

PENTRIDGE

LANDSCAPE & PUBLIC REALM

DEVELOPMENT APPLICATION REPORT



LANDSCAPE REPORT
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PR149695-A



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2023-12-04

The purpose of RPS' services will be to Shayher. Information provided by RPS may only be relied upon in the context of RPS' scope of works. Shayher will necessarily inform itself and make independent decisions, based on its own business needs and on key aspects in relation to the project.

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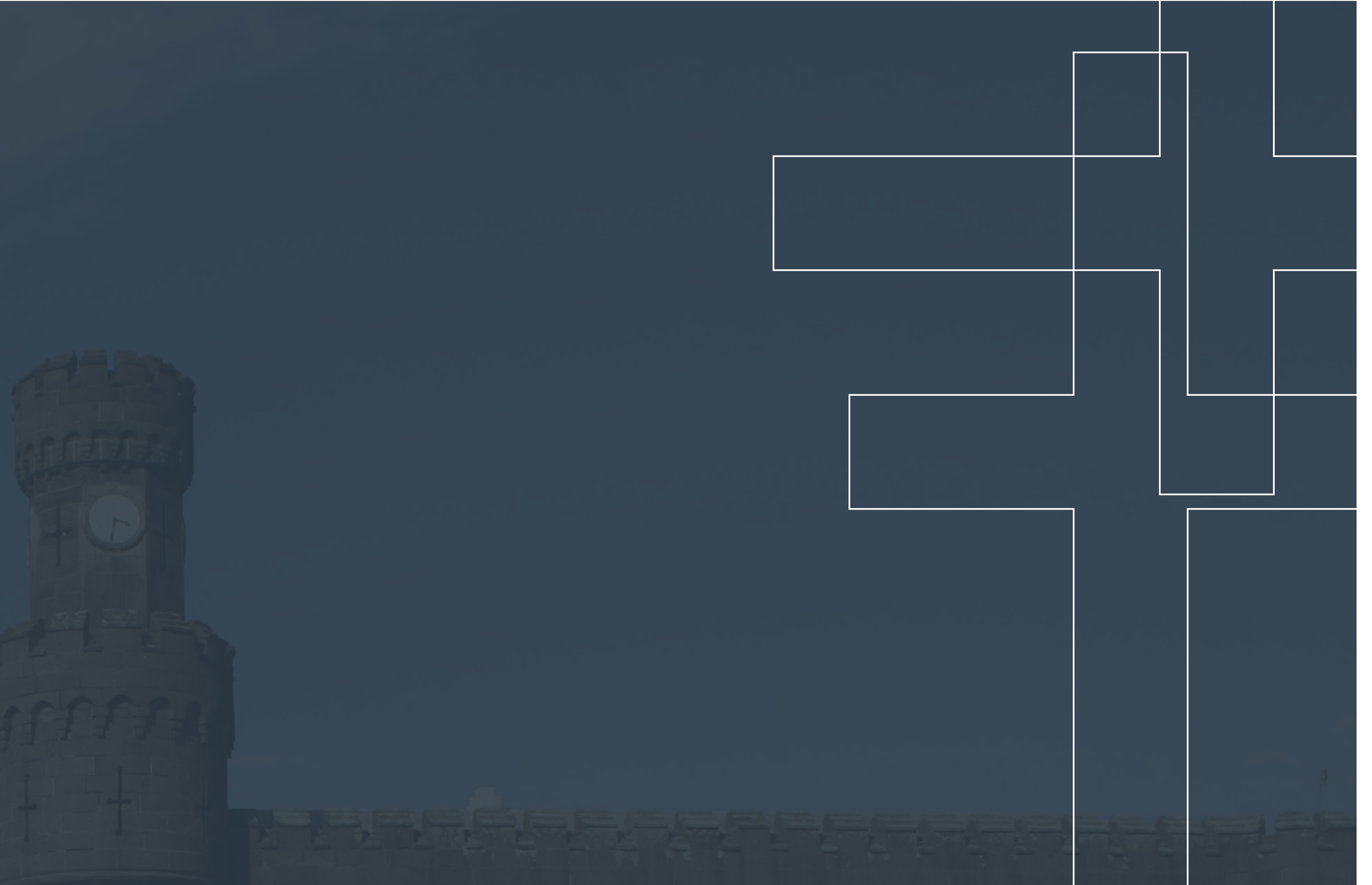
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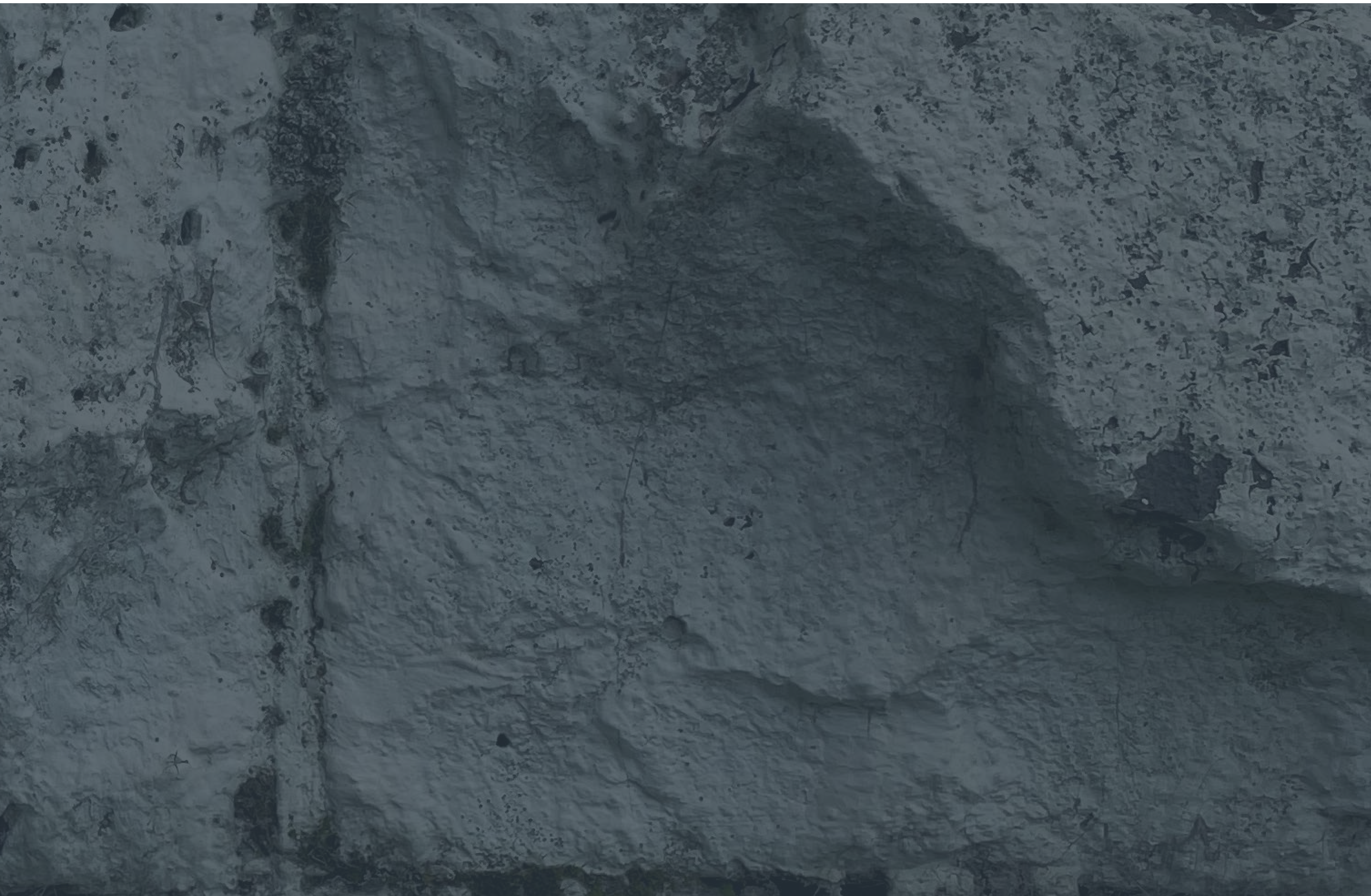
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THIS IS WURUNDJERI COUNTRY

RPS wishes to acknowledge the Wurundjeri people as the traditional custodians of the land where Pentridge Prison sits and has sat for many years. We want to acknowledge their elders past and present and also the elders of the greater Kulin Nation. We also want to acknowledge those who have come and gone through the walls of Pentridge, living or past, and recognise that this place may hold significance to them and their families.



CONTENTS

1.0 SITE UNDERSTANDING

1.1 Pentridge Prison - Landscape history	06
1.2 Site Description and Reference Documents	08
1.3 Understanding the masterplan	09
1.4 Site Analysis	10

2.0 DESIGN VISIONING

2.1 Design Statement.....	13
2.2 Design Drivers	14
2.3 Character Imagery.....	18

3.0 LANDSCAPE PLANS

3.1 Site Masterplan	22
3.1 Masterplan.....	23
3.2 Ground Plan.....	24
3.3 Programming - Ground Plan.....	25
3.4 Courtyard A - Detail Plan	26
3.5 Courtyard B - Detail Plan	27
3.6 Champ St Entry - Detail Plan.....	28
3.7 Courtyard A - Programming.....	29
3.8 Courtyard B - Programming.....	30
3.9 Podium - Building 01	31
3.10 Podium- Building 02	32
3.11 Sections	33

4.0 GREENING STRATEGY

4.1 Planting Strategy Key Plan.....	36
4.2 Soil Plan Ground Floor	37
4.3 Soil Plan Podium.....	38
4.4 Tree Canopy Plan Ground Floor	39
4.5 Tree Canopy Plan Podium.....	40
4.6 Planting Palette.....	41
4.7 Planting Schedule	45
4.8 Materials & Finishes Palette	46
4.9 Maintenance	47
4.10 Typical Details.....	48



1.0 SITE UNDERSTANDING

1.1 PENTRIDGE PRISON - LANDSCAPE HISTORY

Nicknamed the Bluestone College, HM Pentridge Prison has a well documented history, both of its methods of prisoner reform and its architectural developments. The patterns and arrangement of its landscape are less celebrated, yet still play a vital role



CHAMP STREET ENTRANCE

Construction of Administration, entrance building, B Division & two associated 14 yard Panopticons. Pentridge opens. At this time the Prison dwarfed the surrounding landscape.



AIRING YARD

Completion of Division A and subsequent airing yard. Unlike the two airing yards at Division B, the Panopticon here was comprised of 16 yards.



HISTORICAL AERIAL OF SITE - VEGETABLE CROPS TO SOUTH EAST



OVERGROWN YARDS

Landscape design by Hugh Linaker, including a large paddock for vegetable crops south of Pentridge Blvd. Linaker was well known for his vertical & linear designs worked mostly on hospitals & psychiatric facilities.

1859

1865

1912 - 37



OVERGROWN YARDS

Completion of Division A and subsequent airing yard. Unlike the two airing yards at Division B, the Panopticon here was comprised of 16 yards.



DIVISION B PANOPTICON

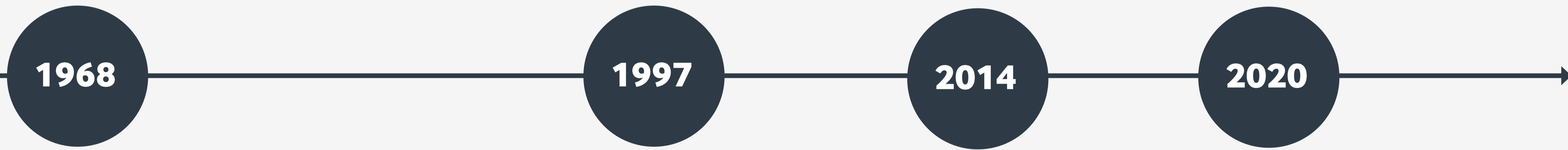
Pentridge closes. After 138 years of operation, the prison is no longer fit for purposes and thus decommissioned.



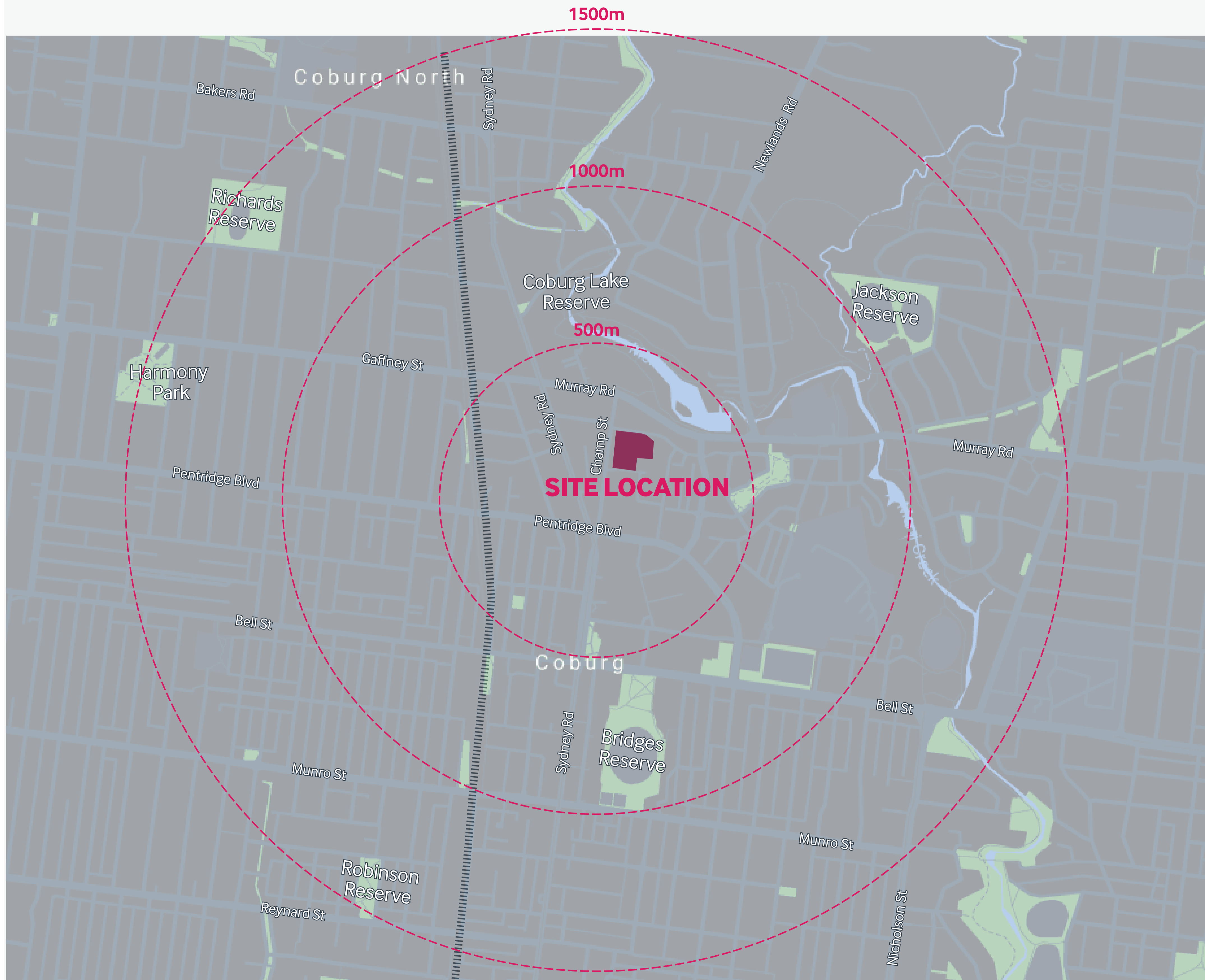
NEW CENTRAL PIAZZA

Remains of the Panopticon at Division B are uncovered. The 14 yarded structure is retained in excellent condition and serves as a reminder of its past life.

New central Piazza completed by aspect. A main entrance arrival to the North of Division B that funnels visitors into the new Mixed use precinct and celebrates its past .



1.2 LOCAL CONTEXT



SITE DESCRIPTION & REFERENCE DOCUMENTS

Pentridge Coburg is the northern section of the decommissioned Pentridge Prison. Initially established in 1851 as replacement for the Melbourne Gaol the site was used as a prison until 1997. Many heritage listed building remain on site including Divisions A, B, D, E and H, B Annexe, the Administration Building, the Warden's Quarter, Rock-breaking Yards, Guard Towers as well as the iconic entrance and surrounding bluestone walls

Design Extent

The Development Application reflects the development as described below:

- Public open space on ground
- Communal open space on upper ground
- Private balcony planters on levels 01-08

Reference Documents

The following development application has been prepared with reference to the following documents:

State Level

- Plan Melbourne 2017-2050 (2017)
- Living Melbourne: Our Metropolitan Urban Forest (2019)
- Protecting Victoria's Environment - Biodiversity 2037 (2017)
- Trees for Cooler and Greener Streetscapes: Guidelines for Streetscape Planning and Design (2019)
- Better Apartments Design Standards (2021)
- Apartment Design Guidelines for Victoria (2021)
- Urban Design Guidelines for Victoria - Element 3: Public Spaces (2017)
- Creating Liveable Open Space (2013)

Local Level

- Moreland Planning Scheme (2021)
- Moreland City Council - Open Space Strategy 2012-2022 (2011)
- Coburg 2020 Structure Plan

Site Level

- Pentridge, Coburg: Design guidelines & Masterplan (2014)

1.3 UNDERSTANDING THE MASTER PLAN



Pentridge, Coburg: Design guidelines & Masteplan (2014)

FROM THE MASTERPLAN

To the north of the Piazza Precinct, is the 'Mixed Use' Precinct in the former women's prison section; the restored A Division building is a central focus. The major building adjacent A and H Division, in the heart of Pentridge, incorporates a consolidation of diverse commercial, community and residential activities. Community uses, such as childcare, community halls and artist studios, are anticipated within the heritage building. The multiplicity of building users share a permeable network of laneways and arcades that interchange with the adjoining piazza and courtyards.

Two interconnected public spaces will form the focus of the northern area of the development.

These spaces create a respectful foreground to the heritage of Division A building, and provide open space and recreation. These spaces will focus on comfort, amenity and activities for local residents of all ages and abilities, and will be open to broader community use.

The most northern park has the character of a local community park that provides spaces and facilities for active and passive outdoor activities. The park will include a range of outdoor recreation facilities (potentially table seating, picnic tables and a lawn area).

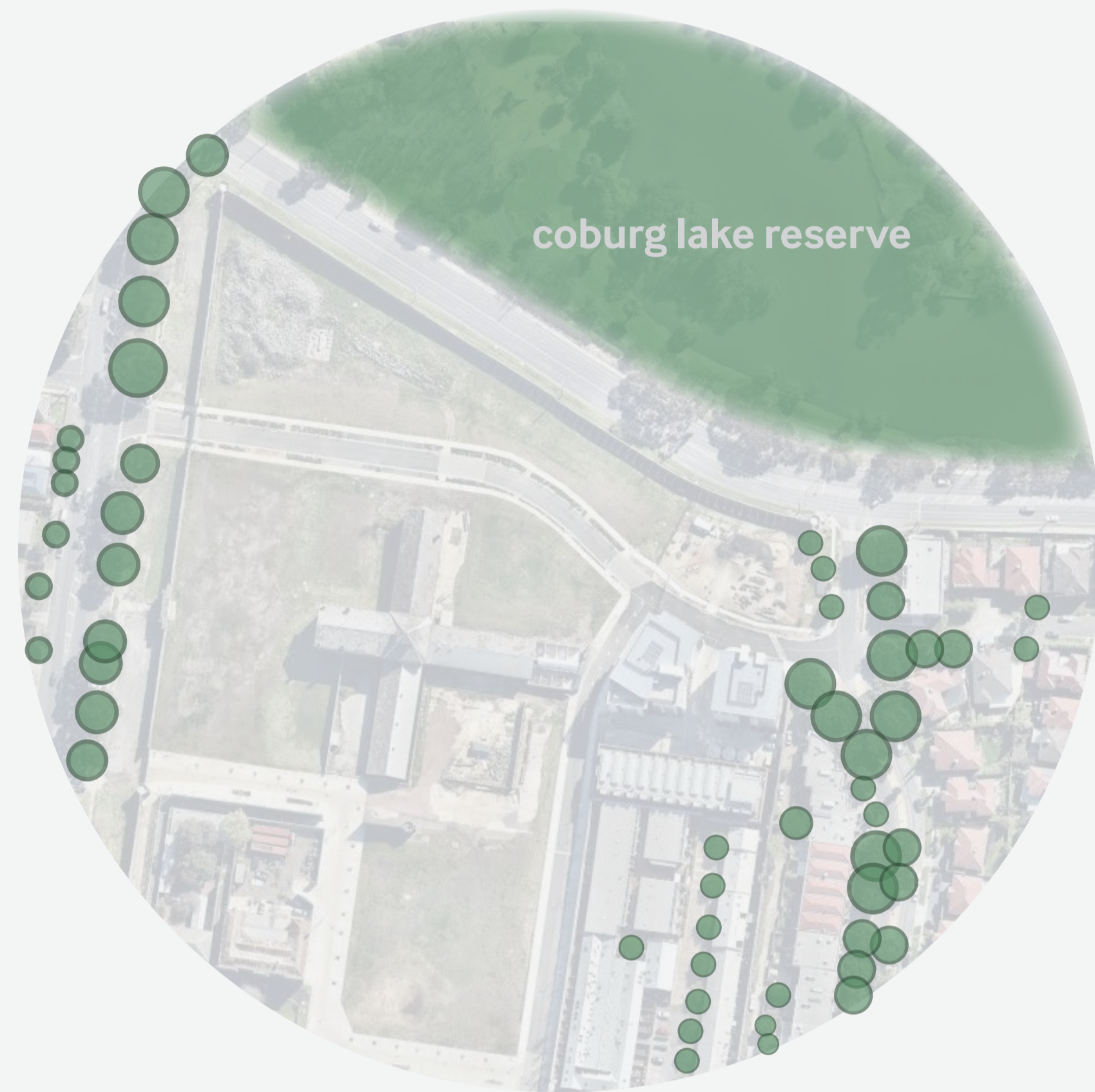
The southern park has the character of a courtyard garden and will include all season productive trees (orchard groves), community gardens, formal gardens, toddler and children play spaces and a community building.

Tree canopies and open air structures will be strategically positioned in both spaces to enable access to sun and shade at all times of the day, throughout the year. A row of feature trees and pathway connect the two parks along the western edge.

Key design elements include:

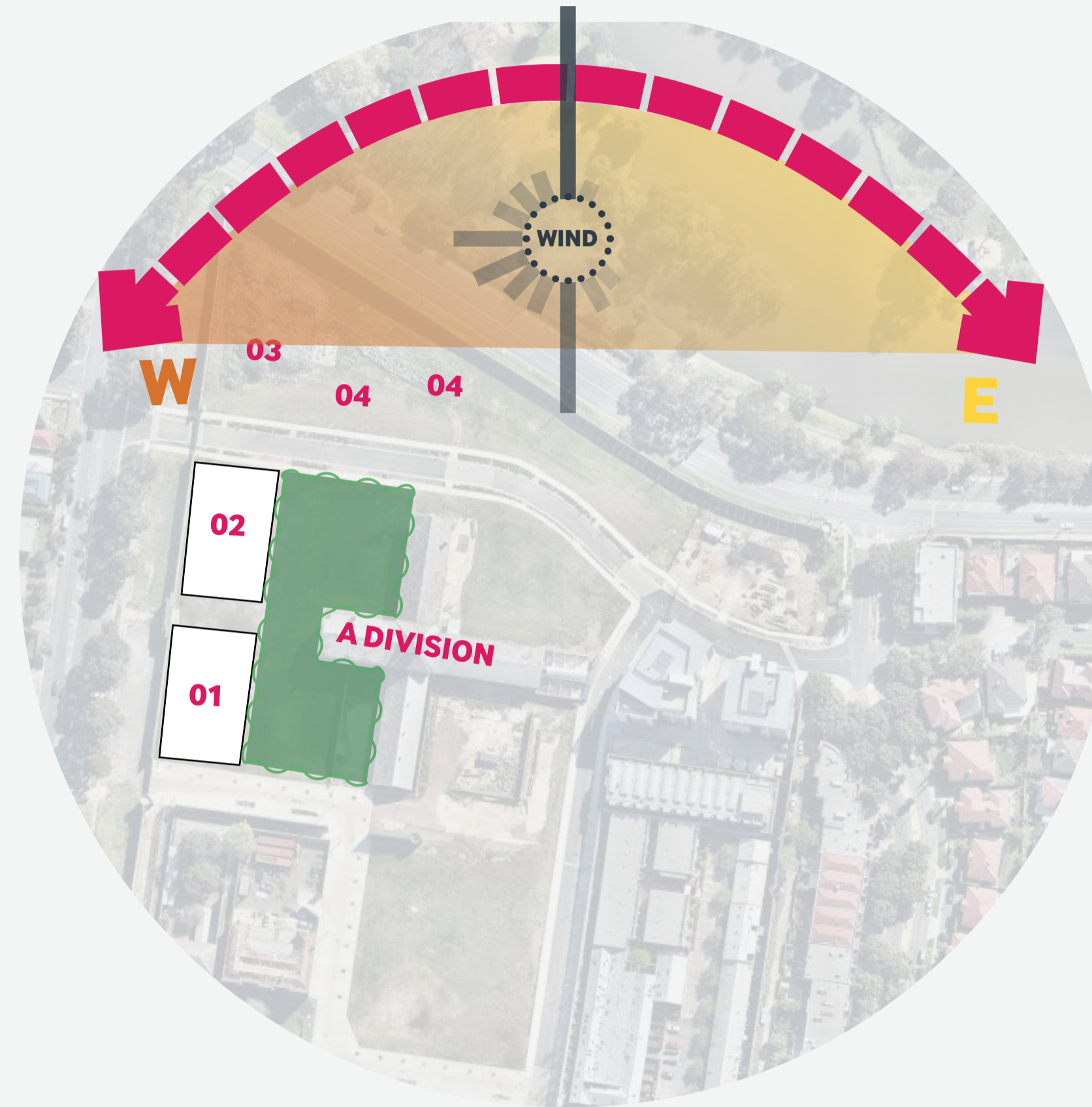
- Threshold spaces and treatments to heritage spaces and buildings, particularly the Division A building;
- Appropriate integrated community building (south space);
- Resolution of level changes including integrated universal access (DDA compliant);
- A range of elements that cater for active and passive recreation and activities for people of all ages, interests and abilities (as above), particularly residents;
- A range of soft and hard scapes (such as pavements, lawns, gravels);
- Integration with the public realm spaces throughout the precinct

1.4 SITE ANALYSIS



EXISTING VEGETATION & OPEN SPACE

- Mature street trees define the character along Champ street
- Coburg Lake reserve provides ample access to nature & recreation facilities and is edged by mature vegetation along Murray Road
- Large native eucalypts and palms are frequent
- New planting along Moonering Drive look to define the character of the redesigned Pentridge.
- Vegetation within site is nearly non-existent



SUNLIGHT

New buildings proposed at 8 storey & 9 storeys will limit afternoon access to sunlight for the adjacent courtyard. Combined with the existing A Division building sunlight to the fringes of the space will be limited and species selection and placement will need to respond to this.



PEDESTRIAN CIRCULATION

The current pedestrian circulation is reflects the strong perimeter wall of the site, with the main network following the extent of the wall. New development within the site has penetrated the wall, increasing circulation opportunities throughout the site.

An increase in public open space as the site develops will increase pedestrian movement through out the site, turning the surrounding walls from a barrier into a welcome gate into a new landscape.

1.5 EXISTING SITE



VIEW TOWARDS A DIVISION - LOOKING SOUTH



VIEW TOWARDS A DIVISION - LOOKING EAST



VIEW TOWARDS A DIVISION - LOOKING EAST



VIEW TOWARDS B DIVISION



MAIN SITE ENTRY FROM CHAMP ST



VIEW TOWARDS B DIVISION



B DIVISION PIAZZA



ON SITE COMMUNITY GARDENS



B DIVISION PIAZZA

2.0 DESIGN VISION

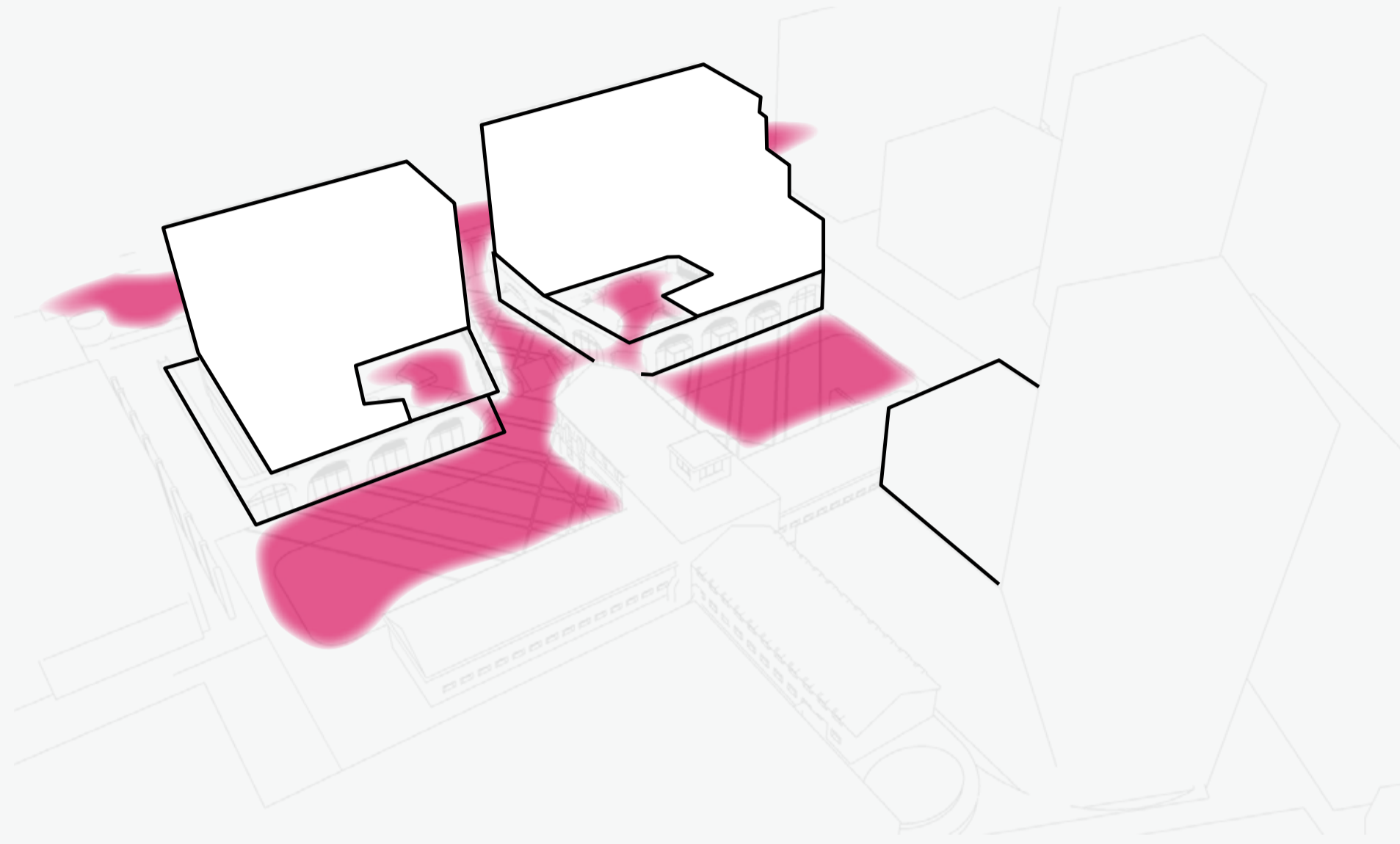
A DISCOVERY OF PLACE

Bordered by powerful heritage forms and new architecture, the North and South courtyards bring people into the site, encouraging them to engage with their surrounds, celebrating the old & taking respite in the new.

The landscape design is inspired by the beauty in the desolation of Pentridges dormant years. Drawing from the rectilinear forms of the heritage building as well as the cooler, rugged materiality to create a seamless transition from heritage to landscape to modern built-form.

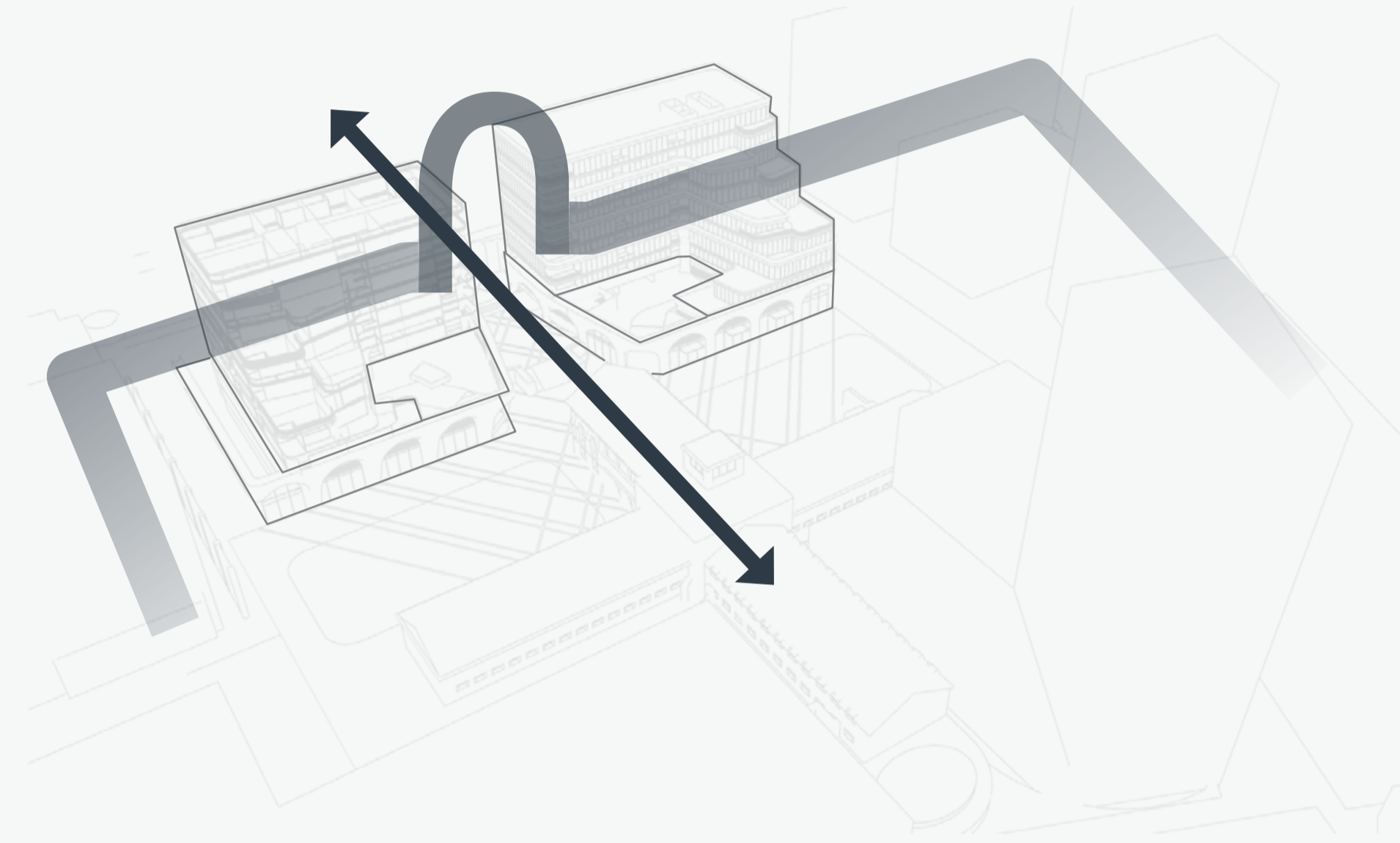
The courtyards cater to a wide variety of passive and active uses that ensure residents and the public alike are given opportunity to roam freely within the Pentridge yards.

2.2 DESIGN PRINCIPLES



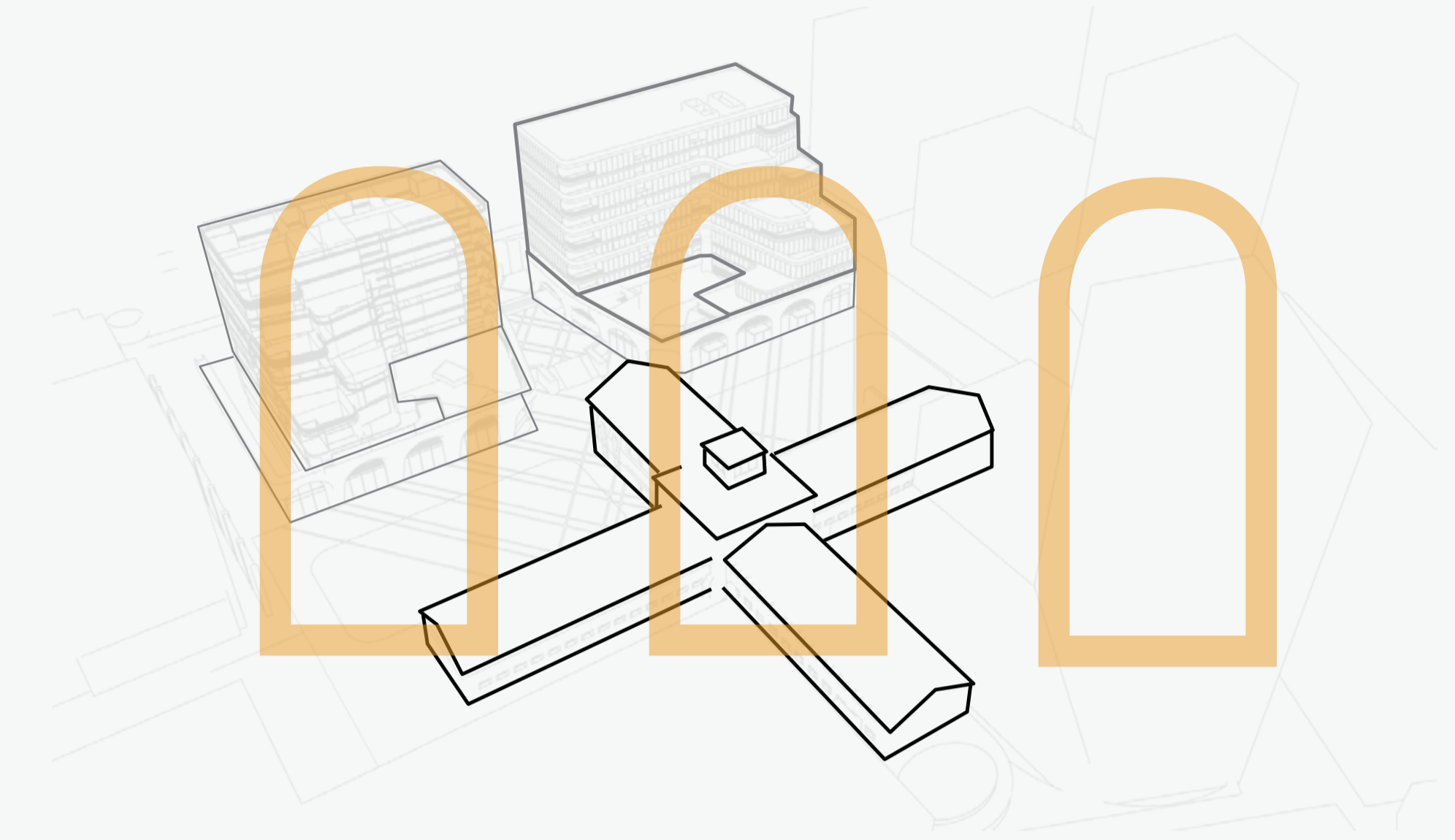
BLURRING BOUNDARIES

The Landscape around Building 01 & 02 acts to invite both residents and the public through the bluestone walls highlighting the Division A building and celebrating the blending of the new and old Pentridge. The landscape will have key movement pathways but use a combination of planting and surface treatments to invite users to interact with the landscape and buildings.



CREATING THRESHOLDS

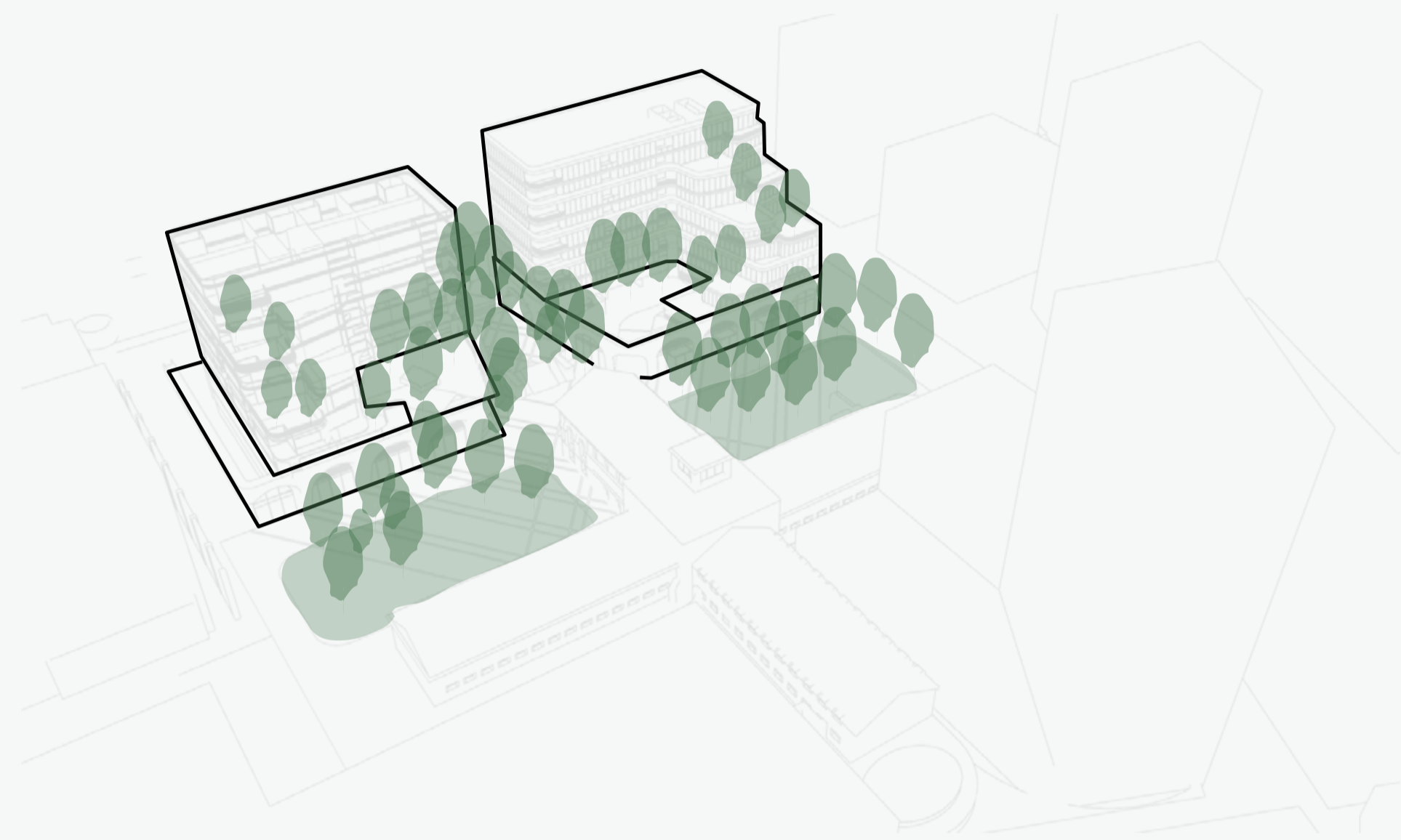
An already clearly defined boundary, the role of landscape here is to ensure that users are struck with a sense of excitement and opportunity when arriving on site. Visitors will know they have entered Courtyard A & B from its gentle yet clear delineation of space.



RESPECTING HERITAGE FORMS

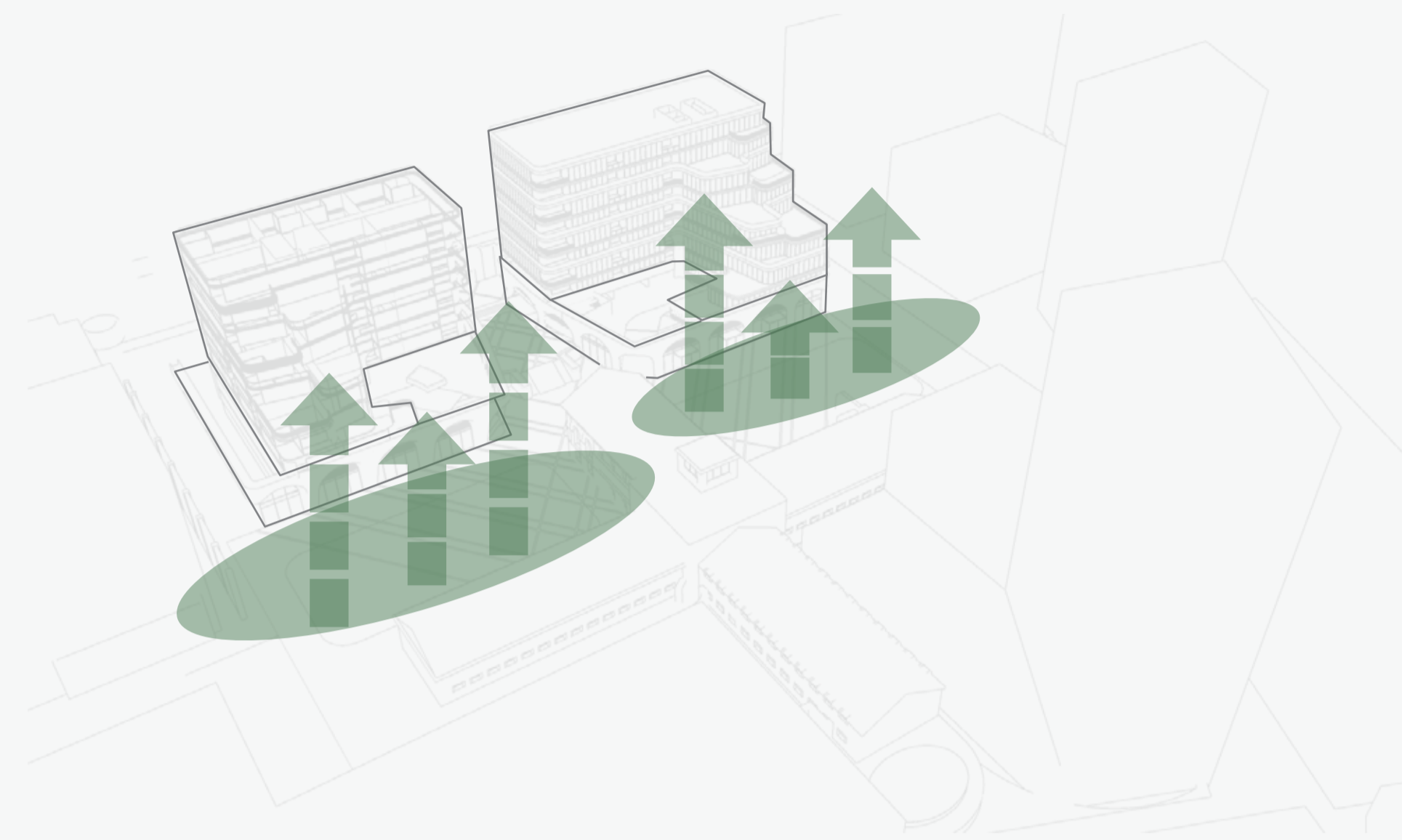
The landscape design seeks to respect the heritage of the architecture by reflecting major design moments and materiality of the surrounding built form. The design speaks directly to the forms of A division, ensuring the heritage building remains the focal point of the development, and views aren't obscured by contemporary form or planting





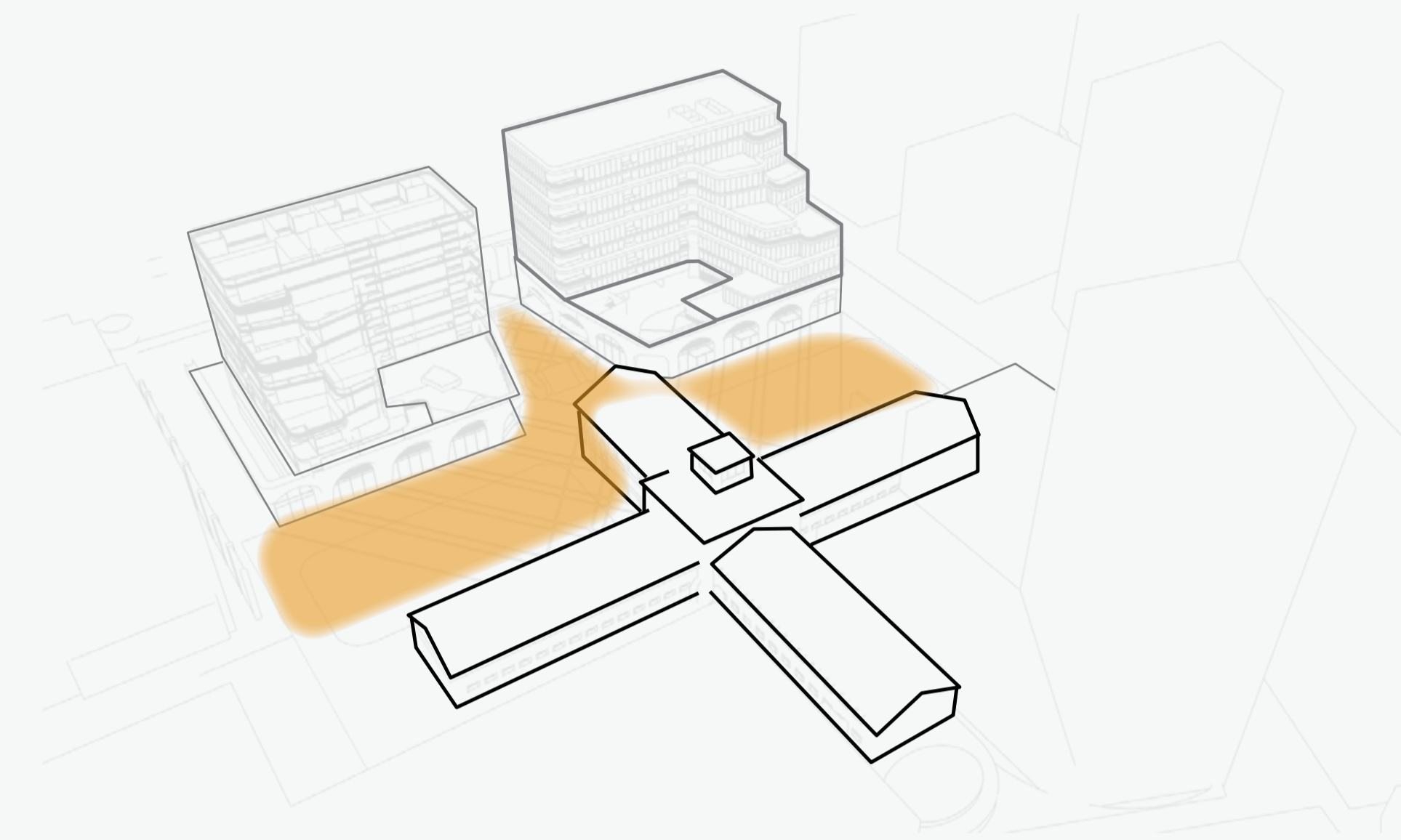
INNER SANCTUARY

The internal courtyard spaces and podium landscape combines to create a cohesive landscape typology that is both entirely site responsive, creating moments of lush planting contrasted with rolling wild flowers. With a combination of lush species and a wild native palette the softscape will use principles of biophilic design to ensure the user can feel a sense of calm and familiarity within the landscape.



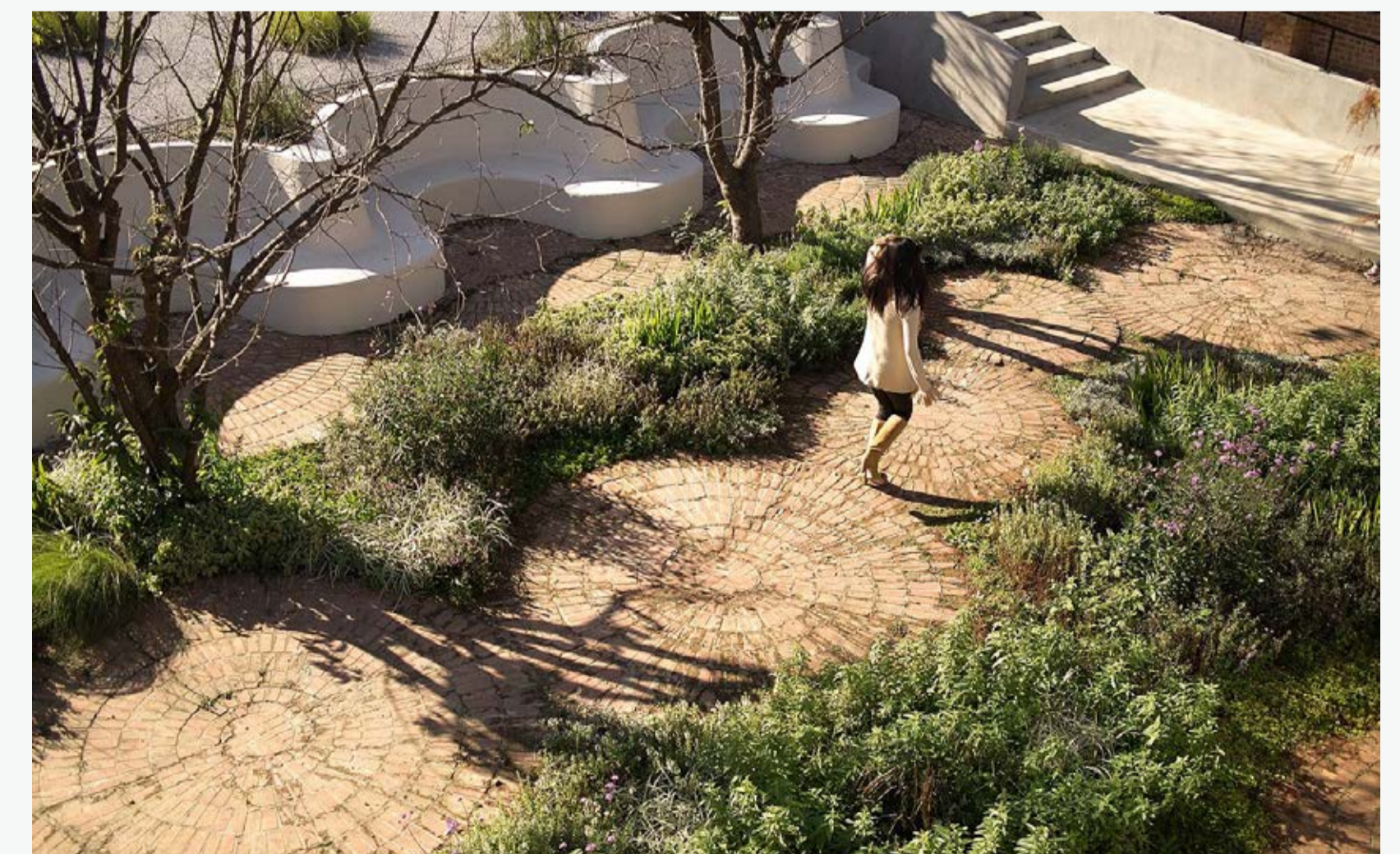
RECLAIMED LANDSCAPE

Inspired from images of Pentridge pre-development, the landscape seeks to restore and instill a sense of natural order wherein planting form is wild and natural. A lack of overly manicured spaces seeks to compliment the strong building forms through contrast. As well as the use of aged and worn materiality that's appropriate to the place.



WELCOMING THE PUBLIC

The courtyard spaces to the frontage of the A Division building welcomes the public into the site. A wide range of landscape spaces offer residents and visitors a place to explore, discover and experience the unique historical setting.



2.3 INTERPRETING ARCHITECTURAL HERITAGE ELEMENTS

Main Administration Building - Constructed c1858-59

The Administration Building is centrally located along the original western bluestone wall of the site (A Wall). The doublestorey building is attributed to Public Works Department architect Gustav Joachimi. It originally housed the administrative offices, an armoury and possibly officers' residential quarters on the first floor.

Former Pentridge Prison: Conservation Management Plan April 2016
BRYCE RAWORTH PTY LTD

'a unique medieval revival building in the history and development of penitentiary architecture in Victoria.'

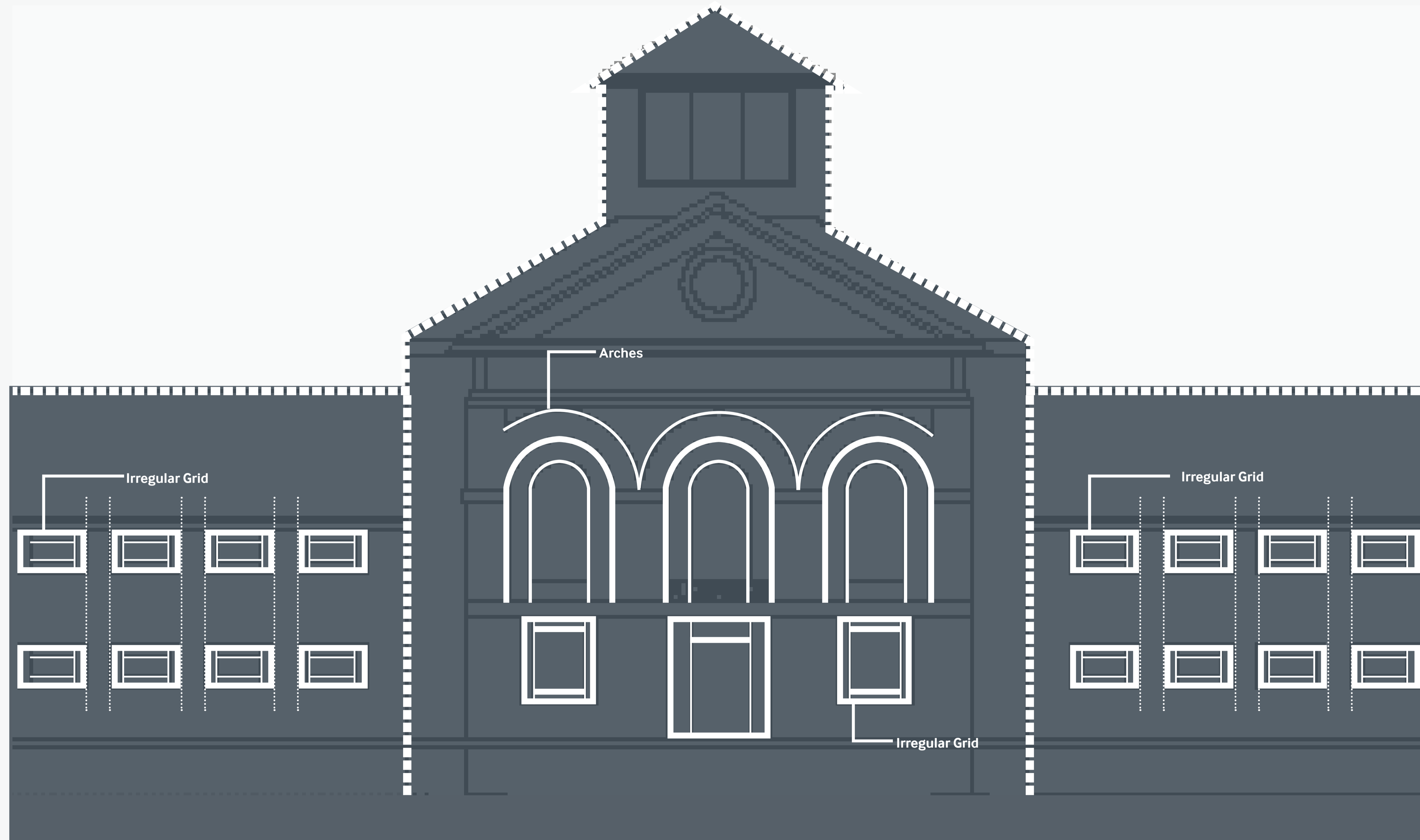
Coburg Conservation Study 1990



Main Administration Building - Constructed c1858-59

Although it shares many similarities with B Division, the front facade of A Division is much more elaborately detailed than its prototype, and suggests a new influence at the Public Works Office perhaps William Wilkinson Wardell who joined the public works office from England in 1859 and replaced Pasley in 1861, or John James Clark.

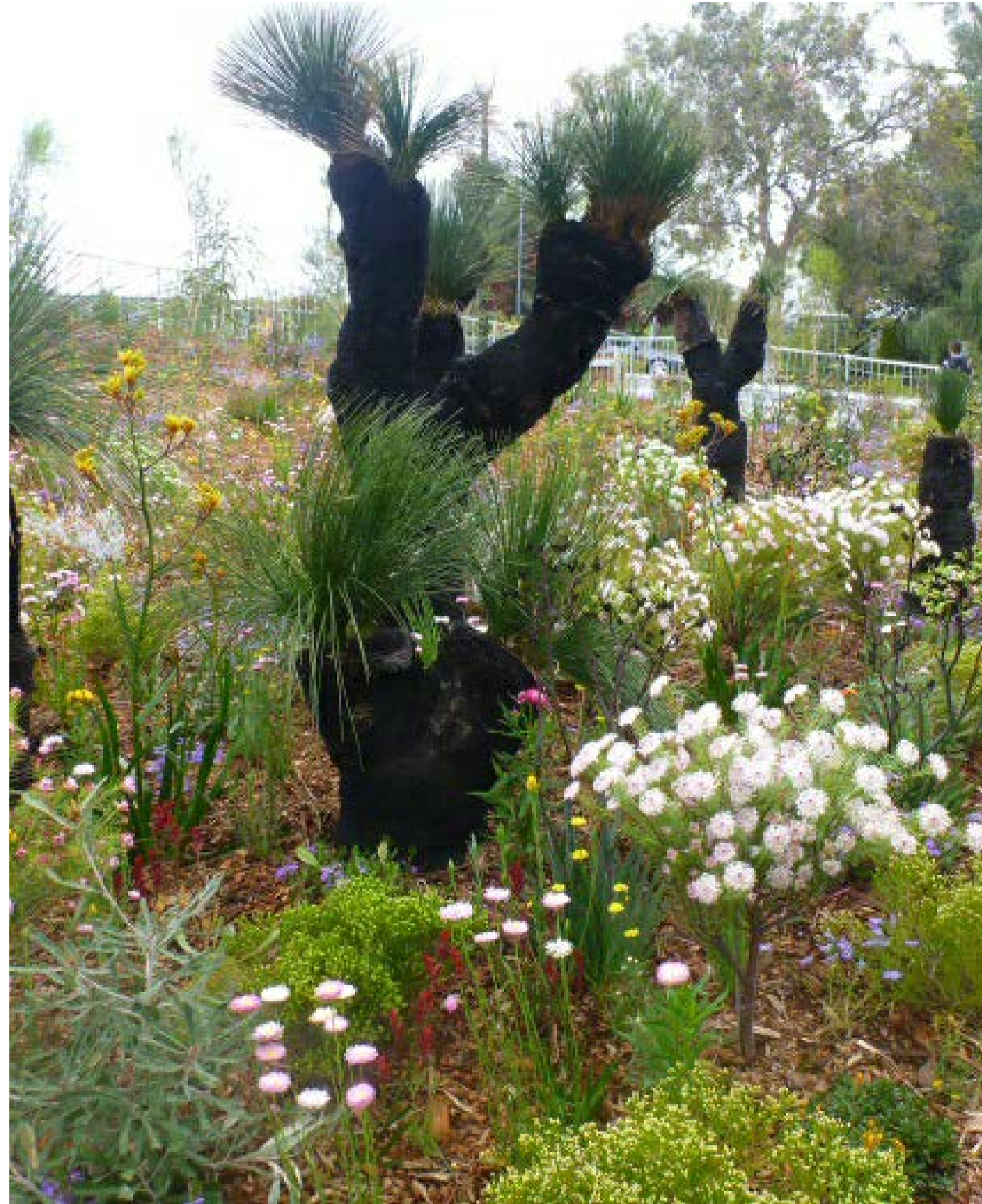
Former Pentridge Prison: Conservation Management Plan April 2016
BRYCE RAWORTH PTY LTD



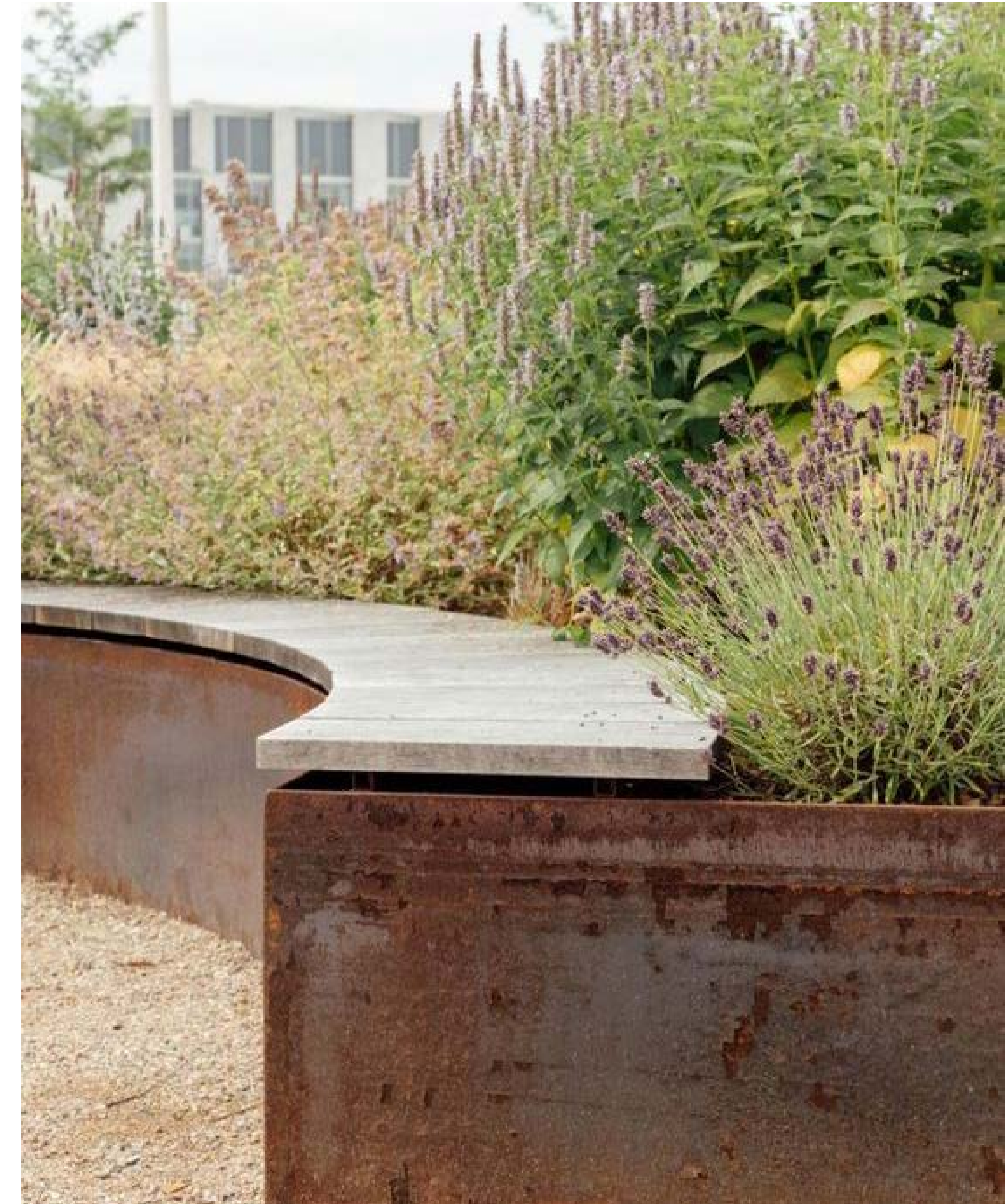
2.4 DESIGN CHARACTER



EDGE TREATMENT



NATIVE PLANTING



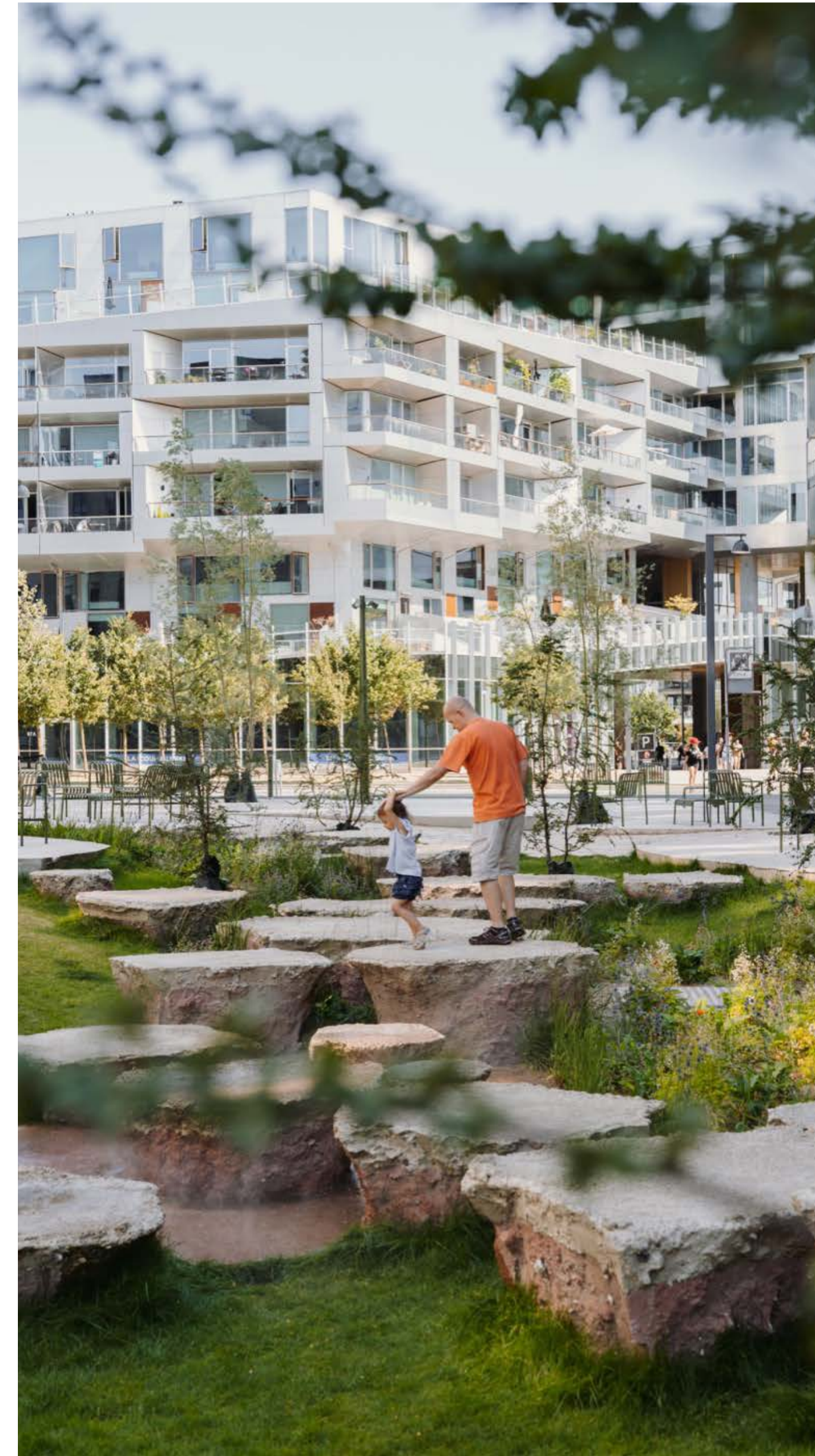
RAW MATERIALS



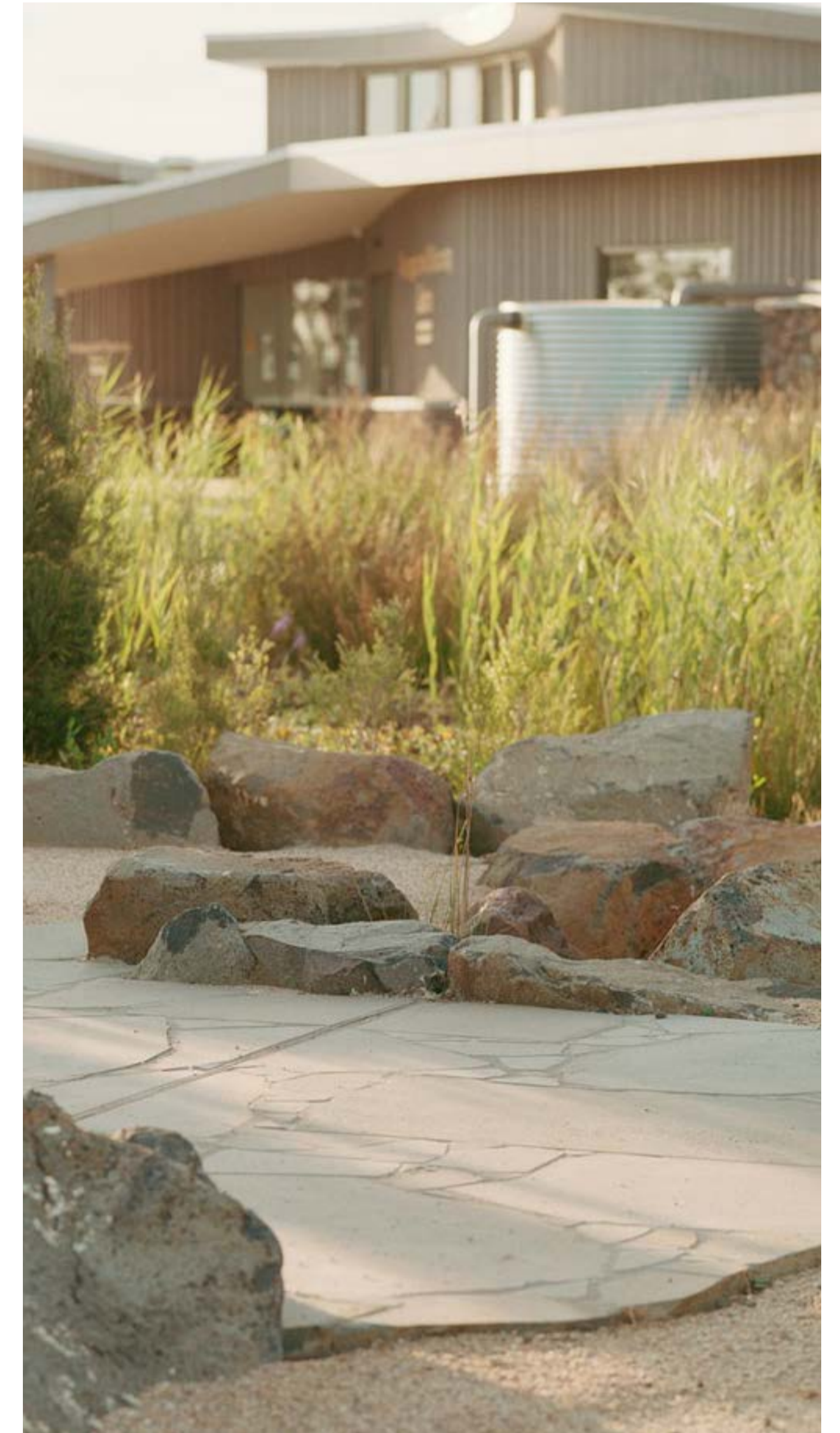
ACTIVE & PASSIVE BALANCE



HIGHLIGHTING HERITAGE

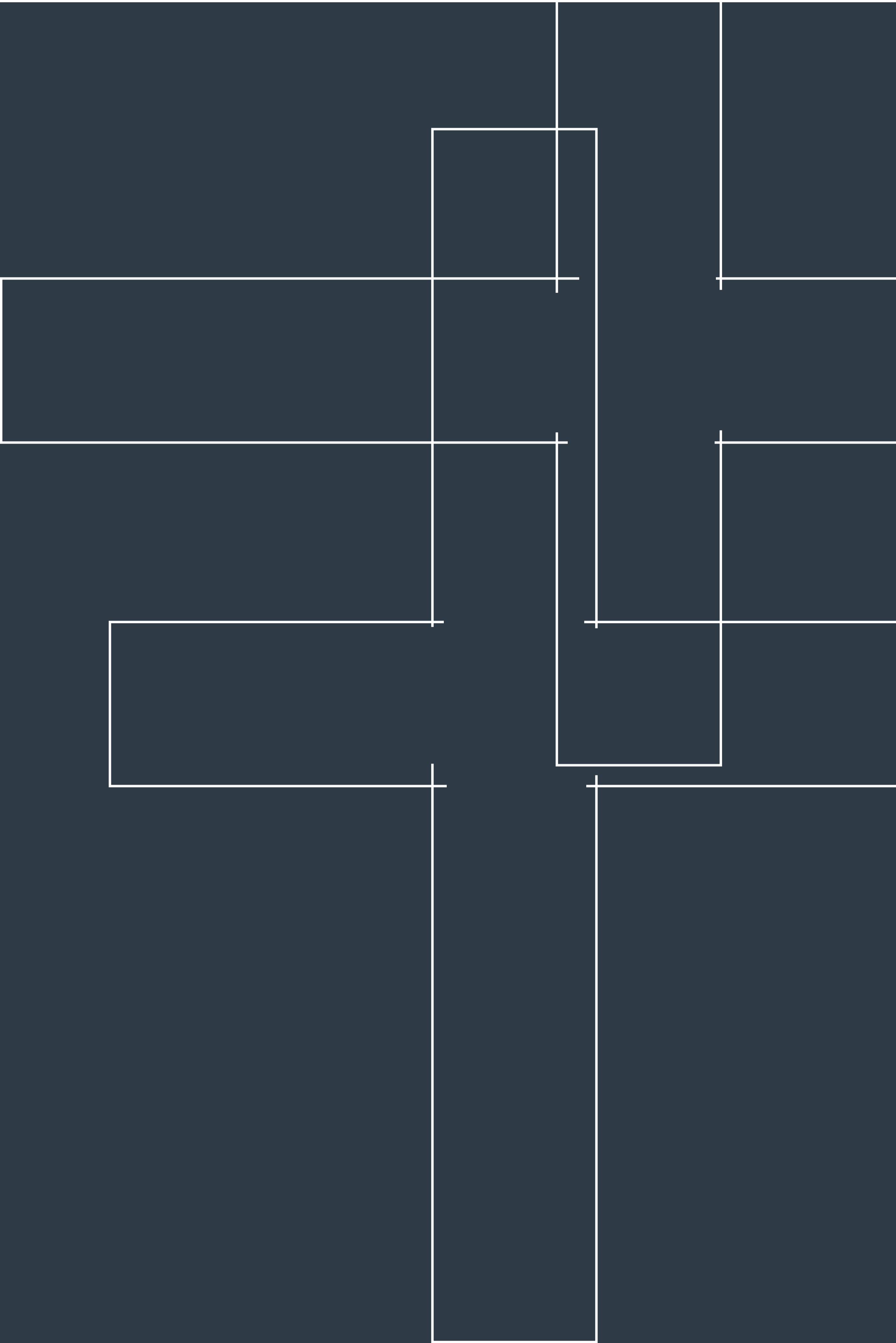


INTEGRATED PLAY

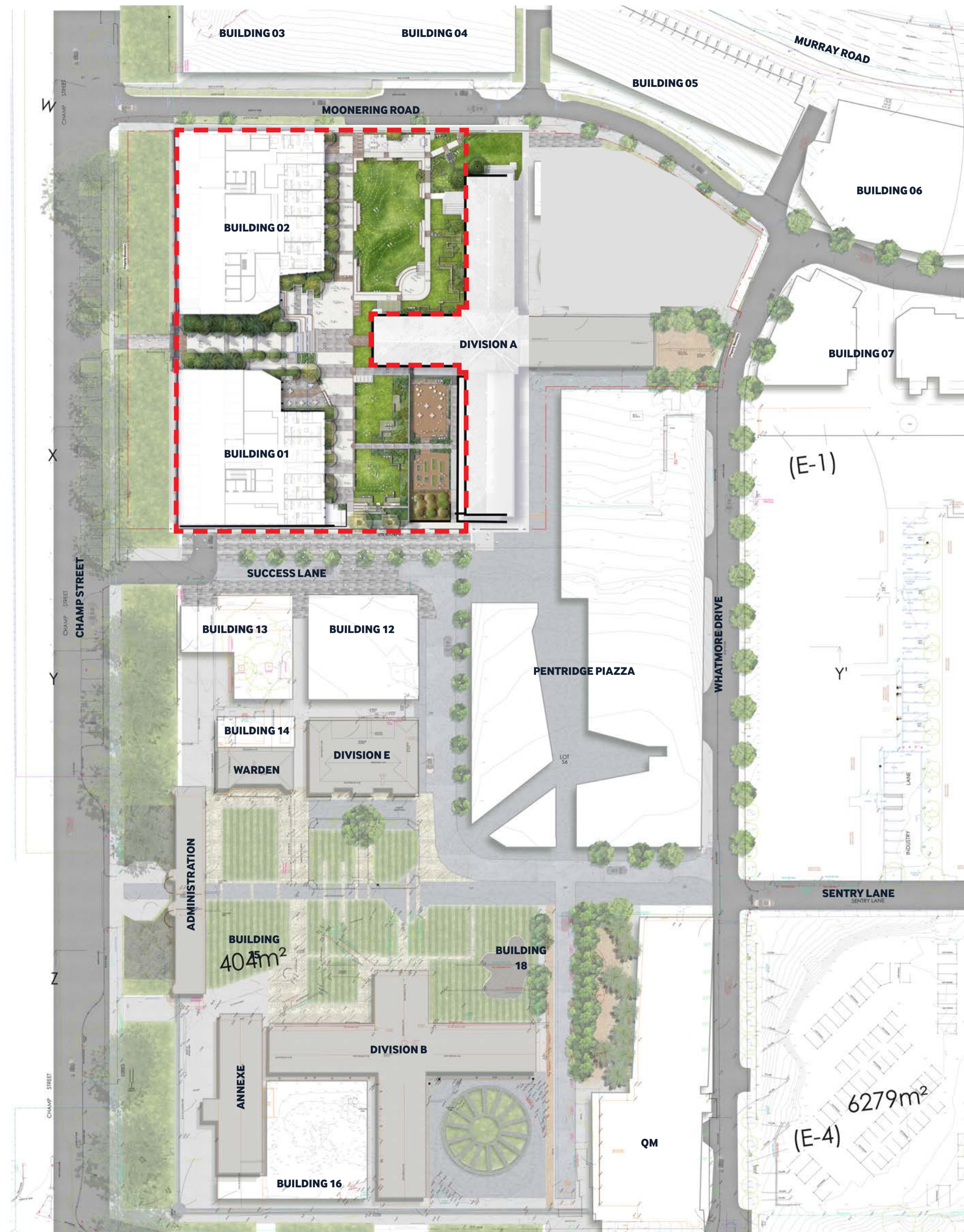


MATERIALITY CHANGES

3.0 LANDSCAPE PLANS



3.1 SITE MASTER PLAN



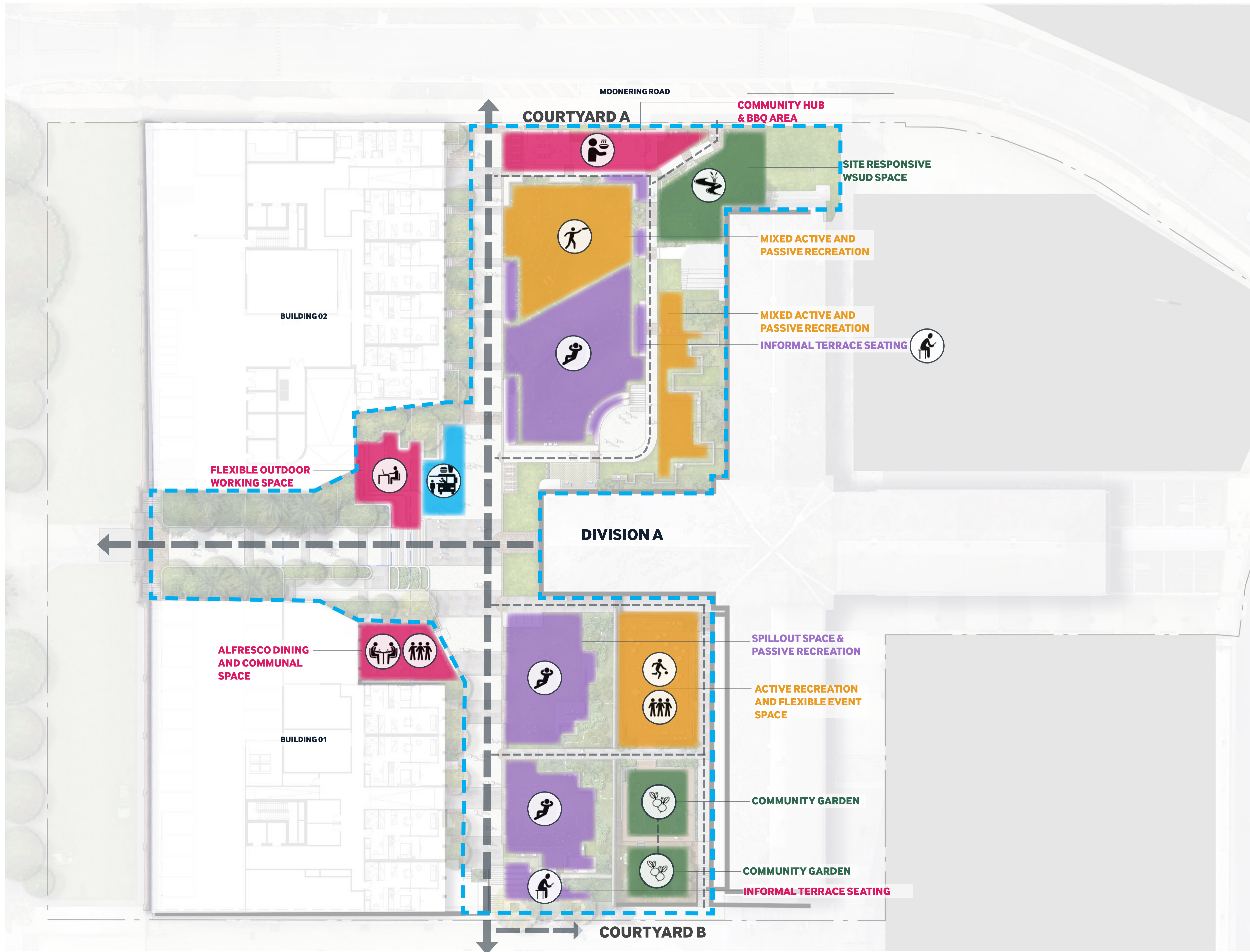
3.2 MASTERPLAN



3.3 OVERALL GROUND PLAN



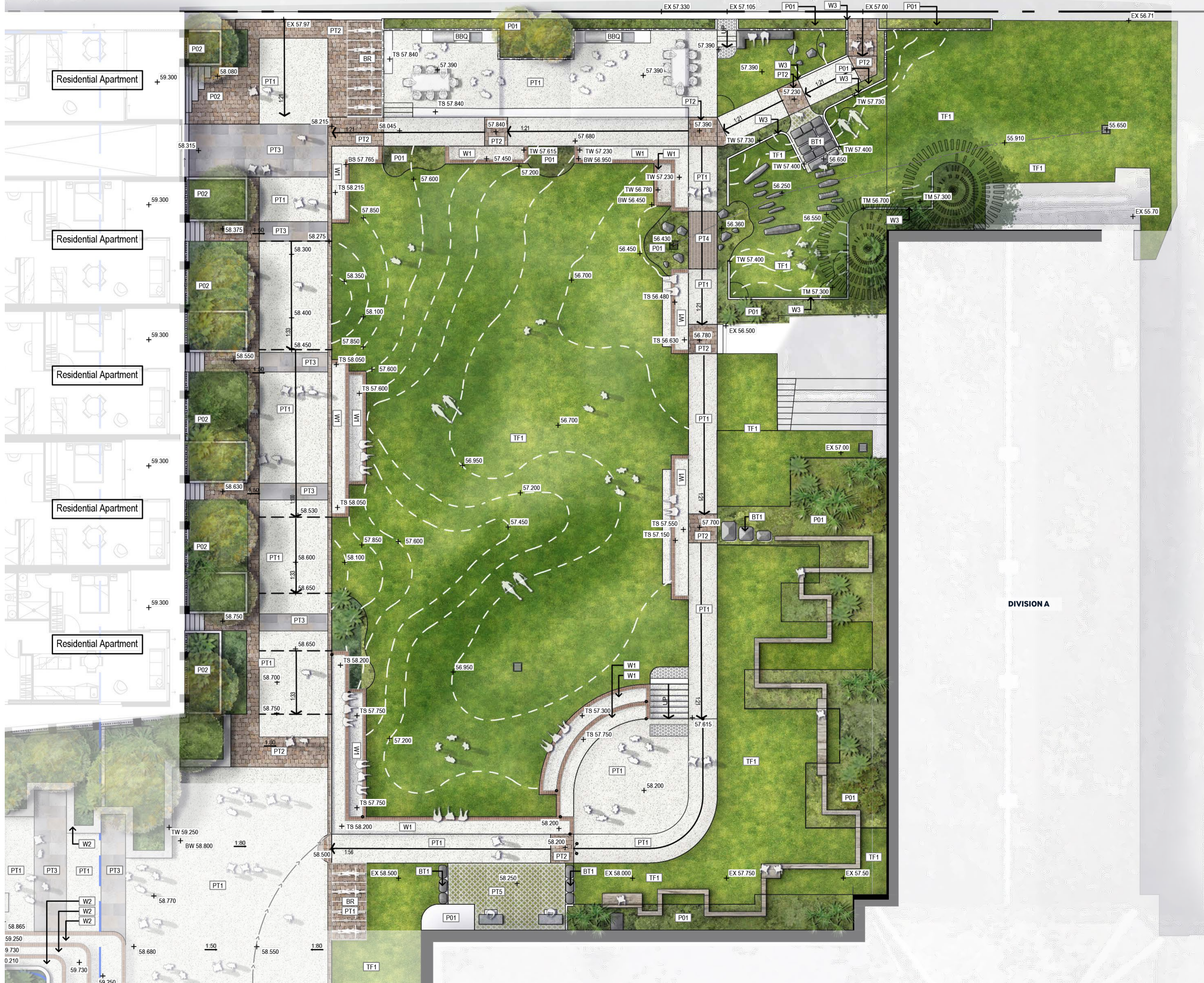
3.4 PUBLIC OPEN SPACE PROGRAMMING - GROUND PLAN



LEGEND

- - - - - Public Open Space Contribution
 - Major pedestrian corridor
 - Sub- major pedestrian movement
 - Passive recreation area
 - Dining & Outdoor rooms
 - Active recreation areas
 - Community garden space
 - Flexible Commercial Space
-
- Activity zone
 - Passive recreation area
 - Informal dining space
 - Community garden space
 - Social gathering and event space
 - Flexible work / study space
 - Ecological space
 - Terrace Seating
 - Flexible Commercial Space

3.5 COURTYARD A - DETAIL PLAN



LEGEND

- | | | | |
|-----|---|-----|--|
| PT1 | Exposed/Honed Ag
Various Colours | BR | Bike racks |
| PT2 | Cobblestone
Bluestone or similar | BT1 | Recycled Bluestone blocks
location TBD on site |
| PT3 | Large Unit paver
Bluestone or similar | --- | Trellis type 1
Refer to Schedule |
| PT4 | Steel Mesh Walkway
Distressed look
Suspended over swale | W1 | Wall Type 1
Concrete Cast in-situ |
| PT5 | Decomposed Granite
Concrete Reinforced | W2 | Wall Type 2
Concrete wall with
feature nosing |
| P01 | Planting on ground | W3 | Wall Type 3
Sandhurst stone look wall
or similar |
| P02 | Containerised/walled Planting | | |
| TF1 | Turf on ground
'A' grade | | |

Furniture

- Seat Type 1
Concrete Cast in-situ
Allow for exposed artwork etc.
- Bike racks
- Recycled Bluestone blocks
location TBD on site
- Trellis type 1
Refer to Schedule

Walls

- Wall Type 1
Concrete Cast in-situ
- Wall Type 2
Concrete wall with
feature nosing
- Wall Type 3
Sandhurst stone look wall
or similar



DIVISION A



3.6 COURTYARD B - DETAIL PLAN

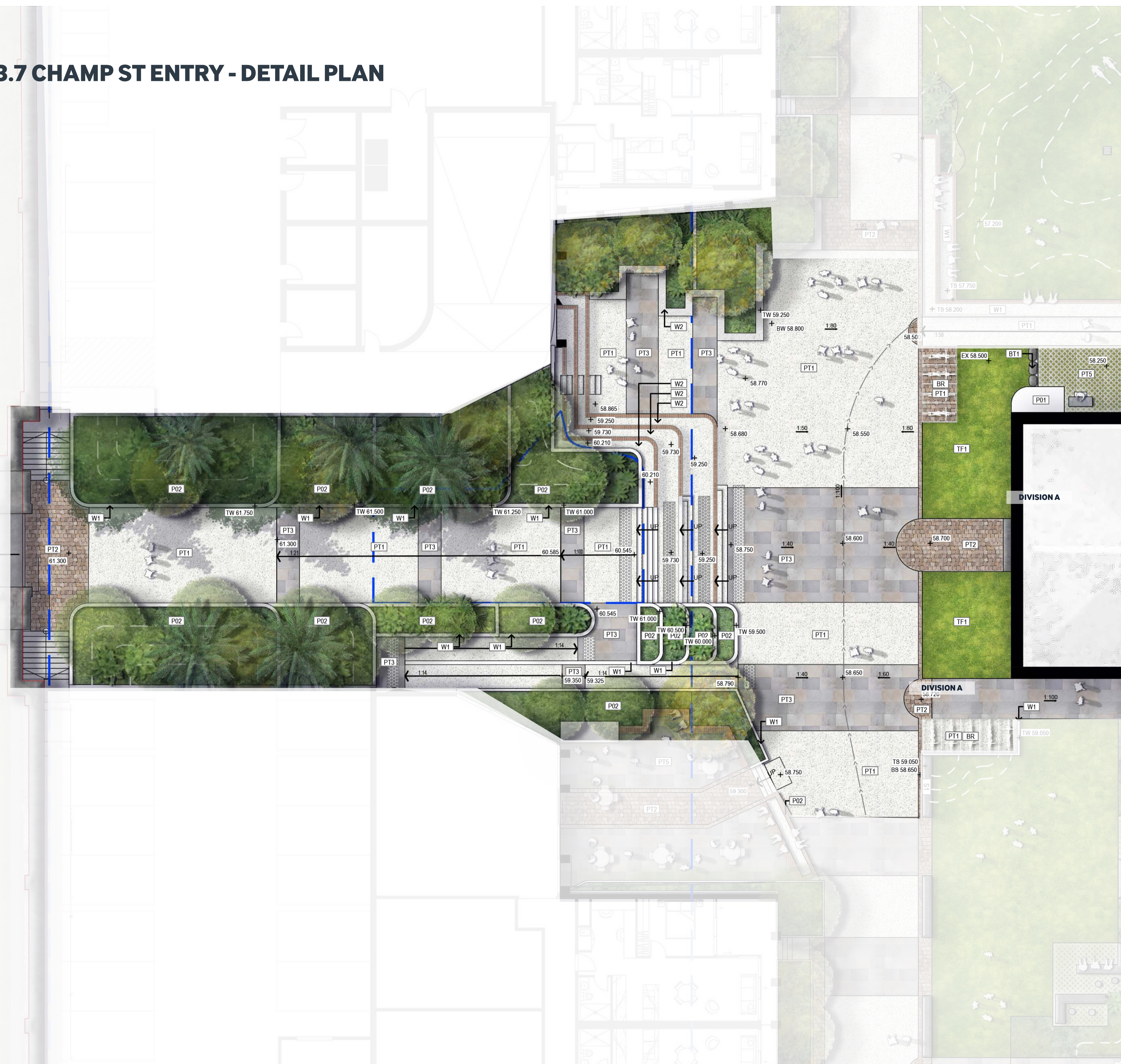


LEGEND

- | | | | |
|-----|---|-----|--|
| PT1 | Exposed/Honed Ag
Various Colours | | Seat Type 1
Concrete Cast-in-situ
Allow for exposed artwork etc. |
| PT2 | Cobblestone
Bluestone or similar | BR | Bike racks |
| PT3 | Large Unit paver
Bluestone or similar | BT1 | Recycled Bluestone blocks
location TBD on site |
| PT4 | Steel Mesh Walkway
Distressed look
Suspended over swale | | Trellis type 1
Refer to Schedule |
| PT5 | Decomposed Granite
Concrete Reinforced | | |
| P01 | Planting on ground | | |
| P02 | Containerised/walled Planting | W1 | Wall Type 1
Concrete Cast-in-situ |
| TF1 | Turf on ground
A' grade | W2 | Wall Type 2
Concrete wall with
feature nosing |
| | | W3 | Wall Type 3
Sandhurst stone look wall
or similar |



3.7 CHAMP ST ENTRY - DETAIL PLAN



LEGEND

- | | | | |
|-----|---|--|--|
| PT1 | Exposed/Honed Ag
Various Colours | Seat Type 1
Concrete Cast in-situ
Allow for exposed artwork etc. | |
| PT2 | Cobblestone
Bluestone or similar | BR | Bike racks |
| PT3 | Large Unit paver
Bluestone or similar | BT1 | Recycled Bluestone blocks
location TBD on site |
| PT4 | Steel Mesh Walkway
Distressed look
Suspended over swale | ----- | Trellis type 1
Refer to Schedule |
| PT5 | Decomposed Granite
Concrete Reinforced | | |
| P01 | Planting on ground | W1 | Wall Type 1
Concrete Cast in-situ |
| P02 | Containerised/walled Planting | W2 | Wall Type 2
Concrete wall with
feature nosing |
| TF1 | Turf on ground
1/4 grade | W3 | Wall Type 3
Sandhurst stone look wall
or similar |

