



LANDSCAPE & PUBLIC REALM WORKS PLAN

VICTORIA STREET, KERANG

PREPARED BY HANSEN PARTNERSHIP FOR GANNAWARRA SHIRE COUNCIL

AUGUST 2016

DRAFT

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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.



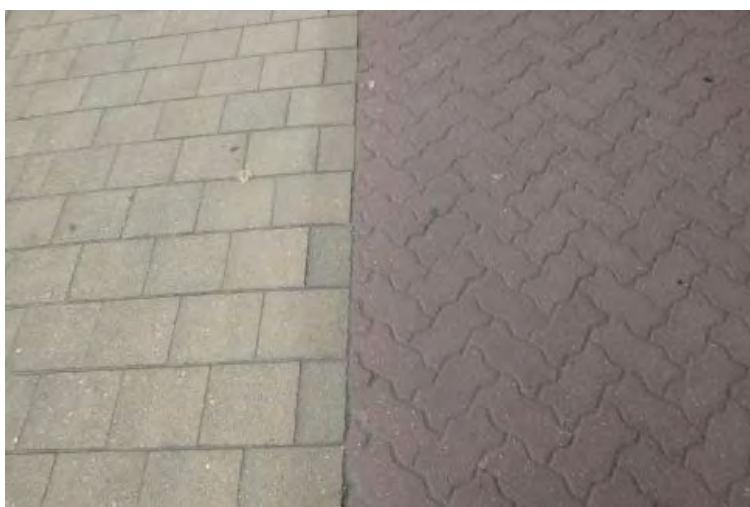
Interlocking paver extending to pedestrian refuge within road reserve.



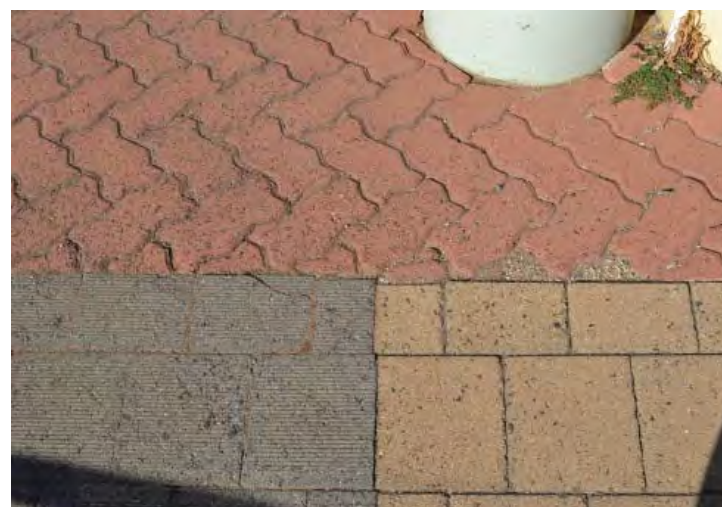
Bluestone edging to Victoria Police crossover adjacent to Victoria Square.



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.



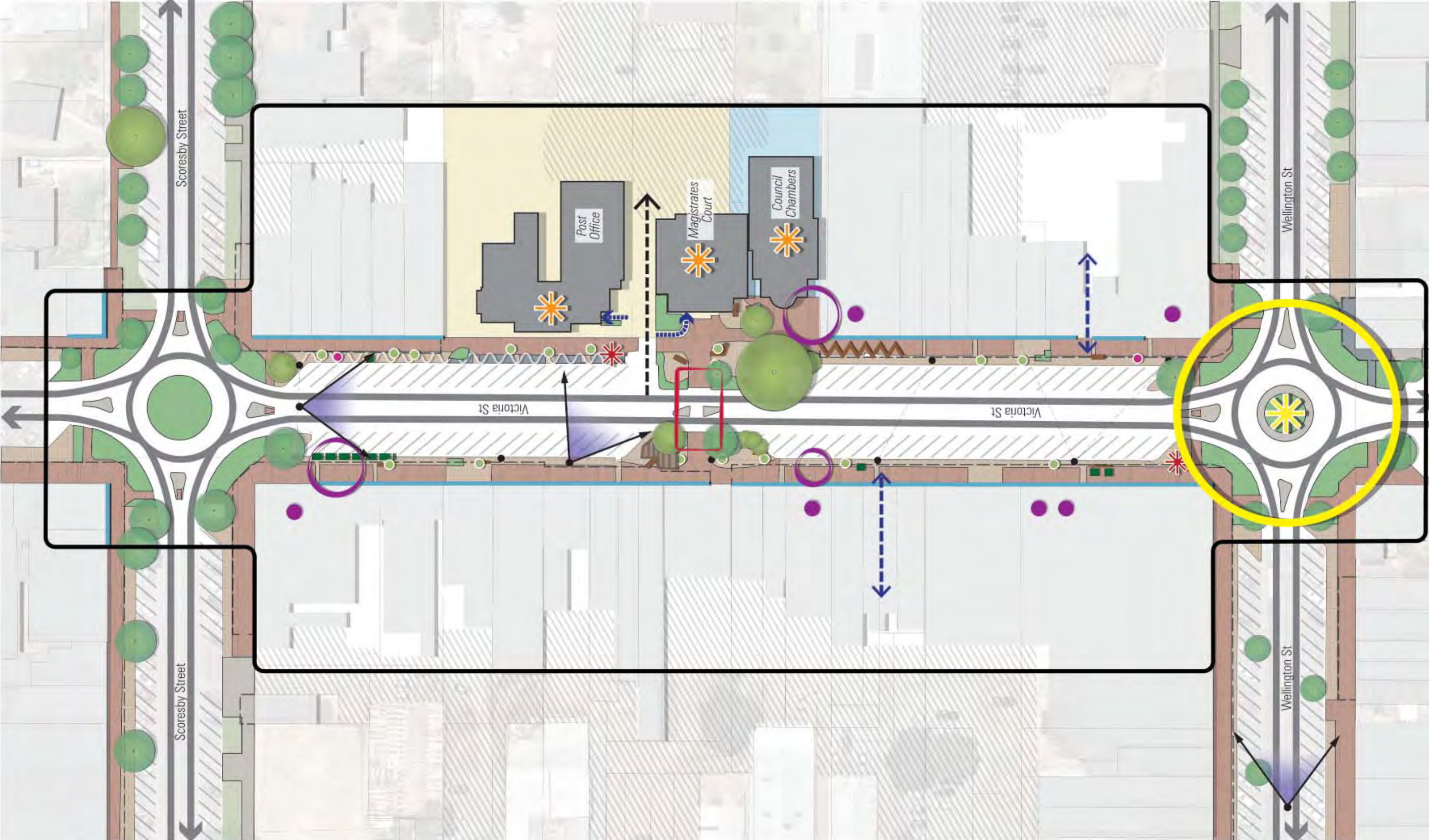
Green metal recycling and garbage bins along Victoria Street.

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

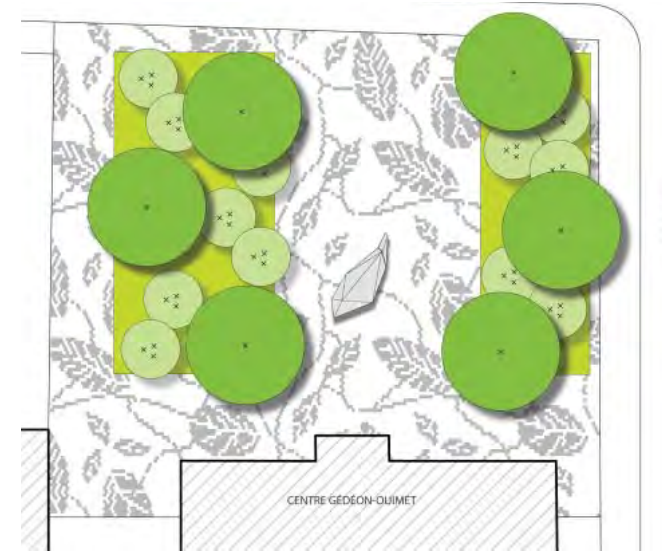
SURROUND THE SPACE WITH GARDENESQUE QUALITIES THAT ATTRACT

GROUND PLANE
PRECEDENT IMAGES

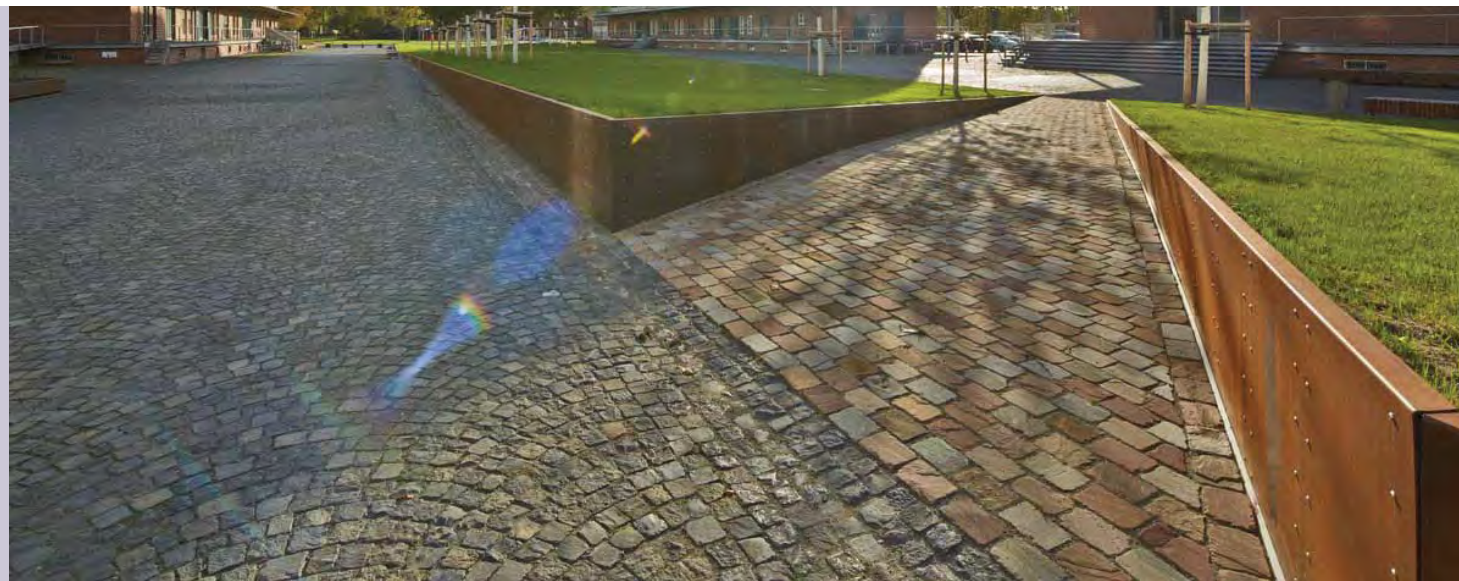
PATTERN



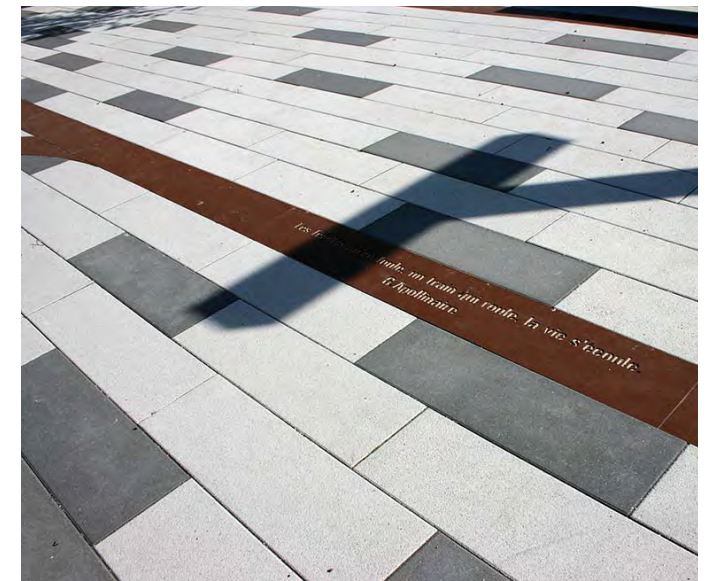
JOSEPH VENNE PLAZA, MONTREAL



LINES



STOREHOUSE CITY, MUNSTER



EDGES



TEMPLEUVE RAILWAY STATION

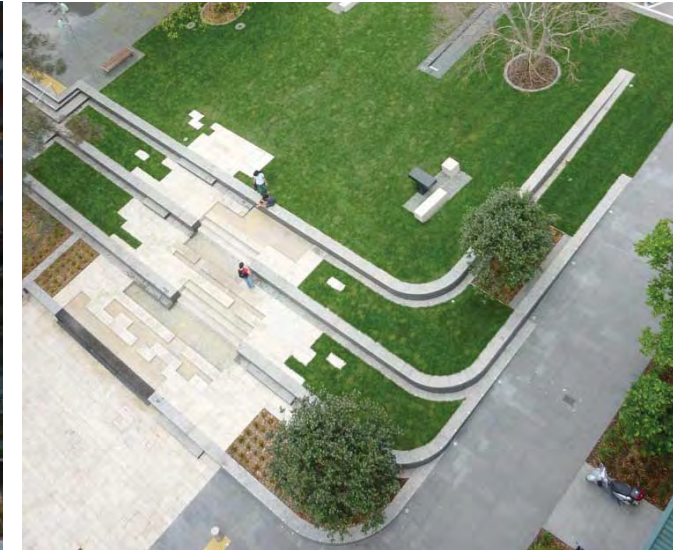


INTERMEDIATE PLANE
PRECEDENT IMAGES

LAYERS



ST PATRICK'S SQUARE, AUCKLAND



TEXTURES



MARKET STREET, SAN FRANCISCO



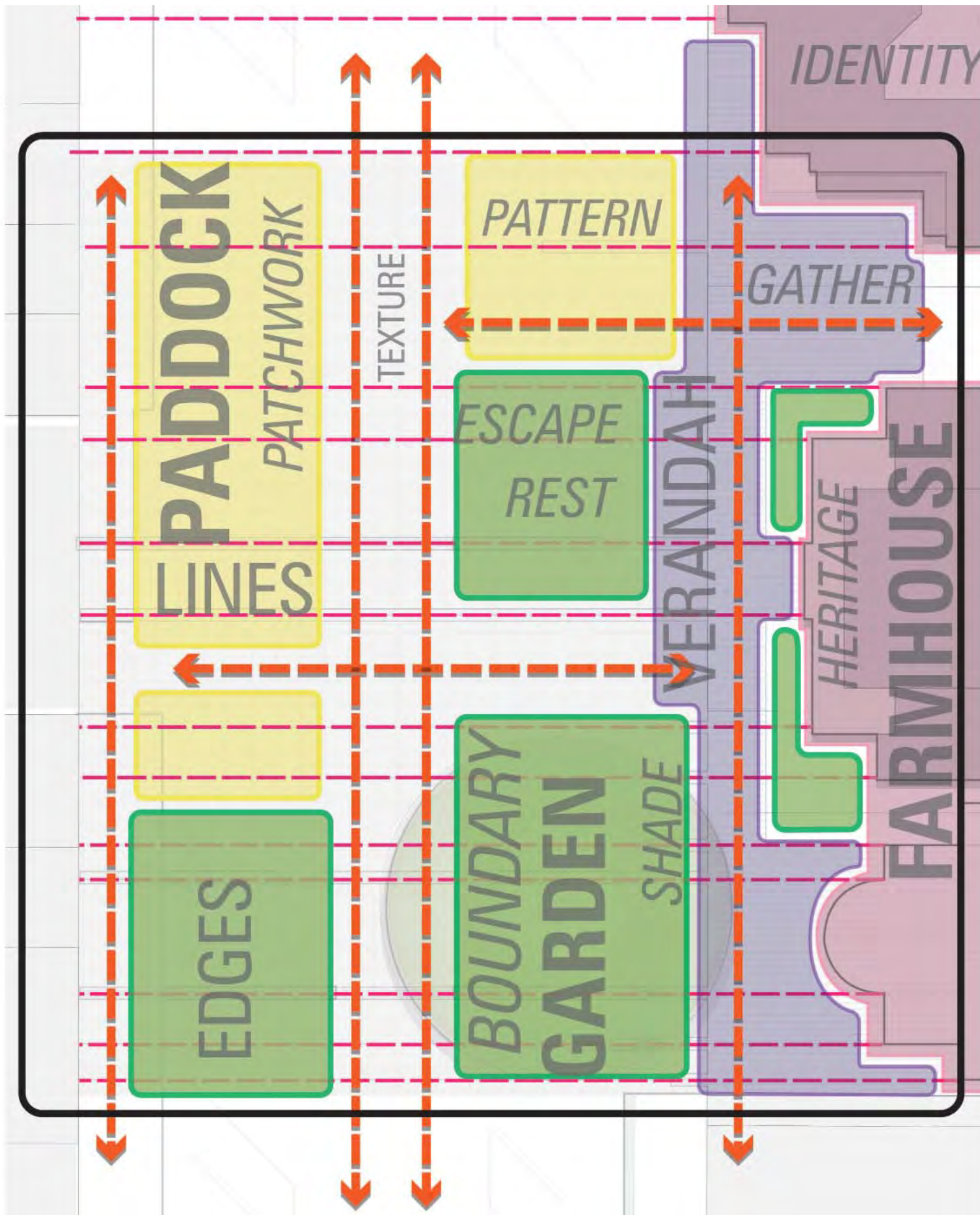
SEATING



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

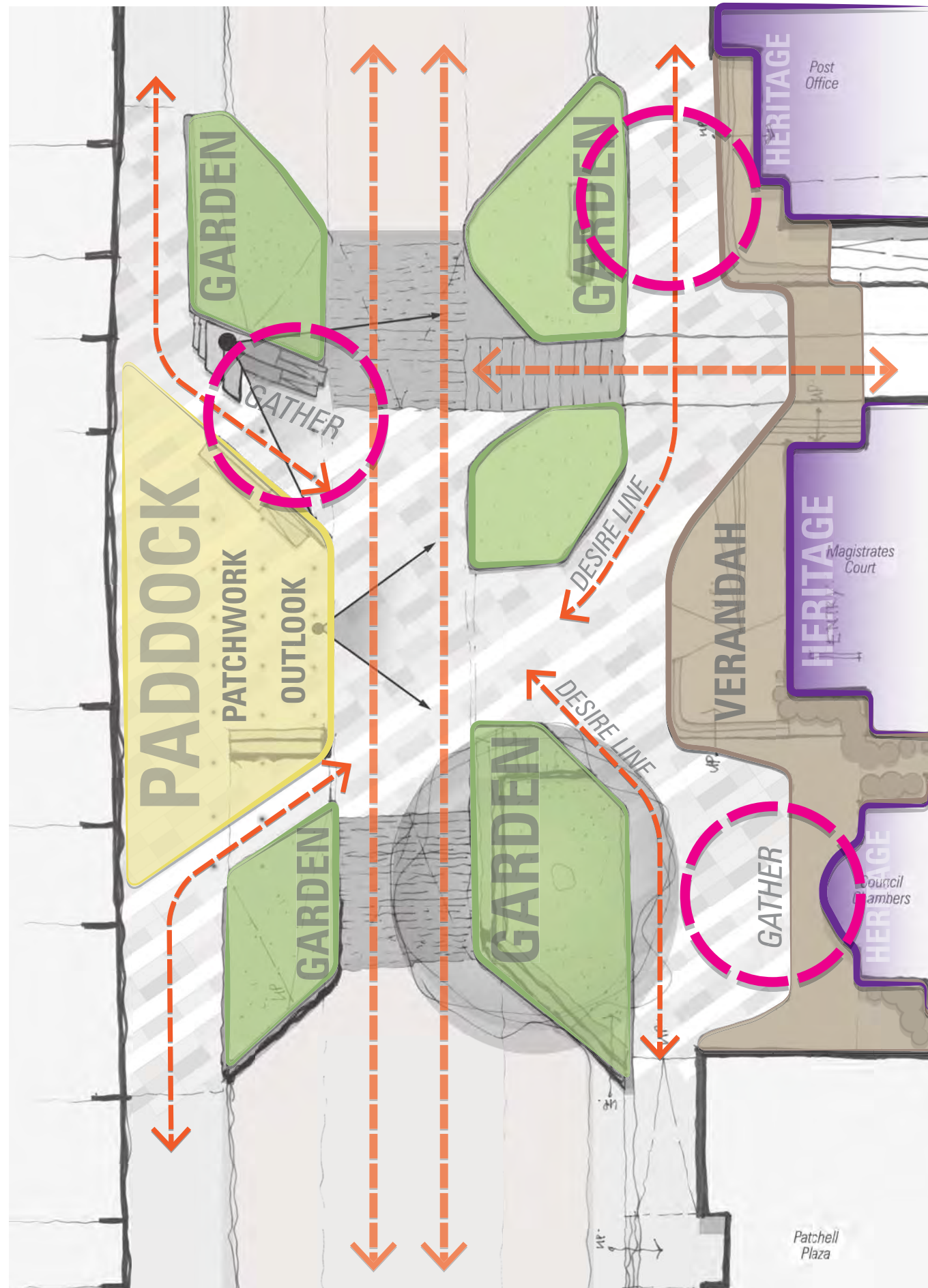
Design Intent:

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.

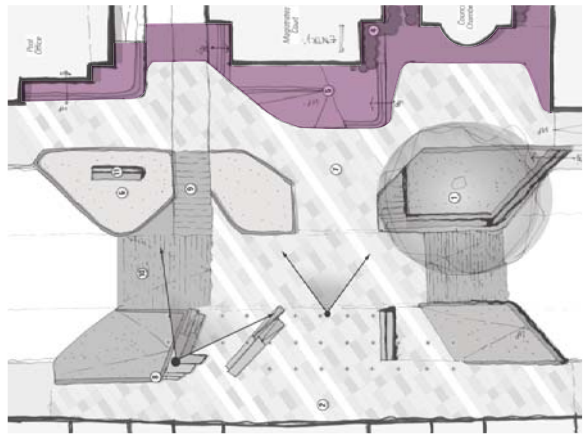



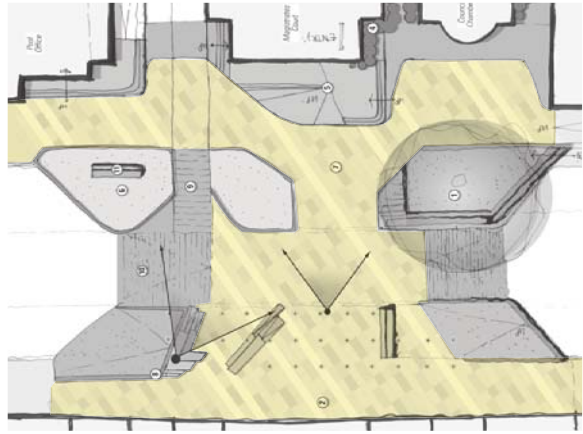



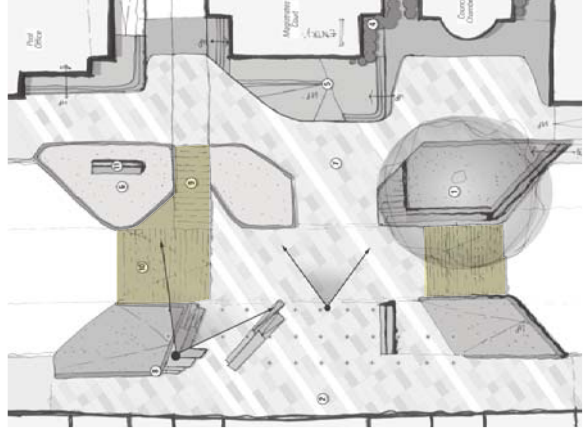



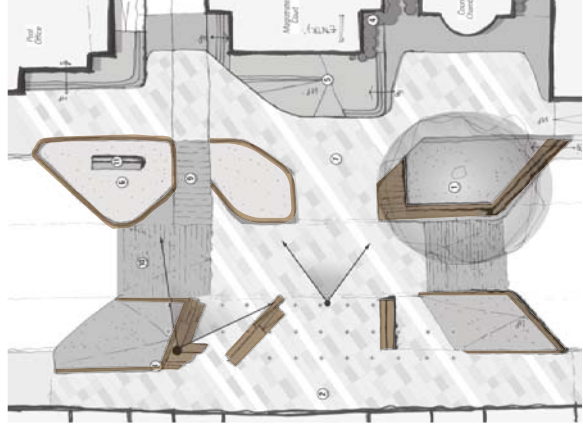



REVISED SCHEMATIC DESIGN FRAMEWORK

**Design Intent:**

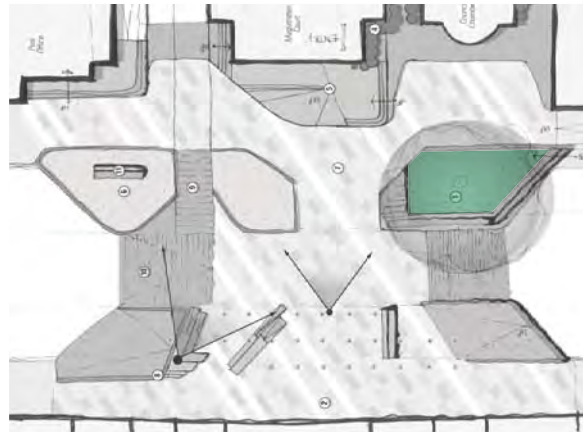



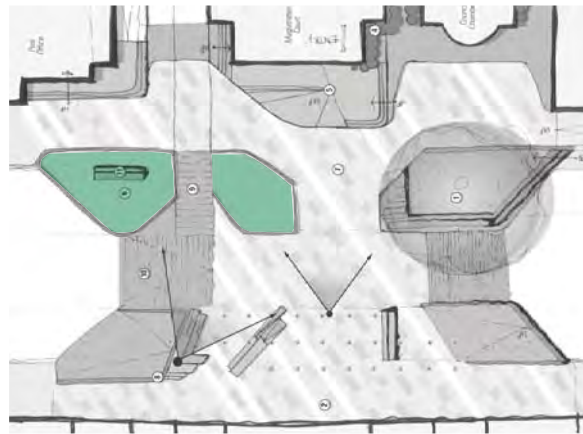



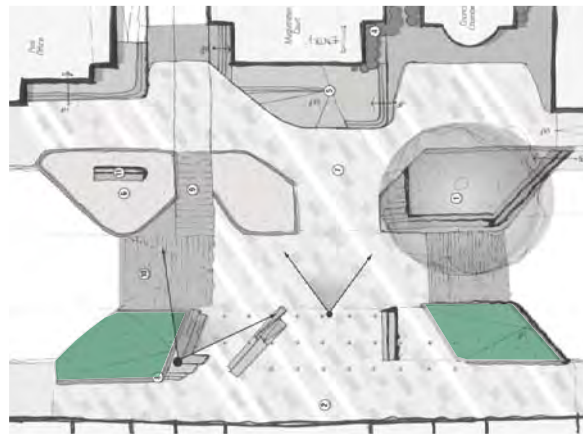



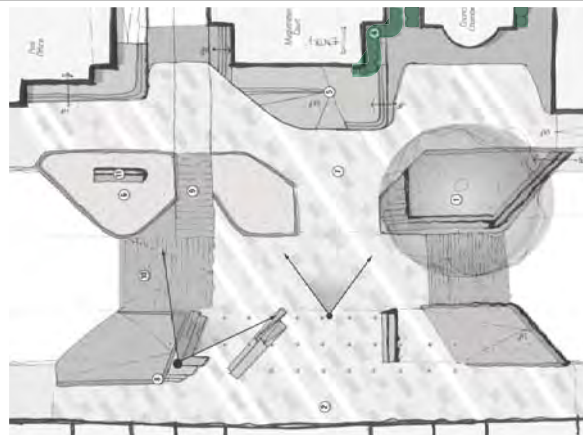



The following diagram illustrates the progression of the design concept based on ongoing site analysis and an investigation into pedestrian desire lines and movement patterns.

- 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>  |









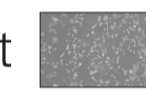


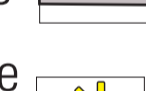

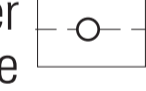


PART B

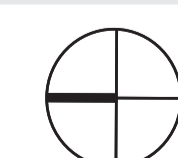
CONCEPT FINALISATION

VICTORIA STREET 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 
- New feature sculpture referencing 'farm windmill' (detail TBD) 
- Inground lights 
- Seek to relocate power pole 
- Outdoor dining 



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)

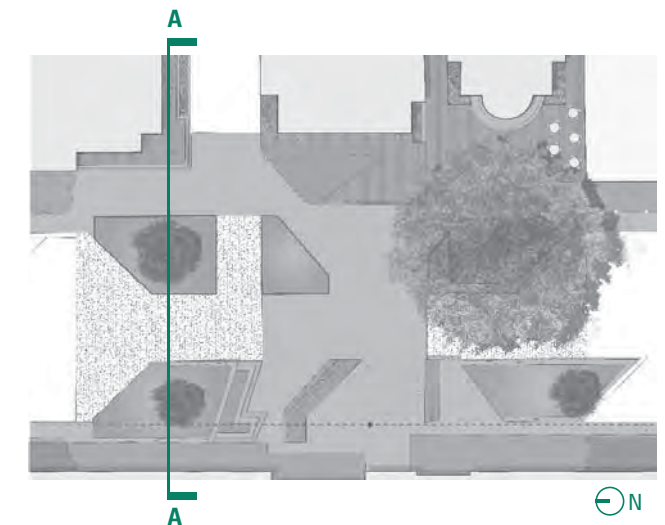
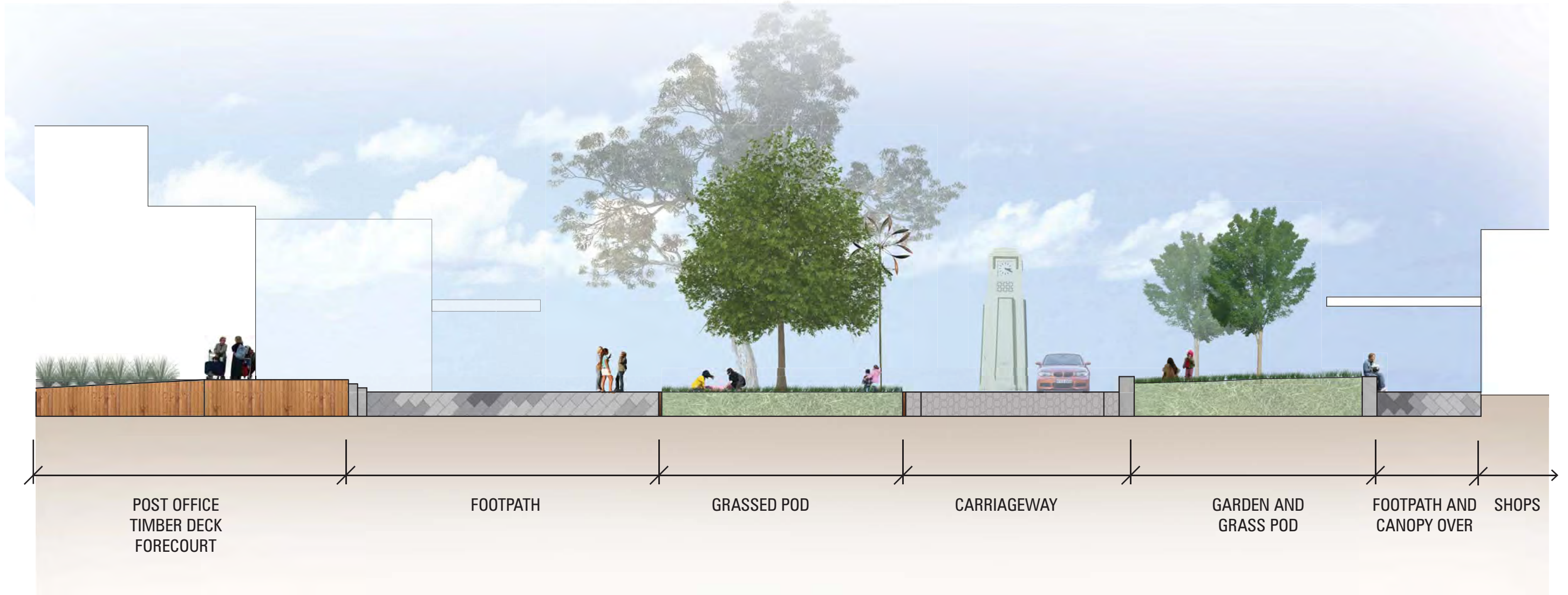
PODS



Grassed elevated pods with surrounding concrete walls.

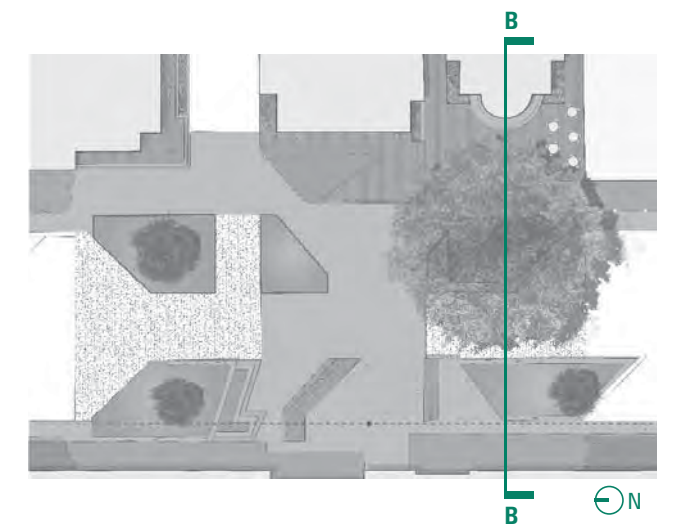
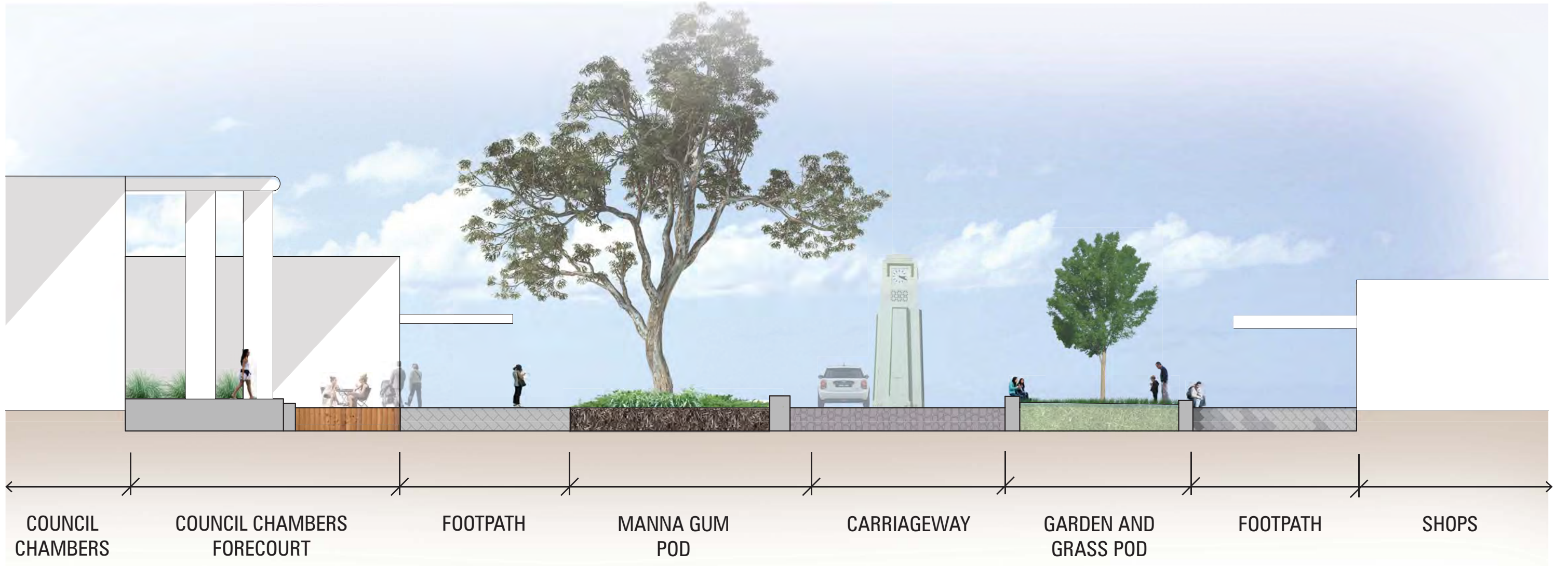
CONCEPT CROSS SECTIONS

SECTION AA - 1:150 @A3

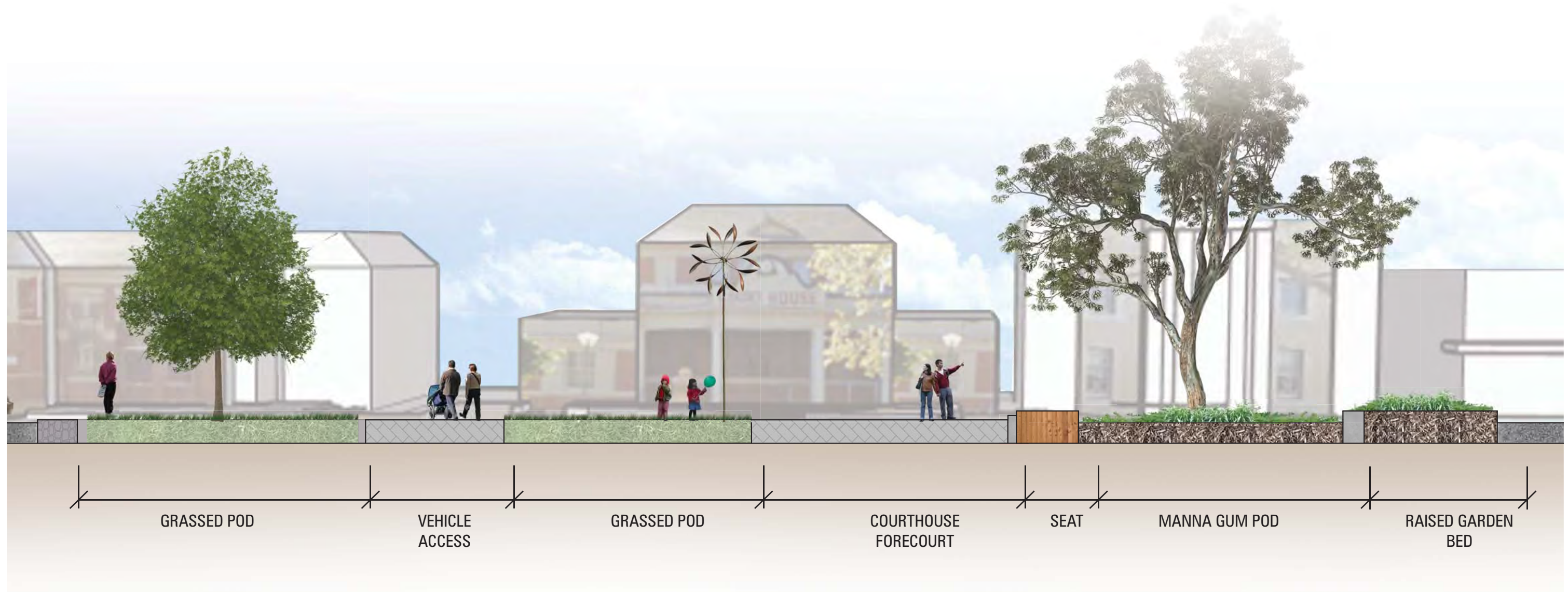


CONCEPT CROSS SECTIONS

SECTION BB - 1:150 @A3



CONCEPT CROSS SECTIONS
SECTION CC - 1:150 @A3



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

VIEW OF CUSTOM SEATING LOOKING SOUTH EAST



INDICATIVE 3D MODEL

VIEW OF CUSTOM SEATING NODE TO THE WEST



INDICATIVE 3D MODEL

VIEW OF STREET PLANTERS FROM SOUTH LOOKING NORTH

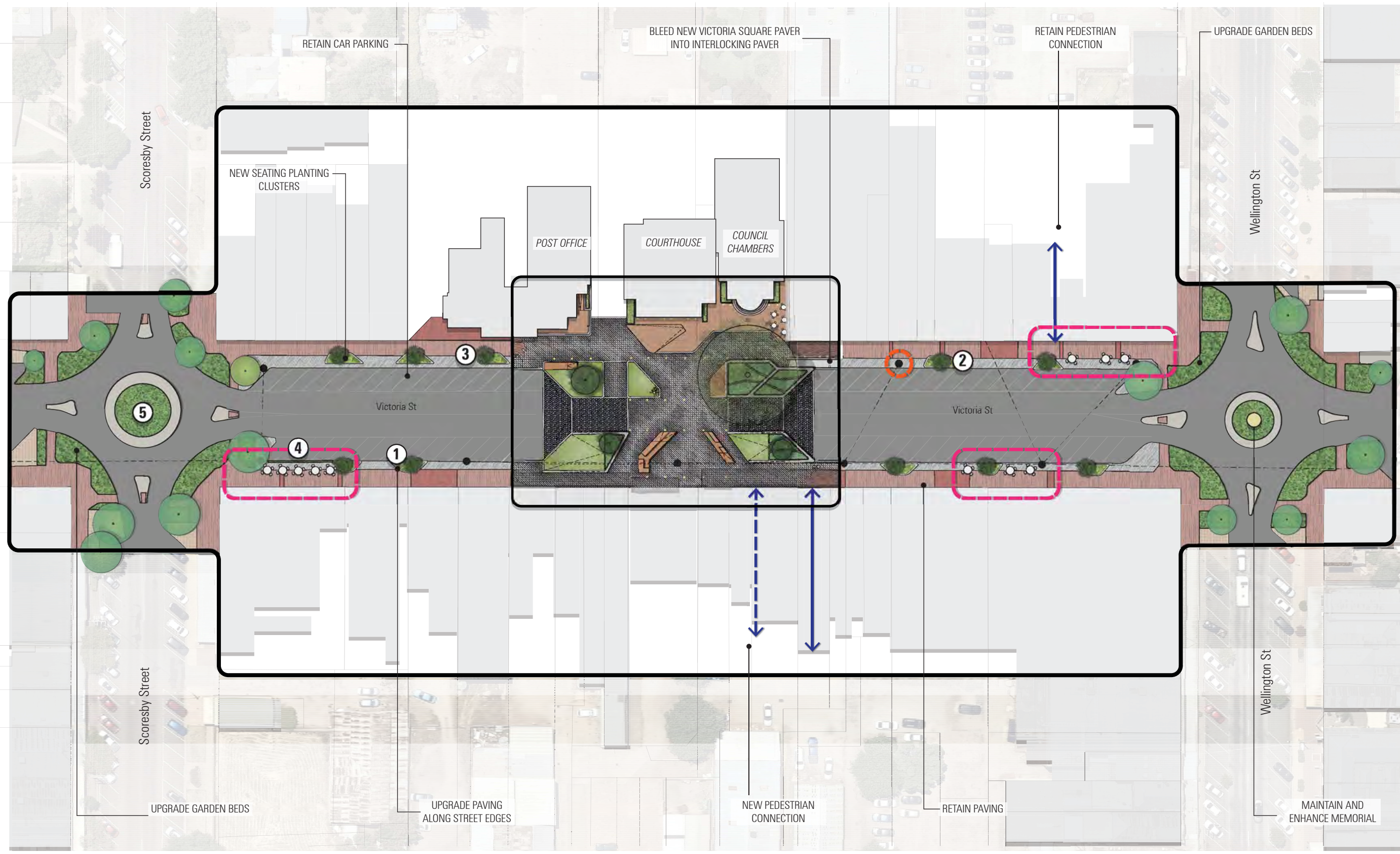


VICTORIA STREET CONCEPT DESIGN

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
- Upgrade and enhance pipe planter clusters to incorporate new vegetation and seating
- New street tree
- Existing exotic tree
- Existing native tree
- Built form
- Heritage built form
- Memorial clocktower
- Seek to relocate powerpole
- Powerline / pole

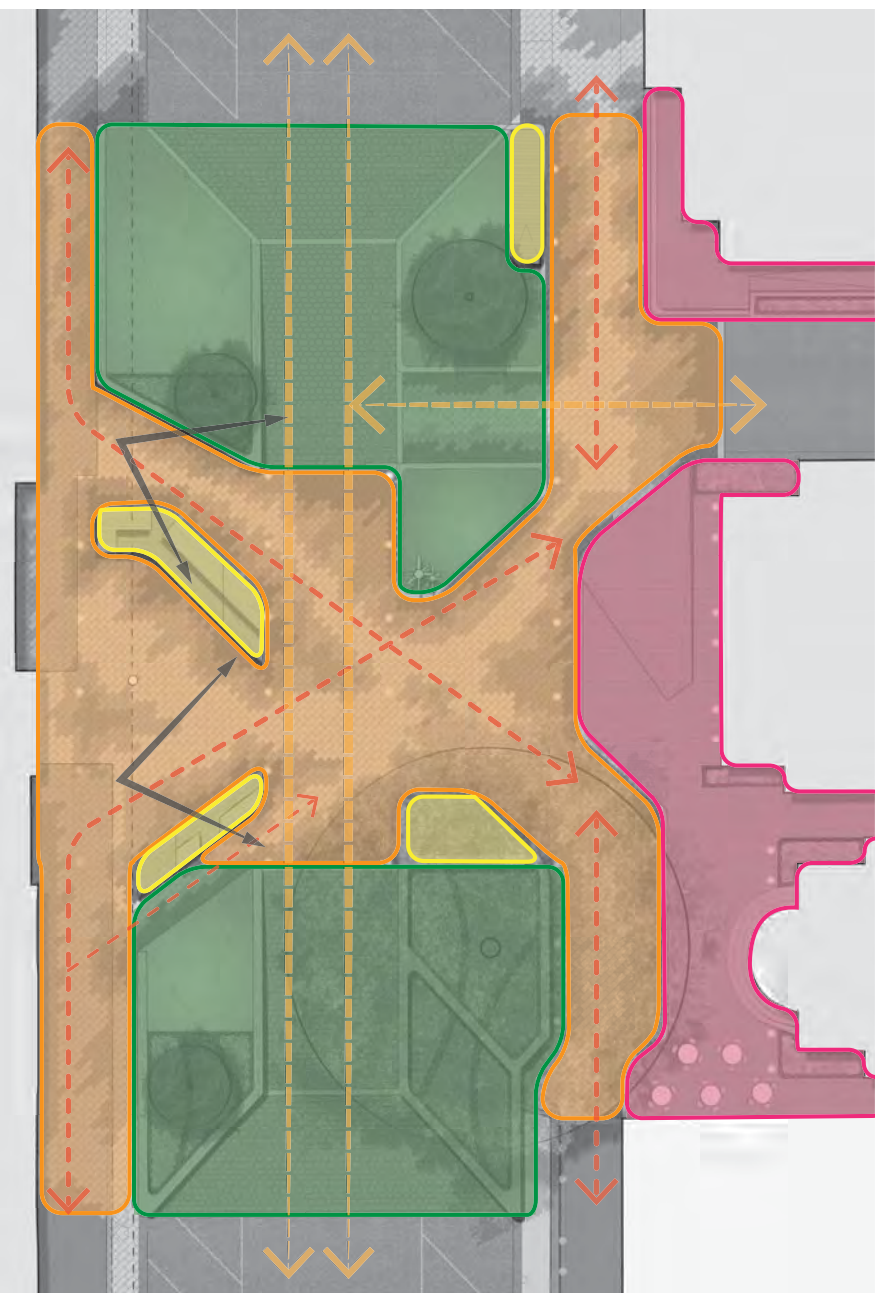


KEY DIRECTIONS

1. Implement new paving along kerb side which complements paving to Victoria Square
2. Implement new canopy vegetation along street.
3. Provide seating/planting clusters along street which may make reference to the new Victoria Square design
4. Allow provisions for outdoor dining associated with hospitality uses.
5. Upgrade and enhance garden bed planting at roundabouts



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

MATERIALS

-  Cobble Paving
-  Coloured Concrete Paving
-  Timber Deck
-  Concrete Pod Edges
-  Custom Seating
-  Grass Pod

