



**GANNAWARRA**  
*Shire Council*

# **ATTACHMENTS**

**UNDER SEPARATE COVER**

**Ordinary Council Meeting**

**21 December 2016**

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# LANDSCAPE & PUBLIC REALM WORKS PLAN

## VICTORIA STREET, KERANG

PREPARED BY HANSEN PARTNERSHIP FOR GANNAWARRA SHIRE COUNCIL

DECEMBER 2016

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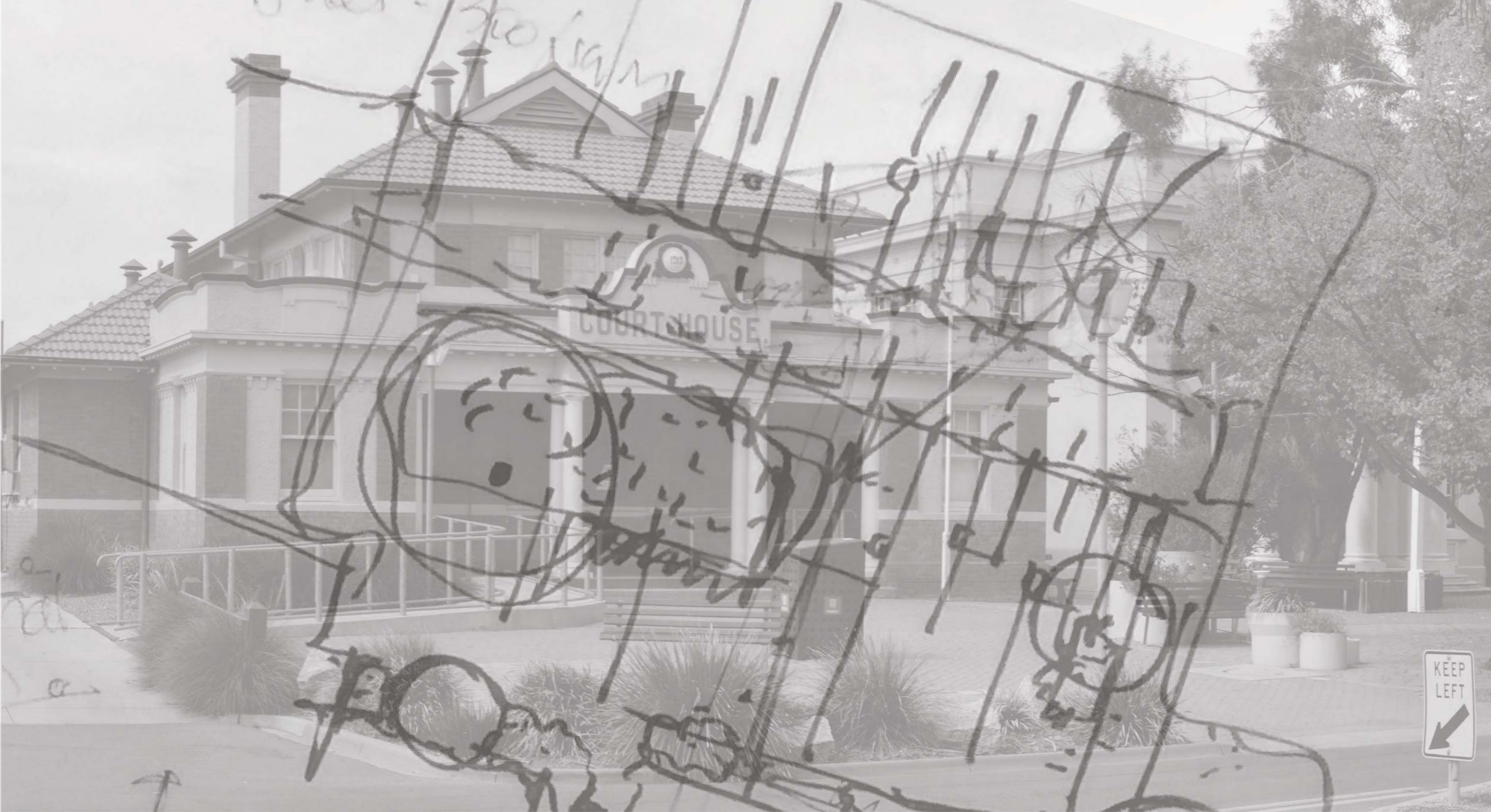
Indicative 3d Model Views

Victoria Street Concept Framework

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Version	A	B	C	D	E	F
Issue Date	15.07.2016	29.09.2016	2.11.2016	24.11.2016	30.11.2016	08.12.2016



# PART A CONCEPT DEVELOPMENT

**EXISTING CONDITIONS IMAGES**  
*BUILT FORM & STREETScape IDENTITY*



View of historically significant buildings within background of Victoria Square including the Courthouse, Municipal Building and Post Office.



Memorial clocktower at gateway to retail core.



Main Street condition looking north along Victoria Street.



View from pedestrian crossing to Court House.



Retail forms to the north east of Victoria Street.



Ramp entry to Post Office from Victoria Square.



Entry to Patchell Plaza from Victoria Street.



Varying parapet heights and retail forms along eastern side of Victoria Street.



2 storey hotel at south-east corner of focus area.

**EXISTING CONDITIONS IMAGES**  
*PAVEMENT & FOOTPATHS*



Typical interlocking paving and concrete unit paving configuration along Victoria Street.



Sloped footpath along the eastern edge of Victoria Street between Victoria Street and Scoresby Street.



Mixture of pavement types within centre of Victoria Street.



Unit pavers to the north of Victoria Street.



Steps to Patchell Plaza entrance.



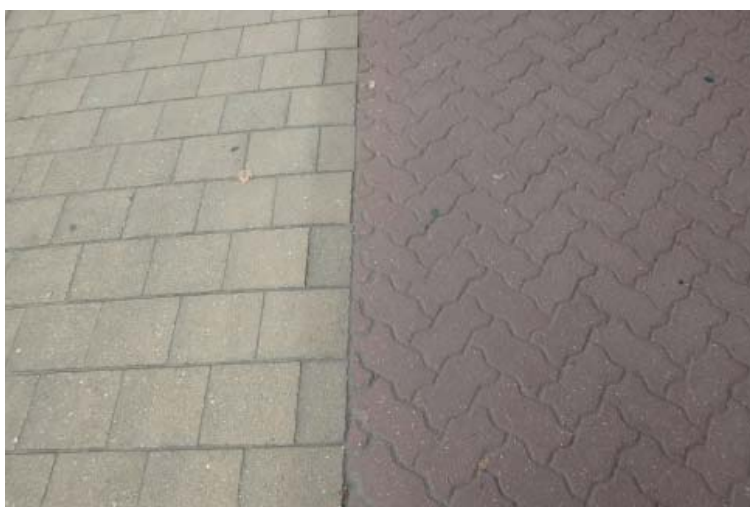
Interlocking paver extending to pedestrian refuge within road reserve.



Bluestone edging to Victoria Police crossover adjacent to Victoria Square.



Uneven pavement configuration to retail frontages along west of Victoria Street.



Detail of paver joins along majority of Victoria Street.



The three most common paver types along Victoria Street: yellow and grey concrete unit pavers and red interlocking pavers.



Example of paver edging to garden beds to the north of Victoria Street.



Good condition of interlocking paver adjacent to Patchell Plaza.

**EXISTING CONDITIONS IMAGES**  
*LANDSCAPE & VEGETATION*



Wooden Garden bed cut into sloped footpath surface, with degrading timber edge.



Irrigated concrete squared pot planters, with flaking coloured paint.



Painted concrete pipe pot planters. Irrigated and with a mix of Nandina and Rose species.



Painted concrete pipe pot planters.



Garden bed planting at the roundabout of Scoresby and Victoria Streets. Garden beds in this area typically contain Dianella and Lomandra species.



Garden bed surrounding roundabout of Victoria and Wellington Street, with various species including: Agapanthus, Dianella and Rose species.



Garden bed surrounding roundabout at Victoria and Wellington Street, with various species.



Strappy plants and native grasses within foreground of courthouse.



Garden bed planting opposite Victoria Square, with a mix of species including: Callistemon, Pyrus and Koelreuteria.



Pyrus is the most common street tree in and around Victoria Street.



Fraxinus tree species.



The large Eucalyptus viminalis and smaller Eucalyptus trees dominate views along Victoria Street and Victoria Square.





**EXISTING CONDITIONS IMAGES**  
*STREET FURNITURE & FIXTURES*



Steel, concrete and timber seating with a drinking fountain within Victoria Square.



Significant timber bench seat within Victoria Square.



Bench seat and tables to the south-west along Victoria Street.



Significant seating along eastern side of Victoria Street, commemorating historic events.



Metal bike racks.



Powerlines and poles along western edge of Victoria street.



Fencing outside The Royal Hotel.



Signage along Victoria Street.



Metal and timber 'Spider Seats'.



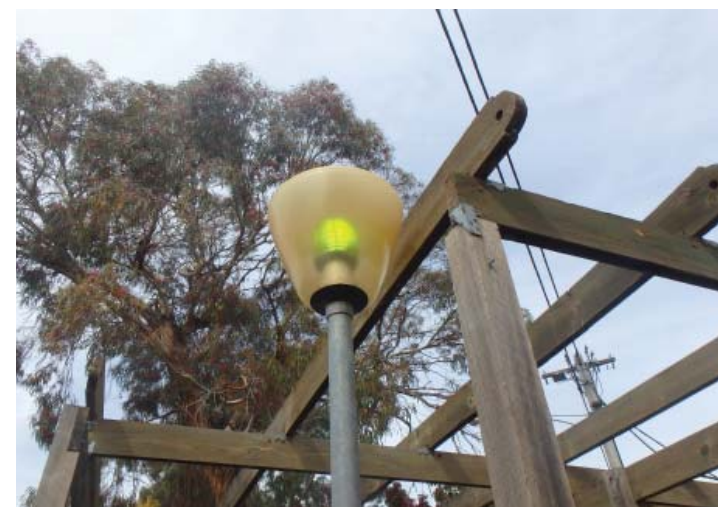
Wheelchair user utilising 'spider seating'.



Arbor structure opposite Victoria Square, with damaged upright supports.



Ramp structure to Courthouse frontage.



Example of light fittings along Victoria Street.



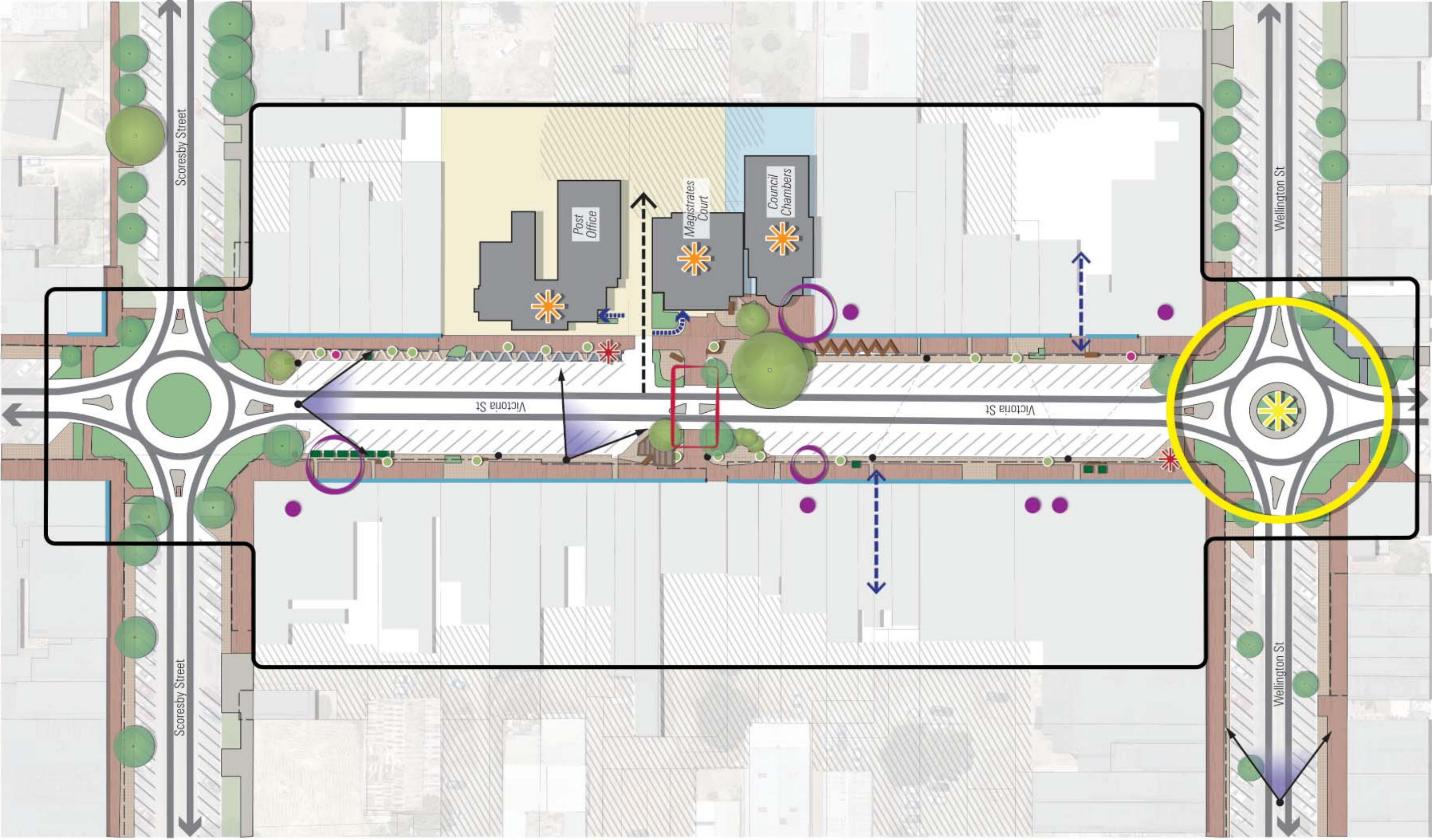
Green metal recycling and garbage bins along Victoria Street.

# VICTORIA STREET CONCEPT DESIGN

## EXISTING CONDITIONS

Legend

- Focus area
- Gateway
- Memorial clocktower
- Heritage form
- Stage
- Canopy seating
- Seating
- Table
- Concrete pipe pots
- Bike rack
- Canopy over
- Hospitality buisness
- Outdoor dining
- Glazed building frontage
- Built form
- Heritage built form
- Arbour
- Informal pedestrian crossing
- Pedestrian link
- Pedestrian access ramp
- Road
- Vehical access
- On Street Car parking
- Off Street Car parking
- Concrete paving
- Interlocking paving
- Pale Unit paving
- Concrete Unit paving
- Pedestrian barrier
- Outdoor dining fence
- Sloped footpath
- Power pole/light with powerline
- Exotic tree
- Native tree
- Garden beds
- Grassed nature strip
- Crown land
- Council owned land
- Contours



DESIGN NARRATIVE

PADDOCK



**GEOMETRY**  
AGRICULTURE  
PATCHWORK  
GRIDS

DRAW UPON THE STRONG **GEOMETRY** OF A CITY AND LAND PATTERNS

FARMHOUSE



**REFUGE**  
OASIS  
REST  
COMFORT

PROGRAMME THE POSSIBILITY OF A TOWN CENTRE SPACE AS A **REFUGE**

VERANDA



**HOME**  
ENCLOSURE  
COVER  
SEATING

HIGHLIGHT THE IMPORTANT ENSEMBLE OF HISTORIC BUILDINGS AS **HOME**

GARDEN



**GREEN**  
PERMEABLE  
PATTERN  
BOUNDARY

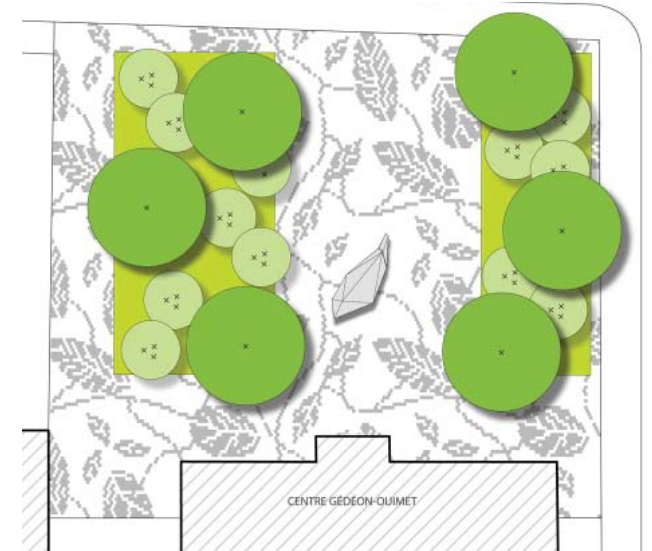
SURROUND THE SPACE WITH GARDENESQUE QUALITIES THAT ATTRACT

GROUND PLANE  
PRECEDENT IMAGES

PATTERN

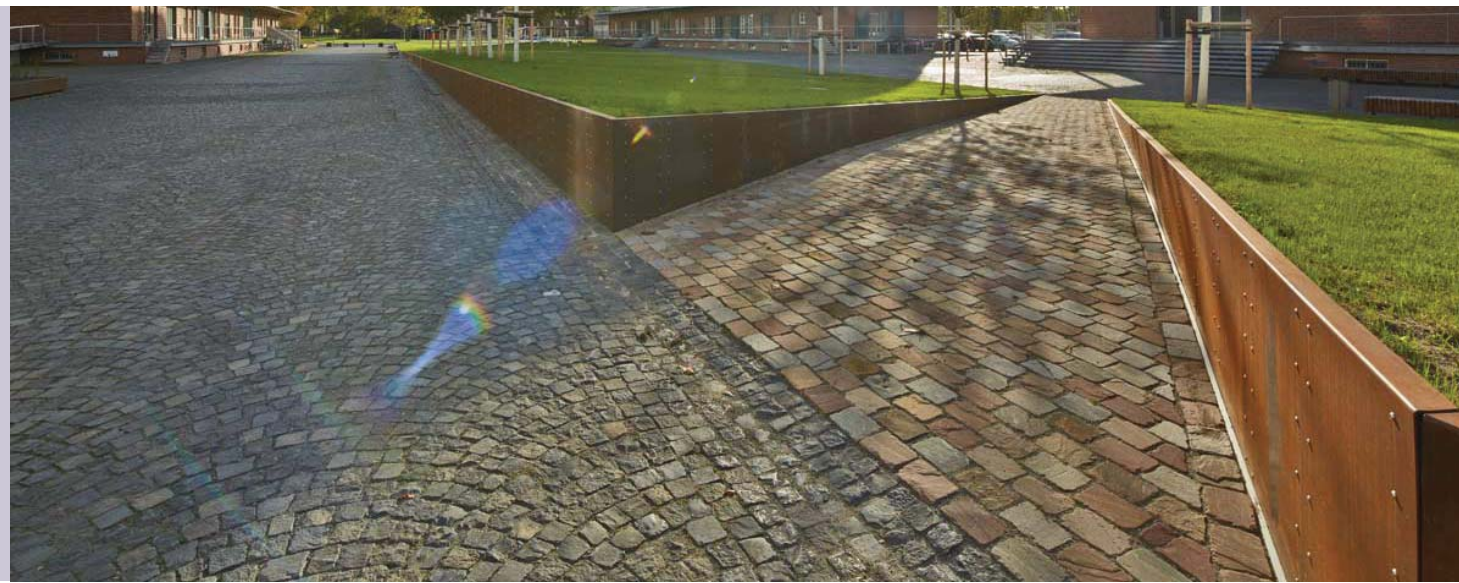


JOSEPH VENNE PLAZA, MONTREAL

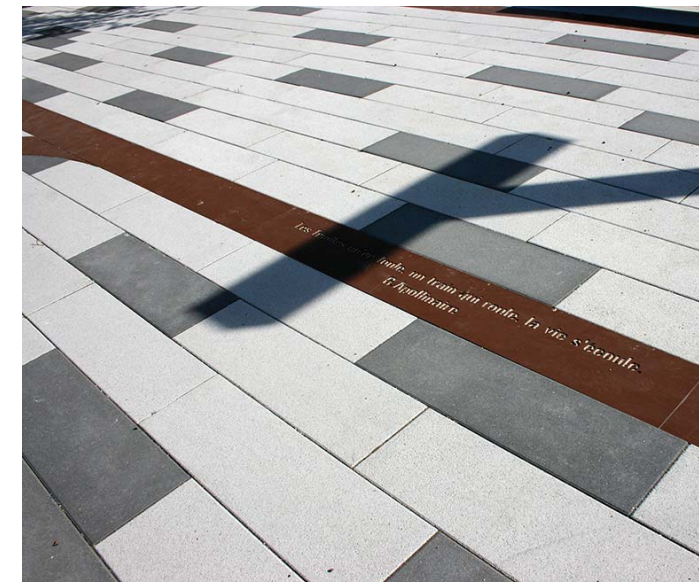


RUE FOURMAY

LINES



STOREHOUSE CITY, MUNSTER



EDGES

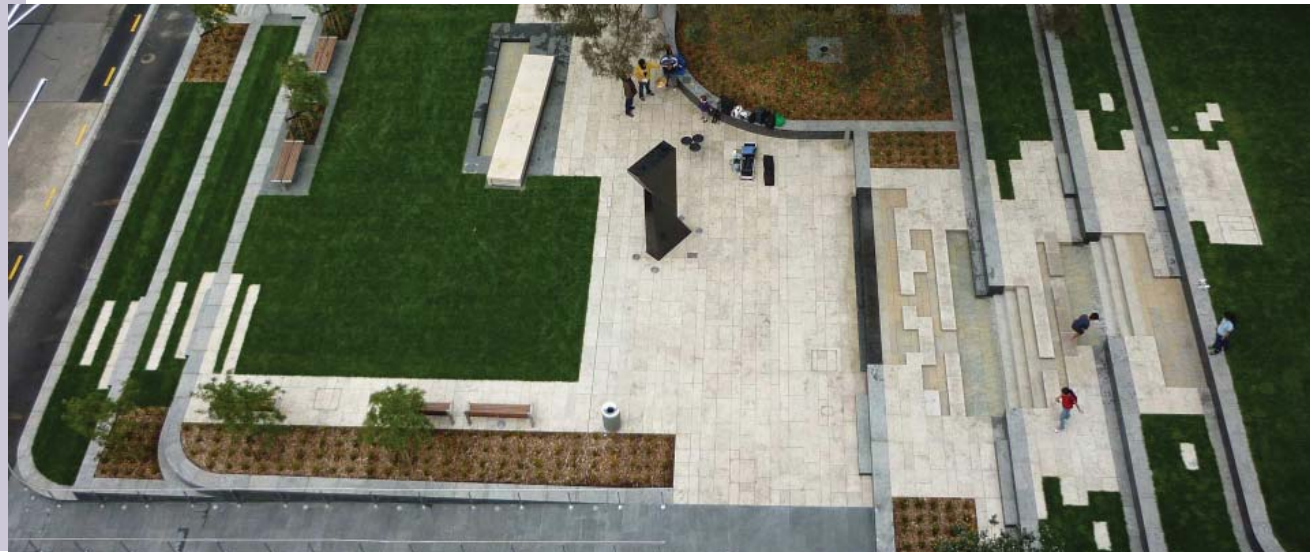


TEMPLEUVE RAILWAY STATION

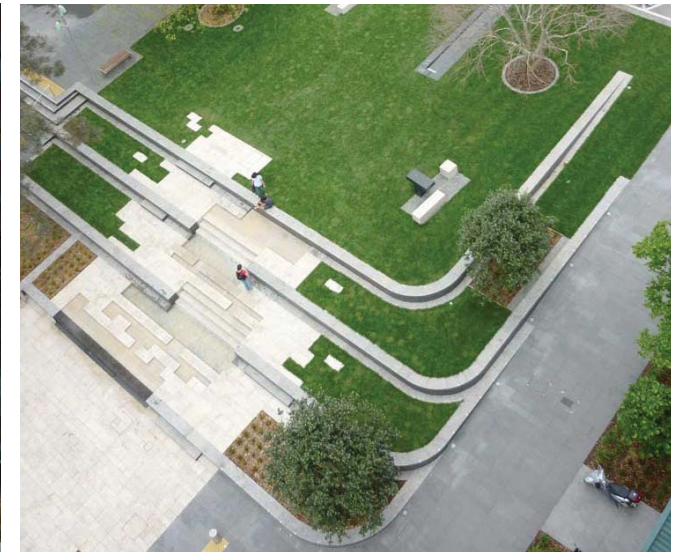


INTERMEDIATE PLANE  
PRECEDENT IMAGES

LAYERS



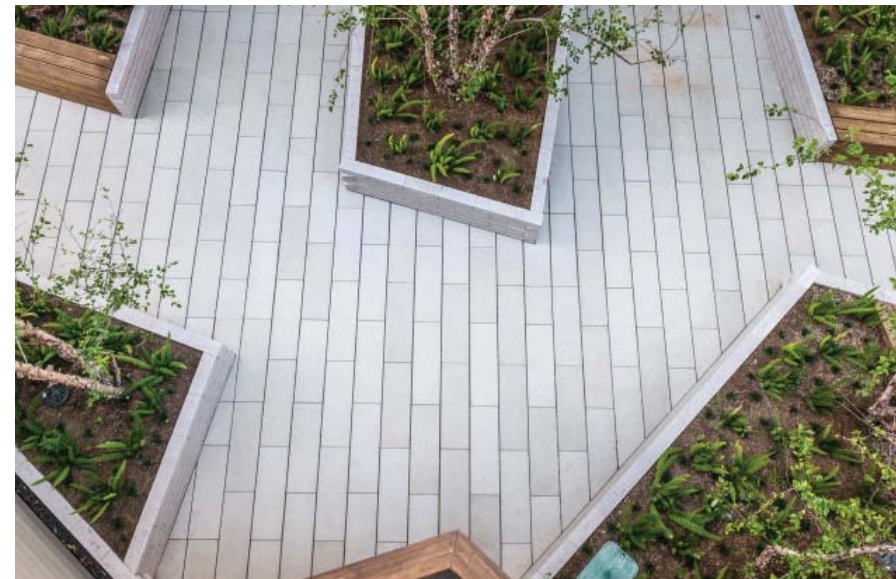
ST PATRICK'S SQUARE, AUCKLAND



TEXTURES



MARKET STREET, SAN FRANCISCO



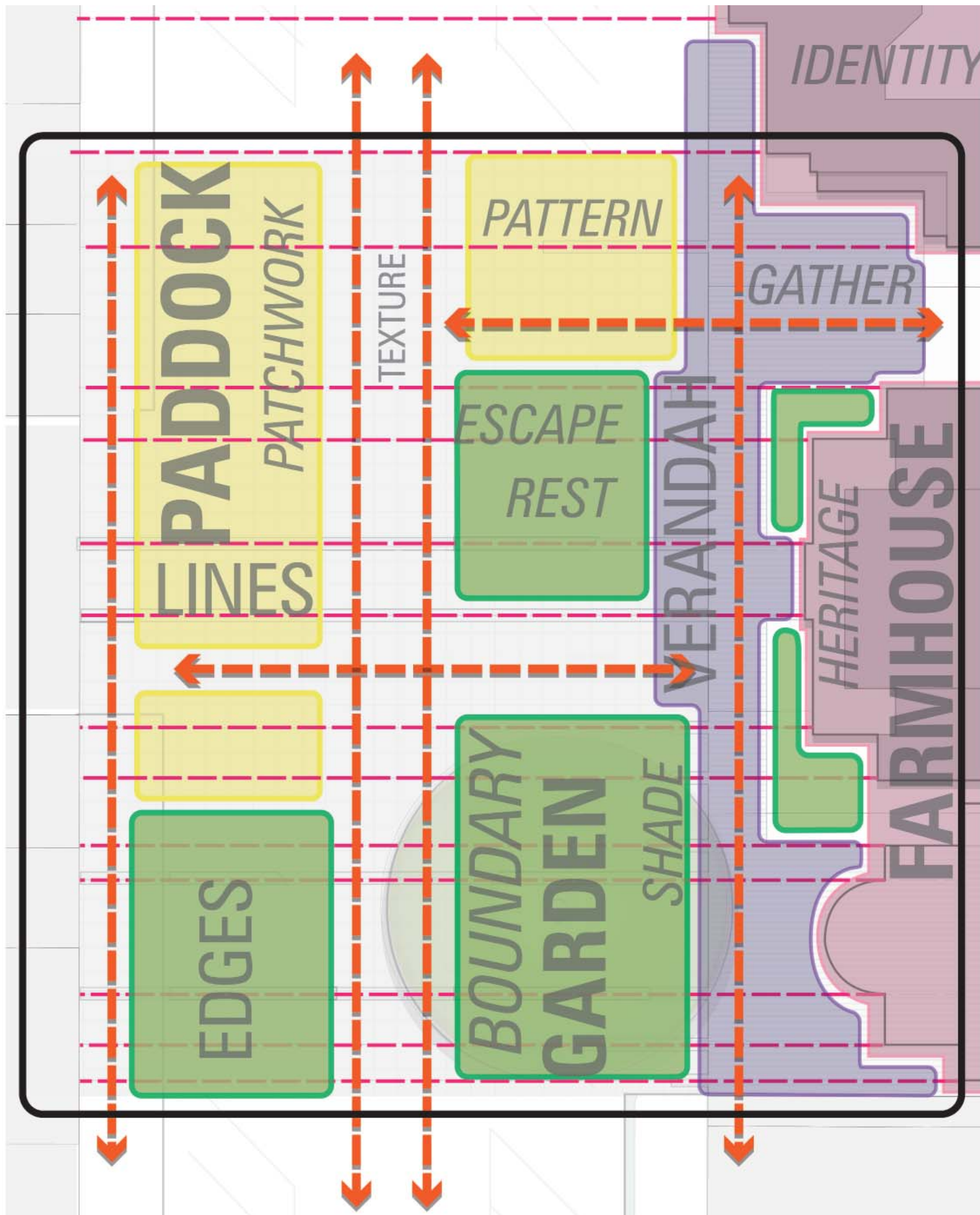
SEATING



ULLS HUS, UPPSALA



**SCHEMATIC DESIGN FRAMEWORK**



legend

- Intervention area
- Paddock:   
- grid, patchwork, network
- Farmhouse:   
- heritage, identity, comfort rest
- Verandah:   
- enclosure, shade, seating, outdoor dining
- Garden:   
- escape permeable, pattern, texture, boundary
- Architectural highlights
- Movement ↗

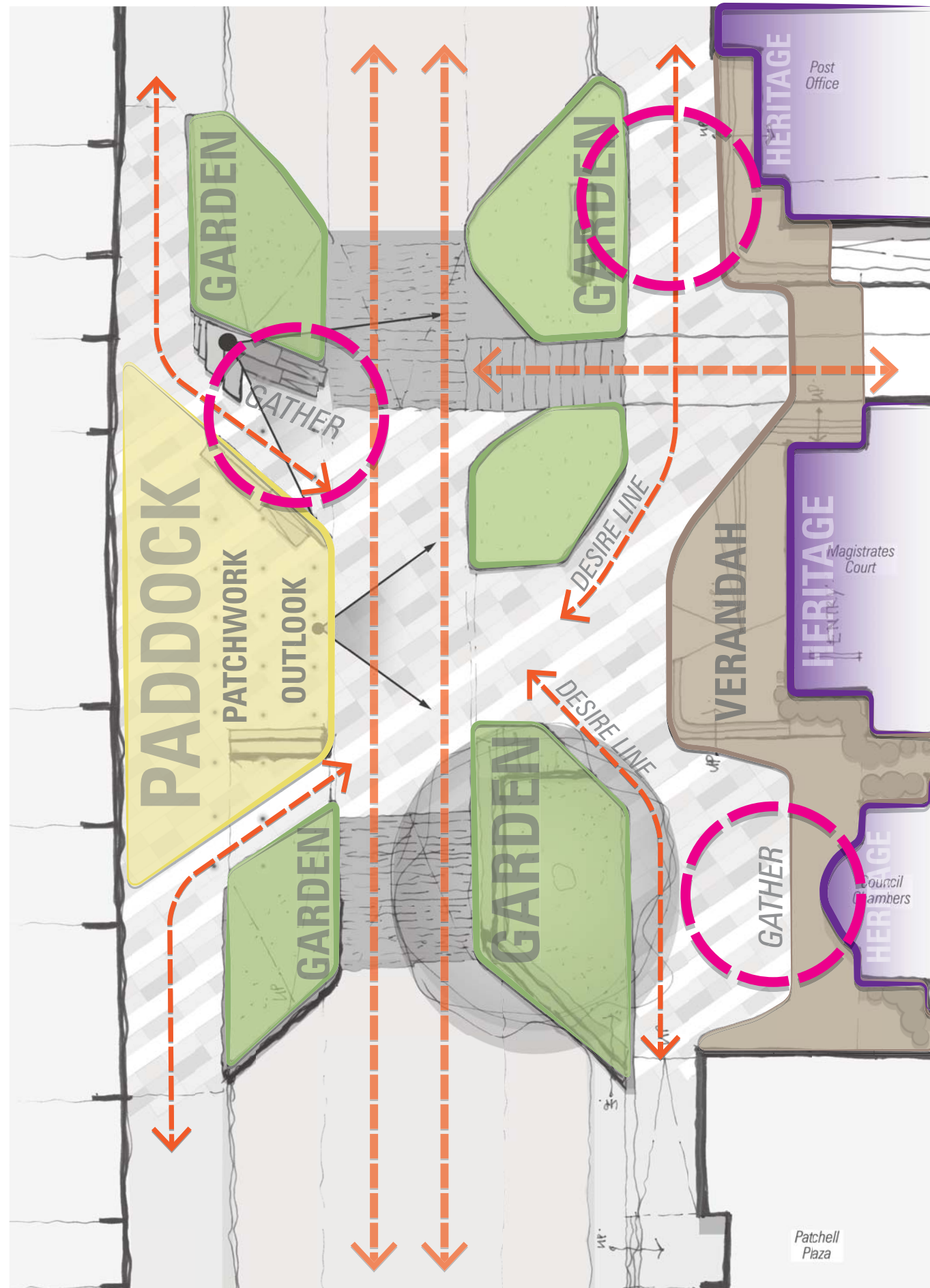
**Design Intent:**

The following diagram seeks to illustrate the progressed design narrative for the upgrade of Victoria Square. Through desktop and fieldwork analysis of the site's existing conditions, it was clear that the heritage forms, including the Post Office, Courthouse and Municipal building were significant structures and should therefore be celebrated through a complementary concept design.

The following key elements form part of the overall design narrative:

- The forecourt of the heritage buildings allows for the integration of the 'veranda', a raised platform which encourages pedestrian movement north to south as well as gathering nodes at key locations.
- The outlook from the veranda comprises a large paved area extending across the road reserve creating a 'shared zone'. This area represents the paddock, a vast, flat landscape with patterned affects at the ground plane.
- Breaking this open surface are several 'green pods' to allow rest and relief. These represent the farmhouse garden, comprising formal garden beds, lawn areas and canopy vegetation.
- The arrangement of these elements are strongly guided by the architectural detail of the heritage buildings embedded along the ground plane in a grid structure as well as key pedestrian and vehicle movement corridors.

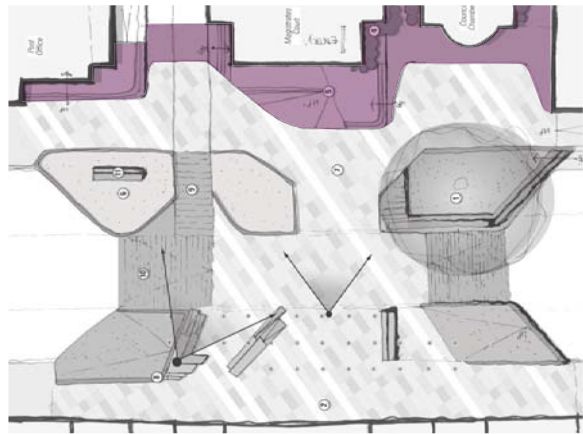



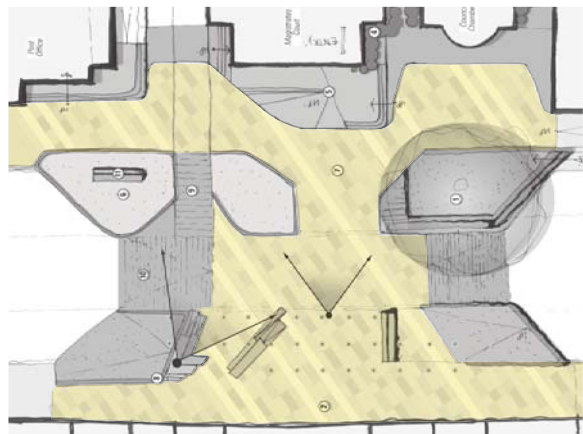



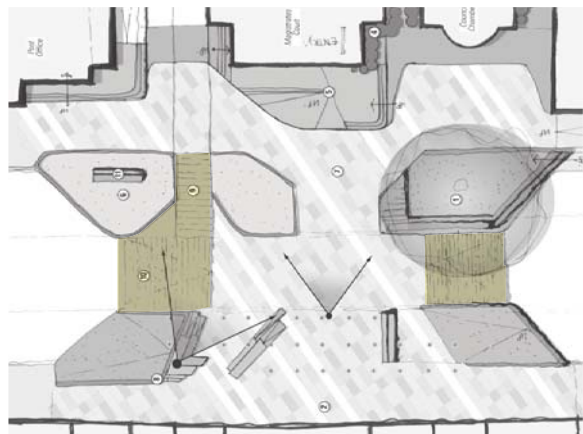



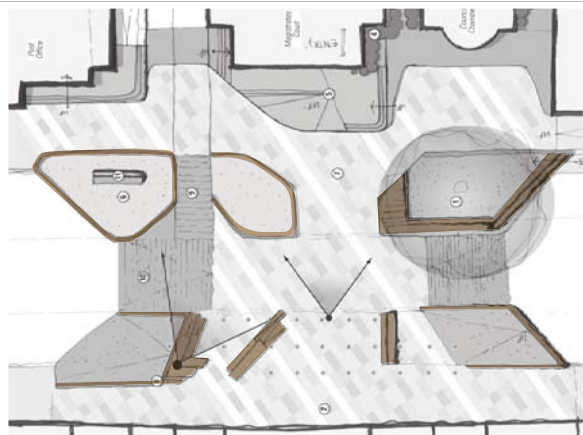



## REVISED SCHEMATIC DESIGN FRAMEWORK

**Design Intent:**

The following diagram illustrates the progression of the design concept based on ongoing site analysis and an investigation into pedestrian desire lines and movement patterns.

- The shape of the veranda has been further sculpted around the function of the heritage forms and the north south pedestrian connection along this side of Victoria Street. The veranda also seeks to implement an outdoor dining node which provides outlook to the forecourt.
- The green pods have been shaped by assumed movement patterns providing robust edges and angled configurations similar to the arrangement English garden concept.
- Several pause points have been identified including at the forecourt of the post office, forecourt of the bank and the forecourt of the Council Chambers. These areas accommodate different functions and various seating types and landscape affects are integrated to respond to each use.

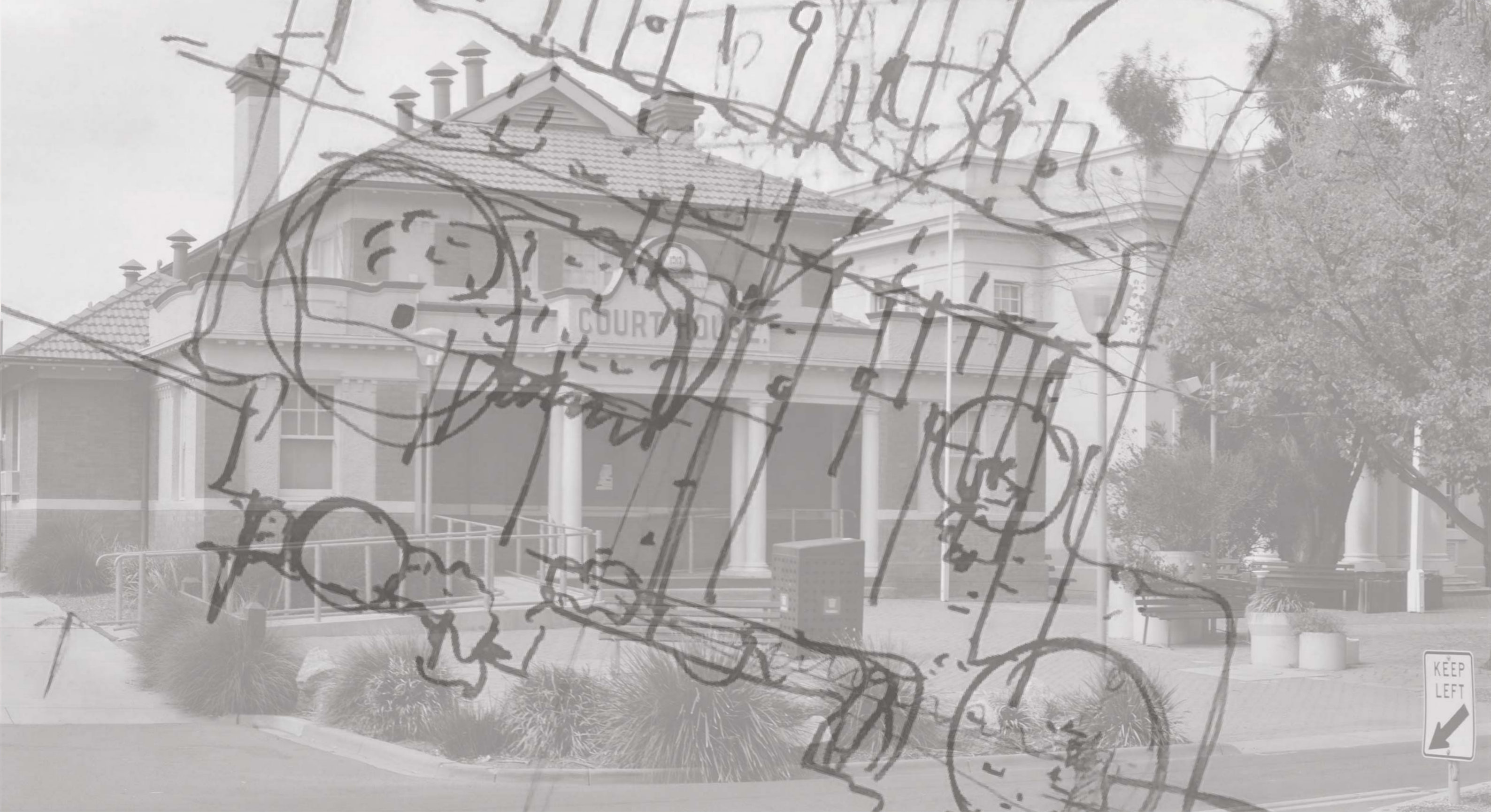
**INDICATIVE MATERIAL PALETTE**  
*SUGGESTED OPTIONS*

	Location diagram	Preferred Option	Alternative 1	Alternative 2
1 Verandah		Long / narrow concrete paver on raised platform 	raised timber deck 	raised brick paver - complementary to existing interlocking paver 
2 Pavement		varied grey concrete paver to enhance appearance of shared zone 	'crazy-paver' / asphalt combination 	'Grasscrete' and concrete paver combination 
3 Road surface - approach to Victoria Square		Cobble Stone - as a traffic calming surface 	Typical asphalt road surface 	flat concrete paver 
4 Edges and seating		narrow, long brick and timber feature for seating 	Timber surface with metal framing 	timber and corten 



**INDICATIVE MATERIAL PALETTE**  
*SUGGESTED OPTIONS*

		Location diagram	Preferred Option	Alternative 1	Alternative 2
5	Pod 1 (Manna Gum)		<p>Low lying shrubs and ground covers</p>	<p>dense shrubs surrounding tree</p>	<p>dispersed native grasses surrounding tree</p>
6	Pod 2 (Post office)		<p>Lawn</p>	<p>compacted gravel and paver combination</p>	<p>water feature</p>
7	Pod 3 & 4		<p>layered landscape</p>	<p>Compacted gravel and exotic tree</p>	<p>Lawn</p>
8	Vegetation theme		<p>Exotic with various native species - layered landscape</p>	<p>Native (colour)</p>	<p>Native (grasses)</p>



**PART B**  
**CONCEPT FINALISATION**

# VICTORIA SQUARE CONCEPT DESIGN



- legend
- Existing Buildings
  - Proposed deciduous tree
  - Existing evergreen tree
  - Existing trees removed
  - Ground cover
  - Strappy planting
  - Lawn
  - Cobble stones
  - Coloured pavers
  - Existing asphalt
  - Timber platform
  - Linear pavers
  - Timber custom seat
  - Raised concrete edge
  - Flush concrete edge
  - Inground lights
  - Seek to relocate power pole
  - Outdoor dining
  - Provision for detachable outdoor umbrellas

PERMANENT FITTINGS TO BE INCORPORATED INTO PAVERS TO ALLOW SHADE STRUCTURES/UMBRELLAS TO BE INSTALLED AND DISMANTLED SEASONALLY AND WHEN NECESSARY

**MATERIAL PALETTE**  
*HARDSCAPE & FURNITURE*

**CENTRAL PAVED ZONE**



Coloured Concrete pavers - grey tones  
(approx. 600mm x 300mm x 40mm)

**HERITAGE FORECOURT**



Timber deck with incorporated ramp.

**PLAZA VEHICLE APPROACH**



Traffic calming bluestone cobbles  
(approx 100mm x 100mm x 40mm)

**POD EDGES**



Concrete pod edging

**CUSTOM SEATING**



Custom timber bench seating.

**LIGHTING**



In-ground lighting

**MATERIAL PALETTE**  
*VEGETATION*

**CANOPY VEGETATION**



Ash species - Left: *Fraxinus pennsylvanica* 'Lednaw' - 9m x 5m (h x w)  
Right: *Fraxinus americana* 'Chamdell' - 11m x 7m (h x w)

**GROUND COVER UNDER MANNA GUM**



Spiny-headed mat-rush, Rosemary & Flax Lillies species:  
Left: *Lomandra longifolia* 'Nyalla' - 0.8-0.9m x 0.8-0.9m (h x w )  
Middle: *Dianella tasmanica* - 0.5 x 0.5 (h x w)  
Right: *Rosmarinus officinalis* 'Prostratus' - 1-2m x 0.1-0.3m (h x w)

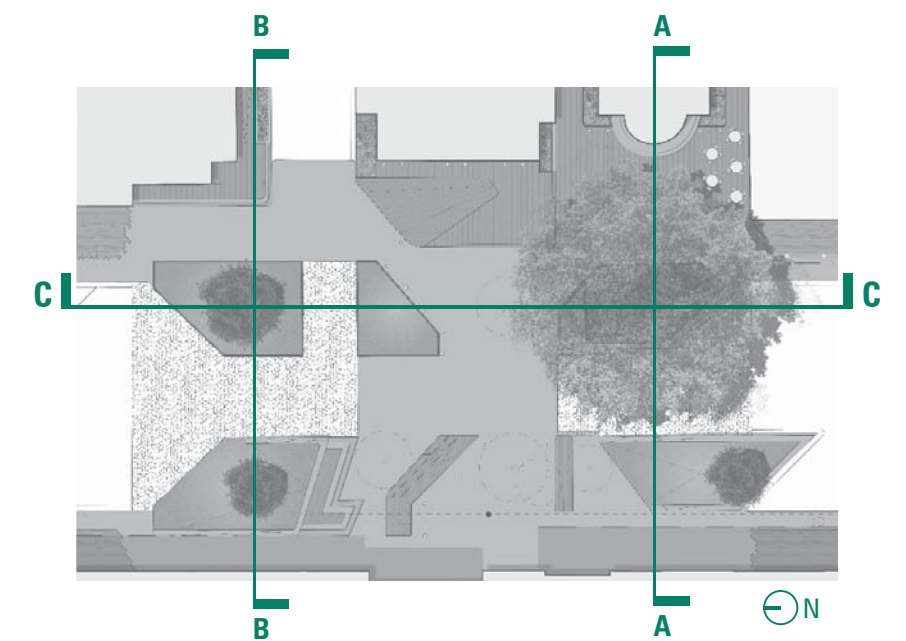
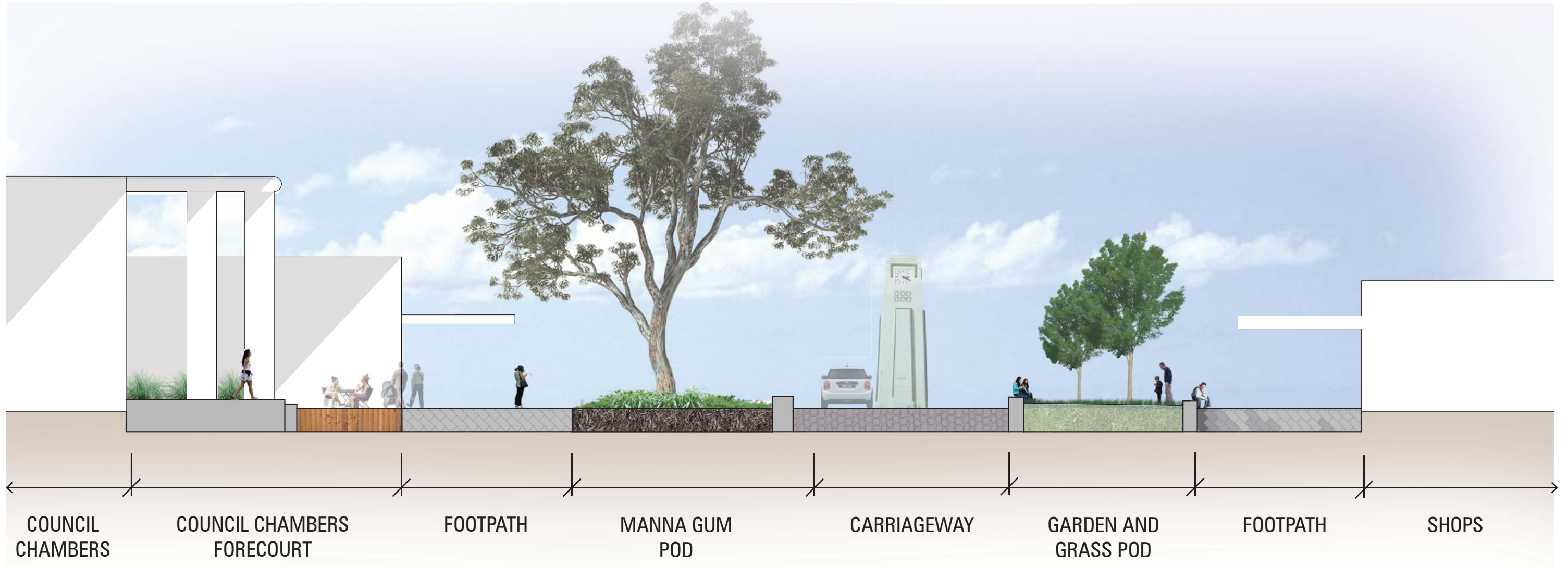
**PODS**



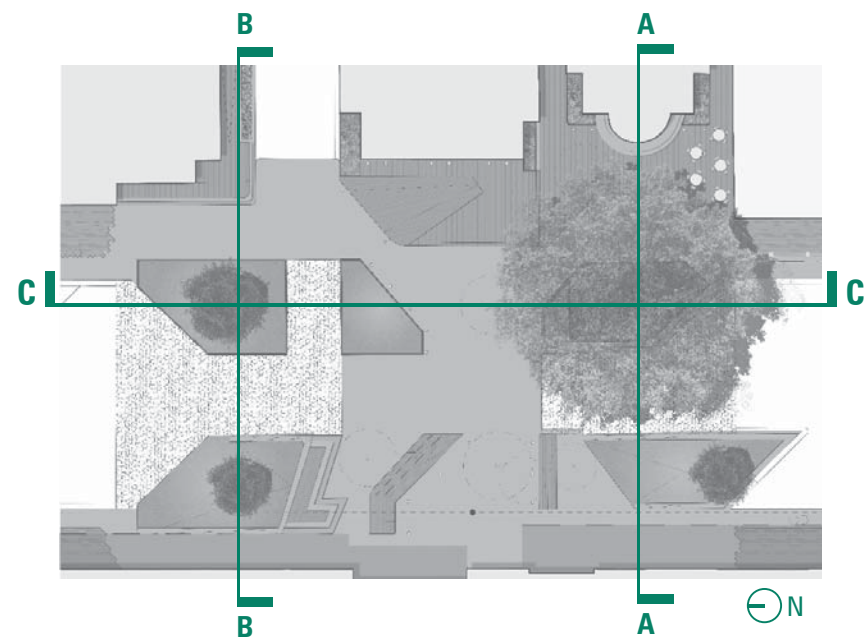
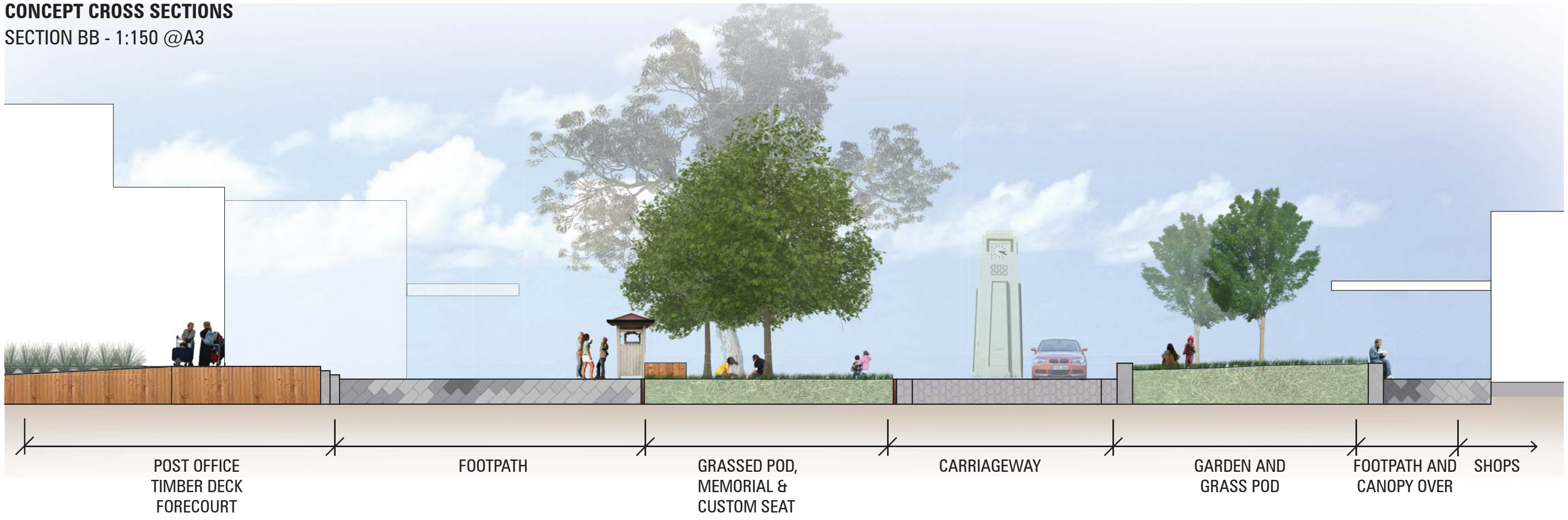
Grassed elevated pods with surrounding concrete walls.

CONCEPT CROSS SECTIONS

SECTION AA - 1:150 @A3

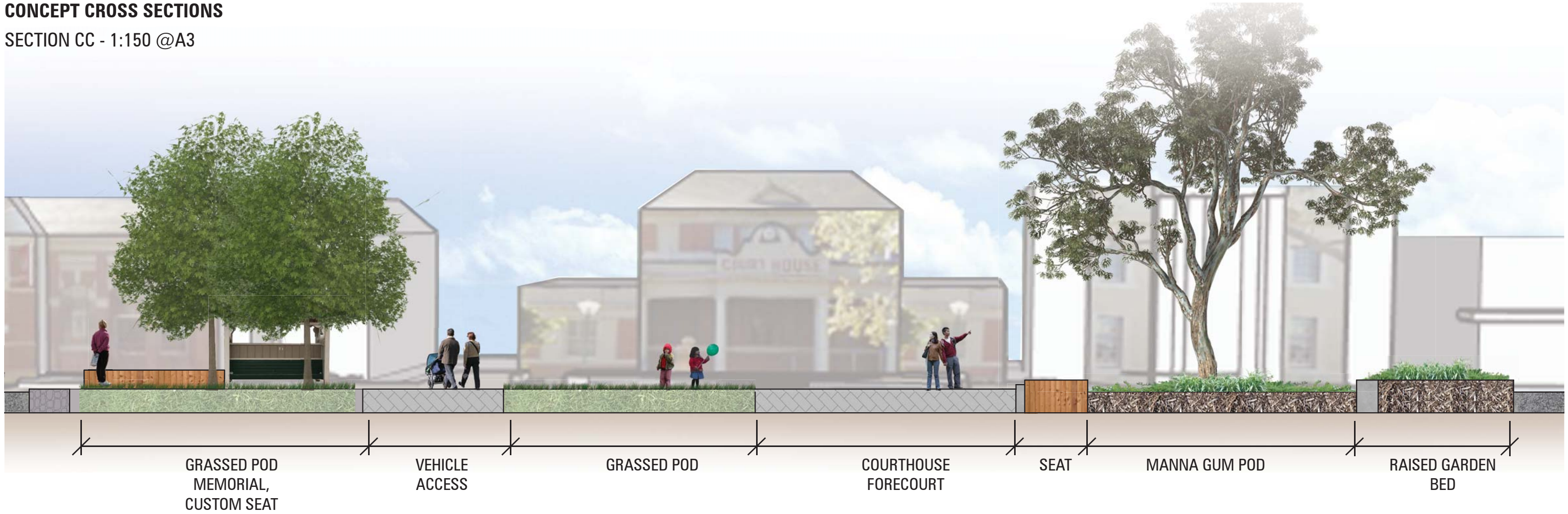


**CONCEPT CROSS SECTIONS**  
SECTION BB - 1:150 @A3



CONCEPT CROSS SECTIONS

SECTION CC - 1:150 @A3



GRASSED POD  
MEMORIAL,  
CUSTOM SEAT

VEHICLE  
ACCESS

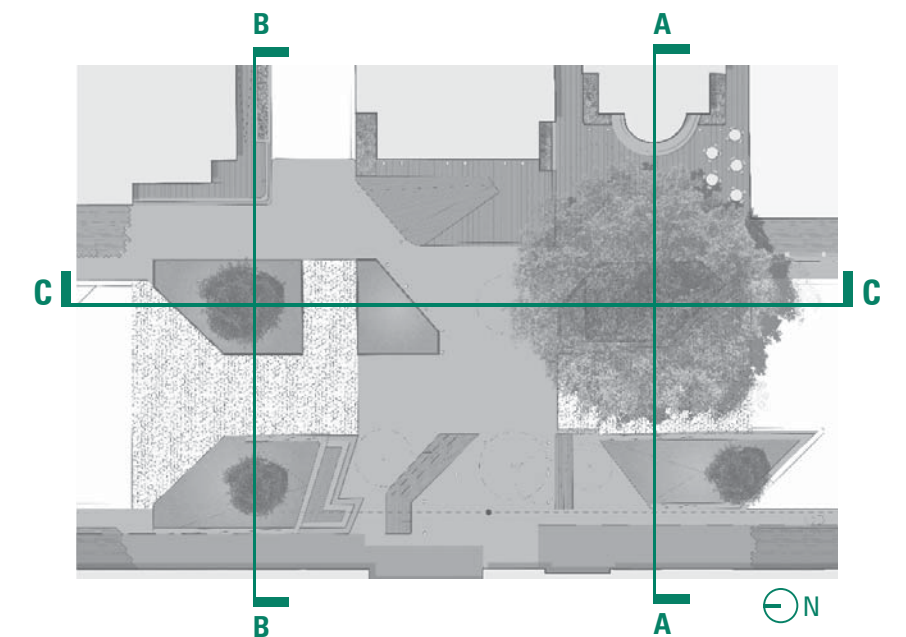
GRASSED POD

COURTHOUSE  
FORECOURT

SEAT

MANNA GUM POD

RAISED GARDEN  
BED



**INDICATIVE 3D MODEL**

*VIEW FROM SOUTH LOOKING NORTH*





**INDICATIVE 3D MODEL**

*VIEW FROM NORTH LOOKING SOUTH ALONG VICTORIA STREET*



**INDICATIVE 3D MODEL**

*VIEW FROM SOUTH LOOKING NORTH ALONG VICTORIA STREET*



**INDICATIVE 3D MODEL**

*VIEW OF COURTHOUSE FORECOURT LOOKING NORTH EAST*



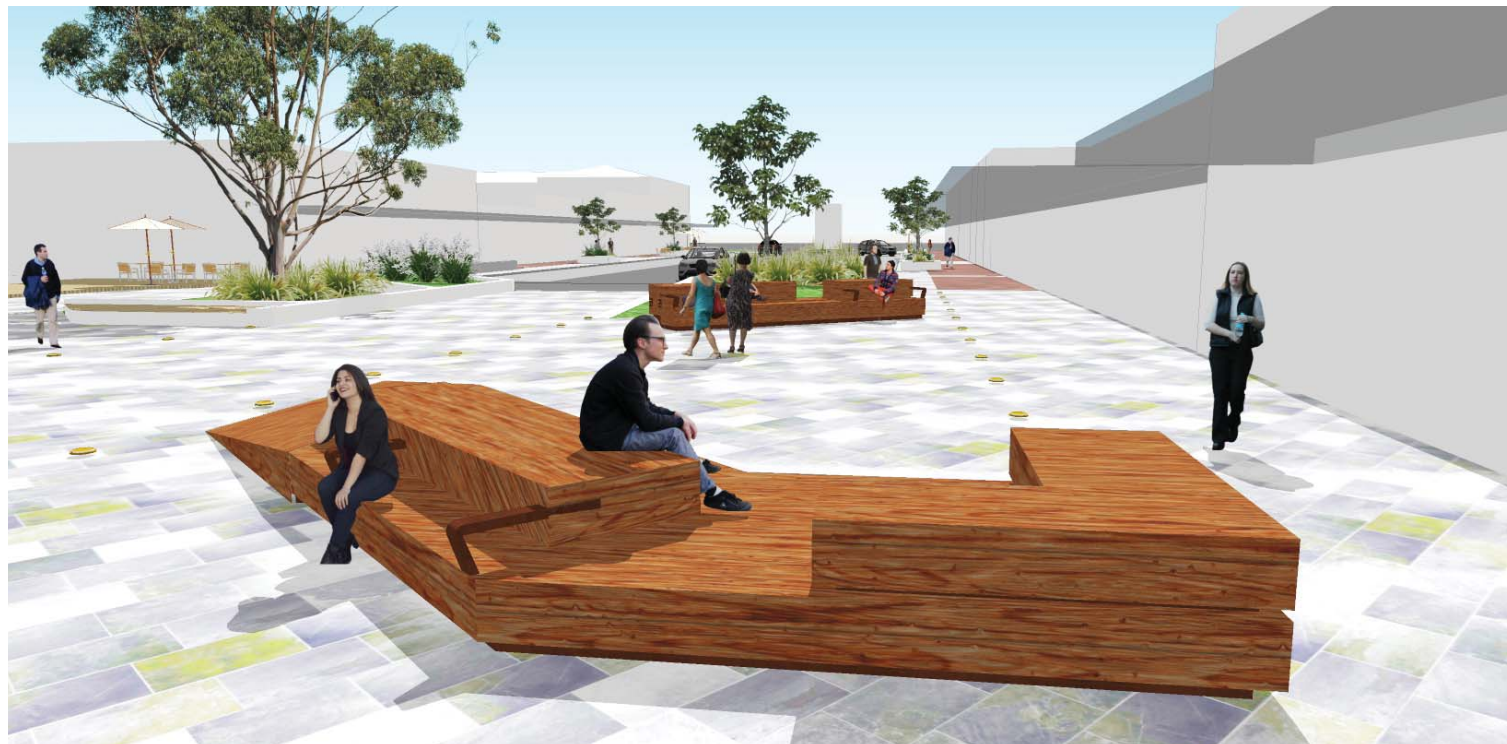
**INDICATIVE 3D MODEL**  
*POTENTIAL CUSTOM SEATING ARRANGEMENTS*



*SEAT 1: POST OFFICE*



*SEAT 2: SOUTH WEST*

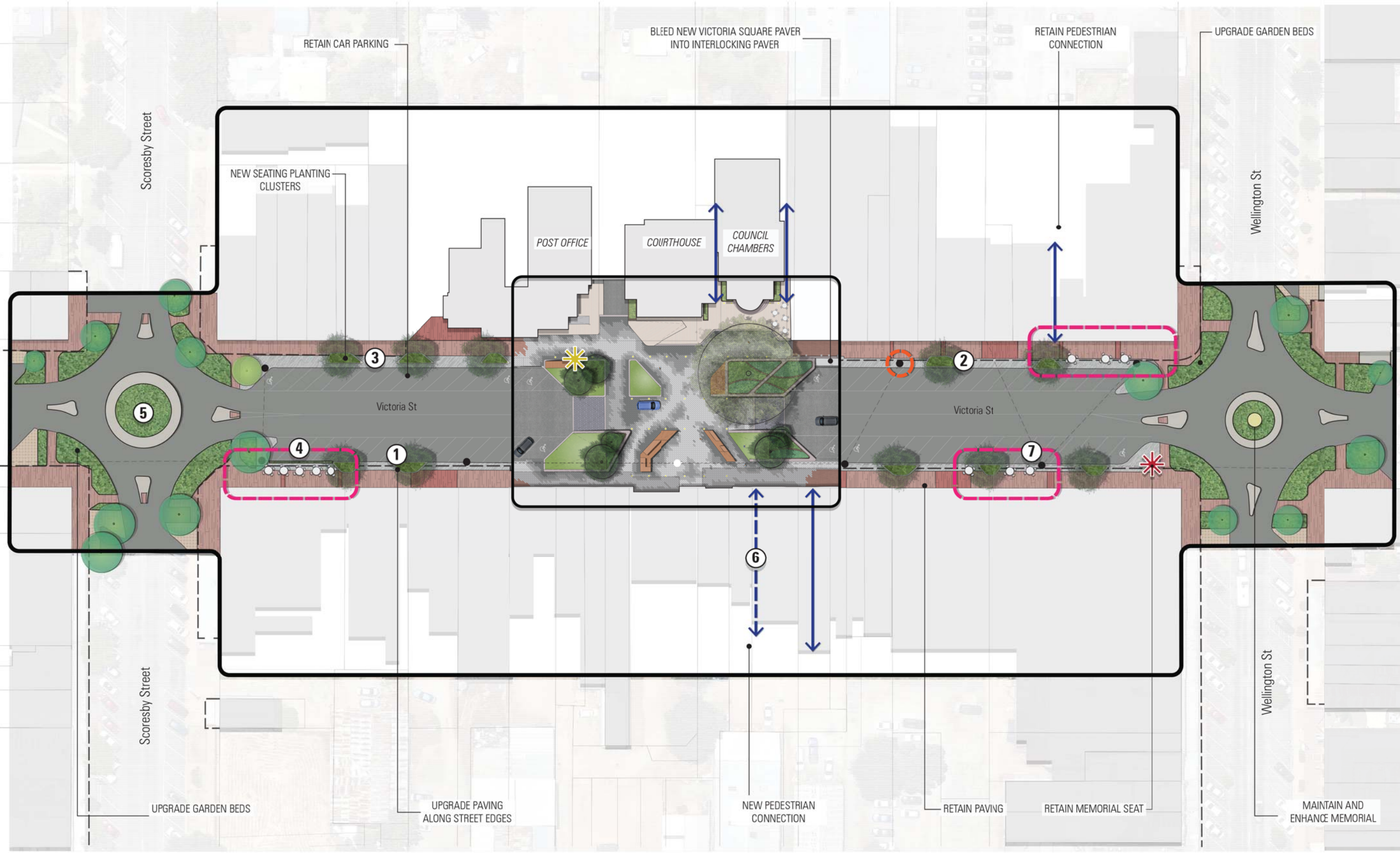


*SEAT 3: NORTH-WEST*

# VICTORIA STREET CONCEPT DESIGN

## CONCEPT FRAMEWORK

- Legend
- Focus area
  - Maintain key outdoor dining area
  - New pedestrian connection
  - Retain pedestrian access
  - Retain interlocking paving
  - Install new interlocking paving
  - New concrete paver
  - Upgrade and enhance garden beds
  - Implement new garden beds along Victoria Street extent
  - Existing location of memorial seat
  - New street tree
  - Existing exotic tree
  - Existing native tree
  - Built form
  - Heritage built form
  - Memorial clocktower
  - Seek to relocate powerpole
  - Powerline / pole
  - Seek to relocate powerpole
  - Existing canopy over path



### KEY DIRECTIONS

1. Implement new paving along kerb side which complements paving to Victoria Square
2. Implement new canopy vegetation along street.
3. Upgrade planters with new timber and/or metal planters, which complement standard street furniture.
4. Allow provisions for outdoor dining associated with hospitality uses.
5. Upgrade and enhance garden bed planting at roundabouts

6. Provide a new pedestrian link from Victoria Square to car park.
7. Streetscape upgrade to incorporate new street furniture based on standard seating and rubbish bin (opportunity to investigate options for custom seating arrangements in strategic locations).

**PRECEDENT IMAGES**

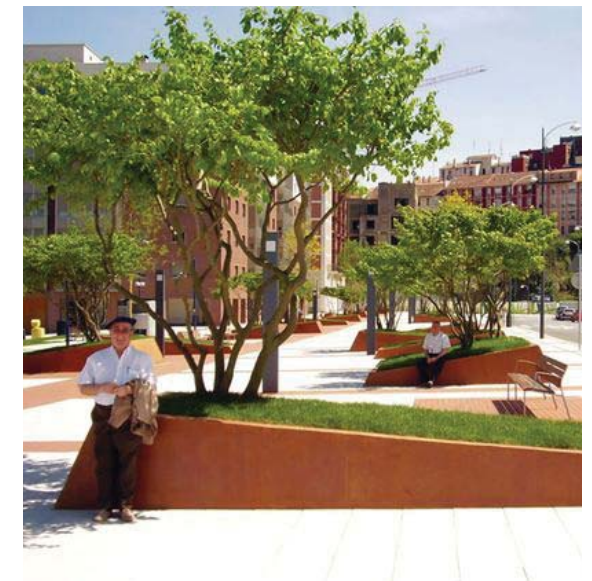
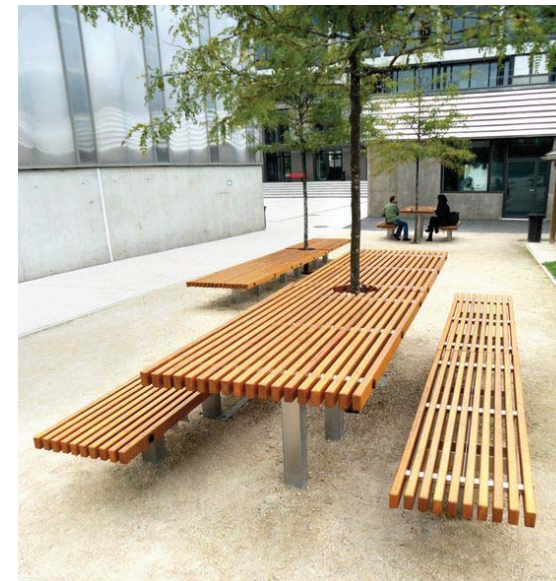
*EXAMPLE STREET FURNITURE AND LANDSCAPE INITIATIVES FOR VICTORIA STREET*



PLANTERS & SEATING



SEATING TYPOLOGIES AND FINISHES



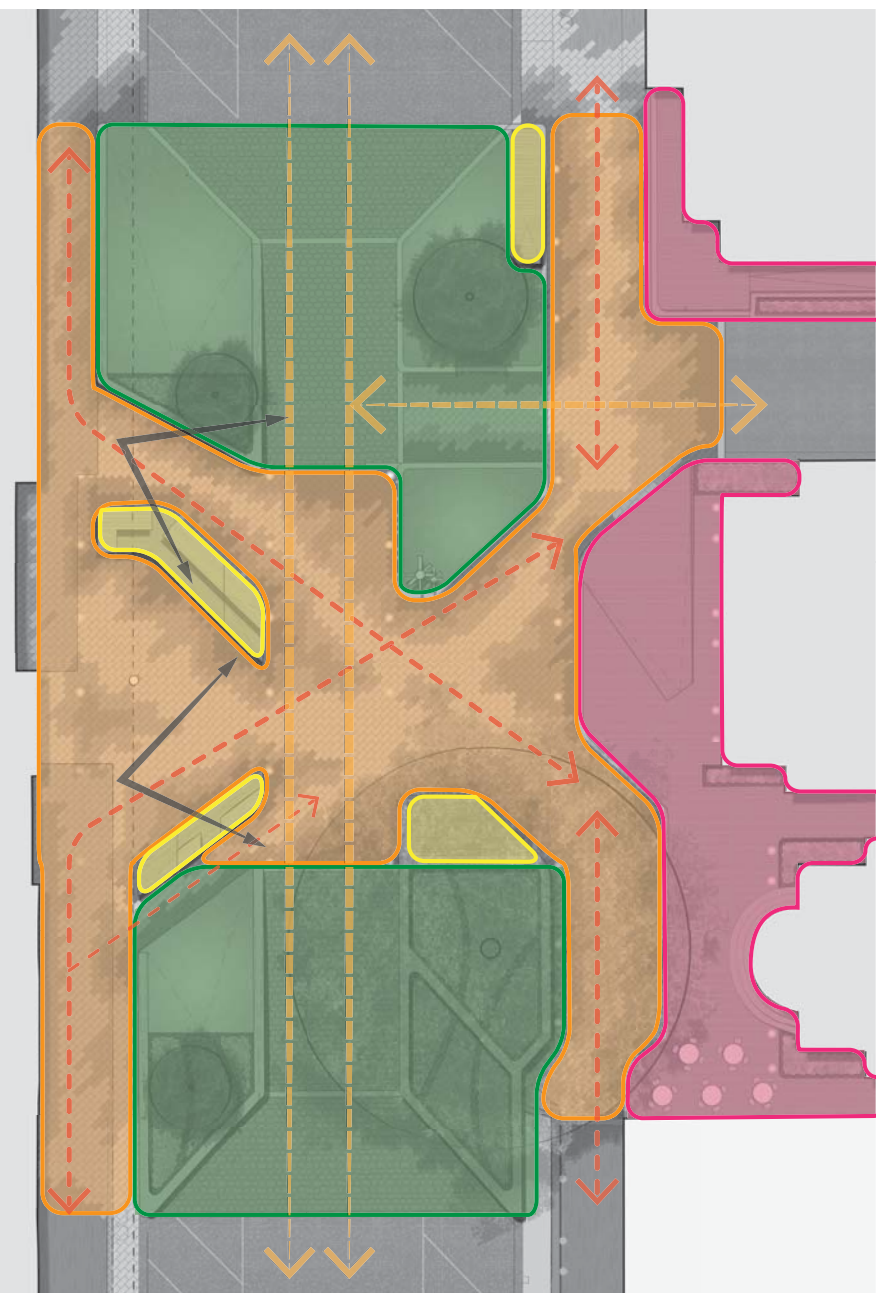
GROUND PLANE & FIXTURES

**INDICATIVE 3D MODEL**

*VIEW OF STREET PLANTERS FROM SOUTH LOOKING NORTH*



**FUNCTIONAL DIAGRAM**



- Heritage Interface
  - Timber decking
  - Garden bed framing
- Pedestrian Focal Area
  - Coloured paving
  - View points
- Pedestrian Pause Points
  - Custom furniture
  - Pods
- Threshold
  - Cobble paving
  - Pods
  - Vertical elements (Trees & artwork)

**MATERIALS**

- 

Cobble Paving
- 

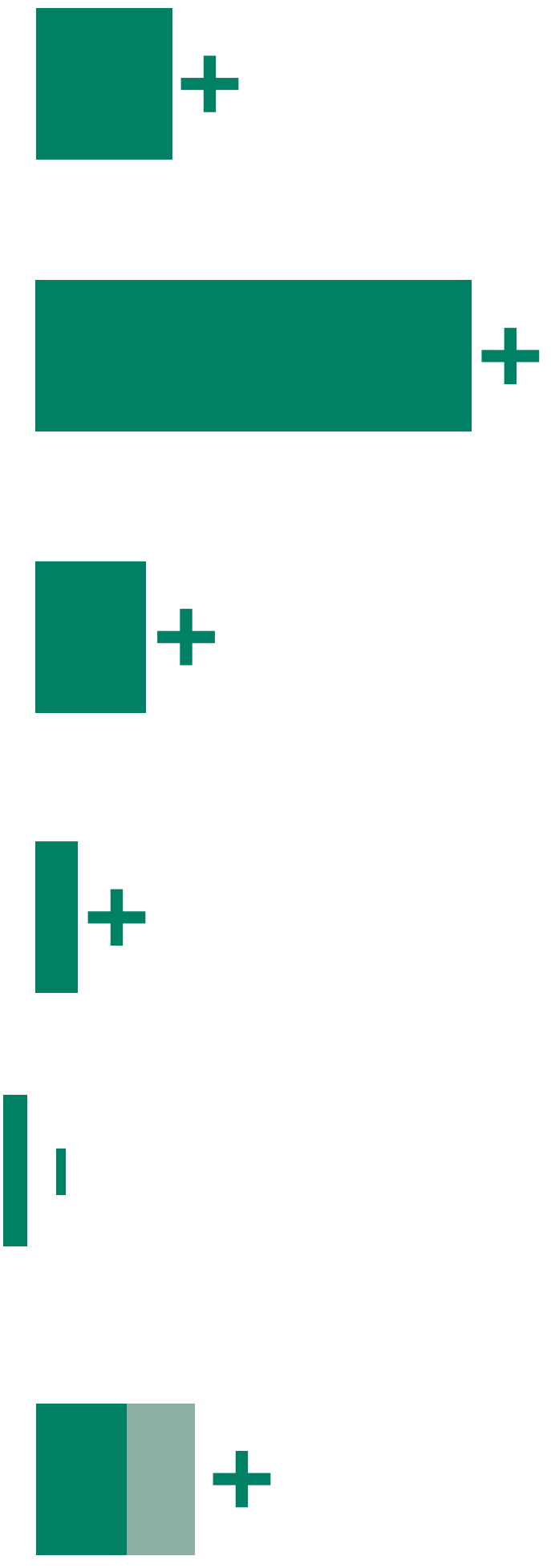
Coloured Concrete Paving
- 

Timber Deck
- 

Concrete Pod Edges
- 

Custom Seating
- 

Grass Pod



**86** m<sup>2</sup>

Threshold:  
Cobbled Paving

**1016** m<sup>2</sup>

Pedestrian Focal Area:  
Coloured Paving

**240** m<sup>2</sup>

Heritage interface:  
Linear Paving

**125** lin. mts

Threshold/  
Pedestrian Pause  
Points Pod walls

**10**

Net loss of  
Car Parks  
(approx.)

**155** m<sup>2</sup>  
**205** m<sup>2</sup>

Garden Beds  
Grass Pod



FEATURE TREE OPTIONS



Existing Tree: *Eucalyptus viminalis* (Manna Gum)



Option 1: *Phoenix canariensis* (Canary Island Date Palm)



Option 2: Norfolk Island Pine