

56-74 Station St Nunawading Landscape Concept

Stage 2

Tract



Landscape Concept Design - Development Application Report

Prepared for Madison Quay Property & Development PL

Quality Assurance

56-74 Station Street Nunawading - Stage 2
Landscape Concept Design -

Development Application Report

Prepared for
Madison Quay Property & Development PL

Project Number
0315-0924-03 - 56-74

Revision (see below)
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Prepared By
EC

Reviewed By
NS

Project Principal
NS

Issued
19th December 2025

Site Context

The subject site is located 18km from Melbourne’s CBD, situated south of the Lilydale and Belgrave train lines. Within the City of Whitehorse, Nunawading is an established suburb that continues to increase in population density owing to it’s proximity to Melbourne’s centre and sought after local neighbourhood amenities.

Directly to the north of the site is the Whitehorse Road activity precinct (or ‘Megamile’), residential dwellings predominate to the east and a mix of industrial and urban building topologies to the other interfaces. Pedestrians have access to the public transport network with both the Norcal Road/Station Street bus stop and the Nunawading Train Station within a 500m walk. A shared user path across the train line runs parallel to Station Street, connecting stations along the train line into the wider City of Whitehorse cycle network.

The site is near a number of established public parks and reserves. The Wood Street Reserve and playground is to the west, Wren Close Reserve to the southwest, Charles Rooks Reserve to the southeast, Madison Boulevard Park to the east.

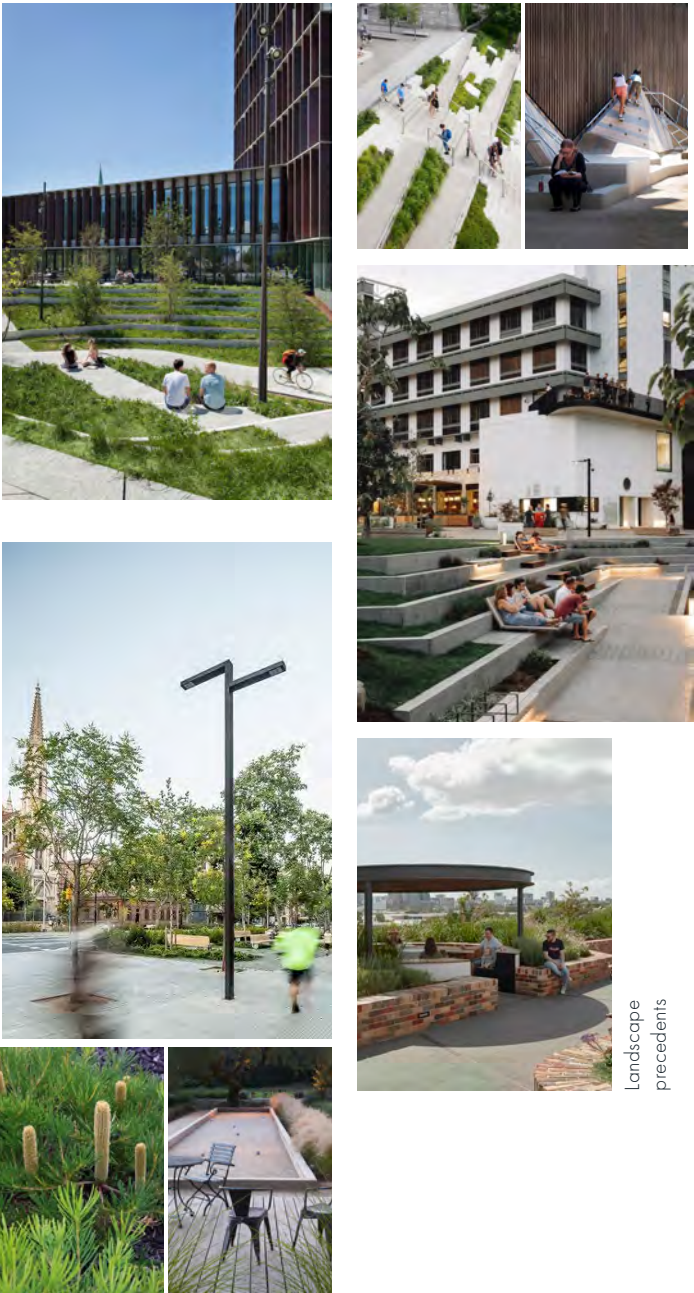
The corner of Norcal Road/Station Street has a row of mature lemon-scented gums (Corymbia Citriodora) which creates a contextual opportunity for the development as the presence of street trees is otherwise irregular given the presence of overhead power lines.

The proposed site adjoins a medium density residential development currently under construction, being realised by the same development team. The quality public realm offerings in Stage 1 have been carried through to this design with connectivity between the two sites paramount.

Vision

Known as the former ‘Daniel Robertson Brickworks’ Site, Stage 2 covers 0.7 ha of the total development facilitating mixed use commercial, retail, and residential programs.

The landscape design vision is to realise a series of vibrant and connected public spaces throughout the precinct. It will coalesce the heritage of the site with the proposed architectural forms resulting in places of interest that support community interaction for both Stages of the development as well as the wider neighbourhood. A series of ‘activated moments’ around the site will create a hierarchy of spaces including green terraces, large communal gathering spaces, connected retail areas as well as more intimate seating areas. Planting will offer a green presence to the Station Street and Norcal Road frontages while also resulting in micro-climates throughout the site for year-round enjoyment of the external spaces.

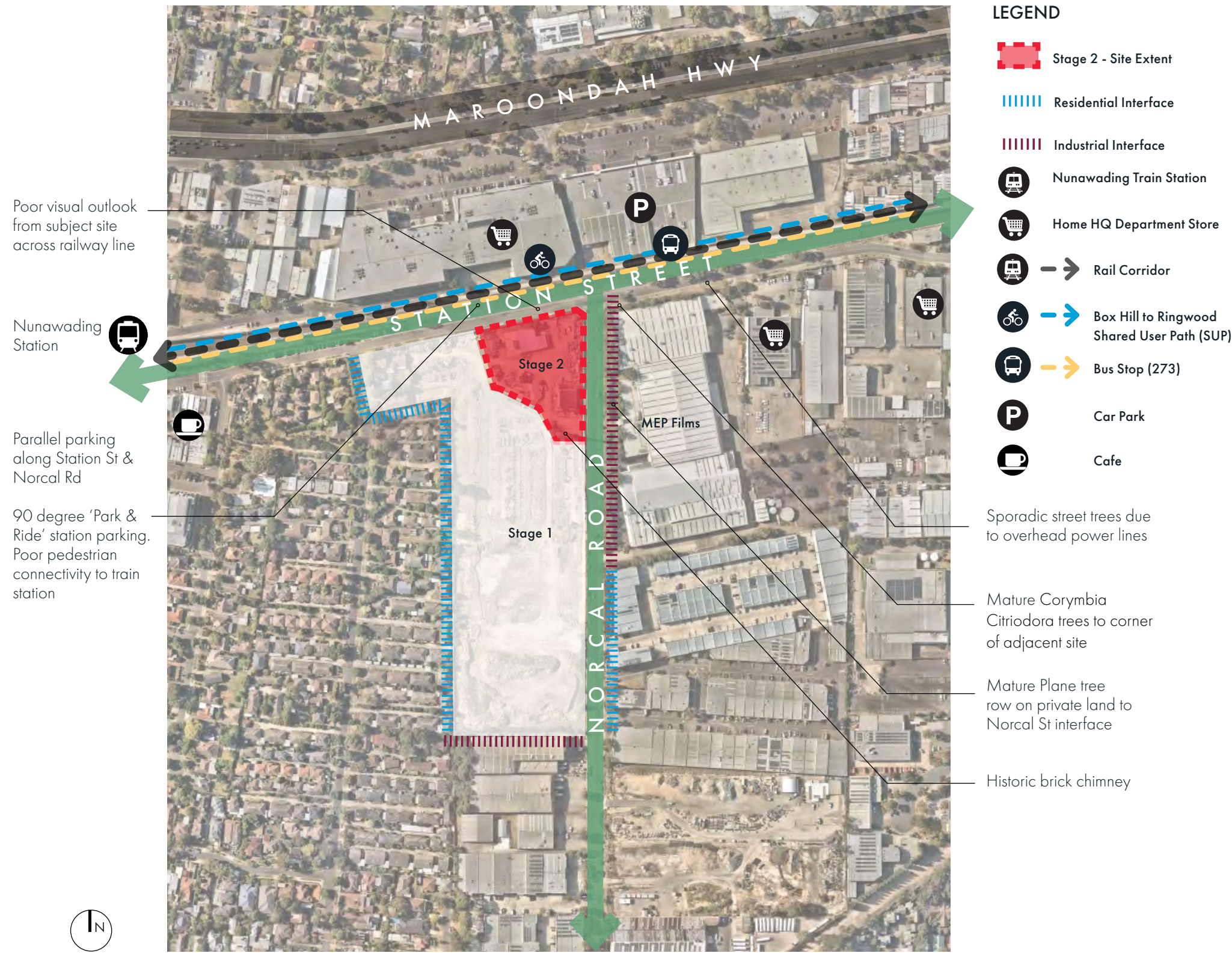


Revisions

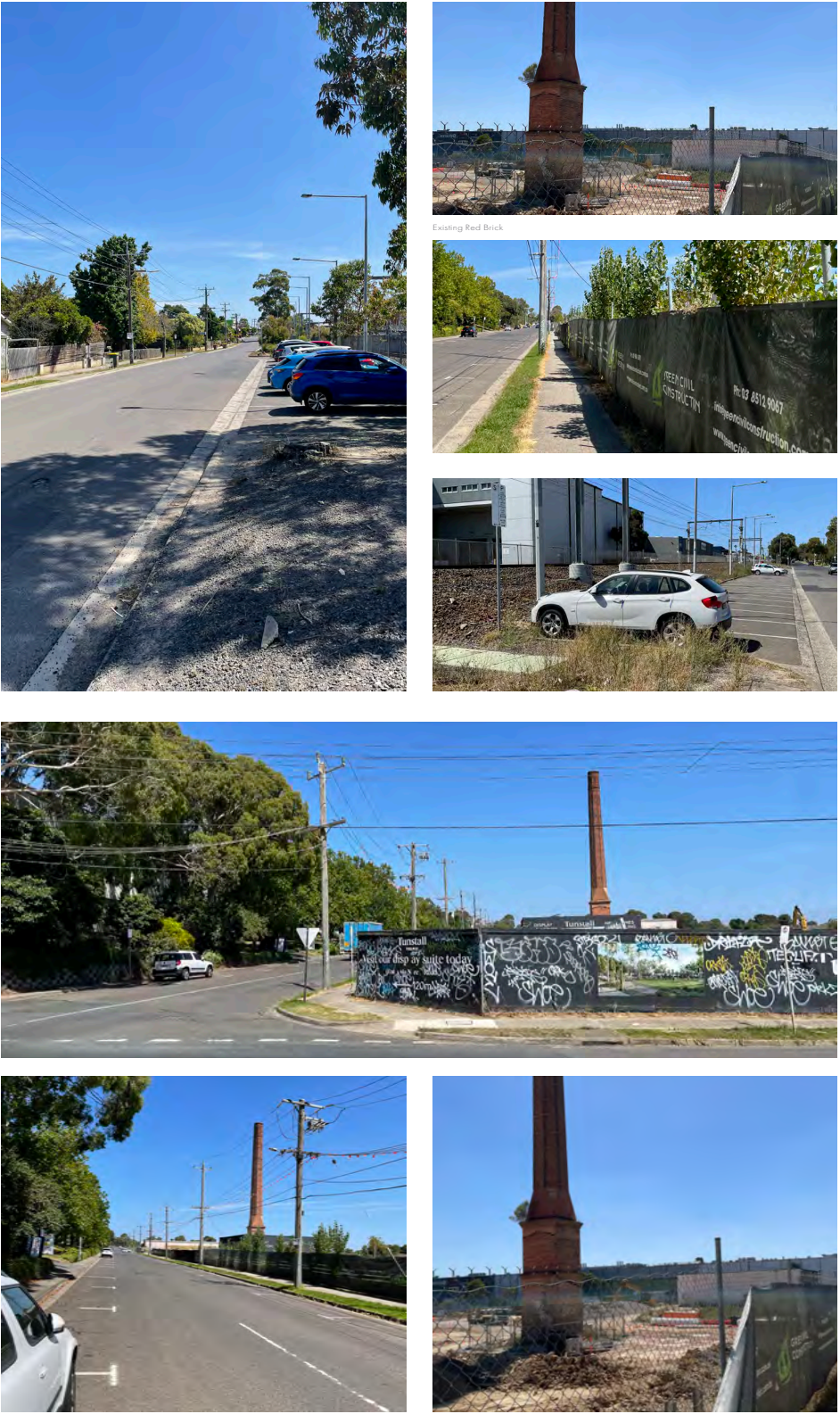
Rev	Issued	Details	Prepared By	Reviewed By	Project Principal
-	31 March 2023	Concept Design - Development Application Report (Draft)	CMD & SM	NS	NS
01	03 April 2023	Concept Design - Development Application Report	CMD & SM	NS	NS
02	28 August 2023	Concept Design - Development Application Report (Draft)	CMD & EB	NS	NS
03	1st September 2023	Concept Design - Development Application Report	CMD & EB	NS	NS
04	15th August 2025	Concept Design - Development Application Report (Resubmission)	EC	NS	NS
05	19th December 2025	Concept Design - Development Application Report (Resubmission)	EC	NS	NS

1 Site Analysis

1.1 Urban Context Analysis

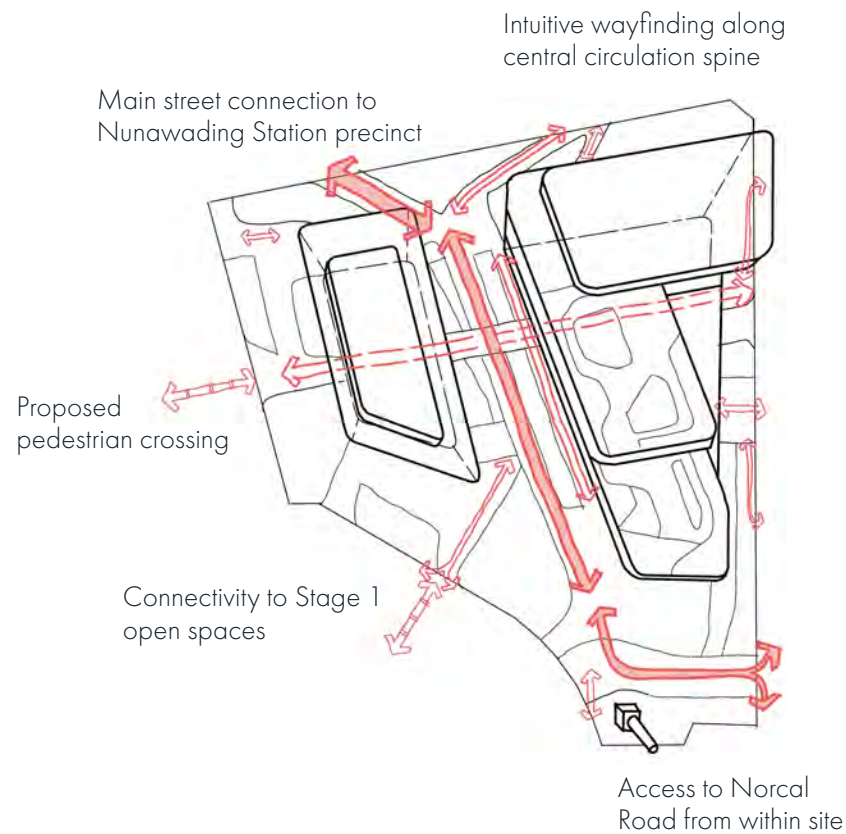


1.2 Site Photos



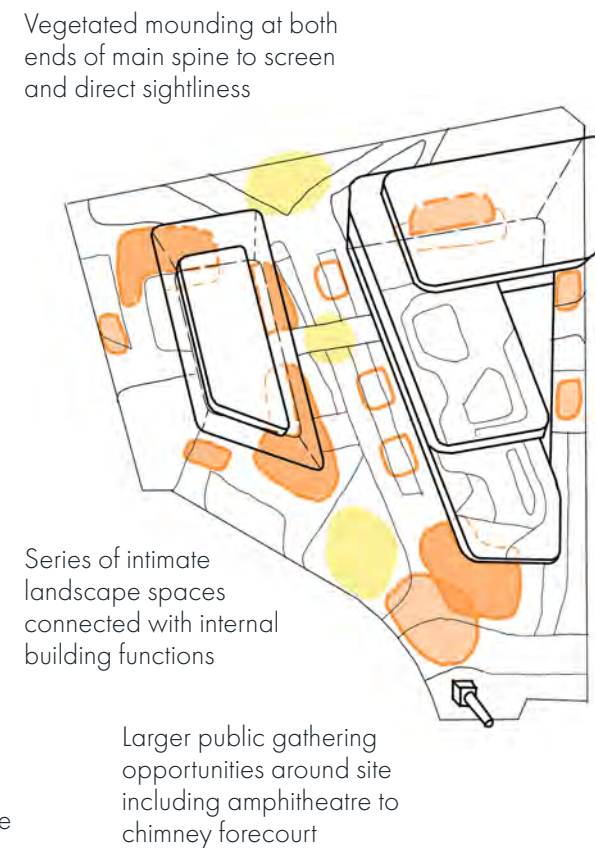
2 Landscape Functional Principals

Circulation & Connectivity



A central axis running through the site helps to orientate residents and visitors alike with the heritage chimney as the prominent landmark to the southern end. Views to the north of factory service areas from this internal pedestrian spine are screened with dense planting, mounding and oblique access paths. Gradual gradients into the site allow for the seamless integration of flood free-board levels across the Station Street frontage while still retaining universal access. A hierarchy of pathways is provided with clear connectivity to existing Stage 1 open spaces as well as proposed attractions. A lateral east-west axis links parking set down areas on Norcal Road, through both buildings to the public park to the west.

Spatial hierarchy & Activity



Mounding at both ends of the central corridor demarcates the different areas within the generous central open space. The southern grassed mound receives all day sun and supports more passive recreation than the active space proposed in Stage 1. More intimate outdoor areas are scattered around the site, with many of them with direct connections to internal functions. Other landscaped destinations include gathering places with public furniture, tables, shelters as well as play opportunities.

Planting & Topography



A generous 10m street setback along Station Street allows for large native street trees to continue the presence of those on the corner of Norcal Road and 'step' the scale of the proposed buildings. Within the central spine, smaller scale deciduous trees support clear sightlines to the existing chimney while offering solar access to ground floor tenancies during colder months. Stepped terraces along Norcal Road are planted with more textured native scrub species that also relate to the first floor setback heights.

The flood-free board requirement has been met through an integrated series of landscape elements, equivalent to a barrier type levee. This approach results in a variety of landscape conditions along the boundary enhancing the landscape character.

Materiality & Character



The industrial history of the site is referenced in the materiality of various landscape elements in the public realm. Pavements at key entry points and gathering spaces are realised in brick to reference this heritage and contrast with border circulation pavement finishes. Selected walls and other structures are also brick and are paired with steel detailing for height elements such as arbours and light poles. These vertical elements are intended to balance the height of the proposed buildings with the human scale activities expected on the ground plane. Their detailing will embed a finer grain in the landscape palette.

3 Landscape Concept Plan - Ground Floor

Legend

- Title Boundary (Stage 2)**
- Flood free-board level**
Refer to flood study by Reeds Consulting Engineers
- Canopy Weather Protection**
Building entries and retail activation
- Contours**
- EXISTING TREES**
As part of Stage 1 works
- PROPOSED TREES**
Refer to Planting schedule for example species
- Lawn**
Refer to Planting schedule for example species
- GARDEN BED**
Refer to Planting schedule for example species
- PAVING TYPE 1**
Unit Paving
- PAVING TYPE 2**
Exposed aggregate concrete
- PAVING TYPE 3**
Brick Paving
- PAVING TYPE 4**
Granitic Sand
- Landscape wall**
- Outdoor fixed furniture**
- Outdoor loose furniture**
Cafe Seating
- Vertical Poles**
Lighting / Signage

Site Flood mitigation measures

The landscape concept responds to the requirement for site immunity from Q100 flood free-board levels. The design incorporates mounding, ramps and terracing to seamlessly integrate the requirement for flood protection. The Norcal Road frontage will require some raised barriers due to existing kerb and footpath levels and their relationship to the development site. These have been set back from the boundary into the site to allow for perimeter planting along the footpath. Building setbacks along Station Street allow raised levels to be realised in planted mounds and ramps removing the requirement for visible flood barriers.

Refer to Reeds Consulting Engineers flood study.



4 Landscape Sections

Precedent Images



Lawn Topography



Terraces / Access Ramp



Central Spine

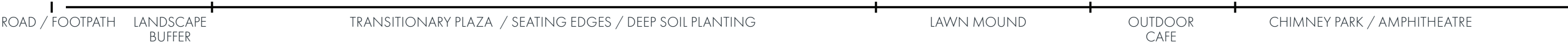
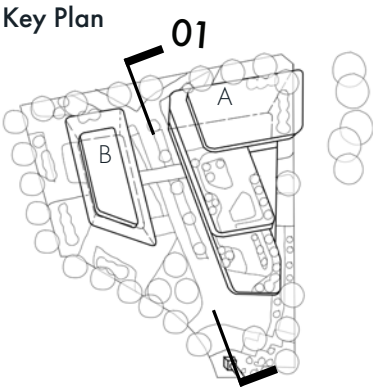


Outdoor Dining



Amphitheatre

Landscape precedents



SECTION 01

5 Landscape Sections

Precedent Images



Stage 1 Street avenue planting



Pedestrian Laneway

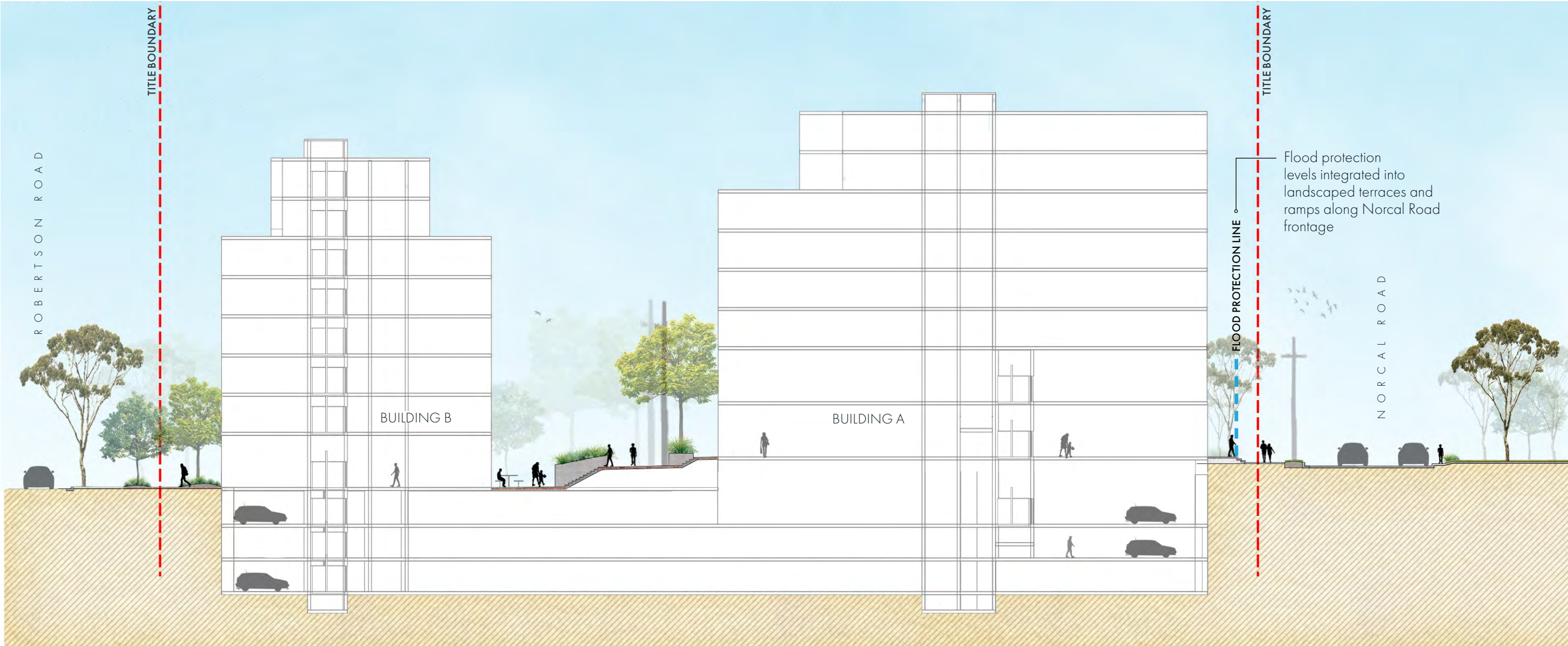
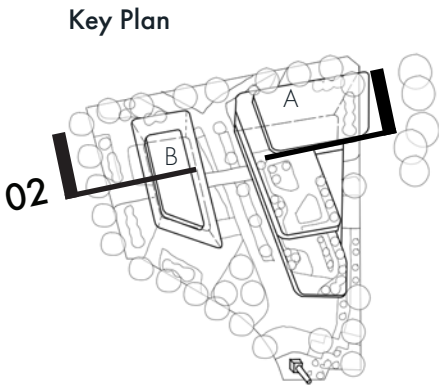


Outdoor Dining



Norcal Road Interface

Landscape precedents



WEST DRIVE INTERFACE LANDSCAPE BUFFER PEDESTRIAN LANEWAY CENTRAL PLAZA BUILDING A NORCAL ROAD INTERFACE

SECTION 02

6 Landscape Sections

Precedent Images



Drop-off / Pick-up and integrated flood protection barrier



Existing Street Trees - Corymbia Citriodora



Heritage Chimney



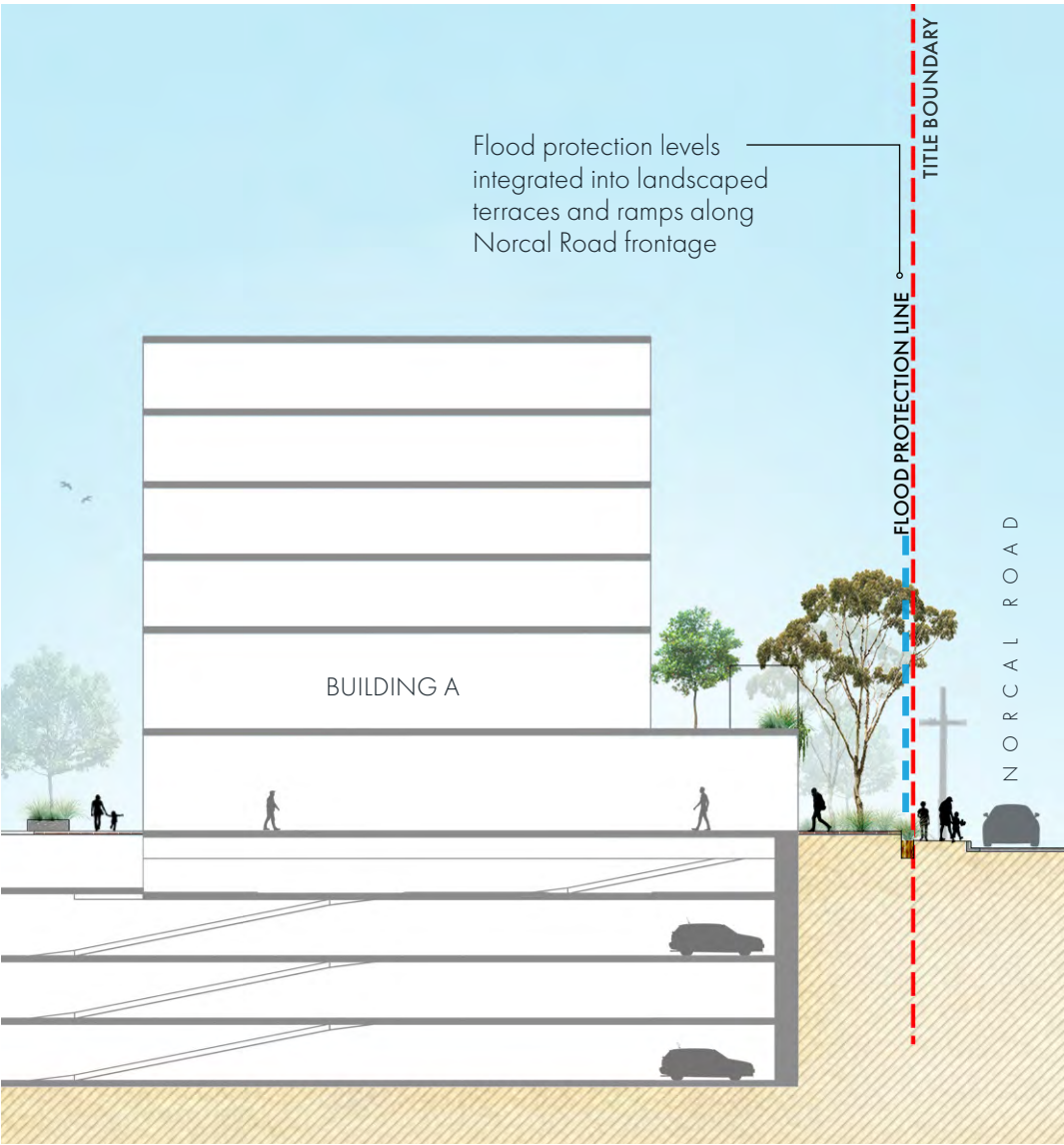
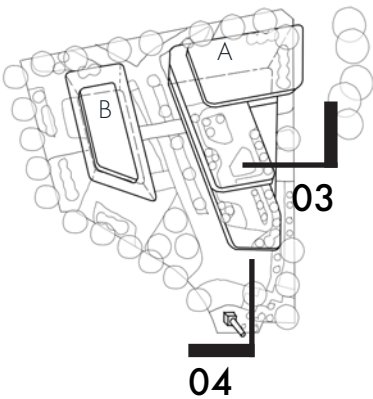
Brick terraces



Terraced Amphitheatre

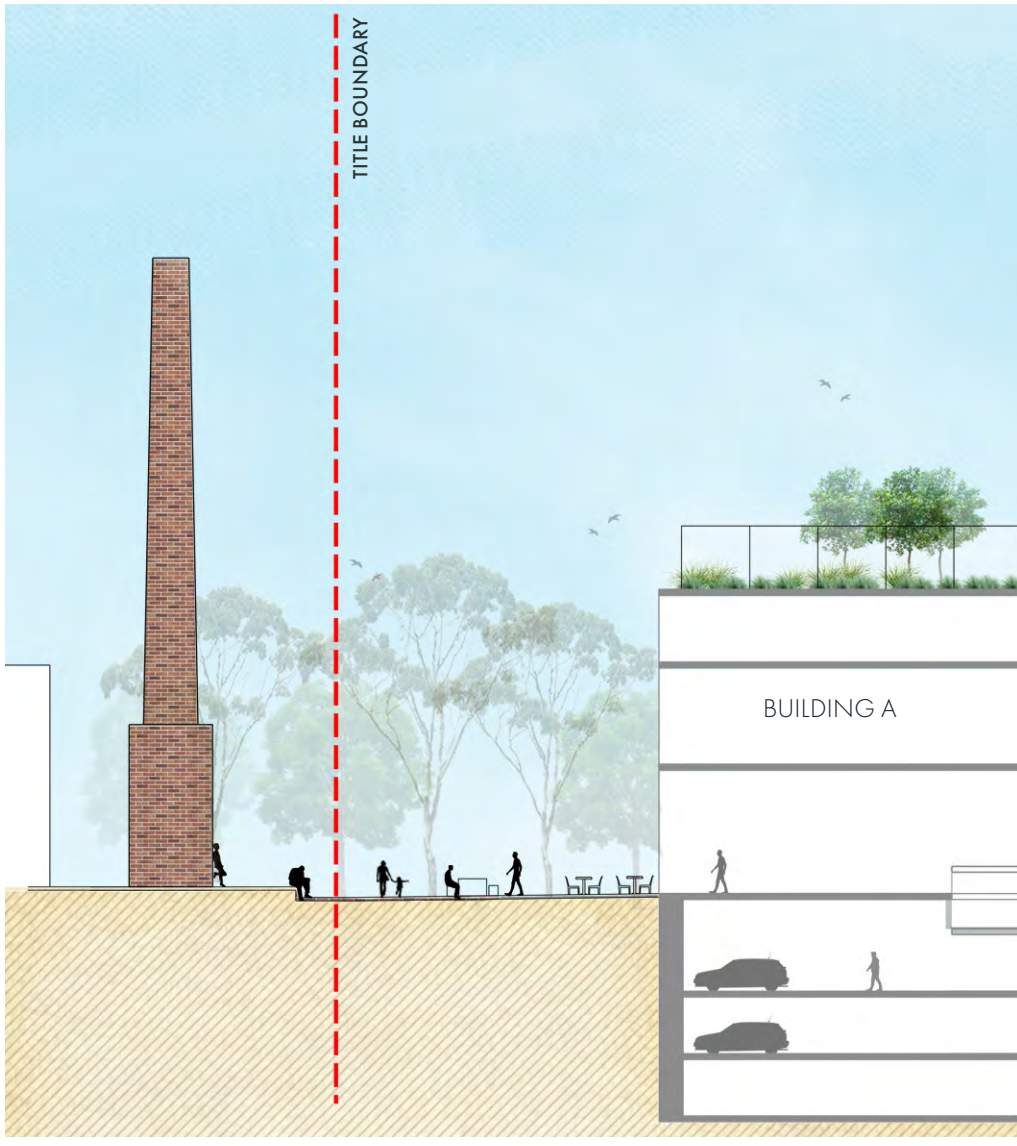
Landscape precedents

Key Plan



CENTRAL PLAZA BUILDING A NORCAL ROAD INTERFACE

SECTION 03



CHIMNEY PARK / AMPHITHEATRE BUILDING A

SECTION 04

7 Upper level Landscape Concept Plans - Building A

Design response;

- Small tree/shrub planting in raised (0.9m deep) planters
- Cascading facade planters
- Communal BBQ and tables
- Outdoor meeting spaces
- Mounded lawns
- Feature lighting
- Visual connections to public plaza
- Integrated seating
- Various size and format gathering spaces
- Outdoor exercise

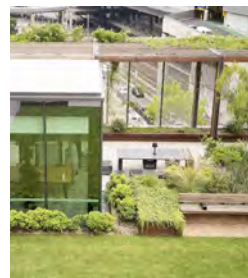
Level 01 Podium



Cascading green edges



Pergola climbers



Weather protection



Outdoor work rooms

Level 03 Podium



Podium tree planting



Green edges



Outdoor Kitchen / BBQs



Social seating areas

Level 06 Podium



Podium pergola structures



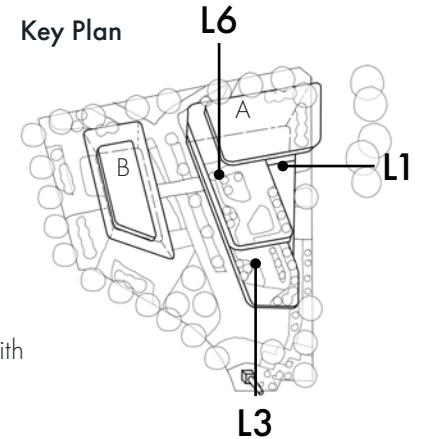
Outdoor yoga / exercise



Seating edges / respite spaces



Mounded lawn / relaxation



Legend



Contours



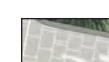
PROPOSED TREES

Refer to Planting schedule for example species



Lawn

Refer to Planting schedule for example species



GARDEN BED

Refer to Planting schedule for example species



PAVING TYPE 1

Unit Paving



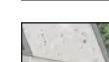
PAVING TYPE 2

Exposed aggregate



PAVING TYPE 3

Timber Decking



Outdoor informal furniture

8 Materials

8.1 Materials

The proposed material palette for external spaces aims to create a defined precinct character.

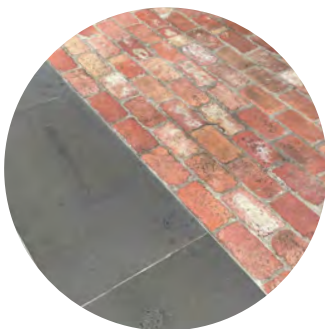
The ground floor paving material mix includes granite, exposed aggregate concrete, red brick paving and granitic sand to create a fine grain detail within the public realm.

Furniture elements within the landscape are integrated throughout the landscape with a simple palette of pre-cast concrete walls, terraces and timber/steel framed seating.

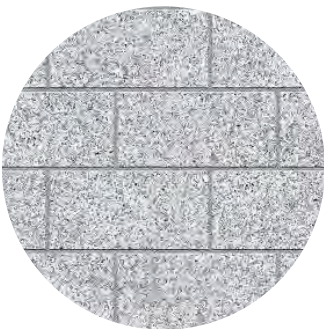
The upper terrace facade planters will provide cascading green foliage to the façades, visible from the central plaza spaces and surrounding streets below.

Integrated lighting within the public realm will highlight the feature landscape elements and promote safe pedestrian circulation throughout the site.

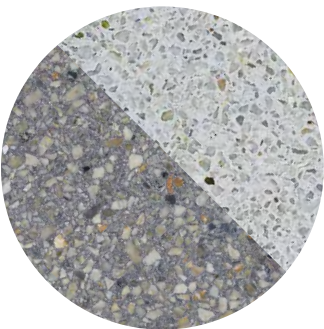
Paving



Unit Paving
Red Brick Pavers



Unit Paving
Granite Pavers



Exposed aggregate Concrete
Two toned



Chimney Park
Granitic Sand



Paving on Pedestals
Granite pavers (Podium levels)



Decking on Pedestals
Timber decking (Podium levels)



Lawn



Garden Mulch
Slate (Podium levels)



Garden Mulch
Organic bark (Ground level)

Walls / Furniture



Steel Blade Wall
Garden Bed / Lawn



Concrete Walls
Seating edges / Terraces



Communal table / Integrated seating
Outdoor collaboration nodes



Fixed Umbrellas
Outdoor dining



Loose Furniture
By commercial tenants

Lighting



Primary Landscape Lighting
Pole lights / Way finding



Secondary Landscape Lighting
LED strip lights



Integrated Landscape Lighting
Receded wall lights



Overhead Catenary Lighting
Integrated lighting over communal areas and central walkway

9 Planting palette

Trees | Indicative Species



Allocasuarina littoralis
Black Sheoak



Agonis flexuosa 'Burgundy'
Willow Peppermint



Banksia marginata
Silver Banksia



Corymbia citriodora
Lemon Scented Gum



Gleditsia tricanthos 'Ruby Lace'
Honey Locust



Melia azedarach 'Elite'
White Cedar



Myoporum parvifolium
Creeping Boobialla

Shrubs | Indicative Species



Banksia spinulosa 'Birthday Candles'
Dwarf Hairpin Banksia



Correa alba
White Correa



Gardenia radicans
Gardenia



Syzygium australe 'Hinterland Gold'
Lilly Pilly



Acacia cognata 'Lime Magik'
Wattle



Callistemon pallidus
Lemon Bottlebrush



Euphorbia characias
Silver Swan



Westringia fruticosa 'Seafoam Swell'
Coastal Rosemary

Grasses & Strappy Leaf | Indicative Species



Poa labillardieri
Common Tussock Grass



Poa poiformis
Tussock Grass



Poa poiformis 'Kingsdale'
Tussock Grass



Lomandra longifolia 'Nyalla'
Mat Rush



Carex buechananii 'Dusky Fountain'
Leatherleaf Sedge



Dianella caerulea 'Cassa Blue'
Flax Lily



Libertia ixiodes 'Taupo Blaze'
Libertia

Groundcovers & Cascading | Indicative Species



Dichondra argentea 'Silver Falls'
Dichondra Silver Falls



Dichondra repens
Kidney Weed



Myoporum parvifolium
Creeping Boobialla



Myoporum parvifolium 'Yareena'
Myoporum Yareena



Rhagodia spinescens
Spiny Saltbush



Scaevola albida 'White Carpet'
White Fan Flower

Contact Tract

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