2 CORNER BUILD-OUTS

Corner build-outs effectively repurpose unused space at intersections where parking is not permitted—typically 10 metres in each direction from a corner—into planting areas. Whilst it is important to maintain clear sightlines for turning vehicles, these build-outs typically allow space to plant medium or large trees on most street types, with the added benefit of understorey planting.

KEY BENEFITS

- Has a traffic calming effect.
- Provides generous space for tree soil volume.
- Typically, will include opportunities for understorey planting.
- Typically, will not impact footpaths, kerbs and existing service infrastructure.
- Trees are inset to roadway meaning they are less likely to be encumbered by overhead services.
- Promotes safe, legible pedestrian connectivity.
- No net loss of car parking.

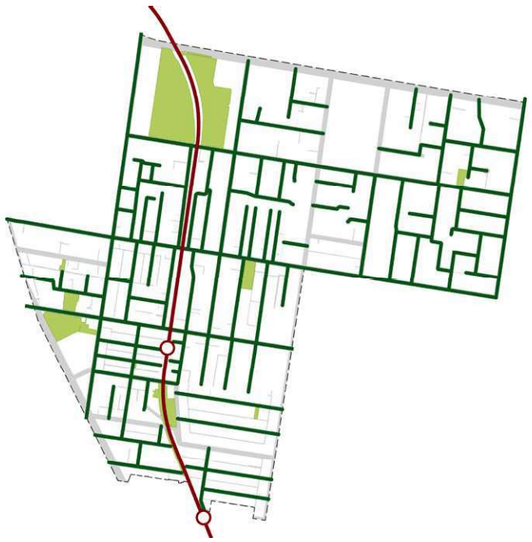
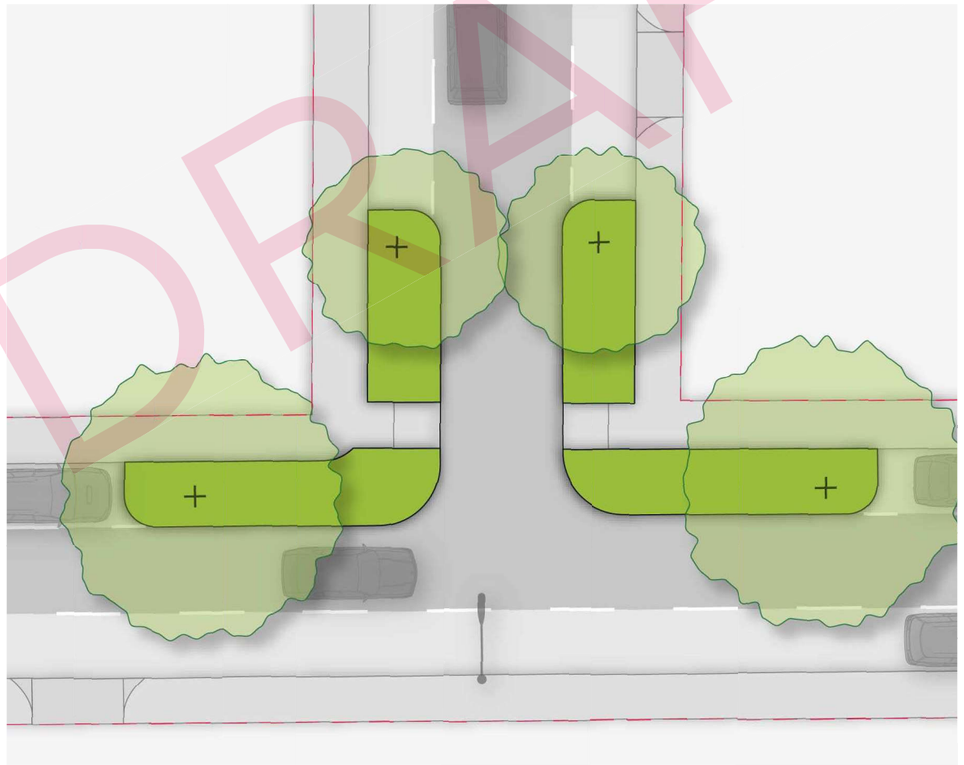


Figure 44: Highlighting all of the streets that are suitable for corner build-outs.

FUNCTIONAL LAYOUT



STREET SECTION



STREET PLAN SCALE 1:200 0 5 10m

TECHNICAL AND MAINTENANCE CONSIDERATIONS

- Formative pruning required to establish clear sight lines.
- Depending on the proximity of trees to overhead services a tree species may need to be selected that will tolerate crown pruning at maturity.
- Understorey planting should be a secondary consideration to tree selection and increasing canopy.
- Sightlines will need to be considered as part of tree placement and may impact the number of trees that can be installed.
- Large canopy/legacy tree species should be installed where space permits on Green Streets.
- Best-suited to low speed roads where vehicle sightlines can be shorter, allowing more trees to be installed.
- Consideration of vehicle turning radius and road widths will need to be made to determine extent of build-outs.

ADDITIONAL OPPORTUNITIES TO BE CONSIDERED AS PART OF INTERVENTION

- Integrated water management (IWM) interventions such as passive irrigation, soaker pits and rain gardens.
- Traffic calming measures such as pedestrian priority crossings and shared streets.
- Understorey planting that increases and supports site biodiversity.
- Place making initiatives such as outdoor dining and seating.

FINANCIAL & RESOURCE COMMITMENT

$ **TBD** $$$

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EXEMPLAR IMAGERY

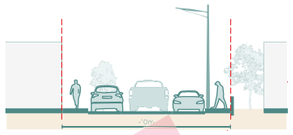
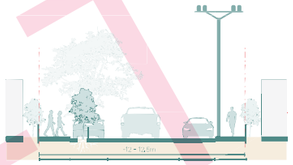
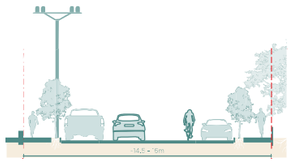
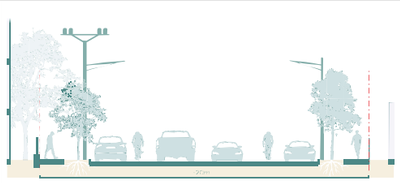
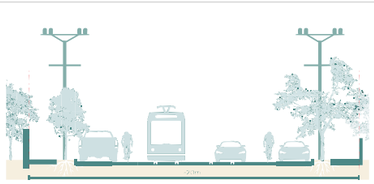


Example of existing corner build-outs on Acland Street, St Kilda (Image Credit Google Street View).



Example of existing corner build-outs with passive irrigation in the City of Sydney (image credit City of Sydney)

SUITABLE STREET TYPES, TREE SIZE AND FORM GUIDANCE

STREET TYPE	CONFIGURATION	TREE SIZE	TREE FORM
Micro Street		Small to Medium	Clear trunked, narrow canopy spread
Narrow Street		Small to Medium	Clear trunked, narrow or medium canopy spread
Typical Street		Medium	Clear trunked, medium canopy spread
Green Street		Medium to Large	Clear trunked, wide crown
Connector Boulevard		Large	Clear trunked, wide crown
High Street		Large (dependant on overhead services)	Clear trunked, wide crown

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