

BURGUNDY & POWLETT STREET RESERVES

Part 1: site analysis & consultation report

prepared by hansen partnership pty ltd

April 2017

CONTENTS

Contents

1

Introduction

1

2

Study Area

2

3

Site Analysis

3

3.1

existing conditions - zone 1

3

3.2

existing conditions - zone 2

5

3.3

built form & land use

7

3.4

access & movement

9

3.5

landscape & environment

11

4

Community consultation

13

4.1

how, when & why?

13

4.2

what you said!

13

4.3

survey questionnaire

15

5

Design Principles

18

6

Key ingredients for the masterplan

19

7

Opportunities and constraints

24

7.1

zone 1 - powlett street

24

7.2

zone 2 & 3 - burgundy street

25

1

2

3

3

5

7

9

11

13

13

13

15

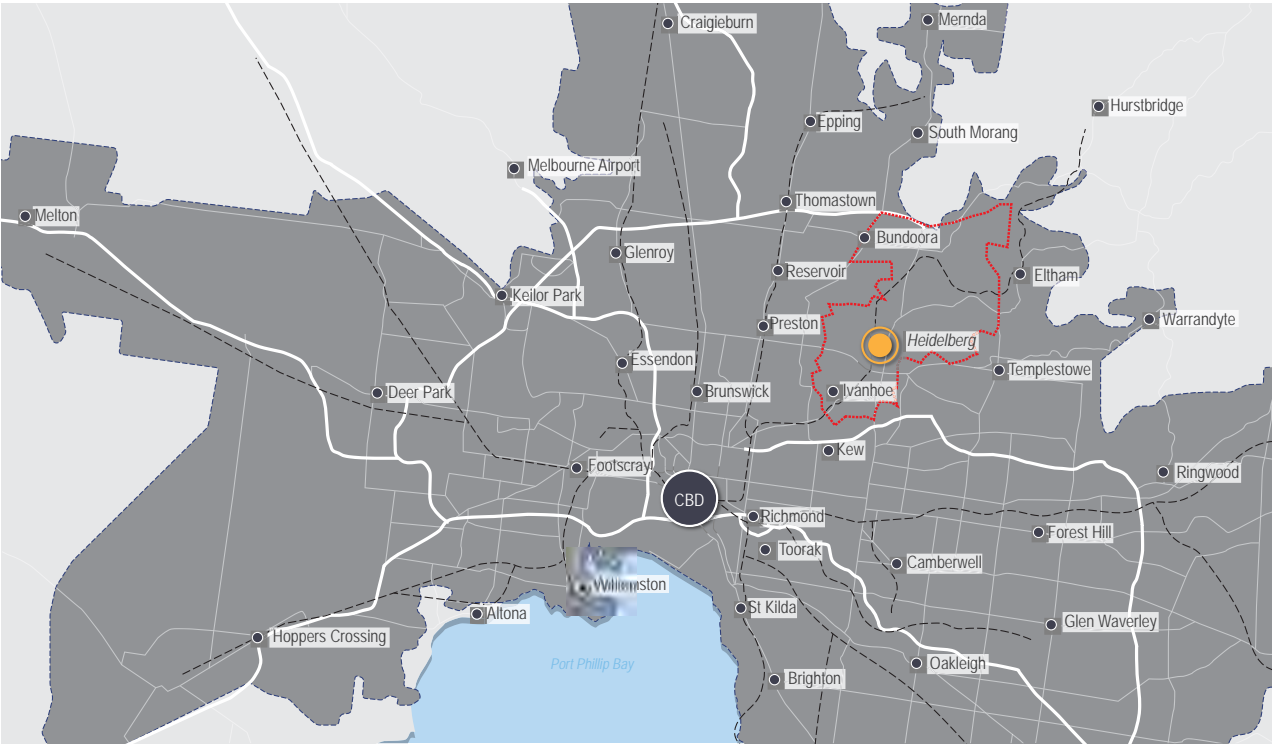
18

19

24

24

25



Metropolitan context.

version	title	date	for
P	Burgundy & Powlett St Reserves - Site Analysis & Consultation report	28.03.2017	Vision Workshop / Council Review
-	Burgundy & Powlett St Reserves - Site Analysis & Consultation report	13.04.2017	Final report for circulation

1 INTRODUCTION

Hansen Partnership has been engaged by Banyule City Council to prepare a Masterplan for the upgrade of the Burgundy & Powlett Street reserves, this report provides direction for proposed improvements to Burgundy and Powlett Street reserves and documents the opportunities & constraints of the site as well as what we've heard from the community.

ABOUT THE PROJECT

Burgundy and Powlett Reserves are located within the central Heidelberg Precinct, West of Heidelberg station, opposite the Austin Hospital and adjacent to the Warrigal Cemetery in Darebin Street.

Whilst both of these parcels of land are classified in part as road reserve and public park, Council has requested the approval of the State Government for them to be reclassified as "public open space."

Burgundy St Reserve - The wide naturestrip on the north side of Burgundy Street between Upper Heidelberg Road and Stradbroke Avenue, which separates Burgundy Street from the parallel service road (sometimes referred to as the Burgundy Street Common).

Powlett St Reserve - The wide nature strip on the eastern side of Powlett Street, between Burgundy Street and Darebin Street (sometimes referred to as the Powlett Street Common).

The masterplan will:

- Create a vision for the Powlett and Burgundy Street reserves that will make a significant contribution to the community;
- Progress the objectives of Council's Public Open Space Plan, Integrated Transport Plan and Heidelberg Activity Centre Structure Plan in stimulating social and economic activity and to enhance liveability, connectivity, sustainability and carparking in the local area.

This report will:

1. Explain what this project is about.
2. Provide you with a graphic representation and summary of key findings of the Site Analysis Phase.
3. Provide you with a summary of the Initial Community Engagement Phase.
4. Consolidate all this information in a Opportunities & Constrains Plan that will form the framework for the design.
5. Illustrate the masterplan and key actions.

PHASE 1: SITE ANALYSIS PHASE

We have undertaken a thorough analysis of the site in order to familiarise ourselves with existing conditions of the public spaces. This has enabled us to identify any issues, opportunities and constraints.

Our review included the following items:

- built form interface conditions
- vehicular access
- existing vegetation
- service locations
- prevailing views (long distance and elevated views)
- visual character elements
- topography
- lighting, signage & furniture
- solar access
- etc.

The consultant team has undertaken a detailed review of the background material, including the Banyule planning scheme, significant tree register, heritage significance, services information, recent development applications, review of work associated with the Hurstbridge Railway duplication and other supporting literature.

PHASE 2: INITIAL COMMUNITY ENGAGEMENT PHASE

Following the Site Analysis Phase we have undertaken an initial community engagement phase to listen to the community needs and wants by collating information in a variety of direct and indirect forms.

We have:

- prepared a **community bulletin and postcard** to introduce the project to nearby residents and park users to seek feedback via 'Have your say' on the Shaping Banyule website.
- prepared an **on-line survey questionnaire** for park users, nearby residents and representatives of Key Stakeholders, in order to understand functioning of the park and thus be able to enhance the park's capacity to cater for and respond to current and future users and needs. Questions within the survey were structured to obtain an overview of park usage, including type, number, user origins and duration.
- assisted council with the information published on the '**Shaping Banyule**' website to provide an online platform for the community to have their say about the masterplan and be able to post comments, likes and dislikes.
- organised **2x 'drop-in' public consultation sessions**, where people on the street and interested members of the general public and local community residents has the opportunity to discuss their opinions and expectations of the reserves.
- organised a **Community Consultation 'listening' session** at the end of the consultation period to facilitate a public open drop in forum, where interested members of the public could discuss their ideas, concerns and ask questions directly of the Consultant / Council team.



2 STUDY AREA



① ZONE 01 - Powlett St between Burgundy St & Darebin St

② ZONE 02 - Burgundy St between Upper Heidelberg Rd & Martin St

③ ZONE 03 - Burgundy St between Martin St & railway

3 SITE ANALYSIS

3.1 existing conditions - zone 1

CROSS SECTION



Powlett Street
east - west cross section (view north)

OPPORTUNITIES & CONSTRAINTS - PHOTOGRAPHIC ANALYSIS

The following presents a summary of issues and challenges which should be addressed.



The section of road opposite Powlett Street is a popular crossing point for pedestrians with no formal crossing



Opportunity to upgrade amenity and image



There are some great trees on site, like this corner with eucalypts. They are a great asset and should be retained.



There is an overall lack of shade and planting in the reserve.



Opportunity to redesign the vehicle access to the residencies to the east of Powlett Street reserve.



Opportunity to improve the slope of the site and create some flat areas for seating, gathering, play,...



Opportunity to upgrade buffer planting to multi-storey carpark.



There is an opportunity to upgrade and beautify the overall planting at Powlett St reserve.



There is no pedestrian access to the on street carpark along Powlett Street, this creates a problem specially at night time.

3.2 existing conditions - zone 2

CROSS SECTION



Burgundy Street
cross section Burgundy St to Martin Street (view north)

OPPORTUNITIES & CONSTRAINTS - PHOTOGRAPHIC ANALYSIS

The following presents a summary of issues and challenges which should be addressed.



The intersection across Burgundy St and Upper Heidelberg Road gives priority to vehicles, pedestrians have not enough time to cross.



With new developments under construction or in the pipeline it is important to protect existing trees



Planting to screen the multistory car park is in very poor conditions creating a harsh interface between the carpark and the street



There is no pedestrian connection between Burgundy Reserve and the intersection with Upper Heidelberg Rd. The goat tracks that have formed show the need for a connecting footpath.



There is no real connection between Burgundy & Powlett St reserves and the hospital.



Bus stops in Burgundy Street could be upgraded to improve circulation



The Burgundy Street Reserve is poorly connected to it's surrounding context and doesn't take advantage of the space or accommodate seating and recreational opportunities.



There are issues with car parking on the reserve. As an immediate solution council has put in vehicle exclusion fencing. There is an opportunity to provide a better, landscaped solution.

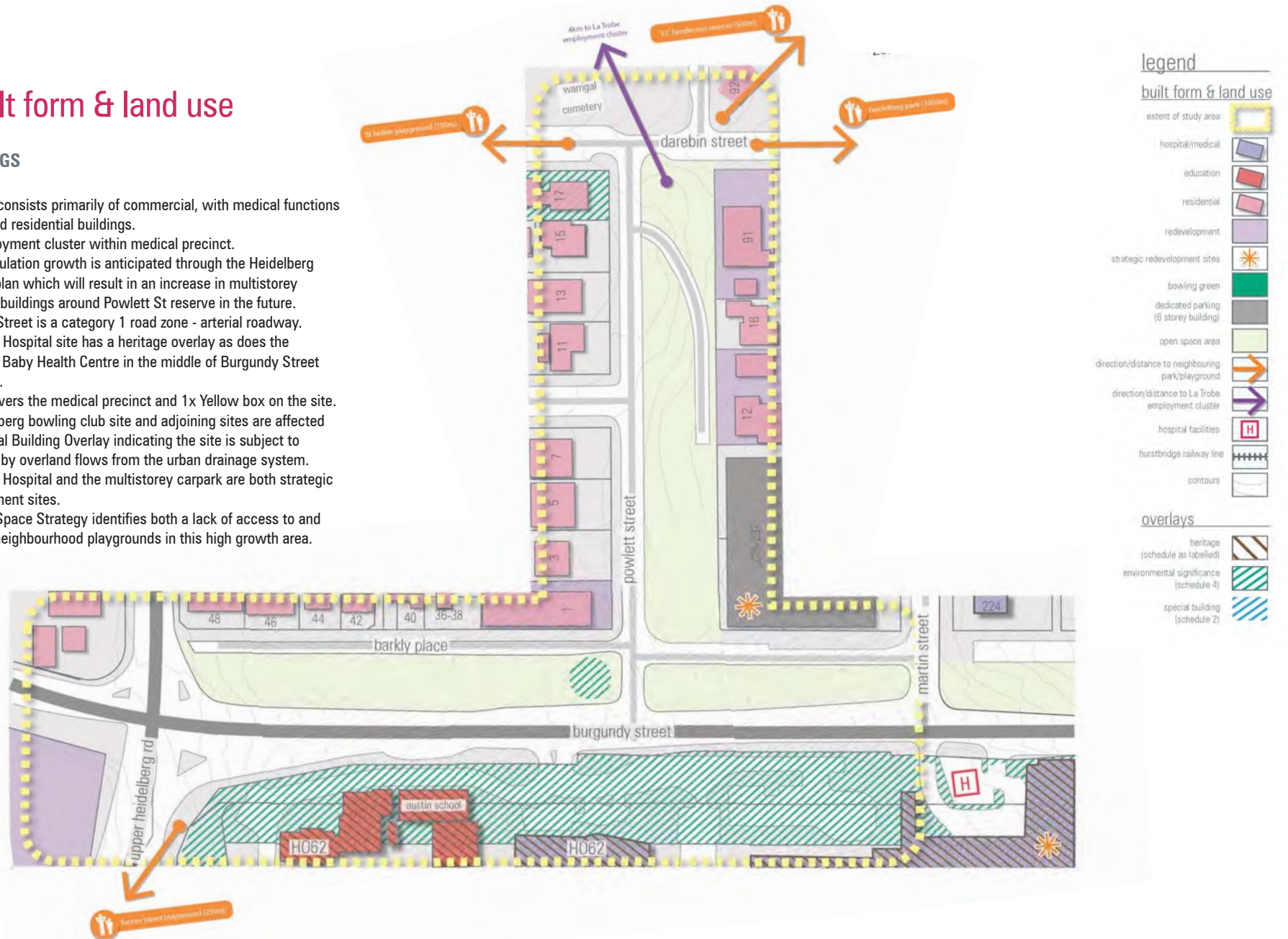


Seating is dated and in need of an upgrade. There is an opportunity to provide more seating along the footpath up Burgundy Street to provide multiple pause points for pedestrians.

3.3 built form & land use

KEY FINDINGS

1. Built form consists primarily of commercial, with medical functions and use and residential buildings.
2. High employment cluster within medical precinct.
3. A high population growth is anticipated through the Heidelberg Structure plan which will result in an increase in multistorey residential buildings around Powlett St reserve in the future.
4. Burgundy Street is a category 1 road zone - arterial roadway.
5. The Austin Hospital site has a heritage overlay as does the Heidelberg Baby Health Centre in the middle of Burgundy Street naturestrip.
6. An ESO covers the medical precinct and 1x Yellow box on the site.
7. The Heidelberg bowling club site and adjoining sites are affected by a Special Building Overlay indicating the site is subject to inundation by overland flows from the urban drainage system.
8. The Austin Hospital and the multistorey carpark are both strategic redevelopment sites.
9. The Open Space Strategy identifies both a lack of access to and quality of neighbourhood playgrounds in this high growth area.





Austin hospital



former Heidelberg Baby Health Centre



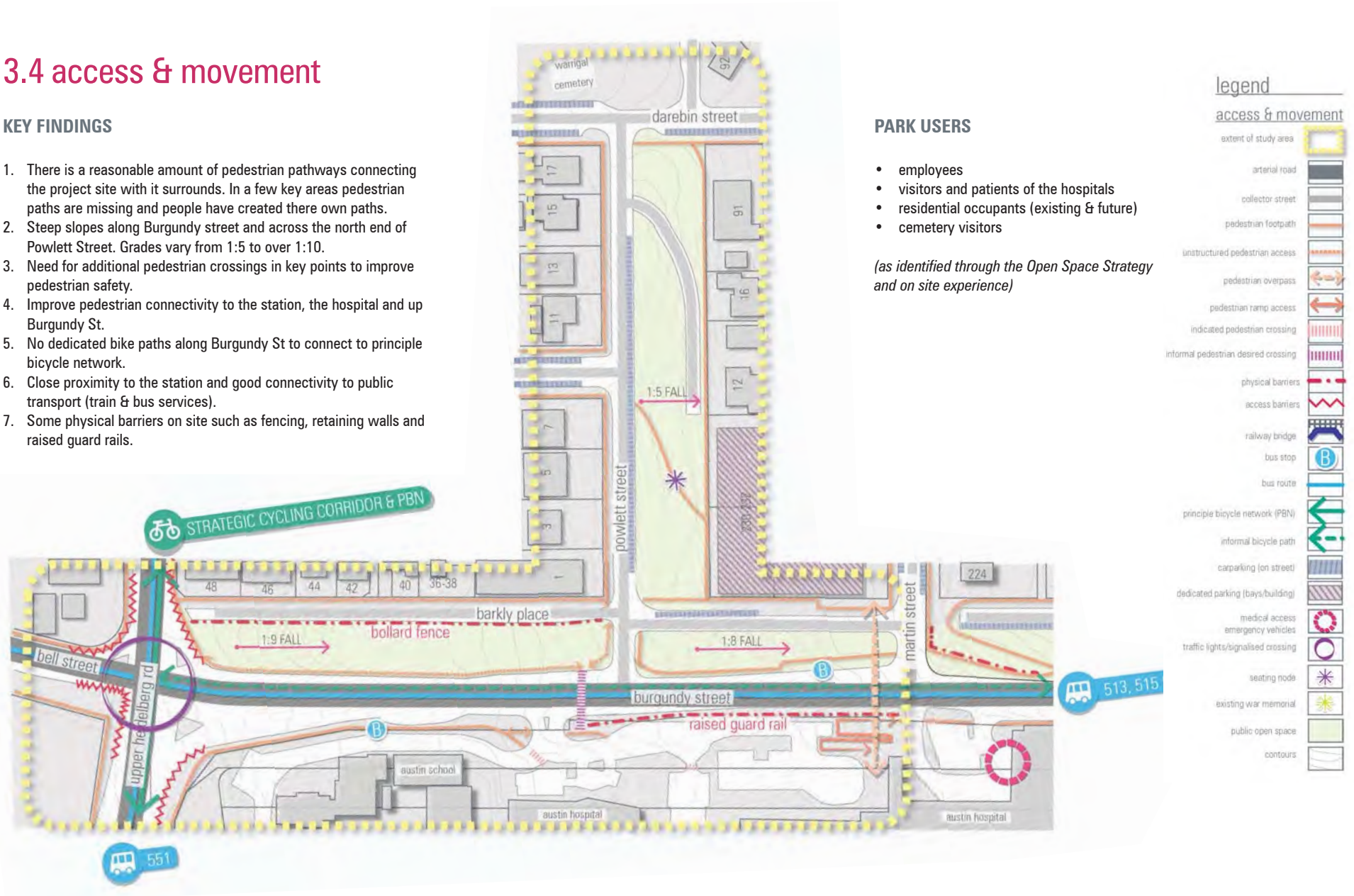
New residential development



3.4 access & movement

KEY FINDINGS

1. There is a reasonable amount of pedestrian pathways connecting the project site with its surrounds. In a few key areas pedestrian paths are missing and people have created their own paths.
2. Steep slopes along Burgundy street and across the north end of Powlett Street. Grades vary from 1:5 to over 1:10.
3. Need for additional pedestrian crossings in key points to improve pedestrian safety.
4. Improve pedestrian connectivity to the station, the hospital and up Burgundy St.
5. No dedicated bike paths along Burgundy St to connect to principle bicycle network.
6. Close proximity to the station and good connectivity to public transport (train & bus services).
7. Some physical barriers on site such as fencing, retaining walls and raised guard rails.





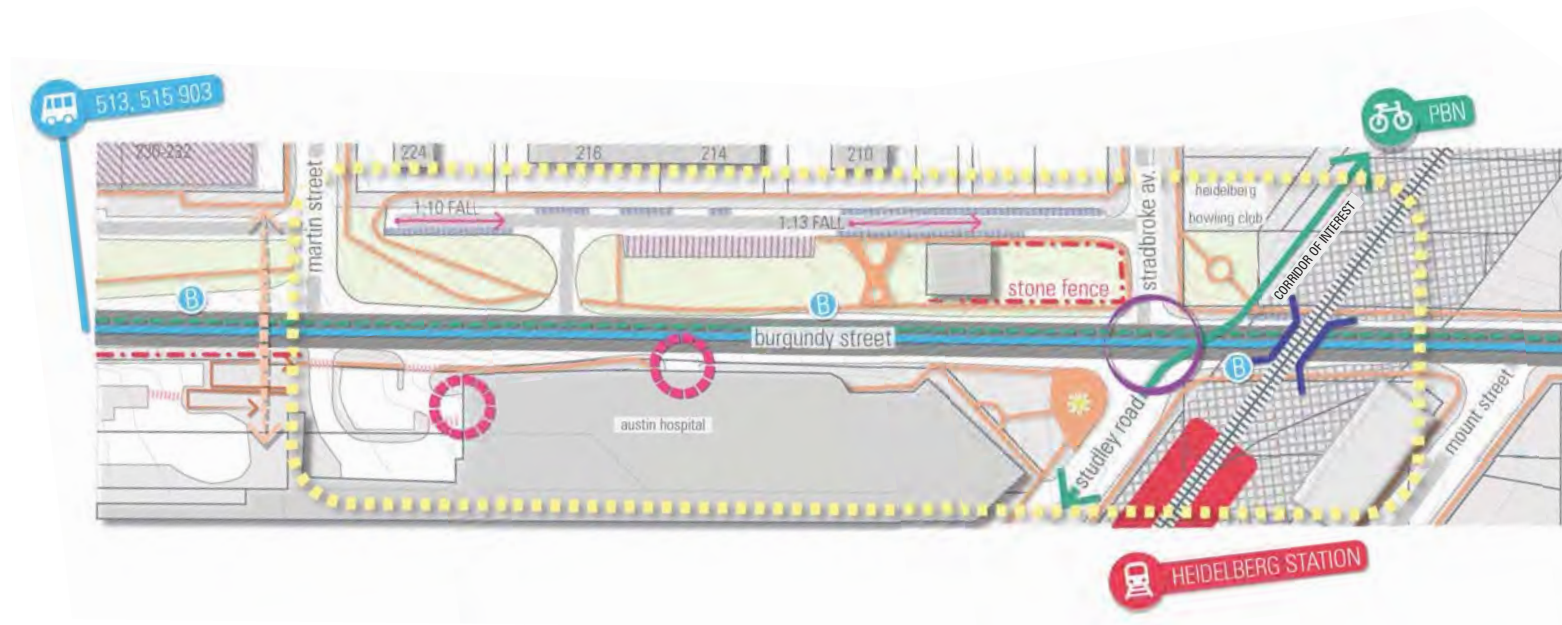
Pedestrian overpass and bus stop on Burgundy St



Stairs & ramps to overcome level changes



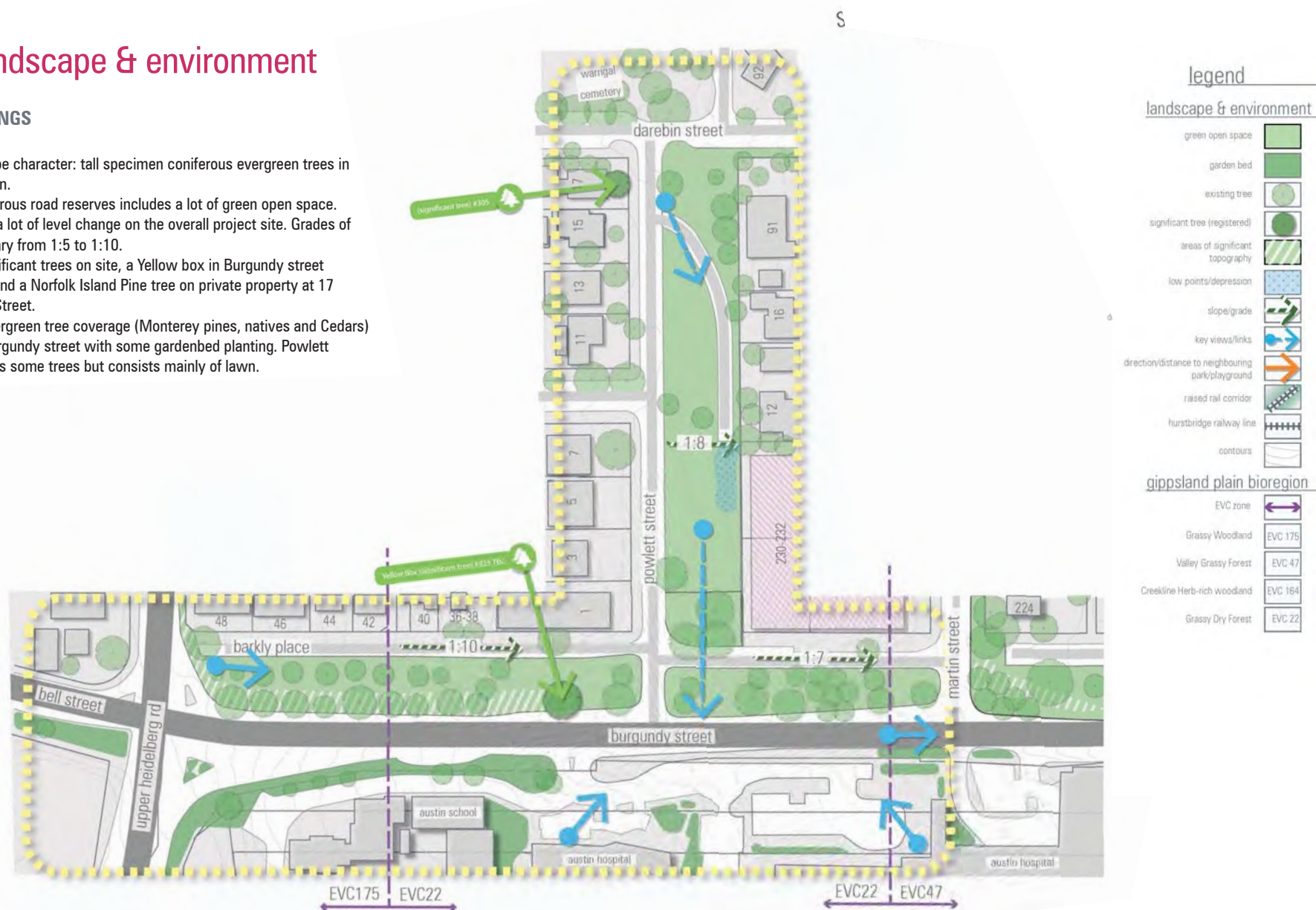
Existing footpaths in Burgundy St



3.5 landscape & environment

KEY FINDINGS

1. Landscape character: tall specimen coniferous evergreen trees in open lawn.
2. The generous road reserves includes a lot of green open space.
3. There is a lot of level change on the overall project site. Grades of slopes vary from 1:5 to 1:10.
4. Two significant trees on site, a Yellow box in Burgundy street reserve and a Norfolk Island Pine tree on private property at 17 Powlett Street.
5. Good evergreen tree coverage (Monterey pines, natives and Cedars) along Burgundy street with some gardenbed planting. Powlett Street has some trees but consists mainly of lawn.





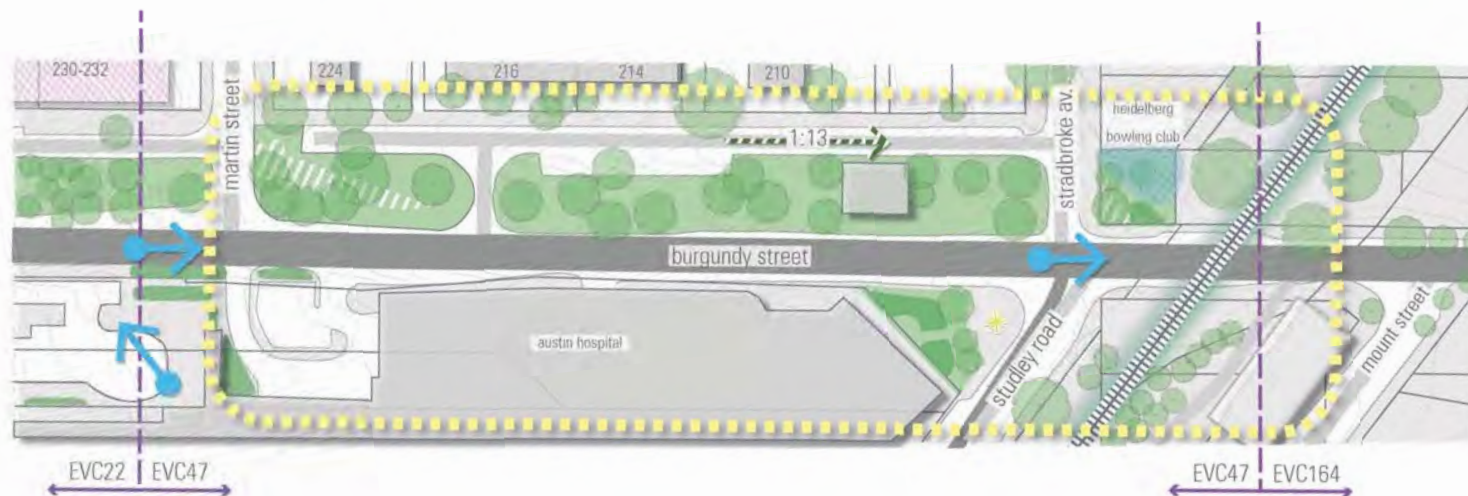
Significant tree



Vegetation on site



Existing tree planting along Burgundy Street



4 COMMUNITY CONSULTATION

4.1 how, where and why?

POP UP SESSIONS & CONSULTATION FORUM

Initial community consultation was undertaken by setting up an information tent on site, at the corner of Powlett Street and Burgundy Street on the 21th & 25th February, 2017. This was followed up by a consultation forum at the Rosanna council offices on the 1st of March, 2017.

The sessions were spread over a lunchtime one during the week (from 10am -1pm), one on a Saturday morning (10am -1pm) and an evening session on Wednesday (6pm-7:30pm). This allowed the team to engage with a wide range of people, demographics and people from diverse backgrounds. The event was staffed by representatives from Hansen Partnership and Banyule City Council.

The drop-in sessions were advertised on the 'Shaping Banyule' website, via postcards distributed to local businesses in Heidelberg and via a mail out bulletin to the residents in close proximity to the project site. City of Banyule council also put up signs on site to inform local residents, workers at the hospital and passers by.

Participants from the community were encouraged to 'Have their say' by:

- Discussing the project with staff.
- Provide comments, report issues, likes & dislikes via 'post it' notes on the draft analysis.
- Completing a survey questionnaire (available in written format, online and emailed).

The Survey questionnaire was available for people to complete after the pop-up sessions on the 'Shaping Banyule' website.

NUMBER OF RESPONDENTS

People engaged during drop-in sessions - ± 50
Respondents to Community Survey - 11

4.2 what you said!

SUMMARY OF ISSUES

From verbal discussions and an analysis of survey results, the main topics raised include:

- The site is not a functional or destination space, people use it to walk past or across but there are no facilities to make them pause and stay for a while.
- Need for more trees and shade amenities
- More better seating/picnic facilities
- Better bicycle access on Burgundy Street
- Better footpaths/better pedestrian connections
- More greenery/trees

SUMMARY OF COMMUNITY SUGGESTIONS

- Improve pedestrian crossing across Burgundy St.
- Small playground
- 'Atmosphere' & 'culture'
- Community gardens
- Community event space
- Bike path
- Outdoor seating
- Children / youth activities
- Shelter
- A quiet place to relax
- A 'common'



Pop-up session on site - 21 February 2017



Gathering comments & ideas from the community



Pop-up session on site - 25 February 2017

The following presents a summary of responses we heard during the pop-up sessions and the consultation forum.

1. ENHANCE VEGETATION & ENHANCE TREE COVERAGE/
PROVIDE MORE SHADE.



2. PROVIDE A PLAYGROUND/ACTIVITY SPACES FOR
KIDS.



3. IMPROVE PEDESTRIAN ACCESS TO THE STATION,
IMPROVE EXISTING FOOTPATHS AND PAUSE POINTS.



4. RETAIN OPEN SPACE CHARACTER.



5. PROVIDE GATHERING SPACES/COMMUNITY SPACES
SUCH AS PICNIC FACILITIES, SHELTER, BBQ, ETC.



6. ENHANCE PEDESTRIAN CROSSINGS ON BURGUNDY
STREET.



7. PROVIDE SPACE FOR COMMUNITY GARDENS, URBAN
ORCHARD.



8. PROVIDE MORE PARK FACILITIES SUCH AS BINS AND
SEATS.



9. ENHANCE CYCLING ALONG BURGUNDY STREET.



10. PROVIDE MORE CAR PARKING.



***“ I WAS NOT REALLY AWARE
THEY WERE RESERVES. OTHER
THAN BEING GREEN SPACE,
THERE IS NOT MUCH TO
RECOMMEND THEM.”***

***“ IT WOULD BE GREAT TO SEE A
CHILDRENS PARK WITH SOME
SEATING AND SOME NICE
FLORAL GARDEN AREAS.”***

***“ IT WOULD BE NICE TO FIX THE
SLOPE IN POWLETT RESERVE TO
CREATE A MORE FLAT, USABLE
SPACE.”***

***“ I WOULD LIKE TO SEE THE
RESERVES AS A NICE PARK
WHERE YOU CAN RELAX. A
QUIET PLACE FOR THE PEOPLE
IN THE HOSPITAL, OR LOVED
ONES, TO RELAX IN A GREEN
ENVIRONMENT.”***

4.3 survey questionnaire

WHAT WE ASKED THE COMMUNITY

- Q1** How familiar are you with the Burgundy & Powlett St Reserves? (Please tick one)
- Q2** How far do you live/work from the Burgundy & Powlett St Reserves? (Please tick one)
- Q3** How often do you visit the reserves? (Please tick one)
- Q4** If you visit the reserves, do you usually go alone or with others? (pick one)
- Q5** If you visit the reserves, what is your main reason for doing so? (Please tick one)
- Q6** How would you rate the connections to and from the reserves and other facilities in the area? (Austin or Warringal Hospitals, Medical Centres, Heidelberg Station, Residential and Commercial areas or Cemetery)
- Q7** What do you like MOST about the reserves as they are now?
- Q8** How would you rate the connections to and from the reserve and other facilities in the area? (Austin or Warringal Hospitals, Medical Centres, Heidelberg Station or Cemetery)
- Q9** What do you like LEAST about the reserves?
- Q10** What improvements would you like to see in the reserves?
- Q11** Would you make greater use of the reserves if some improvements were made?
- Q12** As part of future improvements to the reserves, how would you feel about incorporating paid car parking?
- Q13** Is there anything else you would like to tell us about the reserves which will assist in preparing the master plan?

The survey questionnaire was available for the community to comment and report their issues and ideas for the Burgundy and Powlett street reserves for weeks.

On the following page is an empirical summary of the survey results.



Postcard advertising the masterplan.



Shaping Banyule website



Signs informing local residents and passers by.

"I don't like the Powlett Reserve as it is now, as it is currently not a functional space."

None of the respondents indicated they use the reserves to gather, meet friends, family or for community activities.

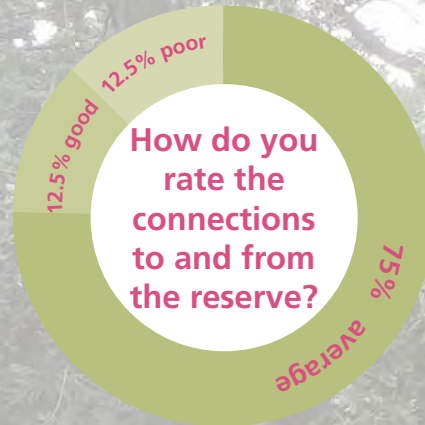
"There's awkwardly just a picnic table there. Not enough visual interest."



"I acknowledge that the Powlett reserve is probably under utilised but I am not at all in favour of turning it into car parking."



"The reserve offers a relief from the high rises."

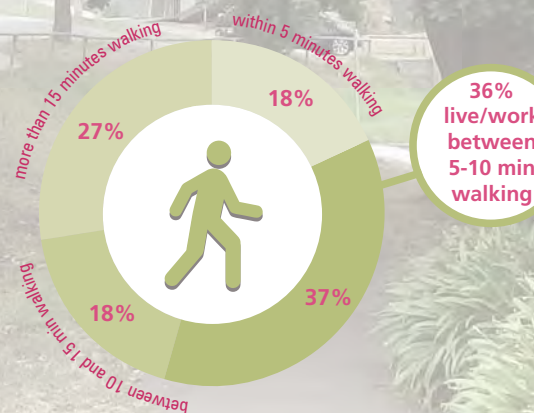


"More amenities like playground, picnic area, shelter,..."

"The burgundy street reserve adjoins a very busy road and is therefore very noisy."

90% of respondents indicated they would use the reserves if some improvements were made.

"A dedicated pathway for bikes, instead of riding on Burgundy Street."



"There is nothing I don't like, Powlett St could be made more interesting."

A large number of respondents have indicated they would like to see an increase in tree coverage and planting.



5 DESIGN PRINCIPLES

After reviewing the results of the site analysis, the opportunities & constraints and the comments and ideas raised during the community engagement phase, we have created a set of design principles to establish a clear project vision for the masterplan design.

These design principles were agreed with the Project Steering Group and Banyule City Council during a Vision Workshop.

1. TREAT POWLETT STREET RESERVE AS A COMMON

It is important to maintain Powlett St reserve as a green open space. The reserve is framed by mainly residential buildings which in the future will increase in capacity with multistorey developments proposed. This will mean that the reserve will mainly be a space that will be looked down upon.

It will be important to maintain a balance between increased tree coverage and vegetation and maintaining the open space character of the reserve.

2. FOCUS ON PASSIVE SPACE

The reserves are important open space refuges and have the opportunity to offer a quiet place to relax and reflect.

There is an opportunity to integrate pause points and provide a better connection with the hospital so that staff, visitors and patients can find a tranquil place to unwind and de-stress right at their doorstep.

3. THE RESERVES ARE AN IMPORTANT THOROUGHFARE

We recognise the importance of Burgundy Street and Powlett Street reserves as a thoroughfare. Most people use the green open space to go from one place to an other. It will be important to maintain that circulation whilst upgrading the pedestrian connections and improving pause points.

There is a opportunity to combine shared zones and spaces in Powlett Street to maintain vehicle access and improve pedestrian and cycling connectivity with Burgundy Street in order to maximise 'green' space.

4. BALANCE GREEN OPEN SPACE AND CAR PARKING

It will be important to provide a good balance between green open space and car parking needs in both Burgundy and Powlett Street. Banyule City Council has a proposal to reduce the number lanes in Burgundy Street, creating opportunities for additional on road parking along Burgundy Street, between Upper Heidelberg Road and the railway. The proposal also looks at reducing the speed limit to 40km, which will enhance the pedestrian and cyclist safety in the area.

5. SUSTAINABLE DESIGN / PLANTING

The focus of the masterplan should be on sustainable design, integrating raingardens and WSUD opportunities at low points on site. There is also an opportunity to slow down the rainwater runoff on Burgundy street by integrating swales in a creative and innovative way.

6. ADDRESS THE VERTICAL SCALE

Powlett street reserve has the opportunity to support tall shade trees and large canopies. This will provide a much needed vertical scale to balance the building heights of the surrounding new developments. There are not many open spaces in the surrounding area that can support large/tall trees.

7. IMPROVE VISUAL CONNECTIONS

It is important to improve the visual connections between the Powlett street and Burgundy street reserves and tie the reserves together to form one larger green open space. This can be implemented by focussing on similar landscape treatments, use of materials and furniture, lighting, etc.

There is also an important visual connection between hospital and the reserves. They provide a green outlook for patients, staff and visitors.

8. MAINTAIN PERMEABLE EDGES

Maintaining a certain level of permeability is key to the redevelopment of Powlett Street Reserve. We acknowledge that there is need for a barrier to keep vehicles from parking and driving on the green open space. This can be managed by landscaping, fencing in key location and furniture.

The design principles manifest themselves in the key ingredients for the masterplan design.

These key ingredients are:

- Shelter / gathering space
- Creative solutions to manage level changes on site
- Enhancing of (tree) planting
- Providing better connections
- Play Space
- Seating
- Event space
- Stairs & ramps
- Small plaza spaces at key nodes
- WSUD & raingardens
- Improve park amenities

6 KEY INGREDIENTS OF THE MASTERPLAN

PLAYGROUND



a unique playground



playful landscaping



timber, natural play equipment

PICNIC SHELTER / GATHERING SPACE



multiple smaller shelters



catering for multiple groups of people at the same time



creating an inviting space

LEVELLING PARTS OF THE PARK



creative use of retaining walls



create unique places



create a playful landscape

BOLD CURVES IN LINEAR SPACE



curved retaining walls



curves in the landscape treatments



Curved integrated seating / retaining wall

IMPROVE (TREE) PLANTING



increase tree coverage/shade



focus on native plant palette



clever use of planting to create screening and provide a buffer where necessary

PEDESTRIAN PRIORITY



provide dedicated bike path on Burgundy & Barkley Street



emphasise pedestrian and bike crossings



provide raised crossings

SEATING



use the level changes to create unique seating opportunities

EVENT SPACE



unique multi-purpose shelter

STAIRS & RAMPS



creative combinations where necessary



retaining wall seats



open space to cater for a range of events/parties



winding paths up the hill to address slope



flexible, movable park furniture



creating a versatile space



provide adequate seating and pause points

INTEGRATE WSUD PRINCIPLES & RAIN GARDENS



raingarden



urban raingarden / WSUD



kerb extension with pit

SMALL PLAZA SPACES AT KEY NODES



flexible seating areas



improve landscaping around seating nodes



small plaza area with tree canopy and seating

IMPROVE PARK AMENITIES



provide bins and drinking fountains



upgrade wayfinding



Upgrade furniture palette

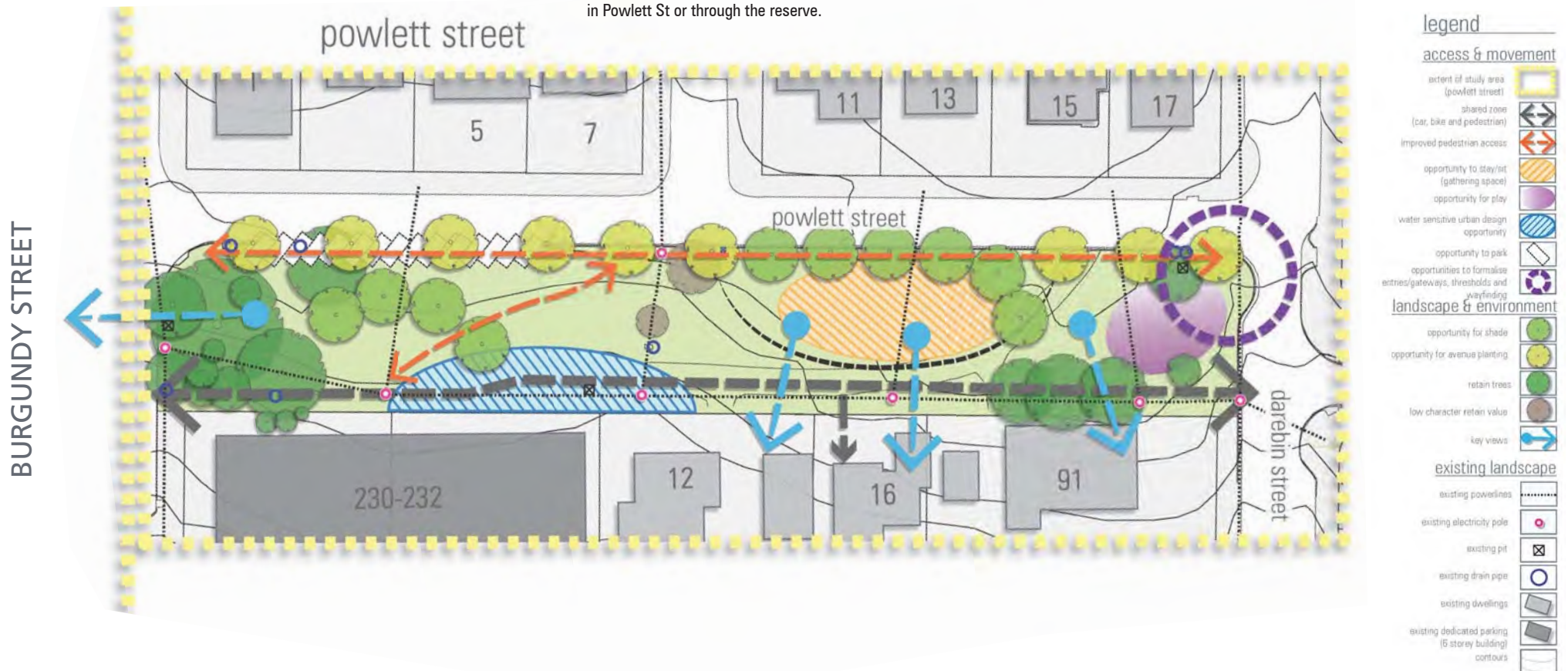


7 OPPORTUNITIES & CONSTRAINTS

7.1 zone 1 - powlett street

KEY FINDINGS

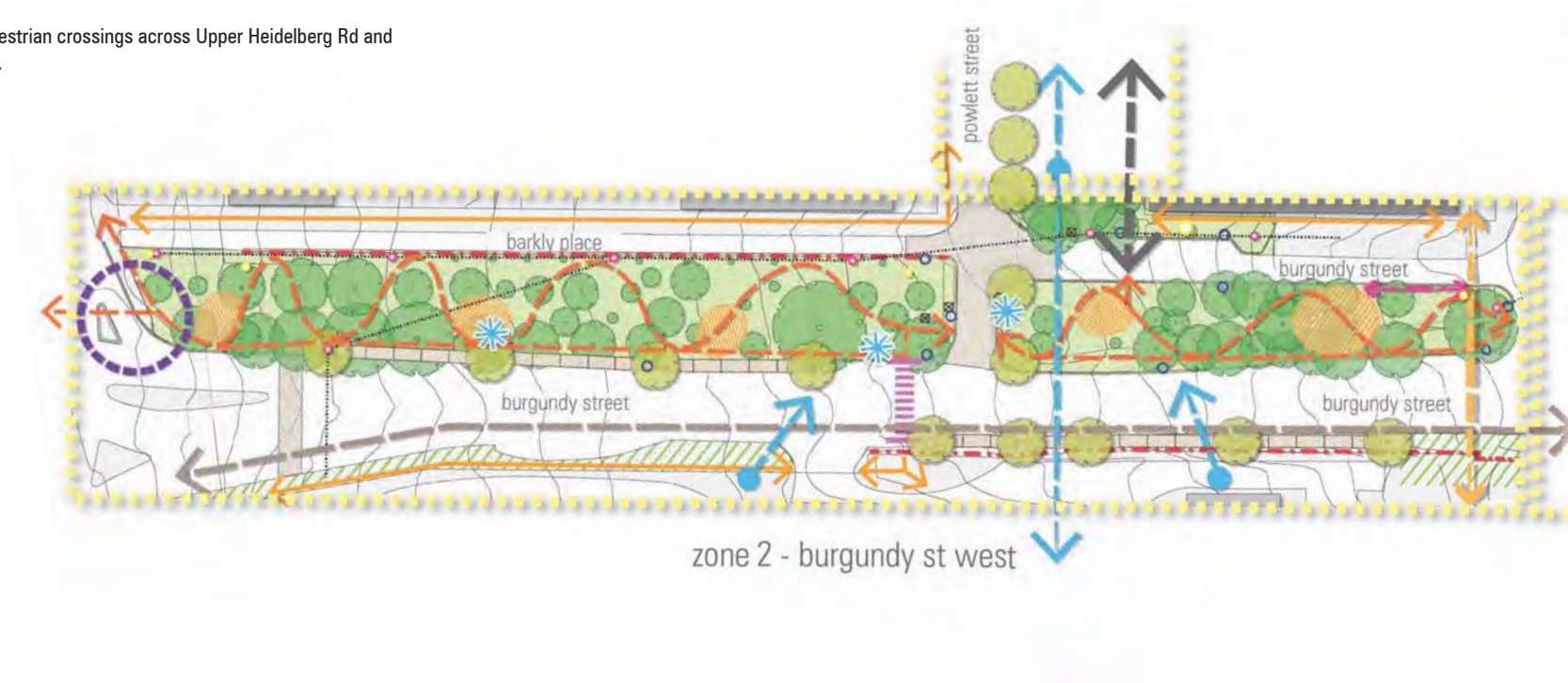
- Create a community park catering for the needs of current and future residents.
- Improve shade and tree planting
- Keep versatile open space to allow the reserve to cater for a range of activities from picnics and lunches in the park to small/medium community events.
- Opportunity to provide level area for gathering, picnic area, shelter, bbq facilities, etc.
- Improve screening to carpark tower and road to create a more intimate park atmosphere.
- Improve seating and general park amenities such as bins, drinking fountain, wayfinding, etc.
- Opportunity to explore possibility of shared zone/transition spaces in Powlett St or through the reserve.
- The lowest part of the site, near the carpark offers the opportunity to integrate WSUD treatment.
- Create shared path to allow access to 16 Powlett Street.
- Permit views to Dandenong Ranges and heritage buildings.
- Opportunity to increase car parking by introducing angled parking.



7.2 zone 2 & 3 - burgundy street

KEY FINDINGS

- Opportunity to formalise gateway and improve edge treatment and pedestrian priority to the corner of Burgundy Street and Upper Heidelberg Road.
- Opportunity to improve bicycle and pedestrian access through the site (particularly in zone 2).
- Create a DDA compliant pedestrian path through the reserve linking Upper Heidelberg Rd with the station. Providing a winding path allows us to address the slopes and be mindful of the Tree Protection Zone's.
- Improve seating amenities and pause points along the path.
- Create smaller gathering places at bus stops and other key open spaces.
- Improve pedestrian crossings across Upper Heidelberg Rd and Burgundy St.
- Opportunity to introduce raised crossing with change in colour and/or material linking the naturestrips along Burgundy St and improving pedestrian priority
- Integrate WSUD opportunities/raingardens along Burgundy St to improve stormwater runoff.
- Improve seating and general park amenities such as bins, drinking fountain, wayfinding, etc.
- Create extra car parking along Burgundy street and reduce the speed to 40km (as per council's proposal).
- Provide avenue planting along Burgundy street to enhance identity and permit future street tree renewal.
- Opportunity to provide pedestrian connection from overpass directly to bus station.
- Keep views to Powlett Street reserve and heritage hospital buildings.
- Improve links between Burgundy street reserves and Powlett street reserve.
- Improve tree planting and landscaping.



legend










access & movement

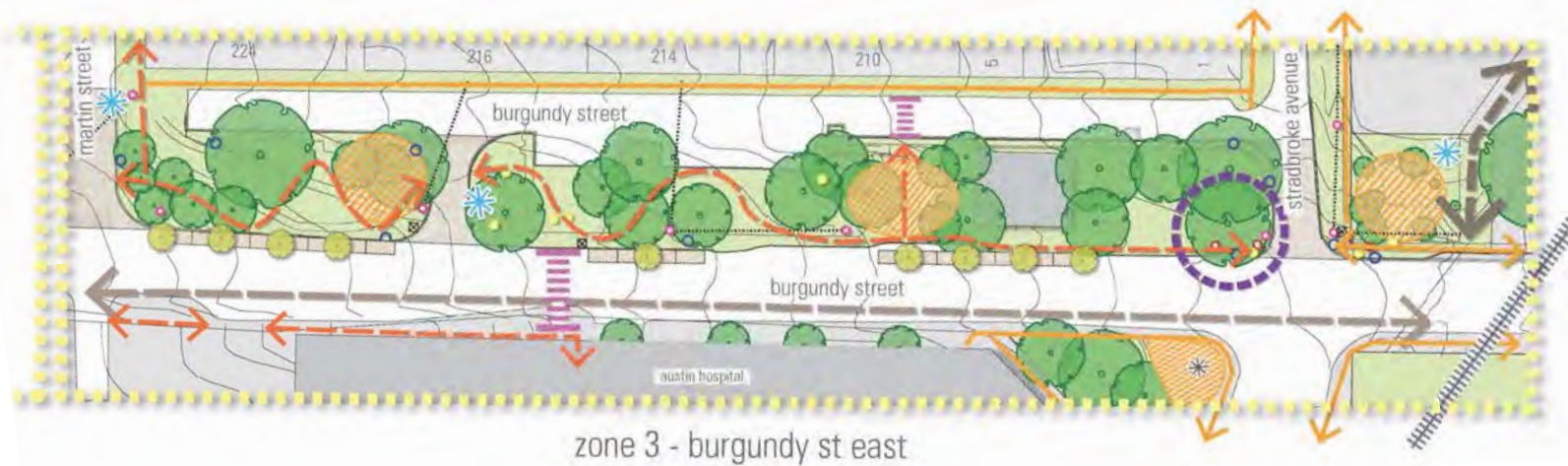
- extent of study area (burgundy west) 
- opportunity for bike path 
- improved pedestrian access 
- existing pathways 
- shared zone (car, bike and pedestrian) 
- pedestrian bridge 
- opportunity to connect pedestrian to overpass 
- physical barrier 
- opportunity to stay/sit (gathering space) 
- opportunity for crossing 
- opportunity for raised threshold 
- opportunity to park 
- opportunities to formalise entries/gateways, thresholds and wayfinding 

landscape & environment

- retain trees 
- opportunity for avenue planting 
- opportunity for more planting 
- opportunity to improve planting 
- opportunity for WSUD 
- key views 

existing landscape

- existing powerlines 
- existing electricity pole 
- existing telstra services 
- existing traffic light 
- existing pit 
- existing drain pipe 
- existing dwellings 
- existing dedicated parking (6 storey building) 
- contours 



zone 3 - burgundy st east