

An aerial photograph of a city skyline, likely Melbourne, with numerous skyscrapers and buildings. In the foreground, there is a large, flat, green field with some scattered trees and a single white car visible on a road. The sky is clear and blue.

mala

**MT ATKINSON MAJOR TOWN CENTRE
LANDSCAPE STRATEGY TECHNICAL REPORT**

16.10.2025

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INTRODUCTION

As a new Major Town Centre in an important location, the landscape of Mt Atkinson will need to deliver a rich environment with regional appeal, through gestures that are decidedly human, simple and beautiful. This is the living centre of Mt Atkinson - a vibrant social and cultural landscape.

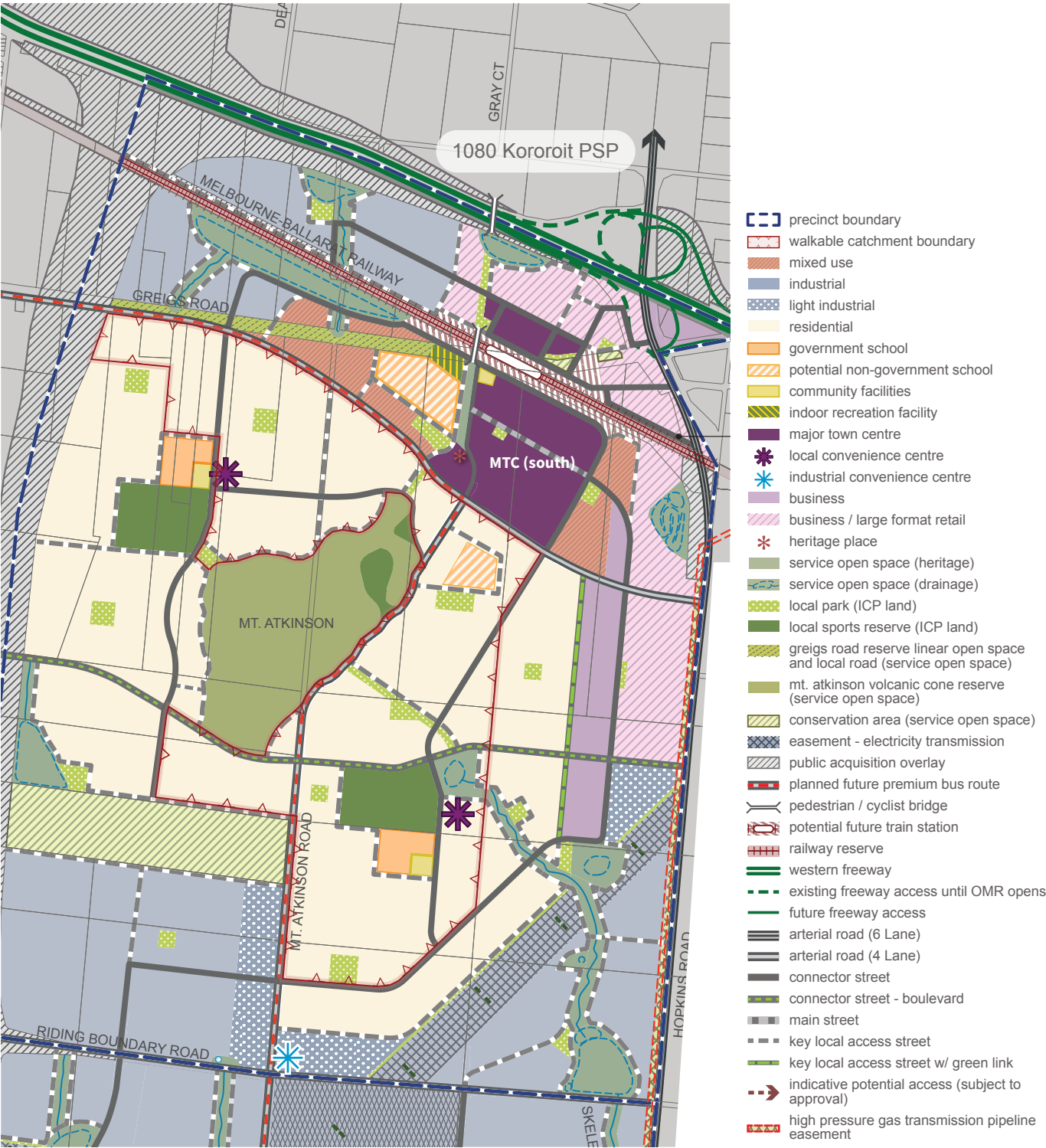
The newly planned community of Mt Atkinson is a future suburb 23kms from the Melbourne CBD. It is projected to have over 20 thousand residents by 2040, 35% protected natural and enhanced green zones, as well as schooling, shopping and employment opportunities unprecedented in the region.

As the Mt Atkinson region presents itself for the future growth of a vibrant and diverse living community, its Major Town Centre, will serve as not only the core social activity hub for nearby residents, but also generate commercial activities and opportunities for the larger Western Growth Area. This demands a distinctive landscape character that is functional, sustainable and commands an aesthetic that is unique to Mt Atkinson.

The Town Centre to the south of the rail corridor will provide the core retail offering and services for the surrounding community. It will be conveniently accessed by walking, cycling and car without crossing the Melbourne-Ballarat rail corridor. The town centre to the north will provide a small scale retail/ service offering and park and ride facilities.

The intent of this document is to provide technical considerations, landscape opportunities and design guidance for the landscape of Mt Atkinson Major Town Centre. The document focuses on areas to the south and it's immediate vicinity, which encompasses the farmstead heritage overlay to the west, mixed-use developments bounded by the rail corridor to the north, as well as mixed-use developments and large-format retail areas to the east of Clara Avenue (Planned).

The content of this document will help inform and prepare the Urban Design Framework (UDF) for the Mt Atkinson Major Town Centre.



Future Urban Structure

Source: Mt. Atkinson & Tarneit Plains Precinct Structure Plan,
Victorian Planning Authority, June 2017 Amended January 2020

LANDSCAPE VISION

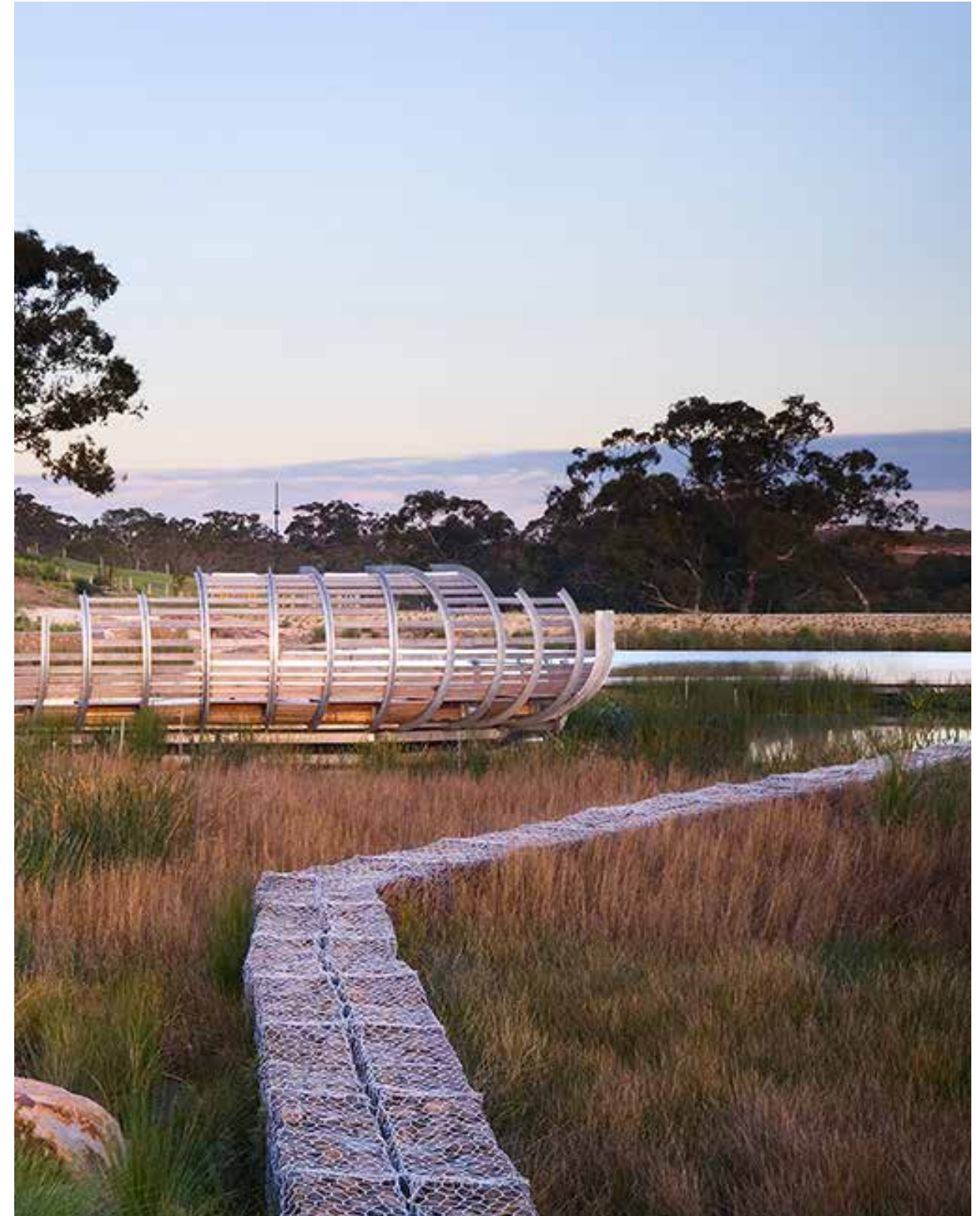
MT ATKINSON WILL BE A DISTINCTIVE MAJOR TOWN CENTRE OF THE FUTURE, ELEVATING A UNIQUE LANDSCAPE HISTORY AND CHARACTER, WITH PROGRESSIVE BUILT FORM AND COMMUNITY-FOCUSED OUTCOMES.

The landscape of the Major Town Centre will provide robust, practical outcomes whilst bringing a unique identity and enlivening public life. Landscape treatments should provide every day amenity, pedestrian priority, allowance for events, safe access, maximised tree canopy opportunities and suitable planting, and activate frontages and interfaces with architecture.

The Major Town Centre landscape will engage with its interfaces, creating a cohesive environment across the greater Mt Atkinson area, including the Hopkins Road Business Precinct, Mt Atkinson residential estate, Mt Atkinson heritage homestead, and the Melbourne-Ballarat rail corridor and UDF areas to the north.

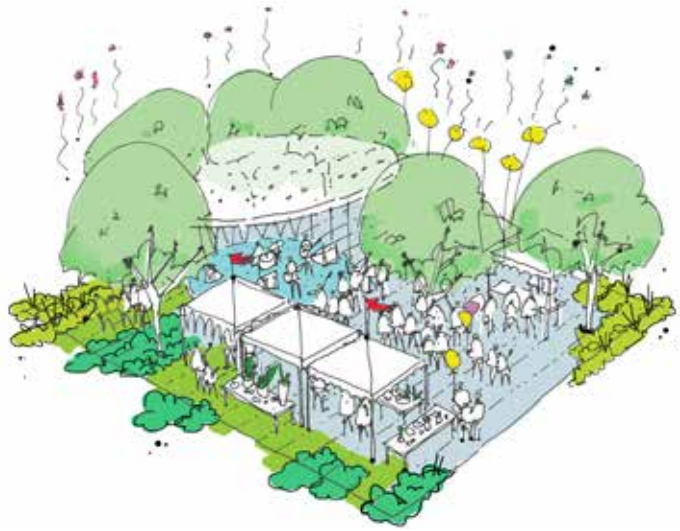
Future development goals will aim to:

- Strengthen cross site connections especially to Mt Atkinson volcanic cone
- Create climatic comfort utilising WSUD principles
- Celebrate the connection to Country of Traditional Owners
- Ensure that design outcomes establish a resilient and unique environment in which to work, visit, and live.



KEY LANDSCAPE PRINCIPLES

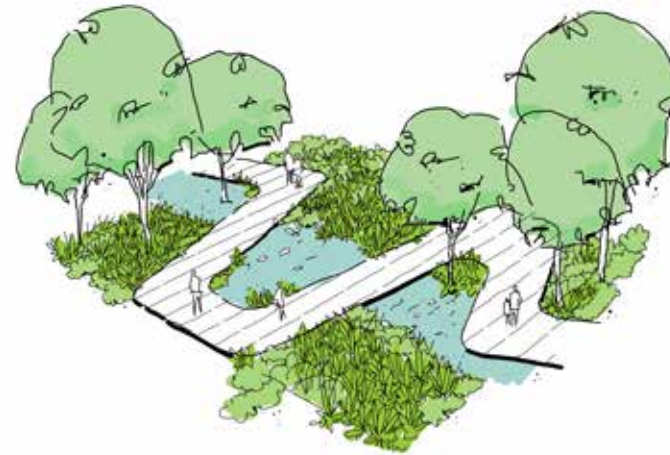
The Mt Atkinson & Tarneit Plains PSP sets out 15 design principles to guide the design and delivery of the Major Town Centre. Below is a summary of these:



VIBRANT CENTRE

Create high quality and safe shared spaces for residents and visitors to socialise, play, work and live

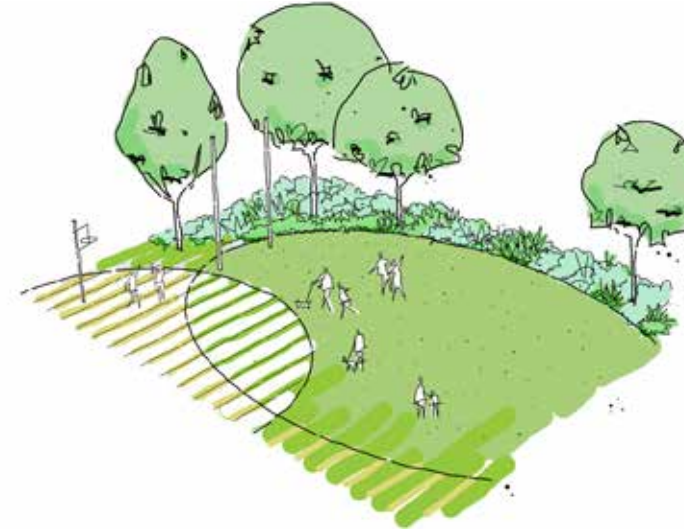
- Open plazas and promenades suited to free movement, events and gatherings
- Intuitive pedestrian connections throughout the precinct and well-dimensioned thoroughfares conducive to retail and cultural activity
- Strategic placement of natural shade allowing for flexible use underneath, and interplay of light and shadow through the year
- Investment in quality materials that improve with time
- Variety of landscape conditions encouraging multiple modes of occupation and commercial and cultural activity
- Integrate softscape and hardscape materials into create a cohesive landscape pallet
- Activation of open spaces through well considered adjacent uses.



SUSTAINABLE CITY

Integrate leading engineering, architecture and systems design into landscapes that perform environmentally

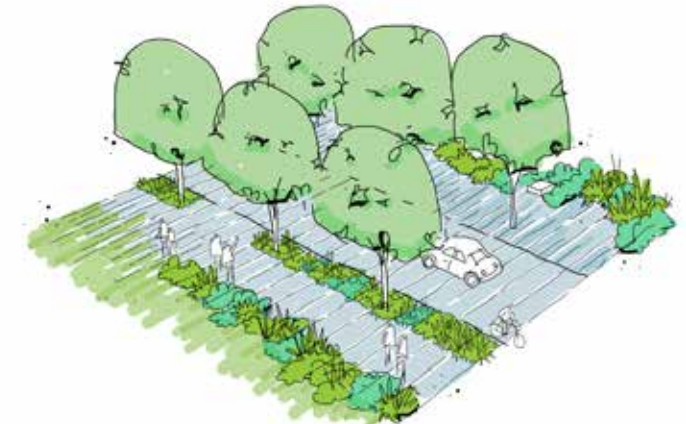
- Passive irrigation integrated into pedestrian connections and streetscapes
- Key desire lines driven by links to public transport
- Extensive bicycle network as alternative to local car use
- Utilisation of rooftop areas for green space and solar power
- Natural shade and green infrastructure strategy reducing heat island effect over buildings, streets and car parks
- Built-form shall celebrate the subtly undulating landscape of Mt Atkinson and the large open sky above
- Green Links running along West East direction linking the homestead - Major Town Centre - peripheral wetland park and Mt Atkinson volcanic cone into a coherent green activity axis.



PEOPLE AND PLACE

Combine human-scale gestures with the unique qualities of the local landscape. Create a sense of place that inspires, surprises and nurtures

- Variety of public open space, from pocket parks, to green pedestrian links, wetlands and peripheral walking and running trails and rooftop gardens
- Create slow-speed environments to ensure that streets are safe for walking and cycling
- Integration of unique aspects of Western Plains grasslands, native trees and geological history into planting and material palette across the Major Town Centre
- Landscape opportunities designed to the anticipated user patterns within the vicinity, maximising community benefit at all times of day and into the evening
- Respect and celebrate the historic and existing rural pastoral landscape, characterised by the heritage homestead to the east, and the natural periphery edge that wraps along Hopkins Road and Greigs Road
- Transition rural character inwards into a more verdant cultural landscape congregating at the Urban Plaza. This transition is defined by change in plant species and landscape materiality



FURTHER-THAN-FUNCTION

Consider each necessary element and an opportunity for best-practice, beautiful landscape design

- Integrated Water Sensitive Urban Design into streets and carparks
- Extensive natural shade and green screening to all functional landscapes
- Utilisation of rooftop spaces as opportunities for private, public and environmental purposes
- Designed approach to necessary infrastructure including surrounding major roads and rail lines
- Integrated approach to architecture, engineering and landscape ensuring each typology is designed with the others in mind, including orientation, form and functional requirements.

LANDSCAPE OPPORTUNITIES AND CONSTRAINTS



VOLCANIC GEOLOGY

Shallow topsoil, rocky geology and gentle undulations will be major technical considerations

“The eruption cone of Mt. Atkinson comprises the major landscape feature of the region, with slopes and basaltic eruptions form a wide undulating plain dotted with small to medium-sized stony rises characteristic of the Victorian Volcanic Plains bioregion and geomorphological units.”

Geology: Tholeiitic to alkaline basalts, minor scoria and ash, fertile cracking soils

Geomorphology: Stony rises, gentle slopes, basaltic floaters, occasional water logging.

Landscape Recommendations:

1. A collaboration between landscape and engineering entities to achieve equitable outcomes that support the success of a green landscape within a shallow soil and basalt geology
2. Utilise site topography to inform urban design, making use of ridgelines and depressions as key design drivers
3. Incorporate geology into landscape materiality, making use of site rock in a contemporary manner.



VEGETATION

Low-lying, largely treeless plains grassland and pockets of grassy wetland

“Within the current study area at the time of European settlement, the vegetation would have been predominantly representative of EVC 132_61: Heavier-soils Plains Grassland. This vegetation class consisted of low-lying treeless plants such as graminoids and herbs.”

Endemic vegetation typologies: Grasses, herbs, intermittent eucalyptus.

Vegetation character: Golden, windswept, subtle.

Landscape Recommendations:

1. Look to vegetation history to inspire narrative particularly in landscaped perimeters
2. Utilise green technology and architectural microclimates toward social centres, allowing for lush planting to reduce climatic conditions
3. Foster active collaboration between disciplines to create passive irrigation arrangements, support sustainability and harness water.



CLIMATE

Hot summers, cold winters and strong winds influence the open conditions of the Western Plains

“The climate of Truganina is characterised by warm summers and cool winters; with annual average rainfalls of 539.9 mm (BOM 2014).”

Summers: average maximum of 25.7°C and minimum of 14°C. Exposure to strong northerly and southerly winds.
Winters: Average maximum 13.7°C and minimum 5°C. Exposure to strong northerly winds.

Landscape Recommendations:

1. Use architecture and vegetation to buffer strong prevailing northerly and southerly winds
2. Maximise tree coverage and create network of naturally shaded pedestrian links that combat the urban heat island effect
3. Coordinate architectural and landscape form to allow light through in winter and shade for summer and address harsh western sun
4. Design suitable planting for low rainfall and increasing temperatures.

ABORIGINAL CULTURAL HERITAGE



CULTURAL HERITAGE
Mt Atkinson holds various archaeological records of Aboriginal occupation and use for at least 10,000 years

“The study area is located approximately 1 km south of Kororoit Creek. Both Skeleton and Kororoit Creeks would have been an important part of the regional landscape for Aboriginal people. These permanent sources of water would have provided numerous food resources, materials and a constant supply of fresh water. Previous archaeological studies clearly identify high concentrations of Aboriginal archaeological sites within 200 metres of both Skeleton and Kororoit Creek and associated swamps”

Mt Atkinson Precinct Structure Plan (PSP1082), Victoria: Aboriginal Heritage Impact Assessment, October 2015

Landscape Recommendations:

- 1. Be aware of artefact scatters and consult closely with traditional owners as per report recommendations
- 2. Recognise the ongoing custodianship of land and engage in meaningful engagement with traditional owners leading authentic and integrated landscape gestures.

Key Use Summary:
Indigenous Cultural Heritage and the Mt Atkinson Story

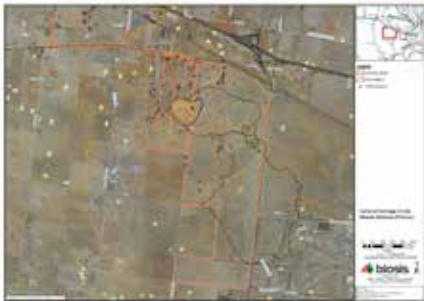
- Biosis, Aug 2018

What does this mean for Aboriginal People?

- Western Plains:
 - Stony rises and wetlands



Mount Atkinson broader area



Our Understanding today

- Extensive use of the landscape through the Holocene – last 10,000 years
- Camping and resource utilization area – grasses, animals, hunting hides
- Potential intangible heritage place due to view -sheds



Cultural Heritage Significance Summary:
Mt Atkinson Precinct Structure Plan (PSP1082), Victoria: Aboriginal Heritage Impact Assessment

- Ecology & Heritage Partners, Oct 2015

5.1.4 Significance of VAHR 7822-3809 (Mt. Atkinson PSP AS 1)

The cultural significance of VAHR 7822-3809 (Mt. Atkinson PSP AS 1) has been assessed against the criteria as defined in Section 4 of the *Aboriginal Heritage Act 2006* (Table 12).

Table 12: Cultural Significance of VAHR 7822-3809 (Mt. Atkinson PSP AS 1)

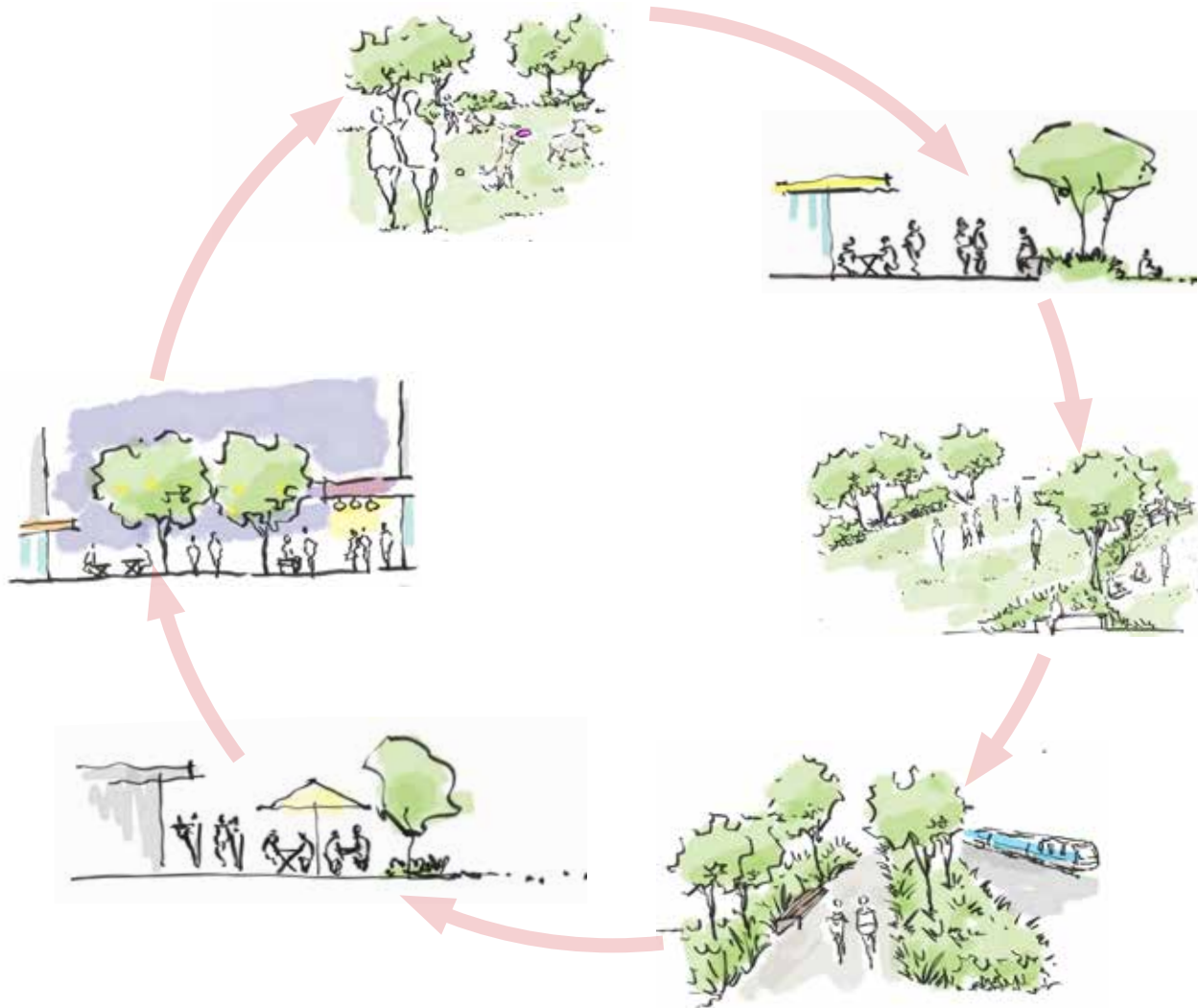
Criterion	Assessment
Archaeological / Scientific	Moderate. VAHR 7822-3809 (Mt. Atkinson PSP AS 1) contains a moderate density of stone artefacts, including a low number of formal tools and cores, which is not uncommon in the region. The raw materials from which the artefacts were manufactured are also commonly found in the region, but may indicate that knapping was occurring on-site. Due to the likelihood that further artefactual material exists at this location, whether obscured by vegetative cover or lying subsurface, this site has been assessed as having moderate scientific significance for its potential to contain further data that, in association with the surface expression, will provide useful scientific information for interpreting the site's use and chronology comparative to the other sites located in the general local region.
Contemporary / Social	As Byrne <i>et al.</i> 2001 illustrate, social significance is a composite of all of the other significance values (specifically aesthetic, scientific and historic). However, social significance varies for different members or groups within society. The contemporary or social significance of a site is related to its association with a particular social group or community. Aboriginal people themselves are the most appropriate people to determine the social significance of any Aboriginal Place or areas of land associated with their heritage. The Bunurong and the Boon Wurrung representatives were invited to provide information on the cultural heritage significance of the site in accordance with Aboriginal tradition, during their participation in the field survey. Both the Bunurong and Boon Wurrung representatives stated that the site has potential for subsurface artefacts which would add to the significance of the site, and therefore the site should not be considered to be of low significance (Mike Haley and Shane Clark, personal communication 2014).
Historical	N/A. The site is prehistoric and there are no documented or oral histories relating to this site. There is no evidence that the site was the location of an important event, nor associated with an historic person or activity.
Spiritual	High. Although no 'ceremonial' or 'ritual' components of the site have been identified, the place may hold spiritual significance for certain members of the Aboriginal community. The Bunurong and Boon Wurrung representatives were invited to provide information on the spiritual significance of the site in accordance with Aboriginal tradition, however neither of the field representatives knew of any spiritual significance to the site. They indicated that further assessment of the area may reveal such significance however, and that the site should be treated with the potential for a spiritual place until proved otherwise (Mike Haley and Shane Clark, personal communication 2014).

USER-DRIVEN FUTURE LANDSCAPES

Mt Atkinson Major Town Centre will need to be functional and feel good for the very people who will live, work and visit. Anticipating mindsets, and rhythms of human activity will guide conducive landscape conditions, creating an environment that performs throughout the day, night, seasons and year.

Technical considerations of environment, engineering and efficiency should be constantly assessed in conjunction with simple human-centered questions: Do mornings feel fresh and uplifting? Do lunchtimes feel social or provide moment for escape from busy days? Do I feel safe, protected, sheltered, enlivened throughout the day and evening? Is the Major Town Centre a convivial atmosphere that you want to return to? Is the landscape intuitive and exciting?

The adjoining tables show a preliminary exercise of anticipated user groups for Mt Atkinson and the types of landscape opportunities and conducive conditions that might arise from a human-centered design approach.



The Office Worker		
Time	Activities	Landscape Response
6:00 AM	Exercise - pre work workouts etc	Planted park-like open air gym.Running tracks. Swimming Pool
9:00 AM	Arrive. Coffee.	Active desire lines from points of commuting. Weather-protected hardscape adjoining high foot traffic. Hold corner sites where possible. Morning sun trading zones and spillouts.
12:00 PM	Lunch. Relax. Company sport	Soft canopies, soft surfaces, open lawn, fresh air, breeze, sun, shade
3:00 PM	Breakout. Coffee/Drinks	Casual hardscape / softscape, public furniture, protected nooks
6:00 PM	Drinks. Exercise. Dinner. Commute	Hardscape adjoining hospitality 'precincts'. Afternoon sun. Ambient lighting. People watching.Close proximities of tenancies. Allowance for loose furniture by tenant, or accumulated outdoor dining fixed furniture
9:00 PM	Drinks. Movies. Commute	Cultural precinct. Corso. Adjoining hospitality zones. Night lighting. Spillouts from venues.
12:00 AM	Drinks. Commute	Safe streets, ample lighting, direct paths of travel, taxi/uber pick up zones
The Resident		
Time	Activities	Landscape Response
6:00 AM	Exercise. Walk dog. Coffee. Commute. Groceries, laundry, convenience store.	Planted park-like open air gym. Running tracks. Swimming Pool. Dog walking tracks, open softscape and water bodies for dogs off-lead.Early morning lighting and safe proximities to occupied areas. Safe streets and pathways for kids. Sunrise colours on native landscaping. Corner stores and coffee trader spill out zones. Sense-of-place landscaping around train station.
9:00 AM	At work. At home with kids. Working from home. Retired.	Green views from all apartments. Communal open space rooftops. Easy breakouts to safe pocket parks for kids. Seating immersed in natural settings, adjoining active areas for elderly. Chance of incidental meetings through active streets and laneways, linking to social areas
12:00 PM	Lunchtime	Local cafe spillouts, beautiful pocket parks, spaces to kick a ball, busy social hubs and local corners. Social sidewalksShaded walks to and from destination. Undercover circulation opprotunities for wet weather
3:00 PM	At work. At home with kids. Picking up school kids. Working from home. Retired.	Green views from all apartments. Communal open space rooftops. Easy breakouts to safe pocket parks for kids. Seating immersed in natural settings, adjoining active areas for elderly. Chance of incidental meetings through active streets and laneways, linking to social areas. Safe shaded walkways to and from schools
6:00 PM	Walking the suburb. Walkng the dog. Local entertainment. Exercising. Dinner at home and out.	Green balconies for outdoor dining. Green views from all apartments. Communal open space rooftops. Easy breakouts to safe pocket parks for kids. Seating immersed in natural settings, adjoining active areas for elderly. Chance of incidental meetings through active streets and laneways, linking to social areas. Paths conducive to running tracks, linked to regional parks.
9:00 PM	Returning home	Safe lit streets with human activity.
12:00 AM	Home. Sleeping. On the balcony in summer	Quiet - treetops outside, big sky and stars
The Shopper / Visitor		
Time	Activities	Landscape Response
6:00 AM	Exercise	Planted park-like open air gym.Running tracks. Swimming Pool
9:00 AM	Shopping, Brunch and cofee	Easy pick ups and drop offs. A sense of entering a unique Town Centre - sense of place planting and materials. Clear navigation whilst maintaining multiple experiences and surprise. Landscape as outdoor 'mall/arcade/corso' - designed to keep people longer, happier, less tired. Sufficient spillouts from key hospitality tenancies to accommodate weekend brunch boom.Under cover navigation options
12:00 PM	Lunch. Shopping. Meeting friends	Cafe spillouts into public space. Non-tenancy related outdoor spaces to eat and relax. A place to sit down and watch the kids run around. Easy places to meet up. Shade in summer and warmth in winter.
3:00 PM	Shopping. Heading home	Shade in heat of the day. Easy pick up points and parking.
6:00 PM	Dinner and entertainment	Vibrant arcades and street scapes. Sense of precincts and ease of ambling between attractions. Al fresco atmosphere in summer. Warm lighting and weather protection in winter - the cosy night time town.
9:00 PM	Dinner and entertainment. Leaving	Safe, weather protected pick up zones. Landscape lighting strategy.
12:00 AM	Leaving	As above.

FUTURE LANDSCAPE ZONES

Mt Atkinson Major Town Centre can be understood in eight landscape areas transitioning from a variety of interfaces on the periphery to the central core. Though it is anticipated that aesthetics and themes of landscape treatment would overlap and stitch together, each area has a particular focus in terms of public benefit and environmental performance.

FUTURE LANDSCAPE ZONES (subject to Council approval)

Major Parks (Specified in PSP, Maintained by Council)

- OS10 - 1.04 ha Linear Heritage Reserve
- OS11 - 0.20 ha Urban Plaza
- OS12 - 0.51 ha Local Park

Open Space

Supporting green space focused on major pedestrian amenity and green gateways

Urban Plaza (by Scentre Group)

Lush open space surrounded by active public plazas

Landscape connections

Active public landscape permeated by green spaces linking Mt Atkinson volcanic cone in the south-west through the core (east-west) towards the wetlands

Town Centre

A fully pedestrianised zone activated by cultural, retail and civic uses

Mixed-Use Area

Functional, connected and designed for work life balance. Green streets and efficient parking

Business/ Large Format Retail

Lifestyle shopping within a beautified practical environment

Future Train Station

Civic gateway of daily importance. A welcoming and distinct gesture of public pride, convenience and social energy

Office / Commercial

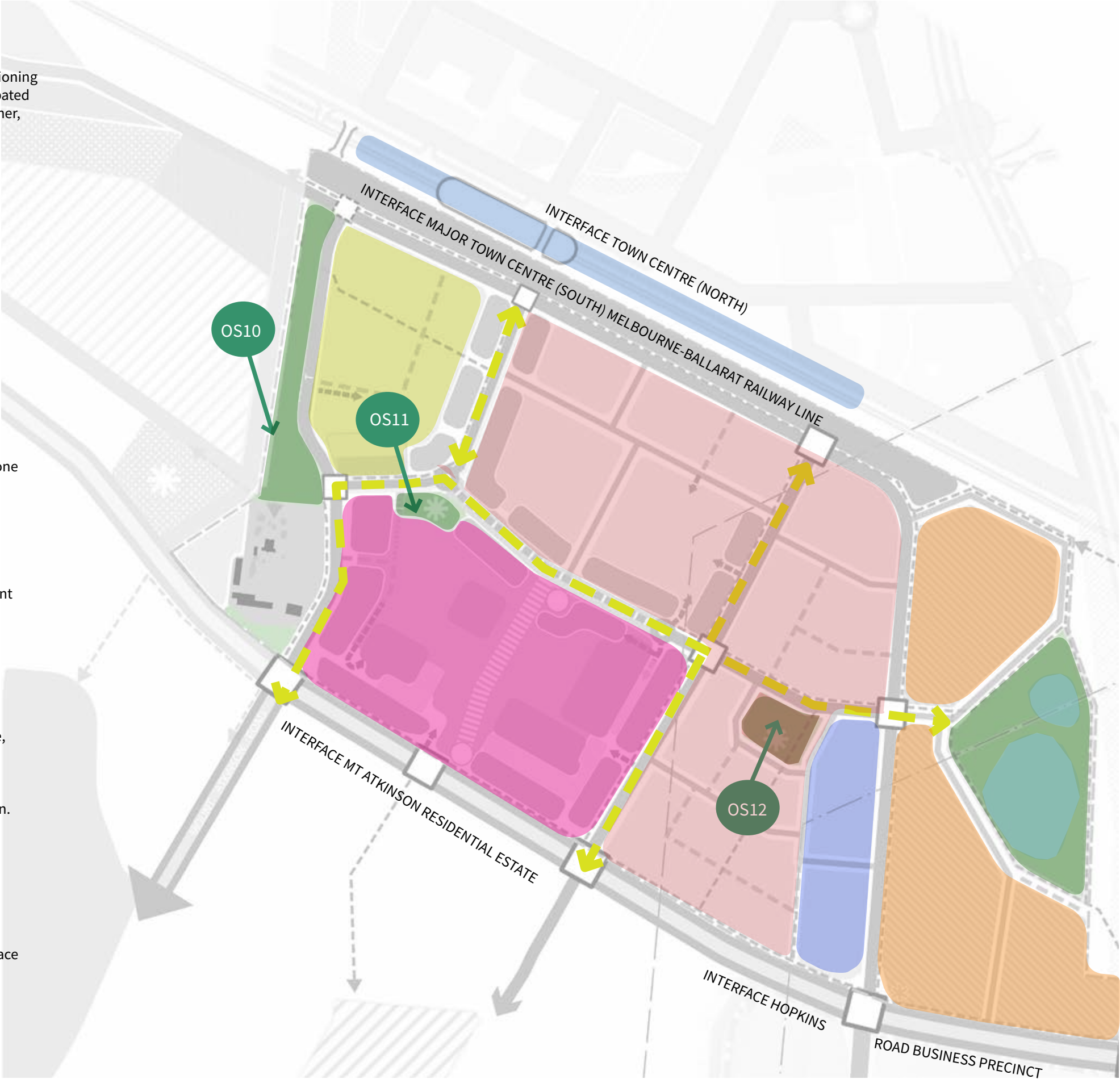
Landscape setting conducive to daily workplace amenity and business presentation. Access to open space, green frontages and sense of address

Higher Density Residential

Community landscape and sense of address. Green entrances, natural light and residential scale materiality and planting

WSUD Wetland

Subject to design, open and planted water body surrounded by perimeter open space and vegetated road easement.



KEY DESTINATIONS

The future Mt Atkinson Train Station will play a vital role in the life of the Major Town Centre, becoming a magnet that will drive pedestrian activity to create an important promenade of public life through the Major Town Centre. The adjoining train station and Urban Plaza will be a key placemaking opportunities, with the ability to define the character of Mt Atkinson for locals and visitors alike.

Technical Considerations and Opportunities:

- Create a sense of civic pride with considered train station architecture in a unique landscape setting.
- Investigate station surrounds as public plaza, rather than service corridor
- Utilise high quality, durable surface treatments and furniture
- Slow vehicular traffic and prioritise pedestrian crossing, potentially altering road surface treatments to create an ‘extended station plaza’
- Ensure view lines, safe walkways and good lighting to promote public safety and a sense of welcome and comfort at all times of day and night
- Activate landscape with conducive retail offerings and vibrant outdoor trading zones that feel part of daily public life
- Consider all ages and abilities, peak pedestrian flows and practical connections.
- Integrate clear wayfinding and intuitive pedestrian links into Major Town Centre.



Future Train Station & Urban Plaza

Civic gateway of daily importance. A welcoming and distinct gesture of public pride, convenience and social energy, supported by OS11 0.2 Hectare green Urban Plaza



Pedestrian Desire Lines

The train station will create the pedestrian mass to create a major promenade of public life through the centre.



Integrated infrastructure



Active day and night



Public moments



Sense of destination



KEY DESTINATIONS - INDICATIVE PLANTING AND MATERIALS

Tree Character



Native and iconic



Pride in local



Strength in numbers

Planting Character



Woven



Rich, varied, robust



Unique sense of arrival

Materials



Strategic grades and access



Integrated infrastructure



Connected day and night



Local materiality



Platforms as public space



Interpretive artwork

URBAN PLAZA

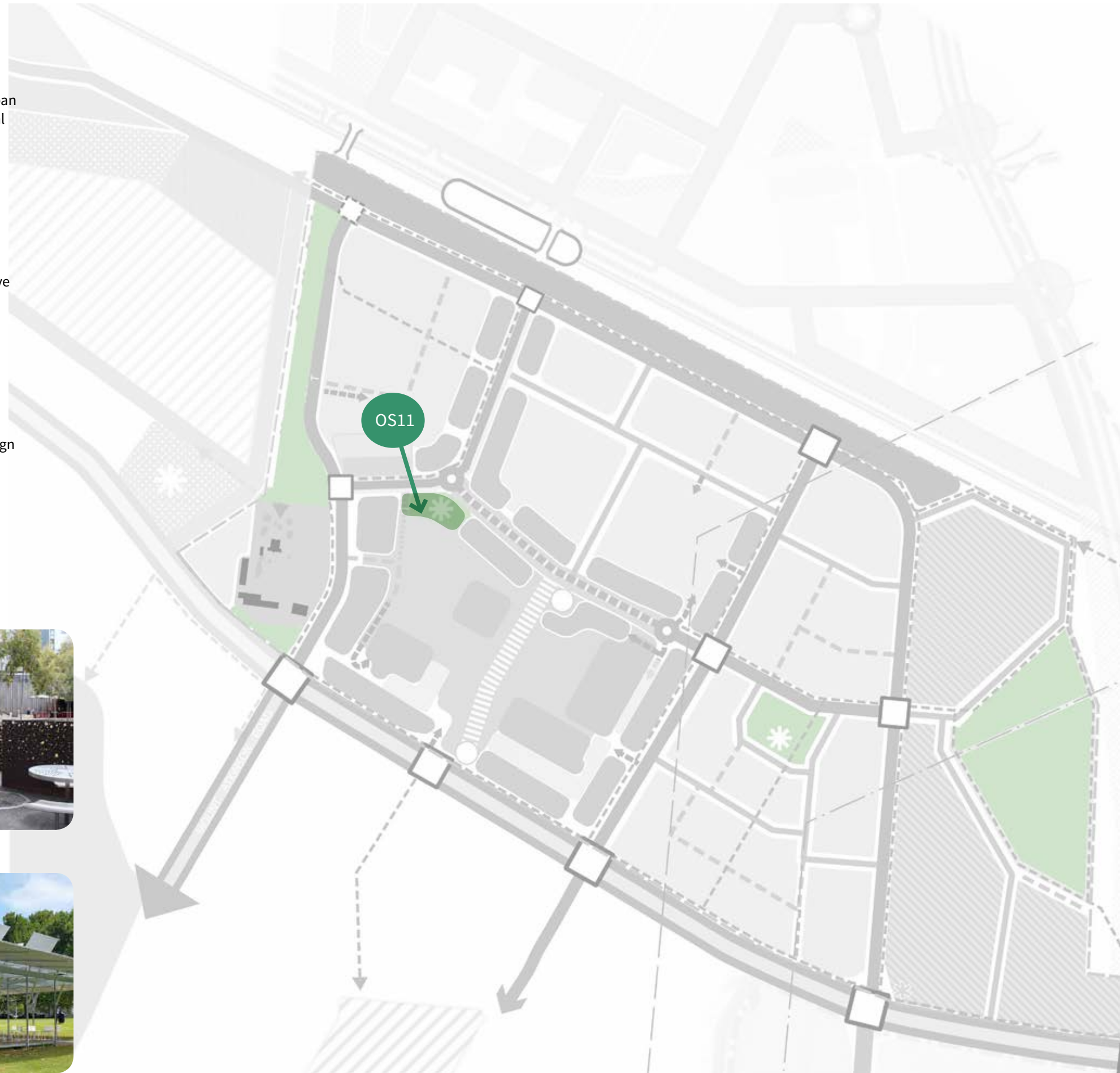
Activated by hospitality and foot traffic through to the future train station, the Urban Plaza will provide a green space offering beyond the PSP, and provide a soft, social heart of the Major Town Centre. Sheltered from prevailing winds, dappled with stands of large and smaller trees and open to the sky with expanses of lawns, the green should play a pivotal role in the social health of the community.

Technical Considerations:

- Provide deep soil for large trees
- Connect edges with high quality furniture moments and transitions to hardscape plazas and pedestrian links
- Preference feature native tree planting but consider exotic species if conducive to conditions, to provide maximum shade and maximum light in winter.
- Allow enough space for casual games and public events, both day and night
- Provide clear sight-lines
- Create 'outdoor rooms' with multiple scaled edge conditions for social interaction
- Locate amenities nearby
- Utilise flexible architecture and pavilions that can facilitate events and gatherings as well as provide additional shade and amenity.
- Incorporate hardy species, permeable paving and Water Sensitive Urban Design treatments to best maintain verdant landscape in harsh climate.



Urban Plaza OS11
0.2 Hectare



Raised lawns



Natural shade



Social and eventful



Flexible

URBAN PLAZA - INDICATIVE PLANTING AND MATERIALS

Tree Character



Graphic trunks, dappled canopies, light and bright



Quality shade, graphic colour, lush, hardy



Green groupings, human scale moments

Planting Character



Open lawns and clean edges



Simple ground planes and groves



Local accents and perennial colour at edges

Materials



Integrated and simple hardscape and softscape



Geology-inspired ground planes



Park vs promenade junctions



Endemic materials adapted

PEDESTRIAN LINKS

High quality pedestrian links create the structure for bustling retail activity and should become the epicenter of social life at Mt Atkinson. Defined by quality hardscapes, strategic tree canopies and highly articulated furniture and architectural elements, these spaces should allow for free movement, gathering and occupy-able edges. Integrated landscapes and considered transitions of materials, will establish an overall environment that feels natural, sun-lit and inviting to move through. The landscape will form an important part of best-practice retail and public space planning, setting Mt Atkinson apart as a leading local and regional destination.

- Technical Considerations and Opportunities:
- Create timeless qualities. Consider details, materials and planting that will maintain quality, or improve over time
 - Plan for flexibility of use and events
 - Create micro-climates that encourage occupation throughout the seasons
 - Encourage a mix of tenanted outdoor spaces and public open spaces to encourage activity and people-watching
 - Ensure considered thresholds to doors and openings



Weather protected walks



A variety of open spaces



High quality materials



Dynamic architecture



PEDESTRIAN LINKS - INDICATIVE PLANTING AND MATERIALS

Tree Character



Hardy, bright, formal canopies



Collective shade



Annual eventful colours

Planting Character



Bright and lush



Garden rooms, local aesthetic



Interior landscapes

Materials



High quality paving



Integrated precinct greenery and architecture



Robust timeless furniture



Sense of geologic history

TOWN CENTRE CORE

The heart of the Mt Atkinson Major Town Centre will be a connected environment with high quality landscape and architecture defining a pedestrian and cycle friendly town centre with vehicle access.

At open space forecourts, arrival plazas and urban space nodes, the landscape should provide break out spaces and announce the identity as a green place for human interaction. These important entries should provide for passive occupation, and make use of natural light.

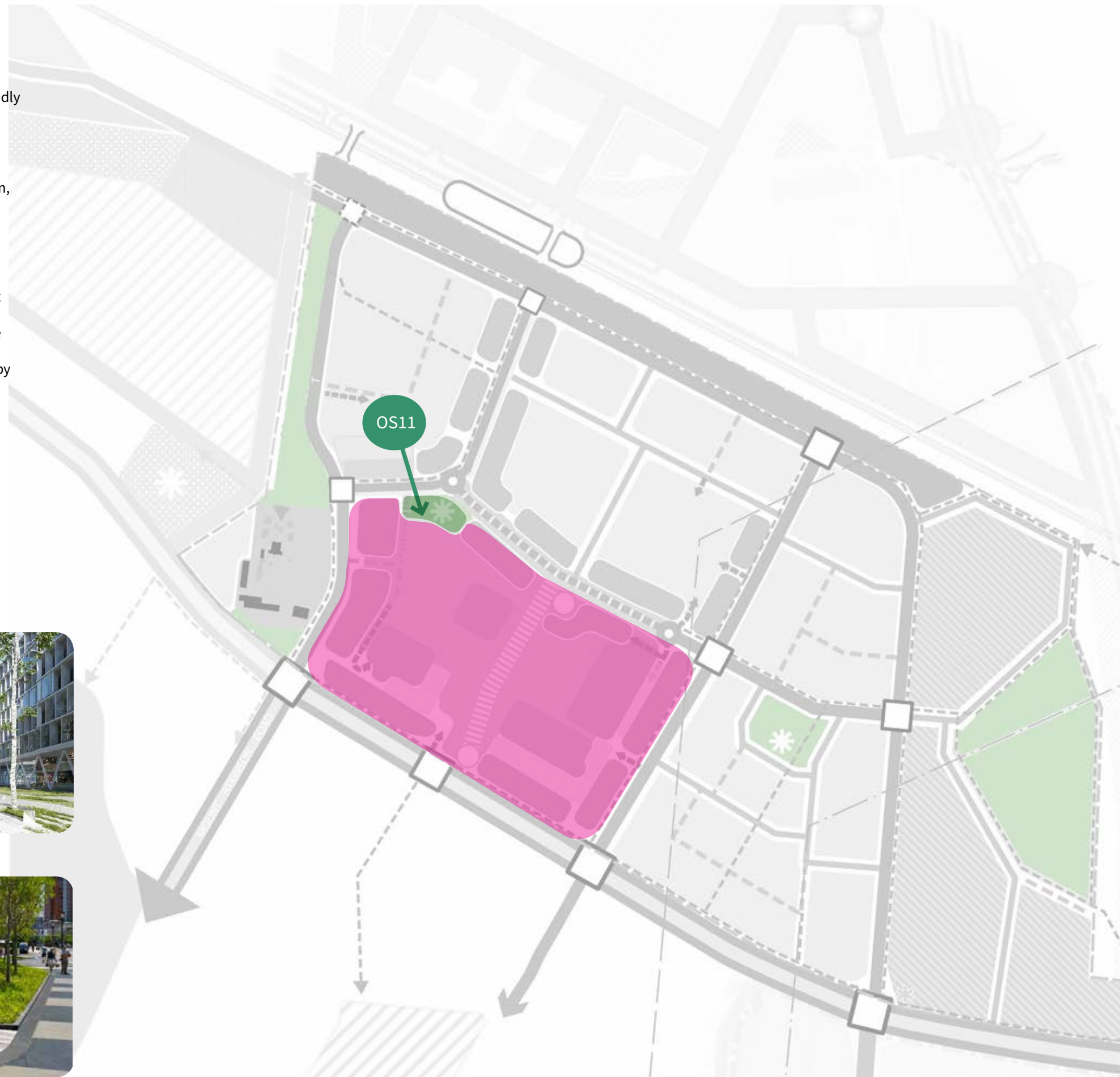
Technical Considerations and Opportunities:

- Ensure a high quality, timeless ground-plane materiality
- Align connections to the greater precinct through realistic pedestrian desire lines. Ensure good crossing points and allow greater set backs of built form at entries
- Design pocket parks in line with surrounding architecture to ensure adequate natural light and buffering from prevailing wind. Consider edges of parks conducive to uses such as end of trip facilities, cafes, civic forecourts and lobby breakout areas
- Invest in durable, quality furniture and infrastructure throughout precinct as defining character accent
- Announce identity of precinct through rich planting moments and graphic arrangements of trees that talk to surrounding architectural forms
- Investigate WSUD integration into green pedestrian links.



Town Centre Core

A fully pedestrianized zone activated by cultural, retail and civic uses



High quality pedestrian landscape



Pedestrian green Links



Ground plane materials



Urban Space Nodes

TOWN CENTRE CORE - INDICATIVE PLANTING AND MATERIALS

Tree Character



Light canopies, clean trunks



Sculptural shade pockets



Repeated architectural trunks

Planting Character



Seasonal accents



Lush interfaces



Fluid softscape and hardscape

Materials



Civic, robust



Public and private thresholds



Permeable



Detailed, modern approach to rural heritage

MIXED USE AREA



A thriving mixed use Major Town Centre must put livability as its focus. As well as providing convenience, practicality and efficiency the landscape must provide pleasant places to gather in public and retreat to in private. Generous tree-lined major streets should encourage walkability, cycling and connectivity to major transport hubs while providing break-out landscapes for retail activity and moments of pause. Residential and commercial design should allow for optimal natural light for tenants and provide private green spaces of multiple types, leveraging the expansive views in all directions.

Technical Considerations and Opportunities:

- Coordinate architectural form with optimal natural light for landscapes to public realm and private terraces
- Utilise tree species with good canopies and graphic trunk form on major streets
- Nominate widths of pavements that can accommodate occasional outdoor trading opportunities to enliven streetscapes
- Engineer roads with traffic calming devices integrated with soft landscape and crossing points for pedestrians
- Ensure integration of Water Sensitive Urban Design treatments with other streetscape features especially to bolster large tree growth
- Allow for a variety of terrace and rooftop landscape opportunities, suited to individuals, families, large groups and commercial workers.



Mixed Use Areas
Functional, connected and designed for work life balance. Green streets and efficient parking



Local Park OS12.
OS12 - 0.51 ha Local Park



Outdoor trading



Green streets and sidewalks



Private Landscapes and Rooftops



Local Parks

MIXED USE AREA - INDICATIVE PLANTING AND MATERIALS

Tree Character



Native and iconic



Seasonal, civic and shady



Pseudo-native forms

Planting Character



Softening, low, practical



Rich, varied, robust



Grassland heritage

Materials



Public but personal



Coordinated for quality



Unique and practical

LARGE FORMAT RETAIL

Large format retail serves a regional audience, arriving largely by car to choose and transport goods. As such, the major landscape opportunity within this zone at Mt Atkinson, is to provide best practice planning of carparking, green infrastructure and potential incorporation of Water Sensitive Urban Design within generous green buffers to these sites.

- Technical Considerations and Opportunities:
- Allocate trees and green space across off-street car parks according to Council's 'Off-Street Car Parking Guidelines, 2015'
 - Investigate opportunities for permeable surfaces and water harvesting to streetscapes and car parks
 - Break visual masses of large architecture form with strategic plating of tall trees
 - Bridge landscape treatments across both sides of connecting streets to ensure that large format retail does not appear as an outpost to the greater Major Town Centre
 - Provide visual connectivity to adjoining green spaces and local amenities including play areas, pedestrian links to civic core and periphery recreation landscapes to better integrate retail operations within the life of the community.



Large Format Retail
Lifestyle shopping within a beautified practical environment



Wetland interface



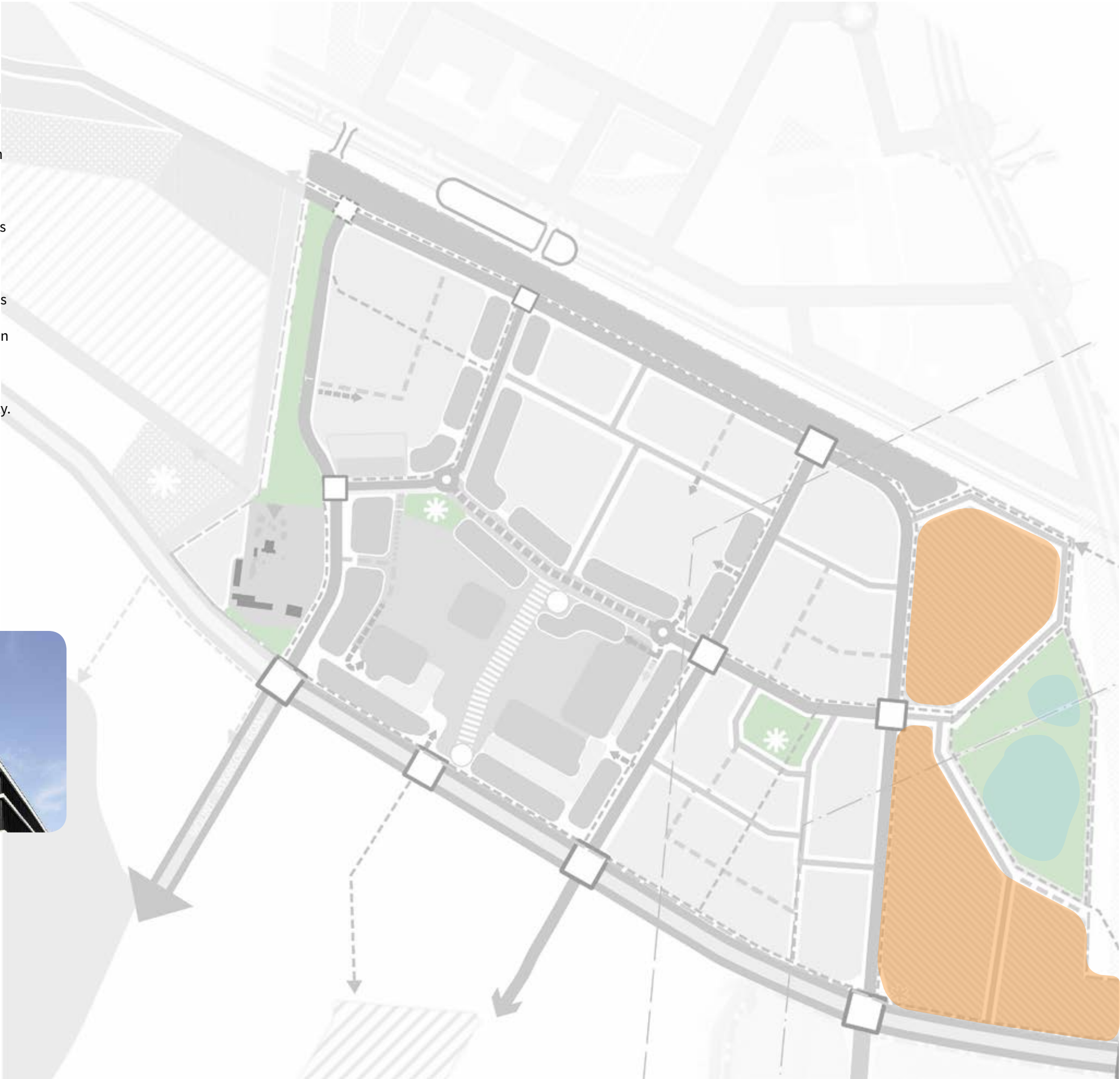
Water Sensitive Urban Design



Green Screening



Green Car Parks



LARGE FORMAT RETAIL - INDICATIVE PLANTING AND MATERIALS

Tree Character



Forested canopies



Native and hardy



Regional icons



Clustered, strategic screening

Planting Character

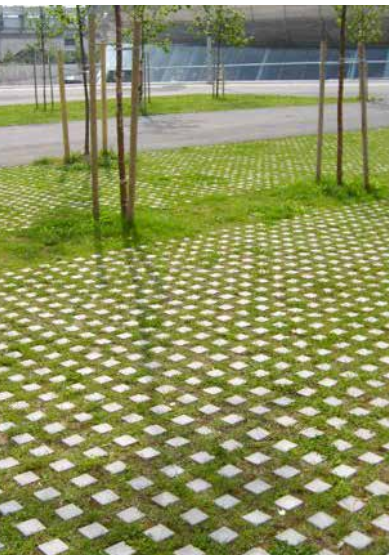


WSUD planting



Seasonal, golden, softening

Materials



Permeable, trafficable



Engineered landscape



Engineered landscape



WSUD kerbs



Solar car shade structures

ROADS & STREETSCAPES

As a significant part of the Major Town Centre landscape, streetscapes will play an important role in defining the identity of Mt Atkinson. Many factors will inform tree selection and street ground plane conditions, including built form, WSUD opportunities, traffic planning and parking. It is envisaged that major streets will connect to the greater area but transition their planting arrangements from residential areas into conditions that are more conducive to civic life and commercial activity.

Technical Considerations and Opportunities:

- Link to existing major residential streets structurally, but consider shifts in conditions and aesthetics
- Ensure integration of Water Sensitive Urban Design treatments with other streetscape features especially to promote large tree growth
- Provide for cycleways using recent case studies nationally and internationally to determine the safest on-road and off-road situation not just for cyclists, but vehicles and pedestrians
- Consider summer shading and winter sunlight to footpaths and utilise tree lines to buffer prevailing winds
- Establish precinct characters through species variation
- Future plan for long term sustainability of tree species in changing climatic conditions. Monitor tree performance through early years of establishment and determine best adaptability and necessary changes and maintenance.



Multiple modes



Green avenues



Iconic entrances



Shared zones



ROADS & STREETSCAPES - INDICATIVE PLANTING AND MATERIALS

Tree Character



Native iconic avenues



Precinct-defining character

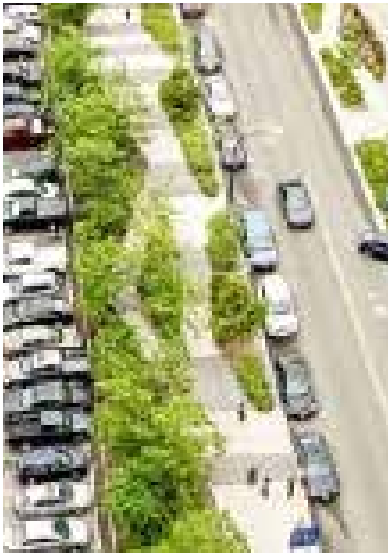


Hardy heroes

Planting Character



Drought tolerant



Generous, free-flowing



Buffered and abundant



Layered, rich, resilient

Materials



Detailed key moments



Transitional edges



Intuitive



Coordinated, engineered



Precinct-announcing day and night



Public corners

TREE CANOPY

Trees play an important role in improving the quality of life across residential developments. They can improve the increase footpath amenity, accent physical links to open spaces and provide shade and traffic buffering.

If we recognise that streets can provide a ‘place’ function in addition to ‘movement’ function then there are opportunities across Mt Atkinson to supplement the existing street trees. In particular locations, streets should become a key part of the open space network and support social connection and interactions.

At these locations the future urban canopy can be intensified to reduce the breaks and to help make streets more inviting and safe. Any supplementary trees should be appropriately located to maximise the benefits to the community and minimise any negative impacts to existing trees and future structures.

While the location and species selection of these trees should reflect the character of the broader Western Plains environment and be sympathetic to sight lines, solar access, spacing and mature dimensions they should also respond to special character areas across the development.

Technical Considerations and Opportunities:

- Preference indigenous species of local provenance that reflect or complements existing character and design intent where suitable
- Select robust species that are durable, long lived, true to type, suited to the local conditions including extreme heat, variable irrigation and volcanic geology
- Plant large canopy trees and groups to build canopy wherever space permits and conflict potential is low
- Shade and cool major pedestrian routes and pedestrian nodes
- Create attractive and coherent streetscapes by selecting trees along streets that have a consistent form and structure
- Select and high percentage of native and indigenous plants
- Exotic trees species should be used as accent plants
- Consider summer shading and winter sunlight to footpaths and utilise tree lines to buffer prevailing winds
- Future plan for long term sustainability of tree species in changing climatic conditions. Monitor tree performance through early years of establishment and determine best adaptability and necessary changes and maintenance

The following pages list the possible street tree species and whilst not being exhaustive, indicates the desired quality and ambiance envisioned for particular streets within the Major Town Centre network and also for particular Future Urban Space Nodes.

The list was developed with consideration of with MCC technical guidelines to ensure performance and maintenance issues were addressed.

Boulevards and Gateways

Green Streets

Shared Street

Open Space Perimeter Trees

Town Link Tree Node Options
(Weather protected, naturally lit)

mala MT ATKINSON MAJOR TOWN CENTRE
LANDSCAPE STRATEGY TECHNICAL REPORT

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TREE CANOPY - INDICATIVE SPECIES

Boulevard and Gateways

Preference should be made towards planting single species that exhibit grand stature and strong form. Planting configuration should assist in wayfinding and help contribute to creating a sense of place. Tree species should:

- Incorporate a strong/ formal avenue planting of a larger tree species that reinforce the higher order of these streets in the hierarchy
- Be echoed in verges and medians to form a larger extent of trees that creates the strongest possible visual cues and references a gateway
- Have high canopies and clear lower level view lines
- Use singular species on a given road corridor to help to streamline maintenance programs.



Eucalyptus Melliodora
Yellow Box



Angophra costata
Smooth-barked Apple Myrtle



Acacia implexa
Lightwood



Callistemon Viminalis
Willow Bottle Brush

Shared Streets

These areas typically experience significant pedestrian movement and place qualities. Tree species should:

- Enhance the functional and visual amenity
- Provide visual relief in environments that tend to be dominated by dense constructed form
- Be planted in clusters to help shade and cool pedestrian routes and nodes
- Ameliorate micro-climate conditions through the provision of summer shade and winter sun
- Provide higher impact using the signature and accent trees and trees with seasonal transformations
- Incorporate larger growing trees with unusual foliage and bark.



Jacaranda mimosifolia
Jacaranda



Geijera parviflora
Wilga



Eucalyptus sideroxylon
Red Ironbark



Eucalyptus leucoxylon
Yellow Gum



Eucalyptus torquata
Coral Gum



Lophostemon confertus
Queensland Brush Box



Koelreuteria paniculatum
Golden Rain Tree



Ficus rubiginosa
Port Jackson Fig

PERIPHERY LANDSCAPES

Mt Atkinson Major Town Centre is surrounded by Mt Atkinson homestead and heritage avenue to the west, rail and road easements to the north and a wetland to the east. Collectively these landscape offer a chance to bind a uniquely modern Australian landscape that interprets the character of an ancient landscape, providing aesthetic distinction and creating a series of connected public spaces.

- Technical Considerations and Opportunities:
- Consider key interfaces and green-link opportunities including rail interface, particularly the future train station, OS 11, OS12, OS17, WL-07, Mt Atkinson heritage homestead CL-02
 - Draw on endemic grassy plains species to create a golden periphery to the site
 - Integrate endemic species into major arterial streetscapes where viable, creating visual links around the circumference
 - Investigate indigenous patterns of use as design drivers for plant selection
 - Utilise low lying areas as potential water retention opportunities linked to great WSUD strategies. Utilise Plains Grassy Wetland species within these zones
 - Make use of public acquisition overlay areas as temporary aesthetic connections at a minimum and usable public open space where possible.

Other Landscapes
Utilise landscape areas surrounding the Major Town Centre to provide nature, free movement and informal engagement with unique landscapes

1 - Mt Atkinson Homestead Landscape

2 - Rail Corridor Landscape

3 - Eastern wetland Landscape

Open Space (Identified in the Mt. Atkinson & Tarneit Plains Precinct Structure Plan)

OS10 - 1.04 ha Linear Heritage Reserve

OS11 - 0.20 ha Urban Plaza

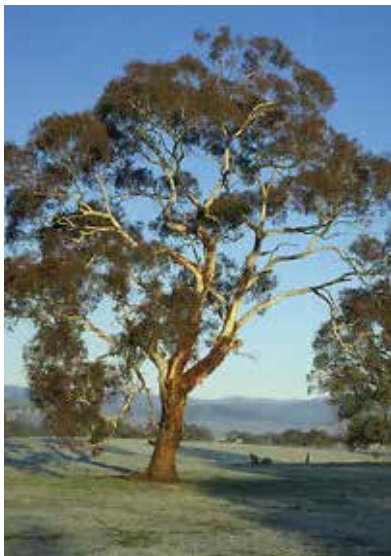
OS12 - 0.51 ha Local Park

OS17 - 0.32 ha Linear park providing connection between Mt Atkinson Volcanic Cone Reserve and Mt Atkinson Major Town Centre (located outside UDF).



PERIPHERY LANDSCAPES - INDICATIVE PLANTING AND MATERIALS

Tree Character



Endemic large, sparse



Endemic, small, feature



Endemic, clustered

Planting Character



Herbaceous, hardy



Annual event



Golden grasslands



Artistic swathes

Materials



Site-found materials



Ancient as modern



Designed ecologies



Integrated infrastructure



Context and balance



Sculptural sublime



Shared use areas

KEY REFERENCE DOCUMENTS

BACKGROUND INFORMATION

The following documents have been reviewed and summarised in order to prepare the Landscape Strategy.

The documents pertain to important information about existing site condition, heritage, as well as existing and ongoing strategies and policies being developed by Melton City Council and other consultants alike for Mt Atkinson precinct.

The Mt Atkinson and Tarneit Plains Precinct Structure Plan (Jun 2017 Amended January 2020)

Stockland Landscape Strategy

Rockbank Major Town Centre Urban Design Framework Draft (Aug 2018)

200211_UDF Workshop 5 (Feb 2020)

Mt Atkinson Precinct Structure Plan (PSP1082), Victoria: Aboriginal Heritage Impact Assessment (Oct 2015)

Melton Landscape Guidelines (2010)

Melton Public Realm Design Guidelines (DRAFT)

Melton Street Tree Strategy (DRAFT)

