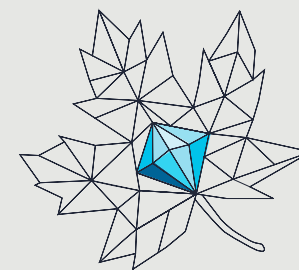


THE GABLES



BOX HILL

Planning Proposal - Pre
Master Plan- DA

Master Plan - Planning Proposal

Client

CELESTINO Developments Pty Limited
ABN: 70 603 180 712

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Quality Information

Document Name	Ref	Prepared for	Prepared by	Date	Reviewed by
Master Plan -Planning Proposal	60543187	CELESTINO	Ben Newell Sarah Fayad	12-07-2018	Heidi Carlyle

History

Master Plan -Planning Proposal	Pre-DA Date	Details	Authorized	Name	Position
A	18 June 2018	Pre-Planning Proposal	Jo Blackmore	Heidi Carlyle	Principal Landscape Architect
B	12 July 2018	Pre-Planning Proposal	Jo Blackmore	Heidi Carlyle	Principal Landscape Architect
C	07 August 2018	Pre-Planning Proposal	Jo Blackmore	Heidi Carlyle	Principal Landscape Architect
D	10 August 2018	Pre-Planning Proposal	Jo Blackmore	Heidi Carlyle	Principal Landscape Architect
E	10 August 2018	Pre-Planning Proposal	Jo Blackmore	Heidi Carlyle	Principal Landscape Architect

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ONE
Site Wide
Urban
Design
Principles



TWO
Precinct
Urban
Design
Principles



THREE
Precinct
Urban
Design
Principles
and
Structure



FOUR
Landscape
Vision and
Design
Principles



FIVE
Town Centre
and Lake
Landscape
Master Plan



SIX
Town Centre
Street
Arrangement
and Character



ONE

Site Wide Urban Design Principles



Vehicular movement

- Legend
- | | | |
|------------------|-----------------------------|---------------------------------|
| The Green Heart | Major collector road | Town Centre - Street typology 1 |
| Community Centre | Future major collector road | Town Centre - Street typology 2 |
| School | Minor collector road | |
| Playground | Future minor collector road | |



Cycle path

- Legend
- | | |
|------------------|----------------------------------|
| The Green Heart | Bike parking |
| Community Centre | Shared user path in road reserve |
| School | Future cycle path |
| Playground | Shared user path in parklands |



Pedestrian circulation

Legend

- | | | |
|------------------|--------------------------------|----------------------------------|
| The Green Heart | Signalized pedestrian crossing | Secondary pedestrian circulation |
| Community Centre | Pedestrian crossing | Town Centre internal circulation |
| School | Primary pedestrian link | Bridge connections |
| Playground | Future pedestrian link | |



Public transport

Legend

- | | |
|------------------|---------------------|
| The Green Heart | Potential bus stops |
| Community Centre | Potential bus route |
| School | |
| Playground | |



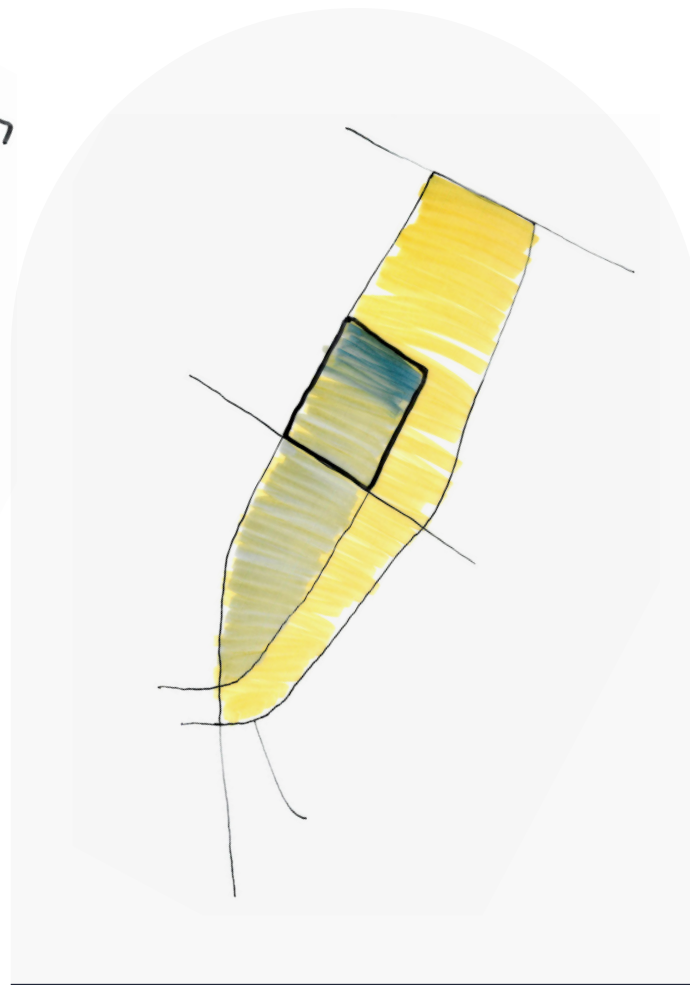
TWO

Precinct Urban Design Principles



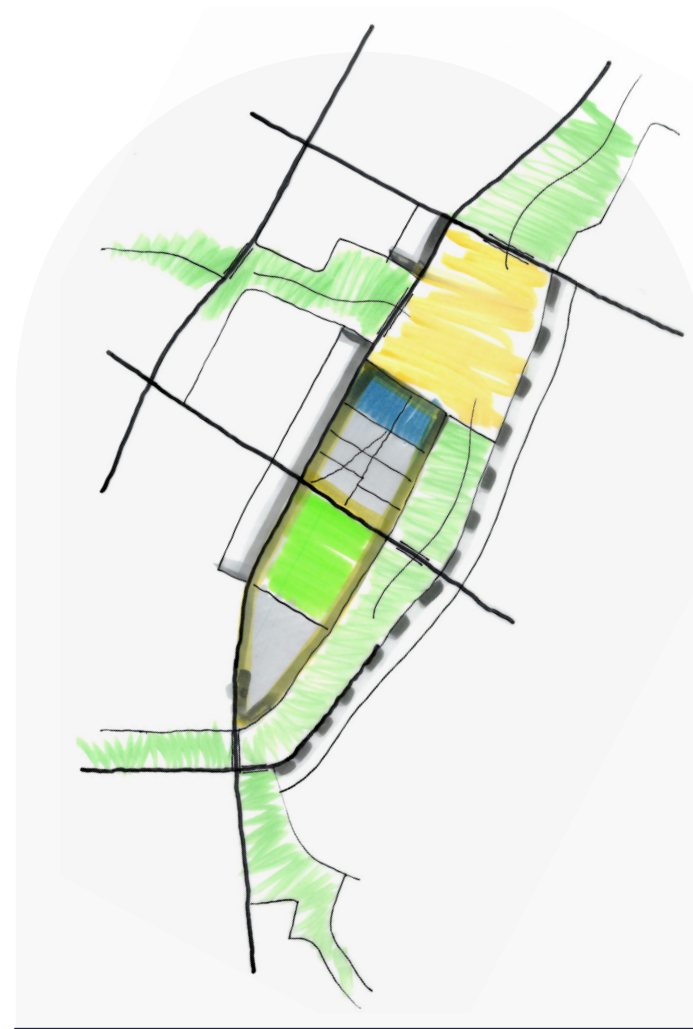
1. Edges and bridges

- Understanding the landscape form and character



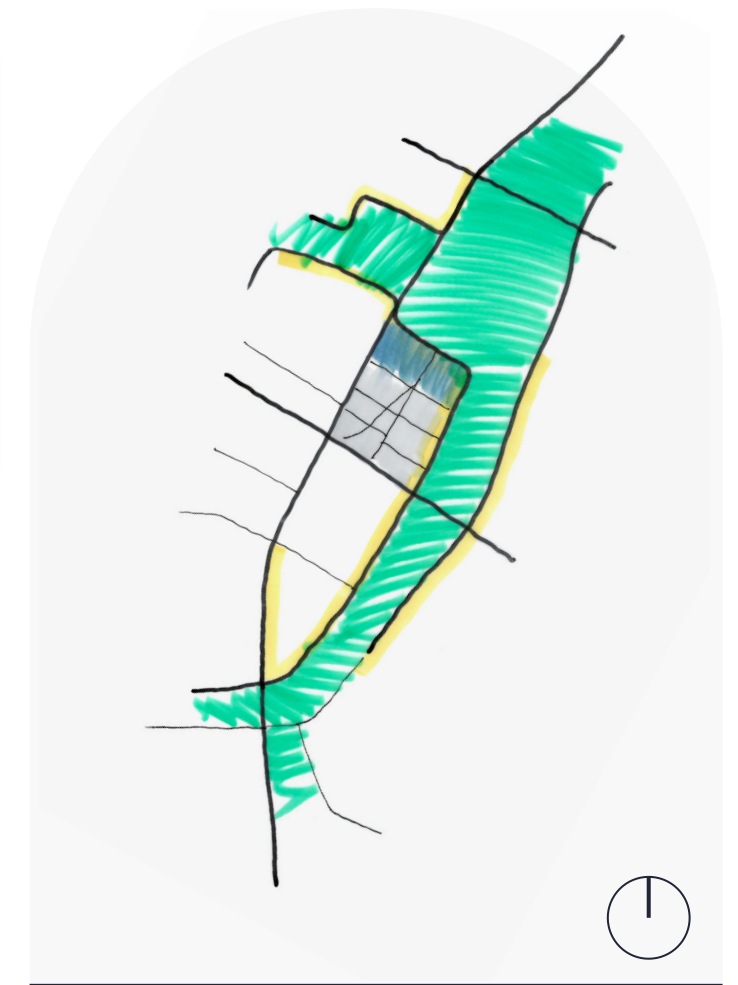
2. Scale and setting

- Village centre
- Lake setting
- Riparian corridor
- School and sports field



3. Identity and edges

- Village centre
- Lake and riparian interfaces



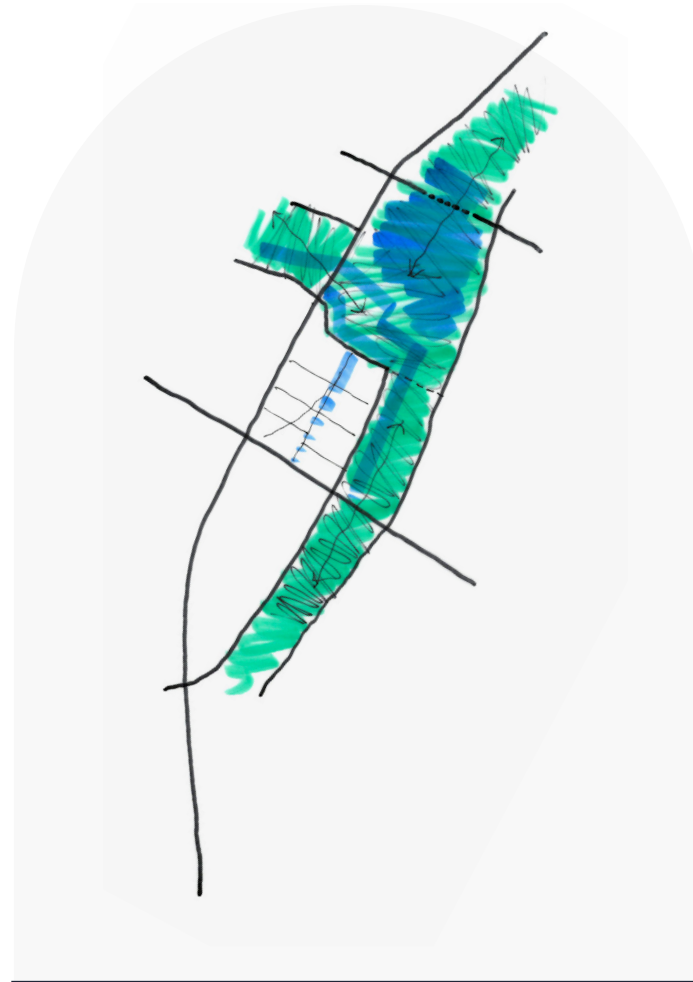
4. Connected landscape

- Connection to broader context
- Connections within immediate village centre



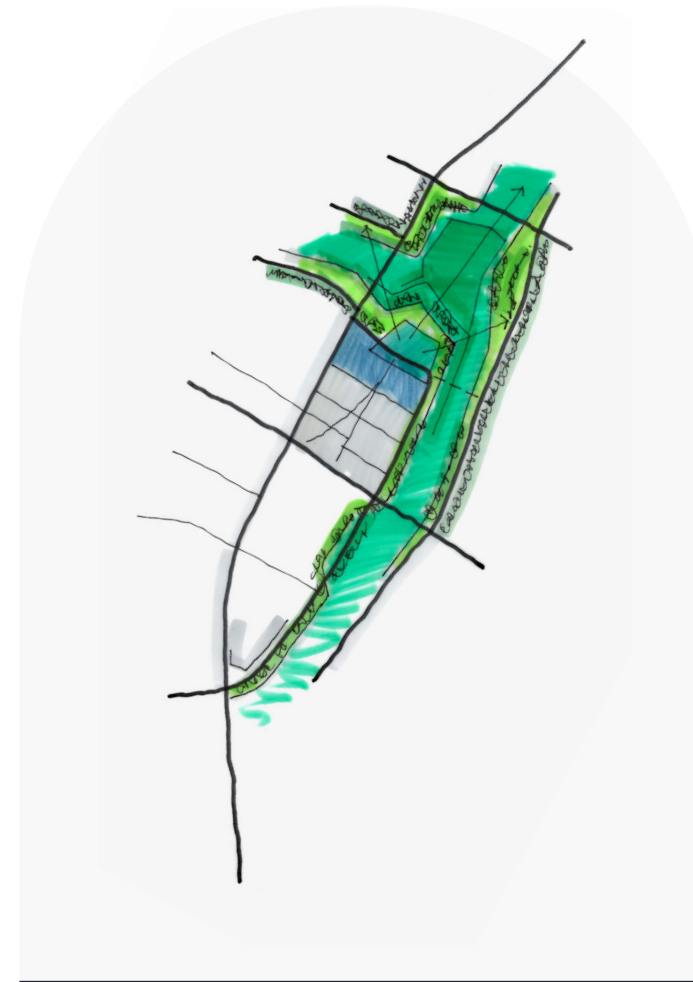
5. Important edges

- Recognise the key edge conditions
- Allow the edges to be permeable and flexible



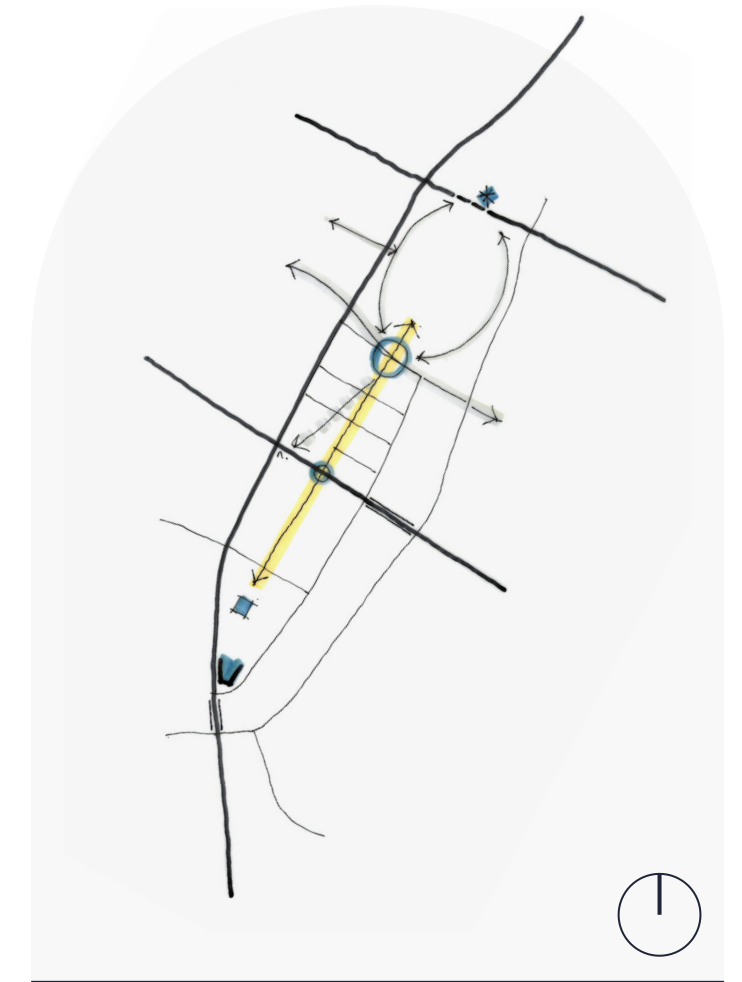
6. Connected water

- Confirmation of the key water bodies
- Celebration of water as a journey and experience



7. Integrity of destination

- Exploration of edges (edge conditions and types)
- Terraces, populated, vistas



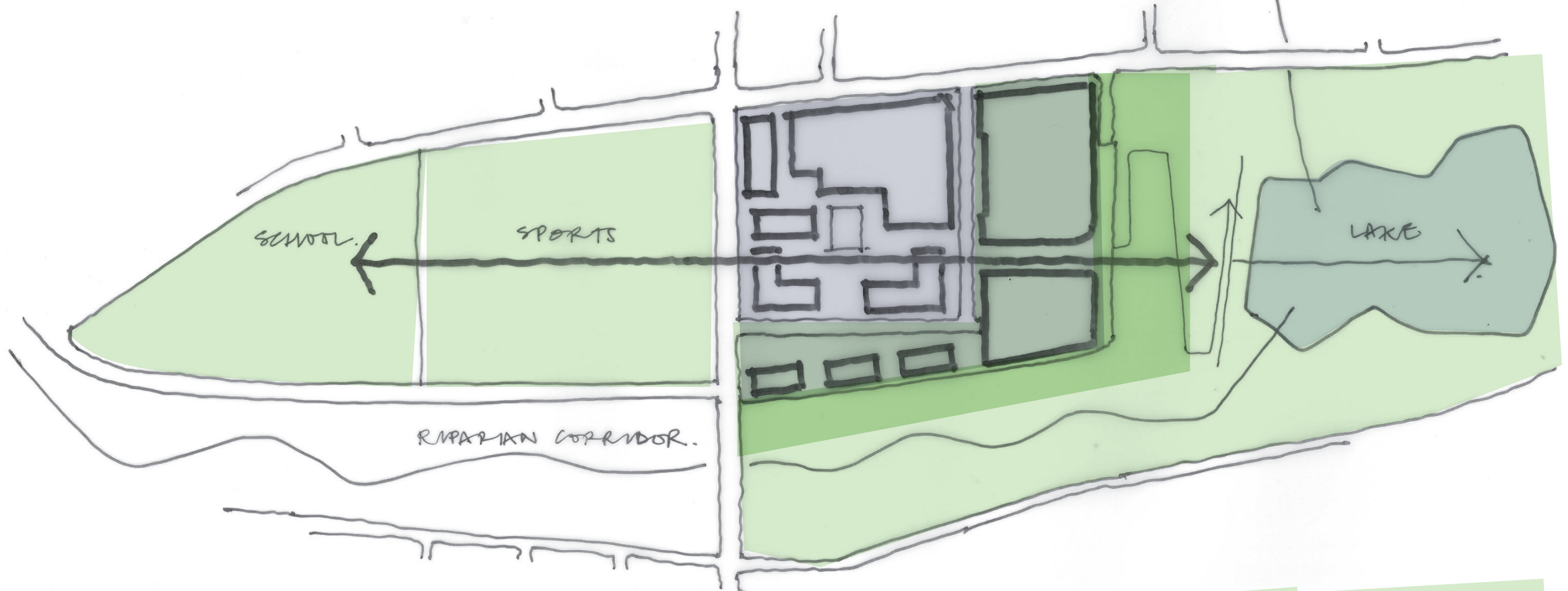
8. Emerging principles

- Reinforce the connection with the key Nodes
- Design the Structure and arrangement around the key nodes



THREE

Precinct Urban Design Principles and Structure



ORGANISATIONAL FRAMEWORK.

— STRATEGIC LINK
CONNECTED.

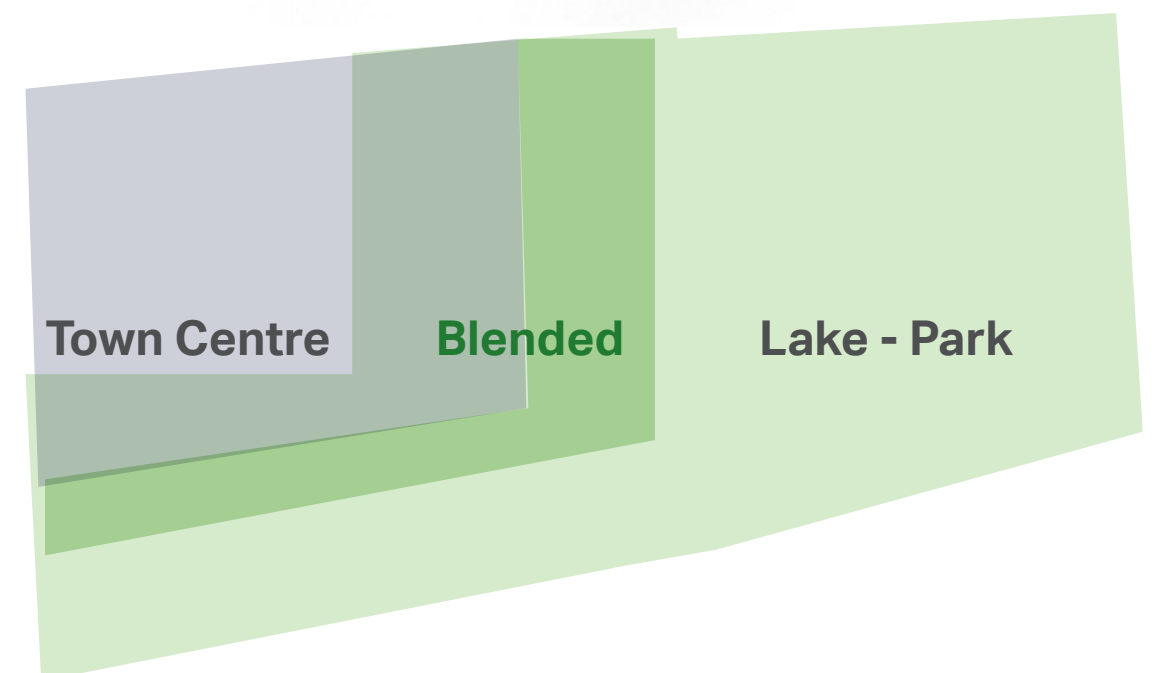
A JOURNEY OF DISCOVERY.

VEGETATION AND EXPERIENCE.

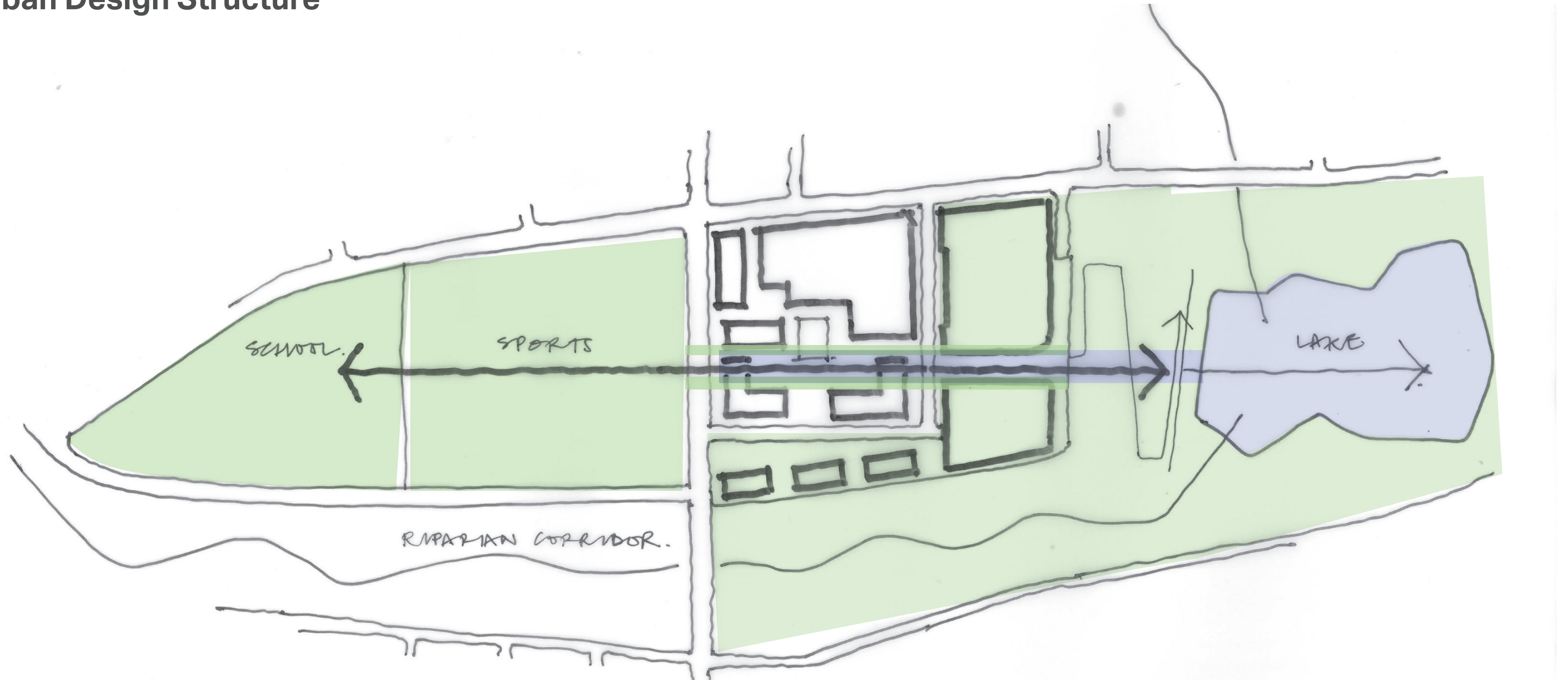
DEFINING PRINCIPLES:

Connecting - soft edges

Flow - transitions



Urban Design Structure



DEFINING PRINCIPLES:

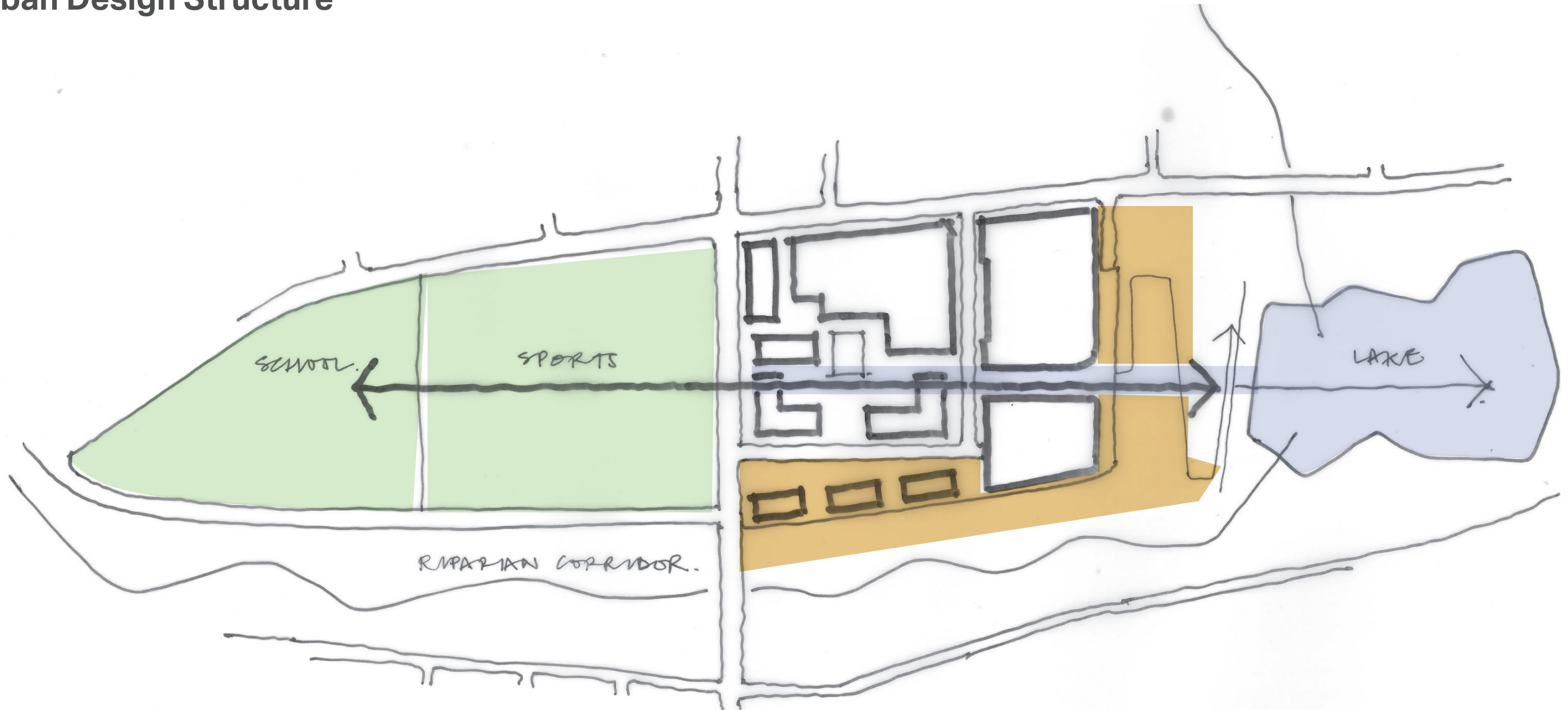
Connecting to the Green and Blue

Land and water - character

Making space for water as an integrated flowing element of the design



Urban Design Structure



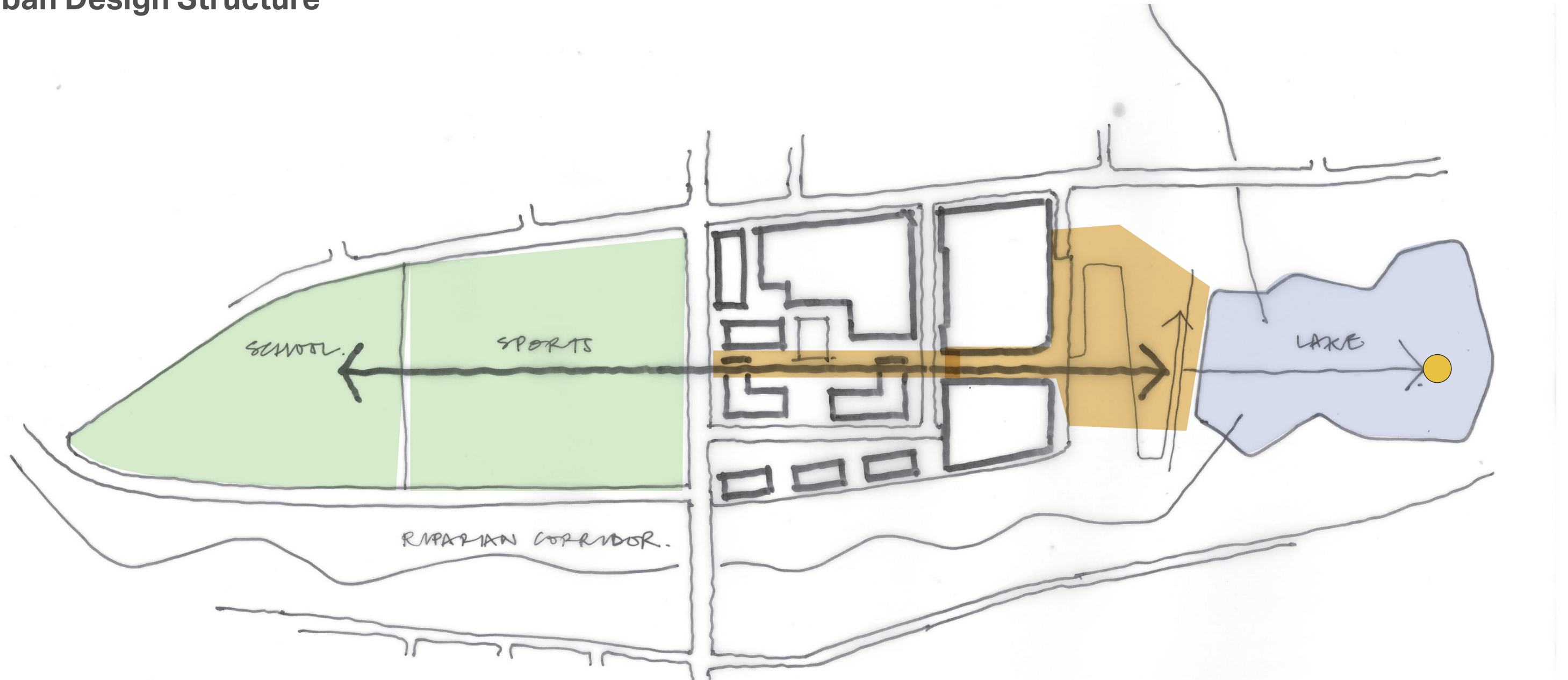
DEFINING PRINCIPLES:

Connecting the in between

Flow - transitions & setting



Urban Design Structure



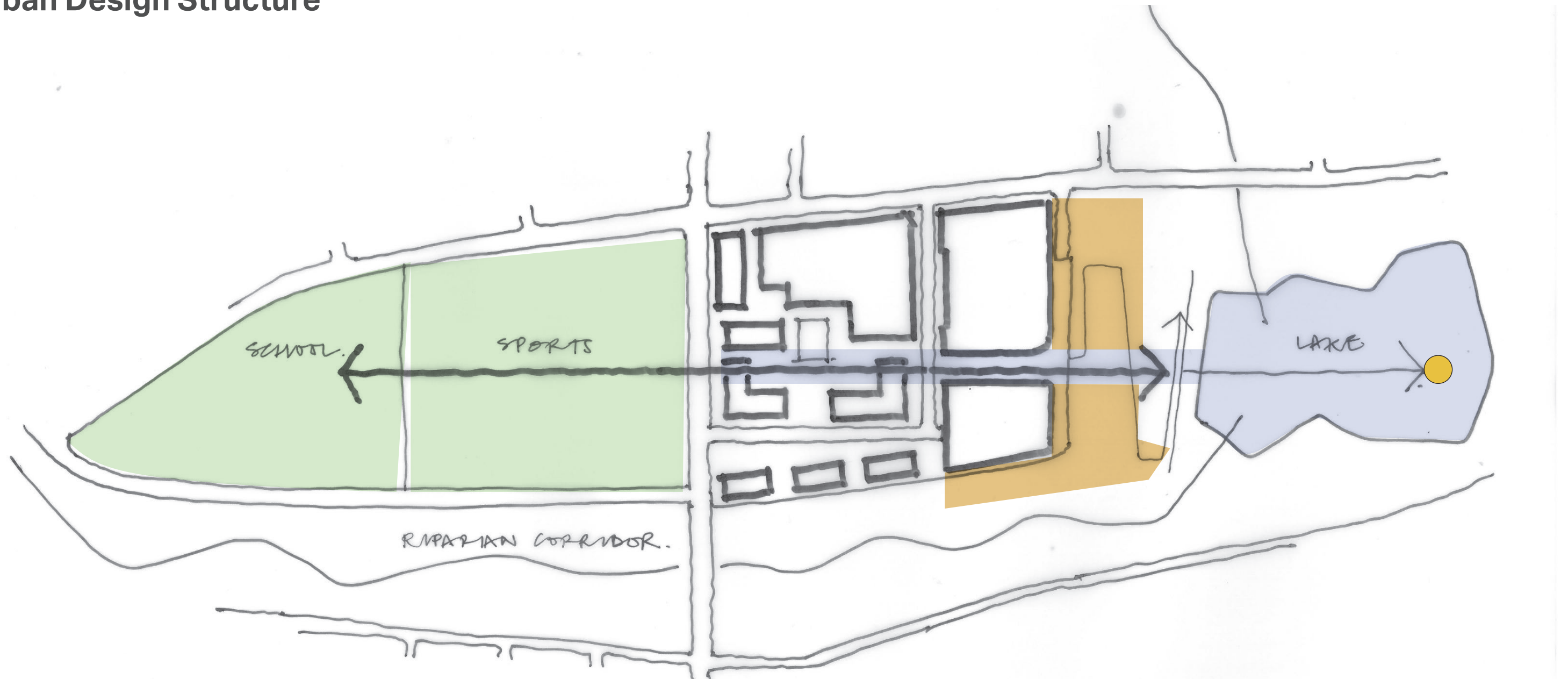
DEFINING PRINCIPLES:

Landscape focal point

Focus for energy and investment



Urban Design Structure



DEFINING PRINCIPLES:

Connecting - journeys and experience

Structure and containment

Establishment of key views and interactions



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FOUR

Landscape Vision and Design Principles

Client / WINIM Vision

Water based centre / Rich and Layered / Bring in Urban amenity / People Focused

renowned
contemporary
VIBRANT
unique
heritage
dwelling
LEGACY
architecture
community
DESTINATIONAL
expansive
PLACEMAKING
serviceability
everyday
PROSPEROUS
safe
playgrounds
BESPOKE
MIXED USE
exciting
discovery
services
engaging
markets



rothelowman Vision

To create an iconic destinational Town Centre, designed with excellence and planned for the community

ACTIVE
Engaging
Community focused
architecture
high quality product
Timeless
Iconic
ARCHITECTURAL
connecting to the green
Contemporary Classicism
safe
FAMILY
ownership / association / sense of pride
DYNAMIC
communal open space
setting the trend
PROSPEROUS
inclusive of the variant demographic



Landscape Vision

To create a **modern** and **vibrant** destination for the Gables Village Centre, that is **iconic** and **inclusive**. This urban oasis gives its immediate and wider communities a **comfortable, enjoyable** and **unique** experience that creates a genuine sense of place. A sense that is unforgettable and leaves a **legacy** for future generation.

AUTHENTIC

connecting to the blue

MIXED USE

NATURAL

modern Australian farm house

shared zones

POINT OF DIFFERENCE

public outdoor amenity

cycle paths

DESTINATIONAL

engaging

ENERGETIC

DESTINATION

BLUE WATER BASED LINKS

CONNECTED

COMMUNITY

FLEXIBLE

MICROCLIMATIC

TIMELESS

UNDULATING

ICONIC

GREEN VEGETATIVE LINKS

RICH AND LAYERED

LEGACY

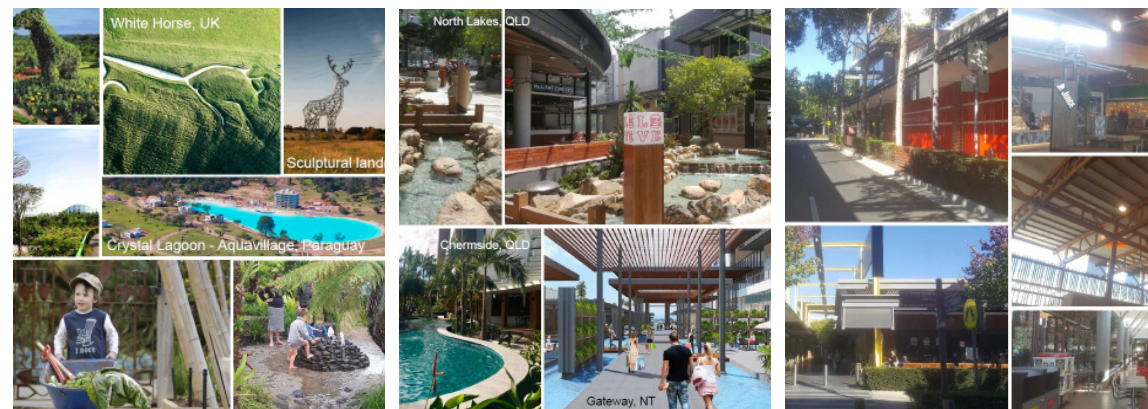
INCLUSIVE

URBAN OASIS

Place Principles / WINIM



Defining Principles / Architecture



Utilize Topography

Allow Water To Permeate

More Than A High Street



Put Culture Amenity First

Diversify The Centre



Iconic



Engaging



Community Focused



Quality



Green And Blue

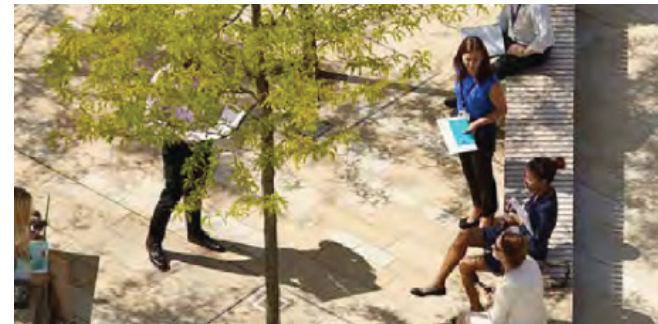


Difference



Healthy And Active

Landscape design principles



Green and Blue Infrastructure

Aspirational Elements

- Greenest as possible streets
- The Corso (Central boulevard) Connection to the lake through the celebration and reference of water within the TC
- 'The green fingers' (green lane ways) Hanging gardens
- 'Green plaza Pockets'

Objectives

- Make a Connection to the lake through the celebration and reference of water within the TC along the green spine while enhancing the streets using strategically placed groves of trees.
- Develop a unique Corso
- Provide allowance for on street car parking and water sensitive urban Design principles to be incorporated
- Extend the riparian corridor vegetation into the TC lane ways and pedestrianised streets
- Develop Passive irrigation, water collection and filtration through water sensitive urban design (WSUD) components within the streetscapes
- Allow planting pockets of green to populate the pedestrian streets both above and at ground level.

Microclimatic Balance

Aspirational Elements

- Light coloured materials
- Tree canopy groves
- Sculptural misting shading structures
- Integrated shallow water features at ground level
- Healthy and Active
- Reduce urban heat island effect by utilizing light colour local material, low canopy trees and introduction of water elements

Objectives

- Create spaces that are comfortable to reside in both in Winter and Summer
- Select suitable tree species that provide a strong structure to the pedestrian streetscapes while shading in summer and allowing sun to penetrate in winter.
- Introduce architectural sculptural elements that double as art and misting and provide a narrative journey that is completed with a signature statement.
- Recognise the connection to the lake through the development of shallow water feature elements throughout the urban fabric of the town centre that provide informal play and cooling opportunities

Inclusive

Aspirational Elements

- Culturally diverse
- Multi-purpose communal amenity spaces
- Ownership / association / sense of pride in the place
- Urban play and interactive components
- Communal gardens and spaces (Local ownership)
- Café / outdoor dining night and day
- Equitable access to amenity
- Dynamic and engaging

Objectives

- Provide a diversity of passive and active open space typologies that caters to a wide range of people.
- Activate the streets and spaces through the implementation of interactive sculptural art and sensory play elements.
- Create a sense of ownership and pride for the local residents through community accessible gardens (Used and maintained by the local restaurants and body corporate).
- Design spaces to allow for café seating spill over into the public realm encouraging people watching engagement and community interaction.

Connected

Aspirational Elements

- Virtually connected (application, Wi-Fi , mobile)
- Connected ecology and water systems
- Connected community
- Geographically connected to the surrounding precinct and broader community
- Visual connections
- Activated and connected boulevard Green Corso
- Cycle and pedestrian links

Objectives

- Create smart hubs and Wi-Fi hot spots throughout town centre
- Clear visual connections and view corridors
- Create a village centre that connects community to surrounding environment
- Develop a connected urban fabric and surrounding parkland to promote a healthy active living.

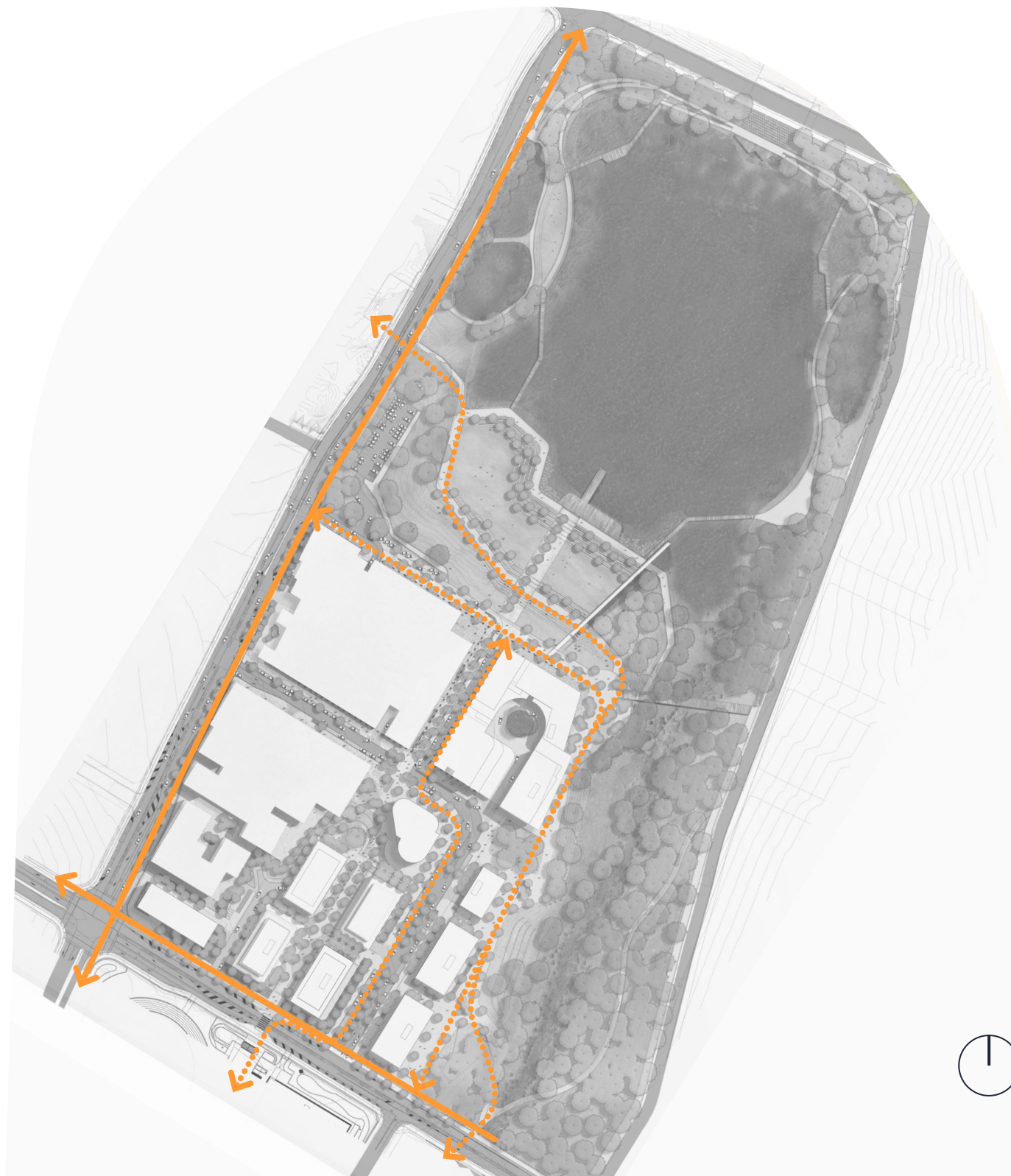


FIVE



Town Centre and Lake Landscape Master Plan



Cycle and Pedestrian Circulation






Cycle path

- Legend
-  Shared User Path in road reserve
 -  Shared User Path in parklands and Town centre



Pedestrian circulation

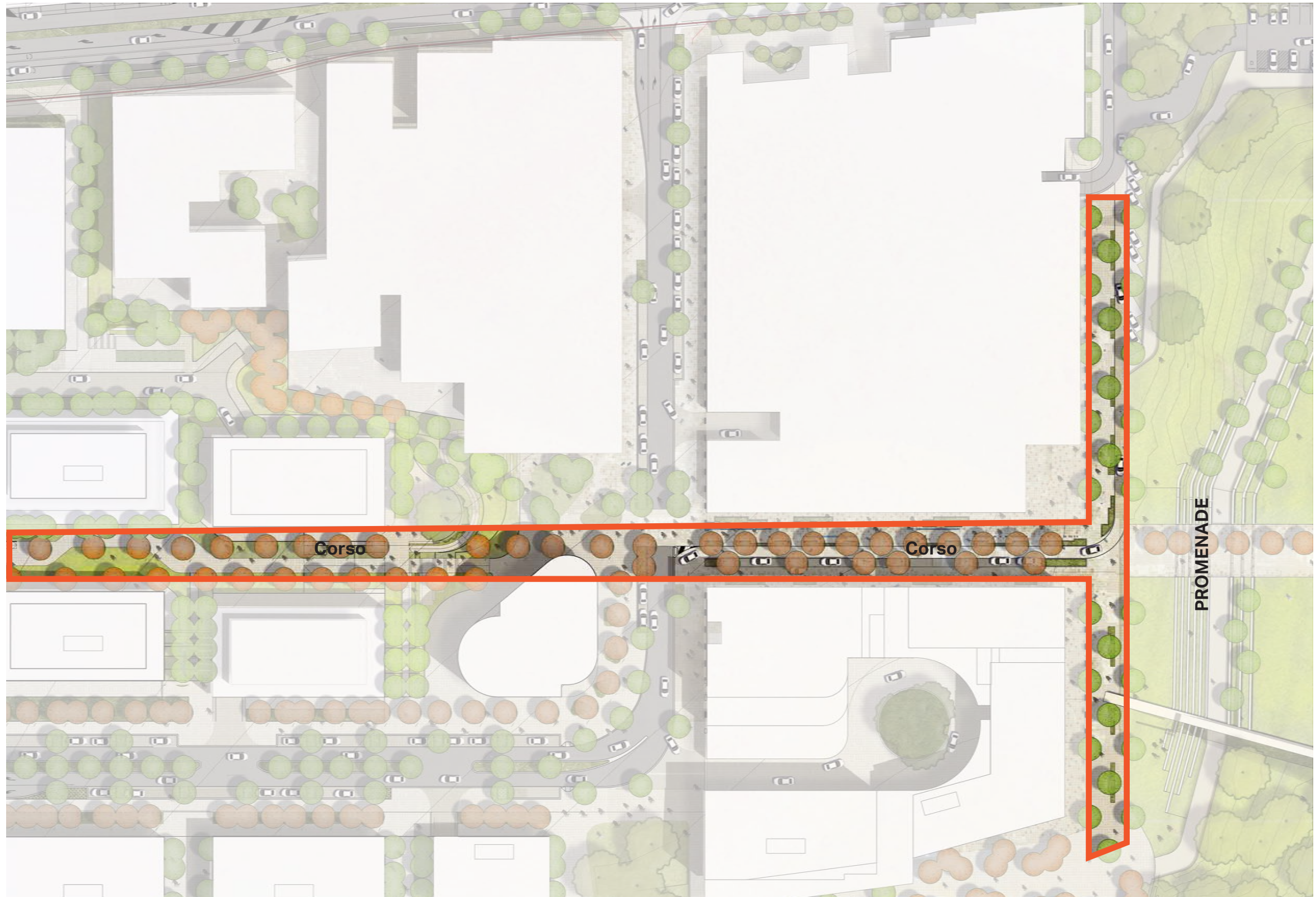
- Legend
-  Primary pedestrian link
 -  Secondary pedestrian link
 -  Town Centre internal circulation



SIX

Town Centre Street Arrangement and Character

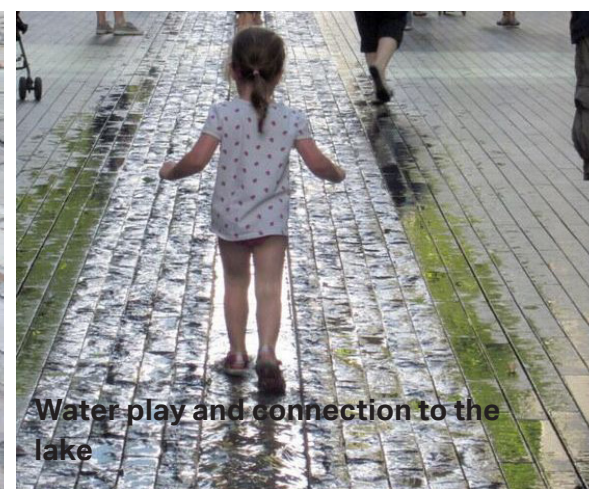
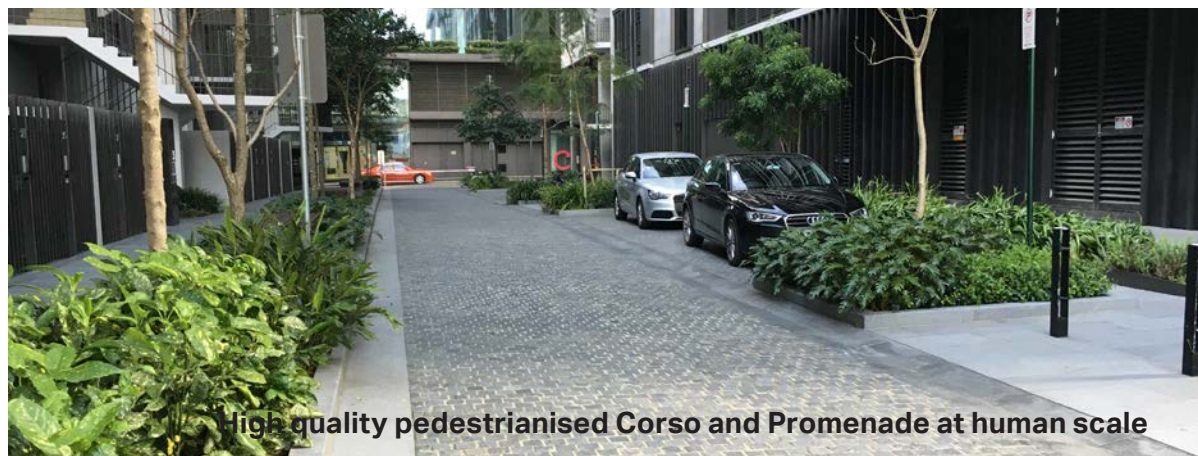
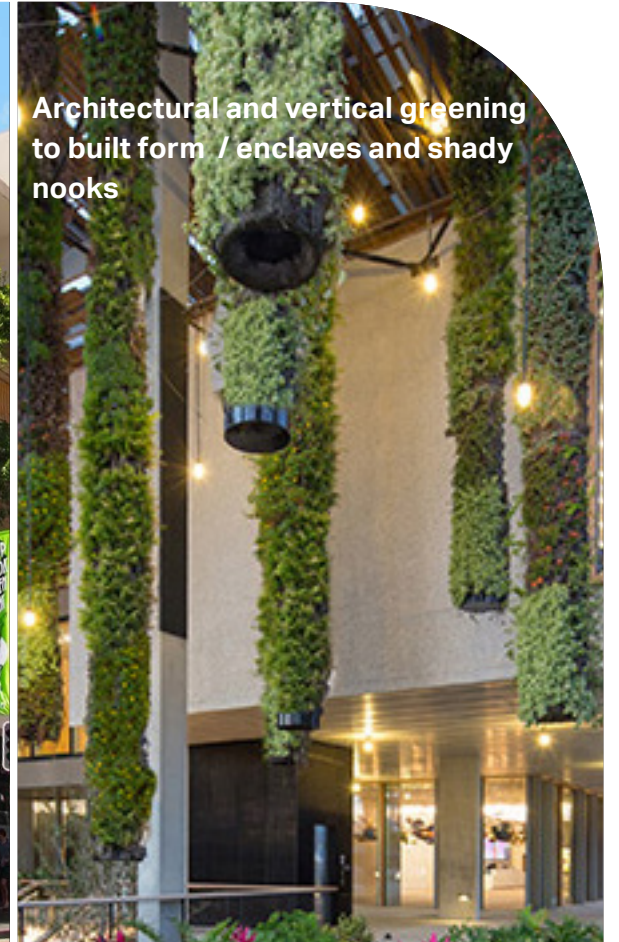
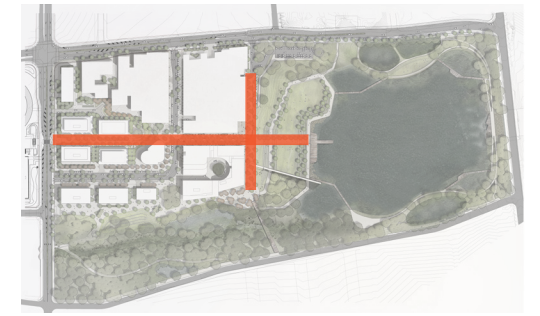
Corso / Promenade



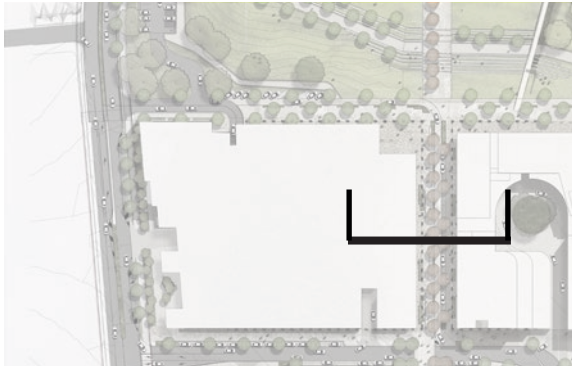
Character imagery

Corso / Promenade

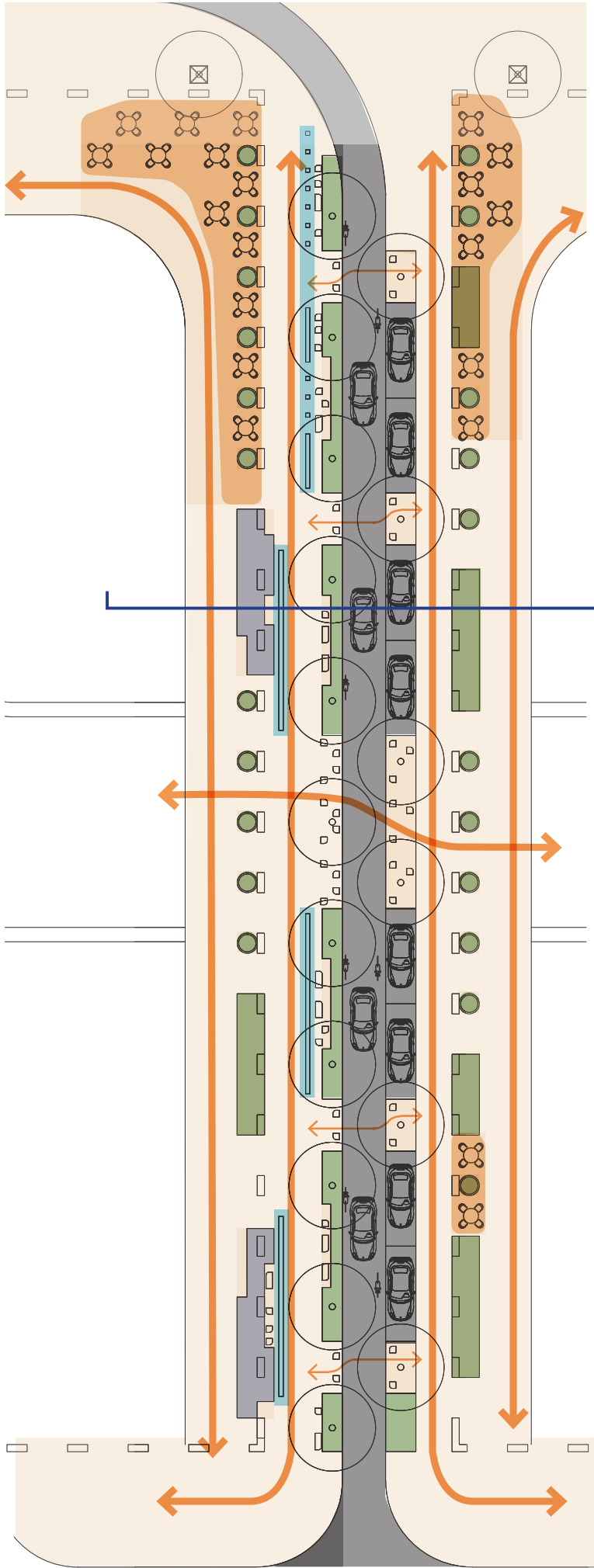
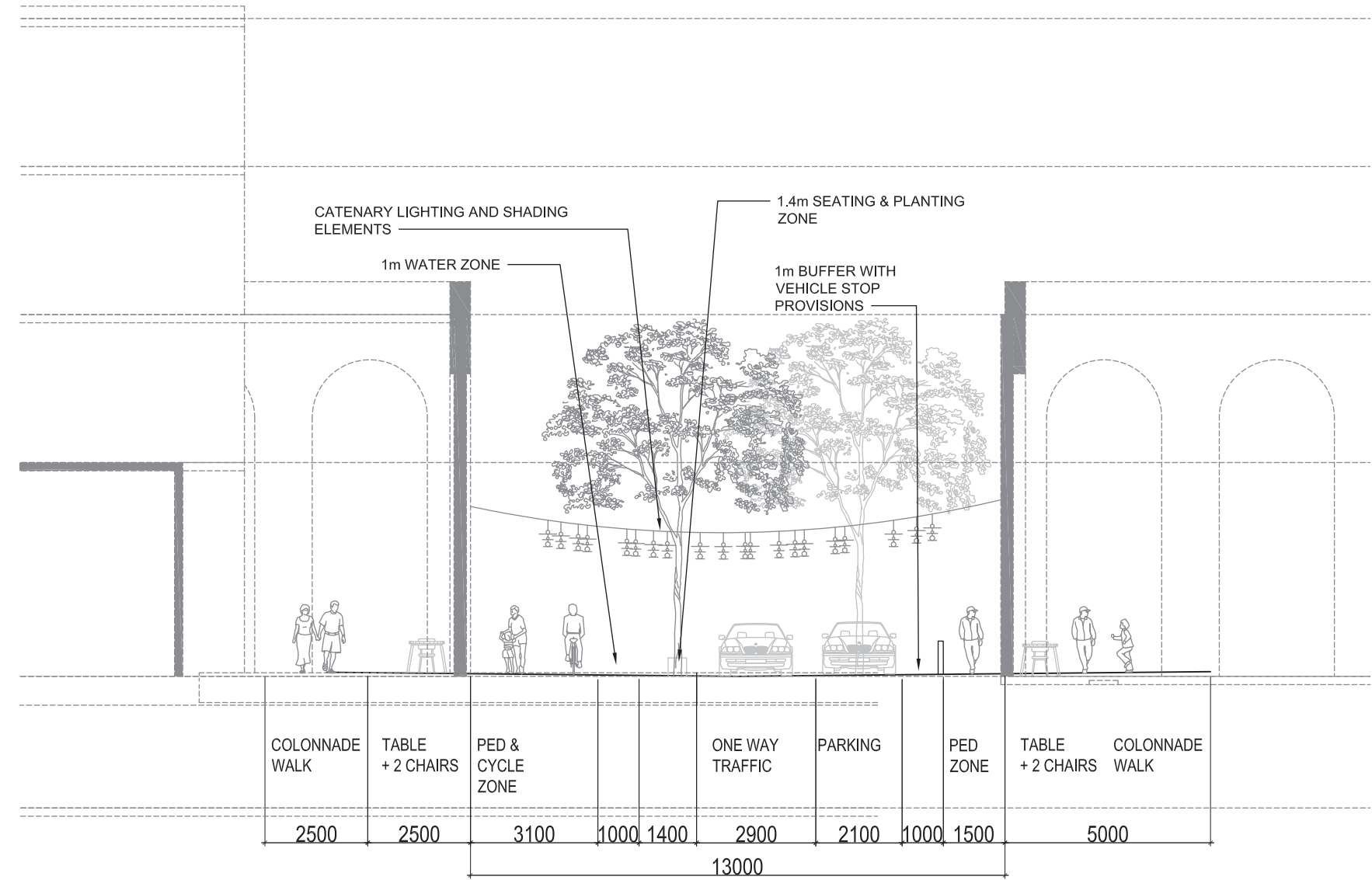
- Intimate, personal and comfortable.
- Connection to Nature, greening of the ground and vertical planes (hanging gardens - green links).
- Sense of intrigue.
- Fine grain and detailed, pedestrian scale.
- Retail frontage shopping and promenading.
- Shaded cafe break out spaces.
- People watching and water play opportunities.
- Integrated car parking and tree pit arrangement.
- Shaded pedestrian walks.
- Cohesive ground plane connecting through to the Corso and Promenade.
- Water Sensitive Urban Design and passive irrigation to street trees where possible.



Corso Typical Section Spatial Arrangement 13m Width

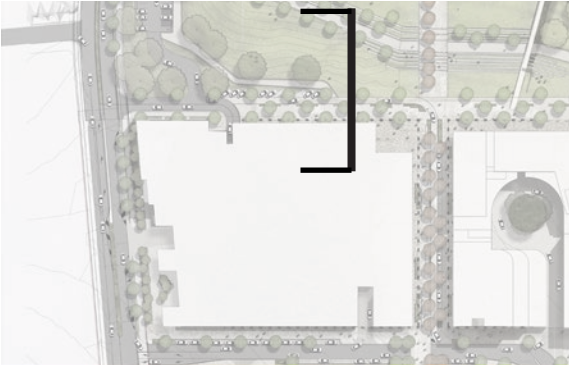


Section Key Plan

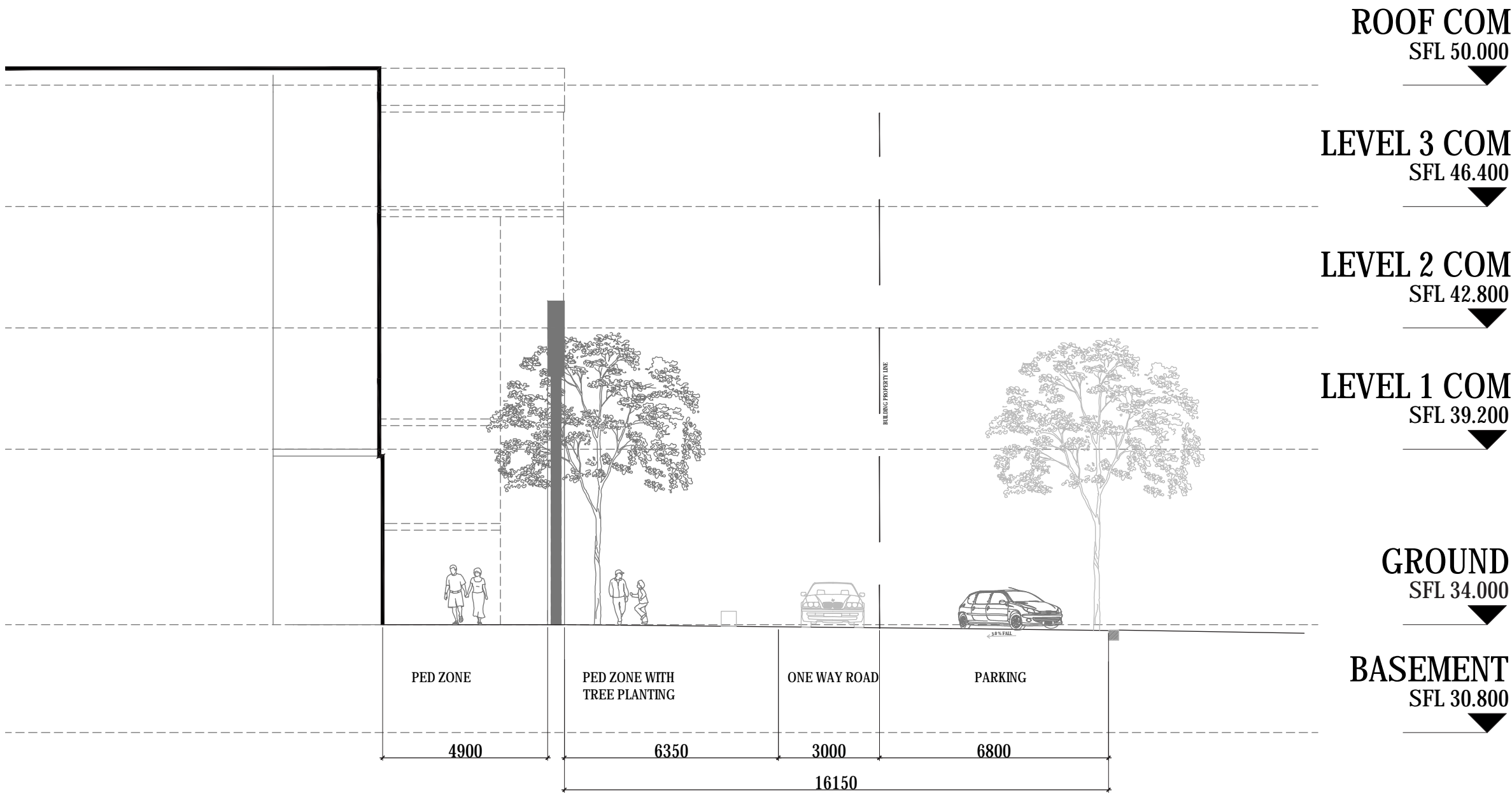


- LEGEND
- One-way shared street
 - Shared pedestrian and cycle circulation
 - Corso parking opportunity
 - Water Feature element
 - Other key pedestrian movements
 - Zones for Outdoor dining space only under the colonnade
 - Tree Planting and Seating zone

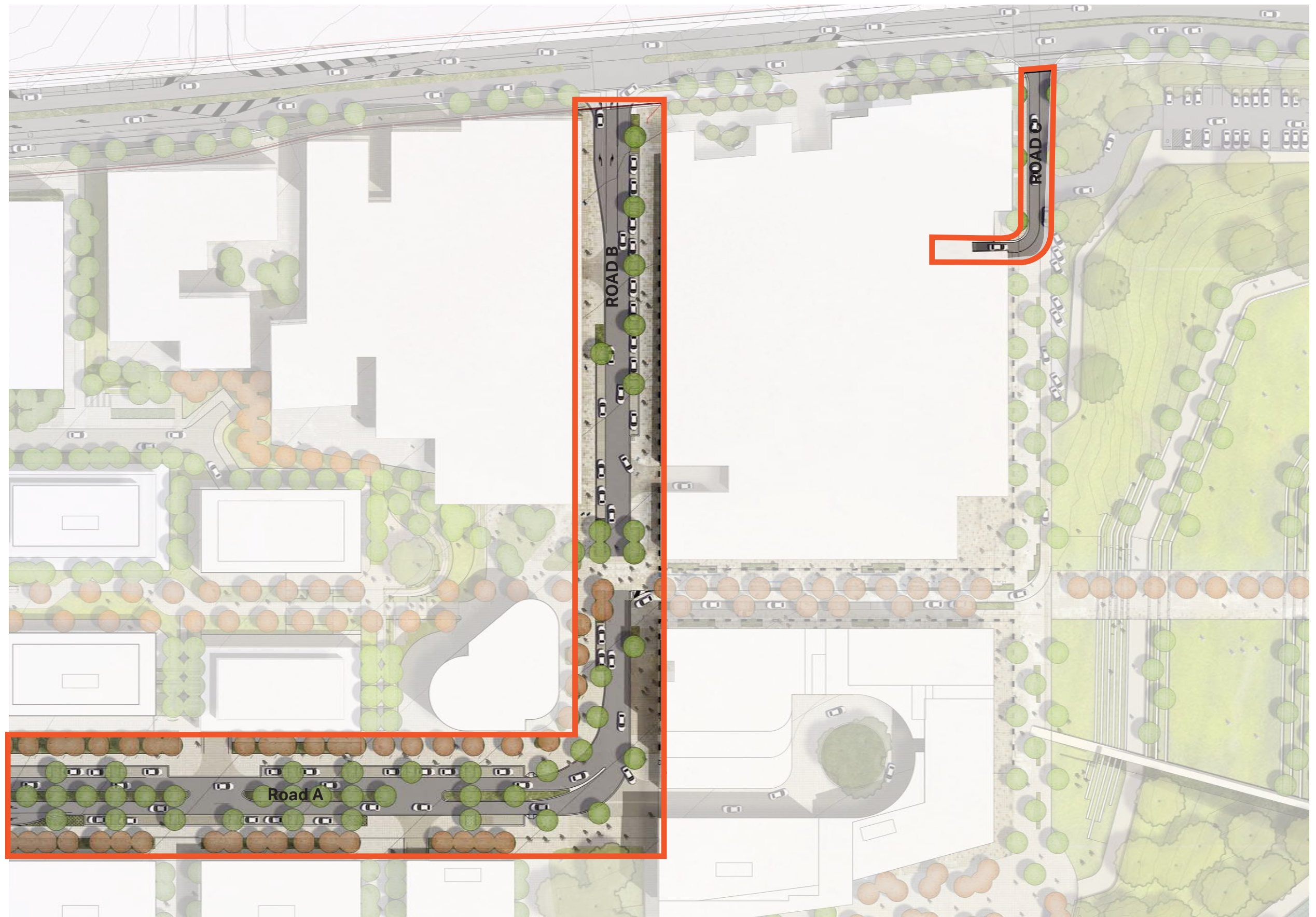
Promenade Typical Section



Section Key Plan



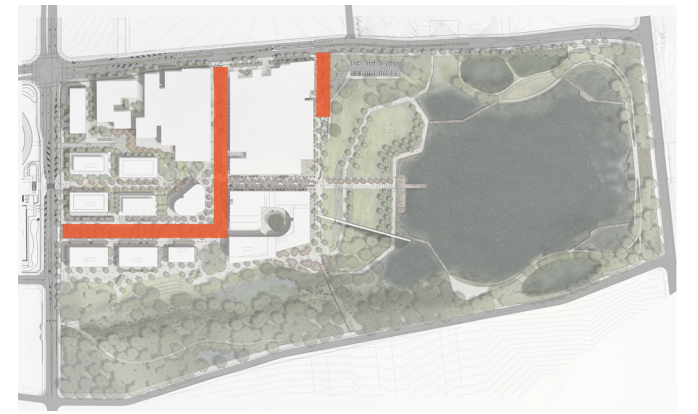
Roads A,B & C



Character imagery

Roads A,B & C

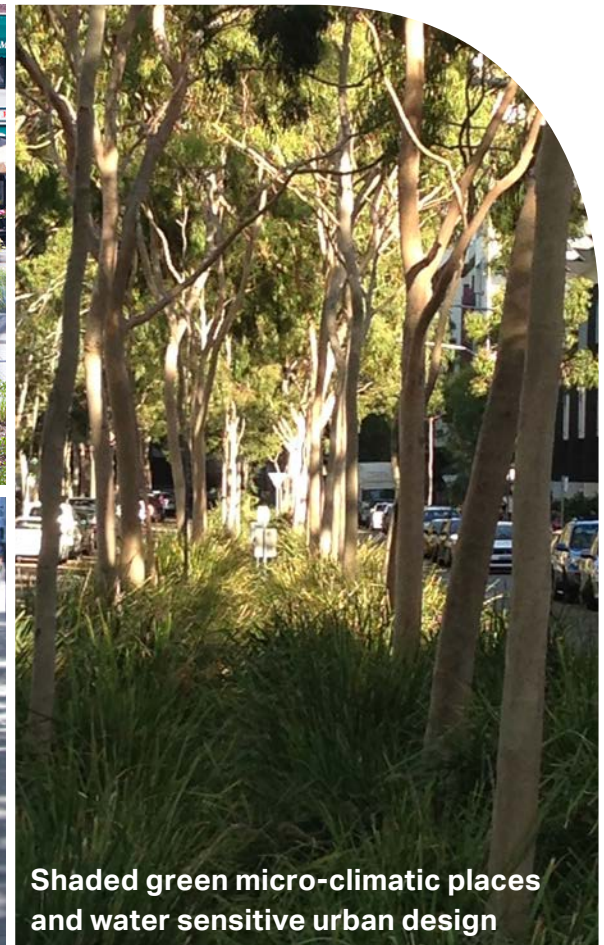
- Integrated car parking and tree pit arrangement.
- Shaded pedestrian walks.
- Cohesive ground plane treatment to the Town Centre connecting through to the Corso
- Water Sensitive Urban Design and passive irrigation to street trees where possible.
- Central Swale and tree planting to Street A



Shaded canopy and vegetated ground plane



Green edges and cycle friendly



Shaded green micro-climatic places and water sensitive urban design



Low Kerbs help to reinforce a pedestrian friendly environment while allowing for a seamless public realm



Green Streets



Paved threshold for pedestrian crossing points

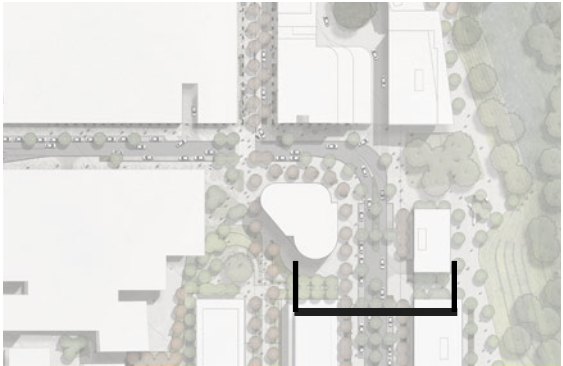


Cohesive integral pavement treatment to the public realm

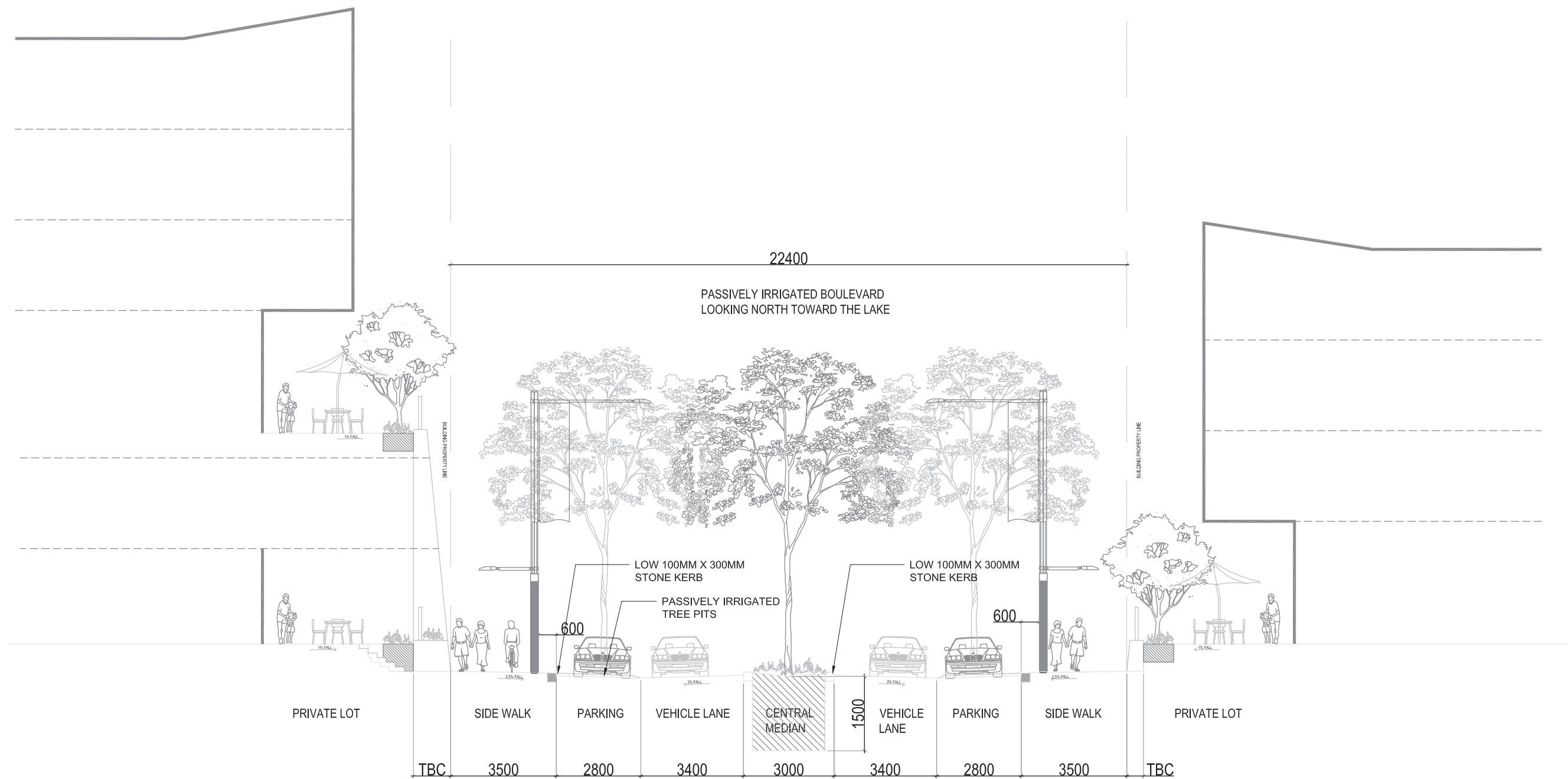


Tree lined streets and narrow roads with focus on pedestrian amenity

Section 1 - Local Street - Road A



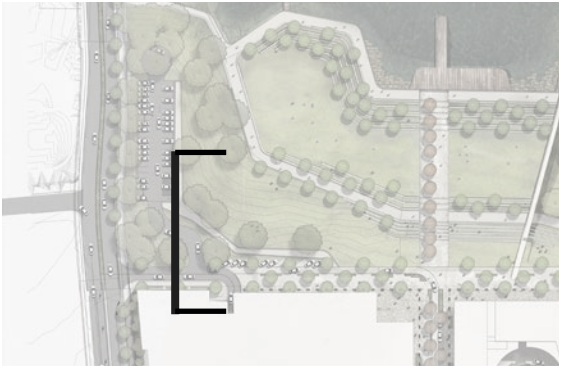
Section Key Plan



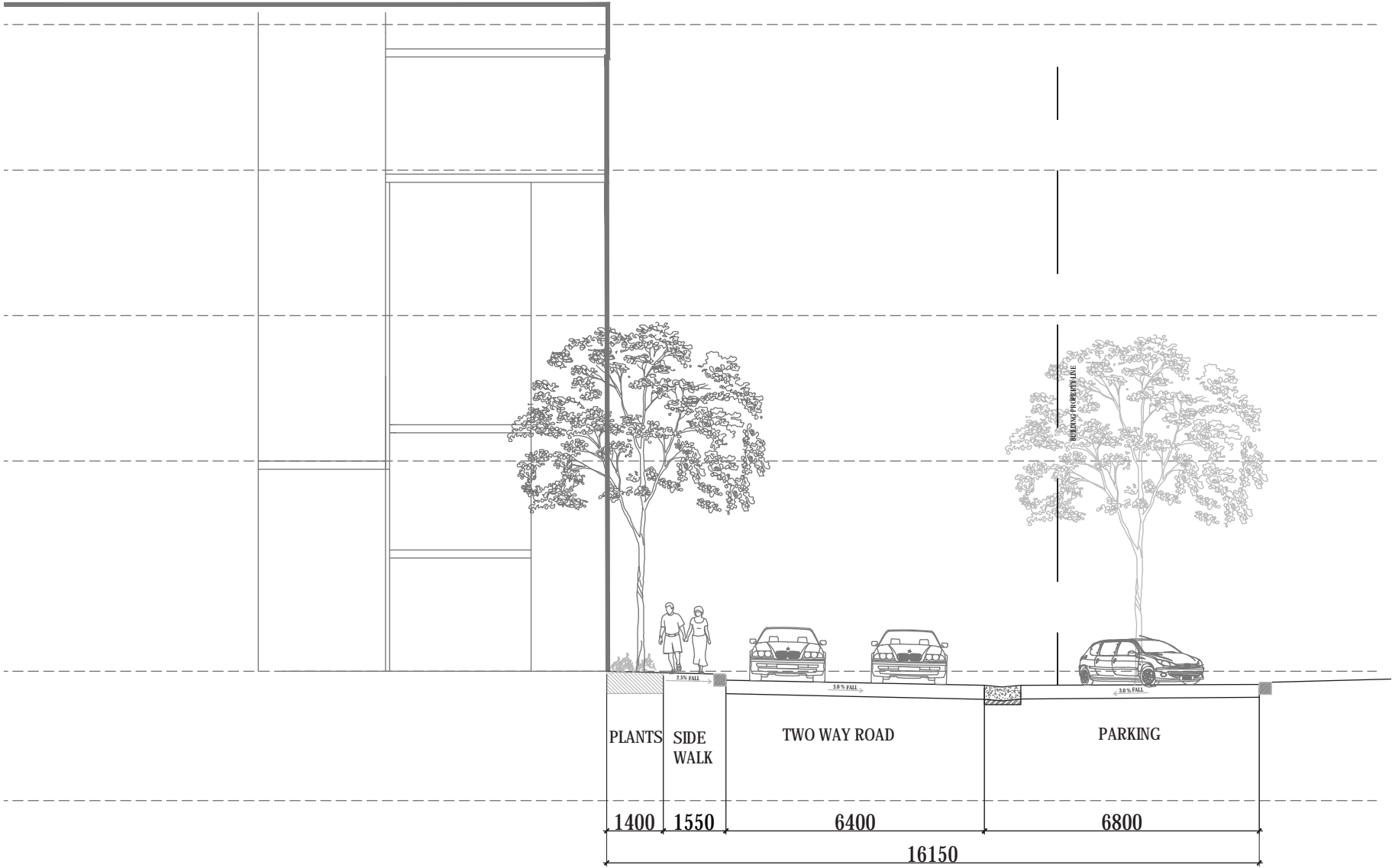
Section Key Plan



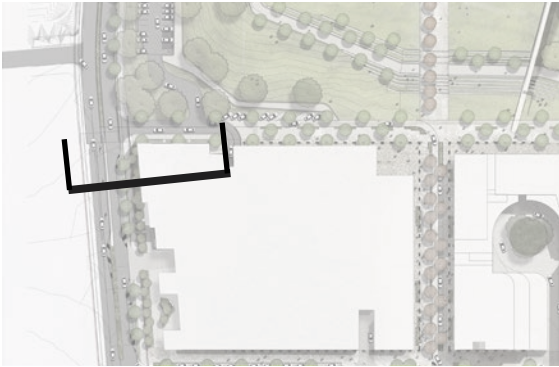
Section 1 - Local Street - Road C



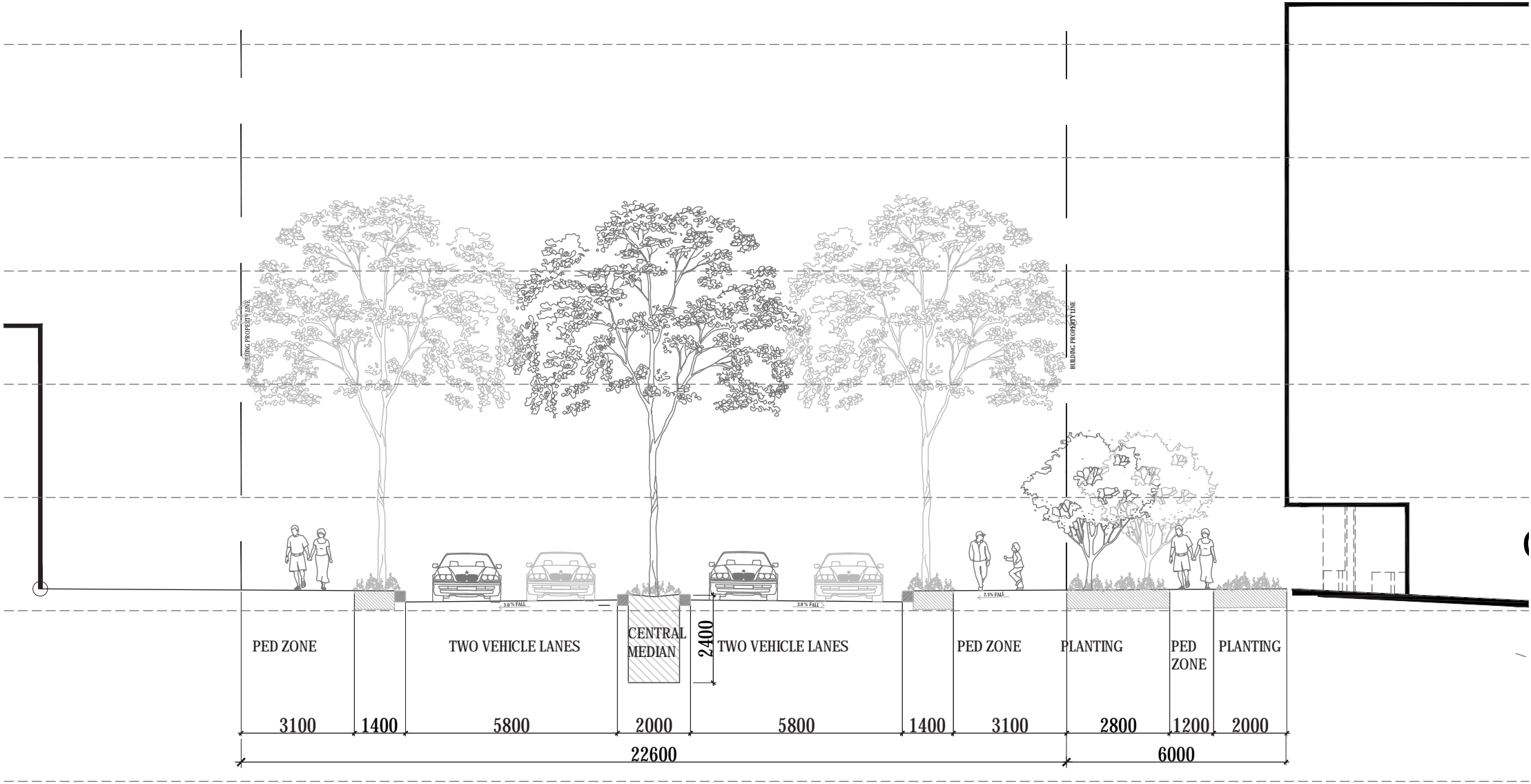
Section Key Plan



Section 1 - Local Street - Fontana Drive



Section Key Plan



THE GABLES



BOX HILL