

Joseph Road Precinct
Development Contributions Plan

Attachment 2

Joseph Road Precinct Public Realm Plan
by Aspect Studios (July 2017)

Joseph Road Precinct Public Realm Plan

7 July 2017



Maribyrnong
CITY COUNCIL

Concept Design Report

ASPECT Studios™

TTW Taylor
Thomson
Whitting

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1. Public Realm Plan





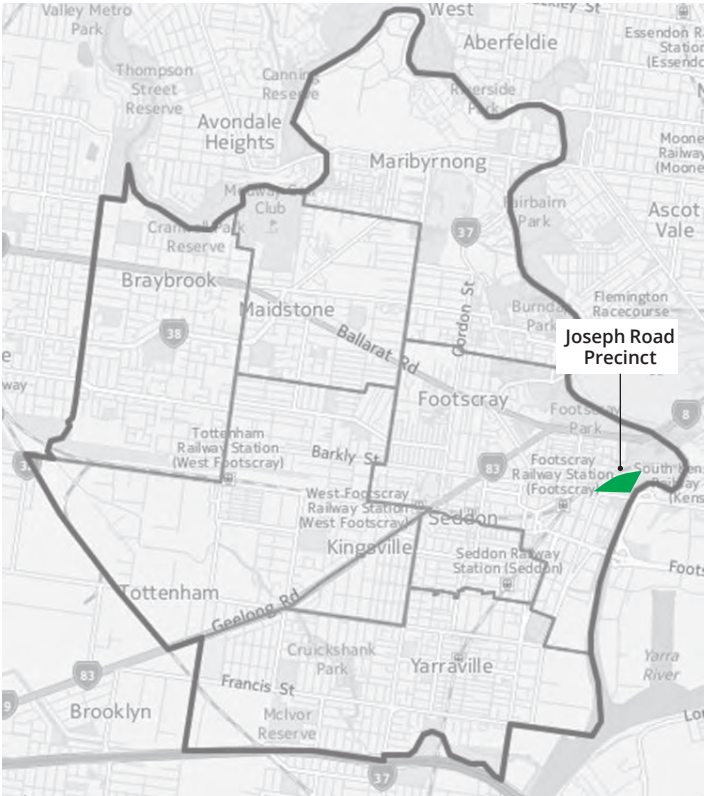
1.1. Introduction

The Joseph Road Precinct is approximately 15 hectares, located 5km from the Melbourne CBD. It is bounded by Hopkins Street to the south, the Maribyrnong River to the east and the Werribee/ Sunbury railway line to the north-west.

The public realm is made up of road reserves and public streets including all assets and services within the Joseph Road Precinct that are vested in Council or VicRoads.



Melbourne map indicating City of Maribyrnong locality



City of Maribyrnong boundary map

Design objectives

The public realm design objectives for the Joseph Road Precinct are to

- Provide connections through the precinct and to surrounding areas,
- Provide a seamless transition in activity levels and function between Footscray central and Melbourne CBD,
- Have regard to the built form outcomes of the Precinct,
- Create a public realm that complements active ground floor uses, provides for safe and pleasant pedestrian circulation, and encourages wider public access and usage,
- Prioritise pedestrians, cyclists and encourage active transport modes,
- Provide an accessible and equitable public realm,
- Provide services and infrastructure required for the level of development in ways that do not limit opportunities for quality green infrastructure in the streetscape; and,
- Consider and manage grading of the site and stormwater drainage in a positive way to contribute towards a resilient city.



Diagram of design objectives

Existing site photos



Wightman Street



Warde Street



Whitehall Street



Hallenstein Street



Neilson Place



South Joseph Road







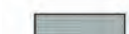


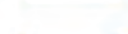


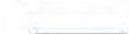
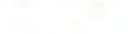



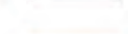
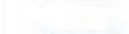
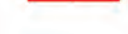








North Joseph Road

1.2. Public Realm Legend

Materials and surfaces for the Joseph Road precinct will be consistent with the Maribyrnong City Design Manual for Footscray area. This legend applies to the the functional layout plan as shown in pg.08

Refer to Chapter 4 of this report for further information on the materials palette.

	EXTENT OF WORKS		WAYFINDING AND SIGNAGE as per SF701
	PAVEMENT - ASPHALT Asphalt footpath (type N) as per SF 010		PROPOSED GROSS POLLUTANT TRAP
	PAVEMENT - BLUESTONE		PROPOSED ADVANCED TREE
	PAVEMENT - STONE COBBLE Sawn bluestone pitcher		PROPOSED GARDEN BED
	VEHICLE CROSSING WITH BLUESTONE KERB		PROPOSED LIGHTING Street Light - Footscray
	CROSSING Pram crossing asphalt transition, bluestone transition flush kerb as per SF 003		EXISTING LIGHTING
	KERB Sawn bluestone and concrete channel. As per SF 008		BOLLARD Bollard - stainless steel as per S501
	STONE FLUSH EDGE Sawn bluestone kerb extension. 300 x 150 x 40mm sawn bluestone units as per SF 012		EXISTING CONCRETE EDGE TO BRIDGE
	SPOON DRAIN 600mm width concrete spoon drain		EDGE OF EXISTING CONCRETE BRIDGE TO BE REMOVED
	SEAT 'Promenade' with back rest as per SF 201		TITLE AND PROPERTY BOUNDARY
	BYCYCLE RACK Standard hoop polished stainless steel as per SF 401		EASEMENTS
	WASTE AND RECYCLING UNITS As per general SF 301 and recycling SF 301		JOSEPH ROAD PRECINCT BOUNDARY
	TREE SURROUND IN FOOTPATH Bluestone surround with granitic gravel, as per SF602		
	TREE SURROUND IN ROAD RESERVE Concrete edging with granitic gravel as per SF605		

1.3. Public Realm Plan

The public realm plan for the Joseph Road precinct includes proposed street concepts for the following

- Wightman Street
- Whitehall Street
- Warde Street
- Hallenstein Street
- Neilson Place
- South Joseph Road
- Hopkins Street
- North Joseph Road

It also includes the connection and relationship to the Maribyrnong River and public open space in the precinct.

The plan makes reference to the current designs of the private open space networks.

Please refer to the site analysis report for further information on the proposed surrounding developments.



1.4. Public Realm Plan - Without Trees



2. Street Concepts



2.1. Wightman Street

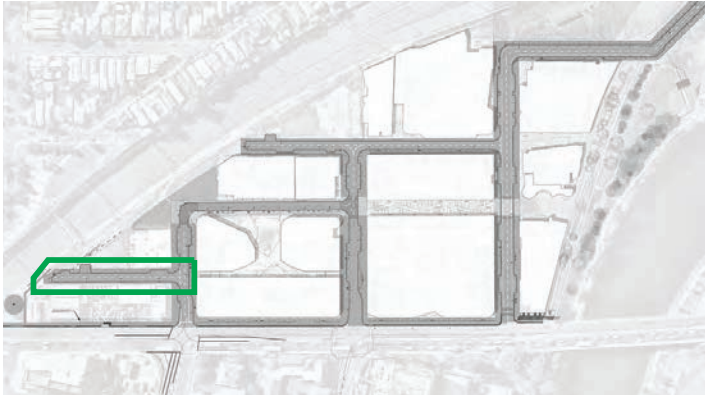
Wightman Street provides access to a number of existing light industrial properties. The design accommodates the existing built form and vehicle cross over proposed locations. There are no current development plans with frontages facing the street. The western end of the street terminates with the Williamstown Rail line.

The proposed design includes re-instated kerbs and pavements consistent with the Maribyrnong Design Manual. Streetscape trees and planters have been provided where possible.

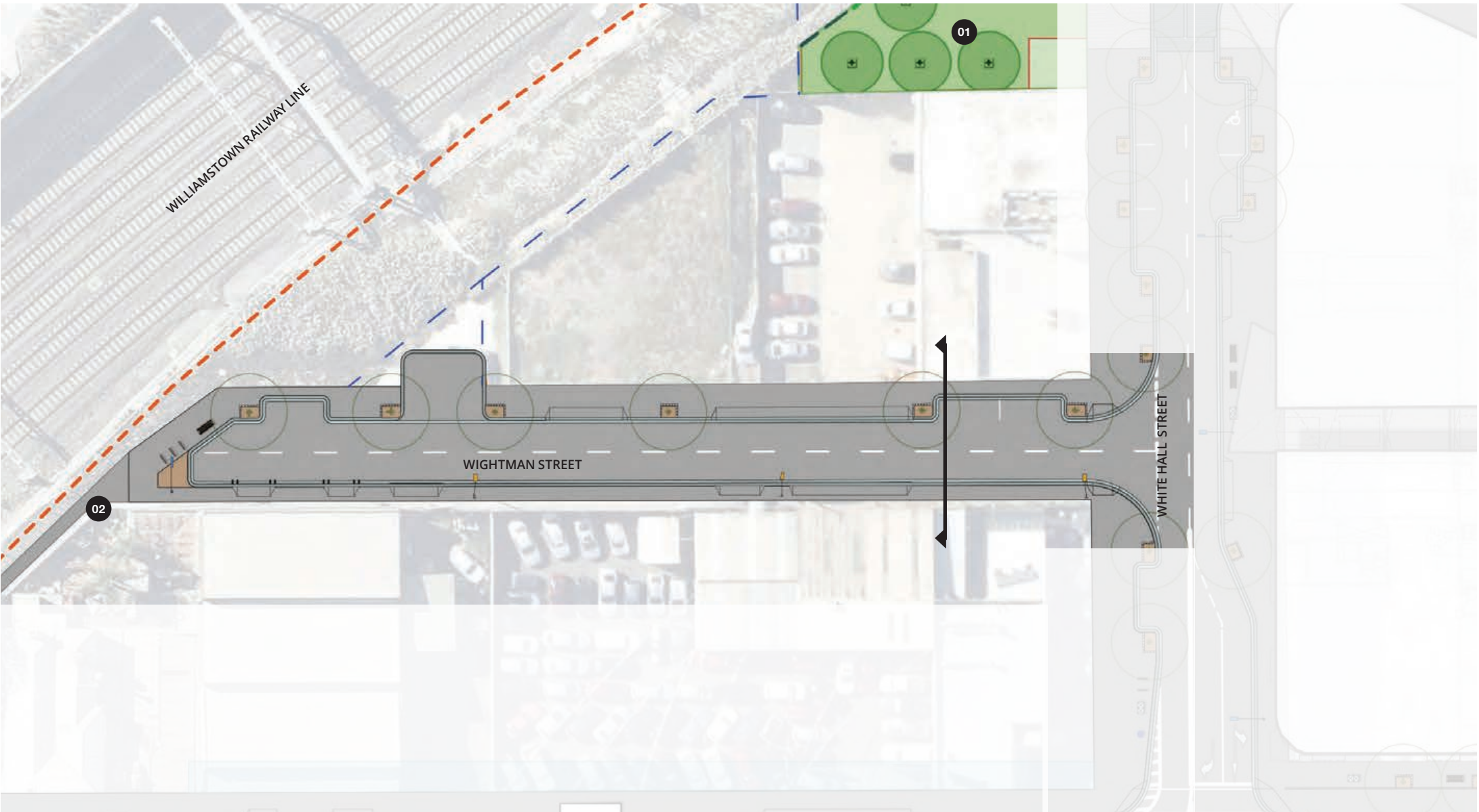
Proposed Street Details

Carriageway width	3.3m
Parallel parking bays	3
Vehicle cross overs	7
Trees in footpath	
(Council details SF-602)	6
Trees in road reserve	
(Council details SF-605)	0
Benches	1
Bins (Waste & recycle unit)	0
Bike hoops	3
Wayfinding and signage	0

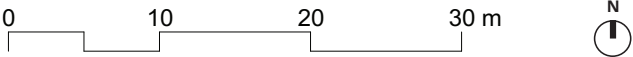
The location of street furniture is indicative and final locations are to be approved by Council.



Key Plan

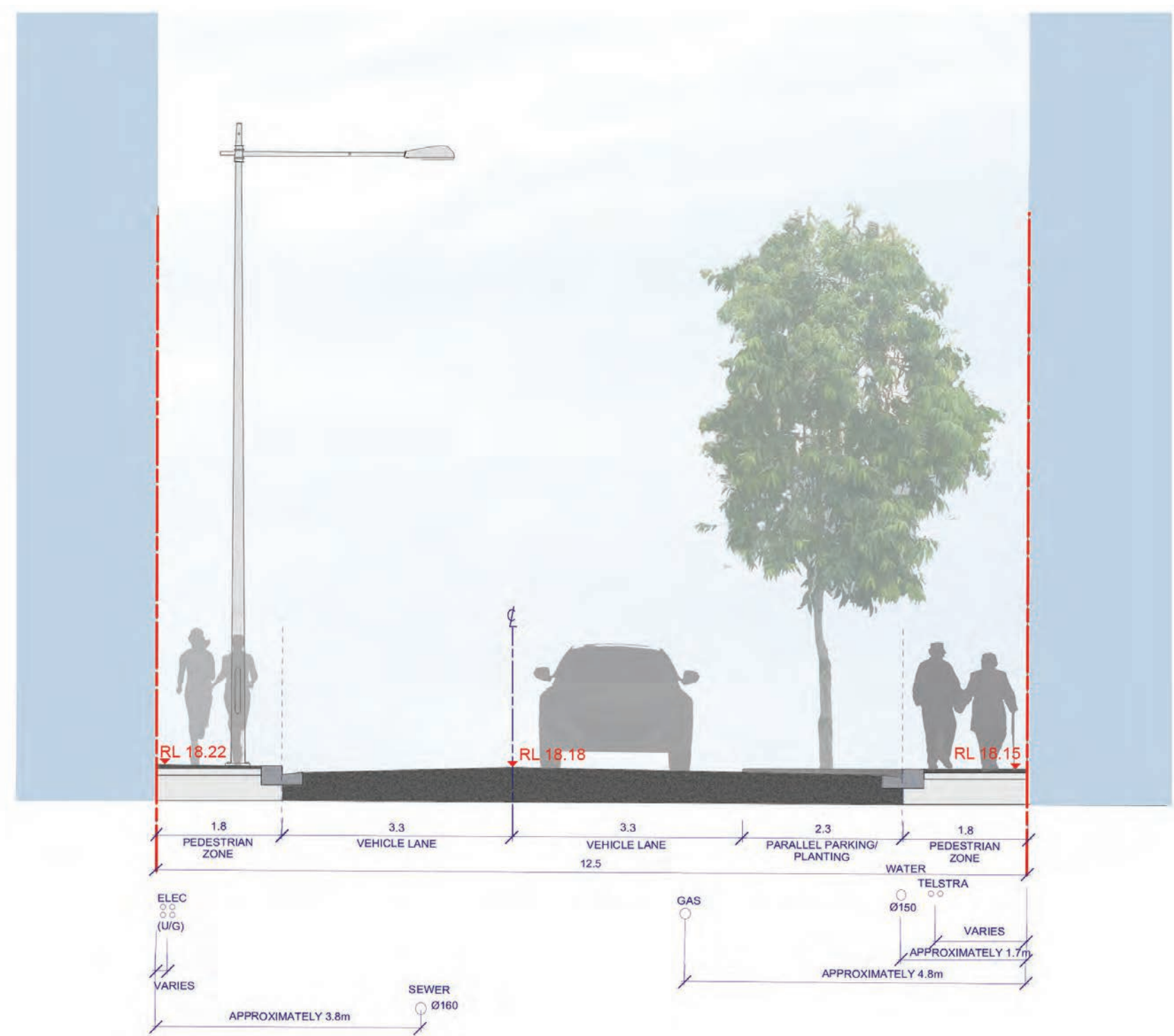


Plan 1:500 @ A3



SCALE 1:500 @ A3

2.1.1 Wightman Street Section



2.2. Whitehall Street

Whitehall Street provides north-south connection from Hopkins Street to Warde Street. Developments are currently under construction on the east side of the street (18-24 Hopkins Street). This development will provide active frontages-yet to be confirmed facing onto Whitehall Street. On the southern corner of Hopkins Street the development will provide active frontages (showrooms).

The design proposal aims to nurture an active street by providing widened public realm and a consistent avenue of street scape trees.

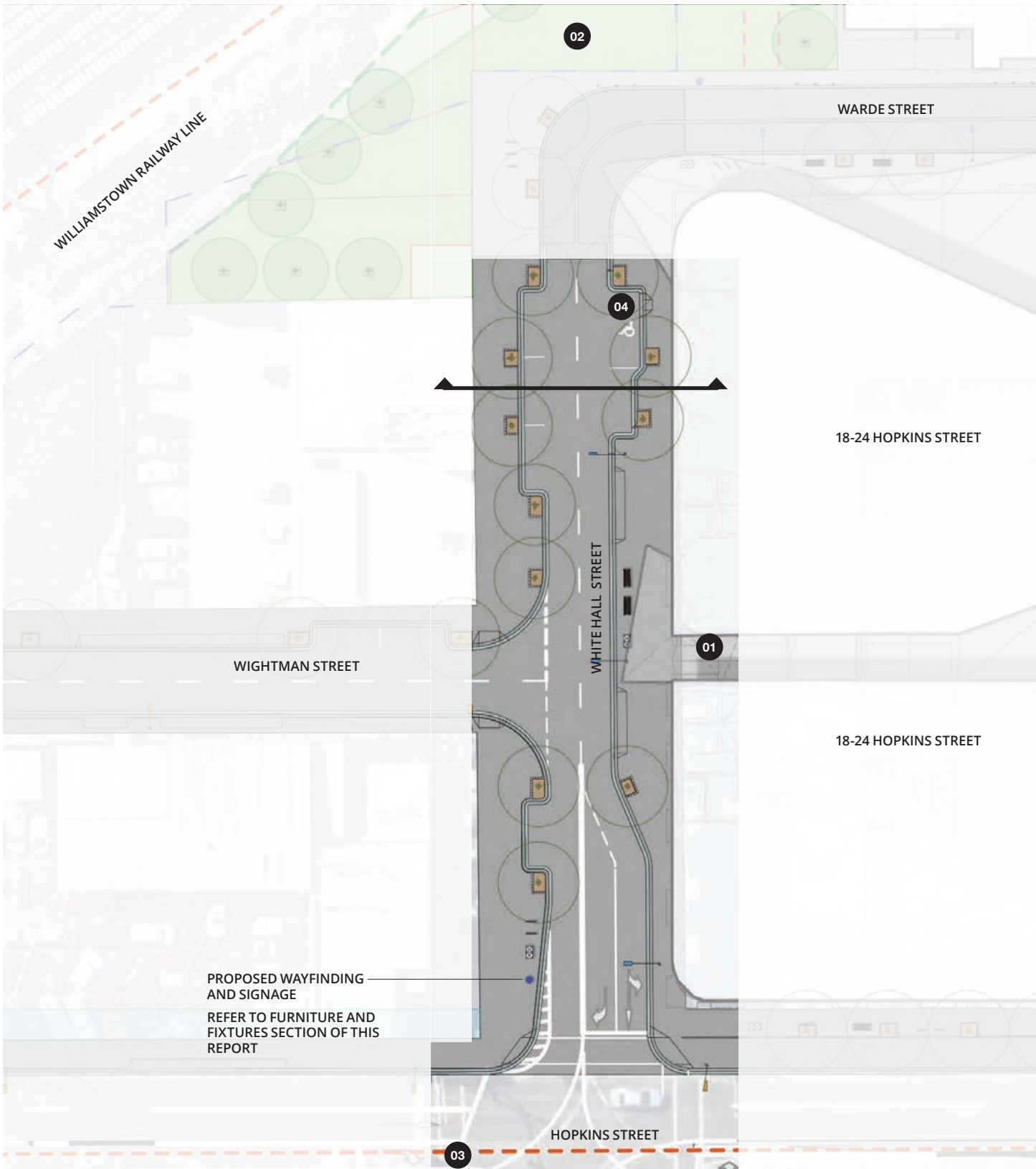
The northern end of Whitehall Street meets with a proposed public open space.

Proposed Street Details

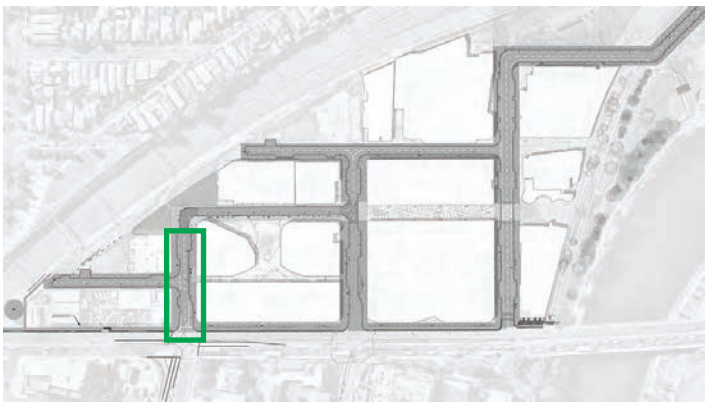
Carriageway width	3.3m
Parallel parking bays	6
Vehicle cross overs	2
Trees in footpath	
(Council details SF-602)	11
Trees in road reserve	
(Council details SF-605)	0
Benches	2
Bins (Waste & recycle unit)	2
Bike hoops	2
Wayfinding and signage	1

The location of street furniture is indicative and final locations are to be approved by Council.

- LEGEND**
- 01 Publicly accessible private open space
 - 02 Public open space
 - 03 Whitehall St. and Hopkins St. intersection
 - 04 DDA accessible parking
 - Joseph Road precinct boundary



Plan 1:500 @ A3



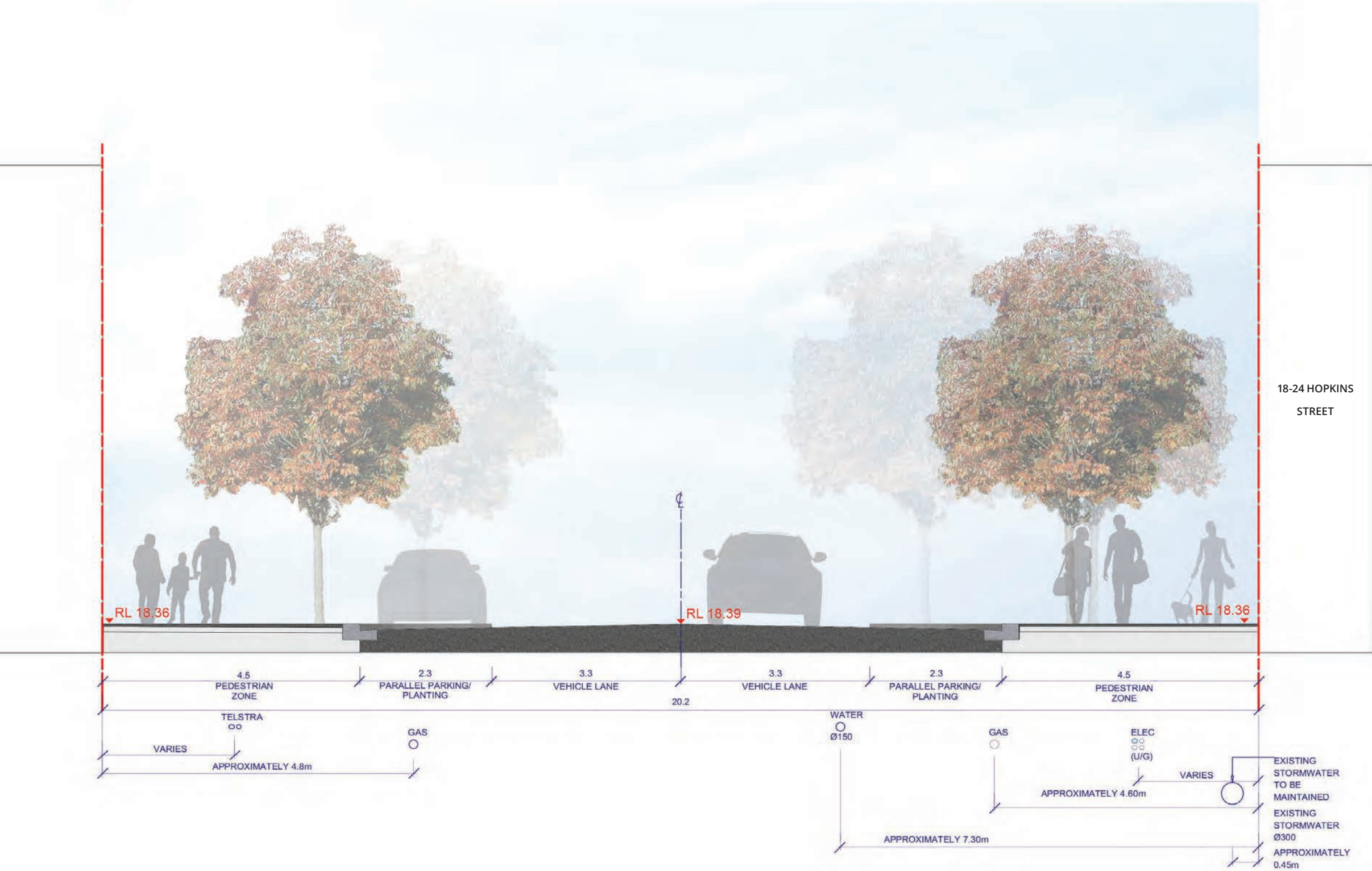
Key Plan

0 10 20 30 m

SCALE 1:500 @ A3



2.2.1 Whitehall Street Section



2.3. Warde Street

Warde Street is proposed to become a shared vehicle and pedestrian zone. This will provide pedestrian priority link East-West through the development making a key connection to the Maribyrnong River and the river side.

A flush transition, without barrier kerbs, between the pedestrian only footpath and the shared zone will assist to establish the street as a pedestrian priority zone. Vehicles movements will be reduced to a maximum speed limit to accommodate pedestrians. Street furniture will define the edge of the pedestrian only zone and compliment the active edges provide by the development.

A speed limit of 10Km/h will be applied. To be approved by VicRoads.

Proposed Street Details

Carriageway width	3.1m
Parallel parking bays	0
Vehicle cross overs	1
Trees in footpath	
(Council details SF-602)	10
Trees in road reserve	
(Council details SF-605)	0
Benches	7
Bins (Waste & recycle unit)	2
Bike hoops	9
Wayfinding and signage	1

The location of street furniture is indicative and final locations are to be approved by Council.

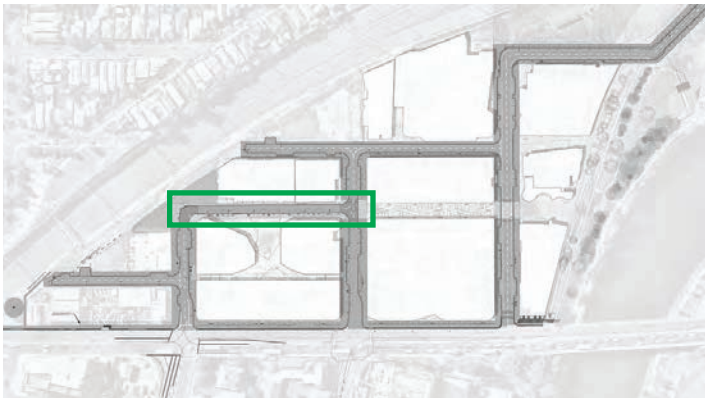
- LEGEND**
- 01 Publicly accessible private open space
 - 02 Public open space
 - 03 Raised transition threshold into shared zone -Sawn bluestone pitchers
 - 04 Pavement -bluestone
 - 05 Flush transition between pedestrian only footpath and shared zone - Row of bluestone setts
 - 06 Shared zone - asphalt surfacing to carriageway



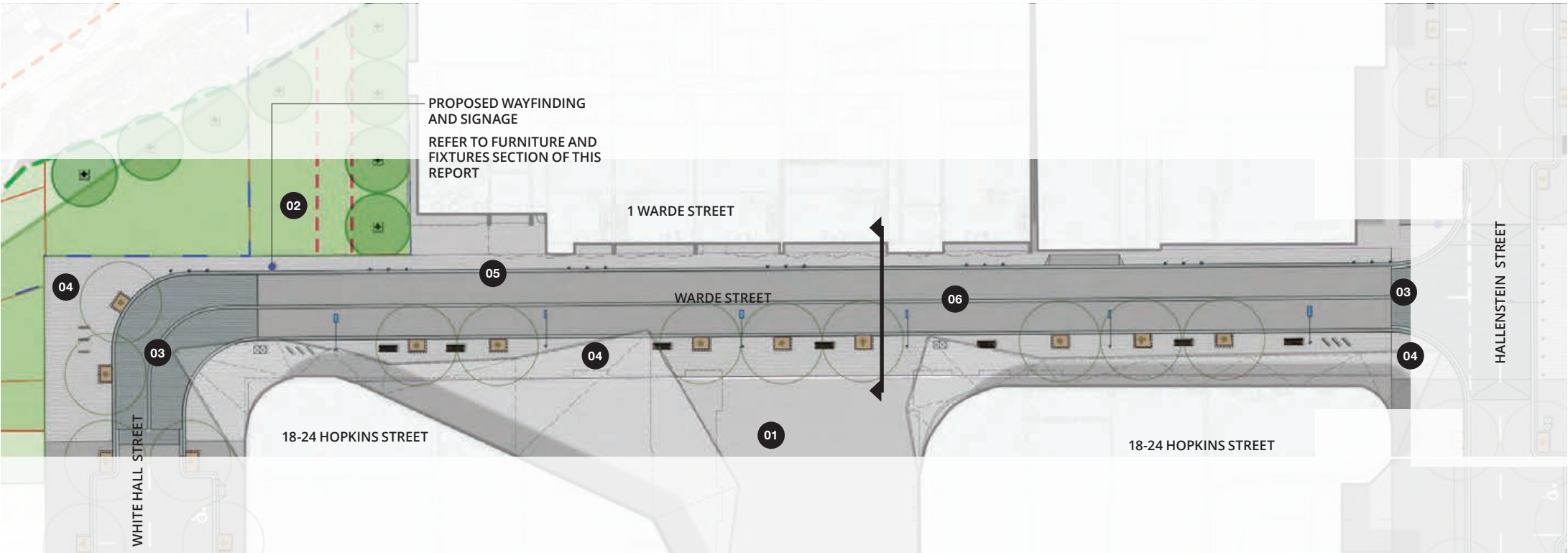
Sawn bluestone pitcher at raised transition thresholds



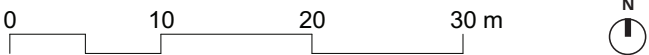
Row of bluestone setts at edge of shared zone



Key Plan

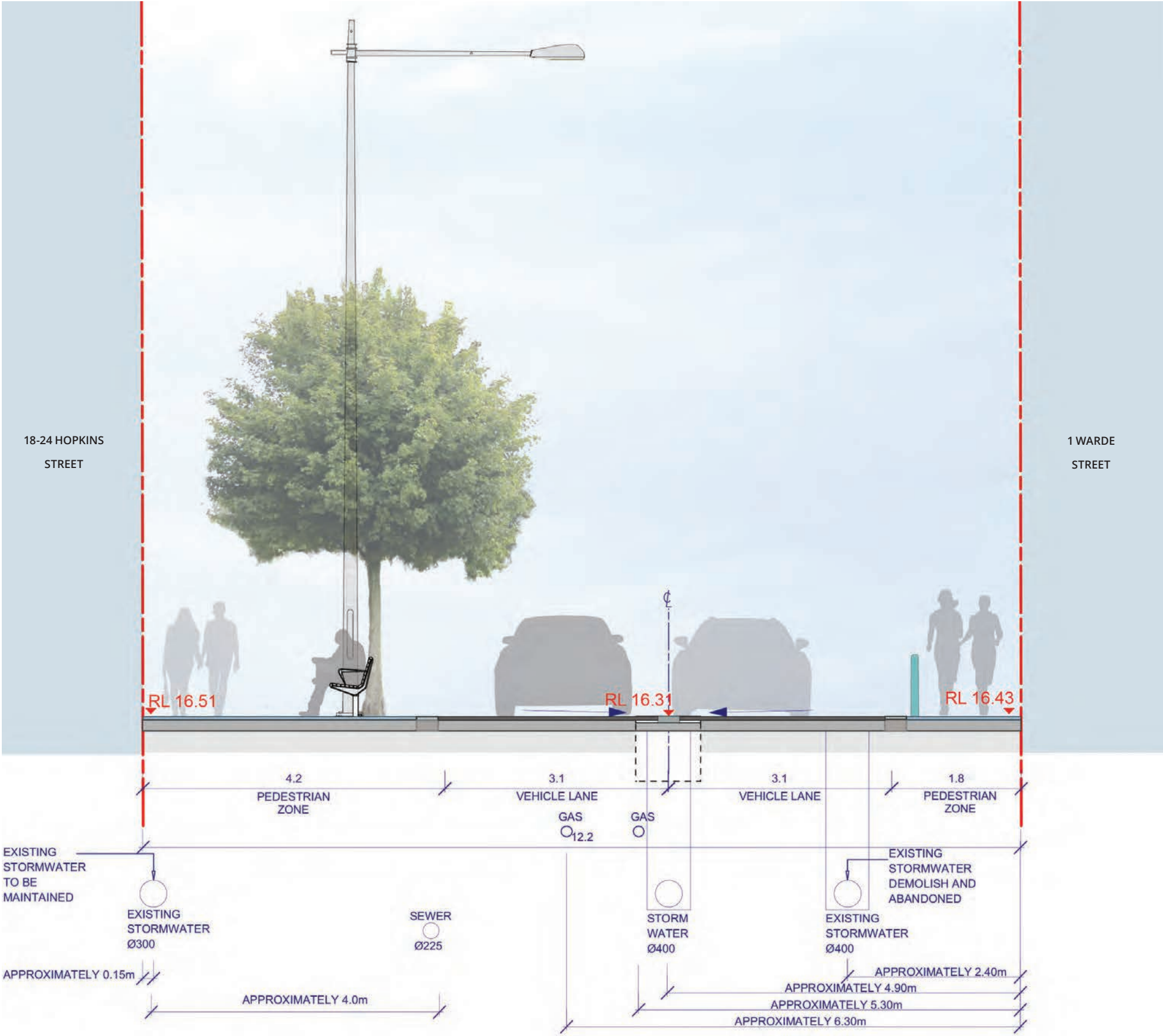


Plan 1:500 @ A3



SCALE 1:500 @ A3

2.3.1 Warde Street Section



2.4. Hallenstein Street

Hallenstein Street will create a pedestrian friendly zone through to Neilson Place in the north. A widened footpath will provide clear pedestrian movement zones as well as room for streetscape furniture and street trees.

Street trees are arranged in two rows, one in verge and the other within the pedestrian zone. This approach provides Hallenstein Street with a consistent green canopy as well as on street car parking.

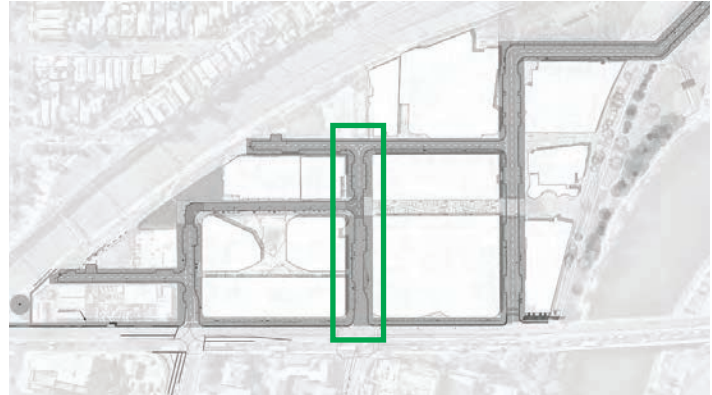
Proposed Street Details

Carriageway width	3.3m
Parallel parking bays	15
Vehicle cross overs	3
Trees in footpath	
(Council details SF-602)	20
Trees in road reserve	
(Council details SF-605)	1
Benches	5
Bins (Waste & recycle unit)	4
Bike hoops	5
Wayfinding and signage	2

The location of street furniture is indicative and final locations are to be approved by Council.



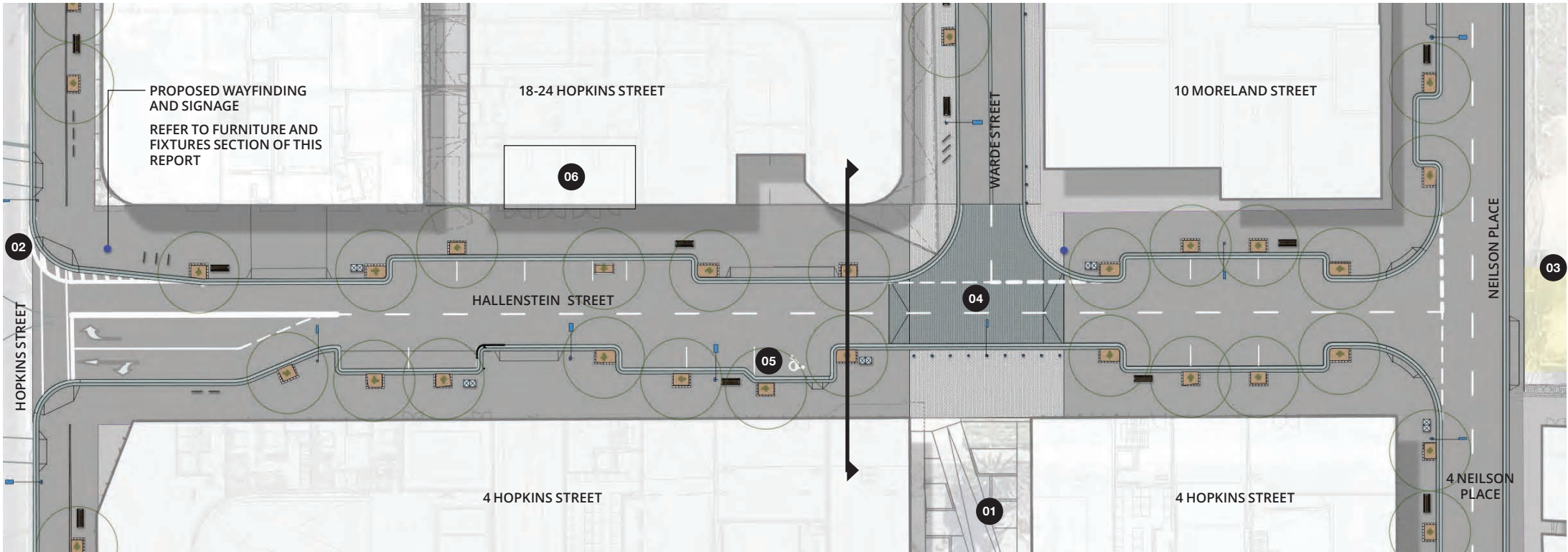
Hallenstein Street Visualisation



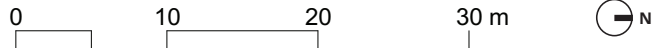
Key Plan

LEGEND

- 01 Publicly accessible private open space - Connection to Maribyrnong River
- 02 Hallenstein St. and Hopkins St. intersection
- 03 Easement
- 04 Sawn Bluestone paver to ramp and raised transition threshold at intersection with Warde Street
- 05 DDA accessible car park
- 06 Substation

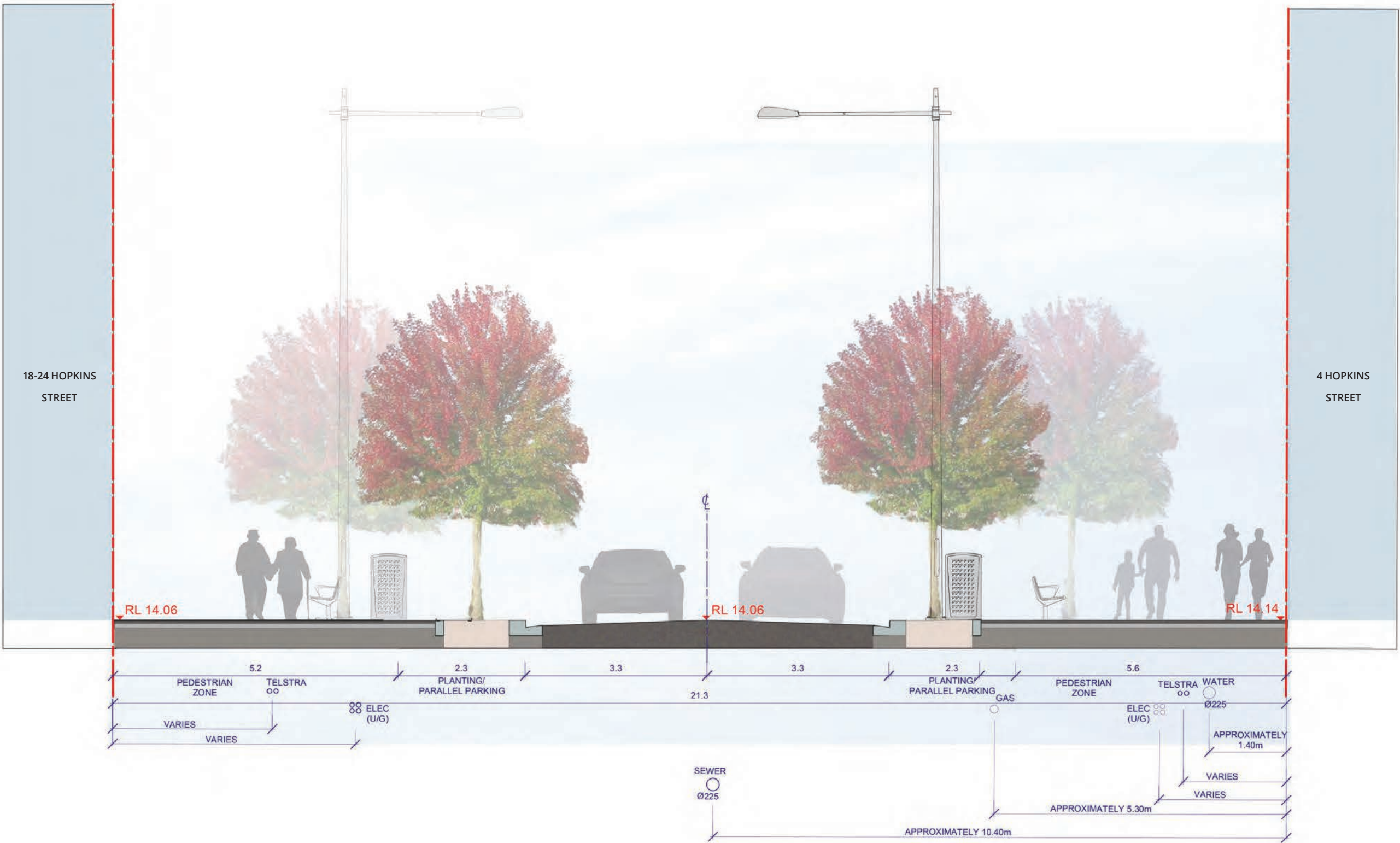


Plan 1:500 @ A3



SCALE 1:500 @ A3

2.4.1 Hallenstein Street Section



Section 1:50 @ A3

2.5. Neilson Place

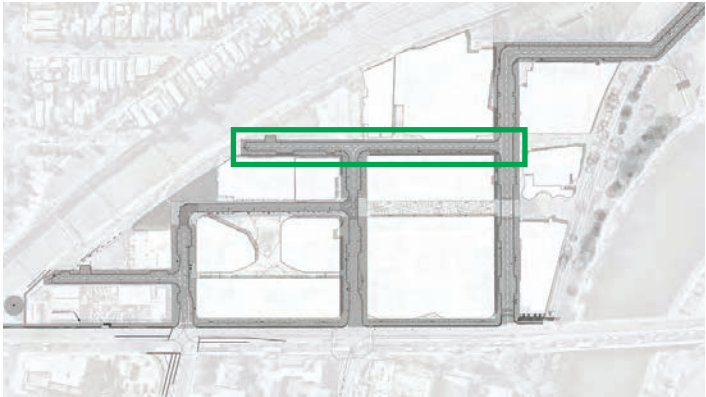
Neilson Place has a reduced width however is required to provide for both east and west bound vehicle movements. To provide a consistent green canopy along the length of the street, it is proposed to shift the carriageway north and provide trees along the south side with the most solar access.

Between Hallenstein Street and Joseph Road there will be no on street car parking, however, some will be provided west of Hallenstein Street. Cross over access into the proposed developments will be provided.

No. 2 Neilson Place will provide active frontages with retail opportunities provided in the east.

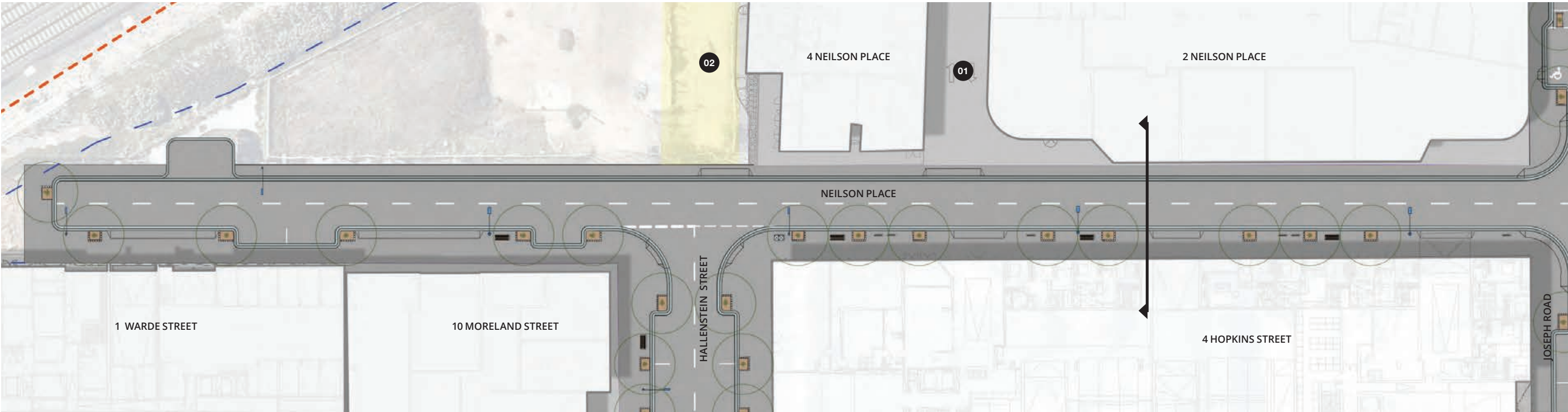
The location of street furniture is indicative and final locations are to be approved by Council.

Proposed Street Details	
Carriageway width	3.3m
Parallel parking bays	3
Vehicle cross overs	7
Trees in footpath	
(Council details SF-602)	14
Benches	4
Bins (Waste & recycle unit)	1
Bike hoops	6
Wayfinding and signage	0

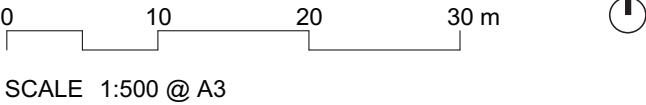


Key Plan

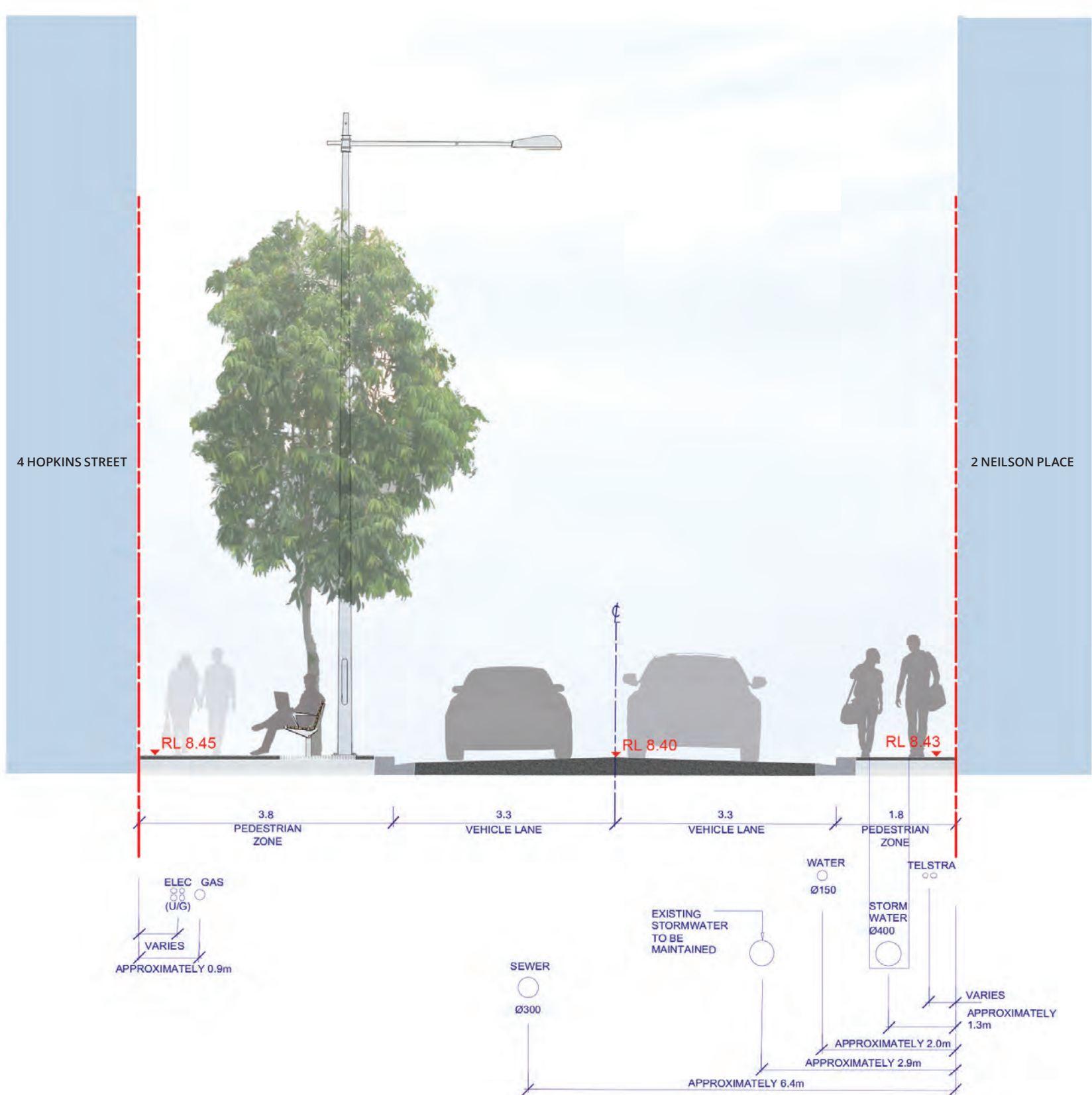
- LEGEND
- 01 Access to private car park
 - 02 Easement
 - Joseph Road precinct boundary
 - Railway title/property boundary



Plan 1:500 @ A3



2.5.1 Neilson Place Section



Section 1:50 @ A3

2.6. South Joseph Road

South Joseph Road will be a new main street for the Joseph Road precinct. The design for the street will provide on street parking to encourage visitors and residents to park and walk to key destinations. A consistent avenue of trees will provide a lush green canopy, the arrangement similar to Hallenstein Street will contribute to creating a unique identity for Joseph Road precinct.

A raised pedestrian crossing will prioritise pedestrian movements and create a direct link from the Maribyrnong River to the pedestrian mall at 4 Hopkins Street, Warde Street shared zone and to Footscray Metropolitan Activity Centre.

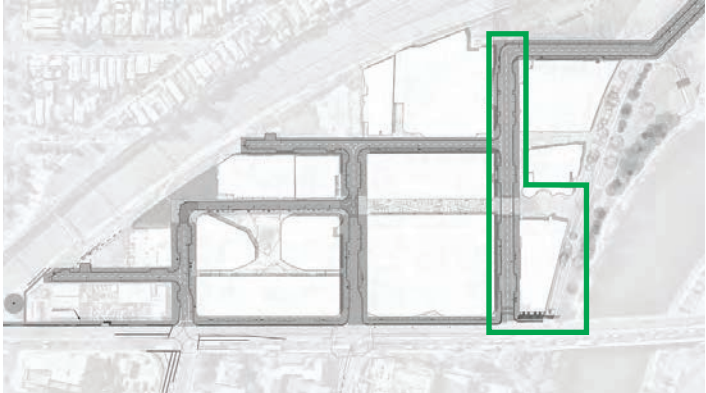
Separated cycle lanes will provide cyclist priority along Joseph Road to Maribyrnong River.

The location of street furniture is indicative and final locations are to be approved by Council.

Proposed Street Details		
Carriageway width	3.3m	
Parallel parking bays	20	
Vehicle cross overs	3	
Trees in footpath		
(Council details SF-602)	19	
Trees in road reserve		
(Council details SF-605)	4	
Benches	7	
Bins (Waste & recycle unit)	5	
Bike hoops	7	
Wayfinding and signage	2	



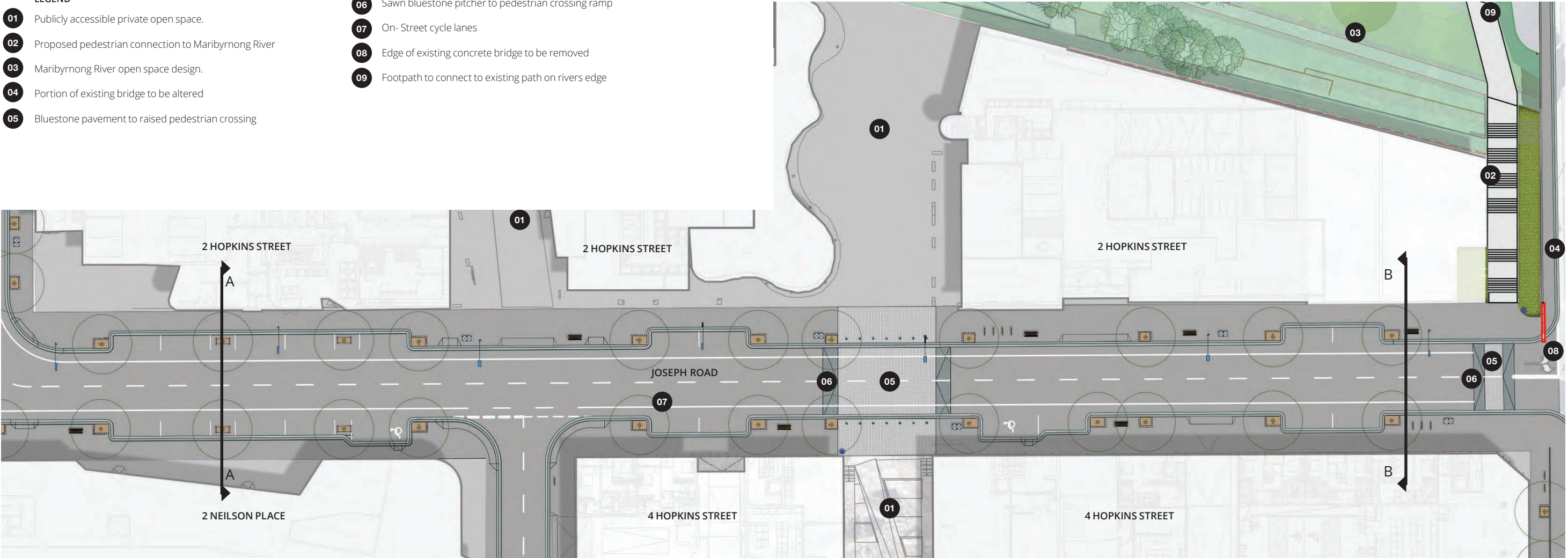
Visualisation of proposed design for South Joseph Road



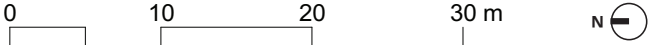
Key Plan

- LEGEND**

 - 01 Publicly accessible private open space.
 - 02 Proposed pedestrian connection to Maribyrnong River
 - 03 Maribyrnong River open space design.
 - 04 Portion of existing bridge to be altered
 - 05 Bluestone pavement to raised pedestrian crossing
- 06 Sawn bluestone picher to pedestrian crossing ramp
 - 07 On- Street cycle lanes
 - 08 Edge of existing concrete bridge to be removed
 - 09 Footpath to connect to existing path on rivers edge

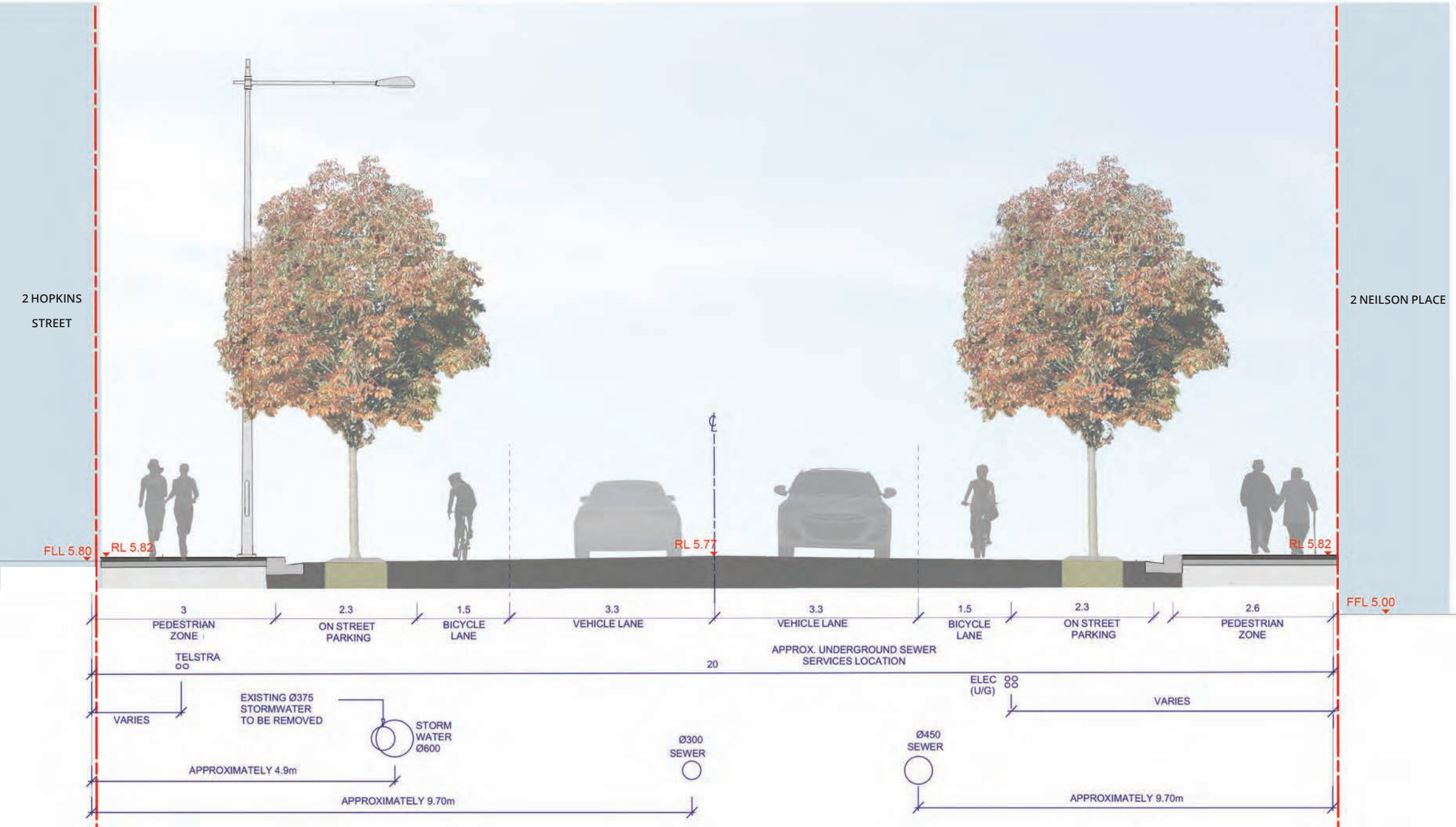


Plan 1:500 @ A3



SCALE 1:500 @ A3

2.6.1 South Joseph Road Section A-A



Section A-A 1:50 @ A3

2.6.2 South Joseph Road Section B-B



Section B-B 1:50 @ A3

2.7. North Joseph Road

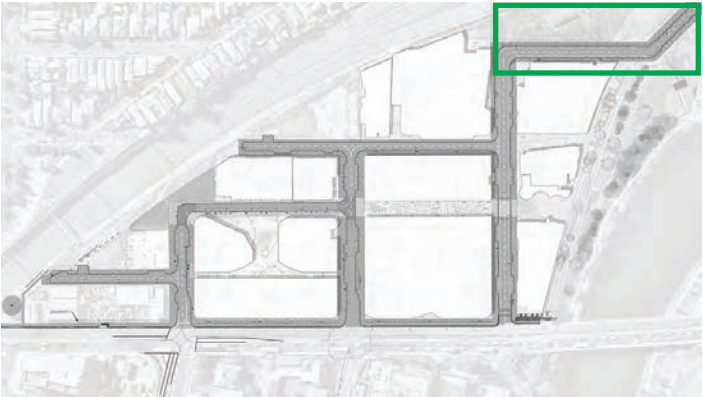
North Joseph Road will provide a green connection to Maribyrnong River. On road bicycle lanes will travel east and west until the turn toward the river.

Proposed street details

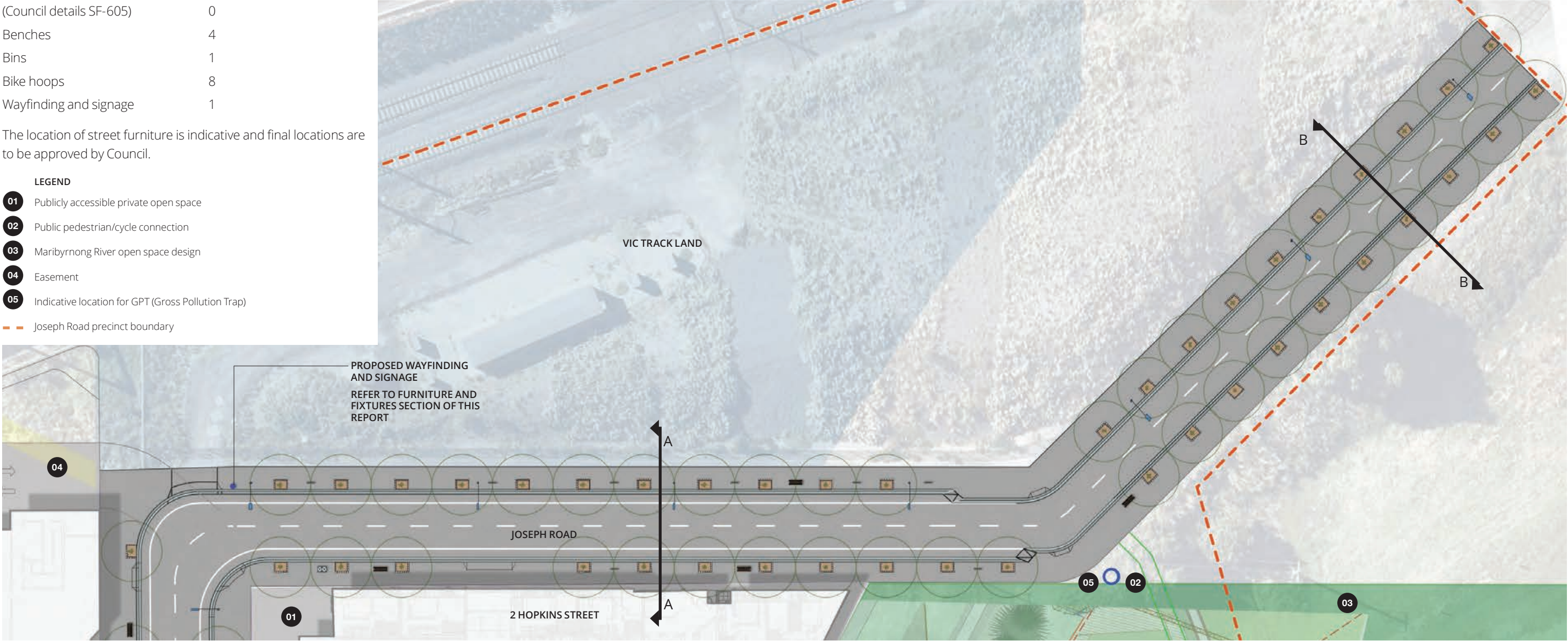
Carriageway width	3m
Parallel parking bays	0
Vehicle cross overs	2
Trees in Footpath	
(Council details SF-602)	43
Trees in road reserve	
(Council details SF-605)	0
Benches	4
Bins	1
Bike hoops	8
Wayfinding and signage	1

The location of street furniture is indicative and final locations are to be approved by Council.

- LEGEND**
- 01 Publicly accessible private open space
 - 02 Public pedestrian/cycle connection
 - 03 Maribyrnong River open space design
 - 04 Easement
 - 05 Indicative location for GPT (Gross Pollution Trap)
 - Joseph Road precinct boundary



Key Plan

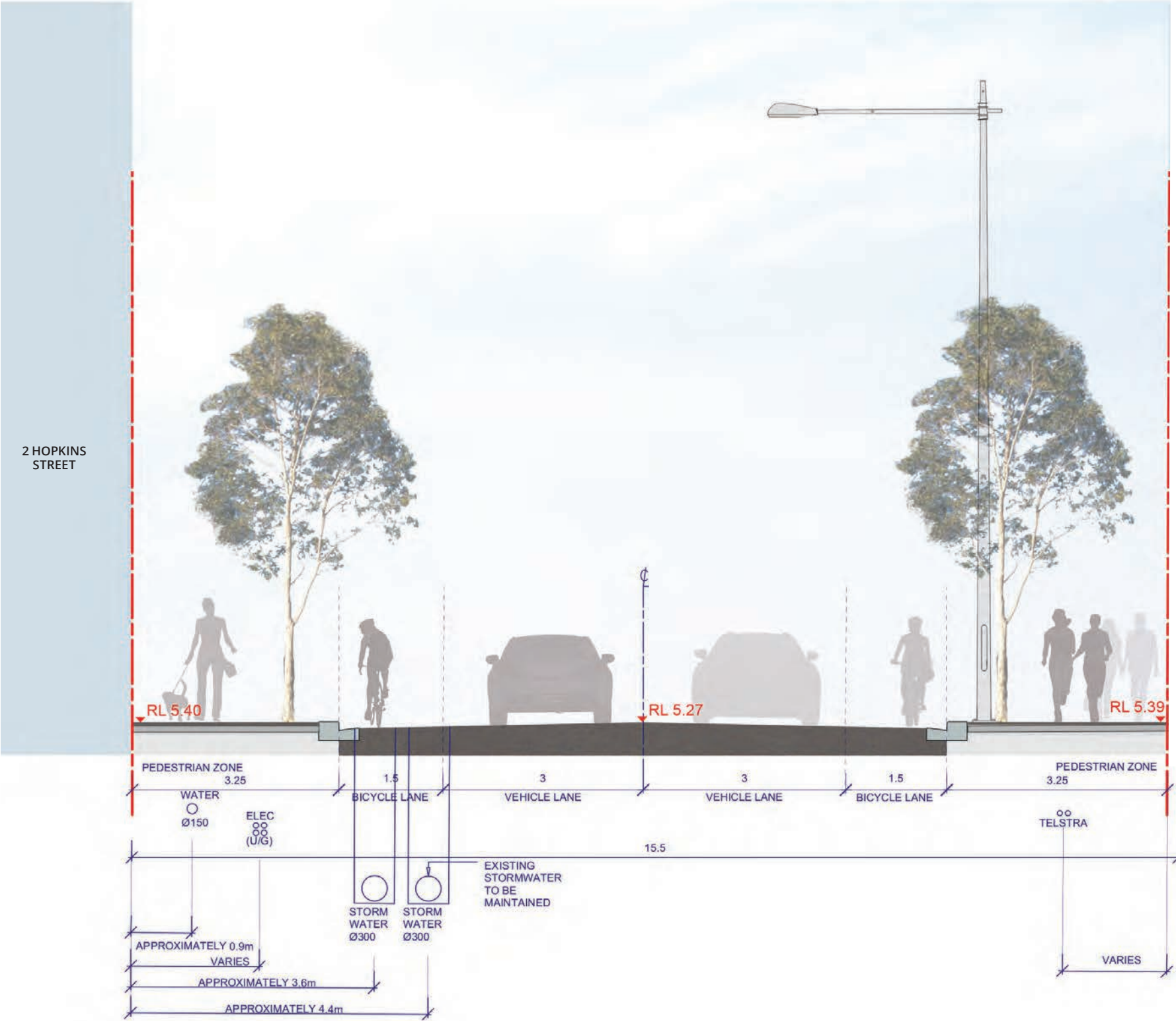


Plan 1:500 @ A3

0 10 20 30 m

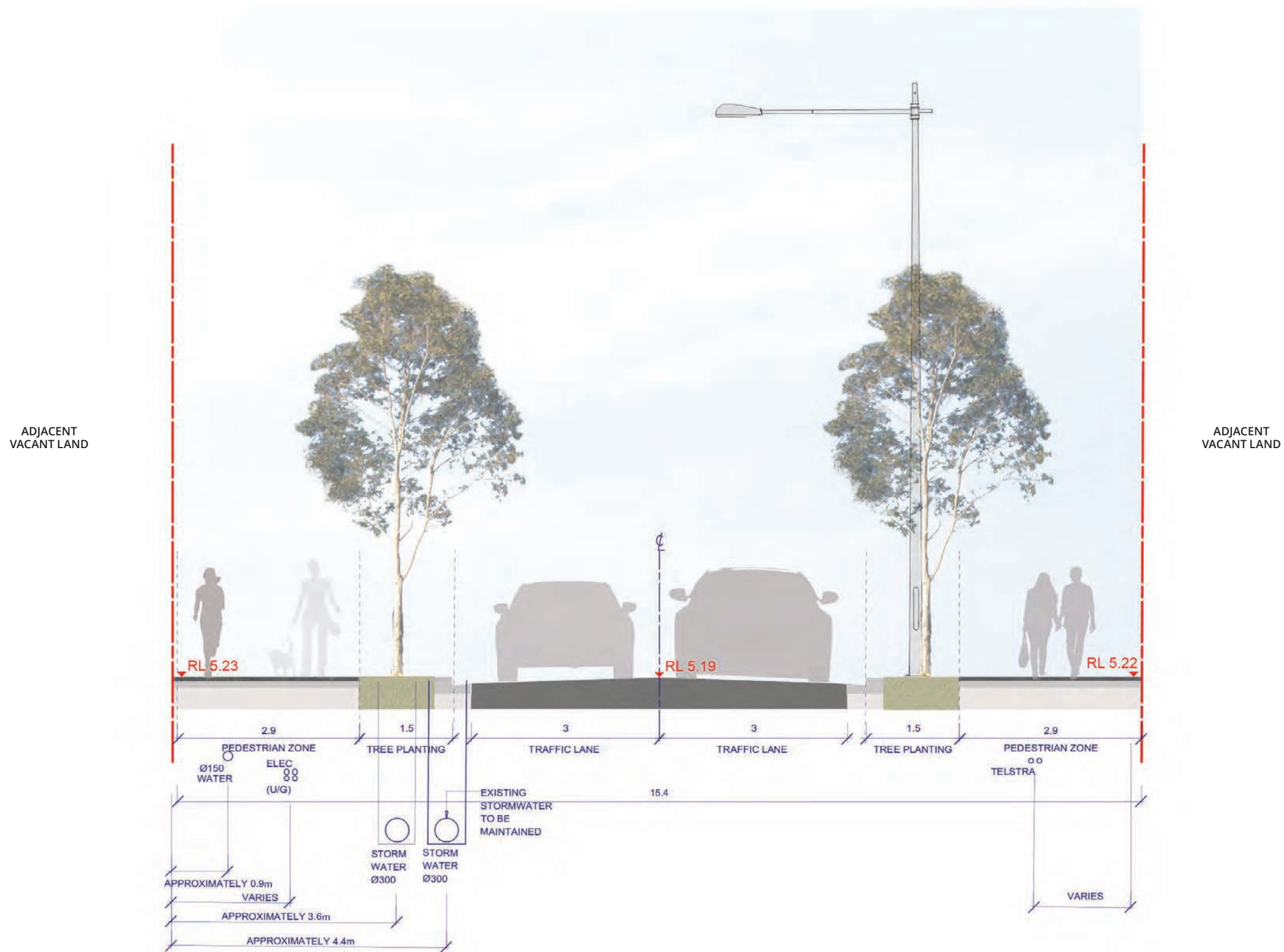
SCALE 1:500 @ A3

2.7.1 North Joseph Road Section A-A



Section A-A 1:50 @ A3

2.7.2 North Joseph Road Section B-B



Section B-B 1:50 @ A3

2.8. Hopkins Street

Hopkins Street is a large multi-lane road providing arterial access into the city from Footscray Metropolitan Activity Centre. The design for Hopkins Street is to provide a designated shared bicycle pathway. The location of existing underground services has meant the location of trees is located in the north, providing a consistent green avenue to frame Hopkins Street. West of Whitehall Street, where the 3m setback is not confirmed, trees have not been provided. However, the current design would allow for the planting of trees in the future.

Developments fronting Hopkins street will have active frontages from showrooms/offices.

The intersection with Hallenstein Street is proposed to have a signalised junction (by Aurecon) providing for improved pedestrian circulation.

Future pedestrian crossing amenity will be provided at Cowper Street.

Proposed Road Details		
Carriageway width	3.3m	
Parallel parking bays	0	
Vehicle cross overs	3	
Trees in footpath		
(Council detail SF-602)	22	
Trees in road reserve		
(Council detail SF-605)	0	
Benches	4	
Bins (waste and recycle units)	4	
Bike hoops	14	
Wayfinding and signage	0	

The location of street furniture is indicative and final locations are to be approved by Council.

- LEGEND
- 01

Public pedestrian/cycle connection
- 02

Pedestrian connection to Maribyrnong River
- 03

New Hallenstein St. and Hopkins St. intersection
- 04

Existing Whitehall St. and Hopkins St. intersection
- 05

Potential future signalised pedestrian crossing
- 06

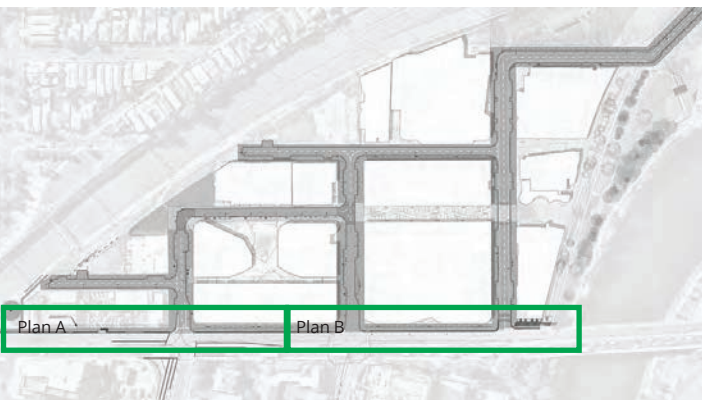
Maribyrnong River open space design
- 07

Existing bus stop to be retained
- 08

Potential future bicycle path widening and tree planting
- 09

Existing bus stop to be consolidated with bus stop noted as 07. Final approval from all relevant authorities including VicRoads is required
- 10

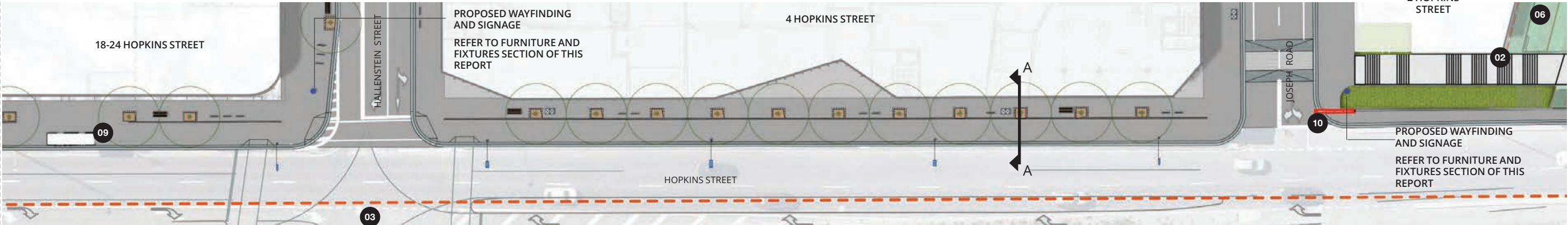
Edge of existing concrete bridge to be removed
- Joseph Road precinct boundary



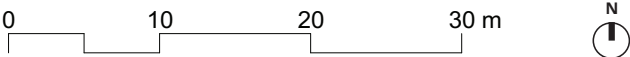
Key Plan



Plan A 1:500

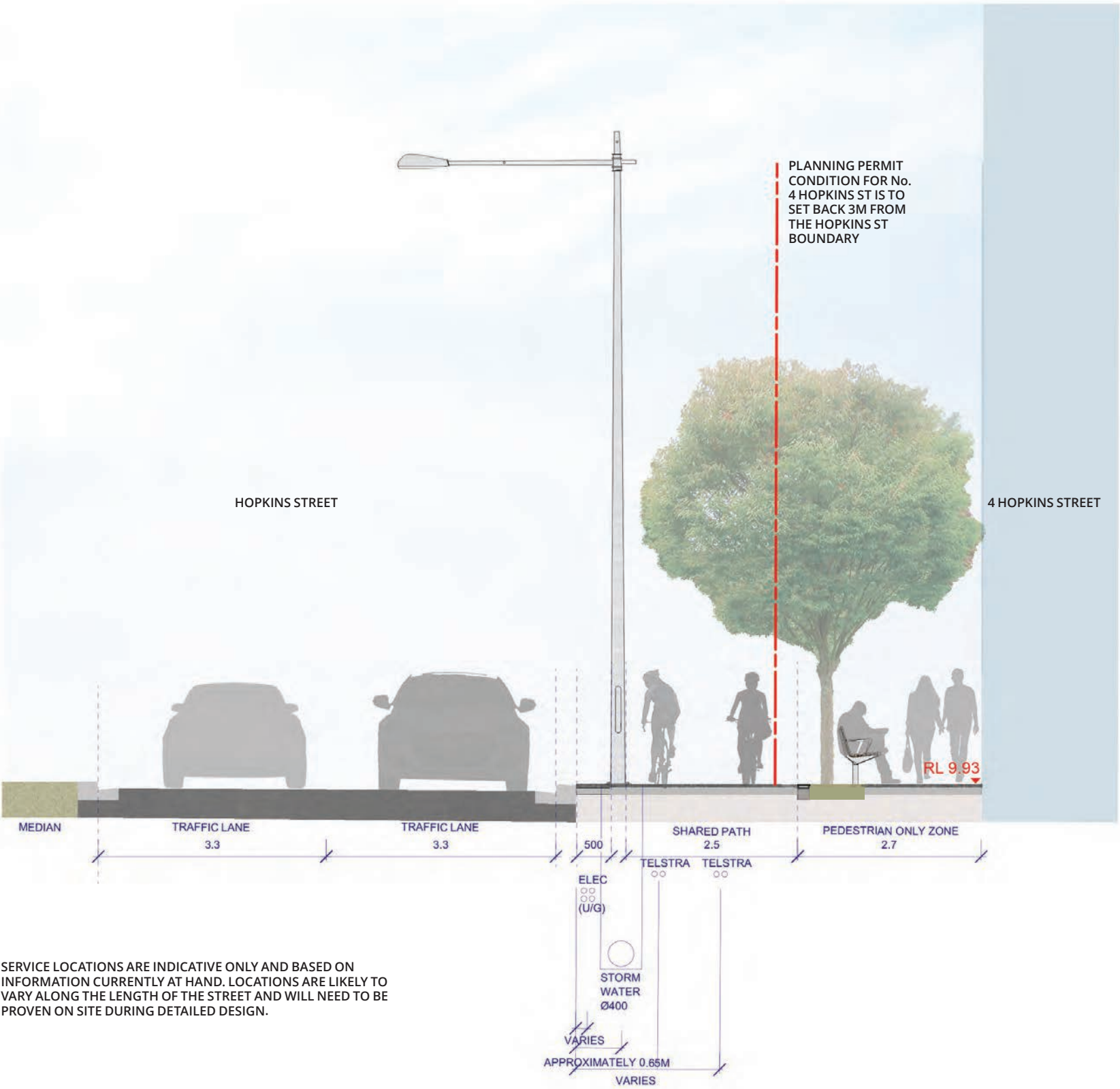


Plan B 1:500 @ A3

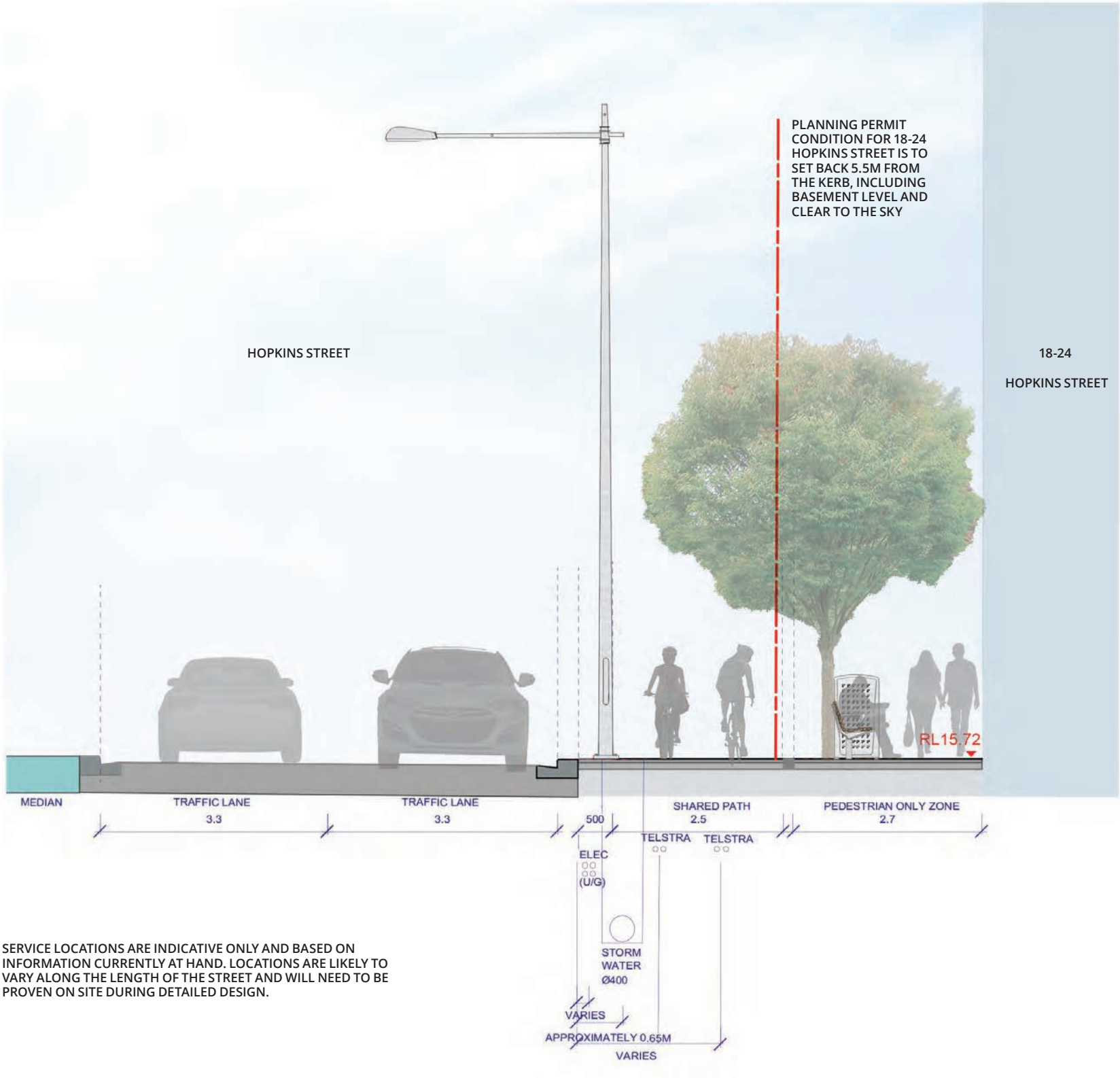


SCALE 1:500 @ A3

2.8.1 Hopkins Street Section A-A



2.8.2 Hopkins Street Section B-B



Section 1:75 @ A3

3. Planting Palette



3.1. Proposed Street Tree Species

The street tree selection for Joseph Road is based upon the nominated species as per the City of Maribyrnong Street Planting Strategy Adopted August 27, 2013.

The design objectives of the proposed tree planting schedule are as follows:

- A consistent boulevard of trees from South Joseph Road and continued along North Joseph Road,
- Consistency of tree canopy east-west (Neilson Street and Wightman Street) and north-south, Hallenstein Street and Whitehall Street); and,
- South Joseph Road, Hallenstein Street and Whitehall Street have the opportunity to include two types of streetscape trees.



City of Maribyrnong Street Planting Strategy, 2013 Cover Page

Tree Planting Schedule

Botanical Name	Common Name	Pot Size (mm)	"Native/ Exotic"	Spacing (mm)
Hopkins Street				
Zelkova serrata 'Green Vase'	Green Vase Zelkova	200L	E	–
Whitehall Street				
Fraxinus pennsylvanica 'Urbanite'	Urbanite Ash	200L	N	–
South Joseph Road				
Fraxinus pennsylvanica 'Urbanite'	Urbanite Ash	200L	N	–
Hallenstein Street				
Acer freemanii 'Jeffersred' Autumn Blaze	'Jeffersred' Autumn Blaze Maple	200L	E	–
North Joseph Road				
Corymbia citriodora	Lemon-scented Gum	200L	N	–
Warde Street				
Acer campestre	Field Maple	200L	N	–
Neilson Place				
Waterhousea floribunda 'Green Avenue'	Green Avenue Lilypily	200L	N	–
Wightman Street				
Waterhousea floribunda 'Green Avenue'	Green Avenue Lilypily	200L	N	–



Waterhousea floribunda 'Green Avenue' Green Avenue Lilypily



Zelkova serrata 'Green Vase' Green Vase Zelkova



Acer campestre Field Maple



Acer freemanni 'Jeffers Red'



Corymbia citriodora Lemon Scented Gum



Fraxinus pennsylvanica 'Urbanite' Urbanite Ash

3.2. Ground Covers and Grasses Species Master List

The species for ground covers and grasses have been selected from a masterlist of recommended species for Maribyrnong.

The majority of these plants are native or indigenous plants. These plants are more suited to the environment, establish and maintain urban habitat for birds and insects and sustain biodiversity within the urban landscape.

Botanic Name	Common Name
Grasses and Ground Covers	
<i>Anigozanthos flavidus</i>	Kangaroo Paw
<i>Austrostipa elegantissima</i>	Feather Spear Grass
<i>Austrostipa scabra ssp falcata</i>	Slender Spear Grass
<i>Dianella longifolia</i>	Pale Flax Lily
<i>Dianella brevicaulis</i>	Spreading Flax Lily
<i>Dichanthium sericeum</i>	Silky Blue Grass
<i>Lomandra longifolia</i>	Spiny-headed Mat-rush
<i>Poa morrisii</i>	Silky Tussock Grass
<i>Poa sieberiana</i>	Grey Tussock Grass
<i>Themeda triandra</i>	Kangaroo Grass
Small Plants	
<i>Brachyscome multifida</i>	Cut Leaf Daisy
<i>Bracteantha viscosa</i>	Sticky Everlasting
<i>Calocephalus citreus</i>	Lemon Beauty Heads
<i>Calotis scapigera</i>	Tufted Burr Daisy
<i>Chrysocephalum apiculatum</i>	Common Everlasting
<i>Chrysocephalum semipapposum</i>	Clustered Everlasting
<i>Craspedia variabilis</i>	Common Billy Buttons
<i>Doodia media ssp. Australis</i>	Common Rasp Fern
<i>Einadia nutans</i>	Climbing Saltbush
<i>Enychylaena tomentosa</i>	Ruby Saltbush
<i>Leucophyta brownii</i>	Cushion Bush
<i>Linum marginale</i>	Native Flax
<i>Pelargonium australe</i>	Austral Storks Bill
<i>Pycnosorus chrysnathes</i>	Golden Billy Buttons
<i>Pycnosorus globosus</i>	Drumsticks Vittadinia cuneata
<i>Drumsticks Vittadinia cuneata</i>	Woolly New Holland Daisy
<i>Wahlenbergia communis</i>	Tufted Bluebell



Poa sieberiana Silky Tussock Grass



Dianella brevicaulis Spreading Flax Lily



Austrostipa elegantissima Feather Spear Grass



Pycnosorus globosus Vittadinia cuneata



Lomandra longifolia Spiny-headed Mat-rush



Pycnosorus chrysanthus Golden Billy Buttons



Brachyscome multifida Cut Leaf Daisy



Leucophyta brownii Cushion Bush



Austrostipa scabra ssp falcata Slender Spear Grass



Chrysocephalum apiculatum Common Everlasting



Anigozanthus flavidus Kangaroo Paw





4. Materials Palette



4.1. Materials, Surfaces and Edges

Materials and surfaces for the Joseph Road development will be consistent with the Maribyrnong City Design Manual. Joseph Road Development sits within the Footscray Central Activities Area and the typical details for this area apply.

This will assist in integrating the new development into its surrounding context.



Pedestrian Pavements

Standard Detail No.: SF-010

Materials: Asphalt type N



Kerb

Standard Detail No.: SF-008

Materials: Bluestone - Sawn finish



Tree Surround in Footpath

Standard Detail No.: SF-602

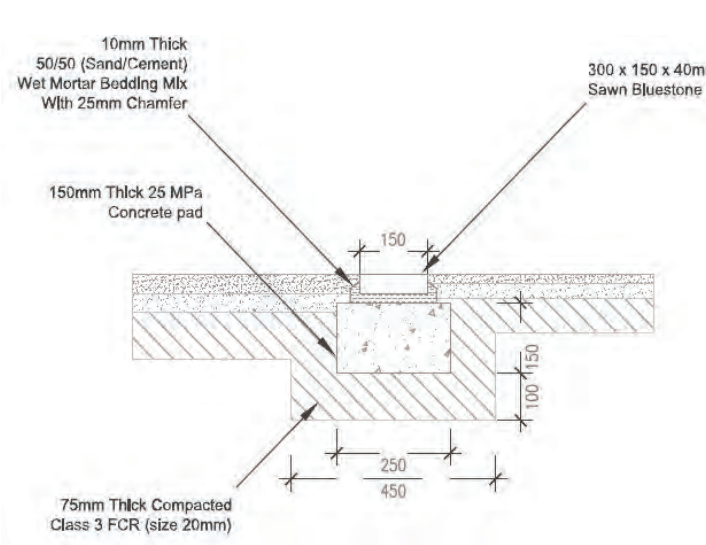
Materials: Bluestone - Sawn finish, granitic gravel



Vehicle Cross Overs

Standard Detail No.: SF-002 (402.01)

Materials: Sawn bluestone



Bluestone Kerb Extension

Standard Detail No.: SF-012

Materials: Bluestone



Tree Surround in Road Reserve

Standard Detail No.: SF-605

Materials: Concrete wheel stop and edge strip, granitic gravel



4.2. Furniture and Fixtures

Furniture and fixtures for the Joseph Road development will be consistent with the Maribyrnong City Design Manual. Joseph Road Development sits within the Footscray Central Activities Area and the typical details for this area apply.

This will assist in integrating the new development into its surrounding context.



Bicycle Rail - Footscray Hoop

Standard Detail No.: SF-401

Materials: Grade 304 stainless steel tube 50.8mm OD x 2.0mm wall 44.5mm OD x 2.77mm wall welded steel tube. Stiffener fitted to inside of stainless steel tube.



Bollard

Standard Detail No.: SF-501

Materials: Stainless steel posts with stainless steel fittings, flat bollard cap and base 3mm 316 grade stainless steel



Wayfinding and Signage

Standard Detail No.: SF-701

Materials: Stainless steel tubing, Marine grade 316, SDES 150mm Signage and 1.99mm aluminium map panel



Waste Unit and Butt Out Bin

Standard Detail No.: SF-302

Materials: Cast Aluminium Frame with punch perforated 304 Grade stainless steel sheet panels



Standard Seat - Promenade with Back Rest

Standard Detail No.: SF-201

Materials: Polished cast Aluminium frame with hardwood timber slats



Light Pole

Standard Detail No.: SF-901

Materials: Cast Aluminium Light Pole





5. Strategic & Site Analysis



5.1. Background Documents

5.1.1 Relevant background documents

2016

City Design Manual, March

2015

Footscray Access and Mobility Strategy

2014

Open Space Strategy, October 2014

Footscray River Edges Masterplan, 2014

Footscray Structure Plan, March

2013

Street Planting Strategy, Maribyrnong City Council. Adopted 27 August 2013

2013

VicRoads Network and Operating Plan

Footscray Central Activity Area

2012

Maribyrnong Integrated Transport Strategy, for Maribyrnong City Council

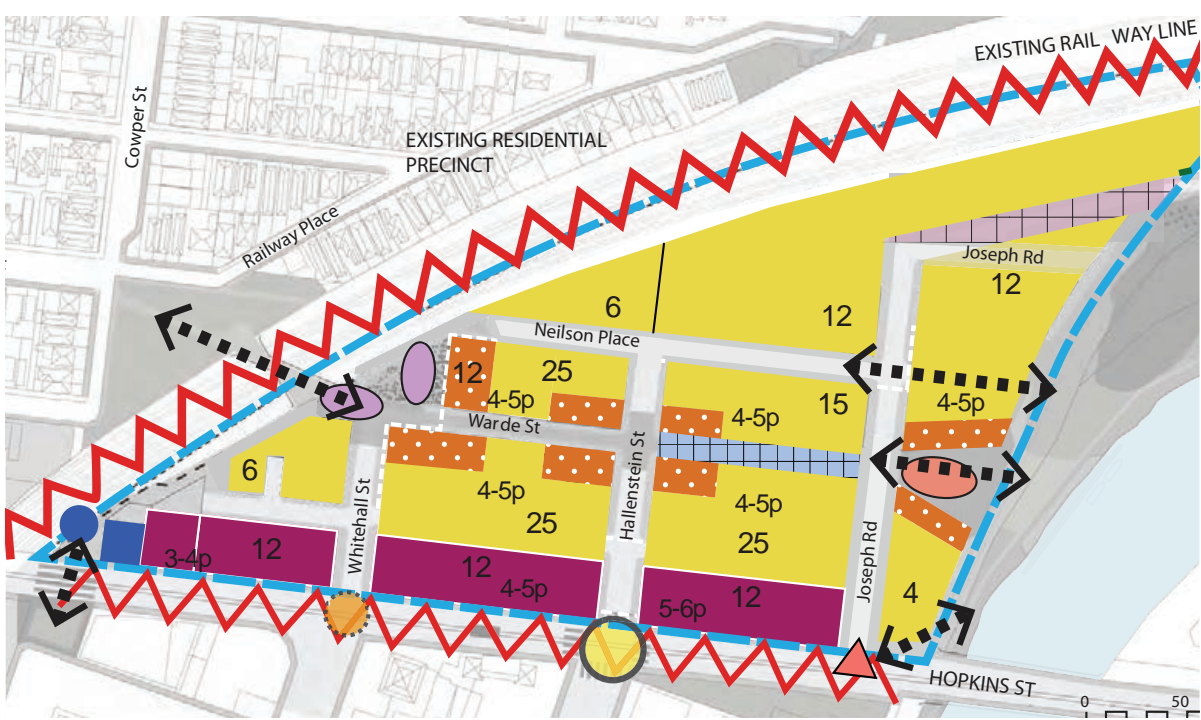
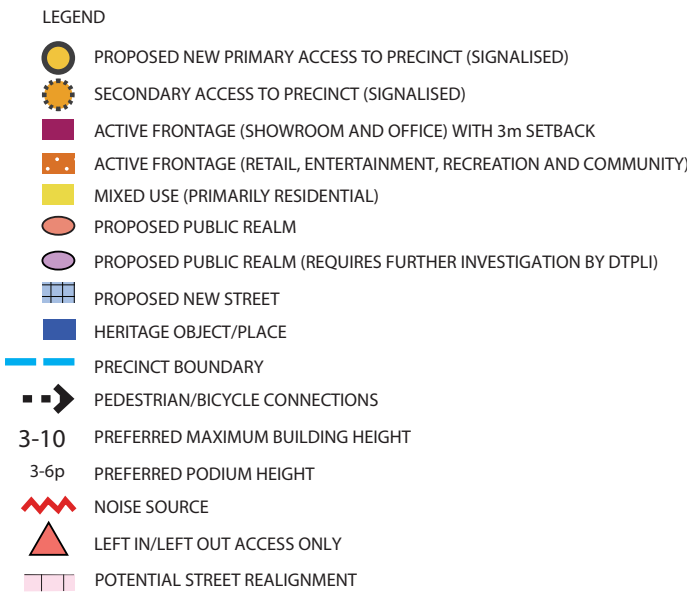
2011

Housing Strategy, December 2011. *To ensure the housing needs of the City's residents are met in terms of location, diversity, affordability and design*

2008

Highpoint Activity Structure Plan, Maribyrnong City Council

5.1.2 Footscray CAA Structure Plan 2013



5.2. Development Applications

01

1 Warde Street
Architect: Elenburg Fraser
Status: Permit Issued



Development Application Render

02

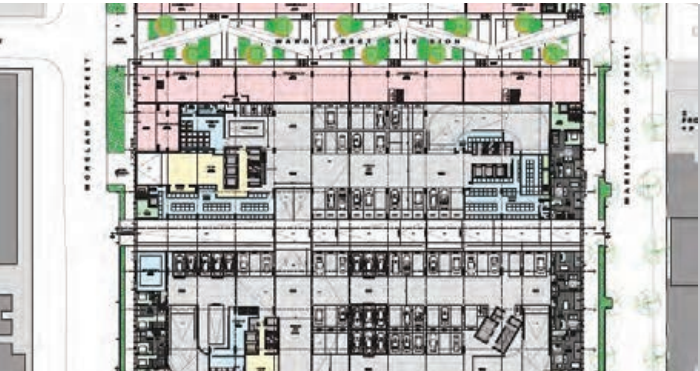
2 Hopkins Street
Architect: Plus Architecture
Status: Plans Endorsed, Permit Issued



Development Application Render

03

4 Hopkins Street
Architect: Kavellaris Urban Design
Status: Permit Issued



Development Application Ground Floor Plan



Key Plan

04

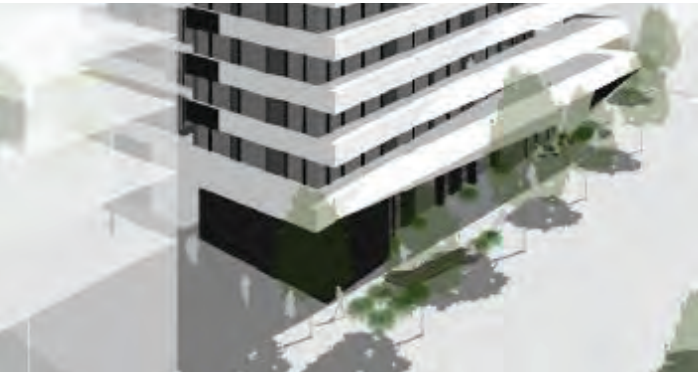
4 Nielson Place
Architect: Peddle Thorp
Status: Permit Issued



Development Application Render

05

10 Moreland Street
Architect: Architecton
Status: Plans Endorsed, Permit Issued



Development Application Render

06

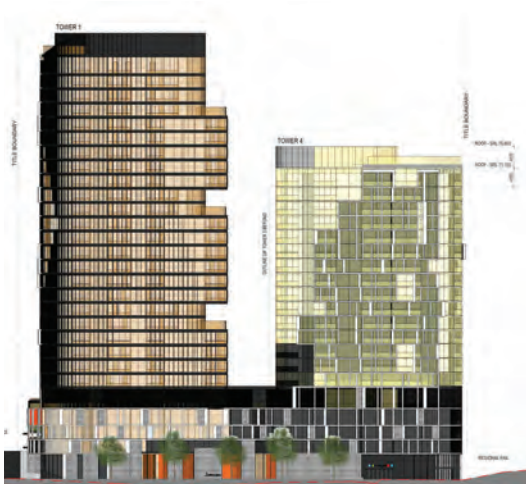
18-24 Hopkins Street
Architect: Peddle Thorp
Status: Under Construction



Development Application Render

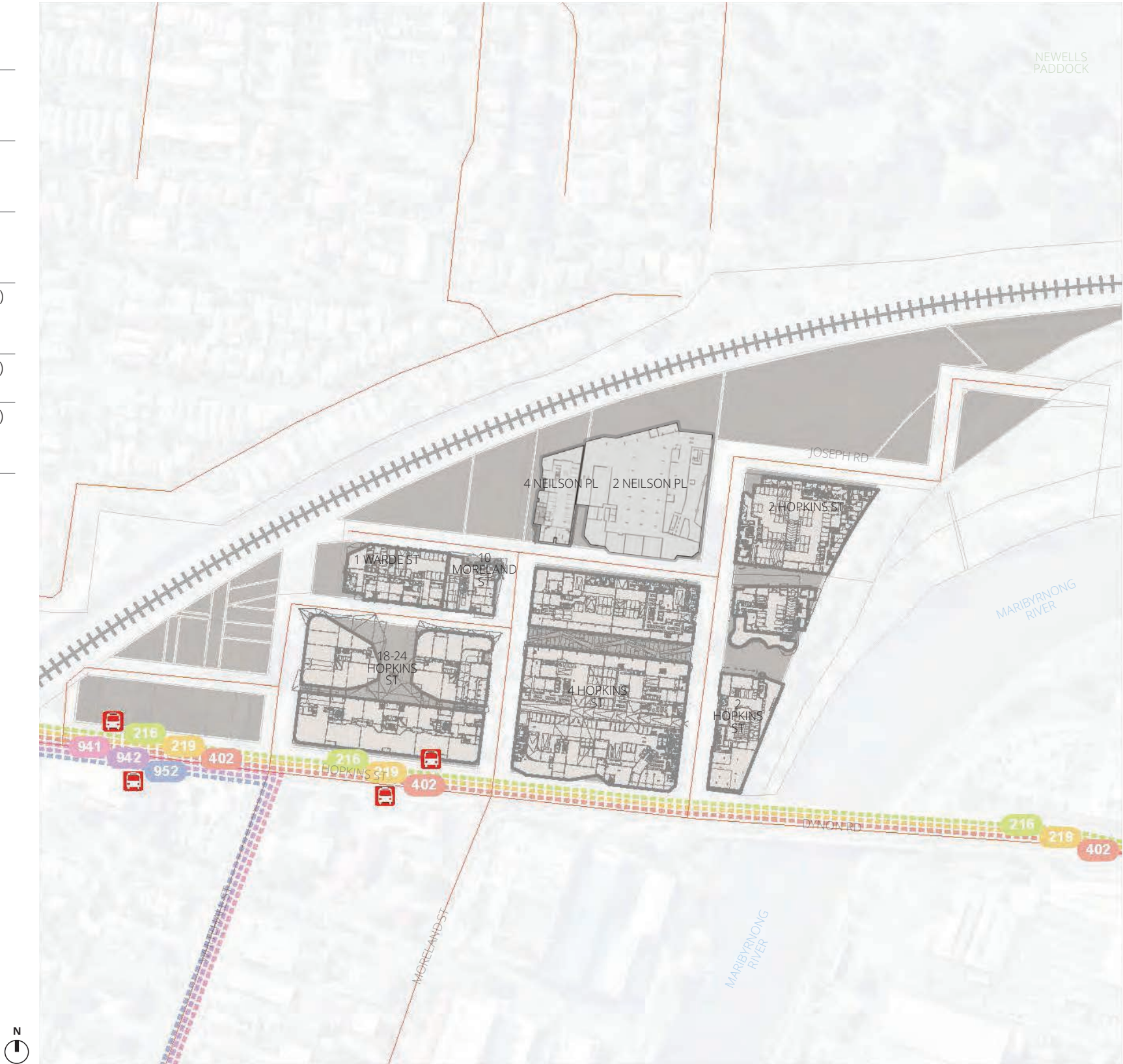
07

2 Neilson Place
Architect: Architecton
Status: Plans Endorsed, Permit Issued



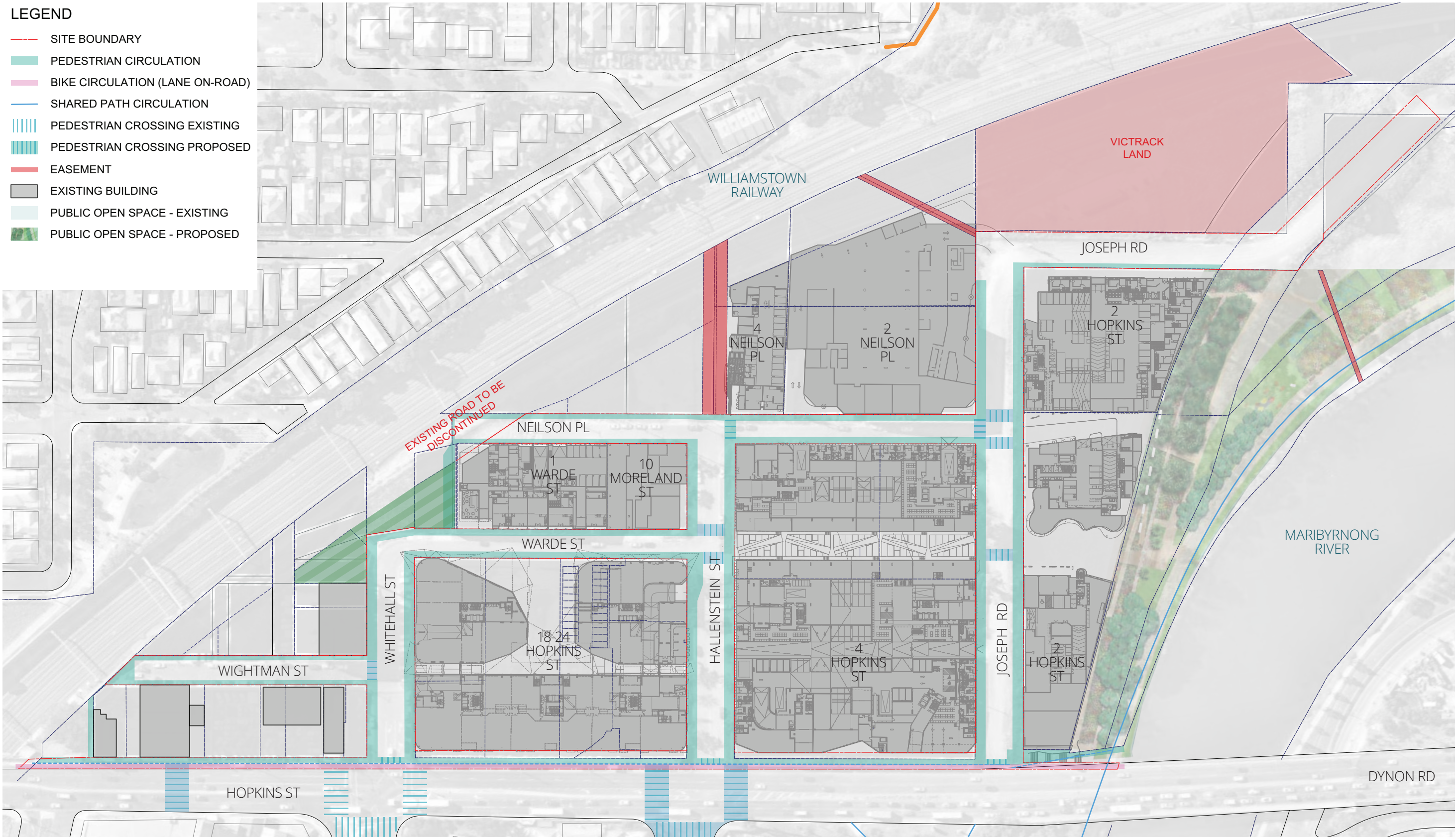
5.3. Existing Bus Routes

Route No.	Route Description	Locations of Stops within Study Area	Frequency (Mins)
216	Caroline Springs - Brighton Beach	Dynon Rd (Sims St), Hopkins St (Hallenstein St), Hopkins St (Whitehall St)	10 (peak) 40 (off peak)
219	Sunshine South - Gardenvale	Dynon Rd (Sims St), Hopkins St (Hallenstein St), Hopkins St (Whitehall St)	20 (peak) 40 (off peak)
402	Footscray - East Melbourne via North Melbourne	Dynon Rd (Sims St), Hopkins St (Hallenstein St), Hopkins St (Whitehall St)	10 (peak) 20 (off peak)
941	Night Bus - City - Footscray - Sunshine North - Taylors Lakes - Watergardens	Hopkins St (Whitehall St)	60 (2 services)
942	Night Bus - City - Footscray - Sunshine - Deer Park - St Albans	Hopkins St (Whitehall St)	60 (6 services)
952	Night Bus - City - Footscray - Maribyrnong - Airport West - Gladstone Park - Broadmeadows	Hopkins St (Whitehall St)	60 (9 services)

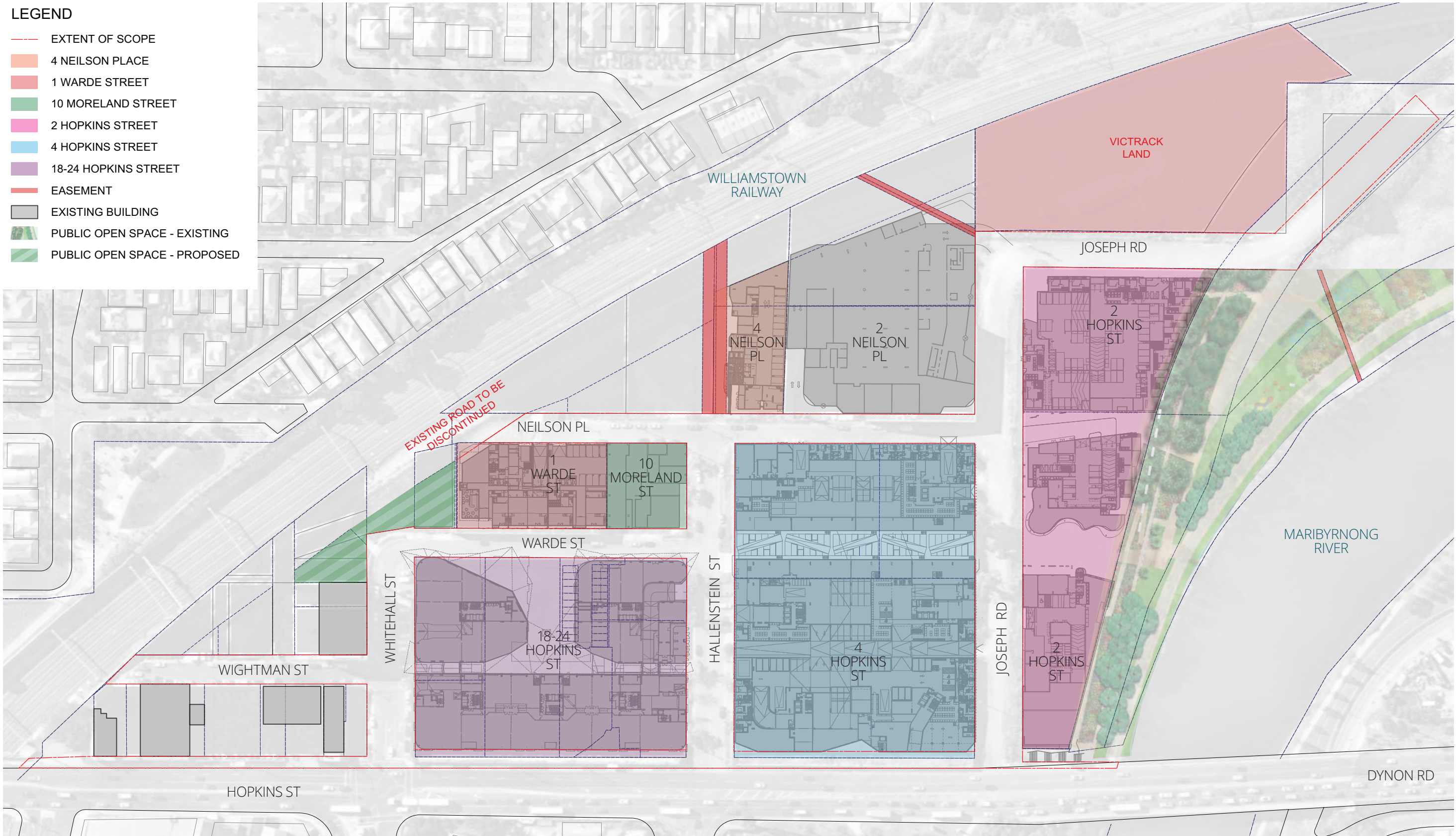


Local Bus Networks - Joseph Road Precinct

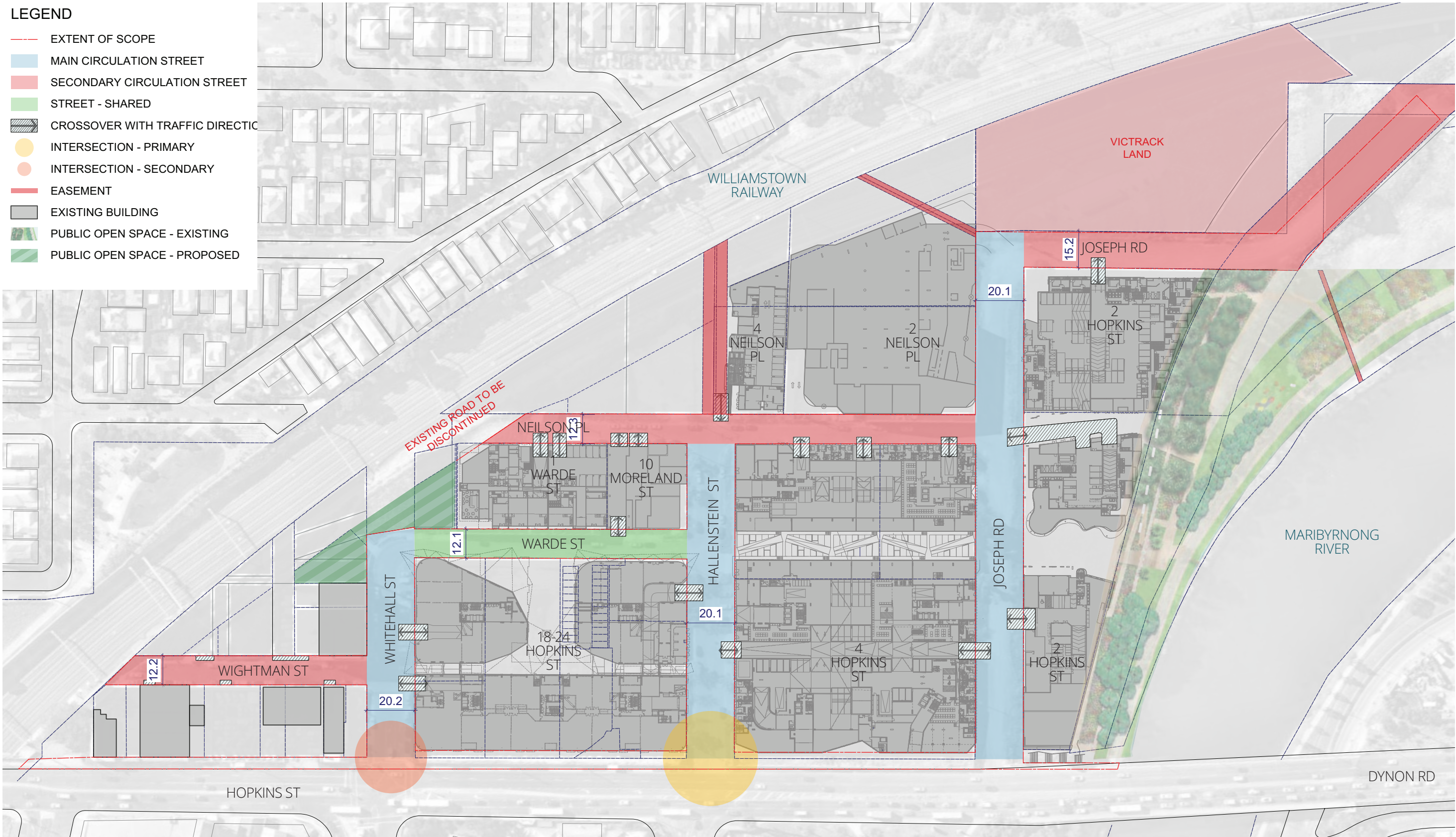
5.4. Existing and Proposed Site Circulation



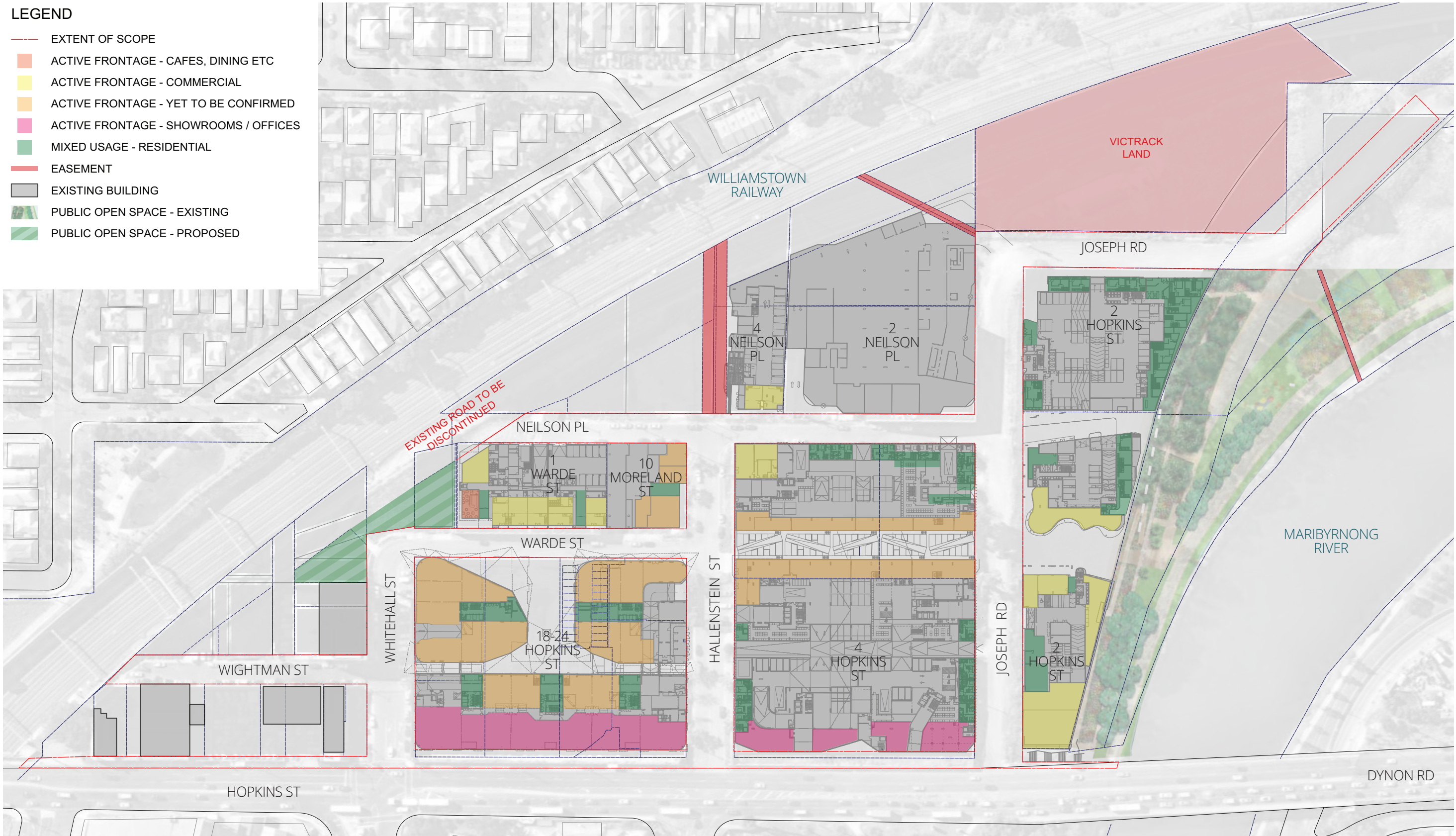
5.5. Overall Ground Floor Plan



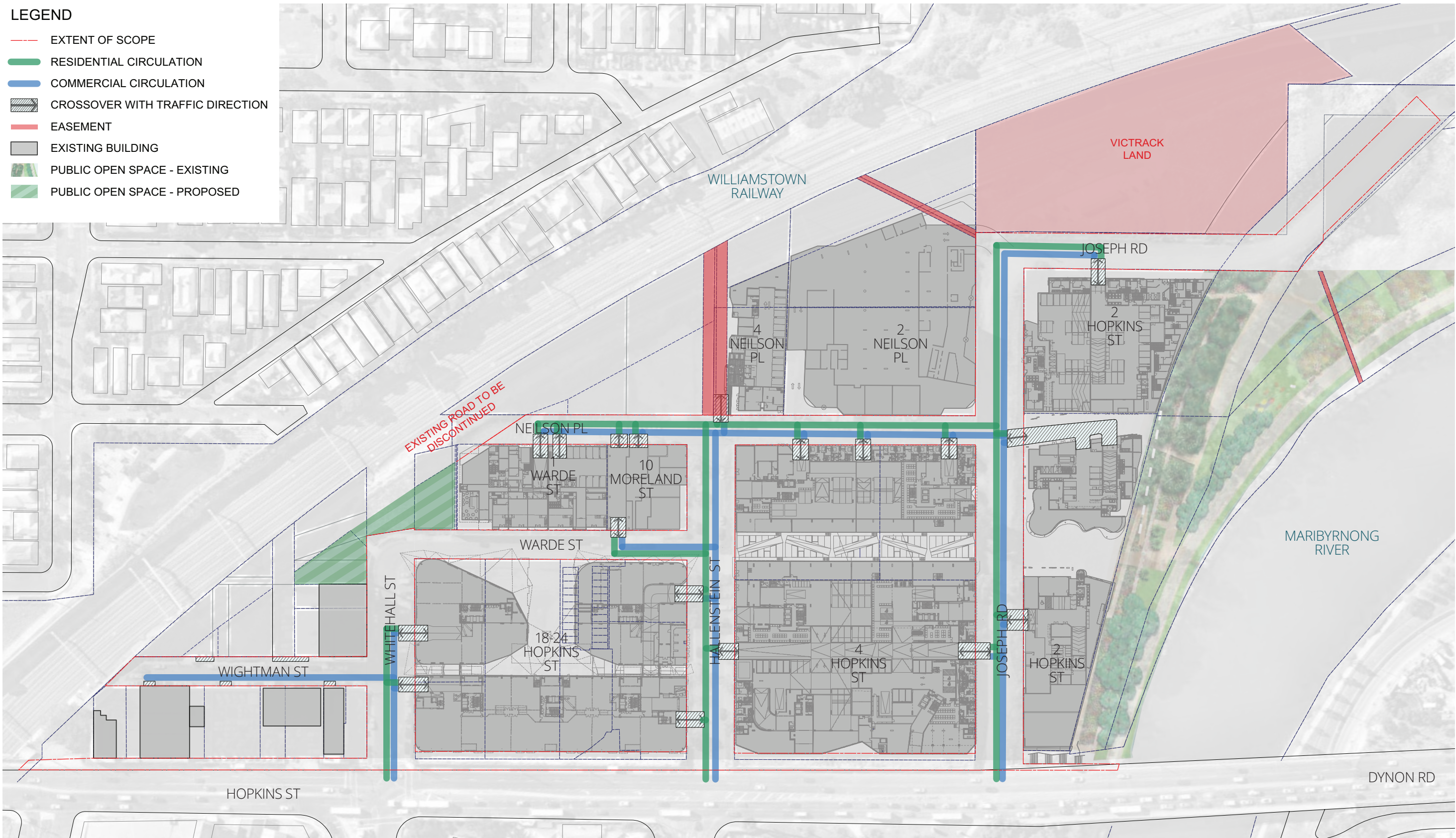
5.6. Proposed Street Typology



5.7. Proposed Street Frontage Typology



5.8. Proposed Vehicle Movements



6. Schedules



6.2. Remaining Design Work

This schedule covers the anticipated remaining design work to achieve the Proposed Public Realm Plan. This design work is including but not limited to the following.

6.2.1 Landscape Architectural Scope

Concept design

- Undertake concept design of the Whitehall street open space
- Undertake Concept design of proposed pedestrian/cycle link and any other footpath connections along railway boundary
- VicRoads approval of proposed shared zone
- VicRoads approval of signalised pedestrian crossing at Hopkins Street
- Further develop design at Hopkins Maribyrnong River Bridge and seek relevant approvals for changes to existing structure

Detailed design

- Preparation of all typical detail and junction details
- Coordination with development architects to resolve any issues with the FFL and the RL of the proposed public realm
- Preparation of detailed cross sections of streets
- Preparation of detailed levels and grading plans
- Preparation of documentation package for construction and tender purposes
- Landscape specifications, bill of quantities and cost estimates
- Final confirmation of tree species selections
- Confirmation of all building overhangs and any potential clashes with public realm functions including vehicle movements

6.2.2 Civil Scope

Functional layout, road safety audit, service proving and geotechnical

- Progress the public realm plan to a functional layout plan
- Undertake utility services capacity investigation to determine supply and loads of new development, and impact on existing infrastructure
- Ongoing liaison with drainage and roads authorities as required to achieve the proposed functional layout
- Commission geotechnical consultant to undertake geotechnical investigation and provide recommendations on pavement design and subgrade preparation
- Horizontal geometrical design for roads, kerbing, vehicle crossovers, drainage and services
- Electrical Undergrounding concept design
- Public lighting preliminary design
- Preliminary Signage and Linemarking design
- Undertake Road Safety Audit
- Commission service locator and non-destructive digging contractor to identify critical services and areas where potential clashes are likely following approval by Council

Civil detailed design

- Incorporate agreed Road Safety Audit recommendations in design
- Progress design to Detailed Design Submission
- Vertical geometrical grading of roads, kerbs, paths and drainage
- Vertical grading of proven services to identify clashes
- Pavement Design
- Bulk Earthworks Design
- Setout Design
- Signage and Linemarking
- Coordinate design of Hopkins Street intersections upgrade works with VicRoads and Council
- Prepare Specifications, Bill of Quantities and Cost Estimates
- Submission of public lighting plan to Jemena Electricity Networks for approval
- Electrical and Services design approvals sought and reviewed

7. Appendix Civil and Traffic Inputs





EXISTING SERVICES LEGEND LEGEND:

- Existing Drainage
- Existing Electricity
- Existing Telecommunication
- Existing NBN
- Existing Water
- Existing Gas
- Existing Sewer
- Existing Contours

SCALE 1:1000 0 10 20 30 40 50
AT ORIGINAL SIZE

Note:
Moreland Street was renamed to Hallenstein Street and Maribyrnong Street was renamed to Joseph Road in May 2017

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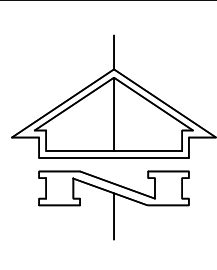
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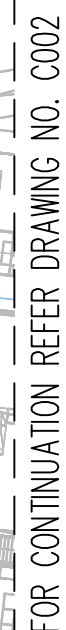
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61 Napier Street, Footscray, VIC 3011

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Project
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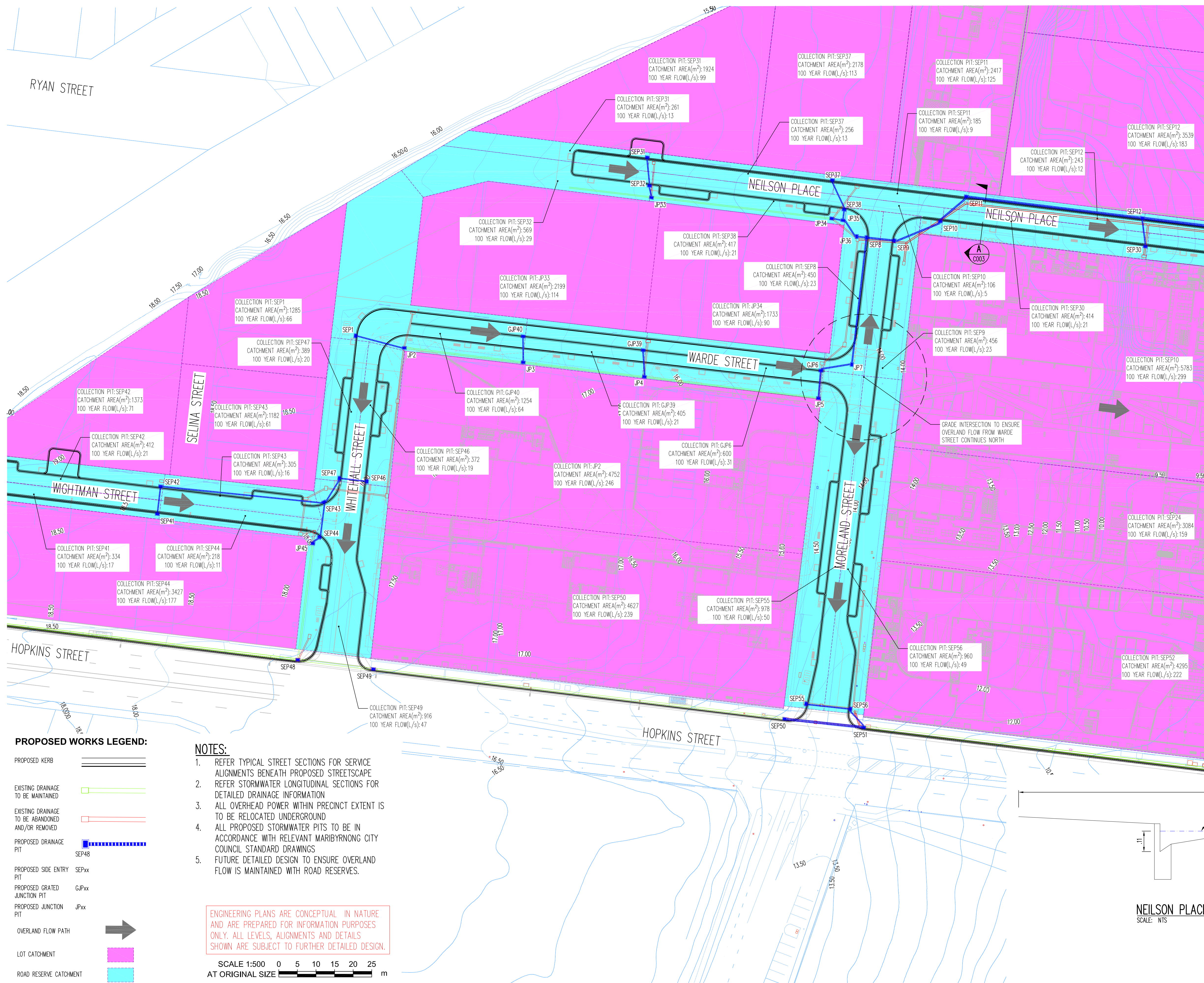
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EXISTING SERVICES PLAN

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Plot File Created: Jan 11, 2017 - 9:43am	Revision C



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Plot File Created: Jan 11, 2017 - 9:43am			



PROPOSED WORKS LEGEND:

- PROPOSED KERB
- EXISTING DRAINAGE TO BE MAINTAINED
- EXISTING DRAINAGE TO BE ABANDONED AND/OR REMOVED
- PROPOSED DRAINAGE PIT
- PROPOSED SIDE ENTRY PIT
- PROPOSED GRATED JUNCTION PIT
- PROPOSED JUNCTION PIT
- OVERLAND FLOW PATH
- LOT CATCHMENT
- ROAD RESERVE CATCHMENT

NOTES:

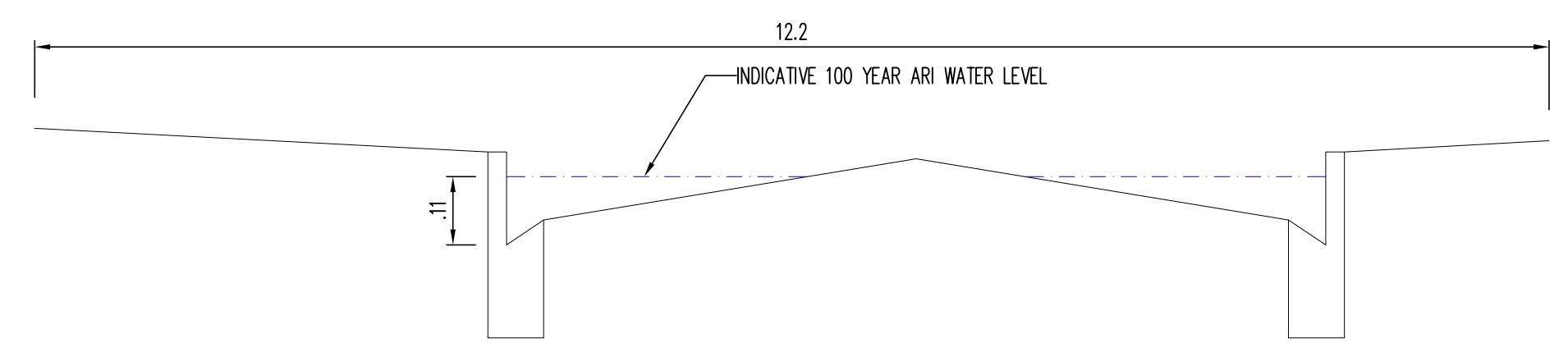
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- REFER STORMWATER LONGITUDINAL SECTIONS FOR DETAILED DRAINAGE INFORMATION
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- ALL PROPOSED STORMWATER PITS TO BE IN ACCORDANCE WITH RELEVANT MARIBYRNONG CITY COUNCIL STANDARD DRAWINGS
- FUTURE DETAILED DESIGN TO ENSURE OVERLAND FLOW IS MAINTAINED WITH ROAD RESERVES.

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SCALE 1:500 0 5 10 15 20 25 m AT ORIGINAL SIZE

FOR CONTINUATION REFER DRAWING NO. C004

Note: Moreland Street was renamed to Hallenstein Street and Maribyrnong Street was renamed to Joseph Road in May 2017





NEILSON PLACE INDICATIVE 100 YEAR ARI WATER LEVEL

SCALE: NTS

- NOTES:
- ASSUMED ROAD CROSSFALL: 3%
- ASSUMED PEDESTRIAN ZONE CROSSFALL: 1%
- ASSUMED ROAD LONGITUDINAL FALL: 7.7%

FOR INFORMATION ONLY

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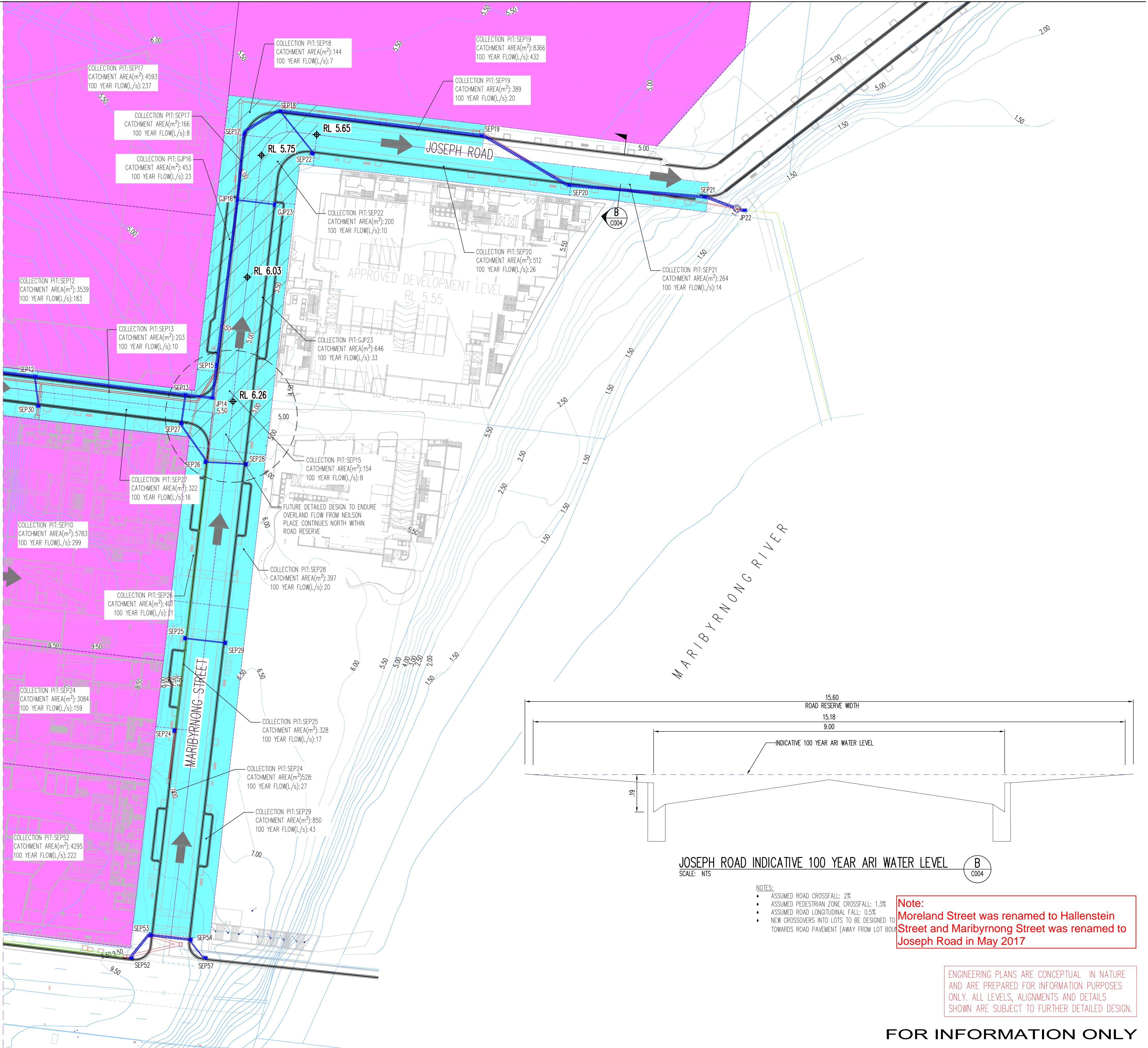
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EXISTING DRAINAGE TO BE MAINTAINED	
EXISTING DRAINAGE TO BE ABANDONED AND/OR REMOVED	
PROPOSED DRAINAGE PIT	
PROPOSED SIDE ENTRY PIT	SEPxx
PROPOSED GRATED JUNCTION PIT	GJPxx
PROPOSED JUNCTION PIT	JPxx
PROPOSED INDICATIVE ROAD CENTRELINE LEVEL	RL 6.03
OVERLAND FLOW PATH	
LOT CATCHMENT	
ROAD RESERVE CATCHMENT	
EXTENT OF REGRADED FILL ZONE IN ROAD RESERVE	

NOTES:

- REFER TYPICAL STREET SECTIONS FOR SERVICE ALIGNMENTS BENEATH PROPOSED STREETScape
- REFER STORMWATER LONGITUDINAL SECTIONS FOR DETAILED DRAINAGE INFORMATION
- ALL OVERHEAD POWER WITHIN PRECINCT EXTENT IS TO BE RELOCATED UNDERGROUND
- ALL PROPOSED STORMWATER PITS TO BE IN ACCORDANCE WITH RELEVANT MARIBYRNONG CITY COUNCIL STANDARD DRAWINGS
- FUTURE DETAILED DESIGN TO ENSURE OVERLAND FLOW IS MAINTAINED WITHIN ROAD RESERVES

SCALE 1:500 0 5 10 15 20 25 m
AT ORIGINAL SIZE

FOR CONTINUATION REFER DRAWING NO. C003



JOSEPH ROAD INDICATIVE 100 YEAR ARI WATER LEVEL

SCALE: NTS

- NOTES:
- ASSUMED ROAD CROSSFALL: 2%
 - ASSUMED PEDESTRIAN ZONE CROSSFALL: 1.3%
 - ASSUMED ROAD LONGITUDINAL FALL: 0.5%
 - NEW CROSSOVERS INTO LOTS TO BE DESIGNED TO TOWARDS ROAD PAVEMENT (AWAY FROM LOT BOUNDARY)

Note:
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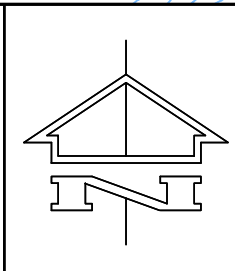
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Rev	Description	Eng	Draft	Date

Rev	Description	Eng	Draft	Date
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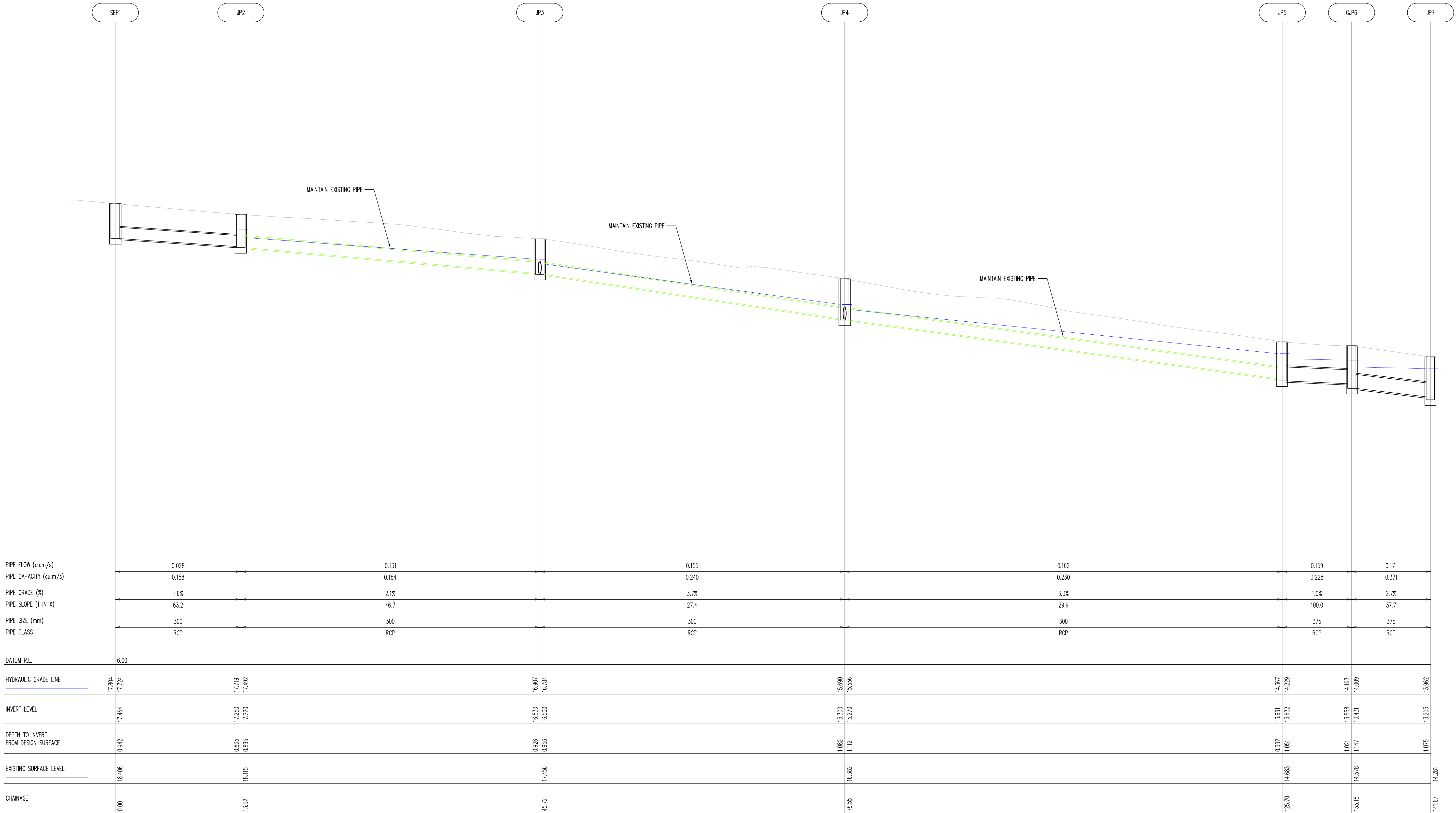
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Project
JOSEPH ROAD PRECINCT

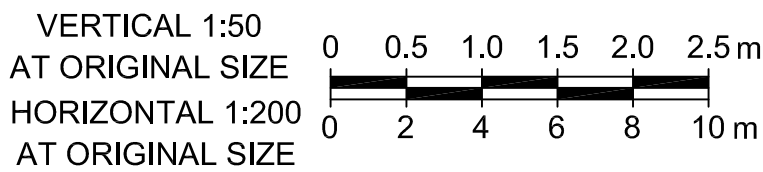
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OVERLAND FLOW AND STORMWATER CATCHMENT CONCEPT PLAN SHEET 2

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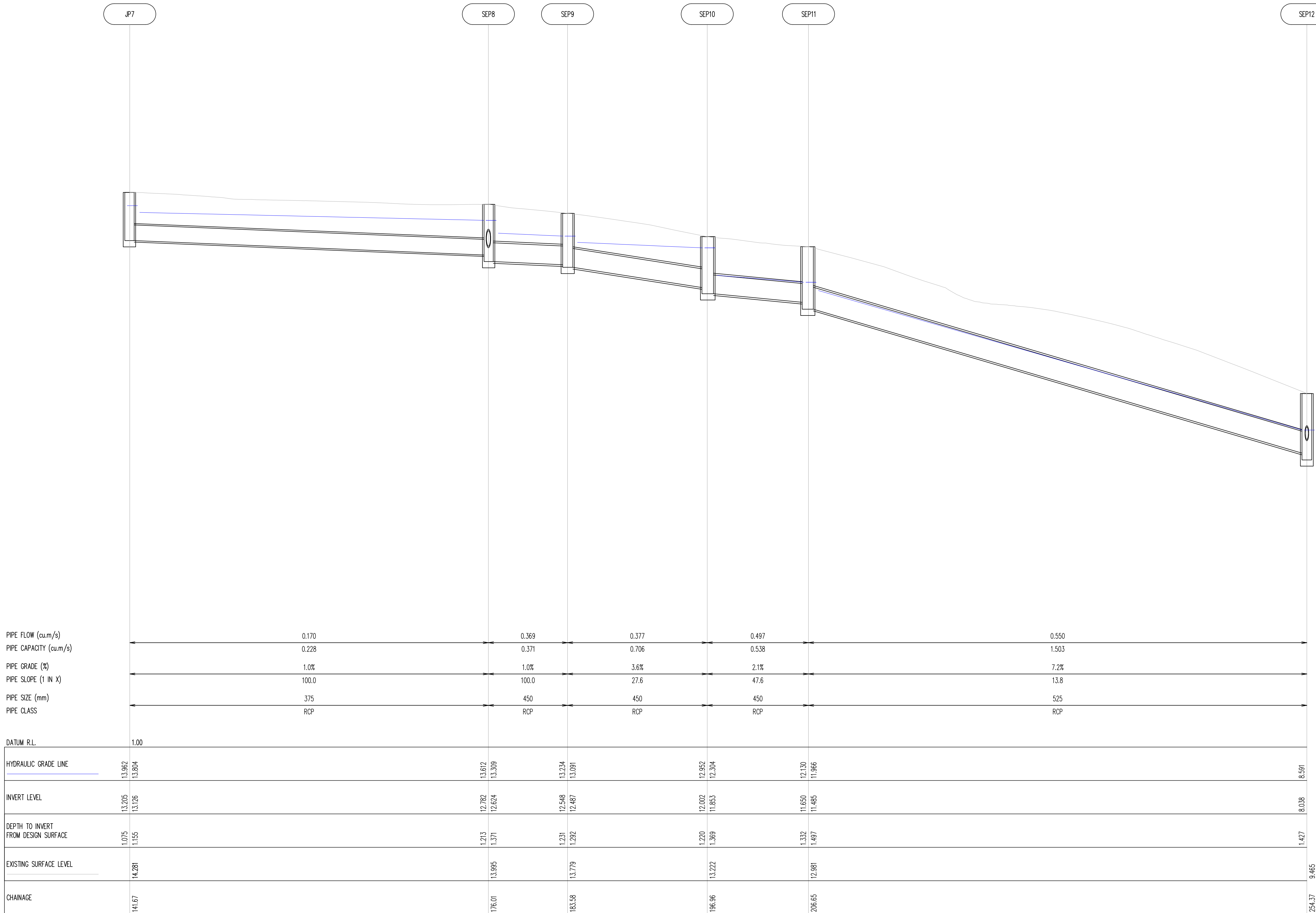
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VERTICAL 1:50
AT ORIGINAL SIZE
HORIZONTAL 1:200
AT ORIGINAL SIZE

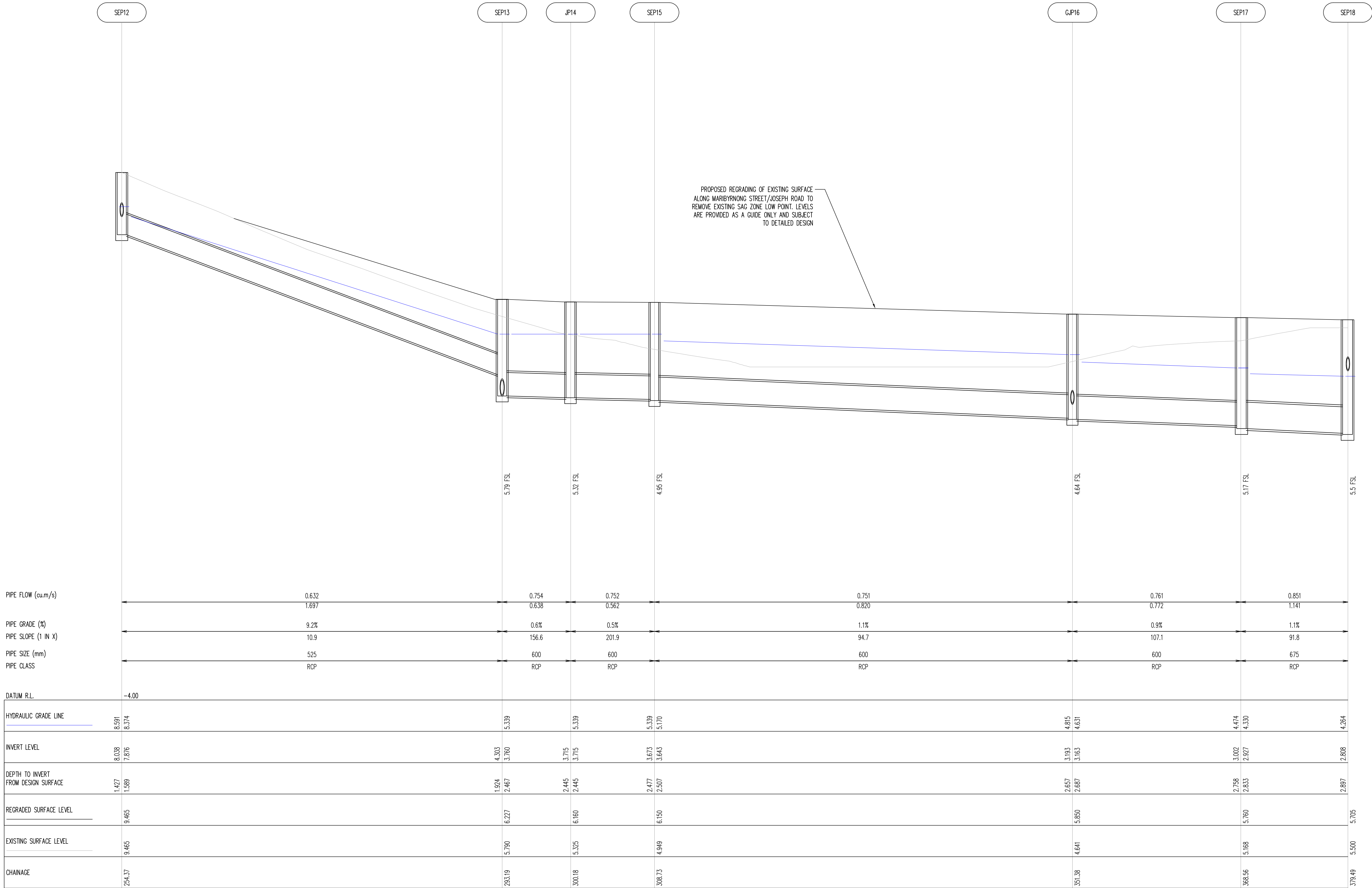
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LINE 1 LONGITUDINAL SECTION

FOR INFORMATION ONLY

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VERTICAL 1:50
AT ORIGINAL SIZE
HORIZONTAL 1:200
AT ORIGINAL SIZE

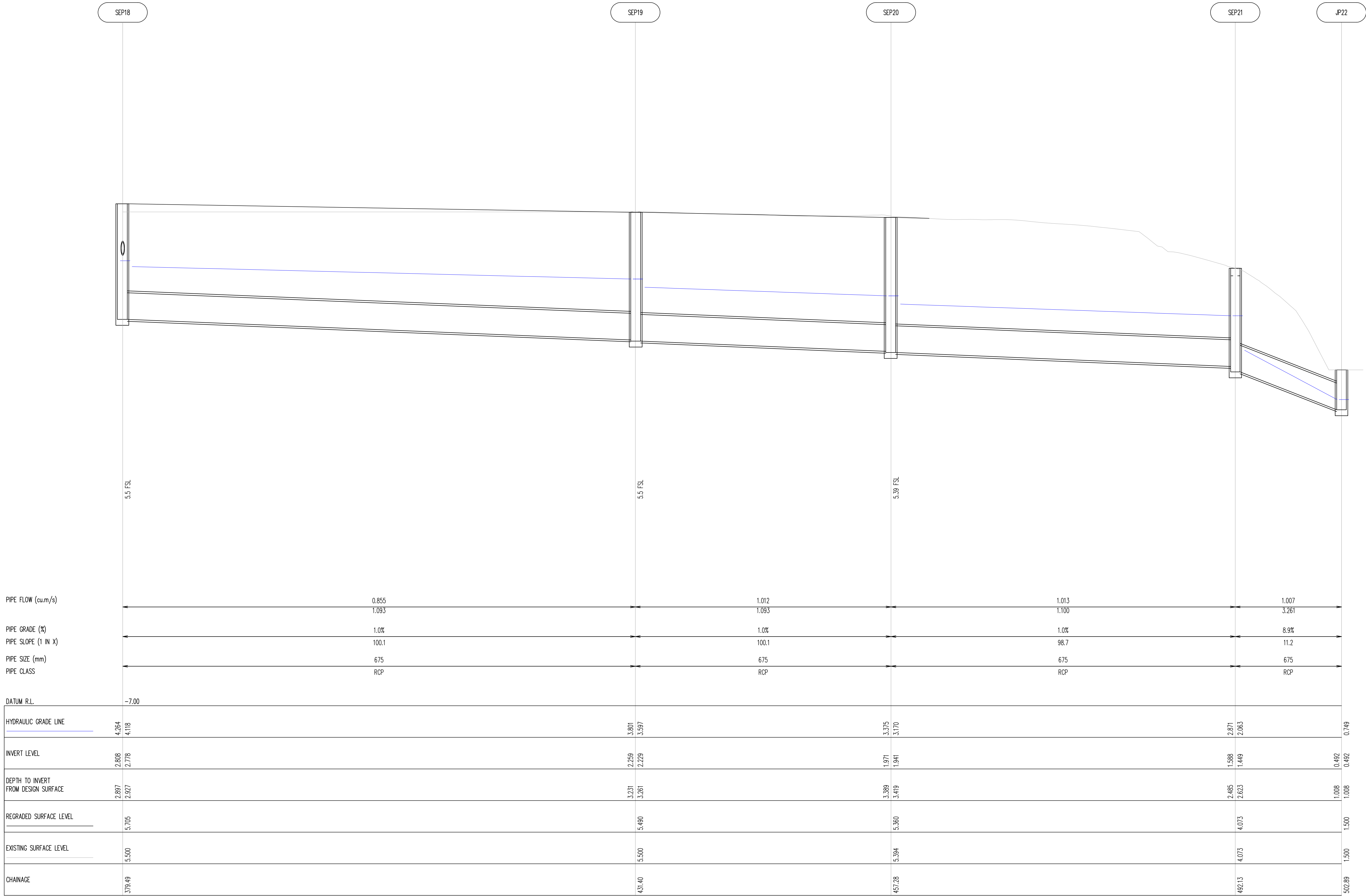
0 0.5 1.0 1.5 2.0 2.5 m
0 2 4 6 8 10 m

LINE 1 LONGITUDINAL SECTION

FOR INFORMATION ONLY


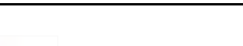
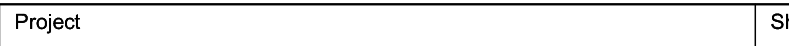
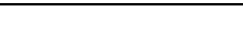
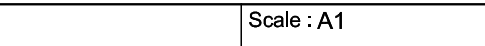
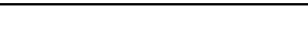
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				BEWARE OF UNDERGROUND SERVICES. THE LOCATION OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN								61 Napier Street, Footscray, VIC 3011				613 9602 1433 L13 379 Collins Street Melbourne VIC 3000				JOSEPH ROAD PRECINCT				CONCEPTUAL STORMWATER DRAINAGE LONGITUDINAL SECTIONS SHEET 3 OF 10														
C ISSUED FOR INFORMATION ONLY				SK	RB	11.01.17																					Job No				Drawing No				Revision			
B ISSUED FOR INFORMATION ONLY				SK	RB	05.12.16																					164020				C007				C			
A ISSUED FOR INFORMATION ONLY				SK	RB	31.08.16																																
Rev		Description		Eng	Draft	Date	Rev		Description		Eng	Draft	Date																									

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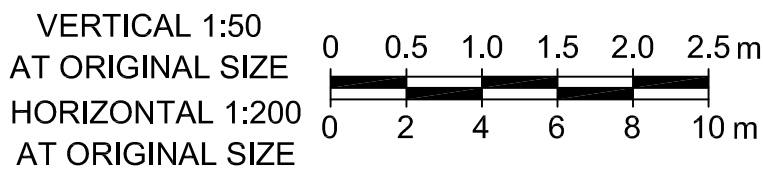
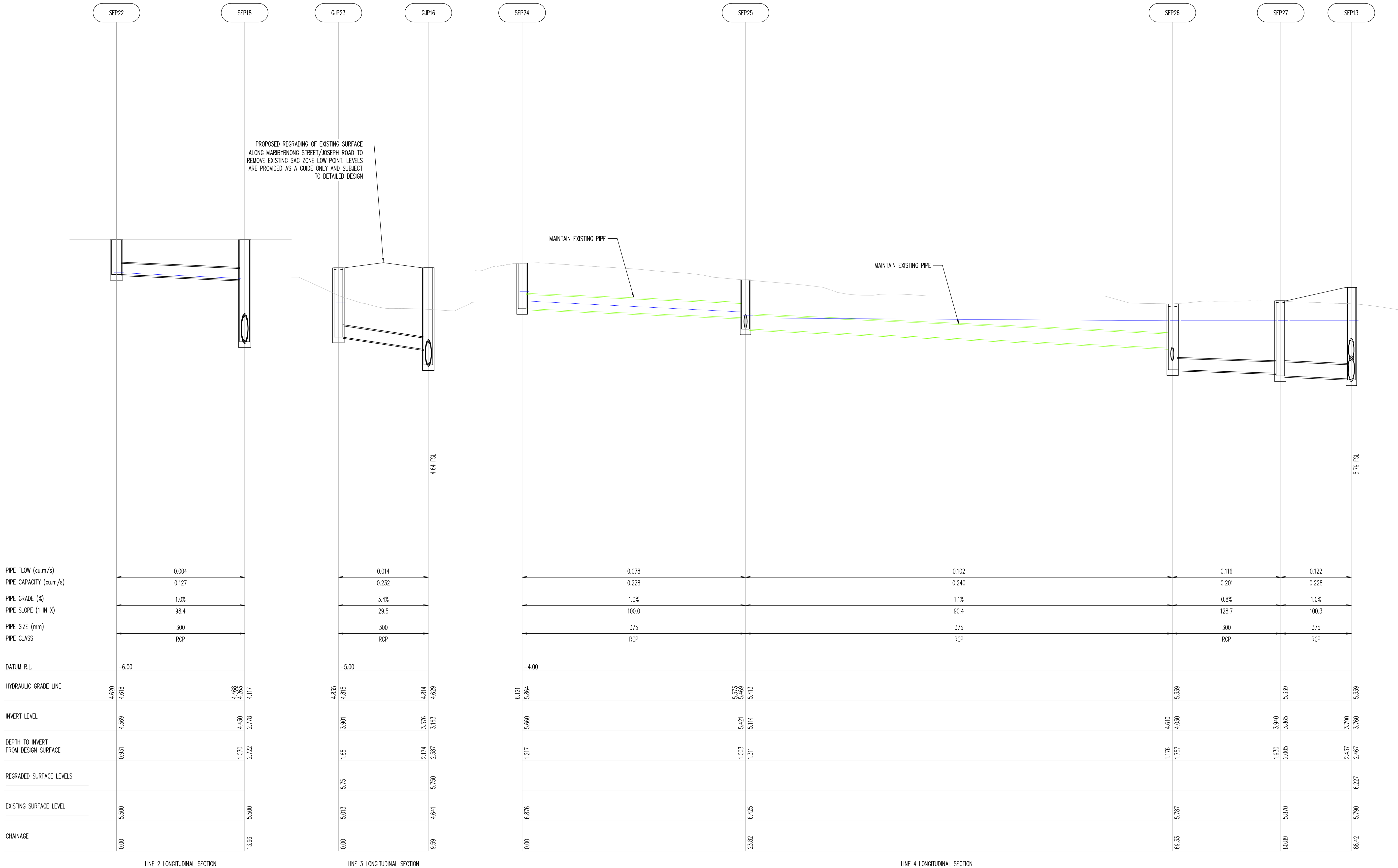


LINE 1 LONGITUDINAL SECTION

VERTICAL 1:50
AT ORIGINAL SIZE
HORIZONTAL 1:200
AT ORIGINAL SIZE

																																		
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A ISSUED FOR INFORMATION ONLY SK RB 31.08.16																														Plot File Created: Jan 11, 2017 - 9:43am				
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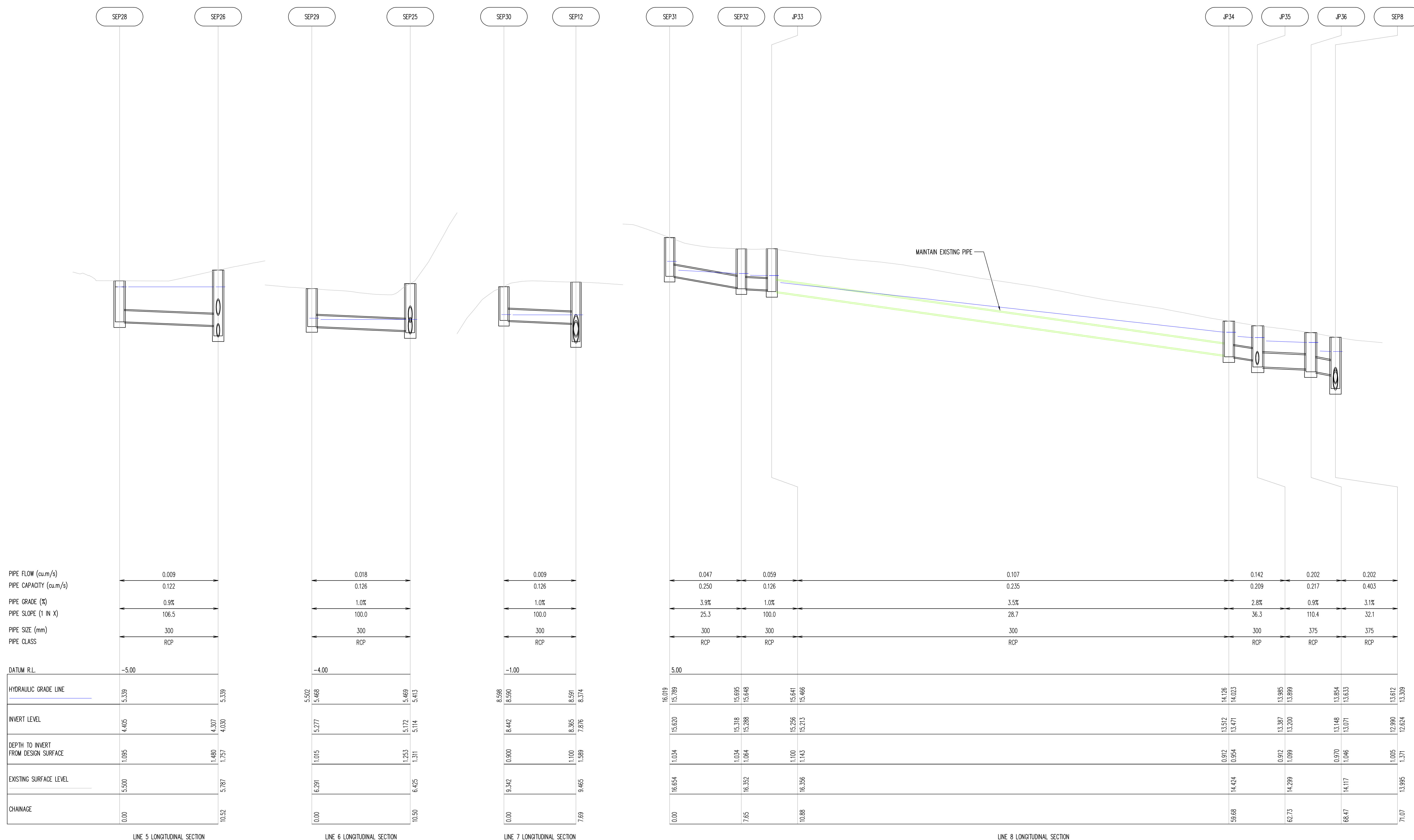
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FOR INFORMATION ONLY

												Client								Project				Sheet Subject				Scale : A1				Drawn: SK									
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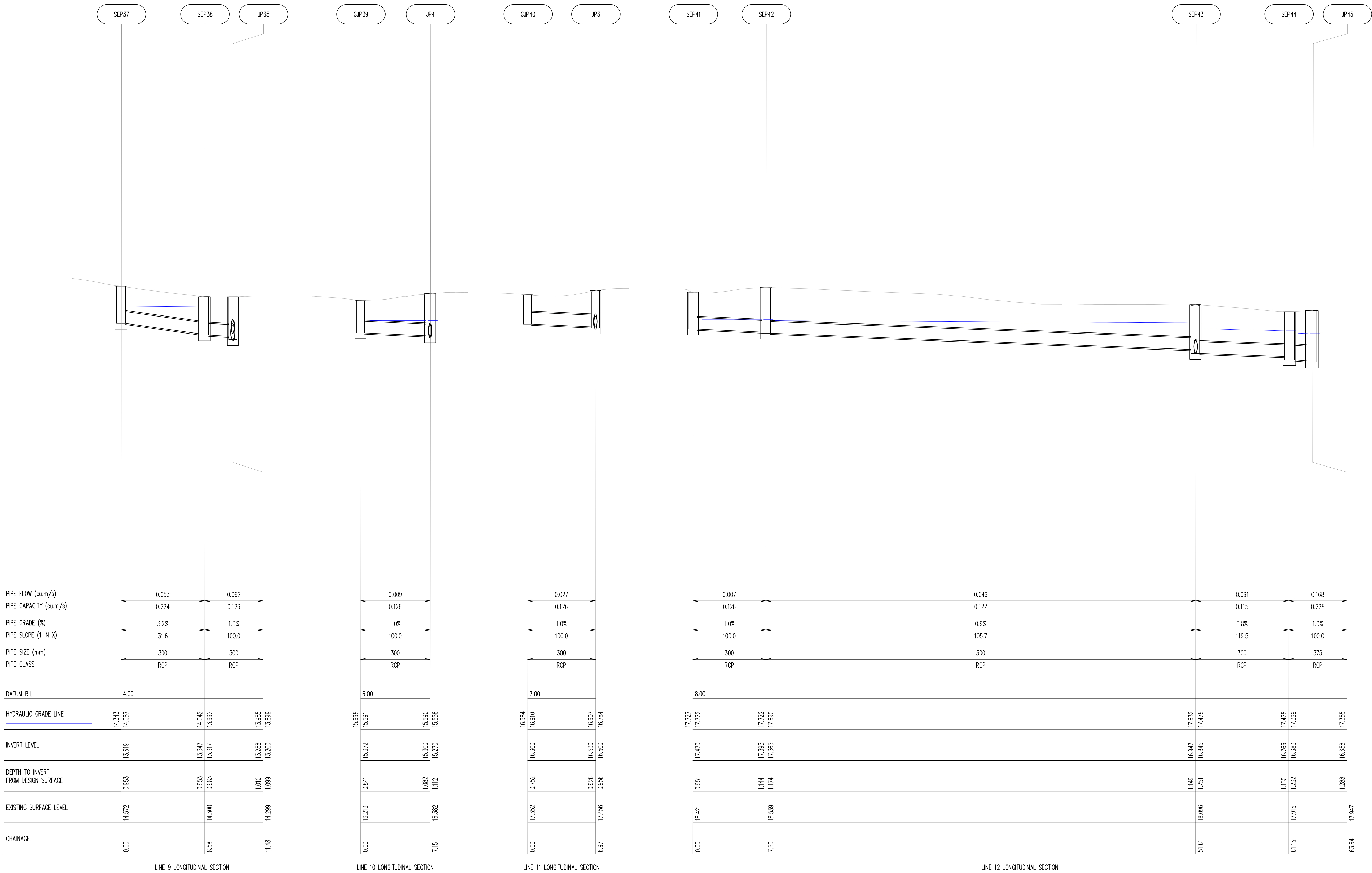
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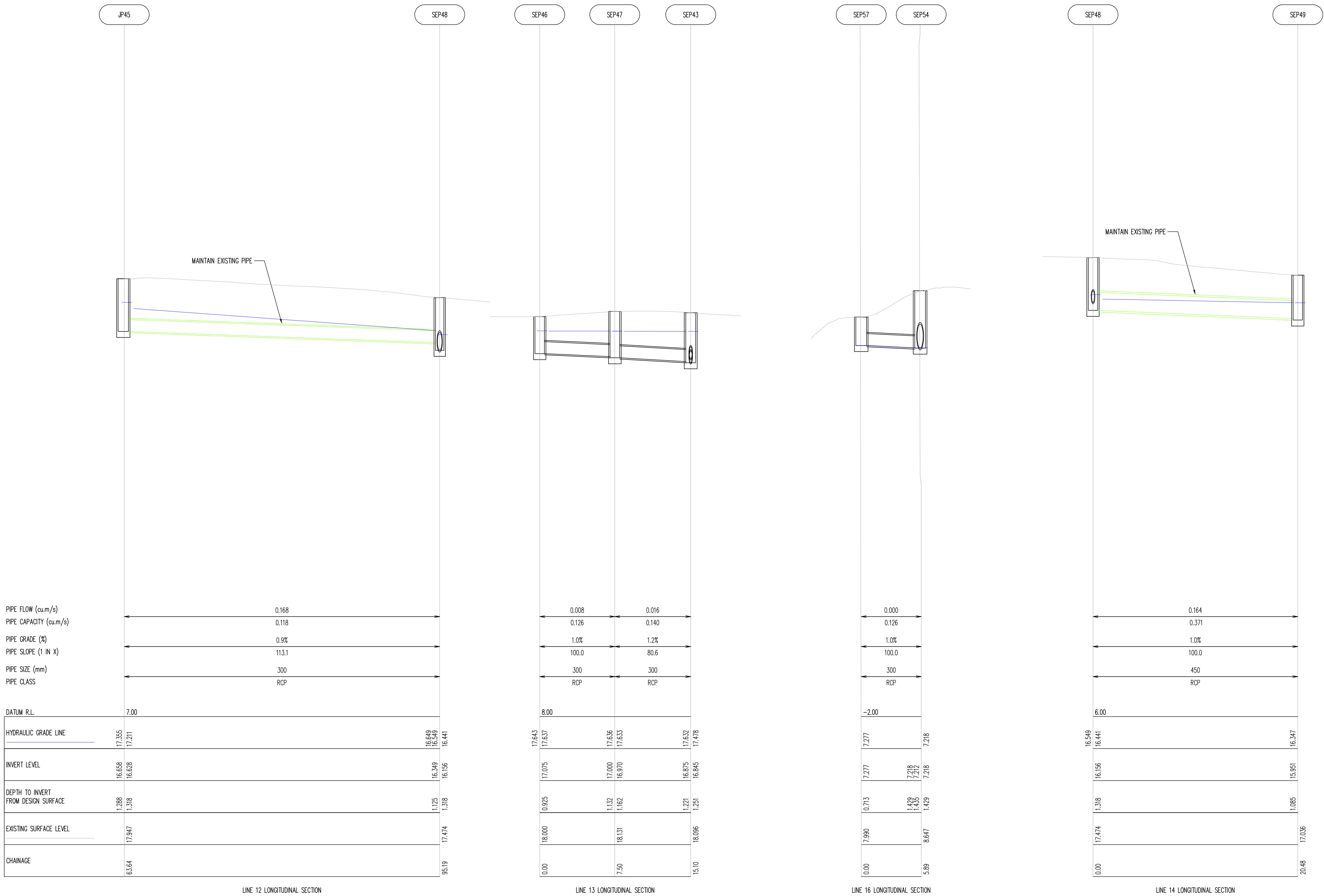
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VERTICAL 1:50
AT ORIGINAL SIZE
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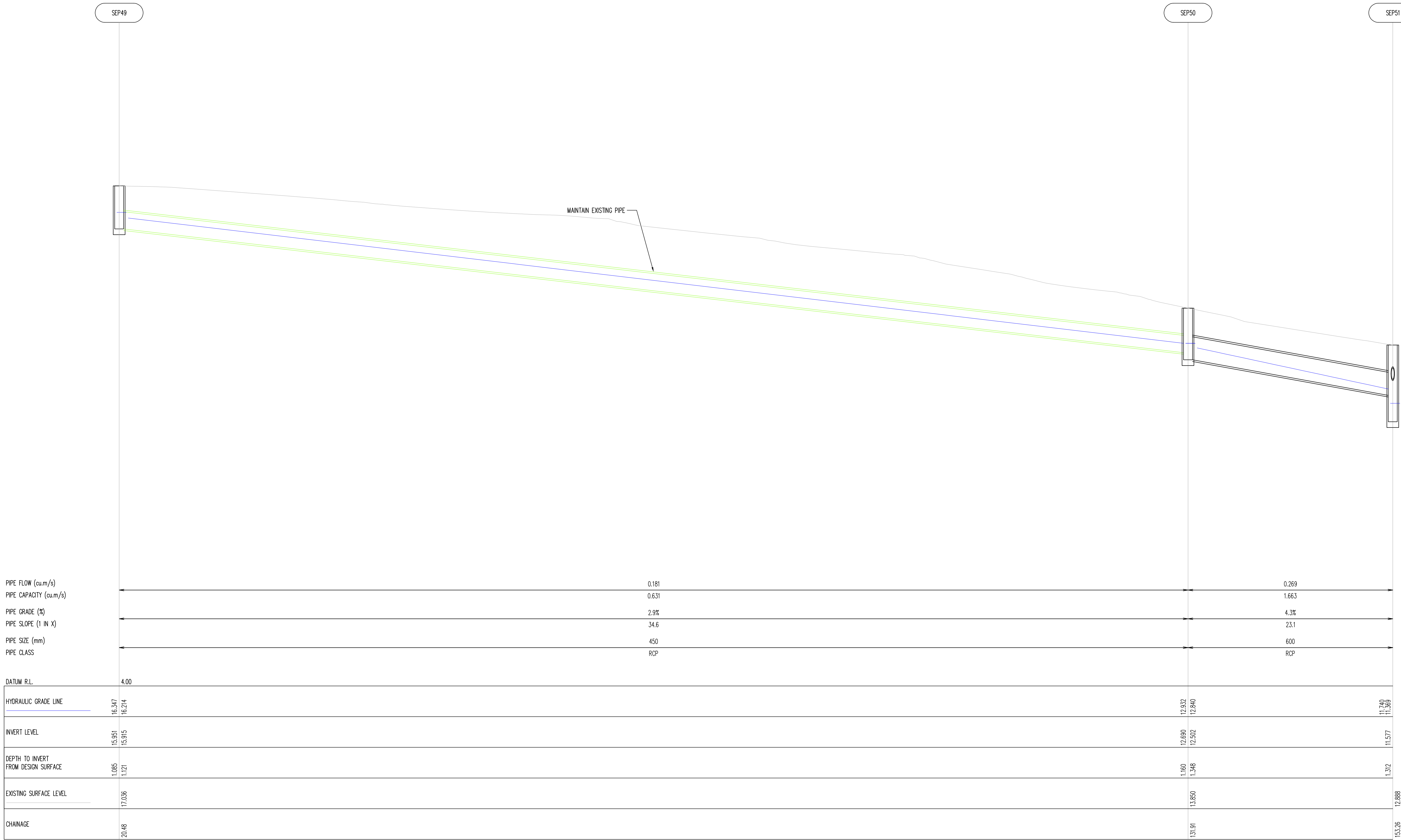
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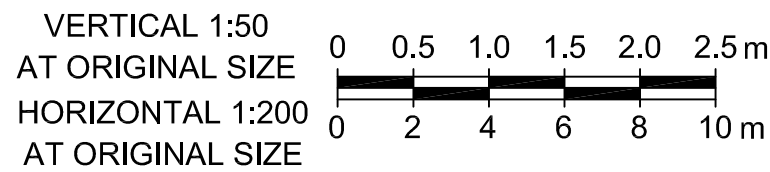
VERTICAL 1:50
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HORIZONTAL 1:200
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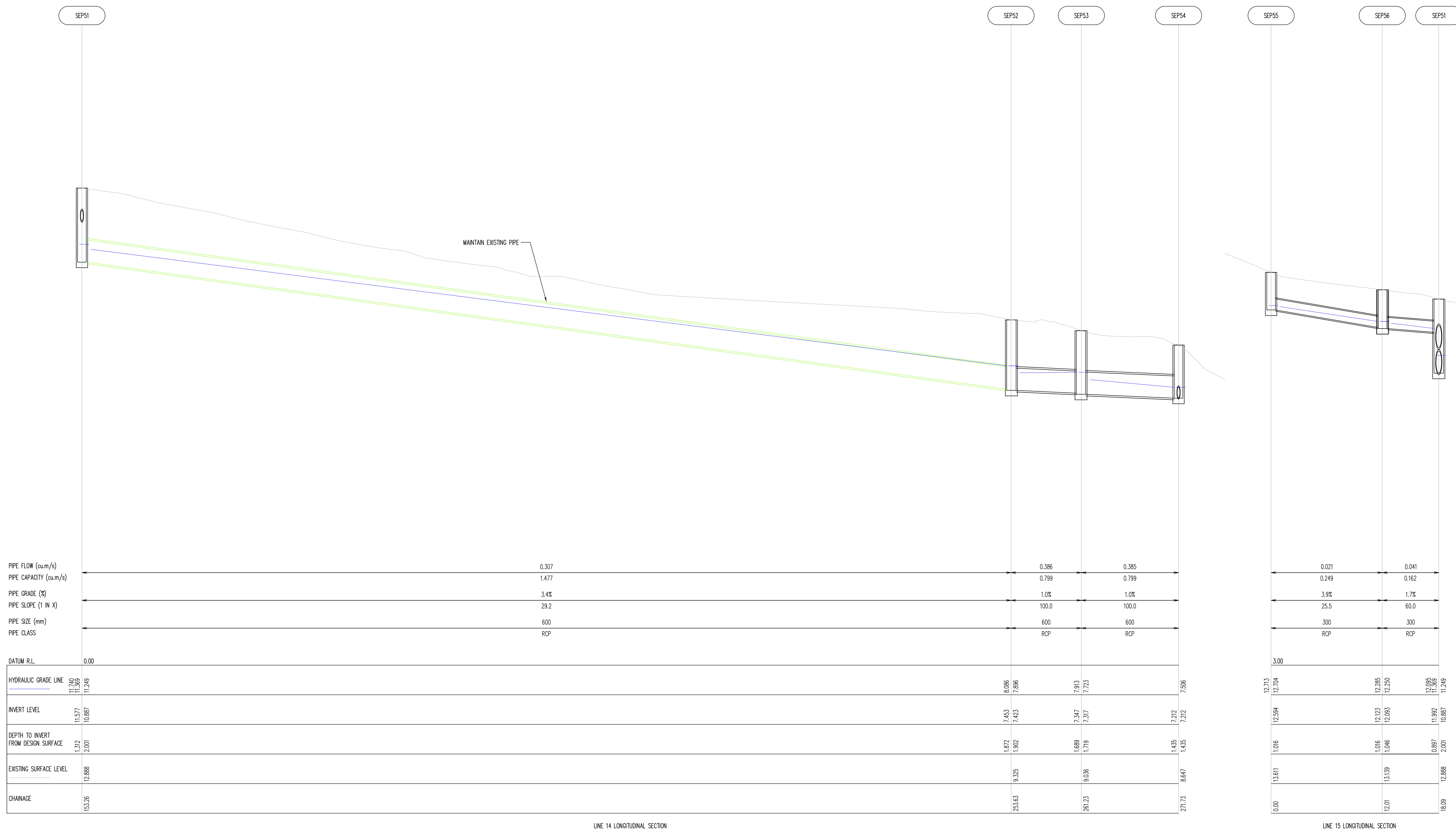


LINE 14 LONGITUDINAL SECTION












































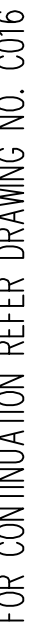
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Note:
Moreland Street was renamed to Hallenstein
Street and Maribyrnong Street was renamed to
Joseph Road in May 2017

Scale : A1		Drawn: SK	
Job No		Drawing No	
164020		C015	
		Revision	
		C	
Plot File Created: Jan 11, 2017 - 9:44am			



Note:
Moreland Street was renamed to Hallenstein
Street and Maribyrnong Street was renamed to
Joseph Road in May 2017

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																				Project JOSEPH ROAD PRECINCT					Sheet Subject PRELIMINARY SWEEP PATH PLAN - SHEET 2					Scale : A1 Drawn: SK				
C ISSUED FOR INFORMATION ONLY					BEWARE OF UNDERGROUND SERVICES. THE LOCATION OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN					61 Napier Street, Footscray, VIC 3011					613 9602 1433 L13 379 Collins Street Melbourne VIC 3000 This drawing is copyright and is the property of TAYLOR THOMSON WHITTING (VIC) Pty Ltd and must not be used without authorisation.					Job No 164020					Drawing No C016					Revision C				
B ISSUED FOR INFORMATION ONLY																																		
A ISSUED FOR INFORMATION ONLY																																		
Rev	Description	Eng	Draft	Date	Rev	Description	Eng	Draft	Date																					Plot File Created: Jan 11, 2017 - 9:44am				

PROPOSED PEDESTRIAN OPERATED SIGNALS LEGEND:

- NEW PEDESTAL – TYPE 2A, TYPE 2B

3 ASPECT LANTERN – 200mm


PEDESTRIAN PUSH BUTTON & LANTERN


CONDUIT WITH NUMBER/DUCT DIAMETER


PIT – CONDUIT


PROPOSED LINEMARKING


PROPOSED ONE WAY RRPM
- 2A, 2B














EXISTING SERVICES LEGEND:

- Existing Drainage

Existing Electricity


Existing Telecommunication


Existing NBN


Existing Water


Existing Gas


Existing Sewer


Existing Contours
- 











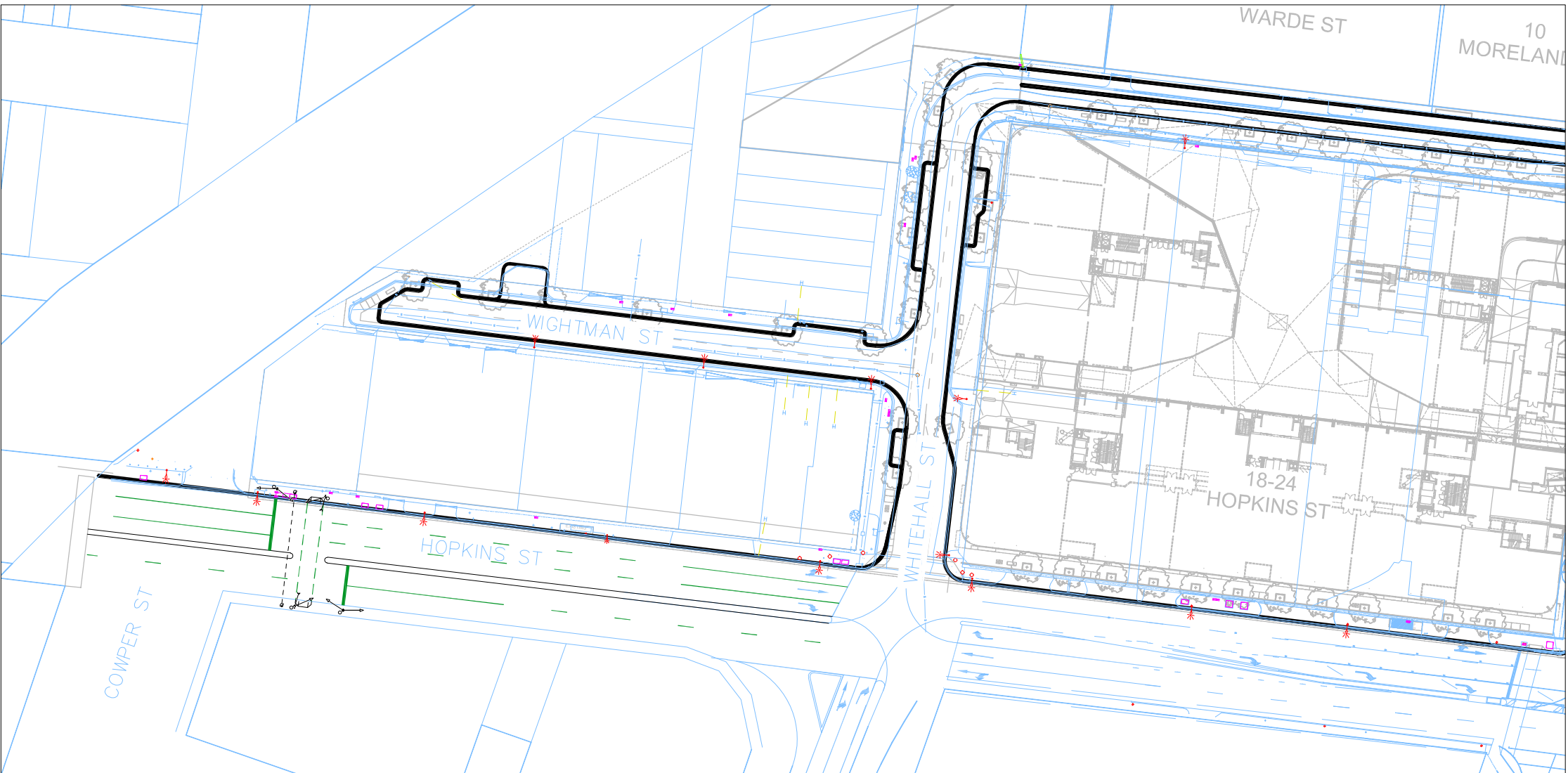






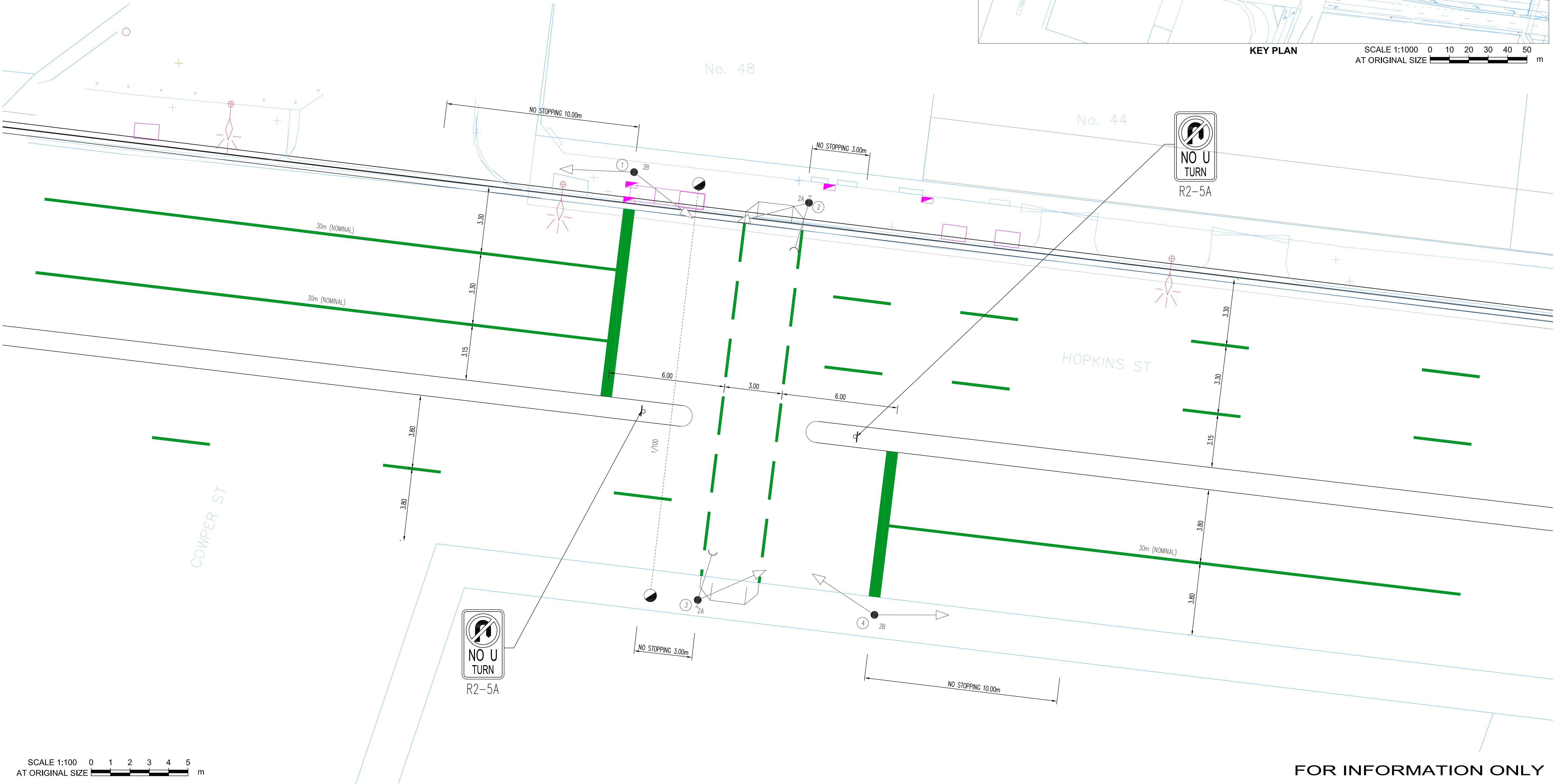
NOTES:

1. PREQUALIFIED CONTRACTOR UNDER THE VICROADS PREQUALIFICATION SCHEME TO UNDERTAKE ALL SIGNAL ASSOCIATED WORKS
2. ALL SIGNAL WORKS TO BE IN ACCORDANCE WITH RELEVANT VICROADS STANDARDS
3. CONCEPT LAYOUT SHOWN IS FOR INFORMATION PURPOSES ONLY.
4. ALL PEDESTRIAN OPERATED SIGNALS RELATED WORKS INCLUDING LAYOUT, HARDWARE, ELECTRICAL SUPPLY AND LINEMARKING TO BE DESIGNED BY A PREQUALIFIED CONSULTANT UNDER THE VICROADS PREQUALIFICATION SCHEME
5. CONSTRUCT 2 DDA COMPLIANT PRAM CROSSINGS IN ACCORDANCE WITH AUSTRALIAN STANDARDS
6. REMOVE REDUNDANT LINEMARKING AND INSTALL NEW LINEMARKING AS SHOWN
7. REMOVE REDUNDANT RRPM'S AND SUPPLY AND INSTALL NEW RRPM'S AS SHOWN
8. SUPPLY AND INSTALL NEW ROAD SIGNAGE AS SHOWN



KEY PLAN

SCALE 1:1000 0 10 20 30 40 50
AT ORIGINAL SIZE m



SCALE 1:100 0 1 2 3 4 5
AT ORIGINAL SIZE m

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