

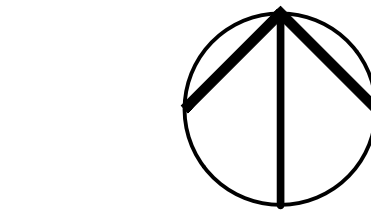
 Project area

 General Residential Zone (GRZ)

Commercial 1 Zone (C1Z)

Special Use Zone (SUZ)

Heritage Overlay (HO)



Project:
Albert Street Shopping Precinct
Concept Design
SEBASTOPOL

Drawing Title:
Existing Conditions Plan

Prepared for: City of Ballarat
Date: August 11, 2022
Scale: 1:750 @ A1 Sheet Size
Drawn: YL
Checked: DH / HM
Drawing No.: 2214- LMP01 Rev B
Planning Permit No.: N/A

THOMSON HAY
LANDSCAPE ARCHITECTS

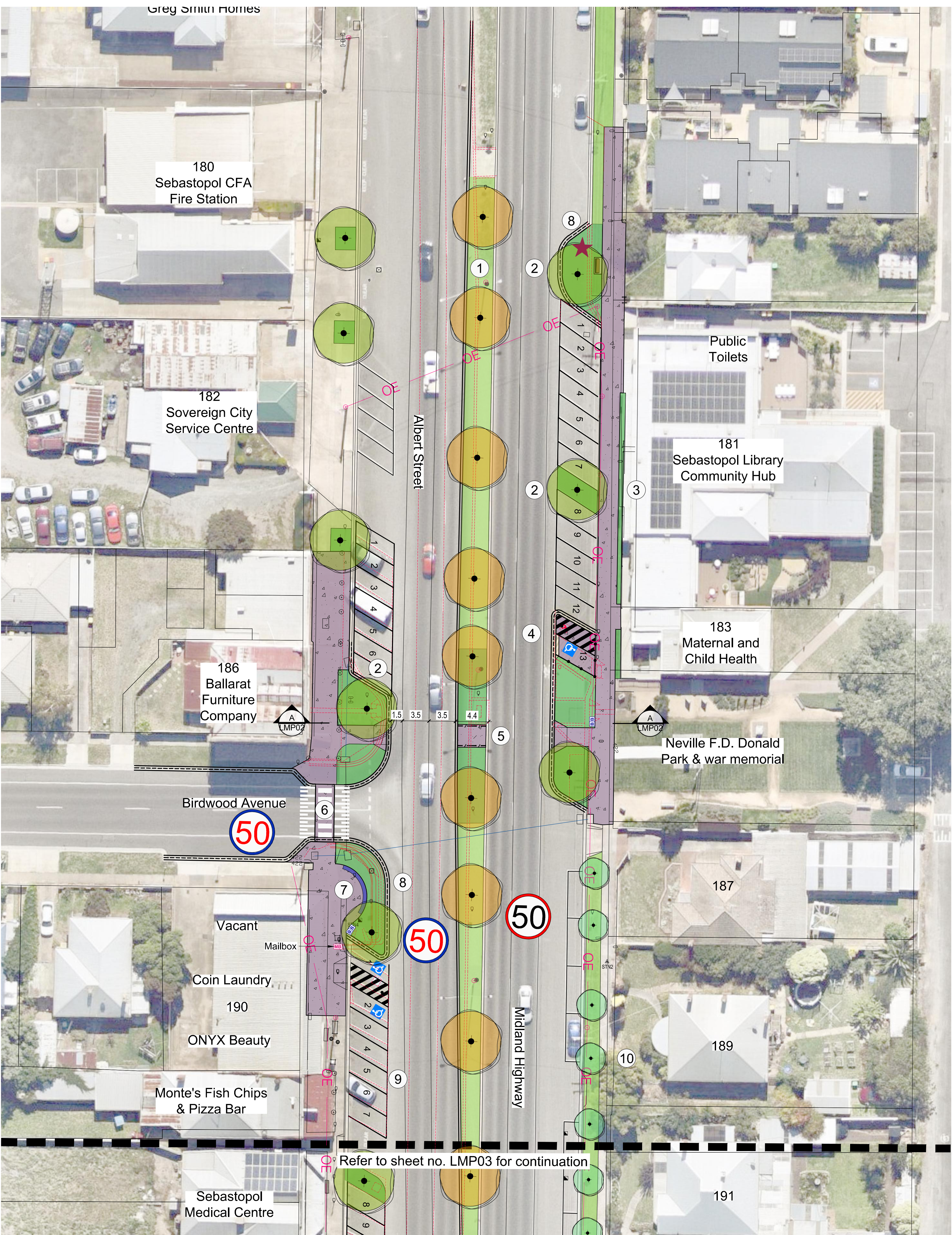
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- Aerial Photo (Nearmap - dated 16.01.22)
- Drone footage (dated 07.04.22)
- GIS Data (Property Title, Planning Zoning & Overlay)
- Site inspections / measurements

Due to possible distortions associated with the aerial photograph, the location of existing and proposed features are approximate only and should be verified on site prior to commencement of works.
All dimensions / areas shown are approximate only and should be confirmed on site.



SCALE: 1: 750



REVISIONS

Rev A 13.07.22 - Updated as per Council comments and survey plan

Rev B 09.08.22 - Updated as per Council comments

LEGEND

Title boundary

power pole and overhead power line

Existing mailbox

Speed limit

Bus stop

Existing phone booth

Existing seat

Existing safety barrier

Demolition

Existing tree to be retained

Proposed small feature trees (under powerlines)

Proposed large feature trees

Proposed grass area

Proposed garden bed

Proposed feature pavement

Proposed concrete pavement

Proposed car parking bay

New kerb

Proposed safety fence

Proposed seat

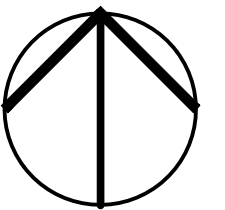
Proposed seating wall

Possible location of sculpture / arbour

Proposed reduced speed limit (formerly 60km/hrs)

Proposed rubbish bin

NOTE: refer to Survey Plan prepared by BGL Surveying.



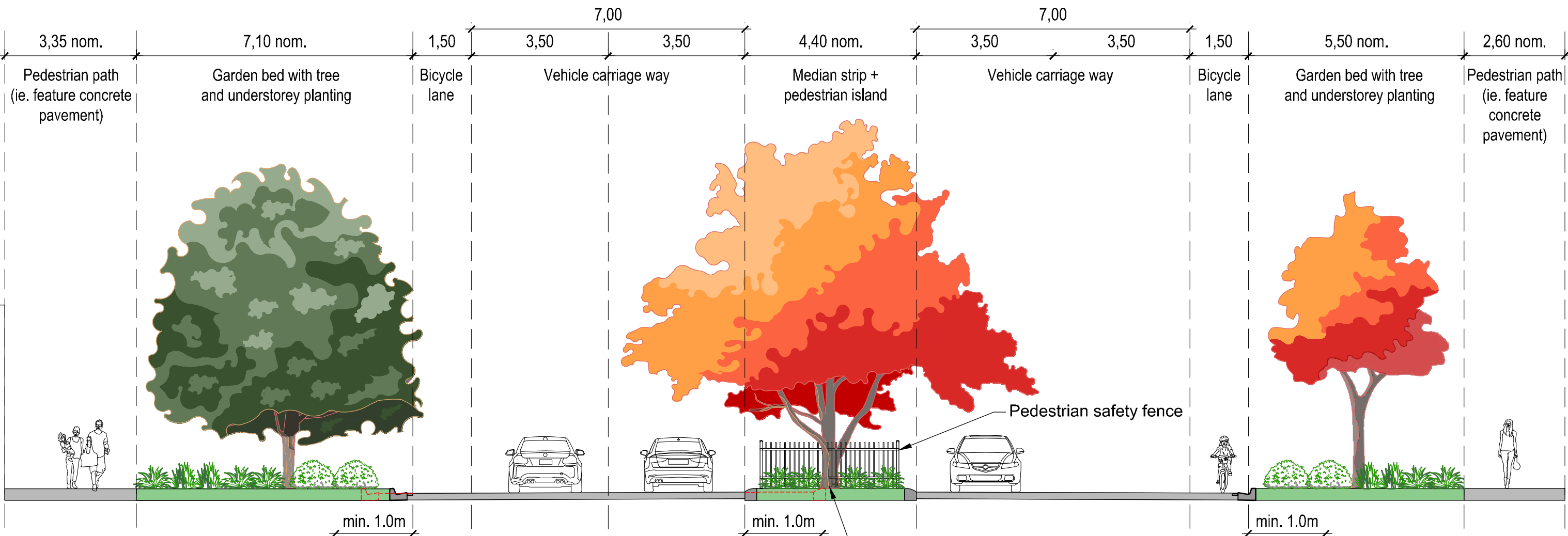
Project:
Albert Street Shopping Precinct
Concept Design
SEBASTOPOL

Drawing Title:
Preliminary Concept Design Sheet #1

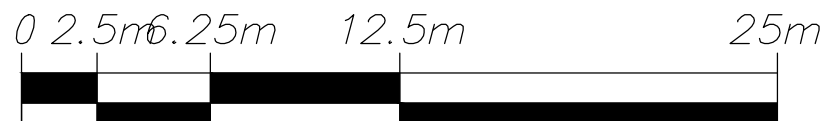
Prepared for: City of Ballarat
Date: August 11, 2022
Scale: 1:250 @ A1 Sheet Size
Drawn: YL
Checked: DH / HM
Drawing No.: 2214- LMP02 Rev B
Planning Permit No.: N/A

THOMSON HAY
LANDSCAPE ARCHITECTS

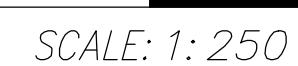
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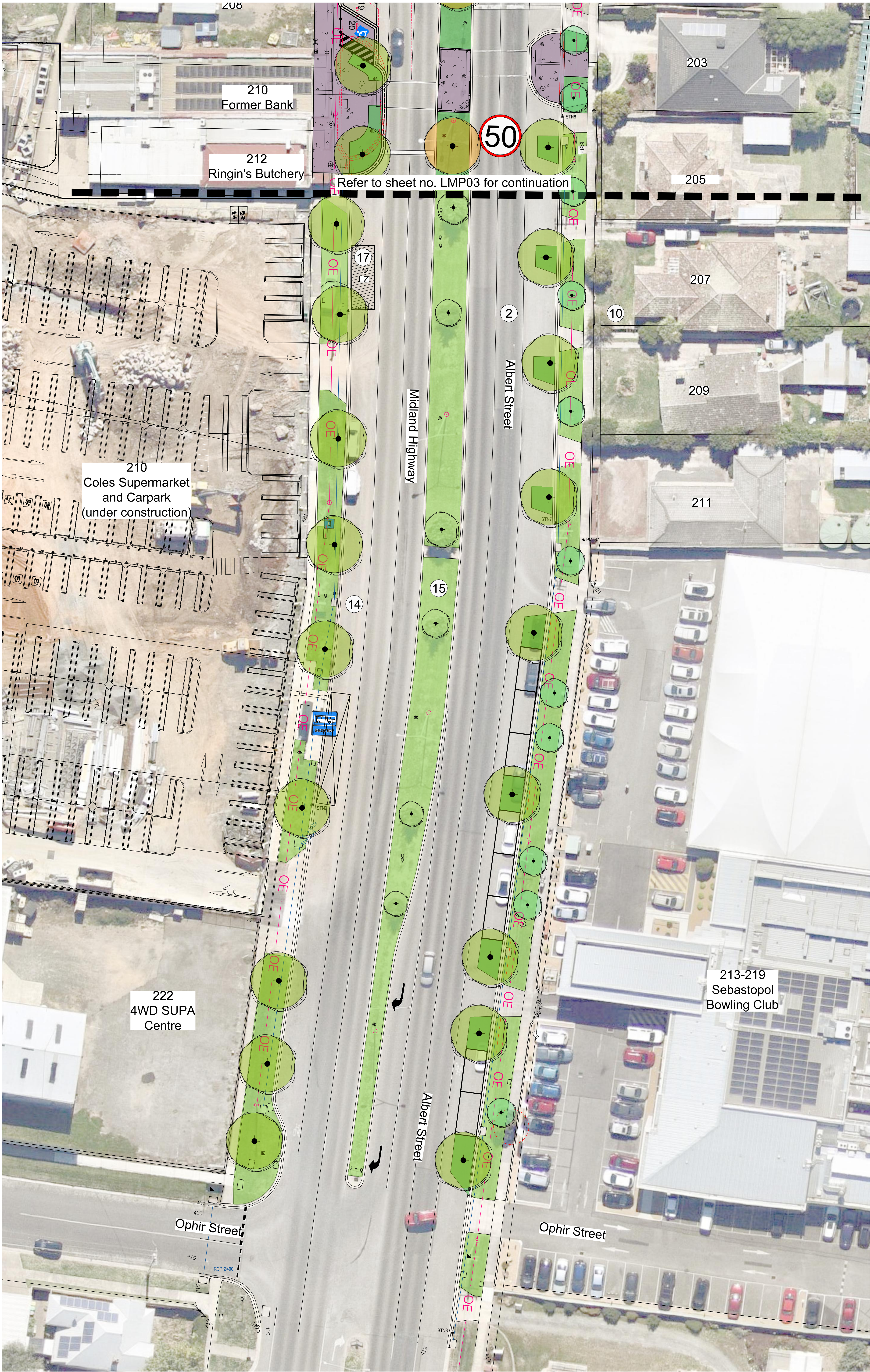


Section A-A
Scale 1:100 @ A1



SCALE: 1: 250





REVISIONS

Rev A 13.07.22 - Updated as per Council comments and survey plan

Rev B 09.08.22 - Updated as per Council comments

LEGEND

Title boundary

power pole and overhead power line

Existing mailbox

Speed limit

Bus stop

Existing phone booth

Existing seat

Existing safety barrier

Demolition

Existing tree to be retained

Proposed small feature trees (under powerlines)

Proposed large feature trees

Proposed grass area

Proposed garden bed

Proposed feature pavement

Proposed concrete pavement

Proposed car parking bay

New kerb

Proposed safety fence

Proposed seat

Proposed seating wall

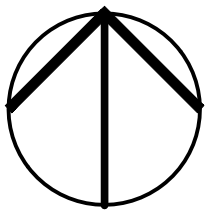
Possible location of sculpture / arbour

Proposed reduced speed limit (formerly 60km/hrs)

Proposed rubbish bin

Proposed loading zone

NOTE: refer to Survey Plan prepared by BGL Surveying.



Project:
Albert Street Shopping Precinct
Concept Design
SEBASTOPOL

Drawing Title:
Preliminary Concept Design Sheet #3

Prepared for: City of Ballarat
Date: August 11, 2022
Scale: 1:250 @ A1 Sheet Size
Drawn: YL
Checked: DH / HM
Drawing No.: 2214- LMP04 Rev B
Planning Permit No.: N/A

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LANDSCAPE ARCHITECTS

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PLANTING PALETTE

STREET TREE PLANTING - SMALL TREES (To be selected from)



Banksia integrifolia
Coast Banksia



Callistemon 'Kings Park Special'
Bottlebrush ctv.



Ceanothus 'Trewithen Blue'
Californian Lilac



Lagerstroemia indica x fauriei 'Natchez'
Crepe Myrtle ctv.



Liquidambar 'Slender Silhouette'
Fastigate Sweet Gum ctv.

STREET TREE PLANTING - LARGE TREES (To be selected from)



Acer palmatum 'Crimson Sentry'
Japanese Maple ctv.



Angophora costata
Smooth-barked Apple



Acer x freemanii 'Jeffsred'
Autumn Blaze Maple



Acer negundo 'Sensation'
Box Elder



Fraxinus pennsylvanica 'Cimmzam'
Green Ash ctv.



Quercus palustris 'Freefall'
Pin Oak ctv.



Liquidambar styraciflua 'Worplesdon'
Sweet Gum



Robinia pseudoacacia 'Frisia'
Gold Robinia

GARDEN BED PLANTING (To be selected from)



Correa alba
White Correa



Philotheca myoporoides 'Profusion'
Long-leaf Wax Flower ctv.



Rhaphiolepis indica 'Cosmic Pink'
Indian Hawthorn ctv.



Lomandra 'Tanika'
Mat Rush



Westringia fruticosa 'Mundi'
Low Coast Rosemary



Myoporum parvifolium
Creeping Boobialla

Project:
Albert Street Shopping Precinct
Concept Design
SEBASTOPOL

Drawing Title:
Planting Palette

Prepared for: City of Ballarat
Date: August 11, 2022
Scale: N/A @ A1 Sheet Size
Drawn: YL
Checked: DH / HM
Drawing No.: 2214- LMP05 Rev B
Planning Permit No.: N/A

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PRECEDENTS - Images for Illustrative Purposes Only

PAVEMENT



Exposed aggregate concrete
- Quartz & Bluestone mix



Exposed aggregate concrete
- Ocean Grove



Tree bay



FURNITURE



Concrete wall with timber seat



Street seat



Rubbish bin



Bicycle hoop

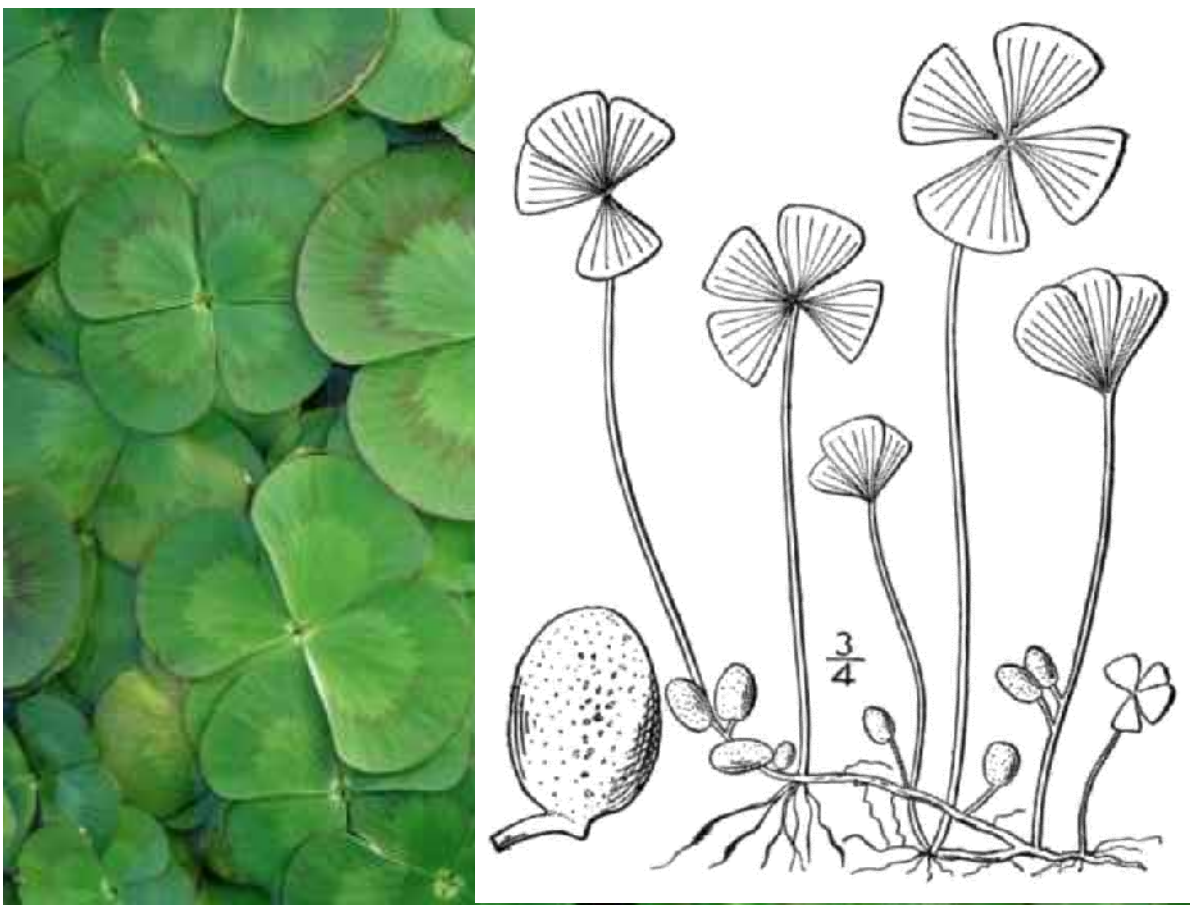
SCULPTURE



Steel reeds



Water Ribbon



Nardoo

KEY DESIGN RECOMMENDATIONS

The Concept Design for the Albert Street Shopping Precinct provide a realistic vision for future streetscape works for this important precinct within the Sebastopol community. Key design recommendations include improvements to streetscape amenity, accessibility and pedestrian safety.

1. MEDIAN WIDENING AND TREE PLANTING

Widen the median in the northern section of the precinct from approx. 2.0m to 3.5m wide (measured from back of kerb). The median will be widened on the west side from the Sebastopol Medical Centre to the CFA. Realign traffic lanes as required. The wider median will improve safety and accessibility of the pedestrian crossing at Albert Street (north), and improve streetscape amenity by increasing space for large canopy trees and garden bed planting in the median.

Options for the median trees include:

- *Acer negundo* 'Sensation' (Box Elder)
- *Liquidambar styraciflua* 'Worplesdon' (Sweet Gum)
- *Robinia pseudoacacia* 'Frisia' (Gold Robinia)

These trees are selected for their large canopy, attractive form, colourful deciduous foliage and minimal leaf/fruit/nut litter.

2. TREE BAYS / OUTSTANDS

Proposed tree bays and outstands to increase space for large canopy trees and garden bed planting in the streetscape. Consider using tree cells or tree pits to support establishment and long term growth of trees. Position trees away from views of oncoming traffic at pedestrian crossing points to increase safety.

3. SEBASTOPOL LIBRARY FRONTAGE

The Sebastopol Library and Community Hub is well used and an important community asset. Opportunity for low garden bed planting adjoining the entry steps and ramp.

4. ACCESSIBLE PARKING BAY FLUSH WITH FOOTPATH

Provide accessible parking bay and shared area flush with foot path to improve accessibility.

5. PEDESTRIAN CROSSING - ALBERT STREET (NORTH)

Extend kerb outstand and realign and widen pedestrian crossing to improve accessibility and amenity. Proposed large canopy trees and garden bed planting will extend the green space adjoining Neville F.D. Donald Park.

6. PEDESTRIAN CROSSING - BIRDWOOD AVENUE

Provide a raised pedestrian crossing and extend kerb outstand on both sides of Birdwood Avenue to improve pedestrian safety.

7. PARKLET

Create spaces for street activation including free standing seating walls, feature paving, shade trees, lighting and garden bed planting.

8. SCULPTURE / ARBOUR

Opportunity for sculpture or arbour as bookends to the precinct. The form and colours of the sculpture or arbour may reference the aquatic plants in the nearby Yarrowee River.

9. REALIGN CAR PARKING AND KERB

Realign car parking bays and kerb to improve accessibility and amenity. Provide additional car parking bays in front of shops and businesses where space permits.

10. TREE PLANTING UNDER POWERLINES

Small tree planting is proposed under overhead powerlines within the existing grass nature strip. Plant two trees per lot frontage where space permits.

Options for small trees include:

- *Banksia integrifolia* (Coast Banksia)
- *Callistemon* 'Kings Park Special' (Bottlebrush)
- *Ceanothus* 'Trewithen Blue' (Californian Lilac)
- *Lagerstroemia* 'Natchez' (Crepe Myrtle)

These trees are selected for their restricted height and width, attractive form, colourful flowers and minimal leaf/fruit/nut litter.

Ensure tree planting meets VicRoads and Powercor guidelines.

11. ROUNDABOUT PLANTING

Upgrade garden bed planting within and surrounding the roundabout. Use hardy, low growing flowering plants throughout the garden beds to create a green space at the heart of the precinct. Opportunity for columnar tree planting within the roundabout e.g. *Liquidambar straciflua* 'Slender Silhouette' (Fastigiate Sweet Gum). Remove stone edging and replace grass with planting.

12. PEDESTRIAN CROSSING - VICTORIA STREET

Realign pedestrian crossing to increase separation from the roundabout. Widen and extend splitter island to ensure it is at least 2.0m wide at the crossing point. Remove one car parking bay from the north side of Victoria Street to allow more space for left turning vehicles.

13. PEDETRIAN CROSSING - ALBERT STREET (SOUTH)

Upgrade paving and provide garden bed planting to improve pedestrian safety and amenity.

14. TREE PLANTING - COLES FRONTAGE

Provide large canopy tree planting adjoining the Coles car park to improve shade and amenity. Assume overhead powerlines will be undergrounded.

Options for large canopy trees include:

- *Angophora costata* (Smooth-barked Apple)
- *Eucalyptus scoparia* (Wallangarra White Gum)
- *Fraxinus pennsylvanica* 'Cimmsan' (Green Ash)
- *Quercus palustris* 'Freefall' (Pin Oak)

These trees are selected for their large canopy, attractive form and minimal leaf/fruit/nut litter.

Ensure tree planting meets VicRoads and Powercor guidelines.

15. EXISTING MEDIAN TREES

The existing median trees, *Cedrus deodara* (Deodar Cedar) extends from Hertford Street to Morgan Street. The proposed deciduous trees will create a different streetscape character in the Albert Street shopping precinct.

16. BARRIER KERB

Provide barrier kerb on the corner of 206 Albert Street to deter vehicles from mounting the kerb and knocking the verandah.

17. LOADING ZONE

Provide a loading zone bay to cater for deliveries to shops and businesses.

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Albert Street Shopping Precinct
Concept Design
SEBASTOPOL

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Precedents Images

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