
DOWNTOWN VICTORIA NORTH

PLANIT

Document Control

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23C002-ID-005-00-Planning Update Report DVN	JN	AS	

Report to be read in conjunction with drawings:

23C002-PLA-XX-XX-DR-L-0002

23C002-PLA-XX-XX-DR-L-1001

23C002-PLA-XX-XX-DR-L-1002

23C002-PLA-XX-XX-DR-L-1003

23C002-PLA-XX-XX-DR-L-2000

23C002-PLA-XX-XX-DR-L-2001

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23C002-PLA-XX-XX-DR-L-4000

23C002-PLA-XX-XX-DR-L-4001

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Stage 2 / Planning Consented Scheme



Stage 2 Landscape GA Drawing Layout - no. 2624-PLA-XX-XX-DR-L-0002

Landscape Design Development - Overview

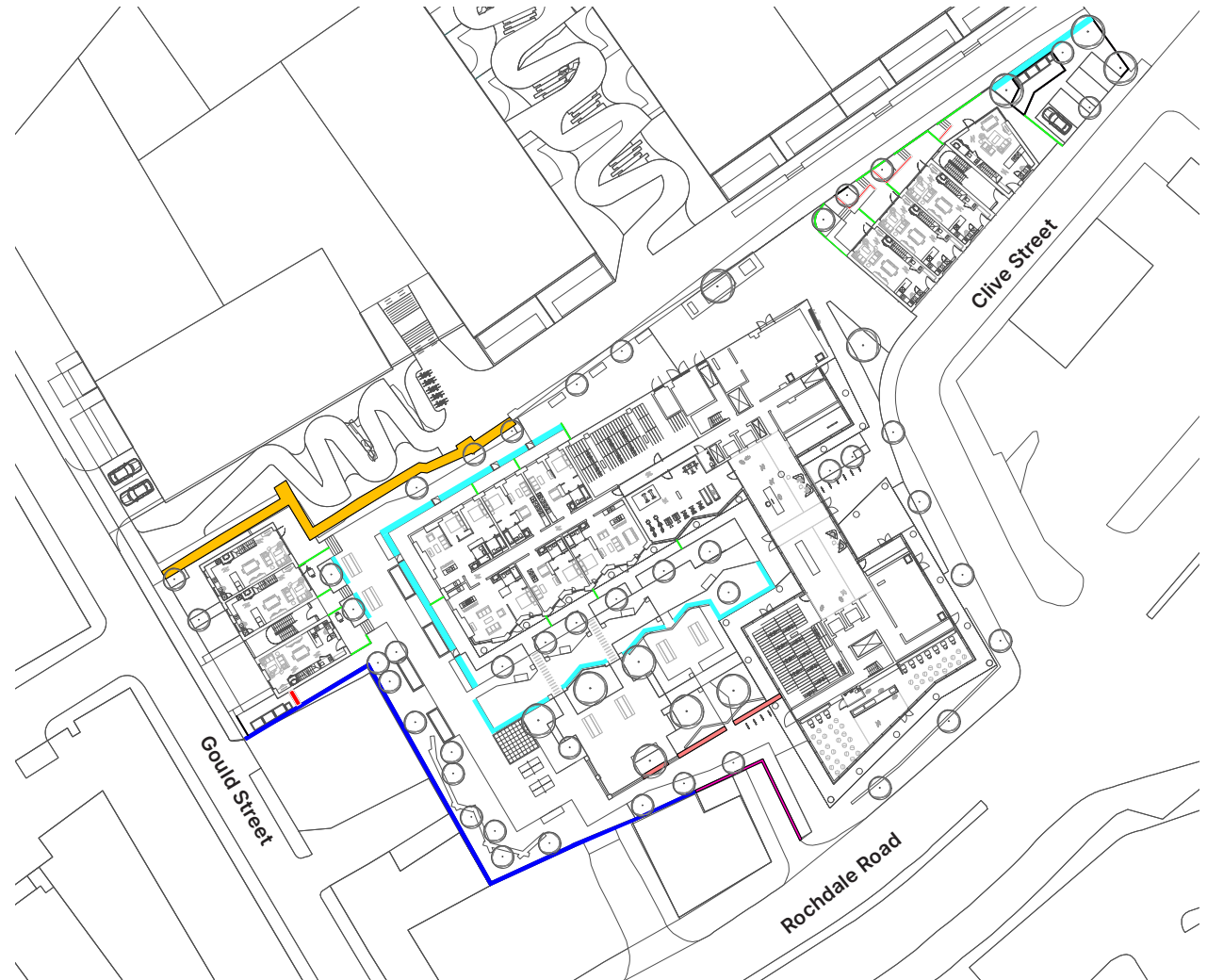
The Landscape GA shown on this page has been developed from the planning consented scheme across the following key areas and as summarised within this report:

1. Northern Boundary Interface
2. American Car Wash Gable End



Current Landscape GA Drawing Layout - no. 23C002-PLA-XX-XX-DR-L-0002

Stage 2 / Planning Consented Scheme - Boundary GA



Stage 2 Boundary Treatment Drawing Layout - no. 2624-PLA-XX-XX-DR-L-1002

Landscape Design Development - Boundary GA - Overview

The Landscape GA shown on this page has been developed from the planning consented scheme across the following key areas and as summarised within this report:

1. Northern Boundary Interface
2. American Car Wash Gable End

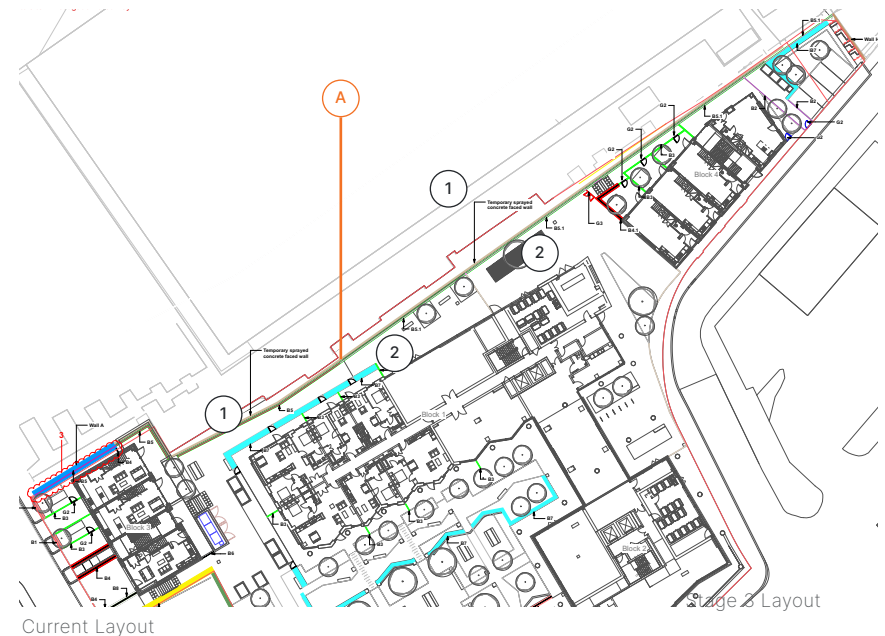


Current Boundary Treatment Drawing Layout - no. 23C002-PLA-XX-XX-DR-L-1002

Design Development: Northern Boundary

Key areas of development:

1. The development of the adjacent MCR site was approved and the levels brought up to the Rochdale Road site to create a coherent transition between the two sites, but as the two sites are not being developed simultaneously the level difference of 5.0 -0 6.0m will need to be guarded against falls.
2. A temporary boundary timber clad fence from block 4 to point A on the plan below is proposed. Once the MCR site is developed and levels brought up then the temporary fence can be removed to provide the flow and connectivity.



Design Development: 'American Car Wash' Gable End

Key areas of development:

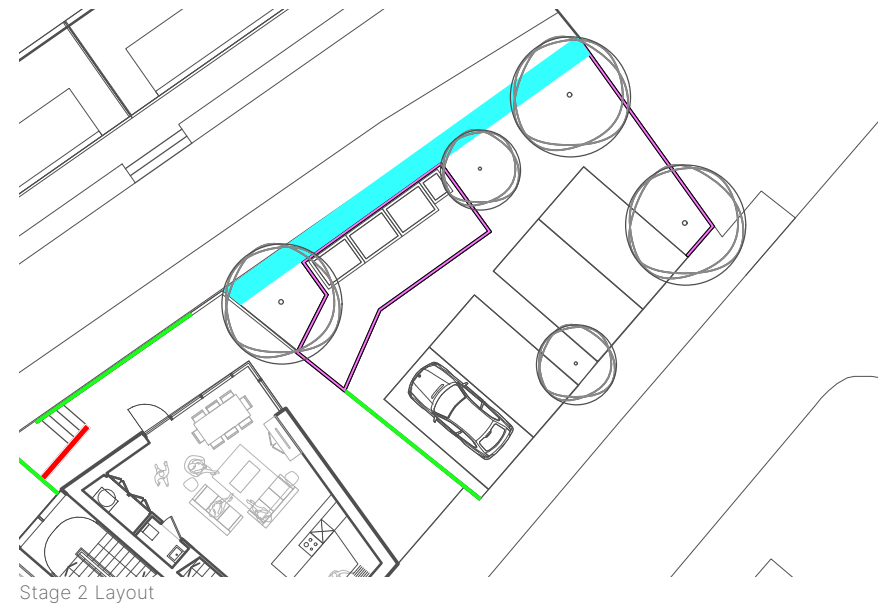
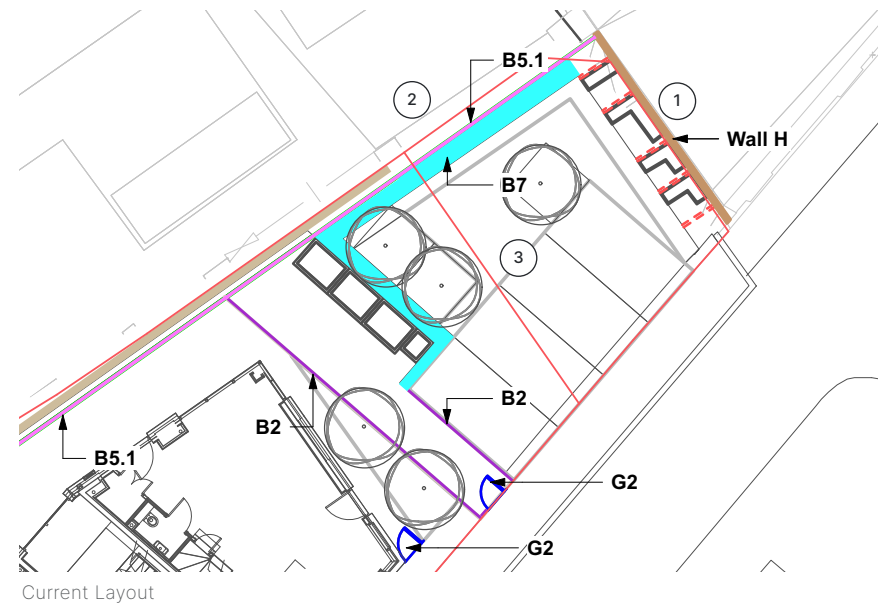
1. The RIBA stage 2 approved plans did not consider the retention of the former gable end wall of A1 Tyres as the adjacent tenant's roof is supported off the wall and has the right to support.

To support the gable end wall in the permanent it is proposed to construct blockwork piers perpendicular to the gable wall in four location and finished in sand and cement render.

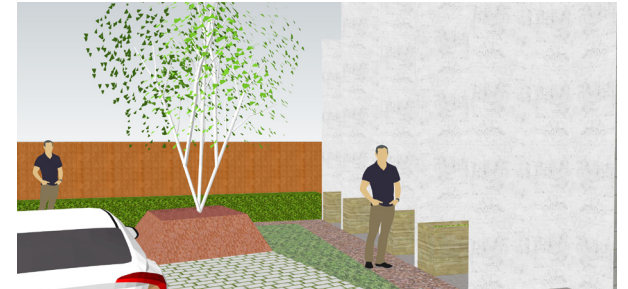
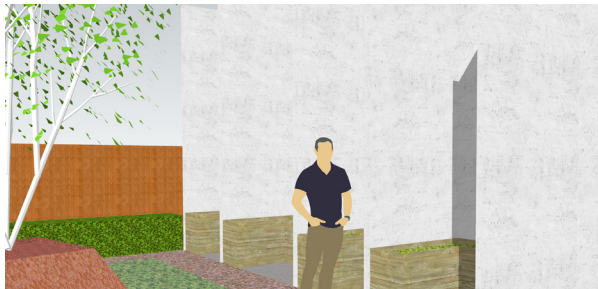
For the alcoves created it is proposed to house raised planters with climbers with a 500mm bark mulch maintenance strip.

2. With the level difference between the site on Rochdale Road and the adjacent MCR site, a temporary timber clad fence (B5.1) is proposed until the adjacent site is developed.

3. The 5 no. trees as approved have been reconfigured to suit the new layout.



Design Development: 'American Car Wash' Gable End



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