

69 CARRINGTON ROAD

TOWN PLANNING

GRAY PUKSAND / GOLDEN AGE
DECEMBER 2024

**ADVERTISED
PLAN**

PROJECT #	M23092
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PREPARED BY	HS
APPROVED BY	ET

P5

ASPECT Studios

Acknowledgment Of Country

ASPECT Studios respectfully acknowledges the Traditional Custodians of Country throughout Australia, and pays respect to them, their culture and their Elders past and present.



GRAY PUKSAND 69 CARRINGTON
ROAD, BOX HILL

Contents

ADVERTISED PLAN

THE SITE	4
1.1 The Site	5
LANDSCAPE CONCEPT	6
2.1 Scope of Works	7
2.2 Constraints and Considerations	8
2.3 Look and Feel	9
2.4 Overall Concept Plans	10
2.5 Concept Plan - Ground Floor- Garden Bed A & B	11
2.6 Concept Plan - Ground Floor- Garden Bed C	12
2.7 Concept Plan - Upper Terraces- Carrington Road Frontage	13
2.8 Concept Plan - Upper Terraces - Cambridge Street Frontage	14
2.9 Laneway Activation Options	15
2.10 Planter Box Details	16
2.11 Planter Box Details	17
PROPOSED PLANTING PALETTE	18
3.1 Proposed Plant Palette	19



Section 1

The Site



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1.1 The Site

69 Carrington Road is located within the Central Activity District of Box Hill. An accessible location with great public transport and amenity around the site.

Within a 5 minute walk there are connections to tram and train lines to the city a 25 minute train ride away and further east along the Lilydale and Belgrave Train lines.

The site is within close proximity to significant amenities such as Box Hill Central shopping mall a 2min walk away, Box Hill Hospital a 15 minute walk and with the Town Hall, Surrey Park and Box Hill Gardens all within close walking distance.

Acknowledge the site resides upon the land of the Wurundjeri Woi-Wurrung people of the Kulin Nation and pay respects to their elders past and present.

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Key

	69 Carrington Road
	Main Roadway
	Trainline
	Public Greenspace
	Amenity
	400m/5min walking radius

Landscape Concept

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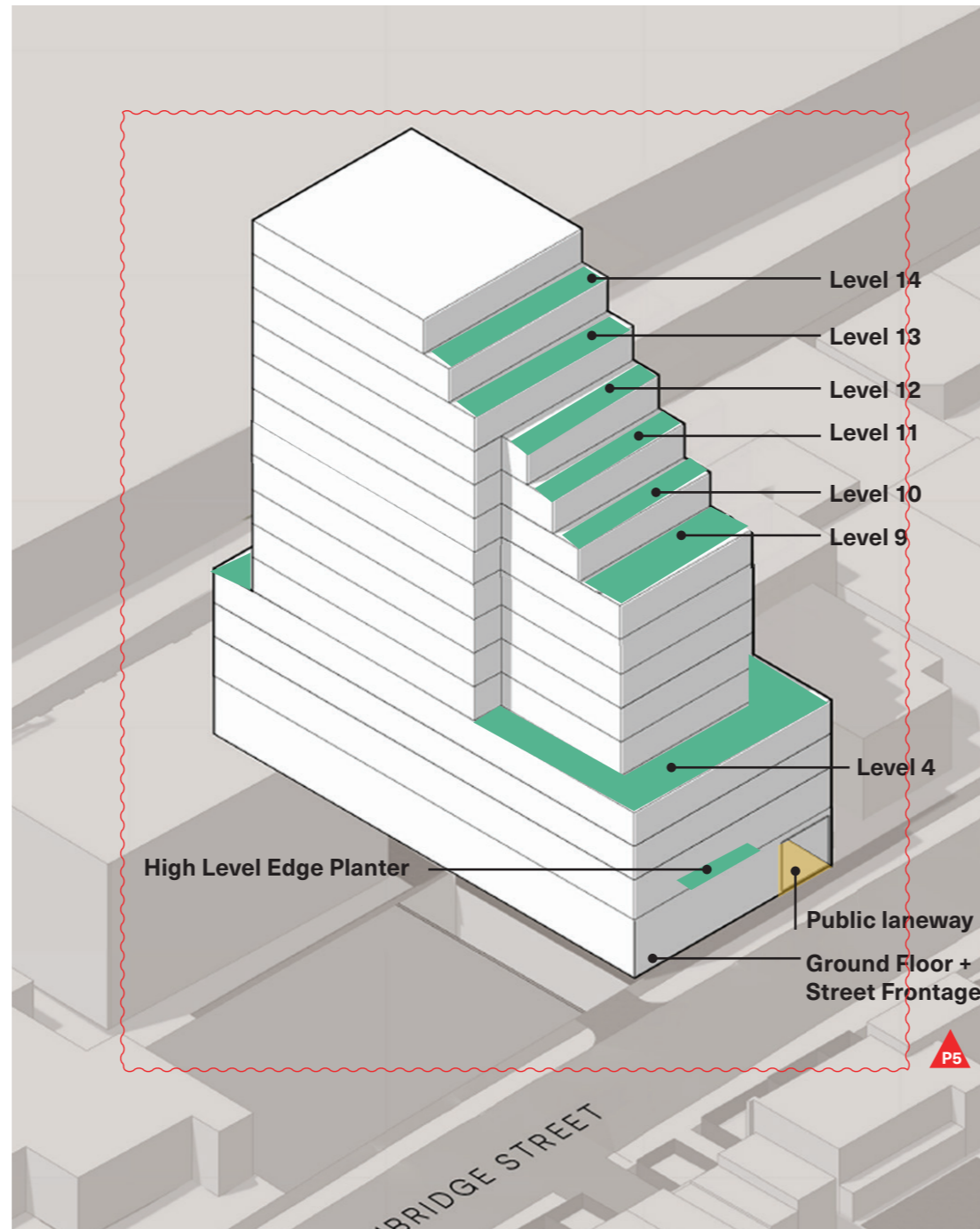
2.1 Scope of Works

This document sets out the preliminary planting concept for 69 Carrington Road, Box Hill.

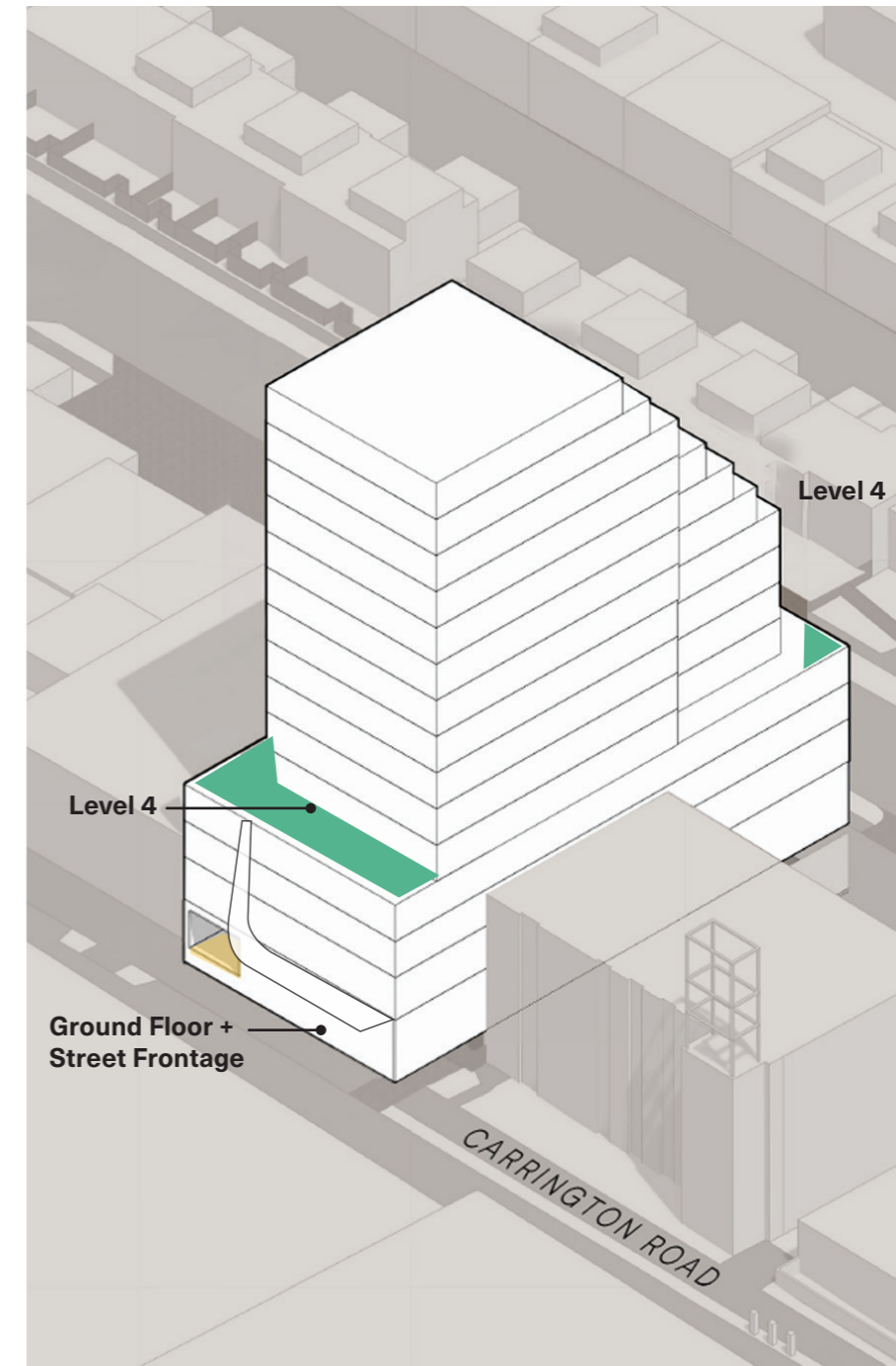
The landscape proposal covers a series of uncovered terraces from levels 04 to level 14 in addition to a public accessible laneway with planters and the street frontages on Cambridge Street and Carrington Road at Ground Level.

On Cambridge Street and Carrington Road, there are a number of sizeable street trees on the nature strip and some low planting around them. Under the City of Whitehorse urban strategy 2021-2031 shrubs, trees and grasses both public and private are included as part of their urban forest which they wish to protect and expand. There is an opportunity to expand this understory planting and enhance the natural biodiversity of the public streetscape.

These frontages have the ability to improve and work with the surrounding character of Box Hills Central Activity Centre and surrounding streetscapes. Designing pedestrian friendly streets and laneways.



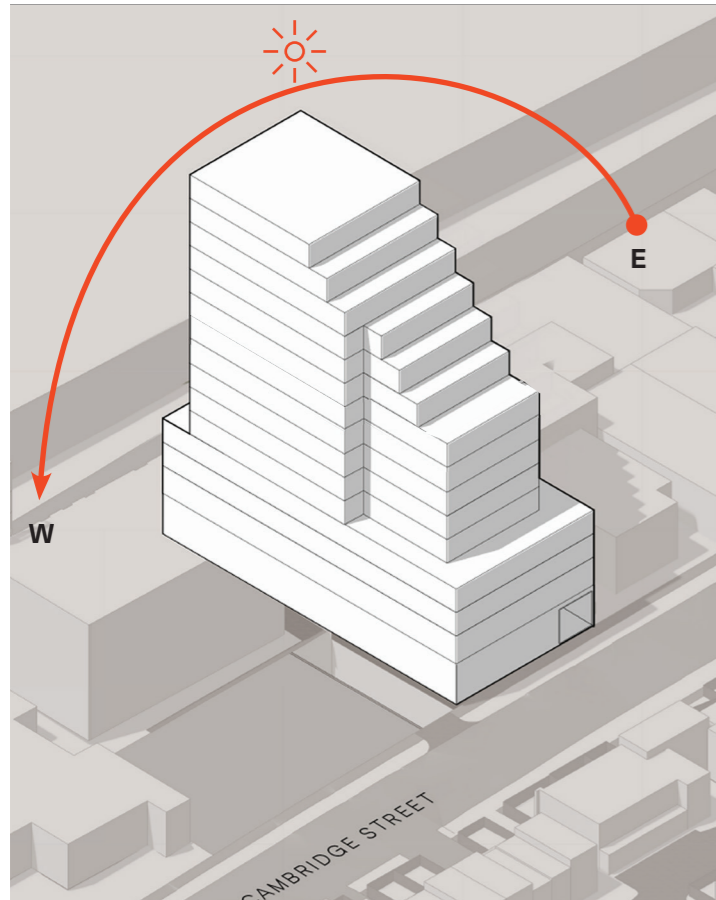
CAMBRIDGE STREET FRONTAGE



CARRINGTON ROAD FRONTAGE

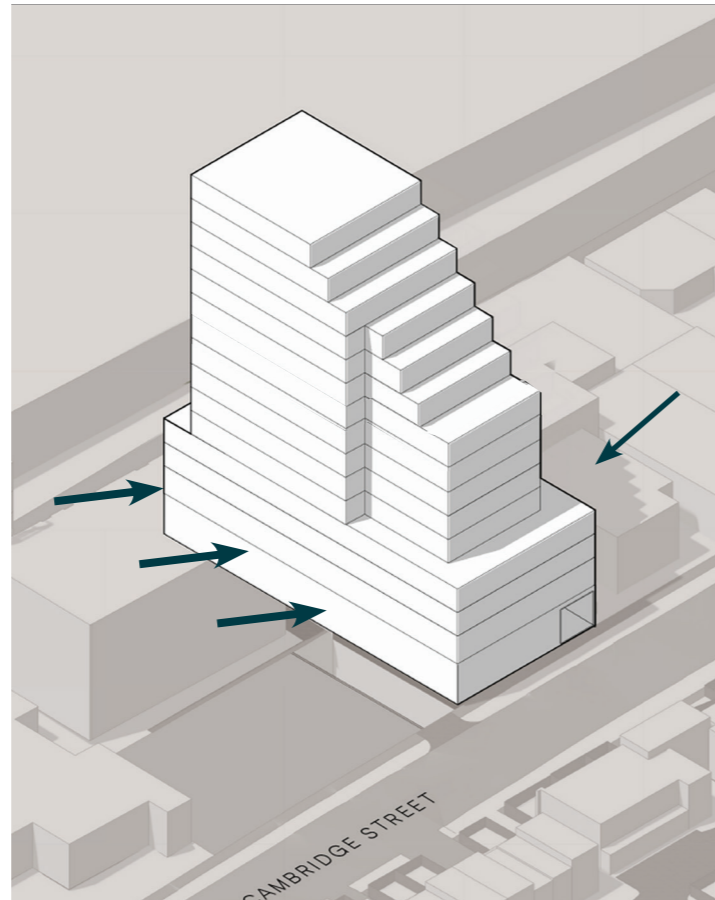
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2.2 Constraints and Considerations



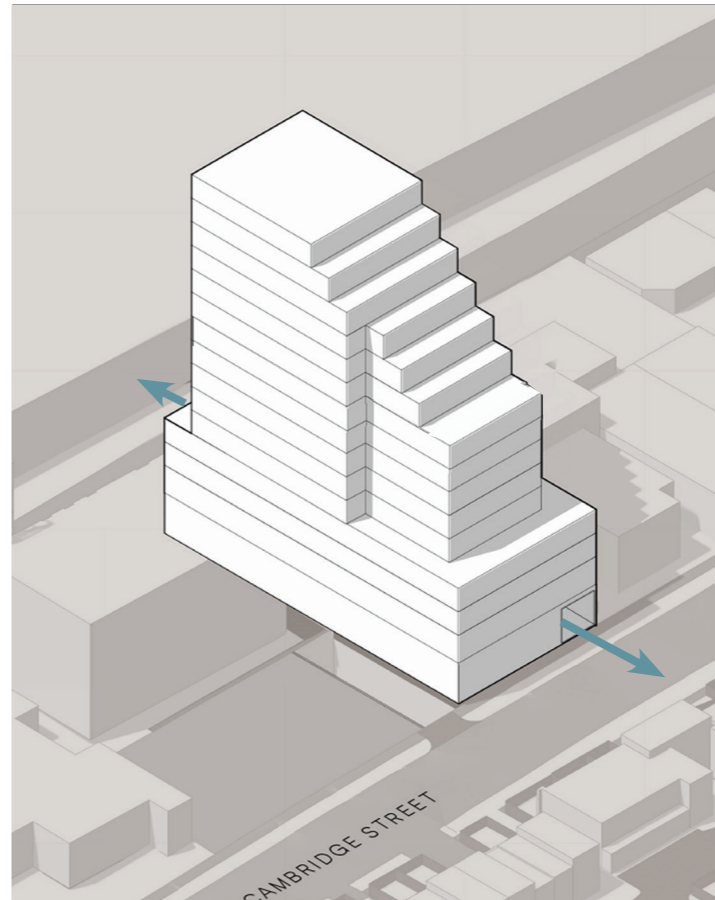
SUN AND SHADE

All planting on terraces face North + South orientation and due to minimal massing from surrounding infrastructure will receive considerable sun. The ground floor despite facing the same orientation will receive little natural lighting due to the fully enclosed nature of the laneway. Consideration into the microclimatic conditions of each area for a tailored design response and palette for each zone.



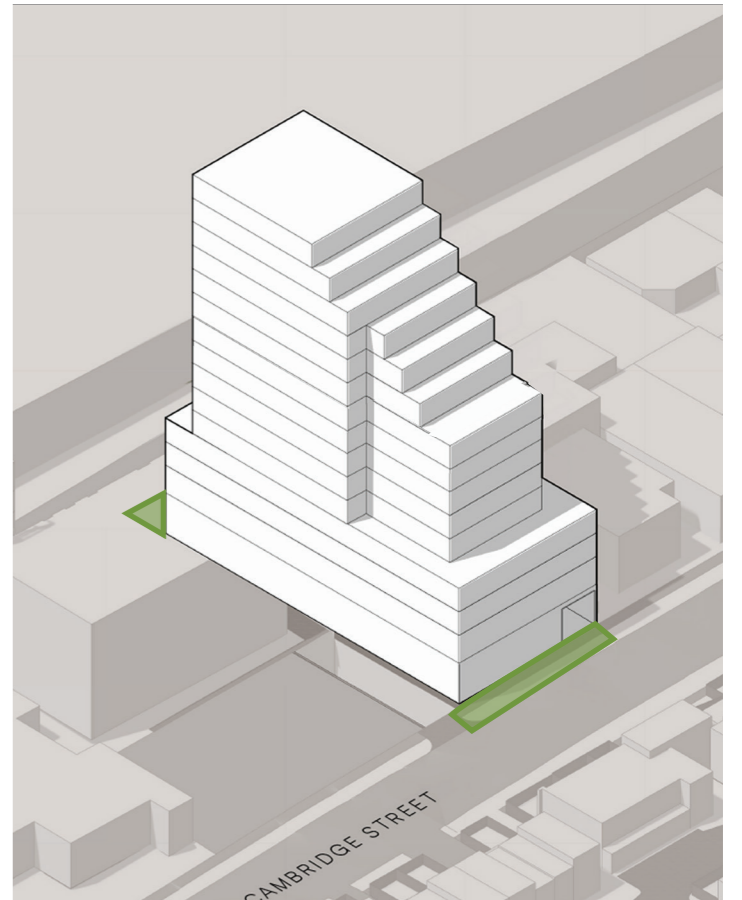
WIND

The strongest and most frequent winds in the Box Hill Region come from the north and west sectors with secondary strong winds coming from the south sector; east sector winds are relatively light and infrequent. The upper levels of the development would have exposure to the wind flow for the north and east through south to west-northwest wind directions.



GROUND FLOOR LANEWAY

The ground floor laneway is a restricted access route open throughout the day. Consideration will be given as to how the landscape interventions at either end can ensure the arrival experience is legible and positive.



EXISTING STREETScape AND FRONTAGES

There is minimal existing landscaping on road frontages. A newly planted street tree on Cambridge street will be removed to accommodate the new entry and Carrington Street has a small green space with low planting which will be existing plant to be reinstated after construction..

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2.3 Look and Feel





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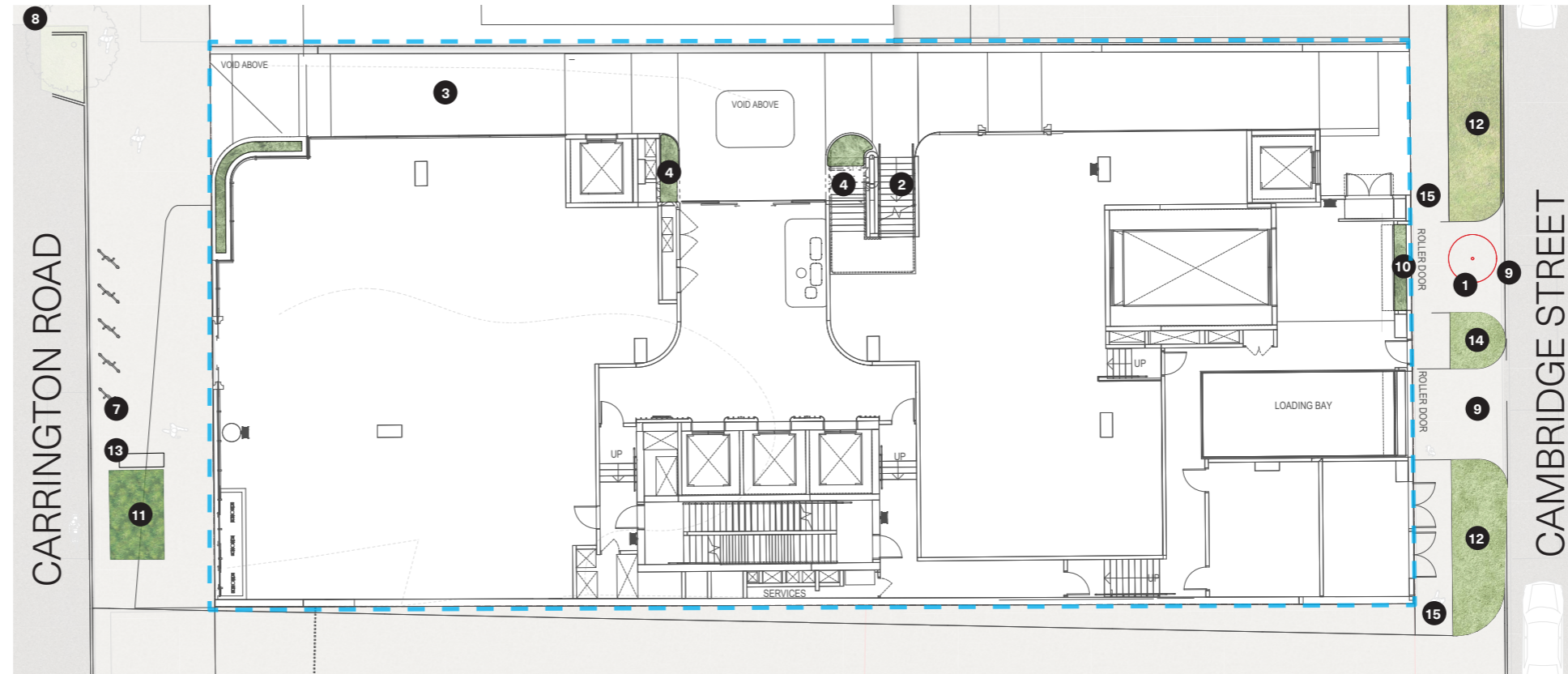


2.4 Overall Concept Plans

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Key

-  Proposed Garden Area
-  Existing plant to be reinstated
-  Proposed turf
-  Recently planted deciduous street tree to be removed (species TBC, tree under 2.0m height)




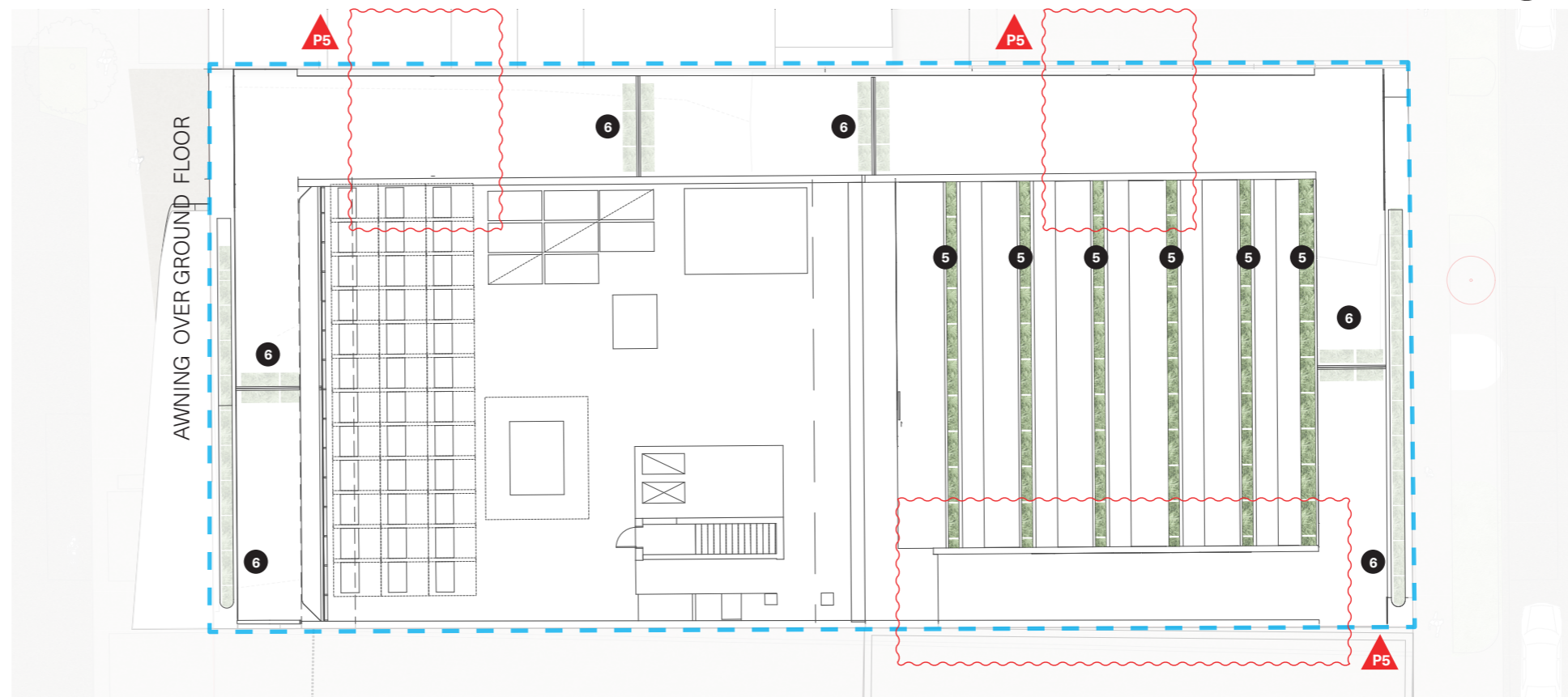
GROUND FLOOR

1:250 AT A3



Key

- 1 Existing tree to be removed
- 2 Stair access
- 3 Public laneway (Refer to Architectural detail)
- 4 Raised planter
- 5 Planter boxes
- 6 Private terraces (Refer to Architectural detail)
- 7 Proposed bike hoops
- 8 Existing pedestrian crossing
- 9 Proposed new crossover (Refer to architects / civil)
- 10 High level edge planter
- 11 Existing garden bed to be reinstated after construction
- 12 Existing nature strip - make good & reinstate with turf
- 13 Existing council seating to be reinstated
- 14 Proposed new turf nature strip
- 15 Existing footpath to be reinstated
-  Site Boundary



TERRACES

1:250 AT A3

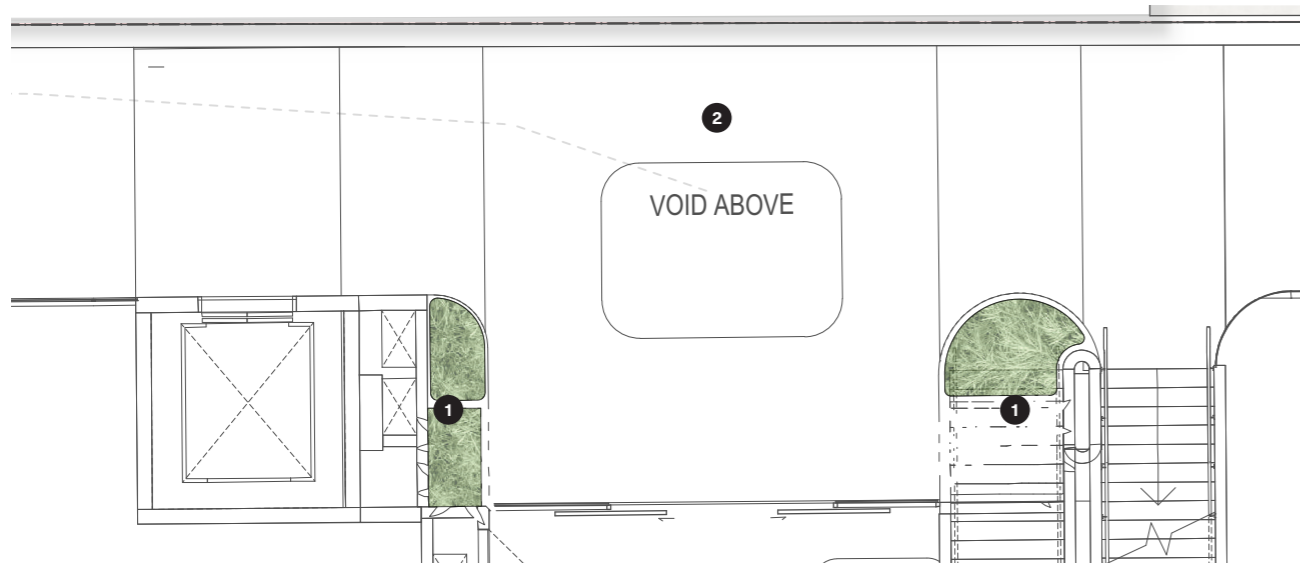


2.5 Concept Plan - Ground Floor- Garden Bed A & B

Refer to page 17 for Ground floor planter detail



GARDEN BED A |



GARDEN BED B |

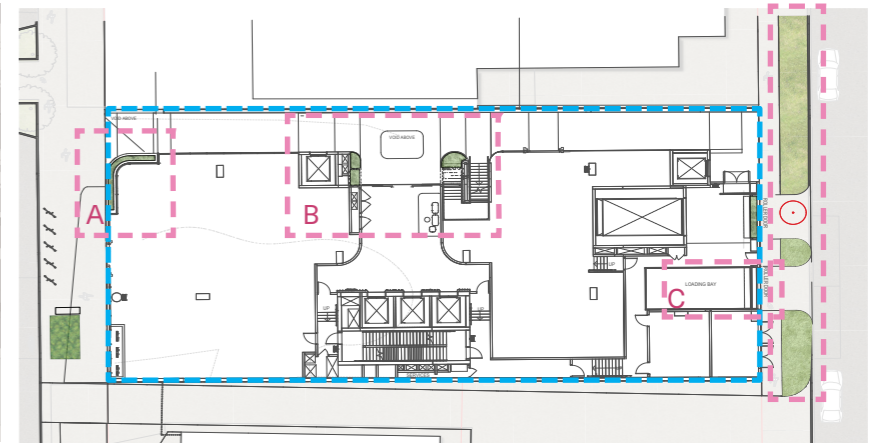
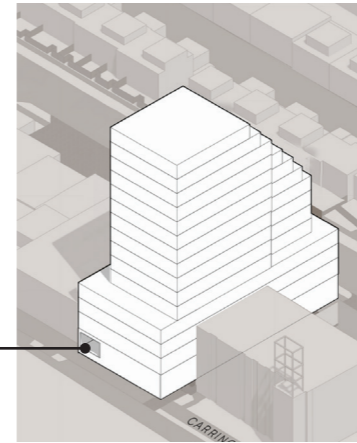
1:100@ A3

Key

- - - - Scope of Works
- - - - Site Boundary
- Proposed Garden Area
- Existing plant to be reinstated

- 1 Proposed Raised planter box
- 2 Public laneway (Refer to Architectural detail)

Ground Floor Planter



GROUND FLOOR KEY PLAN
N.T.S.



PROPOSED PLANT SPECIES GARDEN BED A

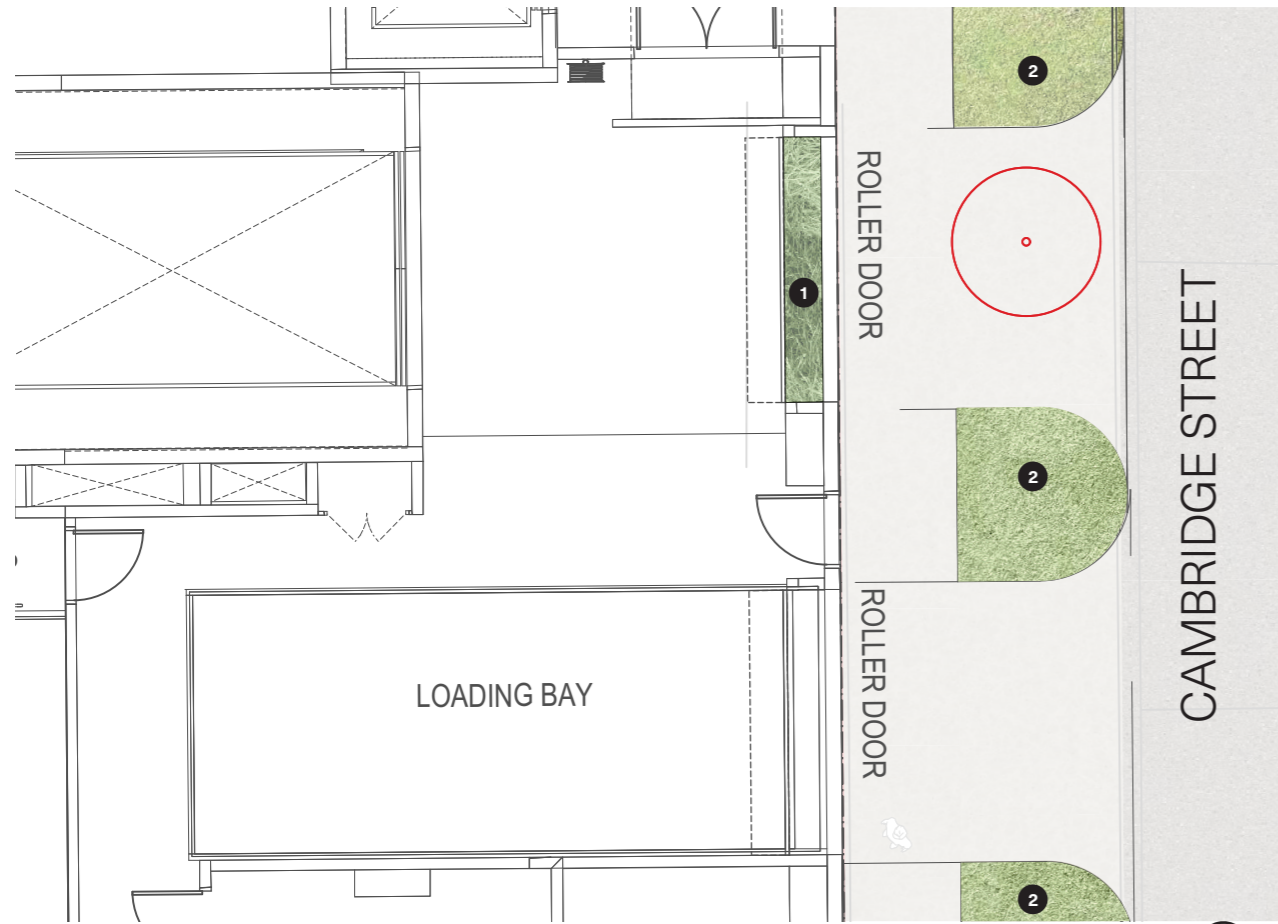


PROPOSED PLANT SPECIES GARDEN BED B

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2.6 Concept Plan - Ground Floor- Garden Bed C

Refer to page 17 for Ground Floor planter detail
 Refer to page 16 for high level edge planter detail

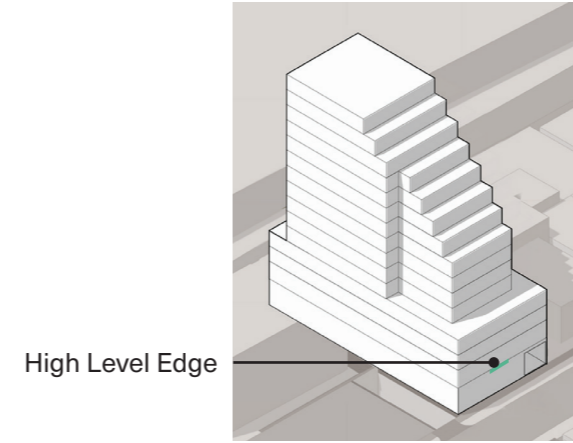


GARDEN BED C |

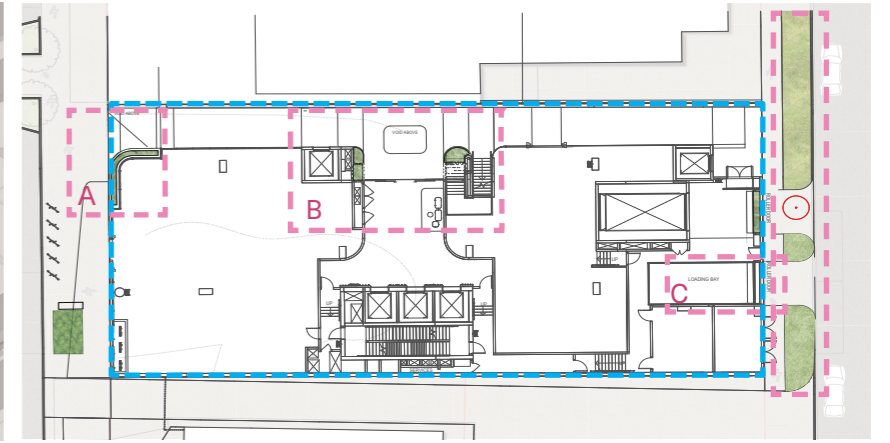
1:100@ A3

Key

- Scope of Works
- Site Boundary
- Proposed Garden Area
- Proposed turf
- Recently planted deciduous street tree to be removed (species TBC, tree under 2.0m height)
- High level edge planter
- Proposed turf for nature strip



High Level Edge



GROUND FLOOR KEY PLAN
 N.T.S.

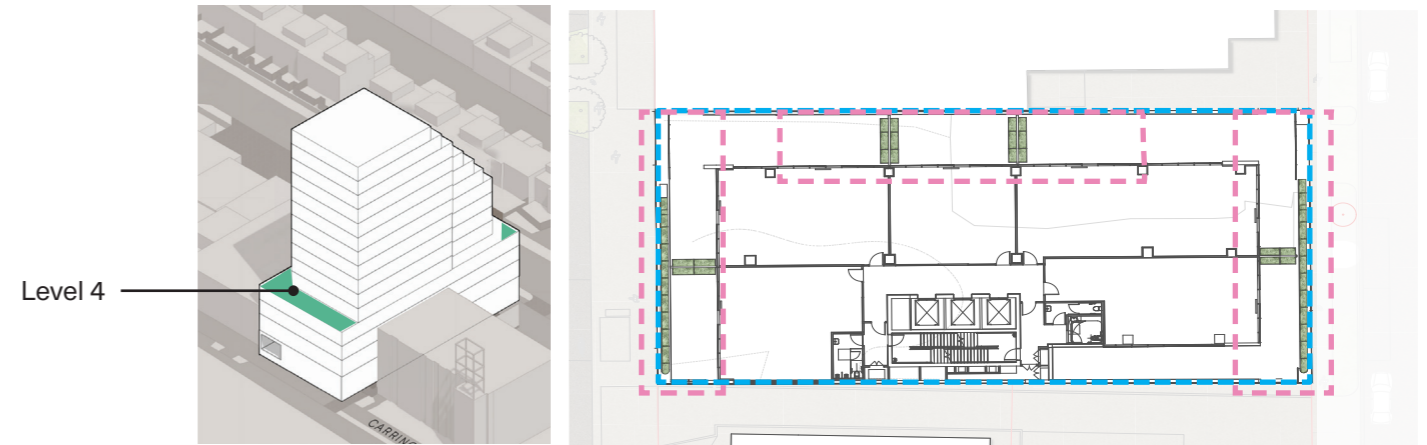


PROPOSED PLANT SPECIES GARDEN BED C

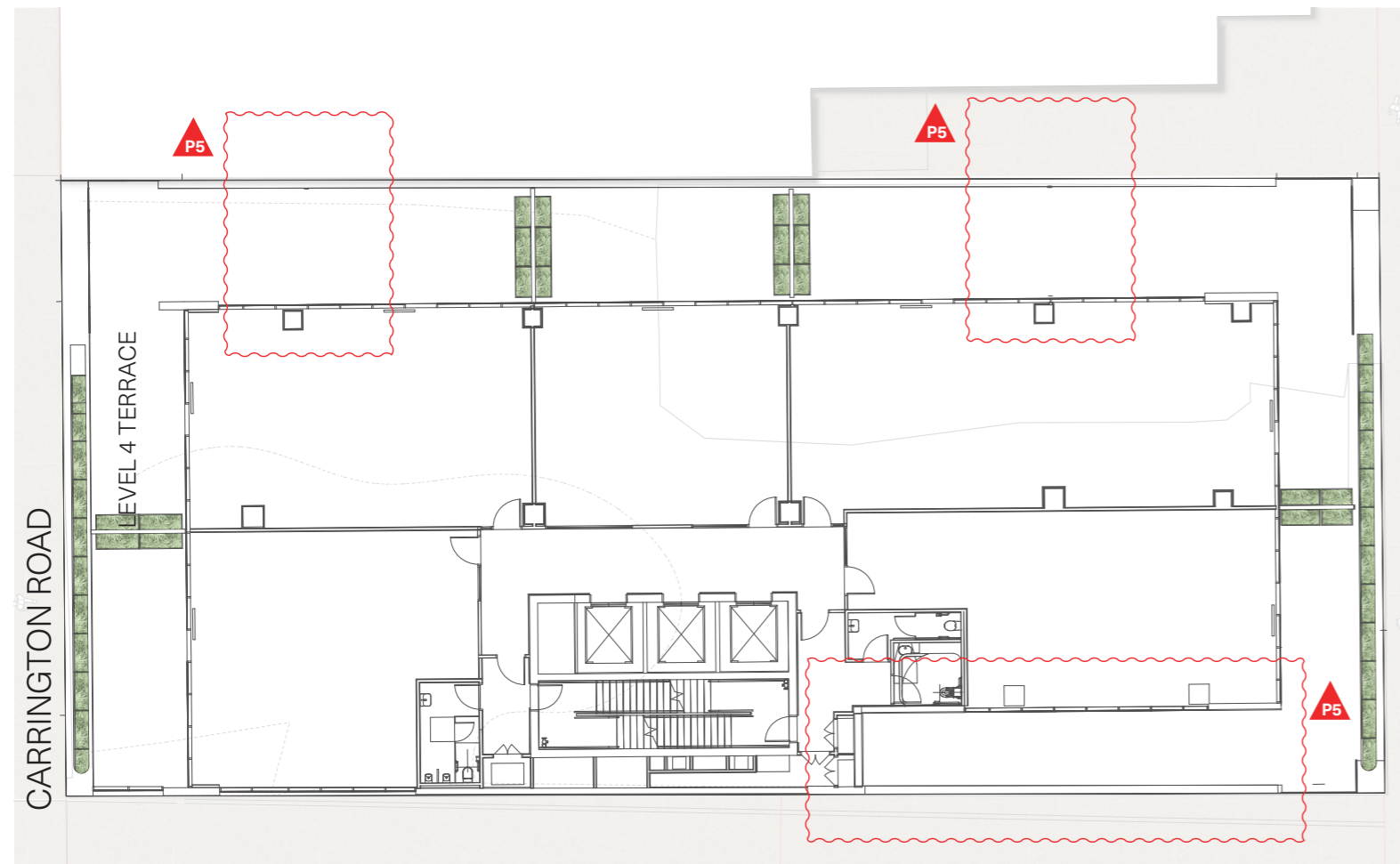
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2.7 Concept Plan - Upper Terraces- Carrington Road Frontage

Refer to page 16 for planter detail



LEVEL 4 KEY PLAN
N.T.S.



1:250@A3



PROPOSED PLANT SPECIES

Key

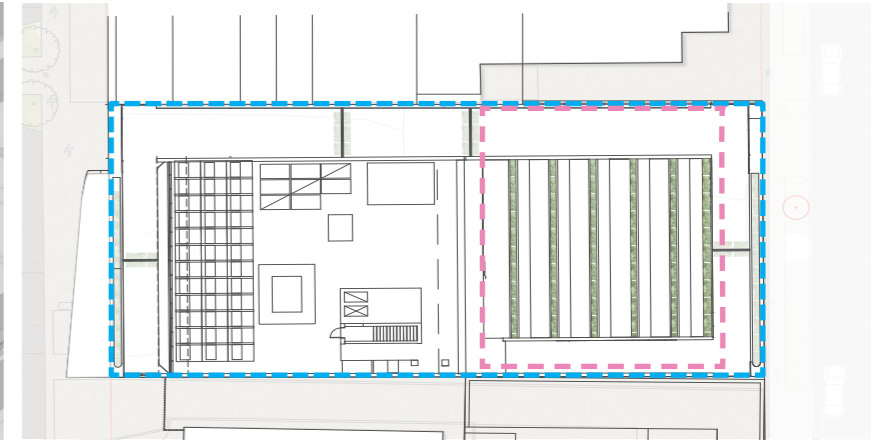
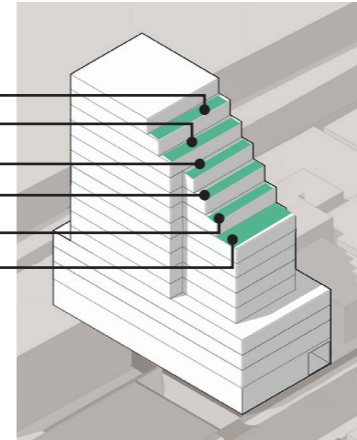
	Scope of Works
	Site Boundary
	Proposed Raised planter box

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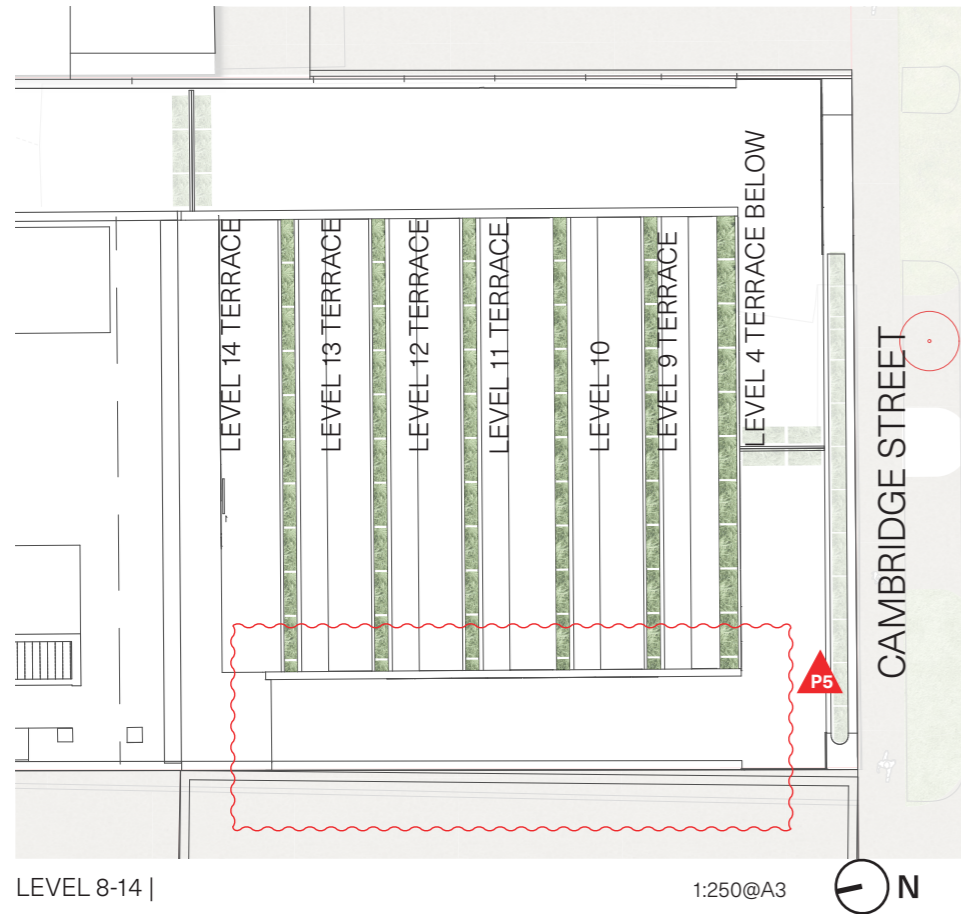
2.8 Concept Plan - Upper Terraces - Cambridge Street Frontage

Refer to page 16 for planter detail

- Level 14
- Level 13
- Level 12
- Level 11
- Level 10
- Level 9



LEVEL 4 + 8-14 KEY PLAN
N.T.S.



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Key

- Scope of Works
- Site Boundary
- Proposed Raised planter box



PROPOSED PLANT SPECIES

2.9 Laneway Activation Options

Opportunities are being explored to address council direction for an activated laneway to improve access and perception of safety. Ideas include digital screens, artwork installations by local artists or perhaps community groups or seating with planter areas included.

DIGITAL SCREENS



ARTWORK INSTALLATIONS



INTEGRATED PLANTING



SEATING OPPORTUNITIES WITH INTEGRATED PLANTERS

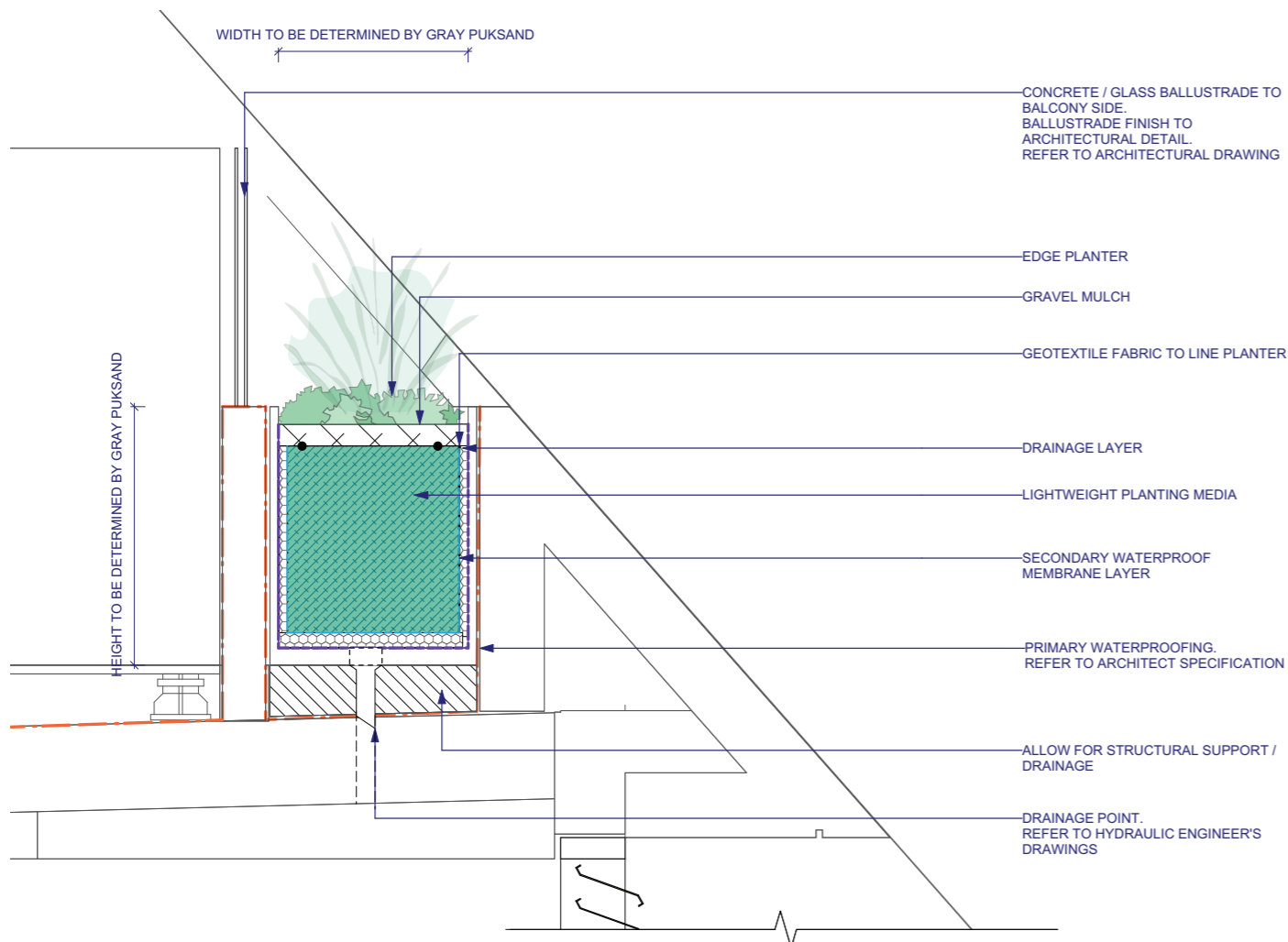


SEATING OPPORTUNITIES WITH INTEGRATED PLANTERS

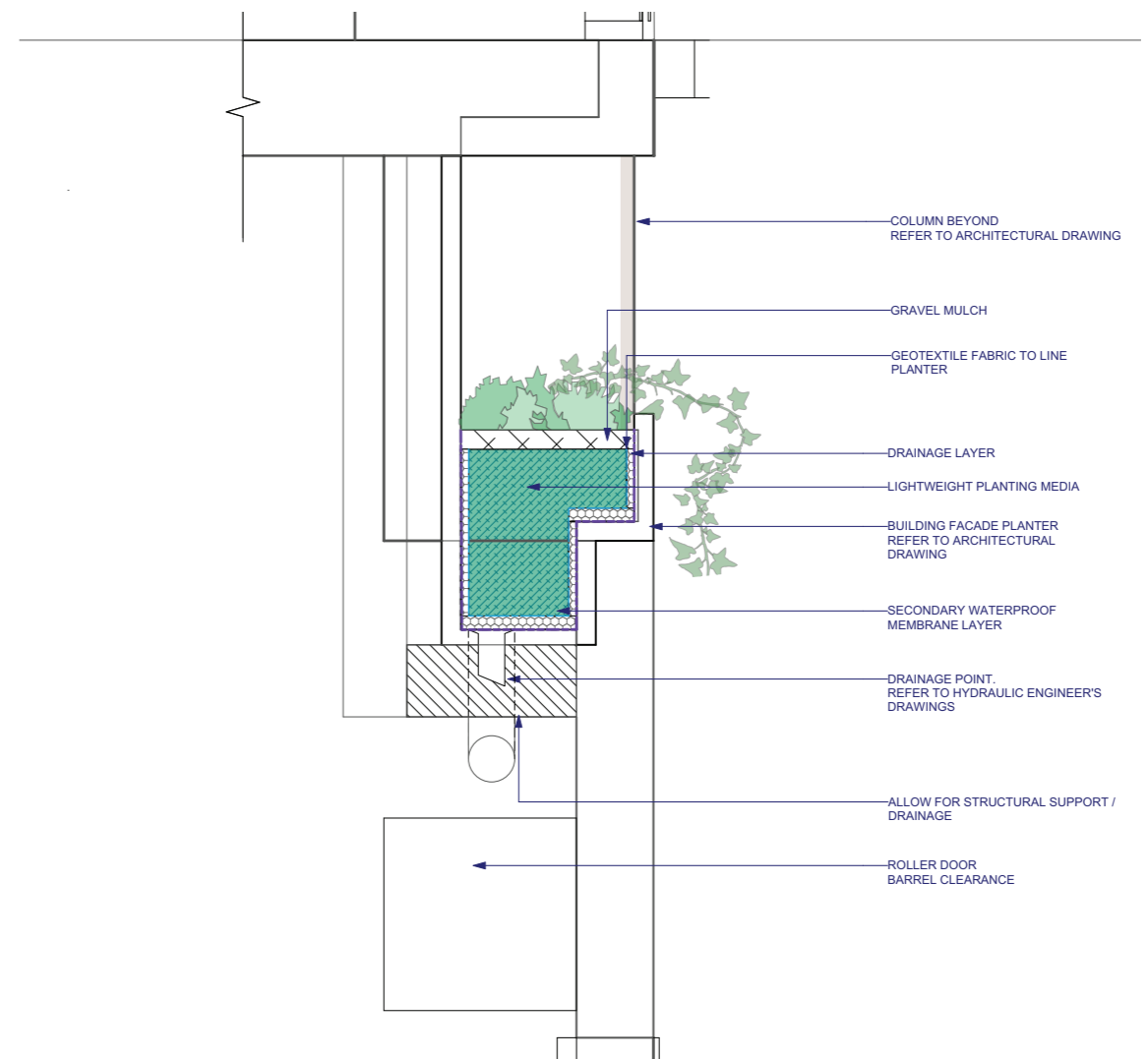
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2.10 Planter Box Details

ADVERTISED PLAN



TYPICAL PLANTER DETAIL ON UPPER TERRACES
1:20 @ A3

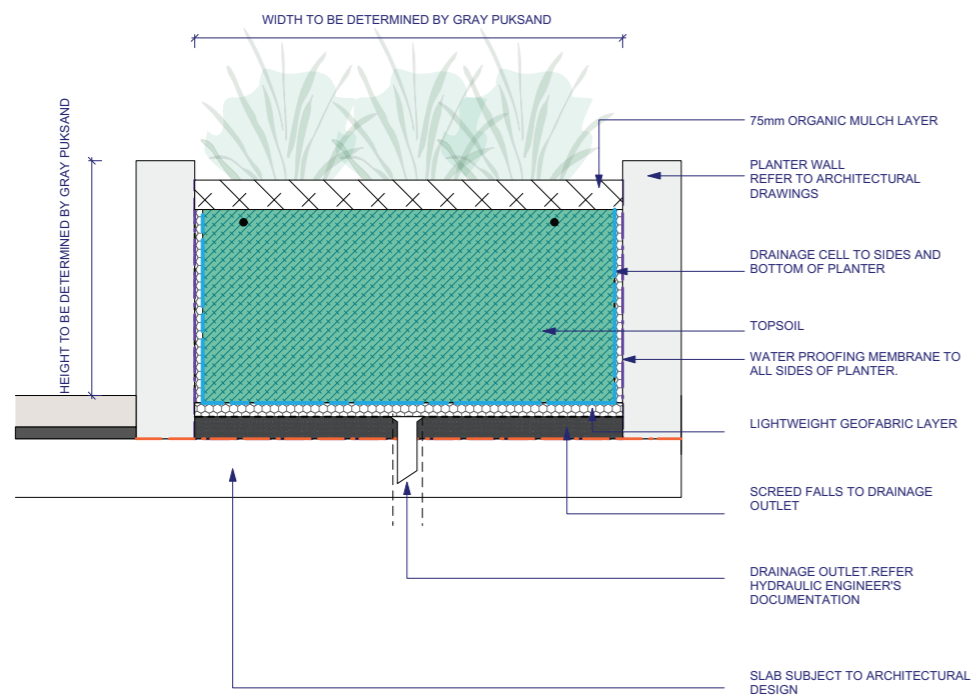


HIGH LEVEL PLANTER ON GROUND FLOOR - CAMBRIDGE STREET WALL
1:20 @ A3

2.11 Planter Box Details



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TYPICAL PLANTER DETAIL ON GROUND FLOOR

1:20 @ A3

Section 3

Proposed Planting Palette

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3.1 Proposed Plant Palette

The proposed plant palette has been chosen to address wind, sun and shade conditions. The terraces located on the upper levels will be exposed to some wind and therefore wind tolerant species have been chosen. Terraces will exist on both northern and southern side of the building so plants have been chosen to deal with full sun and part shade aspect.

Ground floor will be partially under the building, so plants have been chosen to withstand these conditions.

All plants will be low maintenance. We have chosen a mix of native and exotic species to highlight a variety of colours and textures.

PROPOSED PLANT SPECIES FOR GROUND FLOOR GARDEN BED A



Correa alba - White Correa



Festuca glauca - Blue Grass



Senecio serpens - Dwarf Chalksticks

PLANT SCHEDULE - GROUND FLOOR GARDEN BED A

BOTANICAL NAME	COMMON NAME	HEIGHT	WIDTH	INSTALL SIZE
<i>Correa alba</i>	White Correa	1m	1m	200mm pot
<i>Festuca glauca</i>	Blue Fescue	0.3m	0.3m	200mm pot
<i>Senecio serpens</i>	Dwarf Chalksticks	0.3m	0.7m	200mm pot

PROPOSED PLANT SPECIES FOR GROUND FLOOR GARDEN BED B AND C



Blechnum 'Silver Lady' - Silver Lady fern



Dichondra repens - Kidney Weed



Dietes robinsoniana - Lord Howe Wedding Lily

PLANT SCHEDULE - GROUND FLOOR GARDEN BED B AND C

BOTANICAL NAME	COMMON NAME	HEIGHT	WIDTH	INSTALL SIZE
<i>Blechnum 'Silver Lady'</i>	Silver Lady Fern	1.2m	1m	200mm pot
<i>Dichondra repens</i>	Kidney Weed	0.2m	1m	200mm pot
<i>Dietes robinsoniana</i>	Lord Howe Wedding Lily	1.5m	1.5m	200mm pot
<i>Hosta hybrid 'Minuteman'</i>	Hosta	0.45m	0.75m	200mm pot
<i>Liriope 'Silverlawn'</i>	Liriope	0.35m	0.4m	200mm pot



Hosta hybrid 'Minuteman' - Hosta



Liriope 'Silverlawn' - Liriope

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PLANT SCHEDULE - TERRACES LEVEL 4 - 13

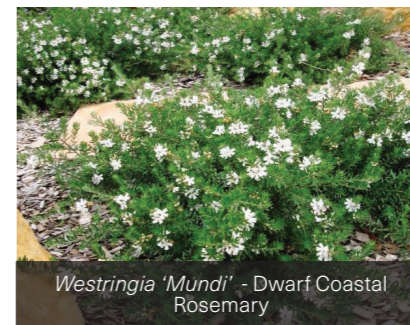
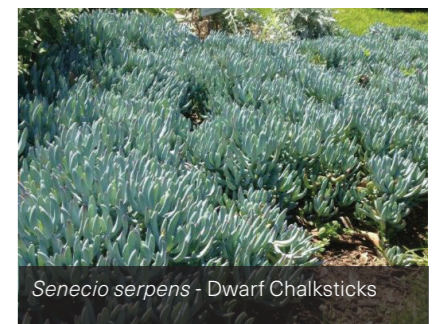
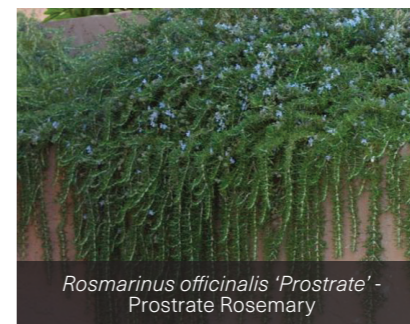
BOTANICAL NAME	COMMON NAME	HEIGHT	WIDTH	INSTALL SIZE
<i>Acacia cognata 'Limelight'</i>	River Wattle	0.5 -1m	1m	140mm pot
<i>Cotyeldon tomentosa 'Bears Paws'</i>	Bears Paws succulent	0.5m	0.6m	140mm pot
<i>Eremophila Blue Horizon</i>	Prostrate Emu Bush	0.25m	1m	140mm pot
<i>Geranium 'Rozanne'</i>	Cranesbill	0.4m	0.6m	140mm pot
<i>Kalanche orgyalis</i>	Copper Spoons	1m	0.8m	140mm pot
<i>Leucophyta brownii</i>	Cushion Bush	1m	1m	140mm pot
<i>Myoporum parvifolium</i>	Creeping Boobiella	0.3m	1m	140mm pot
<i>Rosmarinus officinalis 'Prostrate'</i>	Prostrate Rosemary	0.6m	2m	140mm pot
<i>Senecio serpens</i>	Dwarf Chalksticks	0.3m	0.7m	140mm pot
<i>Scaevola aemula 'Aussie Crawl'</i>	Fan Flower	0.5m	1m	140mm pot
<i>Westringia 'Mundi'</i>	Dwarf Coastal Rosemary	0.5m	1.5m	140mm pot

PLANT SCHEDULE - HIGH LEVEL PLANTER CAMBRIDGE STREET

BOTANICAL NAME	COMMON NAME	HEIGHT	WIDTH	INSTALL SIZE
<i>Trachelospermum jasminoides</i>	Star Jasmine	0.3m	3m	140mm pot

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PROPOSED PLANT SPECIES FOR TERRACES



PROPOSED PLANT SPECIES FOR HIGH LEVEL PLANTER



INDICATIVE PLANT SPECIES
(Subject to lighting and wind studies)

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