

LANDSCAPE CONCEPT PLAN

173 – 199 Elizabeth Street, Coburg

Coburg (Victoria) Pty Ltd

NOVEMBER 2009

Collie Pty Ltd

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1 BACKGROUND

This Landscape Concept Plan has been prepared in accordance with the requirements of Schedule 10 to the Development Plan Overlay of the Moreland Planning Scheme. The schedule requires a Landscape Concept Plan for the site which provides:

- *key design principles for the overall landscape themes and palate of species to be used within road reserves and public open spaces;*
- *the integration of landscaping within the streetscapes and areas of public open space with the existing Edgars Creek corridor;*
- *the linking of open space areas with pedestrian / cycling routes;*
- *the identification of trees to be retained;*
- *enhancement planting and weed management within Edgars Creek in the immediate vicinity of the site;*
- *the identification of sites for public space elements which reinforce a sense of local place or local identity, promote the history of the site and that engage with the community.*

The Landscape Concept Plan forms part of the Development Plan for the site.

2 LANDSCAPE OBJECTIVES

The landscape objectives for the proposed development include:

- to provide high quality open spaces and streetscapes that are well landscaped and enhance the character of the area and the Edgars creek environs;
- to integrate the proposed development with the existing surrounding residential area through the appropriate use of landscape treatments;
- to provide aesthetically pleasing public spaces that are practical and easy to maintain;
- to create landscapes that encourage outdoor recreation and use of public spaces as part of a healthy lifestyle;
- to transform the current 'bare' site into a landscape where native canopy trees are a significant visual element of the neighbourhood;
- to provide a development that is environmentally sustainable through the use of predominantly native and indigenous drought tolerant species and low water management landscapes;
- to recognise the history of the site through appropriate interpretative features in public spaces;
- to implement the requirements of the Development Plan Overlay Schedule 10.

These objectives are supported by a series of key design features as summarised below and in the accompanying plans.

3 KEY FEATURES

3.1 WATER SENSITIVE URBAN DESIGN

An indicative plant schedule for the site is attached and is based on native and indigenous species that have proven to grow successfully in the area and is in accordance with the Moreland Landscape Guidelines and Technical Notes.

In general, all plant species have been selected on the basis of their sustainability and ability to withstand minimal watering regimes. This will help to minimise the use of potable water supplies on the maintenance of plants within public spaces. In addition, it is noted that all lots will contain a water tank capable of use for external watering of garden areas within the lot.

The proposed landscape concept complements and implements the Stormwater Drainage Masterplan (including the Water Sensitive Urban Design strategy) prepared by Neil M Craigie Pty Ltd. The proposed plan includes recognition of the use of bioretention cells and swales in selected locations consistent with the Masterplan. The attached schedule of species includes typical plants that would be expected to be used within the swales and bioretention cells.

3.2 ENTRANCE AVENUE

An avenue of *Corymbia maculata* (Spotted Gum) is proposed along the main entrance road off Elizabeth Street. This avenue will provide a strong visual sense of arrival to the site. The trees have a significant canopy and a prominent light colouration of the bark (refer to photo on drawing 07-6769-007-2000). It is proposed that these trees are planted with a minimum height of at least 2.5 metres to ensure that an immediate visual impact is achieved.

The use of the Spotted Gum as a feature tree in the entrance avenue will help differentiate this road from all others in the development. This is consistent with the status of the road within the road hierarchy and acknowledges the special width of the road reserve and the profile of the road pavement. This treatment will assist in way-finding and help define a sense of place.

The centre median and nature strips are to be planted with low-growing groundcovers and grasses to further enhance the natural landscape of this avenue. Species to be used within these areas are to be low-growing to ensure that visibility is retained for both drivers and pedestrians. Species in the centre median have been selected to ensure the effective use of the proposed swale for storm water drainage purposes.

3.3 LOCAL STREETS

The indicative plant schedule includes a palette of five different species that are proposed for street planting throughout the site. Individual streets will be planted in a consistent species to provide a cohesive visual presentation. Specific tree species for each street will be determined at the time of planning permits for individual stages.

It is expected that each street tree will be a minimum of 1.5 metres in height when planted.

3.4 EDGE STREETS

Appropriate landscape treatments along the edges of the development site will assist in the integration of the site with the surrounding area. There are three main edges that require special consideration from a landscape perspective - Ronald and Boyne Streets to the south; Elizabeth Street to the east; and Edgars Creek to the west.

There is a distinct lack of consistent street tree planting along the southern edge of the site. Boyne and Ronald Streets currently consist of a range of different species including *Callistemon*, *Corymbia*, *Eucalyptus*, *Melaleuca* and *Prunus* all of which appear to have been planted at different times. This creates an uneven and somewhat eclectic mix of street trees. In this context it is inappropriate to consider replicating the species or mix of trees along the northern side of these streets. The Concept Plan proposes to use street tree species from the indicative planting schedule that demonstrate a similar scale to the existing trees. These are identified on the schedule.

Elizabeth Street has very little in the way of street planting along the section that is adjacent to the site. The existing trees (of which there are some to the north and some to the south) are mostly *Melaleuca* species. These trees are not worthy of retention and should be considered for removal. This would allow for a single species of more suitable trees to be planted and would provide a better streetscape along this section of Elizabeth Street. The proposed species are included on the indicative planting schedule.

The road reserve along the boundary of Edgars Creek is proposed to be treated with a combination of formal and informal planting. The side closest to the creek will be planted with a less formal array of trees and shrubs to help transition from the urban form to the more natural landscape of the creek corridor. The land between the road pavement and the lots will be planted in a more conventional format utilising the species referred to in the street tree list on the indicative planting schedule.

3.5 LOCAL PARK

The centrally located local park is an intermediate point between the neighbourhood hub and Edgars Creek. This makes it an ideal place for those looking for a short rest or to take advantage of the view of the city available from this point.

The local park is proposed to contain a small shelter structure and seating. It is also a suitable location for the installation of the former 'Kodak test wall'. This structure has been identified as being of contributory heritage significance for its historical association with the film testing procedures carried out on the site. The wall was thought to have been constructed in the 1960s and consisted of eight adjoining panels made from different materials. It was used as a backdrop to test film quality and developing procedures.

Part of the wall has recently been demolished by a fallen tree branch. The heritage management plan recommends that the wall could be rebuilt and relocated to an area of open space on the site or, alternatively, the materials could be reused in a more contemporary interpretation of the former test wall. Either option would be appropriate within the local park.

The local park would also be an appropriate place to incorporate the reuse of some of the bluestone pitchers associated with a former retaining wall on the site. This would be consistent with the recommendations of the heritage management plan.

It would be appropriate to include an interpretive sign describing the significance of the wall and the bluestone pitchers within the local park.

The dense planting surrounding the open space and seating node provides a sense of enclosure and containment. The location of the seating node to the east and the test wall and interpretive signage to the west provide anchor points at either side of this open space.

An indicative plan showing the possible layout of the park elements is included on drawing 07-6769-004-2002.

3.6 PEDESTRIAN LINKS

Planting along the pedestrian and cycle links will comprise of a mix of trees, shrubs, grasses and groundcovers from the indicative planting schedule. The planting beds are to be set-out in an informal manner to provide consistency and integration with the Edgars Creek open space.

The main east west pedestrian and cycle link is proposed to draw the Edgars Creek landscape into the site and ultimately connect the neighbourhood hub with the creek corridor. Consideration must be given to the detailed siting of trees and shrubs so as to not impact on the water and gas infrastructure within the easement. Root barriers may be required in some locations. The detailed landscape plans for the land within this area should be referred to Melbourne Water for comment prior to approval.

The pedestrian and cycle links provide an opportunity to explore the history of the former use of the site through a series of stations and interpretive signs located at intervals along the meandering paths (refer to indicative concept plan on drawing 07-6769-007-2000). The interpretive signs will provide visual interest and will ensure that the site retains a sense of its history. The signs could contain information about the former Kodak operations, photos, plans and other related matter.

3.7 NEIGHBOURHOOD HUB

The neighbourhood hub is to consist of high quality landscape treatments including detailed paving, furniture, and appropriate planting to provide shade, shelter and visual interest. The landscape treatments will also take into consideration the architectural development (which is yet to be finalised) with respect to building form and layout.

The neighbourhood hub is another possible location where some of the bluestone pitchers could be reused (refer comments made in Section 3.5 above).

Additional interpretive signage regarding the former use of the site would be appropriate within the neighbourhood hub.

3.8 EDGARS CREEK

Edgars Creek is an important open space link in Coburg North, however the previous use of the site meant that public access to this section of the creek was restricted. The re-development of the site provides a significant opportunity to enhance the accessibility of Edgars Creek for existing and future residents.

The provision of an east-west pedestrian / cycle link from Elizabeth Street will enhance accessibility to the creek. This will be supported by a series of new pedestrian and cycle links at various locations along the west boundary of the site down to a 2.5 metres wide shared path. These access points will be controlled to ensure that no vehicular access is permitted (other than for maintenance vehicles at special locations).

The proposed pedestrian path will provide an important asset for all users of the creek corridor. It will extend from the existing footbridge near the southern part of the site up to the former Kodak bridge, which will be retained for pedestrian and cycle use only. The path will then extend down the other side of the creek back to the existing footbridge. This will create a loop path approximately 800 metres long. In addition, a further path is proposed from the former Kodak bridge along the east side of the creek linking to the northern most east-west road on the site. The appearance of the former Kodak bridge will be enhanced through a range of aesthetic treatments.

A new viewing platform, seating and interpretative signage is also proposed along the paths within the creek corridor.

Whilst the creek contains many trees that will be retained, there are also a number of weed species that will need to be removed. These include Serrated Tussock, Chilean Needle Grass, Thistles and Blackberries. Weed management on both sides of the creek covering approximately 7 hectares of land is proposed.

Additional planting of native and indigenous trees, shrubs and ground covers are proposed along Edgars Creek in the vicinity of the site. The indicative planting schedule outlines the proposed species.

Particular emphasis will be given to planting along the eastern side of the creek in the vicinity of proposed dwellings to help screen out the built form. Section CC on the attached plan indicatively shows the proposed planting along the western boundary of the site to soften the interface between the residential lots and Edgars Creek.

3.9 TREES TO BE RETAINED

All of the existing vegetation on the site has been planted as part of the former Kodak 'gardens'. Most of the vegetation is a mixture of poor quality trees and shrubs that are not worthy of retention.

There are, however, a number of existing trees that are intended to be retained. Whilst these trees do not have any environmental significance and do not require a planning permit for their removal, they are proposed to be retained for aesthetic purposes. Their retention is subject to detailed engineering design and road / lot layout.

The trees intended to be retained are listed on the attached plan.

4 IMPLEMENTATION

This Landscape Concept Plan provides an overall masterplan to help guide the future landscape treatments throughout the development. More detailed landscape plans will be prepared in association with each stage of the development of the site.

It is standard practice that permits for subdivision include permit conditions that require the preparation of detailed landscape plans for approval prior to construction. These conditions also relate to matters associated with maintenance periods and other detailed administrative requirements.

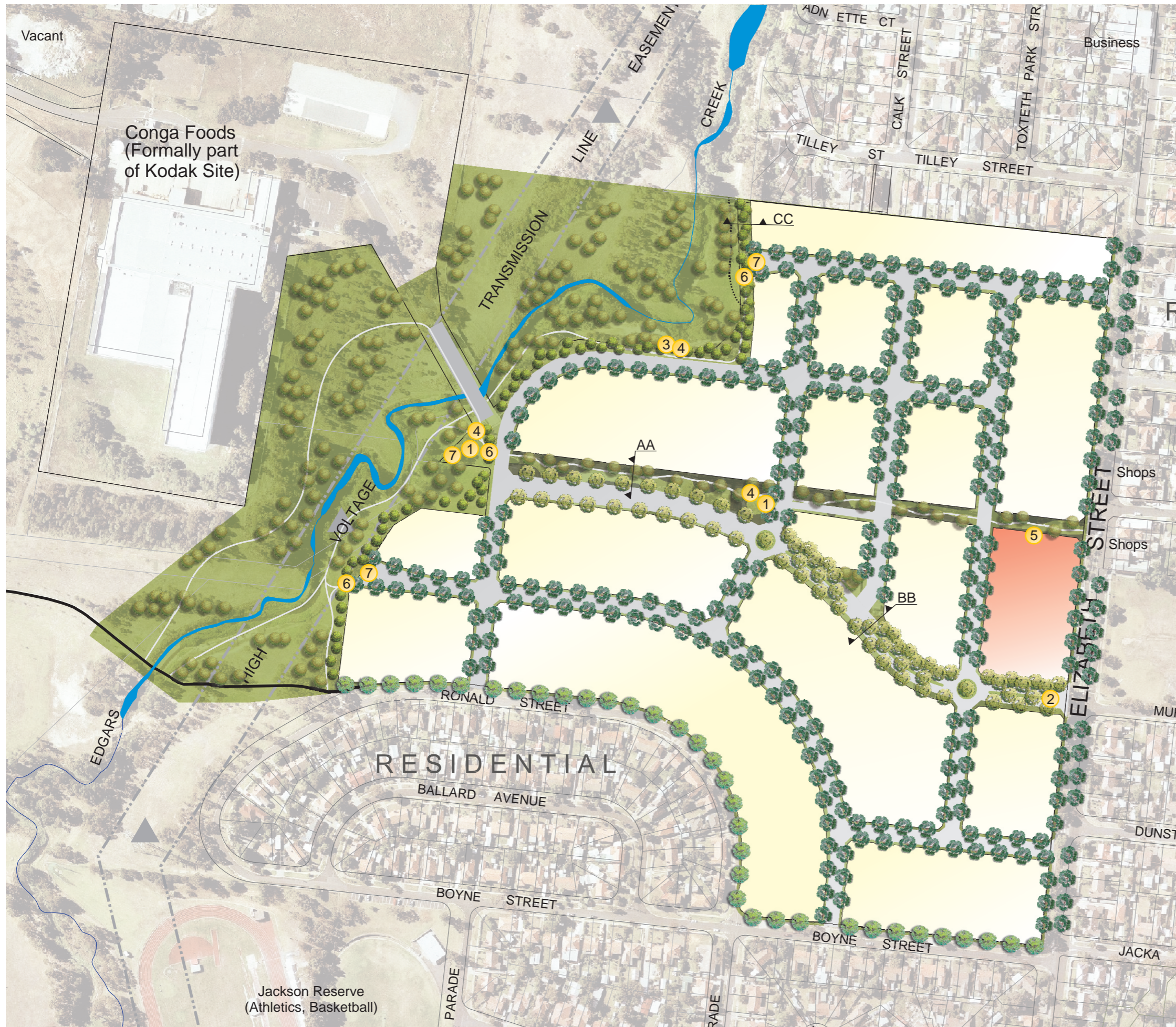
The detailed landscape plans must be generally in accordance with this Landscape Concept Plan.

November 2009

Collie Pty Ltd



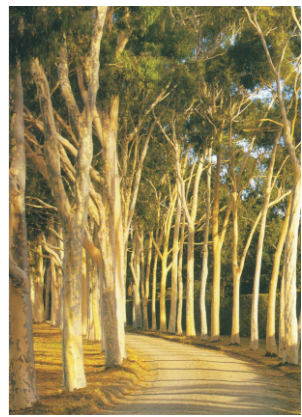
APPENDIX A



1 Indicative seating area



3 Indicative viewing platform



2 Indicative avenue of *Corymbia maculata*



4 Indicative interpretive signage to be located along pedestrian link

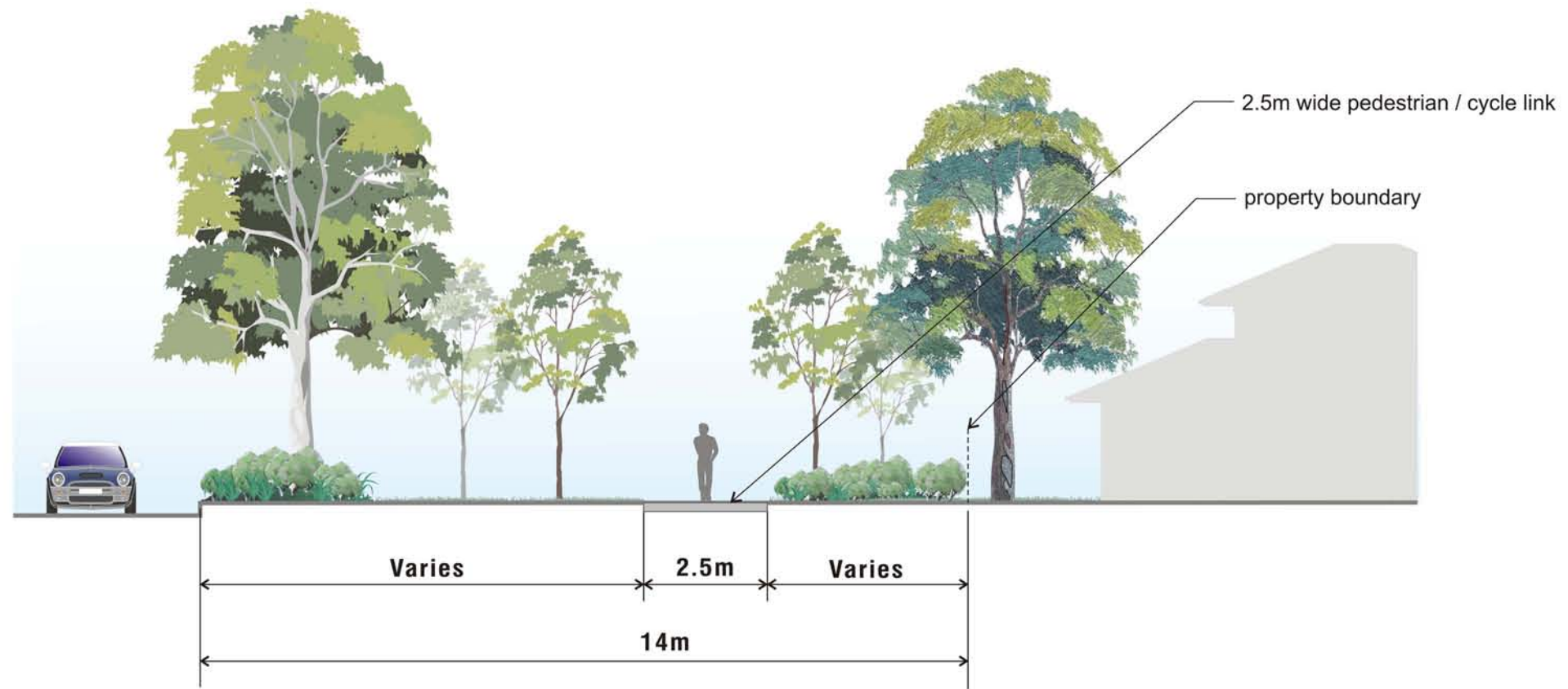
- 5 Proposed Neighbourhood Hub could include:
- Public artwork
 - Interpretive signage
 - High quality landscaping
 - Seating
 - Car and bicycle parking
 - Re-use of bluestone

- 6 Proposed controlled access points
- 7 Proposed bioretention systems

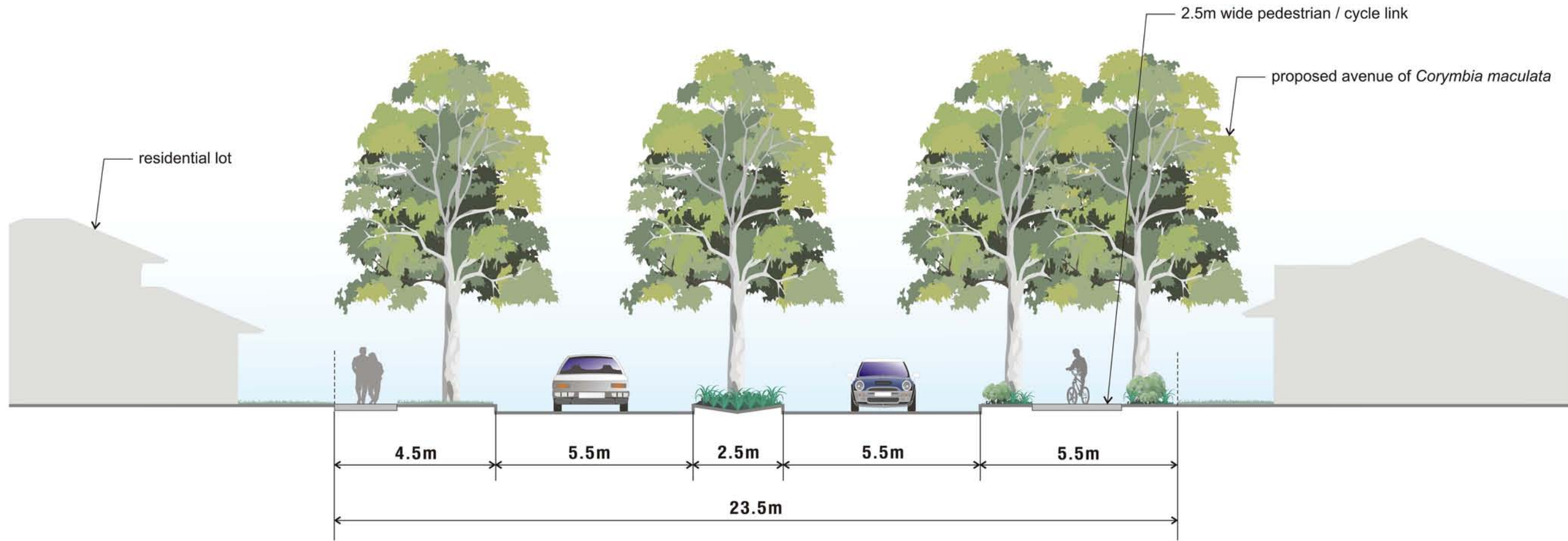
LEGEND			
	PROPOSED STREET TREES		OPEN SPACE
	PROPOSED FEATURE STREET TREES		PROPOSED CONCRETE PATH
	PROPOSED OPEN SPACE PLANTING		EDGARS CREEK
	PROPOSED BUFFER PLANTING		HIGH VOLTAGE TRANSMISSION LINE EASEMENT
	PROPOSED STREET TREES TO SUIT EXISTING STREETSAPES		TRANSMISSION LINE PYLONS
	PROPOSED LOTS		EXISTING FORMAL / INFORMAL PATHS
	PROPOSED NEIGHBOURHOOD HUB		

173 - 199 ELIZABETH STREET, COBURG NORTH

LANDSCAPE CONCEPT PLAN



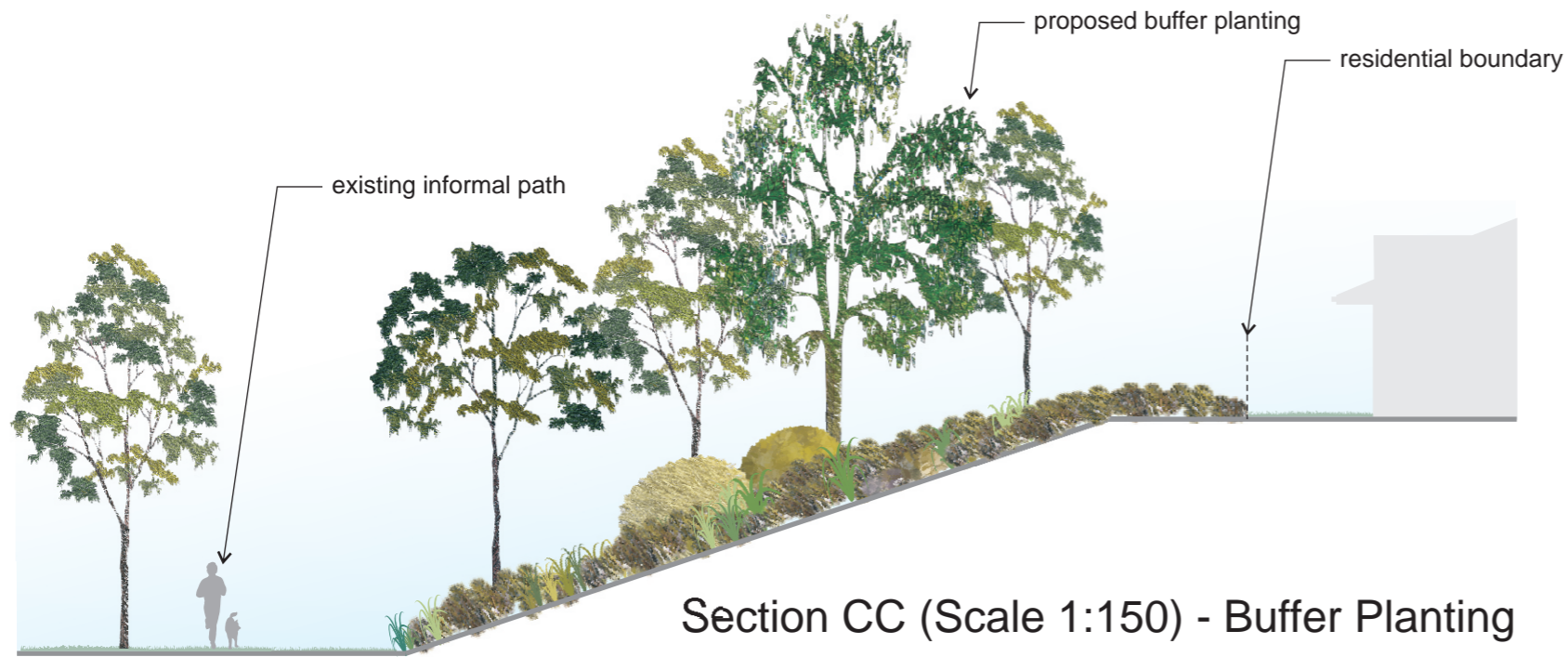
Section AA (Scale 1:125) - Pedestrian / Cycle Link



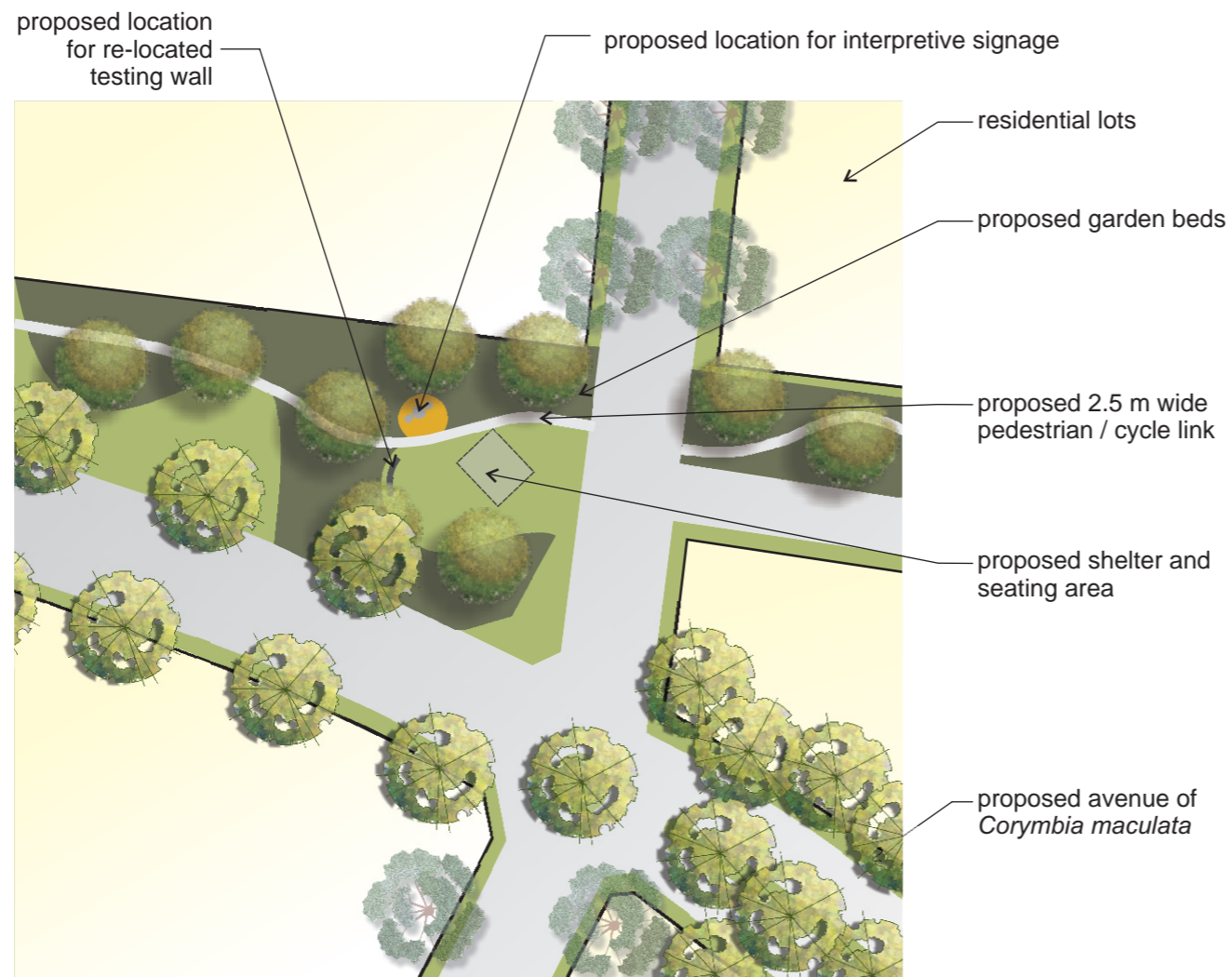
Section BB (Scale 1:125) - Entry Avenue

173 - 199 ELIZABETH STREET, COBURG NORTH

LANDSCAPE SECTIONS



Section CC (Scale 1:150) - Buffer Planting



Open Space Detail (Scale 1:800)

INDICATIVE PLANT SCHEDULE

Street Tree Schedule

Botanical Name	Common Name	Mature Height	Mature Spread
Trees			
<i>Angophora costata</i>	Smooth-bark Apple-myrtle	10-15m	5-10m
<i>Eucalyptus leucoxylon ssp. connata</i>	Yellow Gum	10-15m	5-10m
<i>Eucalyptus leucoxylon 'Eukie Dwarf'</i>	Dwarf Yellow Gum	7m	5m
<i>Eucalyptus melliodora</i>	Yellow Box	15-25m	10-20m
<i>Eucalyptus sideroxylon</i>	Red Ironbark	15-20m	10-20m

* Appropriate species for use within existing streetscapes

Feature Tree Schedule

Botanical Name	Common Name	Mature Height	Mature Spread
Trees			
<i>Corymbia maculata</i>	Spotted Gum	15-25m	15-25m

Open Space Planting Schedule

Botanical Name	Common Name	Mature Height	Mature Spread
Trees			
<i>Acacia implexa</i>	Lightwood	6-8m	4-8m
<i>Acacia pycnantha</i>	Golden Wattle	3-10m	2-5m
<i>Allocasuarina verticillata</i>	Drooping Sheoke	6-8m	4-6m
<i>Banksia marginata</i>	Silver Banksia	8m	3m
<i>Eucalyptus leucoxylon ssp. Connata</i>	Yellow Gum	10-15m	5-10m
<i>Leptospermum lanigerum</i>	Woolly Tea-trea	5m	2m
Shrubs			
<i>Banksia ericifolia</i>	Heath Banksia	2-5m	1-2m
<i>Goodenia ovata</i>	Hop Goodenia	1-2.5m	1-3m
<i>Grevillea rosmarinifolia</i>	Rosemary Grevillea	1-3m	2-3m
<i>Leucophyta brownii</i>	Cushion Bush	0.5-1m	1-2m
<i>Rhagodia parabolica</i>	Fragrant Saltbush	0.5-2m	0.5-1.5m
<i>Rhagodia spinescens</i>	Spiny Saltbush	0.4-0.6m	1-1.5m
<i>Ricinocarpus pinifolius</i>	Wedding Bush	3m	2m
<i>Westringia fruticosa</i>	Native Rosemary	1.5m	1m

Groundcover / Grasses			
<i>Brachyscome multifida var. multifida</i>	Cut Leaf Daisy	0.4m	0.2-1m
<i>Calocephalus lacteus</i>	Milky Beauty Heads	0.3m	0.3-0.5m
<i>Chrysocephalum apiculatum</i>	Common Everlasting	0.3m	1-2m
<i>Dianella revoluta var. revoluta</i>	Black Anther Flax-lily	0.3-1m	0.5-2.5m
<i>Hardenbergia violaceae</i>	Purple Coral Pea	0.4m	1-2m
<i>Helichrysum scorpioides</i>	Button Everlasting	0.3m	0.3m
<i>Kennedia prostrata</i>	Running Postman	0.1m	1-2.5m
<i>Lomandra longifolia</i>	Spiny-headed Mat-rush	0.5-1m	0.5-1m
<i>Myoporum parvifolium</i>	Creeping Boobiella	0.1m	2-4m
<i>Poa labillardieri</i>	Common Tussock Grass	0.5-1m	0.5m
<i>Chrysocephalum apiculatum</i>	Common Everlasting	0.3m	1-2m

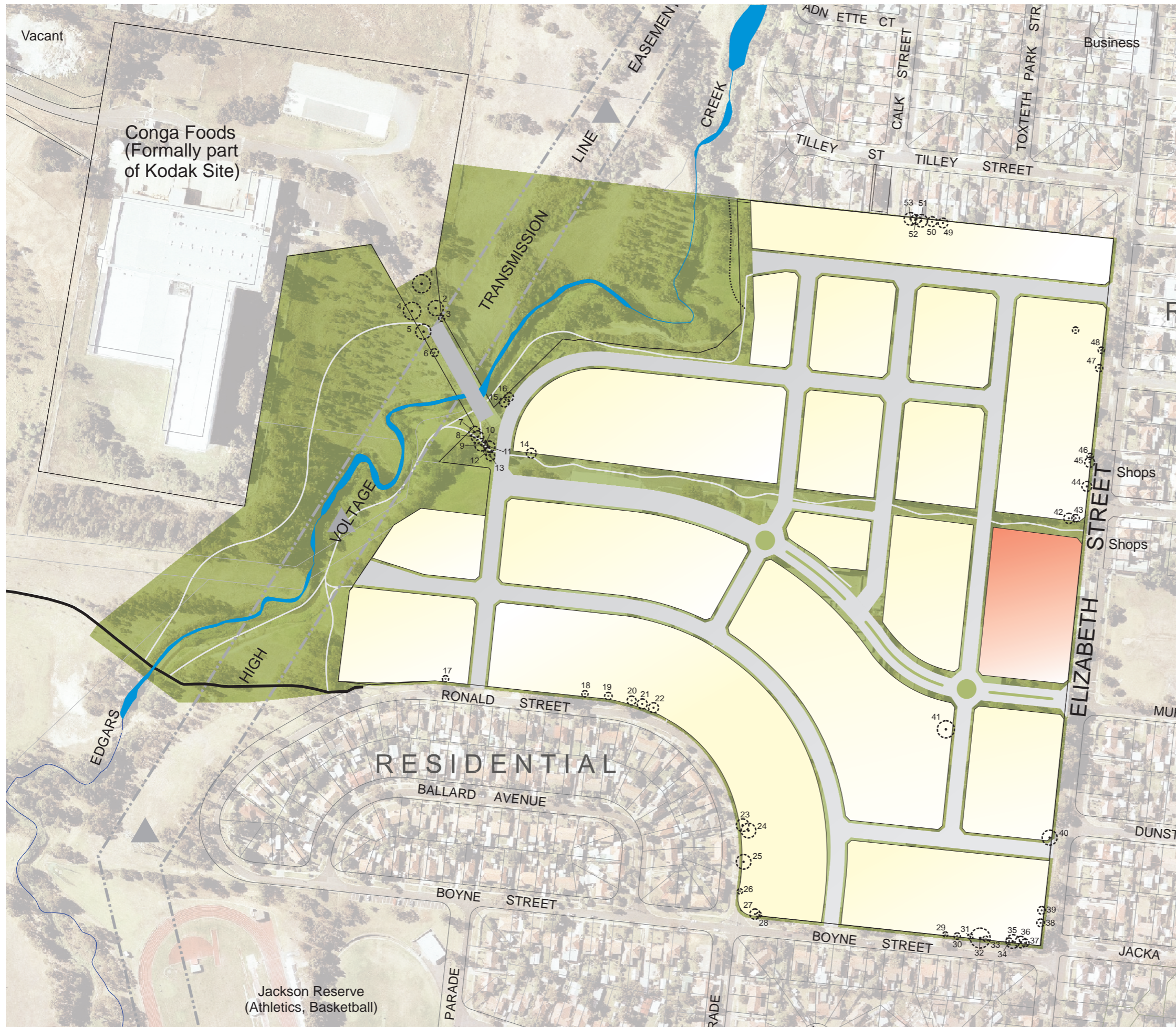
Buffer Planting Schedule

Botanical Name	Common Name	Mature Height	Mature Spread
Trees			
<i>Acacia implexa</i>	Lightwood	6-8m	4-8m
<i>Acacia pycnantha</i>	Golden Wattle	3-10m	2-5m
<i>Allocasuarina littoralis</i>	Black Sheoak	6-8m	4-8m
<i>Allocasuarina verticillata</i>	Drooping Sheoke	6-8m	4-6m
<i>Eucalyptus camaldulensis</i>	River Red Gum	15-25m	10-20m
<i>Eucalyptus leucoxylon ssp. Connata</i>	Yellow Gum	10-15m	5-10m
Shrubs			
<i>Banksia ericifolia</i>	Heath Banksia	2-5m	1-2m
<i>Correa glabra</i>	Rock Correa	1-3m	1-3m
<i>Correa reflexa</i>	Common Correa	0.3-2m	1-2m
<i>Grevillea rosmarinifolia</i>	Rosemary Grevillea	1-3m	2-3m
<i>Rhagodia parabolica</i>	Fragrant Saltbush	0.5-2m	0.5-1.5m
<i>Rhagodia spinescens</i>	Spiny Saltbush	0.4-0.6m	1-1.5m
<i>Ricinocarpus pinifolius</i>	Wedding Bush	3m	2m

Groundcover / Grasses			
<i>Atriplex semibaccata</i>	Creeping Saltbush	0.1-0.3m	1-3m
<i>Dianella revoluta var. revoluta</i>	Black Anther Flax-lily	0.3-1m	0.5-2.5m
<i>Dianella tasmanica</i>	Tasmanian Flax-lily	0.5-1.5m	0.5-2m
<i>Hardenbergia violaceae</i>	Purple Coral Pea	0.4m	1-2m
<i>Helichrysum scorpioides</i>	Button Everlasting	0.3m	0.3m
<i>Lomandra longifolia</i>	Spiny-headed Mat-rush	0.5-1m	0.5-1m
<i>Myoporum parvifolium</i>	Creeping Boobiella	0.1m	2-4m
<i>Poa labillardieri</i>	Common Tussock Grass	0.5-1m	0.5m

Bio-retention and Swale Planting Schedule

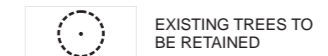
Botanical Name	Common Name	Mature Height	Mature Spread
<i>Dianella revoluta var. revoluta</i>	Black Anther Flax-lily	0.3-1m	0.5-2.5m
<i>Dianella tasmanica</i>	Tasmanian Flax-lily	0.5-1.5m	0.5-2m
<i>Lomandra longifolia</i>	Spiny-headed Mat-rush	0.5-1m	0.5-1m
<i>Poa labillardieri</i>	Common Tussock Grass	0.5-1m	0.5m



EXISTING TREES TO BE RETAINED

ID	Species	Common Name	H (m)	W (m)
1	<i>Eucalyptus melliodora</i>	Yellow Box	15	10
2	<i>Eucalyptus leucoxylon</i>	Yellow Gum	12	13
3	<i>Eucalyptus cosmophylla</i>	Cup Gum	4	5
4	<i>Eucalyptus sideroxylon</i>	Red Ironbark	5	4
5	<i>Eucalyptus melliodora</i>	Yellow Box	16	14
6	<i>Eucalyptus sideroxylon</i>	Red Ironbark	5	4
7	<i>Eucalyptus viminalis</i>	Manna Gum	11	9
8	<i>Eucalyptus camaldulensis</i>	River Red Gum	19	11
9	<i>Eucalyptus camaldulensis</i>	River Red Gum	14	6
10	<i>Casuarina glauca</i>	Swamp She-oak	5	4
11	<i>Eucalyptus melliodora</i>	Yellow Box	9	7
12	<i>Angophora costata</i>	Smooth-barked Apple	11	7
13	<i>Eucalyptus leucoxylon</i>	Yellow Gum	5	8
14	<i>Lagunaria patersonia</i>	Norfolk Island Hibiscus	11	8
15	<i>Eucalyptus saligna</i>	Sydney Blue Gum	14	9
16	<i>Eucalyptus cladocalyx 'Nana'</i>	Dwarf Sugar Gum	8	10
17	<i>Eucalyptus nicholii</i>	Narrow-leaved Black Peppermint	10	6
18	<i>Melaleuca styphelioides</i>	Prickly-leaved Paperbark	7	5
19	<i>Melaleuca styphelioides</i>	Prickly-leaved Paperbark	8	6
20	<i>Melaleuca styphelioides</i>	Prickly-leaved Paperbark	7	6
21	<i>Melaleuca styphelioides</i>	Prickly-leaved Paperbark	7	7
22	<i>Melaleuca styphelioides</i>	Prickly-leaved Paperbark	6	6
23	<i>Eucalyptus leucoxylon</i>	Yellow Gum	9	10
24	<i>Corymbia citriodora</i>	Lemon-scented Gum	14	16
25	<i>Eucalyptus cladocalyx 'Nana'</i>	Dwarf Sugar Gum	13	11
26	<i>Prunus cerasifera 'Nigra'</i>	Purple Leaf Cherry Plum	3	3
27	<i>Agonis flexuosa</i>	Willow Myrtle	7	7
28	<i>Lophostemon confertus</i>	Queensland Brush Box	5	3
29	<i>Acer palmatum</i>	Japanese Maple	4	4
30	<i>Agonis flexuosa</i>	Willow Myrtle	7	4
31	<i>Prunus cerasifera 'Nigra'</i>	Purple Leaf Cherry Plum	5	4
32	<i>Corymbia citriodora</i>	Lemon-scented Gum	14	15
33	<i>Malus xpurpurea 'Aldanhamensis'</i>	Aldanhum Purple Crabapple	3	4
34	<i>Malus xpurpurea 'Aldanhamensis'</i>	Aldanhum Purple Crabapple	4	6
35	<i>Corymbia citriodora</i>	Lemon-scented Gum	13	7
36	<i>Melaleuca styphelioides</i>	Prickly-leaved Paperbark	11	9
37	<i>Crataegus sp.</i>	Hawthorn	6	6
38	<i>Cinnamomum camphora</i>	Camphor Laurel	8	8
39	<i>Cinnamomum camphora</i>	Camphor Laurel	5	5
40	<i>Cinnamomum camphora</i>	Camphor Laurel	11	8
41	<i>Eucalyptus leucoxylon</i>	Yellow Gum	15	15
42	<i>Eucalyptus sideroxylon</i>	Red Ironbark	11	5
43	<i>Eucalyptus sideroxylon</i>	Red Ironbark	12	5
44	<i>Eucalyptus bancroftii</i>	Bancroft's Red Gum	12	12
45	<i>Eucalyptus leucoxylon</i>	Yellow Gum	8	7
46	<i>Crataegus xlavallei</i>	Lavelle Hawthorn	5	6
47	<i>Prunus persica</i>	Peach	4	4
48	<i>Pittosporum eugenioides 'Variagatum'</i>	Variagated Tea Tree	3	4
49	<i>Lophostemon confertus</i>	Queensland Brush Box	11	6
50	<i>Syzygium paniculatum</i>	Magenta Cherry	12	10
51	<i>Lophostemon confertus</i>	Queensland Brush Box	13	9
52	<i>Quercus palustris</i>	Pin Oak	17	12
53	<i>Syzygium paniculatum</i>	Magenta Cherry	12	10

LEGEND



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TREE RETENTION PLAN