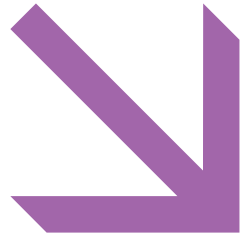


Albion



1.0 Site Overview

A simple footway design has been used to frame the many historic buildings within the streetscape in Albion. Artwork elements reflect the strong connection between day time and night time activity, the historical influence of materials and industry present within the community.

2.0 Extent

All streetscape improvement works occurring within the boundary shown must be in keeping with the character established under the Suburban Centre Improvement Projects (SCIPs) Program as specified in this document. Areas outside the boundary may be developed in keeping with this character, at the discretion of the developer and subject to approval by Council.

3.0 Standard Footway Elements and Materials

Specific requirements for this location for surfacing, furniture colour, trees and garden beds are set out below.

All footway upgrades are to include new surfacing, new or reinstated kerb and channel, driveways, pedestrian kerb crossings, tactile markers, roofwater drainage line connections, service pit lids, street trees, garden beds, furniture and pedestrian lighting. The scope, layout and detail of the footway upgrade are to

be agreed on a site-by-site basis through the development approval process.

Council requirements for footway upgrades – including standards, standard drawings and reference specifications are detailed in this manual. (Refer to Chapter 3 Streetscape Design, Section 3B Footway Elements and Materials.)

3.1 Footway surfacing

Finishes are to match the following:

Exposed Aggregate Concrete

To be used as the primary paving material.

Supplier: Hanson or approved equivalent
Colour: 'Honey Red'

3.2 Tactile Markers

Supplier: Claypave or approved equivalent
Colour: 'Tan'
Size: 300 x 150 x 65 mm

3.3 Furniture Colour

Supplier: Dulux
Colour: 'Metropolis Storm Pearl' (84684)

3.4 Planting Palette

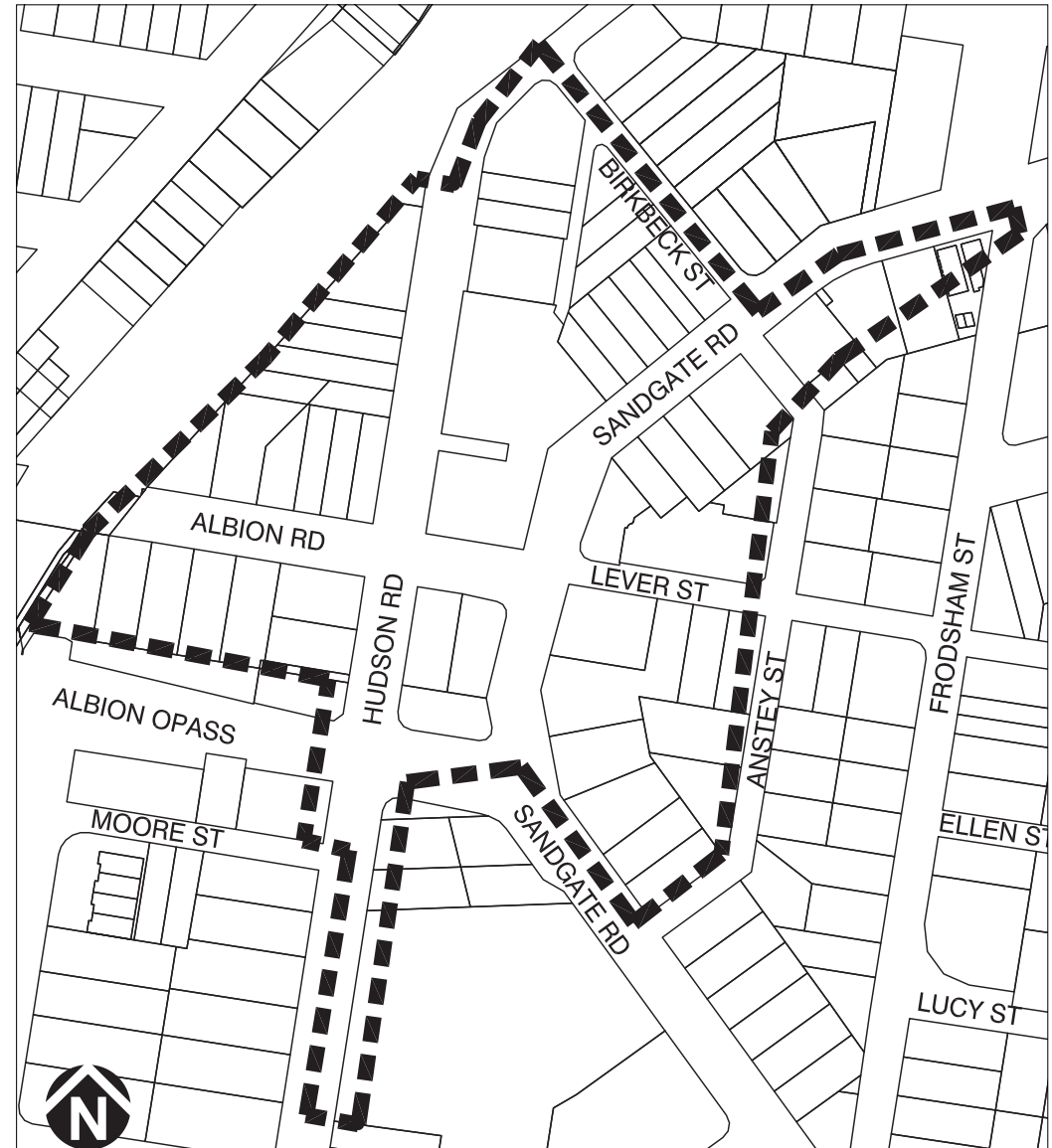
Individual or isolated tree pits (1600 x 1200mm or less) are to have tree grates installed unless otherwise approved. Preferred species in this centre are as follows:

Trees

Albizia lebbek
Ficus platypoda
Peltophorum pterocarpum
Cupaniopsis anacardioides

Shrubs and Groundcovers

Agapanthus africanus 'Baby Blue'
Nandina domestica 'Nana'
Liriope muscari
Liriope 'Evergreen Giant'
Ophiopogon japonicus
Philodendron 'Xanadu'
Liriope 'Stripey White'



■■■■ Extent requiring footway treatment