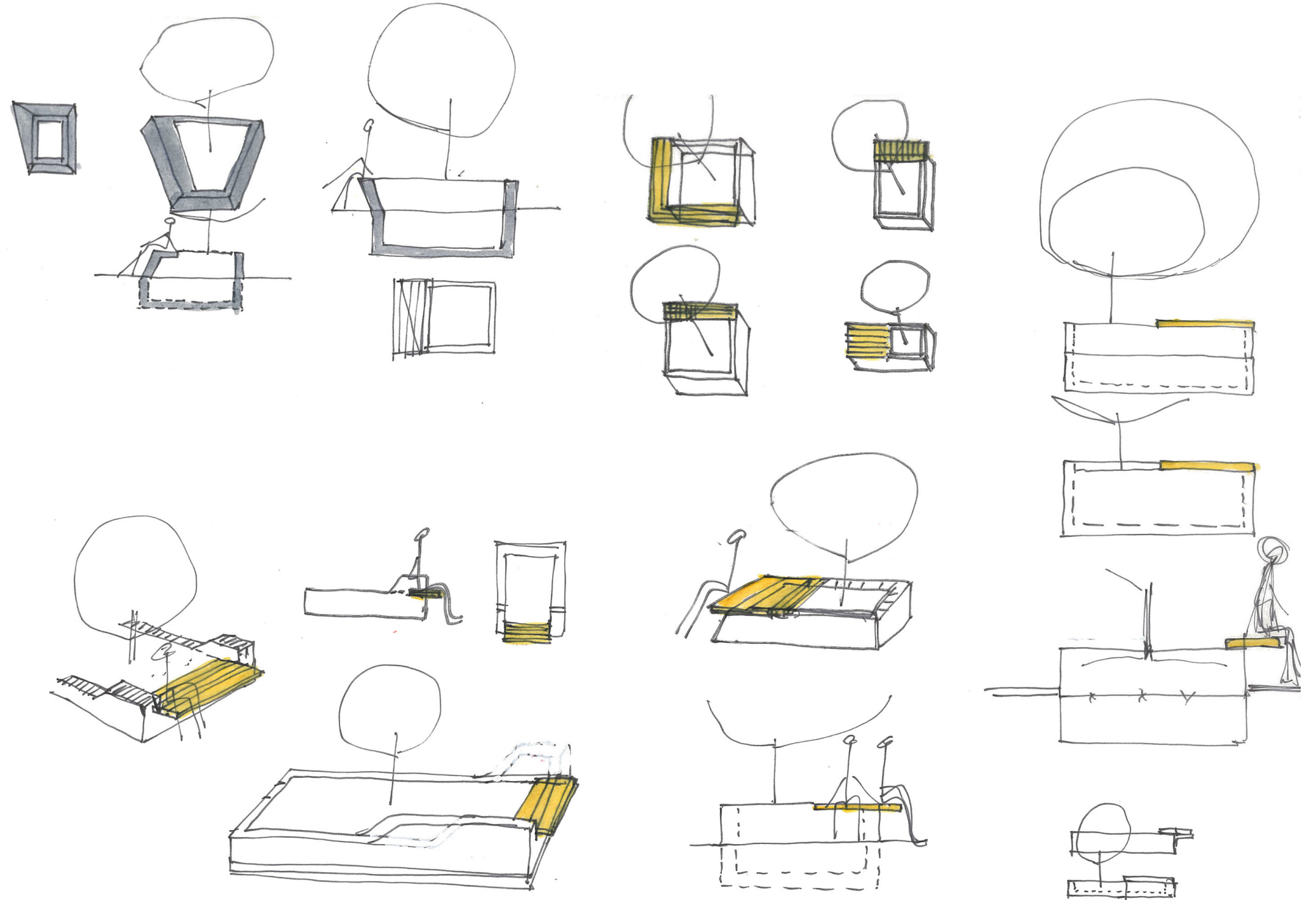
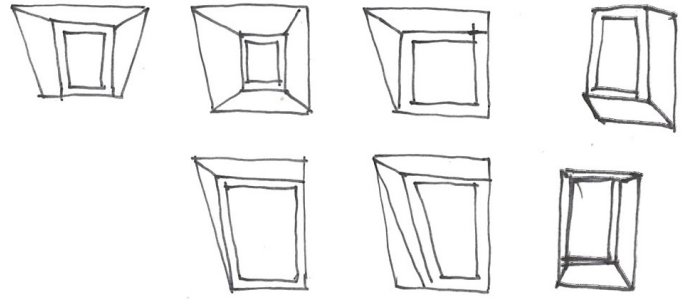
Seating Types

Seating are either mounted on raised garden bed edges or standalone.

Bench and seating with backs and armrests would be provided.

Seating are located in the public square, adjacent retail areas and residential entries.

Raised Planter & Seating Studies



Planting Types



Tree avenue - well established trees contribute to streetscape character



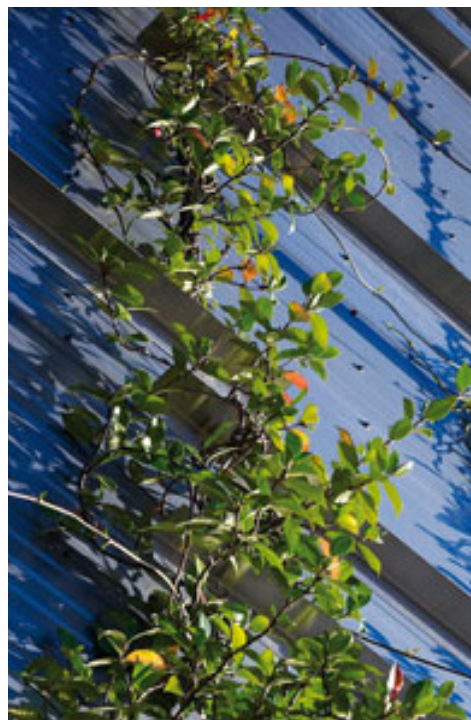
Microclimate created by trees contribute to user comfort



Careful tree-pit detailing create environment for trees to establish well



Self-clinging climbers form green walls



Climbers on trellis to form green walls



Swale planting

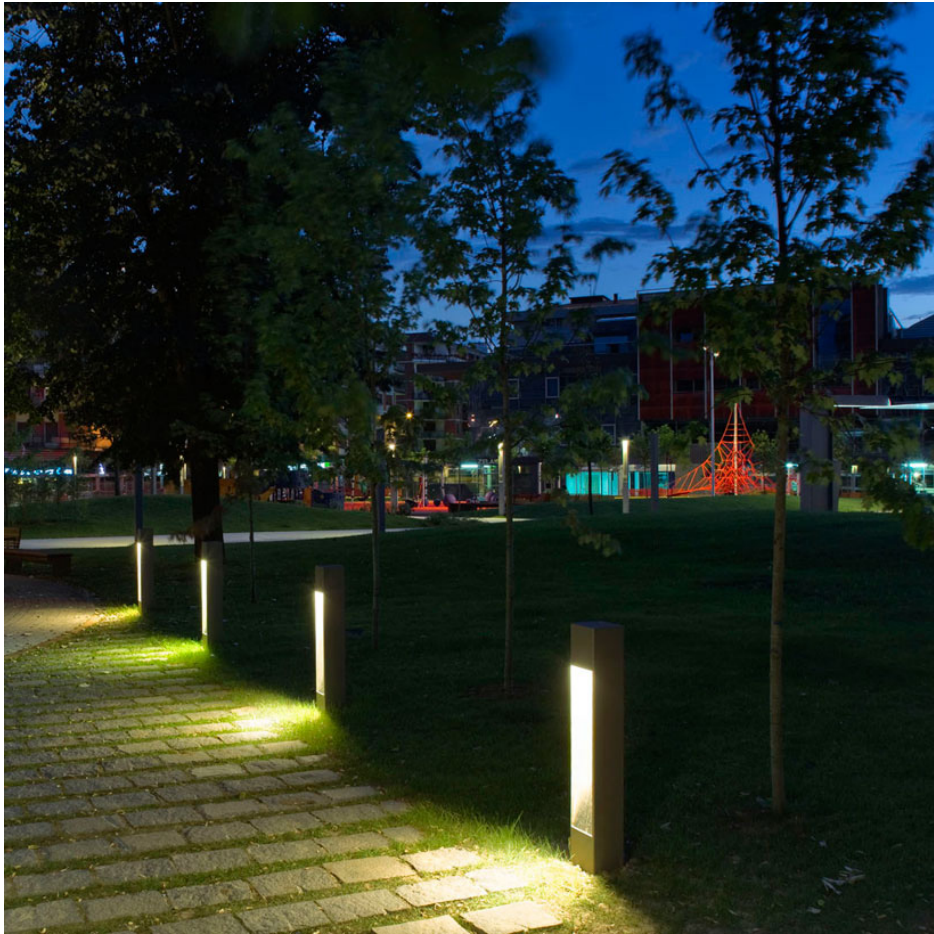
Lighting

Pole lights are proposed along the central spine to reinforce the street character, with a catenary light network highlighting the central plaza space. Smaller poles or low level lighting to the laneways.

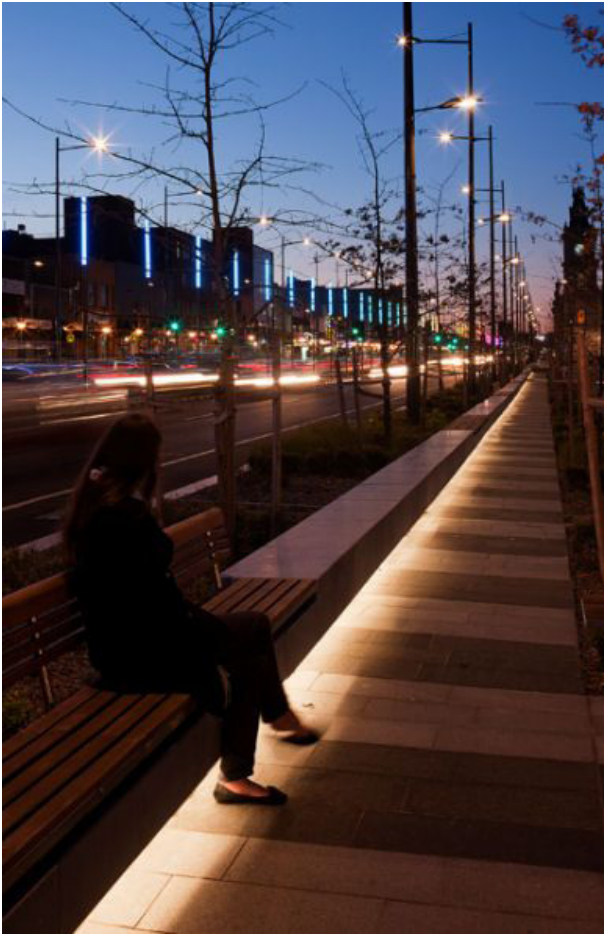
Lighting Types



Feature pole lights



Bollard lights



Integrated seat lights