

Deakin Avenue, Mildura
Landscape Masterplan

Final

July 2006

05.585



Mildura Rural City Council

context CM⁺

Deakin Avenue, Mildura
Landscape Masterplan Report

July 2006

Job No. 05.585

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1 Introduction and Study Aim

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
- Boldness and simplicity to reflect the large scale of the Avenue with minimal variations in colour and form to create grand sculptural effect
- Homogeneity in colour and texture so as to create a neutral backcloth 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.

2 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 1:2000 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 waterfeatures 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 then 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.

3 Study Methodology

The key approach in undertaking the study is the incorporation of mappable data to prepare quantifiable actions. Sieve 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 workshoping 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 carriage 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
- Formal / Town Centre Character
 - Informal / Suburban Character
 - Natural / Suburban Character
 - Natural / Rural Character



Figure. 2
Visual Analysis

- LEGEND
- VISUAL ASSETS**
- Major Built Landmark
 - Minor Built Landmark
 - Major View Axis
 - 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. Widescape/Expansive Unshaded Paving/ Poorly Defined Edges Dominate



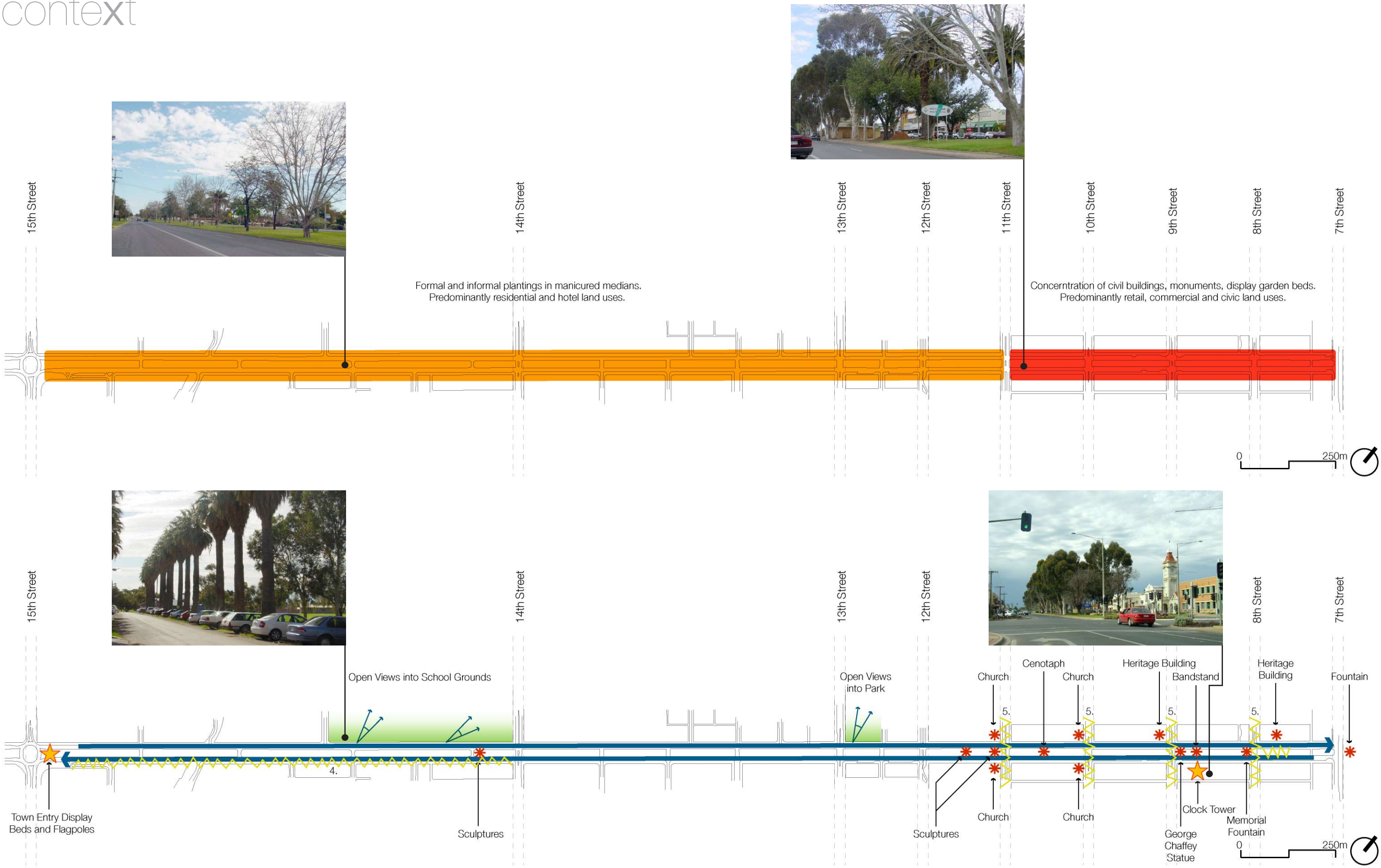


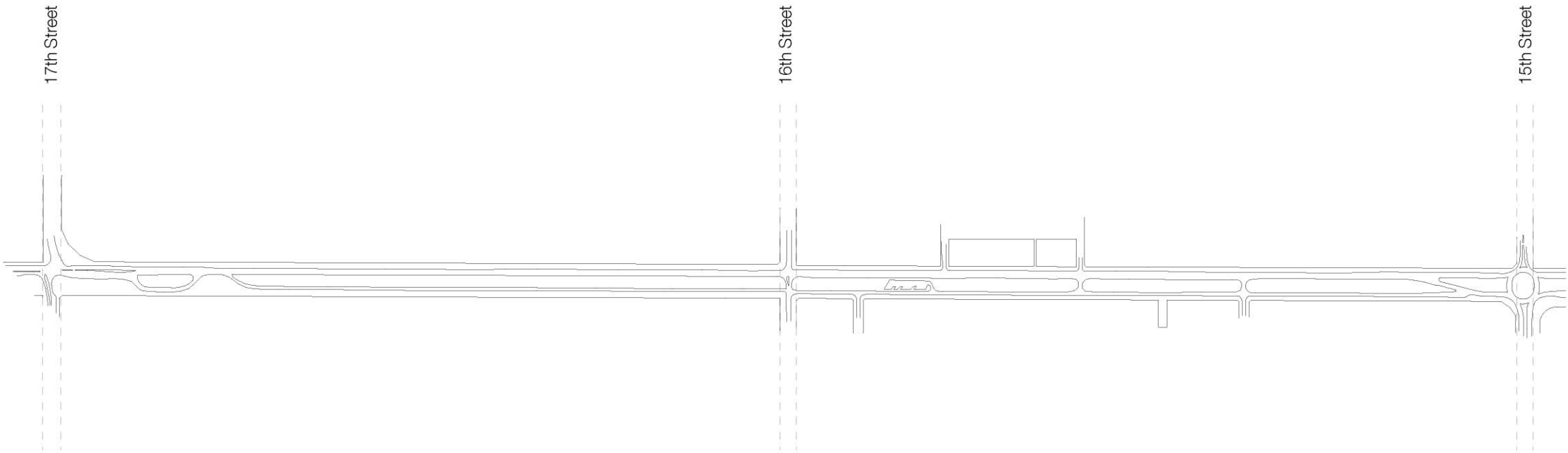
Figure. 3
Pedestrian Flows

- 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



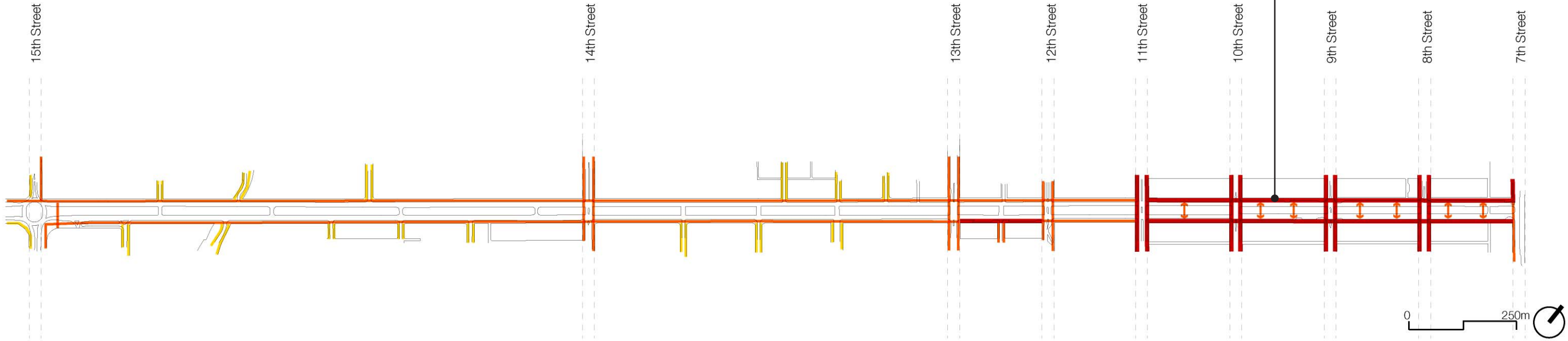


Figure. 5
Tree Canopy Structure

LEGEND

- Predominantly Sugar Gum
- Predominantly Jacaranda
- Predominantly Dryland Species
- Mixed Natives, Exotics, Palms



Figure. 6
Ground & Surface Conditions (Median)

LEGEND

- Good Condition
- Marginal Condition





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

17th to 15th Street		15th to 11th Street		11th to 7th Street	
Proposal	Response	Proposal	Response	Proposal	Response
Underground powerlines	● ● 2	Underground powerlines	● ● ● ● ● ● ● ● 9	Underground powerlines	● ● ● ● ● ● ● ● ● ● ● ● ● ● ● 15
Control of access to median	● ● 2	Canopy trees to verge	● ● ● ● ● ● ● ● 8	<i>Washingtonias</i> to verge	● ● ● ● 4
Cycleway/ pedestrian link	-	Rationalise signage	● ● 2	Full removal of Gums	-
Extend D.D.O.	● ● ● 3	Design simplicity and boldness	● ● ● ● ● ● ● ● 7	Managed care of Gums	● ● ● ● ● ● ● ● ● ● ● ● ● ● 11
Canopy trees to verge	-	Gateway treatment at 15th Street	● ● ● ● ● ● ● ● 7	Enhanced interpretation of heritage items	● ● 2
Rationalise signage	● ● ● 3	Cycleway/ pedestrian spine through median	● ● 2	Design simplicity and boldness	● ● ● ● ● ● ● ● ● ● ● ● ● ● 11
Design simplicity and boldness	● ● ● ● ● ● 6	Rationalise understorey	● ● ● ● ● 5	Intersections enhanced with signature plantings	● ● ● ● ● ● ● ● 7
		Showgardens and feature gardens	● ● ● ● 4	Integration of Artwork	● ● ● ● ● ● ● ● ● 8

Planting Palette

	17th to 15th Street		15th to 11th Street		11th to 7th Street	
	Proposal	Response	Proposal	Response	Proposal	Response
Median	Indigenous mallee - canopy species	<div><div></div><div></div><div></div><div></div></div> 4	<i>Jacaranda mimosifolia</i> (Jacaranda)	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 7	<i>Platanus hybridus</i> (Plane Tree)	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 7
	Indigenous mallee - low shrub/ groundcover species	<div><div></div></div> 1	<i>Hymenosporum flavum</i> (Native Frangipani)	<div><div></div><div></div></div> 2	<i>Hymenosporum flavum</i> (Native Frangipani)	<div><div></div></div> 1
			<i>Platanus hybridus</i> (Plane Tree)	-	<i>Jacaranda mimosifolia</i> (Jacaranda)	<div><div></div><div></div><div></div></div> 3
			<i>Corymbia maculata</i> (Spotted Gum)	<div><div></div><div></div></div> 2		
			<i>Phoenix canariensis</i> (Date Palm)	-		
			<i>Prunus sp.</i> (Cherry)	-		
			<i>Corymbia citriodora</i> (Lemon Scented Gum)	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> 7		
Verge	<i>Eucalyptus ficifolia</i> (Red-Flowering Gum)	<div><div></div><div></div><div></div></div> 3	<i>Ulmus parvifolia</i> (Chinese Elm)	<div><div></div><div></div><div></div></div> 3	<i>Washingtonia filifera</i> (Washington Palm)	<div><div></div><div></div><div></div><div></div><div></div></div> 5
	<i>Eucalyptus cladocalyx</i> (Sugar Gum)	<div><div></div><div></div><div></div></div> 3	<i>Pinus sp.</i> (Pine)	-		
	<i>Corymbia maculata</i> (Spotted Gum)	<div><div></div><div></div><div></div><div></div><div></div><div></div></div> 6	<i>Quercus sp.</i> (Oak)	<div><div></div><div></div></div> 2		
			<i>Jacaranda mimosaeifolia</i> (Jacaranda)	-		
Nodes					<i>Phoenix canariensis</i> (Date Palm)	-
					<i>Ficus sp.</i> (Fig)	-
					<i>Hymenosporum flavum</i> (Native Frangipani)	<div><div></div><div></div><div></div><div></div><div></div></div> 5

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.

6 Masterplan Concept

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.



6.1 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*/ *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/ Verge (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)
- Planting of feature tree species at intersections of 15th and 17th Streets (Council)
- Planting of *Eucalyptus salmonophloia* between 15th and 17th 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/ Verge (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)

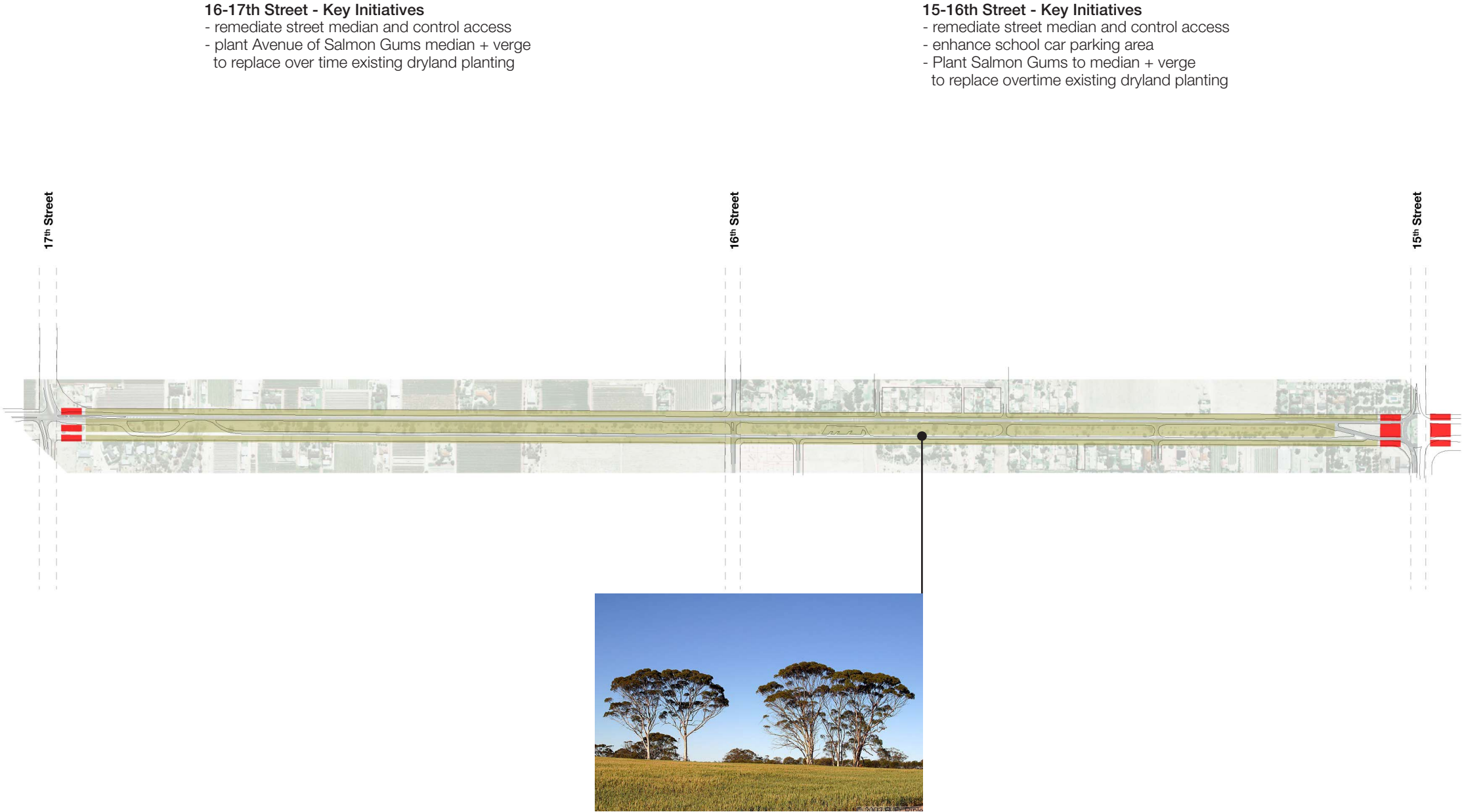
- Progressive removal in blocks of *Eucalyptus cladocalyx* and replacement with *Eucalyptus cladocalyx* between 7th and 11ths Streets (subject to arboricultural assessment)
- Progressive removal in blocks of trees in areas comprising mixed species and replacement with either *Corymbia citriodora* or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

Nature Strip/ Verge (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

Figure. 9
Overall Masterplan Concept

- LEGEND
-  *Corymbia citriodora* (Lemon Scented Gum)
 -  *Jacaranda minosifolia* (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
- remain or relocate garden beds to intersections

12-13th Street - Key Initiatives

- replace existing trees with *Corymbia citriodora*/*Jacaranda mimosifolia*
- replace street furniture
- retain and/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

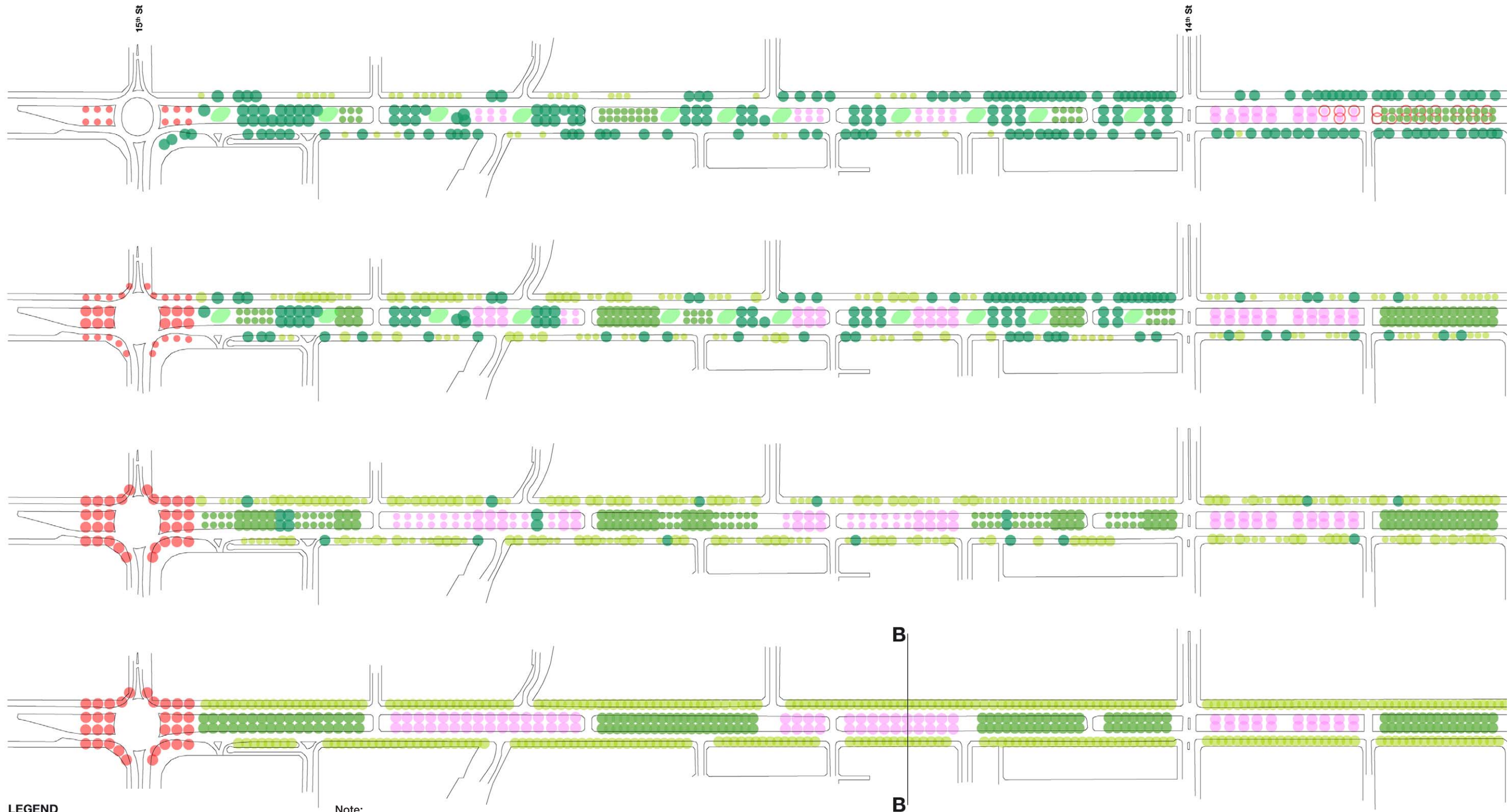
- replace existing trees with *Eucalyptus cladocalyx*
- install central open space plaza/arbour/lighting
- renew street furniture
- refurbish bandstand
- retain George Chaffey Fountain & memorial seat
- retain George Chaffey Statue
- remove limestone rubble garden (subject to review)

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



Figure 9: Overall Landscape Concept



- LEGEND**
- Verge/ Median trees, various species (existing)
 - *Eucalyptus cladocalyx* (existing)
 - *Eucalyptus cladocalyx* (removed)
 - *Eucalyptus cladocalyx* (proposed)
 - *Populus sp* (removed)
 - *Corymbia citriodora* (proposed)
 - *Jacaranda mimosifolia* (Jacaranda)
 - ✱ *Washingtonia filifera* (proposed)
 - *Pistacia chinensis* (proposed)
 - *Brachychiton rupestris* (proposed)
 - Existing garden bed

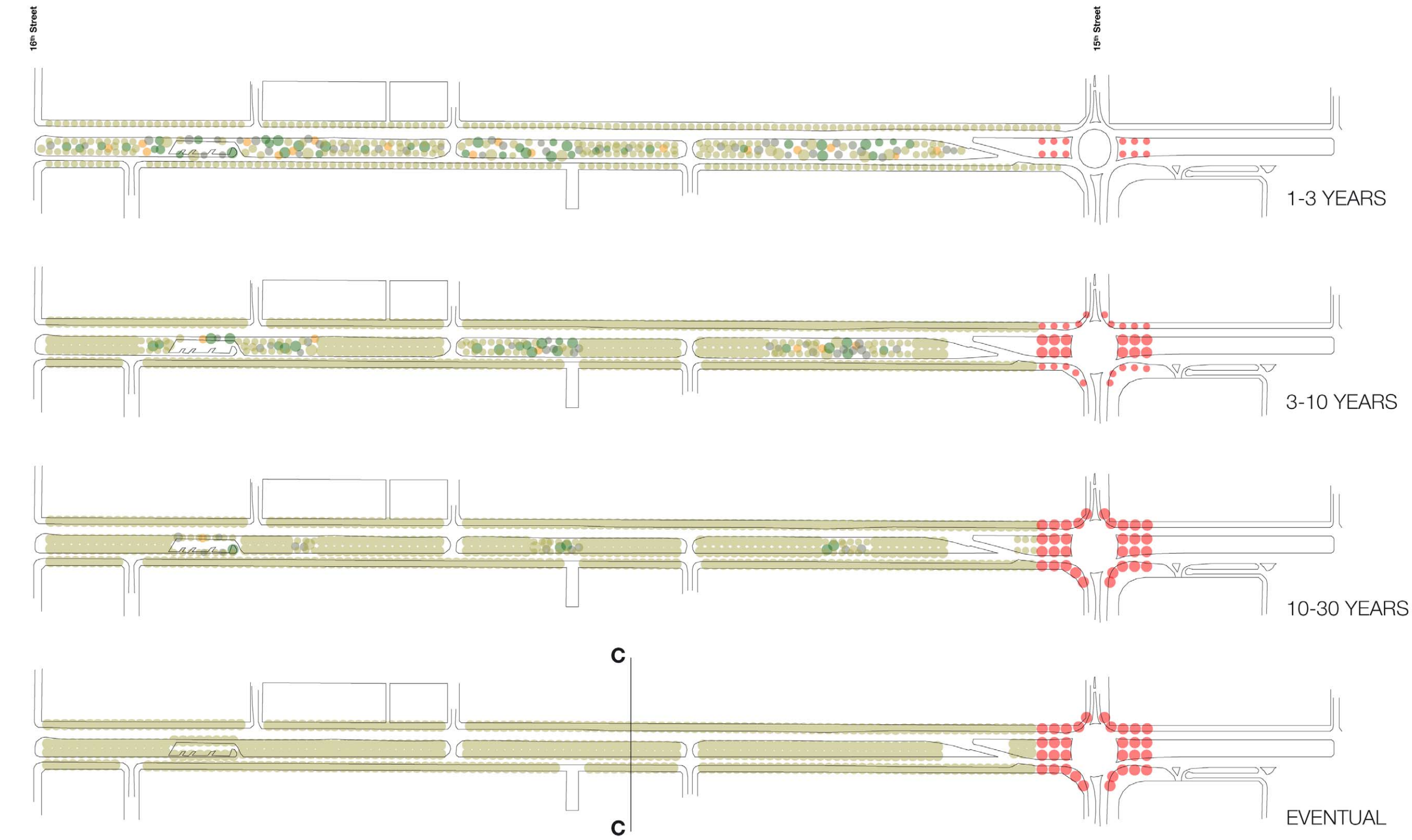
Note:
Tree removal/ replacement shown between 14th to 15th Streets is indicative only and is intended to illustrate the preferred pattern of removal/ replacement in blocks of trees (preferably comprising at least 6 trees), rather than removal of individual trees. Identification of tree groups to be removed 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**
- *Eucalyptus salmonophloia* (proposed)
 - Mallee tree species (existing)
 - *Brachychiton rupestris* (proposed)



- LEGEND**
- Eucalyptus salmonophloia* (proposed)
 - Mallee tree species (existing)
 - Brachychiton rupestris* (proposed)

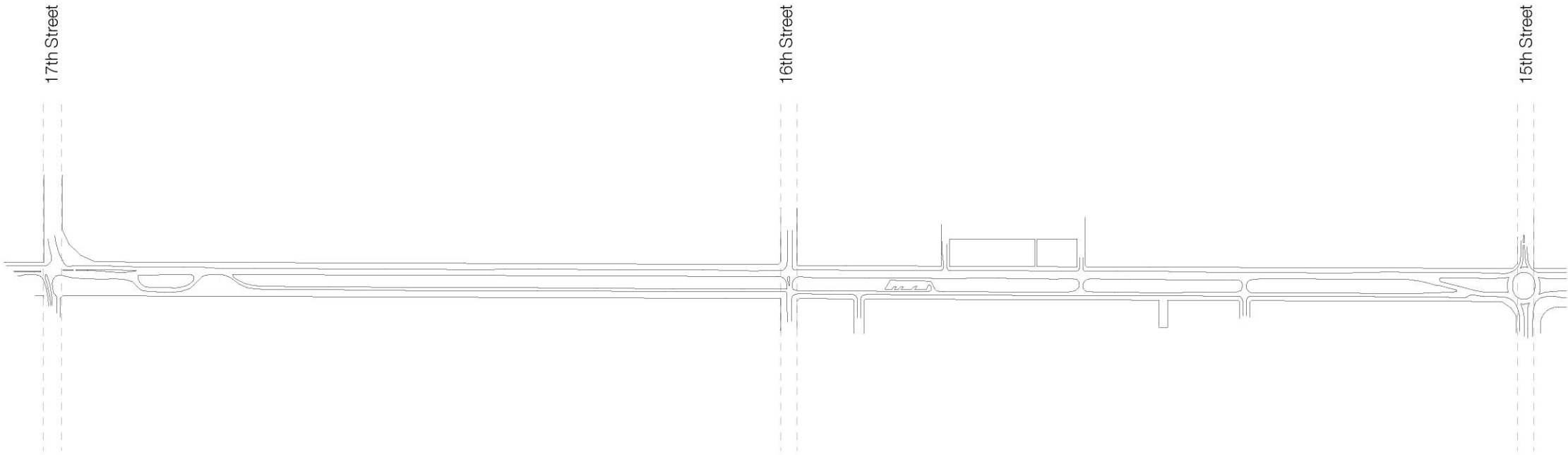


Figure 11: Masterplan Concept 15th to 17th Street

Figure. 12
Landscape Features Strategy

LEGEND

- Construction
- Water Feature
- Monument
- Public Art (Sculpture)
- Display Garden
- Native Garden



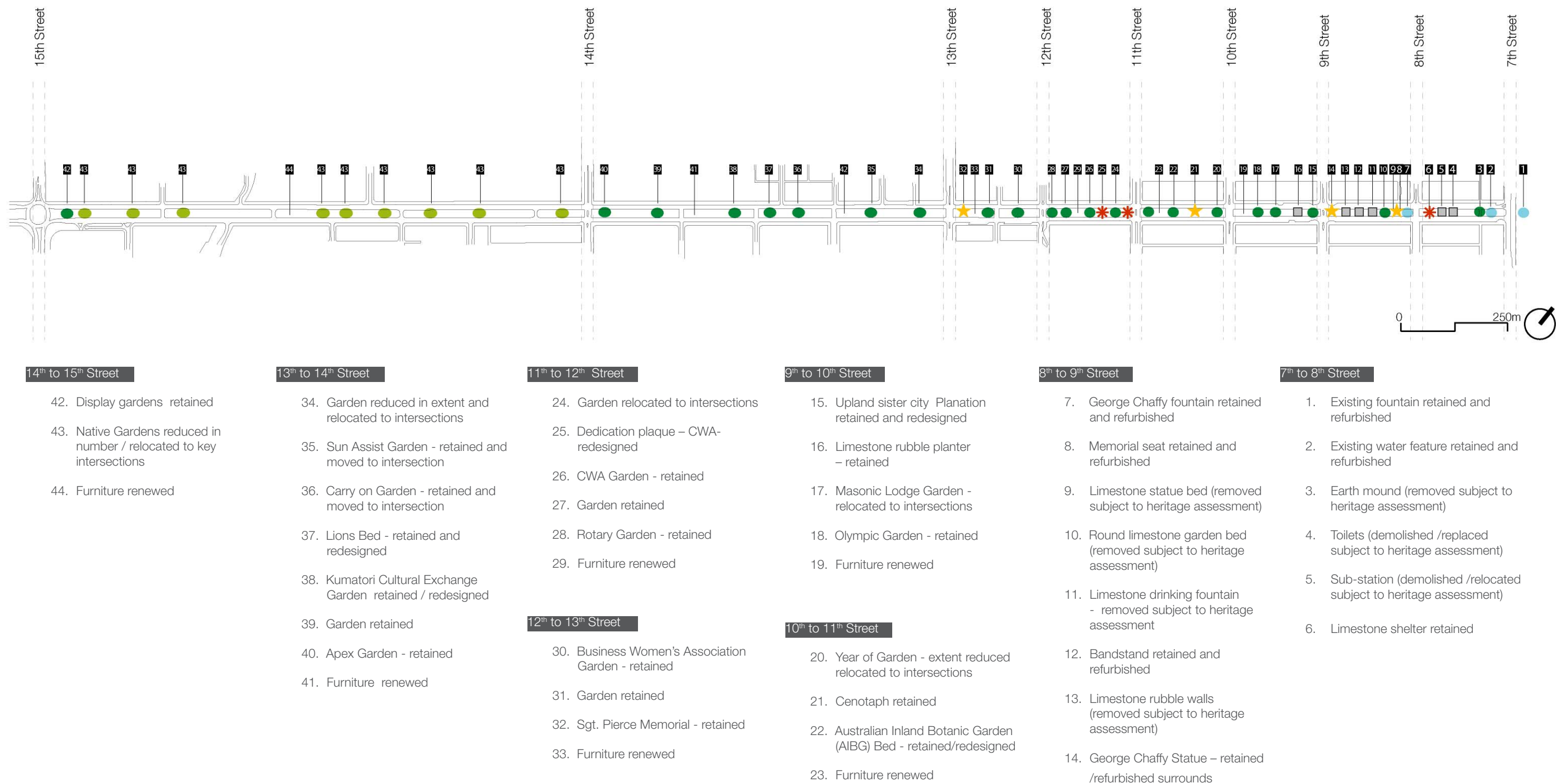


Figure 12: Landscape Feature Strategy



Figure 13: Section AA Existing

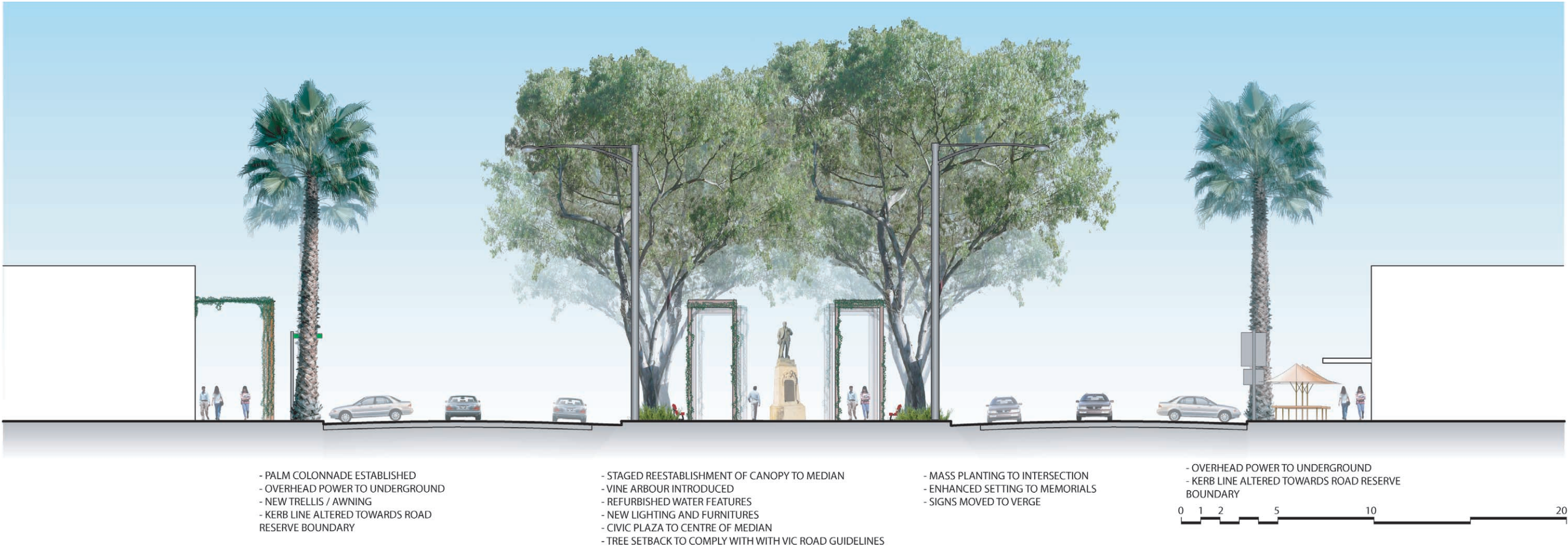


Figure 14: Section AA Proposed Long Term Vision



Figure 15: Section BB Existing

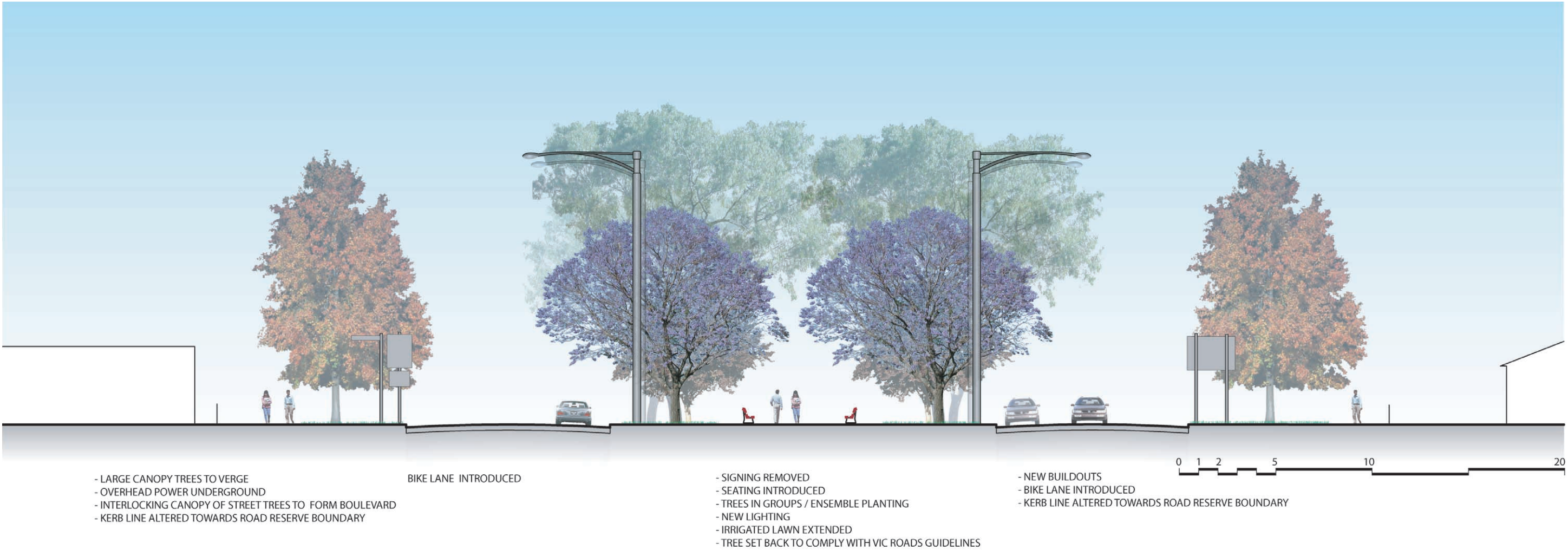


Figure 16: Section BB Residential Zone - Proposed Long Term Vision

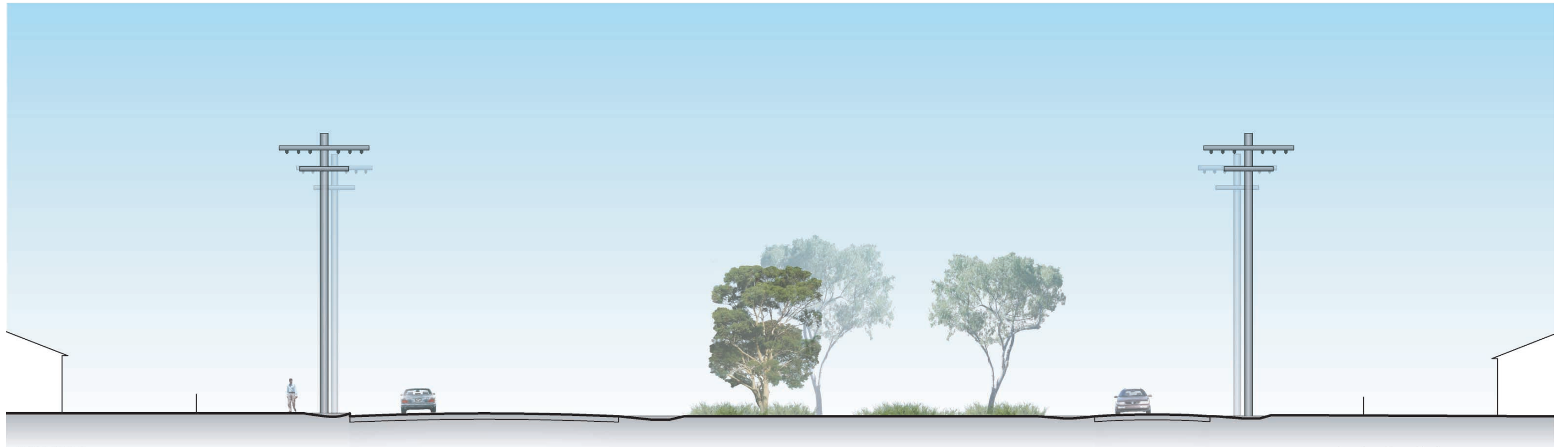


Figure 17: Section CC Existing



Figure 18: Section CC Future Residential Zone-Proposed Long Term Vision



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 indented 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



Bollards
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)
Mild steel leg (galvanised)



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

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)



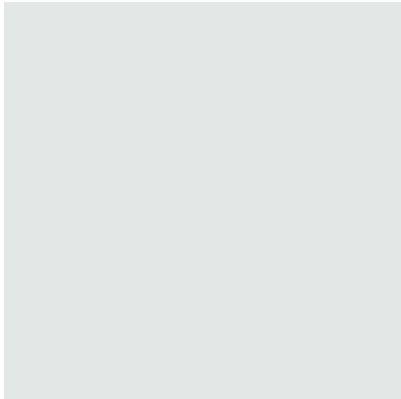
Violet Ink (refer to *Dulex*)



Western Myall (refer to *Dulex*)



Moxa (refer to *Dulex*)



Lexicon (refer to *Dulex*)



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

TREES & PALMS			
BOTANICAL NAME	COMMON NAME	NOTES	LOCATION
<i>Brachychiton rupestris</i>	Queensland Bottle Tree	Feature tree Mature height 12m	at 1st Street Intergarden
<i>Corymbia citriodora</i>	Lemon Scented Gum	Mature height 30m	Median between 7 th – 15 th
<i>Eucalyptus cladocalyx</i>	Sugar Gum	Mature height 20m	Median between 7 th to 11 th
<i>Eucalyptus salmonophloia</i>	Salmon Gum	Mature height 20m Medium tree	Median between 15 th – 17 th and Verge
<i>Hymenosporum flavum</i>	Native Frangipani	Mature height 9m Small feature tree	Selected location in the Median between 11 th – 15 th
<i>Jacaranda mimosifolia</i>	Jacaranda	Mature height 10m Feature tree	Median between 11 th – 15 th
<i>Pistacia chinensis</i>	Chinese Pistachio	Mature height 10m Feature tree	Verge between 7 th – 15 th
<i>Malus floribunda</i>	Japanese Crab Apple	Mature height 10m Small tree	Selected location in the Median between 7 th – 15 th
<i>Prunus 'Mount Fuji'</i>	Mount Fuji Cherry	Mature height 6m Small tree	Selected location in the Median between 7 th – 15 th
<i>Pyrus calleryana</i>	Callery Pear	Mature height 15m Small tree	Selected location in the Median between 7 th – 15 th
<i>Washingtonia filifera</i>	Fan Palm	Mature height 18m Majestic Palm	Verge between 7 th – 10 th



Brachychiton rupestris



Corymbia citriodora



Eucalyptus salmonophloia



Eucalyptus cladocalyx



Hymenosporum flavum



Jacaranda mimosifolia



Pistacia chinensis



Malus floribunda



Prunus 'Mount Fuji'



Pyrus calleryana

Table 3: Proposed Shrubs and Groundcovers Planting Schedule

PLANTER BEDS			
BOTANICAL NAME	COMMON NAME	NOTES	LOCATION
Anigozanthos flavidus	Kangaroo Paw	Mature height 2m	Median Gardens between 7 th – 15 th
Austrodanthonia fulva	Bidgee Wallaby Grass	Mature Height 0.6m	Median Gardens between 15 th - 17 th
Brachycome multifida	Swan River Daisy	Mature height 0.2m	Median Gardens between 7 th – 15 th
Canna indica	Painted Daisy	Mature height 0.6m	Median Gardens between 7 th – 15 th
Calendula officinalis	English Marigold	Mature height 0.4m	Median Gardens between 7 th – 15 th
Celosia argentea	Prince of Wales Feathers	Mature height 1m	Median Gardens between 7 th – 15 th
Chrysanthemum carinatum	Prince of Wales Feathers	Mature height 1m	Median Gardens between 7 th – 15 th
Dianella ‘Little Jess’	Flax Lily	Mature height 1m	Median Gardens between 7 th – 15 th
Eremophila nivea	Emu Bush	Mature height 1.5m	Median Gardens between 7 th – 17 th
Euphorbia characias	Euphorbia	Mature height 1.2m	Median Gardens between 7 th – 17 th
Gardenia augusta ‘Florida’	Florida Gardenia	Mature height 1m	Median Gardens between 7 th – 15 th
Helichrysum petiolare ‘Limeglow’	Licorice Plant	Mature height 0.6m	Median Gardens between 7 th – 15 th
Hemerocallis hybrids	Day Lily	Mature height 1m	Median Gardens between 7 th – 15 th
Impatiens Indulgence hybrid	Indulgence Impatiens	Mature height 0.3m	Median Gardens between 7 th – 15 th
Lavandula angustifolia	Lavender	Mature height 1m	Median Gardens between 7 th – 15 th
Ophiopogon japonicus	Mondo Grass	Mature height 0.2m	Median Gardens between 7 th – 15 th
Phormium tenax ‘Purpuream’	New Zealand Flax	Mature height 3m	Median Gardens between 7 th – 15 th
Rhodanthe chlorocephala	Paper Daisy	Mature height 0.6m	Median Gardens between 7 th – 17 th
Rhodanthe mangesii	Swan River Everlasting Daisy	Mature height 0.5m	Median Gardens between 7 th – 17 th
Salpiglossis sinuata	Painted Tongue	Mature height 0.6m	Median Gardens between 7 th – 17 th
Swainsona formosus	Sturts Desert Pea	Mature height 0.2m	Median Gardens between 7 th – 17 th
Viola wittrockiana	Pansy	Mature height 0.2m	Median Gardens between 7 th – 15 th



Anigozanthos flavidus



Brachycome multifida



Canna indica



Calendula officinalis



Celosia argentea



Chrysanthemum carinatum



Dianella ‘Little Jess’



Eremophila nivea



Euphorbia characias



Gardenia augusta ‘Florida’



Hemerocallis hybrids



Impatiens Indulgence hybrid



Lavandula angustifolia



Ophiopogon japonicus



Phormium tenax ‘Purpuream’



Salpiglossis sinuata



Austrodanthonia fulva



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**

Proposal No.	Proposal	Short Term 1-3 years	Medium Term 3-10 years	Long Term 10-30 years	Responsible Parties	Opinion of Probable Cost (2006)	Comments
01	Sugar Gum Management Short Term	●			Council	\$35,000	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.
02	Removal of amenities block	●			Council	\$75,000	Includes reinstatement
03	New Median Furniture	●			Council	\$35,000	Include seats, tables, bins, bubblers and flag poles
04	Refurbish Water Features	●			Council	\$120,000	New focus
05	Rationalise Signage Verge & Median	●			Council Vic Roads Adjoining Landowners	\$20,000	Ongoing
06	Feature Median Lighting	●			Council	\$20,000	Uplights to key trees
07	Reinstate lawns, garden beds, plaza areas Vine arbor including new irrigation subject to heritage assessment	●			Council	\$350,000	Creates a range of high quality landscape settings and uses
08	Removal of Sub station subject to heritage assessment	●			Energy Authority	\$20,000	Excludes replacement of substation
09	Urban Design Services for Median including heritage assessment	●			Council/ consultants	\$30,000	Detailed design by Landscape Architect of hard- and softscape elements as per Masterplan Documentation by MRCC Feature survey requires
10	Enhancement of Verge, including input into Development Control Overlay	●	●	●	Council Vic Roads Adjoining landowners	tba	Includes paving, trellis mature Washingtonia planting furniture including guidelines for verge tree planting, fencing, paving
11	Feature Signage/ Artwork		●		Council	\$25,000	Includes curatorial care of existing works plus commissioning of new works
12	Sugar Gum Management Medium Term		●	●	Council	\$70,000	Removed in block pattern with semi mature trees grown on concurrently and replanted with Sugar Gums

Table 5: *Deakin Avenue Implementation Strategy 8th to 9th Street*

Proposal No.	Proposal	Short Term 1-3 years	Medium Term 3-10 years	Long Term 10-30 years	Responsible Parties	Opinion of Probable Cost (2006)	Comments
01	Sugar Gum Management Immediate Term	●			Council	\$10,000	Includes limb removal and shaping of Sugar Gums
02	Urban design services for median including heritage assessment	●			Council/ Consultants	\$25000	Detailed design by Landscape Architect of hard- and softscape elements as per Masterplan Documentation by MRCC Feature survey requires
03	Refurbish fountain	●			Council	\$150,000	Includes new lighting, paving and surrounds
04	Rationalise Signage verge and median	●	●	●	Council Vic Roads Adjoining Landowners	\$20,000	Ongoing
05	Enhancement of verge, includes input to Development Control Overlay	●	●	●	Council Vic Roads Adjoining Landowners	tba	Includes paving, trellis, mature Washingtonia planting furniture, including guidelines for verge tree planting, fencing, paving
06	New Median Furniture		●		Council	\$35,000	Include seats, tables, bins, bubblers, flag poles
07	Feature median Lighting		●		Council	\$50,000	Incorporate ambient and feature lighting to canopy
08	Feature Signage/ Artwork		●		Council Energy Authority	\$25,000	Includes curatorial care of existing works plus commissioning of new works
09	Reinstate lawns, garden beds, plaza area Vine arbor		●		Council	\$350000	Median to usable civic space path at back of kerb
10	Refurbishment of Bandstand		●			\$30000	Scheduled maintenance
11	Sugar Gum Management Medium to long term		●	●	Council	\$50,000	12 Removed in block pattern with semi mature trees grown on concurrently and replanted as Sugar Gums removed
12	Underground OH Power		●	●	Council Vic Roads	\$300,000	Full undergrounding recommended

Table 6: *Deakin Avenue Implementation Strategy 9th to 10th Street*

Proposal No.	Proposal	Short Term 1-3 years	Medium Term 3-10 years	Long Term 10-30 years	Responsible Parties	Opinion of Probable Cost (2006)	Comments
01	Sugar Gum Management Short Term	●			Council	\$10,000	Includes complete removal of 1 tree only as identified per tree condition report and replacement with Sugar Gum
02	Urban Design Services for Median, includes heritage assessment	●			Council Consultants	\$25,000	Detailed design by Landscape Architect of hard- and softscape elements as per Masterplan Documentation by MRCC Full Feature Survey also required before detail design
03	Rationalise Signage Verge and Median	●	●	●	Council Vic Roads Adjoining Landowners	\$20,000	Ongoing
04	Enhancement of Verge, includes input to Development Control Overlay	●	●	●	Council Vic Roads Adjoining Landowners	tba	Includes paving, trellis, mature Washingtonia planting furniture lighting including guidelines for verge tree planting fencing, paving
05	New Median Furniture		●		Council	\$35,000	Include seats, tables, bins, bubblers, flag poles
06	Feature Median Lighting		●		Council	\$50,000	Incorporate ambient and feature lighting to canopy and built elements, sculpture, monuments
07	Feature Signage/ Artwork		●		Council Vic Roads	\$25,000	Includes curatorial care of existing works plus commissioning of new works
08	Reinstate median paths, lawns, garden beds Vine arbor		●		Council	\$250,000	Emphasis to be place on intersections and mid block
09	Modify Verge Kerb and Channel		●		Council Vic Roads	\$150,000	Nose in parking retained
10	Sugar Gum Management Medium to Long Term		●	●	Council	\$70,000	Removed in block pattern with sugar gums grown on concurrently and replanted as Sugar Gums removed
11	Underground OH Power		●	●	Council Vic Roads Energy Authority	\$25,000	Full undergrounding recommended
12	Reinstate Median Kerb and Channel		●	●	Council Vic Roads	\$180,000	Returns median to original alignment and removal path at back of kerb

Table 7: Deakin Avenue Implementation Strategy 10th to 11th Street

Proposal No.	Proposal	Short Term 1-3 years	Medium Term 3-10 years	Long Term 10-30 years	Responsible Parties	Opinion of Probable Cost (2006)	Comments
01	Sugar Gum Management Immediate Term	●			Council Vic Roads	\$15,000	Includes complete removal of 1 no of tree limb removal and replacement with Sugar Gums
02	Urban Design Services For Median, includes heritage assessment	●			Council Consultants	\$10,000	Detailed design by Landscape Architect of hard- and softscape elements as per Masterplan Documentation by MRCC Full Feature Survey also required before detail design
03	Rationalise Signage verge and median	●	●	●	Council Vic Roads Adjoining Landowners	\$20,000	Ongoing
04	Enhancement of Verge, includes input to Development Control Overlay	●	●	●	Council Vic Roads Adjoining Landowners	tba	Includes avenue planting, coordinated furniture, lighting, fencing, paving, lawns, planting, including guidelines for verge tree planting
05	New Median Furniture		●		Council Vic Roads	\$25,000	Include seats, tables, bins, bubblers, flag poles
06	Feature Median Lighting		●		Council	\$50,000	Incorporate ambient, and feature lighting to canopy and built elements sculpture monuments
07	Feature Signage/ Artwork		●		Council Vic Roads	\$25,000	Includes curatorial care of existing works plus commissioning of new works
08	Reinstate garden beds to intersections with link path to the central median full length		●		Council	\$30,000	Encourages new uses of the median/ path align accommodate statues
09	Upgrade Irrigation		●			\$40,000	Aim is to improve water efficiency
10	Underground OH Power		●	●	Council Vic Roads Energy Authority	\$300,000	Includes full undergrounding however bundling of cables could be considered in this section Cost savings possible
11	Sugar Gum Management Medium to Long Term		●	●	Council	\$50,000	Removed in block pattern with semi mature trees grown on concurrently and replanted as Sugar Gums removed

Table 8: Deakin Avenue Implementation Strategy 11th to 12th Street

Proposal No.	Proposal	Short Term 1-3 years	Medium Term 3-10 years	Long Term 10-30 years	Responsible Parties	Opinion of Probable Cost (2006)	Comments
01	Enhancement of Verge, includes input to Development Control Overlay	●	●	●	Council Vic Roads Adjoining Landowners	tba	Includes avenue planting, coordinated furniture, lighting, fencing, paving, lawns and planting, including guidelines for verge tree planting
02	Rationalise Signage Verge and Median	●	●	●	Council Vic Roads Adjoining Landowners	\$20,000	
03	Urban Design Services For Median	●			Council Consultants	\$7,500	Detailed design by Landscape Architect of hard- and softscape elements as per Masterplan Documentation by MRCC Full Feature Survey also required before detail design
04	New Median Furniture		●		Council	\$10,000	Include seats, tables, bins, bubblers, flag poles
05	Upgrade Irrigation		●		Council	\$50,000	Aim is to improve water efficiency
06	Feature Median Lighting		●		Council	\$20,000	Incorporate ambient, and feature lighting to canopy and built elements, sculpture, monuments
07	Feature Signage/ Artwork		●		Council	\$50,000	Includes curatorial care of existing works plus commissioning of new works
08	Rationalise garden beds. Shrub layer to intersections trellis with link path the central median full length		●		Council	\$25,000	Emphasis to be placed at intersections

Table 9: Deakin Avenue Implementation Strategy 12th to 13th Street

Proposal No.	Proposal	Short Term 1-3 years	Medium Term 3-10 years	Long Term 10-30 years	Responsible Parties	Opinion of Probable Cost (2006)	Comments
01	Sugar Gum Management Immediate Term	●			Council	\$10,000	Includes complete removal of 1 tree only as identified per tree condition report Shape Sugar Gums
02	Urban design services for median	●			Council /consultants	\$5,000	Detailed design by Landscape Architect of hard- and softscape elements as per Masterplan Documentation by MRCC Full Feature Survey also required before detail design
03	Rationalise Signage verge and median	●	●	●	Council Vic Roads Adjoining Landowners	\$20,000	Ongoing
04	Enhancement of verge, includes input to Development Control Overlay	●	●	●	Council Vic Roads Adjoining Landowners	tba	Includes avenue planting, coordinated furniture, lighting fencing, paving, lawns and planting, including guidelines for verge tree planting
05	Reinstated garden beds to intersections, with link path to the central median full length		●		Council	\$50,000	Emphasis to be placed at intersections
06	New Median Furniture		●		Council	\$25,000	Include seats, tables, bins, bubblers, flag poles
07	Upgrade Irrigation		●		Council	\$40,000	Aim is to improve water efficiency
08	Feature Median Lighting		●		Council	\$30,000	Incorporate ambient and feature lighting to canopy and built elements, sculpture, monuments
09	Feature Signage/ Artwork		●		Council	\$25,000	Includes curatorial care of existing works plus commissioning of new works
10	Overhead Power Lines		●		Council Vic Roads Energy Authority	tba	Complete undergrounding of power or moving powerlines to road reserve boundary
11	Sugar Gum Management Medium to Long Term		●	●	Council	\$20,000	Removed in staggered pattern with semi mature trees grown on concurrently and replanted as Sugar Gums removed

Table 10: Deakin Avenue Implementation Strategy 13th to 14th Street

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

Table 11: Deakin Avenue Implementation Strategy 14th to 15th Street

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

Table 12: *Deakin Avenue Implementation Strategy 15th to 17th Street*

Proposal No.	Proposal	Short Term 1-3 years	Medium Term 3-10 years	Long Term 10-30 years	Responsible Parties	Opinion of Probable Cost (2006)	Comments
01	Extended development control overlay	●			Council	tba	Ensure coordinated urban design approach for full length of Deakin Avenue
02	New vehicle barriers	●	●		Council	\$50,000	Low set timber to prevent uncontrolled vehicular use of the median. Must comply with Vic Roads safety standards
03	Rationalise Signage verge and median	●	●	●	Council Vic Roads Adjoining Landowners	\$20,000	Ongoing
04	Gradual removal of mallee/ dry land planting to irrigated lawn with Avenue of Salmon Gums	●	●	●	Council	\$100,000	Long term modification of landscape character to match alteration of adjoining/ adjust from rural/ natural to urban settlement
05	Upgrade Irrigation		●		Council	\$100,000	Aim is to improve water efficiency
06	OH Power		●		Energy Authority	tba	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
07	Feature Signage/ Artwork		●		Council	\$25,000	Includes curatorial care of existing works plus commissioning of new works
08	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	●	●	●	Ongoing	tba	Deakin Avenue cross section must be maintained full length to retain identity and unique image





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
 - VIC Roads, Letter in response to the public exhibition, 22 June 2006

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 Braniff, 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.

