

OFFICERS' ADVICE**BLUESTONE WITHIN THE OAKLEIGH ACTIVITY CENTRE PRECINCT**

Submitting Councillor: Cr James

MOTION

That Council:

- 1. Continues to retain the historic character of the Oakleigh Activity Centre precinct by reusing historic materials such as bluestone where practical.*
- 2. Uses bluestone as a feature in the borders around the plane trees garden beds in the next stage of the Atherton Road reconstruction.*

BUDGET IMPLICATIONS**Motion – part 1: Retaining the historic character of Oakleigh**

There are no budget implications if this part of Notice of Motion is passed.

Motion – part 2: Using bluestone a feature border in the Atherton Road reconstruction.

There would be minimal budget implications if this part of the Notice of Motion is passed. However, these implications would not have a material impact on the project or the Council's bottom line.

IMPACT ON INTERNAL RESOURCES**Motion – part 1: Retaining the historic character of Oakleigh**

There will be no impact on internal resources if the Notice of Motion is passed.

Motion – part 2: Using bluestone a feature border in the Atherton Road reconstruction.

There will be a minimal impact on internal resources if the Notice of Motion is passed, due to revised detailing of the streetscape.

COUNCIL PLAN AND COUNCIL POLICIES

The motion has relevance to two Council heritage plans:

1. Warrawee Park Heritage Precinct Urban Design Plan 2001
2. Oakleigh Pioneer Park Conservation Analysis & Management Plan 2000

These plans generated 20 years of conservation works within the Oakleigh heritage precinct (bounded by Warrigal, Atherton, Drummond and Logie Streets) reflecting the value placed on heritage by Council and the Monash community.

RELEVANCE TO WORK ALREADY UNDERTAKEN BY OFFICERS OR COMMITTEES

Heritage conservation works within the Oakleigh Activity Centre has incorporated the use of bluestone over many years.

Many streets and laneways within and adjacent to the Oakleigh Activity Centre have been reconstructed to a very high standard using bluestone, including Drummond Street, Palmerston Grove and Oxford Street.

When reconstructing the Drummond Street laneway adjacent to the Mechanics Institute, pitchers were numbered and relayed in their original position, in order to retain the continuity of worn wheel ruts on stones.

FURTHER CONSIDERATIONS

Motion – part 1: Retaining the historic character of Oakleigh

It is agreed that bluestone is a part of the street fabric and heritage character of Oakleigh and the proposal to continue to use bluestone where practical and appropriate is supported by Council officers.

Bluestone is a high-grade durable material and highly appropriate for use in streets and lanes, as a paving material.

Motion – part 2: Using bluestone a feature border in the Atherton Road reconstruction.

The use of bluestone as a feature in the borders around the rain garden beds in the next stage of the Atherton Road reconstruction is supported, as the current design for the proposed rain gardens, incorporates a concrete edge beam border. This detail could be altered relatively easily by sinking the concrete edge beam lower, to allow for a bluestone pitcher to be placed on top. This would create a visible bluestone border.

The proximity of the rain gardens to the heritage precinct of Oakleigh, makes this a highly relevant location for this detail.

The new street design incorporates generous tree planters within the pedestrian paving treatment, as part of the footpath widening works. However, these new tree pits do not require an edge beam or other type of border.

The tree pits have been designed to capture a substantial amount of surface water, from both the road and the footpath. This not only aids tree health but also reduces the impact of stormwater on pipe infrastructure and the environment downstream. Due to their design and water sensitive outcomes, these tree pits have been significantly funded by Melbourne Water.

The intended design palette for pavement material for the reconstruction of Atherton Road is granite. Granite is also high-grade durable paving material, often used in streets and lanes, and is in keeping with Eaton Mall and the activity centre street hierarchy.

The granite pavement treatment delivers a very similar look and feel to a sawn bluestone coble and pitcher and will be complimented by a colour-matched concrete kerb and channel, which is a highly cost effective way to construct the street edge.

If bluestone was to be incorporated, as either a full or partial border to the tree pits, it would need to be designed in such a way so as not to interfere with their performance. This could necessitate a reduction in the effective width of the footpath and/or roadway or the tree pit surface area.

Care would also need to be taken to detail the installation of the bluestone pitchers, such that their split-face and differing colour would not look incongruous with the smooth, highly-finished granite and colour-matched concrete kerb and channel.

Officers do not object to the use of bluestone generally, as per the commentary above and given there was a small bluestone border surrounding the plane trees since the 1980's, the plane tree garden beds could be a potential location for more bluestone. While bluestone was not the original design intent this change in design can be accommodated.