Deakin Avenue, Mildura
Landscape Masterplan Report

July 2006

Job No. 05.585

Prepared for:
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Mildura Rural City Council has undertaken a Landscape Masterplan for Deakin Avenue, Mildura. A community based committee through Council appointed Context CM+ to undertake the study in September 2005. This report is in final form and outlines a masterplan concept and strategy. A draft report has been presented and submitted to the masterplan committee for comment prior to this final draft report. A two day workshop was held with the committee in September 2005 to prepare the draft report. The final draft was submitted to public exhibition from March to April 2006. Submissions received from the public exhibition have been assessed by the committee and key outcomes incorporated into this final report of July 2006 for adoption by council in July 2006. When adopted the Masterplan will be a reference document within the MRCC Planning Scheme.

The study aims to provide "a vision for the future development of this important Mildura Icon" (extract from consultant's brief from MRCC, July 2005). The study forms an achievable and suitable strategy to guide the ongoing landscape management and stewardship of the verge and median of the Avenue. The shared community and committee vision for the project will be achieved through a public exhibition of draft masterplan and calling for submissions in response to the draft.

A particular focus of the study will be on tree and palm planting and on-going arboricultural care. The study includes a review of and recommendations for softscape elements including mass planting zones and lawns, dryland plantings and built elements including arbors, monuments artworks and artefacts, signage, lighting and furniture along with services protocols and path networks.

The masterplan will adopt similar design principles as was established for City of Melbourne in their technical notes for Landscape Design and Civil Engineering (1995). These design guidelines reflected a town grid and form comparable with Mildura. The principles therefore are:

- **Spatial Continuity** across the grid to ensure a complete and recognizable pattern for the full length of the Avenue with minimal variations in colour and form to create grand sculptural effect
- **Boldness and simplicity** to reflect the large scale of the Avenue and minimal variations in colour and form to create grand sculptural effect
- **Homogeneity** in colour and texture so as to create a neutral backdrop or armature for the often chaotic streetscape activity and adjoining built form
- **Adoption of formal geometry** that is regular and symmetrical reflecting town settlement pattern
- **Precision in detailing and layout** to reinforce formality

The study will create an achievable and workable program of enhancements which has shared community and Council ownership. The Masterplan is deliberately in a graphic based format to facilitate legibility and assimilation of the key ideas for committee comment and public display. A mix of both prescriptive and performance base goals are itemised with costing and staging options tabulated.

### Terms of Reference

Council have defined the study area in the consultancy brief as being limited to the verge and median within the road reserve boundary of Deakin Ave between 7th and 17th Streets. A review and recommendations on the tree management within the study area has been requested. Additionally management advice is required for the built elements and landscape features for the median and verge.

The base mapping for the study has been prepared from MRCC supplied 12000 air photo taken in 2004 and AutoCAD bases at dated 2005. A full feature survey of the study has not been supplied. Built elements and landscape features including monuments, garden beds, and water features have been mapped in the main from of aerial photo information confirmed with ground truthing.

Vegetation including existing trees and palms has been mapped from the air photo information supplied by Council and ground truthed with supplementary information provided by two tree condition reports dated 2002 and 2004 (refer to appendix). A heritage assessment of the study area is not part of the terms of reference for this study, however a heritage review has been undertaken by others during public exhibition and key outcomes included in the recommendations of the report.

The key approach in undertaking the study is the incorporation of mappable data to prepare quantifiable actions. Seve mapping of survey and analysis data combined with ground truthing led to evaluation of ground finishes, visual issues, pedestrian flows, character zones, tree canopy structure and health, built elements, parking and services. This in turn led to preparation of the Masterplan concept.

In addition stakeholder consultation was undertaken with VicRoads, MRCC Town Planners, MRCC Heritage Consultants and MRCC Traffic Engineers.

Input of the masterplan committee’s values into the weighting of the assessed data informed preparation of the draft Masterplan concept and strategy including priorities and preferences regarding tasks. A joint sharing of aspirations and concepts through on-site workshopping was adapted to the exchange of draft and final ideas between landscape consultant and the committee. Final draft recommendations have been exhibited publicly for comment before the completed study will be submitted to Council for adoption.
4 Landscape Assessment

The following diagrams (refer to figures 1 to 8) quantify the range of existing conditions which influence the form and tenor of the existing landscape settings for the Avenue. No weightings have been applied to the assessments however a commentary on quality ranked as either high medium or low is given. It is noted that urban growth is anticipated from 15th to 17th Streets. The study acknowledges that townscape image will alter in this zone from rural/natural to future urban-residential.

The plans aim to quantify quality and reveal the inherent landscape of the Avenue. Significantly the landscape and visual analysis reveal the following opportunities and constraints:

- A range of visual assets are located towards the town centre including built structures and landscape features which contribute positively to town image. Visual detractors towards 17th Street and at the urban precinct including wirescape, redundant structures and pedestrian areas dominated by pavement with little shade lead to a negative town image.

- Three distinct character zones, rural/natural, residential/suburban and urban, informed by the adjoining land uses and the landscape settings of the Avenue itself, compartmentalised the study into precincts of distinct homogeneity. These zones will be the building blocks for the landscape form of the Avenue.

- A distinctive green (irrigated) line and brown (non-irrigated) line exists at 15th Street (green from 7th to 15th Street and brown from 15th onwards).

- Landscape elements and monuments are generally concentrated in the highly active town centre zone. This pattern is to be encouraged.

- Between 15th and 17th Street, road geometry and centreline of the main carriageway changes to a single land carriageway with service road, forming an opposing character to symmetrical Deakin Avenue 7th to 15th Street.

- Similarly pedestrian flows are concentrated in the town centre and particularly at the cross street intersections warranting emphasis on enhancement of pedestrian amenity at these locations.

- From 7th to 11th Street the CBD zone has numerous heritage elements.

- Heritage advice contains three distinct precincts: 7th to 11th Streets being the oldest settled zones in the town, 11th to 15th being the zone representing various recent development phases in Mildura, whereas the area from 15th to 17th represent a rural setting.

- Vegetation structure created four image types including Sugar Gum, Flowering Exotics - Jacarandas, Natural or Mallee and Native and Exotic Mixed Species leading to pleasing ensemble of form and structure.

- Floorscape or ground finishes varies with extensive good quality lawns and garden beds contrasting to large extents of areas of a lower quality finishes.

- A dominant wirescape of overhead powerlines impact negatively on the opportunities that the wide verge presents for large scale tree and palm planting.

- Car parking on the verge is well provisioned throughout Deakin Avenue. It is noted that the median in the town centre zone has been reduced in width to accommodate nose in parking movements on the verge. In outbound residential zones wide parallel parking lanes up to 5m in width create extensive and dominant pavement in the road cross section.
**Figure 1**
Character Zones

**LEGEND**
- **Red** - Formal / Town Centre Character
- **Orange** - Informal / Suburban Character
- **Green** - Natural / Suburban Character
- **Light Green** - Natural / Rural Character

Informal low maintenance native plantings in median. Predominantly agricultural land uses.

**Figure 2**
Visual Analysis

**LEGEND**
- Star - Major Built Landmark
- Triangle - Minor Built Landmark
- Arrow - Major View Axis
- Open Views

**VISUAL ASSETS**
1. Major View Axis
2. Open Views

**VISUAL PHYSICAL DETRACTORS**
1. Uncontrolled Vehicle Use Impacts On Vegetation Structure
2. Missed Opportunity For Canopy Planting
3. Utility Structure Dominates Foreground
4. Wide Parking Lane Dominates Road Cross Section
5. Wide Scenery/Expansive Unshaded Paving/ Poorly Defined Edges Dominate

Open Views to Agricultural Land (Vines & Orchards)

Views into Undeveloped Land
Figure 3
Pedestrian Flows

LEGEND
- Most Concentrated Pedestrian Flows
- Significant Pedestrian Flows
- Some Pedestrian Flows

Figure 4
Monuments, Public Art, Water Features & Gardens

LEGEND
- Building
- Water Feature
- Monument
- Public Art (Sculpture)
- Display Garden
- Native Garden
Figure 7
Car Parking & Verges

LEGEND
- Angle Parking / Narrow Verges
- Parallel Parking / Wide Verges
- Informal Pull-Off (No K & G)
- Median Parking
- Parallel Parking / Narrow Verges

Figure 8
Overhead Powerline Locations

LEGEND
- Overhead Powerlines
### Table 1: Issues and Needs

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5 Key Issues

The study has identified through consultation with the committee and through landscape assessment (refer to opportunities and constraints notes on page 7) a range of key issues relating to the direction of the development of the Deakin Avenue. The range of issues represents the key requirements of the brief and as such there is a focus on horticultural elements primarily in the median. An extensive review of the MRCC Planning Scheme in reference to the study was not carried out.

The issues can be distilled into four areas:

- Town Image and Pride to ensure Deakin Avenue will be always of its place and reinforce the unique character and memorable welcoming ambience of Mildura for locals and tourists alike. Landscape settings of the highest quality will permeate the Avenue
- Enhancement of the heritage overlay including the trees themselves, town form and existing monuments, sculptures and statues (the latter subject to heritage assessments at the detailed design stage)
- Safety and public liability with a focus on the managed care over time of existing Sugar Gums and replacement with a new Sugar Gums and other signature avenue trees
- Ensuring a range of new functions including events, facilities and amenities to reinstate Deakin Avenue as the armature of Mildura
- Sustainability of the town’s asset for perpetuity with responsive approach to water use combined with longevity and robustness proposed works.

A full list of the committee’s response to the initial key issues is listed opposite.

The following plans (refer to figures 9 to 12) quantify the staged landscape development for Deakin Avenue. The plans outline a short, medium and long term vision and structure for the Avenue. The plans respond to the need to provide achievable outcomes which address immediate issues such as public liability hazards to long term goals such as reinstating boldness and simplicity of design. The concept recommends a suggested planting palette and includes typical sections which show existing condition and long term structure (refer to figures 13 to 18).

Specifically it is noted that:

- Sugar Gums are to be retained from 7th to 11th Street to reinforce this precinct as the original area of settlement of Mildura. It is noted that despite the high level of landscape management and maintenance that Sugars Gums require in the short to long term (i.e. establishment of lawn under is difficult) heritage qualities of the section of the Deakin Avenue warrant replanting with the same species. The replacement plants are to be grown from seed stock collected from existing Sugar Gums in Deakin Avenue. This is ensuring the tall forest type form of the existing plantings is maintained and the replacement plantings true to type. A batch of seedlings are to be grown and only those seedlings with the most vigorous and healthy form be selected for potting on for future use.
- Lemon Scented Gums and Jacarandas to be the tree of choice for the median from 11th to 15th Street to reflect heritage advice that a native and exotic mix of species should be perpetuated to illustrate the numerous planting programs in this area during the various periods of growth of Mildura. The heritage advice recommending use of Poplars, Sugar Gums and Washingtonia has not been adopted due to unsustainable landscape management and maintenance inputs from the short to long term.
- Salmon Gums from 15th to 17th Street will be tree of choice due to its stately natural form and reliability and sustainability in dryland (non-irrigated) conditions.
- Pistachio will be tree of choice for the verge from 10th to 15th Street due to its shade canopy and reliability and sustainability in low to nil maintenance areas.
- Washingtonia palms will be verge species from 7th to 10th Street to provide a distinctive colonnade effect at the termination of the arrival experience into Mildura in an area where verge width is constrained.
- Bottle trees will act as feature trees at the 15th Street intersection and have been selected due to their memorable form and silhouette.
- Significant existing signature trees have been identified and will be retained in the medium to long term. Removal is recommended only if arborist’s advice concur with removal.
- Following arborist’s advice blocks of trees will be removed in deference to single trees due to the need to eliminate competition between new plantings against established trees.

6 Masterplan Concept

Deakin Avenue, Mildura Landscape Masterplan Report • July 2006
6.1 Planting Strategy over time

1-3 YEARS
Median (responsibility: Council)
- Removal and replacement with Eucalyptus cladocalyx of 8 No Eucalyptus cladocalyx from 7th to 14th Street identified in tree condition report and an additional 20 no including all specimens between Central Way & 14th Street. Replace with Corymbia citriodora or Jacaranda mimosifolia as shown (refer to Fig. 10)
- Removal of blocks of trees in areas currently comprising mixed species and replacement planting of Corymbia citriodora or Jacaranda mimosifolia as shown
- Removal of Poplars from 13th to 14th Street
- Planting of feature tree species at intersections of 15th and 17th Streets
- Removal of blocks of mallee in median between 15th & 17th Streets and replacement with blocks of Eucalyptus salmonophloia

Nature Strip/ Verte (responsibility: as indicated)
- Progressive planting of Washingtonia filifera from 7th to 10th Streets (Council)
- Progressive planting of Pistacia chinensis from 10th to 15th Streets (Council)
- Note: all verge trees intended to be retained contingent on regular arborist’s inspection and report

3-10 YEARS
Median (responsibility: Council)
- Progressive removal in blocks of Eucalyptus cladocalyx and replacement with Eucalyptus cladocalyx between 7th and 11th Streets (subject to arboricultural assessment)
- Progressive removal in blocks of trees in areas comprising mixed species and replacement with either Corymbia citriodora or Jacaranda mimosifolia as shown
- Continued replacement in blocks of mallee species with Eucalyptus salmonophloia and lawns

Nature Strip/ Verte (responsibility: as indicated)
- Progressive planting of Washingtonia filifera from 7th to 10th Streets (Council)
- Progressive planting of Pistacia chinensis from 10th to 15th Streets (Council)
- Note: all verge trees intended to be retained contingent on regular arborist’s inspection and report

10-30 YEARS
Median (responsibility: Council)
- Progressive removal in blocks of Eucalyptus cladocalyx and replacement with Eucalyptus cladocalyx between 7th and 11ths Streets (subject to arboricultural assessment)
- Progressive removal in blocks of trees in areas comprising mixed species and replacement with either Corymbia citriodora or Jacaranda mimosifolia as shown
- Native gardens phased out
- Continued replacement in blocks of mallee species with Eucalyptus salmonophloia and lawns

Nature Strip/ Verte (responsibility: as indicated)
- Progressive planting of Washingtonia filifera from 7th to 10th Streets (Council)
- Progressive planting of Pistacia chinensis from 10th to 15th Streets (Council)
- Note: all verge trees intended to be retained contingent on regular arborist’s inspection and report
16-17th Street - Key Initiatives
- remediate street median and control access
- plant Avenue of Salmon Gums median + verge
to replace over time existing dryland planting

15-16th Street - Key Initiatives
- remediate street median and control access
- enhance school car parking area
- Plant Salmon Gums to median + verge
to replace overtime existing dryland planting

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**Figure 9**
Overall Masterplan Concept

**Legend**
- Corymbia citriodora (Lemon Scented Gum)
- Jacaranda mimosifolia (Jacaranda)
- Washingtonia filifera (Fan Palm)
- Pistacia chinensis (Pistachio)
- Eucalyptus salmonophloia (Salmon Gum)
- Brachychiton rupestris (Bottle Tree)
- Eucalyptus cladocalyx (Sugar Gum)
14-15th Street - Key Initiatives
- replace existing trees with *Corymbia citriodora* / *Jacaranda mimosifolia*
- replace street furniture
- retain or relocate garden beds to intersections

13-14th Street - Key Initiatives
- replace existing trees with *Corymbia citriodora* / *Jacaranda mimosifolia*
- replace street furniture
- retain or relocate garden beds to intersections

12-13th Street - Key Initiatives
- replace existing trees with *Corymbia citriodora* / *Jacaranda mimosifolia*
- replace street furniture
- retain or relocate garden beds to intersections

11-12th Street - Key Initiatives
- replace street furniture
- relocate sculpture to intersections
- retain or relocate garden beds to intersections

10-11th Street - Key Initiatives
- replace existing trees with *Eucalyptus cladocalyx*
- replace street furniture
- retain cenotaph
- retain and/or relocate garden beds to intersections

9-10th Street - Key Initiatives
- replace existing trees with *Eucalyptus cladocalyx*
- replace street furniture
- retain Sister City flower beds
- retain cenotaph
- retain and refurbish limestone rubble garden

8-9th Street - Key Initiatives
- replace existing trees with *Eucalyptus cladocalyx*
- install central open space plaza/arbour/lighting
- renew street furniture
- refurbish bandstand
- retain George Chaffey Fountain & memorial seat
- retain George Chaffey Statue
- remove limestone rubble garden (subject to review)

7-8th Street - Key Initiatives
- replace existing trees with *Eucalyptus cladocalyx*
- install central plaza/arbour/lighting
- renew street furniture
- remove substation subject to heritage review
- remove limestone rubble garden (subject to review)
- remove mounded sculpture (subject to heritage review)
- enhance water feature
- retain/restore limestone shelter
- install new toilet amenities

8-9th Street - Key Initiatives
- install central open space plaza/arbour/lighting
- renew street furniture
- refurbish bandstand
- retain George Chaffey Fountain & memorial seat
- retain George Chaffey Statue
- remove limestone rubble garden (subject to review)

7-8th Street - Key Initiatives
- install central plaza/arbour/lighting
- renew street furniture
- remove substation subject to heritage review
- remove limestone rubble garden (subject to review)
- remove mounded sculpture (subject to heritage review)
- enhance water feature
- retain/restore limestone shelter
- install new toilet amenities

8-9th Street - Key Initiatives
- install central open space plaza/arbour/lighting
- renew street furniture
- refurbish bandstand
- retain George Chaffey Fountain & memorial seat
- retain George Chaffey Statue
- remove limestone rubble garden (subject to review)

7-8th Street - Key Initiatives
- install central plaza/arbour/lighting
- renew street furniture
- remove substation subject to heritage review
- remove limestone rubble garden (subject to review)
- remove mounded sculpture (subject to heritage review)
- enhance water feature
- retain/restore limestone shelter
- install new toilet amenities

6-7th Street - Key Initiatives
- install central open space plaza/arbour/lighting
- renew street furniture
- remove substation subject to heritage review
- remove limestone rubble garden (subject to review)
- remove mounded sculpture (subject to heritage review)
- enhance water feature
- retain/restore limestone shelter
- install new toilet amenities

5-6th Street - Key Initiatives
- install central open space plaza/arbour/lighting
- renew street furniture
- remove substation subject to heritage review
- remove limestone rubble garden (subject to review)
- remove mounded sculpture (subject to heritage review)
- enhance water feature
- retain/restore limestone shelter
- install new toilet amenities

4-5th Street - Key Initiatives
- install central open space plaza/arbour/lighting
- renew street furniture
- remove substation subject to heritage review
- remove limestone rubble garden (subject to review)
- remove mounded sculpture (subject to heritage review)
- enhance water feature
- retain/restore limestone shelter
- install new toilet amenities

3-4th Street - Key Initiatives
- install central open space plaza/arbour/lighting
- renew street furniture
- remove substation subject to heritage review
- remove limestone rubble garden (subject to review)
- remove mounded sculpture (subject to heritage review)
- enhance water feature
- retain/restore limestone shelter
- install new toilet amenities

2-3rd Street - Key Initiatives
- install central open space plaza/arbour/lighting
- renew street furniture
- remove substation subject to heritage review
- remove limestone rubble garden (subject to review)
- remove mounded sculpture (subject to heritage review)
- enhance water feature
- retain/restore limestone shelter
- install new toilet amenities

1-2nd Street - Key Initiatives
- install central open space plaza/arbour/lighting
- renew street furniture
- remove substation subject to heritage review
- remove limestone rubble garden (subject to review)
- remove mounded sculpture (subject to heritage review)
- enhance water feature
- retain/restore limestone shelter
- install new toilet amenities

Figure 9: Overall Landscape Concept
Verge/ Median trees, various species (existing)
- Eucalyptus cladocalyx (existing)
- Eucalyptus cladocalyx (removed)
- Eucalyptus cladocalyx (proposed)
- Populus sp (removed)
- Corymbia citriodora (proposed)
- Jacaranda micrantha (Jacaranda)
- Washingtonia filifera (proposed)
- Pistacia chinensis (proposed)
- Brachychiton rupestris (proposed)
- Existing garden bed

Note:
Tree removal/ replacement shown between 14th to 15th Streets is indicative only and is intended to illustrate the preferred pattern of removal/ replacement in blocks of trees (preferably comprising at least 6 trees), rather than removal of individual trees. Identification of tree groups to be removed will depend upon assessment of existing tree health, potential to relocate, management aspects etc. This principle applies also to tree removal/ replacement in verges.
Figure 10: Masterplan Concept 7th to 15th Street

**LEGEND**
- **Verge/ Median trees, various species (existing)**
- **Eucalyptus cladocalyx (existing)**
- **Eucalyptus cladocalyx (removed)**
- **Eucalyptus cladocalyx (proposed)**
- **Populus sp (removed)**
- **Corymbia citriodora (proposed)**
- **Jacaranda microstachya (Jacaranda)**
- **Washingtonia filifera (proposed)**
- **Pistacia chinensis (proposed)**
- **Brachychiton rupestris (proposed)**
- **Existing garden bed**
Eucalyptus salmonophloia (proposed)
Mallee tree species (existing)
Brachychiton rupestris (proposed)
Eucalyptus salmonophloia (proposed)
Mallee tree species (existing)
Brachychiton rupestris (proposed)
Figure 12
Landscape Features Strategy

LEGEND
- Construction
- Water Feature
- Monument
- Public Art (Sculpture)
- Display Garden
- Native Garden
Deakin Avenue, Mildura Landscape Masterplan Report • July 2006

<table>
<thead>
<tr>
<th>Street Range</th>
<th>Action Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>14th to 15th</td>
<td>Display gardens retained</td>
</tr>
<tr>
<td>14th to 15th</td>
<td>Native Gardens reduced in number / relocated to key intersections</td>
</tr>
<tr>
<td>13th to 14th</td>
<td>Furniture renewed</td>
</tr>
<tr>
<td>12th to 13th</td>
<td>Garden reduced in extent and relocated to intersections</td>
</tr>
<tr>
<td>12th to 13th</td>
<td>Sun Assist Garden - retained and moved to intersection</td>
</tr>
<tr>
<td>11th to 12th</td>
<td>Carry on Garden - retained and moved to intersection</td>
</tr>
<tr>
<td>11th to 12th</td>
<td>Lions Bed - retained and redesigned</td>
</tr>
<tr>
<td>11th to 12th</td>
<td>Kumatori Cultural Exchange Garden retained / redesigned</td>
</tr>
<tr>
<td>10th to 11th</td>
<td>Garden retained</td>
</tr>
<tr>
<td>10th to 11th</td>
<td>Apex Garden - retained</td>
</tr>
<tr>
<td>10th to 11th</td>
<td>Furniture renewed</td>
</tr>
<tr>
<td>9th to 10th</td>
<td>Existing fountain retained and refurbished</td>
</tr>
<tr>
<td>9th to 10th</td>
<td>Existing water feature retained and refurbished</td>
</tr>
<tr>
<td>8th to 9th</td>
<td>Earth mound (removed subject to heritage assessment)</td>
</tr>
<tr>
<td>8th to 9th</td>
<td>Toilets (demolished /replaced subject to heritage assessment)</td>
</tr>
<tr>
<td>7th to 8th</td>
<td>Sub-station (demolished /relocated subject to heritage assessment)</td>
</tr>
<tr>
<td>7th to 8th</td>
<td>Limestone shelter retained</td>
</tr>
<tr>
<td>6th to 7th</td>
<td>George Chaffy fountain retained and refurbished</td>
</tr>
<tr>
<td>6th to 7th</td>
<td>Memorial seat retained and refurbished</td>
</tr>
<tr>
<td>5th to 6th</td>
<td>Limestone statue bed (removed subject to heritage assessment)</td>
</tr>
<tr>
<td>5th to 6th</td>
<td>Round limestone garden bed (removed subject to heritage assessment)</td>
</tr>
<tr>
<td>4th to 5th</td>
<td>Limestone drinking fountain - removed subject to heritage assessment</td>
</tr>
<tr>
<td>4th to 5th</td>
<td>Bandstand retained and refurbished</td>
</tr>
<tr>
<td>3rd to 4th</td>
<td>Limestone shelter retained</td>
</tr>
<tr>
<td>3rd to 4th</td>
<td>Business Women’s Association Garden - retained</td>
</tr>
<tr>
<td>2nd to 3rd</td>
<td>Garden retained</td>
</tr>
<tr>
<td>2nd to 3rd</td>
<td>Sgt. Pierce Memorial - retained</td>
</tr>
<tr>
<td>1st to 2nd</td>
<td>Furniture renewed</td>
</tr>
<tr>
<td>1st to 2nd</td>
<td>Year of Garden - extent reduced relocated to intersections</td>
</tr>
<tr>
<td>1st to 2nd</td>
<td>Cenotaph retained</td>
</tr>
<tr>
<td>1st to 2nd</td>
<td>Australian Inland Botanic Garden (AIBG) Bed - retained/redesigned</td>
</tr>
<tr>
<td>1st to 2nd</td>
<td>George Chaffy Status – retained /refurbished surrounds</td>
</tr>
</tbody>
</table>

**Figure 12: Landscape Feature Strategy**
Figure 13: Section AA Existing
Figure 14: Section AA  Proposed Long Term Vision

- Palm Colonnade Established
- Overhead Power to Underground
- New Trellis / Arbor
- Kerb Line Altered Towards Road Reserve Boundary

- Staged Re-establishment of Canopy to Median
- Vine Arbor Introduced
- Refurbished Water Features
- New Seating and Furniture
- Civic Plaza to Centre of Median
- Tree Setback to Comply with Vic Road Guidelines

- Mass Planting to Intersection
- Enhanced Setting to Memorials
- Signs Moved to Verge

- Overhead Power to Underground
- Kerb Line Altered Towards Road Reserve Boundary
Figure 15: Section BB Existing
Figure 17: Section CC Existing
Figure 18: Section CC  Future Residential Zone-Proposed Long Term Vision

- Verge with Salmon Gum and Paths
- Single Drain Retained
- Underground Power
- Footpath Constructed
- Bike Paths Introduced

- Salmon Gum Introduced
- Kerbs Introduce to Median to Original Alignment as per 7th to 15th Street
- New Lighting
- Water Sensitive Urban Design Principles
- Inform Drainage Design and Water Harvesting
- Tree Setback to Comply with Vic Roads Guidelines
7 Furniture, Lighting, Material & Colour Palette

A co-ordinated suite of off the shelf street furniture system will ensure that the public domain has a consistent and clear identity. It must also express high quality in design of the development and positively contribute to the precinct.

A defined palette of high quality manufactured street furniture is recommended. This will ensure that the various precincts are integrated through a common language. Products must be durable enough to sustain extreme conditions and medium to heavy use.

The elements to include are:
- benches
- bus shelters
- bicycle racks
- bollards
- bins
- tree guards.

An indicative selection of products has been identified that provides fresh and contemporary appearances yet is appropriate to meet the performance requirements. The palette should also have town-wide application for a lasting memorable effect.

The lighting strategy to include the uplighting of significant features not only the Avenue trees but also key landscape features such as fountains and statues. The aim is to create an ambient light quality from numerous light sources that enhance and encourage night time experience and use of the Avenue.

The materials palette has been selected on the basis of fit for purpose requirements. The range suggested includes primarily floorscape or paving materials but could also apply to walling and changes of level. The areas of high use or civic significance i.e. memorials it is recommended a pink granite be laid. Areas of moderate use and commercial activity would use a hard wearing precast paver with a muted neutral colour. Decomposed compact gravel and charcoal coloured concrete is recommended for low use areas.

The colour palette reinterprets to the natural colours of the distinct particularly the silver greys of local foliage and the deep ochre topsoils surrounding the town. The palette has been chosen primarily for finishes to metal work and is intended to give a neutral feel with the use of greys, off whites and charcoals. Highlights will incorporate deep ochre purple to khaki.
Lighting

- Uplights for Trees
- Uplights for Monuments
- Feature Lights for Fountains
- Sidewalks
  - Mild steel frame (triplex coated and galvanised)

Furniture

- Bin (Mark Cox) - Indicative only
  - Mild steel frame (triplex coated and galvanised)
- Drinking Fountain (UAP) - Indicative only
  - Mild steel (triplex coated)
- Bike Rack
  - Stainless steel finish
- Platform Seat - Indicative only
  - Mild steel frame (triplex coated)
  - Mild steel legs (galvanised)
  - Recycled hardwood slats
- Seat (UAP) - Indicative only
  - Mild steel frame (triplex coated)
  - Mild steel legs (galvanised)
  - Recycled hardwood slats
- Picnic Bench (UAP) - Indicative only
  - Mild steel frame (triplex coated)
  - Mild steel frame (galvanised)
  - Recycled hardwood slats
- Drinking Fountain (UAP) - Indicative only
  - Mild steel frame (triplex coated)
  - Mild steel legs (galvanised)
  - Recycled hardwood slats
Material Palette

Gravel Paving
Decomposed granite gravel in pink

Feature Paving
Pink granite, Bush hammered finish

Standard Paving for block 7-11
Urbanstone exposed aggregate concrete paver
Type: Honed

Kerb/Crossover
Standard Paving for block 7-11
4% Black oxide concrete, in Portland Cement

Colour Palette (for applied protection finishes)

Violet Ink (refer to Duxex)

Western Myall (refer to Duxex)

Moxa (refer to Duxex)

Lexicon (refer to Duxex)
8 Planting Palette

The Deakin Avenue landscape will showcase a rich variety of trees, landmark palms and colourful shrubs and groundcovers to provide a shady, pleasant and attractive public domain in a contemporary setting. The plant species selection is based on the following:

- Signature tree species for median and verge avenue reestablishment that reinforce Mildura as a unique destination and "place"
- A fresh palette of shrubs and groundcovers to create a distinctive character and image for Mildura
- Robust plants that are durable, long lived, true to type, suited to the local conditions including extreme heat, salt areas and variable irrigation
- Ability to reduce and or eliminate limb drop, pavement heave, toxic parts, fruit drop, flower drop and paving staining

The following tables list the proposed species and whilst not being exhaustive, particularly in the case of the shrubs and groundcovers, they do indicate the desired favour and ambience envisioned for the Deakin Avenue landscape setting. The list was developed, in part, with MRCC technical personnel to ensure performance and maintenance issues were addressed.
## Table 2: Proposed Trees and Palms Planting Schedule

<table>
<thead>
<tr>
<th>BOTANICAL NAME</th>
<th>COMMON NAME</th>
<th>NOTES</th>
<th>LOCATION</th>
</tr>
</thead>
<tbody>
<tr>
<td><em>Brachychiton rupestris</em></td>
<td>Queensland Bottle Tree</td>
<td>Feature tree</td>
<td>at 1st Street Intergarden</td>
</tr>
<tr>
<td><em>Corymbia citriodora</em></td>
<td>Lemon Scented Gum</td>
<td>Mature height 30m</td>
<td>Median between 7th – 15th</td>
</tr>
<tr>
<td><em>Eucalyptus cladocalyx</em></td>
<td>Sugar Gum</td>
<td>Mature height 20m</td>
<td>Median between 7th to 11th</td>
</tr>
<tr>
<td><em>Eucalyptus salmonophloia</em></td>
<td>Salmon Gum</td>
<td>Mature height 20m</td>
<td>Median between 15th – 17th and Verge</td>
</tr>
<tr>
<td><em>Hymenosporum flavum</em></td>
<td>Native Frangipani</td>
<td>Mature height 9m</td>
<td>Selected location in the Median between 11th – 15th</td>
</tr>
<tr>
<td><em>Jacaranda micrantha</em></td>
<td>Jacaranda</td>
<td>Mature height 10m</td>
<td>Median between 11th – 15th</td>
</tr>
<tr>
<td><em>Pistacia chinensis</em></td>
<td>Chinese Pistachio</td>
<td>Mature height 10m</td>
<td>Verge between 7th – 15th</td>
</tr>
<tr>
<td><em>Malus floribunda</em></td>
<td>Japanese Crab Apple</td>
<td>Mature height 10m</td>
<td>Selected location in the Median between 7th – 15th</td>
</tr>
<tr>
<td><em>Prunus ‘Mount Fuji’</em></td>
<td>Mount Fuji Cherry</td>
<td>Mature height 6m</td>
<td>Selected location in the Median between 7th – 15th</td>
</tr>
<tr>
<td><em>Pyrus calleryana</em></td>
<td>Callery Pear</td>
<td>Mature height 15m</td>
<td>Selected location in the Median between 7th – 15th</td>
</tr>
<tr>
<td><em>Washingtonia filifera</em></td>
<td>Fan Palm</td>
<td>Mature height 15m</td>
<td>Verge between 7th – 10th</td>
</tr>
</tbody>
</table>
### Table 3: Proposed Shrubs and Groundcovers Planting Schedule

<table>
<thead>
<tr>
<th>PLANTER BEDS</th>
<th>BOTANICAL NAME</th>
<th>COMMON NAME</th>
<th>NOTES</th>
<th>LOCATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Anigozanthos flavidus</td>
<td>Kangaroo Paw</td>
<td>Mature height 2m</td>
<td>Median Gardens between 7th – 15th</td>
<td></td>
</tr>
<tr>
<td>Austrodanthonia fulva</td>
<td>Bidgee Wallaby Grass</td>
<td>Mature height 0.6m</td>
<td>Median Gardens between 15th – 17th</td>
<td></td>
</tr>
<tr>
<td>Brachycome multifida</td>
<td>Swan River Daisy</td>
<td>Mature height 0.2m</td>
<td>Median Gardens between 7th – 15th</td>
<td></td>
</tr>
<tr>
<td>Canna indica</td>
<td>Painted Daisy</td>
<td>Mature height 0.6m</td>
<td>Median Gardens between 7th – 15th</td>
<td></td>
</tr>
<tr>
<td>Calendula officinalis</td>
<td>English Marigold</td>
<td>Mature height 0.4m</td>
<td>Median Gardens between 7th – 15th</td>
<td></td>
</tr>
<tr>
<td>Celosia argentea</td>
<td>Prince of Wales Feathers</td>
<td>Mature height 1m</td>
<td>Median Gardens between 7th – 15th</td>
<td></td>
</tr>
<tr>
<td>Chrysanthemum carinatum</td>
<td>Prince of Wales Feathers</td>
<td>Mature height 1m</td>
<td>Median Gardens between 7th – 15th</td>
<td></td>
</tr>
<tr>
<td>Diandella 'Little Jess'</td>
<td>Flax Lily</td>
<td>Mature height 1m</td>
<td>Median Gardens between 7th – 15th</td>
<td></td>
</tr>
<tr>
<td>Eremophila nivea</td>
<td>Emu Bush</td>
<td>Mature height 1.5m</td>
<td>Median Gardens between 7th – 17th</td>
<td></td>
</tr>
<tr>
<td>Euphorbia characias</td>
<td>Euphorbia</td>
<td>Mature height 1.2m</td>
<td>Median Gardens between 7th – 17th</td>
<td></td>
</tr>
<tr>
<td>Gardenia augusta 'Florida'</td>
<td>Florida Gardenia</td>
<td>Mature height 1m</td>
<td>Median Gardens between 7th – 15th</td>
<td></td>
</tr>
<tr>
<td>Helichrysum petiolare 'Limeglow'</td>
<td>Licorice Plant</td>
<td>Mature height 0.6m</td>
<td>Median Gardens between 7th – 15th</td>
<td></td>
</tr>
<tr>
<td>Hemerocallis hybrids</td>
<td>Day Lily</td>
<td>Mature height 1m</td>
<td>Median Gardens between 7th – 15th</td>
<td></td>
</tr>
<tr>
<td>Impatiens Indulgence hybrid</td>
<td>Indulgence Impatiens</td>
<td>Mature height 0.3m</td>
<td>Median Gardens between 7th – 15th</td>
<td></td>
</tr>
<tr>
<td>Lavandula angustifolia</td>
<td>Lavendar</td>
<td>Mature height 1m</td>
<td>Median Gardens between 7th – 15th</td>
<td></td>
</tr>
<tr>
<td>Ophiopogon japonicus</td>
<td>Mondo Grass</td>
<td>Mature height 0.2m</td>
<td>Median Gardens between 7th – 15th</td>
<td></td>
</tr>
<tr>
<td>Phormium tenax 'Purpureum'</td>
<td>New Zealand Flax</td>
<td>Mature height 1m</td>
<td>Median Gardens between 7th – 15th</td>
<td></td>
</tr>
<tr>
<td>Rhodanthe chlorocephala</td>
<td>Paper Daisy</td>
<td>Mature height 0.6m</td>
<td>Median Gardens between 7th – 17th</td>
<td></td>
</tr>
<tr>
<td>Rhodanthe margiellae</td>
<td>Swan River everlasting Daisy</td>
<td>Mature height 0.5m</td>
<td>Median Gardens between 7th – 17th</td>
<td></td>
</tr>
<tr>
<td>Salpiglossis sinuata</td>
<td>Painted Tongue</td>
<td>Mature height 0.6m</td>
<td>Median Gardens between 7th – 17th</td>
<td></td>
</tr>
<tr>
<td>Swainsona formosus</td>
<td>Sturt's Desert Pea</td>
<td>Mature height 0.2m</td>
<td>Median Gardens between 7th – 17th</td>
<td></td>
</tr>
<tr>
<td>Viola wittrockiana</td>
<td>Pansy</td>
<td>Mature height 0.2m</td>
<td>Median Gardens between 7th – 15th</td>
<td></td>
</tr>
</tbody>
</table>
context
9 Landscape Strategy

The following draft strategy tabulates tasks, staging, responsibilities and indicative costs for comment by the committee (Refer to tables 4 to 11). Most of the tasks can be undertaken as separate projects however a coordinated approach to others will be required to least minimise abortive work. The staging preferences are the study team’s interpretation of the steering committees preferences as stated at the workshop.

Funding sources were not part of the initial brief and as such not listed. Similarly, a program of integration with other MRCC developments was not requested in the initial brief and as such not incorporated into this document.

It is further noted that the study brief had focus on the treatment of the median. It is recommended that the existing Development Control Overlay for 7th to 15th Streets be strengthened with advice on verge tree type and spacing as noted in this report.
## Table 4: Deakin Avenue Implementation Strategy 7th to 8th Street

<table>
<thead>
<tr>
<th>Proposal No.</th>
<th>Proposal</th>
<th>Short Term 1-3 years</th>
<th>Medium Term 3-10 years</th>
<th>Long Term 10-30 years</th>
<th>Responsible Parties</th>
<th>Opinion of Probable Cost (2006)</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>01</td>
<td>Sugar Gum Management Short Term</td>
<td></td>
<td></td>
<td></td>
<td>Council</td>
<td>$35,000</td>
<td>Includes replacing 6 no existing trees and selected limb removal of remainder includes replacement with semi-mature sugar gums. 3 of 6 trees identified for removal in tree condition report; additional 3 adjacent trees removed to assist replacement tree establishment.</td>
</tr>
<tr>
<td>02</td>
<td>Removal of amenities block</td>
<td></td>
<td></td>
<td></td>
<td>Council</td>
<td>$75,000</td>
<td>Includes reinstatement</td>
</tr>
<tr>
<td>03</td>
<td>New Median Furniture</td>
<td></td>
<td></td>
<td></td>
<td>Council</td>
<td>$35,000</td>
<td>Include seats, tables, bins, bubblers and flag poles</td>
</tr>
<tr>
<td>04</td>
<td>Refurbish Water Features</td>
<td></td>
<td></td>
<td></td>
<td>Council</td>
<td>$120,000</td>
<td>New focus</td>
</tr>
<tr>
<td>05</td>
<td>Rationalise Signage Verge &amp; Median</td>
<td></td>
<td></td>
<td></td>
<td>Council</td>
<td>$20,000</td>
<td>Ongoing</td>
</tr>
<tr>
<td>06</td>
<td>Feature Median Lighting</td>
<td></td>
<td></td>
<td></td>
<td>Council</td>
<td>$20,000</td>
<td>Uplights to key trees</td>
</tr>
<tr>
<td>07</td>
<td>Reinstate lawns, garden beds, plaza areas</td>
<td></td>
<td></td>
<td></td>
<td>Council</td>
<td>$350,000</td>
<td>Creates a range of high quality landscape settings and uses</td>
</tr>
<tr>
<td></td>
<td>Vine arbor including new irrigation subject to heritage assessment</td>
<td></td>
<td></td>
<td></td>
<td>Energy Authority</td>
<td>$20,000</td>
<td>Excludes replacement of substation</td>
</tr>
<tr>
<td>08</td>
<td>Removal of Sub station subject to heritage assessment</td>
<td></td>
<td></td>
<td></td>
<td>Energy Authority</td>
<td>$20,000</td>
<td>Excludes replacement of substation</td>
</tr>
<tr>
<td>09</td>
<td>Urban Design Services for Median including heritage assessment</td>
<td></td>
<td></td>
<td></td>
<td>Council/ consultants</td>
<td>$30,000</td>
<td>Detailed design by Landscape Architect of hard- and softscape elements as per Masterplan Documentation by MRCC Feature survey requires</td>
</tr>
<tr>
<td>10</td>
<td>Enhancement of Verge, including input into Development Control Overlay</td>
<td></td>
<td></td>
<td></td>
<td>Council</td>
<td>$70,000</td>
<td>Includes paving, trellis mature/Washingtonia planting furniture including guidelines for verge tree planting, fencing, paving</td>
</tr>
<tr>
<td>11</td>
<td>Feature Signage/ Artwork</td>
<td></td>
<td></td>
<td></td>
<td>Council</td>
<td>$25,000</td>
<td>Includes curatorial care of existing works plus commissioning of new works</td>
</tr>
<tr>
<td>12</td>
<td>Sugar Gum Management Medium Term</td>
<td></td>
<td></td>
<td></td>
<td>Council</td>
<td>$70,000</td>
<td>Removed in block pattern with semi mature trees grown on concurrently and replanted with Sugar Gums</td>
</tr>
</tbody>
</table>
### Table 5: Deakin Avenue Implementation Strategy 8th to 9th Street

<table>
<thead>
<tr>
<th>Proposal No.</th>
<th>Proposal Description</th>
<th>Short Term 1-3 years</th>
<th>Medium Term 3-10 years</th>
<th>Long Term 10-30 years</th>
<th>Responsible Parties</th>
<th>Opinion of Probable Cost (2006)</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>01</td>
<td>Sugar Gum Management Immediate Term</td>
<td>✔️</td>
<td></td>
<td></td>
<td>Council</td>
<td>$10,000</td>
<td>Includes limb removal and shaping of Sugar Gums</td>
</tr>
<tr>
<td>02</td>
<td>Urban design services for median including heritage assessment</td>
<td></td>
<td></td>
<td></td>
<td>Council/ Consultants</td>
<td>$25,000</td>
<td>Detailed design by Landscape Architect of hard- and softscape elements as per Masterplan Documentation by MRCC Feature survey requireds</td>
</tr>
<tr>
<td>03</td>
<td>Refurbish fountain</td>
<td></td>
<td></td>
<td></td>
<td>Council</td>
<td>$150,000</td>
<td>Includes new lighting, paving and surrounds</td>
</tr>
<tr>
<td>04</td>
<td>Rationalise Signage verge and median</td>
<td></td>
<td></td>
<td></td>
<td>Council/ Vic Roads/ Adjoining Landowners</td>
<td>$20,000</td>
<td>Ongoing</td>
</tr>
<tr>
<td>05</td>
<td>Enhancement of verge, includes input to Development Control Overlay</td>
<td></td>
<td></td>
<td></td>
<td>Council/ Vic Roads/ Adjoining Landowners</td>
<td>tba</td>
<td>Includes paving, trellis, mature Washingtonia planting furniture, including guidelines for verge tree planting, fencing, paving</td>
</tr>
<tr>
<td>06</td>
<td>New Median Furniture</td>
<td></td>
<td></td>
<td></td>
<td>Council</td>
<td>$35,000</td>
<td>Include seats, tables, bins, bubblers, flag poles</td>
</tr>
<tr>
<td>07</td>
<td>Feature median Lighting</td>
<td></td>
<td></td>
<td></td>
<td>Council</td>
<td>$50,000</td>
<td>Incorporate ambient and feature lighting to canopy</td>
</tr>
<tr>
<td>08</td>
<td>Feature Signage/ Artwork</td>
<td></td>
<td></td>
<td></td>
<td>Council/ Energy Authority</td>
<td>$25,000</td>
<td>Includes curatorial care of existing works plus commissioning of new works</td>
</tr>
<tr>
<td>09</td>
<td>Reinstate lawns, garden beds, plaza area Vine arbor</td>
<td></td>
<td></td>
<td></td>
<td>Council</td>
<td>$350,000</td>
<td>Median to usable civic space path at back of kerb</td>
</tr>
<tr>
<td>10</td>
<td>Refurbishment of Bandstand</td>
<td></td>
<td></td>
<td></td>
<td>Council</td>
<td>$30,000</td>
<td>Scheduled maintenance</td>
</tr>
<tr>
<td>11</td>
<td>Sugar Gum Management Medium to long term</td>
<td></td>
<td></td>
<td></td>
<td>Council</td>
<td>$50,000</td>
<td>12 Removed in block pattern with semi mature trees grown on concurrently and replanted as Sugar Gums removed</td>
</tr>
<tr>
<td>12</td>
<td>Underground OH Power</td>
<td></td>
<td></td>
<td></td>
<td>Council/ Vic Roads</td>
<td>$300,000</td>
<td>Full undergrounding recommended</td>
</tr>
</tbody>
</table>
Table 6: Deakin Avenue Implementation Strategy 9th to 10th Street

<table>
<thead>
<tr>
<th>Proposal No.</th>
<th>Proposal</th>
<th>Short Term 1-3 years</th>
<th>Medium Term 3-10 years</th>
<th>Long Term 10-30 years</th>
<th>Responsible Parties</th>
<th>Opinion of Probable Cost (2006)</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>01</td>
<td>Sugar Gum Management Short Term</td>
<td>✓</td>
<td></td>
<td></td>
<td>Council</td>
<td>$10,000</td>
<td>Includes complete removal of 1 tree only as identified per tree condition report and replacement with Sugar Gum.</td>
</tr>
<tr>
<td>02</td>
<td>Urban Design Services for Median, includes heritage assessment</td>
<td>✓</td>
<td></td>
<td></td>
<td>Council, Consultants</td>
<td>$25,000</td>
<td>Detailed design by Landscape Architect of hard- and softscape elements as per Masterplan. Documentation by MRCC. Full Feature Survey also required before detail design.</td>
</tr>
<tr>
<td>03</td>
<td>Rationalise Signage Verge and Median</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>Council, Vic Roads, Adjoining Landowners</td>
<td>$20,000</td>
<td>Ongoing.</td>
</tr>
<tr>
<td>04</td>
<td>Enhancement of Verge, includes input to Development Control Overlay</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>Council, Vic Roads, Adjoining Landowners</td>
<td>$250,000</td>
<td>Includes paving, trellis, mature Washingtonia planting, furniture lighting including guidelines for verge tree planting, fencing, paving.</td>
</tr>
<tr>
<td>05</td>
<td>New Median Furniture</td>
<td>✓</td>
<td></td>
<td></td>
<td>Council</td>
<td>$35,000</td>
<td>Include seats, tables, bins, bollards, flag poles.</td>
</tr>
<tr>
<td>06</td>
<td>Feature Median Lighting</td>
<td>✓</td>
<td></td>
<td></td>
<td>Council</td>
<td>$25,000</td>
<td>Incorporate ambient and feature lighting to canopy and built elements, sculpture, monuments.</td>
</tr>
<tr>
<td>07</td>
<td>Feature Signage/ Artwork</td>
<td>✓</td>
<td></td>
<td></td>
<td>Council</td>
<td>$25,000</td>
<td>Includes curatorial care of existing works plus commissioning of new works.</td>
</tr>
<tr>
<td>08</td>
<td>Reinstate median paths, lawns, garden beds, Vine arbor</td>
<td>✓</td>
<td></td>
<td></td>
<td>Council</td>
<td>$250,000</td>
<td>Emphasis to be place on intersections and mid block.</td>
</tr>
<tr>
<td>09</td>
<td>Modify Verge Kerb and Channel</td>
<td>✓</td>
<td></td>
<td></td>
<td>Council, Vic Roads</td>
<td>$150,000</td>
<td>Noise in parking retained.</td>
</tr>
<tr>
<td>10</td>
<td>Sugar Gum Management Medium to Long Term</td>
<td>✓</td>
<td>✓</td>
<td></td>
<td>Council</td>
<td>$70,000</td>
<td>Removed in block pattern with sugar gums grown on concurrently and replanted as Sugar Gums removed.</td>
</tr>
<tr>
<td>11</td>
<td>Underground OH Power</td>
<td>✓</td>
<td>✓</td>
<td></td>
<td>Council, Vic Roads, Energy Authority</td>
<td>$25,000</td>
<td>Full undergrounding recommended.</td>
</tr>
<tr>
<td>12</td>
<td>Reinstate Median Kerb and Channel</td>
<td>✓</td>
<td>✓</td>
<td></td>
<td>Council, Vic Roads</td>
<td>$180,000</td>
<td>Returns median to original alignment and removal path at back of kerb.</td>
</tr>
</tbody>
</table>
### Table 7: Deakin Avenue Implementation Strategy 10th to 11th Street

<table>
<thead>
<tr>
<th>Proposal No.</th>
<th>Proposal</th>
<th>Short Term 1-3 years</th>
<th>Medium Term 3-10 years</th>
<th>Long Term 10-30 years</th>
<th>Responsible Parties</th>
<th>Opinion of Probable Cost (2006)</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>01</td>
<td>Sugar Gum Management Immediate Term</td>
<td></td>
<td></td>
<td></td>
<td>Council</td>
<td>$15,000</td>
<td>Includes complete removal of 1 no of tree limb removal and replacement with Sugar Gums</td>
</tr>
<tr>
<td>02</td>
<td>Urban Design Services For Median, includes heritage assessment</td>
<td></td>
<td></td>
<td></td>
<td>Council Consultants</td>
<td>$10,000</td>
<td>Detailed design by Landscape Architect of hard- and softscape elements as per Masterplan Documentation by MRCC. Full Feature Survey also required before design.</td>
</tr>
<tr>
<td>03</td>
<td>Rationalise Signage verge and median</td>
<td></td>
<td></td>
<td></td>
<td>Council</td>
<td>$20,000</td>
<td>Ongoing</td>
</tr>
<tr>
<td>04</td>
<td>Enhancement of Verge, includes input to Development Control Overlay</td>
<td></td>
<td></td>
<td></td>
<td>Council</td>
<td>$25,000</td>
<td>Includes avenue planting, coordinated furniture, lighting, fencing, paving, lawns, planting, including guidelines for verge tree planting.</td>
</tr>
<tr>
<td>05</td>
<td>New Median Furniture</td>
<td></td>
<td></td>
<td></td>
<td>Council</td>
<td>$25,000</td>
<td>Include seats, tables, bins, bubblers, flag poles</td>
</tr>
<tr>
<td>06</td>
<td>Feature Median Lighting</td>
<td></td>
<td></td>
<td></td>
<td>Council</td>
<td>$50,000</td>
<td>Incorporate ambient, and feature lighting to canopy and built elements sculpture monuments.</td>
</tr>
<tr>
<td>07</td>
<td>Feature Signage/ Artwork</td>
<td></td>
<td></td>
<td></td>
<td>Council</td>
<td>$25,000</td>
<td>Includes curatorial care of existing works plus commissioning of new works.</td>
</tr>
<tr>
<td>08</td>
<td>Reinstate garden beds to intersections with link path to central median full length</td>
<td></td>
<td></td>
<td></td>
<td>Council</td>
<td>$30,000</td>
<td>Encourages new uses of the median/ path align accommodate statues</td>
</tr>
<tr>
<td>09</td>
<td>Upgrade Irrigation</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$40,000</td>
<td>Aim is to improve water efficiency</td>
</tr>
<tr>
<td>10</td>
<td>Underground OH Power</td>
<td></td>
<td></td>
<td></td>
<td>Council</td>
<td>$800,000</td>
<td>Includes full undergrounding however bundling of cables could be considered in this section. Cost savings possible.</td>
</tr>
<tr>
<td>11</td>
<td>Sugar Gum Management Medium to Long Term</td>
<td></td>
<td></td>
<td></td>
<td>Council</td>
<td>$50,000</td>
<td>Removed in block pattern with semi mature trees grown on concurrently and replanted as Sugar Gums removed.</td>
</tr>
<tr>
<td>Proposal No.</td>
<td>Proposal</td>
<td>Short Term 1-3 years</td>
<td>Medium Term 3-10 years</td>
<td>Long Term 10-30 years</td>
<td>Responsible Parties</td>
<td>Opinion of Probable Cost (2006)</td>
<td>Comments</td>
</tr>
<tr>
<td>-------------</td>
<td>---------------------------------------------------------------------------</td>
<td>----------------------</td>
<td>------------------------</td>
<td>-----------------------</td>
<td>----------------------------------</td>
<td>---------------------------------</td>
<td>------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>01</td>
<td>Enhancement of Verge, includes input to Development Control Overlay</td>
<td></td>
<td></td>
<td></td>
<td>Council Vic Roads Adjoining Landowners</td>
<td>tba</td>
<td>Includes avenue planting, coordinated furniture, lighting, fencing, paving, lawns and planting, including guidelines for verge tree planting</td>
</tr>
<tr>
<td>02</td>
<td>Rationalise Signage Verge and Median</td>
<td></td>
<td></td>
<td></td>
<td>Council Vic Roads Adjoining Landowners</td>
<td>$20,000</td>
<td></td>
</tr>
<tr>
<td>03</td>
<td>Urban Design Services For Median</td>
<td></td>
<td></td>
<td></td>
<td>Council Consultants</td>
<td>$7,500</td>
<td>Detailed design by Landscape Architect of hard- and softscape elements as per Masterplan Documentation by MRCC Full Feature Survey also required before detail design</td>
</tr>
<tr>
<td>04</td>
<td>New Median Furniture</td>
<td></td>
<td></td>
<td></td>
<td>Council</td>
<td>$10,000</td>
<td>Include seats, tables, bins, bubblers, flag poles</td>
</tr>
<tr>
<td>05</td>
<td>Upgrade Irrigation</td>
<td></td>
<td></td>
<td></td>
<td>Council</td>
<td>$50,000</td>
<td>Aim is to improve water efficiency</td>
</tr>
<tr>
<td>06</td>
<td>Feature Median Lighting</td>
<td></td>
<td></td>
<td></td>
<td>Council</td>
<td>$20,000</td>
<td>Incorporate ambient, and feature lighting to canopy and built elements, sculpture, monuments</td>
</tr>
<tr>
<td>07</td>
<td>Feature Signage/ Artwork</td>
<td></td>
<td></td>
<td></td>
<td>Council</td>
<td>$50,000</td>
<td>Includes curatorial care of existing works plus commissioning of new works</td>
</tr>
<tr>
<td>08</td>
<td>Rationalise garden beds, Shrub layer to intersections trellis with link path the central median full length</td>
<td></td>
<td></td>
<td></td>
<td>Council</td>
<td>$25,000</td>
<td>Emphasis to be placed at intersections</td>
</tr>
<tr>
<td>Proposal No.</td>
<td>Proposal Description</td>
<td>Short Term 1-3 years</td>
<td>Medium Term 3-10 years</td>
<td>Long Term 10-30 years</td>
<td>Responsible Parties</td>
<td>Opinion of Probable Cost (2006)</td>
<td>Comments</td>
</tr>
<tr>
<td>-------------</td>
<td>-----------------------------------------------------------------</td>
<td>----------------------</td>
<td>------------------------</td>
<td>-----------------------</td>
<td>---------------------------------------</td>
<td>----------------------------------</td>
<td>----------------------------------------------------------------------------</td>
</tr>
<tr>
<td>01</td>
<td>Sugar Gum Management Immediate Term</td>
<td></td>
<td></td>
<td></td>
<td>Council</td>
<td>$10,000</td>
<td>Includes complete removal of 1 tree only as identified per tree condition report Shape Sugar Gums</td>
</tr>
<tr>
<td>02</td>
<td>Urban design services for median</td>
<td></td>
<td></td>
<td></td>
<td>Council / consultants</td>
<td>$5,000</td>
<td>Detailed design by Landscape Architect of hard- and softscape elements as per Masterplan Documentation by MRCC Full Feature Survey also required before detail design</td>
</tr>
<tr>
<td>03</td>
<td>Rationalise Signage verge and median</td>
<td></td>
<td></td>
<td></td>
<td>Council</td>
<td>$20,000</td>
<td>Ongoing</td>
</tr>
<tr>
<td>04</td>
<td>Enhancement of verge, includes input to Development Control Overlay</td>
<td></td>
<td></td>
<td></td>
<td>Council</td>
<td>tba</td>
<td>Includes avenue planting, coordinated furniture, lighting fencing, paving, lawns and planting, including guidelines for verge tree planting</td>
</tr>
<tr>
<td>05</td>
<td>Reinstate garden beds to intersections, with link path to the central median full length</td>
<td></td>
<td></td>
<td></td>
<td>Council</td>
<td>$50,000</td>
<td>Emphasis to be placed at intersections</td>
</tr>
<tr>
<td>06</td>
<td>New Median Furniture</td>
<td></td>
<td></td>
<td></td>
<td>Council</td>
<td>$25,000</td>
<td>Include seats, tables, bins, bubblers, flag poles</td>
</tr>
<tr>
<td>07</td>
<td>Upgrade Irrigation</td>
<td></td>
<td></td>
<td></td>
<td>Council</td>
<td>$40,000</td>
<td>Aim is to improve water efficiency</td>
</tr>
<tr>
<td>08</td>
<td>Feature Median Lighting</td>
<td></td>
<td></td>
<td></td>
<td>Council</td>
<td>$30,000</td>
<td>Incorporate ambient and feature lighting to canopy and built elements, sculpture, monuments</td>
</tr>
<tr>
<td>09</td>
<td>Feature Signage/ Artwork</td>
<td></td>
<td></td>
<td></td>
<td>Council</td>
<td>$25,000</td>
<td>Includes curatorial care of existing works plus commissioning of new works</td>
</tr>
<tr>
<td>10</td>
<td>Overhead Power Lines</td>
<td></td>
<td></td>
<td></td>
<td>Council</td>
<td>tba</td>
<td>Complete undergrounding of power or moving powerlines to road reserve boundary</td>
</tr>
<tr>
<td>11</td>
<td>Sugar Gum Management Medium to Long Term</td>
<td></td>
<td></td>
<td></td>
<td>Council</td>
<td>$20,000</td>
<td>Removed in staggered pattern with semi mature trees grown on concurrently and replanted as Sugar Gums removed</td>
</tr>
</tbody>
</table>
Table 10: Deakin Avenue Implementation Strategy 13th to 14th Street

<table>
<thead>
<tr>
<th>Proposal No.</th>
<th>Proposal</th>
<th>Short Term 1-3 years</th>
<th>Medium Term 3-10 years</th>
<th>Long Term 10-30 years</th>
<th>Responsible Parties</th>
<th>Opinion of Probable Cost (2006)</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>01</td>
<td>Removal of Poplars/ Sugar Gums</td>
<td></td>
<td></td>
<td></td>
<td>Council</td>
<td>$35,000</td>
<td>Poplars removed as per tree condition report and replaced with Jacarandas. 19 Sugar Gums removed and replaced with Corymbia citriodora. 2 of 19 Sugar Gums removed as identified in tree condition report.</td>
</tr>
<tr>
<td>02</td>
<td>Urban design services for median</td>
<td></td>
<td></td>
<td></td>
<td>Council/ Consultants</td>
<td>$5,000</td>
<td>Detailed design by Landscape Architect of hard- and softscape elements as per Masterplan Documentation by MRCC Full Feature Survey also required before detail design.</td>
</tr>
<tr>
<td>03</td>
<td>Rationalise Signage verge and median</td>
<td>●</td>
<td>●</td>
<td>●</td>
<td>Council</td>
<td>$30,000</td>
<td>Ongoing</td>
</tr>
<tr>
<td>04</td>
<td>Enhancement of verge, includes input to Development Control Overlay</td>
<td>●</td>
<td>●</td>
<td>●</td>
<td>Council</td>
<td>tba</td>
<td>Includes avenue planting, coordinated furniture, lighting fencing, paving, lawns, planting including guidelines for verge tree planting</td>
</tr>
<tr>
<td>05</td>
<td>New furniture median</td>
<td></td>
<td></td>
<td></td>
<td>Council</td>
<td>$20,000</td>
<td>Include seats, tables, bins, bubblers, flag poles</td>
</tr>
<tr>
<td>06</td>
<td>Upgrade irrigation</td>
<td></td>
<td></td>
<td></td>
<td>Council</td>
<td>$120,000</td>
<td>Aim is to improve water efficiency</td>
</tr>
<tr>
<td>07</td>
<td>Feature median Lighting</td>
<td></td>
<td></td>
<td></td>
<td>Council</td>
<td>$50,000</td>
<td>Incorporate ambient, and feature lighting to canopy and built elements, sculpture, monuments</td>
</tr>
<tr>
<td>08</td>
<td>Rationalise garden beds shrub layer to intersections, with link path to the central median full length</td>
<td></td>
<td></td>
<td></td>
<td>Council</td>
<td>$25,000</td>
<td>Emphasis to be placed at intersections</td>
</tr>
<tr>
<td>09</td>
<td>OH Power</td>
<td></td>
<td></td>
<td></td>
<td>Energy Authority</td>
<td>tba</td>
<td>Complete undergrounding of power or moving powerlines to road reserve boundary</td>
</tr>
</tbody>
</table>
### Table 11: Deakin Avenue Implementation Strategy 14th to 15th Street

<table>
<thead>
<tr>
<th>Proposal No.</th>
<th>Proposal</th>
<th>Short Term 1-3 years</th>
<th>Medium Term 3-10 years</th>
<th>Long Term 10-30 years</th>
<th>Responsible Parties</th>
<th>Opinion of Probable Cost (2006)</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>01</td>
<td>Urban design services for median</td>
<td></td>
<td></td>
<td></td>
<td>Council/ Consultants</td>
<td>$10,000</td>
<td>Detailed design by Landscape Architect of hard- and softscape elements as per Masterplan Documentation by MRCC. Full Feature Survey also required before detail design.</td>
</tr>
<tr>
<td>02</td>
<td>Tree planting 15th intersection</td>
<td></td>
<td></td>
<td></td>
<td>Council</td>
<td>$15,000</td>
<td>Planting of semi mature trees to anticipate trees being transplanted for future reinstatement of cross intersection.</td>
</tr>
<tr>
<td>03</td>
<td>Enhancement of verge, includes input to Development Control Overlay</td>
<td></td>
<td></td>
<td></td>
<td>Council, Vic Roads, Adjoining Landowners</td>
<td>tba</td>
<td>Includes avenue planting, coordinated furniture, lighting, fencing, paving, lawns, planting, drainage; including guidelines for verge tree planting.</td>
</tr>
<tr>
<td>04</td>
<td>Rationalise Signage verge and median</td>
<td></td>
<td></td>
<td></td>
<td>Council, Vic Roads, Adjoining Landowners</td>
<td>$20,000</td>
<td>Ongoing.</td>
</tr>
<tr>
<td>05</td>
<td>Rationalise garden beds shrub layer to intersections, with link path to the central median full length</td>
<td></td>
<td></td>
<td></td>
<td>Council</td>
<td>$20,000</td>
<td>Emphasis to be placed at intersections. Deco path link to centre of median.</td>
</tr>
<tr>
<td>06</td>
<td>New furniture median</td>
<td></td>
<td></td>
<td></td>
<td>Council</td>
<td>$25,000</td>
<td>Include seats, tables.</td>
</tr>
<tr>
<td>07</td>
<td>Upgrade Irrigation</td>
<td></td>
<td></td>
<td></td>
<td>Council</td>
<td>$120,000</td>
<td>Aim to improve water efficiency.</td>
</tr>
<tr>
<td>08</td>
<td>Feature Median Lighting</td>
<td></td>
<td></td>
<td></td>
<td>Council</td>
<td>$50,000</td>
<td>Incorporate ambient and feature lighting to canopy and built elements, sculpture, monuments.</td>
</tr>
<tr>
<td>09</td>
<td>Feature Signage/ Artwork</td>
<td></td>
<td></td>
<td></td>
<td>Council</td>
<td>$25,000</td>
<td>Includes curatorial care of existing works plus commissioning of new works.</td>
</tr>
<tr>
<td>10</td>
<td>OH Power</td>
<td></td>
<td></td>
<td></td>
<td>Council, Vic Roads, Energy Authority</td>
<td>tba</td>
<td>Complete undergrounding of power or moving powerlines to road reserve boundary in short term.</td>
</tr>
<tr>
<td>11</td>
<td>Reinstate eastern side kerb 2.5m towards Caradgiway</td>
<td></td>
<td></td>
<td></td>
<td>Council, Vic Roads</td>
<td>$300,000</td>
<td>Reduce extent of paving and reintroduce green verge parking lane retained.</td>
</tr>
</tbody>
</table>
### Table 12: Deakin Avenue Implementation Strategy 15th to 17th Street

<table>
<thead>
<tr>
<th>Proposal No.</th>
<th>Proposal</th>
<th>Short Term 1-3 years</th>
<th>Medium Term 3-10 years</th>
<th>Long Term 10-30 years</th>
<th>Responsible Parties</th>
<th>Opinion of Probable Cost (2006)</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>01</td>
<td>Extended development control overlay</td>
<td></td>
<td></td>
<td></td>
<td>Council</td>
<td>tba</td>
<td>Ensure coordinated urban design approach for full length of Deakin Avenue</td>
</tr>
<tr>
<td>02</td>
<td>New vehicle barriers</td>
<td></td>
<td></td>
<td></td>
<td>Council</td>
<td>$50,000</td>
<td>Low set timber to prevent uncontrolled vehicular use of the median. Must comply with Vic Roads safety standards</td>
</tr>
<tr>
<td>03</td>
<td>Rationalise signage verge and median</td>
<td></td>
<td></td>
<td></td>
<td>Councilvic roads</td>
<td>$20,000</td>
<td>Ongoing</td>
</tr>
<tr>
<td>04</td>
<td>Gradual removal of mallee/ dry land planting to irrigated lawn with Avenue of Salmon Gums</td>
<td></td>
<td></td>
<td></td>
<td>Council</td>
<td>$100,000</td>
<td>Long term modification of landscape character to match alteration of adjoining/ adjust from rural/ natural to urban settlement</td>
</tr>
<tr>
<td>05</td>
<td>Upgrade irrigation</td>
<td></td>
<td></td>
<td></td>
<td>Council</td>
<td>$100,000</td>
<td>Aim is to improve water efficiency</td>
</tr>
<tr>
<td>06</td>
<td>OH Power</td>
<td></td>
<td></td>
<td></td>
<td>Energy authority</td>
<td>tba</td>
<td>Complete undergrounding of power or moving powerlines to road reserve boundary in short term to allow for canopy tree planting in short to medium term All future power transmission to be undergrounded</td>
</tr>
<tr>
<td>07</td>
<td>Feature Signage/ Artwork</td>
<td></td>
<td></td>
<td></td>
<td>Council</td>
<td>$25,000</td>
<td>Includes curatorial care of existing works plus commissioning of new works</td>
</tr>
<tr>
<td>08</td>
<td>Establish protocol with VicRoads regarding extending of historic kerb alignment for median and verge from 7th to 15th to 17th Street and introducing Water Sensitive Urban Design to drainage of road reserve</td>
<td></td>
<td></td>
<td></td>
<td>Ongoing</td>
<td>tba</td>
<td>Deakin Avenue cross section must be maintained full length to retain identity and unique image</td>
</tr>
</tbody>
</table>
context
context
## Appendices

### Appendix A  Consultation (On-Going)
- 9 September 2005; Inception Meeting and site inspection with Part Committee
- 21-22 September 2005; Two day workshop and presentation to full committee
- 21 September 2005; Meeting with Vic Roads Traffic Engineer, Meeting with Heritage Consultant MRCC
- 20 October 2005; Presentation to committee of Draft Report
- 20 December 2005; Presentation to committee of Final Draft Report 2005
- 8 June 2006; Review meeting with committee

The following documents from public exhibition have been reviewed and key findings incorporated into the masterplan:
- Submission from Mildura District Historical Society
- MRCC Planning Department
- Kim Steinl - MRCC Heritage Consultant

### Appendix B  References
- 1st Arborist Report 2002 (author and date TBC)
- 2nd Tree Condition Report Mildura Tree Services 2004
- Air Photo Survey 2004
- Deakin Avenue Masterplan Committee Preferences June /July 2005
- Deakin Avenue List of Memorialization and Landscape Features 2005
- AutoCAD Base of cadastral and kerb line information MRCC 2005
- Mildura Urban Design Framework 1999 David Locke Associates
- Riverfront Masterplan 2005 Darryl Jackson Architects

### Appendix C  Funding Sources
- Regional Infrastructure Development Fund

### Appendix D  Committee Members
- Judith Antcliff, Community Representative
- Margot Mills, Community Representative
- Max Whiting, Mildura Sister City Association
- Max Robinson, Mildura Rotary Club
- John Branniff, Mildura RSL
- Robert King, Mildura Lions
- Marianne Glover, Merbein Development Association
- Peter Lang, Australian Plants Society
- Peter Luke, Arborist
- Cr Tom Crouch, Mildura Rural City Council
- Cr Graham Robertson, Mildura Rural City Council (in part)
- Cr Damien Heintze, Mildura Rural City Council (in part)
- Martin Hawson, Mildura Rural City Council
- Mark Jenkins, Mildura Rural City Council
- Trevor Watts, Mildura Rural City Council
- Grant Follett, Mildura Rural City Council
Figure 19&20: Tree planting in the Domain, Sydney, following removal of over-mature shade trees. Note protective tree guards and extensive mulching to base of planting. Removal was undertaken to prevent limb drop injuring park users.

Figure 21-23: City of Sydney interpretive display in Hyde Park showing structural decay of trunk following tree removal after several figs fell over during a storm event.