



Sketch of the future Balaclava Walk West, looking south towards Nightingale Street

Adopted September 2012

City of Port Phillip

Balaclava Walk Masterplan:  
Balaclava Station and Environs

FINAL

(amended November 2012)



Architecture Planning Interior design

Adopted 24 September 2012

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City of Port Phillip

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balaclava walk masterplan: balaclava station and environs

1.0	introduction	03
2.0	context	04
	local context	
	area of study	
3.0	precinct design	06
	masterplan overview	
	precinct one: carlisle street interface and transport node	
	precinct two: marlborough street housing and balaclava station	
	precinct three: balaclava walk east and west	
	precinct four: nightingale street interface	
4.0	strategies	34
	materials and accessibility	
	planting and water	
	lighting and signage	
	safety and security	
	integrated art	
5.0	implementation	42
	project staging	
A	Appendices	43
	strategic vision	
	planning context	
	masterplan principles	
	key interventions by precinct	
	urban design approach	
	landscaping: native vegetation list	



McGauran Gianniini Soon Pty Ltd



City of Port Phillip

## Introduction

In February 2011, McGauran Giannini Soon Architects Pty Ltd (MGS Architects herein) was engaged by the City of Port Phillip to develop a Masterplan for Balaclava Station and its immediate surrounds. The Masterplan proposes an integrated vision for the Balaclava Station precinct that comprises the redevelopment of the station, development of the adjoining car park for community and private housing, improved public space and walkway connections (Balaclava Walk in particular), and a high quality interchange between the station and Carlisle Street tram services.

The project is consistent with the City of Port Phillip's adopted Carlisle Street Activity Centre Structure Plan, which identifies Balaclava Walk and the station upgrade as two key strategic projects for the centre.

The Balaclava Walk Masterplan provides a framework for:

- > A built form and landscape design that will help to realise the vision for the Carlisle Street Activity Centre
- > A coordinated delivery of City of Port Phillip works with the State Government - (Public Transport Victoria) delivered upgrade of the station and tram stop
- > An improved functional design of the station and surrounding environs that will benefit shoppers, commuters, local businesses and residents
- > The development of a sustainable transport interchange, with pedestrian movement as the priority form of transport, followed by cycling and public transport
- > An enhanced public realm that is vibrant, safe and attractive in order to encourage increased pedestrian movement
- > A reinforcement of the activity centre's urban structure and built form elements in order to underpin the identity and legibility of the local area
- > A visual consistency and a sense of streetscape enclosure
- > An enhanced pedestrian experience throughout the precinct
- > A public space adjacent to Balaclava Station that encourages social interaction and improves connections along Balaclava Walk West



The Balaclava Walk Masterplan

local context

4 Balaclava Station and its immediate surrounds are located to the south of Carlisle Street, a traditional strip shopping street with an eclectic mixture of single and double storey shops in a variety of styles. The strip is characterised by retail uses on the ground floor with some offices, apartments and residences above.

The area is rich in public transport opportunities. Balaclava Station provides access to the Sandringham line, which serves Melbourne’s southern Bayside suburbs. From Balaclava Station it is a 13 minute trip to Flinders Street Station and 17 minutes to Sandringham Beach. The precinct is also served by trams that run along Carlisle Street (the No. 3, 3a, 16 and 79). The trams run to the Melbourne CBD and provide an interchange opportunity with rail services at Balaclava Station.

South of the station sees a predominately residential character. The path along the railway line to Ripponlea Station will form the Balaclava Walk Southern Link. At present this pathway is thin and at times inaccessible, has restricted sightlines and poor lighting, and suffers from low quality landscape treatments. The potential of this Southern Link will be investigated in more detail in Part 2 of the Masterplan.

To the immediate east of Balaclava Station is the William Street Industrial Precinct, which is the only remaining piece of industrial zoned land within the Carlisle Street Activity Centre. While it is of regional significance as an industrial pocket, it has a high degree of potential for change to residential and/or office uses with few constraining factors; particularly given its proximity to Balaclava Station. Currently, the area suffers from poor connectivity and accessibility, a lack of attractive vegetation, and a reputation for attracting antisocial behaviour.

To the immediate west of Balaclava Station is the station car park, which has been identified as the site for a mixed private and community housing development. Further to the west sees an urban fabric composed of traditional fine grain housing.

(This text has been adapted from the Carlisle Street Urban Design Framework, November 2009)



- Station
- Key Roads
- Baclava Walk West
- Baclava Walk East
- Potential Balaclava Walk Southern Link

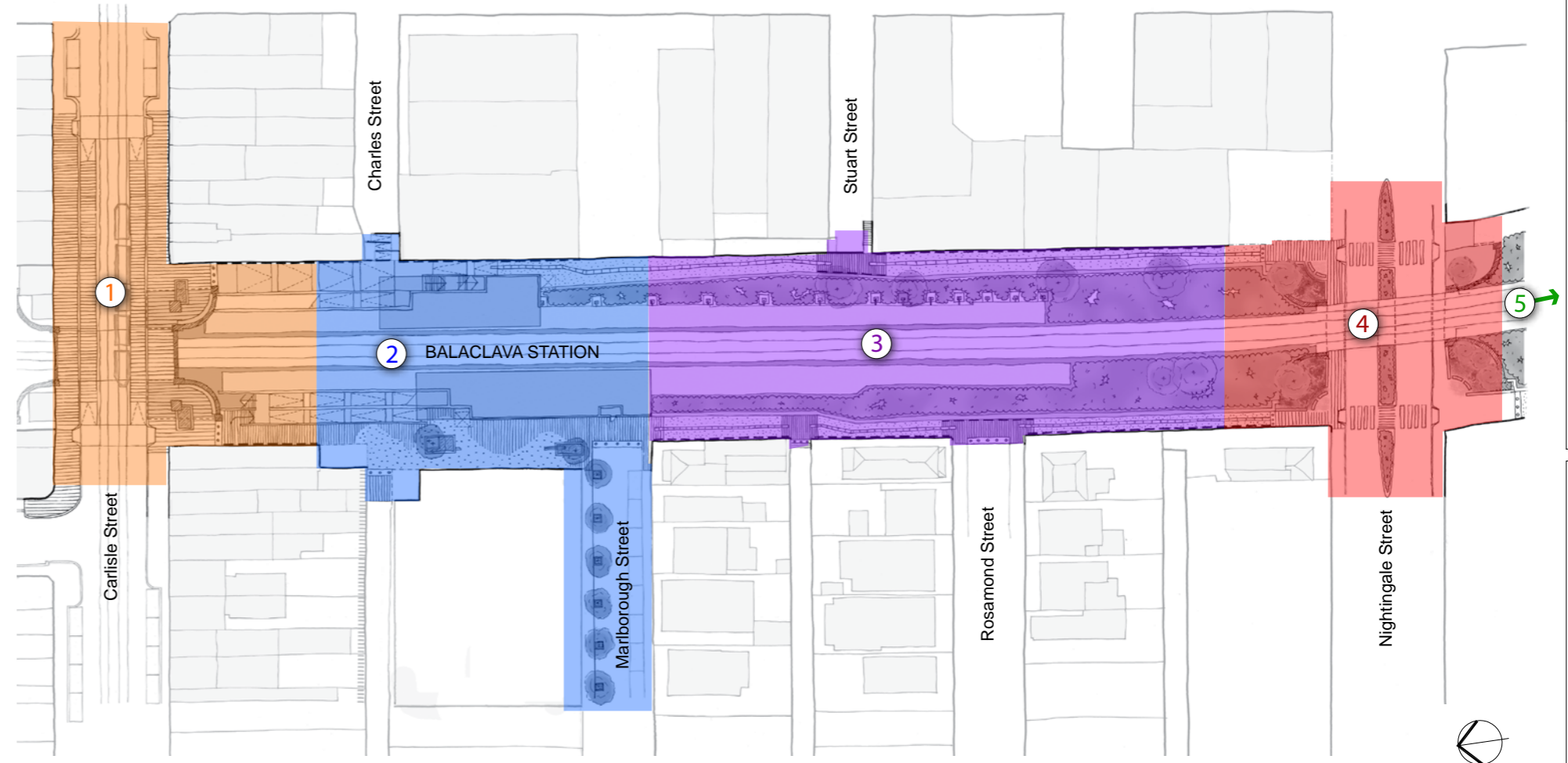
## area of study

The masterplanning process will be undertaken in two distinct stages. Stage 1 (comprising Precincts One to Four) is detailed within this report. Precinct Five (the Balaclava Walk Southern Link), will be further addressed in Stage 2 of the Masterplan.

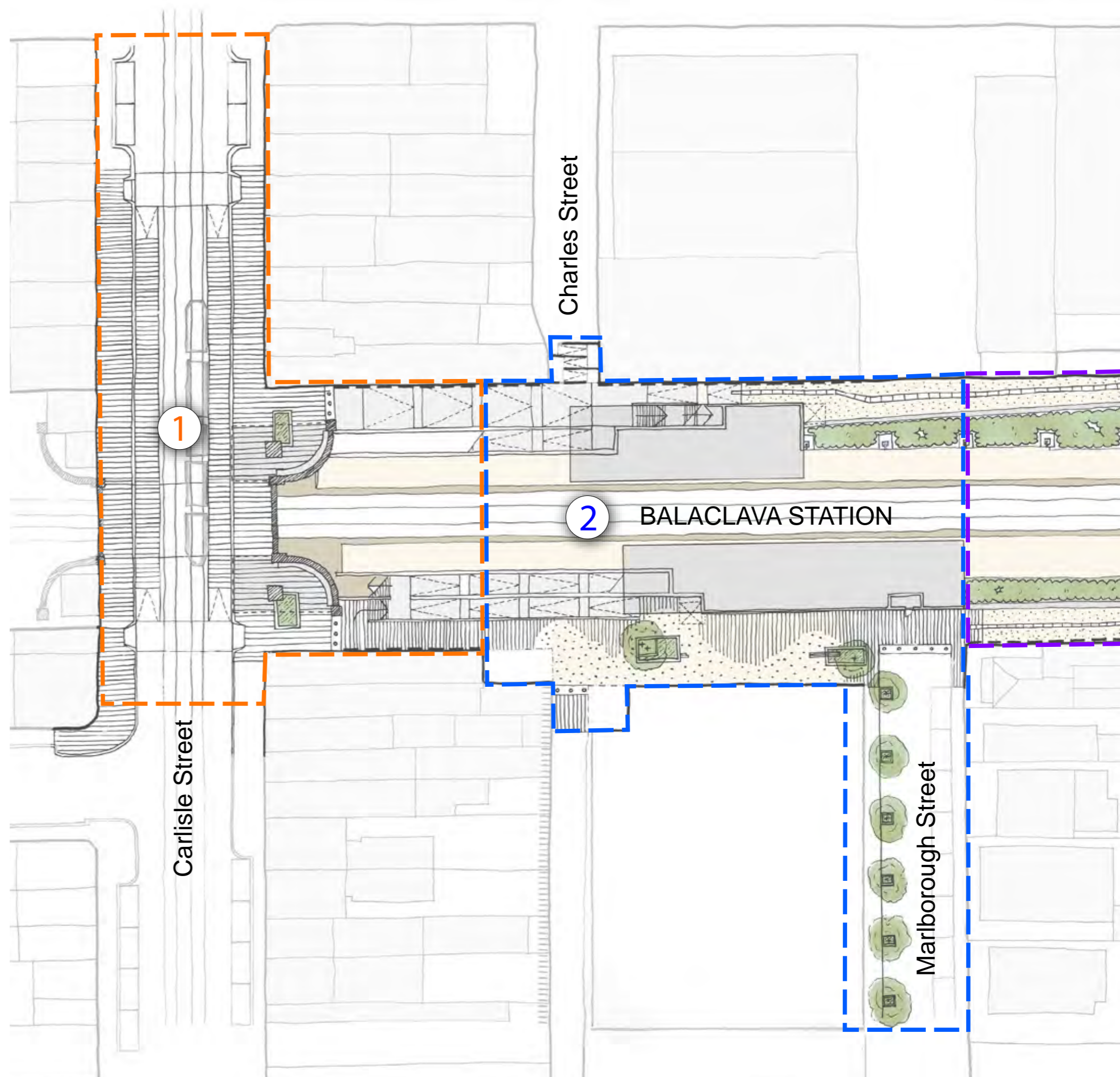
### Area of study

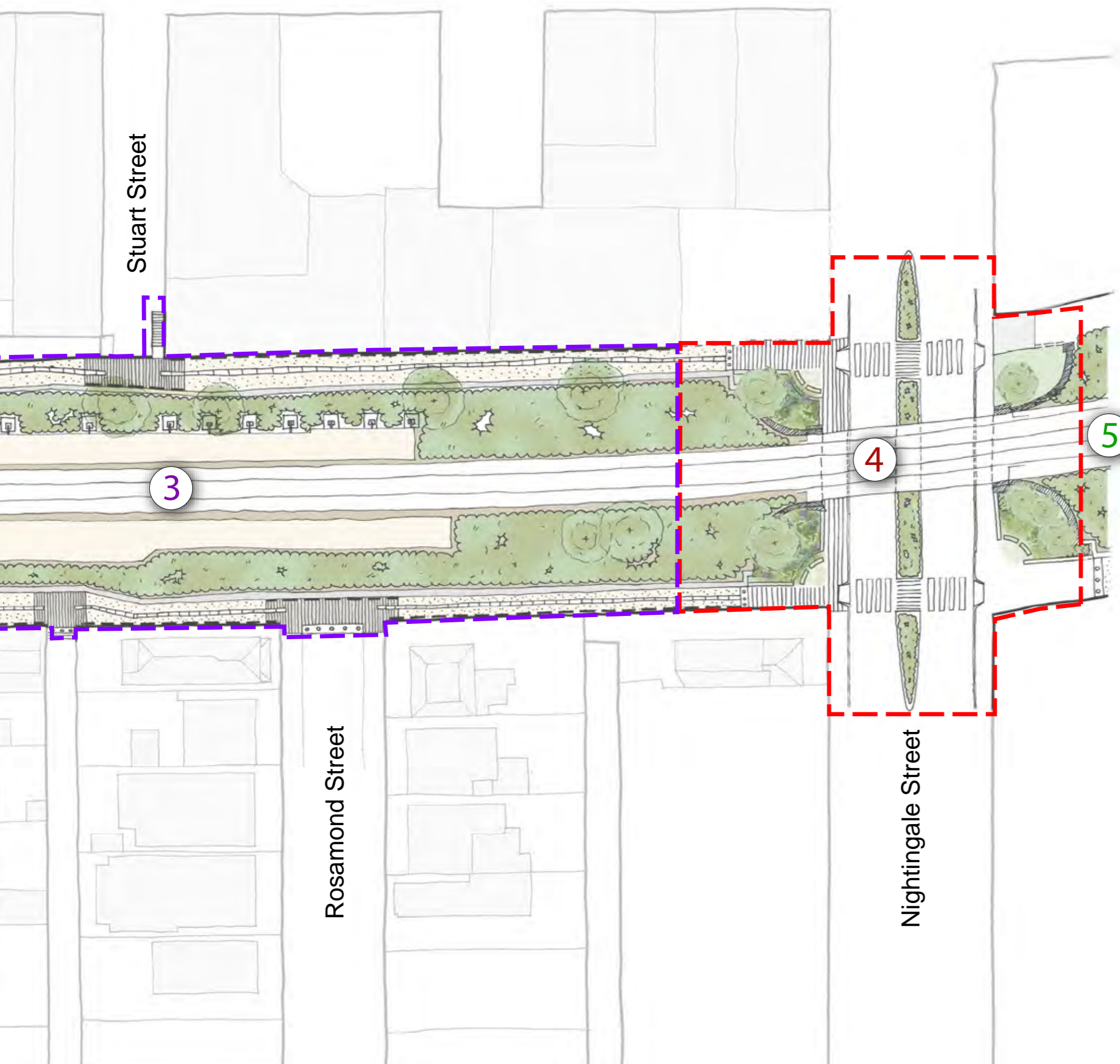
- ① **Precinct One: Carlisle Street Interface and Transport Node**
  - > As the gateway to both Balaclava Station and Balaclava Walk, it is proposed that this precinct will become a transport node and provide a high quality civic space for shoppers, commuters and residents alike
- ② **Precinct Two: Marlborough Street Housing and Balaclava Station**
  - > The current station car park will be redeveloped as mixed private and community housing; forming an important interface with the station's new western entry
  - > The precinct also covers Balaclava Station's platforms, access ramps and the land to the immediate east
- ③ **Precinct Three: Balaclava Walk West/Balaclava Walk East**
  - > The proposed path of two high quality walkways that run either side of the railway embankment, between Marlborough Street and Nightingale Street
- ④ **Precinct Four: Nightingale Street Interface**
  - > A proposed minor civic space that forms the southern gateway to Balaclava Walk East and West
- ⑤ **Precinct Five: Balaclava Walk Southern Link**
  - > Developing Balaclava Walk Southern Link; a walkway running on the western side of the railway line that will connect Balaclava Station with Ripponlea Station (Part 2 of the Masterplan).

A large portion of the William Street Industrial Precinct is also considered as part of the Masterplan. This is an important area to consider as it attracts a high volume of Carlisle Street bound pedestrian traffic. Refer to the Carlisle Street Principal Pedestrian Network Analysis (January 2011) for further detail.



The Balaclava Walk Masterplan: Precinct Areas

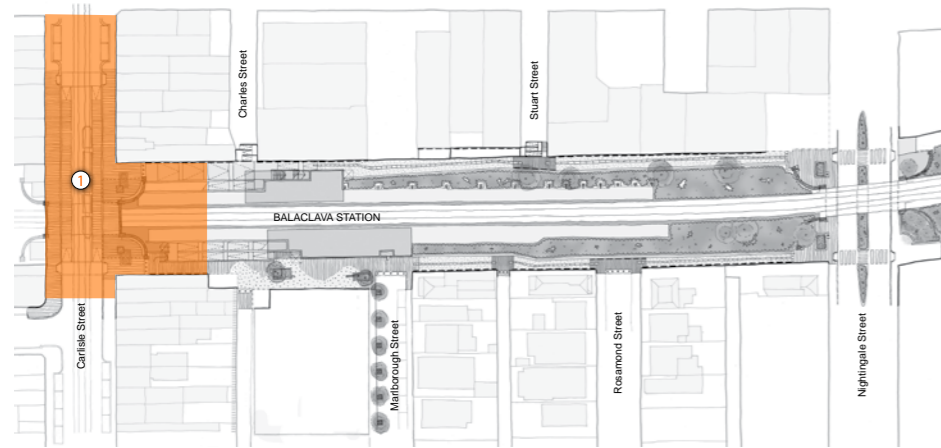




> Balaclava Walk Southern Link to Ripponlea Station  
(To be further detailed in Part 2 of the Masterplan)

## precinct one:

## carlisle street interface and transport node



## Existing Conditions

- > The fine grain retail uses on Carlisle Street create a vibrant and lively environment that attracts a large number of visitors daily (approximately 3,200 commuters per working day)
- > Carlisle Street's thin road reserve width creates conflict between trams, cars, cyclists and pedestrians.
- > The surface treatment throughout the area is not consistent, with patches of concrete and asphalt laid throughout the precinct
- > The quality of the public realm at the station entrance is poor, with little amenity for pedestrians and commuters, including:
  - Tight walkway widths under the rail bridge
  - Limited seating and facilities for public transport users
  - A visually cluttered public realm (signage, light poles, bins, etc)
  - Conflicts between pedestrians, cyclists and cars on the busy street
- > The two existing VicTrack retail tenancies (205-207 and 209 Carlisle Street) contribute to a number of urban design issues, such as:
  - Crowding the entrances to Balaclava Station
  - Reducing views to the station
  - Creating bottlenecks and hindering efficient multi-modal transfers
  - Obscuring the historic Bluestone bridge abutments
- > The Lady of St Kilda sculpture is part of the identity of the street. It is difficult and costly to maintain in its current location. Any future relocation would need to maximise public viewing opportunities.



The interface between Carlisle Street and Balaclava Walk East



The current pedestrian environment below the railway bridge over Carlisle Street



The Bluestone railway bridge abutment on the north side of Carlisle Street



Carlisle Street viewed from Balaclava Walk East



The 'Lady of St Kilda' sculpture attached to the east side of the railway bridge



The VicTrack tenancy located at 209 Carlisle Street; obstructing views of the historic Bluestone railway bridge abutment



The transition from Carlisle Street to Balaclava Walk West



Photomontage of the current Carlisle Street / Balaclava Station interface - looking south east  
The location of the VicTrack tenancy at 205-207 Carlisle Street reduces the presence of Balaclava Station from Carlisle Street

# 3.2

precinct one:

## carlisle street interface and transport node

before

- High tree retention value
- ▤ Advocate for the removal of buildings in front of the southern railway bridge
- ① Removal of existing station access ramps
  - > Rerouting of existing walkway between Carlisle Street and the Marlborough Street car park.



scale 1:250 @ A3

0 5 10 15 20 25m










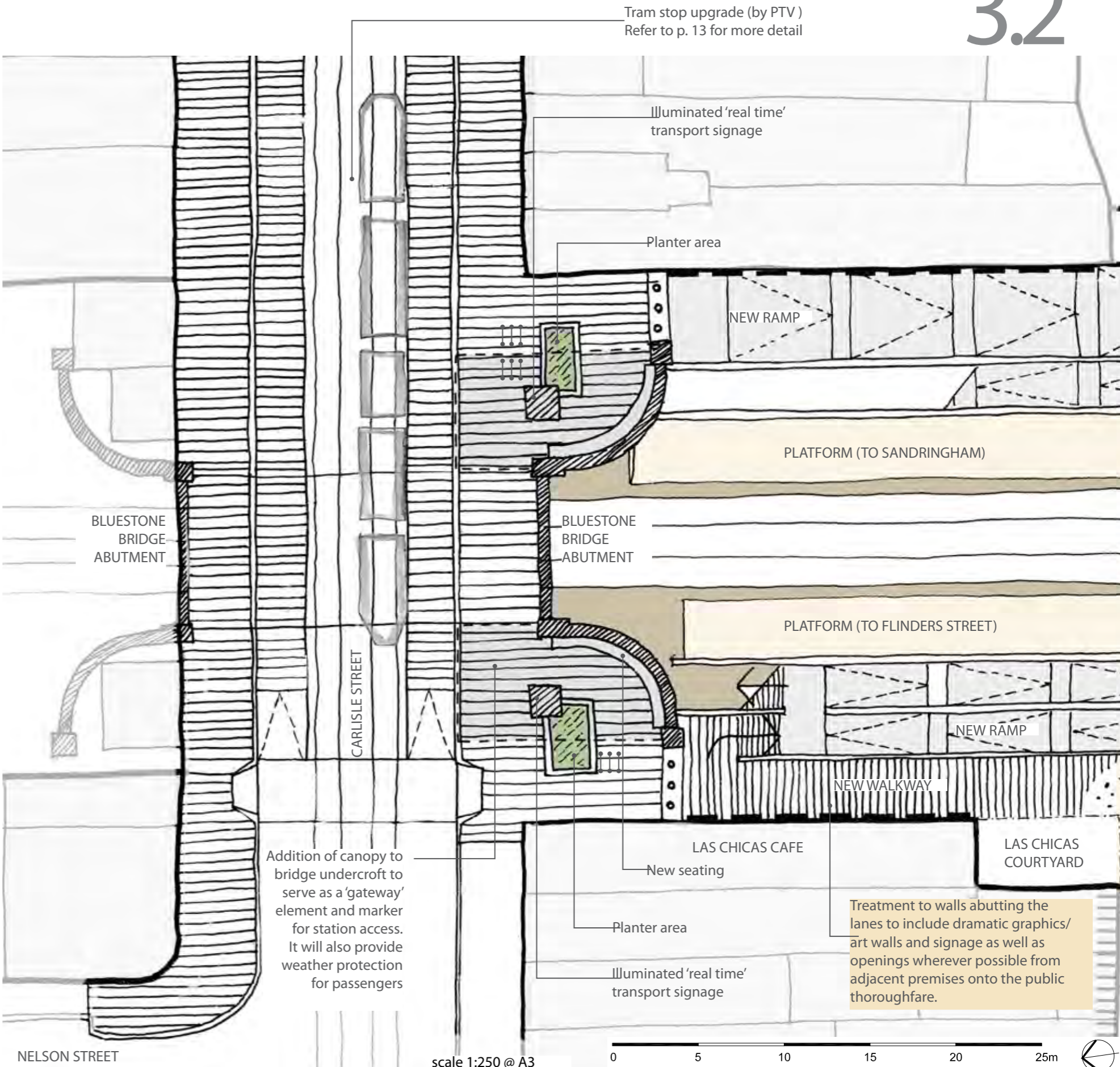
after

Design response

- > Advocate to remove the small, VicTrack retail buildings, currently obscuring the curved Bluestone retaining walls on the south side of Carlisle Street (subject to ongoing discussions with Victrack).
- > Capitalise on the removal of the VicTrack buildings by creating a generous urban space around the southern bridge abutment
- > Develop the precinct as a northern gateway to Balaclava Station and Balaclava Walk East and West
- > Ensure sightlines are clear between Carlisle Street tram stops and the entry to Balaclava Station
- > Transform the precinct into a meeting place and rest area for shoppers and commuters by:
  - Using high quality Bluestone paving as the preferred precinct ground surface treatment
  - Providing seating and feature signage
  - Providing adequate lighting
  - Incorporating appropriate landscaping in the public realm
- > Ensure that the precinct is a comfortable transition area for passengers interchanging between rail and other transport modes on Carlisle Street
- > Provide illuminated, 'real-time' public transport information signage between the tram stops and each station platform access ramp
- > Provide bicycle facilities, such as hoops, close to the station access points
- > Provide vehicle bollards to the north of the platform access points to prevent vehicle through movement
- > Remove redundant or unnecessary street furniture and signage to help reduce visual clutter in the precinct
- > Encourage future activation of the eastern wall of the Las Chicas Cafe.

Precinct design materials legend

	Tram stop canopy and gateway element		Graphic design element applied to wall
	Bluestone paving		Bicycle hoops
	Ramp (materials to be determined)		Bollards
	Garden bed/small-scale planting		



## carlisle street interface and transport node



Sketch of the future Carlisle Street/Balaclava Station interface, looking south-east












New tram zone design response

The Public Transport Victoria (PTV) redevelopment of the tram stops on Carlisle Street will include a number of public realm improvements, such as:

- > Raising the level of Area A\* by 300mm (tram floor level) to enable efficient and accessible tram alighting
- > Providing ramps up to the level of Area A (minimum 5m in length)
- > Extending the pedestrian areas out to the tram tracks
- > Including a bicycle zone running parallel to the tram tracks
- > Providing parking bays close to the platform access ramps
- > Providing 'kiss and ride' spaces for car passengers accessing trains or trams.



Note: this is an indicative design based on previous PTV tram infrastructure improvements. The final tram stop design will determined by PTV tram standards.

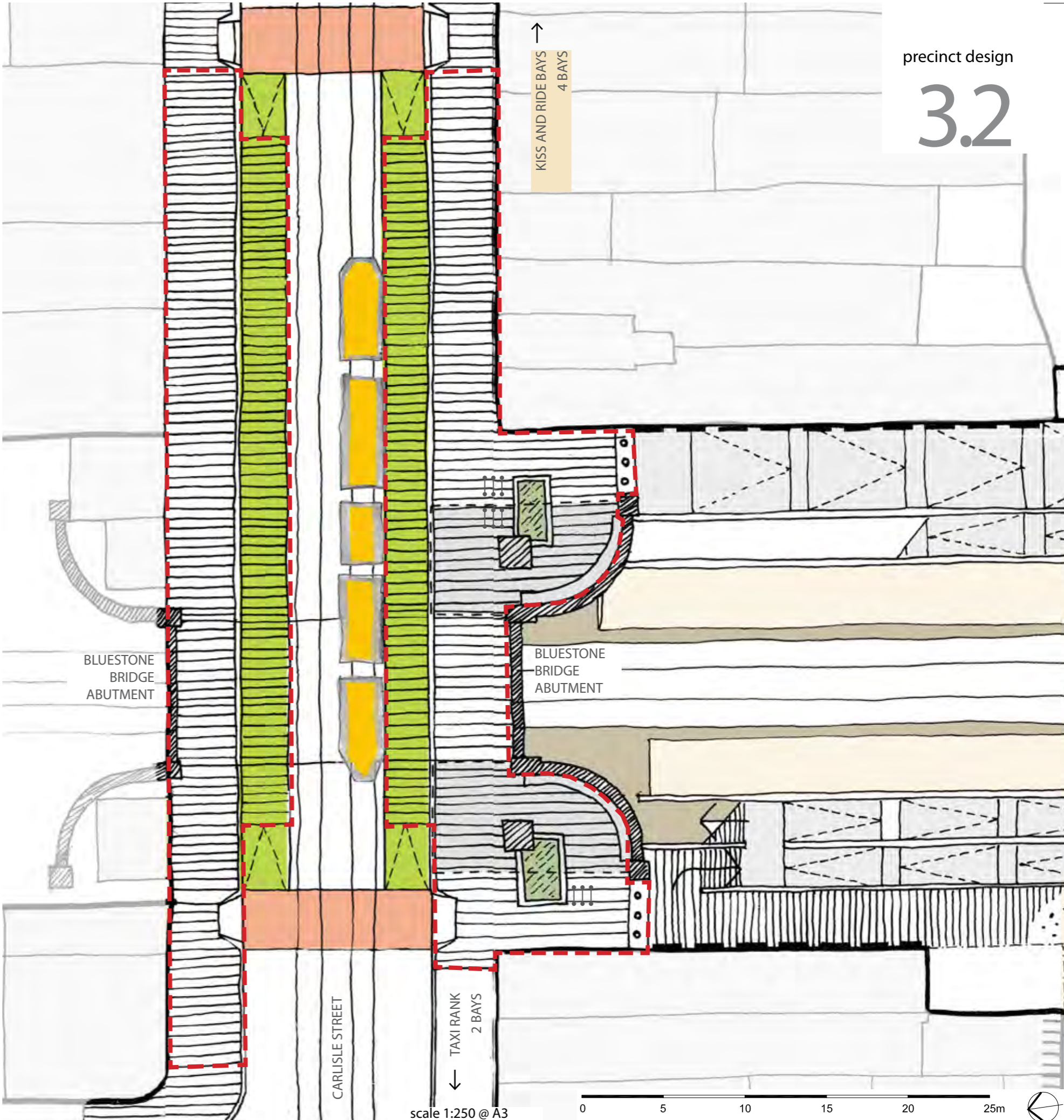
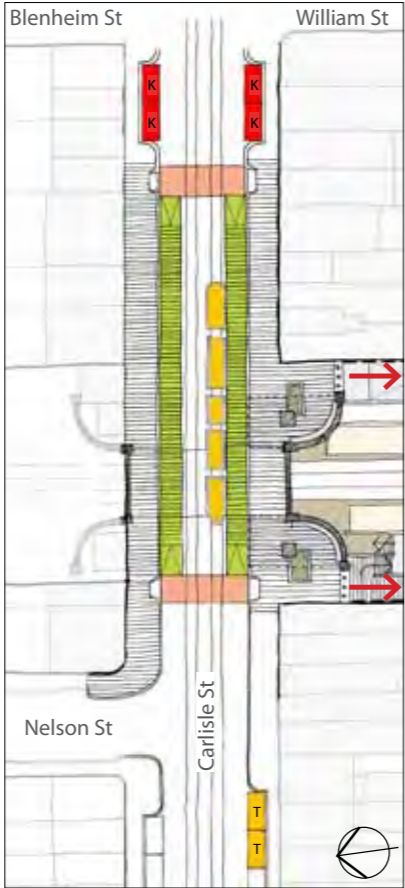
Precinct design materials legend

	Tram stop canopy and gateway element		Bluestone paving
	Tram		Ramp (materials to be determined)
	Raised bicycle lane/ pedestrian alighting area		Graphic design element applied to wall
	Pedestrian crossing with prominent street graphic		Bicycle hoops
	Area A: The level of this area will be raised to that of a low floor tram		Bollards
			Garden bed/small-scale planting

'Kiss and Ride' and taxi spaces

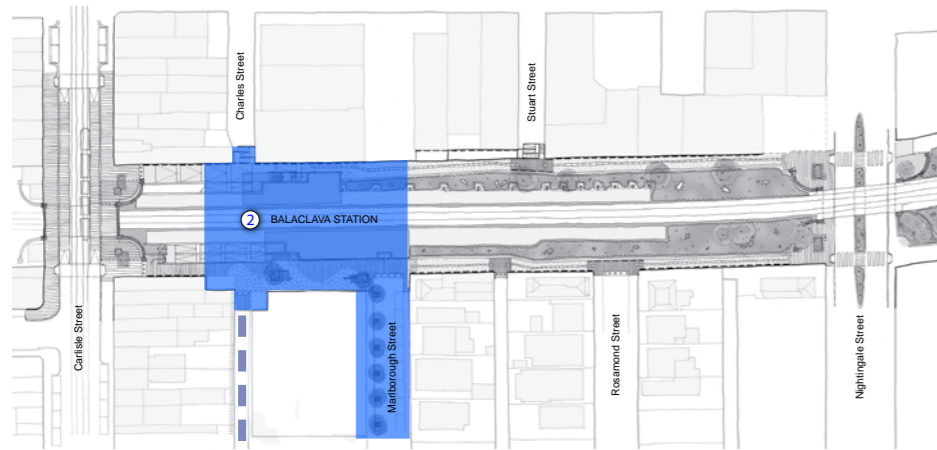
Using the already limited on-street car parking available on Carlisle Street, this design allocates:

-  4 'kiss and ride' (short-term) car spaces, to the east of the Carlisle Street/Balaclava Station interface (approximately 75m from the city-bound platform access ramp)
-  2 taxi spaces to the west of the Carlisle Street/Balaclava Station interface (approximately 50m from the city-bound platform access ramp).



precinct design  
3.2

## precinct two:

marlborough street housing and  
balaclava station

## Existing Conditions: Marlborough Street car park

- > The surface of the lane (running parallel and south of Carlisle Street, as indicated by a dashed line on the key plan above) is in poor condition. This is due for reconstruction by the City of Port Phillip in 2-3 years time
- > The opening at the eastern end of Marlborough Street meeting Balaclava Walk is too narrow and there is restricted visibility, making it dangerous for pedestrians and cyclists
- > The corrugated fence on the railway reserve is an eyesore
- > The railway embankment is unattractive and provides opportunities for antisocial uses
- > Much colour is provided in the area by graffiti, creating an open air gallery. However, some residents and users of the space consider this to be a sign of neglect or find it intimidating
- > The Las Chicas cafe is the only building that has activity fronting onto the car park through the use of its private courtyard
- > Some of the existing plantings in the car park area are restricted by spaces that are too small for the ultimate mature size of the species, resulting in infrastructure (e.g. curb and footpath surfaces) either being damaged or likely to become damaged in the future
- > The northern car park boundary is bordered by unattractive and unactivated back-of-house and servicing uses, which does little to promote passive surveillance and a welcoming public realm.



Unactivated rear lane access to Carlisle Street businesses



The lane running east-west between Carlisle Street businesses and the car park



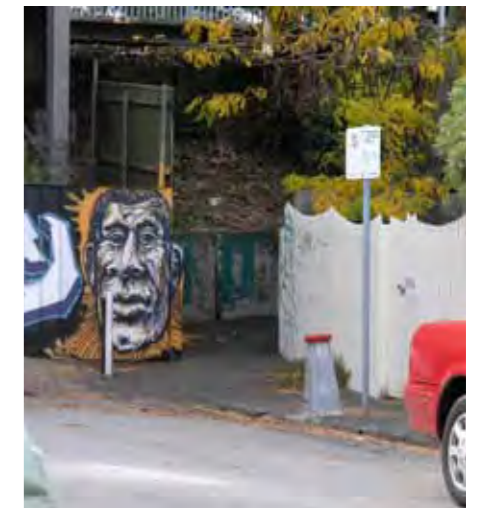
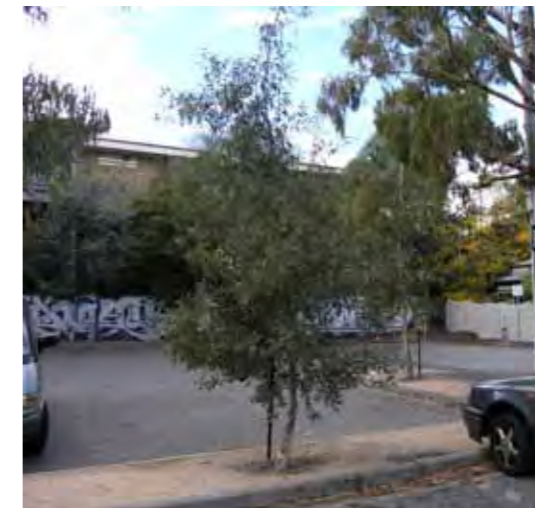
The Las Chicas cafe; currently the only business using the rear lane as an access point for customers



The western platform access ramp



The Balaclava Station commuter car park; the site for future private and community housing



The walkway bottleneck between Marlborough Street and the continuation of Balaclava Walk West



Photomontage of the current Balaclava Station car park - looking west from the Balaclava Station platform access ramp

precinct two:  
marlborough street housing and  
balaclava station

Existing Conditions: Balaclava Station and access ramps

- > The current Balaclava Walk East pathway is narrow in parts and does not provide adequate sightlines for those using the path
- > The walkway surface treatments are in disrepair
- > The design of both station access ramps creates an unsafe pedestrian and cycling environment on the adjacent walkways
- > The access ramps are not DDA compliant
- > The location of the access ramps (set away from the railway embankment) reduces pedestrian sightlines and creates security problems for adjoining businesses
- > The platform and access ramp undercrofts are unattractive and provide opportunities for antisocial behaviour
- > The existing brick station platform supports should be incorporated in the planned station upgrade
- > In some areas the railway embankments are eroded, sparsely planted or infested by weeds
- > Lighting around the station is ad-hoc and insufficient
- > The vista from the top of the eastern station access ramp is blighted by unattractive rooftops and barbed wire fencing.



The eastern station access ramp - looking south



The eastern station access ramp and abutting walkway - looking north



The station platform undercroft is clearly visible and accessible



The current walkway is too thin and in a state of disrepair - looking north to Carlisle Street



The existing brick platform supports should be incorporated into the new station upgrade



The walkway to the car park currently jackknifes under the western platform access ramp, creating pedestrian conflicts



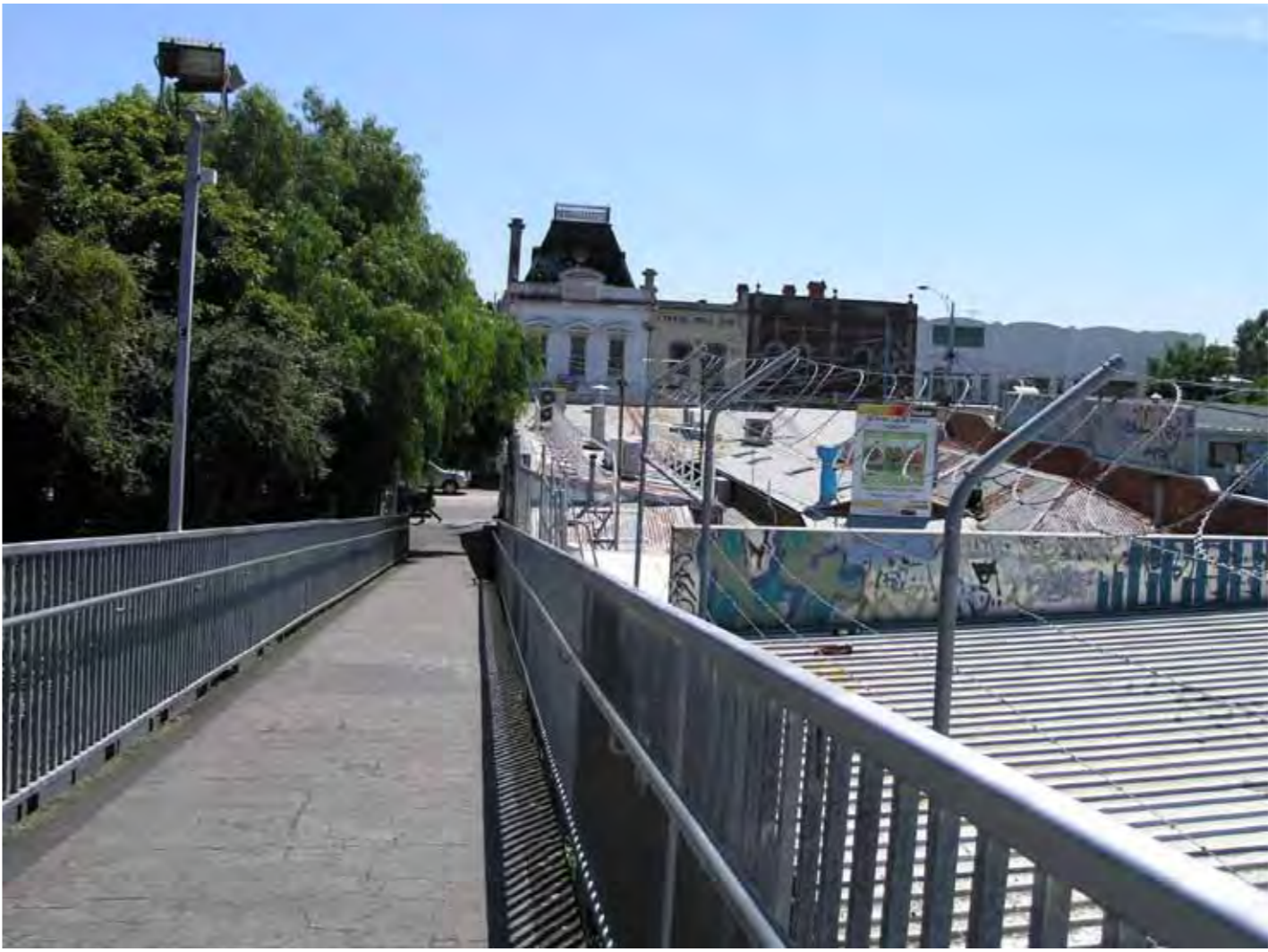
The western platform access ramp undercroft is clearly visible and accessible; providing opportunities for antisocial behavior



The western railway embankment is eroded and lacks vegetation



The current city-bound (west) Balaclava Station platform access ramp - looking north to Carlisle Street



The current Sandringham-bound (east) Balaclava Station platform access ramp - looking north to Carlisle Street

## 3.3

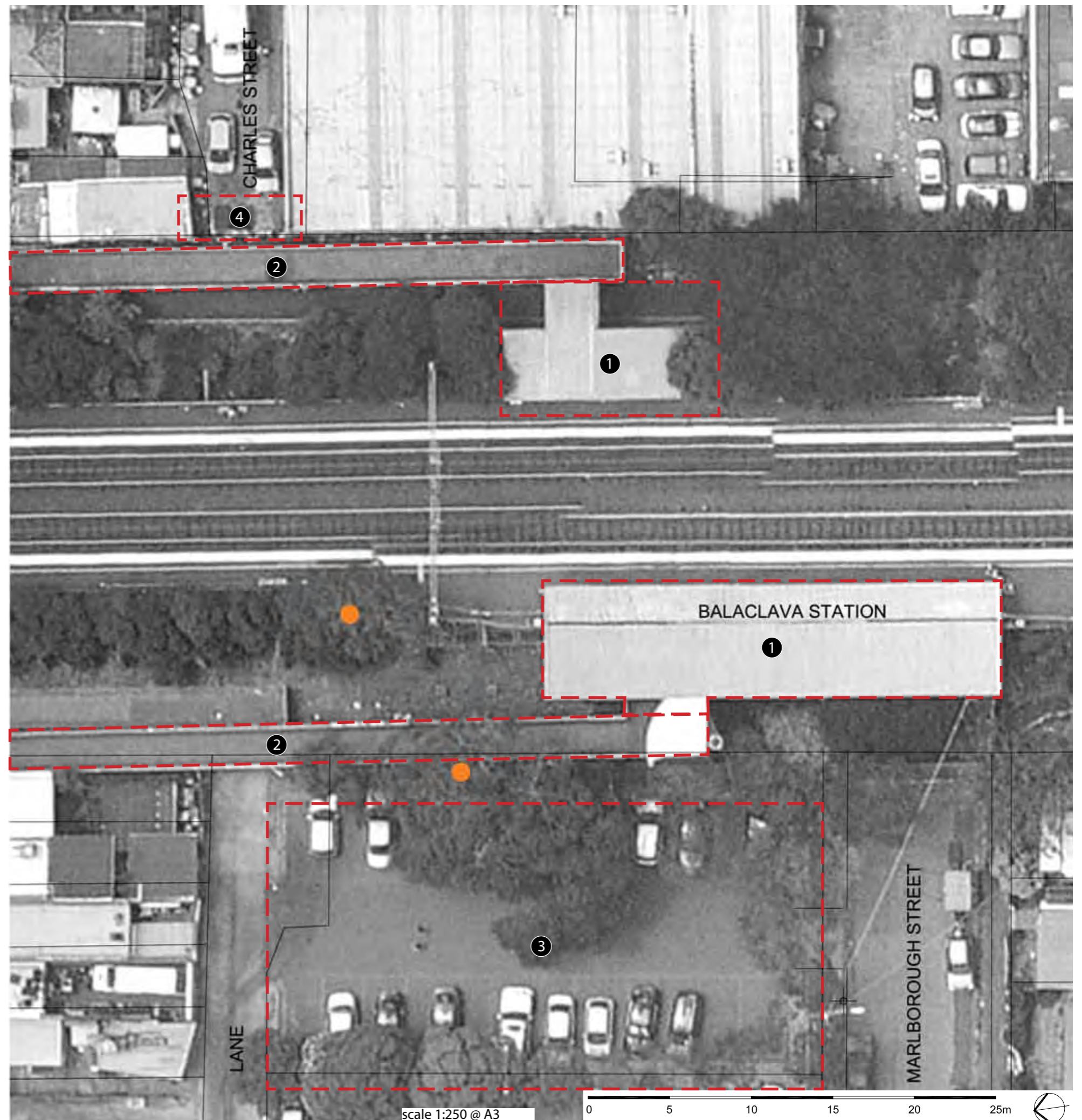
precinct two:

marlborough street housing and  
balaclava station  
before

● High tree retention value

▤ Areas where change will potentially occur. This will be dependant on PTV's final design for the station.

- ① Demolition of existing Balaclava Station infrastructure in preparation for the proposed station redevelopment
- ② Removal of existing station access ramps
- ③ Removal of existing Balaclava Station commuter car park
- ④ Removal of fencing between Charles Street and Balaclava Walk East
  - > Rerouting of existing walkway between Carlisle Street and the car park.



scale 1:250 @ A3

0 5 10 15 20 25m
















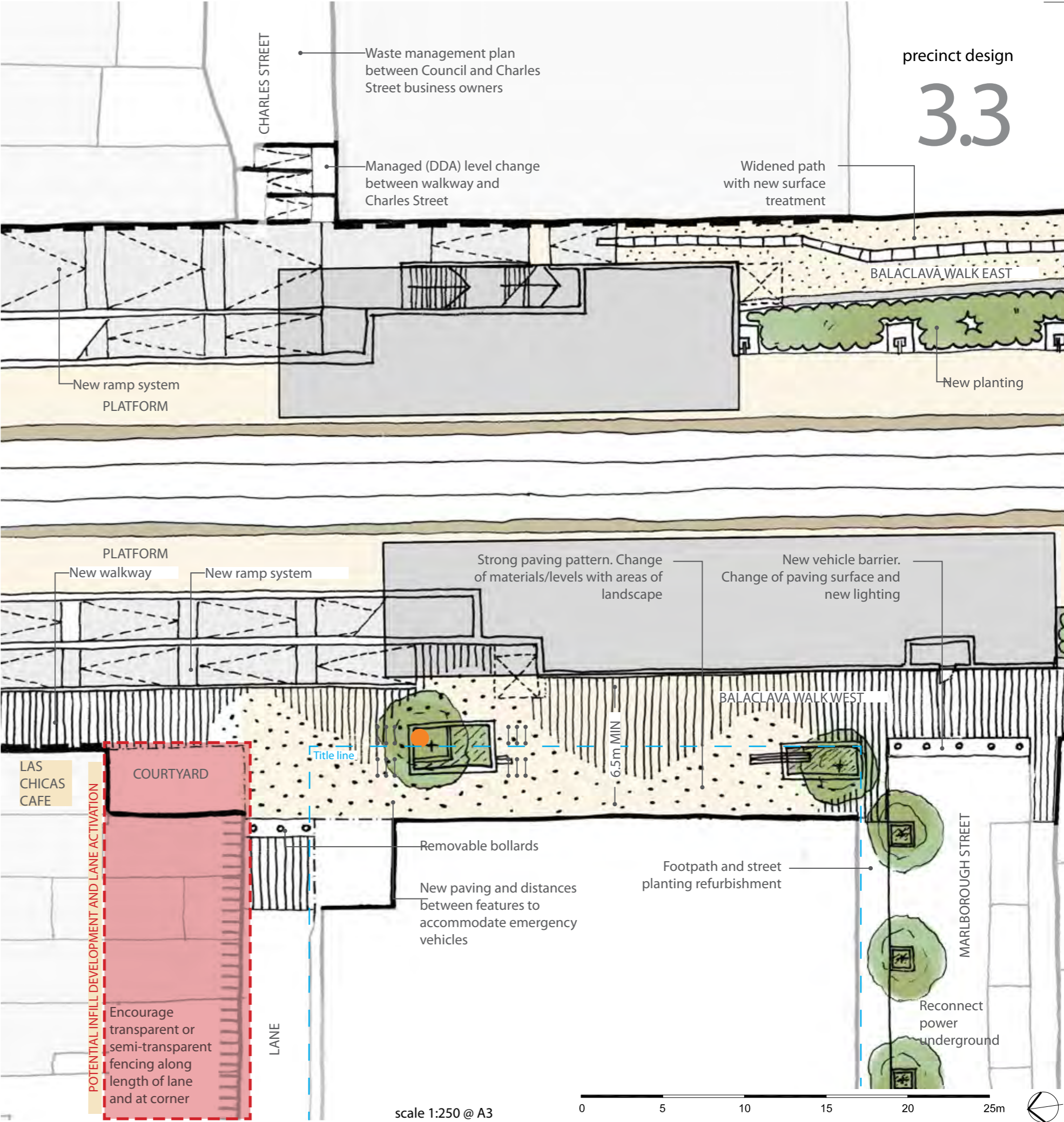
after

Design response

- > Ensure that the housing development is setback appropriately in response to smaller existing residential fencelines (approximately 3m)
- > Ensure that the housing is set back from the walkway to create a wider civic space and ensure that it activates its frontage along Balaclava Walk, as well as the lane. The civic space created will serve as a high quality pedestrian route from Carlisle Street along the railway embankment. The space will:
  - Develop as a small-scale, yet bright and light space
  - Include new paving and high quality materials
  - Incorporate quality civic design elements, such as street furniture, lighting, striking integrated art, and appropriate landscaping (refer to Section 5)
- > Invigorate the rear laneway (between Carlisle and Marlborough Streets) and promote it as a legitimate address, rather than just a service-only thoroughfare. This can be achieved with a combination of approaches:
  - Future shop-top housing and infill development of Carlisle Street properties
  - Rear/through access to Carlisle Street retail/hospitality uses and outdoor dining
  - Public realm improvements, including laneway resurfacing, new lighting, alternative waste collection strategies and a security fencing redesign
- > Ensure street trees and landscaping, as well as footpath surface treatments, are a high priority for Council-funded street improvements
- > Encourage new development to accommodate all wiring below ground
- > Redesign the pedestrian access to Balaclava Walk West (at the eastern termination of Marlborough Street) to provide a more generous walkway design that maximises sightlines and reduces modal conflicts
- > Ensure that a vehicle turning area is available at the eastern end of Marlborough Street
- > Provide access to Balacalva Walk East from Charles Street; with level changes negotiated via an accessible ramp and stairs
- > Ensure a healthy pedestrian environment in Charles Street by developing a waste management strategy between Council and Charles Street traders.

Precinct design materials legend

	Proposed Balaclava Station roof outline		Bluestone paving
	Garden bed/small-scale planting		Bluestone paving with strong pavement pattern
	Large-scale planting		Asphalt with Bluestone paving strip
	Tree		Ramp (materials to be determined)
	High tree retention value		Graphic design element applied to wall
			Activated building frontage to the public realm
			Bicycle hoops
			Bollards

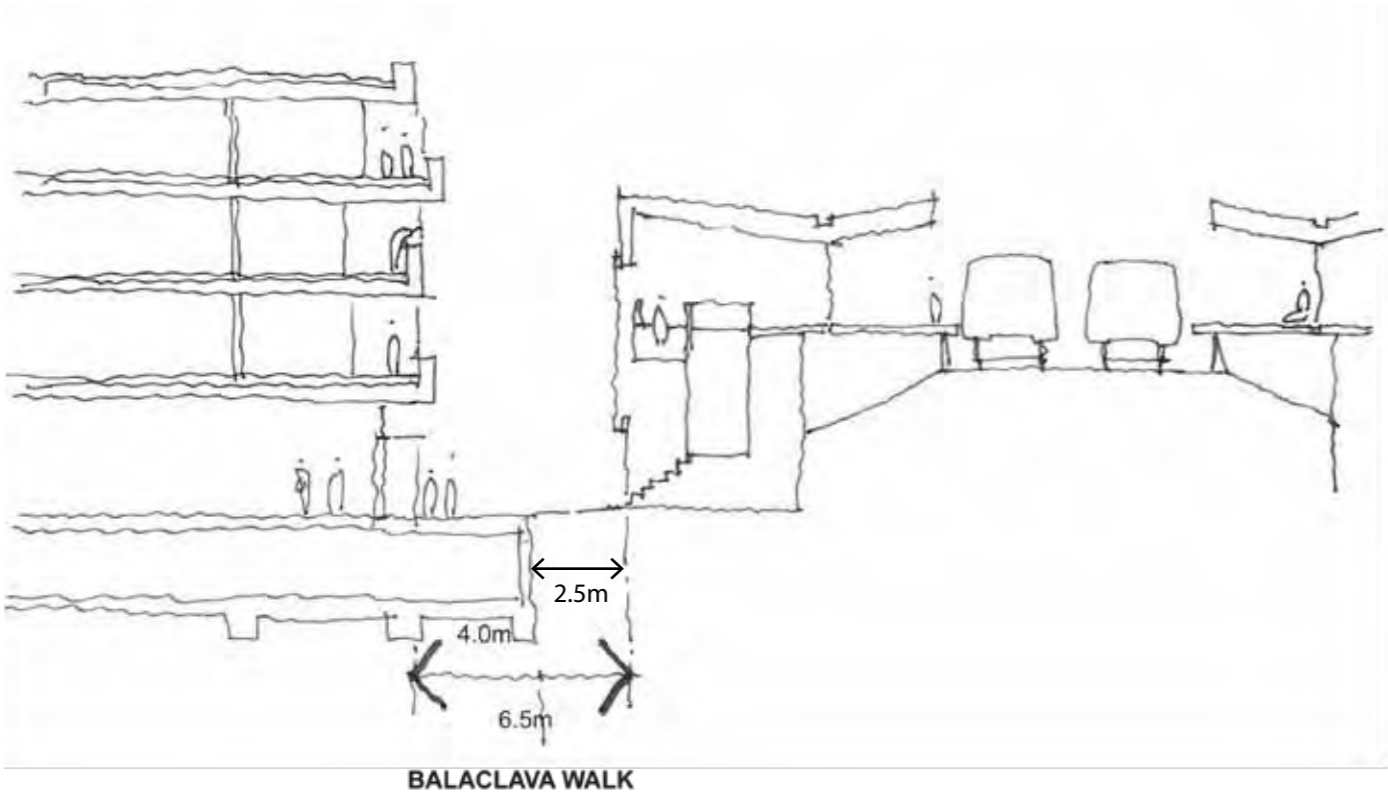


precinct two:  
marlborough street housing and  
balaclava station



Sketch of the future Balaclava Station mixed private and community housing interface, looking east along Marlborough Street

Sketch of the future connection between Balaclava Walk East and Charles Street, looking west along Charles Street



Mixed private and community housing on Marlborough Street: initial concept design, section view of the interface with Balaclava Station, looking north to Carlisle Street. This sketch shows a minimum 4.0m setback from the housing site boundary, where 2.5m is also retained for the continuous Balaclava Walk. This creates an opportunity for a public space.

Please refer to Appendix A.1 for Built Form Framework plan detailing proposed heights for the community housing development site (extract from the Carlisle Street Activity Centre Structure Plan 2009).

POSSIBLE DESIGN SOLUTION



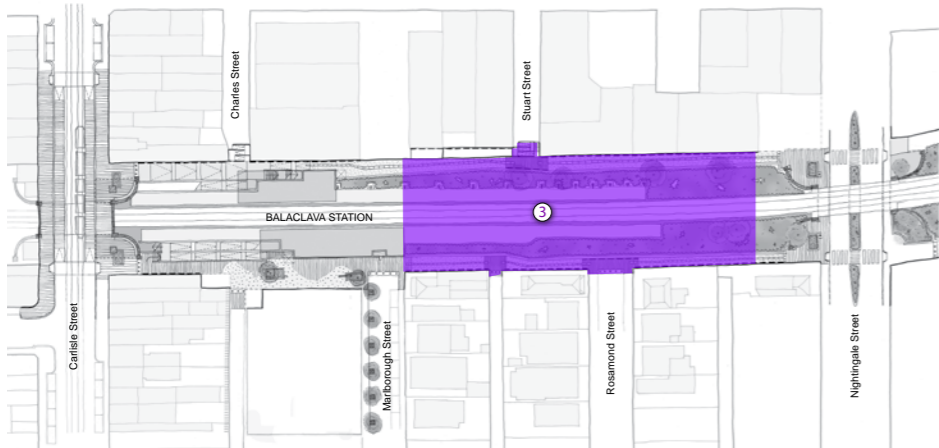
The diagram above show a potential design response only. It illustrates how a public space can be created by the setback of new development as a key public realm element of Balaclava Walk. This image is an extract from the Carlisle Street Urban Design Framework, (adopted November 2009)

precinct design

# 3.4

precinct three:

## balaclava walk east and west



Existing Conditions: Balaclava Walk East

- > Unattractive and unactivated backs of warehouses front onto the walkway
- > The emergency access route from the southern end of the station platform is breaking up and overgrown with weeds
- > The walkway suffers from heavy shadowing from both the railway embankment and warehousing
- > Abundant tagging in the walkway conveys a sense of neglect
- > The walkway surface treatment is dilapidated and in need of urgent attention (tree roots and general wear have broken the path up)
- > Half of the walkway width is asphalt and the other half is exposed soil
- > Rubbish and debris litter the walkway and it lacks pedestrian amenities, such as seating and lighting
- > Due to a change in level, the walkway width halves and creates a bottleneck
- > The railway embankment appears to have been originally planted (or colonised by) Peppercorn trees, which are a strong and significant landscape element to the station environs and should be retained if possible
- > The railway embankment is overrun by weeds and does not mask the station platform undercroft
- > Rear access to William Street businesses is often separated from Balaclava Walk East by poor quality fencing
- > There is a significant level change between the walkway and the termination of Stuart Street, which will make any future connections a challenge.



Even though the path is in disrepair, it still attracts significant pedestrian traffic



In some areas, Balaclava Walk East is split into asphalt and gravel/soil



An example of the neglected public realm on Balaclava Walk East



The western end of Stuart Street is separated from Balaclava Walk East by fencing and a significant level change (approximately 0.8m)



Rear access to William Street businesses is separated from Balaclava Walk East by poor quality fencing



Balaclava Walk East - viewed from the eastern station platform



Balaclava Walk East - looking north



Balaclava Walk East - looking north

precinct three:  
balaclava walk east and west

Existing Conditions: Balaclava Walk West

- > The walkway has access issues (not DDA compliant) and is too narrow
- > The walkway suffers from a lack of quality lighting at night
- > Plantings are unsuitable for the area; they often overshadow the walkway and provide opportunities for antisocial behaviour
- > Sightlines are poor and sharp corners create pedestrian conflicts (the lack of clear sightlines can also create a sense of unease for pedestrians)
- > Abundant ‘tagging’ in the walkway conveys a sense of neglect
- > The interface between residential uses and the walkway is poorly managed
- > The station platform undercroft is clearly visible and accessible
- > The intersection between the laneway, which runs east-west between Marlborough Street and Rosamond Street and terminates at Balaclava Walk West is neglected and not pedestrian-friendly
- > Rubbish and debris litter the walkway and it lacks pedestrian amenities, such as street furniture
- > The railway embankment appears to have been originally planted (or colonised by) Peppercorn trees, which are a strong and significant landscape element to the station environs and should be retained if possible
- > The railway embankment is overrun by weeds in some areas and is eroded.



The current bottleneck between the eastern end of Marlborough Street and Balaclava Walk West



Balaclava Walk West - looking north



Balaclava Walk West - looking south



Intersection of Balaclava Walk West and the lane running between Marlborough and Rosamond Streets



The transition between Rosamond Street and Balaclava Walk West is poor, with little investment in the public realm



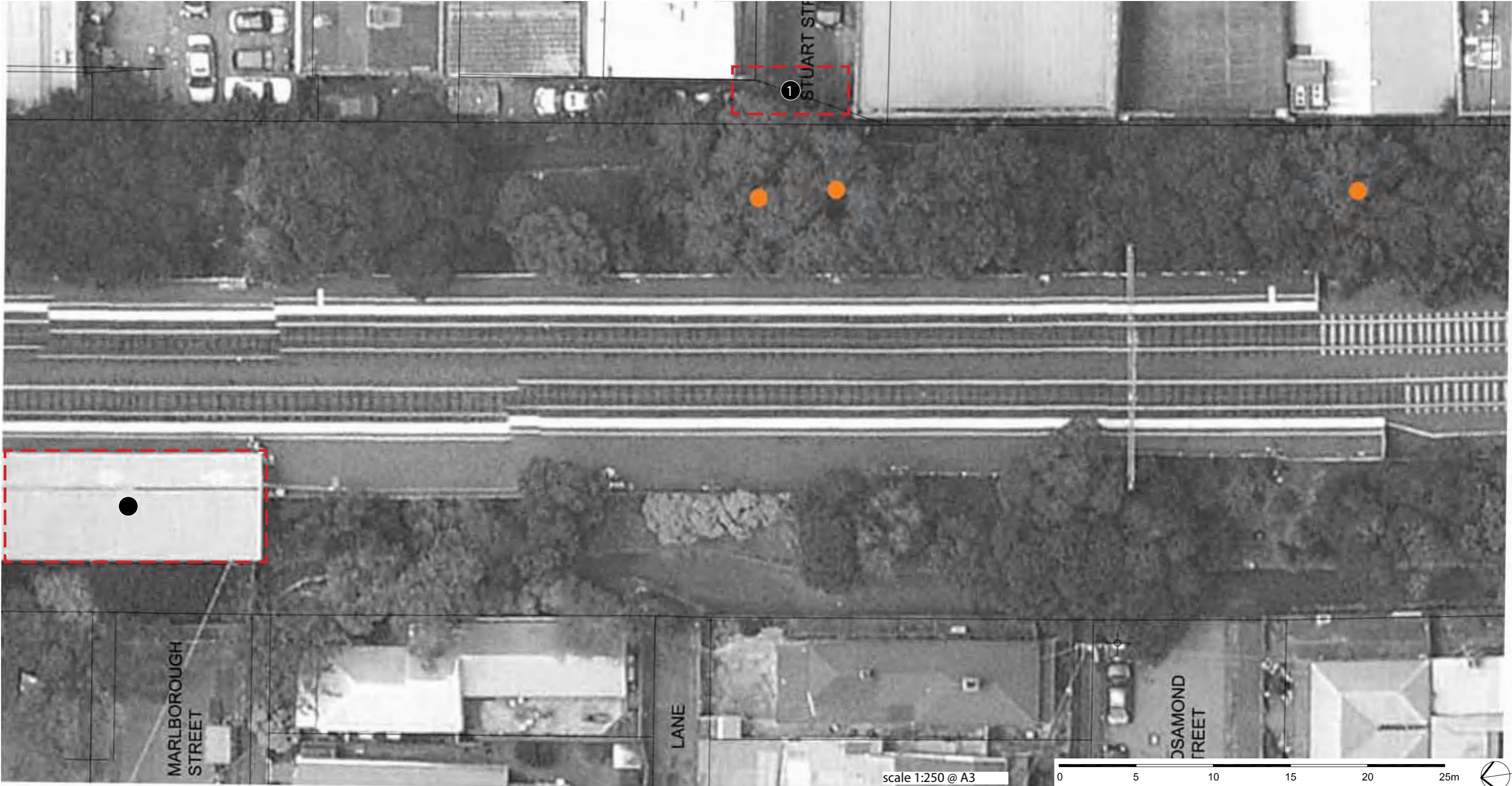
The intersection of Rosamond Street and Balaclava Walk West - looking north

# 3.4

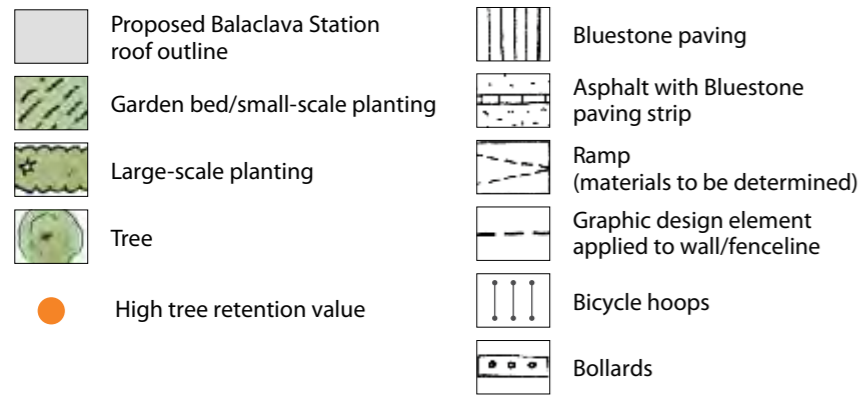
precinct three:  
balaclava walk east and west

- High tree retention value
- ▭ Areas where change will potentially occur. This will be dependant on PTVs final design for the station.
- ① Removal of fencing between Stuart Street and Balaclava Walk East.

before



# Precinct design materials legend



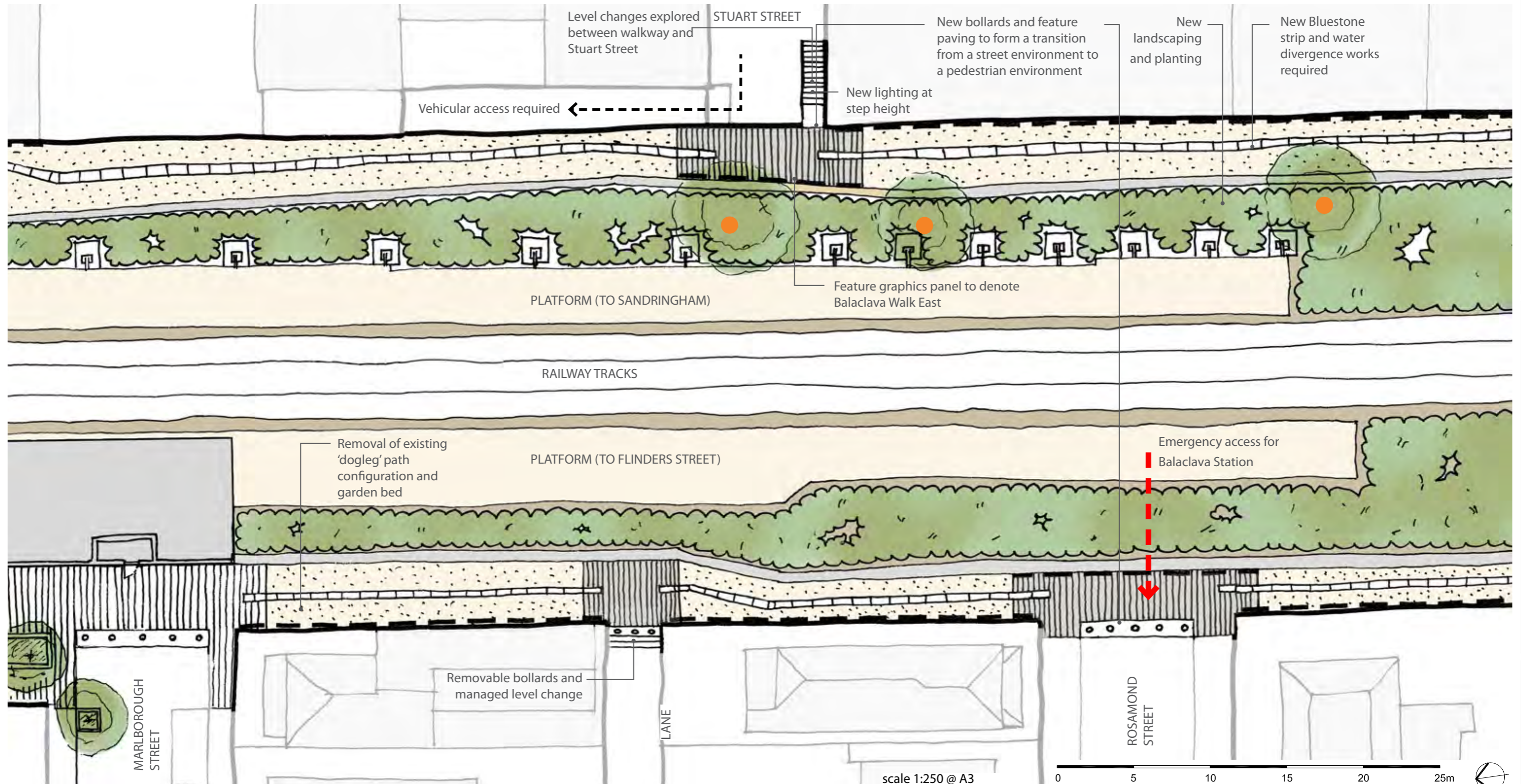
## Design response

- > Widen Balaclava Walk East and West where possible
- > Resurface the walkways with high quality surface treatments
- > Replace the makeshift laneway lighting with a more permanent and appropriate lighting design
- > Improve the railway embankment by masking the railway platform and introducing drought tolerant, native plantings
- > Widen intersections to improve sightlines and reduce conflicts and carefully manage level changes between Balaclava Walk East and West and surrounding streets/laneways
- > Improve Rosamond Street's easterly vista by masking the station platforms and improving the railway embankment landscaping
- > Replace vehicle bollards at the eastern end of Rosamond Street and design a smooth transition from a street environment to a pedestrian environment
- > Encourage light industry and commercial uses on William Street to open up onto Balaclava Walk East
- > Open up the western end of Stuart Street to Balaclava Walk East and manage the level change with an accessible ramp and stairs.

## precinct design

# 3.4

## after



scale 1:250 @ A3

0 5 10 15 20 25m

precinct three:  
balaclava walk east and west



Sketch of the future Balaclava Walk East looking north to the proposed station entrance and Carlisle Street beyond



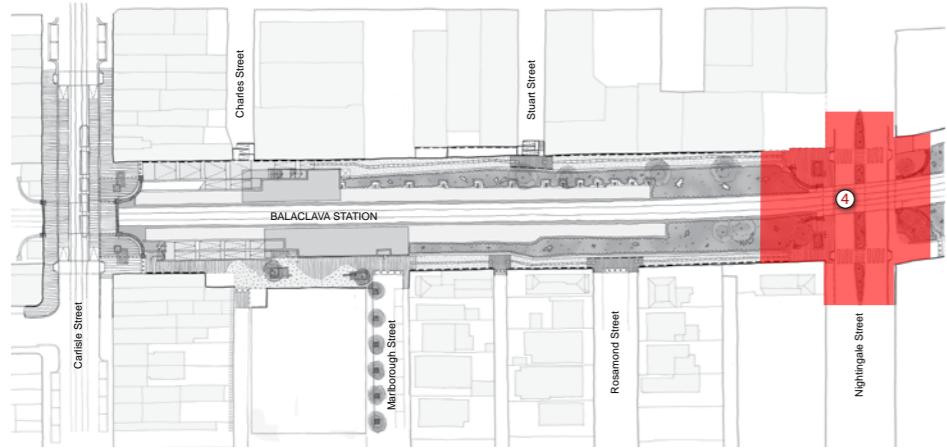
Sketch of the future Balaclava Walk West, looking south towards Nightingale Street

precinct four:  
nightingale street interface

30

September 2012

Balclava Walk Masterplan: Balclava Station and Environs



Existing Conditions

- > The railway bridge is quite impressive with its historic Bluestone structure, but needs to be rejuvenated
- > Much of the railway bridge structure is buried beneath poorly maintained garden beds
- > The entrance to the walkway (on both sides of the street) is narrow and does not provide a legible gateway to Balclava Walk
- > A substation (east of the railway bridge) is unattractive and does little to activate the street frontage
- > Nightingale Street is cluttered by traffic islands and road markings; creating a confusing environment for pedestrians and cyclists.



The view of Nightingale Street from Balclava Walk West



A neglected garden bed built up in front of the northern Bluestone railway bridge abutment



The railway bridge over Nightingale Street - looking south-west



A close up of the railway bridge structure



Existing car parking arrangements under the railway bridge



An unsightly electrical substation on the south side of Nightingale Street, to the east of the railway bridge



The intersection of Nightingale Street and William Street - looking north



Photomontage of the current Nightingale Street interface - looking west

precinct four:  
nightingale street interface

before

- Very high tree retention value
  - High tree retention value
  - ▭ Areas where change will potentially occur.
- 1 Removal of car parking on either side of the railway bridge
  - 2 Removal of traffic islands and road markings on Nightingale Street.



scale 1:250 @ A3

0 5 10 15 20 25m













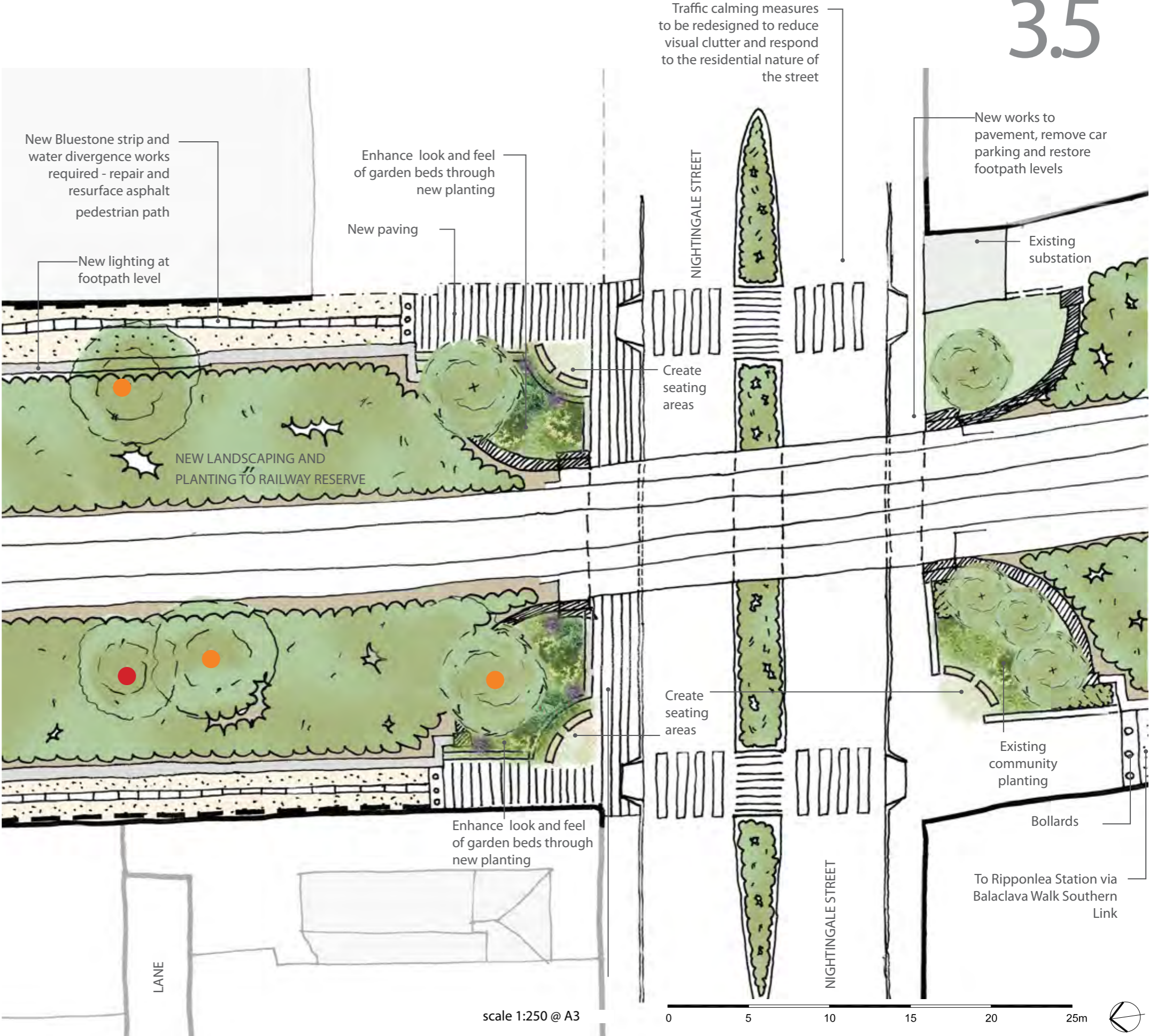
after

Design response

- > Enhance look and feel of garden beds at the foot of the railway bridge through additional planting and seating areas
- > Incorporate gateway elements to communicate the entry to Balaclava Walk East and West
- > Install signage and wayfinding devices into the space to direct people to the station and promote local destinations
- > Provide masking for the electrical substation
- > Provide a common street treatment to the area, to help unify the space and announce the gateway to Balaclava Walk East and West
- > Incorporate traffic calming measures to Nightingale Street and provide a generous and clear pedestrian crossing
- > Widen footpaths on Nightingale Street so that they meet the piers of the railway bridge

Precinct design materials legend

-  New planting
-  Large-scale planting
-  Tree
-  Bluestone paving
-  Asphalt with Bluestone paving strip
-  Graphic design element applied to wall/fenceline
-  Bicycle hoops
-  Bollards
-  High tree retention value
-  Very high tree retention value (Cork Oak)



materials and accessibility

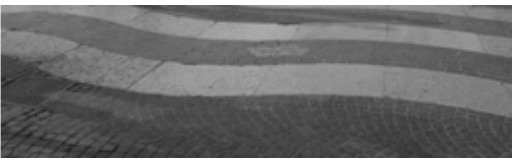
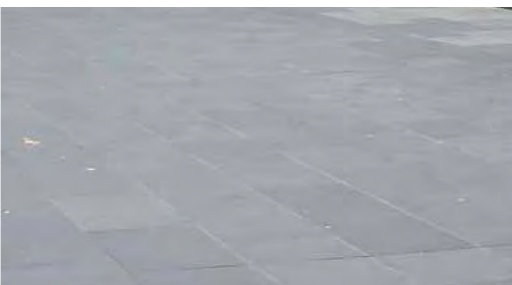
34

- Use high quality ground treatments throughout the public realm
- > Ensure ground treatment materials are durable, non-slip and require little maintenance
  - > Ensure ground treatments can accommodate service and emergency vehicle loads
    - The southern lane running parallel to Carlisle Street, the interface between the entry to Balaclava Station and the housing development
  - > Use ground treatments to delineate change of function:
    - pedestrian/bicycle zone
    - vehicle zone
    - shared pedestrian/bicycle/vehicle zone
  - > Use changes in ground treatment to indicate changes in ownership:
    - public ownership
    - semiprivate ownership
    - private ownership.

- Use high quality street furniture and fittings throughout the public realm
- > Provide a consistent palette of street furniture and fittings throughout the Masterplan precincts
  - > Ensure that street furniture elements are durable and require little regular maintenance
  - > Integrate necessary services infrastructure into built form or landscape elements to reduce visual clutter
  - > Remove superfluous and obsolete street furniture.

- Provide access for all
- > Ensure that the public realm addresses the needs of everyone; especially the elderly, those with disabilities, and people with prams
  - > Ensure that spaces throughout the study area are Disability Discrimination Act (DDA) compliant
  - > Provide a ramp or reliable lift where changes in level exist.

- Develop detailed urban/landscape designs for each precinct
- > Ensure that landscape architects and urban designers are engaged to develop detailed designs for each precinct; paying particular attention to accessibility requirements and the use of materials throughout the area.



Above: various changes in paving material or pattern

Bluestone should feature throughout all the precincts. When necessary, it can be combined with less expensive materials, such as asphalt, and still provide a high quality urban finish. Precinct One and Two will be prioritised over Precinct Three and Four for allocation of Bluestone paving and surface treatments.



Above: negotiated changes in level

Changes of level offer opportunities for informal recreation and relaxation. The proposed level changes on Charles Street and Stuart Street will be designed to ensure maximum accessibility.



Above: seating installed along walkways and around existing landscape elements

Provide places for rest along Balaclava Walk East and West, and in popular gathering places, such as the Carlisle Street transport node.



Above: high quality street furniture elements

The installation of street furniture throughout the Masterplan precincts should be consistent.



Above: removable bollards

The bollards used throughout the precincts should be durable and closely match the street furniture palette. They should also be easily removable when necessary.

Above top: an example of street art panelling in the Marlborough Street car park  
Above bottom: graphic panelling can be installed to act as a buffer between walkways and private property

Existing street art panelling can be relocated to key areas of Balaclava Walk East and West; helping with wayfinding and providing a buffer to adjacent residential uses. Graphic panelling can act in the same way and can be freestanding or attached to buildings.

planting and water

- Follow the advice of the Balaclava Walk Arboricultural Impact Assessment Report (December 2010) where possible
- > Remove over-mature trees, such as some of the Wattles, in the next few years
  - > Retain Peppercorn trees where possible, as they form a strong and significant landscape element throughout the area
  - > Incorporate high retention value trees into precinct landscape designs
  - > Incorporate the very high retention value tree (Cork Oak) into its precinct landscape design
  - > Protect high retention value trees where possible
  - > Incorporate the existing Bursaria trees into the precinct landscape designs where possible
  - > Implement protection measures to minimise inadvertent damage to tree roots and canopies during construction activities.

- Follow the recommendations of the Natural Heritage Assessment prepared in May 2012.
- > Support local Earthcare group
  - > Extend the Natural Heritage Area plan where possible
  - > Incorporate existing planting
  - > Enhance look and feel through additional Indigenous plants from list of Native vegetation List for Balaclava Reserve refer to Appendix A
  - > Consider adding the railway embankment from Nightingale Street to Carlisle Street to Council’s maintenance for weed reduction.
  - > Develop detailed urban/landscape designs for each precinct
  - > Ensure that landscape architects and urban designers are engaged to develop detailed designs for each precinct; paying particular attention to planting and soft landscaping.

Please refer to Appendix A.5 for list of Native Vegetation for Balaclava Reserve.

- Use best practice stormwater management
- > Harvest, store, treat and use stormwater on site
  - > Treat and re-use stormwater for landscaping
  - > Encourage alternative greening techniques to offset the loss of vegetation, such as green walls and roofs



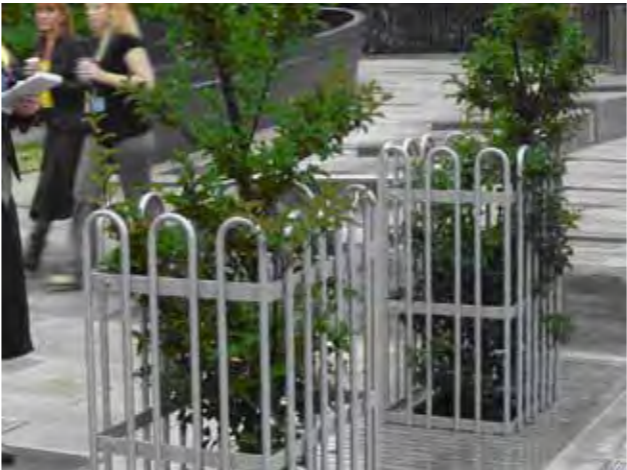
Above: Hardenbergia violacea (Purple Coral pea) and Einada nutans (Nodding Saltbush)

Above: Enchylaena tomentosa (Ruby Saltbush) and Bursaria spinosa (Sweet Bursaria)

Plant hardy, drought-tolerant, groundcover species on the railway embankments and in feature planter boxes throughout the Masterplan precincts.



Above: Blue Wren and New Holland Honey Eater



Above: tree pit a potential method of re-using and treating stormwater on site

Treat and re-use stormwater for landscaping



Above: two examples of re-using and treating stormwater on site

Treat and re-use stormwater for landscaping



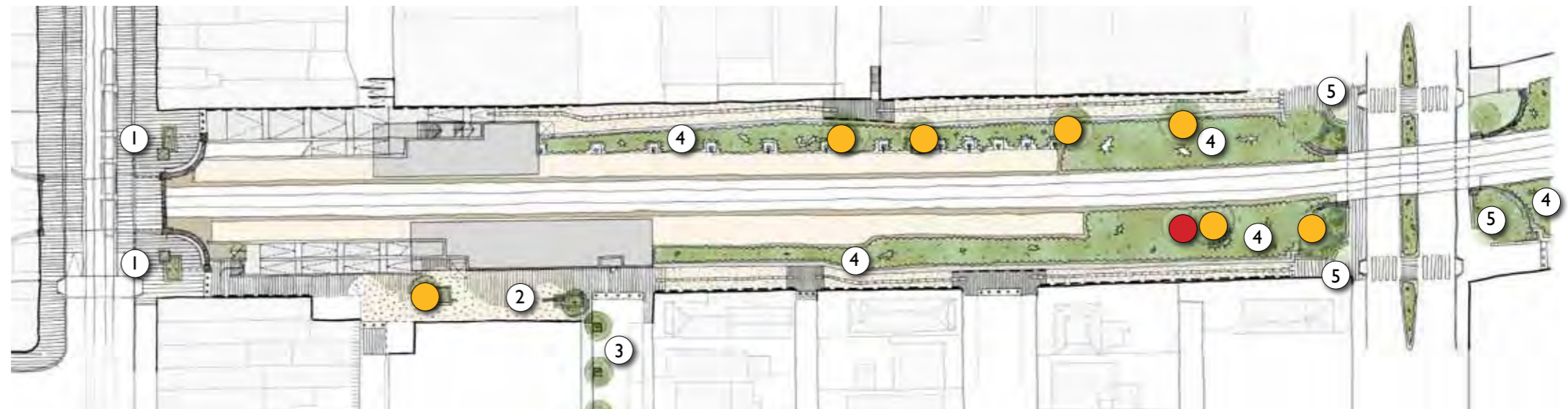
Planting on the rail embankments along Balaclava Walk could be an opportunity to extend the Balaclava Rail Reserve Natural Heritage area.



Page showing Balaclava Rail Reserve from draft natural heritage Area Management Plan 2012

Proposed planting in the Masterplan study area

- Protect existing very high retention value tree - Cork Oak (*Quercus suber*)
- Protect existing high retention value trees - including Narrow-leaved Papermint (*Eucalyptus nicholii*), Peppercorn Tree (*Schinus areira*), River Red Gum (*Eucalyptus camaldulensis*) and Yellow Gum (*Eucalyptus leucoxylon*)
- ① Planter boxes integrated in tram interchange design
- ② Planter boxes and existing trees integrated with Balaclava Station and new housing development
- ③ New street trees along Marlborough Street
- ④ Indigenous, evergreen trees and groundcover. Additional planting to be selected from Sandbelt / Gippsland Plains Bioregion (for details refer to Appendix A)
- ⑤ Community planting area. Additional planting to be selected from Sandbelt / Gippsland Plains Bioregion (for details refer to Appendix A)



## lighting and signage

38

Provide well-considered and creative lighting throughout the area

- > Employ a well-considered and creative lighting design to encourage night time activity, create a safe environment and emphasise key buildings
- > Provide a mix of lighting types throughout the Masterplan precincts; including overhead street lamps, wall sconces, bollards, and lighting integrated into stairs, ramps and retaining walls
- > Ensure that vehicle/pedestrian/bicycle conflict zones are well lit
- > Use the light generated by surrounding businesses to add another visual dimension to the public realm
- > Avoid unnecessary light pollution by employing an appropriately scaled lighting design throughout the Masterplan precincts.

Provide signage to enhance legibility throughout the area

- > Ensure that signage is consistent throughout the Masterplan precincts
- > Concentrate signage at popular pedestrian nodes and landmarks
- > Use materials, such as paving and tiles, to create implicit pedestrian wayfinding devices throughout the Masterplan precincts
- > Incorporate graphics into ground and wall treatments to aid in wayfinding
- > Remove redundant/misleading signage from Balaclava Walk and the surrounding area
- > Ensure that advertising signage makes a positive and innovative contribution to the urban environment.



Above: an example of lamps integrated into stair elements



Above: City of Port Phillip standard urban light

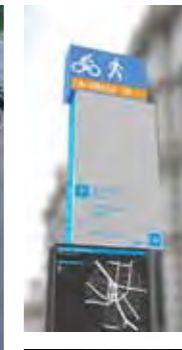


Above: an example of walkway lighting

Integrate lighting into bollards and on the edges of walkways.



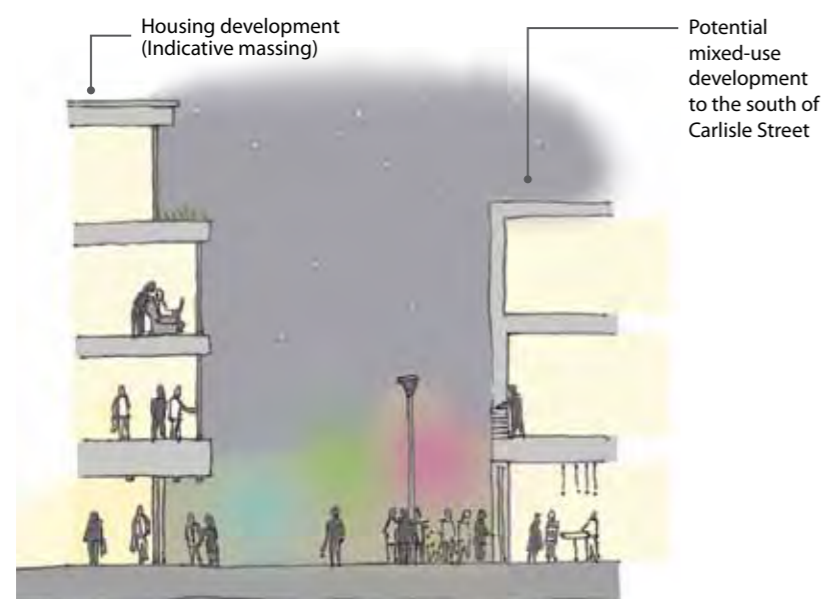
Above: examples of visually engaging lighting elements in the public realm



Above: examples of engaging public realm wayfinding devices

Provide signage throughout all the Masterplan precincts to enhance wayfinding and provide relevant information about public transport and local attractions.

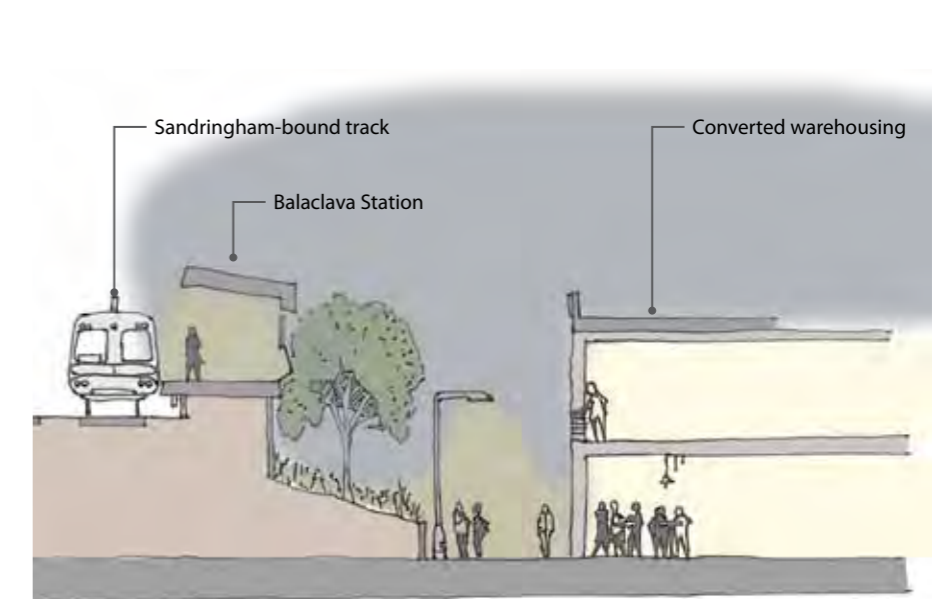
Integrate lighting into stair elements and changes of level throughout the public realm.



Provide a considered and playful lighting scheme between the housing development and new development to the immediate south of Carlisle Street  
Indicative section view of the lane running parallel to the south of Carlisle Street, looking west to Woodstock Street



Provide a considered and playful lighting scheme between the housing development and the newly upgraded Balaclava Station  
Indicative section view of Balaclava Walk West, looking south to Marlborough Street



Provide a considered and vibrant lighting scheme along Balaclava Walk East and West, mainly through the use of City of Port Phillip standard urban lights  
Indicative section view of Balaclava Walk East, looking north to Carlisle Street

# safety and security

Ensure natural surveillance of Balaclava Walk and surrounds

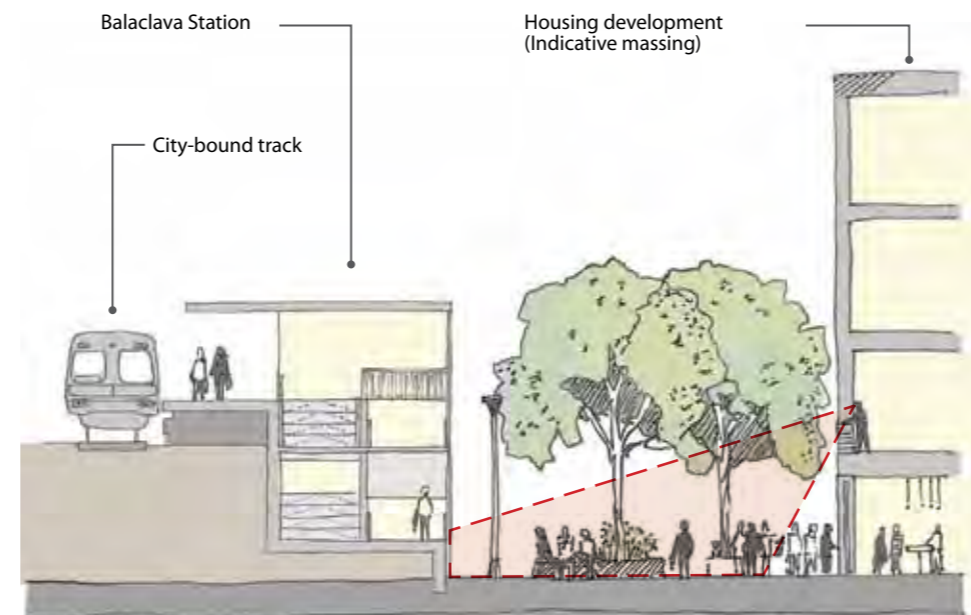
- > Ensure building frontages throughout the precinct are activated and front onto the public realm
  - Housing development, businesses backing onto the lane running parrallel between Carlisle and Marlborough Streets, warehousing backing onto Balaclava Walk East
- > Put 'eyes on the street' where possible
  - Between Balaclava Station and the housing development, along Balaclava Walk East and West
- > Provide a mix of uses at street level to add vitality to the area, both day and night
  - Housing development, businesses backing onto the lane running parrallel between Carlisle and Marlborough Streets, warehousing along Balaclava Walk East
- > Encourage building uses to overlap, in order to achieve day/night activation
- > Open up vulnerable, dead-end streets and laneways
  - Along Balaclava Walk East and West
- > Provide a mix of lighting in the public realm (overhead lamps, bollards, wall sconces and from adjacent uses)
- > Use appropriate plantings in precinct landscape designs (avoid planting that is too high or dense).

Minimise modal conflict on Balaclava Walk

- > Ensure that walkways are wide enough to accommodate the safe passage of pedestrians
  - Balaclava Walk East and West, between Carlisle Street and Balaclava Station
- > Ensure that walkways provide clear sightlines for pedestrians
  - Balaclava Walk East and West.

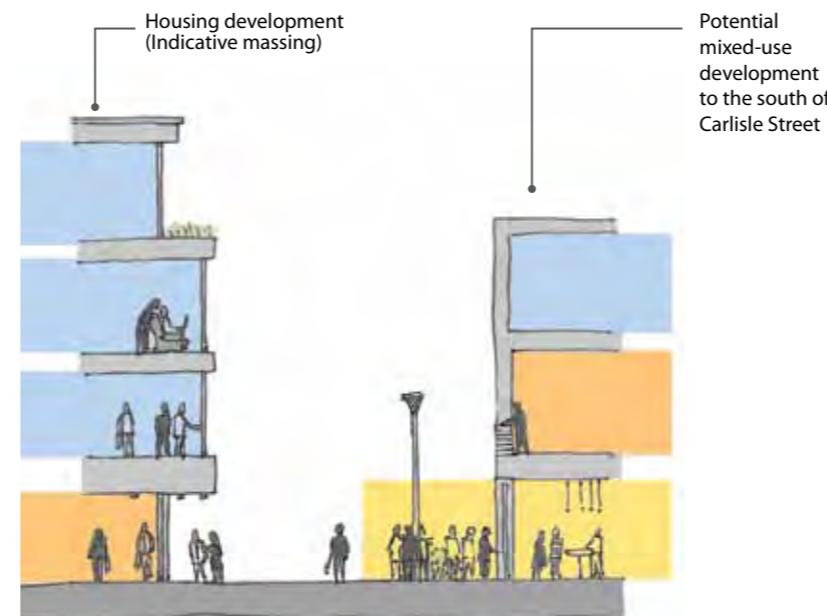
Design in territoriality throughout the Balaclava Station environs

- > Provide changes in materials (pavement, landscaping, canopies, etc) to mark where public space ends and private/semiprivate transition zones begin
  - Immediate area around the housing development
- > Conduct regular maintenance of built form and landscaping, in order to show that there is an alert and active presence who regularly visits the space.



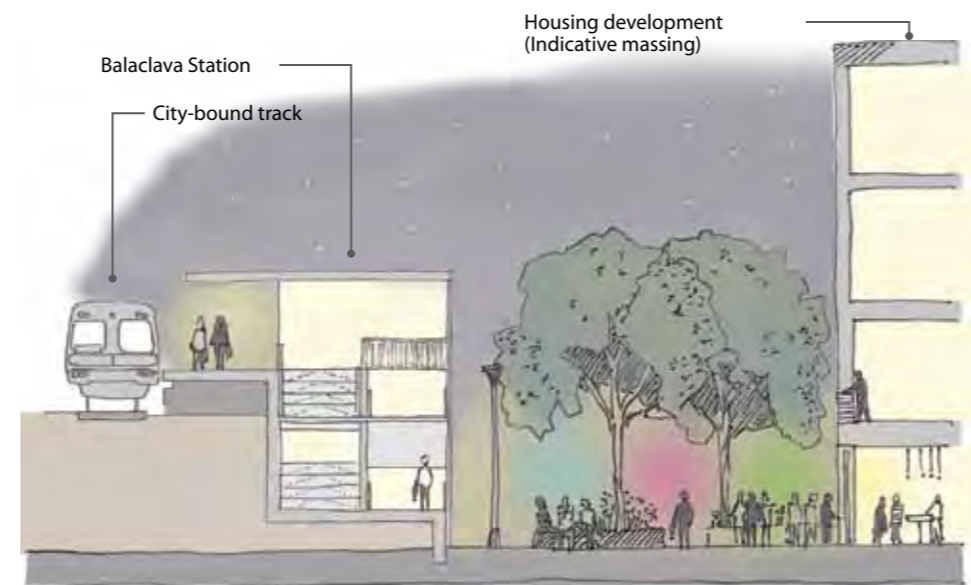
Ensure the housing development and Balaclava Station upgrade provide opportunities for passive surveillance of the public realm

Indicative section view of Balaclava Walk West, looking south to Marlborough Street



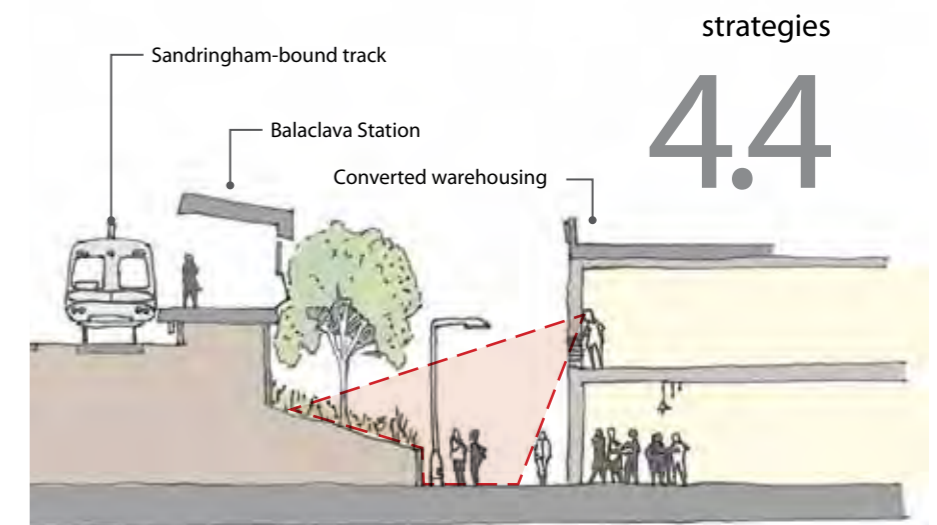
Encourage activated frontages and a mix of overlapping building uses throughout the Masterplan study area to ensure day/night activation and a safe pedestrian environment

Indicative section view of the lane running parallel to the south of Carlisle Street, looking west to Woodstock Street



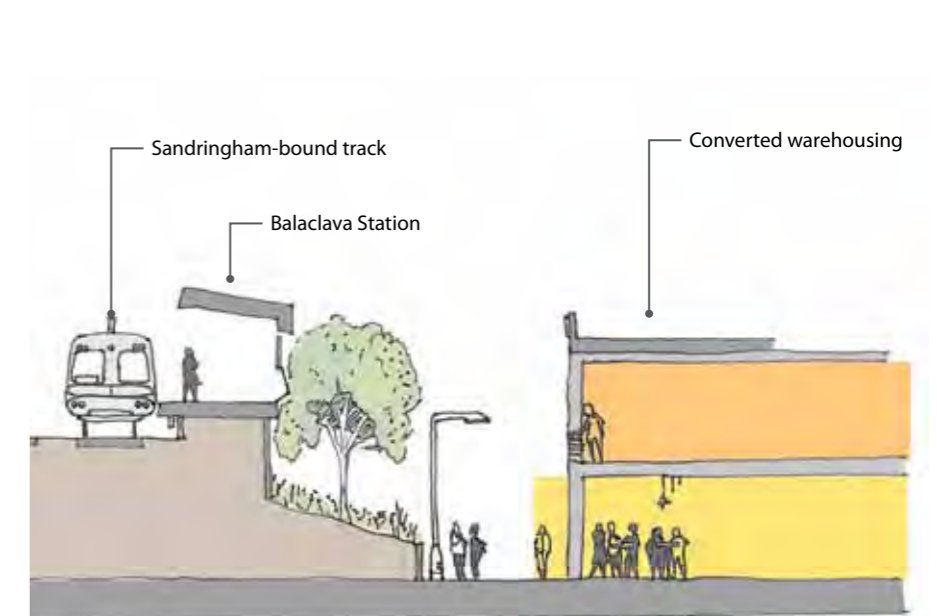
Provide a considered and vibrant lighting scheme between the housing development and the newly upgraded Balaclava Station

Indicative section view of Balaclava Walk West, looking south to Marlborough Street



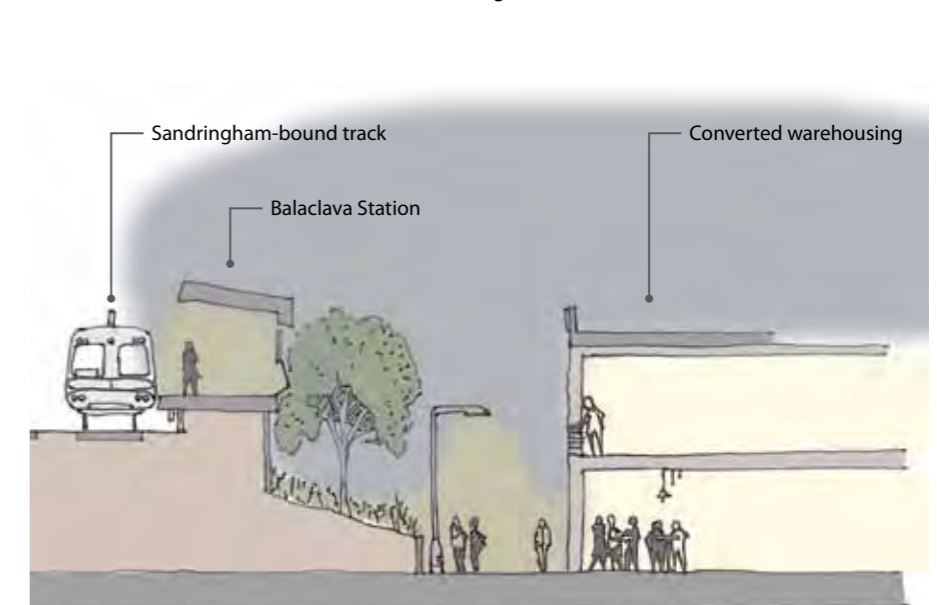
Ensure that new development abutting Balaclava Walk East and the Balaclava Station upgrade provides opportunities for passive surveillance of the public realm

Indicative section view of Balaclava Walk East, looking north to Carlisle Street



Encourage activated frontages and a mix of overlapping building uses along Balaclava Walk East to ensure day/night activation and a safe pedestrian environment

Indicative section view of Balaclava Walk East, looking north to Carlisle Street



Provide a considered and vibrant lighting scheme along Balaclava Walk East and West, and seek to reduce low lit areas

Indicative section view of Balaclava Walk East, looking north to Carlisle Street

strategies

4.4

integrated art

40

- Integrate public artwork along Balaclava Walk and the surrounding area
- > Encourage public/urban art that expresses the identity and cultural heritage of the community
  - > Develop a cohesive artistic treatment that helps to unify the various Masterplan precincts
  - > Use playful and engaging sculptural pieces at key points in the public realm or as gateway elements to Balaclava Walk East and West. Sculptures could be installed at the Carlisle Street interface, as well in the area between the western Balaclava Station entry and the housing.
  - > Investigate the potential for the relocation of The Lady of St Kilda sculpture to a prominent site near Balaclava Station
  - > Liase with DoT and the housing development to formulate an allied approach to integrated art on Balaclava Walk West between Carlisle Street and Marlborough Street
  - > The process detailed above assumes the appointment of an arts curator and/or manager for the Masterplan area (this role could be fulfilled by City of Port Phillip arts officers or suitably qualified external consultants.

Pursue high quality and enduring public art

- > Ensure that public art around Balaclava Station and its surrounds:
  - results from a collaboration between the community of the site (with its idiosyncratic values and beliefs), the private sector and the art/design community (including cross discipline linkages) as appropriate to each Urban Art project.
  - is managed by a process that allows creative ideas to manifest, ranging from purely aesthetic modes through to highly innovative forms that challenge notions of art in the public domain.

For more detail, refer to the City of Port Phillip Urban Art Strategy, June 2002.

Apply the Urban Art Design Evaluation Framework to new public art

- > Ensure that public/urban art is assessed against Council's six stated design intentions, which are:
  - Identity of Place
  - Community Values
  - Innovation
  - Aesthetic Appeal
  - Functionality
  - Utility.

These six design intentions are detailed further in the City of Port Phillip Urban Art Strategy, June 2002.

Follow Council's preferred sequence of project management for integrated art throughout the Masterplan precincts

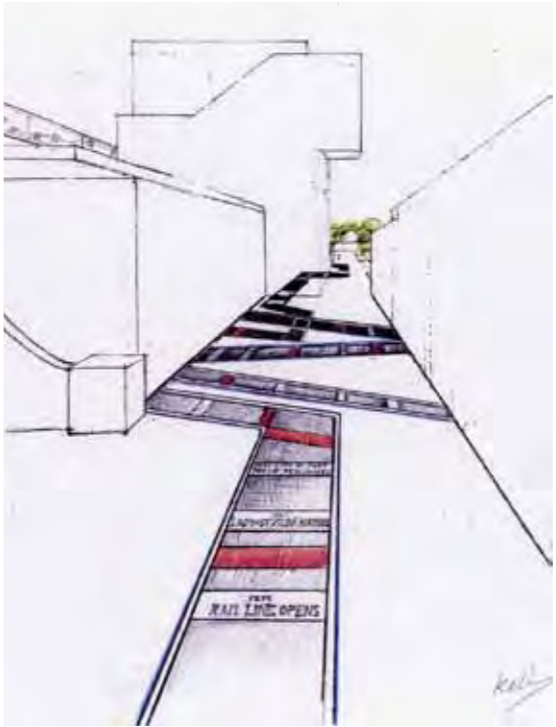
- > Refer to the accompanying diagram (right) for the preferred system of integrated art project management

For more detail on integrated art project management, refer to the Urban Art Information Kit, contained within the City of Port Phillip Urban Art Strategy, June 2002.



Above: examples of geometric abstraction in the public realm

Engage artists to enliven blank building facades with vibrant, large-scale geometric abstraction murals. These pieces may be inspired by, or respond to, existing street art in the surrounding area, which will add another dimension to Balaclava's public art scene. Geometric murals would most likely be placed on blank facades along Balaclava Walk East.



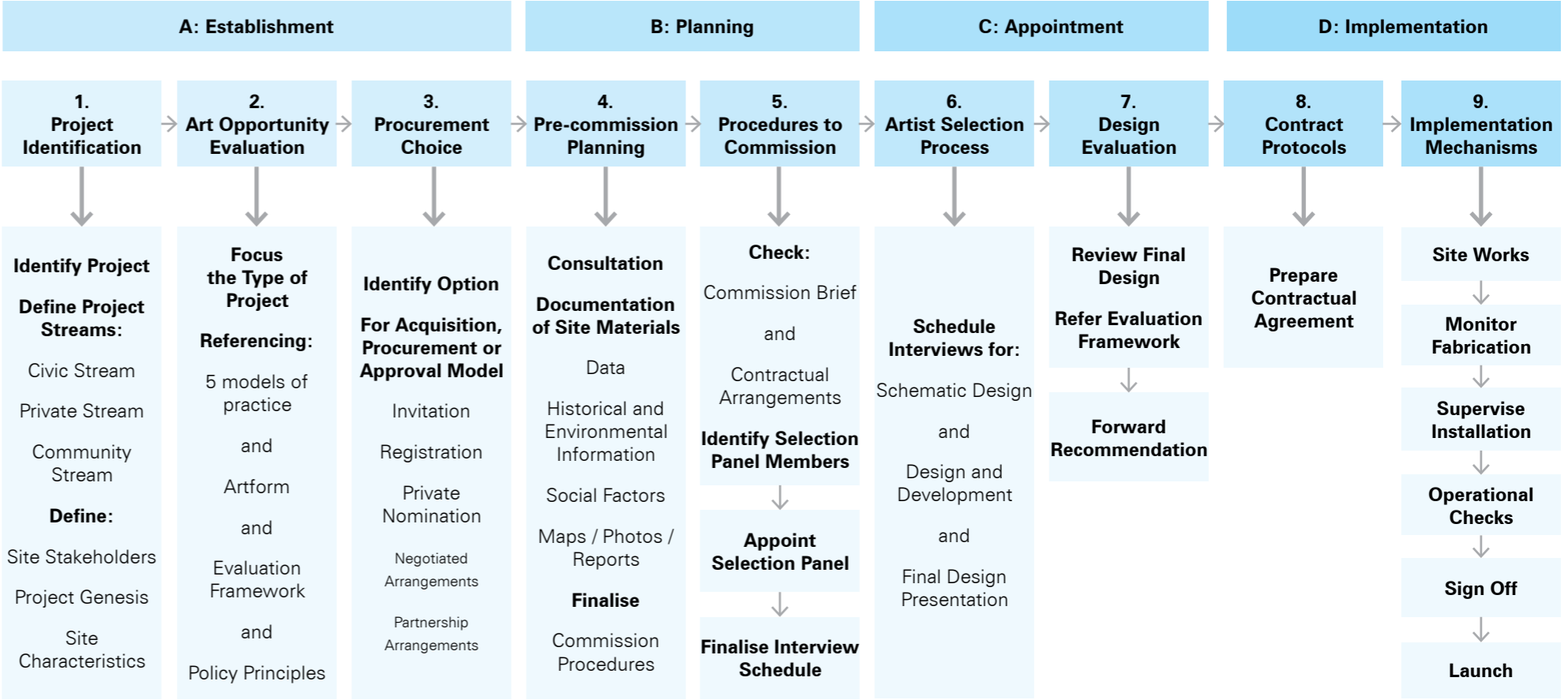
Above: The Journey, by Bill Kelly (initial concept design)

Help to develop artwork that responds to Balaclava's unique character and identity. Site specific work, which is integrated with the surrounding urban/landscape design, should be facilitated by the designated curator of the Masterplan precincts.



Above: examples of creative paving patterns in the public realm

Provide a high quality paving treatment (Bluestone) in Precinct Two, with integrated graphics and/or changes in paving material. Use paving patterns to develop a narrative around Balacava Station and to help unify all precincts.





Above: examples of street art around Balaclava Station

Above: the Clifton Hill Rail Bridge, by MGS Architects

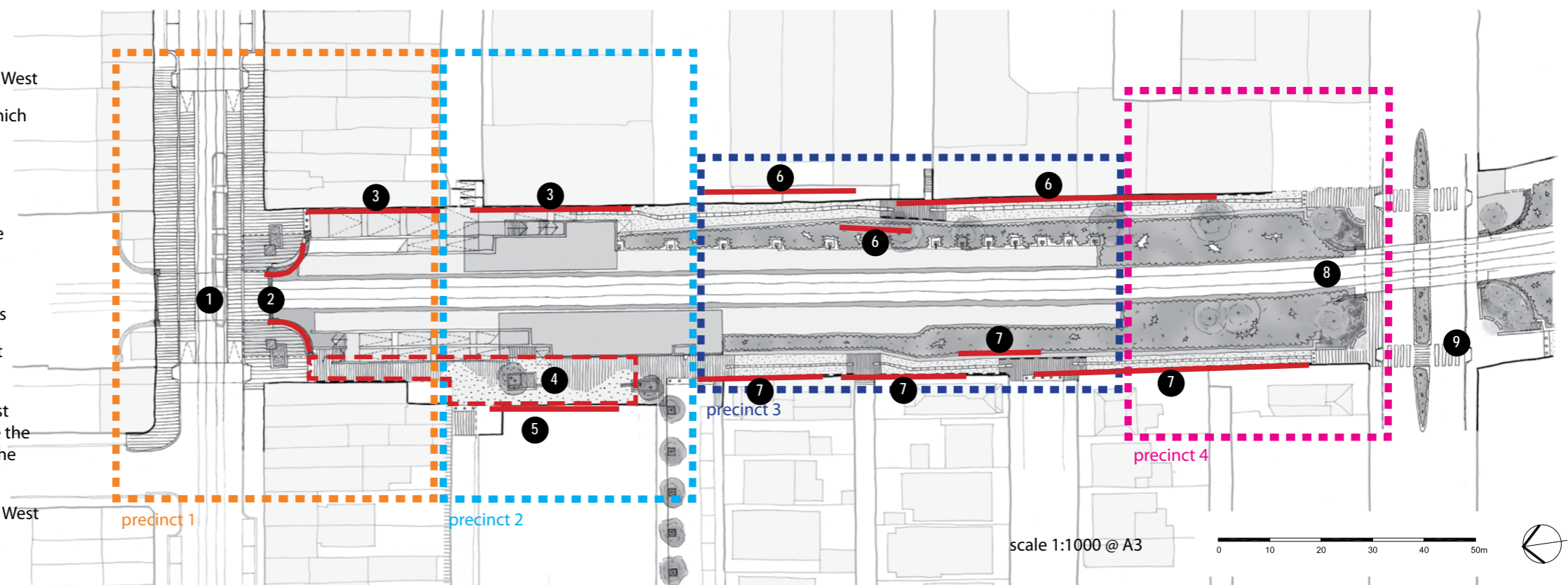
Above: an example of creatively designed street furniture

Facilitate the creation of high quality street art throughout Precinct Two and Three to contribute to the 'outdoor gallery' atmosphere and to help create a buffer between Balaclava Walk West and sensitive residential uses.

Take the opportunity to integrate art into existing infrastructure, such as the Carlisle or Nightingale Street railway bridges.

Integrate art into everyday street furniture elements throughout the Masterplan study area.

- Proposed integrated art locations
- 1 Northern gateway element to Balaclava Walk East and West
  - 2 Heritage sensitive wall treatments at Carlisle Street, which celebrate community identity (subtle detailing only)
  - 3 Large-scale geometric abstraction or similar alongside eastern platform access ramp
  - 4 Striking and playful pavement patterns at the interface between the station entry and PPHA housing
  - 5 Use PPHA housing's eastern elevation as a canvas for artworks to be viewed from Balaclava Station platforms
  - 6 Street art-style murals that address Balaclava Walk East (directly painted onto, or fixed onto, buildings)
  - 7 Street art-style murals that address Balaclava Walk West and act as a buffer to residential uses (this may include the potential relocation of existing street art panels from the Marlborough Street car park)
  - 8 Southern gateway element to Balaclava Walk East and West
  - 9 Gateway element to Balaclava Walk Southern Link



# 5.1

## project staging

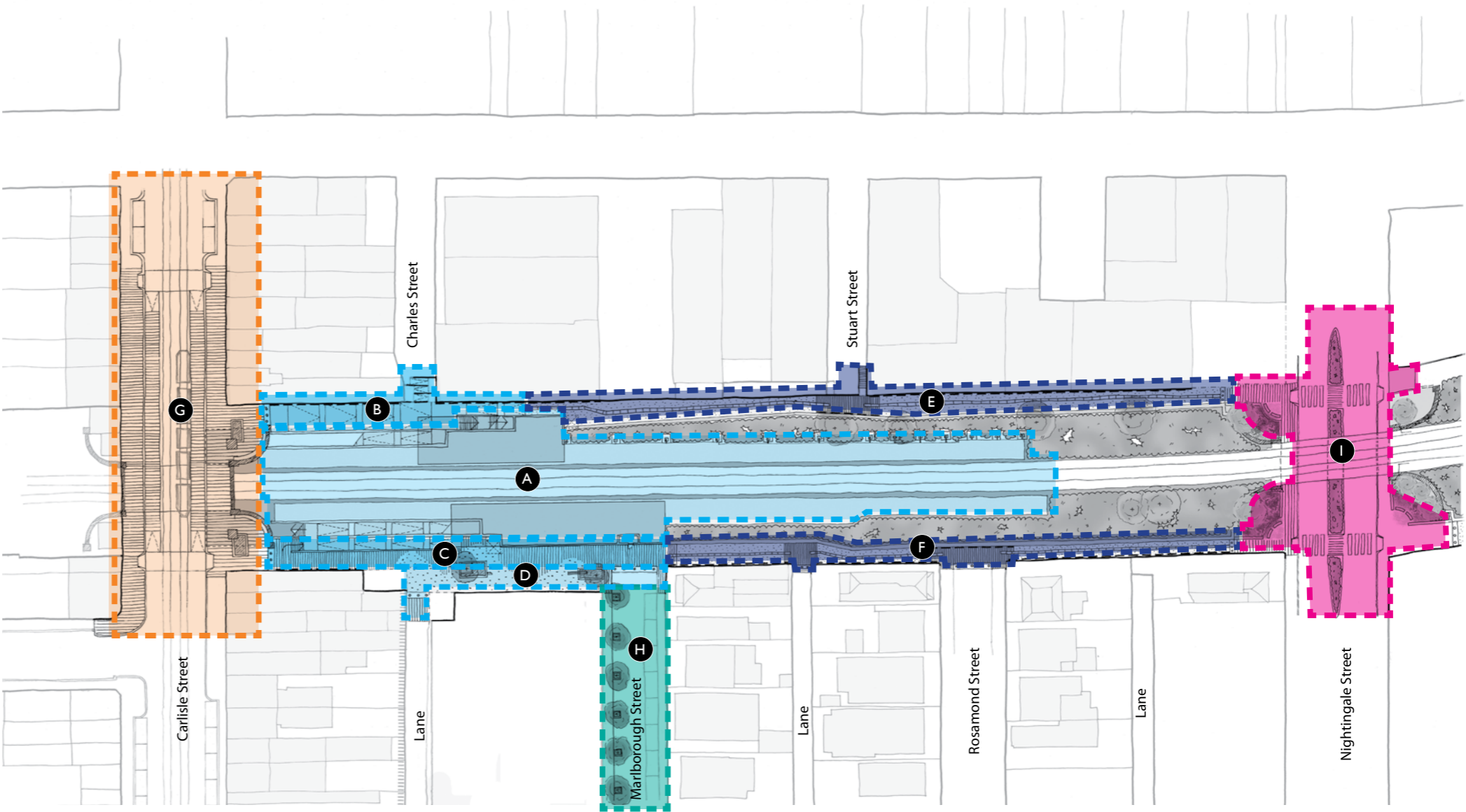
42 Preferred staging for key Masterplan projects  
The below diagram detail the preferred staging method for the key Masterplan projects.

BALACLAVA STATION UPGRADE AND BALACLAVA WALK WORKS

- A** Balaclava Station upgrade
- B** Eastern station ramp works
- C** Western station interface
- D** Eastern housing interface
- E** Balaclava Walk East
- F** Balaclava Walk West

FUTURE PUBLIC REALM PROJECTS

- G** Carlisle Street works
- H** Marlborough Street works
- I** Nightingale Street works



## strategic vision

Carlisle Street, Balaclava, is designated as a Major Activity Centre in the State Government of Victoria's metropolitan strategic plan, Melbourne 2030: planning for sustainable growth (2002). The Activity Centre strategy envisages that over the next 30 years these centres will 'experience considerable change' and they are expected to achieve:

- > A broader mix of activities (shops, services, and community facilities) that operate over longer hours
- > An increase in residential development and intensity; in and around the centre
- > An increase in public transport patronage, walking and cycling.

The heart of the activity centre is Carlisle Street, the main shopping strip servicing the Balaclava/St Kilda East neighbourhood. Its strong weekly shopping facilities (two major supermarkets), wide range of community facilities and services, and excellent public transport access, means it also draws trade from a wider catchment.

Balaclava Station and its immediate surrounds are located within this activity centre, and as such are affected by the Carlisle Street Activity Centre Structure Plan and Urban Design Framework. Any new development will need to be in line with these municipal documents.

Adapted from the Carlisle Street Activity Centre Structure Plan and Urban Design Framework, November 2009

The vision for the Carlisle Street Activity Centre:

**In the year 2020 the Carlisle Street Activity Centre will be enhanced as a focus for the local community, offering a diverse mix of shopping, business and community services, leisure and living opportunities.**

Carlisle Street Activity Centre Structure Plan, November 2009

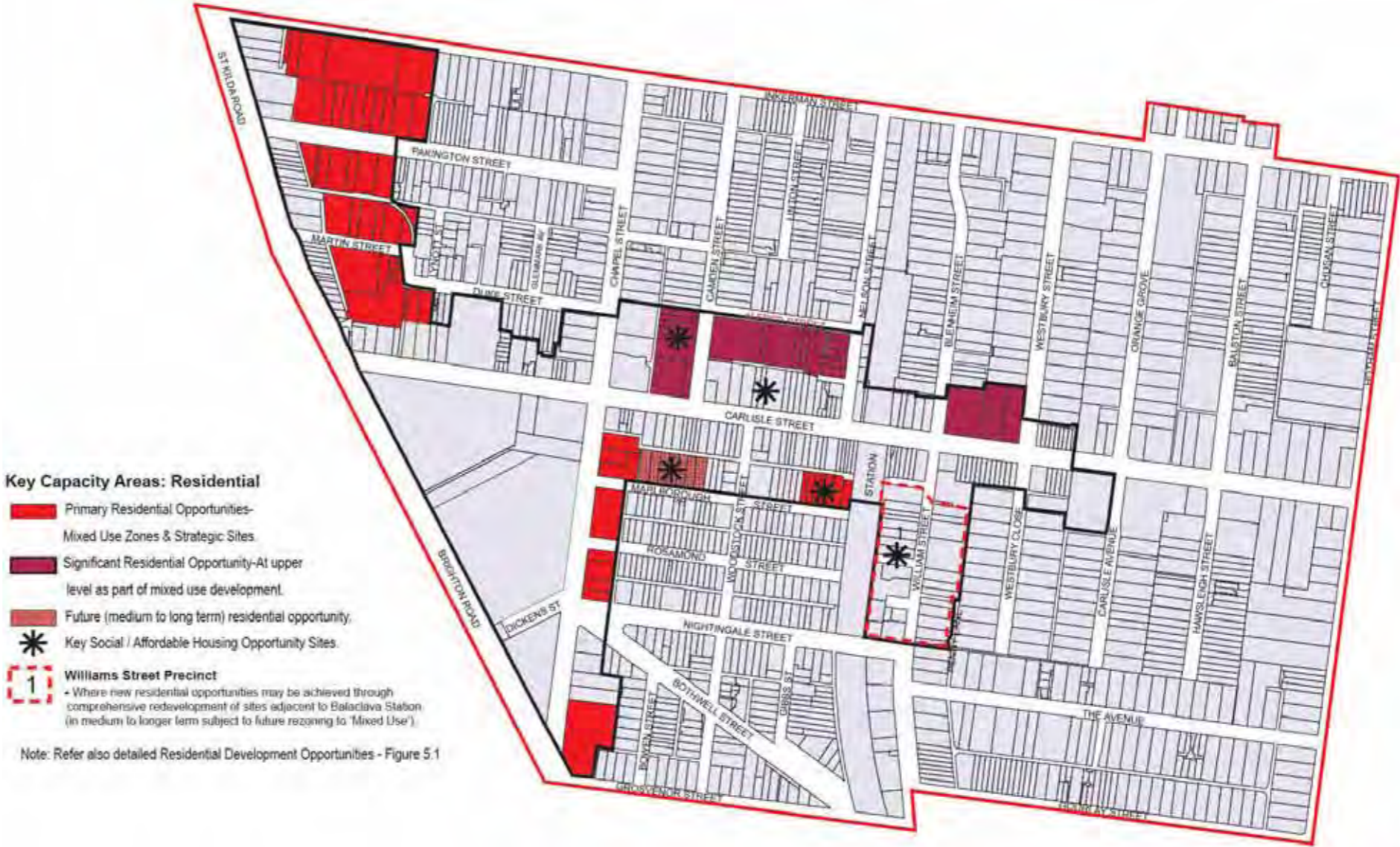


# A.1

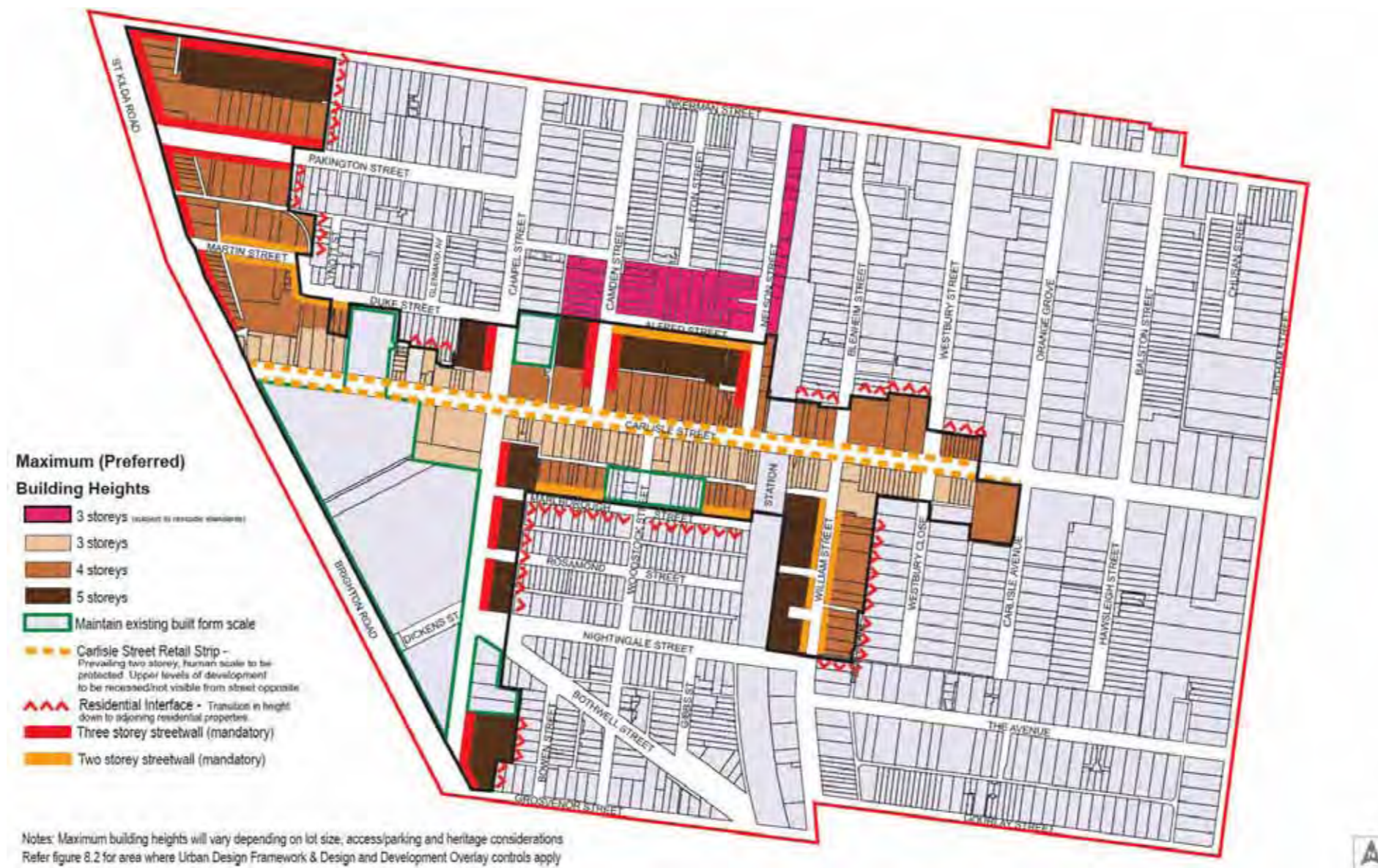
The Marlborough Street community housing site has been identified by the Carlisle Street Activity Centre Structure Plan (2009) as a strategic site and primary opportunity for residential development, and also a key social/affordable housing opportunity site.

The Built Form framework plan on the following page shows the built form framework from the Carlisle Street Activity Centre Structure Plan, where the maximum building height for this site is shown as 4 storeys (including a 2 storey streetwall) on the Marlborough Street side.

The Balaclava Walk Masterplan responds to this in terms of public realm proposals which consider future potential development.



Capacity Areas - Residential  
Carlisle Street Activity Centre Structure Plan, 2009



Built Form Framework (Activity Centre)  
Carlisle Street Activity Centre Structure Plan, 2009

Project history / timeline

The integrated Balaclava Walk/station upgrade/community and private housing project was first initiated in 2000 and has actively progressed since 2005. Relevant phases of work include:

- > A Pride of Place funded concept design for the station and Balaclava Walk (2005/06)
- > A feasibility study for the station and community housing (2008)
- > A State Government budget business case for the station redevelopment (May 2010)
- > A review of the Balaclava Walk plan, which identified Balaclava Walk Southern Link as a key project (October 2010)
- > Bipartisan support for a State funded upgrade to Balaclava Station (November 2010)
- > State Government budget allocation to upgrade Balaclava Station (May 2011).

The Transport Integration Act (2010)

‘The Transport Integration Act sets out a vision, objectives and principles for transport, making it clear that the transport system needs to be integrated and sustainable - in economic terms, in environmental terms and in social terms - and clearly establishing transport as a triple bottom line issue.

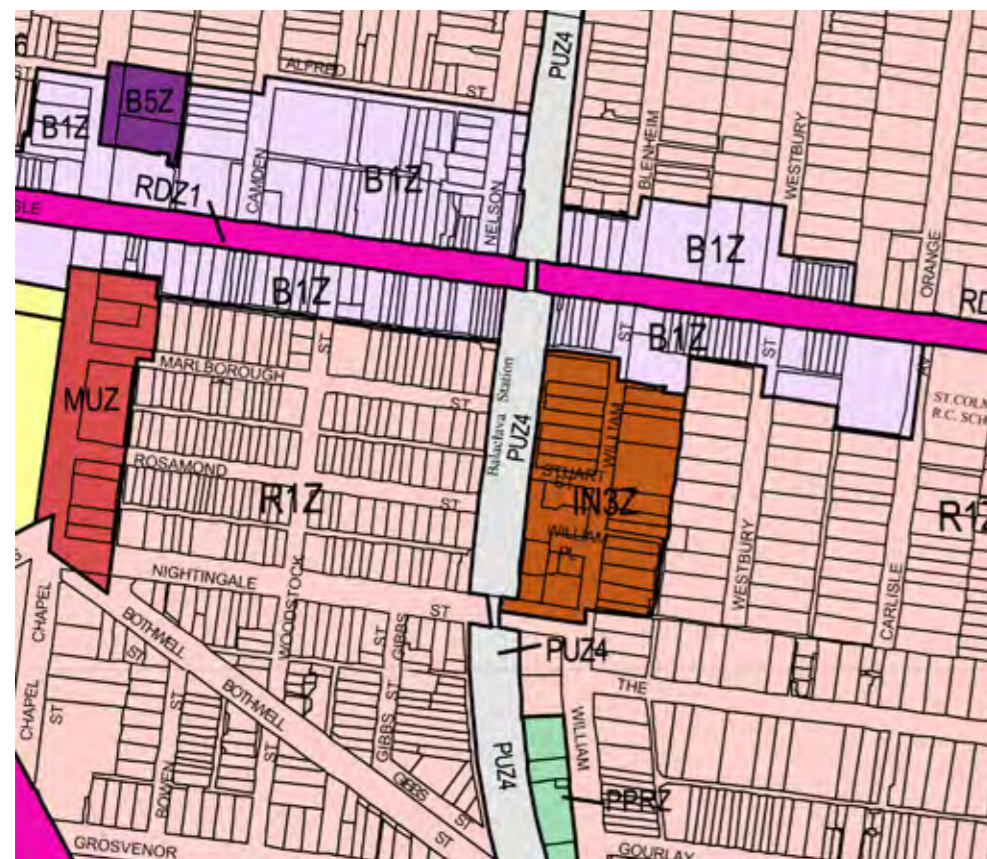
The Act requires all Victorian transport agencies - including the Director of Public Transport, VicRoads, VicTrack, V/Line and the Linking Melbourne Authority – to work together towards the common goal of an integrated and sustainable transport system.

It also means that land use agencies - including the Department of Planning and Community Development, municipal councils [such as the City of Port Phillip], the Growth Areas Authority and Parks Victoria - are required to take account of the new Act when making decisions that impact on the transport system.’

Victorian Department of Transport (2010), Transport Integration Act, <<http://www.transport.vic.gov.au/doi/internet/home.nsf/headingpagesdisplay/about+uslegislationtransport+integration+act>>.

The Transport Integration Act will play a key role in the development of Balaclava Station and its immediate surrounds. As a result of the new Act, Public Transport Victoria and the City of Port Phillip will need to work in partnership in the design of the station upgrade; assuring the delivery of an integrated and sustainable transport interchange for the people of Balaclava and the wider community.

## planning context



### Zoning

- Business 1 Zone (B1Z)
- Business 5 Zone (B5Z)
- Industrial 3 Zone (IN3Z)
- Mixed Use Zone (MUZ)
- Public Park and Recreation Zone (PPRZ)
- Public Use Zone - Education (PUZ2)
- Public Use Zone - Transport (PUZ4)
- Road Zone - Category 1 (RDZ1)
- Residential 1 Zone (R1Z)

The existing Carlisle Street strip is zoned Business 1 and extends from the west, at the St Kilda Public Library, to the east, at Carlisle Avenue.

An Industrial 3 zone can be found to the south of Carlisle Street along William Street. This is the only remaining area of Industrial zoned land in St Kilda.

The railway reserve, which cuts through the study area is zoned as PUZ4.

The remainder of the study area is largely zoned Residential 1.

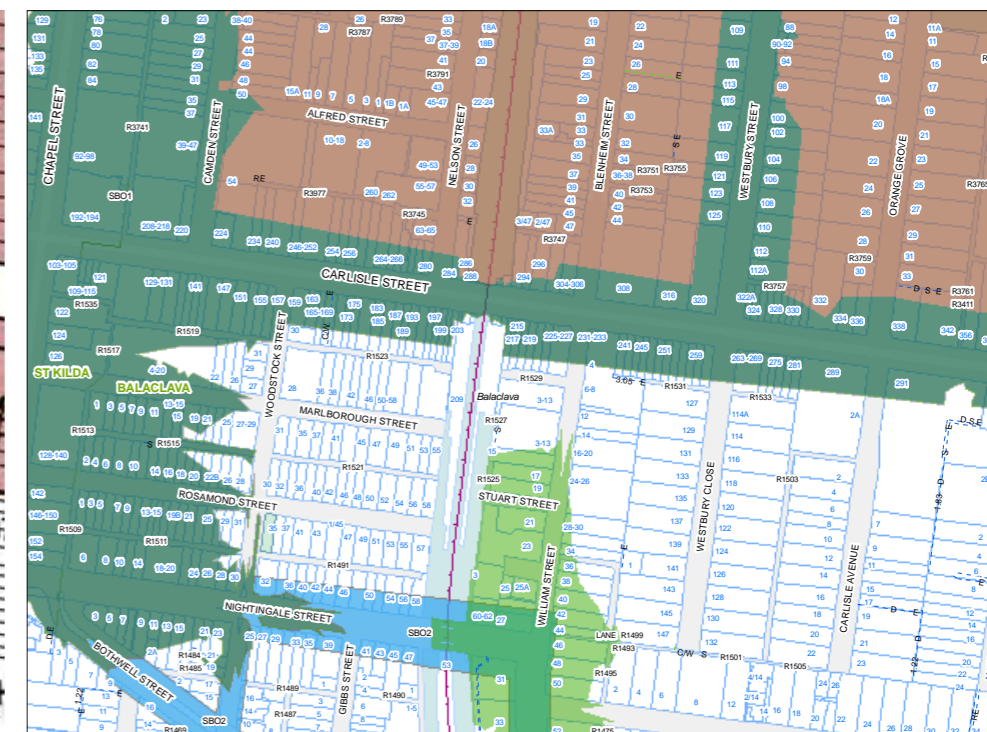


### Heritage Overlay

- Heritage Overlay (HO7)
- Heritage Overlay - other (HO)

A heritage overlay (HO7) covers the greater portion of the Carlisle Street retail strip with the St Kilda Town Hall, St Kilda Post Office, St Kilda Primary School and Holy Trinity Church Complex protected under site specific heritage overlays and in some cases by a listing on the Victorian Heritage Register.

While the heritage overlays do not preclude development in all cases, they may constrain the extent to which a property either covered by an overlay or adjacent to an overlay may be developed.



### Flood Overlays

- Special Building Overlay (SBO1) - Melbourne Water gazetted (1 in 100 year flood)
- Special Building Overlay (SBO2) - City of Port Phillip Planning Scheme flood zone
- Melbourne Water gazetted sheet flood zone
- Ungazetted flood zone

Land affected by various flood overlays may be subject to inundation by overland flows from the urban drainage system. Any development in these areas must: maintain the free passage and temporary storage of floodwaters; minimise flood damage; be compatible with the flood hazard and local drainage conditions; and not cause any significant rise in flood level or flow velocity.

key interventions by precinct

- Balaclava Walk

Pedestrian desire line

Activated frontage

Gateway element

Specific public realm intervention

Bluestone railway bridge abutment improvement works

High quality civic space

Zone of proposed development
- Precinct One: Carlisle Street Interface and Transport Node

  - > Facilitate the installation of new DDA accessible tram stops on Carlisle Street
  - > Advocate for the removal of structures in front of the southern Bluestone railway bridge abutment
  - > Reinstall and add value to the historic Bluestone railway bridge abutments
  - > Create a northern gateway to Balaclava Walk
  - > Install high quality street furniture, 'real-time' transport information signage, lighting and surface treatments to improve the amenity of this new civic space
  - > Improve connectivity between trains, trams, taxis and 'kiss and ride' facilities
  - > Create a vibrant pedestrian environment
  - > Review the long-term location of the Lady of St. Kilda sculpture whilst recognising its importance.
  - > Increase legibility of the space through the use of an over-arching urban design theme that is common to all precincts.
- Precinct Two: Marlborough Street Housing and Balaclava Station

  - > Ensure new works align with the final design of the Balaclava Station upgrade, which includes improved passenger access, waiting and ticketing areas and opportunities for small-scale retail
  - > Facilitate and plan for the removal of the at-grade Council car parking and its replacement with mixed community and private housing
  - > Improve the pedestrian environment, including activated frontages to commercial, hospitality and residential uses
  - > Reestablish the fine grain residential character of Marlborough Street at a higher density of development
  - > Encourage the activation of frontages to the southern rear laneway of Carlisle Street
  - > Ensure passive surveillance of Balaclava Walk from the station, community housing and abutting businesses
  - > Reconnect Charles Street to Balaclava Walk East with managed level changes.
- Precinct Three: Balaclava Walk East and West

  - > Provide new lighting, surface treatments and a thematic approach to Balaclava Walk East and West
  - > Reconnect Stuart Street to Balaclava Walk East with managed level changes
  - > Increase safety and a sense of security by improving sightlines (through path widening at specific points) and installing effective lighting
  - > Introduce pedestrian amenity to both Walks through the use of high quality paving, graphics, signage, street furniture and plantings.

Precinct Four: Nightingale Street Interface

  - > Clear the garden beds to expose the heritage Bluestone railway bridge abutments
  - > Tidy up of the environment surrounding the bridge
  - > Facilitate the removal of much of the road signage and traffic islands
  - > Encourage traffic calming in the area to facilitate walking and cycling
  - > Create a minor civic space and gateway to Balaclava Walk Southern Link
  - > Provide an urban design element to announce the gateway significance of the precinct
  - > Facilitate the masking of the electrical substation to the east of the rail bridge.
- The figure is an aerial map of the Balaclava Station area, overlaid with various colored lines and shapes to indicate proposed urban interventions. A central blue-shaded area is labeled 'BALACLAVA STATION UPGRADE ZONE'. To its south is a blue-shaded area labeled 'MARLBOROUGH STREET HOUSING ZONE'. A green line with arrows at both ends runs horizontally across the map, representing the 'Balaclava Walk'. Red dashed lines outline specific precincts: Precinct One (left), Precinct Two (center-left), Precinct Three (center-right), and Precinct Four (right). Yellow circles mark specific public realm interventions along the Balaclava Walk. Blue hatched areas indicate activated frontages. Red arrows show pedestrian desire lines. A scale bar at the bottom right indicates a scale of 1:1000 @ A3, with markings for 0, 10, 20, 30, 40, and 50 meters. A north arrow is also present.
- scale 1:1000 @ A3

0 10 20 30 40 50m
- September 2012
- Balaclava Walk Masterplan: Balaclava Station and Environs
- mgs

## urban design approach

There are four general urban design approaches that the Masterplan is seeking to pursue in the study area. These broad principles will underpin the adopted design solutions in the following section of the Masterplan.

### 1 Enhanced permeability and accessibility to Balaclava Station

- > Strengthen connectivity between Carlisle and Nightingale Street by improving the accessibility of Balaclava Walk East and West
- > Improve connectivity to Balaclava Station from Marlborough and Rosamond Street
- > Improve connectivity to Balaclava Station from William Street, via Charles and Stuart Street
- > Improve connectivity between Balaclava and Ripponlea Stations through the development of Balaclava Walk Southern Link.

### 2 A feeling of safety and security

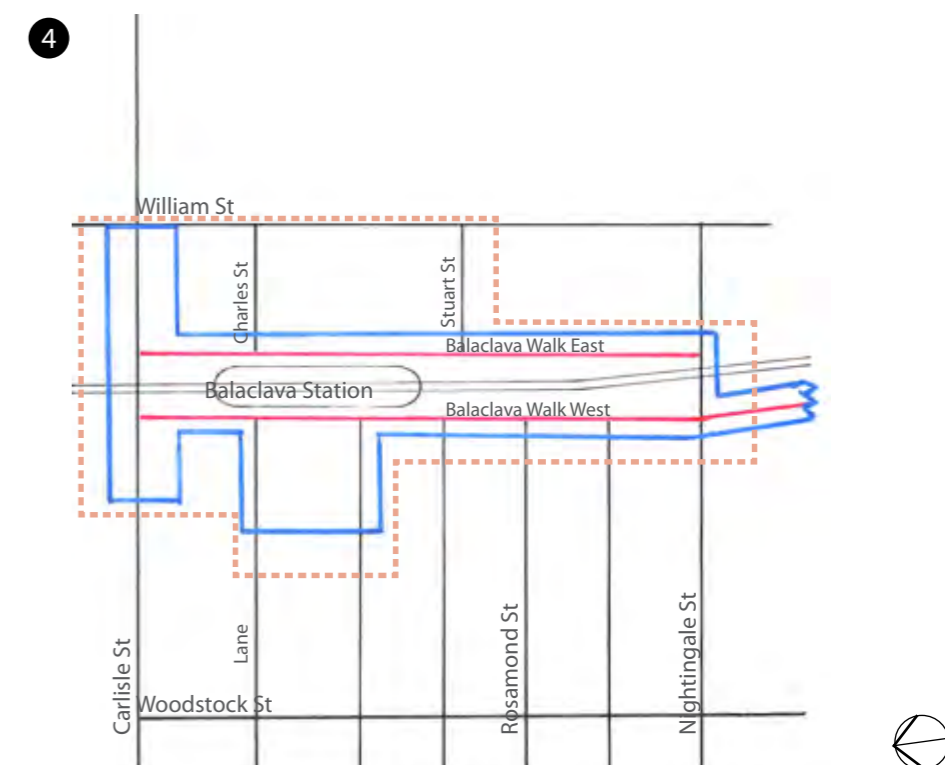
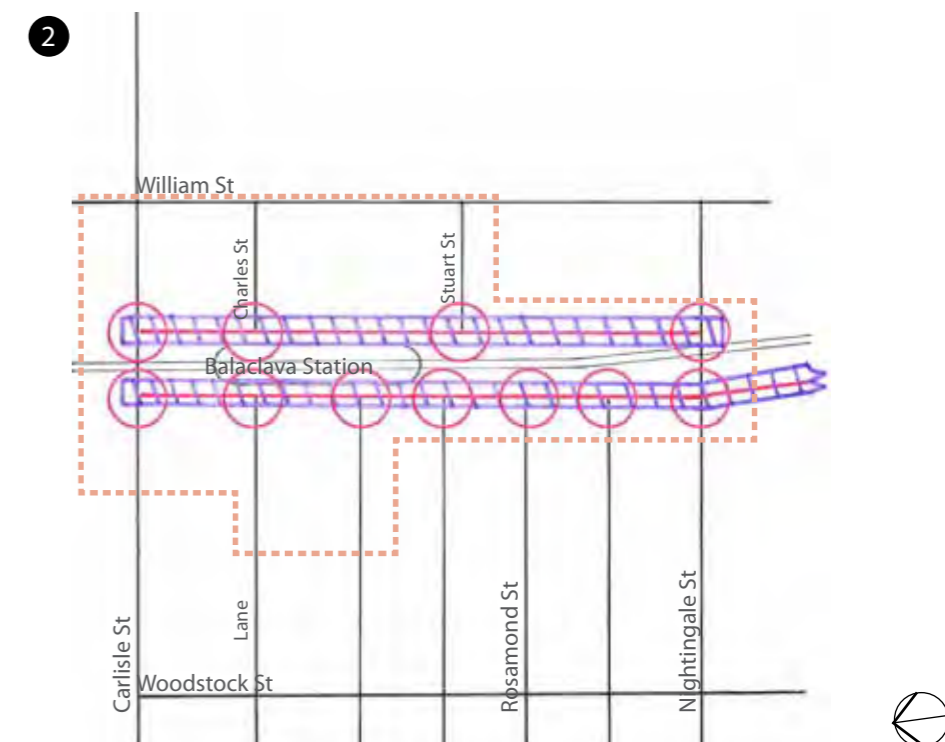
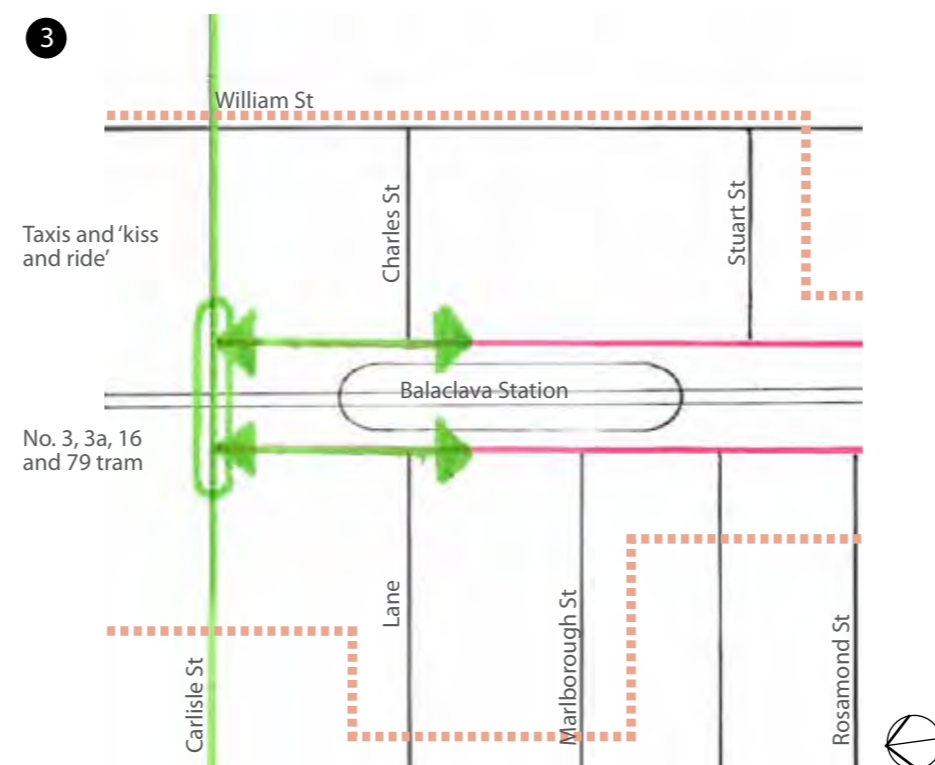
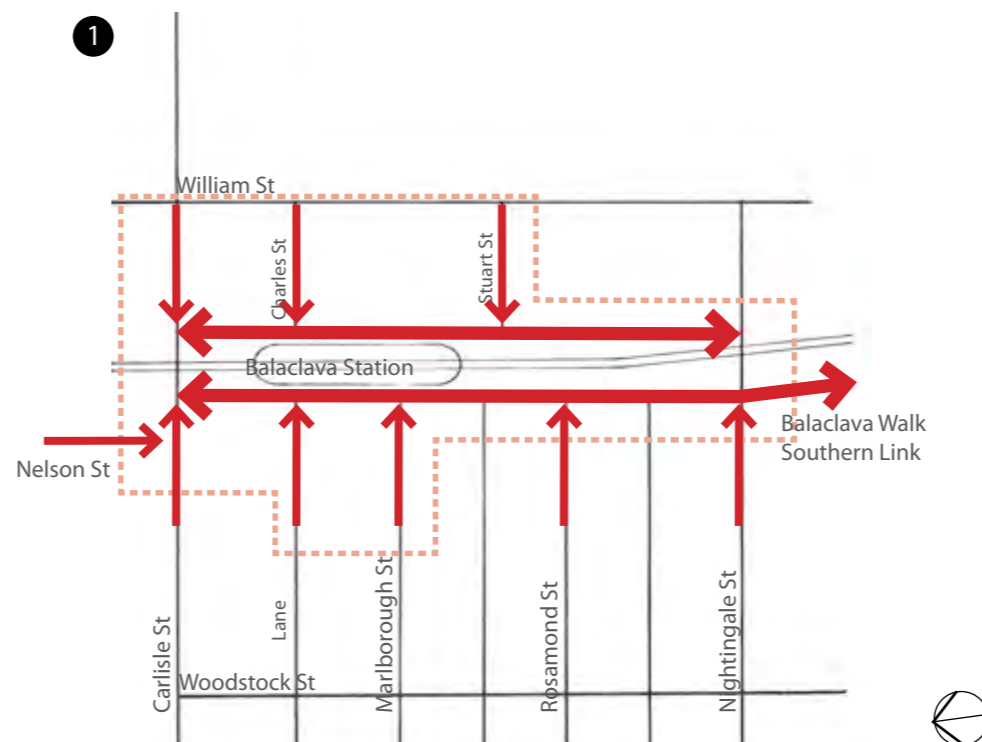
- > Enhance safety and security along both Balaclava Walk East and West through sensitive public realm improvements (eg improved sightlines and lighting)
- > Improve unsafe intersections on both Balaclava Walk East and West.

### 3 Enhanced connectivity between public transport on Carlisle Street and Balaclava Station

- > Provide a safe and efficient pathway/crossing between the Carlisle Street tram stop (no. 3, 3a, 16 and 79 trams) and both Balaclava Station platforms
- > Make improvements to the public realm around the new DDA tram stops
- > Provide easy connections between public transport and waiting taxis
- > Provide efficient 'kiss and ride' facilities for those accessing trams and the station from a private vehicle.

### 4 An improved public realm and consistent surface treatment

- > Ensure that Balaclava Walk and its immediate surrounds are unified by a high quality and consistent surface treatment
- > Concentrate public realm improvements along the length of Balaclava Walk East and West
- > Improve the public realm to the west of Balaclava Station; specifically the interface between the station and the Marlborough Street Housing.



Landscaping: Native Vegetation List

The following is a list of Native Vegetation for Balaclava Reserve

Excerpt from Natural Heritage Assessment prepared in May 2012 by Practical Ecology.

pages 36 - 38

3.5 Balaclava Rail Reserve

Location: The site is located between Nightingale Street and Grosvenor Street, Balaclava.

Area: Approximately 0.4ha.

Ecological Vegetation Class

This site is revegetation and has little resemblance to EVC 821Heathy Woodland/Sand Heathland Mosaic and EVC 175 Grassy Woodland which historically occurred in the area (DSE 2012).

Vegetation Quality

Vegetation Quality Assessment is described in the following Structure, Weediness and Species Density sections.

Structure

Life forms present:

IT	<input checked="" type="checkbox"/>	T	<input checked="" type="checkbox"/>	MT	<input type="checkbox"/>	MS	<input checked="" type="checkbox"/>	SS	<input checked="" type="checkbox"/>
PS	<input checked="" type="checkbox"/>	LH	<input type="checkbox"/>	MH	<input checked="" type="checkbox"/>	SH	<input checked="" type="checkbox"/>	LTG	<input checked="" type="checkbox"/>
MTG	<input checked="" type="checkbox"/>	TTG	<input type="checkbox"/>	LNG	<input type="checkbox"/>	MNG	<input type="checkbox"/>	HG	<input type="checkbox"/>
GF	<input type="checkbox"/>	TF	<input type="checkbox"/>	EP	<input type="checkbox"/>	SC	<input checked="" type="checkbox"/>	BL	<input checked="" type="checkbox"/>
S/C	<input type="checkbox"/>								

Therefore ten life forms are effectively absent.

Weediness

Weed cover is below 30%. Of the non-native species recorded 50% are considered high threat weeds; these species are *Ehrharta erecta* var. *erecta*, *Ehrharta longiflora*, *Fraxinus angustifolia* subsp. *Angustifolia* and *Cotoneaster* spp..

Age Class

Vegetation at this site is considered to be between 5 – 20 years old.

Species Density

32 indigenous species were recorded within a 0.4ha area. Therefore the species density at the site is approximately 80 species/ha.

Unique Values

A total of 17 species, or 53% of the total recorded indigenous species, are considered regionally significant within the Gippsland Plains Bioregion. These species are underlined in Table 11.

Management Issues

Weeds	Largely controlled so are a minor issue throughout
Litter	Appeared to be a minor problem throughout
Grass dumping	Dumping from residents appeared to be a minor problem
Erosion	Because of the steep nature some erosion problems were present

Connectivity

This site is highly fragmented from other natural heritage sites and connectivity is highly unlikely.

## Vegetation List

Table 11. Native Vegetation List for Balacava Reserve

Status	Scientific Name	Common Name	Willis et al 2003	Nance and Cavallaro 2012
	<i>Acacia brownii</i>	Heath Wattle		✓
	<i>Acacia dealbata</i>	Silver Wattle		✓
	<i>Acacia implexa</i>	Lightwood	✓	✓
	<i>Acacia longifolia</i> var. <i>sophorae</i>	Coast Wattle		✓
	<i>Acacia mearnsii</i>	Black Wattle	✓	✓
	<i>Acacia melanoxylon</i>	Blackwood	✓	✓
	<i>Acacia paradoxa</i>	Hedge Wattle	✓	✓
#	<i>Acacia pravissima</i>	Ovens Wattle	✓	
	<i>Acacia suaveolens</i>	Sweet Wattle	✓	
	<i>Acacia stricta</i>	Hop Wattle		✓
	<i>Acacia verticillata</i>	Prickly Mosses	✓	
	<i>Acaena novae-zelandiae</i>	Bidgee-widgee	✓	✓
	<i>Allocasuarina littoralis</i>	Black Sheoak	✓	✓
	<i>Allocasuarina verticillata</i>	Drooping Sheoak	✓	✓
	<i>Austrostipa</i> spp.	Spear Grass	✓	✓
	<i>Banksia integrifolia</i> ssp. <i>integrifolia</i>	Coast Banksia	✓	
	<i>Banksia marginata</i>	Silver Banksia	✓	
	<i>Bursaria spinosa</i>	Sweet Bursaria	✓	✓
	<i>Chloris truncata</i>	Windmill Grass	✓	
	<i>Chrysocephalum apiculatum</i>	Common Everlasting	✓	
	<i>Clematis aristata</i>	Mountain Clematis		✓
	<i>Clematis microphylla</i>	Small-leaved Clematis	✓	
	<i>Correa alba</i>	White Correa	✓	

<i>Correa reflexa</i>	Common Correa	✓	✓
<i>Dianella longifolia</i>	Pale Flax-lily	✓	
<i>Dianella revoluta</i> var. <i>revoluta</i> s.l.	Black-anther Flax-lily		✓
<i>Einadia nutans</i> subsp. <i>nutans</i>	Nodding Saltbush	✓	✓
<i>Enchylaena tomentosa</i> var. <i>tomentosa</i>	Ruby Saltbush	✓	✓
<i>Eucalyptus camaldulensis</i>	River Red-gum	✓	✓
<i>Eucalyptus ficifolia</i>	Red-flowering Gum	✓	
<i>Eucalyptus</i> spp.	Eucalypt	✓	✓
<i>Ficinia nodosa</i>	Knobby Club-sedge	✓	
<i>Gahnia radula</i>	Thatch Saw-sedge	✓	
<i>Goodenia ovata</i>	Hop Goodenia	✓	✓
<i>Hakea nodosa</i>	Yellow Hakea	✓	
<i>Hardenbergia violacea</i>	Purple Coral-pea	✓	✓
<i>Indigofera australis</i>	Austral Indigo	✓	✓
<i>Juncus pallidus</i>	Pale Rush	✓	
<i>Kennedia prostrata</i>	Running Postman	✓	
<i>Kunzea ericoides</i> spp. agg.	Burgan	✓	✓
<i>Leptospermum lanigerum</i>	Wooly Tea-tree	✓	
<i>Linum marginale</i>	Native Flax	✓	
<i>Lomandra filiformis</i>	Wattle Mat-rush	✓	
<i>Lomandra longifolia</i>	Spiny-headed Mat-rush	✓	✓
<i>Melaleuca ericifolia</i>	Swamp Paperbark	✓	
<i>Microlaena stipoides</i> var. <i>stipoides</i>	Weeping Grass	✓	
<i>Myoporum insulare</i>	Common Boobialla	✓	✓
<i>Myoporum parvifolium</i>	Creeping Myoporum	✓	
<i>Myoporum petiolatum</i>	Sticky Boobialla		✓
<i>Olearia ramulosa</i>	Twiggy Daisy-bush	✓	
<i>Poa labillardierei</i>	Common Tussock-grass	✓	✓
<i>Poa</i> spp.	Tussock Grass	✓	

<i>Pseudognaphalium luteoalbum</i>	Jersey Cudweed	✓	
<i>Rytidosperma geniculatum</i>	Knead Wallaby-grass		✓
<i>Rytidosperma racemosum</i> var. <i>racemosum</i>	Slender Wallaby-grass		✓
<i>Rytidosperma setaceum</i>	Bristly Wallaby-grass	✓	
<i>Rytidosperma</i> spp.	Wallaby Grass		✓
<i>Solanum laciniatum</i>	Large Kangaroo Apple	✓	✓
<i>Themeda triandra</i>	Kangaroo Grass	✓	
<i>Wahlenbergia</i> spp.		✓	

# denotes indigenous but occurring outside the normal distribution

underline regionally significant species

Table 12. Weed Vegetation List for Balacava Reserve

Status	Scientific Name	Common Name	Willis et al 2003	Nance and Cavallaro 2012
*	<i>Acacia baileyana</i>	Cootamundra Wattle	✓	
*	<i>Brassica</i> spp.	Turnip		✓
*	<i>Coprosma repens</i>	Mirror Bush		✓
*	<i>Cotoneaster</i> spp.	Cotoneaster		✓
*	<i>Ehrharta erecta</i> var. <i>erecta</i>	Panic Veldgrass		✓
*	<i>Ehrharta longiflora</i>	Annual Veldgrass		✓
*	<i>Fraxinus angustifolia</i> subsp. <i>angustifolia</i>	Desert Ash		✓
*	<i>Solanum nigrum</i>	Black-berry Nightshade		✓

\* denotes an introduced non-indigenous species