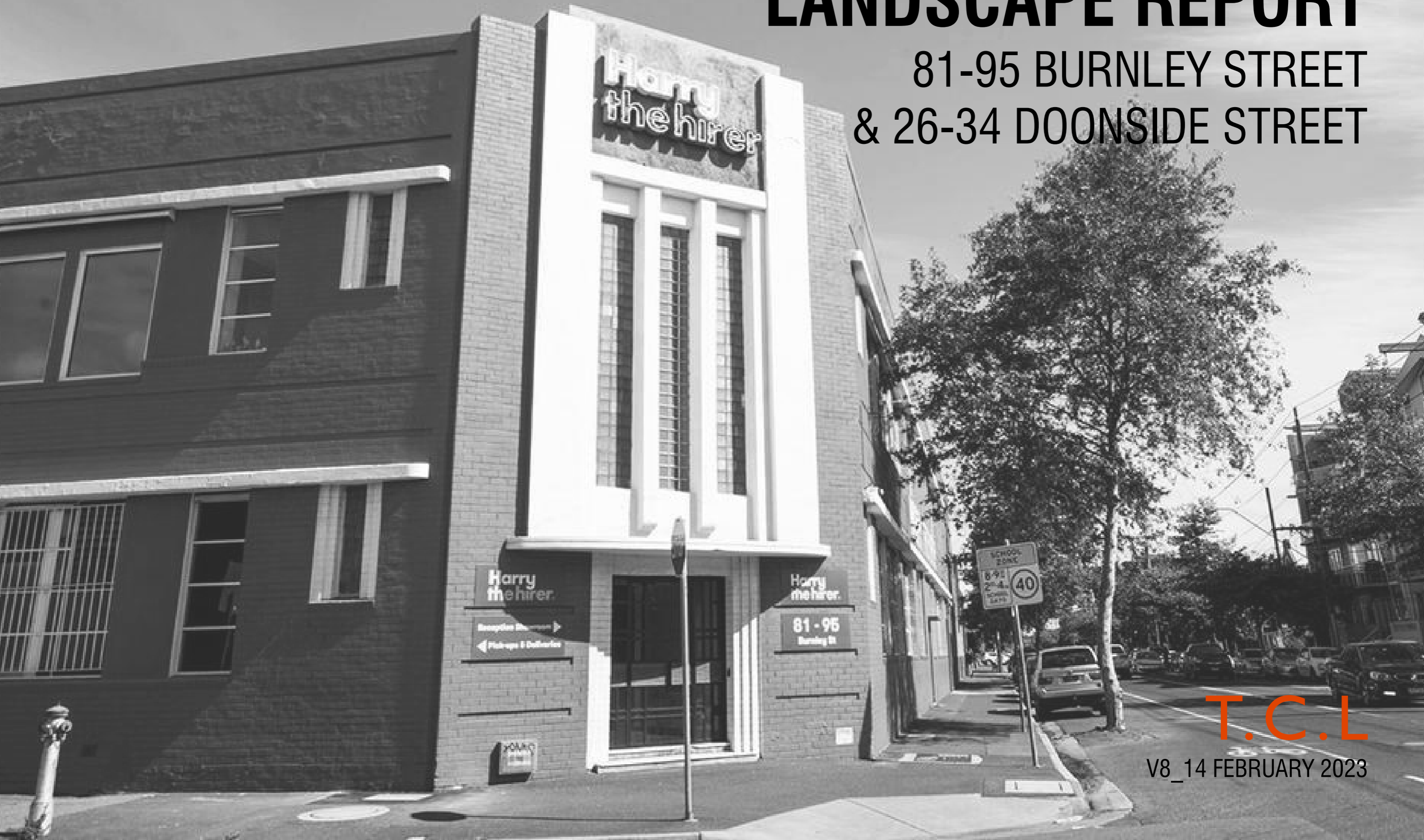


LANDSCAPE REPORT

81-95 BURNLEY STREET
& 26-34 DOONSIDE STREET



T.C.L

V8_14 FEBRUARY 2023

SITE ANALYSIS

LOCATION



SITE ANALYSIS

SITE



SITE ANALYSIS

DOONSIDE STREET



Heritage building

Vehicle entry

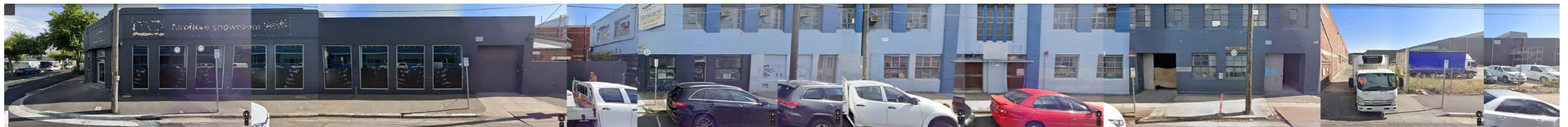
Gum Tree
On site

Harry the Hirer
(non-heritage)

Harry the Hirer
(Heritage)



Doonside Street - Southern side (view of site)



Doonside Street - Northern side (view from site)

SITE ANALYSIS

BURNLEY STREET



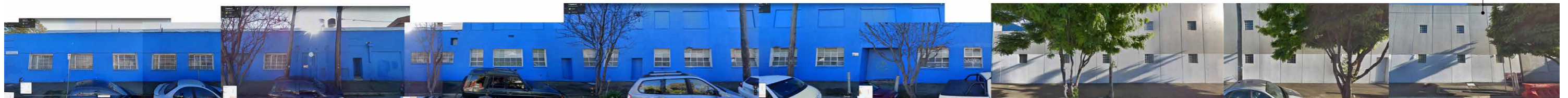
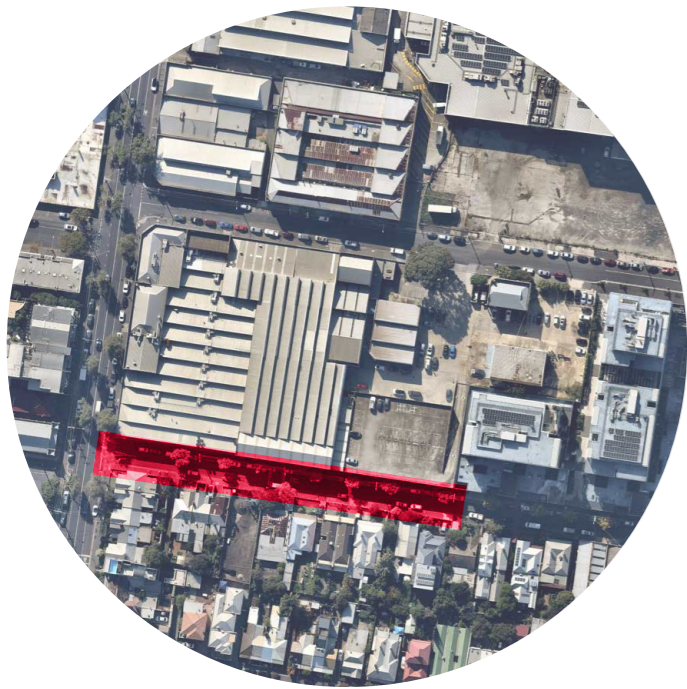
Burnley Street - Eastern side (View of site)



Burnley Street - Western side (View from site)

SITE ANALYSIS

APPLETON STREET



Harry the Hirer carpark
ramp location

Appleton Street - Northern side (Site)



Appleton Street - Southern side

SITE ANALYSIS

EXISTING VEGETATION

Doonside Street

Aside from the recent street tree planting outside the development on the corner of David Street, Doonside Street does not have any street trees.

A medium sized Gum is located just within the property boundary to the west to the vehicle entry to the site and sits within the footprint of the proposed building.

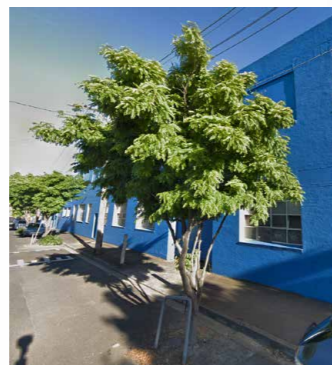
Insignificant small trees and shrubs such as Fig and Pittosporum are located in a garden bend along the wall of heritage building at 26 Doonside St.

Burnley Street



Medium-sized *Platanus orientalis* trees are planted in the roadway of Burnley Street breaking up the parallel parking. While trees on the site side of the street appear, for the most part well formed, trees on the opposite side of the road sit under power lines and have been heavily pruned.

Appleton Street

Gleditsia triacanthos are located in the roadway, on the development side of Appleton St. These trees are well formed and are better suited to being located under the power lines with only minor pruning to the top of their crowns.



LEGEND

-  Extent of Works
-  Existing Trees



LANDSCAPE CONCEPT PLAN



N Scale 1:500 Size A3

LANDSCAPE CONCEPT PLAN

Public Realm Upgrades

The development will contribute to the public realm with upgrades to Doonside, Appleton and Burnley Street interfaces through garden bed and tree planting, by upgrading footpaths and additional public seating, bike hoops and bins.

Doonside Park, Harry's Lane and the eastern link to Appleton Street will be publically accessible day and night. Seating, lighting, public bike parking (20 hoops) and bins are located throughout the precinct, adding to public amenity.

Within the development, pavement and lane way materials will consist of areas of stone paving and concrete, complemented with salvaged brick from demolition.

Doonside Park

The development sets to provide a high-quality pocket park for its' residents, visitors and the broader community. While the public open space is 576m² of park unencumbered and gifted to Council, an additional 151m² is provided as complementary landscaping. The full width of the lane is designed to read as part of the park, including the southern extent of the laneway.

The parks 12m Doonside Street frontage sits along side a 9m metre wide pedestrian laneway connecting from Doonside to Appleton Street. The eastern side of 9m wide shared pedestrian and cycling path demarcates the edge of the Doonside Park public open space.

The western side of the park lane has an active retail edge, providing all day activation and passive surveillance of the park space.

The key feature of the park is a specimen tree amongst a rich assortment of garden bed planting. This tree will provide verticality and canopy cover to the public park. The majority of the park consists of a deep soil profile unencumbered. The specimen tree will be further elevated on a gentle mound. The complementary landscape provided contains shallow soil and features raised garden beds to allow the area of lawn and garden bed situated over the carpark aisle below, where deep soil is not possible, to gain a minimum of 600mm depth of soil.

Garden beds to the west of the pedestrian path will be raised planter built upon the structural slab.

Both the public open space and lane side of the park will provide public seating.

Active Laneways

Harry's Lane represents the gateway to the precinct. The 6m wide lane connects through to Appleton Street, and is lined with raised garden beds and public seating area.

A proposed overhead arbour system would add vertical greening to the laneway, and give a sense of intimacy and privacy from the towers above.

Landscape Management

WSUD & Irrigation

Street trees added as part of upgrades to Doonside Street will receive passive irrigation from the road stormwater run-off. Subject to resolution with council.

Where garden beds meet flush with the adjacent pavement, stormwater run-off will be directed into the garden as passive irrigation. Raised planters will be drip irrigated from stormwater tanks and programmed to allow for cycles of 'wet and dry' that allows beds to dry out on a regular cycle but without causing plant losses

Hardscape within the laneways will direct stormwater into holding tanks to be used as irrigation for garden beds and lawn areas.

Drought tolerant, primarily Australian native plant species are chosen for the precinct.

Maintenance

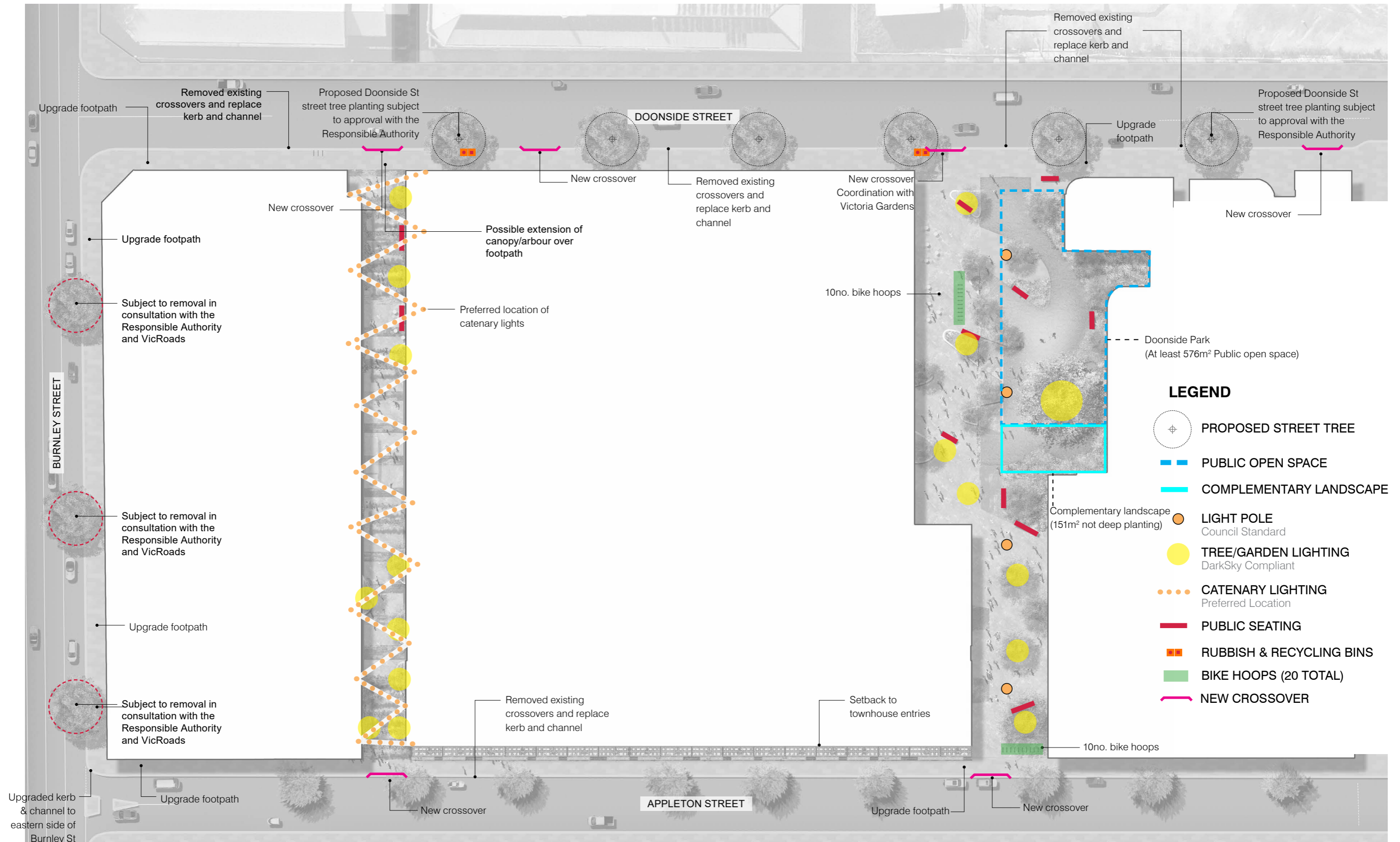
As a public open space managed by the City of Yarra, Doonside Park will consist of primarily council standard materials (such as bluestone paving, lawn and garden beds) and furniture and fixtures (such as seating, light poles and bike hoops) . The garden bed and lawn design will require standard management practises such as mowing, weed removal, mulching and seasonal pruning. I get the delivery of the park will be resolved in consultation with council.











The areas of the precinct outside of park will be actively maintained by the development. Maintenance items will include, the weeding and re-mulching and fertilizing of garden beds, replacing dead plants and pruning. Other maintenance items will include the cleaning and repairing of paved surfaces, garden beds and furniture.

Site Remediation

All existing site soil will be removed from site. Clean, quality topsoil will be imported for use in the garden beds and lawn areas.

PUBLIC REALM PLAN

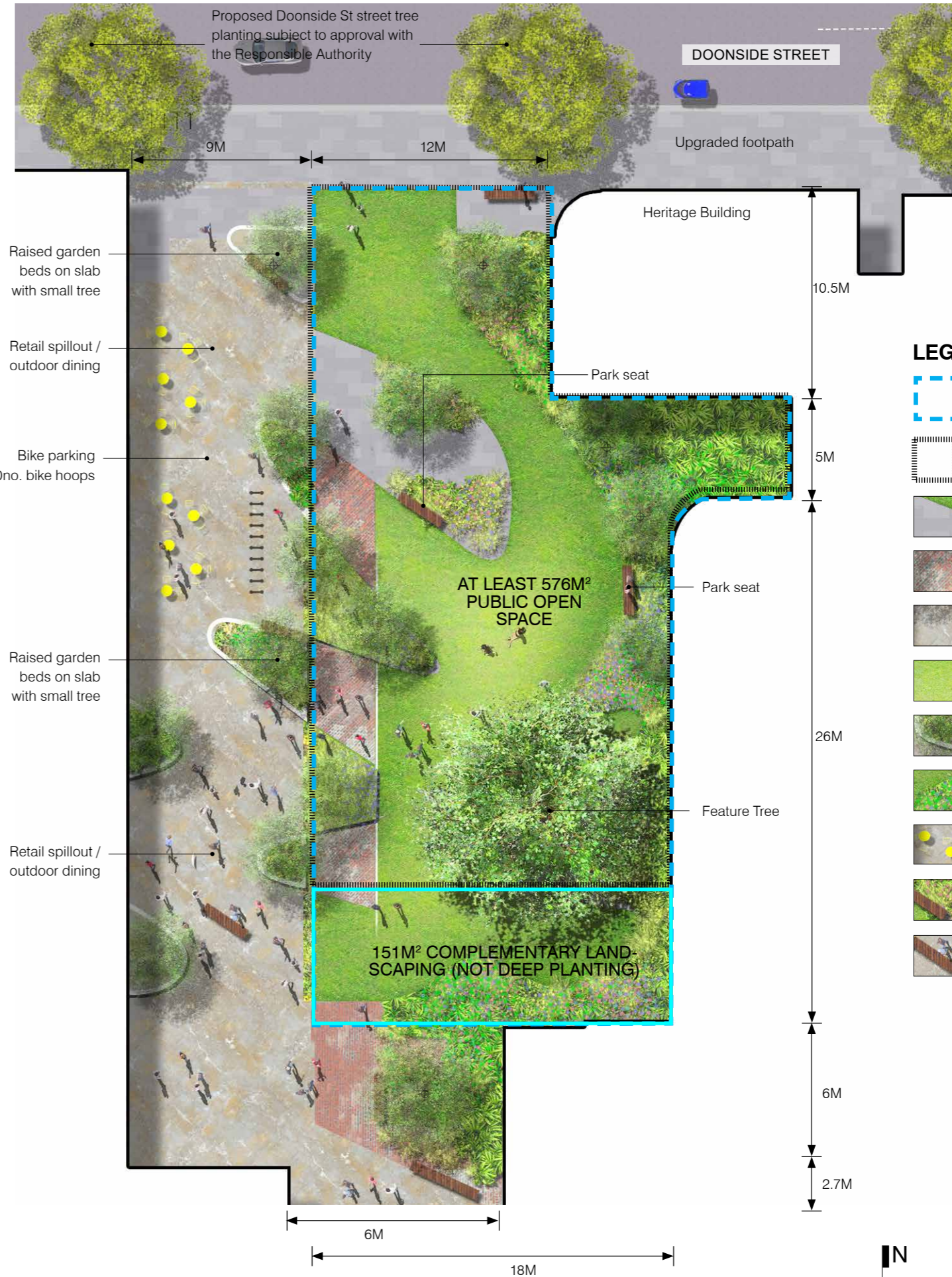
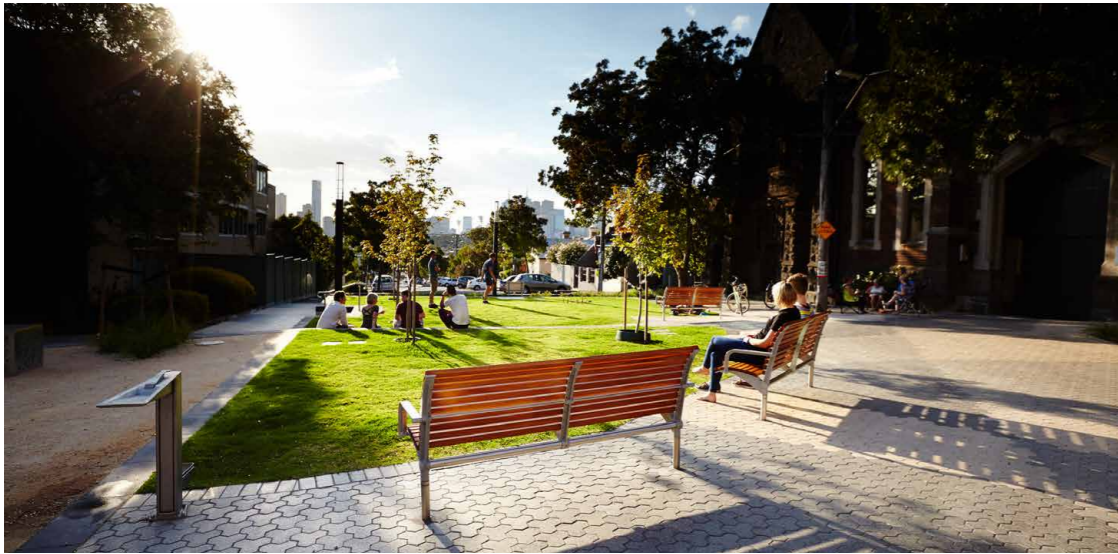
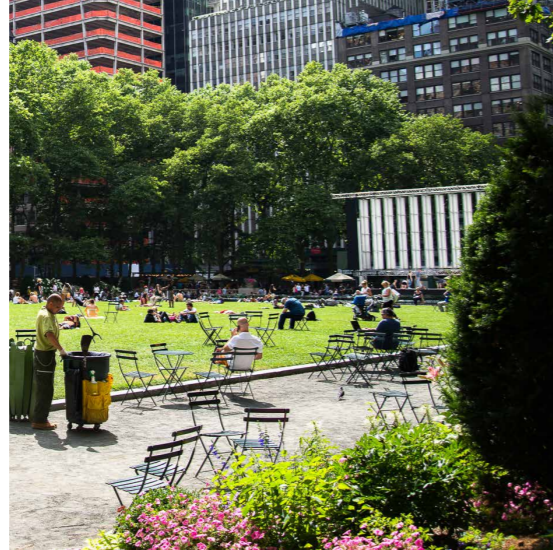


- LEGEND**
-  PROPOSED STREET TREE
 -  PUBLIC OPEN SPACE
 -  COMPLEMENTARY LANDSCAPE
 -  LIGHT POLE
Council Standard
 -  TREE/GARDEN LIGHTING
DarkSky Compliant
 -  CATENARY LIGHTING
Preferred Location
 -  PUBLIC SEATING
 -  RUBBISH & RECYCLING BINS
 -  BIKE HOOPS (20 TOTAL)
 -  NEW CROSSOVER

N Scale 1:500 Size A3

LANDSCAPE PLAN

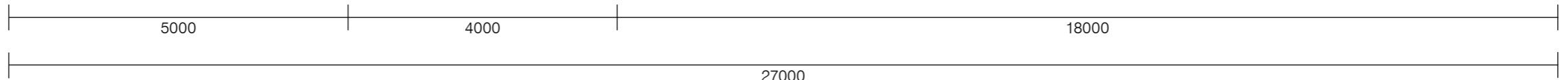
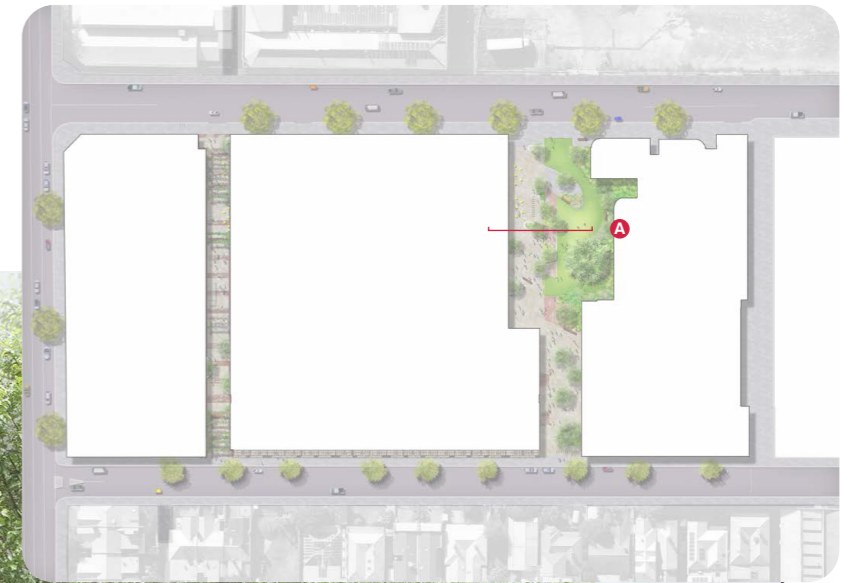
DOONSIDE PARK



N Scale 1:250 Size A3

LANDSCAPE CONCEPT SECTION

SECTION A - DOONSIDE PARK



Scale 1:75 Size A3

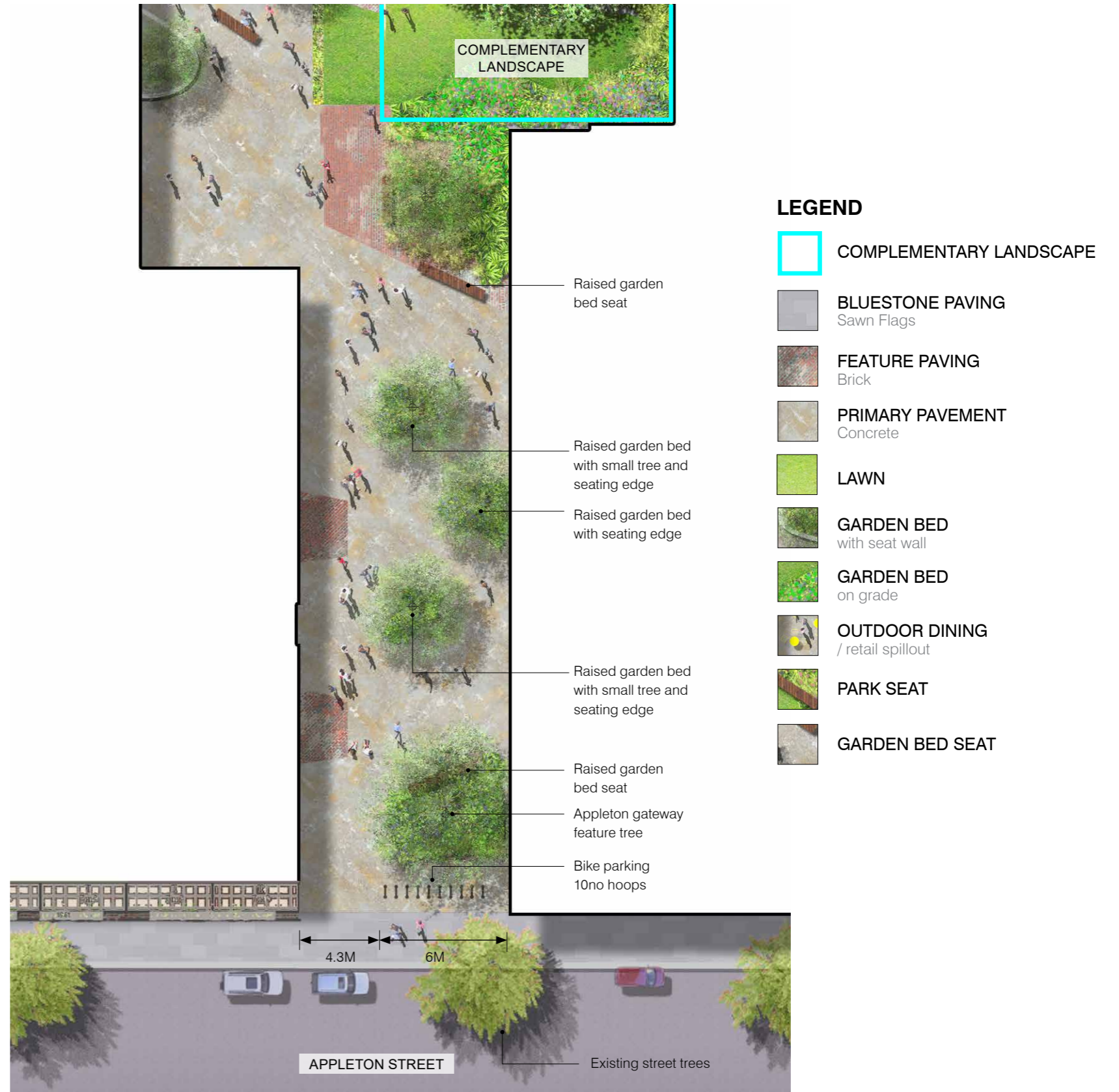
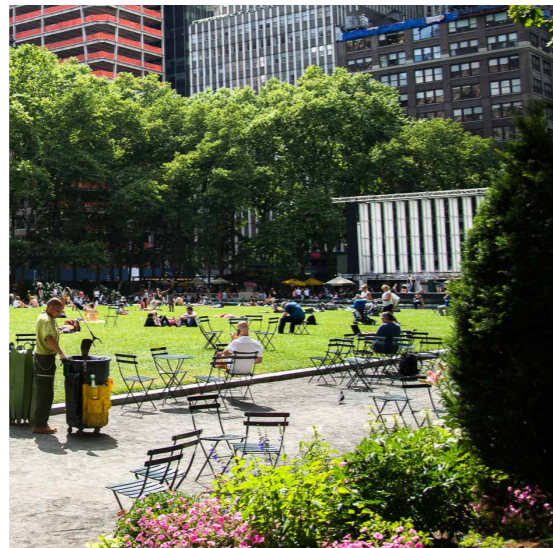
LANDSCAPE PLAN

DOONSIDE EASTERN LANE CONNECTION

A generous laneway connection will be provided from Doonside Park through to Appleton Street.

The laneway will include raised garden beds and tree planting, edged in seating. The paving materials reflect the rest of the precinct, with feature reclaimed brick paving interspersed into the concrete paving.

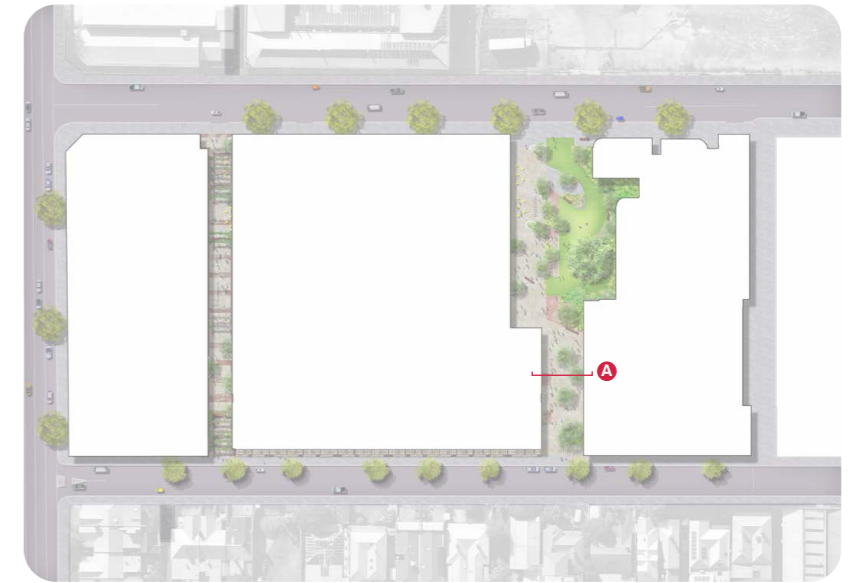
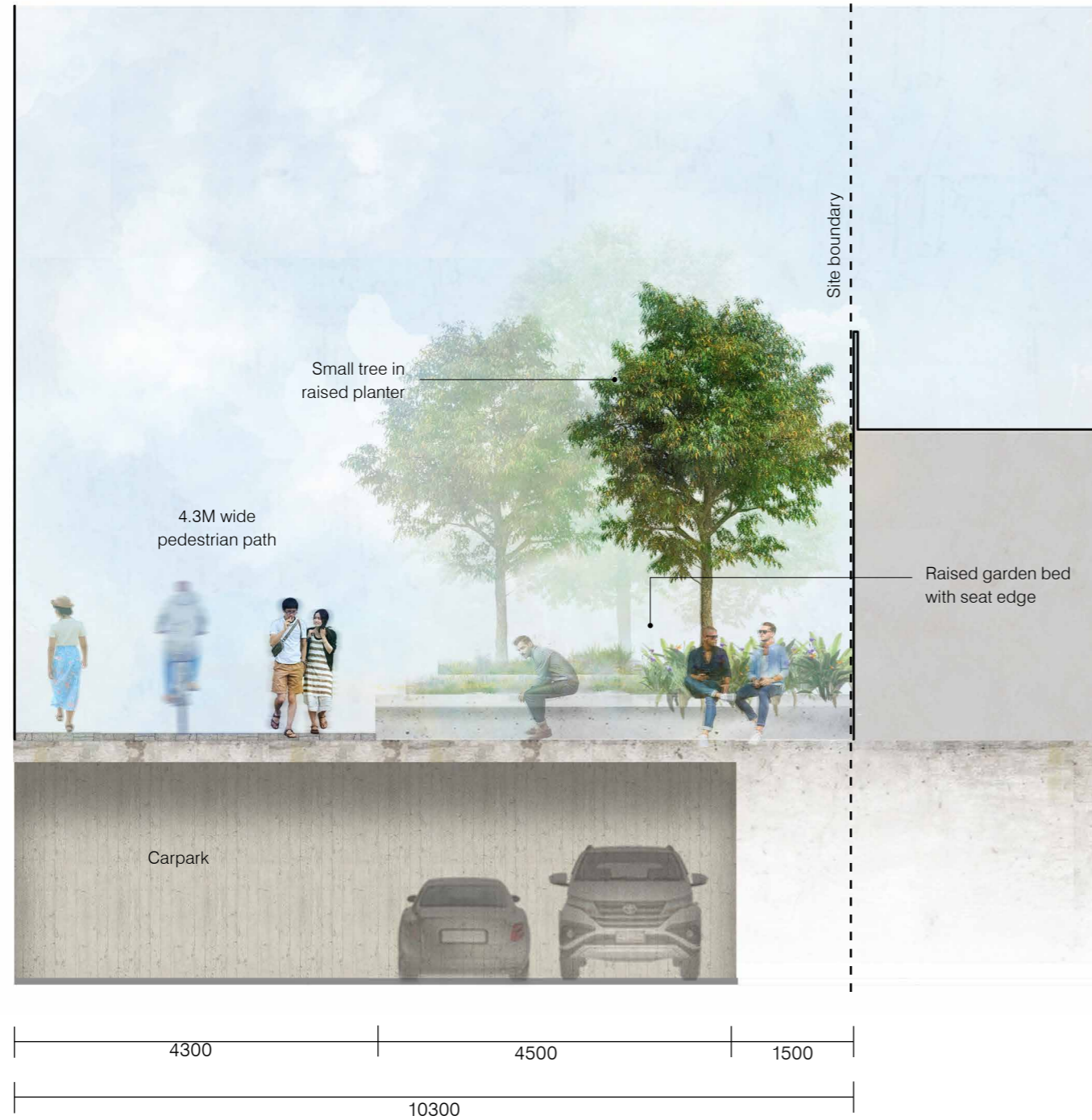
The laneway will be well lit at night, to ensure safe passage between the park and Appleton Street.



N Scale 1:250 Size A3

LANDSCAPE CONCEPT SECTION

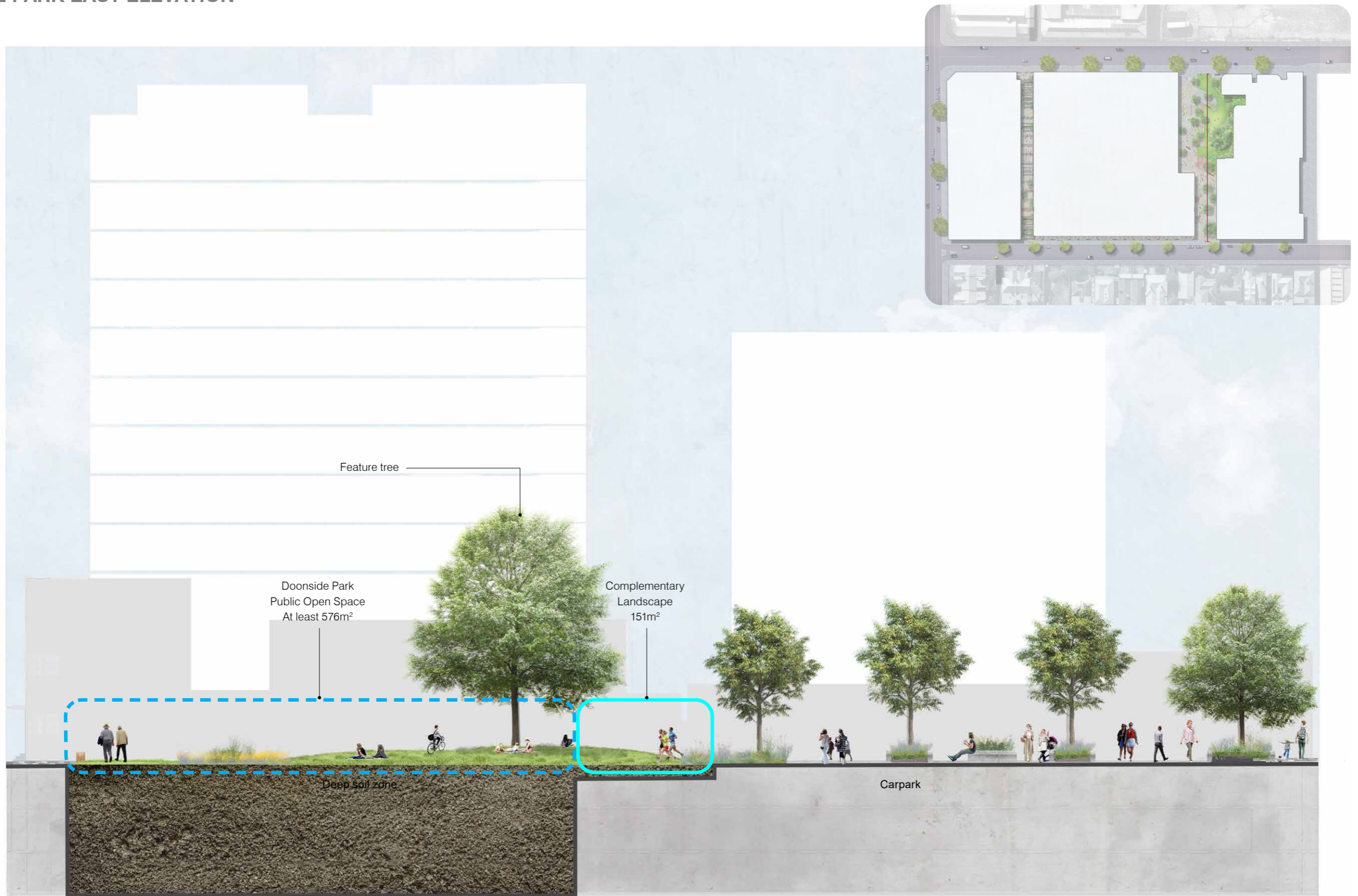
SECTION A - DOONSIDE PARK LANE



Scale 1:75 Size A3

LANDSCAPE CONCEPT ELEVATION

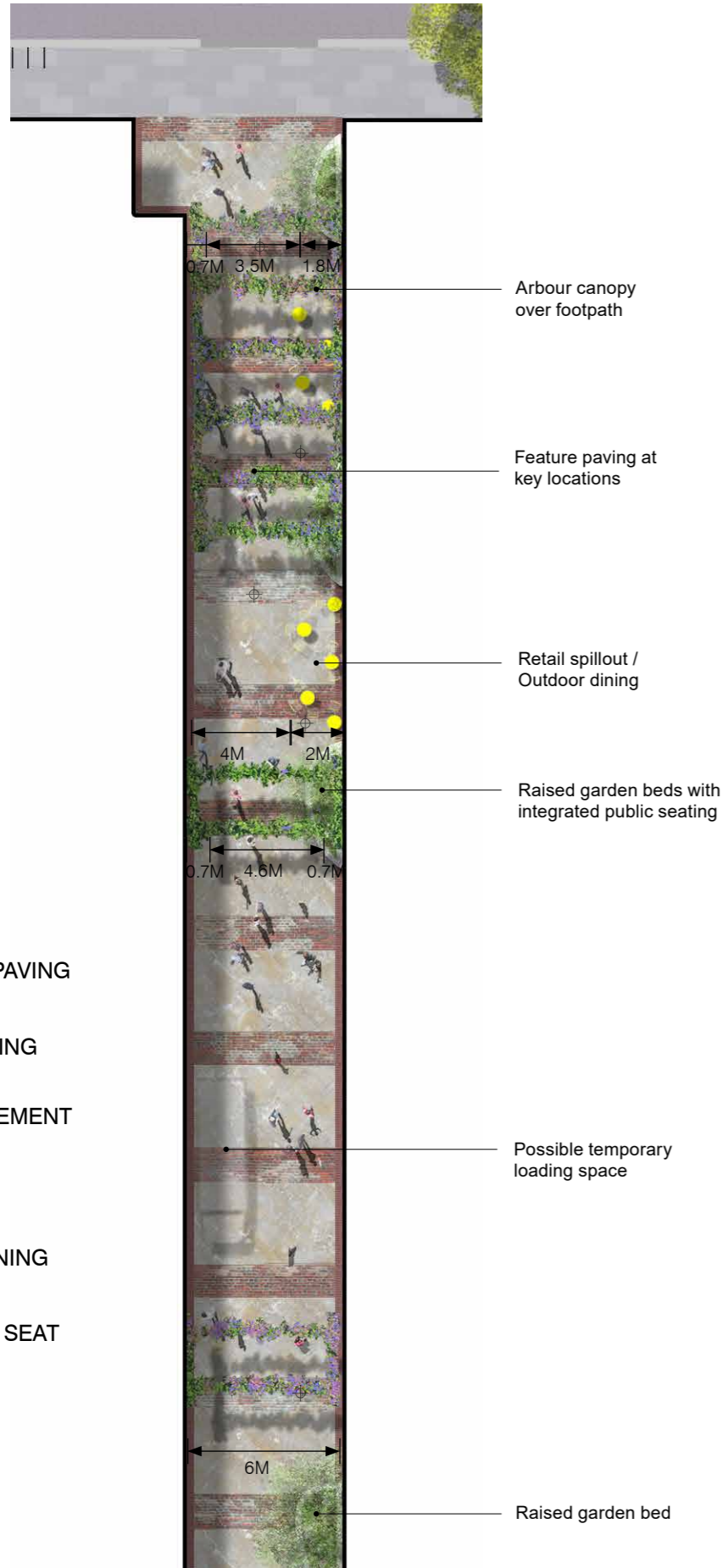
DOONSIDE PARK EAST ELEVATION










Scale 1:250 Size A3

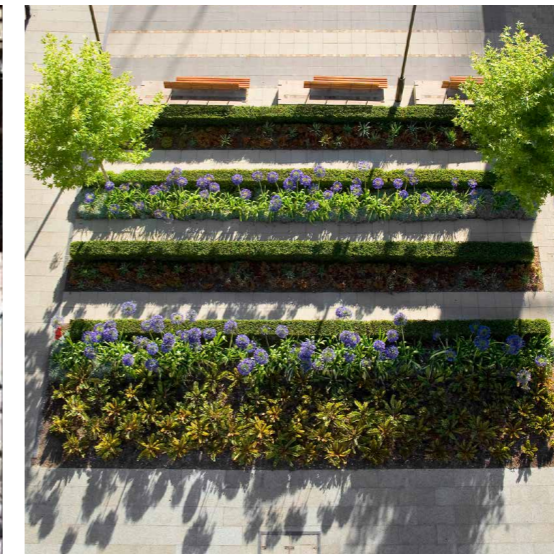
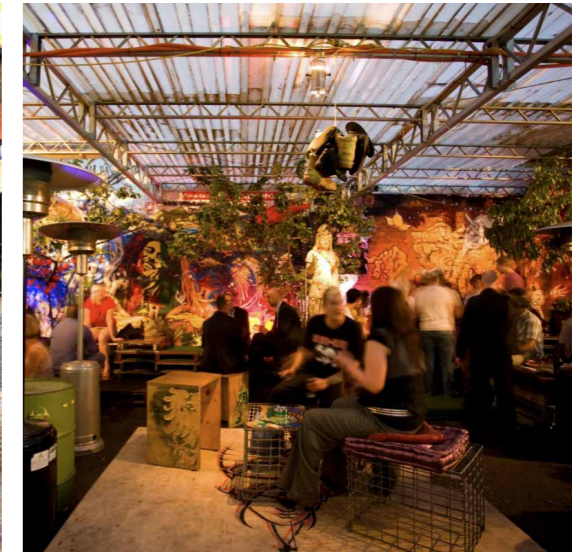
LANDSCAPE CONCEPT

HARRY'S LANE



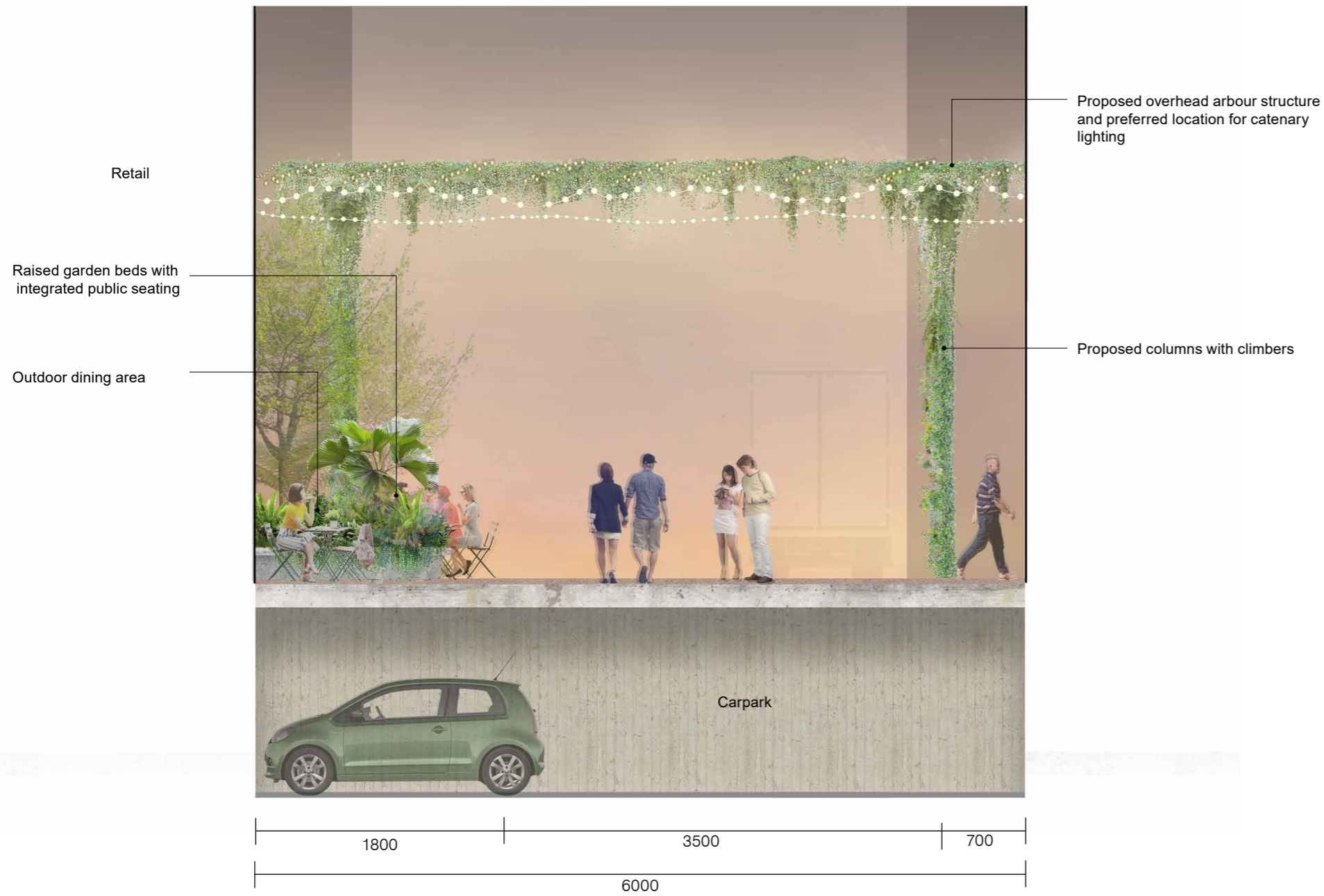
LEGEND

-  ARBOUR
-  BLUESTONE PAVING
Sawn Flags
-  FEATURE PAVING
Brick
-  PRIMARY PAVEMENT
Concrete
-  GARDEN BED
with seat wall
-  OUTDOOR DINING
/ retail spillout
-  GARDEN BED SEAT



LANDSCAPE CONCEPT SECTION

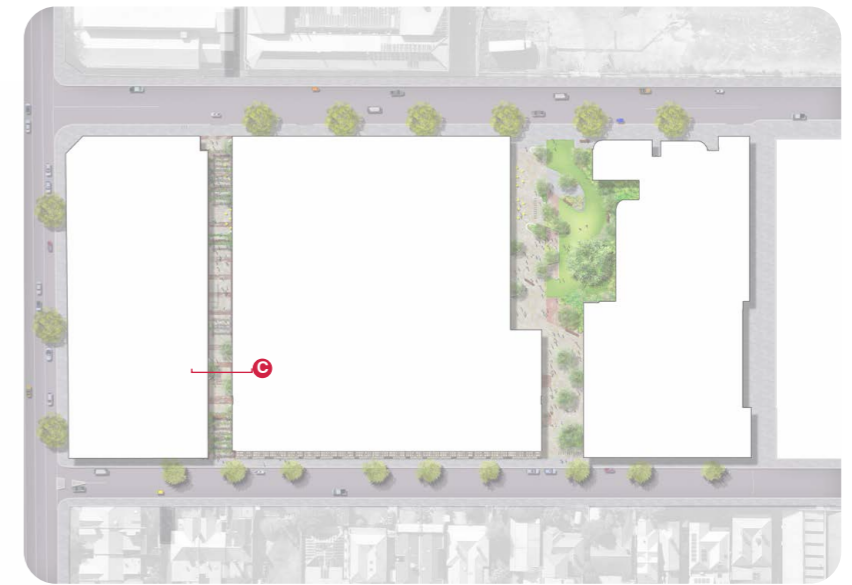
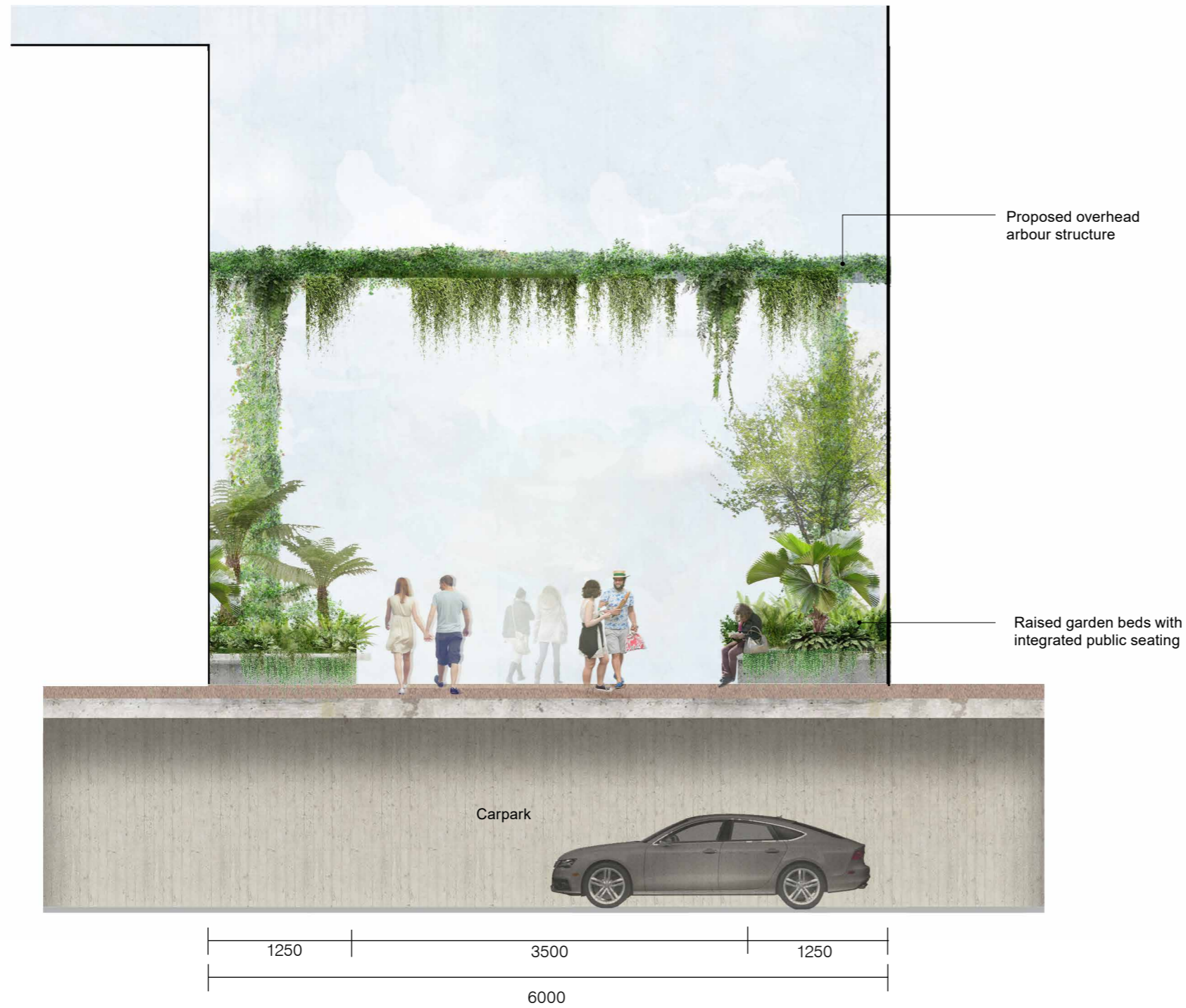
SECTION B - HARRY'S LANE



Scale 1:75 Size A3

LANDSCAPE CONCEPT SECTION

SECTION C - HARRY'S LANE



Scale 1:75 Size A3

T.C.L