

# AVIATION ROAD URBAN RENEWAL MASTER PLAN PROJECT

Aviation Road, Laverton

Masterplan for Hobsons Bay City Council

**DRAFT**

*We acknowledge the traditional custodians of the land, and pay our respects to their elders past present and emerging, recognising their continuing connection to land, waters and culture.*

Issue	Title	Date	Prepared	Checked
1	Aviation Road - Draft Concept Package	22/04/2022	CH	ZC/NM
2	Aviation Road - Draft Concept Package	04/05/2022	CH	ZC
3	Aviation Road - Draft Concept Package	10/11/2022	CH/JS	ZC
4				
5				
6				
7				
8				

**DRAFT**

---

# CONTENTS

1.0	INTRODUCTION	6
2.0	SITE ANALYSIS	10
3.0	OPPORTUNITIES & CONSTRAINTS	12
4.0	DESIGN PRINCIPLE	17
5.0	CONCEPT SKETCH	19
6.0	HARDSCAPE, FURNITURE AND SOFTSCAPE PALETTE	25

APPENDIX: A    LAND OWNERSHIP PLAN

**DRAFT**







# INTRODUCTION

01

DRAFT

GROUP USA



# 1.0 INTRODUCTION

## 1.0 REGIONAL CONTEXT

Laverton is located on the land of the Yalukit Wilum of the Boon Wurrung country and the Kulin Nation, the traditional custodians of the what is now called the Hobsons Bay region.

Located within the westernmost area of the City of Hobsons Bay, Laverton neighbours Altona Meadows, Williams Landings, Laverton North and Seabrook. Only approximately 30 minutes to the Melbourne CBD and 45 minutes to the Geelong CBD. Many transport lines run through Laverton including the Princes Freeway and Princes Highway and the Werribee train line. Laverton was largely developed post World War I, and is known for the RAAF base still partially retained that was built next to it.

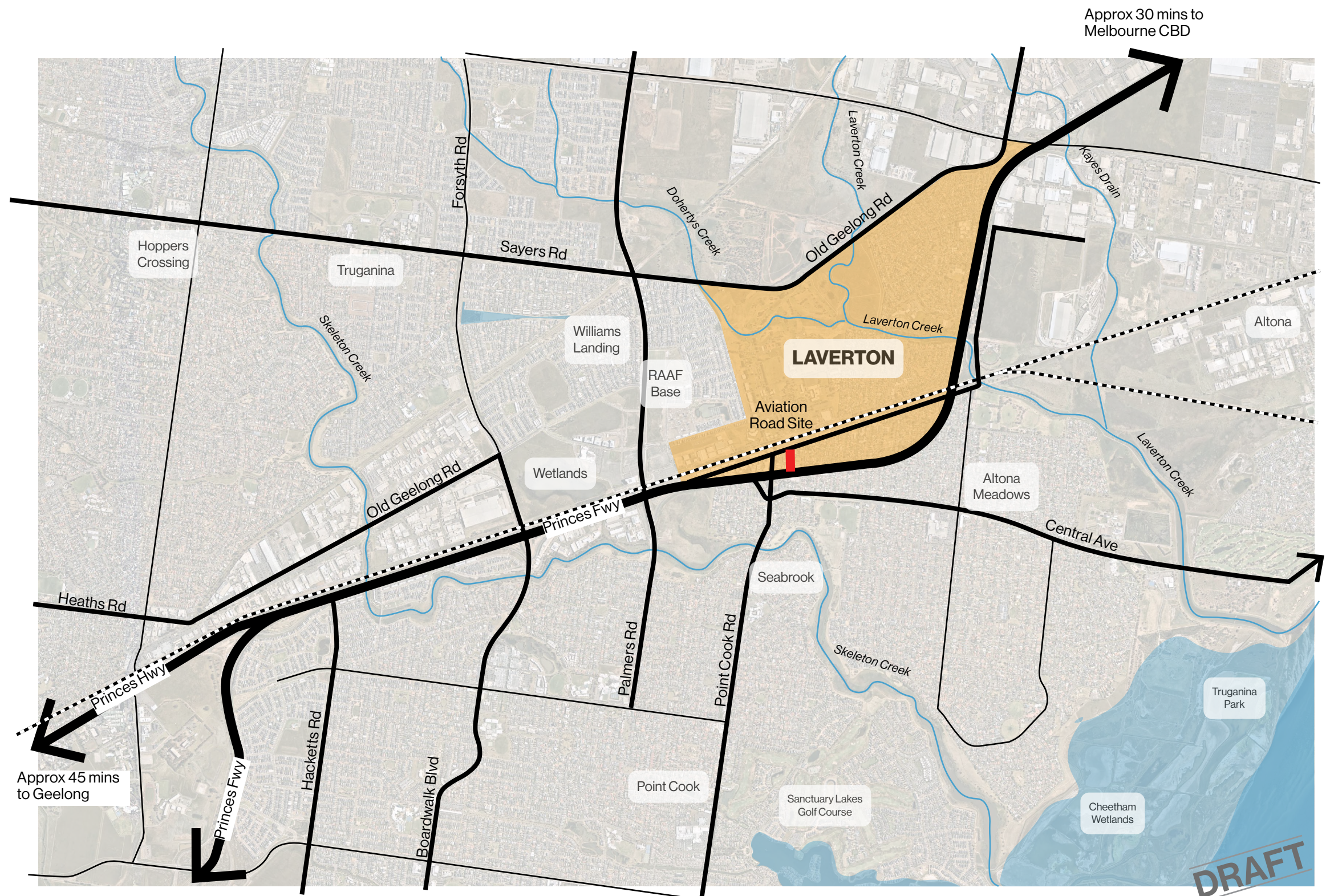
Currently it is mainly a residential suburb with approximately 5,000 residents but looking to increase by 45.49% in 20 years. Comparing to other Australia neighbourhoods Laverton has many socio-economic challenges with low income levels and high unemployment rates.

Several wetlands, reserves and lakes spot the Hobsons Bay area and creeks traverse into Altona Bay and the larger Port Phillip Bay. Close to both major Melbourne cities and bay shoreline Laverton is ideally located.

The Aviation Road Precinct in Laverton is situated in the western portion of Hobsons Bay and runs perpendicular and crosses south of the main railway line to Werribee. Aviation Road runs between Railway Ave and Princes Fwy as a collector road through Laverton.

Commercial properties are accessed directly from this road and via local streets that link up with this connector. A freeway on and off ramp to the Princes Freeway is located at the south end of Aviation Road and contributes to the significant proportion of the traffic on Aviation Road

Laverton Better Places guide sees a holistic approach to changing and better designing Laverton's new projects like Aviation Road Urban Renewal.















## SITE ANALYSIS

02

DRAFT



# 2.1 SITE ANALYSIS

## EXISTING CONDITIONS

### Vegetation

- There are different types of vegetation at Aviation Road including verge, buffer plantings, garden beds and established trees.
- The existing established trees mainly consist of Eucalyptus species, Corymbia species, Allocasuarina species and shrubs.
- Several young trees around store fronts and open spaces.
- Shade and denser planting is found at the Aviation Road but few lower ground planting under the shade

### Car parks

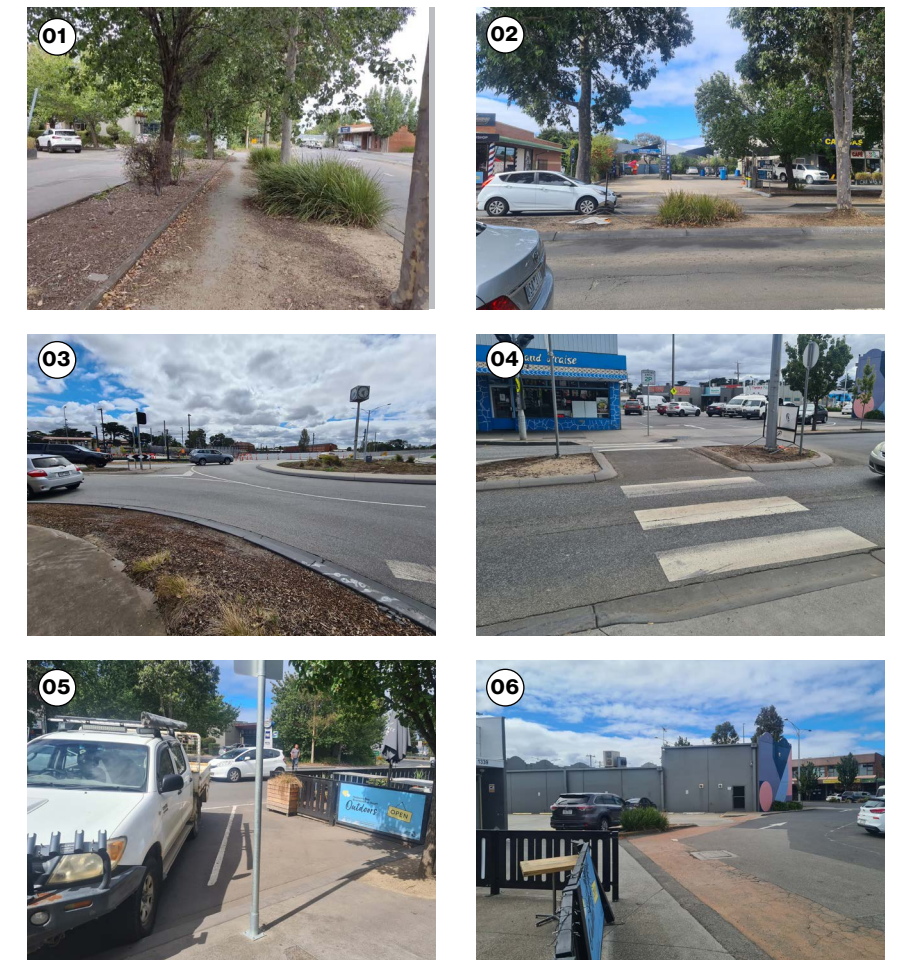
- Public car parks are located close to shop fronts on Aviation Road with two Disabled parking.
- Large portion of car park for public use is located behind the buildings where private car parks are also located.
- Few car park spaces have been transformed into a parklet or outdoor dining area for the local businesses.

### Pedestrian Access

- Inconsistent path width and disconnections creating community division and elongated journey
- Limited crossing point in the Aviation Road
- Pedestrian connection and accessibility to and within car park are disjointed and not available

### Public Transport

There is a bus stop at the Triholm Avenue for commuters and public that's near the site. Bus Route 496



### Legend

- |                          |                                 |
|--------------------------|---------------------------------|
| — Site Extent            | ● Accessible (Disabled) Parking |
| — Existing vegetation    | ● Shopfront Parklets            |
| ● Existing Tree          | — Car Park (Public land)        |
| — Existing Public Toilet | — Car Park (Private land)       |
| — Pedestrian Crossing    | ● Bus Stop                      |
| — Footpath               |                                 |

**DRAFT**



# 2.1 SITE ANALYSIS

## EXISTING CONDITIONS

### Hardscape

- Existing paving condition varies from very poor to moderate condition around the site. Car park and vehicle accessible areas are more damaged compared to pedestrian path and shop fronts.
- Exposed aggregate, paint marking and mix of gravel are visible around the shop fronts and through the car park.
- Asphalt pavement finishes around drainage pits at car park are heavily damaged and in need of upgrade.

### Street Furniture and Fixtures

- Several seating, bins and bike racks are installed throughout Aviation Road near the shop fronts.
- There are several service cabinets and pits located within the pedestrian footpath.
- Shopfronts are occupied by outdoor seating areas and pergolas for customers.

### Wayfinding and Signage

- Private and public car park areas have limited lightings and signage for the users to navigate
- Store signs are placed along the pedestrian path

### Public Space

- Outstands around store fronts and crossing are identified as an open space for customers and dwelling place.
- Public toilet is located near Bendigo Bank building in adjacent to the car park and garden bed



### Legend

- |  |   |
|--|---|
| <span style="color: red;">---</span> Site Extent   | <span style="background-color: yellow; border: 1px solid black; border-radius: 50%; padding: 2px;"> </span> Accessible (Disabled) Parking |
| <span style="background-color: green; border: 1px solid black; border-radius: 50%; padding: 2px;"> </span> Existing vegetation   | <span style="background-color: orange; border: 1px solid black; border-radius: 50%; padding: 2px;"> </span> Shopfront Parklets            |
| <span style="background-color: green; border: 1px solid black; border-radius: 50%; padding: 2px;"> </span> Existing Tree         | <span style="background-color: pink; border: 1px solid black; border-radius: 50%; padding: 2px;"> </span> Car Park (Public land)          |
| <span style="background-color: pink; border: 1px solid black; border-radius: 50%; padding: 2px;"> </span> Existing Public Toilet | <span style="background-color: yellow; border: 1px solid black; border-radius: 50%; padding: 2px;"> </span> Car Park (Private land)       |
| <span style="color: blue;">⇄</span> Pedestrian Crossing  | <span style="background-color: blue; border: 1px solid black; border-radius: 50%; padding: 2px;"> </span> Bus Stop                        |
| <span style="border: 1px dashed black; border-radius: 50%; padding: 2px;"> </span> Public Space                                  |   |

**DRAFT**









## OPPORTUNITIES & CONSTRAINTS

# 03

*DRAFT*



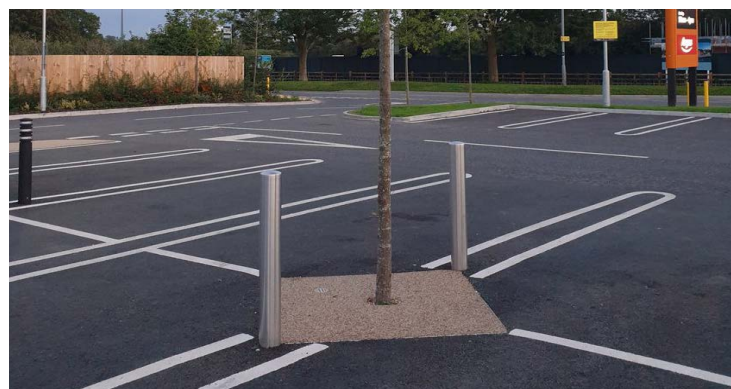
# 3.1 SOFTSCAPE

## Opportunities

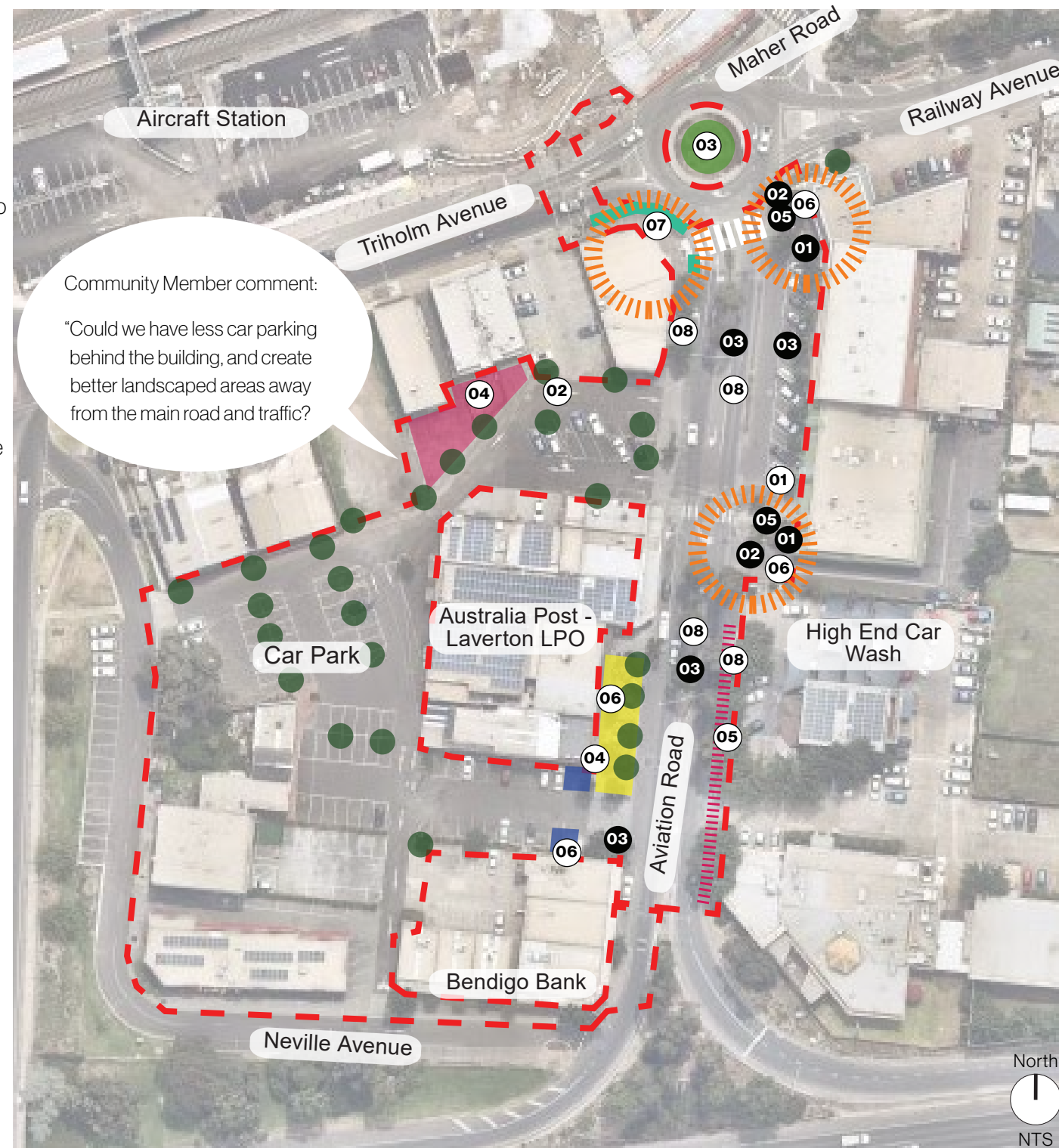
- 01 Additional street trees and buffer planting to shared path.
- 02 Pedestrian connection to be upgraded. Tree planting for amenity
- 03 Vegetate Roundabout: Consistent with Aviation and Railway Ave hardy planting. Increased roundabout collar to accommodate turning circles of heavy vehicles
- 04 Potential pedestrian plaza. (Clean, Green, Community Connection)
- 05 Update edging to garden beds to reduce maintenance concerns
- 06 Upgrade area: Consistent with other locations. Increase Vegetation, reduce concrete area
- 07 Formalise Streetscape: Consistent furniture, Tree pits to be cut square
- 08 Understorey and lower ground planting to be upgraded



Upgraded street furniture integrated with garden beds

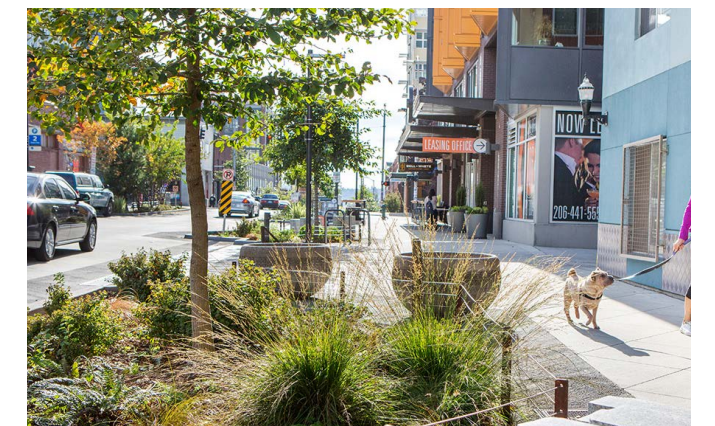


Additional proposed tree planting within existing car park



## Constraints

- 01 Existing Trees to be retained as it provides a shade and enhance green canopy identity of the site
- 02 Selective tree removal: Staged tree replacement to native canopy trees (Benefits future amenity)
- 03 Service lines and pits clearance requirements to be checked
- 04 Blind spots and sightlines to be considered for drivers and pedestrian users - low shrubs and planting
- 05 Consider drainage for outstands and open spaces with lower finish levels for pedestrian path



Proposed garden beds and upgraded vegetation at existing areas at Aviation Road and car parks

## Legend

- Site Extent
- Upgrade Edging
- Proposed Trees
- Potential Shopfront intervention
- Formalised streetscape
- Potential Plaza
- Vegetate Roundabout
- Upgrade streetscape
- Open Space

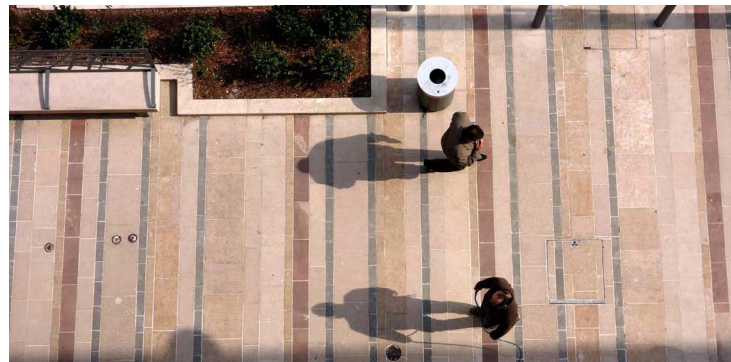
DRAFT



## 3.2 HARDSCAPE

### Opportunities

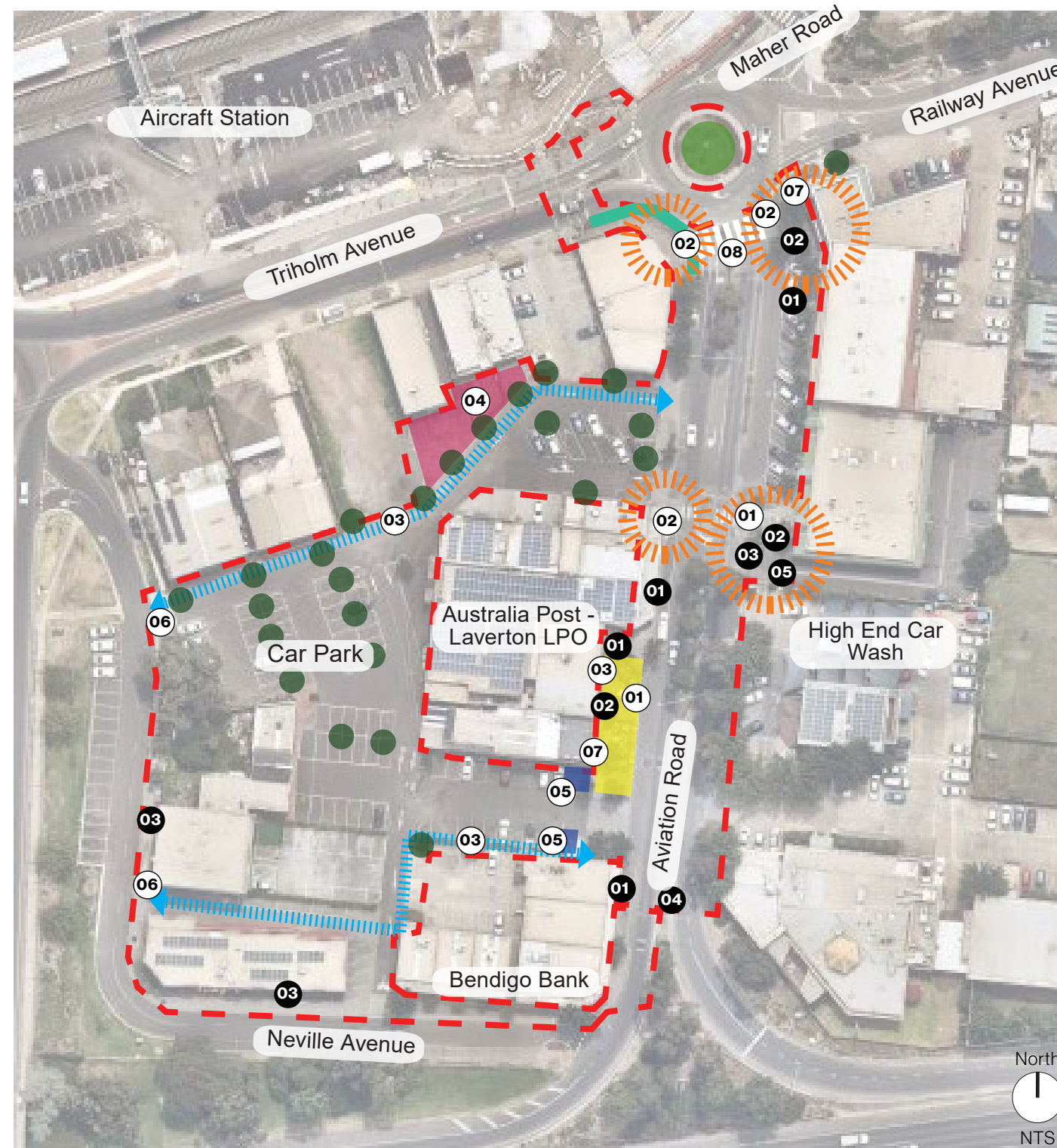
- 01 Reconfiguration of car parking to enable a widened pedestrian space, which can be used for beautification of the streetscape with additional landscaping and amenities.
- 02 Pedestrian connection to be upgraded around crossing and outstands
- 03 Potential streetscape works to shopfront rear entry areas.
- 04 Potential pedestrian plaza. (Clean, Green, Community Connection)
- 05 Potential opportunity: Trade car parking spaces for open space
- 06 Proposed Footpath to match in with existing path
- 07 Existing paving to be repaired in where identified
- 08 Formalised Pedestrian crossing (OMG to confirm): Benefits safety for pedestrian and cyclist permeability



Reconfigured and upgraded pavement for pedestrian path



Formalised pedestrian crossing points



### Constraints

- 01 On-street car parking services local business and is difficult to reduce/change.
- 02 Limited existing public open space and furniture.
- 03 Pedestrian paths often littered with debris and mulch spill over from adjacent site.
- 04 South end of Aviation Road is an on-ramp and off-ramp from Princes Hwy.
- 05 A mixture of concrete paving dominate the pedestrian footpath and appears outdated.



Different paving pattern and finishes applied to shop fronts and outdoor dining areas

### Legend

- Site Extent
- Proposed Path
- Proposed Trees
- Potential Shopfront intervention
- Formalised streetscape
- Potential Plaza
- Vegetate Roundabout
- Upgrade streetscape
- Open Space



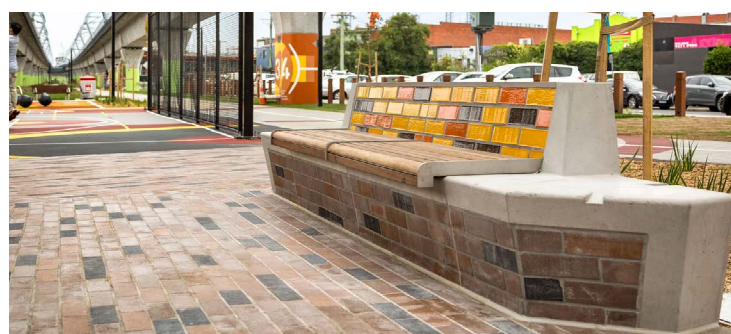
# 3.3 ACCESS AND FIXTURE

## Opportunities

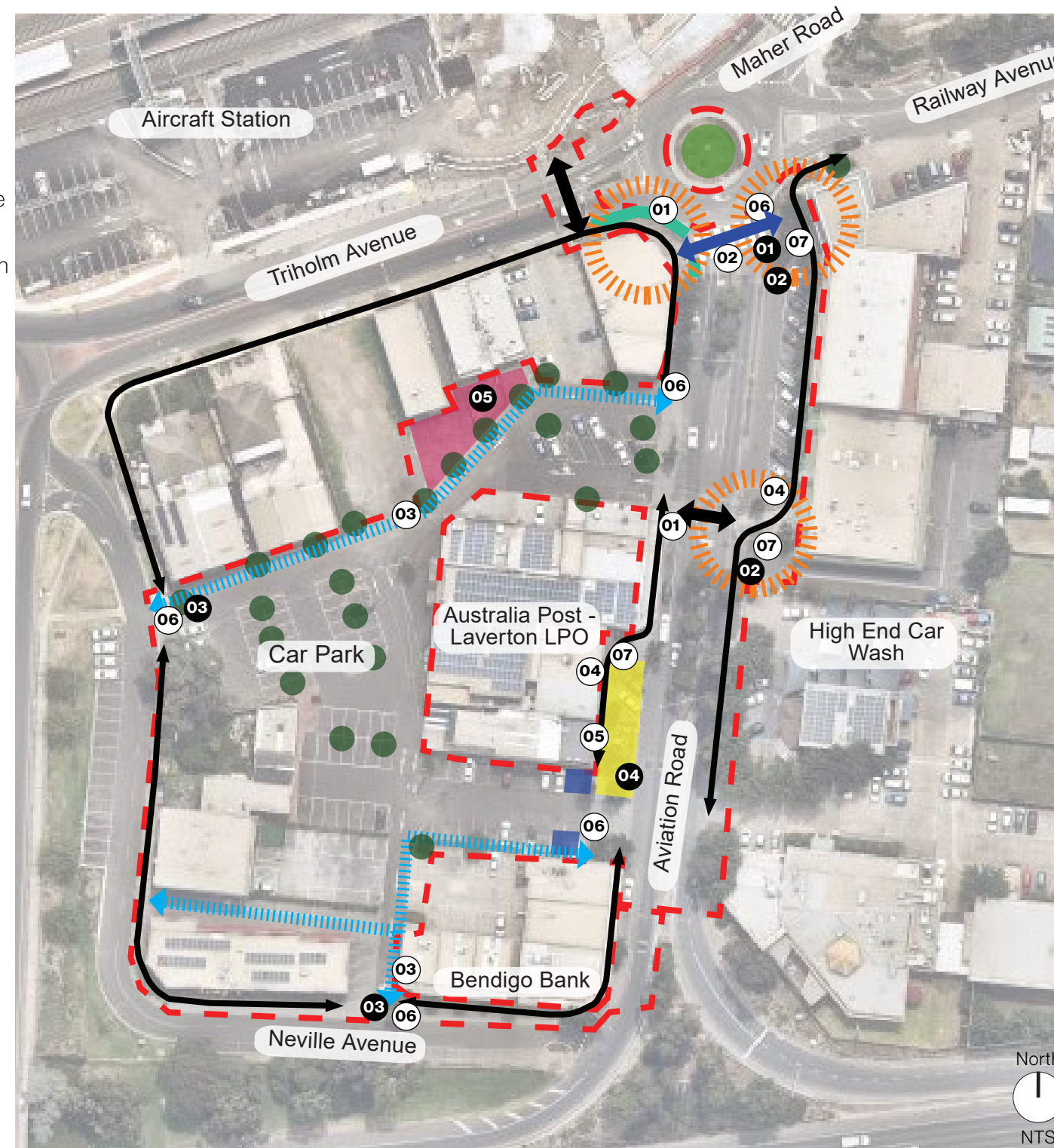
- 01 Formalise and upgrade pedestrian outstand and crossing points
- 02 Proposed crossing for wider connection and safer path of travel.
- 03 Enhance connections between the Aviation Road and the car park precinct to Neville Avenue
- 04 Creation of wider footpaths and more generous pedestrian space to accommodate shopfront dining space and resting area
- 05 Upgrade street furniture to develop coherent language and design at Aviation Road and around car park
- 06 Implement additional signage and wayfinding devices to assist navigation and improve legibility
- 07 Furniture clutter to be addressed with shop owners: Bin enclosures at front or operational changes to shops.



Wayfinding and signage at access and crossing points



Coherent design for street furniture and fixture to Aviation Road Precinct



## Constraints

- 01 Lack of wayfinding to signify the entry to the Aviation Road shopping strip.
- 02 Limited existing public open space and furniture.
- 03 Lack of wayfinding to around car park areas
- 04 Existing outdoor dining parklet is restricted to further expansion from current location as street car parks have high value
- 05 Private land requires a consent and agreement for the access and intervention



Opportunity for integrating seatings with planters

## Legend

- Site Extent
- Proposed Crossing
- Proposed path
- Formalised streetscape
- Proposed Trees
- Potential Plaza
- Potential Shopfront intervention
- Vegetate Roundabout
- Upgrade streetscape
- Existing Path
- Open Space

**DRAFT**





## DESIGN PRINCIPLE

**04**  
DRAFT



# 4.1 KEY DESIGN VISION AND PRINCIPLES

## ACCESSIBLE & SAFE

To improve the accessibility around Aviation Road for visitors, residents and businesses, a formalised path and additional pedestrian crossing points are proposed. This can be achieved via a range of methods, including wider path, implement signage and wayfinding, and connections within car park.



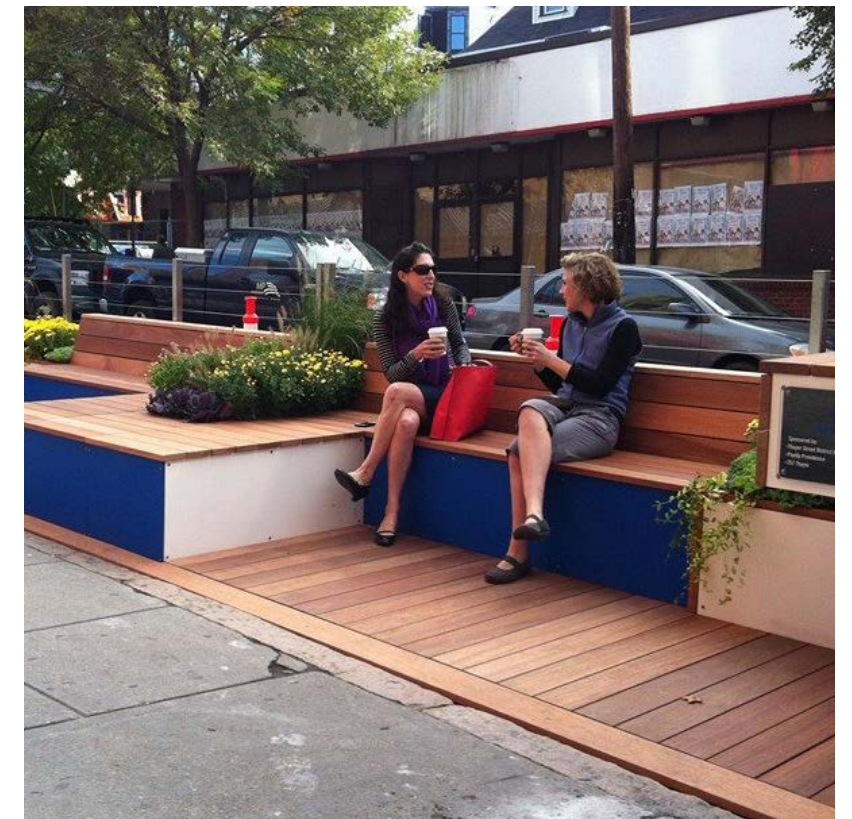
## FUNCTIONAL & RESPONSIBLE

To create pedestrian prioritised spaces and activate open spaces at shop fronts, an improved car parks, upgrade vegetation at the precinct with additional garden beds will enable users to feel comfortable and experience greener space.



## ATTRACTIVE & ADAPTIVE

Create flexible and adaptive space at Aviation Road developed with a pedestrian priority design that provides additional spaces for all users while balancing the needs of commercial business for vehicle access.



DRAFT





**CONCEPT SKETCH**

**05**

DRAFT



# 5.1 CONCEPT PLAN - CAR PARK OPTION 1

## Legend

- Site Extent
- 01 Proposed Crossing
- 02 Proposed Trees
- 03 Vegetate Roundabout
- 04 Improve shopfront access and visibility
- 05 Connection to existing path
- 06 Road buffer planting
- 07 Proposed Pedestrian Link
- 08 Existing Tree
- 09 Formalised path to match proposed crossing
- 10 Proposed Garden Beds
- 11 Proposed Pedestrian Crossing & Painted Path
- 12 Raised Speed Hump



Number of off-street car parks:

Existing - 65 Private, 53 Public

Proposed as shown - 65 Private, 53 Public

Concept plans are subject to further detailed design and documentation. Ideas proposed on private property are subject to negotiations and owner consent



Formalised open space and shopfront with tree shade and upgraded street furniture



Car park with additional tree plantings for shade and greenery



Outdoor dining areas and public space for community

**DRAFT**



# 5.2 CONCEPT PLAN - CAR PARK OPTION 2

- Legend
- Site Extent
- 01

Proposed Crossing
- 02

Proposed Trees
- 03

Vegetate Roundabout
- 04

Improve shopfront access and visibility
- 05

Connection to existing path
- 06

Road buffer planting
- 07

Open Space (Shade trees/Seating/Tables/Hard paving/Raised Garden beds/Event Space)
- 08

Proposed Shared Zone in Car Park
- 09

Existing vegetation
- 10

Existing Tree
- 11

Formalised path to match proposed crossing
- 12

Proposed Garden Beds
- 13

Proposed Pedestrian Crossing
- 14

Proposed Pedestrian Link
- 15

Proposed Parallel Parking
- 16

Raised Speed Hump

Number of off-street car parks:  
Existing - 65 Private, 53 Public  
Proposed as shown - 65 Private, 28 Public

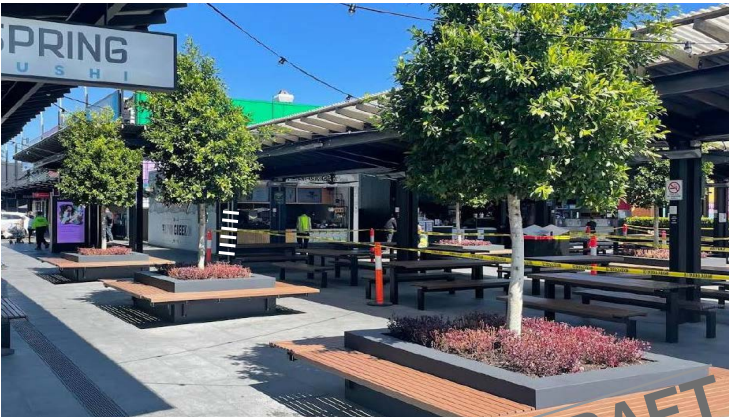
Concept plans are subject to further detailed design and documentation.  
Ideas proposed on private property are subject to negotiations and owner consent



New open space at the car park for event, markets and activities with shade trees and amenities.



Provide greener and safer pedestrian access at Aviation Road and link to wider existing paths.



Trees and Gardenbed integrated with seats and tables in front of shop fronts.



# 5.3 DETAIL CONCEPT PLAN - AVIATION ROAD 1

## Legend

- Site Extent
- ① Proposed Crossing
- ② Proposed Trees
- ③ Vegetate Roundabout
- ④ Improve shopfront access and visibility
- ⑤ Existing Path
- ⑥ Road buffer planting
- ⑦ Open Space
- ⑧ Wayfinding and Signage
- ⑨ Bike Rack
- ⑩ Proposed Bike Rack
- ⑪ Car Park
- ⑫ Existing vegetation
- ⑬ Existing Tree
- ⑭ Street Furniture
- ⑮ Formalised path to match proposed crossing



**KEY MAP**





# 5.4 DETAIL CONCEPT PLAN - AVIATION ROAD 2

- Legend**
- Site Extent
  - 01 Proposed Crossing
  - 02 Proposed Trees
  - 03 Proposed vegetation
  - 04 Proposed Footpath
  - 05 Improve shopfront access and visibility
  - 06 Existing Path
  - 07 Road buffer planting
  - 08 Open Space
  - 09 Wayfinding and Signage
  - 10 Existing service cabinets
  - 11 Car Park
  - 12 Existing Public Toilet
  - 13 Existing Tree
  - 14 Street Furniture
  - A Note: This area has been recently upgraded to increase the footpath trading area in front of the cafe. Renewal of this area may be a long term aspiration



KEY MAP











## HARDSCAPE, FURNITURE AND SOFTSCAPE PALETTE

06

DRAFT



# 6.1 HARDSCAPE & FURNITURE PALETTE

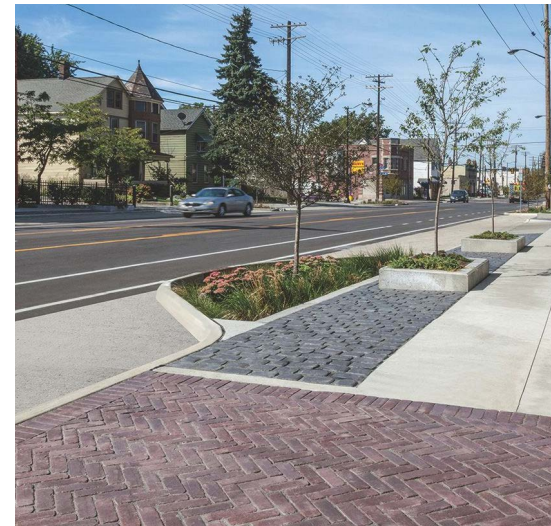
## HARD LANDSCAPE, PATHS AND SURFACE TREATMENTS



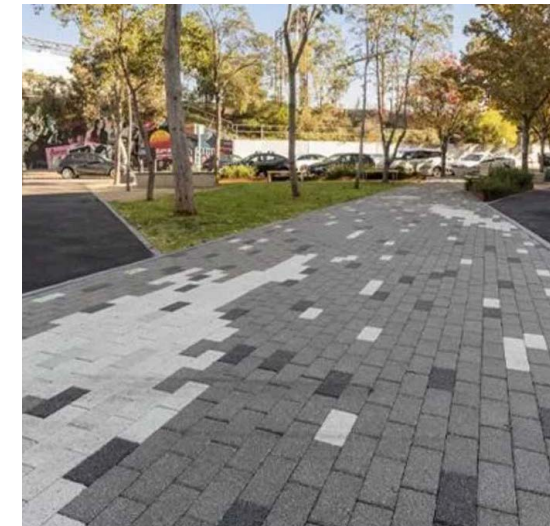
Formalised Path



Raised Pedestrian Crossing



Unit Paving / Feature Unit Paving



Unit Paving / Feature Unit Paving



Exposed Aggregate Finishes

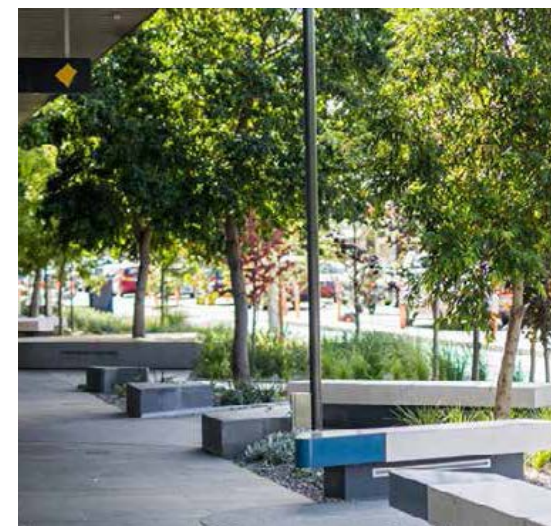
## FURNITURE



Council approved standard seating



Bike hoops



Street Seating intergrated with buffer planting



Integrated Seating with Garden Beds

*These images are examples only and are subject to further detailed design.*



## 6.2 SOFTSCAPE PALETTE

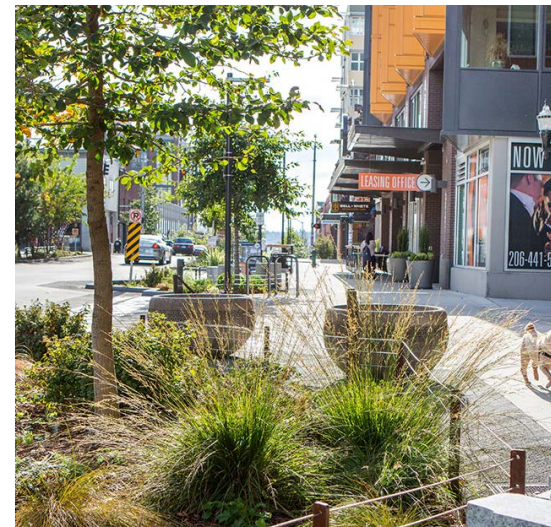
### SOFT LANDSCAPE



Car Park Garden Beds  
(Apply WSUD if applicable)



Road side/verge buffer planting



Vegetation around formalised  
Pedestrian Path and Crossings



Proposed Tree Planting at Car  
Park



Utilise indigenous and native plant  
species from a Grassy Woodlands  
species list, approved by Council.  
Consideration to be given for  
diversity of species.



Proposed additional street tree  
planting for shade and visual  
amenity



Proposed feature street tree  
planting at key crossing nodes  
along Railway Avenue to assist  
with wayfinding and landmarking



**SYDNEY**

Level 7, 80 William Street  
East Sydney NSW 2011  
Australia

**MELBOURNE**

Level 5, 145 Russell Street  
Melbourne VIC 3000  
Australia

**BRISBANE**

Level 14, 100 Edward Street  
Brisbane QLD 4000  
Australia

**PERTH**

Level 2, 307 Murray Street  
Perth WA 6000  
Australia

**SHANGHAI**

Room 407, No. 71, Xi Suzhou Road Jingan District  
Shanghai 200041  
PR China

**HO CHI MINH CITY**

19th Floor – Havana Tower, 132 Ham Nghi,  
Ben Thanh Ward, District 1, Ho Chi Minh City  
Vietnam

**DRAFT**