



Kodak Site Landscape Context Study

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01

Introduction

Introduction

The project site, the former Kodak film processing facility, is located just under 10 kms north from Melbourne CBD. It is set within the suburb of Newlands bounded by Coburg North, Reservoir to the east and Coburg to the south. The area lies within the Moreland City Council jurisdiction and adjacent to the City of Darebin boundary to the east.

With the closure of Kodak, this site provides a unique opportunity to create an infill development within the heart of an established residential area and alongside Edgar's Creek open space corridor.

Purpose of the Report

The purpose of the report is to respond to the Moreland City Council Objectives for Redevelopment of the former Kodak site which requests a Landscape Character Analysis which is required to:-

- *Document the landscape character of the surrounding area (including topography and those elements identified in standard MC1 of the Development Guidelines for the Merri Creek 2004);*
- *Recommend ways in which the development should protect the positive elements of the landscape character and how the development should be integrated with the surrounding area. These recommendations should include development setbacks, scale and design for the interface with the Edgar's Creek corridor.*

The scope of this report is to respond to the above objective by reviewing the range of previous reports which have been undertaken in relation to the site and locality, provide a photographic record of the existing landscape conditions of the immediate subject site and provide general directional comments on the landscape features to be considered as part of any redevelopment proposals. This report is intended to provide a general overview of the site landscape and immediate surrounds as a reference for future proposals and a beginning for understanding the particular landscape character issues which relate to this site.

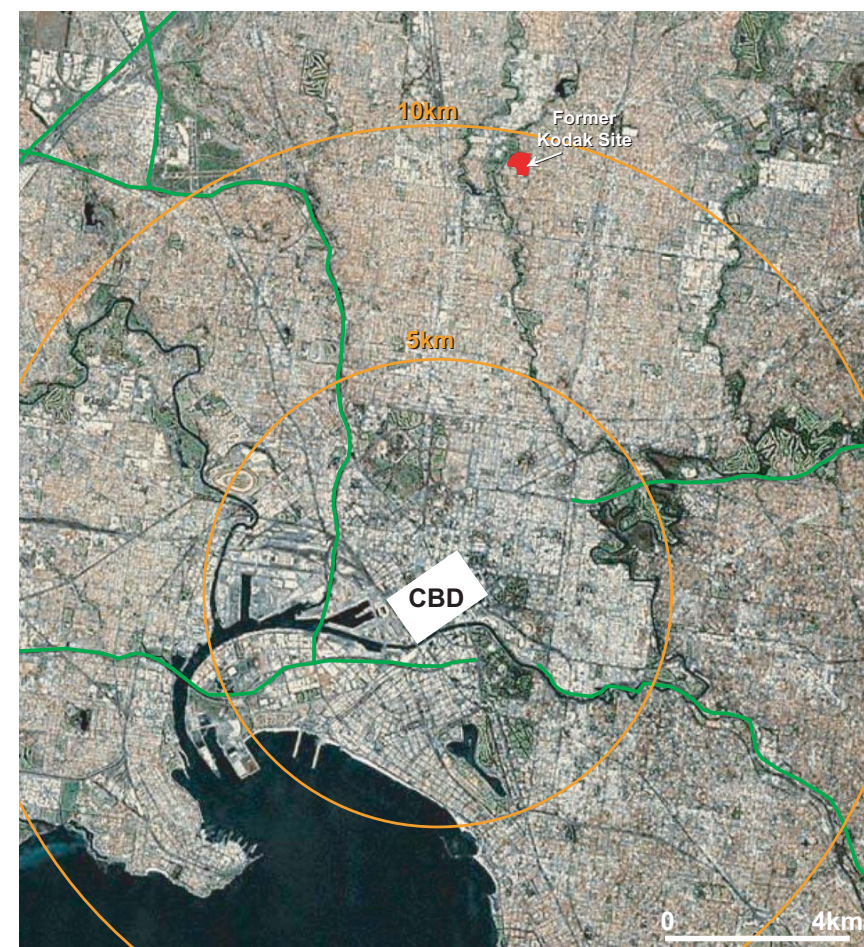


FIGURE 1: LOCATION MAP

02

The Project Site

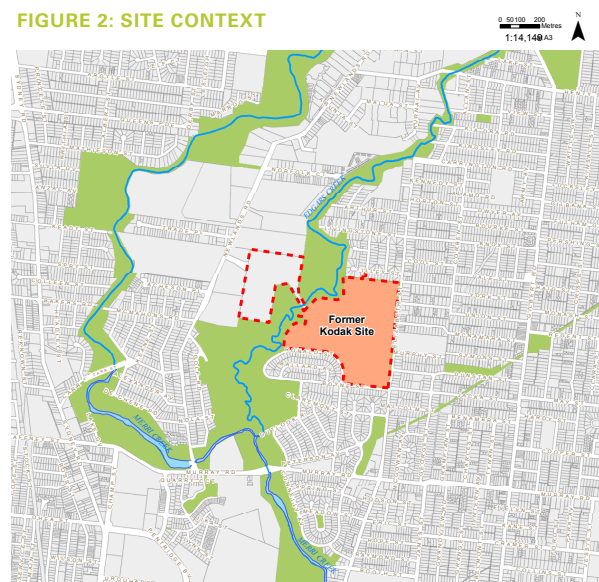
Project Site

The total subject site covers an area of approximately 27ha and is generally divided into two sections which straddle the east and west banks of Edgar's Creek. The western portion is accessed from Newlands Road via a Council owned road reserve while the eastern portion is bonded by Edgar's Creek reserve to the west, Ronald and Boyne Street to the south, Elizabeth Street along the eastern boundary and the rear of the lots facing Tilley Street. The western portion of the site contains a distribution building with warehousing and delivery docks (purpose built as Kodak's federal distribution centre). While the eastern portion is currently under remediation with only Administration Building 8 remaining.

As the western portion will continue with its existing use, the focus of this report primarily relates to the eastern portion of the site which housed the factory as it has been identified as suitable for the 'consideration of a largely residential redevelopment' (*Newlands Road Industrial Business Park Background and Guiding Principles* p2).

The eastern site will be redeveloped from its previous industrial facility with little remaining of the original buildings, landscape elements or remnants of its past uses. One building, Building 8 the previous Administration Wing, may remain near the Boyne and Elizabeth Street Corner.

FIGURE 2: SITE CONTEXT



Note: All GIS Analysis and mapping is the product of EDAW and has been produced for Urbex. Survey data and Aerial Imagery was supplied by Bosco Jonson on 26/02/2007. The information contained herein is believed to be accurate and suitable for limited uses. EDAW makes no warranty as to the accuracy or suitability of any GIS Analysis and mapping contained herein.

Project Site

Existing Vegetation

A flora and fauna assessment has been prepared by Biosis Research in July 2005 prior to the demolition and site rehabilitation works which outline in detail the findings of the investigations into existing flora and fauna.

At the time of inspection the remediation works have since cleared the majority of the site, however, some existing vegetation remains along the Boyne and Elizabeth Street frontages as well as to the Edgar's Creek boundary and to the rear of the lots fronting Tilley Street. The remaining vegetation generally consists of an array of semi-mature tree species which, due to the sites level of modification, has been identified as of low ecological value except for one mature indigenous tree (*Eucalyptus camuldulensis* - River Red Gum) located near the western boundary which will be unaffected by any redevelopment works.

FIGURE 3: SITE EDGES

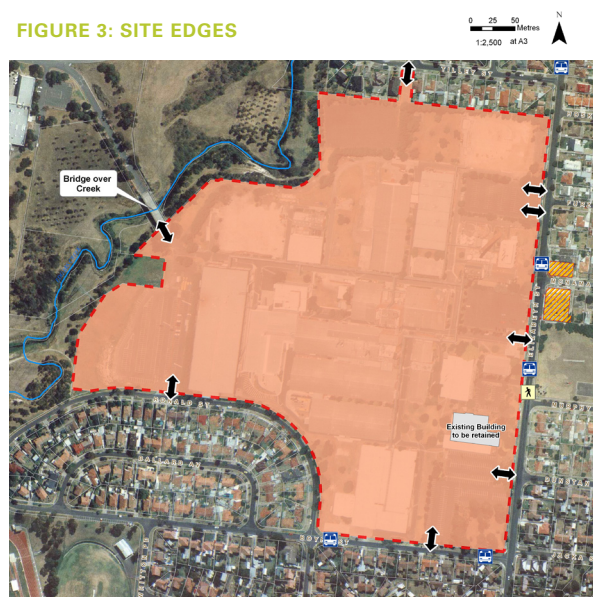
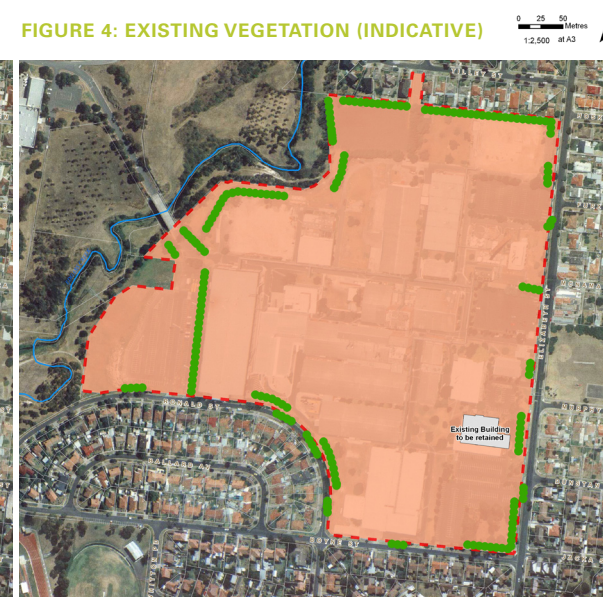


FIGURE 4: EXISTING VEGETATION (INDICATIVE)



03

Topography

Topography

Surrounding Topography

The *Moreland Neighbourhood Character Guidelines 2006* include a description of the areas to the north and south of the Kodak site.

While Kodak sits within precinct 22, the site boundaries abut precincts 23 to the north and precinct 26 to the south. Precinct 23 sits on a 'west-facing slope which becomes steep along the western edge at Edgar's Creek' which ensures it looks over the Kodak site, while precinct 26, which contains the heritage listed Newlands Estate, has moderately sloping topography towards Merri and Edgar's Creek. As the development has been designed to ensure it is 'well fitted to the contours' these views have been identified as an important element of the character of the area.

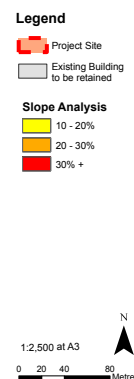
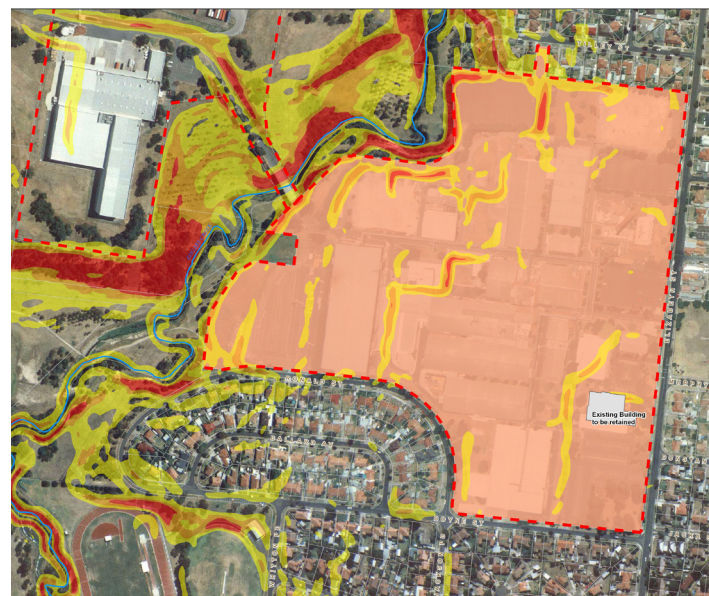


FIGURE 5: SLOPE ANALYSIS



Topography

Site Topography

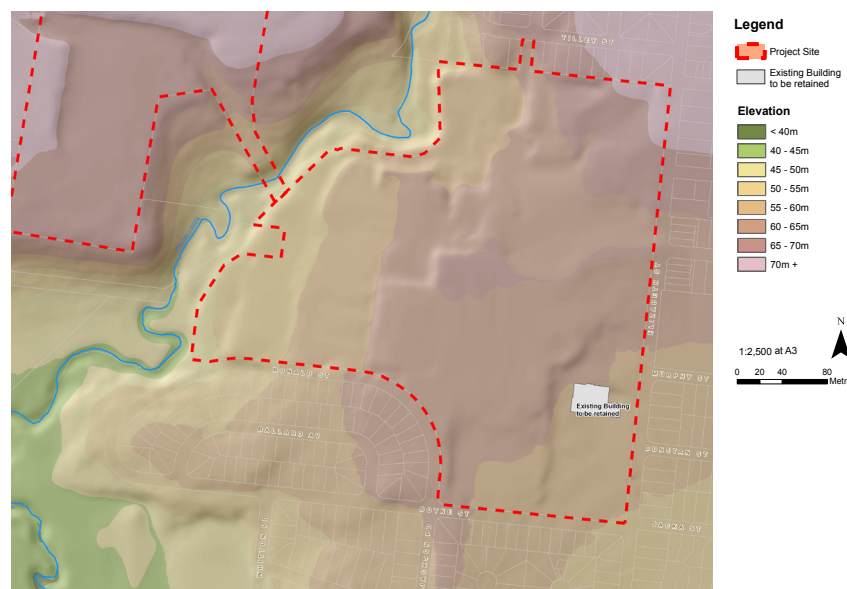
Generally, the site has a sense of elevation at the Ronald Street edge and the Tilley Street/ Elizabeth Street corner. This elevation creates views to the city which can be seen looking south down Elizabeth Street.

Across the site the contours range from 37.8m to 72.2m creating a height difference of approximately. 34.4m. While the exact nature of the landform will largely be altered with remediation works, the general lie of the land may remain. Building 21, the Warehouse Distribution Centre, located across the creek to the west, sits on the most prominent site with a minimum elevation of 44.8m and a maximum elevation of 73.8m. This ensures that the existing building provides a dominant backdrop to the project site.

The project site is also elevated above the Edgar's Creek corridor along the north western edge where existing timber steps lead the pedestrian along the top of a ridge before heading back to creek level closer to where the creek corridor meets Ronald Street. This creates opportunities for utilising the outlook and aspect of future development along this edge.

The *Moreland Neighbourhood Character Guidelines 2006* which includes the subject site within precinct 22, recognise that most of the area is on an 'elevated plateau with steep slopes in all directions towards the creeks'. Due to this position parts of the area, including the Kodak site, have panoramic views towards Brunswick and the city skyline which is an important part of the landscape character.

FIGURE 6: ELEVATION



Topography

The topography of the project site and the surrounding area can be seen in figures 7 and 8 while the photograph below shows city glimpses from the Elizabeth Street frontage and from within the site.



FIGURE 7: BUILDING 21 PROVIDES A DOMINANT BACKDROP TO THE PROJECT SITE



VIEWS TO CITY SKYLINE IS EVIDENT FROM WITHIN THE SUBJECT SITE



FIGURE 8: THE PROJECT SITE IS ELEVATED ABOVE THE MAJORITY OF EDGAR'S CREEK RESERVE



VIEWS TO CITY LOOKING SOUTH FROM ELIZABETH STREET

04

Pedestrian & Cycle Connections

Pedestrian and Open Space Connections

This creates an opportunity to develop recreation opportunities along this linear reserve and build on and link existing pedestrian/ cycle networks.

This would address objectives highlighted in the *Moreland Open Space Strategy August 2004* which identifies an increasing trend towards the desire for improved linkages to open space areas.



05

Public Open Space



FIGURE 10: EXISTING PUBLIC OPEN SPACE WITHIN 1KM RADIUS OF THE PROJECT SITE

Public Open Space

Within approximately 1km radius of the site a number of open space areas are located. The minor open space areas include Larkin's Reserve which is associated with the tennis courts on Dunstan Street and contains a playground, F. Cox Reserve on Claremont and Elizabeth Street which contains a playground while a broader range of facilities are provided at Lake Reserve including playgrounds, toilets, BBQ's, scout facility, table tennis centre, arts and crafts centre within an open space setting.

Larger facilities within a 1km radius of the site include the athletics and basketball centre, the tennis and swimming pool centre on Murray Road and the basketball centre next to Parker reserve.

With the redevelopment of the subject site the level of public open space to be provided should be balanced with the availability and connectivity to existing facilities within the municipality against what may be appropriate for that site and its development proposal.

06

Surrounding Streetscape

Surrounding Streetscape

Subject Site Neighbourhood Character

The subject site lies within precinct 22 as identified in the *Moreland Neighbourhood Character Guidelines 2006*. The character of the area has been identified as relating to the area being located on an 'elevated plateau with steep slopes' ensuring panoramic views towards Brunswick and the city skyline and the larger industrial land usage which accommodates factories such as Kodak, Radiant and the Coburg Drive-in Cinema. Other landscape characteristics which are evident in this area include the predominantly 1970-1990s architectural style with a mix of brick, masonry, stucco, render, timber and cladding with metal roofs, building heights of two to four storeys, sparsely located street trees, high front fences, setbacks of generally less than 5m for small industrial estates and over 9m for larger factories and a subdivisional pattern of a distorted grid.

Surrounding Neighbourhood Character

The project site also adjoins two other identified character precincts to the north and south boundaries. To the north, precinct 23 is described as sitting on a 'west-facing slope which becomes steep along the western edge at Edgar's Creek'. The key characteristics of this area include the high voltage powerlines and the post-war period housing on a distorted grid.

To the south of the subject site lies precinct 26 which contains the Newlands Estate. This is a 1960s housing commission estate recognised with a heritage listing for its contribution

as a largely intact example of garden suburb planning. *The City of Coburg Heritage Conservation and Streetscape Study October 1990*, recognises that much of the character of the precinct is derived from the curvilinear street layout which is in contrast to the rest of the municipality. This has been designed to fit within the contours and ensure that house siting increases the interaction between the area and the open space corridor of nearby Edgar's Creek reserve.

EXISTING HOUSES IN BOYNE STREET INDICATING POST-WAR STYLE



Surrounding Streetscape

Built Form

The subject site sits within an established suburb which has developed from the land of the Woiworung people to the market gardens and dairying of the late nineteenth and early twentieth century to the land development of the post-war period. There is generally a predominance of single storey, two bedroom brick houses, some with a weatherboard extensions. These were constructed in bulk by the housing commission post-war in approximately the mid 1950's with most following the same design, layout and external facade and features. Some houses share a common wall as a duplex unit but with the majority of built form surrounding the site consisting of detached houses fronting the street with similar lot sizes and frontages.

To the north of the subject site (precinct 23) the housing type has a predominance of single and double storey, post-war period housing (although new, larger houses and unit developments are beginning to appear) set within a distorted grid. The houses generally have low to medium front fences with setbacks of 5-9m.

To the south of the subject site (precinct 26) the architectural style, as noted in the study, is predominantly 1950-1960s with some 1970-1990s era dwellings. Housing materials are mainly brick with some timber or cladding and terracotta roofs. Buildings range from one to three storeys and include single family homes, terraces and some multi-dwelling developments set on lots which are 300-650sqms. The subdivision pattern is curvilinear addressing the sloping topography with setbacks of 5-9m and low front fences.

Along parts of Elizabeth Street and Tilley Street there are also a number of weather board homes with the construction of new homes including faux terrace homes starting to occur along the Elizabeth Street and the Elizabeth/ Hosken Street corner.

In relation to orientation, the houses along Ronald and Boyne Street face to the project site while the lots adjoining the site along the northern boundary face onto Tilley Street rather than address the site. Elizabeth Street residents also face onto the site.

EXISTING IRONBARKS IN NEARBY JACKA STREET



Surrounding Streetscape

Vegetation

The streetscapes of the suburb, and more directly adjoining the site are devoid of regular, coordinated and healthy street trees. The existing plantings (generally one tree per lot frontage) are a mix of Eucalypts (iron barks and smooth barks), *Prunus blirieana* and *Melaleucas* and range significantly in age and size. Generally, tree planting has seemingly been restricted due to the overhead powerlines which run along the surrounding streets. There are a number of trees which look to be fairly recent plantings but are struggling due to water restrictions, lack of attention and harsh streetscape conditions. This is supported by the assessment noted in the Moreland Urban Character Study and Good Residential Design Guide 1996 where the existing street trees have been identified to have no contribution to urban character where 'few areas with consistent high quality, mature trees throughout were found'.

The close proximity of the project site to Edgar's Creek corridor generally provides a vegetated backdrop to the western edge of the project site.

Within both the character precincts to the north and south of the subject site the street trees are varied in size and spacing with private gardens which are generally exotic with some canopy trees. The street trees to the north include a mix of prunus, brush box and gum which the street trees to the south include a mix of bottle brush, brush box, wattle and gum.



NEW PLANTINGS ALONG BOYNE STREET



IRON BARKS ALONG RONALD STREET

Surrounding Streetscape

Street Furniture and Materials

Beyond the seat located with the bus stop on the corner of Boyne Street and Jackson Parade and the telephone box located along Elizabeth Street, the immediate area lacks any existing street furniture.

There is a section of blue stone kerbing and guttering (potentially pre-1930s bluestone pitcher kerb/ channel) along the western side of Elizabeth Street which is remnant from Victorian Melbourne. Sections of this have been replaced with standard grey concrete grate surrounds and kerbing. This provides some level of variation in materiality and may be considered for retention as part of any redevelopment works in this locale while being balanced with safety considerations for cyclists.

Bus Stops

The route of the 526 bus circulates the site with stops along Ronald, Boyne and Elizabeth Streets. The stops are indicated by the standard sign posts, except for a seat located at the Jackson Parade/ Boyne Street corner. No shelters, rain/ sun protection or bus stop area is associated with the stops.

THERE IS LIMITED EXISTING FURNITURE IN SURROUNDING STREETS



EXISTING BUS STOP IN BOYNE STREET



Boyne & Ronald Streets

Boyne and Ronald Streets create the southern boundary of the project site running east-west. Both Boyne and Ronald are generally quiet local streets with Ronald Street providing the most direct connection to the Edgar's Creek reserve from the project site. The housing types are predominantly single storey, red brick/ terracotta roofed dwellings dating back to housing commission era.

While these low key dwellings are promoted to be an example of "Garden Suburb planning" according to *The City of Moreland Heritage Review: HO Precincts (Allom Lovell & Associates)*, their contribution to an attractive streetscape is limited by the lack of quality of street trees and landscape elements.

TYPICAL VIEW LOOKING ALONG BOYNE STREET



TYPICAL VIEW LOOKING ALONG RONALD STREET



Boyne Street

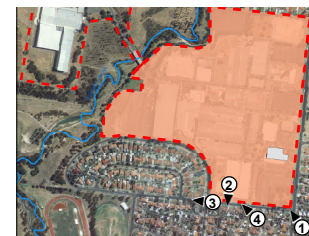


PHOTO LOCATOR

06

These streets create the southern boundary of the project site running east-west. Both Boyne and Ronald are generally quiet local streets with Ronald Street providing the most direct connection to the Edgar's Creek reserve from the project site. The *Moreland Neighbourhood Character Guidelines 2006* precinct 26 identify Boyne and Ronald Street as forming northern boundary of the Newlands Estate which is a housing commission estate which was largely

completed by the early 1950s. The estate has been heritage listed due to its 'state historical, social and architectural significance' as a largely intact example of garden suburb planning which has created a subdivision pattern which is well fitted to the contours ensuring that houses are sited to increase the interaction between the area and the linear open space of Edgar's Creek (*City of Coburg Heritage Conservation and Streetscape Study October 1990*).



1 The Boyne and Elizabeth Street corner is the first introduction to the project site for traffic travelling routes from Murray Road. The full contribution of Boyne Street as a positive edge to the project site has not yet been realised due to the combination of overhead powerlines, concrete footpaths, affordable housing and remnant industrial buildings.



2 The bus stop to the corner of Jackson Parade and Boyne Street provides the only street furniture within the surrounds of the site. No shelters or other amenity is provided to any other bus stop.



3 The southern side of the street has some planted street trees (*Prunus blireiana*) although do little to create an attractive, well established or shaded streetscape.



4 Street tree planting along the verge abutting the site vary more dramatically in size and quality. Recent plantings are struggling in dry and unmaintained conditions while more mature plantings are often trimmed to avoid impacting on the overhead powerlines.

Boyne Street



5 Generally Boyne Street is a quiet local street which does not have any significant distinguishable qualities within the streetscape worth retention or addressing.



6 The redevelopment of the project site should address the existing public transport provided to site surrounding streets. Pedestrian connections should be included in redevelopment proposals to ensure access to the existing public transport stops.



7 The remaining Building 8 on the project site is a dominating element on the skyline although its full visual impact on Boyne Street is reduced due to screening by the existing vegetation remaining to the edges.



8 Housing along Boyne Street is generally similar in type, size and detail typical of the housing commission specifications for this area.



PHOTO LOCATOR

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Ronald Street

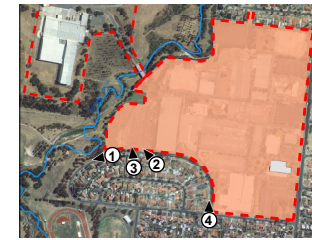


PHOTO LOCATOR

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A quiet local street running along the southern site boundary, east-west Ronald Street provides the most direct connection to the Edgar's Creek reserve from the project site and forms the northern boundary of the heritage listed Newlands Estate.



1 A stand of eucalypts highlight the entrance to the Edgar's Creek recreation trail at the corner of the project site and Ronald Street. As this reserve also functions as a transmission easement, vegetation will be removed by the relevant power authority if it poses a safety concern which lessens the natural amenity of the corridor.



2 The western edge of the site slopes towards the Edgar's Creek corridor. The remaining Building 21 across the creek provides the backdrop to the site with 'big box' buildings clearly visible amongst clumps of vegetation. The visual impact of these buildings are enhanced by the nature of them being located atop the ridge line which sits at approximately. 73.8m at its highest contour which is approximately. 1.6m above the highest point of the project site.



3 Vehicle access points remain towards Edgar's Creek corridor adjacent a planted hedgerow of cypress. These trees provide some visual relief from the generally undefined landscape of the project site. However, their condition and health requires assessment to determine whether they can remain as part of the redevelopment or if they should be removed.



4 There are a number of existing trees to the edge of the project site which enhance the streetscape quality of Ronald Street despite lacking uniformity of size, species and location.

Ronald Street



5 The overhead powerlines on the southern side of the street may have contributed to the lack of street trees



6 An existing concrete footpath is located on the southern side of Ronald Street only.

The *Moreland Urban Character Study and Good Residential Design Guide 1996* notes that the footpaths, nature strips, street trees and other streetscape elements of Ronald Street have limited or no contribution to the urban character.



7 Ronald Street is a quiet local road which is characterised by brick housing, a variety of street trees of varying type and size generally intact footpaths along the property boundary (south side only). The built form, front yards and fencing while varied in type and detail share a similar level of maintenance and limited contribution to the appeal of the street.



8 The appeal of Ronald Street improves where the street abuts Edgar's Creek reserve introducing more mature vegetation green space and recreation opportunities.

However, the reserve becomes increasingly separated from the streetscape as the land steepens around the corner and the level difference heightens.



PHOTO LOCATOR

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Tilley Street

06

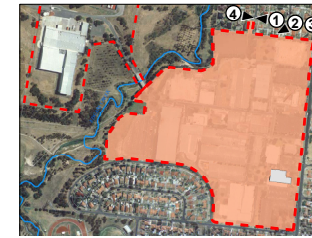


PHOTO LOCATOR

Tilley Street falls within precinct 23 as identified in the *Moreland Neighbourhood Character Guidelines 2006*. This area has been identified as having been developed in the immediate post-war period with a 'mixture of brick and timber suburban houses' while more recently new, larger houses and unit developments area starting to appear.

While Tilley Street does not bound the site directly, being separated by a single row of house lots, there is an existing opportunity between lots to create a minor road or recreation linkage from the site to Tilley Street along the northern edge of the site.

This area sits on a west-facing slope which steepens along the western edge at Edgar's Creek ensuring that Tilley Street (which is higher towards Elizabeth Street and sloping towards Edgar's Creek) reveals views across to the ridgeline on the western bank of the creek to the remaining Kodak industrial buildings.

The character guidelines identify that the street trees are varied in size and spacing (including prunus, brush box and eucalypts), front fences are low to medium height with front setbacks of 5-9m.



1 Tilley street significantly changes in level from one end to the other. The Elizabeth Street corner is the higher end at approximately 73m. The street slopes gradually towards the west for most of the length and then more sharply towards the cul de sac near the creek. This land form reveals the ridge line along the western edge of the creek and exposes the powerlines against the otherwise treed skyline.



2 Building 21, Warehouse Distribution Centre, from the previous Kodak activities over the creek from the main project site, dominate the top of the ridge and provide the backdrop to the residents. The 'big box' architecture reinforce the industrial nature of the previous uses.



3 A more informal planting of street trees (*Prunus blireiana*) are evident in this quiet local street. There is limited traffic and vehicle movement along this edge due to the cul de sac ending of the street.



4 The housing abutting the project site is predominantly single storey red brick and weather board and face away from the side to Tilley Street.

The *Moreland Urban Character Study and Good Residential Design Guide 1996* notes that the scale of the buildings is an important factor in contributing to the urban character.

Tilley Street

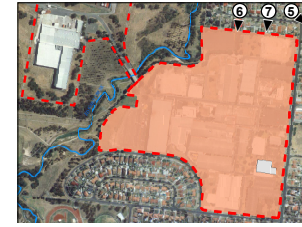


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5 New housing is beginning to be constructed along points of the surrounding streets. New buildings are departing in character from the single storey, red brick character of the area.



6 An existing vehicle access point is located between the lots shown in the photo and creates the opportunity for future vehicle and/or pedestrian/cycle linkages to the site.

Utilisation of this existing access would address an objective in the *Moreland Open Space Strategy 2004* which encourages the development or enhancement of 'pedestrian links and circuits...to encourage walking as a healthy exercise'.



7 With the removal of the existing wall and vegetation to the rear of the Tilley Street lots, the future interface between any redevelopment proposals and these lots will need to be considered to ensure that the back of the lots appropriately address the new development.

Elizabeth Street

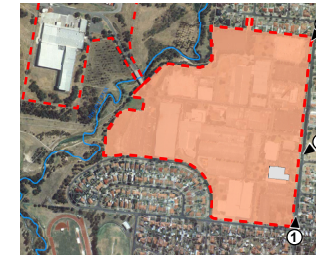


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Running north-south along the eastern boundary of the project site, Elizabeth Street provides the main street frontage for the site and primary road access to Murray Road. With a wider road reserve than other surrounding streets, Elizabeth Street creates

the more active edge for circulation and vehicle access to/ from the site. This activity zone is further enhanced with the small cluster of local shops which, while currently appearing to struggle, may provide an opportunity for a future commercial centre.



1 Elizabeth Street provides the major boundary to the project site. It is a more major road than the other surrounding streets being the primary collector road running North – South and linking onto Murray Road.



2 The project site boundary to the northern edge abuts the rear of lots fronting Tilley Street. The lot on the corner of Tilley and Elizabeth Street is currently under development.



3 A pedestrian crossing is located midway down Elizabeth Street connecting the site and school. This provides an opportunity for the development of the project site to address a part of the pedestrian /cycle linkages and network.



Elizabeth Street



4 A section of bluestone kerb and guttering remains along Elizabeth Street. Whether this is a remnant detail or an area which has been replaced to reflect Victorian Melbourne detailing is difficult to determine from visual inspection. While it provides an interesting feature within the landscape this surface can be dangerous for cyclists.



5 The oval and playground of Newlands Primary School fronts Elizabeth Street across from the site creating a sense of openness to this section of the street. Existing trees in the verge and as part of the playground contribute to the greening of the suburb and softens the otherwise built edge.

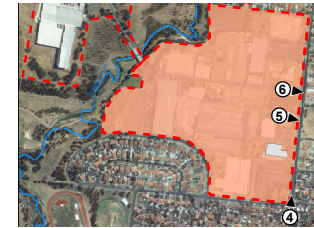


PHOTO LOCATOR

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6 A cluster of local shops is located in Elizabeth street which create a strong opportunity for the development of the project site.

Overall, the architecture of the buildings is unrefined, lacking maintenance and provides limited aesthetic to the streetscape.



Elizabeth Street

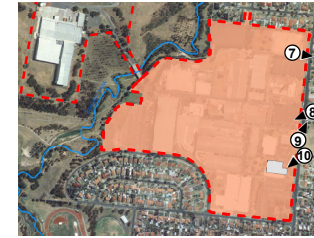


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7 The housing along Elizabeth Street is more varied in style than in the other surrounding streets departing from the housing commission brick in areas to incorporate timber and weatherboard as well as a 2 storey housing.



8 The former main entrance point remains relatively central to the sites frontage to Elizabeth Street. This fronts the primary school open space but provides an obvious opportunity for a future development to adopt the same location as an entrance.



9 Generally the street scope character is understated with limited plantings of street trees, plain concrete footpath on both sides of the street and simple grass verges. The presence of overhead powerlines limits opportunities for establishing a street tree plantings and detracts from the general streetscape character.

07

Edgar's Creek Environs

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Edgar's Creek Environs

The Edgar's Creek reserve runs north-south along the western boundary of the project site. The creek is a tributary of Merri Creek which flows from the Great Dividing Range to the Yarra River. Overall, the creek environs should contribute to the environmental, heritage and recreational value along this corridor.

A number of reports have been produced in relation to Edgar's Creek and the broader system of Merri Creek. These include the following and should be read in conjunction with this report:-

- » Knowing Our Creek...A Story of Edgar's Creek 2007;
- » Merri Creek and Environs Strategy 1999;
- » Merri Creek Waterway Management Activity Plan 2003.

The following draws upon information found within those reports to provide an overview of this information in reference to the subject site to address objective 1.1. This objective requires information on the creek environment and a site description.



EDGAR'S CREEK RESERVE LOOKING SOUTH - EAST



EDGAR'S CREEK RESERVE LOOKING NORTH FROM

Edgar's Creek Environs

Existing Features

The creek itself varies in width, character, accessibility and quality. Close to the Ronald Street interface the creek has been previously altered and reshaped to an engineered concrete lined trapezoidal cross section (associated with the protection of underground services running under the creek at that location). Following the creek northwards it changes to a more naturalistic alignment and character. There are areas of still water and riffles and on visual inspection seems to support a range of wildlife. The banks and surrounding landscape of the creek does have a secluded character due to areas of closed canopy vegetation, lack of facilities or formalized path network but lacks a naturalist character due to weed infestation, the construction of overhead bridges, graffiti, stormwater outlets and vehicle access. The Merri Creek Waterway Management Activity Plan identifies erosion issues in sections of the creek near the subject site. The report has listed channel instability including 'undercutting of bank immediately upstream of the footbridge at the Kodak site on the western side' as well as the concrete lined section upstream of the pedestrian bridge 'contributing to erosion of the west bank'.

For the length of the Kodak site interface with Edgar's Creek there is no formal, sealed path with only a worn desire line through the grass indicating the use of this area as a recreation connection. However, there is a concrete shared path near the south west corner of the subject site (eastern portion) which is accessed from Ronald Street and continues west over the creek.

With the demolition of the previous industrial uses of the project site and the potential to redevelop the site as a residential area this

opens opportunities to create a more formalized recreation edge which also ensures greater surveillance over the area which is likely to improve the feeling of safety and reduce issues such as vandalism. This increased access will need to be balanced with maintaining appropriate buffering to the creek and creating transitions between the urban development of the site and the natural creek line.



**FIGURE 11: EDGAR'S CREEK ENVIRONS EXISTING CONDITIONS
(AERIAL PHOTO SUPPLIED BY BOSCO JONSON PTY LTD)**

Edgar's Creek Environs

Views to the Site

The extent of views from the subject site into Edgar's Creek reserve vary due to the contours, remaining buildings and existing vegetation. From the western portion of the subject site, which is located on an elevated plateau with steep slopes down to the creek views are generally down into the creek corridor.

The topography of the eastern portion of the site varies between adjoining the creek corridor at a similar grade towards the southern boundary to sitting atop a sedimentary outcrop metres above the creek corridor further north.



VIEW FROM WITHIN THE SUBJECT SITE (WESTERN PORTION) LOOKING SOUTH TOWARDS RONALD STREET



VIEW FROM WITHIN THE SUBJECT SITE (WESTERN PORTION) LOOKING SOUTH OVER THE CREEK CORRIDOR TO THE CITY



VIEW FROM WITHIN THE SUBJECT SITE (EASTERN PORTION) LOOKING WEST NEAR THE SEDIMENTARY OUTCROP

Edgar's Creek Environs

Views to the Site



THE VEGETATION OF THE CORRIDOR IS THE PRIMARY LANDSCAPE FEATURE VISIBLE FROM WITHIN THE SITE (EASTERN PORTION)



VIEW FROM WITHIN THE SUBJECT SITE (EASTERN PORTION) LOOKING SOUTH-WEST TOWARDS EDGAR'S CREEK CORRIDOR



VIEW FROM WITHIN THE SUBJECT SITE (EASTERN PORTION) LOOKING WEST TOWARDS THE CONCRETE BATCHING PLANT



VIEW FROM WITHIN THE SUBJECT SITE (EASTERN PORTION) SHOWS INCISED NATURE OF THE CREEK CORRIDOR BETWEEN THE KODAK SITES



VIEW FROM THE BRIDGE BETWEEN THE EAST AND WEST PORTIONS OF THE SITE ONTO THE CREEK



VIEW FROM WITHIN THE SUBJECT SITE (WESTERN PORTION) ATOP THE PLATEAU LOOKING EAST OVER THE CREEK CORRIDOR AND CURRENT SITE WORKS

Edgar's Creek Environs

Views to the Site



VIEW FROM WITHIN THE SUBJECT SITE (EASTERN PORTION) LOOKING TOWARDS THE REMAINING DISTRIBUTION BUILDING



VIEW FROM WITHIN THE SUBJECT SITE (EASTERN PORTION) LOOKING TOWARDS THE REMAINING DISTRIBUTION BUILDING



VIEW FROM THE BRIDGE ACROSS EDGAR'S CREEK LOOKING SOUTH SHOWING THE INTERFACE BETWEEN THE INDUSTRIAL LANDUSE AND THE CREEK CORRIDOR



VIEW LOOKING EAST FROM SUBJECT SITE (WESTERN PORTION) TO EASTERN PORTION



THE STEEP SLOPES OF THE BANKS ALONG THE WESTERN EDGE HIDE EXPANSIVE VIEWS ONTO THE CREEK ITSELF



LOOKING SOUTH TOWARDS EDGAR'S CREEK CORRIDOR WITH CITY SKYLINE IN THE DISTANCE

Edgar's Creek Environs

Views to the Site



VIEW ONTO EDGAR'S CREEK FROM WESTERN SLOPE
LOOKING EAST



FROM WITHIN A LARGE PORTION OF THE SUBJECT SITE
(EASTERN PORTION) VIEWS TO THE CREEK ARE LIMITED
DUE TO THE TOPOGRAPHY



VIEW TOWARDS BRIDGE OVER EDGAR'S CREEK



VIEW FROM EDGE OF SUBJECT SITE (LOOKING SOUTH)
ALONG RONALD STREET INTO EDGAR'S CREEK
RESERVE



VIEW FROM SOUTHERN BOUNDARY OF SUBJECT SITE
(LOOKING SOUTH) INTO EDGAR'S CREEK RESERVE

Edgar's Creek Environs

Land Use

This section of Edgar's Creek sits within a mix of industrial and residential uses with some large areas of open space (former landfill) adjoining the waterway corridor. The area focused on within this report is primarily adjoined by the east and west portions of the former Kodak Processing Plant. Further south Edgar's Creek reserve is bounded by the heritage listed Newlands Estate.



FIGURE 12: LAND USE PATTERN
(IMAGE SUPPLIED BY MELBOURNE WATER - DATE APPROX. 2005)

Edgar's Creek Environs

Public Access

Within close proximity to the site (approx. 25m) the Edgar's Creek environs can currently be accessed from Ronald Street where a shared, coloured concrete path leads to a pedestrian bridge crossing over the creek to the northern bank.

Alternatively, there are unformed paths which continue north along the edge of Edgar's Creek next to the eastern portion of the subject site.



VIEW FROM THE SUBJECT SITE LOOKING SOUTH WHERE EDGAR'S CREEK RESERVE ABUTS RONALD STREET AND NEWLANDS HERITAGE ESTATE



VIEW TO THE SHARED PATH WITHIN EDGAR'S CREEK RESERVE LOOKING SOUTH - WEST FROM RONALD STREET



WELL WORN BUT UNFORMED PATH ADJACENT EASTERN BANK OF EDGAR'S CREEK

Edgar's Creek Environs

Vegetation

Generally, there is limited mature/ remnant vegetation with native trees limited to semi-mature or new plantings. This is presumably due to the fact that the creek corridor also functions as a transmission easement and vegetation is regularly cleared by the responsible authority when it approaches a size which may pose a hazard.

The Moreland Remnant Vegetation Assessment 1998 provides detailed analysis of the vegetation found within the municipality and should be referred to for specific information for details of existing local native vegetation, its condition and habitat value. However, in relation to the subject site the report has identified the following remnant vegetation sites within the City of Moreland.



NEW PLANTINGS WITHIN EDGAR'S CREEK CORRIDOR WHICH PERIODICALLY REQUIRE PRUNING/ REMOVAL BY THE POWER AUTHORITY WHICH PREVENTS BROADSCALE REVEGETATION

SITE NO	SITE NAME	SIGNIFICANCE SCORE	NO. OF REMNANT SPECIES	AREA IN HA.
200	Edgar's Creek, Coburg Park – Kodak, Murray Road, Coburg North	18	9	0.050
201	Edgar's Creek, Coburg Park – Kodak, Murray Road, Coburg North	16	9	0.218
204	Edgar's Creek, Kodak, steep slope, Newlands Road, Coburg North	20	21	0.448
205	Edgar's Creek, Kodak, Golf Road, Coburg North	12	8	0.796
206	Edgar's Creek, Kodak, Newlands Road, Coburg North	14	11	0.098
207	Edgar's Creek, Kodak, sedimentary outcrop east, Ronald Street, Coburg North	10	3	0.011
208	Edgar's Creek, Kodak, sedimentary outcrop west, Ronald Street, Coburg North	15	9	0.092
209	Edgar's Creek, Kodak, Ronald Street, Coburg North	15	10	0.305
210	Edgar's Creek, Kodak, Newlands Road, Coburg North	14	5	0.056
211	Edgar's Creek, Kodak, Ronald Street, Coburg North	8	1	0.001
212	Edgar's Creek, Kodak, Newlands Road, Coburg North	10	2	0.001
213	Edgar's Creek, Kodak, Newlands Road, Coburg North	17	8	0.025

TABLE 1: REMNANT VEGETATION SITES NEAR SUBJECT SITE - EXTRACT FROM MORELAND REMNANT VEGETATION ASSESSMENT 1998

Edgar's Creek Environs

The report also recommends management actions for remnant vegetation areas in the City of Moreland. Sites which relate to the subject area include the following:-

REMNPANT VEGETATION SITE		SIGNIFICANCE	MANAGEMENT ACTION
217	Edgar's Creek, Cash Reserve, north of Kodak bridge	17	Protect from mowing
213	Edgar's Creek, Kodak	17	Eradicate single willow
210	Edgar's Creek, Kodak	14	Control prunus, boxthorn and sweet briar
205	Edgar's Creek, Kodak	12	Install temporary fencing to allow seed set
200	Edgar's Creek, Coburg Park - Kodak	18	Control nassella, desert ash, cestrum, crocosmia
217	Edgar's Creek, Cash Reserve, north of Kodak bridge	17	Control weeds around best remnants
208	Edgar's Creek, Kodak, sedimentary outcrop west	15	Control nassella neesiana
212	Edgar's Creek, Kodak	10	Control kikuyu and fennel
211	Edgar's Creek, Kodak	8	Control fennel and phalaris
204	Edgar's Creek, Kodak, steep slope	20	Extend control to about 20m from edge of top
209	Edgar's Creek, Kodak	15	Control fennel, phalaris and kikuyu

TABLE 2: RECOMMENDED MANAGEMENT ACTIONS FOR REMNANT VEGETATION AREAS IN THE CITY OF MORELAND- EXTRACT FROM MORELAND REMNANT VEGETATION ASSESSMENT 1998

The Merri Creek Waterway Management Activity Plan 2003 also identifies that 'from Tilley to Ronald Streets there are some areas of significant woody weed infestation including gorse, Hawthorn and Boxthorn specifically at the natural Silurian escarpment and

downstream to Ronald Street' which would require a staged weed control program and progressive re-vegetation with indigenous sedges and overstorey to re-establish a natural creek environment.

Edgar's Creek Environs

Levels and contours

The last Melbourne Water survey that was undertaken for the confluence was completed approximately 8 years ago prior to the reshaping of the banks. Similarly, recent modifications on the subject site (eastern portion) also prevent an accurate contour plan to be included.

However, for an indication of the general lie of the land prior to these modifications a slope and elevation plan have been generated and included. These plans clearly indicate the locations of the slopes, escarpments along the east and west banks of the creek and the relative levels of the creek and adjoining former Kodak site.



FIGURE 13: ELEVATION

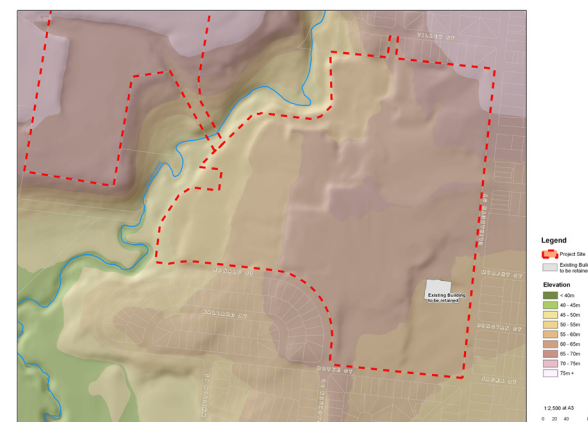


FIGURE 15: ELEVATION



FIGURE 14: ELEVATION

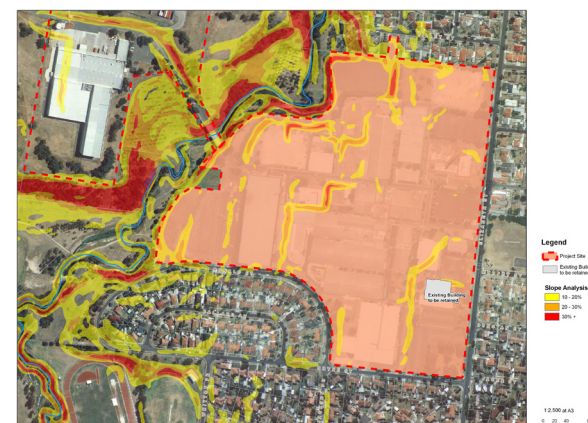


FIGURE 16: SLOPE ANALYSIS

Edgar's Creek Environs

Landscape Character Areas

For the length of Edgar's Creek which runs next to the subject site there are a number of varying conditions which relate to how the creek has been used and consequently modified.

The differing levels of modification can be loosely characterised as:-

- » Reconstructed modified (creek significantly altered to reshape it to be a concrete lined trapezoidal channel protecting underground services);
- » Selectively modified (addition of stormwater outlets, vehicular bridge etc);
- » Environmentally modified (through erosion, scouring and weed infestation)
- » Largely natural (largely undisturbed by development or significant environmental effects within limited or not remnant vegetation)

These varying levels of modification create differing landscape character areas along the length of creek where it runs between the east and west portions of the subject site. Where higher levels of modification have occurred such as the concrete lined channel near the footbridge and in areas where there are constructed elements such as the vehicle bridge, stormwater outlets, concrete footpaths and bridge abutments then the landscape character is more urbanised or developed. Where the creek is largely vegetated (whether it is native or exotic) and especially where the banks and surrounding topography is steeper and creek banks incised creating a separation between the subject site level and the creek level then the creek reserve has a more secluded and 'naturalistic' character.

From this, four broad landscape character zones could be noted. While the zones are not highly distinctive along this length and elements from each overlap in the adjoining zones the adjacent diagram maps these zones. For the purposes of this report they have been termed:-

- » Open 'urbanised'
- » Open 'natural'
- » Closed 'urbanised'
- » Closed 'natural'



FIGURE 17: EDGAR'S CREEK CHARACTER ZONES (AERIAL PHOTO SUPPLIED BY BOSCO JONSON PTY LTD)

Edgar's Creek Environs

Open 'Urbanised'

The landscape character of the open 'urbanised' areas relates to sections of the creek corridor where the corridor is wide and where there are not significant level differences between the subject site and the creek ie south of the subject site near Ronald Street. The vegetation is generally open with some areas of semi-mature trees but where a number of constructed elements have been introduced. This especially relates to where the concrete lined channel, concrete footpath, powerline pylons and footbridge have been constructed.

The use of the term 'urbanised' should only be considered to indicate a higher presence of constructed elements in this area in contrast to another area, rather than being seen as taking on the characteristics of a city environment.



LIMITED MATURE VEGETATION IN THIS SECTION



FOOTBRIDGE CROSSING THE CONCRETE LINED CHANNEL



CONCRETE LINED CHANNEL SECTION OF EDGAR'S CREEK



MORE 'NATURAL' ALIGNMENT AND BANK PROFILE TO EDGAR'S CREEK



THIS SECTION DOES NOT HAVE EXTENSIVE UPPER STOREY VEGETATION BUT ALSO EVIDENCE OF WEED INVESTATIONS

Open 'Natural'

Further north from the concrete lined channel the banks begin to steepen to the boundaries of the subject site but still maintain generally clear view lines down the corridor. The vegetation is still relatively open but the creek retains a greater level of its 'natural' character without the constructed banks seen in the southern section.

While this categorisation has been termed 'natural' this is only relates to the unconstructed nature of the creek rather than any reference to the creek being an undisturbed natural area with remnant vegetation. The vegetation appears to be a combination of new plantings, self-seeded vegetation, weed/ exotic infestations and some remnant vegetation.



LEVELS BETWEEN THE SUBJECT SITE AND THE CREEK CORRIDOR ARE SIMILAR WITH GENTLY SLOPING BANKS

Edgar's Creek Environs

Closed 'Urbanised'

This area relates to where the level difference between the creek and the subject site becomes more dramatic and the width of the corridor narrows. This section of creek feels more secluded with less opportunities for surveillance from surrounding landuses. While there are no constructed pathways in this area there are well worn paths as well as the presence of some constructed elements, the vehicular bridge which connects the east and west portions of the subject site, being the most significant feature. There are also stormwater outlets, fencing, pedestrian steps and handrails and the presence of graffiti on the bridge abutments which give this area a level of urban character.



THE VEHICLE BRIDGE IS A SIGNIFICANT CONSTRUCTED ELEMENT WHICH ALTERS THE CREEK CHARACTER



THE SUBJECT SITE SITS ABOVE EDGAR'S CREEK GIVING A SECLUDED CHARACTER WITH LIMITED OPPORTUNITIES FOR SURVEILLANCE DUE TO THE VEGETATION TO THE EDGE OF THE SUBJECT SITE

Closed 'Natural'

Further north away from the vehicular bridge the landscape character again becomes more 'natural'. The banks are still relatively steep which creates a vertical and visual separation between the corridor and surrounding landuses. The increasingly incised topography creates a more 'closed' corridor in combination with less constructed elements to give it this character assessment. Use of the area appears to be limited to it being a thoroughfare for walkers and cyclists.



STORMWATER OUTLETS IN BANKS AND AMONGST EXISTING VEGETATION



THE TOPOGRAPHY ALONG THE NORTHERN BOUNDARY OF THE CREEK AND THE SUBJECT SITE RESTRICTS VIEWS TO THE UPPER STOREY OF VEGETATION ONLY ENHANCING THE SENSE OF SEPARATION BETWEEN THE SITE AND THE CREEK CORRIDOR



THIS SECTION HAS MORE MATURE VEGETATION WHICH CONTRIBUTES TO THE SENSE OF ENCLOSURE AND SECLUSION. THE TOPOGRAPHY AND LACK OF DIRECT ACCESS FROM THE SURROUNDING LAND USES FURTHER ENHANCE THIS CHARACTER



THE CREEK VEGETATION AND TOPOGRAPHY GIVE THIS AREA A CLOSED CHARACTER WITH EVIDENCE OF PAST DEVELOPMENT

Edgar's Creek

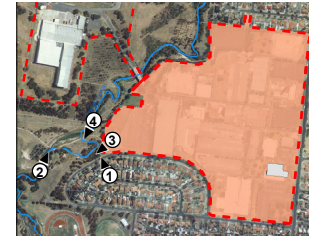


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The following pages provide an overview of the existing conditions, character and landscape features and include comments on aspects to be considered and inform any future development proposals of the adjoining subject site.



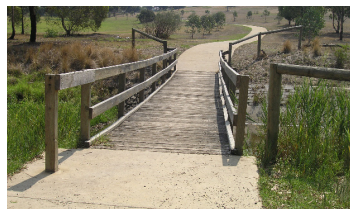
1 Access to Edgar's Creek corridor is via Ronald Street where a concrete shared path has been constructed. The path directs visitors south away from the project site to a narrow timber bridge crossing the creek and continuing north west.



2 The creek environs immediately surrounding the path and bridge have been structured into an engineering shape and edge detail. While the creek is wider in its location the change of materials and profile detracts from the more naturalistic creek character upstream.



This is a deviation from the vision of the Merri Creek Corridor (of which Edgar's Creek is a tributary) which aims to 'protect the natural and cultural features...through sensitive management which will provide a lasting benefit for the community' as identified in the *Merri Creek and Environs Strategy 1999*.



3 The creek corridor character at the end of the project site incorporates both open areas of grassland and closely planted stands of eucalypts. This appears mostly in response to the incorporation of the transmission easement into the creek corridor. This dual usage means that revegetation is periodically trimmed or removed by the responsible authority to avoid conflicts with the powerlines. This requirement presents challenges to establishing the creek environs as a natural and attractive recreation corridor.



4 Little attempt has been made to smoothly transition between the natural creek line and where the profile and location of the creek has been engineered.

Edgar's Creek

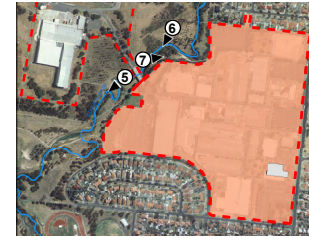


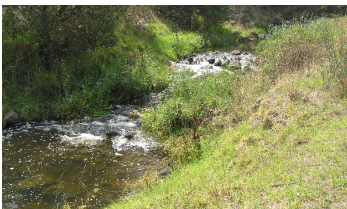
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5 The creek environs varies along the length adjacent to the project site between an open, still channel, to a more closed, turbulent waterway.

Protection of the natural character of the creek is a goal identified in the *Merri Creek and Environs Strategy 1999* and should be pursued and considered in light of any redevelopment of its immediate surroundings.



6 The creek line and its edges generally appear to be weed infested, have experienced disturbance in the past and have lost aspects of its original, health, intactness and natural appeal.



7 There is no formal path located along the project site section of the creek but use of the area as part of a recreation trail is evident from the desire lines along the creek. Points of this have been addressed with the construction of timber and gravel steps and handrail atop the escarpment.

The *Moreland Open Space Strategy August 2004* supports the use of creeks and waterways as contributors to open space and encourages public accessibility on public land in conjunction with their contribution to conservation of natural and cultural environments.



Edgar's Creek

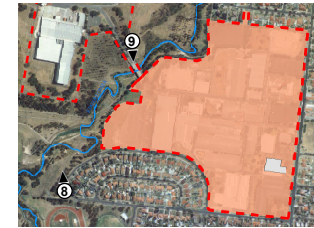


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8 The transmission lines dominate the skyline along this corridor of a secluded tributary. This is further impacted on by the continuing removal of vegetation by the responsible authority to prevent conflicts and dangers.



9 A vehicle bridge connects the east and west bank of the creek linking the two zones of the previous Kodak development. This structure overhead of the recreation corridor creates a potential space for the gathering of 'undesirables' which can reduce the perceived and actual safety of others using this area. As the previous use of the project site did not support surveillance opportunities the under structure of the bridge has attracted vandalism and graffiti. The structure has also reshaped the edges of the creek to result in an engineered embankment and level change.



Edgar's Creek

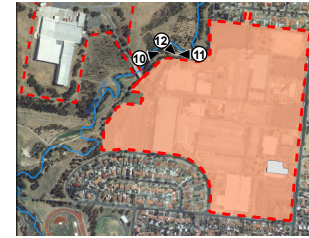


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10 The edge relationship between the project site and Edgar's Creek corridor varies as the topography changes. The edge closest to Ronald Street is of a similar level. This changes as you progress south along the project site boundary with the site level rising, creating a very separate relationship towards the northern section of the site. It introduces the requirement for addressing the level change should further development of the creek corridor occur.



11 Atop the escarpment edge there are a number of exiting trees (e.g. ironbarks) the character and location of which should be addressed as part of the project site redevelopment.



To transition more smoothly between an urban development and the Edgar's Creek corridor an area landscape of buffering are open space may be incorporated into the layout.



12 Along the creek / project site edge there exists evidence of previous inappropriate drainage solutions and vehicle access locations. There is opportunity as part of the redevelopment of the project site to rationalise these requirements to have a more appropriate solution along its interface.



To redress previous inappropriate water and litter management practices any development of the surrounding creek area should incorporate Melbourne Water's goals of water quality management and waterway protection as identified in the *Merri Creek and Environs Strategy 1999*.



Edgar's Creek



13 To remain consistent with the objectives of the *Merri Creek and Environs Strategy 1999* any development of the creek corridor should achieve where possible a 'softening of interfaces between industrial/ residential areas and waterway and open space areas' including addressing construction of landscape elements e.g. steps, paths etc. and preventing problems such as erosion and scouring occurring.

14 While the existing landscape character of the Edgar's Creek corridor adjacent the project site is currently a product of the impact of construction on its east and west banks, the installation of overhead transmission lines, the upstream effects of weed

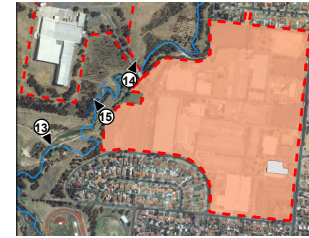


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infestation, vandalism and informal recreation uses, there remains an opportunity for re-establishing a healthy waterway of natural character and consolidating its use as a recreation linkage and amenity. This opportunity and potential for this section of open space should be explored as part of a broader master plan for the corridor which addresses vegetation management, pedestrian and cycle networks buffering to developments, safety and surveillance as well as management of transmission easements.

15 The steeper western escarpment of the creek has evidence of comparatively recent plantings potentially attempting to screen the existing Kodak building behind. While it attempts to replace previously lost vegetation due to construction further work is required to re-establish the secluded, vegetated and intimate creek experience.

07

08

Recommendations

Development Recommendations

Built Form, Building Setbacks and Development Interface

With the subject site located between two identified neighbourhood character precincts (refer surrounding streetscape section of the report) future development proposals should address the surrounding building setbacks so that any proposals are integrated with the existing suburb.

With regard to future development proposals the surrounding neighbourhood character elements should be considered and addressed. Future design responses should consider existing fencing, frontage, building setbacks and existing materials. Some aspects of the materials such as the brick colour and mix could be incorporated into a contemporary reinterpretation to create a more cohesive transition between old and new developments, however a detailed recommendation is beyond the purpose of this report.

Any new lots addressing the surrounding streets of Boyne and Elizabeth Streets should be sympathetic to the height and setback of existing dwellings in additional to lot size and width to preserve and compliment the existing streetscape character. Typically the lot size in this precinct is 300 - 650 sqm while the frontage is 10 - 17m as identified in the *Moreland Urban Character Study and Good Residential Design Guide 1996*.

As the lots within the surrounding streetscape face the street, any lots incorporated as part of the project site redevelopment should address the street to ensure an active edge, open surveillance and enhancement of the streetscape character.

The location of public open space between the main site development and the Newlands Heritage precinct could be reviewed as part of the redevelopment concepts as a potential method to transition between new and existing built form. Any residential development along Boyne and Ronald Streets should maintain visible front gardens and have landscaping which contributes and increases the attractiveness of the street.



FIGURE 18: ADJOINING FRONTAGE SETBACKS (DIAGRAM PREPARED BY BOSCO JONSON PTY LTD)

Development Recommendations

Planting Palette and Buffer Treatment

With the lack of coordinated street tree plantings and the location of overhead powerlines within the verges, any plantings associated with the development does not have a specific planting palette reference within the surrounding streets which should be addressed and incorporated. Some reference to the use of *Eucalypts* and *Melaleucas* and *Prunus* could be incorporated, but new plantings within the project should more appropriately address available space, water restrictions, scale of development and viability of species more specifically than the surrounding vegetation. The exception to this approach is along Edgar's Creek frontage where a buffering zone for transitioning between urban development and creek environs could be incorporated.

Vegetation in this area should include the vegetation naturally found within this environ to prevent further weed invasion and re-establish the natural environs of Merri Creek and its tributaries.

The *Street Landscape Strategy 1997 - 2017* prepared under a recommendation of the *Moreland Open Space Strategy August 2004* provides guidance for the development of street landscapes with key principles of appearance, function, horticulture and community vales. This should be considered with the development of the project site and its edges.

Pedestrian Links

Due to the sites previous industrial use there was little opportunity for public access through the site to connect east-west between Edgar's Creek corridor and the shopping precinct or north-south between Boyne/ Ronald Street to Tilley Street.

While no formed path currently exists along the site edge within Edgar's Creek reserve, the development opens opportunities to address this public open space more effectively and the potential to incorporate more defined pedestrian/ cycle links along the western boundary or across the site.

Any development, as a minimum, should maintain or increase access to Edgar's Creek Reserve and could incorporate shared paths as part of the public open space network and shared paths within reserve where appropriate.

Existing driveway between the lots in Tilley Street provide an opportunity to link circulation from the site to this northern edge.

More broadly there is an opportunity for Council to coordinate and link the series of existing cycle and pedestrian pathways within the municipality.

Development Recommendations

Views and Vistas

With the elevation of the site above the surrounding suburb there is great opportunity to maximize view lines and establish vistas which pick up on the views to the city and the ridgeline along the western edge of Edgar's Creek. This should be balanced with limiting views to remaining industrial buildings and underwhelming architecture.

It has been recognised that the hilly topography of this area in contrast with the rest of the municipality is an important element of the urban character of the area. The project site comprises the most topographically interesting and varied part of the area and any future proposals for the site should generally retain existing topography.

Public Open Space

Where possible the redevelopment of the project site should look to incorporate a range of open space areas which cater for recreation, relaxation and play. The establishment of linkages between the site and Edgar's Creek further enhance opportunities to include recreation in natural areas and utilise the benefits as identified in *Moreland Open Space Strategy August 2004*. The site also has the potential to general improve the quality of landscape and park facilities in the City of Moreland.



Development Recommendations

Edgar's Creek

To address the goals and objectives of *Moreland Open Space Strategy August 2004* opportunities for restoring 'natural landscapes along waterways to provide habitat for indigenous plants and animals and for informal outdoor recreation' should be reviewed where the project site abuts Edgar's Creek Reserve. This may include incorporating landscape buffers to the project site boundary, providing recreation linkages between Edgar's Creek reserve and the project site or more appropriately managing the discharge of site stormwater, litter capture and polluted surface runoff especially during construction.

With the range of landscape character zones within Edgar's Creek corridor any future development should seek to enhance the positive aspects of the corridor which include the opportunity for recreation and open space linkages, a relatively significantly green spine through an otherwise industrial and urban landscape and the potential for enjoyment of a creek which remains largely 'natural' in form despite introduction of some built elements, vegetation removal and weed infestation.

While parts of the creek, where the banks are steeper and the vegetation is more dense with a higher number of canopy trees, should maintain their secluded character consideration should be given to future development proposals to ensure that a level of surveillance is introduced and areas can be overlooked to ensure the corridor has a sense of safety for users.

Streetscapes

Any development of the project site should address particular character values identified in the *Moreland Urban Character Study and Good Residential Design Guide 1996*.

The 1960s housing commission estate, located to the south of the project site, has been identified as a listed heritage area which adjoins the project site along Ronald and Boyne Streets. Its subdivision pattern addresses the areas contours to increase the interaction between the area and the linear open space along Edgar's Creek. This attention to maximising views to Edgar's Creek reserve and the curvilinear road patterning addressing the contours are important elements to be considered when developing the project site.

Development Recommendations

Conclusion

While the existing landscape character of the project site and its immediate surrounds contains a variety of landscape elements which create the identified character of the area as discussed above, overall the project site with its elevated topography, close proximity to Edgar's creek and its location within the established suburb of Newlands, has enormous potential to positively contribute to the development of this area beyond what currently exists.



