# RAILWAY AVENUE PRECINCT URBAN RENEWAL MASTER PLAN CONCEPT DESIGN

Railway Avenue, Laverton

Masterplan for Hobsons Bay City Council

Prepared for Hobsons Bay City Council | GroupGSA | APR 2022

*We acknowledge the traditional custodians of the land, and pay our respects to their elders past present and emerging, recognising their continuing connection to land, waters and culture.*

| Issue | Title | Date | Prepared | Checked |
|---|---|---|---|---|
| 1 | Railway Avenue Precinct Urban Renewal Master Plan - Report Draft) | 03/12/2021 | HZ/CH | NM |
| 2 | Railway Avenue Precinct Urban Renewal Master Plan - Report Draft) | 15/12/2021 | HZ/CH | NM |
| 3 | Railway Avenue Precinct Urban Renewal Master Plan - Report Draft) | 19/01/2022 | HZ/CH | NM |
| 4 | Railway Avenue Precinct Urban Renewal Master Plan - Report Draft) | 31/01/2022 | HZ/CH | NM |
| 5 | Railway Avenue Precinct Urban Renewal Master Plan - Concept Design | 15/02/2022 | HZ/CH | NM |
| 6 | Railway Avenue Precinct Urban Renewal Master Plan - Concept Design | 01/04/2022 | HZ/CH | NM |
| 7 | Railway Avenue Precinct Urban Renewal Master Plan - Concept Design | 22/04/2022 | HZ/CH | ZC/NM |

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FOR SITE ANALYSIS REPORT REFER TO :
RAILWAY AVENUE PRECINCT URBAN RENEWAL MASTER PLAN SITE ANALYSIS





Railway Avenue, Laverton
For: Hobsons Bay City Council



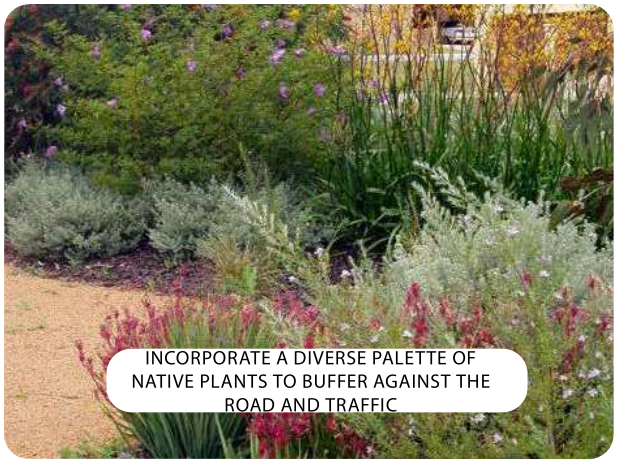
# CONCEPT DESIGN

# 01

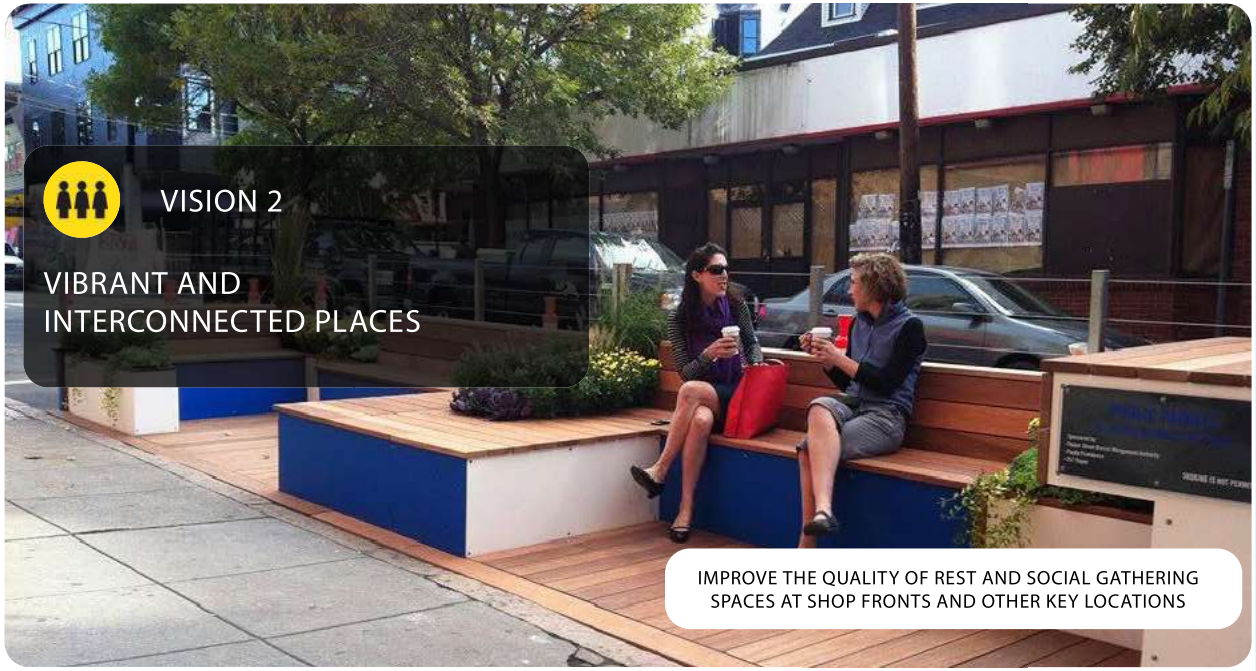
# 1.1 VISIONS


VISION 1
‘CLEANER AND GREENER’
CONNECTIONS


INCREASE TREE CANOPY FOR
RAILWAY AVENUE STREETSCAPES


INCORPORATE A DIVERSE PALETTE OF
NATIVE PLANTS TO BUFFER AGAINST THE
ROAD AND TRAFFIC


STRENGTHEN THE
GREEN ‘LEAFY’ CHARACTER OF LAVERTON



## VISION 2

## VIBRANT AND INTERCONNECTED PLACES

IMPROVE THE QUALITY OF REST AND SOCIAL GATHERING SPACES AT SHOP FRONTS AND OTHER KEY LOCATIONS





CREATE BETTER CONNECTIVITY AND AMENITIES ALONG THE NEW SHARED USER PATH, MAKING IT A MORE ATTRACTIVE ENVIRONMENT AND IMPROVING USAGE.



PRIORITISE AND ENHANCE PEDESTRIAN AND CYCLIST SAFETY MEASURES TO ENABLE BETTER LINKAGES TO MAHER ROAD, TRAIN STATIONS AND COMMUNITY FACILITIES.

# 1.2 SCHEMATIC DESIGN

**A** Opportunity for additional canopy shade trees and garden beds to be planted along the shared user path that increase amount of greenery and strengthen the leafy character of Laverton.

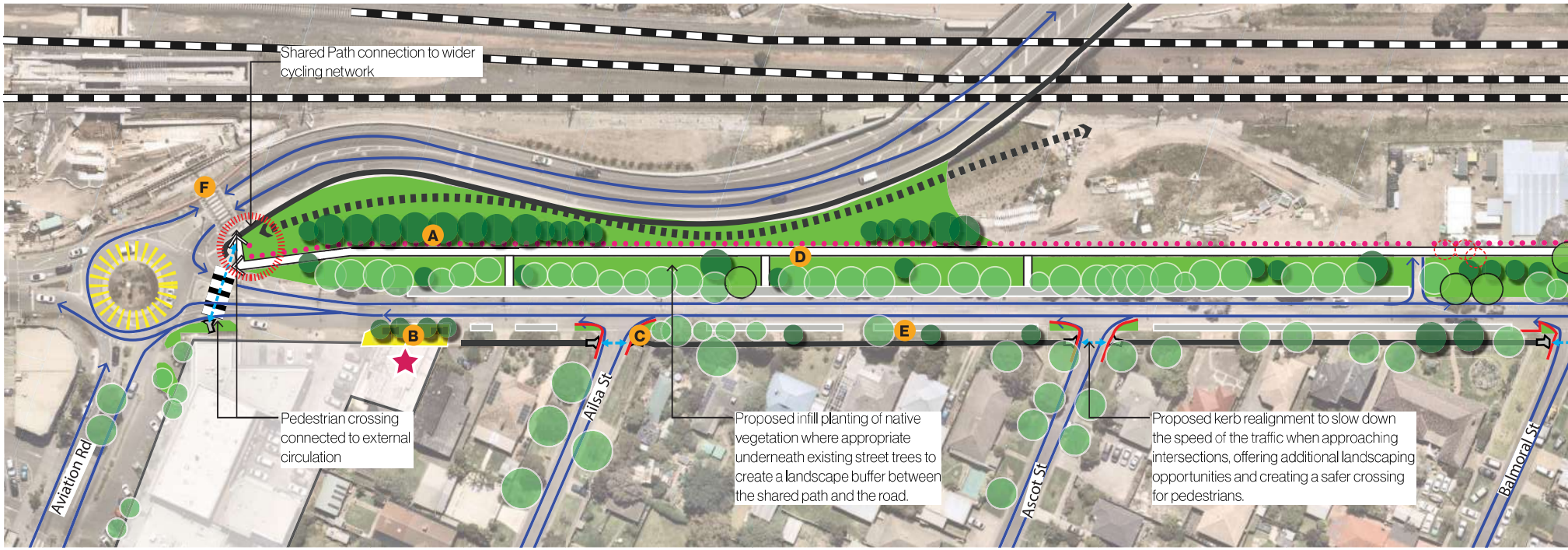
**B** Upgrade the public open space to the shop front of Spice Town; including the installation of new surface treatments, Council standard seating, bike racks and additional street trees. This can be achieved by removing some on-road parking and extending the kerb for a better pedestrian experience.

**C** Improve connectivity across the precinct by incorporating a continuous pedestrian priority footpath.

**D** A proposed shared path that connects key public places, creating a more active, walkable and bike-friendly precinct for the community to enjoy and foster better community interaction.

**E** Improve the visitor experience through providing high quality public open spaces that include canopy trees and vegetation on streetscapes that provide shade and amenity for the users of the precinct.

**F** Provide connections with the wider cycling network.




**Legend**

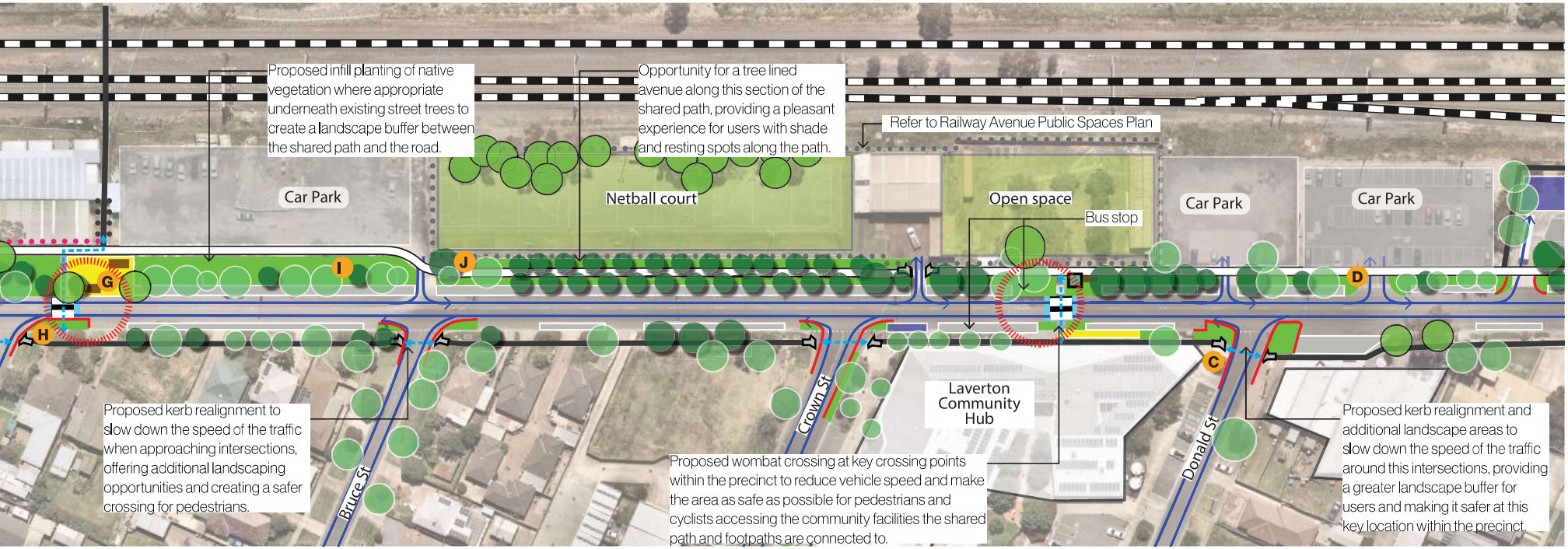
- On-road Bike Path
- Pedestrian Footpath
- Railway
- Road Signs
- Shared User Path
- Traffic Circulation
- Park and Reserve
- Bus Stop
- Train Replacement Bus Stop
- Bike Storage
- Taxi Parking
- Car Park
- Train Station
- Public use/Retail/Commercial
- Marked Pedestrian Crossing
- Post and rail fencing
- Perimeter fencing
- Roundabout
- Key retail frontage to be upgraded
- Connection
- Permeable Surface
- Vegetated area
- Feature Trees
- Existing Street Trees
- Resting space
- Open space
- Additional Street Trees
- Crossing Point
- Reduced Kerb Radius
- Pedestrian Priority Path
- Council maintenance path
- Removed Trees
- Wombat Crossing



Railway Avenue, Laverton
For: Hobsons Bay City Council

# 01

Key Plan NTS







North

**G** Improve pedestrian connection to Maher Road by creating a new crossing point, with new surface treatment and Council standard street furniture.

**H** Rectify damaged footpath as part of Council's ongoing maintenance program.

**I** Existing established street trees are to be considered and retained where possible in future works. The proposed share path alignment takes this into consideration and is located north of the existing trees.

**J** Provide shaded resting spots along the shared path for pedestrians and cyclists.



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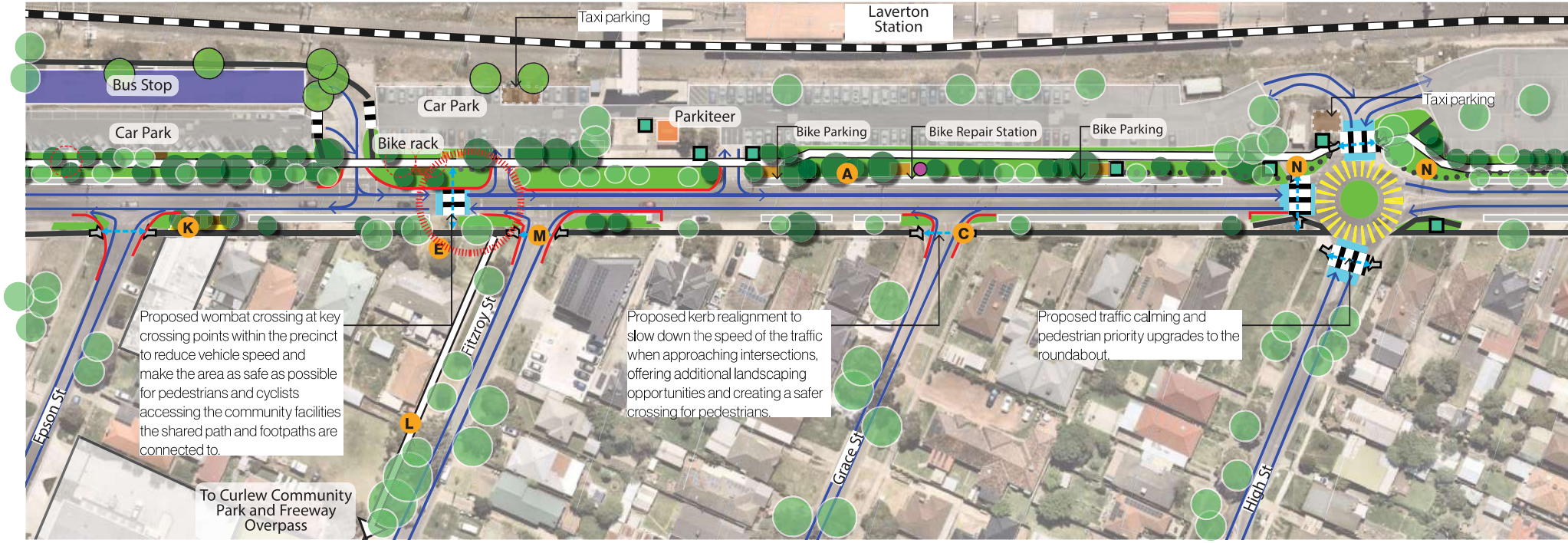
# 1.2 SCHEMATIC DESIGN

**K** Upgrade the public open space to the shop front of these retail stores; including the installation of new surface treatments, Council standard seating, bike racks and additional street trees for a better pedestrian experience.

**L** Provide a SUP connection to the wider network and access to Curlew Community Park and overpass crossing over the Princes Freeway.

**M** Reconfigured crossing points around Train replacement bus stops and street car parking zone for safer, more accessible and usable parking for all residents at different times.

**N** Proposed additional tree planting and infill planting to existing garden beds, improving the visual amenity and providing a better landscape buffer for pedestrians and cyclists.




**Legend**

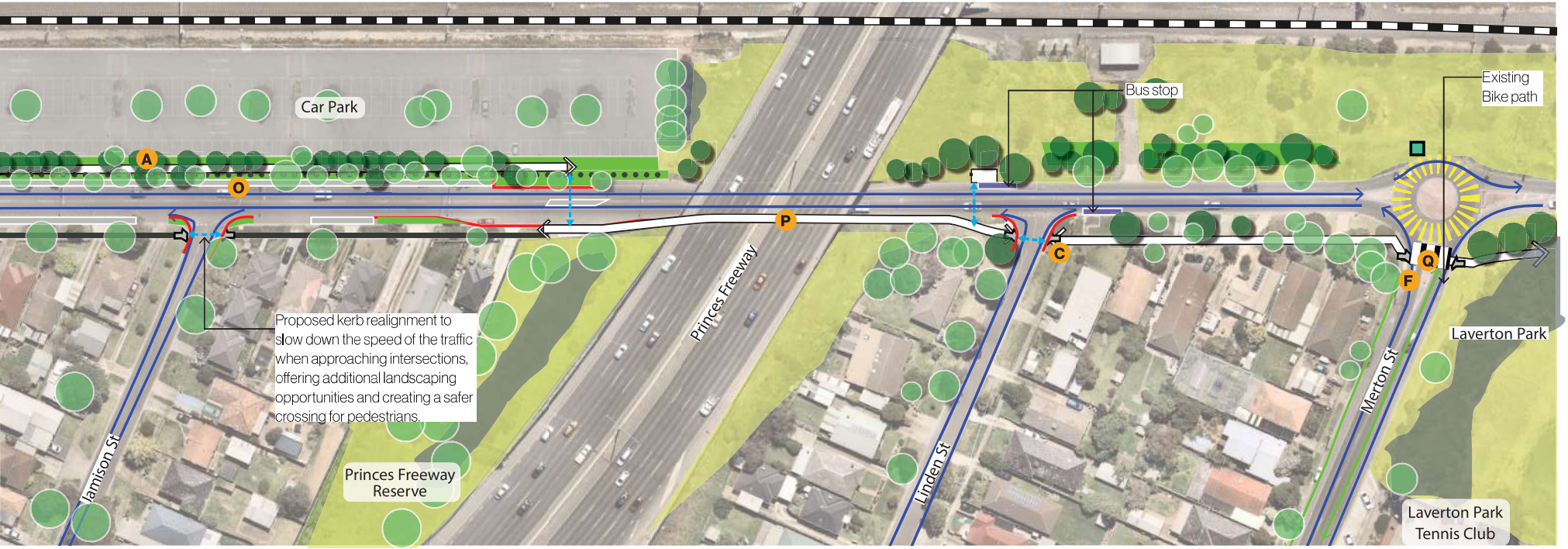
- On-road Bike Path
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- Perimeter fencing
- Roundabout
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- Permeable Surface
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- Feature Trees
- Existing Street Trees
- Resting space
- Open space
- Additional Street Trees
- Crossing Point
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Railway Avenue, Laverton
For: Hobsons Bay City Council

# 02

**Key Plan NTS**




**O** The proposed shared path to Laverton Station is designed to be safer and more accessible for all residents and visitors during different times of the day.

**P** The proposed shared path will be implemented by widening the existing path underneath the Princes Freeway to become a safer and more continuous connection to the wider network..

**Q** The shared path links to Laverton Park and Laverton Creek Trail and provides improved access and connection between these natural environments. This offers better opportunities for passive and active recreation for the local residents and encourages community building and interaction.



GROUPGSA

# 1.3 LANDSCAPE CONCEPT PLAN

ACTION LEGEND 01

- **A** Opportunity for additional canopy shade trees and garden beds to be planted along the shared user path that increase amount of greenery and strengthen the leafy character of Laverton.
- **B** Upgrade the public open space to the shop front of Spice Town; including the installation of new surface treatments, Council standard seating, bike racks and additional street trees. This can be achieved by removing some on-road parking and extending the kerb for a better pedestrian experience.
- **C** Improve connectivity across the precinct by incorporating a continuous pedestrian priority footpath.
- **D** A proposed shared path that connects key public places, creating a more active, walkable and bike-friendly precinct for the community to enjoy and foster better community interaction.
- **E** Achieve a continuous improvement throughout the site with improved streetscape crossings and enhance tree canopies.
- **F** Resting space and area for pedestrian and shared path users. Tree planting and other cooling initiatives along increases opportunities to experience and engage with the natural environment
- **G** Renew the adjacent concrete surfaces and footpath due to the new path alignment and pedestrian crossing.

*For other actions refer to action legend 02-04*




*As this is a design concept the number of trees and locations are indicative only.*

LEGEND

- Nature strip
- Resting and gathering space
- Outdoor seating
- Pedestrian crossing
- Proposed footpath
- Proposed bike path
- Existing trees to be retained
- Proposed new trees
- Mass planting
- Proposed WSUD tree pit with canopy shade tree

## ACTION LEGEND 02

- **H** Improve the visitor experience through providing high quality public open spaces that include canopy trees and vegetation on streetscapes that provide shade and amenity for the users of the precinct.
- **I** Existing established street trees are to be considered and retained where possible in future works. The proposed share path alignment takes this into consideration and is located north of the existing trees.
- **J** New gathering space for pedestrian and shared path users under green canopies for resting and interaction.

*For other actions refer to action legend 01/03/04*




**Key Plan NTS**









GROUPGSA

# 1.3 LANDSCAPE CONCEPT PLAN (CONTINUED)

ACTION LEGEND 03

- **K** Upgrade the public open space to the shop front of these retail stores; including the installation of new surface treatments, Council standard seating, bike racks and additional street trees for a better pedestrian experience.
- **L** Provide a better pedestrian connection to the wider network and access to Curlew Community Park and overpass crossing over the Princes Freeway.
- **M** Relocated pedestrian operated signals with a raised crossing around train replacement bus stops, street car parks will improve safer intermodal connections and commuters.
- **N** Proposed additional tree planting and infill planting to existing garden beds, improving the visual amenity and providing a better landscape buffer for pedestrians and cyclists.

*For other actions refer to action legend 01/02/04*




*As this is a design concept the number of trees and locations are indicative only.*

LEGEND

- Nature strip
- Resting and gathering space
- Outdoor seating
- Pedestrian crossing
- Proposed footpath
- Proposed bike path
- Existing trees to be retained
- Proposed new trees
- Mass planting
- Proposed WSUD tree pit with canopy shade tree

## ACTION LEGEND 04

**O** Improve pedestrian connection to Maher Road by creating a new crossing point, with new surface treatment and Council standard street furniture.

**P** The proposed shared path will be implemented by widening the existing path underneath the Princes Freeway to become a safer and more continuous connection to the wider network..

**Q** The shared path links to Laverton Park and Laverton Creek Trail and provides improved access and connection between these natural environments. This offers better opportunities for passive and active recreation for the local residents and encourages community building and interaction.

**R** Upgrade existing concrete hardstand and enable universal access to the existing bus stops.

**S** Trees to the south side of Railway Avenue are shown indicatively only, as this project is at concept stage. Tree quantity and locations may change subject to detailed design. These tree may have integrated passive Water Sensitive Urban Design pits and will provide additional shade for both pedestrians, cyclists and parked cars.




**Key Plan NTS**



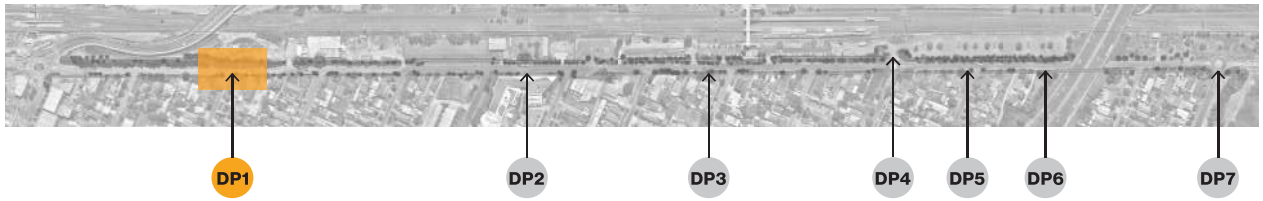

*For other actions refer to action legend 01-03*

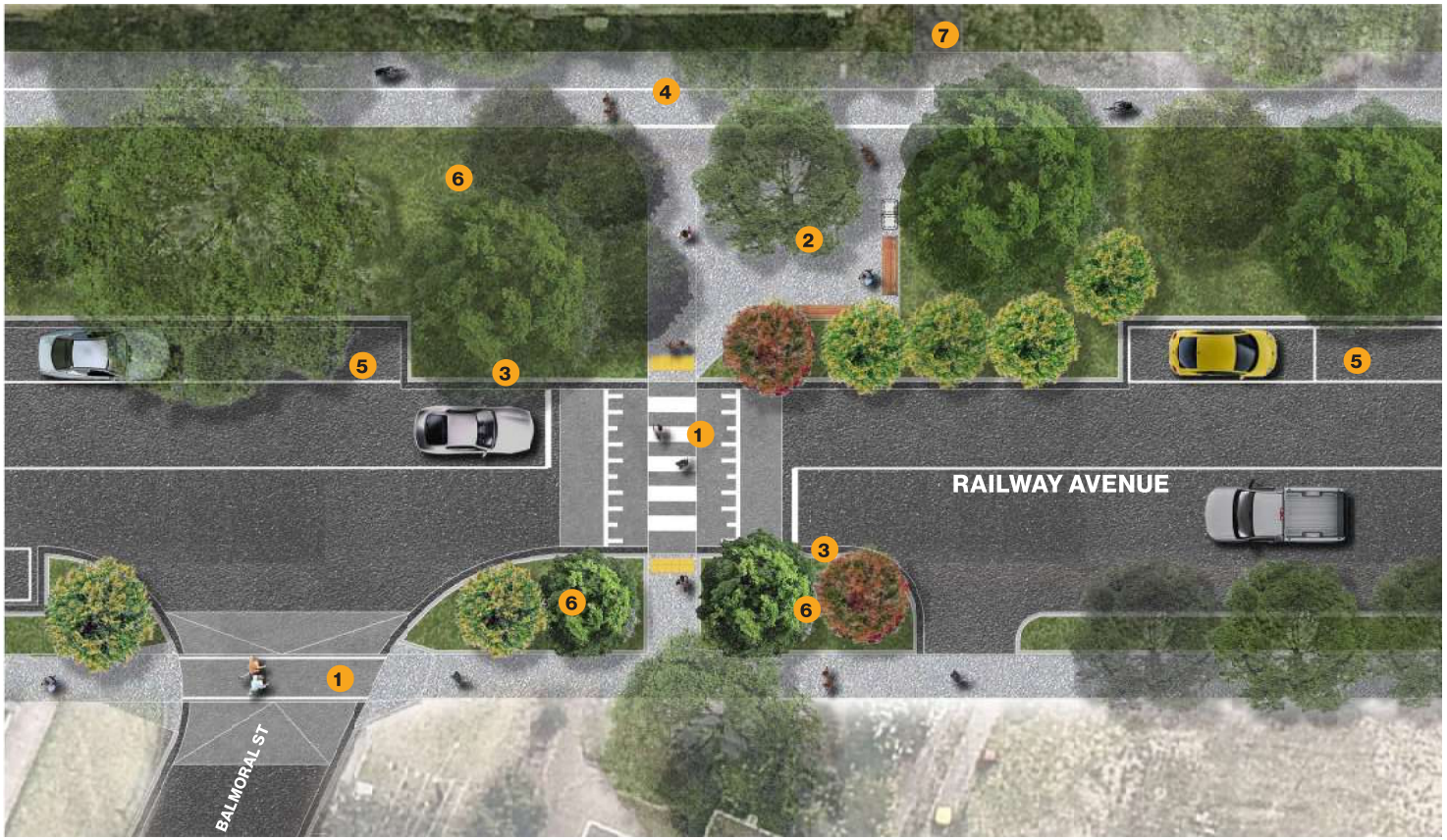





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# 1.4 DETAIL PLANS




1. Proposed pedestrian-priority raised crossings at key locations along Railway Avenue.
2. Proposed shaded resting and gathering space with outdoor seating.
3. Proposed extended kerb out stand with landscape buffer to shorten crossing distance and help reduce traffic speed on approach.
4. Proposed universally accessible shared path
5. On-street parallel car parking
6. Proposed Garden beds
7. Proposed linking access and pedestrian connection to Maher Road.

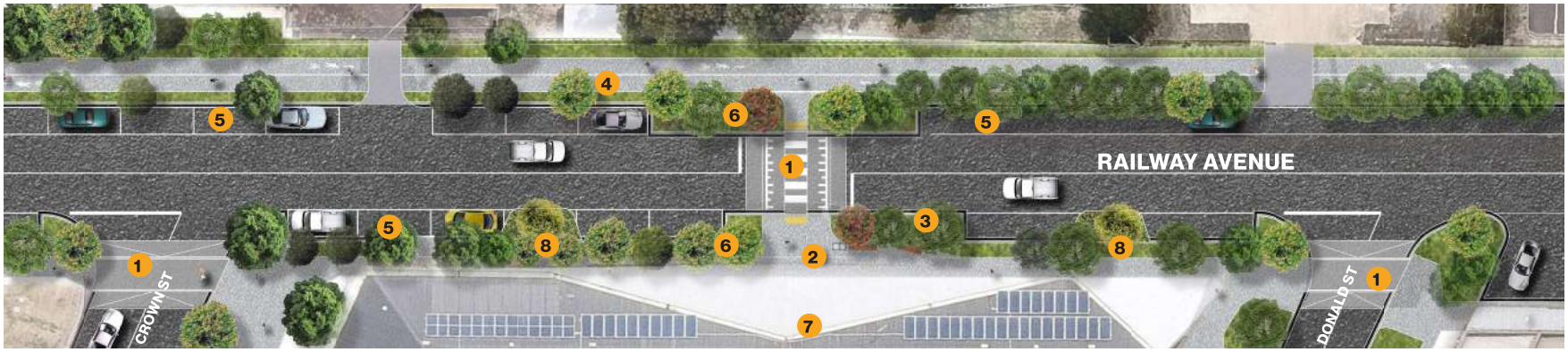
## DP1 RAILWAY AVE AND BALMORAL ST




*Detail Plans presented in this report are preliminary only and will be subject to further detailed design and documentation, including traffic engineering advice and various approvals from different Authorities related to this project site. Final constructed outcome may differ.*

# 1.4 DETAIL PLANS




## DP2 LAVERTON COMMUNITY HUB

1. Proposed pedestrian-priority raised crossings at key locations along Railway Avenue.
2. Proposed shaded resting and gathering space with outdoor seating.
3. Proposed extended kerb out stand with landscape buffer to shorten crossing distance and help reduce traffic speed on approach.
4. Proposed universally accessible shared path
5. On-street parallel car parking
6. Proposed Garden beds
7. Laverton Community Hub
8. Trees to the south side of Railway Avenue are shown indicatively only, as this project is at concept stage. Tree quantity and locations may change subject to detailed design. These tree may have integrated passive Water Sensitive Urban Design pits and will provide additional shade for both pedestrians, cyclists and parked cars.

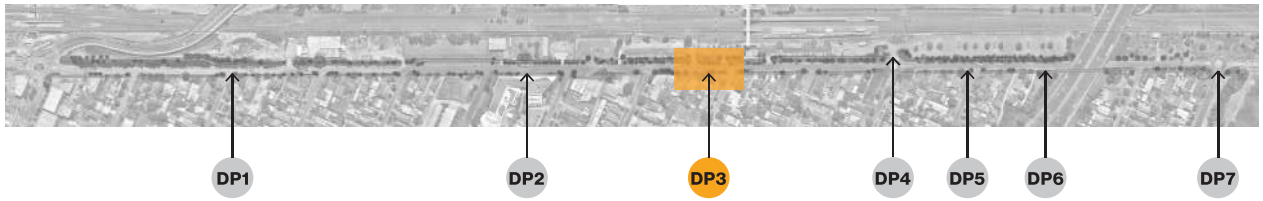
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# 1.4 DETAIL PLANS







## DP3 LAVERTON STATION

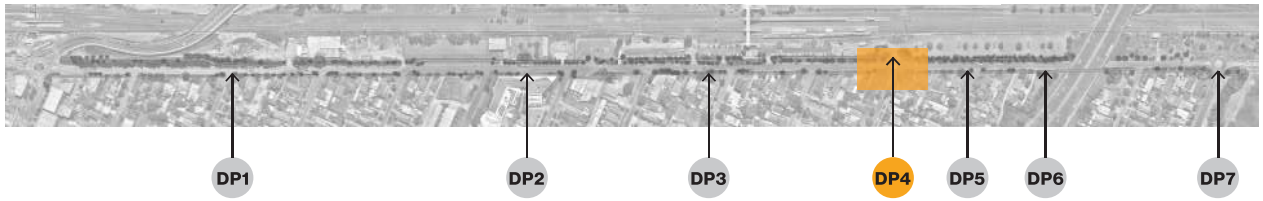
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1. Proposed pedestrian-priority raised crossings at key locations along Railway Avenue.
2. Laverton Station Carpark
3. Proposed universally accessible shared path
4. On-street parallel car parking
5. Proposed Garden beds

0 2.5 5 10m

N

# 1.4 DETAIL PLANS







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## DP4 HIGH STREET ROUNDABOUT

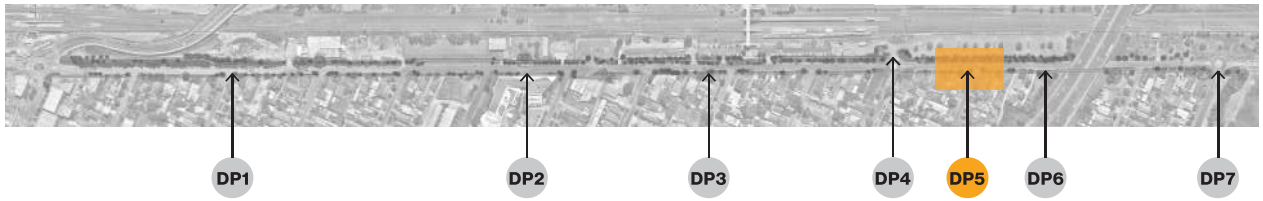
1. Proposed pedestrian-priority raised crossings at key locations along Railway Avenue.
2. Laverton Station Carpark
3. Proposed universally accessible shared path
4. Proposed roundabout with rollover kerbs
5. Proposed Garden beds

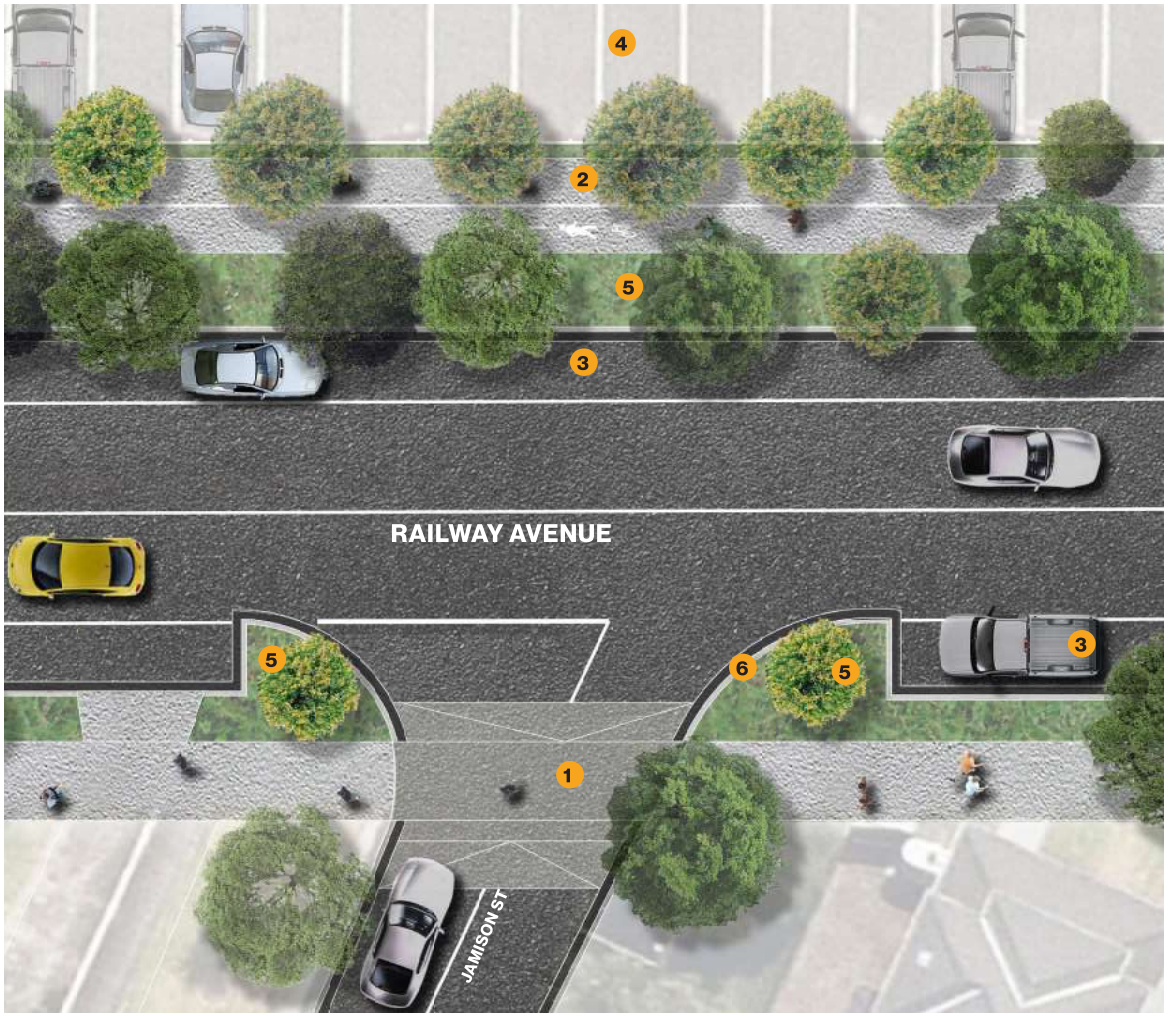





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# 1.4 DETAIL PLANS



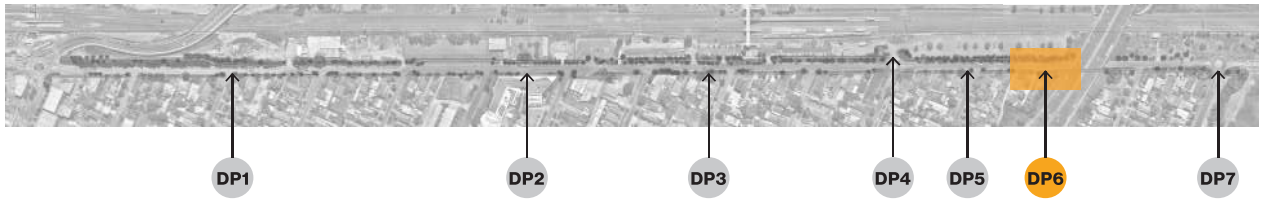

## DP5 JAMISON STREET

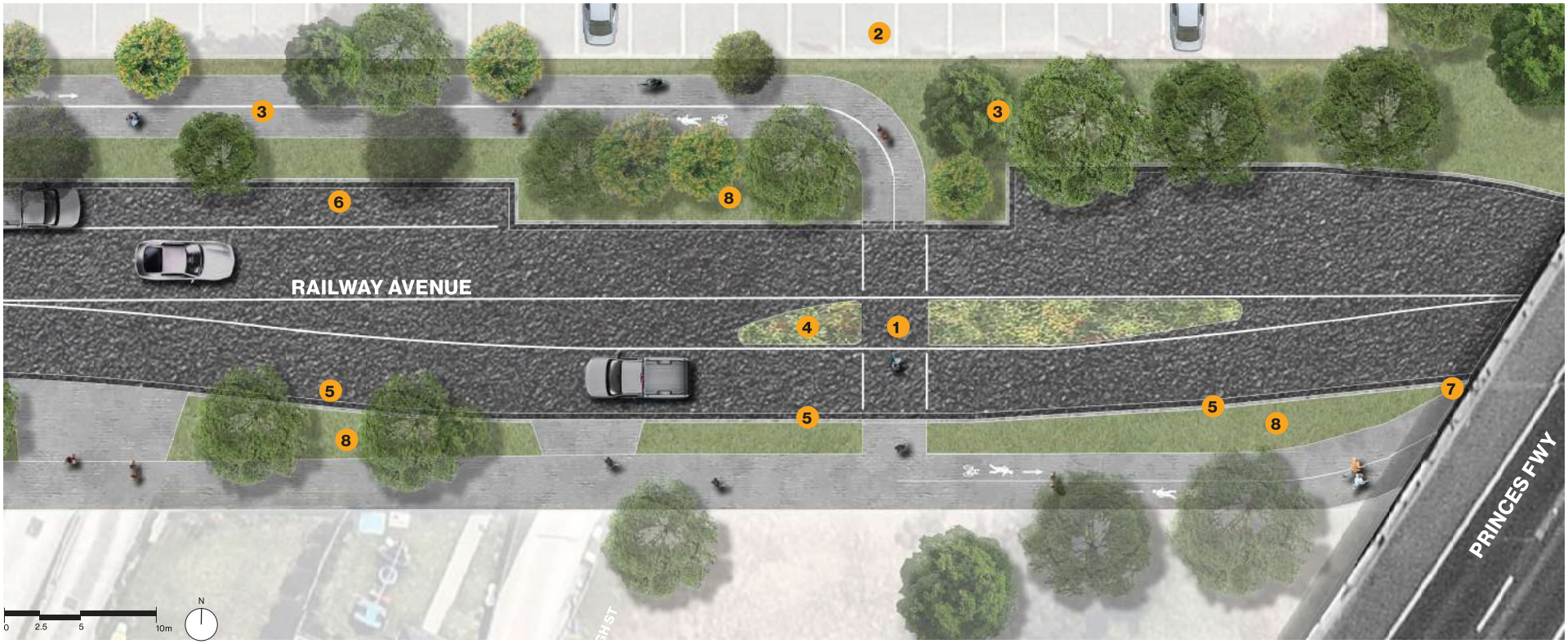
1. Proposed pedestrian-priority raised crossings at key locations along Railway Avenue.
2. Proposed universally accessible shared path
3. On-street parallel car parking
4. Laverton Station Carpark
5. Proposed Garden beds
6. Proposed kerb realignment to slow down the speed of the traffic when approaching intersections, offering additional landscaping opportunities to create safer streetscape for pedestrians.

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# 1.4 DETAIL PLANS




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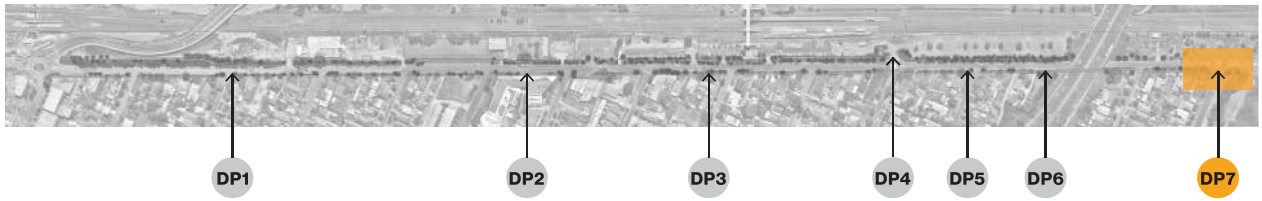
## DP6 PRINCES FREEWAY UNDERPASS

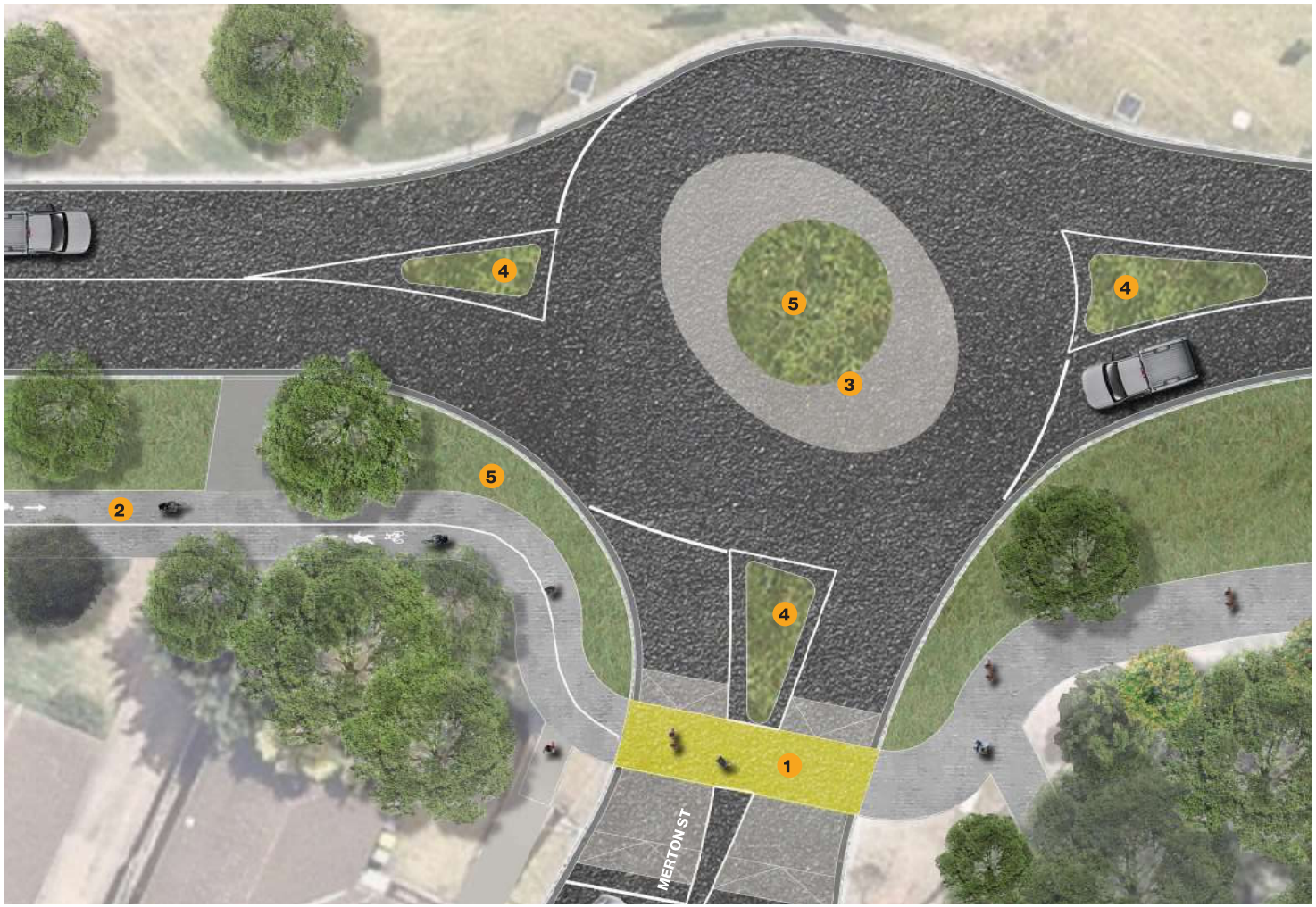
1. Proposed shared path connection across Railway Avenue with traffic refuge island.
2. Laverton Station Carpark
3. Proposed universally accessible shared path
4. Proposed road median garden bed with low planting to ensure driver visibility.
5. Realigned Road/Path
6. On-street parallel car parking
7. Provide safety barrier between SUP and vehicle lane
8. Proposed nature strip



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# 1.4 DETAIL PLANS




## DP7 MERTON STREET

1. Proposed pedestrian-priority raised crossings at key locations along Railway Avenue.
2. Proposed universally accessible shared path
3. Proposed roundabout with rollover kerbs
4. Proposed road median garden bed with low planting to ensure driver visibility.
5. Proposed Garden beds

*Detail Plans presented in this report are preliminary only and will be subject to further detailed design and documentation, including traffic engineering advice and various approvals from different Authorities related to this project site. Final constructed outcome may differ.*



# 1.5 VISUAL IMPRESSION




## PROPOSED SHARED PATH
## WEST END OF RAILWAY AVENUE

*Artistic Visual Impressions are subject to further detailed design and documentation.*



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# 1.5 VISUAL IMPRESSION




## PROPOSED PEDESTRIAN CROSSING NEAR LAVERTON STATION ON RAILWAY AVENUE

*Artistic Visual Impressions are subject to further detailed design and documentation.*



Railway Avenue, Laverton
For: Hobsons Bay City Council

# 1.5 VISUAL IMPRESSION




## PROPOSED RAISED CROSSING AND ROUNDABOUT - EAST END OF RAILWAY AVENUE

*Artistic Visual Impressions are subject to further detailed design and documentation.*






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# 1.6 MATERIALS, FURNITURE AND FIXTURES CONSIDERATIONS/OPTIONS

## HARD LANDSCAPE, PATHS AND SURFACE TREATMENTS



Concrete shared path



Wombat crossing



Road side/verge buffer planting



Permeable paving to gathering space

# 1.6 MATERIALS, FURNITURE AND FIXTURES CONSIDERATIONS/OPTIONS

## FURNITURE



Council approved standard seating



Council approved standard timber post and rail bollard

## SOFT LANDSCAPE



Utilise indigenous and native plant species from a Grassy Woodlands species list, approved by Council. Consideration to be given for diversity of species.



Proposed additional street tree planting for shade and visual amenity



Proposed feature street tree planting at key crossing nodes along Railway Avenue to assist with wayfinding and landmarking

## BIKE FACILITIES




Bike repair station



Bike hoops

# 1.7 PLANTING PALETTE

| PLANTING SCHEUDLE - PROPOSED TREES | | | |
|---|---|---|---|
| **CODE** | ***BOTANIC NAME*** | **COMMON NAME** | **MATURE HEIGHT X WIDTH (M)** |
| | | TREES | |
| ACA imp | *Acacia implexa* | Lightwood | 15.0 X 12.0 |
| ALL ver | *Allocasuarina Verticillata* | Drooping Sheoak | 9 x 5.0 |
| COR fic | *Corymbia ficifolia 'Wildfire'* | Red Flower Gum | 9 x 10 |
| COR cit | *Corymbia citriodora 'Scentuous'* | Dwarf Pink | 6.0 x 4.0 |
| LAG fau | *Lagerstroemia fauriei 'Townhouse'* | Crepe Myrtle | 9.0 x 8.0 |
| TRI lau | *Tristaniopsis laurina* | Water Gum | 12.0-15.0 x 4.0-6.0 |
| BAN int | *Banksia integrifolia* | Coast Banksia | 15.0 X 6.0 |
| BRA bel | *Brachychiton 'Bella-donna'* | Bella Donna | 8.0 X 4.0 |
| Bra pop | *Brachychiton populneus x acerifolius* | Jerilderie Red | 8.0 x 7.0 |
| EUC Leu | *Eucalyptus leucoxylon* | Yellow gum | 12.0 X 7.0 |
| EUC sid | *Eucalyptus sideroxylon* | Iron bark | 15.0 X 10.0 |
| HAK fra | *Hakea francisiana* | Emu Tree | 5.0 X 4.0 |
| MEL nes | *Melaleuca nesophila* | Showy Honey myrtle | 5.0 x 4.0 |

| PLANTING MIX 01-NATIVE GRASSLAND SEED MIX | | | |
|---|---|---|---|
| **CODE** | ***BOTANIC NAME*** | **COMMON NAME** | **MATURE HEIGHT X WIDTH (M)** |
| Af | *Angiozanthos flacidus 'orange', 'pink', 'red', 'yellow'* | Kangaroo Paws | 0.5-1.0 x 0.5 |
| Xvl | *Xerochrysum viscosum* | Sticky Everlasting | 0.5-0.8 x 0.3-1 |
| Vgr | *Vittadinia gracilis* | New Holland Daisy | 0.2 x 0.7 |
| Ttr | *Themeda triandra* | Kangaroo Grass | 1.5 x 0.5 |
| Rge | *Rytidosperma geniculatum* | Kneed Wallaby Grass | 0.4 x 0.8 |
| Pch | *Pycnosorus chrysanthes* | Golden Billy Button | 0.15 x 0.5-0.8 |
| Pli | *Podelepsis linearifolia* | Basalt Podelepis | 0.5 x 0.5 |
| Mst | *Microlaena stipoides* | Weeping Grass | 0.3 x 0.3 |
| Msc | *Microsercis scapigera* | Yam Daisy | 0.3 x 0.3 |
| Eov | *Eryngium ovinum* | Blue Devil | 0.3 x 0.4 |
| Cse | *Chrysocephalum semipapposum* | Clustered Everlasting | 0.4 x 0.6 |
| Cap | *Chrysocephalum apiculatum* | Common Everlasting | 0.3 x 0.3-1 |
| Cci | *Calocephalus citreus* | Lemon Beauty Heads | 0.5 x 0.5 |
| Bbu | *Bulbine bulbosa* | Bulbine Lily | 0.2-0.5 x 0.3 |
| Bde | *Brachyscome dentata* | Lobe Seed Daisy | 0.3-1 x 1.2 |
| Asc | *Austrostipa scarba* | Rough Spear Grass | 0.6 x 1.2 |

| PLANTING MIX 02-PLANTING BEDS | | | |
|---|---|---|---|
| **CODE** | ***BOTANIC NAME*** | **COMMON NAME** | **MATURE HEIGHT X WIDTH (M)** |
| Bse | *Banksia serrata prostrate 'Pygmy Possum'* | Pygmy Possum | 0.4 x 3 |
| Cap | *Carex appressa* | Common Everlasting | 0.2 x 0.8 |
| Cde | *Correa decumbens x reflexa 'Rolly Polly'* | Rolly Polly Correa | 0.2 x 0.8 |
| Cgl | *Casuarina glauca 'Cousin It'* | Native Pines | 0.15 x 3 |
| Dca | *Dianella caerulea 'Little Jess'* | Little Jess | 0.5 x 0.6 |
| Gju | *Grevillea juniperina 'Gold Cluster'* | Grevillea Gold Cluster | 0.3 x 1 |
| Gpo | *Grevillea 'Poorinda Royal Mantle'* | Grevillea | 0.2 x 3 |
| Hsc | *Hibbertia scandens* | Guinea Flower | 0.3 x 5 |
| Ll | *Lomandra longifolia 'Tanika'* | Lomandra Tanika | 0.6 x 0.6 |
| Mip | *Myoporum insulare prostrate Ground Cover* | Costal Boobialla | 0.4 x 1.5 |
| Sma | *Senecio mandraliscae* | Blue Chalksticks | 0.45 x 0.6 |
| Yma | *Yareena™ Myoporum parvifolium 'PARV01'* | Myoporum Yareena | 0.2 x 1 |

| PLANTING MIX 03-BUFFER GARDEN BEDS | | | |
|---|---|---|---|
| **CODE** | ***BOTANIC NAME*** | **COMMON NAME** | **MATURE HEIGHT X WIDTH (M)** |
| Bs | *Banksia spinulosa 'Birthday Candles'* | Banksia | 0.5 x 0.5-1.0 |
| Cs | *Chrysocephalum semipapposum* | Clustered Everlasting | 0.4-1.0 x 0.5-2.5 |
| Dr | *Dichondra repens* | Kidney Weed | 0.1-0.3 x 1.0-5.0 |
| Fn | *Lomandra filiformis* | Wattle Mat Rush | 0.5 x 0.4 |
| Goo | *GOODENIA OVATA* | HOOP GOODENIA | 0.1-0.3 x 1.0-5.0 |

| PLANTING MIX 04-GRASS (MOW) | | | |
|---|---|---|---|
| **CODE** | ***BOTANIC NAME*** | **COMMON NAME** | **MATURE HEIGHT X WIDTH (M)** |
| Rge | *Rytidosperma geniculatum Kneed* | Wallaby Grass | 0.4 x 0.8 |
| Bma | *Bothriochloa Macra* | Red Leg Grass | 0.2 x 1 |
| Ctr | *Microlaena Stipoides* | Weeping Grass | 0.4 - 0.8 |



*Acacia implexa*



*Allocasuarina Verticillata*



*Corymbia ficifolia 'Wildfire'*



*Tristaniopsis laurina*



*Banksia integrifolia*



*Brachychiton populneus x acerifolius*



*Lagerstroemia fauriei 'Townhouse'*



*Eucalyptus leucoxylon*



*Brachychiton 'Bella-donna'*



*Eucalyptus Sideroxylon*



*Hakea francisiana*



*Melaleuca nesophila*

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