



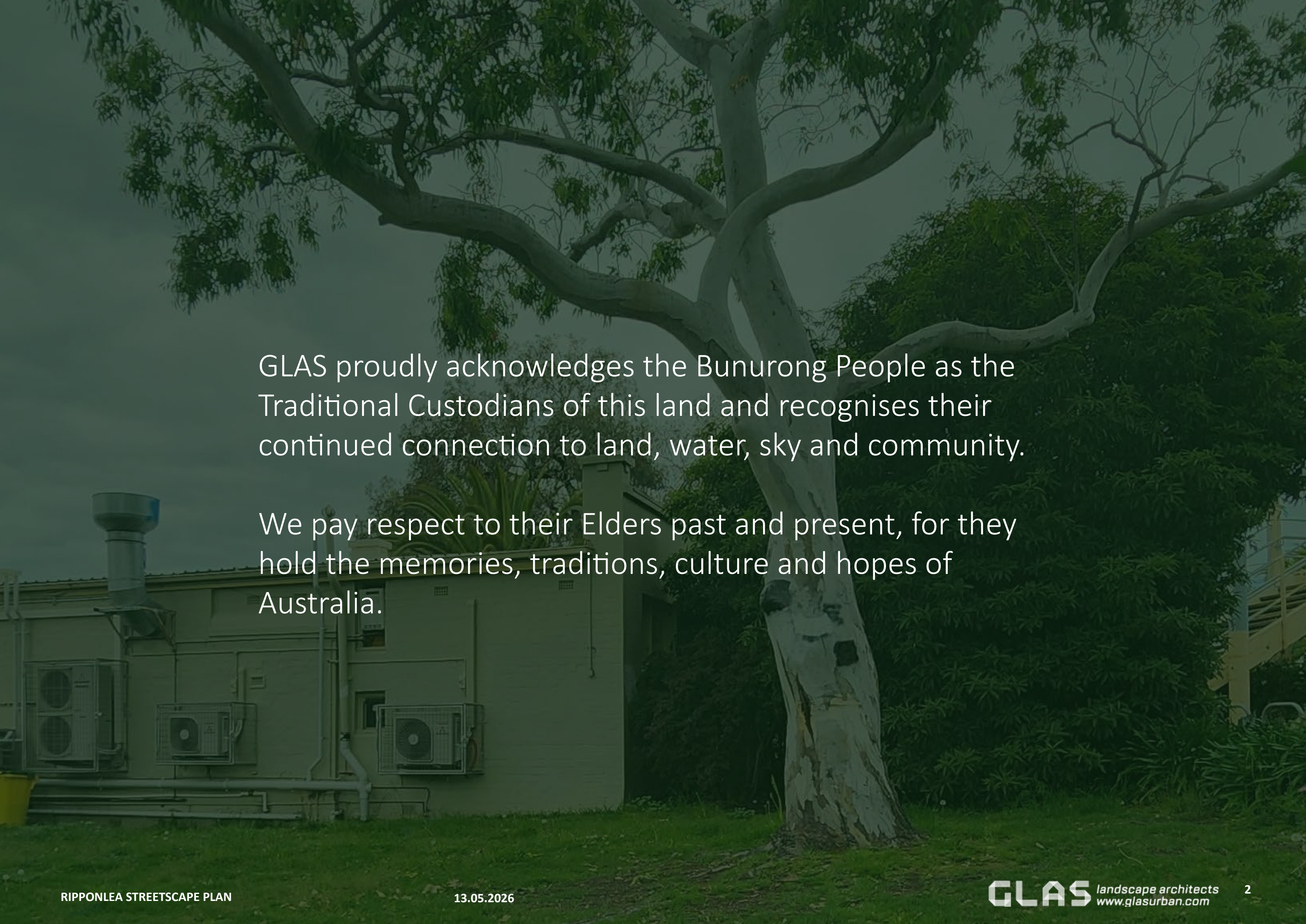
Ripponlea Streetscape Plan

Community Engagement & Councillor Briefing

City of Port Phillip

13.05.2026

GLAS Landscape Architects
www.glasurban.com



GLAS proudly acknowledges the Bunurong People as the Traditional Custodians of this land and recognises their continued connection to land, water, sky and community.

We pay respect to their Elders past and present, for they hold the memories, traditions, culture and hopes of Australia.

Contents

| | |
|--|-----------|
| Introduction | 4 |
| What is Ripponlea now? | 5 |
| Precinct study | 6 |
| Landscape Character | 7 |
| Design Principles | 8 |
| Design principles | 9 |
| Opportunities | 10 |
| Constraints | 11 |
| Community Engagement ‘What we’ve heard’ | 12 |
| Ripponlea Streetscape Plan and Sections | 13 |
| Ripponlea Streetscape Plan | 14 |
| Burnett Gray Gardens and Glen Eira Ave South | 15 |
| Glen Eira Road | 17 |
| Oak Grove | 19 |
| Glen Eira Ave North | 21 |
| Glen Eira Ave North Cont. | 22 |
| Materiality | 24 |
| Hardscape Palette | 25 |
| Tree Palette | 26 |
| Softscape Palette | 27 |



Introduction

In November 2025 GLAS Landscape Architects were engaged by City of Port Phillip to undertake a Streetscape Plan for an area within the Ripponlea precinct.

Scope of work:

Ripponlea Streetscape Plan is located within the Ripponlea Precinct within the City of Port Phillip municipality. This scope of work includes the creation of a Place Plan encompassing landscape upgrades within:

- 1 Ripponlea Station/ Burnett Gray Gardens
- 2 Glen Eira Road Shopping Centre
- 3 Streetscape upgrade surrounding the Adass Israel Shul
- 4 Glen Eira Avenue and Oak Grove

Project Aims:

- **Prioritise a safe, inclusive and pedestrian-oriented precinct**
Improve visibility, CPTED outcomes, lighting, and access around the Shul and station.
- **Create a coherent public realm identity**
Connect BGG, the retail strip, the station and the Shul through consistent materials, planting, lighting and signage.
- **Deliver a greener precinct**
Increase canopy cover dramatically; integrate future-proofed tree planting strategies and bioswales/garden beds.
- **Rebalance streets for people, not just cars**
Consider footpath widening, tree planting, safer crossings, traffic flow and cycleability improvements.



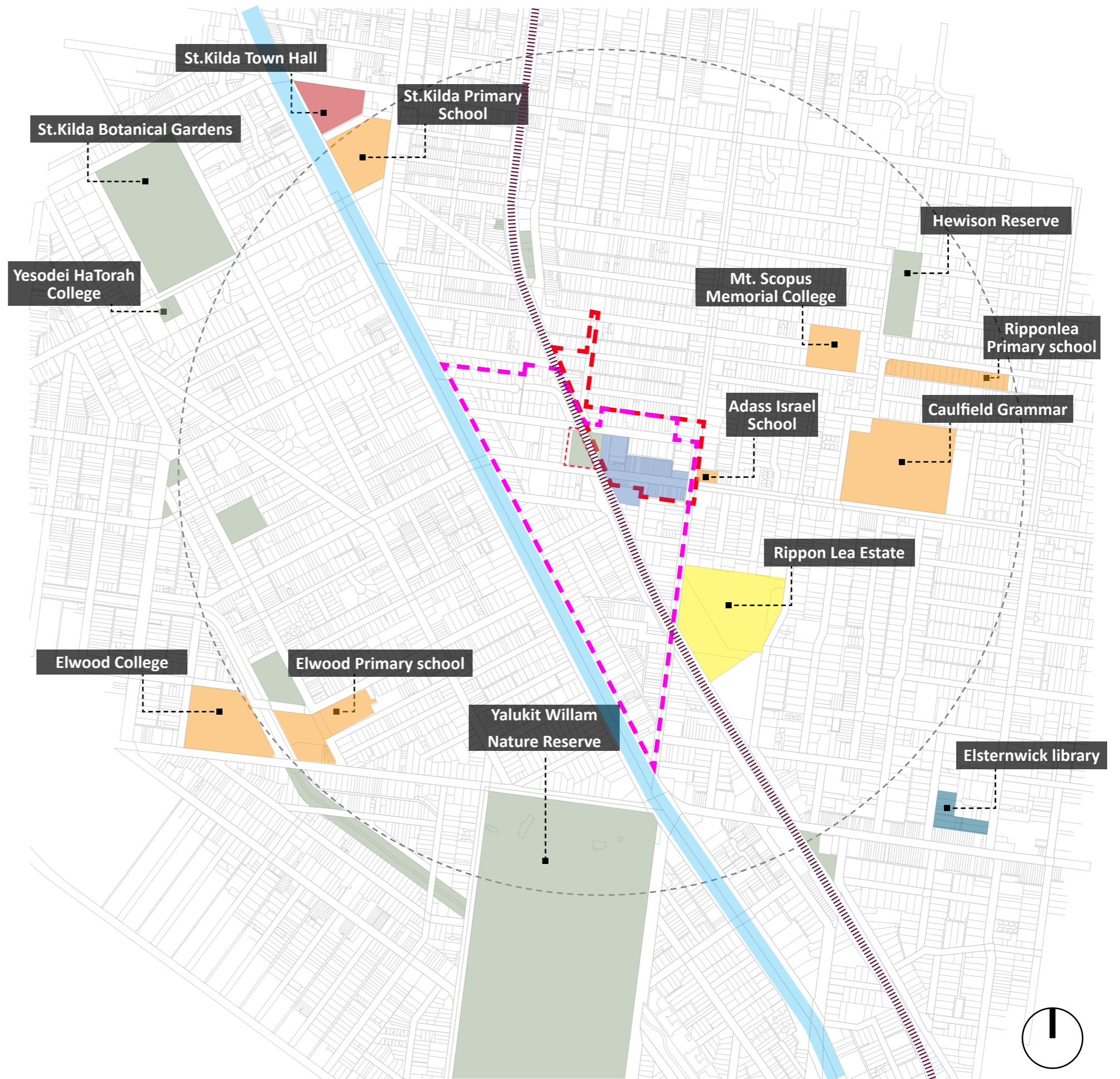
Ripponlea Streetscape Plan scope of works.

What is Ripponlea now?



Precinct study

- Schools
- Public park/ recreation zone
- Municipal building
- Ripponlea Estate
- Commercial zone
- Nepean Highway
- Sandringham train line
- 1km radius from Ripponlea centre (20 min walk)
- Ripponlea precinct
- Extent of works



Ripponlea Precinct Study, SCALE 1:10000

Landscape Character

Burnett Gray Gardens West

Neighbourhood park & city-bound station entrance. Exotic Mediterranean planting including an open canopy dominated by Canary Island Palms and a mix of native and exotic shrubs & understorey. Open lawn used as informal dog off-leash, local playground and Jewish soldier memorial. Heritage listed features including stone seating, formal hedges, station buildings and pedestrian bridge.

Burnett Gray Gardens East

Sandringham-bound station entrance with Canary Island Palm canopy. Rippers Cafe splits the park in two sections. Park benches and informal path through exotic garden bed to the south, open lawn under native tree canopy to the north.

Glen Eira Ave South

North-south street providing access to Eastern side of Train Station. Burnett Gray Gardens to the West, shopping strip and Shul location on the east. Wide two way street with perpendicular parking on the west and parallel on the east. Mature trees at ends of street flank formal pedestrian crossings.

Glen Eira Rd

Busy neighbourhood shopping strip. Heritage frontages including arts & crafts movement elements & awnings on both sides of the street. Footpath street trading including some outdoor dining. Two way traffic with railway crossing, bus route, painted median, on-street bike lanes and parallel parking.

Oak Grove

Residential street lined with Oak trees with a generous road width and minimal renovated & new buildings. Mix of single storey dwellings and low rise apartments. Parallel parking to north and perpendicular to the south. Recent WSUD interventions.

Glen Eira Ave North

Narrow residential street with tree pits in footpath. Informal shared cycling. Parallel parking to both sides. Mature canopy to western side, young trees to the east. Feature brick crossings and intersection of Sycamore Grove.



Design Principles



Design principles



Safe, inclusive and welcoming

A place where residents, visitors, traders, commuters, and faith communities feel secure and invited



Green and sustainable

Cooler, shaded, biodiverse environments that offer respite in nature



People-focused connectivity

Well-linked destinations with easy, intuitive walking, cycling, and public transport access.



Distinct character

Celebrating Jewish and multi-cultural influence, Edwardian-era architectural heritage alongside contemporary identity.



Vibrant village

Public spaces that actively support local business, community life, and the night-time economy.

Opportunities

| Design Principle | Key Opportunities | Supporting Opportunities |
|--------------------------------------|---|---|
| Safe, inclusive and welcoming | <ul style="list-style-type: none"> • Integrate landscape-based Hostile Vehicle Mitigation outside the Shul interface • Reduce speed limits and reconfigure parking along Glen Eira Avenue South to mitigate vehicular attack risk | <ul style="list-style-type: none"> • Improve sightlines to Ripponlea Station and Burnett Gray Gardens • Improve bicycle infrastructure • Improve lighting |
| Green and sustainable | <ul style="list-style-type: none"> • Increase tree canopy around the Burnett Gray Gardens and surrounding streets • Expand the Burnett Gray Gardens to the northwest | <ul style="list-style-type: none"> • Improve biodiversity through the introduction of native and indigenous planting into Burnett Gray Gardens and surrounding streetscapes • Incorporate water sensitive urban design to support tree health and reduce flood risk |
| People-focused connectivity | <ul style="list-style-type: none"> • Reduce speed limits on local roads • Widen footpaths or shared paths • Provide universal accessibility to Ripponlea Station using ramps and stairs | <ul style="list-style-type: none"> • Formalise the Burnett Gray Gardens East desire line • Improve pedestrian crossings and bike lane legibility • Increase and improve compliance of disabled carparks |
| Distinct Character | <ul style="list-style-type: none"> • Unify footpath materials across the precinct • Unify the planting palette across the East and West side of Burnett Gray Gardens | <ul style="list-style-type: none"> • Screen the Rippers Café services interface • Upgrade planting quality in existing garden beds • Respect heritage features |
| Vibrant Village | <ul style="list-style-type: none"> • Reduce speed limits and reconfigure parking along Glen Eira Avenue South to mitigate vehicular attack risk | <ul style="list-style-type: none"> • Improve trading along Glen Eira Rd through expanded al fresco options • Increased public realm furniture including a diversity of seating options |

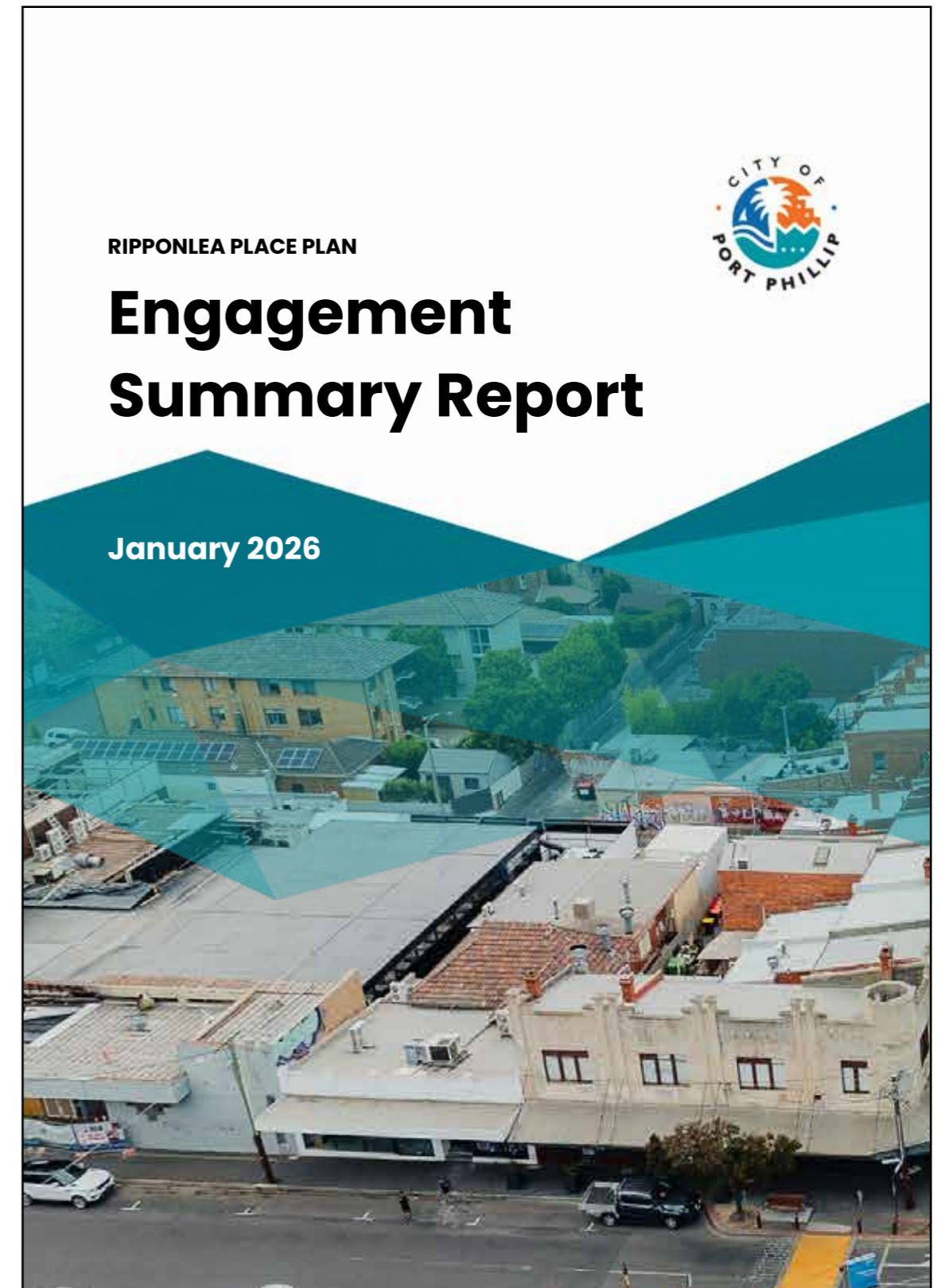
Constraints

| Design Principle | Key issues / constraints | Other issues / constraints |
|--------------------------------------|--|---|
| Safe, inclusive and welcoming | <ul style="list-style-type: none"> Public spaces, Burnett Gray Gardens and the Shul complex are vulnerable to potential vehicle attack Shul building design and security requirements may limit passive street surveillance | <ul style="list-style-type: none"> Narrow footpaths limit opportunities for landscape-based Hostile Vehicle Mitigation Overgrown hedges obstruct sightlines to the station and gardens, contributing to safety concerns |
| Green and sustainable | <ul style="list-style-type: none"> Low street tree canopy, with young trees struggling due to compacted soils and location limitations Palm trees provide limited shade and pose a potential fusarium wilt risk Car parking, shop awnings and overhead powerlines limit tree planting and canopy size | <ul style="list-style-type: none"> Victorian Heritage Register constraints restrict changes in Burnett Gray Gardens Low overall biodiversity planting Flood prone streets |
| People-focused connectivity | <ul style="list-style-type: none"> Narrow street and bus routes limit widening footpath or protected cycling lane along Glen Eira Road Non-compliant ramp at Eastern entrance to Ripponlea Station | <ul style="list-style-type: none"> Path bottleneck near the station entry creating a desire line 'goat track' through Southeastern side of Burnett Gray Gardens Unclear pedestrian-priority crossing |
| Distinct Character | <ul style="list-style-type: none"> Inconsistent footpath materials Eastern side of Burnett Gray Gardens of poorer quality than Western side | <ul style="list-style-type: none"> Exposed Rippers Café services detract from the Northeastern portion of Burnett Gray Gardens |
| Vibrant Village | <ul style="list-style-type: none"> Narrow footpaths and high traffic speeds along Glen Eira Road limit parklets and outdoor dining Seating variety is limited and is not located in high-activity, social areas or rest areas | <ul style="list-style-type: none"> Under-utilised Northeastern side of Burnett Gray Gardens Disabled parking requires compliance upgrade |

Community Engagement ‘What we’ve heard’

In November/December 2025 City of Port Phillip conducted community engagement called ‘*Renewing Ripponlea*’. The key outcomes from surveys, drop in sessions, email feedback and childrens sessions have informed the Place Plan options. The following key issues & community requests are as follows:

- Prioritise tree planting, well designed areas that look nice and feel welcoming, and having space for outdoor dining, social gatherings and trading activities.
- Support for improved landscaping, more outdoor dining opportunities, easy and connected movement and more shade from trees to attract more public space usage.
- Interest in introduction of native vegetation, removal of invasive species
- Re-allocation of Glen Eira Ave to allow for wider pedestrian footpaths and more greening.
- Support for enhanced greening, permeable surfaces, preserving mature trees.
- Restore and reinforce the traditional streetscape character of Glen Eira Rd.
- Children prioritised safe streets, lighting and barriers, safe crossings and safe bike lanes.



Ripponlea Streetscape Plan and Sections



Ripponlea Streetscape Plan

Areas

- ① Burnett Gray Gardens West
- ② Burnett Gray Gardens East
- ③ Glen Eira Ave South
- ④ Glen Eira Rd
- ⑤ Oak Grove
- ⑥ Glen Eira Ave North
- ⑦ Bike Storage



Ripponlea Streetscape Plan, Scale 1:1500 @A3

Burnett Gray Gardens and Glen Eira Ave South

Key benefits:

- Safer, more accessible public realm**
 Improved streetscape, compliant steps, and regraded entrances enhance accessibility for all users, supported by wider footpaths, reduced traffic speeds, and upgraded accessible parking. Hostile Vehicle Mitigation introduced at Shul interface.
- Stronger connections to the precinct**
 Consistent paving, formalised desire lines, and improved links between the station, gardens, and Glen Eira Road shopping strip create a more cohesive and legible precinct.
- Enhanced amenity and activation**
 Expanded seating, picnic areas, outdoor dining zones, and clearer separation of pedestrians and café spaces support everyday use and local business activity.
- Greener, more resilient landscape**
 Additional tree planting, native understorey, and water-sensitive urban design improve shade, biodiversity, and urban cooling while maintaining important sightlines for safety.
- Respect for heritage and community identity**
 Retention of key heritage elements and the Jewish Soldier Memorial ensures cultural significance is preserved while enabling sensitive upgrades to surrounding spaces.

* Canopy cover calculation covers Glen Eira Ave North and South combined

** Future secure bicycle storage to be either integrated into station footprint or located outside the Victorian Heritage Register Overlay and satisfy CPTED requirements.

Disabled Parking & Carshare spaces

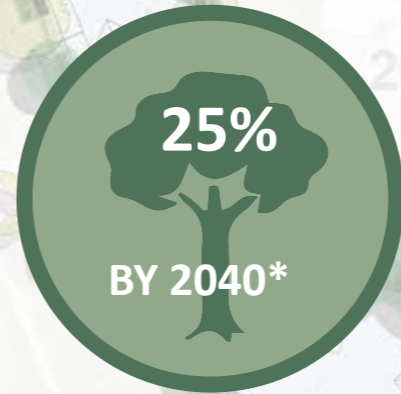
Secure bicycle storage**

Increased & formalised bicycle parking

Improved sightlines through vegetation management

Additional & upgraded lighting

Vegetated buffer with social seating



| Legend | | | |
|--------|----------------------|--|-----------------|
| | Existing Tree | | Granitic Gravel |
| | Proposed Tree | | Lawn |
| | Asphalt Paving | | Garden Bed |
| | Upgraded Streetscape | | WSUD Garden Bed |



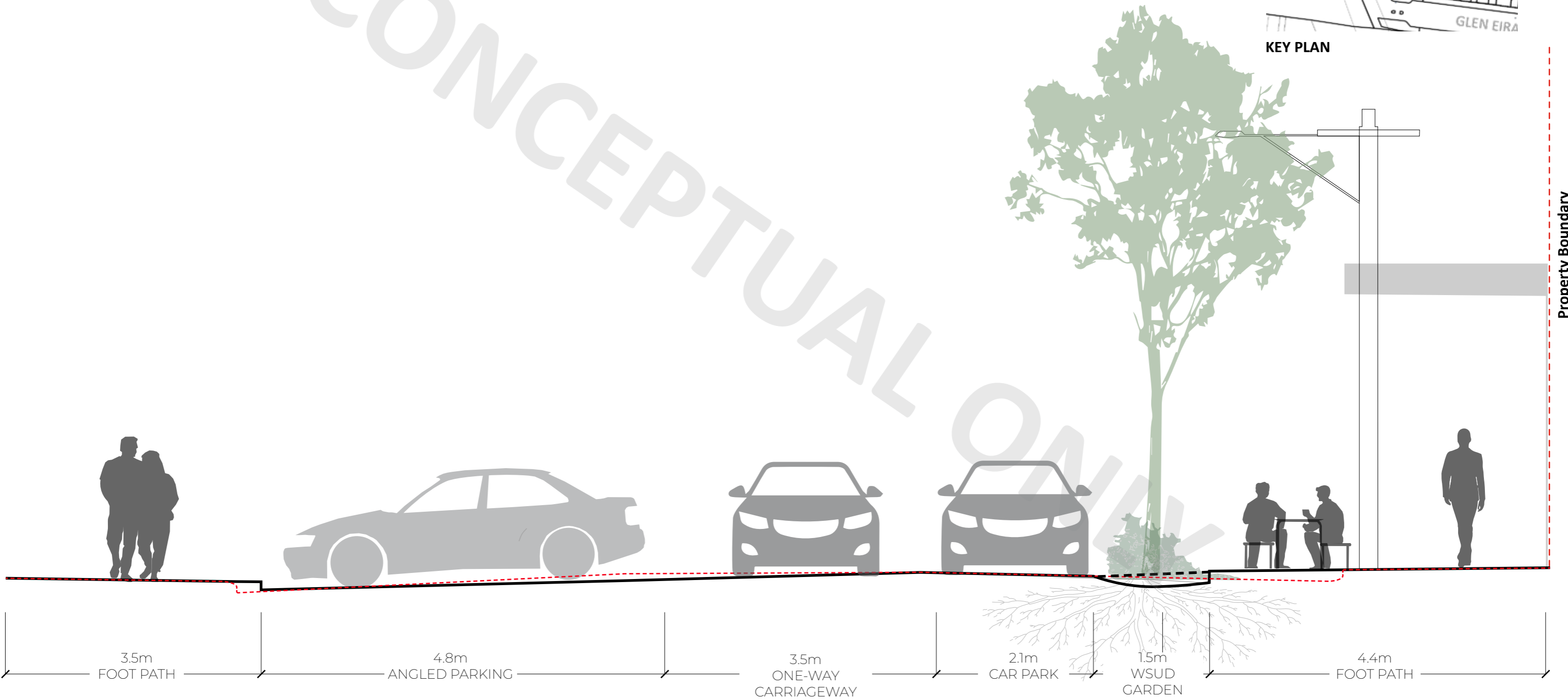
Burnett Gray Gardens and Glen Eira Ave South Detail Plan, Scale 1:400 @A3

NOTE: Parking spaces and and crossover extents are approximated where survey information was limited.

Section: Glen Eira Ave South



CONCEPTUAL ONLY



3.5m
FOOT PATH

4.8m
ANGLED PARKING

3.5m
ONE-WAY
CARRIAGEWAY

2.1m
CAR PARK

1.5m
WSUD
GARDEN

4.4m
FOOT PATH

Legend
 - - - Existing
 — Proposed

Glen Eira Ave South Section | Scale 1:50

Glen Eira Road

Key benefits:

- Improved pedestrian experience and place quality**
 Consistent upgraded streetscape and wider southern footpath support safer, more comfortable walking and enable vibrant street life, including expanded outdoor dining aligning with community consultation outcomes.
- Safer, more efficient movement**
 Wider bike lanes, simplified road layout, and road reconfiguration improve safety for cyclists and support reliable bus access.

- Enhanced local character and amenity**
 Increased street trees, urban greening, and a retained parklet create a more attractive, shaded, and inviting shopping environment.
- Better accessibility and inclusivity**
 Upgraded layouts incorporate compliant accessible parking and more generous public space for all users.

- Sustainable and climate-responsive design**
 Water sensitive urban design and low native planting improve stormwater management, support biodiversity, and maintain clear sightlines for safety. Increased street trees, urban greening, and a retained parklet create a more attractive, shaded, and inviting shopping environment.



- Existing Tree
- Proposed Tree
- Asphalt Paving
- Upgraded Streetscape
- Granitic Gravel
- Infiltration area
- Lawn
- Garden Bed
- WSUD Garden Bed

Increased street furniture

Lane width expanded to 3.2m to allow safe bus passage

Increased street trees

Suitable Hostile Vehicle Mitigation will be introduced around this street corner as part of the functional design development

Water sensitive urban design

Widened footpath allowing for expanded alfresco dining

Retained parklet

Increased urban greening

Compliant disabled parking

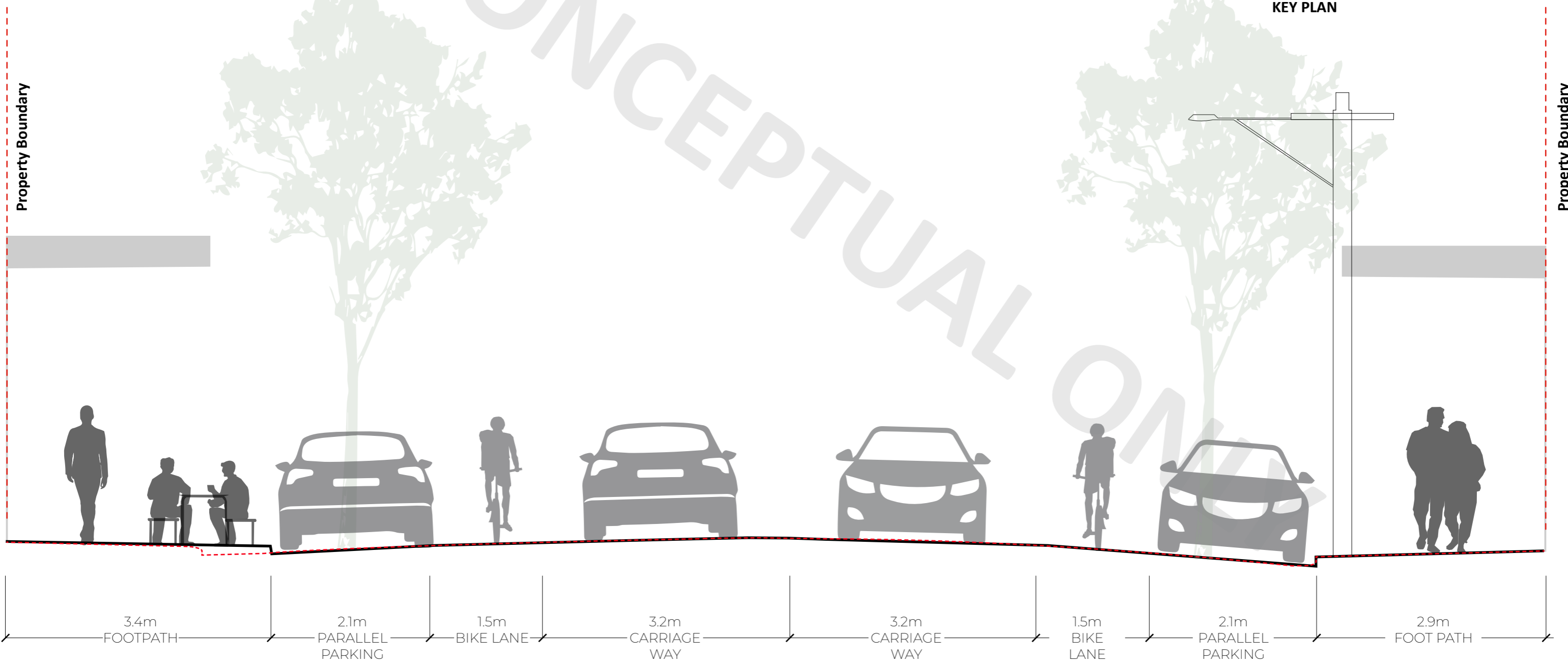
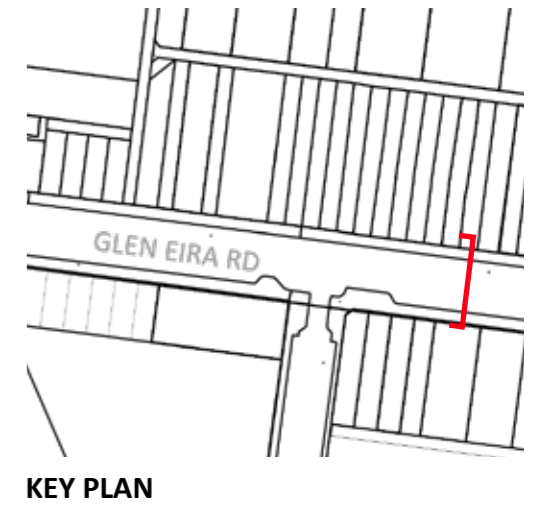
Removed central median

Widened bicycle lanes

Glen Eira Rd Detail Plan, Scale 1:400 @A3

NOTE: Parking spaces and crossover extents are approximated where survey information was limited.

Section: Glen Eira Road



Glen Eira Rd Section | Scale 1:50

- Legend**
- Existing
 - Proposed

Oak Grove

Key benefits:

- **Greener, cooler neighbourhood**

Expanded tree planting, larger tree outstands, and in-kerb infiltration improve tree health and deliver increased canopy cover, meeting Council's 2040 target and enhancing shade and urban cooling.

- **Improved walkability and local amenity**

Widened footpaths with Hostile Vehicle Mitigation in the form of integrated seating around Shul interface to create a more comfortable and connected pedestrian environment, particularly linking key community destinations.

- **Balanced and efficient street layout**

Revised parking configuration enables larger tree canopies outside overhead powerlines, optimises space use while maintaining access and supporting a calmer, more organised streetscape.

- **Stronger environmental performance**

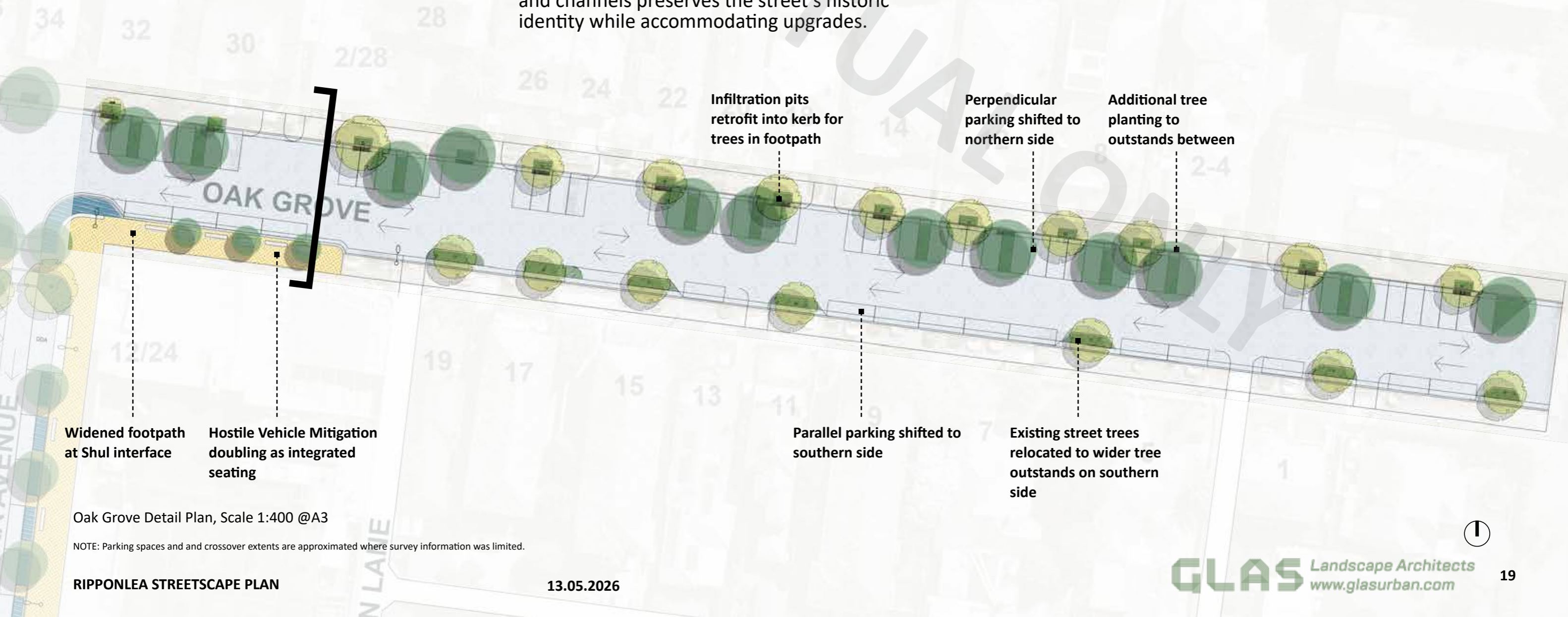
Water infiltration measures support healthier landscapes, improve stormwater management, and contribute to long-term street resilience.

- **Respect for heritage character**

Retention and careful realignment of kerbs and channels preserves the street's historic identity while accommodating upgrades.



- Legend**
- Existing/ Relocated Tree
 - Proposed Tree
 - Upgraded Streetscape
 - Infiltration area
 - Garden Bed
 - WSUD Garden Bed



Widened footpath at Shul interface

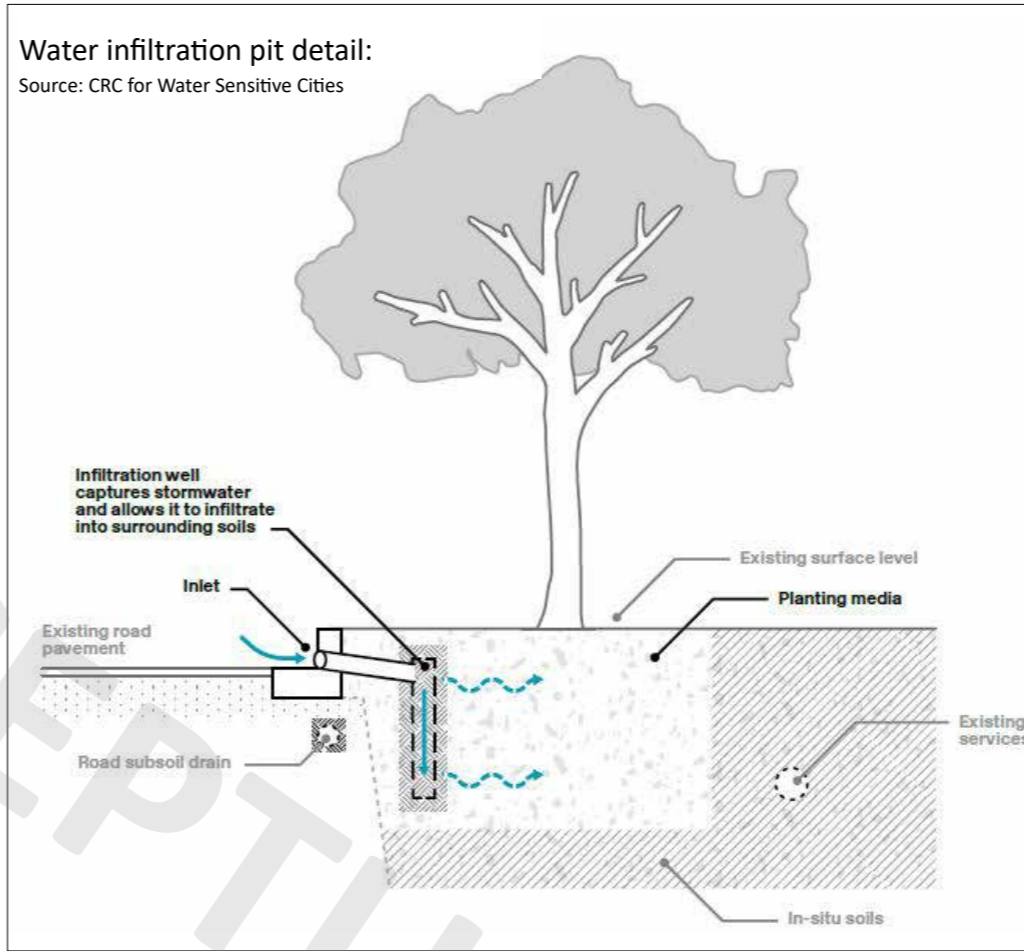
Hostile Vehicle Mitigation doubling as integrated seating

Oak Grove Detail Plan, Scale 1:400 @A3

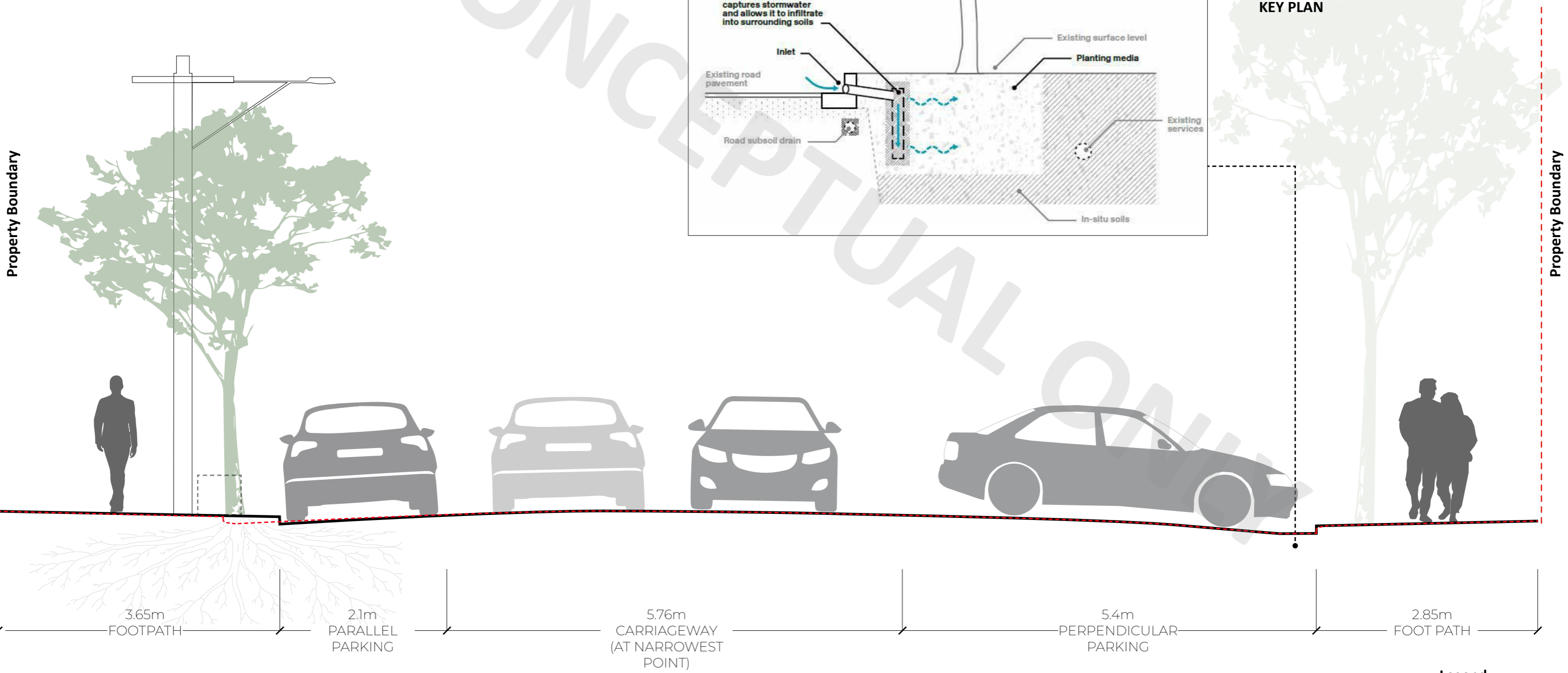
NOTE: Parking spaces and crossover extents are approximated where survey information was limited.

Section: Oak Grove

Water infiltration pit detail:
Source: CRC for Water Sensitive Cities



KEY PLAN



Oak Grove Section | Scale 1:50

Legend

- - - - - Existing
- Proposed

Glen Eira Ave North

Key benefits:

- Greener, cooler street environment**
 Expanded tree planting and larger tree pits deliver increased canopy cover—exceeding Council’s 2040 target—providing more shade, urban cooling, and improved neighbourhood amenity.
- Healthier, more resilient urban forest**
 In-kerb water infiltration and water sensitive urban design support tree health, improve stormwater management, and strengthen long-term landscape performance.
- Safer, clearer movement for all users**
 Defined line marking for shared vehicle and bicycle use improves safety and legibility, including safer connections to the Glen Eira Road cycling infrastructure.
- Better local connectivity**
 Improved crossing points and links to surrounding open space enhance access and encourage active transport within the neighbourhood.
- Sustainable, future-focused design**
 Integrated water sensitive urban design and planting strategies contribute to biodiversity, reduce runoff impacts, and support a more climate-responsive streetscape.
- Respect for heritage character**
 Retention and careful realignment of kerbs and channels preserves the street’s historic identity while accommodating upgrades.

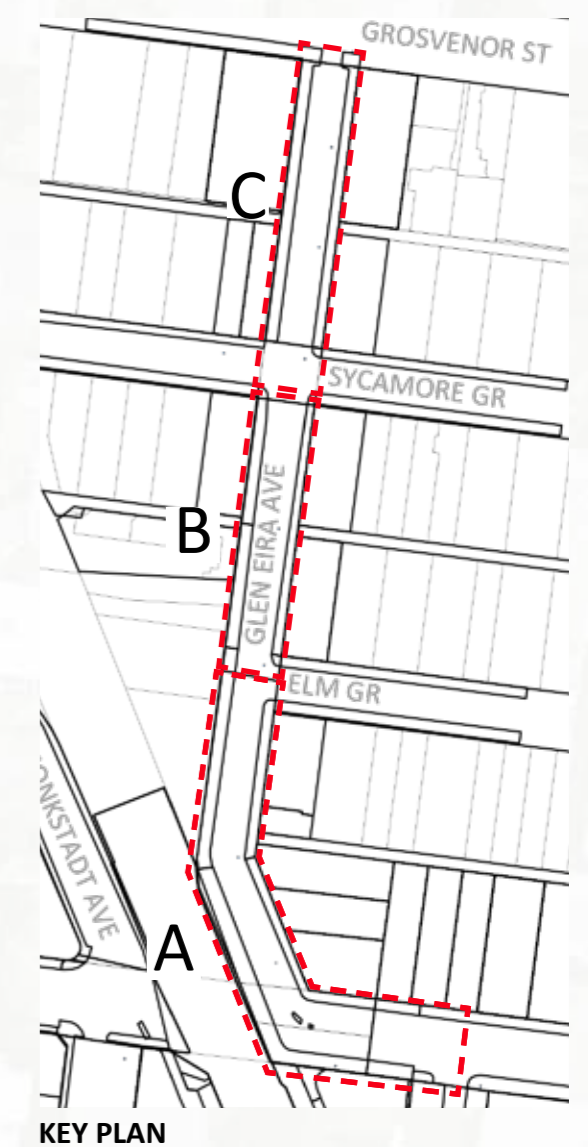
* Canopy cover calculation covers Glen Eira Ave North and South combined

Glen Eira Ave North Plan, Scale 1:400 @A3

NOTE: Parking spaces and crossover extents are approximated where survey information was limited.

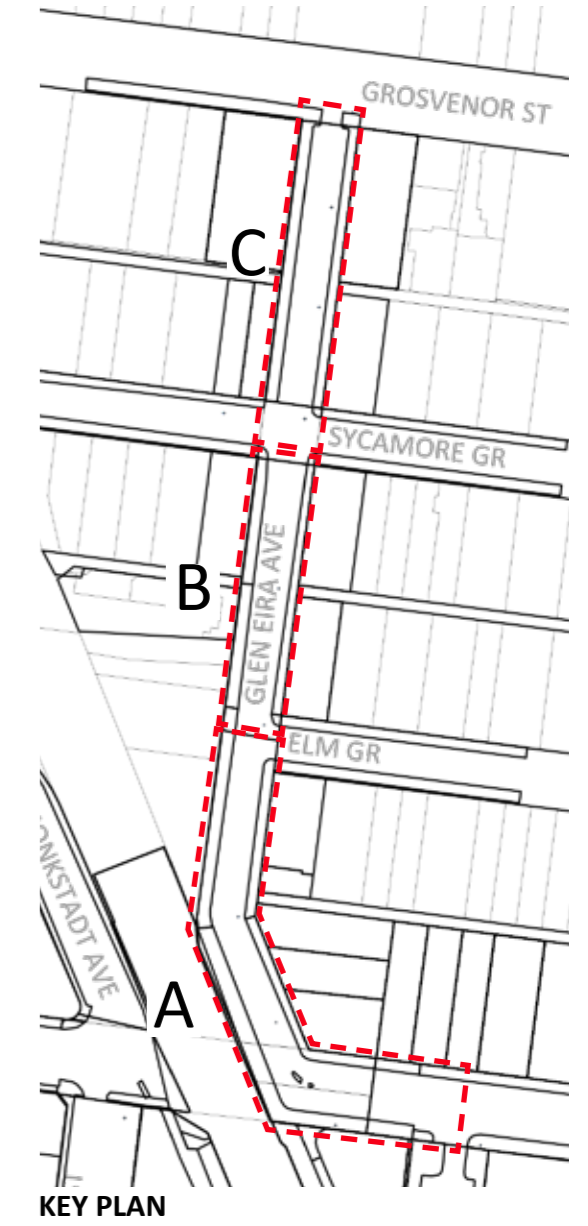
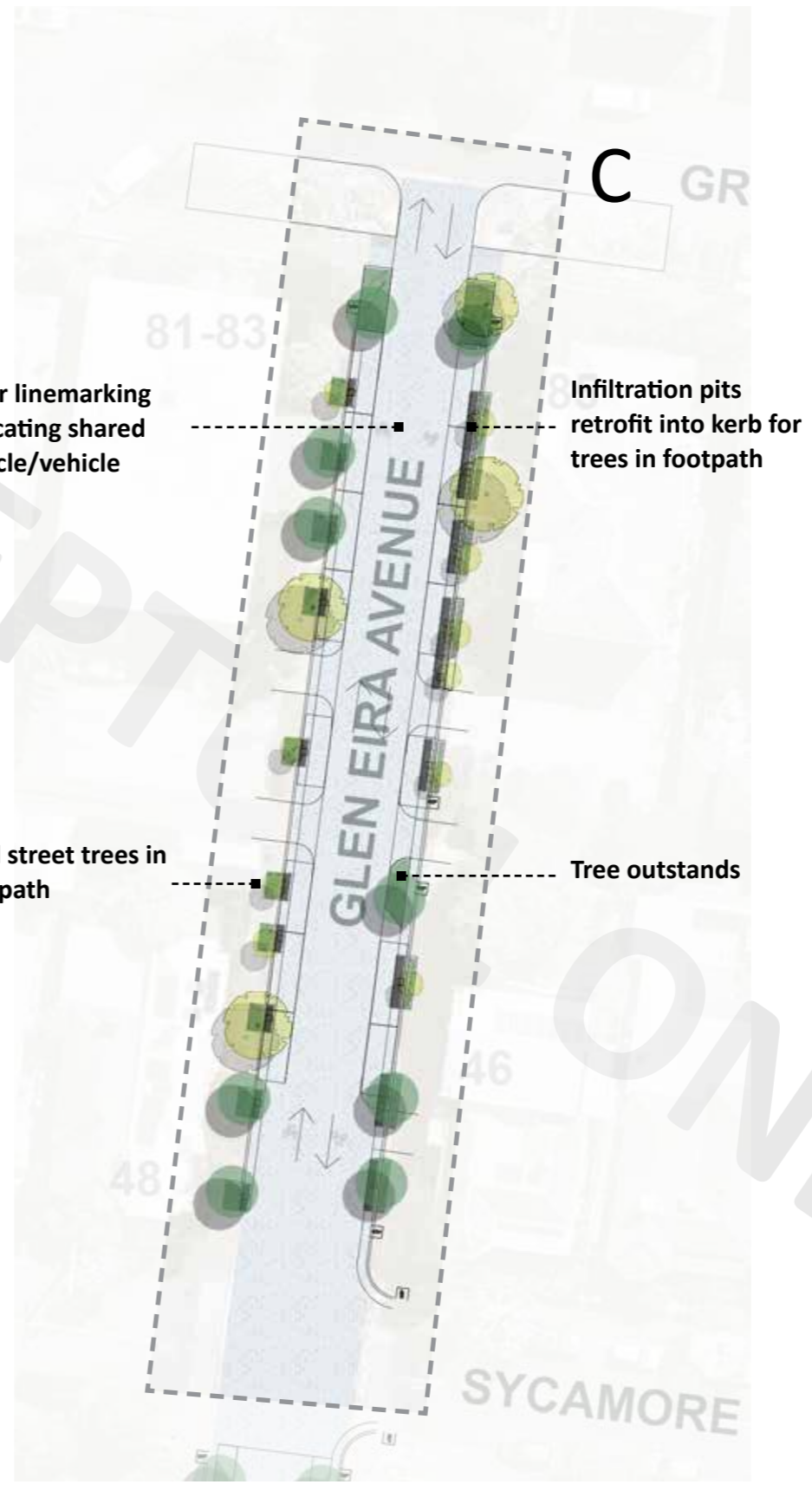
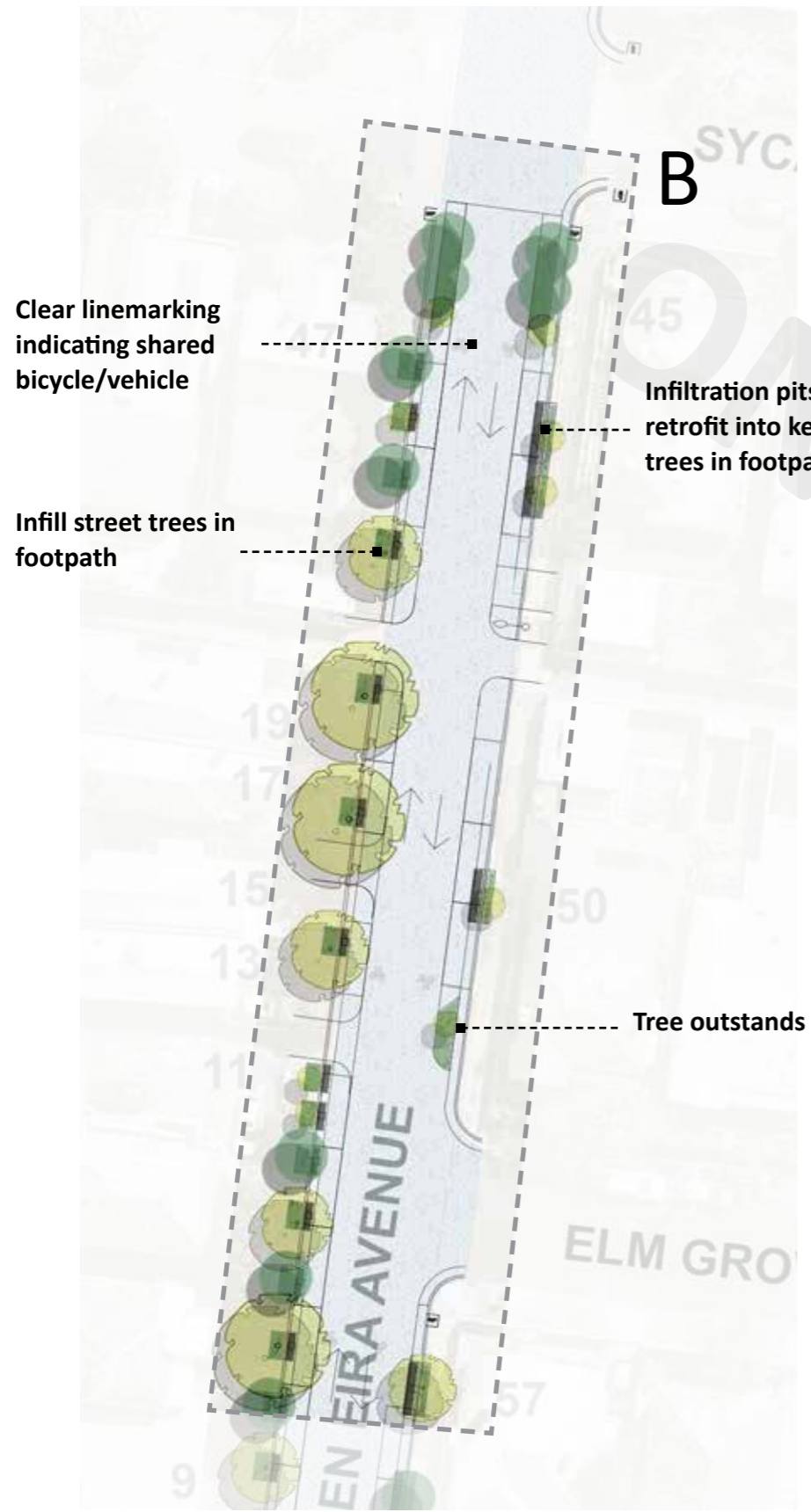


25%
BY 2040*



- Legend**
- Existing/ Relocated Tree
 - Proposed Tree
 - Upgraded Streetscape
 - Infiltration area
 - Garden Bed
 - WSUD Garden Bed

Glen Eira Ave North Cont.



- Legend**
- Existing/ Relocated Tree
 - Proposed Tree
 - Upgraded Streetscape
 - Infiltration area
 - Garden Bed
 - WSUD Garden Bed

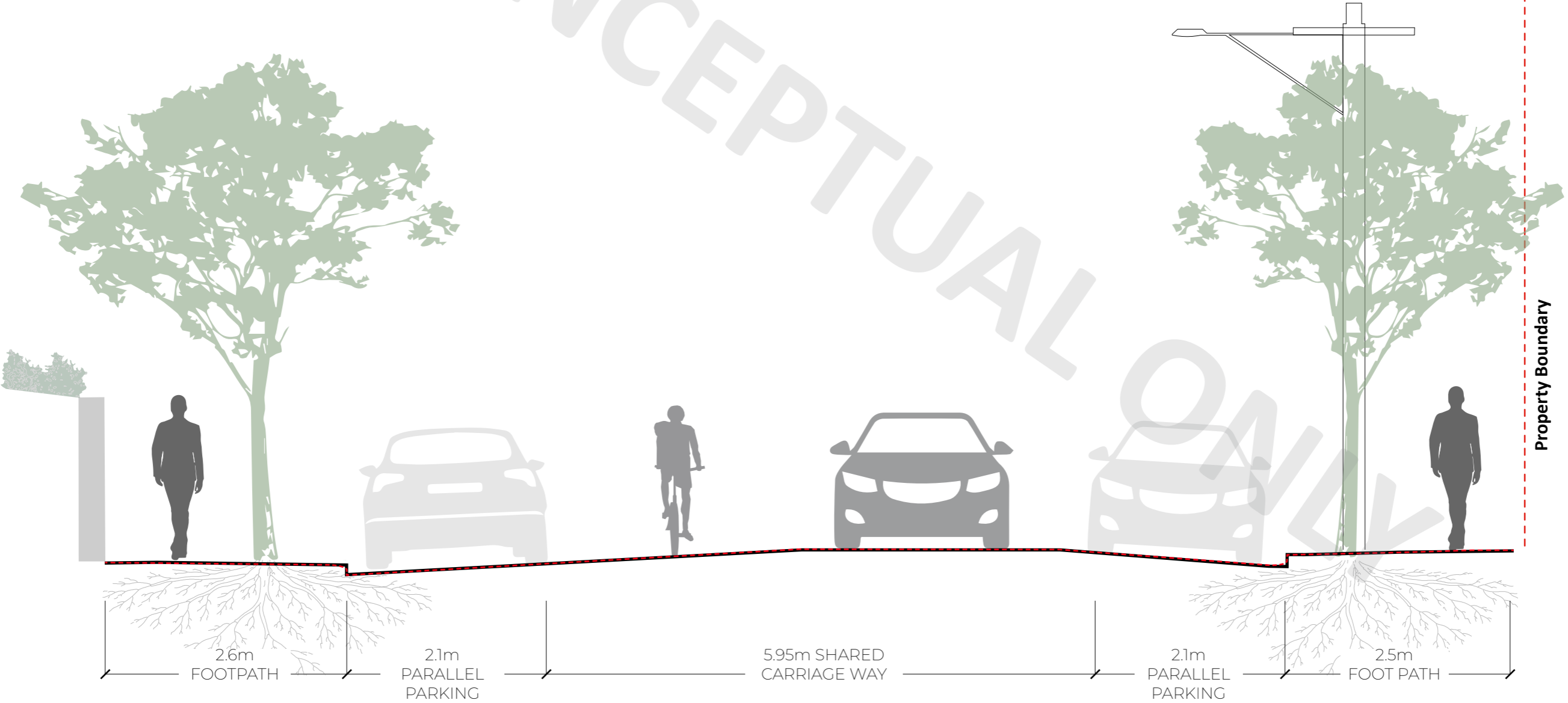
Glen Eira Ave North Plan, Scale 1:400 @A3

NOTE: Parking spaces and crossover extents are approximated where survey information was limited.

Section: Glen Eira Ave North



KEY PLAN



2.6m FOOTPATH 2.1m PARALLEL PARKING 5.95m SHARED CARRIAGE WAY 2.1m PARALLEL PARKING 2.5m FOOT PATH

Property Boundary

Legend

- - - Existing
- Proposed

Section - Glen Eira Ave North | Scale 1:50

Materiality



OAK GROVE

- Maintain character through street namesake planting theme & exotic type
- Species climate appropriate for survival past 2070



Quercus palustris - Pin Oak (E)

GLEN EIRA AVENUE

- Introduce WSUD tolerant street trees along garden edge in southern portion
- Contribute to local biodiversity through connected indigenous canopy



Eucalyptus ovata - For WSUD area in Glen Eira Ave South (I)

BURNETT GRAY GARDENS

- Allow for *Phoenix canariensis* succession from fusarium wilt contamination through planned palm replacement. Where heritage listed, replacement with similar character but better disease resilience. Where not heritage listed, replaced with indigenous or native species.
- Link two sides of gardens through common planting & increasing native biodiversity



Livistona australis (*P. canariensis* succession) (N)



Eucalyptus sideroxylon (N)

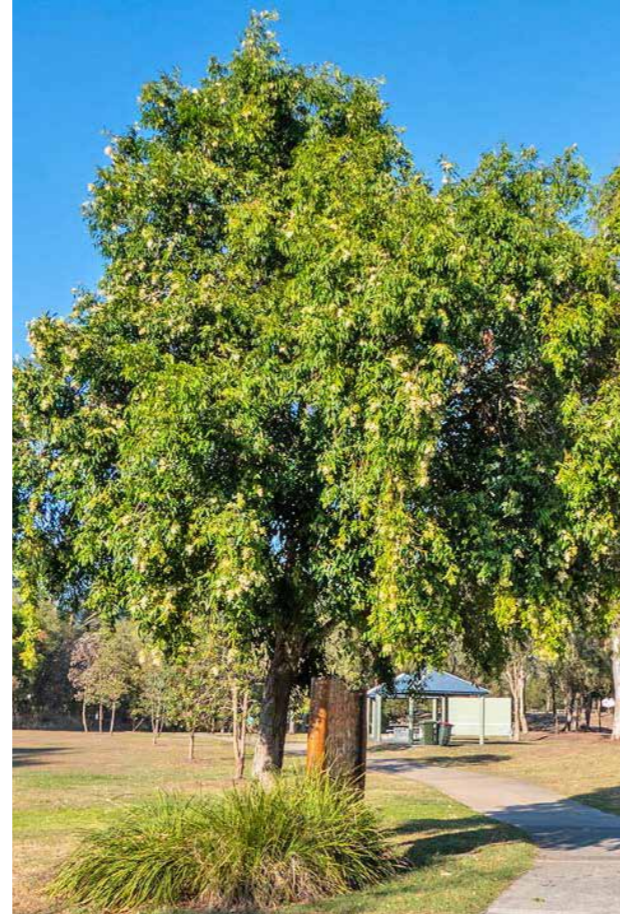
GLEN EIRA ROAD

- Appropriate for street with awnings
- Deciduous to allow for winter sun
- Add to existing character



Fraxinus 'Raywood' (E)

Exotic (E) Native (N) Indigenous (I)



Waterhousea floribunda (Fruitless variety) - For Northern portion (N)



Eucalyptus radiata (I)



Eucalyptus viminalis ssp. *pryoriana* (I)

UNDERSTOREY - LOW STREETScape



UNDERSTOREY - HERITAGE GARDENS



WSUD



Poa morrissii (I)



Goodenia humilis (I)



Chrysocephalum apiculatum (N)



Epacris impressa (I)



Carex appressa (N)



Ficinia nodosa (N)



Brachysome multifida (N)



Wahlenbergia communis (I)



Anigozanthus spp. (N)



Xanthorrhoea minor ssp. lutea (I)



Lomandra longifolia (I)



Poa labillardierei (I)



Rhagodia spinescens (N)



Linum marginale (I)



Rhagodia spinescens (N)



Correa alba (N)



Juncus amabilis (N)



Lepidosperma laterale (N)



Dichondra repens (I)



Eremophila glabra prostrate (N)



Poa sieberiana (I)



Viola hederacea (N)



Goodenia ovata (N)



Anigozanthus spp. (N)

Exotic (E) Native (N) Indigenous (I)

