DRAFT

CONCEPT PLAN REPORT

POWLETT STREET RESERVE, HEIDELBERG

POLLEN | Banyule CITY COUNCIL

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PROJECT
POWLETT STREET RESERVE, HEIDELBERG
Capital Works

CLIENT
BANYULE CITY COUNCIL
1 Flintoff Street, Greensborough VIC 3088

CLIENT REFERENCE
304809

JOB NUMBER
260205

PHASE
CONCEPT DESIGN DEVELOPMENT DRAFT

REV.	COMMENT	DATE	BY	CHECK
A	60% Draft Concept Plan	01.05.26	OB/MM	FH
B	90% Draft Concept Plan	15.06.26	OB/MM	FH
C	90% Draft Concept Plan	21.07.26	OB	MM/FH
D	90% Draft Concept Plan	24.07.26	OB	MM/FH

ACKNOWLEDGMENT OF COUNTRY

We acknowledge and respect Traditional Owners as the original custodians of Victoria's land and waters that were never ceded. We honour elders past and present whose knowledge, connection and wisdom has ensured the continuation of culture and care for Country for tens of thousands of years.

LEAD CONSULTANT
POLLEN
Pollen Studio Pty Ltd - Landscape Architects
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CLIENT
Banyule
City Council

BACKGROUND

In 2018, a Concept Masterplan was prepared, outlining a vision to increase the quality of open space, improve public gathering areas, provide access to new playgrounds, and encourage a Powlett Street common.

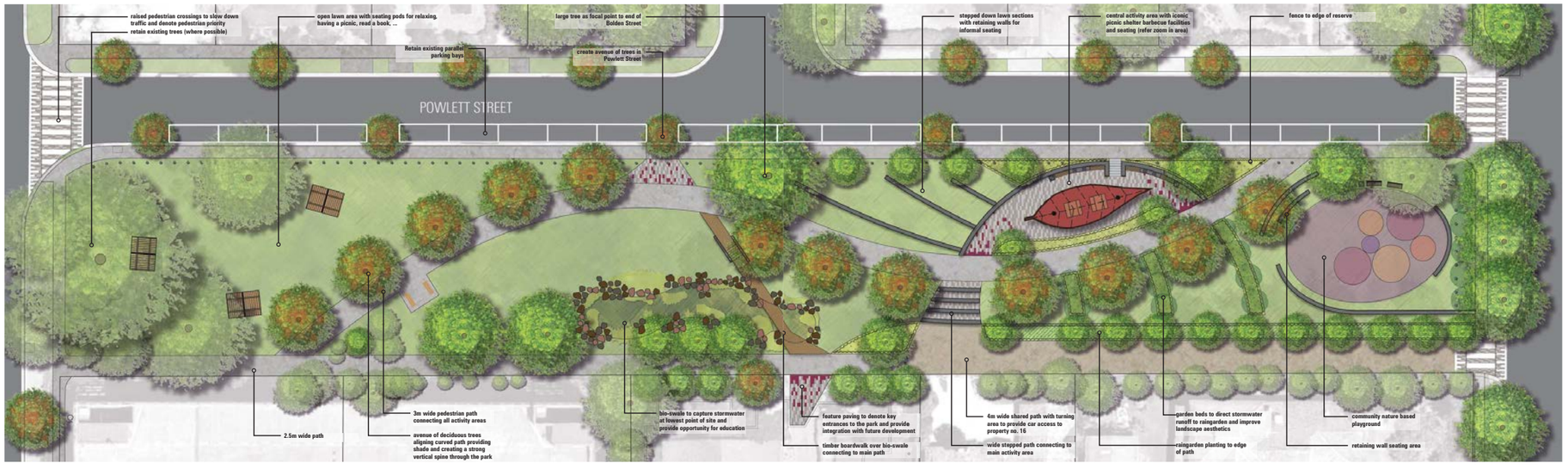
In response, a concept was prepared proposing a reserve with clear active and passive environments. Anchored by a community nature-based playground, a bespoke shelter, and bio-swale, the ambitious design used terracing to navigate the site's complex topography, and a series of rain gardens and swales to improve biodiversity and climate resilience.

Returning to the project in 2026, Pollen Studio has been engaged to revisit the site and develop a refreshed vision aligned with Council's current commitments and aspirations. Building on key objectives and themes of the original concept, we've proposed a refined design that aims to deliver a high-quality, functional park and playground. One that supports inclusive play, informal recreation, rest and gathering, while responding to the site's constraints, safety, accessibility, context, and long-term maintenance considerations.

Pollen's Key Design Moves

- Refine the proposed path network to improve the current level of accessibility and provide direct connections.
- Utilising natural, mature trees as shade rather than built infrastructure.
- Create a tiered play area that responds to the contours and utilises the topography as a play feature.
- Include a direct 1:8 gradient driveway to 16 Powlett Street, that is safely blended into the proposed design.
- Improved the proposed grass areas across the site to create a common.
- Proposed grading to improve accessiblility and form flatter lawn areas for individuals and groups to enjoy.
- Incorporated low-maintenance/density planting to reduce the impact of new maintenance requirements.
- Utilised the sites low point to collect stormwater and promote a riparian zone that benefits from passive irrigation.

2.3 Zone 3 - Powlett Street



Burgundy & Powlett Street Reserves Masterplan
(Hansen Partnership Pty Ltd)

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SITE PLAN

BOLDEN ST

DAREBIN STREET

BURGUNDY STREET

POWLETT STREET

1 3 5 7 11 3/15 17 19

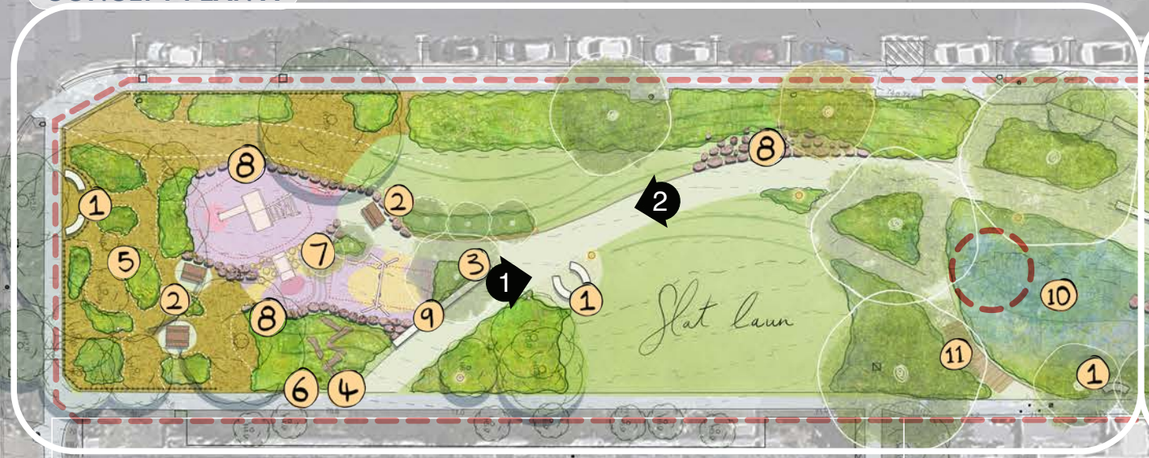
230 12 16 91

A B C

CONCEPT PLAN A

CONCEPT PLAN B

STUDY AREA





SCALE 1:250 @ A1 0 1 2 5 10

NORTH

KEY

1. PARK SEAT
2. PICNIC AREA
3. DRINKING FOUNTAIN
4. RUBBISH BIN
5. NATURE PLAY AREA
6. BICYCLE PARKING
7. PLAYSPACE
8. RETAINING BOULDERS
9. SEATING/RETAINING WALL
10. PLANTED SWALE
11. BOARDWALK
12. DRIVEWAY

DESIGN STATEMENT

The refined concept for Powlett Street Reserve works with the existing topography and trees to create a welcoming park that continues to serve the local community.

The path network has been refined to improve accessibility and provide links that respond to the site, re-imagining the reserve as a green thoroughfare, while encouraging moments of pause, gathering and play that invite people to linger a little longer.

The play area responds directly to the contours, treating the level change as a feature rather than a constraint. The existing mature trees provide shade, creating the opportunity to integrate informal nature play with traditional playspace elements.

The site's natural low point collects stormwater, supporting vibrant planting in the heart of the reserve, while new low-maintenance planting adds more diversity to the park's experience and frames the space without adding unnecessary liability for Council.

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POWLETT STREET RESERVE, HEIDELBERG

SITE PLAN

DRAFT

BOLDEN ST

POWLETT STREET

DAREBIN STREET

BURGUNDY STREET

1 3 5 7 11 3/15 17 19

EXISTING PATH NETWORK

Terraced lawn

Driveway

Flat lawn

STUDY AREA

EXISTING DRIVEWAY

230 12 16 91

LEGEND

EXISTING
- PATH

PROPOSED
- PATH
- PATH (DDA COMPLIANT)

SCALE 1:250 @ A1

NORTH

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CONCEPT PLAN A

MAINTENANCE ACCESS TO BE PROVIDED OFF BURGUNDY/POWLETT STREET CORNER

LOW DENSITY PLANTING FRAMES INFORMAL ENTRY POINTS

PARK SEATS ARRANGED IN SOCIAL SETTINGS TO ENCOURAGE CONNECTION

PLAYGROUND FENCING PROVIDES A SAFE EDGE AND PEACE OF MIND ON THE CORNER OF A BUSY ROAD

BOLLARD LIGHTING GUIDES USERS ALONG PRIMARY PATH

RETAINING BOULDERS

ACCESSIBLE PATHS PROVIDE CLEAR AND DIRECT CONNECTION

POWLETT STREET

BURGUNDY STREET

STUDY AREA

flat lawn

REGRADING OF GRASS BANK TO CREATE A FLAT LAWN AREA

OPPORTUNITY FOR BOARDWALK-STYLE CROSSING OVER SWALE

OPPORTUNITY FOR PLAYFUL BOULDER CROSSING OVER SWALE

LEGEND

EXISTING
- TREE
- TREE (REMOVED)
- FOOTPATH
- GRASS

PROPOSED
- TREE
- TREE (DECIDUOUS)
- CONCRETE PATH
- RUBBER SURFACING
- TIMBER MULCH
- RESERVE PLANTING
- SWALE PLANTING

KEY
1. PARK SEAT
2. PICNIC AREA
3. DRINKING FOUNTAIN
4. RUBBISH BIN
5. BICYCLE PARKING
6. MULTI-UNIT
7. SWING SET
8. MOUND SLIDE
9. TALKING TUBE
10. RAIN WHEEL
11. PLAYSPACE FENCE
12. RETAINING BOULDERS
13. SEATING/RETAINING WALL
14. LOW-DENSITY PLANTING
15. BOARDWALK
16. PRIMARY PATH
17. SECONDARY PATH
18. CLIMBING ELEMENT

0 1 2.5 5
SCALE 1:125 @ A1
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CONCEPT PLAN B

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OPTION TO DELINEATE DRIVEWAY FROM PARK WITH TREE PLANTING

REINFORCED GRASS MESH WITH LOW BOLLARDS SAFELY DELINEATES THE PEDESTRIANS FROM VEHICLES

EXISTING CARPARK TO BE REMOVED FOR DRIVEWAY ACCESS

RETAINING / SEATING WALLS PROVIDE SPACE TO REST OR WAIT

POTENTIAL FOR TWO ADDITIONAL CAR SPACES TO BE ADDED

MAINTENANCE ACCESS TO BE PROVIDED OFF DAREBIN/ POWLETT STREET CORNER

POWLETT STREET

Terraced lawn

Driveway

TURNAROUND SPACE TO BE PROVIDED FOR NO. 16 POWLETT STREET

OPPORTUNITY FOR BOARDWALK-STYLE CROSSING OVER SWALE

OPPORTUNITY TO REALIGN PATH TO ACCESSIBLE GRADE

STUDY AREA

DAREBIN STREET

LEGEND

EXISTING
- TREE
- TREE (REMOVED)
- FOOTPATH
- GRASS

PROPOSED
- TREE
- TREE (DECIDUOUS)
- CONCRETE PATH
- RESERVE PLANTING
- SWALE PLANTING

KEY
1. PARK SEAT
2. RUBBISH BIN
3. BICYCLE PARKING
4. RETAINING BOULDERS
5. SEATING/RETAINING WALL
6. BOARDWALK
7. PRIMARY PATH
8. SECONDARY PATH
9. DRIVEWAY & TURNAROUND AREA

0 1 2.5 5
SCALE 1:125 @ A1

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SECTION A

EXISTING TREES (BEHIND)

EXISTING TREES (BEHIND)

MULTIPLAY UNIT (BEHIND)

SHELTER (BEHIND)

SWING SET

NEW PLANTING

POWLETT STREET

TALKING TUBE (BEHIND)

PICNIC AREA

MOUND SLIDE (BEHIND)

CLIMBING ELEMENT & PLANTING

EXISTING GROUND LEVEL

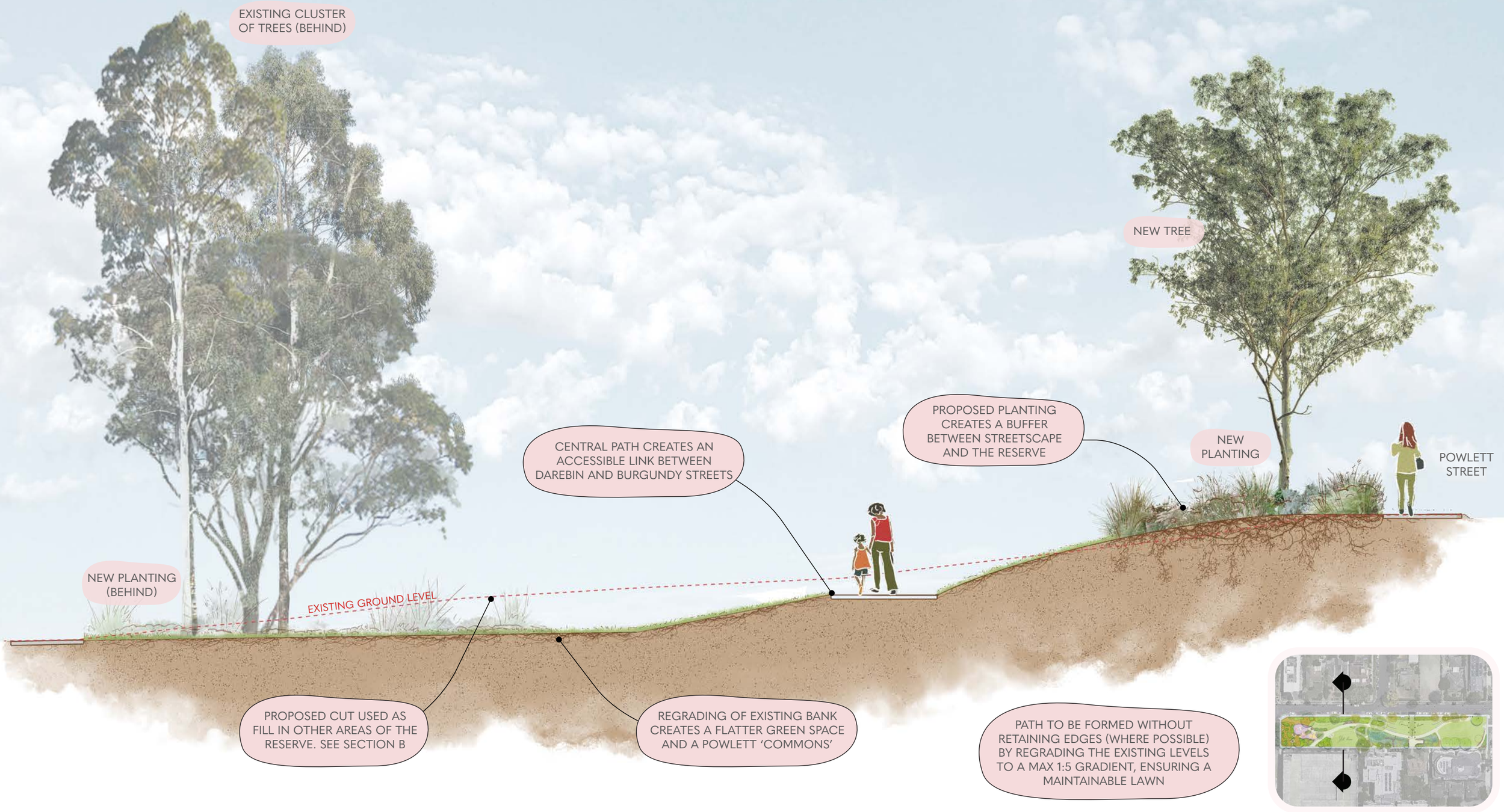
NATURALISTIC-STYLE FENCE TO PROTECT PLAYSPACE FROM ROAD FRONTAGES

SLOPE BETWEEN PLAYSPACE LEVELS CREATES OPPORTUNITIES FOR BOULDERS AND CLIMBING OBSTACLES & CHALLENGES



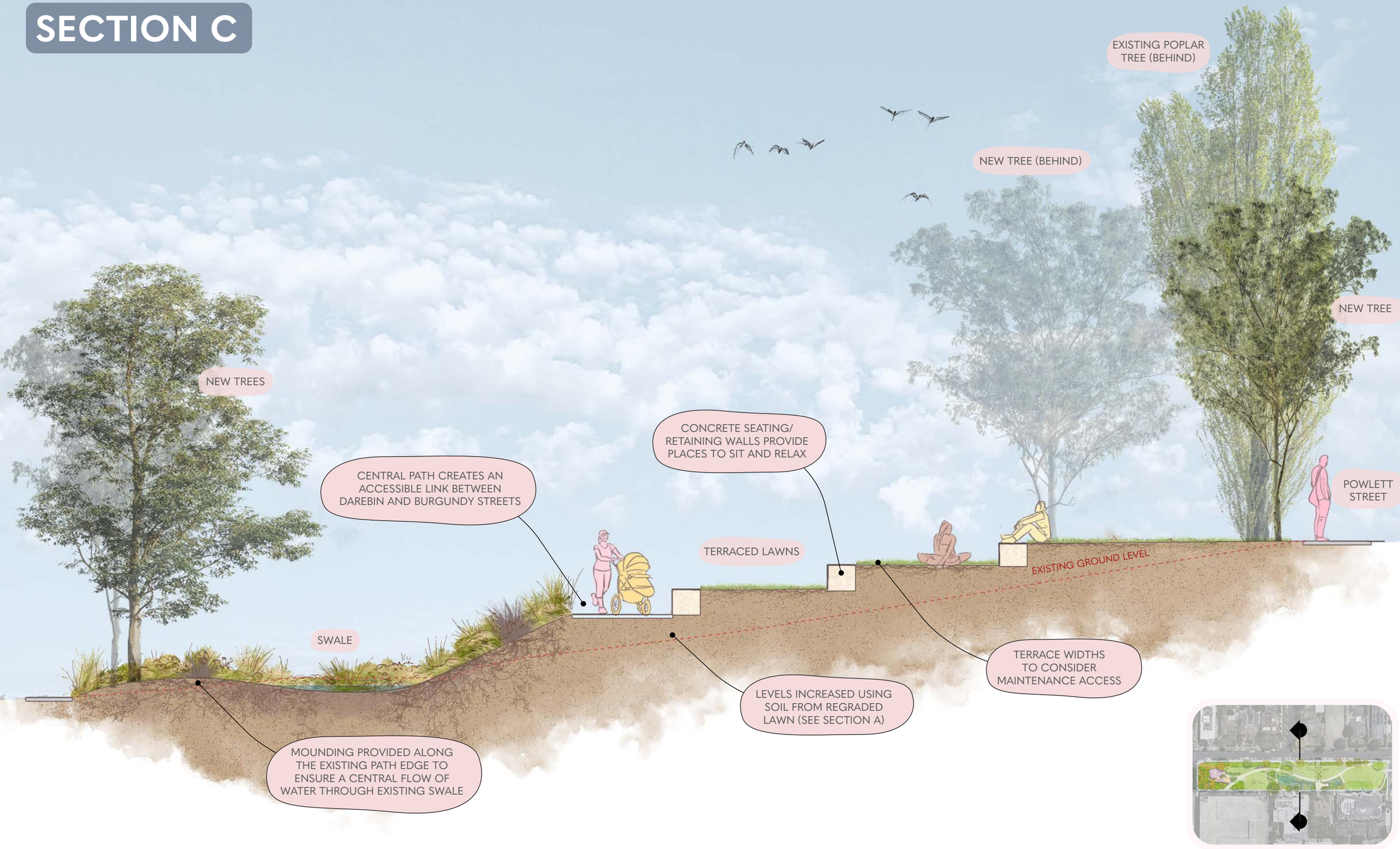
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SECTION B



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SECTION C



EXISTING CONDITIONS

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PERSPECTIVE 1

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TERRACED LAWNS

SWALE

FLAT LAWN

SEATING NODE



EXISTING CONDITIONS

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PERSPECTIVE 2

SWINGS

MOUND SLIDE

MULTIPLAY UNIT

PICNIC TABLE

SEATING NODE



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EXISTING CONDITIONS



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PERSPECTIVE 3

SWALE

TERRACED LAWNS

REINFORCED GRASS MESH



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BENCHMARKING





INFORMAL PIECES SUCH, SUCH AS LOG STEPPERS WILL ALSO BE INCLUDED TO PROVIDE BALANCE OPPORTUNITIES AND A VISUAL CONNECTION TO THE NATURAL BOULDER TRAILS ELSEWHERE

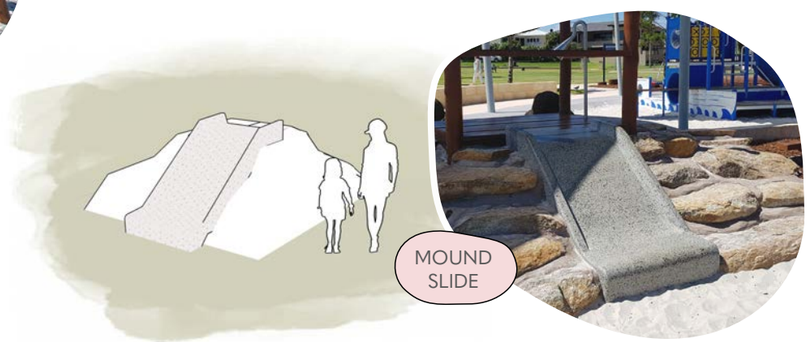






Play







THE PROPOSED EQUIPMENT SHOULD COMBINE TO CREATE A PLAY AREA BASED AROUND THE SITES EXISTING TOPOGRAPHY. ELEMENTS SUCH AS THE MOUND SLIDE AND SLOPED RUBBER WILL BE ABLE TO CROSS THE PROPOSED LEVELS AND ENCOURAGE EXPLORATION

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BENCHMARKING

LIGHTING SHOULD POINT DOWN TO AVOID LIGHT POLLUTION

PATH LIGHT



SUBTLE LIGHTING HELPS TO CREATE A SAFE ENVIRONMENT ALONG THE PRIMARY PATH

FENCE BLENDS INTO THE DESIGN WHILE PROVIDING AN IMPORTANT BARRIER

FENCE



BOLLARDS

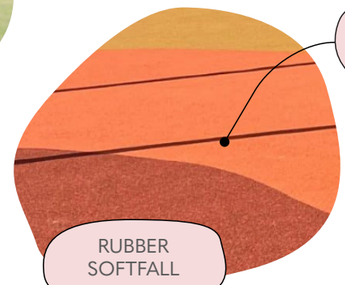


LOW BOLLARDS FORM A SUBTLE EDGE BETWEEN OPEN LAWN AND THE REINFORCED LAWN (DRIVEWAY)

NATURAL BOULDER TRAILS



COLOURS TO COMPLEMENT PROPOSED EQUIPMENT TO FORM HELP FORM AN IDENTITY



RUBBER SOFTFALL

materiality & furniture



RETAINING SEATS / LAWN

SWALE CROSSINGS CREATE ENCOURAGE PLAY OPPORTUNITIES OUTSIDE OF THE PLAYSPACE

BOARDWALK OVER SWALE





CONCRETE PATHS



REINFORCED LAWN

THE REINFORCED LAWN CREATES A SUITABLE DRIVEWAY SURFACE WITHOUT VISUAL IMPACT

BOLLARDS WILL DEFINE THE PEDESTRIAN/VEHICLE SPACES

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BENCHMARKING



CUPRESSUS FUNEBRIS AND *CEDRUS DEODARA* PROVIDE VISUAL LINK TO THE NEARBY CEMETARY AND HEIDELBERG PARK



Planting

- Native & low maintenance
- Predominantly indigenous
- Textural & sensory



LOW DENSITY PLANTING FRAMES INFORMAL ENTRY POINTS WHILE REDUCING MAINTENANCE AROUND THE RESERVE

LOW DENSITY

SWALE



SWALE PLANTING CAPTURES AND UTILISES THE OVERLAND FLOW AS PASSIVE IRRIGATION

RESERVE PLANTING ADDS TEXTURE AND COLOUR TO THE CHARACTER OF THE SITE





RESERVE





SPECIES AROUND THE PLAY AREA WILL CONSIDER SCENT AND TEXTURE TO ENCOURAGE EXPLORATION

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