

56-74 Station Street, Nunawading

Landscape Design Report

Prepared by **Tract Consultants**

For: **Norcal Station Developments Pty Ltd**

0315-0924-10_R001

4th April 2017

(This report provides an indicative landscape concept masterplan. Final landscape plans will be subject to Council approval as part of any future planning permit applications).

Landscape Design Philosophy

The philosophy for the landscape design of 56-74 Station Street seeks to create a landscape that allows for a flexibility of uses and activation of the space by residents and visitors alike. The site itself offers a great deal of historical attributes that provide a great number of opportunities to tell the story of the former brickworks site.

The public Park has areas to play, picnic, lounge or be active, shaded by feature exotic tree plantings to provide seasonal variation. The shelter and BBQ area is located centrally to enjoy views back to the remnant brick chimney whilst set back from busy roads. A scooter track weaves around the shelter and play spaces, a bioretention zone and secondary plaza. This is the central hub for families and the community to socialise.

Smaller reserves throughout the development offer alternative passive break-out spaces to unwind or picnic. These spaces are quiet and an escape outdoors to meet your neighbours tucked away from public view. Pedestrian links play an important role in providing good access internally and to surrounding areas, with a large number of paths traversing these small reserves, providing interesting walks that are not completely alongside a road.

The essence of this development is borne out of facilitating community engagement with the landscape in both the public and private realms, as well as seeking to merge the visual boundaries between the two. The planting palette is mostly indigenous to compliment the existing canopy within the area, with minor punctuations of exotic feature trees to highlight key public spaces and allow for winter sunlight.



Legend

Character Imagery

- | | | | |
|---|---|---|--|
| 1 | STORM WATER BIO RETENTION BASIN (SHOWN INDICATIVELY ONLY) | 6 | ACOUSTIC BARRIER WALL
REFER INSET PLAN |
| 2 | INDICATIVE PICNIC & PLAYGROUND FACILITIES. REFER INSET PLAN | 7 | PEDESTRIAN LANEWAY & HISTORICAL CHIMNEY |
| 3 | LAWN AREA | 8 | SHARED PATHWAY THOROUGHFARE FROM STATION STREET TO NORCAL ROAD |
| 4 | PASSIVE RESERVE
REFER INSET PLAN | 9 | BUFFER PLANTING TO NORCAL ROAD INTERFACE |
| 5 | PEDESTRIAN LINK RESERVE
REFER INSET PLAN | | |



Landscape Masterplan

56-74 Station Street, Nunawading

PROJ_DRG NO 0315-0924-10 R001 REV 08 DRWN JW CHKD MV DATE 04.04.2017

Tract



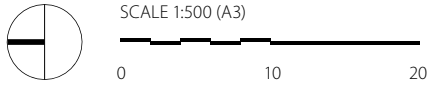
Legend

- 1 LOW CENTRAL MEDIAN PLANTING TO FRAME ENTRY
- 2 PASSIVE RESERVE ALLOWING VIEWS FROM PUBLIC PARK TO HISTORICAL CHIMNEY. INCLUDES SEATING POINTS AND A BACKDROP OF INDIGENOUS VEGETATION
- 3 STORM WATER BIO RETENTION BASIN (SHOWN INDICATIVELY ONLY) REFER CIVIL ENGINEER'S DRAWING. REFER PLANTING SCHEDULE
- 4 REMNANT HISTORICAL BRICK CHIMNEY
- 5 CENTRALLY LOCATED SHELTER TO AVOID EXISTING EASEMENTS, WITH VIEWS BACK TO CHIMNEY
- 6 SCOOTER TRACK BOUNDARY TO PLAY GROUND, WITH SURVEILLANCE FROM PICNIC AREA
- 7 'WINTER PLAZA' WITH EXOTIC TREES FOR USE IN COOLER SEASONS . PAVED WITH RED BRICK TO REPRESENT THE SITE'S HISTORICAL USE.
- 8 LAWN AREA FOR PICNICS AND SMALL BALL GAMES
- 9 EXOTIC FEATURE TREES HIGHLIGHTING PARK'S ENTRY, WITHIN A MOSTLY INDIGENOUS PLANTING PALETTE

Character Imagery



- BBQ AND PICNIC FACILITIES BENEATH SHELTER
- JUNIOR PLAYGROUND WITH SOFTFALL MULCH
- SENIOR CHILDREN PLAYGROUND WITH CLIMBING EQUIPMENT (OFFSET 18M FROM STATION STREET ROAD RESERVE)
- INDIGENOUS SCREEN PLANTING TO NEIGHBOURING DWELLINGS





SCREEN PLANTING TO
SOFTEN BUILT-FORM/
ADD PRIVACY

PAVED SEATING NODE
FINAL PLAN SUBJECT TO
COUNCIL APPROVAL.

SCREEN PLANTING TO ACOUSTIC
BARRIER FENCE TO SOFTEN BUILT-
FORM/ ADD PRIVACY

Legend

- 1** LANDSCAPED PEDESTRIAN LINK/ BREAK-OUT AREA FOR PASSIVE RECREATION (PICNIC, YOGA, TODDLER PLAY, LOUNGING)
- 2** PASSIVE PICNIC/ GATHERING AREA

Character Imagery



Pedestrian Links Concept Plan

56-74 Station Street, Nunawading

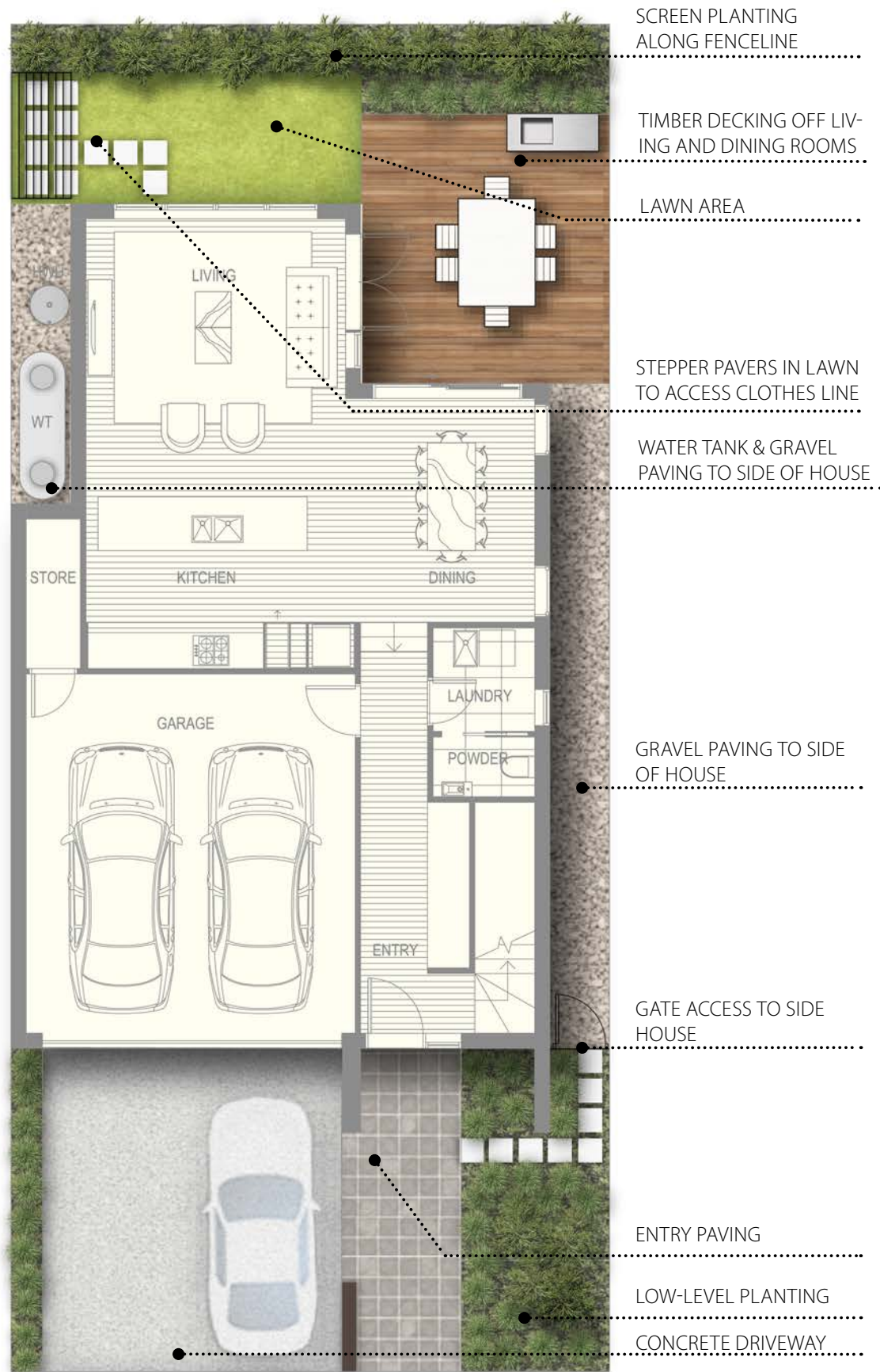
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Tract



TYPE A 1



TYPE A 2

Character Imagery



FLOATING TIMBER DECK



STEPPER PAVERS IN LAWN



PAVED ENTRY TO FRONT DOOR



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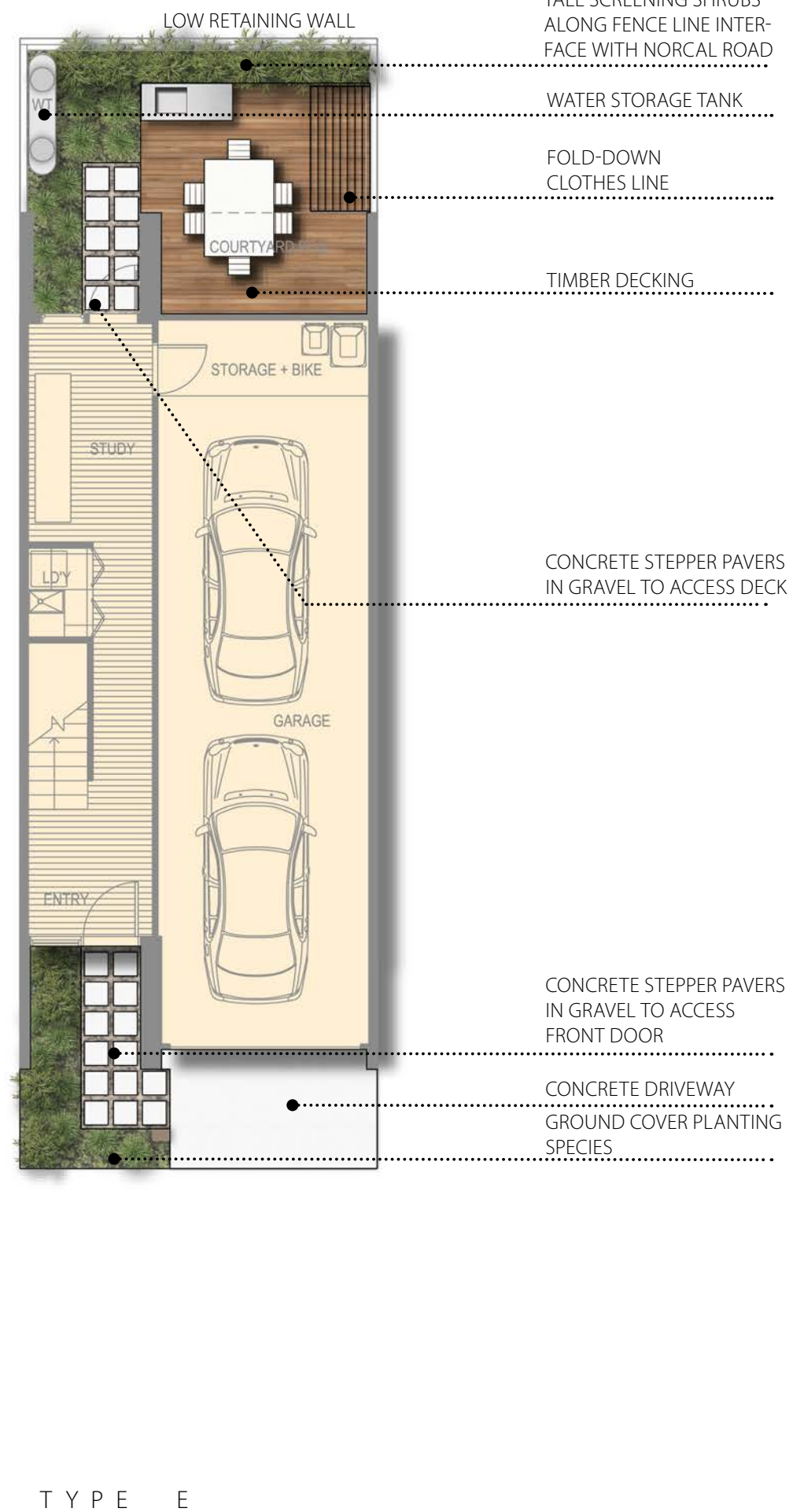
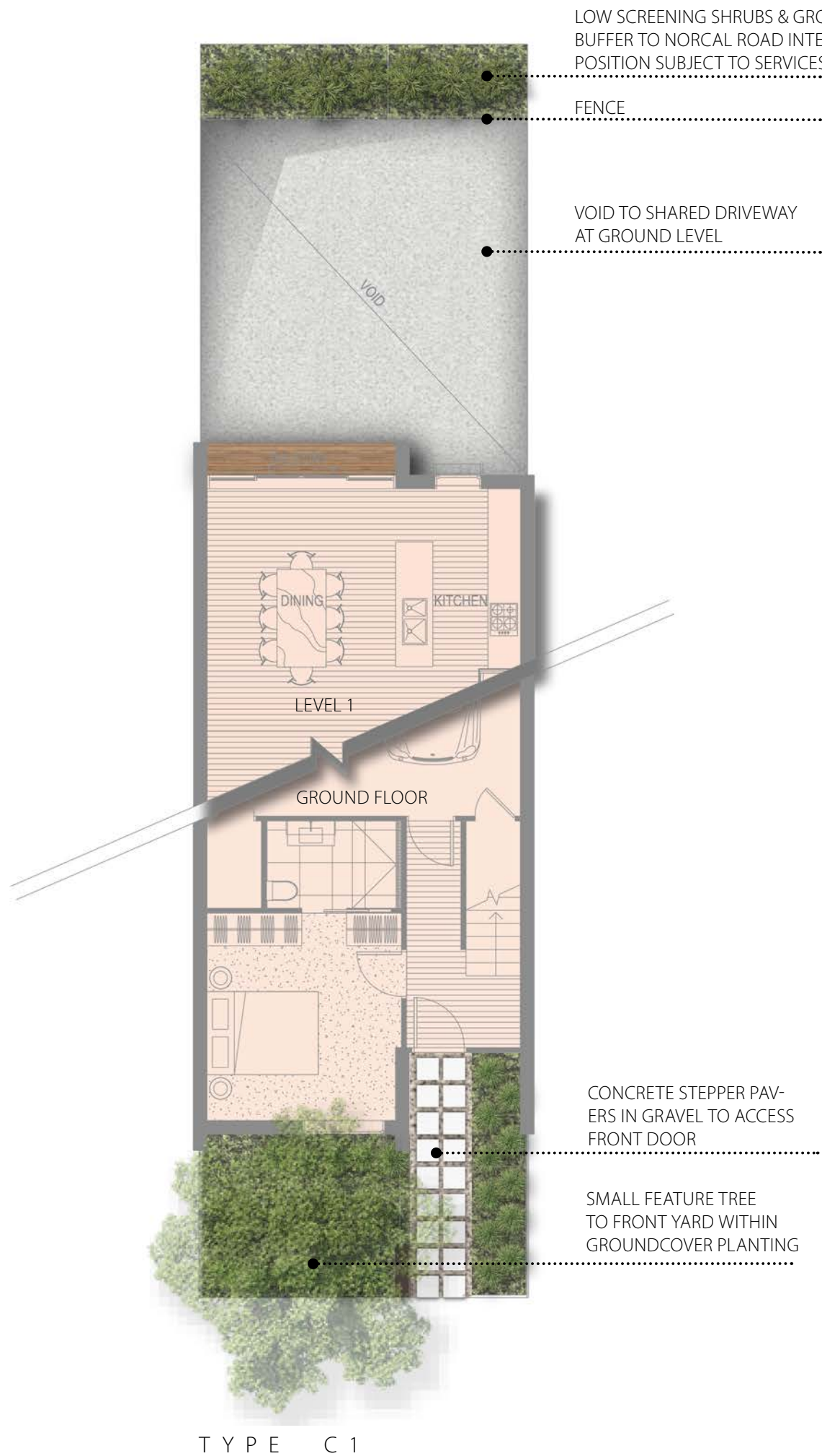
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Indicative Housing Courtyards

56-74 Station Street, Nunawading

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Tract



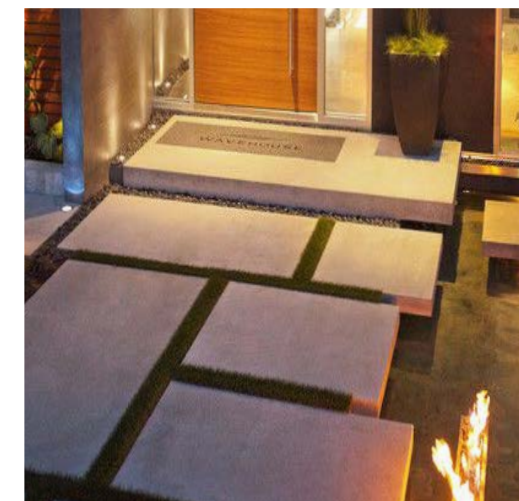
Character Imagery



TIMBER DECK OFF LIVING AREA



STEPPER PAVERS IN GRAVEL



STEPPER PAVEMENT ENTRY TO FRONT DOOR

Indicative Housing Courtyards

56-74 Station Street, Nunawading

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REV 08

DRWN JW

CHKD MV

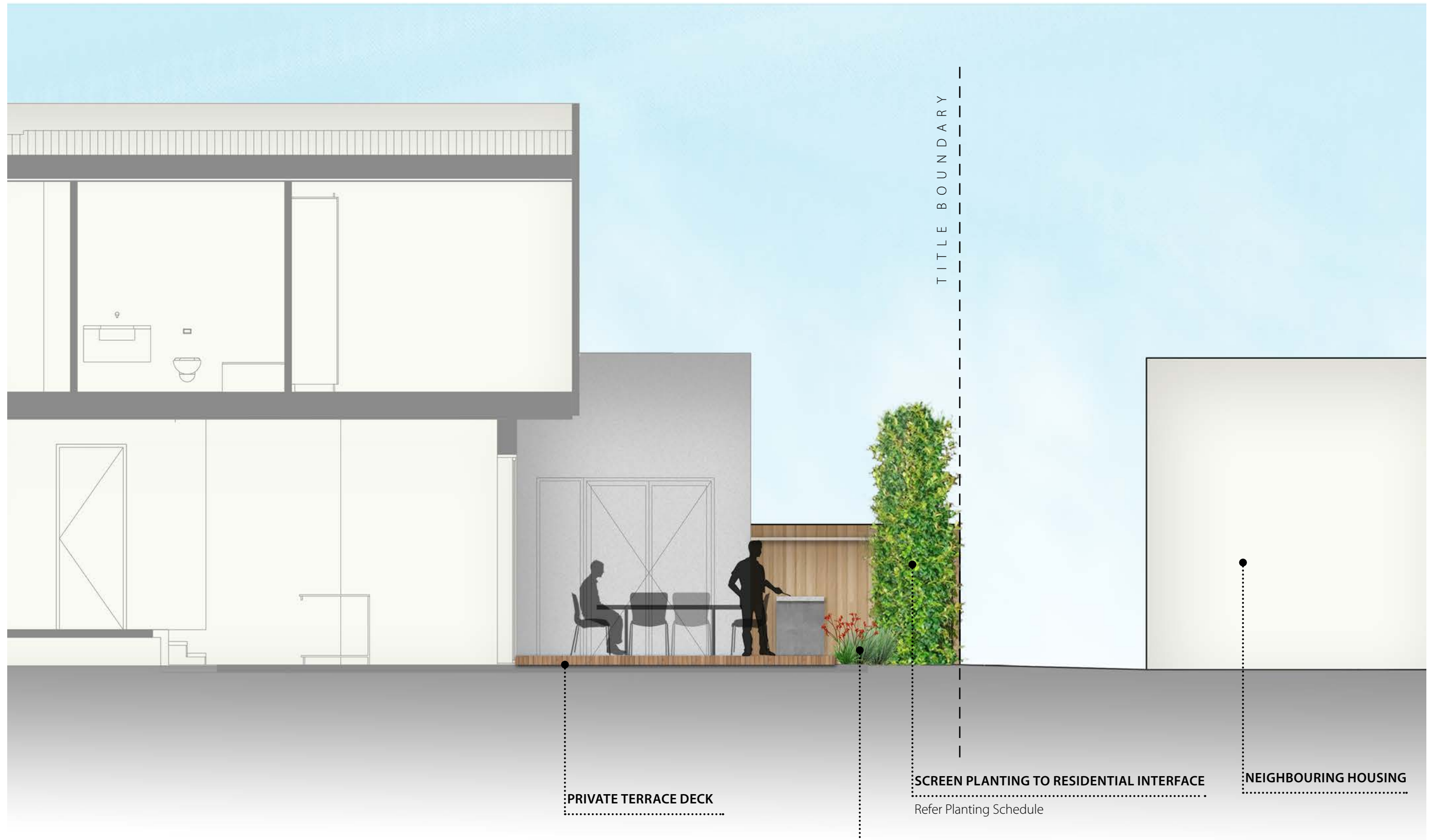
DATE 04.04.2017

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SCALE 1:100 (A3)

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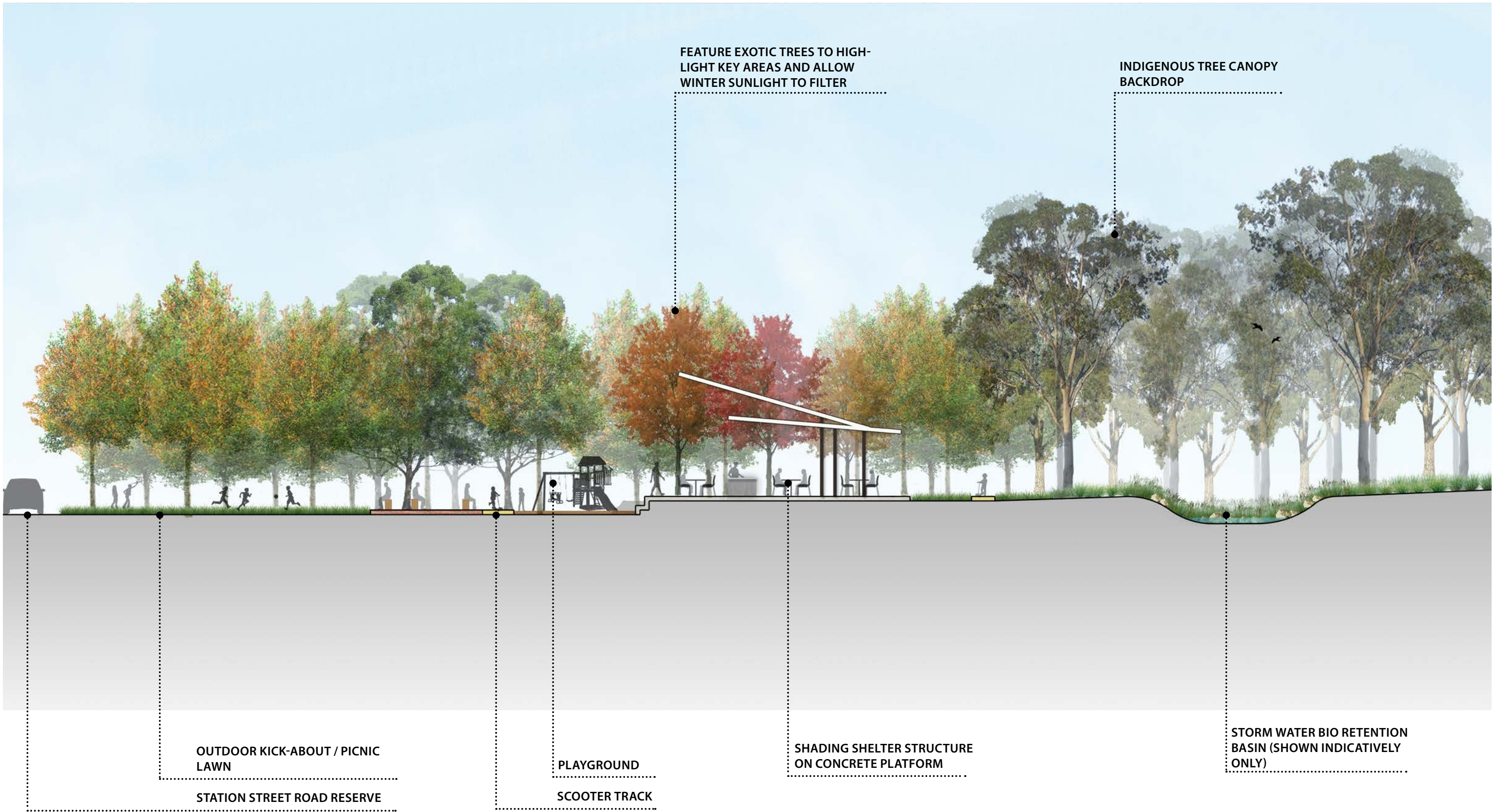
Section AA

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Tract



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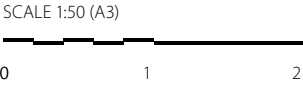
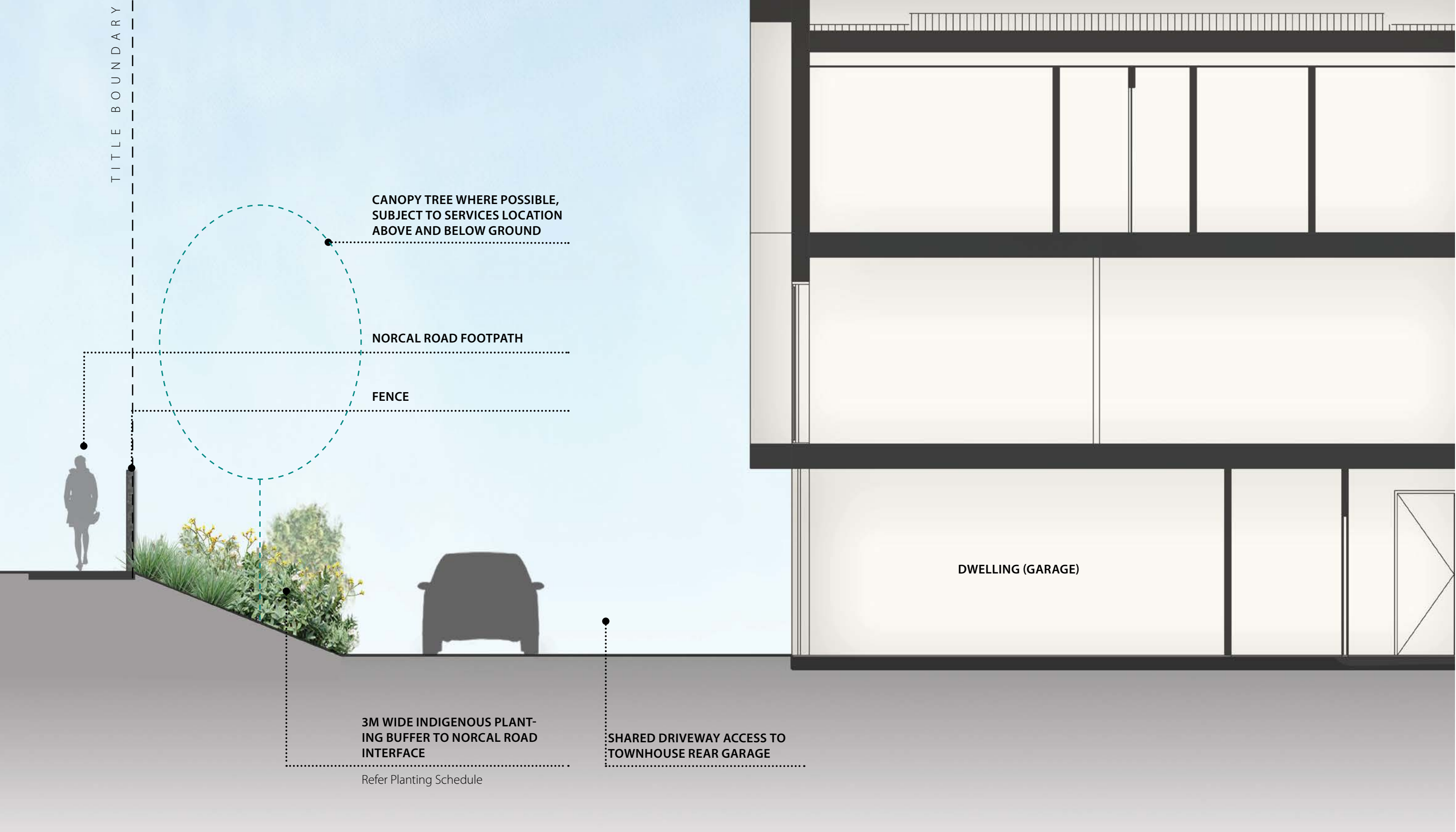
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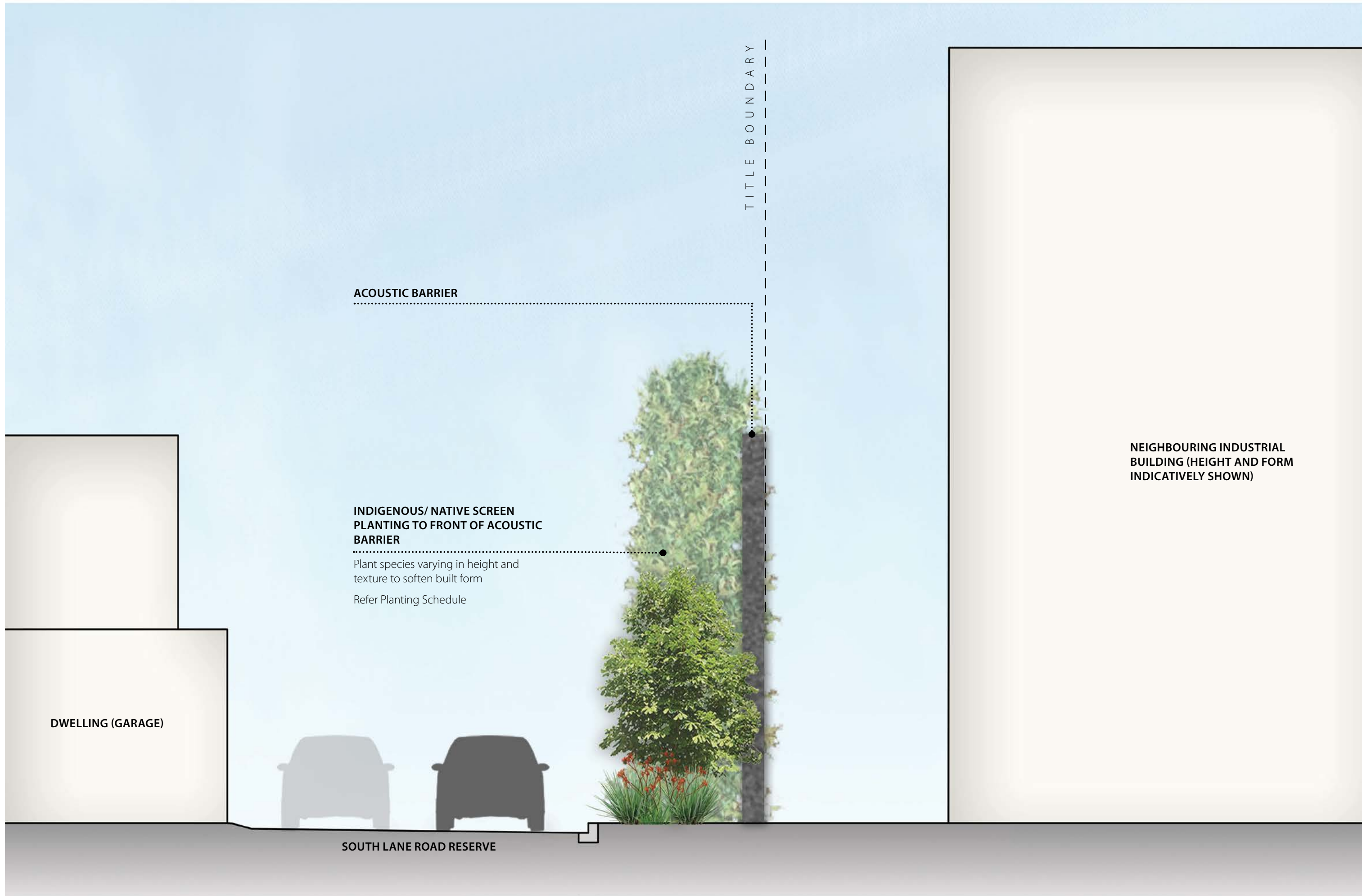
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Tract



Section CC
56-74 Station Street, Nunawading



ACOUSTIC BARRIER

INDIGENOUS/ NATIVE SCREEN
PLANTING TO FRONT OF ACOUSTIC
BARRIER

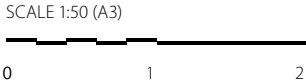
Plant species varying in height and
texture to soften built form
Refer Planting Schedule

TITLE BOUNDARY

NEIGHBOURING INDUSTRIAL
BUILDING (HEIGHT AND FORM
INDICATIVELY SHOWN)

DWELLING (GARAGE)

SOUTH LANE ROAD RESERVE



Section DD
56-74 Station Street, Nunawading

Indicative Laneway Images

SUBJECT TO DESIGN DEVELOPMENT IN CONJUNCTION WITH PROJECT ARCHITECT AND ENGINEER



Laneway Precedents

56-74 Station Street, Nunawading

Plant Schedule

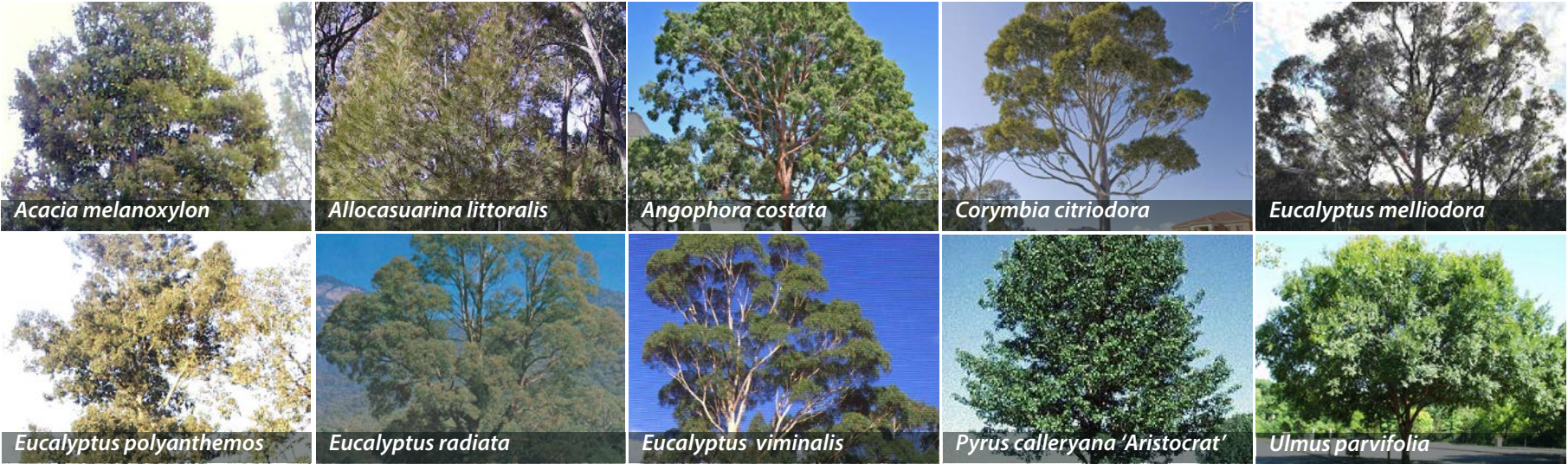
	Botanical Name	Common Name	Mature Size (m)	Install Size	Spacing
Street trees	<i>Eucalyptus cephalocarpa</i>	Silver Leaf Stringybark	20 x 15	50L, 2.5m H	as shown
	<i>Eucalyptus mannifera</i> ‘Little Spotty’	Little Spotty	8 x 7	50L, 2.5m H	as shown
	<i>Lophostemon confertus</i>	Queensland Brush Box	15 x 10	50L, 2.5m H	as shown
	<i>Melia azedarach</i> ‘Elite’	White Cedar	10 x 8	50L, 2.5m H	as shown
	<i>Pyrus calleryana</i> ‘Capital’	Ornamental Pear	8 x 3.5	50L,2.5m H	as shown
Reserve/Park trees	<i>Acacia melanoxylon</i>	Blackwood	20 x 15	50L, 2.5m H	as shown
	<i>Allocasuarina littoralis</i>	Black Sheoak	8 x 5	50L, 2.5m H	as shown
	<i>Angophora costata</i>	Smooth Bark Apple	20 12	50L, 2.5m H	as shown
	<i>Corymbia citriodora</i>	Lemon Scented Gum			
	<i>Eucalyptus melliodora</i>	Yellow Box	30 x 20	50L, 2.5m H	as shown
	<i>Eucalyptus polyanthemos</i>	Red Box	25 x 15	50L, 2.5m H	as shown
	<i>Eucalyptus radiata</i>	Narrow-leaved Peppermint	25 x 10	50L, 2.5m H	as shown
	<i>Eucalyptus viminalis</i>	Manna Gum	8 x 15	50L, 2.5m H	as shown
	<i>Pyrus calleryana</i> ‘Aristocrat’	Ornamental Pear	10 x 8	50L, 2.5m H	as shown
	<i>Ulmus parvifolia</i>	Chinese Elm	10 x 8	50L, 2.5m H	as shown
Screening Trees & Shrubs	<i>Acacia implexa</i>	Lightwood	15 x 7	200mm pot	as shown
	<i>Acacia paradoxa</i>	Hedge Wattle	4 x 5	200mm pot	as shown
	<i>Goodenia ovata</i>	Hop Goodenia	2.5 x 3	200mm pot	as shown
	<i>Magnolia grandiflora</i> ‘Little Gem’	Dwarf Magnolia	5-10 x 2-2.5	50L, 2m H	as shown
	<i>Syzygium australe</i> ‘Pinnacle’	Pinnacle Lilly Pillily	6-10 x 1.5	50L, 2m H	1m c/c

Indicative Plant Palette

STREET TREES



RESERVE/ PARK TREES



SCREENING TREES & SHRUBS



Plant Schedule & Palette

56-74 Station Street, Nunawading

Plant Schedule

	Botanical Name	Common Name	Mature Size (m)	Install Size	Spacing
Shrubs, Grasses and Groundcovers	<i>Acaena novae-zelandiae</i>	Bidgee Widgee	spread to 2m	tubestock	3/m2
	<i>Acacia stricta</i>	Hop Wattle	4 x 4	150mm pot	4/m2
	<i>Arthropodium strictum</i>	Chocolate Lily	0.8 x 0.8	150mm pot	4/m2
	<i>Brachyscome multifida</i>	Cut Leaf Daisy	0.5 x 1	150mm pot	3/m2
	<i>Chrysocephalum semipapposum</i>	Clustered Everlasting	1 x 3	150mm pot	5/m2
	<i>Coronidium scorpioides</i>	Curling Everlasting	0.3 x 0.3	150mm pot	5/m2
	<i>Correa glabra</i>	Rock Correa	3 x 3	150mm pot	3/m2
	<i>Dianella tasmanica</i>	Tasman Flax Lily	1.5 x 2	tubestock	5/m2
	<i>Dichondra repens</i>	Kidney Weed	spread to 2m	tubestock	3/m2
	<i>Hardenbergia violacea</i>	Purple Coral Pea	spread to 2m	tubestock	3/m2
	<i>Indigofera australis</i>	Austral Indigo	2 x 2	150mm pot	3/m2
	<i>Lomandra 'Lime Tuff'</i>	Lime Tuff	0.5 x 0.5	150mm pot	5/m2
	<i>Lomandra longifolia</i>	Spiny-headed Mat-rush	1 x 1.2	tubestock	4/m2
	<i>Myoporum parvifolium</i>	Creeping Boobialla	0.2 x 1.5	tubestock	5/m2
	<i>Poa ensiformis</i>	Sword Tussock Grass	1.5 x 1	tubestock	5/m2
	<i>Poa labillardieri</i>	Common Tussock Grass	1 x 1.5	tubestock	250mm c/c
	<i>Themeda triandra</i>	Kangaroo Grass	0.9 x 0.7	tubestock	5/m2
Bioretention Zone	<i>Austrodanthonia setacea</i>	Bristly Wallaby-grass	0.6 x 0.5	tubestock	4/m2
	<i>Carex fascicularis</i>	Tassel Sedge	0.5 x 0.75	tubestock	4/m2
	<i>Eleocharis acuta</i>	Common Spike Rush	0.6 x 2	tubestock	4/m2
	<i>Eucalyptus ovata</i>	Swamp Gum	25 x 20	150L, 2.5m H	as shown
	<i>Lomandra longifolia</i>	Spiny-headed Mat-rush	1 x 1.2	tubestock	4/m2
	<i>Persicaria decipiens</i>	Slender Knotweed	0.6 x 1	tubestock	3/m2
	<i>Poa labillardierei</i>	Common Tussock Grass	1.2 x 1.5	tubestock	3/m2
	<i>Schoenoplectus tabernaemontani</i>	River Club Rush	2 x 3	tubestock	3/m2

Indicative Plant Palette

SHRUBS, GRASSES AND GROUNDCOVERS



BIORETENTION ZONE



Plant Schedule & Palette

56-74 Station Street, Nunawading