
DOWNTOWN VICTORIA NORTH

Proposed Tree Locations

PLANIT

Document Control

<u>File Name</u>	<u>Prepared by</u>	<u>Checked by</u>	<u>Landscape</u>
23C002-ID-00-07-Proposed Tree locations	JD	AS/RM	

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Current Design

The purpose of this report is to provide a number of options regarding the final location of the proposed trees along Rochdale Road and Clive Street.

The drawing on the right shows the current design, which is in line with the planning-approved drawing 2624-PLA-XX-XX-DR-L-0002. During the planning submission, and in an effort to align with the Northern Gateway SRF, street trees were shown along the footpath. This decision was made during RIBA Stage 2, prior to any surveys being carried out.

However, more recent intrusive surveys have confirmed that it is not possible to install trees within the proposed layout. The purpose of this document is therefore to propose alternative locations for tree planting within the scheme.

The options set out below exclude placing trees within planters, due to the lack of space along the footpath and the limited growth potential for meaningful tree development.



Existing Site Constraints

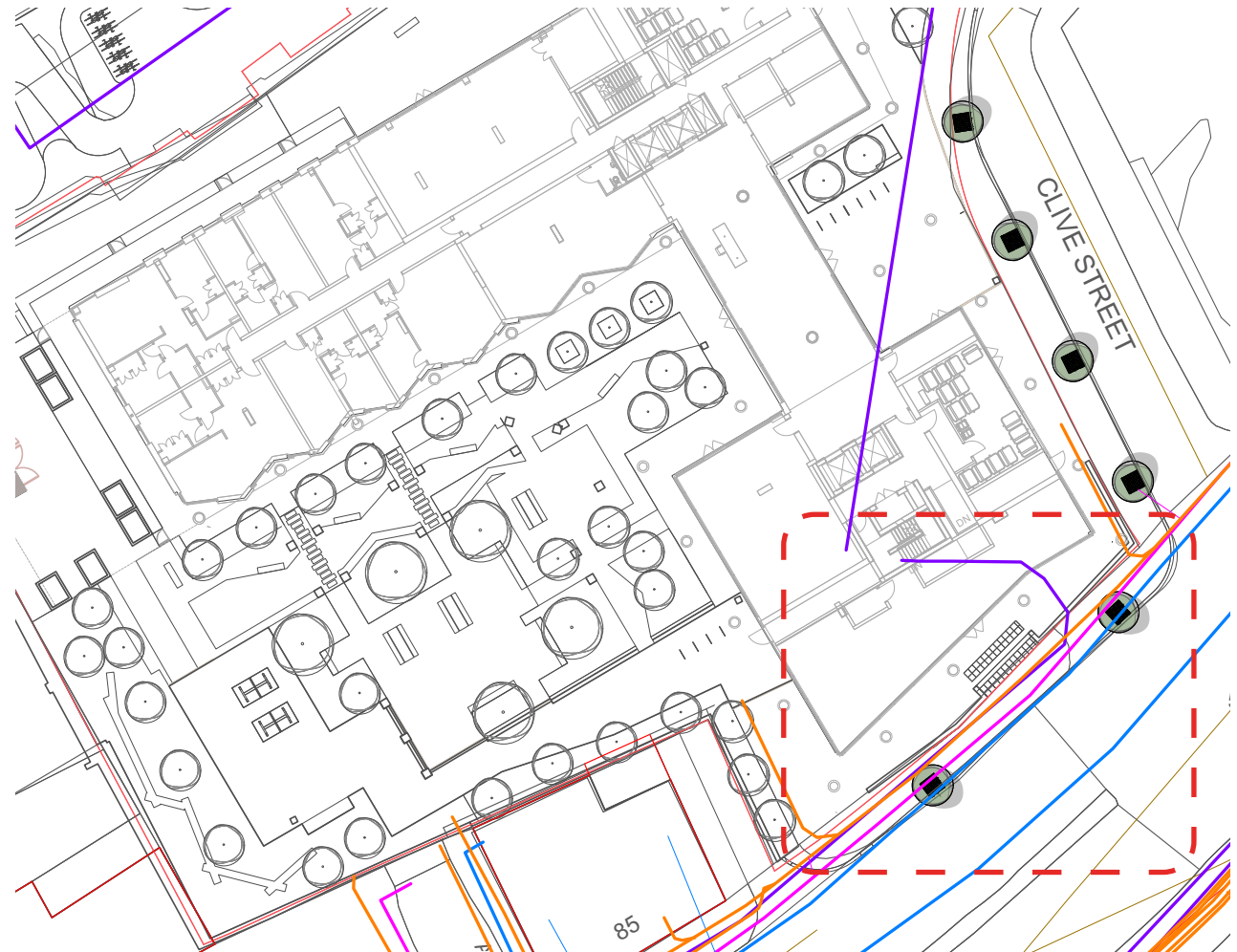
A survey carried out in 2024 identified an extensive network of underground services along Rochdale Road. This information can be found in document NUS24-1641-v3 – Utilities Search.

The plan drawing on the right illustrates these services beneath the footpath and their conflict with the proposed street trees on hard standing. As a result, tree planting in this section of the footpath is not feasible, as it could interfere with existing utilities.

The two proposed in-ground street trees along Rochdale Road (highlighted in red) are affected by these constraints. The following pages outline various options for relocating the affected street trees.

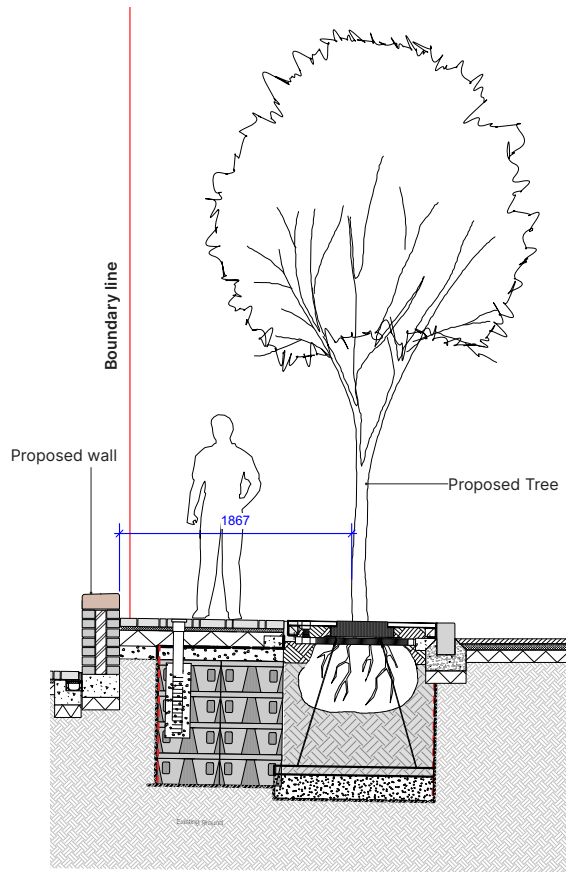
Key

- Gas
- Electric
- Water
- BT



This plan illustrated existing services overlaid with the proposed landscape design.

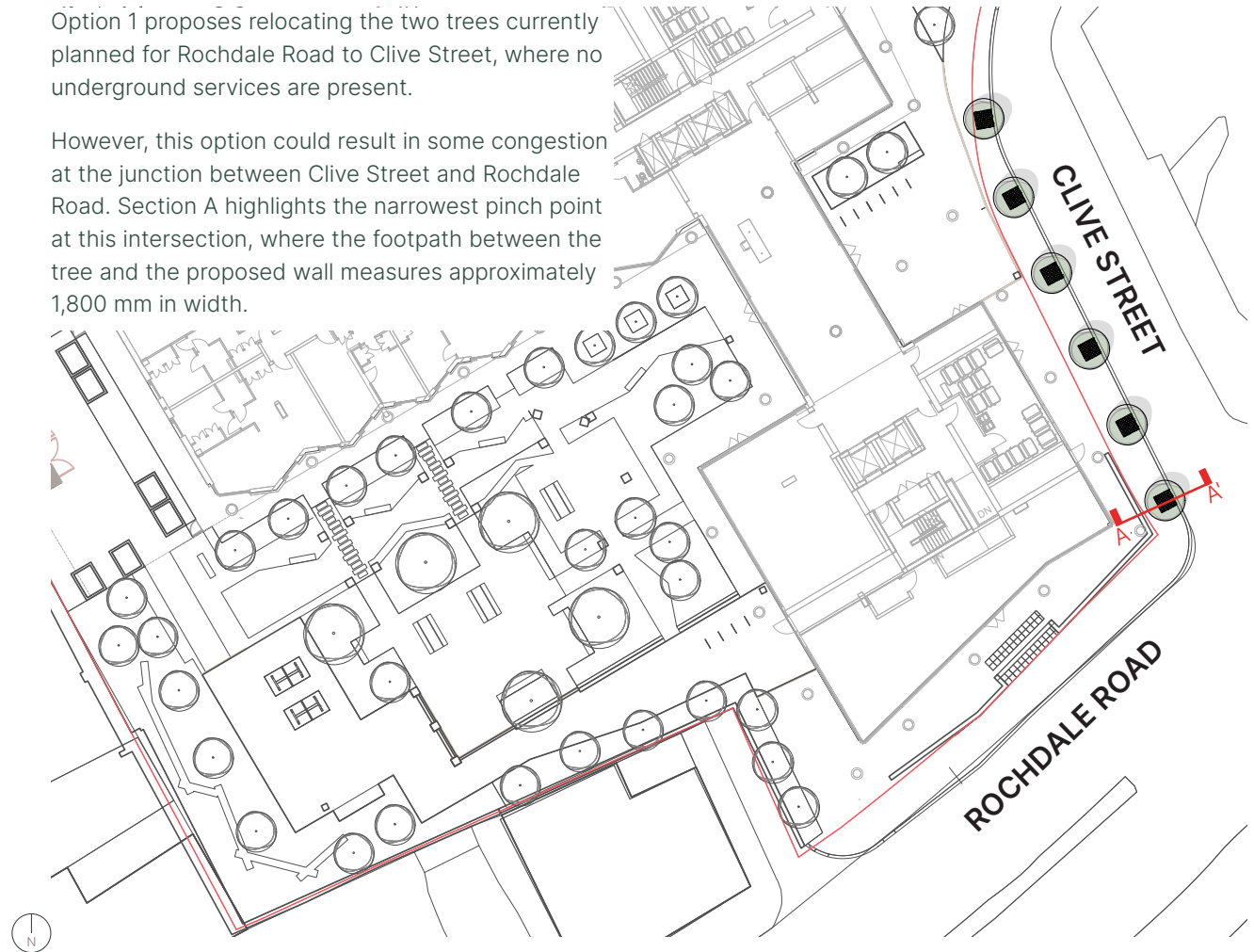
Option 1- Street Trees to Clive Street



Section A-A'

Option 1 proposes relocating the two trees currently planned for Rochdale Road to Clive Street, where no underground services are present.

However, this option could result in some congestion at the junction between Clive Street and Rochdale Road. Section A highlights the narrowest pinch point at this intersection, where the footpath between the tree and the proposed wall measures approximately 1,800 mm in width.



Option 2- Trees Relocated in Public Rrealm

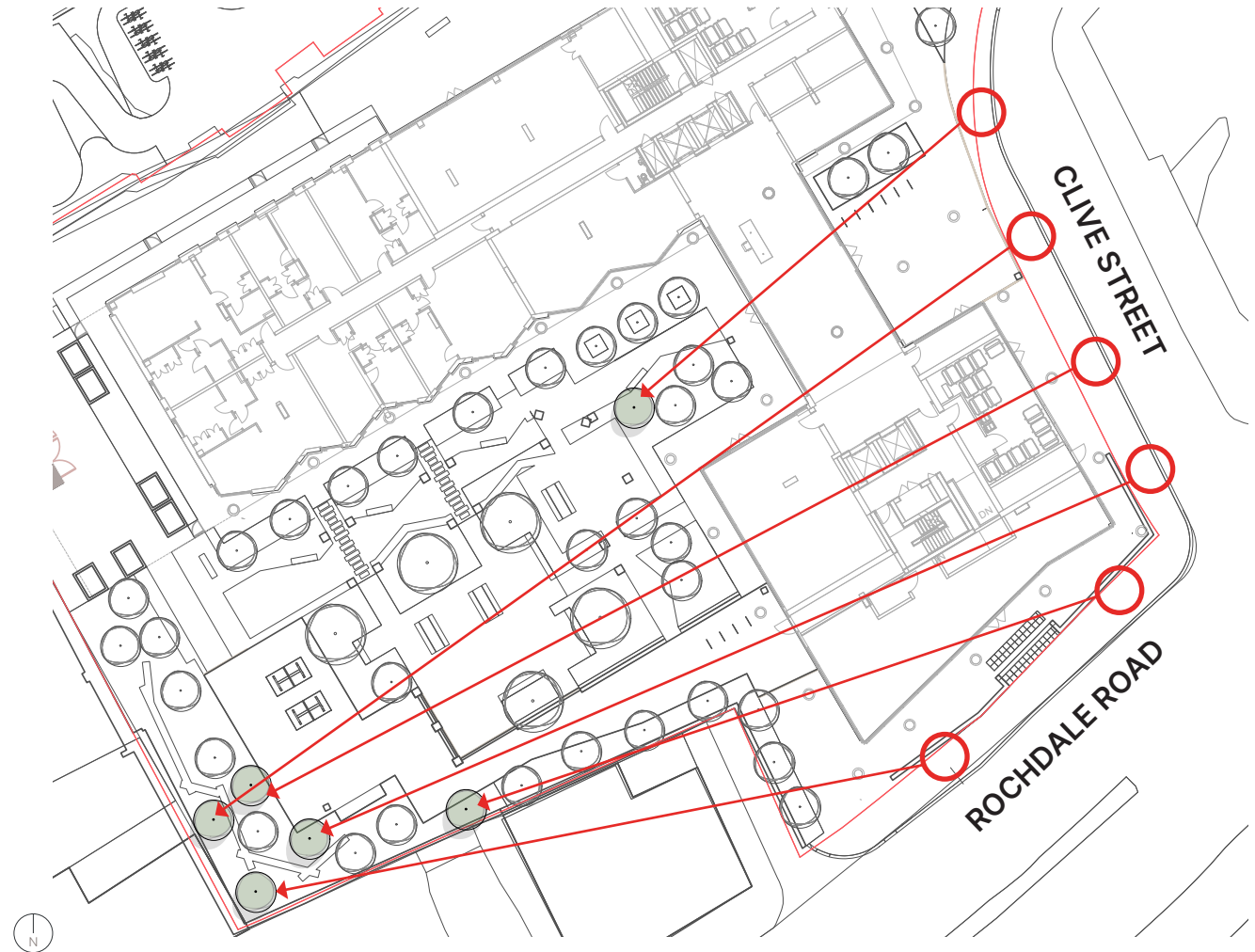
Option 2 proposes relocating the trees within the general public realm. This approach preserves the current tree spacing along Clive Street, in line with the approved design, while ensuring that the total number of originally proposed trees is maintained.

The drawing illustrates the relocated trees positioned within a planting area inside the residential courtyard.



Option 3- All trees Relocated To Public Realm

Option 3 proposes relocating all trees within the general public realm. The key benefit of this approach is the ability to maintain a generous footpath width, thereby reducing potential congestion. In addition, relocating the trees inward would enhance the residential courtyard, creating a greener and more attractive space.



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