RESPECTING RIVER RED GUMS: USING TREES IN PLACE CREATION ON THE URBAN EDGE
River Red Gums are the signature tree and key defining feature of the City of Whittlesea.
CITY OF WHITTLESEA

Located 20 km north of Melbourne's CBD
Area: 490 square kilometres
70% rural, 30% urban
Current Population approximately 181,000
Expected growth - 300,000 persons by 2030
Second largest growth LGA in Australia
South Morang the fastest growing suburb in the nation
KEY CHALLENGE
POPULATION GROWTH

Table data:

<table>
<thead>
<tr>
<th>Population (2013)</th>
<th>Population (2031)</th>
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<tbody>
<tr>
<td>100</td>
<td>41,500</td>
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<tr>
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<td>3,300</td>
<td>3,800</td>
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<td>4,600</td>
<td>6,500</td>
</tr>
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</table>

Legend:
- established areas
- existing growth areas
- future growth areas
- existing/future open space
- green wedge areas
- urban growth boundary

Map legend:
- population (2013) ➔ population (2031)
CITY OF WHITTLESEA
RIVER RED GUM POLICY
TREE PROTECTION ZONE

NOTES:

The outer extent of the areas marked in red (above) indicates the Tree Protection Zone required during construction. The TPZ based on the British Standard is a function of the dimensions of the tree but does not take into account the typical non-symmetrical nature of many of the River Red Gums throughout the City of Whittlesea. The additional 1 metre outside the crown attempts to provide for this situation.

The TPZ for a tree intended to be retained within a proposed development is an area which is a no go zone. For the City of Whittlesea, the TPZ is a shape defined by a circle, whose centre point is the centre of the tree trunk at ground level, and whose radius is equal to half the height of the tree or half the crown width (which ever is greater) plus the tree canopy plus one metre.

This TPZ can only be varied if it can be proven beyond doubt that works proposed within the zone will not damage any part of the tree within this zone, including canopy, branches, trunk and roots. However, any encroachment beneath the crown should be avoided.

Any works within a TPZ will require written approval from Parks and Open Space and these works will be required to be supervised by a suitably qualified and experienced consulting Arborist.

Council’s tree protection zone guideline shall supersede AS4970 2009 and/or any other tree protection zone standard/calculation. In this regard, Council’s guideline considers both the on-going health of the tree and has been developed to protect people, infrastructure and property (ie the shape considers the impact of falling limbs and delineates a pedestrian exclusion zone) whereas AS4970 2009 only considers the impact of works on the on-going health of the tree.

PARKS & OPEN SPACE LANDSCAPE CONSTRUCTION DETAILS

draft for review
draft for review

HALF THE HEIGHT
HALF THE WIDTH
OR

CANOPY PLUS 1.0m

CANOPY CALCULATION = VERTICAL OUTLINE OF CROWN PLUS 1.0 METRE

RADIUS CALCULATION = HALF THE HEIGHT OR HALF THE WIDTH (WHICH EVER IS GREATER).
MILL PARK
80s PLANNING
10% TREE RETENTION
This chapter provides detail of the way in which the Development Plan has been formulated, and provides detail regarding key aspects of the design response.

The intent of the design response is to:

- demonstrate the extent to which the ENELSP layout can achieve its stated objective;
- provide a clear plan based explanation of stated objectives and preferred treatments;
- provide a design 'platform' from which more detailed plans can be prepared for individual development sites that further and where possible better the objectives of the ENELSP;
- demonstrate the positive extent to which a range of difficult site constraints and competing objectives can be successfully resolved;
- overcome the influence of fragmented land holdings within the ENELSP area; and provides certainty to the development community.
- give solidarity and legitimacy to the initiatives contained with the ENELSP layout.

To move from this intent through to a rational design response for the Development Plan the design response takes into account all of the stated objectives contained within the ENELSP relating to particular aspects of Traditional Neighbourhood Design, and provides a clear, logical response, informed by the site analysis represented in the earlier chapter.

While the underlying framework and dominant influence of the Development Plan is the Epping North East Local Structure Plan, the Development Plan has also been informed by site specific responses to a number of issues, that have presented as design challenges. Most of these design challenges have been outlined in Figure 14, however, another key challenge is the highly fragmented land ownership pattern, and the competing objectives and desires of the landholders. As such, the detail of the Development Plan has been formulated through an iterative process that builds on the site analysis and Traditional Neighbourhood Design philosophy and brings together all the competing objectives, into a cohesive plan.
CULTURAL VALUE

ARBORICULTURAL VALUE

LANDSCAPE VALUE

BIODIVERSITY VALUE
Maximise retention of vegetation

Conservation reserves as part of an integrated open space network

Encourage community connection to biodiversity

Use existing vegetation as a place making tool
850-860 BRIDGE INN ROAD
INDICATIVE CONCEPT
EPPING NORTH CONSERVATION RESERVE

Size: 14 ha

Key features:

- large stand of River Red Gums
- several stony rises
- dry stone walls
- townhouses fronting reserve
- path network through reserve
FORTRESS PARK, DOREEN

Size: Park - 3.7 ha

Key features:

• scattered River Red Gums
• playgrounds
• houses fronting park
• River Red Gums as landmark features in passive open space
LYNDARUM TOWN CENTRE, EPPING

Size: Park - 6,000 m²

Key features:

- scattered River Red Gums
- playground
- town centre context
- townhouses fronting reserve
WOLLERT PRECINCT STRUCTURE PLAN

• 1400 hectares

Currently

• Agricultural and rural-residential
• Population 100 residents

Precinct Structure Plan

• Residential community of 25,000 - 40,000 people
• A major town centre, two smaller neighbourhood centres, an employment precinct, schools, community centres and passive and active open space
BCS PLAN

Protects 155 trees of the 3000 River Red Gums in conservation reserves
CITY OF WHITTLESEA PLAN

River Red Gums protected in conservation reserves, other open space and as scattered trees