1.4. Public Realm Plan - Without Trees
2. Street Concepts
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

<table>
<thead>
<tr>
<th>Description</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Carriageway width</td>
<td>3.3m</td>
</tr>
<tr>
<td>Parallel parking bays</td>
<td>3</td>
</tr>
<tr>
<td>Vehicle cross overs</td>
<td>7</td>
</tr>
<tr>
<td>Trees in footpath (Council details SF-602)</td>
<td>6</td>
</tr>
<tr>
<td>Trees in road reserve (Council details SF-605)</td>
<td>0</td>
</tr>
<tr>
<td>Benches</td>
<td>1</td>
</tr>
<tr>
<td>Bins (Waste &amp; recycle unit)</td>
<td>0</td>
</tr>
<tr>
<td>Bike hoops</td>
<td>3</td>
</tr>
<tr>
<td>Wayfinding and signage</td>
<td>0</td>
</tr>
</tbody>
</table>

The location of street furniture is indicative and final locations are to be approved by Council.
2.1.1 Wightman Street Section
2. Street Concepts

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**

<table>
<thead>
<tr>
<th>Carriageway width</th>
<th>3.3m</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parallel parking bays</td>
<td>6</td>
</tr>
<tr>
<td>Vehicle cross overs</td>
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</tr>
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<td>Trees in footpath (Council details SF-602)</td>
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<tr>
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<td>Benches</td>
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</tr>
<tr>
<td>Bins (Waste &amp; recycle unit)</td>
<td>2</td>
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<tr>
<td>Bike hoops</td>
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</tr>
<tr>
<td>Wayfinding and signage</td>
<td>1</td>
</tr>
</tbody>
</table>

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

2.2.1 Whitehall Street Section
2. Street Concepts

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**

<table>
<thead>
<tr>
<th>Carriageway width</th>
<th>3.1m</th>
</tr>
</thead>
<tbody>
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</tr>
<tr>
<td>Vehicle cross overs</td>
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</tr>
<tr>
<td>Trees in footpath (Council details SF-602)</td>
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<tr>
<td>Trees in road reserve (Council details SF-605)</td>
<td>0</td>
</tr>
<tr>
<td>Benches</td>
<td>7</td>
</tr>
<tr>
<td>Bins (Waste &amp; recycle unit)</td>
<td>2</td>
</tr>
<tr>
<td>Bike hoops</td>
<td>9</td>
</tr>
<tr>
<td>Wayfinding and signage</td>
<td>1</td>
</tr>
</tbody>
</table>

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

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.
2.4.1 Hallenstein Street Section
2. Street Concepts

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.

<table>
<thead>
<tr>
<th>Proposed Street Details</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Carriageway width</td>
<td>3.3m</td>
</tr>
<tr>
<td>Parallel parking bays</td>
<td>3</td>
</tr>
<tr>
<td>Vehicle cross overs</td>
<td>7</td>
</tr>
<tr>
<td>Trees in footpath (Council details SF-602)</td>
<td>14</td>
</tr>
<tr>
<td>Benches</td>
<td>4</td>
</tr>
<tr>
<td>Bins (Waste &amp; recycle unit)</td>
<td>1</td>
</tr>
<tr>
<td>Bike hoops</td>
<td>6</td>
</tr>
<tr>
<td>Wayfinding and signage</td>
<td>0</td>
</tr>
</tbody>
</table>

Key Plan

Legend:
- Access to private car park
- Easement
- Joseph Road precinct boundary
- Railway title/property boundary

Plan 1:500  @ A3

Joseph Road - Public Realm Plan 2017
2. Street Concepts

2.5.1 Neilson Place Section
2. Street Concepts

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
- **Benchs**: 7
- **Bins (Waste & recycle unit)**: 5
- **Bike hoops**: 7
- **Wayfinding and signage**: 2

### Key Plan

[Key Plan image]

**Visualisation of proposed design for South Joseph Road**

**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 pitcher 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 1500 @ A3**

**Scale 1:500 @ A3**
2. Street Concepts

2.6.1 South Joseph Road Section A-A
2. Street Concepts

2.6.2 South Joseph Road Section B-B
2. Street Concepts

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: 43
- Trees in road reserve: 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]
- 0: 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)
- 06: Joseph Road precinct boundary

[Diagram]
2. Street Concepts

2.7.1 North Joseph Road Section A-A

[Diagram of street section with labels for pedestrian, vehicle, and bicycle lanes, as well as stormwater management zones.]
2.7.2 North Joseph Road Section B-B
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.

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

### Proposed Road Details

<table>
<thead>
<tr>
<th>Carriageway width</th>
<th>3.3m</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parallel parking bays</td>
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<td>Vehicle cross overs</td>
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<td>Trees in footpath (Council detail SF-602)</td>
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<tr>
<td>Benches</td>
<td>4</td>
</tr>
<tr>
<td>Bins (waste and recycle units)</td>
<td>4</td>
</tr>
<tr>
<td>Bike hoops</td>
<td>14</td>
</tr>
<tr>
<td>Wayfinding and signage</td>
<td>0</td>
</tr>
</tbody>
</table>

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

2.8.1 Hopkins Street Section A-A

PLANNING PERMIT CONDITION FOR No. 4 HOPKINS ST IS TO SET BACK 3M FROM THE HOPKINS ST BOUNDARY.

SERVICE LOCATIONS ARE INDICATIVE ONLY AND BASED ON INFORMATION CURRENTLY AT HAND. LOCATIONS ARE LIKELY TO VARY ALONG THE LENGTH OF THE STREET AND WILL NEED TO BE PROVEN ON SITE DURING DETAILED DESIGN.
2. Street Concepts

2.8.2 Hopkins Street Section B-B

Planning permit condition for 18-24 Hopkins Street is to set back 5.5m from the kerb, including basement level and clear to the sky.

Service locations are indicative only and based on information currently at hand. Locations are likely to vary along the length of the street and will need to be proven on site during detailed design.
3. Planting Palette
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.

<table>
<thead>
<tr>
<th>Botanical Name</th>
<th>Common Name</th>
<th>Pot Size (mm)</th>
<th>“Native/Exotic”</th>
<th>Spacing (mm)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zelkova serrata 'Green Vase'</td>
<td>Green Vase Zelkova</td>
<td>200L E</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fraxinus pennsylvania ‘Urbanite’</td>
<td>Urbanite Ash</td>
<td>200L N</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Acer freemanii ‘Jeffers Red’</td>
<td>Autumn Blaze Maple</td>
<td>200L E</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Corymbia citriodora</td>
<td>Lemon-scented Gum</td>
<td>200L N</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Acer campestre</td>
<td>Field Maple</td>
<td>200L N</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Waterhousea floribunda ‘Green Avenue’</td>
<td>Green Avenue Lilypily</td>
<td>200L N</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Waterhousea floribunda 'Green Avenue' Green Avenue Lilypily
Zelkova serrata 'Green Vase' Green Vase Zelkova
Acer campestre Field Maple
Acer freemanii 'Jeffers Red'
Corymbia citriodora Lemon Scented Gum
Fraxinus pennsylvania 'Urbanite' Urbanite Ash
3. Planting Palette

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.

<table>
<thead>
<tr>
<th>Botanic Name</th>
<th>Common Name</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Grasses and Ground Covers</strong></td>
<td></td>
</tr>
<tr>
<td>Anigozanthus flavidus</td>
<td>Kangaroo Paw</td>
</tr>
<tr>
<td>Austrostipa elegansima</td>
<td>Feather Spear Grass</td>
</tr>
<tr>
<td>Austrostipa scabra ssp falcata</td>
<td>Slender Spear Grass</td>
</tr>
<tr>
<td>Dianella longifolia</td>
<td>Pale Flax Lily</td>
</tr>
<tr>
<td>Dianella brevicaulis</td>
<td>Spreading Flax Lily</td>
</tr>
<tr>
<td>Dichanthium sericeum</td>
<td>Silky Blue Grass</td>
</tr>
<tr>
<td>Lomandra longifolia</td>
<td>Spiny-headed Mat-rush</td>
</tr>
<tr>
<td>Poa morrissi</td>
<td>Silky Tussock Grass</td>
</tr>
<tr>
<td>Poa sieberiana</td>
<td>Grey Tussock Grass</td>
</tr>
<tr>
<td>Themeda triandra</td>
<td>Kangaroo Grass</td>
</tr>
<tr>
<td><strong>Small Plants</strong></td>
<td></td>
</tr>
<tr>
<td>Brachyscome multifida</td>
<td>Cut Leaf Daisy</td>
</tr>
<tr>
<td>Bracteantha viscosa</td>
<td>Sticky Everlasting</td>
</tr>
<tr>
<td>Calocephalus citreus</td>
<td>Lemon Beauty Heads</td>
</tr>
<tr>
<td>Calotis scapigera</td>
<td>Tufted Buri Daisy</td>
</tr>
<tr>
<td>Chrysocephalum apiculatum</td>
<td>Common Everlasting</td>
</tr>
<tr>
<td>Chrysocephalum semipappossum</td>
<td>Clustered Everlasting</td>
</tr>
<tr>
<td>Craspediomeria variabilis</td>
<td>Common Billy Buttons</td>
</tr>
<tr>
<td>Doodia media ssp. Australis</td>
<td>Common Rasp Fern</td>
</tr>
<tr>
<td>Enodia nutans</td>
<td>Climbing Saltbush</td>
</tr>
<tr>
<td>Entchyldra tomentosa</td>
<td>Ruby Saltbush</td>
</tr>
<tr>
<td>Leucophyta brownii</td>
<td>Cushion Bush</td>
</tr>
<tr>
<td>Linum marginale</td>
<td>Native Flax</td>
</tr>
<tr>
<td>Pelargonium auriculatum</td>
<td>Austral Storks Bill</td>
</tr>
<tr>
<td>Pycnosorus chrysanthus</td>
<td>Golden Billy Buttons</td>
</tr>
<tr>
<td>Pycnosorus globosus</td>
<td>Drumsticks Vittadinia cuneata</td>
</tr>
<tr>
<td>Drumsticks Vittadinia cuneata</td>
<td>Woolly New Holland Daisy</td>
</tr>
<tr>
<td>Wahlenbergia communis</td>
<td>Tufted Bluebell</td>
</tr>
</tbody>
</table>

Attachment 2
4. Materials Palette
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. Materials Palette

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

**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

**Wayfinding and Signage**

*Standard Detail No.: SF-701*

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

**Light Pole**

*Standard Detail No.: SF-901*

Materials: Cast Aluminium Light Pole
5. Strategic & Site Analysis
Precinct 5 – Existing Conditions and Future Opportunities

Figure 20: Precinct 5 – Joseph Road Precinct Built Form Framework Plan

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

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

LEGEND
- PROPOSED NEW PRIMARY ACCESS TO PRECINCT (SIGNALISED)
- SECONDARY ACCESS TO PRECINCT (SIGNALISED)
- ACTIVE FRONTAGE (SHOWROOM AND OFFICE) WITH 3m SETBACK
- ACTIVE FRONTAGE (RETAIL, ENTERTAINMENT, RECREATION AND COMMUNITY)
- MIXED USE (PRIMARILY RESIDENTIAL)
- PROPOSED PUBLIC REALM
- PROPOSED NEW STREET
- HERITAGE OBJECT/PLACE
- PRECINCT BOUNDARY
- PEDESTRIAN/BICYCLE CONNECTIONS
- NOISE SOURCE
- LEFT IN/LEFT OUT ACCESS ONLY
- POTENTIAL STREET REALIGNMENT
5. Strategic and Site Analysis

5.2. Development Applications

1 Warde Street
Architect: Elenburg Fraser
Status: Permit Issued

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

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

4 Neilson Place
Architect: Peddle Thorp
Status: Permit Issued

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

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

2 Neilson Place
Architect: Architecton
Status: Plans Endorsed, Permit Issued
### 5.3. Existing Bus Routes

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