3.3 442-450 Auburn Road and 9 Bills Street, Hawthorn (Melbourne University Hawthorn Campus)

Hamton Development Proposal, University of Melbourne Hawthorn Campus

Property Address:	**442-450 Auburn Road and 9 Bills Street, Hawthorn**
Responsible director:	**Scott Walker, Director Urban Living**
Authorised by:	**David Cowan, Manager Strategic and Statutory Planning**
Report officer:	**Kelly Caporaso, Principal Statutory Planner**

Executive Summary

Proposal

The University of Melbourne and Hamton Property Group have made a joint request to the Minister for Planning for Amendment C376boro to the Boroondara Planning Scheme under 20(4) of the *Planning and Environment Act, 1987* (the Act).

The draft amendment facilitates redevelopment of the site for an apartment development via an amendment to the Boroondara Planning Scheme (C376boro). The Boroondara Planning Scheme is proposed to be amended by virtue of the following:

- Rezone the land from Public Use Zone, Schedule 2 (Education) to Residential Growth Zone.
- Introduce and apply a new Residential Growth Zone schedule (Schedule 2) to the land, applying a mandatory maximum building height requirement of 27m.
- Apply the Development Plan Overlay (DPO) - Schedule 4 to facilitate the development plan. The draft development plan includes the following features:
    - Construction of 320 new dwellings, which include 10% affordable dwellings.
    - Construction of seven new buildings. The building heights range from three to seven storeys (five buildings with a maximum of seven storeys and two buildings with a maximum of four storeys).
    - Two new public pedestrian and bicycle links through the site (one centrally through the site and one along the southern boundary).
- Apply the Environmental Audit Overlay to reflect the sensitive land use.
- Amend Clause 15.01-5L (Neighbourhood Character) to exempt the land from the policy.

Background

Council has been invited by the Department of Environment, Water, Land and Planning (DELWP) to comment on the ‘draft’ amendment by 8 August 2022. The full set of plans and documentation supporting the proposal were provided by DELWP for Council’s review and comment on 11 July 2022.

DELWP is undertaking preliminary consultation in accordance with Section 20(5) of the Act, whereby the Minister may consult with the responsible authority (or any other person) before exercising the powers under Section 20(4). A Section 20(4) amendment is exempt from the standard public notice requirements for planning scheme amendments as specified by the Act. The process is also managed by DELWP on behalf of the Minister rather than by Council in what is often referred to as a “Ministerial Amendment”.

DELWP has elected to hold community consultation and invite community submissions between 11 July 2022 to 8 August 2022. Council has written to local residents and landowners to inform them of the DELWP community consultation process and encourage them to make submissions. Separately, Hamton Property Group has also erected signs on the property and is holding a number of community consultation sessions on the site.

Key Issues

Council officers have undertaken a thorough assessment of the proposal (Attachment 1), including the Development Plan provided by DELWP (Attachment 2).

The proposed development plan comprises a number of positive principles and attributes. These include that:

- The subject site is a large site in a desirable location, which is suitable for a residential redevelopment and provides an opportunity to supply a diversity of housing to the area which can be designed to meet the needs of the community.
- Sound urban design principles have been adopted, which include breaking the superblock into a series of smaller blocks to retain the fine-grain built form, ensuring pedestrian permeability through the site and interspersing building forms with landscaping.
- Large and established trees on the site have been shown to be retained.
- A commitment has been made to ensure new buildings score highly on Environmentally Sustainable Design measures.
- Affordable housing is to be provided on site, comprising 10% of all new dwellings.

However, the detail has yet to be provided which will demonstrate that the principles will be able to be achieved. There are also a number of concerns with the proposal, which are outlined below.

The use of the Section 20(4) of the Act to bypass the usual public notice (exhibition) and independent scrutiny (independent planning panel) is considered inappropriate and a denial of natural justice. This is a predominantly residential development undertaken by a private developer and there is no reasonable basis to bypass ordinary process to consider and facilitate this development through a typical planning scheme amendment.

The proposed rezoning of the land to the Residential Growth Zone is not supported, and not considered consistent with the principles and rationale used by Council when assigning residential zones within Boroondara. Council has previously applied the Residential Growth Zone to sites that are proximate to the Principal Public Transport Network, major activity centres or have been identified locations for higher density housing through appropriate strategies. The subject site is not considered to have sufficient accessibility to public transport, employment and services within walking distance to justify the zone that has been selected.

There is also concern with the proposed application of the DPO because future planning permits under the DPO are exempt from public notice and third-party review rights.

The proposed Development Plan is not supported for the following reasons:

- The buildings that it will enable are too high, not responsive to the surrounding built environment and will have an unreasonable impact on the surrounding streetscapes.
- The proposal will unreasonably impact on the amenity of the surrounding area by virtue of its significant increase in traffic to surrounding local residential streets.
- The proposal will unreasonably overshadow and visually overwhelm the dwellings within the adjoining Bills Street Housing Estate.

The proposed use of the Residential Growth Zone and Development Plan Overlay with respective schedules appears to have been selected and crafted to support the outcome proposed rather than setting a framework for a development plan which responds to the site and surrounding area.

It is proposed to write to DELWP and the Minister of Planning to inform them of the shortcomings of the proposal and strongly request they engage with Council and the community to shape a development outcome that will contribute positively to the local area.

Officers' recommendation

That the Urban Planning Delegated Committee resolve to write to the Department of Environment, Land, Water and Planning (DELWP) and the Minister for Planning and inform them that:

Process matters:

1. The use of section 20(4) of the *Planning and Environment Act 1987* (The Act) to bypass the usual public notice (exhibition) and independent scrutiny (independent planning panel) is inappropriate and a denial of natural justice. The project is not of state significance and does not meet any of the eligibility criteria under the Development Facilitation Program. There is no reasonable basis to bypass ordinary process to consider and facilitate this development through a standard planning scheme amendment.

2. Council strongly urges the Minister for Planning to appoint an Independent Advisory Panel to assess the proposed planning scheme amendment and all submissions received and facilitate input by Council to a positive and suitable outcome for the site.

Strategic matters:

3. The application of the Residential Growth Zone (RGZ) lacks strategic justification. The application of the RGZ does not align with Council's approach to applying the residential zones across Boroondara and is inconsistent with the purpose of the RGZ, given its lack of proximity to established public transport and activity centres and is not a strategically identified location for significant higher density housing.

4. The application of the Development Plan Overlay is being misused, as a vehicle to circumvent proper process and community involvement.

5. Development on the subject site should consider the existing and preferred neighbourhood character of the area given its residential context. Specific removal of the subject site from Clause 15.01-5L 'Neighbourhood Character in Boroondara' is not supported.

Proposed Development Plan:

6. The proposed building heights will unreasonably impact on the existing and preferred character of the surrounding streetscapes.

7. The proposed development will have an unreasonable impact on the adjoining Bills Street Housing redevelopment by virtue of unreasonable visual bulk and overshadowing to private and communal open spaces.

8. The proposal will result in substantial increases in traffic volumes to residential streets and will unreasonably impact on the amenity of the surrounding area. Further consideration should be given to providing vehicle access via Auburn Road.

9. The proposed building footprint appears to be positioned too close to existing trees to be retained and may unreasonably impact on their longevity.

10. The proposal lacks appropriate replacement planting of canopy trees and insufficient areas for their establishment.

Future process:

11. Council requests further engagement with DELWP, Hamton and the Minister for Planning and a clear process that will enable Council and the community to inform and guide the development of this site to ensure it appropriately responds to the above concerns.

BOROONDARA
City of Harmony

PLANNING REPORT FOR PROPOSED PLANNING SCHEME AMENDMENT C376BORO

Title	Proposed Planning Scheme Amendment C376boro
Date	Draft amendment referred to Council by DELWP on 11 July 2022
Planning Officer	Kelly Caporaso - Principal Planner
Proponent	University of Melbourne and Hamton Property Group
Owner	University of Melbourne
Property Address	442-450 Auburn Road & 9 Bills Street, Hawthorn (also known as University of Melbourne Hawthorn Campus)
Proposal	The University of Melbourne and Hamton Property Group have made a joint request to the Minister for Planning to prepare, adopt and approve Amendment C376boro to the Boroondara Planning Scheme. The draft amendment facilitates the re-zoning and redevelopment of the site for an apartment development via an amendment to the Boroondara Planning Scheme. The proponent has requested the Minister exempt the proposed planning scheme amendment from the requirement to exhibit the amendment, pursuant to section 20(4) of the Planning and Environment Act, 1987 (the Act). The amendment is currently a 'draft' amendment. At this stage, DELWP is undertaking preliminary consultation in accordance with Section 20(5) of the Act, whereby the Minister may consult with the responsible authority (or any other person) before exercising the powers under Section 20(4).
Ward	Riversdale
Zoning	Public Use Zone 2 (Education)
Overlays	None
Aboriginal Cultural Heritage Area	The south-west portion of the site is within an area of Aboriginal Cultural Heritage Sensitivity.
Registered Restrictive Covenant?	No
Potential Overland Flow?	No
Melbourne Water 100 Year Flood Extent?	No
Advertised?	DELWP is currently undertaking preliminary consultation with the responsible authority (Council) and the local community in accordance with Section 20(5) of the Act.

Plans Assessed in this Report	Draft Amendment documents and development plans published on the DELWP website on 11 July 2022.
Recommendation	That the Urban Planning Delegated Committee resolve to inform the Department of Environment, Land, Water and Planning (DELWP) and the Minister for Planning the issues outlined in the recommendation listed in this report.

THE SITE

The subject site is a large irregular parcel of land with an area of 1.62 hectares. The site is bound by four street frontages, being Auburn Road (to the east), Woodburn Road (to the north), Robinson Road (to the west) and Bills Street (to the south).

The site is owned and operated by the University of Melbourne's Hawthorn Campus. It is currently occupied by three large institutional / commercial buildings, which vary in height between 1 and 3 non-residential storeys, which are equivalent approximately to 5 residential storeys inclusive of under-croft car parking.

Pedestrian access to the land is available from all street frontages and vehicle access to the land is provided via Robinson Road and Bills Street.

The land falls from the north-east to the south-west to the north-eastern corner to the south-western corner by approximately 10m.

Above: 3D image of the existing site.

THE SURROUNDING AREA

The subject site is located within an established residential area.

The surrounding residential area to the north, east and west is located within Neighbourhood Character Precinct No. 52. The Precinct Statement describes the attributes of the local area as having a mix of 1 and 2 storey dwellings generally from the interwar period to now with some low scale apartment buildings. Small to medium sized rear gardens contribute to the open, suburban feel of the precinct.

Above: Aerial image of the subject site and surrounding area

To the north is Woodburn Road, which is a local road that connects Robinson Road to the east and Auburn Road to the west. The northern side of Woodburn Road is predominantly single residential dwellings.

Above: Woodburn Road, facing west

To the west is Robinson Road, which is a local road that runs in a north/south direction to Riversdale Road and is generally developed with single residential dwellings.

Above: Robinson Road, facing north

To the east is Auburn Road, which is a north/south collector road, zoned within the Transport 2 Zone. Development along the eastern side of Auburn Road, comprises single and dual occupancy residential developments.

Above: Auburn Road facing south-west

To the south the subject site partially abuts Bills Street, which is local road connecting Auburn Road to the west to Robinson Road to the east. To the south of the Bills Street frontage is a small pocket of two storey commercial buildings, which is used as a café and offices.

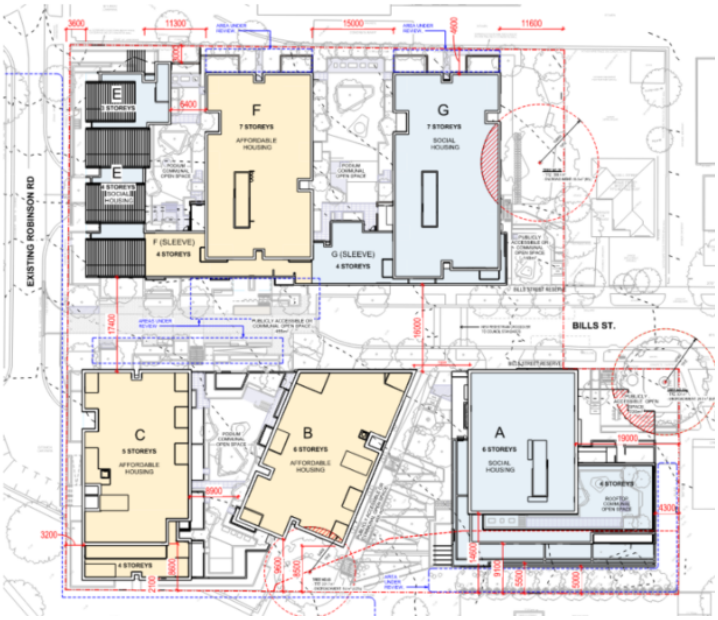
Above: South of the subject site

Bills Street Housing Estate Redevelopment

The southern boundary of the site is shared with the former Bills Street Housing Estate at 1-12 Bills Street, which is currently being redeveloped by Homes Victoria as part of the Victorian State Urban Renewal Program (Victoria's Big Housing Build).

The adjoining development has the following characteristics:

- 103 social housing units and 103 affordable housing units.
- Car parking for the affordable housing provided at a rate of 1.0 per dwelling (comprising 165 car parking spaces) and for the social housing at a rate of 0.6 per dwelling (comprising 62 car parking spaces).
- Vehicle access to basement parking is provided via Bills Street.
- The development spread over 6 buildings, which have the following maximum overall building heights:
    - Building A: 21.35m;
    - Building B: 18.149m;
    - Building C: 16.9m;
    - Building E: 16.55m;
    - Building F: 18.5m;
    - Building G: 23.0m;



Above: Site plan, which shows the buildings and maximum heights of the adjoining approved development at 1-12 Bills Street, Hawthorn

Above: Bills Street Housing Redevelopment 3D renders

PROPOSAL

Planning Scheme Amendments

The Boroondara Planning Scheme is proposed to be amended by virtue of the following:

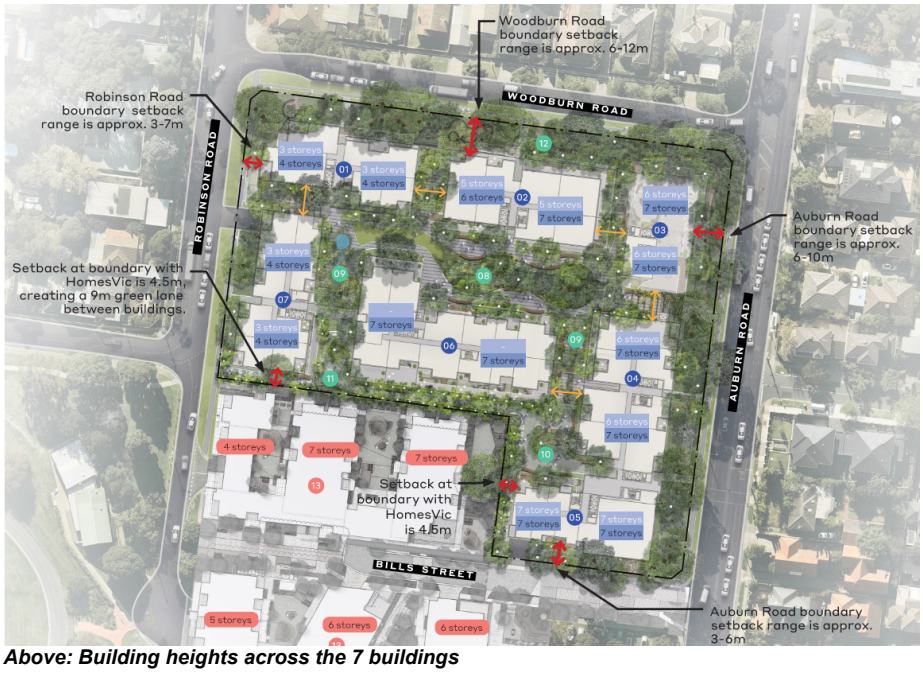
- Rezone the land from Public Use Zone, Schedule 2 (Education) to Residential Growth Zone.
- Introduce and apply a new Residential Growth Zone schedule (Schedule 2) to the land, applying a mandatory maximum building height requirement of 27m.
- Apply the Development Plan Overlay and introduce and apply a new Schedule (Schedule 4) to provide a framework to guide development of the land.
- Apply the Environmental Audit Overlay to reflect the sensitive land use.
- Amend Clause 15.01-5L (Neighbourhood Character) to exempt the land from the policy.

Development Plan

The proposal includes a Development Plan Overlay to reflect the Draft Development Plan prepared by the proponent. The Development Plan Overlay includes the following features:

- Construction of 320 new dwellings, which include 10% affordable dwellings.
- The development will be constructed over two stages.
- Construction of seven new buildings. The building heights range from three to seven storeys (five buildings with a maximum of seven storeys and two buildings with a maximum of four storeys).
- Two new public pedestrian and bicycle links through the site (one centrally through the site and one along the southern boundary.

The proposed amendment does not negate the requirements in the future for a planning permit application to be lodged with Council. However, any future planning permit must be in accordance with an approved development plan. Further, future associated planning permit applications will be exempt from public notice if they are generally in accordance with the development plan. In turn, should the planning scheme amendment be approved by the Minister for Planning under the proposed process put forward by the proponent, and future planning permit applications lodged are generally in accordance with the development plan, no substantive community involvement in local decision-making will have been undertaken or be possible in the future about the form of development which occurs on the land. The involvement of the Minister for Planning and the attempts being made by the amendment proponent in this regard from a process perspective are not supported.



Above: Building heights across the 7 buildings

REFERRALS

Internal Referrals

Traffic	Not supported in the current form Council's Traffic and Transport Engineers anticipate the proposal will significantly impact on the traffic within the local streets. While the traffic generation is technically within 'allowable limits', they suggest access to the site be provided via Auburn Road rather than the local street network. Council's Traffic and Transport Engineers note there is inadequate information provided to demonstrate compliance with Clause 52.06 (Car Parking).
Urban Design	Not supported in the current form Council's Urban Designer notes the site is appropriate for redevelopment and urban design principles have been adopted in relation to breaking up the 'super-lot' into fine grain-built form with public pedestrian access provided across the site. However, concern is raised in relation to the height of the proposed buildings and the impact on the character of the surrounding streets. Concern is raised in relation to the off-site amenity impacts relating to overshadowing and visual bulk the proposal will cast on the to the adjoining Bills Street Housing Re-development to the south. Council's Urban Designer notes improvements to the overall proposal would be achieved by providing improved public access through the (north/south) axis of the site and further details to ensure the proposal achieves the desired outcomes.
Arborist	Not supported in the current form In principle the retention of trees is supported, however inadequate information has been provided to demonstrate the building footprints will not unreasonably impact on the health and longevity of the trees noted to be retained. Council's Arborist supports the trees proposed for removal, however further notes replacement planting is generally limited to small trees above the basement.
Strategic Planning	Not supported in the current form Council's Strategic Planners note the Residential Growth Zone with the proposed schedule is not appropriate for the site, given

	the remoteness of the site from public transport and activity centres. They note the request being made by the amendment proponent for the Minister for Planning to facilitate a s20(4) Planning Scheme Amendment is not justified and circumvents proper planning process. The application of the Development Plan Overlay unreasonably restricts community input and is not appropriate for a private development of this nature. It is suggested that an appropriate development scale could be achieved with a new General Residential Zone (schedule 6) applied to the site, which allows for building height above 3 storeys. Further, a Design and Development Overlay should be applied to the site to guide a built form that is appropriate to this site and its context. The inclusion of an 'affordable housing' component is unsubstantiated and relies on a Section 173 agreement with Council, who is not a supplier of affordable housing.

GOVERNANCE ISSUES

The implications of this report have been assessed and are not considered likely to breach or infringe upon the human rights contained in the Victorian Charter of *Human Rights and Responsibilities Act* 2006.

The officers responsible for this report have no direct or indirect interests requiring disclosure.

OFFICER'S ASSESSMENT

Strategic Context

Section 20(4) Planning Scheme Amendment 'Fast tracked' Process

The proponent is seeking the land to be rezoned and an associated development plan approved by the Minister for Planning through a Section 20(4) Planning Scheme Amendment. This type of planning scheme amendment is usually reserved for projects of state significance or where Ministerial intervention can be justified in the interests of planning in Victoria. The process allows the Minister for Planning to exempt themself from all notice and bypass ordinary processes usually carried out for a planning scheme amendment.

Insufficient explanation and justification has been provided by the proponent and DELWP officers as to why this project would qualify for Ministerial intervention through a Section 20(4) Planning Scheme Amendment. The project is not of state significance

and does not meet any of the eligibility criteria under the Development Facilitation Program.

In the Planning Report prepared by UpCo, it is noted

> '*the rezoning of the land will enable the sale of the land by on the land's highest and best use. The proceeds from the sale will ultimately be invested in the AIID project, a project of state and national significance which is intended to protect Australia and the region against infectious disease and future pandemics and includes establishing a Victoria-wide alliance and delivering a new purpose-built facility in the Parkville Biomedical Precinct'*.

It is acknowledged that the Australian Institute of Infectious Disease (AIID) project is an important project. However, the proceeds of the sale of the land to develop land elsewhere, should not be used to circumvent due process. The development proposed on the subject site is not of state significance, does not meet the eligibility criteria for the Development Facilitation Program, provides no certainty of public benefit, and is nothing more than a private development.

Land Rezoning

It is proposed to rezone the land from Public Use Zone (Education) to the Residential Growth Zone. The Purpose of the Residential Growth Zone is as follows:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To provide housing at increased densities in buildings up to and including four storey buildings.*
- *To encourage a diversity of housing types in locations offering good access to services and transport including activity centres and town centres.*
- *To encourage a scale of development that provides a transition between areas of more intensive use and development and other residential areas.*
- *To ensure residential development achieves design objectives specified in a schedule to this zone.*
- *To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.*

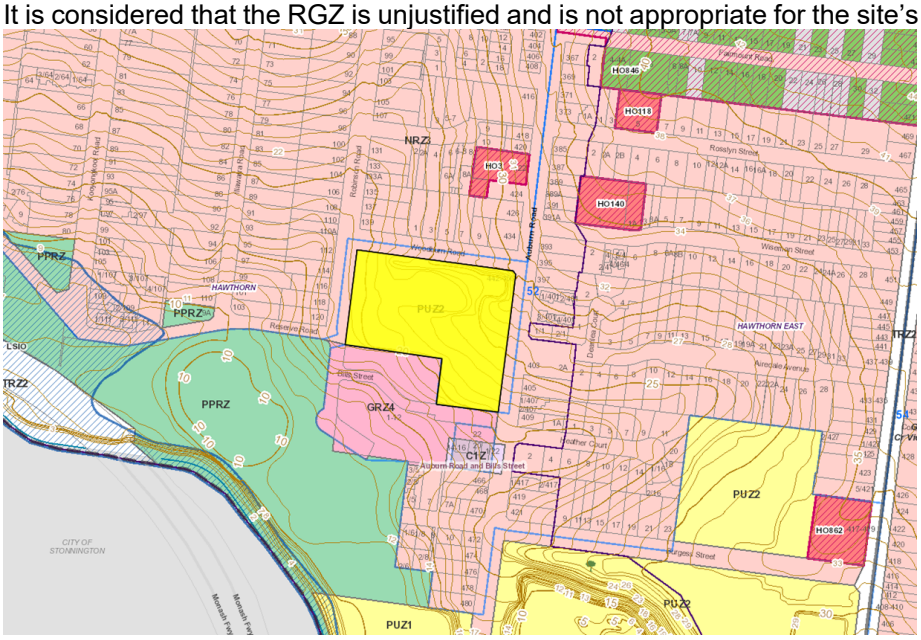
Council's Strategic Planners note the Residential Growth Zone has previously been applied to the land abutting the Riversdale Road and Power Street corridor. This corridor is well-serviced by public transport, is within walking distance to established activity centres and contains a high proportion of apartment style developments.

The subject site is not accessible by public transport (being outside of the Principal Public Transport Network) and is not within walking distance (within 500m) to an established activity centre. Council's Strategic Planners note from a policy perspective, the application of the RGZ to a site of this size in an isolated location within Hawthorn, does not align with Council's approach to applying the residential zones across Boroondara.

It appears the strategic rationale for applying the RGZ to the subject site is limited to the fact that the zone does not have mandatory height controls. The adjoining Bills Street public housing estate is currently under redevelopment and is zoned GRZ4. The prevailing residential zone in the area is the NRZ, which has a maximum height of 2 storeys.

Council's Strategic Planners note a new General Residential Zone (Schedule 6) could be appropriately applied to the subject site. It is noted the GRZ's 3 storey maximum overall height for a residential building can be varied within the Schedule to the zone to achieve a higher built form on the site.

It is considered that the RGZ is unjustified and is not appropriate for the site's location.



Above: Zoning map (subject site highlighted)

Development Plan Overlay

It is proposed to apply a Development Plan Overlay (DPO) onto the site. The Purpose of the Development Plan Overlay is to:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To identify areas which require the form and conditions of future use and development to be shown on a development plan before a permit can be granted to use or develop the land.*
- *To exempt an application from notice and review if a development plan has been prepared to the satisfaction of the responsible authority.*

The proposal seeks to apply the Development Plan Overlay to the land. If successful, planning permits will be required pursuant to Clause 43.04-2 (Development Plan Overlay) to construct a building or construct or carry out works on the land. Pursuant to Clause 43.04-2 (Development Plan Overlay), a planning permit application must be

in accordance with the development plan and Council will be the Responsible Authority for future planning permit applications. Future planning permits generally in accordance with the Development Plan are exempt from public notice and are exempt from third party appeal rights (the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act).

It is considered that the DPO is being misused as a vehicle to circumvent proper process and community involvement. The proponent appears to have chosen the DPO in an attempt to justify a request for Ministerial intervention in the planning scheme amendment process to facilitate a private residential development. At the same time, it is also leveraging its provisions for planning permit applications to subsequently limit community input when lodged in the future. This represents a disregard for the strategic intent behind the purpose of the control and how it is to be used in the planning system.

The provisions of the DPO highlight the critical need for community involvement at the planning scheme amendment stage, given the lack of statutory notice requirements once a Development Plan has been approved. On this basis, it is considered any ministerial intervention on this matter presents a significant risk to Council, the local community and to due process under the Victorian planning system.

Council's Strategic Planners note there is little in the way of built form analysis that properly demonstrates that the site characteristics and surrounds have been fully considered in the design. It appears the proposal largely seeks to maximise yield for commercial purposes. The development is primarily residential as opposed to an integrated development as noted by the proponent. This is highlighted by the arbitrary development staging plan provided. A development staging plan would typically utilise a more fine-grain approach based on site characteristics and infrastructure needs analysis, not purely as a means of justifying Ministerial intervention according to a preferred planning control by the proponent to suit commercial interests.

Council's Strategic Planners note the outcome being sought by the proponent could be realised through the application of a residential zone and a Design and Development Overlay through a proper transparent public process. This would allow for appropriate community input throughout the planning phase of the development.

Affordable Housing

Clause 16.01-1S, 16.01-2S Housing Supply, seeks to encourage and promote affordable housing by promoting good housing and urban design and encouraging a significant portion of new development to be affordable for households on very low to moderate incomes.

The draft development plan notes 10% of dwellings proposed on the land will be affordable housing as defined under the *Planning and Environment Act* 1987 and will be provided 'to the satisfaction of the responsible authority'.

In principle, the provision of affordable housing is supported. However, the plan does not include any Registered Housing Association or affordable housing provider partner with the development. Council's Strategic Planners note as Council is not a provider of affordable housing, any requests or decisions made by Council to enter into a s173

Agreement is ultimately voluntary. On this basis, Council's Strategic Planners consider the provisions put forward in the Development Plan and associated Development Plan Overlay may not be able to be enforced or afforded any statutory weight.

The affordable housing component is also limited to one building within the Stage 2 redevelopment. It is considered that the affordable housing component should be integrated throughout the development to better integrate with the proposal.

Building Height and Streetscape Presentation

Overall Building Heights

The proposed draft RGZ2 (drafted by the proponent) specifies the maximum overall height of buildings on the land must not exceed 27m (unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more), in which case the height of the building must not exceed 28 metres.

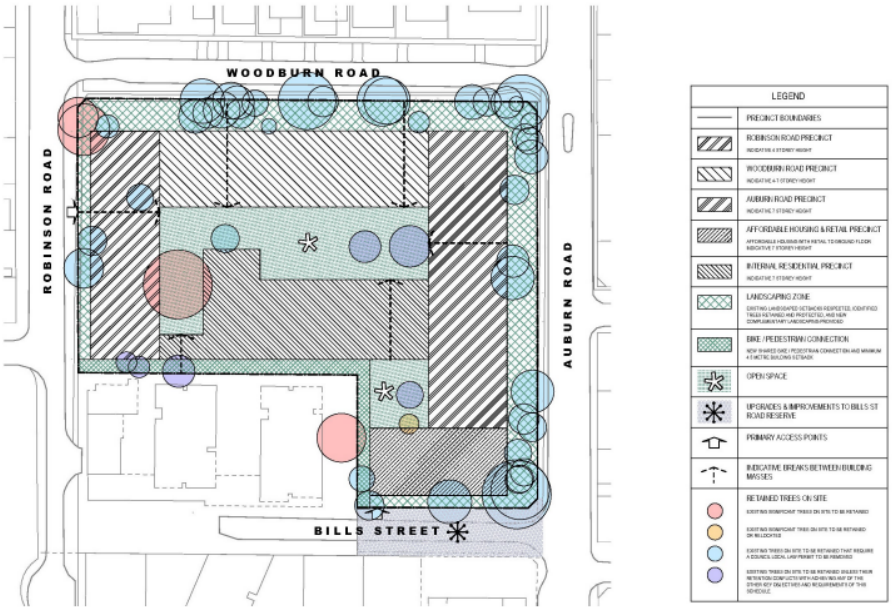
The draft Schedule 4 to the Development Plan Overlay states the building heights are to be generally in accordance with the maximum indicative building height shown in Figure 1 (which shows a maximum of 7 storey building). It states for the purpose of the development plan:

- *Building height is measured in storeys. It does not include architectural features, building services or a basement.*
- *A residential storey should have a maximum floor to floor dimension of 3.5 metres and a non-residential storey has a maximum floor to floor height of 5 metres.*

The proposed south-western building has a retail component on the ground floor with 6 residential floors above, ultimately resulting in a 26m height in accordance with the provision above.

There are concerns with the ambiguity of the building heights between the draft zone and overlay. Further, the ambiguous use of the word 'should' in the drafting of the schedule to the DPO further dilutes the height controls.

Figure 1 – Framework Plan 2022



Above: Figure 1 within Schedule 4 of the DPO

There are concerns with the inadequate strategic justification for the 27m height and this has been raised as a concern from both Council's Urban Designer and Council's Strategic Planners.

As noted in Council's Urban Design referral comments, the proponent appears to have placed emphasis on the 6-7 storey height of the neighbouring Bills Street buildings to inform the proposed building heights. However, it appears the building heights relied upon from the Bills Street development are significantly lower (around 20m) than the 27m sought in the proposed development.

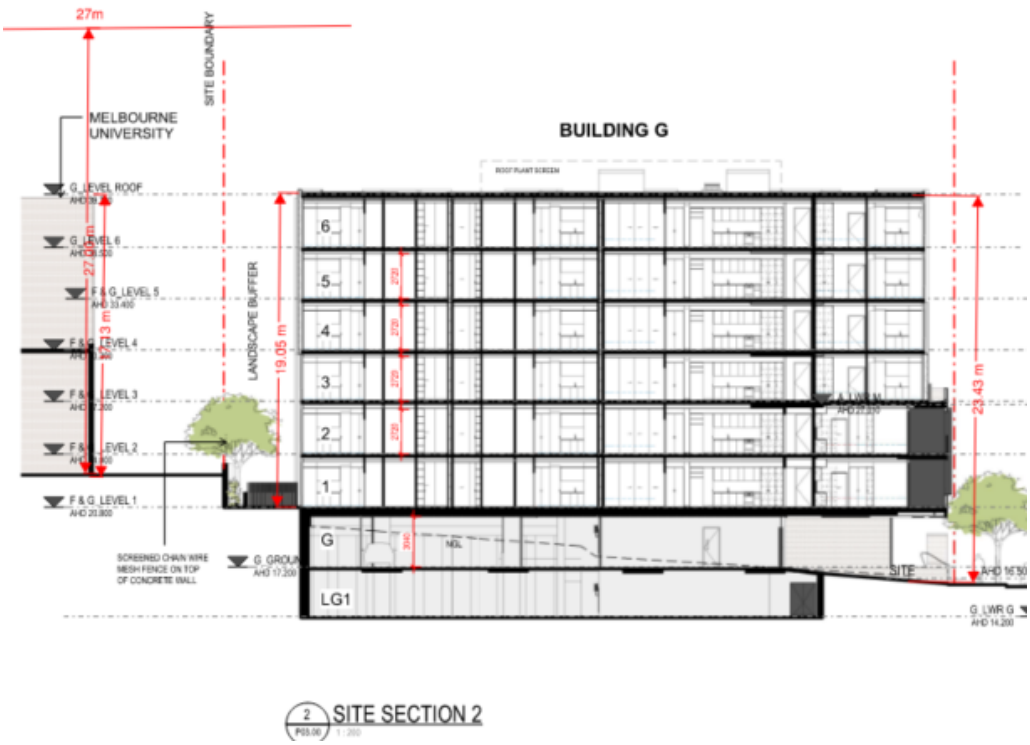
Within the Bills Street development, Buildings 'G' and 'F', which abut the common boundary with the subject site, are the tallest buildings on the development with a maximum height of 7 storeys. As shown in the extract from the endorsed plans for the Bills Street Development below, Building 'G' has a maximum height of approximately 23.4m above ground level to the south of the site (away from the subject site) and approximately 19m towards the subject site.

A development on the subject site with a maximum height 27m, which is positioned adjacent to Building 'G', is considerably taller than the neighbouring site when taking into consideration the topography of the land. It appears the 'bench-mark' for determining overall building heights is misconstrued. Further, detailed information including sections demonstrating how the height responds or will sit within the overall topography of the site has been omitted.

It is further noted the adjoining development is zoned within the GRZ4 zone, which generally has a maximum building height of 3 storeys. However, this site was developed in accordance with Planning Scheme Amendment VC190, which introduced a new particular provision, 'Victoria's Big Housing Build' into the planning

scheme at Clause 52.20. This clause removed the need for a planning permit to develop a housing project if funded under Victoria's Big Housing Build and supported by the Director of Housing.

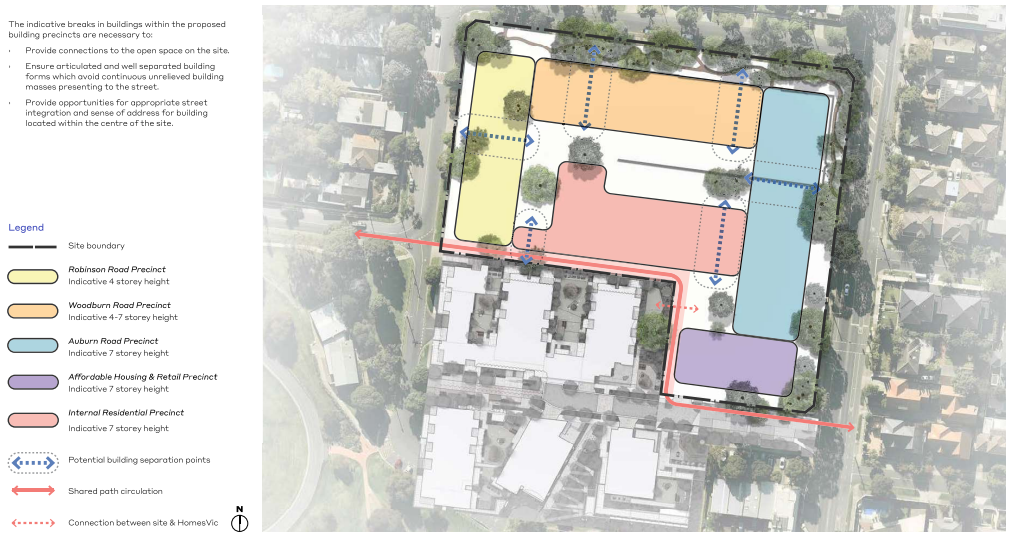
As the adjoining development was entirely social and affordable housing on public land, the development did not require a planning permit. This is contrary to the subject site, whereby this is to be undertaken by a private developer on land in private ownership.



Above: Extract of Bills Street Sections

Council's Urban Designer notes the additional 7-8 metres (or two levels) may be appropriate within a development of this scale centrally to the site. However, the 7-storey maximum height is the most common height across the development. Of the 5 proposed 'precincts', 3 precincts are shown to be 7 storey building height (the 'Auburn Road Precinct'; 'Affordable Housing and Retail Precinct' and 'Internal Residential Precinct') and 1 is shown with a 4 to 7 storey maximum height (being the 'Woodburn Road Precinct').

Council's Urban Designer notes the additional height will appear formidable in some of the adjoining streets owing to their low-scale residential character. It is noted even the arterial, heavily trafficked Auburn Road will struggle to absorb a wall of mass that rises to 27 metres (presumably 6-7 storeys) and stretches over a 130m long frontage, regardless of the nominated breaks, great mass modulation, the 6-10m setbacks and dense tree canopy.

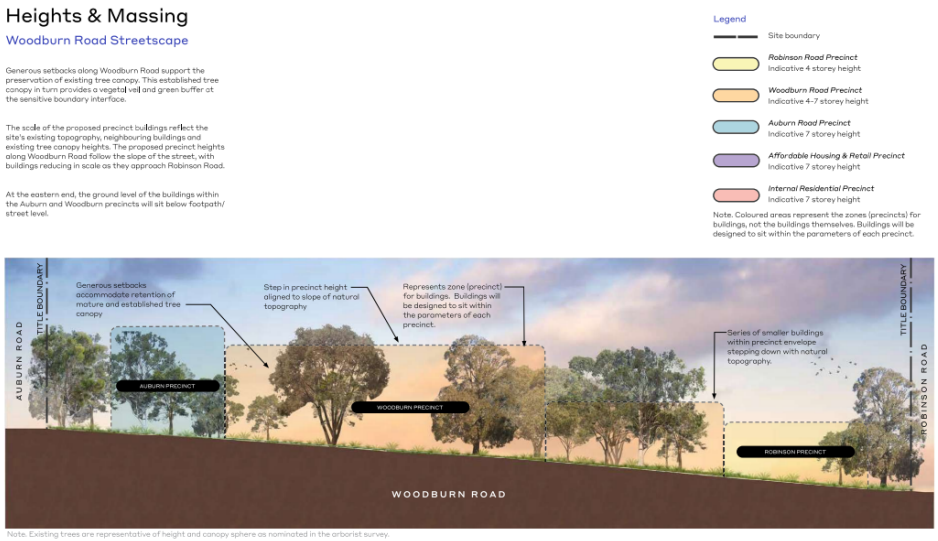


Above: Building Heights across precincts.

Woodburn Road Interface

Woodburn Road is located along the northern boundary of the subject site. The northern side of Woodburn Road (opposite the subject site) is generally characterised by 1 and 2 storey single detached dwellings.

The proposed 'indicative' heights along Woodburn Road are 7 storeys along the western portion of the frontage and 4 storeys along the eastern portion of the frontage. This is shown in the 'Height and Massing' extract below.



Above: 'Height and Massing' extract along Woodburn Road

As discussed previously in 'Building Heights', the 7-storey building height is significantly higher than the existing 5 storey building. Council's Urban Designer notes despite the 6-12m setback and the retention of the existing trees, when seen holistically, the Woodburn Road façade does not deliver a sensitive interface to

Woodburn Road. It is noted the proposed building will be significantly higher than the existing building at the street edge. Whilst the building is setback behind a landscaped area, the visual intrusion of the building height will have an overbearing impact on the streetscape.

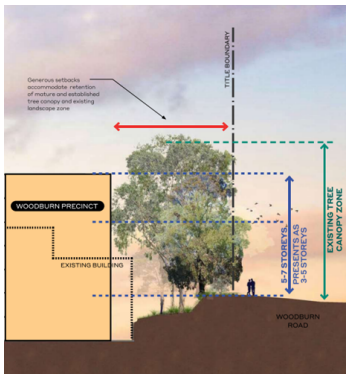
Clause 15.01-1L-01 (Urban design and built form outcomes), seeks to achieve high quality urban design and built form outcomes which enhance streetscapes. It seeks to ensure development is designed to be responsive to existing streetscape patterns and themes and design development to contribute positively to streets as high-quality public spaces including their amenity and appearance.

Council's Urban Designer notes the proposed building heights to Woodburn Road may overwhelm any street views from the north. To improve the scale transition from the north to the south of Woodburn Road, the proposed development should maintain the existing building height as the maximum street wall in new buildings. The upper levels should step back deeply so they present as recessive elements within the streetscape.

Council's Urban Designer acknowledged a slightly taller built form could possibly hold and anchor the corner with Auburn Road, however the proposed 6-7 storey scale is overly ambitious in this streetscape and significantly taller than that existing on the site.

The information provided does not provide details on how the heights along Woodburn Road have been determined, given they are significantly higher than the existing building. It is suggested the heights along Woodburn Road should be determined subject to detailed 3D analysis and modelling of the existing buildings and terrain with precise RLs and height measurements taken from the natural ground levels at key points to better respond to the existing streetscape.

Above: 3D render extract from Woodburn Road



Above: Extract with cross-section from Woodburn Road.

Above: Existing Woodburn Road Presentation

Auburn Road Interface

To Auburn Road, an overall building height of 7 storeys is proposed along the entirety of the frontage. The proposed buildings are setback to retain the existing landscaping, which is a positive outcome

Above: 3D extract as viewed from Auburn Road

Above: 3D extract as viewed from Auburn Road

Auburn Road is a main arterial road and the presentation of the existing buildings on the subject site is generally more robust along this street frontage, with portions of the existing building spanning 5 storeys. However, Council's Urban Designer notes the proposed 7 storey height spans across the entire 130m long frontage, as opposed to the relatively mixed scale of buildings along this interface at present.

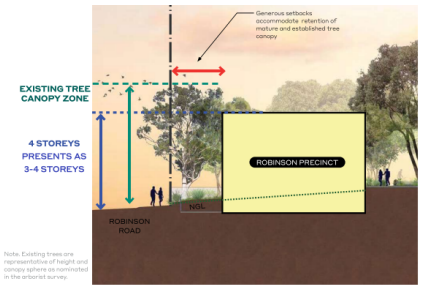
Council's Urban Designer notes despite the efforts to moderate the massing by breaking the built form and stepping down with the topography, the long stretch of walls and their 6-7 storey elevation will overwhelm the street unless highly articulated and varied in their alignment, scale and design detailing. Besides, the building on the corner with Bills Street (Maple) is seven storeys straight up, that is, with, no recessed upper levels. Such scale could effectively dwarf the low-scale, double-storey shops on the opposite corner of Bills Street, which sit on a lower land.

Above: Corner of Auburn Road and Bills Street

Robinson Road Interface

To the east of the subject site is Robinson Road, which is characterised by low-scale residential dwellings. Council's Urban Designer notes this streetscape is arguably the most sensitive due to its low scale and leafy ambiance.

The proposed built form along this interface is 4 storeys with building setbacks from 3m to 7m from the street edge to accommodate landscaping. Council's Urban Designer notes this setback is more generous than those approved on the neighbouring Bills Street estate (being 3.2m). The setbacks and development composition, that is, a group of buildings instead of one continuous mass, should improve this interface, but this is dependent on the final resolution of building facades. It is suggested a presentation of three levels with a recessed fourth floor is required to address the sensitivity of this interface and help with the scale transition to the Homes Victoria development to the south.



Above: Robinson Road extract

Above: Bills Street redevelopment Robinson Road presentation (extract from endorsed plans)

Neighbourhood Character

The proposal seeks to exclude the subject site from being assessed under Clause 15.01-5L 'Neighbourhood Character in Boroondara'. The proponent states this is due to the site having considered Neighbourhood Character within the DPO.

Clause 15.01-5L 'Neighbourhood Character in Boroondara' seeks to ensure development retains and enhances the key character attributes that contribute to a precinct's preferred character.

The subject site is in a residential area and is being developed for a standard residential development. It is considered that the development on the site should have regard to the area's existing and preferred neighbourhood character and therefore its omission from Clause 15.01-5L is not supported.

Connectivity and Open Space

Pedestrian Connectivity

The proposed development plan introduces new through-block connections, including a primary, public east-west link connecting Auburn and Robinson Roads, complemented by a public open space at the centre of the site. A north-south link is also on offer for the development community (closed-off to the public).

Clause 15.01-1L-01 seeks to facilitate high quality urban design with comfortable pedestrian environments. As such, including a pedestrian thouroughfare through the site to improve connectivity is supported. However, consideration should also be given to opening the north/south pathway (for residents only), to better improve the walkability of the area.

Council's Urban Designer notes that from an urban design perspective, for these public links to be successful, they need to be intuitive, wide, generous and welcoming, direct, and highly discernible from existing roads and the public domain. This level of detail is yet to be provided in the current scheme.

Above: connectivity plan

Open Space

It is proposed to create new areas of publicly accessible open space. These 'publicly accessible' areas are generally along the shared pedestrian and bike path abutting the southern boundary (shown as '4' in the image below) and the 'key pedestrian circulation and entry' through the site (shown as 1 in the image below).

The provision of publicly accessible open space is supported. This is consistent with Clause 19.02-6L-01 (Open Space - Boroondara).

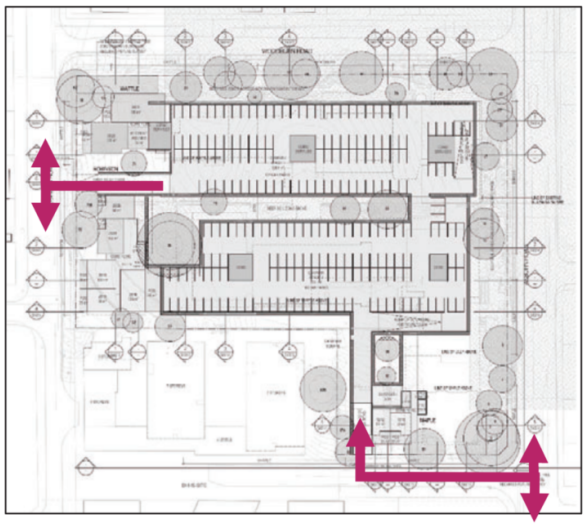
Above: Open Space Plan

Traffic

Traffic Generation

It is proposed to provide access to the site via two separate access points. The primary site access is to be located at the western end of Bills Street, with a further secondary access proposed via Robinson Road, in a similar location to the current Melbourne University access.

The access point to Robinson Road relates to the Stage 1 development, which comprises 120 dwellings and associated basement car park containing 330 parking spaces. The Bills Street access relates to Stage 1, which comprises a further 200 dwellings, retail and café uses and an additional basement car park containing 360 parking spaces.



Above: Proposed access points highlighted.

Council's Traffic and Transport Engineers estimate the proposal will result in an additional 1615 trips per day, which includes 165 trips in each of the AM and PM peak periods. Council's Traffic and Transport Engineers note the likely road connections/routes to/from the development site to the surrounding major road network are likely to be:

- *Bills Street to Auburn Road;*
- *Robinson Road to Woodburn Road to Auburn Road;*
- *Robinson Road to Reserve Road to Gardiner Road; and*
- *Robinson Road to Riversdale Road.*

Council's Traffic and Transport Engineers consider the anticipated post-development daily traffic volumes on the roads in the immediate vicinity of the site can be accommodated based on the classification of nearby roads and their maximum traffic volume. However, the proposed increase in development-generated traffic will still result in substantial increases from existing traffic volumes in Bills Street, Woodburn Road, Robinson Road, Reserve Road and Auburn Road, respectively.

The Engineers note that whilst the anticipated increases in traffic fall within the 'acceptable thresholds' of the respective road classifications as per Council's Traffic Management Policy, the increases in traffic are still considered significant in the context of the adjacent local road network, in comparison to current traffic volumes, and may have potential for significant impacts on residential amenity in the immediate vicinity of the development site and adjacent local roads. It is noted the likelihood of congestion occurring within the roads abutting Auburn Road, primarily on Woodburn Avenue and Bills Street, during peak periods may be significant, given the propensity of right-turning vehicles at these intersections.

Council's Traffic and Transport Engineers suggest minimising the congestion to local streets by providing a single access point to Auburn Road, rather than two separate access points within the local road network.

Car Parking

It is proposed that a total of 320 dwellings be provided as part of the development, comprising 320 new dwellings, retail space and a café.

Floor plan and basement plans have not been provided with this draft development plan. As such, it is unclear what exact dwelling mix is proposed (1, 2, or 3-bedroom dwellings). Further, the floor area of the retail space and café has not been provided.

Pursuant to Clause 52.06 (Car Parking), the following car parking rates apply to the development:

- Dwellings: A 1 or 2 bedroom dwelling is required to have one car parking space and a 3+ bedroom dwelling is required to have 2 car parking spaces. As the subject site is not located in the Principal Public Transport Network, an additional 1 visitor car parking space is required for every 5 dwellings.
- Shop: 4 car parking spaces to each 100 sq m of leasable floor area
- Food and Drink Premises: 4 car parking spaces to each 100 sq m of leasable floor area

The information relating to the breakdown of dwellings has not been provided to accurately determine the compliance with Clause 52.06 (Car Parking). Further basement plans have not been provided to demonstrate the allocation of car parking with the varying uses on the site, which include the retail and café.

The draft development plan shows a total of 690 on-site parking spaces are proposed to be provided for all uses. Whilst the draft plan states car parking will be provided in accordance with Clause 52.06 (Car Parking), inadequate information has been provided to demonstrate compliance to Council's satisfaction.

Bicycle parking

There is currently no detail provided regarding the proposed on-site bicycle parking provision for residents and visitors to the proposed development. Given the size of the proposed development, there is a statutory requirement to provide 64 resident bicycle spaces and 32 visitor spaces in accordance with Clause 52.34. Accordingly, suitable detail must be provided and on-site provision made to satisfy the statutory bicycle parking requirement. It is stated by the proponent that the intention is to meet the minimum statutory bicycle parking requirements for both residents and visitors on-site.

Trees and Landscaping

Tree to be retained

The draft development plan notes it is proposed to retain most trees on the site, which is supported by Council's Arborist. Council's Arborist specifically notes trees 66, 67, 88, 90, 95 are identified to have high value and are proposed for retention.

Retention of the significant trees on site is consistent with Clause 12.01-L (Protection of biodiversity - Boroondara), which seeks to retain significant trees and canopy trees and provide sufficient space to accommodate large canopy trees.

The draft development plan has not provided Council with any floor plans, elevations or basement plans. As such, Council's Arborist notes the plans do not provide sufficient detail to facilitate proper assessment of the development impacts on trees. Whilst the retention of the trees is supported, Council's Arborist has raised concern in relation to the major encroachment to the TPZ of Trees 11, 12, 74, 75a, 75b, 75c, 78, 88, 90, 91, 92, 93, 99 and 100, which could not be adequately assessed based upon the poor detail of the plans. Council's Arborist notes the works could compromise their ongoing viability and therefore changes would be required to facilitate their retention.

The retention of the trees is supported, however the lack of information provided in the draft plan means Council is unable to properly assess the proposed impacts on the trees to ensure the longevity of the trees to be retained.

Tree removal

It is proposed to remove Trees 65, 68, 69, 71, 72, 73, 76, 77, 77a, 79a, 86, 87, 89, 90a, 94, which require a tree removal permit under Council's Tree Protection Local Law. Council's Arborist is supportive of the removal of these trees due to their low retention value, subject to appropriate replacement planting.

Council's Arborist notes opportunity for appropriate tree planting on site to compensate for the removal of existing trees is limited to above the basement. It is noted that further area should be provided on the site, to compensate for the trees to be removed.

Landscaping

It is proposed to retain the existing landscaped setbacks along the street frontages, which is a positive outcome. Council's Urban Designer notes a key feature of the Woodburn Road frontage is the 1976 landscape design by Paul Thompson, which folds back to cover the corner with Auburn Road. The curvilinear landscape sought to balance the orthogonal geometry and brutal modernist expression of the university buildings and soften them with a series of meandering pathways and retaining walls that contain break-out areas, grassed mounds. Large canopy trees complement these spaces and filter views through to the buildings behind.

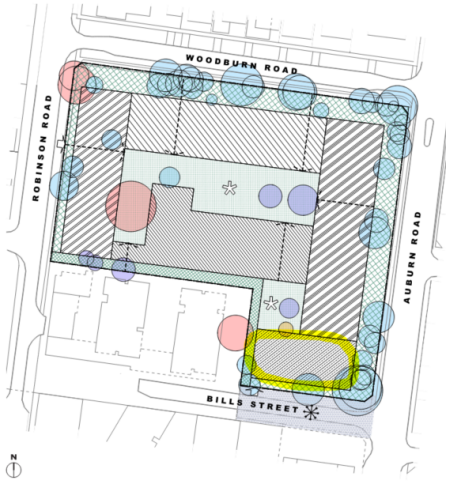
The retention of the landscaping along the street edges is supported, noting this landscape buffer provides some softening of the existing and new development on the land.

Council's Arborist also notes the types of trees proposed for planting is 'Type A tree species', which have a mature height of less than 8m. The species palette is considered inadequate to compensate for the loss of trees on site. The Arborist further notes most replacement landscaping is provided above the basement, which is not an ideal outcome to ensure the establishment of canopy trees

Council's Arborist requires a mix of appropriate tree species compatible with the character of the area and for further information on how the trees could be established and maintained without causing damage to adjacent and below ground structures.

Non-residential uses

It is proposed to construct 'retail' uses on the ground floor of the 'affordable housing building', which is positioned to the south of the site abutting Bills Street.



Above: Ground floor retail area highlighted

Council's Urban Designer supports the non-residential uses at this street interface as it provides for ground floor activation and facilitates social interaction within the development.

The ground floor being used as a grocer and café is generally supported, particularly as this portion of the site is opposite a small Commercial 1 Zone to the south. However, the land use term 'retail' at Clause 73.03 (Land Use Terms) is extremely broad and includes the following land uses, which may not be appropriate:

- *Gambling premises.*
- *Landscape gardening supplies.*
- *Manufacturing sales.*
- *Motor vehicle, boat, or caravan sales.*
- *Primary produce sales.*
- *Trade supplies.*

It is recommended the actual land uses are specified within the Development Plan.

Amenity Impacts

Visual Bulk

The proposal has a direct interface with the Bills Street Housing Redevelopment adjoining the southern boundary of the subject site. It is unclear from the information provided the impact of the proposal on the adjoining dwellings.

The proposed 'Internal Residential Building' is setback 4.5m from the southern boundary, which has a building height of 7 storeys. Adjoining the southern boundary of the subject site is the northern portion of the Homes Victoria Development, which

includes private balconies and a communal area of open space. Council's Urban Designer notes the visual bulk impact on these north-facing dwellings could be 'enormous', particularly the north-facing balconies and courtyards of the adjoining buildings E, F and G.

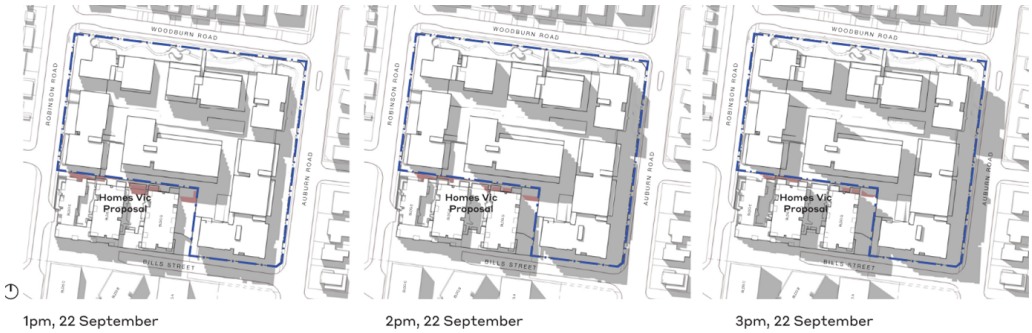
Further information is required to determine the potential visual impact of the proposal on these sensitive interfaces.

Above: The ground floor plan northern boundary below extracted from the approved Homes Victoria development.

Overshadowing

Shadow diagrams have been provided, which demonstrate additional shadows will fall onto the Bills Street Housing redevelopment. As shown in the floor plan of the adjacent development above, it contains areas of private and common open space along the northern boundary. The proposal appears to overshadow these sensitive interfaces.

Council's Urban Designer suggests the proposed 4.5m setback from the southern boundary may need to vary along the boundary and increase, where necessary, to minimise overshadowing.



Above: Shadow diagrams

Sustainability

The Development Plan Overlay notes the development will adopt 'best practice' environmental design.

Environmentally Sustainable Design (ESD) is an important aspect of new development and is encouraged through the planning scheme at Clauses 12.05 (Environmental and Landscape Values) 15.02 (Built Environment and Heritage) and 16.01 (Housing) of the planning scheme.

The environmentally sustainable design initiatives are supported, however the detail to substantiate these claims has not been provided.

AUTHORISATION	
Planner: Kelly Caporaso	**Delegate: David Cowan**
Date: 18/7/22	**Date: 18/7/22**

BOROONDARA PLANNING SCHEME

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DRAFT C376boro

DRAFT SCHEDULE 2 TO CLAUSE 32.07 RESIDENTIAL GROWTH ZONE

Shown on the planning scheme map as **RGZ2**.

442-450 AUBURN ROAD AND 9 BILLS STREET, HAWTHORN

1.0 Design objectives

--/--/----
DRAFT C376boro

None specified

2.0 Requirements of Clause 54 and Clause 55

--/--/----
DRAFT C376boro

	Standard	Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	None specified
Side and rear setbacks	A10 and B17	None specified
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified
	B28	None specified
Front fence height	A20 and B32	None specified

3.0 Maximum building height requirement for a dwelling or residential building

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DRAFT C376boro

A building used as a dwelling or residential building must not exceed a maximum building height of 27 metres, unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the height of the building must not exceed 28 metres.

4.0 Application requirements

--/--/----
DRAFT C376boro

None specified

5.0 Decision guidelines

--/--/----
DRAFT C376boro

None specified.

BOROONDARA PLANNING SCHEME

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DRAFT C376boro

DRAFT SCHEDULE 4 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO4**.

442-450 AUBURN ROAD AND 9 BILLS STREET, HAWTHORN

1.0 Objectives

--/--/----
DRAFT C376boro

- To achieve an integrated development of the land comprising more intensive predominantly residential development, including the provision of affordable housing.
- To establish a new built form scale and character of development that transitions down in height to established residential neighbourhoods on the opposite sides of Woodburn Avenue and Robinson Road.
- To retain existing identified canopy trees and supplement them with new canopy tree planting and landscaping that complements and enhances the surrounding area's landscape character and provides an attractive outlook for occupants of new development.
- To provide appropriate levels of on-site car and bicycle parking within basements that reflect the transport needs of future residents, accessed from locations which avoid unacceptable impacts on the safe and efficient operation of the local street network.
- To ensure new development achieves a net zero carbon outcome in accordance with the Climate Active Framework and best practice water sensitive urban design.

2.0 Requirement before a permit is granted

--/--/----
DRAFT C376boro

A permit may be granted to use or subdivide land, construct a building or construct or carry out works before a development plan has been prepared to the satisfaction of the responsible authority, provided the responsible authority is satisfied that the subdivision, use, building or works will not prejudice the future use or development of the land in an integrated manner.

3.0 Conditions and requirements for permits

--/--/----
DRAFT C376boro

The following conditions apply to permits:

Affordable housing

Prior to commencement of the development, the landowner must enter into an agreement with the responsible authority under Section 173 of the *Planning and Environment Act 1987* to deliver an affordable housing contribution in accordance with the preferred delivery method outlined in the development plan, or by an alternative method of an equivalent value, to the satisfaction of the responsible authority.

The agreement must specify the timing of the delivery of the contribution and a mechanism for the reporting of the outcome to the responsible authority.

The landowner must meet all the expenses of the preparation and registration of the agreement, including the reasonable costs borne by the responsible authority.

Construction Management Plan

Prior to commencement of the development, a Construction Management Plan (CMP) must be submitted to and approved by the responsible authority. The CMP can be prepared and approved in stages, and must include the following information:

- Staging of construction;
- Protection of identified significant vegetation;
- Management of public access and linkages around the site during construction;
- Site access, parking and traffic management;

- Any works within the adjacent road reserve;
- Sediment control and site drainage;
- Hours of construction;
- Control of noise, dust and soiling of roadways;
- Discharge of polluted waters;
- Demolition & excavation;
- Storage of construction materials;
- Location of site offices, & cranes;
- Public safety;
- Management of potentially contaminated materials;
- Collection and disposal of building and construction waste;
- Methodology for responding to complaints associated with the construction works; and
- Site manager contact details.

Tree Protection and Management Plan

Prior to commencement of the development, an appropriately detailed Tree Protection and Management Plan (TPMP) must be submitted to and approved by the responsible authority. The TPMP must include:

- Details of Tree Protection Zones, as per AS4970-2009, for all trees to be retained on the site and for all trees on neighbouring properties (including public open space trees) where any part of the Tree Protection Zone falls within the subject site;
- Protection measures to be utilised and at what stage of the development they will be implemented;
- Appointment of a project arborist detailing their role and responsibilities;
- Stages of development at which the project arborist will inspect tree protection measures and;
- Monitoring and certification by the project arborist of implemented protection measures.
- A Tree Protection Plan (TPP) in accordance with AS4970-2009 Protection of Tees on Development Sites that is
  - Legible, accurate and drawn to scale;
  - Indicates the location of all tree protection measures to be utilised and;
  - Includes the development stage (demolition, construction, landscaping) of all tree protection measures to be utilised and;
  - Includes a key describing all tree protection measures to be utilised.

4.0 Requirements for development plan

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DRAFT C376boro

A development plan must achieve the objectives of Clause 1.0 and be generally in accordance with the requirements and Framework Plan at *Figure 1* of this schedule.

Building height and setbacks

A building are to be generally in accordance with the maximum indicative building height shown in *Figure 1*.

For the purpose of the development plan:

- Building height is measured in storeys. It does not include architectural features, building services or a basement.
- A residential storey should have a maximum floor to floor dimension of 3.5 metres and a non-residential storey has a maximum floor to floor height of 5 metres.

Buildings are to be set back to facilitate the retention of existing canopy trees on the land, generally in accordance with *Figure 1*.

Above ground level breaks are to be provided between new buildings, generally in accordance with the locations shown in *Figure 1*.

The edges of the buildings, building heights and setback envelopes shown in Figure 1 are indicative only. Minor variations, other than to dimensioned setbacks, resulting from the detailed design may be acceptable provided the objectives of Clause 1.0 are met, to the satisfaction of the responsible authority.

Land use

New development is to be substantially dwellings, except for permissible retail uses, which should be confined to the location prescribed in *Figure 1*, to the satisfaction of the responsible authority.

Affordable housing

10% of all new dwellings provided on the land are to be provided as Affordable Housing, as defined in the *Planning and Environment Act* 1987, in the location prescribed in *Figure 1*, to the satisfaction of the responsible authority.

Environmentally sustainable design

New development is to meet the following Environmentally Sustainable Design (ESD) outcomes:

- 5 Star Greenstar;
- 7 star NatHERS Rating;
- net zero carbon certified in accordance with the Climate Active Framework; and
- best practice performance objectives for stormwater quality as contained in the Urban Stormwater - Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999).

Tree retention, landscaping and open space

All trees identified in *Figure 1* are to be retained, protected and integrated with development, unless as contemplated in the legend to *Figure 1*.

Within the Landscaping Zone and Open Space identified in *Figure 1*, development is to be complemented by integrated landscaping which enhances retained canopy trees, the landscape character of the neighbourhood and provides high quality private and communal open space for future residents.

New development is to be designed and sited to provide:

- minimum garden area, as defined by Clause 73.01, of at least 35% of the site's area;
- deep soil planting areas in excess of the minimum required by Standard D10 of Clause 58.03-5;
- publicly accessible open space of at least 2,000 square metres in size generally in accordance with the location shown in *Figure 1*; and
- pedestrian connections to the adjacent public housing redevelopment at 1-12 Bills Street, Hawthorn, where permitted by that land's owner.

Car Parking, access and movement

Basement car parks should be designed and sited to minimise their visual impact on the streetscapes, whilst ensuring the safe and efficient movement of vehicles;

Primary vehicular access points should be located generally in accordance with locations shown in *Figure 1*.

The new shared bicycle/pedestrian connection identified in *Figure 1* provided at the interface with Nos.1-12 Bills Street, Hawthorn (Homes Victoria land), with all buildings at this interface set back a minimum of 4.5 metres from this interface.

Bills street upgrades

New development is to upgrade the existing Bills Street Road reserve, to the extent indicated in *Figure 1*, between Auburn Road and the land's western boundary, to improve pedestrian amenity and landscape outcomes, to the satisfaction of the Responsible Authority and Boroondara City Council.

Information requirements

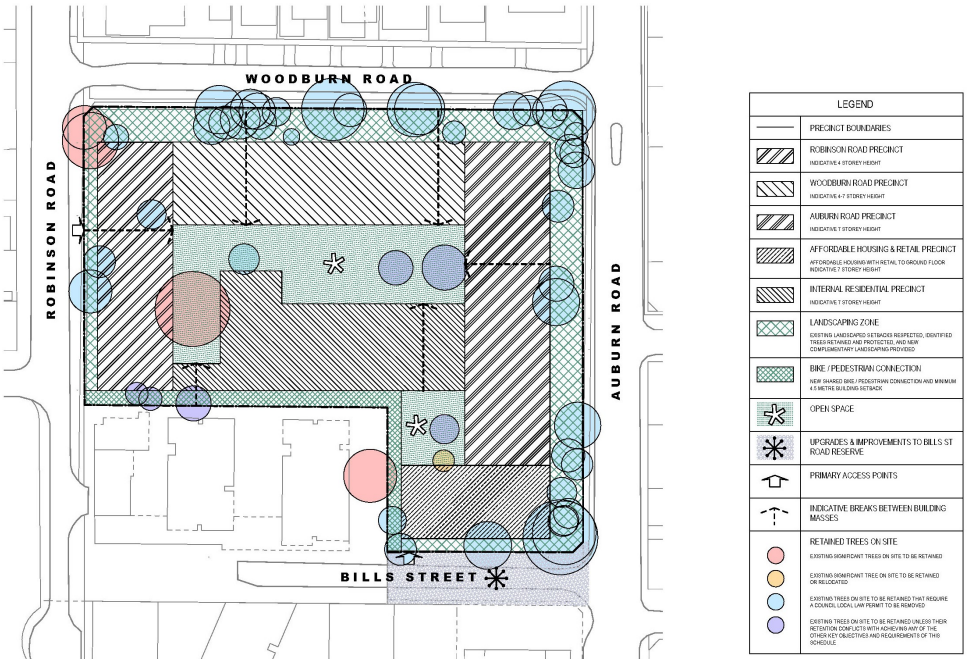
A development plan must show or include the following information to the satisfaction of the responsible authority, as appropriate:

- A Development Concept Plan which shows:
  - the land to which the development plan applies.
  - the proposed use and development of each part of the land, including new building locations, car parking areas, vehicular and pedestrian accessways and open spaces.
  - the indicative staging of development and details of interim arrangements.
  - the number and type of dwellings, as well as extent of retail uses.
  - building envelopes including the siting, setbacks and heights of buildings.
  - preferred materials, finishes and expression of new buildings.
  - fencing types.
  - orientation and other principles to avoid excessive overshadowing or loss of privacy.
  - car park and access principles, including location of crossovers.
  - open space and availability and maintenance of open space areas.
  - linkages to surrounding areas.
- A Landscape Concept Plan showing:
  - trees to be retained.
  - tree protection zones for retained trees and a tree protection strategy to protect trees during construction and after the development is complete.
  - areas of new planting and planting themes.
  - proposed facilities including pedestrian paths and fence details.
  - communal and/or public open space and provision for pedestrian links to and through this space.
- A ESD Principles Report that demonstrates how development will achieve the Environmentally Sustainable Design (ESD) and Water Sensitive Urban Design (WSUD) objectives and associated requirements of this schedule.
- An Integrated Transport Plan including:
  - traffic management and traffic control works required to facilitate the development.
  - car parking requirements for the development including the number of spaces and the location and layout of all car parking areas.

BOROONDARA PLANNING SCHEME

- public transport availability.
- bicycle and pedestrian ways and connections.

Figure 1 – Framework Plan 2022



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W–B™
WOODS BAGOT

OCULUS

Development Plan

May 2022

442 - 450 Auburn Road, Hawthorn
9 Bills Street, Hawthorn

Contents

Project Team

HAMTON™

ark resources

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REEDS CONSULTING

OCULUS

Stantec

Urban Planning Collective

Leigh Design Pty Ltd

We acknowledge Australia's Aboriginal and Torres Strait Islander peoples as the Traditional Custodians of the land on which we live and work and pay our respects to their Elders past, present and emerging. We believe each and every project is an opportunity to engage and respond to Indigenous Australians' cultural connections to country. By respecting and celebrating the value and significance of both the heritage and contemporary culture of Indigenous Australians, our built environment is enriched and anchored into its location, its story, and varied experience.

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01

Introduction

The Development Plan
Location and Site

The Development Plan

This Development Plan has been prepared to guide the integrated redevelopment of the University of Melbourne former Hawthorn campus, located at 442-450 Auburn Road and 9 Bills Street, Hawthorn.

Development Plan Overlay - Schedule 4 (DPO4) sets outs objectives, requirements and information requirements for a development plan. Once the development plan is approved, any planning permit issued for the land must be generally in accordance with the development plan and incorporate any conditions or requirements specified in DPO4.

This Development Plan has been prepared in accordance with the provisions of DPO4 – 442-450 Auburn Road and 9 Bills Street, Hawthorn, including the "Requirements for development plan" at Clause 4.0 and the "Figure 1: Framework Plan 2022" (refer opposite).

The Development Plan implements the objectives of DPO4. The Development Plan seeks:

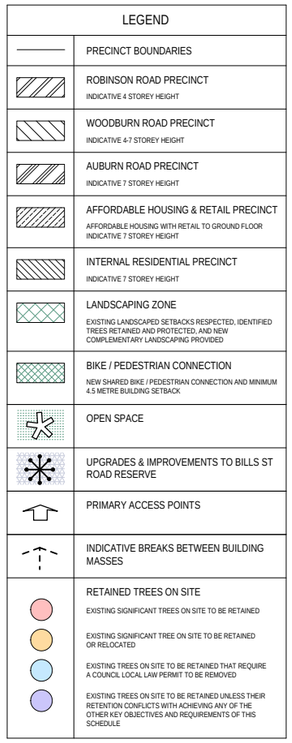
- To achieve an integrated development of the site comprising more intensive predominantly residential development, including the provision of affordable housing.
- To establish a new built form scale and character of development that transitions down in height to established residential neighbourhoods on the opposite sides of Woodburn Road and Robinson Road.
- To retain existing identified canopy trees and supplement them with new canopy tree planting and landscaping that complements and enhances the surrounding area's landscape character and provides an attractive outlook for occupants of the new development.
- To provide appropriate levels of on-site car and bicycle parking within underground basements that reflect the transport needs of future residents, accessed from locations which avoid unacceptable impacts on the safe and efficient operation of the local street network.
- To ensure new development achieves a net zero carbon outcome in accordance with the Climate Active Framework and best practice water sensitive urban design.

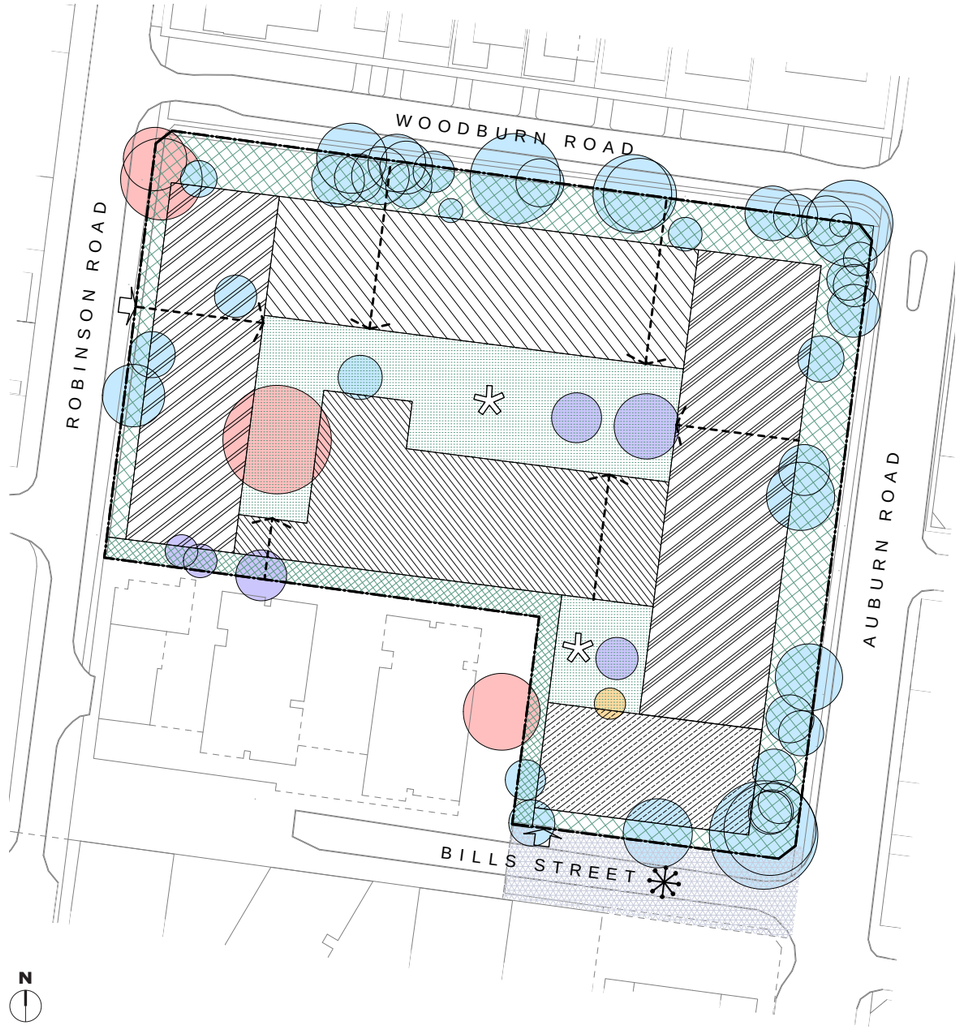
The Development Plan is accompanied by Appendices, which have been prepared to respond to the requirements of Clause 4.0 of DPO4.

Where relevant, summaries of these reports' findings are included in the text of this document. The Appendices should be read in conjunction with this document.

Location: Hawthorn, Melbourne

Site: 442-450 AUBURN ROAD & 9 BILLS STREET, HAWTHORN





Location and Site

A site well connected.

The subject site at 442-450 Auburn Road and 9 Bills Street, Hawthorn is a site well connected.

It is positioned directly adjacent to the green spine of fields and parklands that converge along the Gardiners Creek trail. The area is a sprawling green neighbourhood, with abundant public parks and sport fields nearby, established tree-lined streets and generous private gardens all contributing to a suburb that is veiled in natural landscape.

The site has multiple frontages each of unique character, including the busy and active Auburn Road which connects the site to public transport and is a major thoroughfare in Hawthorn's traffic network. The leafy and quiet residential streets of Woodburn Road to the north and Robinson Road to the west present a more suburban grain and character. The sites southern boundary will interface with the new Homes Victoria development fronting Bills Street (under construction) and will be of compararable scale, offering a new level of activity and amenity to the area.

The site sits on the 'Auburn Road Hill' and is nestled into the steep hill side that falls to the west and south. The steep topography offers a position that presents substantial visual connection and outlook to the Melbourne CBD skyline approximately 6km to the west of the site. It also offers a significantly green outlook across the adjacent parkland and playing fields to the south and to the natural tree canopy that is abundantly present in Hawthorn.

Legend

Site boundary

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02

Urban Context and Site Analysis

Connection to Country
Site History
Ecology
Landscape Context
Existing Landscape Design
Existing Trees
Existing Site
Existing Site Survey
Access & Transport
Existing Traffic Network
Neighbourhood Amenity
Solar Access & Outlook to Views
Site Interface
Site interface and Streetscapes
Built Character

Connection to Country

A design that is Connected to Country.

The Traditional Owners of the Land of the area known as Hawthorn are the Wurundjeri Woi-wurrung people of the Kulin Nation.

"The City of Boroondara's name comes from the Woiwurrung language, meaning 'where the ground is thickly shaded" - City of Boroondara

"The Wurundjeri People take their name from the Woiwurrung language word 'wurun' meaning the Manna Gum (Eucalyptus viminalis) which is common along'Birrarung' (Yarra River), and 'djeri', the grub which is found in or near the tree. Wurundjeri are the 'Witchetty Grub People' and our Ancestors have lived on this land for millennia." - Wurundjeri Woi-wurrung Cultural Heritage Aboriginal Corporation.

The Wurundjeri Woi-wurrung 'pattern' of settlement responded to the changing seasonal availability of plants and animals. The Wurundjeri spent the summer months along the banks of the Yarra. Here they made use of abundant food, hunted animals and trapped the plentiful fish available. During the winter months they moved to higher ground on the fringes of the Dandenongs for more shelter. Large clan celebrations and corroborees are said to have taken place on the hill now occupied by Xavier College.' - Hawthorn Historical Society.

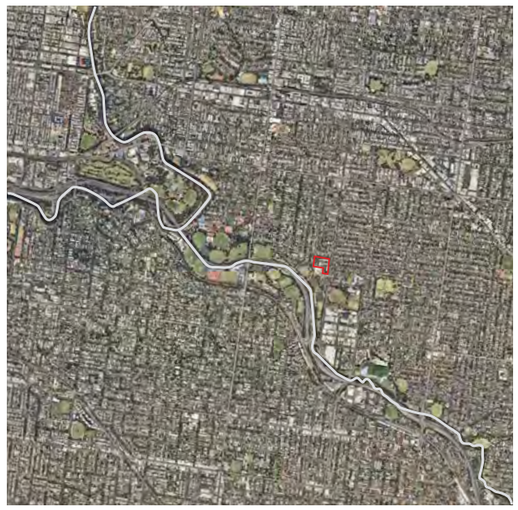
Of particular importance to the Wurundjeri Woiwurrung people was Birrarung (Yarra River) which is located 1.4 kilometres to the west of the site and was a valuable source of food and recreation. The shape of the river has been modified by man and nature over time.

These changes can also be observed in Gardiners Creek which is located 200 metres south of the subject site and connects into the Yarra River to the west. While the section of Gardiners Creek south of the site has been canalised, other areas still flow naturally.

Gardiners Creek was also a significant source of food, tools and medicine for the Wurundjeri Woi-wurrung people. On the following pages a pre-1750 mapping shows the likely vegetation of the area. This has been used to inform the design and particularly the planting palette, where species indigenous to the area are selected to respect the place and strengthen the connection to country.

1946

Present Day



By tracing the paths set by the significant rivers of the area, we observe their impermanence and their impact.

Site History

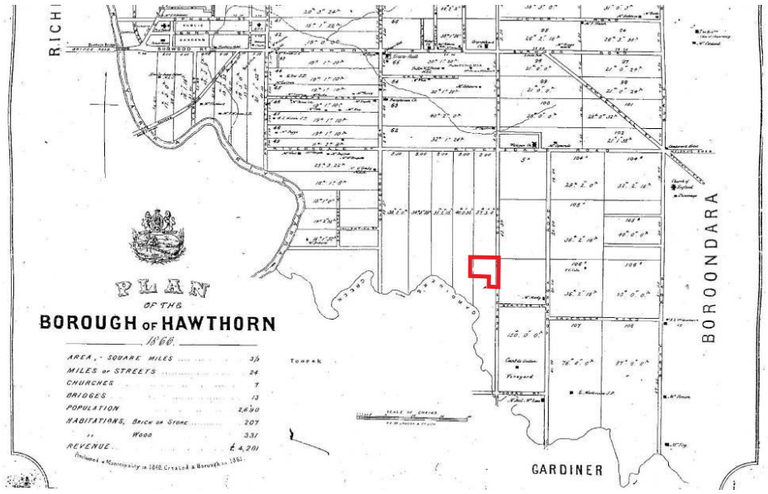
A proposal that acknowledges and respects the site's history.

The name Hawthorn dates back to the first government village plan drawn by Albert Purchas in 1851 and confirmed by Surveyor Robert Hoddle in 1852. It was Hawthorn in official documents but then Hawthorne (possibly from a local hotel in 1853), in newspaper advertisements for land sale and the first Hawthorne Post Office 1854. It was said that Governor La Trobe stood on Richmond Hill with pioneer James Palmer and saw bushes across the river like hawthorns of "old England', hence the name. Recently there has been a suggestion that the name came from the pioneer John Gardiner's Irish homeland. The first Hawthorn village blocks for sale in June 1852 were either side of Lennox Street and east of the curving creek near the present Barton Street.

Historic mapping shows that the site contained low density housing as seen in the current neighbourhood context of the site with links to the open green spaces to the south along Gardiners Creek.

From 1970 the site became the home of the Hawthorn Technical Teacher's College and then later the University of Melbourne Hawthorn Campus where students would enjoy the grassy knolls of the current landscape design between classes.

In recent times the students are no longer in attendance and the site has been leased by University of Melbourne Commercial Ltd (UoMC) to a mix of private businesses. The proposed design re-invents a new history for the site, building on its past with a nod back to its previous residential use while respecting and building upon the established landscape setting.



Heritage Study, Hawthorn Precincts, Vol. 2, Figure 1 Plan ofHawthorn,1866 [Source-Hawthorn Historical Society Plan Collections - Boroondara Council

1946 Historic Map

Hawthorn Campus - English College promotional photographs

Ecology

Pre 1750 vegetation mapping of the area informs the design and planting palette.

Pre 1750 vegetation mapping of the area shows that the site was likely covered by Plains Woodland or Forest with Riparian woodland to the south along Gardiners Creek.

The following describes the ecology and dominant landscape characteristics of the vegetation in both the Plains Woodland or Forest and the Riparian Woodland. This has been used to inform the landscaping design and proposed planting palette.

Plains Woodlands or Forest

The overstorey of both is dominated by Red Gums, (occasionally with Black Box on the margins of Riverine Grassy Woodlands). Riverine Grassy Woodland has a grassy understorey including Common Wallaby-grass, Brown-back Wallaby-grass and Plains Spear grass.

Floodplain Riparian Woodland

An open eucalypt woodland with River Red Gums and Gippsland Red Gum over a medium to shrub layer with ground layer consisting of amphibious and aquatic herbs and sedges such as; Hollow Rush, Common Tussock grass, Common Reed, Kidney Weed and Cottony Fireweed.

Legend

- Property boundary
- EVC 56: Floodplain Riparian Woodland
- EVC55: Plains Woodlands or Forests
- EVC 53: Riparian scrubs or swampy scrubs and woodlands
- EVC 175: Lower Slopes or Hills Grassy Woodland

Landscape Context

A 'green belt' of adjacent amenity.

Local Parks & Recreation Facilities

The site is located at the edge of the 'green belt' of outdoor parks, reserves, sporting ovals and playgrounds that follow the line of Gardiners Creek. This belt is well connected by a series of pedestrian and bike paths and consists of both private sporting clubs and school grounds as well as public spaces maintained by Council that all local residents are able to use and enjoy. These parks not only reinforce the leafy streetscapes and neighbourhood character of the area but ensure that great outdoor amenity is available within walking distance for residents of all lifestyles.

1. Hawthorn Veledrome Patterson Reserve
2. Patterson Reserve Hockey Ground
3. Hawthorn Hockey Club
4. John Gardiner Reserve / Auburn High School Sports Fields
5. Auburn South Primary School
6. Anderson Park
7. South Hawthorn Tennis Club
8. Fritsch Holzer Park
9. St Kevins Sports Field
10. Tooronga Park
11. Sir Robert Menzies Reserve
12. Ferrie Oval
13. Righetti Oval
14. Wadsworth Oval
15. Birrell Oval
16. Kooyong Tennis Centre
17. St Kevin's College
18. Kevin Bartlett Sporting & Recreation Complex
19. L A Loughnan Oval
20. Fairview Park
21. Scotch College Junior School
22. Scotch College School Sports Fields
23. HA Smith Reserve

Legend

Site boundary

Surrounding Amenities

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Existing Landscape Design

A proposal that respects and builds upon the existing landscape design.

Paul Thompson's Landscape

Back in 1976, an aspiring Landscape Architect by the name of Paul Thompson embarked on design of a landscape around the new proposed extension to the Hawthorn Technical Teachers College.

The design looked to break up the linear spaces with curvilinear forms, which created intimate spaces adorned by native planting and moulded lawns, allowing student to soak up the sun. The resulting landscape, that still stands today, successfully fades the buildings back by creating a veil of trees around the site. A meandering brick pathway winds amongst mature trees, navigating up and down the landscape to create a varied and intriguing journey through the open space. The series of breakout spaces created by serpentine walls clad in basalt provide private spaces in leafy surrounds.

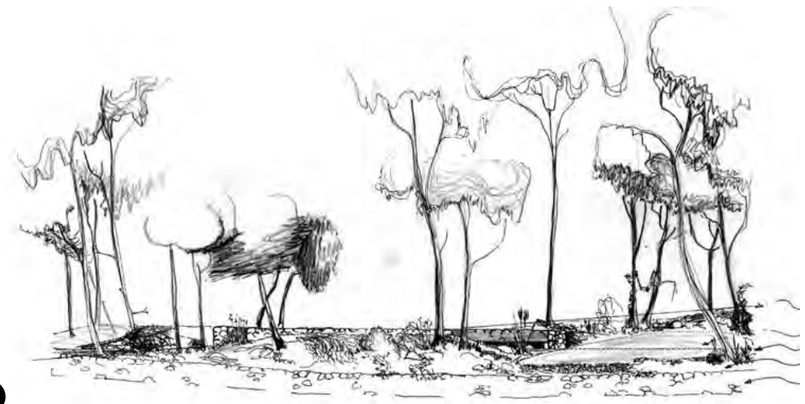
The Landscape Today

As the trees matured, the lawn has not been able to thrive in the shade below, presenting an opportunity to build on the existing planting palette and create a rich and exciting landscape. The rock clad walls have stood the test of time and have maintained the privacy of the spaces created. Additional tables and benches provide seating where students have previously lazed on the lawn.

The new design respects the existing landscape design, improves it where it has failed and been neglected to create a truly unique and special design response that is relevant to the current site conditions.

Legend

1. South elevation of Woodburn Road interface designed by Paul Thompson Landscape Design
2. Landscape plan designed by Paul Thompson Landscape Design
3. Photos of original landscape



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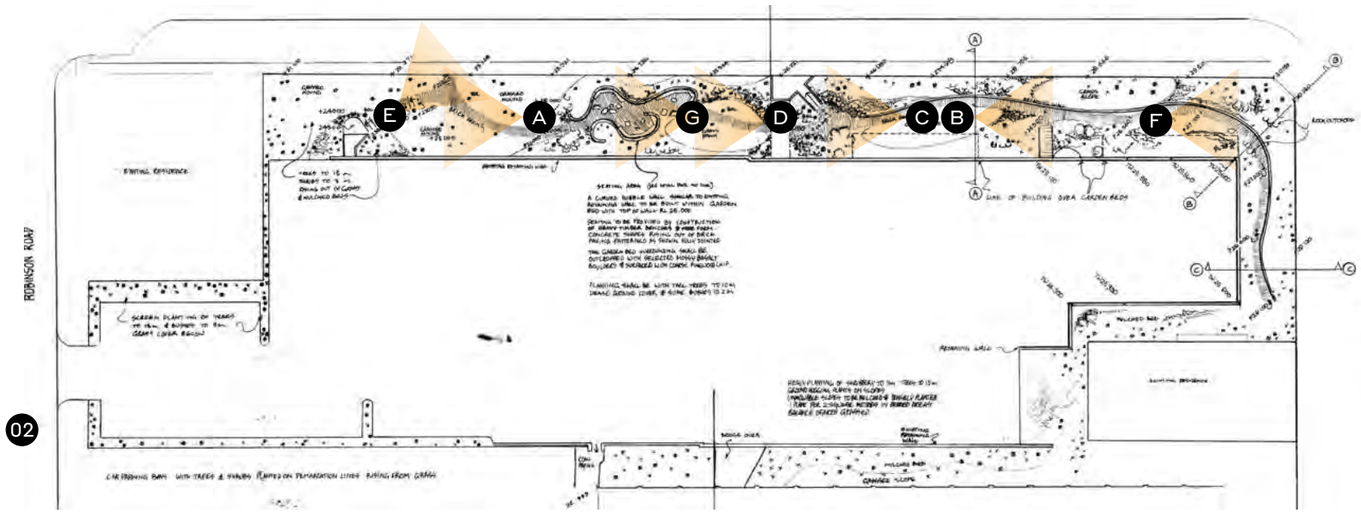

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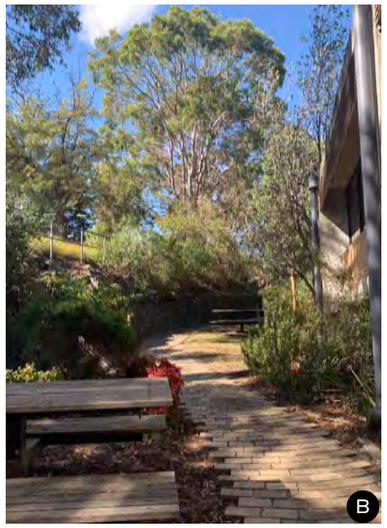
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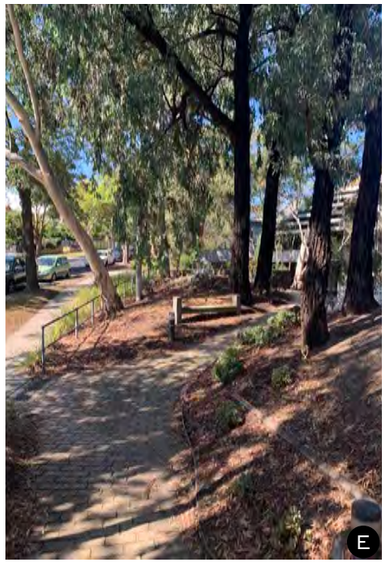
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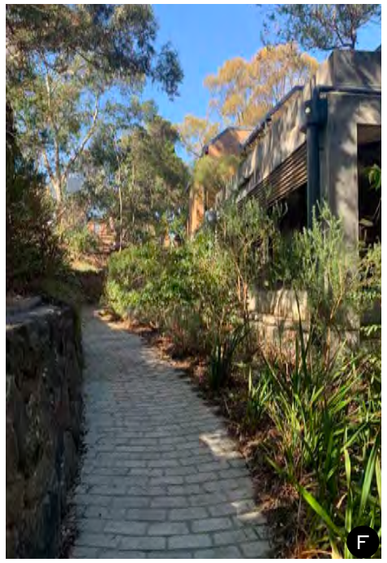
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Existing Trees

Trees retained to maintain existing vegetated veil.

A defining feature of the site's existing conditions is the presence and extent of mature canopy trees, particularly within the setback areas to the street frontages.

An Arboricultural Assessment has been completed by Galbraith and Associates and included in the Appendix.

The assessment identifies the tree species, size, worth of retention and protection zone. It also includes commentary of the existing vegetation including the specimens of particular note.

The proposed development intends to:

- Retain all 4 significant trees on site,
- Retain 48 trees that would require Council permit to remove,
- Retain a further 47 trees for which no permit is required to remove.
- Respect the significant tree on Homes Vic site that is retained
- Introduce an additional 100 new plantings.

Legend

- Existing significant trees onsite to be retained.
- Existing significant tree onsite to be retained or relocated.
- Existing significant tree on adjoining site to be retained and respected
- Existing trees on site to be retained that require a council local law permit to be removed.
- Existing trees on site to be retained unless their retention conflicts with achieving any of the other key objectives and requirements of this schedule.
- Existing trees on site to be retained for which no permit is required to remove

Existing Trees

All significant trees on site retained.

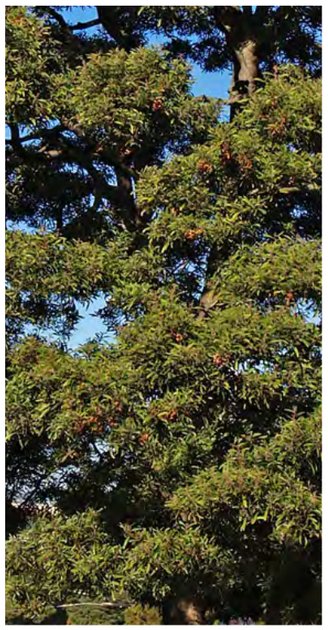
Significant Trees

The Trees- General (Arborist Report Extract)

There are approximately 100 trees on the site, most of which are located on its perimeter, adjacent to Auburn Rd and Woodburn Rd respectively. Trees of comparatively **high significance** consist of a mature **Mexican Cotton Palm** Washingtonia robusta, tree 95) which may well be a 19th century planting, a close, densely foliaged pair of mature **English Oak** (Quercus robur, trees 66 and 67) and an imposing **Red Ironbark** of good form (Eucalyptus tricarpa, tree 88).

48 trees that would require a permit to remove and a further 47 trees for which no permit is required to remove, will be retained.

The existing trees on site provide a unique opportunity to stitch the buildings in and around the mature canopies to ensure that they can be protected and retained. The original landscape design intent was to create a veil of trees that hide and reveal the buildings which can be seen to its full fruition today. The proposed landscape design looks to enhance and complement the existing Paul Thompson landscape design while working around the existing trees to create clear and legible connections. The internal courtyard open space provides a landscape sanctuary for people and the abundant bird life already found on site by retaining trees of significant value and planting additional trees to support the ecosystem. The trees tell a story of the site's past and can inform the design for the future of an urban forest with buildings within.



Existing Site

A site area of 16,205 sqm bound by roads and one direct neighbour to the south.

The proposed subject site is the amalgamation of 442-450 Auburn Road and 9 Bills Street, Hawthorn. It is bound by busy Auburn Road to the east and quieter, low-scale residential streets of Woodburn Road to the north, Robinson Road to the west and Bills Street to the south.

The adjoining southern property, 1-12 Bills Street, is currently being redeveloped by Housing Victoria and will introduce a new, medium density residential scale to the immediate area.

1 - 442-450 Auburn Road, Hawthorn

Site Area: 15340sqm

2 - 9 Bills Street

Site Area: 865sqm

Total Site Area: 16,205sqm

442-450 Auburn Rd includes a number of multi-storey institutional buildings as well as on-grade carparking and communal, campus style landscape zones. 9 Bills St features a single level brick residential house.

All current buildings and carparking on the site are proposed to be demolished, however significant canopy trees and landscape features are to be retained.

The current vehicle access points to the site are on Robinson Road and Bills Street.

Legend

- Overall site boundary
- 442-450 Auburn Road, Hawthorn
- 9 Bills Street, Hawthorn
- Existing site entry point - Vehicle

*Note:

Dimensions of overall proposed development title boundary are indicative only. Please refer to site survey in Appendix for detail

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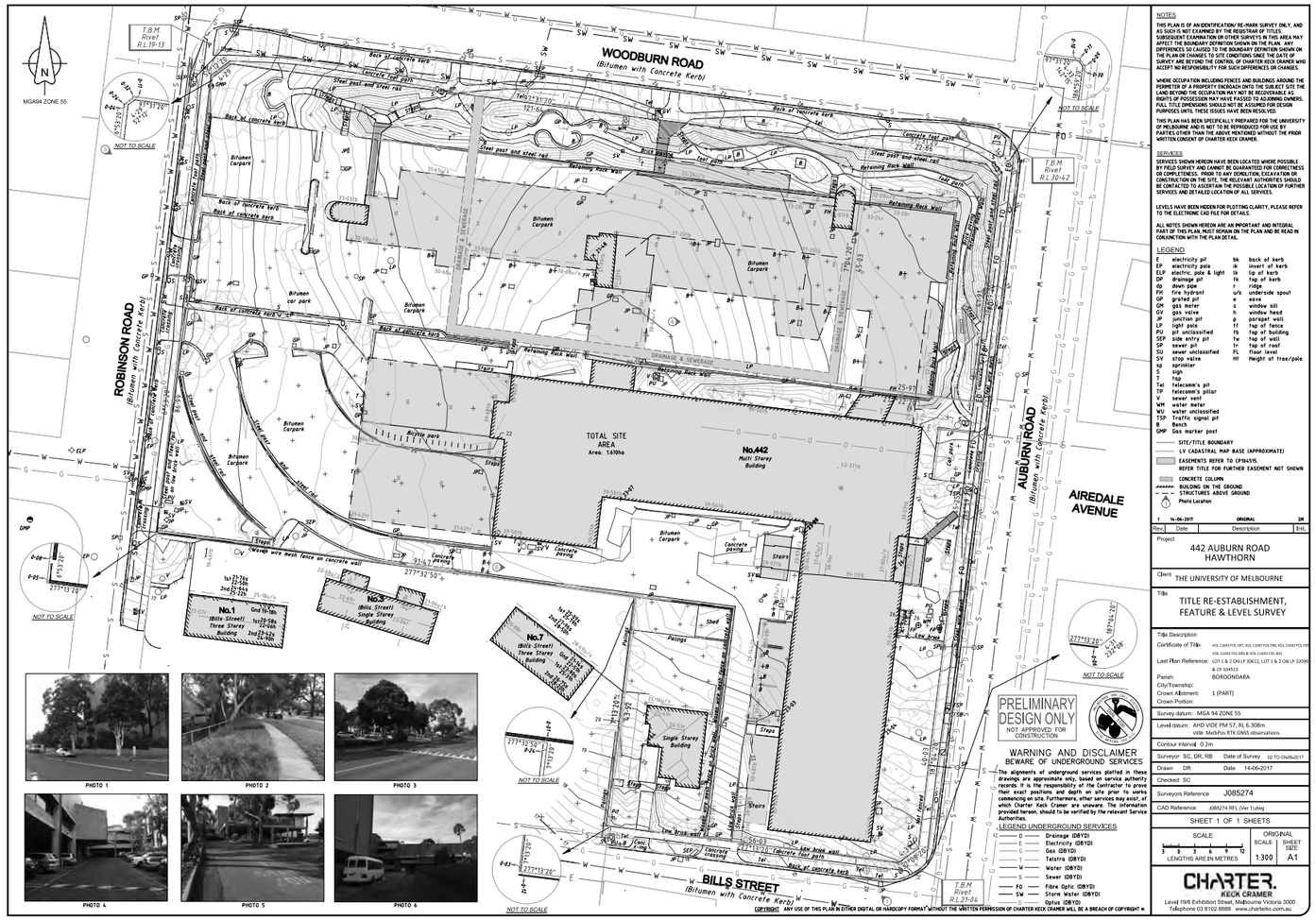
442-450 Auburn Road, Hawthorn &
9 Bills Street, Hawthorn

Existing Site - Survey



*Note:

Refer to Appendix for further detail

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Access & Transport

A site well serviced by pedestrian and bike paths, public transport and the road network.

The subject site is well serviced and connected to the network of surrounding roads, freeways, public transport/routes as well as pedestrian and bike trails.

The site has good access to public transport options with a bus stop for the 624 route immediately outside the site on the corner of Auburn Road and Airedale Avenue.

In addition, the following transport routes are available within walking distance of the site:

- Riversdale Road (Route 70 and 75) – approx. 820m walking distance
- Glenferrie Road (Route 16) – approx. 770m walking distance
- Burke Road (Route 72) – approx. 1.2km walking distance
- Kooyong train station on the Glen Waverley rail line is approx. 900m walking distance via Gardiners Creek Trail.
- Auburn Station on the Lilydale, Belgrave and Alamein line is also within close vicinity.
- The Toorak Road exit of the Monash freeway is approx. 500m, or a 2 minute drive, south of the site.
- The Gardiners Creek bike path is close by, connecting into the Capital City (Yarra Trail) bike path and the broader cycling network

Legend

- Site boundary
- Glen Waverly Rail Line
- Monash Freeway (CityLink)
- Tram Line
- Bus Route
- Gardiners Creek Bike Trail
- Train Station
- Tram Stop
- Bus Stop

Existing Traffic Network

A site well serviced by the existing traffic network.

The site is currently zoned as a Public Use Zone – Education (PUZ2) and while the existing facility is no longer operating at its full capacity there is and has been an existing use that does generate traffic.

The parcel is surrounded mostly by other residential lots, as well as various sports reserves, local parks and some nearby schools. There is a recently approved social/ affordable housing development located immediately south of the subject site that will also be accessed via Bills Street.

The following table summarises the key streets in the immediate vicinity of the site.

Table: Surrounding Road Network Details

Name	Type	Control	Road Reserve Width	Approximate Daily Traffic Vol. (vpd) [1]	Public Transport
Auburn Road	Major Local Council Road	Boroondara Council	~20m	15,000vpd	Yes – bus stop opposite subject site for Route 624 Kew to Oakleigh.
Bills Street	Local Street	Boroondara Council	~20m	360vpd	No
Woodburn Street	Local Street	Boroondara Council	~15m	3,500vpd	No
Robinson Road	Local Street	Boroondara Council	~20m	N/A [2]	No

[1] Based on peak hour surveys and assuming a 10% peak to daily ratio
[2] Robinson Road not surveyed

Bills Street operates as a Council public street for the first approximate 60m, after which it will convert to the private access road for the Homes Victoria development site. Bills Street has previously had cyclist permeability through to Robinson Road through an extension of the carriageway that was filtered by a local area traffic management treatment. The same cyclist/pedestrian permeability will be maintained through the Homes Victoria site following its development, but in a slightly different format. The design of the public section of Bills Street will remain effectively the same as existing conditions.

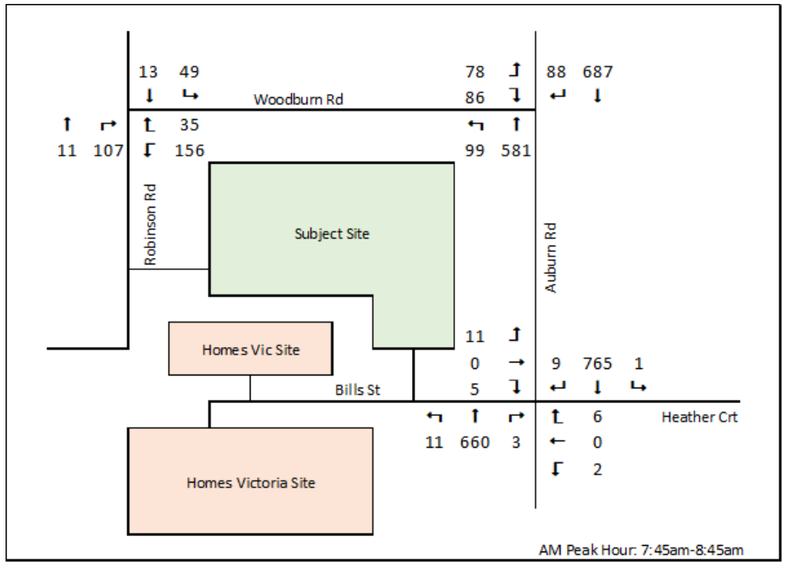
Existing traffic movement surveys were undertaken on 4 November 2021, during the AM and PM peak periods. This survey data was after the majority of COVID related restrictions were lifted in Victoria and is considered suitable to represent typical operating conditions. In fact, these volumes might even be considered conservative while there are still increased numbers of trips being undertaken via private vehicles, while commuters slowly transition back towards public transport coming out of COVID related restrictions.

The diagrams to the right show existing left and right hand movements as well as vehicles travelling on streets and roads surrounding the site during the AM peak hour from 7:45-8:45am and the PM peak hour from 5:00-6:00pm.

Legend

01 AM Peak Hour Traffic Conditions
02 PM Peak hour Traffic Conditions

01



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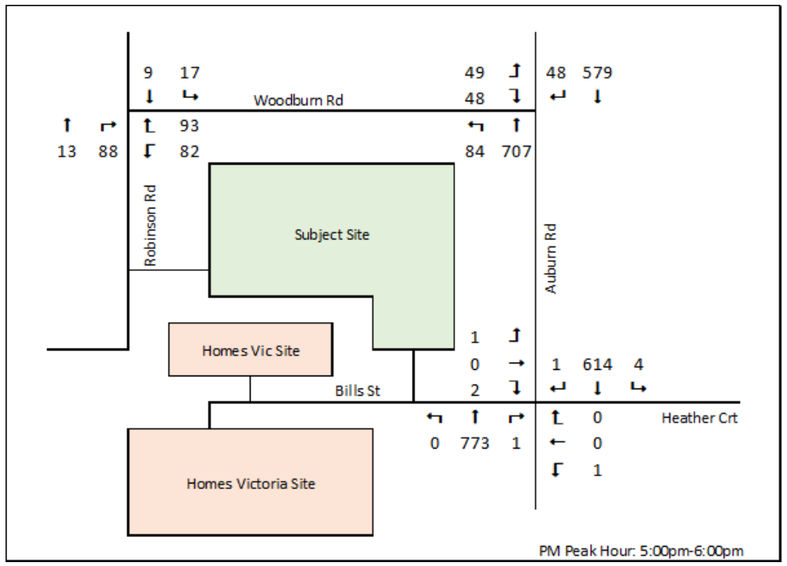


Neighbourhood Amenity

Everything one might need in close proximity.

The subject site is located in close vicinity to a number of key retail centres, hospitality districts and local schools. Connected by good pedestrian infrastructure, most of the amenities listed below are within comfortable walking distance to the site meaning that most day-to-day errands can be achieved on foot as well as by car.

Local Amenities

1. Auburn High School
2. Auburn South Primary School
3. Bialik Collage
4. St Kevin's Sports Field
5. Scotch College
6. Scotch College Junior School
7. St Kevins College
8. St Catherine's School
9. Bills St shopping strip
10. HomeCo Shopping Centre Hawthorn East
11. Light Industrial / Commercial Estate
12. Boroondara Farmers Market
13. Riversdale Hotel
14. Tooronga Village Shopping Centre
15. Camberwell Centre / Sunday Markets
16. Rivoli Cinemas
17. Epworth Hospital
18. Auburn Road Medical Centre
19 Auburn & Riversdale rd Shops
20. Burke Rd Shopping Strip

Legend

- Site boundary
- Schools / Education
- Retail / Commercial
- Health

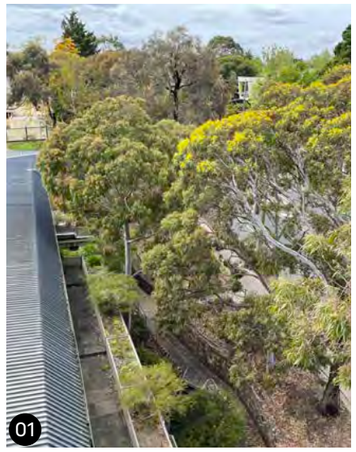
N

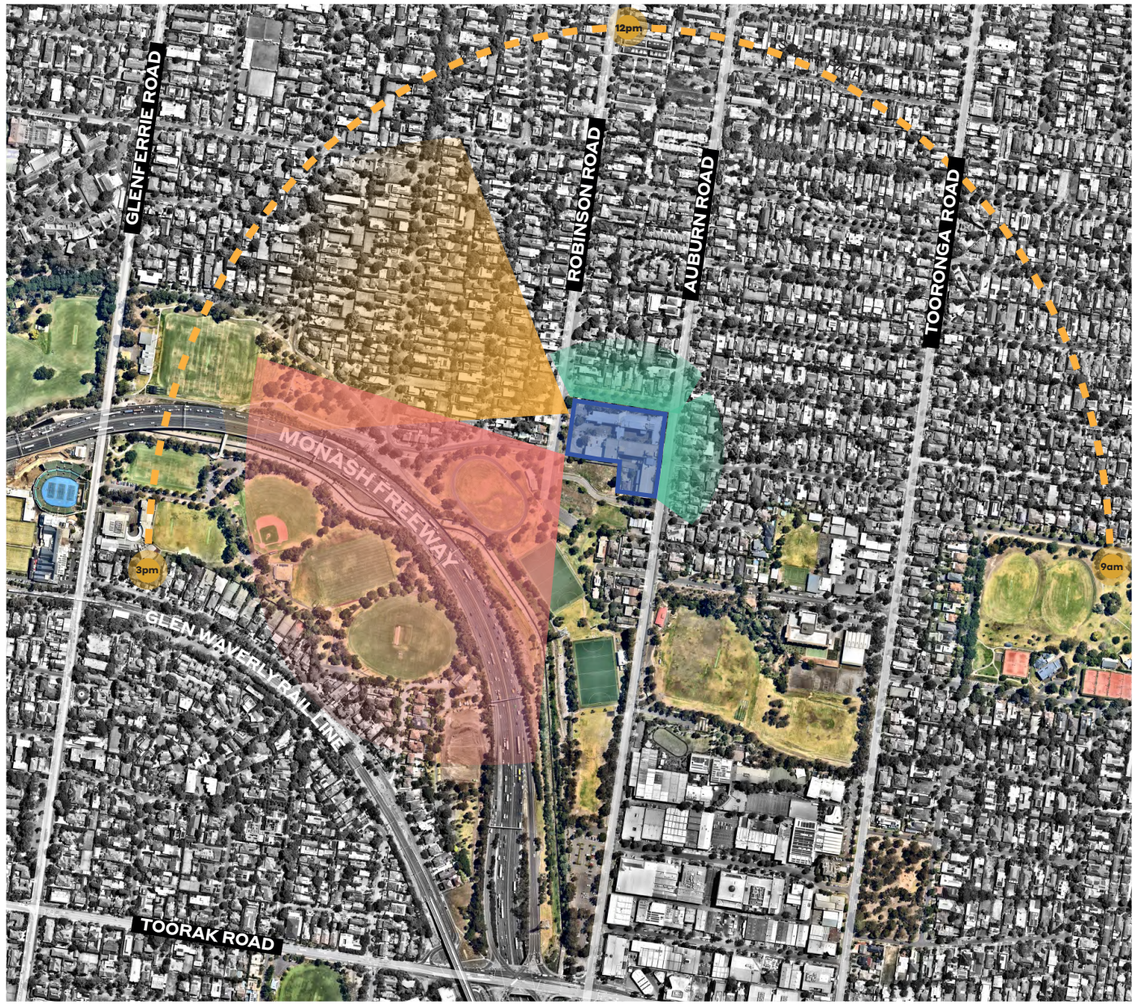
Solar Access & Outlook to Views

Great solar access & outlook with direct views screened by vegetated veil.

The site sits on a 'hill' in the surrounding context with the existing topography falling away towards the south western corner. This position presents the site with uninterrupted views of the Melbourne city skyline to the west and network of green parkland to the south west.

The leafy canopy trees that line the surrounding streets as well as the existing established trees to the perimeter of the site itself provide great amenity, opportunities for outlook to greenery while also providing a buffer and limiting direct views to neighbouring lots. This existing tree 'veil' on site also assists in providing passive sun shading to northern and eastern orientations.





Legend

- Site boundary
- Solar path
- 01. View of canopy trees
- 02. City & tree canopy views
- 03. Parkland views

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Site Interfaces

A site responsive to its expansive and diverse street frontages.

The subject site is unique in both its expanse of street frontage and its diversity of interface. Each interface has its own character; from the busy and active Auburn Road, to the leafy and quiet residential streets of Woodburn to the north and Robinson to the west that present a more suburban grain and pace.

The site's southern boundary will interface with the new Homes Victoria development fronting Bills Street (currently under construction) and will present a more dense residential scale and offer a new level of activity and amenity to the area.

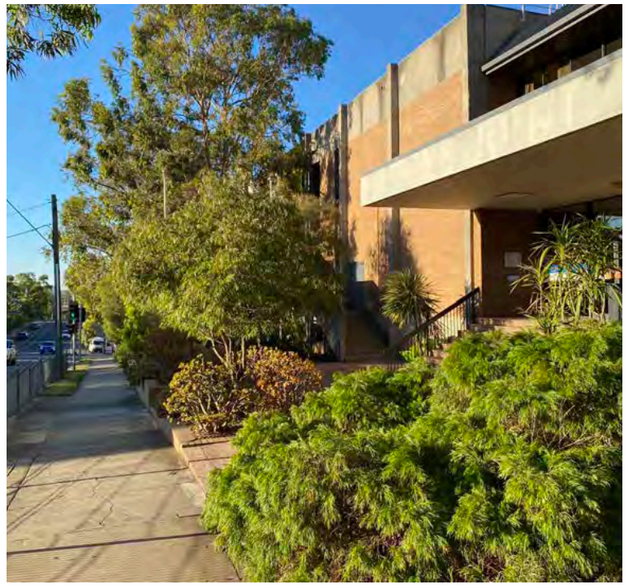
A common theme across each interface is the existing landscape veil provided at each frontage, significant canopy is present throughout providing a soft edge and green outlook for future residents and the surrounding community.

Legend

- Site boundary
- 01. Auburn Road
- 02. Woodburn Road
- 03. Robinson Road
- 04. Homes Victoria Site Interface
- 05. Bills Street

Interface and Streetscapes

1



Auburn Road
Eastern Boundary

The interface along Auburn Rd is busy and active. Auburn Rd is a major thoroughfare in the Hawthorn traffic network offering connection to and from site via public transport and access to major freeways. It is characterised by a mix of large single residences, townhouses, apartments and commercial use buildings of varied style, age and size.

The interface along Auburn Rd presents with a veil of existing trees that reveal and screen the large building blocks behind. Half way along the east boundary - while the public footpath continues up the hill alongside Auburn Road - a secondary winding landscape path peels off into the subject site, providing an alternate route towards Woodburn Rd. The alternate route is characterised by mature native trees, embankments, a shaded winding path and break out spaces with seating and pause points. Landscape is successfully utilised to mark building entry points, and provide a natural transition zone at site thresholds and perimeter zones.

2

Woodburn Road
Northern Boundary

This quiet street has a pleasant walking experience with a public footpath that weaves along the generous verge to reference the landscape beyond. Breakout areas with benches provide places for pause and respite under the shade of the trees.

The street is leafy and relaxed, with a variety of large residential homes with well planted front gardens and inner-suburban building setbacks that take advantage of the outlook to the subject sites green landscape veil.

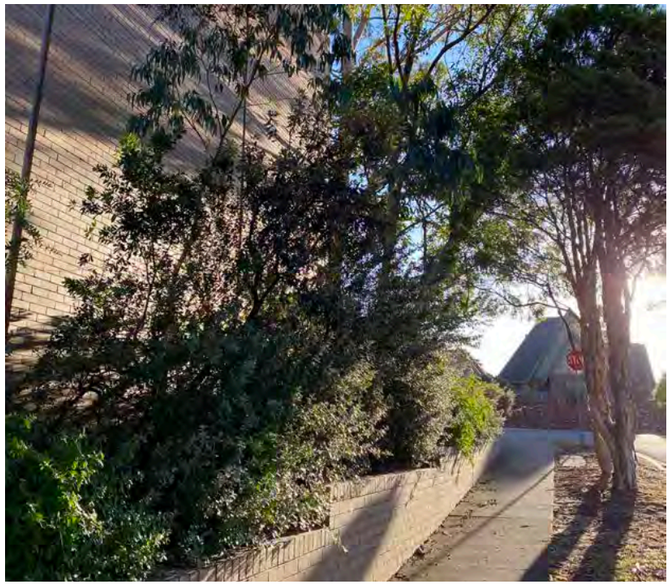
3

Robinson Road
Eastern Boundary

Robinson Rd has a more open aesthetic with a wider road reserve and native trees provided on both sides. From the site looking out towards Robinson Rd there are glimpses of Melbourne's CBD in the distance.

Large single residences are typically hidden behind high fences and screen planting. There is a mix of residential buildings on Robinson Rd with older two storey brick walk up apartments at 47-49 Robinson Rd and villa style level townhouse subdivisions present at 71 Robinson Road.

5



Bills Street
Southern Boundary

Bills street presents the shortest street interface and is characterised with stepped retaining walls with planting spilling over the edges.

Opposite the subject site there is a small neighbourhood retail strip, housing a local café with apartments above and small commercial tenancies at street level.

The proposed Bills Street upgrade provided by the adjacent Homes Victoria development, includes an urban response that will include, primary vehicle access to the adjacent site, public and private landscape areas and the closure of Bills Street to cars at its western end prioritising pedestrians and cyclists.

Built Character

Built character is interesting and varied.

Hawthorn is a leafy suburban area, with the surrounding environment characterised by a broad mix of residential buildings.

The majority are single family homes, with pockets of townhomes and apartments all in close proximity to the site.

Buildings span many eras, from Victorian and Edwardian homes to many recent contemporary homes.

As part of the design approach we begin with an analysis of the detail and material palette to provide clues and motifs for the new architecture.

There are many examples of brick construction and detailing, concrete and/or render and timber (weatherboard) homes.

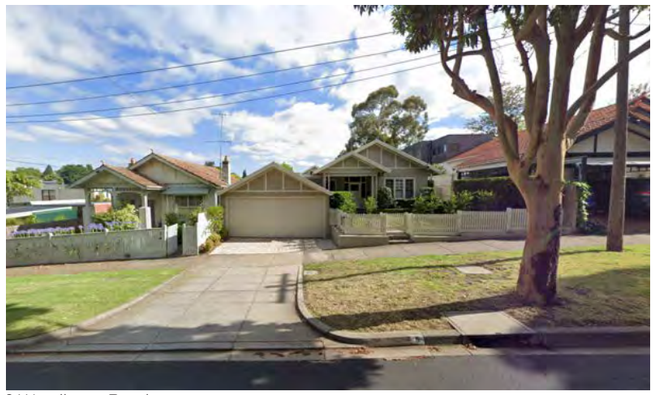
Homes are highly articulated with balconies, verandas, porches and new additions.

Overall the area is diverse and eclectic with a common backdrop of well established landscape and gardens.

434 Auburn Road

137 Robinson Road

403 Auburn Road


3 Woodburn Road

409 Auburn Road

389 Auburn Road

03

Development Plan

Masterplan Design Principles
Masterplan
- Staging
- Response to Site
- Building Placement
- Articulation of Building
- Layered Landscape
- Integrated landscape & Architecture
- Connectivity and Permeability
- Communal & Public Landscape Zones
- Response to Neighbourhood Character
- Tree Canopy & Building Heights
- Heights and Setback

Shadow Studies
Architecture Integrated with Landscape
Materiality & Language
Planting Palette
Climate Positive Design
Traffic
Deep Soil Planting & Garden Area
Gender Equity in Design
Public vs Private
Integration with HomesVic Site
Bills Street Upgrade
Affordable Housing Commitment
Waste, Contamination, Site Services and Stormwater
Cultural Heritage Management

Masterplan Design Principles

Key considerations that define the vision for the successful development of the site.

01 Immersed in Landscape

The site is gifted with a beautiful and established landscape, including communal pathways, a green publicly accessible edge and substantial tree canopy that provide a natural veil. The development should strive to preserve what is already in place and respond respectfully to layer in the next phase of development.

- Respect and celebrate existing significant canopy trees and landscape.
- Create a nature-based community in a garden setting informed by existing and new landscape.
- Integrate public, semi-public and private landscape spaces to support community interaction and well-being.
- Provide residences that are integrated with their environment fusing interior and exterior spaces, always with a constant and present garden outlook.

02 Connection to Context and Community

Create connections that draw on the strengths of the existing context and community fabric to encourage seamless integration to neighbourhood. Identify and prioritise what we can 'give-back' to support and enhance connection to context and community.

- Reinforce the site as part of Hawthorn's green space network.
- Support sustainable neighbourhood traffic movement through considered location of key access points to provide safe and efficient operation within the local street network and minimise impacts on existing residents.
- Integrate community pedestrian and bike routes that traverse the site and connect the surrounding neighbourhood.
- Provide on-site amenity and activity through small scale retail uses to service broader neighbourhood.
- Respectful of connection to country and the sites history.
- Maintained access to existing landscape path and creation of new publicly accessible open space.

Note: Indicative sketch section to show environmental initiatives.

03 Climate Net Zero Design

Development that is climate responsive and considerate of environmental and socially sustainable design.

- Achieves a net zero carbon outcome in accordance with the Climate Active Framework and best practice water sensitive urban design.
- Retains significant high value trees to preserve landscape character, promote biodiversity, mitigate urban heat island effect and enhance air quality.
- Residences are designed to promote greater amenity of cross ventilation, natural light, outlook and connection to nature through considered articulation of floor plate.

Note: Indicative sketch elevation to illustrate character of place.

04 Character of Place

Creating a design response that is respectful and sensitive to its surrounding neighbourhood and inhabitants.

- Reflect a neighbourhood scale by utilising the site's natural topography and articulation of building form to reduce streetscape bulk and scale.
- Landscape language and planting pallet inspired by the existing landscape design.
- Material pallet informed by surrounding residential character to foster a development that belongs to its place.
- Change of use from public (education) to residential use to reflect the areas largely residential context.

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442-450 Auburn Road, Hawthorn &
9 Bills Street, Hawthorn

Masterplan

Approx. 320 Residential Apartments
incl. 32 Affordable Housing

Approx. 690 Carparks
Approx. 600 x Resident spaces
Approx. 65 x Visitor spaces
Approx. 3 - 25 x Retail spaces

30% Deep Soil Planting Area

Onsite Amenity
150m² cafe / retail
400m² retail shop / local grocer

Legend

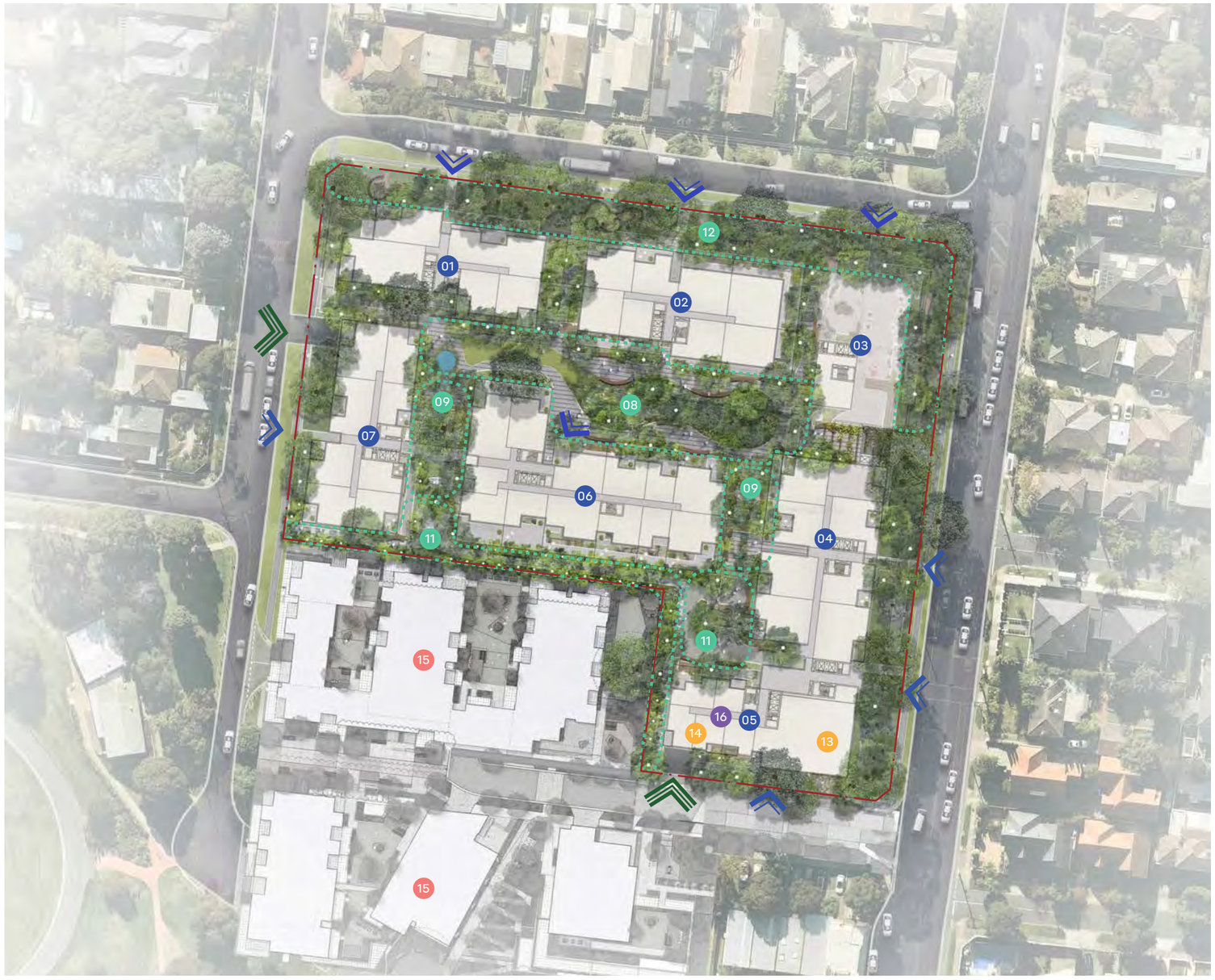
Precinct buildings
- 01 Wattle
- 02 Woodburn
- 03 Banksia
- 04 Lilly
- 05 Maple
- 06 Myrtle
- 07 Robinson

Precinct landscape zones
- 08 Woodburn Common
- 09 Secret Gardens
- 10 Gardiner Sqaure
- 11 Auburn Mews
- 12 Existing serpentine landscape

Precinct Retail Amenity
- 13 Local grocer
- 14 Local cafe

Precinct Neighbour
- 15 Homes Victoria site

Precinct Afforable Housing
- 16 Afforable Housing



Masterplan - Staging

Development delivered in two stages.

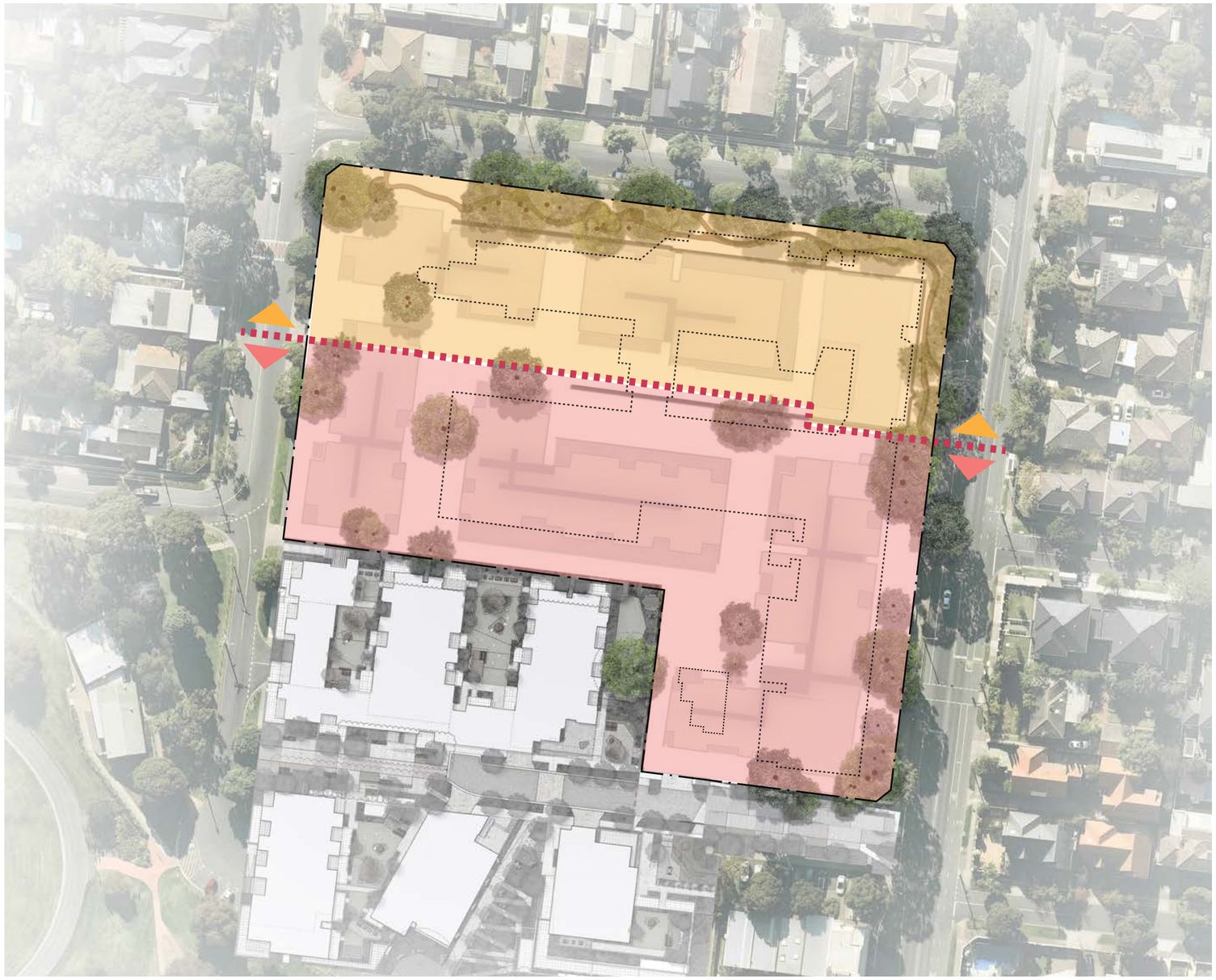
The development of the site will be delivered in two stages based on staged demolition of the existing on-site buildings and landscape retention strategy.

Stage 01 will include Wattle, Woodburn and Banksia buildings as well as the northern portion of all basement levels and perimeter landscaping. This stage will include approx. 120 apartments and 330 car parks accessed via Robinson Rd.

Stage 02 will include Robinson, Myrtle, Lilly and Maple buildings and the remainder of the basement car parking, landscape zones and on-site cafe and retail amenity. This stage will include approx. 200 apartments, including 32 affordable apartments, and 360 car parks accessed via Bills Street.

Stage 01 and Stage 02 interim land management arrangements for development have been considered. Stage 01 demolition will include the existing northern building and links to the southern built form. Stage 02 demolition will include the southern L-shaped building as well as the single level residence at 9 Bills Street, Hawthorn. Existing landscape areas that are to be retained will be protected during demolition.

The sales and marketing display gallery used to sell Stage 01 and 02 to be positioned on the existing building in Stage 02. Areas and buildings not used for sales and marketing in Stage 02 to be retained, unoccupied and secured in the interim arrangement. Interfaces between stage 01 and 02 to be appropriately separated with onsite hoarding and site safety measures in place.



Legend

- Line of existing buildings
- Staging Line
- Stage 01
- Stage 02

Masterplan - Response to Site

Respect and celebrate what exists.

The site is home to a number of existing trees that provide a substantial tree canopy. An arboriculture report was prepared to identify the current condition of the trees and to subsequently ascertain their 'value'. Refer to the Appendix for full report.

The development will retain all of the 4 significant trees, 48 trees that require a Council permit to remove as well as 47 others that do not require a permit. This is a key design driver for the site massing and siting of buildings.

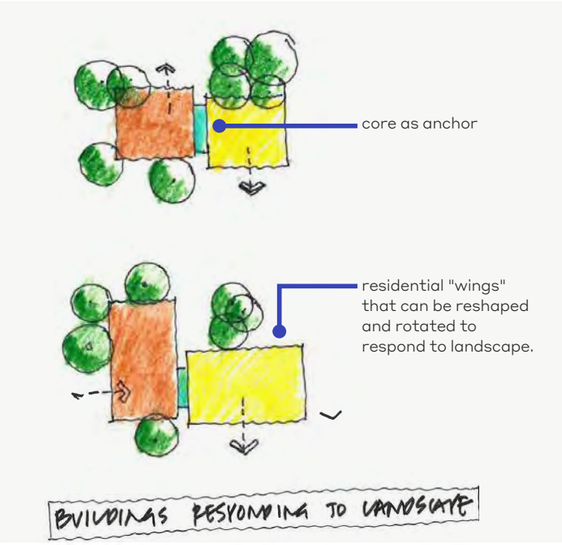
The existing site benefits from a perimeter landscape zone to the north and east boundaries. It is utilised by the users of the existing facility and immediate neighbourhood and provides a green veil to the streetscape. The development will retain, touch lightly and improve upon this perimeter landscape zone.

01.

Retain trees in line with DPO & tree retention plan and touch lightly the existing landscape.

02.

Create a flexible building floor plate that can shift and flex around existing site features.



03.

Arrange a collection of smaller buildings to respond to the surrounding neighbourhood grain.

Masterplan - Building Placement

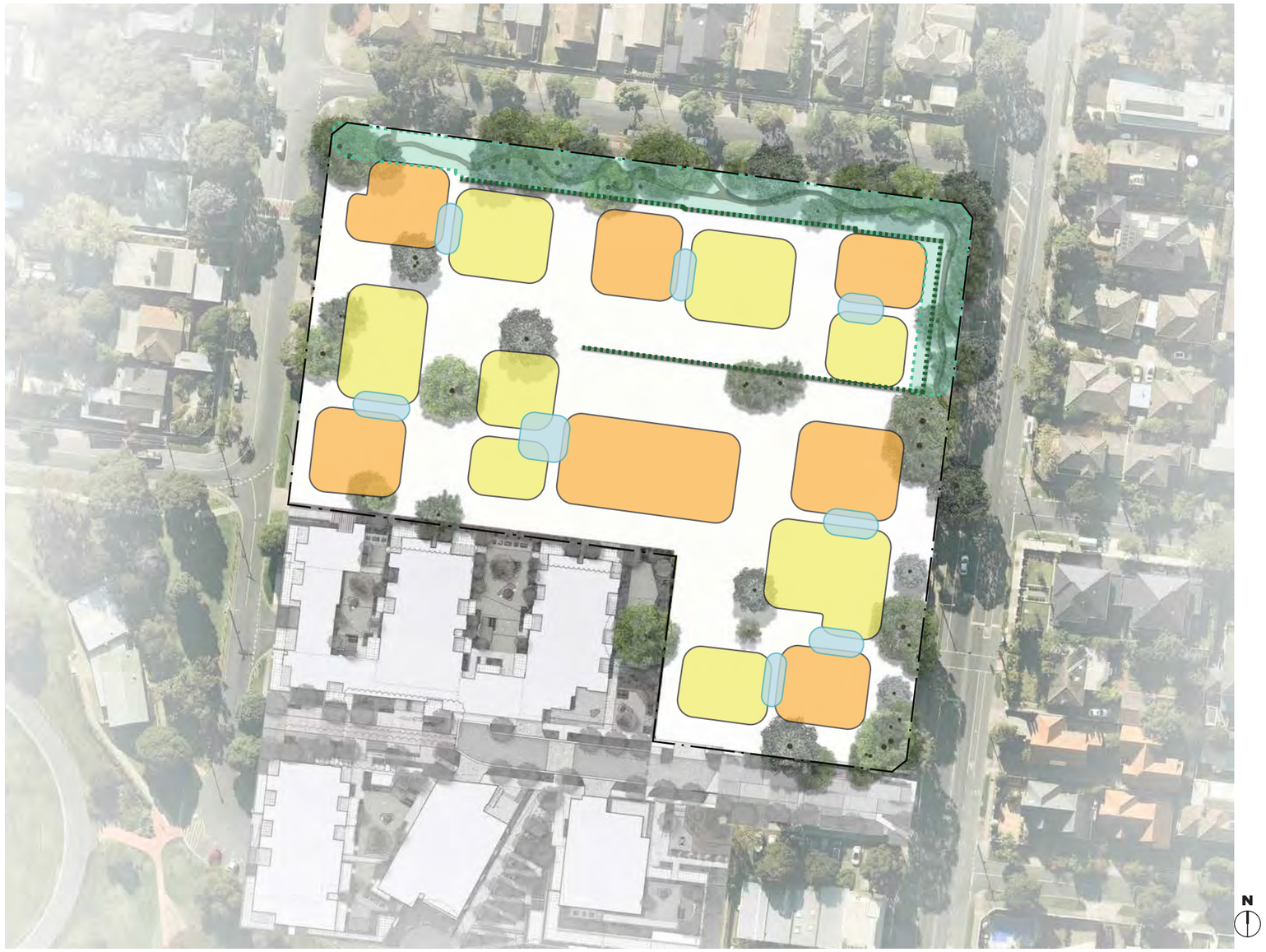
Pavilions in the Park.

A flexible floor plate will be used to create the ability to adapt the buildings to their surrounding environment. The result will be a masterplan that can touch lightly the existing trees and landscape.

The flexibility in floor plate will be created by using the building core as an anchor and a connector for the residential wings.

The ability to shift and reshape the residential wings naturally breaks down the building forms.

The result will be a collection of smaller buildings that provide 'pavilions in the park."



Legend

- Existing landscape retaining walls
- Existing landscape / path
- Building footprint
- Building core / circulation

Masterplan - Articulation of Building

Responding to neighbourhood grain.

Articulation of the building form will help to define the residences as a series of 'pavilions in the park' that respond to the neighbourhood grain.

Buildings will be stepped to respond to the topography provide variation in building mass and height that is sensitive to context and streetscape.

Legend

- Existing landscape retaining walls
- Existing landscape / path
- Building footprint
- Building core / circulation

N

Masterplan - Layered Landscape

A garden setting.

The proposal will retain a large number of existing trees and perimeter landscape, and in addition, provide a new layer of trees, plantings and landscape to create a true garden setting.

Legend

- New trees and landscape
- Existing trees
- Existing landscape retaining walls
- Building footprint
- Buildings core / circulation

Masterplan

Integrated landscape & architecture.

The development will integrate its landscape and architecture.

It will be respectful of the existing landscape, preserving what is already in place and layering in the new residences, additional landscape planting and multiple landscape zones.

New landscape zones will include a central common, pocket parks, secret gardens and landscaped circulation.

Buildings and residences will be placed to maximise garden outlook and interaction with landscape.

Legend

Precinct buildings

- 01 Wattle
- 02 Woodburn
- 03 Banksia
- 04 Lilly
- 05 Maple
- 06 Myrtle
- 07 Robinson

Precinct landscape zones

- 08 Woodburn Common
- 09 Secret Gardens
- 10 Gardiner Sqaure
- 11 Auburn Mews
- 12 Existing serpentine landscape

Precinct Retail Amenity

- 13 Local grocer
- 14 Local cafe

Precinct Neighbour

- 15 Homes Victoria site

Precinct Afforable Housing

- 16 Afforable Housing

Connectivity & Permeability

Site response improves local connectivity and permeability

The primary connection through the site will run east-west from Robinson Road to Auburn Road through the new open space area at the centre of the site.

Secondary connection routes will allow for permeability for residents through buildings and into the central open space area.

The new shared pedestrian/bike path along the southern edge of the site will provide a direct connection from Robinson Road to the retail tenancy on Bills St while also allowing for connections to the neighbouring Homes Vic site.

Street address will be provided to each of the residential buildings as follows:

Robinson Road	Robinson and Myrtle buildings.
Woodburn Road	Wattle, Woodburn and Banksia buildings.
Auburn Road	Lilly Building
Bills Street	Maple building

To complement this, each building will include a through lobby which provides direct access to the landscape zone.

The on-site retail amenity on the ground floor of Maple will have active frontage to Bills Street.

Vehicle entrance points for the basement carparking will be located at the existing crossover at Robinson Rd and at Bills St which is located to coincide with the proposed upgrade of Bills Street and complement the Homes Vic carpark entry points also on Bills Street.

Legend

- Key pedestrian circulation & entry
- Secondary building entry & secondary circulation
- Shared pedestrian & bike circulation
- Connection between site & HomesVic
- Vehicle site / carpark entry
- Primary building address & entry
- Retail address & entry

N

Communal, Public & Private Landscape Zones

New and existing landscape zones provide great local amenity.

The development will provide the highest quality of amenity for future residents and the enhancement of local amenity by providing public access to on-site open space.

As a result of the site's many distinctive connection points, a series of public and private landscape zones have been designed to provide all users with the best possible open space experience.

The central open space area known as Woodburn Common will have deep soil planting, lawn areas and seating nooks as well as landscape buffer planting to adjacent private courtyards to provide privacy to residents. Arbours covered in climbing vines will generally mark the entrances to the site on Woodburn and Auburn Roads.

The two Secret Gardens will provide open space to the residents adjacent. These areas will contain extensive planting to add to the vegetal veil and buffer between buildings, creating a tranquil atmosphere for the enjoyment of residents.

Gardiner Square is the second publically accessible open space located on the site and connects to the green lane known as Auburn Mews, a shared path that links to Robinson Road and the neighbouring Homes Vic site.

The existing landscape area along the northern boundary of the site will remain publicly accessible and features extensive buffer planting to private courtyards.

Legend

Public accessible landscape zone

Private landscape zone

1. Woodburn Common
2. Secret Gardens
3. Gardiner Square
4. Auburn Mews
5. Existing serpentine landscape
6. Residential private open space
7. Retail outdoor space

Response to Existing & Neighbourhood Character

"Boroondara continues to be a place of shady trees, with leafy streets and green parklands. Our trees enable us to experience the seasons, connect with nature and contribute to our sense of wellbeing."

- *Tree Strategy 2017 Report* prepared by the City of Boroondara

The site's masterplan design response takes its cues from the leafy neighbourhood character of its surrounding context and the City of Boroondara's own commitment to green spaces all residents can enjoy.

The established canopy trees both on the surrounding streets and existing within the site will inform the architectural language and orientation towards views, internal outlook and access to daylighting. The new landscape response will aim to respect and build on the existing strong design foundation and planting principles in Paul Thompson's design.

Tree Canopy & Building Heights

Tree canopy, building heights and setbacks provide a vegetated buffer to key interfaces.

Woodburn and Auburn Road interfaces are obscured by an existing vegetated veil. The elevations included on this and the following page show the existing trees represented in height and canopy spread as nominated in the arborist survey, as well as the series of buildings set back behind the vegetation stepping down the slope with the natural topography of the land.

The sections included on page 45, 46 and 47 also show the existing trees represented in height and canopy spread but capture key interfaces to Robinson, Woodburn and Auburn Road to show the setbacks from street, vegetated buffer and proposed building heights from ground and as it presents to the street.

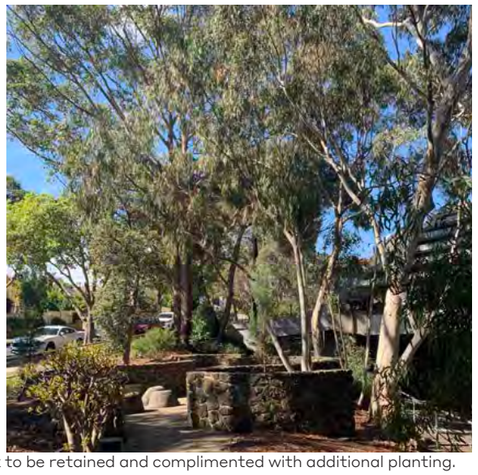
Woodburn Road Streetscape.

Generous setbacks will support the preservation of existing tree canopy, in turn the tree canopy provides a vegetal veil and green buffer at the boundary interface.

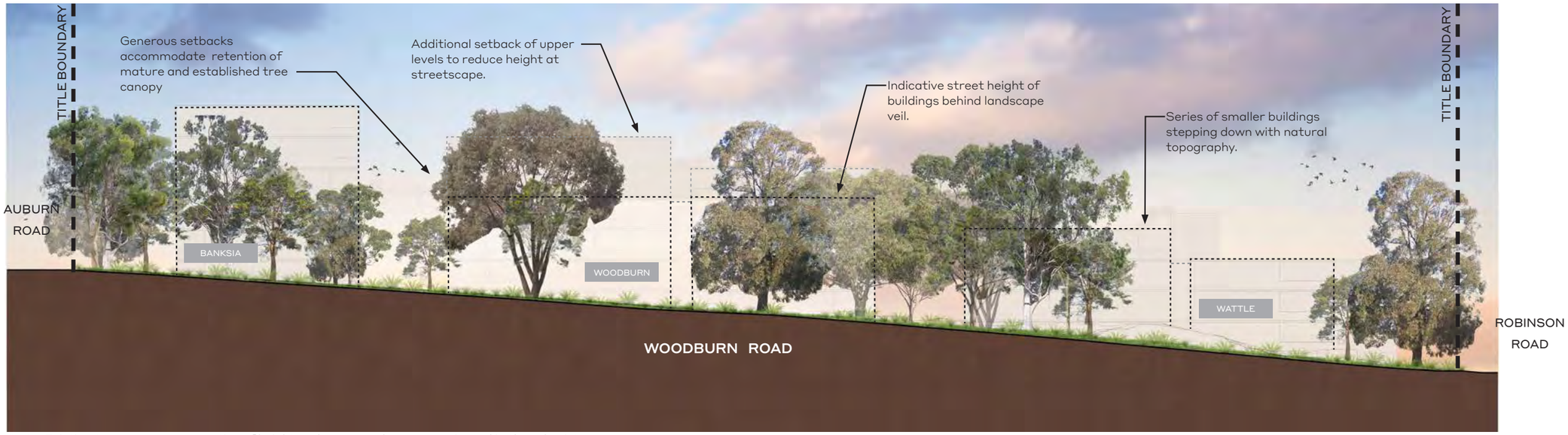
Buildings will be broken down into smaller scale 'pavilions' that are nestled into the hill side behind the landscape zone.

Buildings will take advantage of the site's existing topography, as it falls away from Woodburn, presenting a reduced height and mass to the Woodburn streetscape.

The result will be the landscape, with its mature and native trees, reading as the prominent feature of the streetscape. Buildings will be discreet and sensitive to the residential nature of Woodburn.



Landscape veil. Trees on site within Woodburn Road setback to be retained and complimented with additional planting.



Note. Existing trees are representative of height and canopy sphere as nominated in the arborist survey.

Tree Canopy & Building Heights

Auburn Road Streetscape.

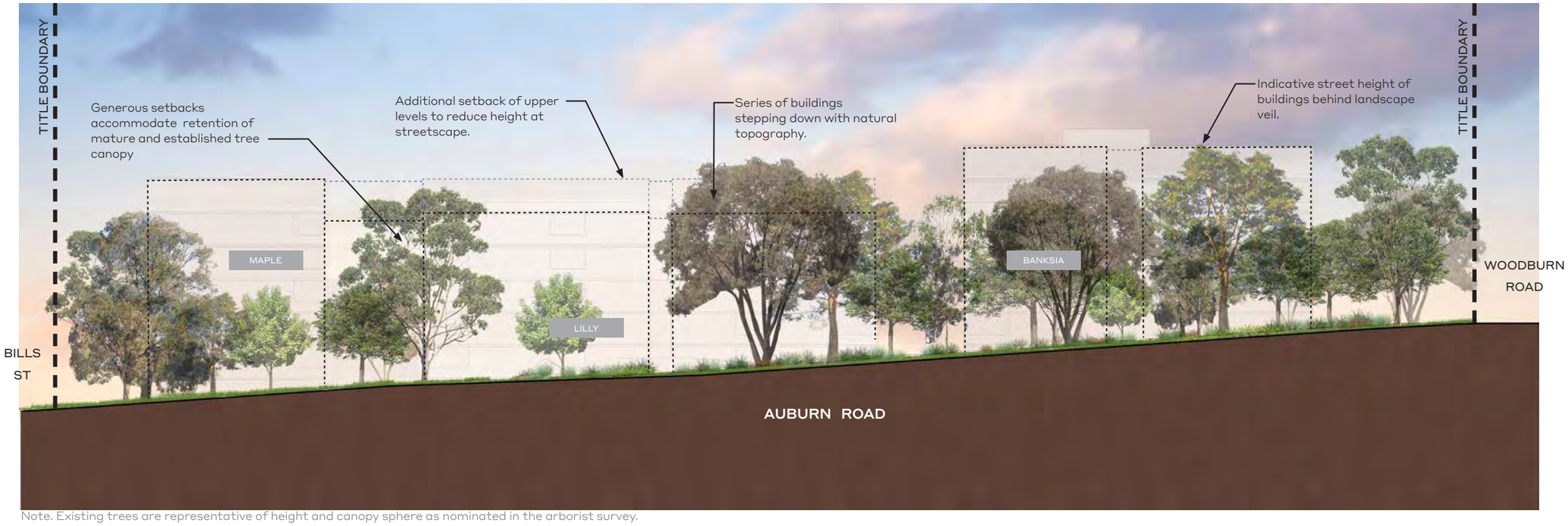
The current condition of Auburn Road includes the existing buildings that present a greater scale and height suited to the wide and busy nature of the roadway.

The proposed buildings along the Auburn Road frontage will have a higher scale than that at the Woodburn and Robinson Road interface.

Similar master planning devices will be employed to moderate the height and mass of the buildings.

- Generous Setbacks to accommodate existing and new landscape canopy veil. The proposed buildings are aligned or behind the existing building setbacks.
- Creating a series of smaller scale buildings
- Stepping the buildings with the natural topography to create variation in height and mass.
- Working with the site topography to present a reduced height and mass to the street scape

Landscape veil. Trees on site within Auburn Road setback to be retained and complimented with additional planting.



Note. Existing trees are representative of height and canopy sphere as nominated in the arborist survey.

Heights and Setbacks

Robinson Road

Height

The height of buildings fronting Robinson Road will be generally 4 storeys overall and, as demonstrated by the section, through careful consideration of the topography of the site, the buildings will present to the street as approx. 3- 4 storeys.

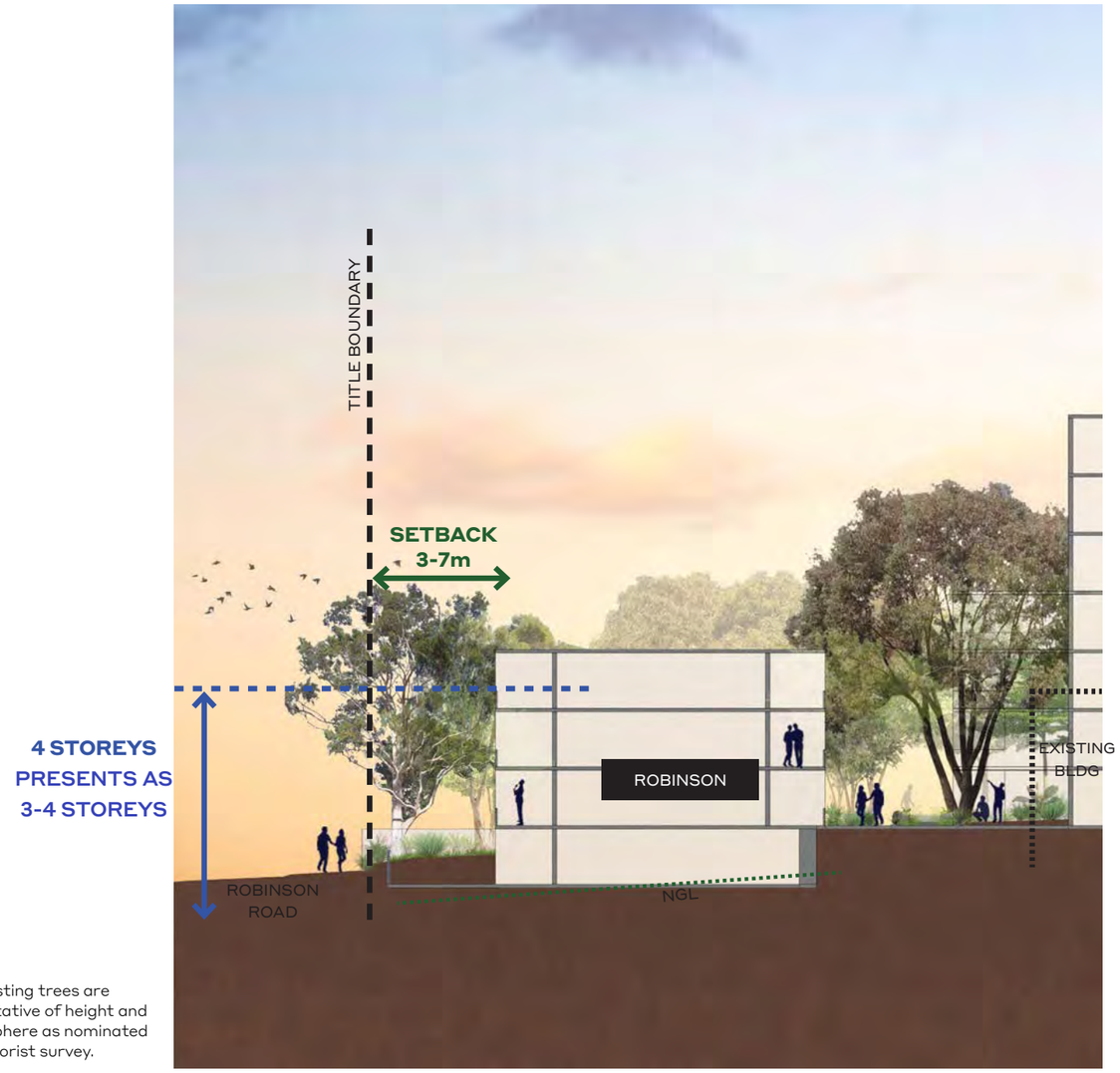
Setbacks

The buildings will be set back between approx. 3 to 7m from the Robinson Road boundary, with all buildings situated behind an established landscape zone consisting of mature existing tree canopy and complemented by additional new planting. The setbacks will be more generous than those currently being constructed at the neighbouring Homes Victoria site.

Massing and Street Interface

The building forms will be intentionally lower in scale along this edge to provide an appropriate and respectful interface to the residential character of Robinson Road. The buildings will be composed to communicate a collection of smaller buildings that step down in response to the slope on Robinson Road.

Key Plan



Note. Existing trees are representative of height and canopy sphere as nominated in the arborist survey.

Heights and Setbacks

Woodburn Road

Height

The height of buildings along Woodburn Road will vary from approx. 4-7 storeys overall. However, as demonstrated by the section, through careful consideration of the topography of the site, the buildings will present as 3-5 storeys.

Setbacks

The buildings along Woodburn Road will be positioned to provide generous setbacks that range between approx. 6-12 m and include the preservation of the existing perimeter landscape zone. Upper levels will be set back further to reduce the perception of mass from the street.

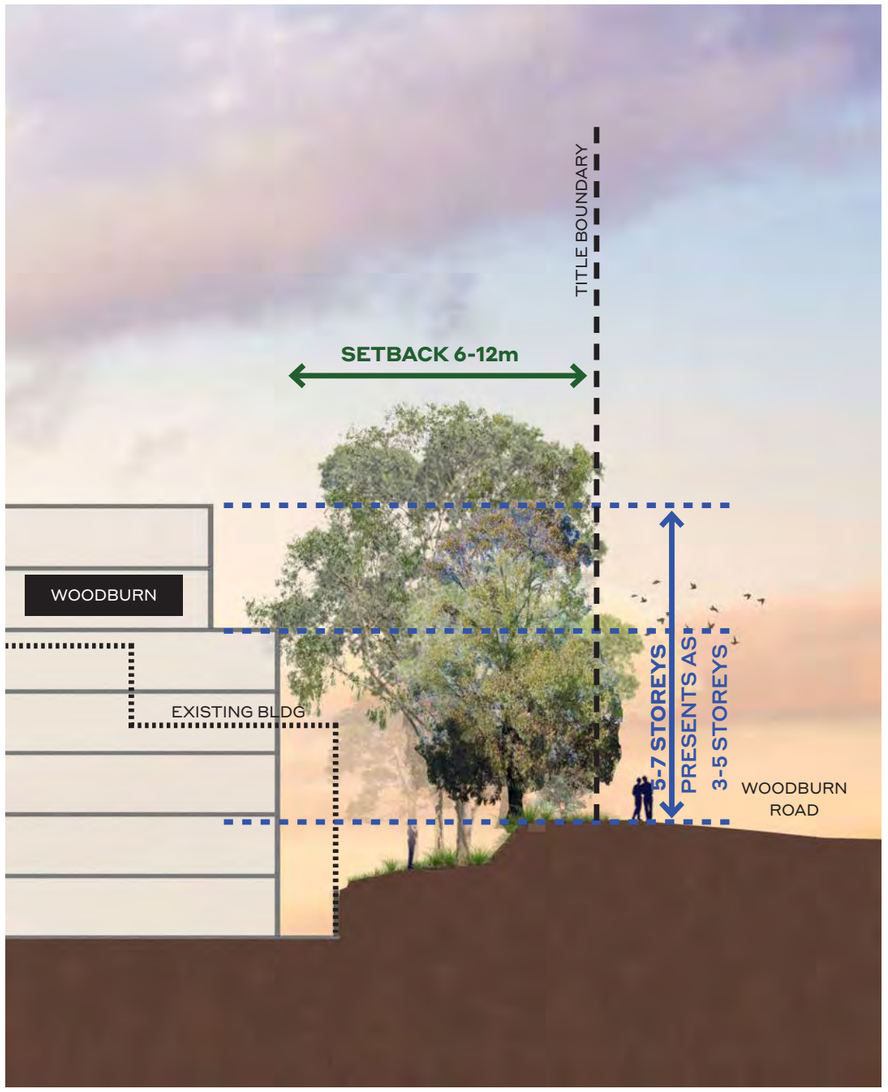
Massing

The development will provide a series of smaller buildings rather than long continuous block forms. This will provide greater articulation, variation and reduce the mass of the building. It will also provide penetration of light and views, creating relief and space between buildings.

Street Interface & Streetscape

The existing landscape zone and tree canopy will provide a substantial green veil which will soften the presentation to the street.

Key Plan



Note. Existing trees are representative of height and canopy sphere as nominated in the arborist survey.

Heights and Setbacks

Auburn Road

Height

The height of buildings along Auburn Road will be approx. 6-7 storeys overall and present to the street as approx. 6 storey buildings as demonstrated in the section diagram. The height of the Auburn Road frontage will echo the taller built form of the existing buildings and will be moderated by the proposed setbacks and existing tree canopy.

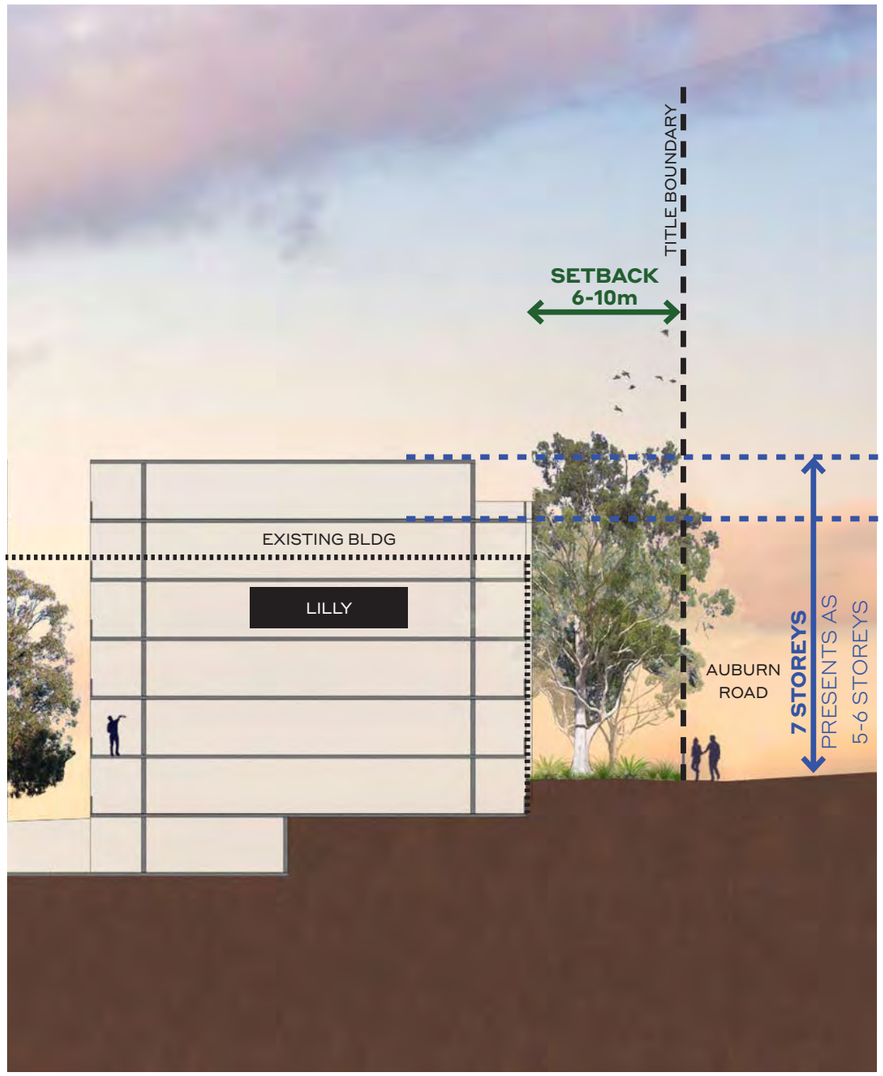
Setbacks

The buildings' setbacks will range between approx. 6-10m along Auburn Road, with all buildings to be situated behind or inline with the setbacks of the existing buildings. This approach to setbacks will allow preservation of the perimeter park and the retention of the mature tree canopy already in place along the 130m Auburn Road frontage.

Massing

Auburn Road is less sensitive to building scale based on the scale of the existing buildings and the nature of a wide and busy road. Moderation of building mass will be provided in the same way as other street frontages, in that it will be composed as a collection of building forms that are highly articulated and veiled by the mature tree canopy. The Auburn Road frontage has a steep fall to the south and the development will step the smaller building forms in response to the topography also aids in providing a considered design and massing response.

Key Plan



Note. Existing trees are representative of height and canopy sphere as nominated in the arborist survey.

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Masterplan - Height & Setbacks

Legend

Approx. 9-10m setback between buildings

Boundary setback range (m)

3 storeys / 4 storeys — Total storeys presented to street * / Total storeys overall

4 storeys — Total storeys Home Vic Development

* Note. *Total storeys presented to street* is the number of storeys above the natural street level at the site boundary and is exclusive of upper storey setbacks. It represents a perceived number of storeys by a person positioned adjacent to the site.

Precinct buildings

- 01 Wattle
- 02 Woodburn
- 03 Banksia
- 04 Lilly
- 05 Maple
- 06 Myrtle
- 07 Robinson

Precinct landscape zones

- 08 Woodburn Common
- 09 Secret Gardens
- 10 Gardiner Sqaure
- 11 Auburn Mews
- 12 Existing serpentine landscape

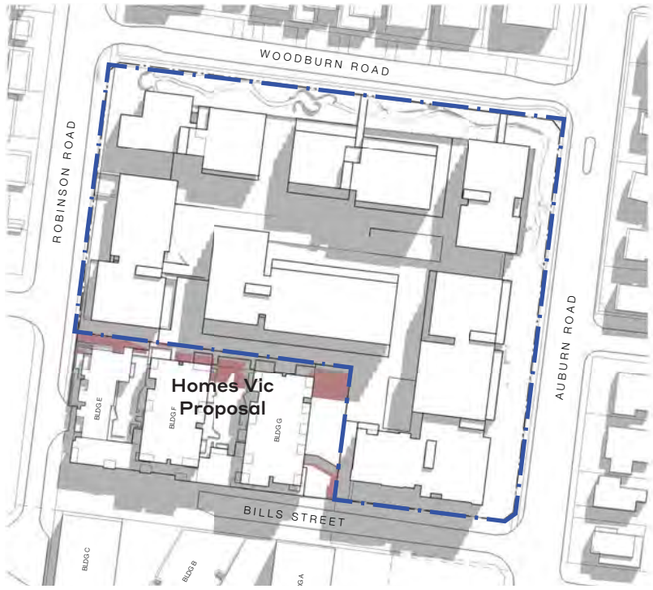
Homes Victoria development

- 13. Homes Victoria site

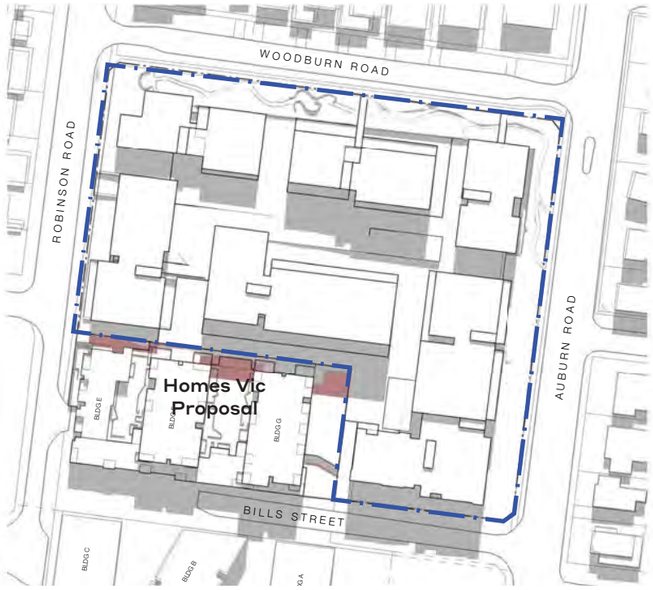
Shadow Studies

Shadows considered & appropriate.

10am, 22 September



11am, 22 September



12pm, 22 September

Legend

Additional shadows cast by proposed development

*Note:

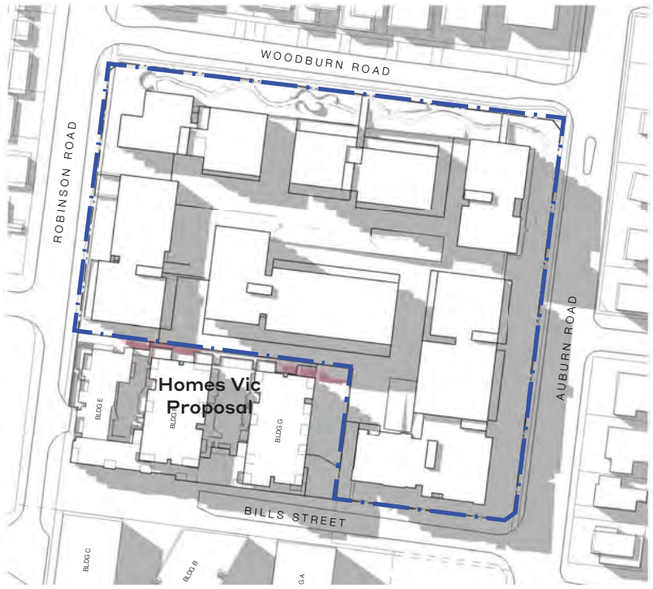
Shadows based on town planning application documents/drawings available for the adjacent Homes Victoria site.

Shadow Studies

Shadows considered & appropriate.

1pm, 22 September

2pm, 22 September



3pm, 22 September

Legend

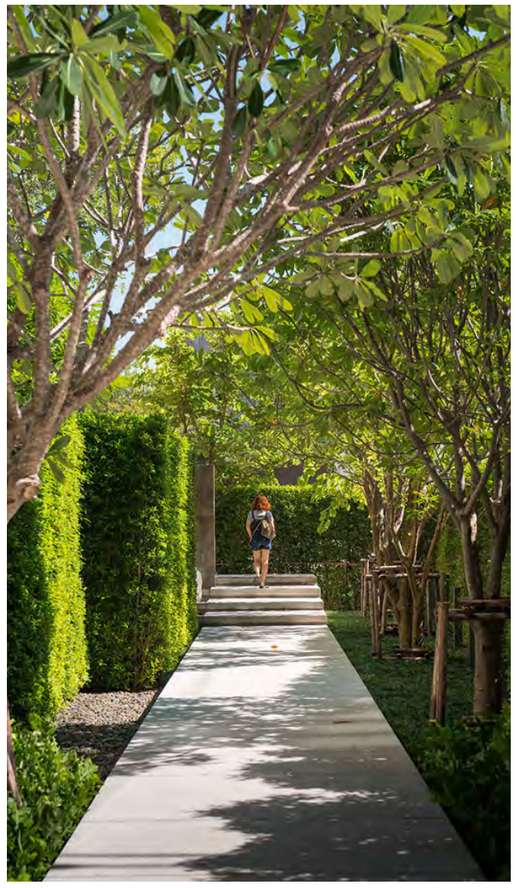
Additional shadows cast by proposed development

*Note:

Shadows based on town planning application documents/drawings available for the adjacent Homes Victoria site.

Design Response
Architecture Integrated with Landscape

A seamless integration of architecture and landscape for the enjoyment of all.

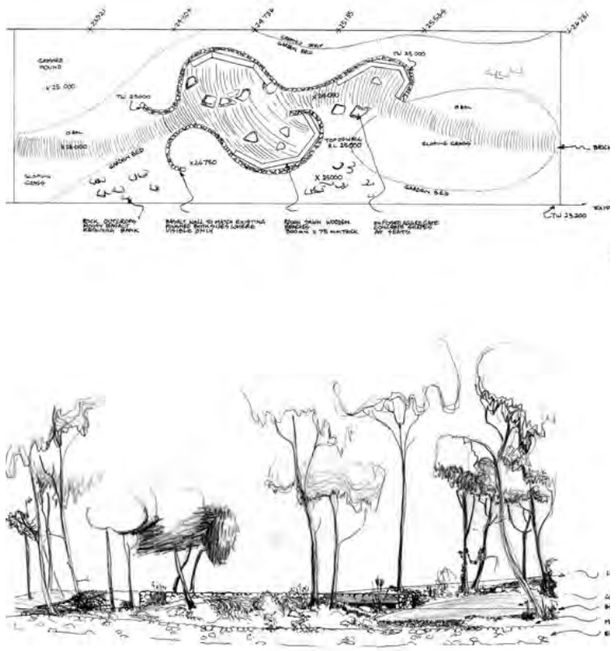


Design Response
Architecture Integrated with Landscape

Landscape and architecture work together to create a mix of spaces to occupy, dwell and move through.

Materiality & Language

Materials are respectful to the existing site and context.



Source: Paul Thompson original sketches

Basalt rock walls

Brick paving

Natural boulders

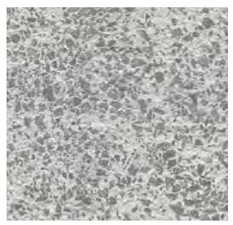
Concrete

Timber

Materiality & Language

Natural tones complement landscaped garden setting.

Brick



Concrete

Smooth concrete

Timber

Metal powdercoat finish - Bronze tone

Glass Clear

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Planting Palette

Planting palette is relevant and responds to the site history and context.

The planting palette has been informed by the following key considerations:

1. The site's geological context

The steeply graded site sits on a combination of mudstones, siltstone and sandstones that have been informed by close proximity to the Yarra River and Gardiners Creek. This means the soil will be mostly well-draining so plant species have been selected that suit this soil type.

2. The site's green context

Pre-1750, the site would have been covered by plains woodlands with a close proximity to riverine grassy woodlands and other riparian ecologies. The planting palette for this development was compiled from species from these historical vegetation classes as well as successful species that currently exist on the site and nearby open space. The existing trees to be retained on site provide extensive shade and species have been chosen that will suit this environment.

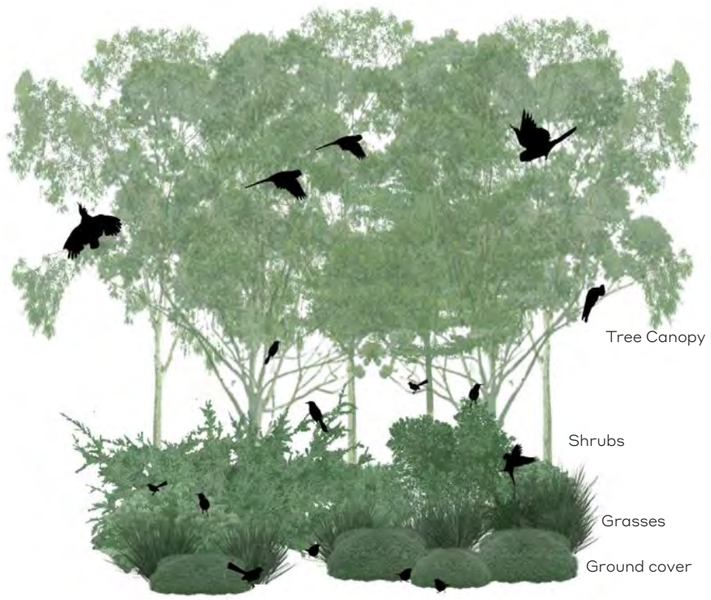
3. The site's ecological context

The development aims to maintain and enhance native bird and other animal life on the site which has impacted the planting strategy. Species have been included that will enhance the existing understorey and provide support for existing mature trees.

NOTE:

The species list shown is indicative and will be subject to further detail design and assessment to ensure the most appropriate species and cultivars are incorporated into the final landscape design

Botanic Name	Common Name	Height x Width		Type
Acacia acinacea	Gold Dust Wattle	1.5 x 1.5m	Native	Shrub
Acacia podalyriifolia	Silver Wattle	6.0 x 3.0m	Native	Tree
Austrostipa stipoides	Prickly Spear-grass	0.8 x 0.8m	Native	Grass
Backhousia citriodora	Lemon Myrtle	4.0 x 3.0m	Native	Tree
Banksia blechnifolia	Southern Blechnum Banksia	0.3 x 1.5m	Native	Groundcover
Banksia arginata	Silver Banksia	5.0 x 4.0m	Native	Tree
Chrysocephalum apiculatum	Common Everlasting	0.5 x 0.6m	Native	Groundcover
Correa reflexa	Common Correa	1.5 x 3.0m	Native	Shrub
Corymbia citriodora	Dwarf Pink	7.0 x 3.0m	Native	Tree
Dianella tasmanica	Tasmanian Flax Lily	1.0 x 1.0m	Native	Grass
Eucalyptus pulverulenta	Dwarf Silver Leafed Mountain	1.5 x 1.5m	Native	Shrub
Grevillea paniculata	Grevillea	1.5 x 1.8m	Native	Shrub
Hibbertia scandens	Snake Vine	3.0 x 3.0m	Native	Shrub/Vine
Leptospermum petersonii	Lemon Scented Tea Tree	1.0 x 0.6m	Native	Shrub/Small
Lomandra longifolia	Basket Grass	1.5 x 0.3m	Native	Grass
Lomandra 'Tanika'	Lomandra Tanika	0.7 x 0.5m	Native	Grass
Melaleuca nesophila 'Little	Honey-Myrtle	1.5 x 2.0m	Native	Shrub
Poa labillardieri 'Eskdale'	Common Tussock Grass	1.0 x 0.8m	Native	Grass
Viola hederacea	Native Violet	0.3 x 1.0m	Native	Groundcover
Westringia fruticosa 'Mundi'	Dwarf Coastal Rosemary	0.5 x 1.0	Native	Groundcover



Planting Palette

Acacia acinacea

Austrostipa stipoides

Banksia blechnifolia

Banksia marginata

Chrysocephalum apiculatum

Dianella tasmanica

Grevillea paniculata

Leptospermum petersonii

Planting Palette

Acacia podalyriifolia

Backhousia citriodora

Corymbia citriodora

Eucalyptus pulverulenta

Lomandra longifolia

Poa labillardieri 'Eskdale'

Viola hederacea

Westringia fruticosa 'Mundi'

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Climate Net Zero Design

Commitment to Net Zero carbon certification in operation based on Climate Active Framework.

The development has been conceived with sustainable design at its core and an integrated, multi-disciplinary design process will be adopted to ensure that initiatives are wholely integrated into the architectural form and the landscape design.

The development will be designed to achieve exemplar outcomes in relation to sustainability including:

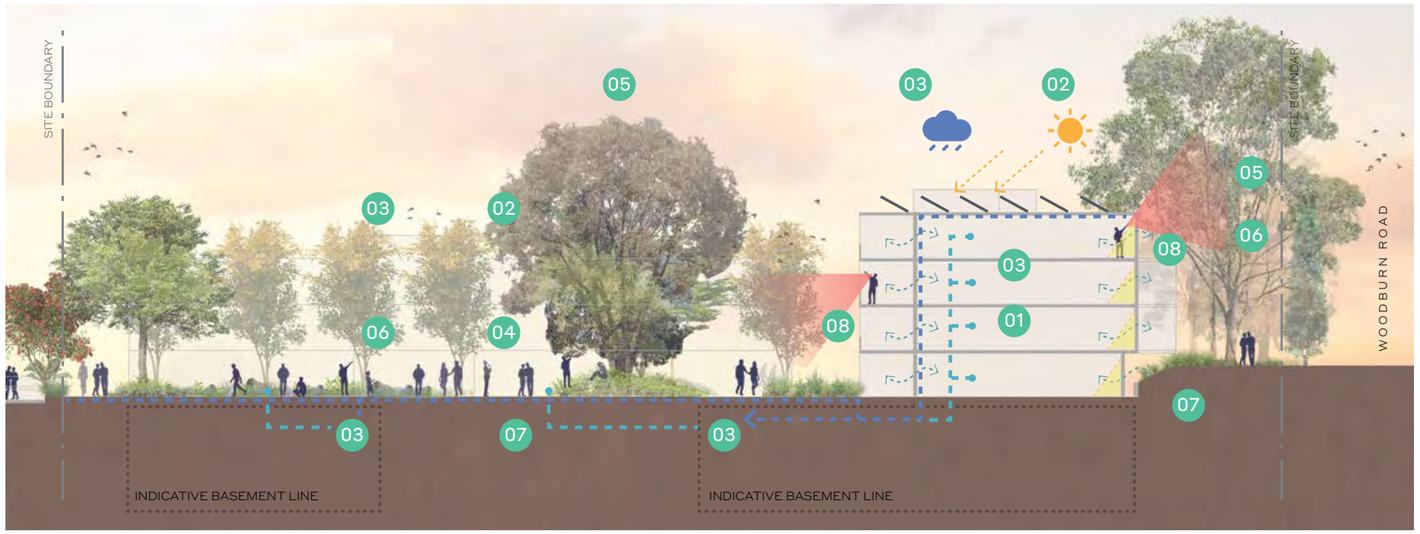
- Achieving Net Zero Carbon certification based on the Climate Active Framework.
- Attaining 5 Star Greenstar ratings for all buildings
- 7 star NatHERS energy ratings for apartments
- Meeting the Best Practice performance objectives for stormwater quality as contained in the Urban Stormwater - Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999).

As a consequence, the development will be at the forefront of sustainable design and is the first project within the City of Boroondara to commit to net zero carbon certification based on the Federal Government's Climate Active framework.

Ark Resources has prepared an Environmentally Sustainable Design Framework for the development which identifies the key ESD objectives for the development of the site (refer to the Appendix). All planning permit applications will be accompanied by a Sustainable Management Plan detailing the strategy and specific initiatives incorporated within individual buildings and confirming the key performance outcomes are delivered.

Legend

1. Energy efficient building design with optimised orientation, integrated sun shading and cross ventilation
2. Net Zero Carbon buildings – all electric services, solar arrays to minimise ongoing costs and emissions
3. Rainwater harvesting, treatment and reuse for flushing toilets and landscape irrigation
4. Water sensitive urban design approach with biofiltration integrated into landscaping to allow for infiltration and passive irrigation
5. Retain and protect existing trees
6. Mature tree canopy and pergolas to provide shade in summer and solar access in winter
7. Generous deep soil zones around existing trees to allow healthy growth and establishment of new trees
8. Building articulation provides opportunities for natural ventilation corridors and ample exposure to daylight



Note: Indicative section to show environmentally sustainable design principles

Traffic

Traffic modelling confirms the increase in movements are able to be accommodated by the local network.

Whilst an increase in traffic movements will result from the extent of development envisaged for the land, these impacts are able to be accommodated by the network as confirmed by Stantec's modelling, the results of which are presented in the figures to the right.

In accordance with the provisions of Schedule 4 to the Development Plan Overlay, an Integrated Transport Plan (ITP) has been prepared by Stantec Pty Ltd. This analysis was conducted on a cumulative basis, assuming the Homes Victoria development was complete, can be found within the Appendix and should be referred to for additional information.

DPO4 seeks to ensure that development provides "appropriate levels of on-site car parking and bicycle parking within an underground basement that reflect the transport needs of future residents, accessed from locations which avoid unacceptable impacts on the safe and efficient operation of the local street network".

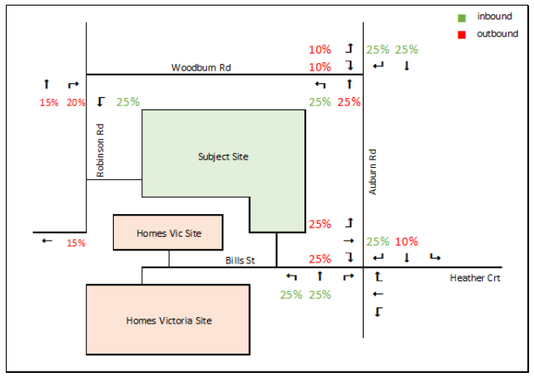
This is complemented by broader policy aspirations at Clauses 18 and 21.06 of the Boroondara Planning Scheme.

The ITP demonstrates that:

- The site will be provided with on-site car parking that reflects the requirements of the Boroondara Planning Scheme for the dwellings and on-site retail land uses.
- It has good access to public transport and bicycle connections, which will provide future occupants with an alternative, more sustainable transport options that reduce dependence on private motor vehicle usage.

The ITP demonstrates that the impact on the existing local street network will be accommodated without unacceptable impacts on the safe and efficient operation of the network by incorporating the following:

- A basement access from Bills Street to assist with concentrating movements to Bills Street and Auburn Road and dispersing movements equitably on the network to protect residents in Woodburn and Robinson Road from the impacts of new traffic movements.
- A second site access from Robinson Road, generally aligning with the existing access to the University Campus and its car parking.
- Containing waste collection to within the basement of the development to minimise impacts on the street network and neighbourhood amenity.



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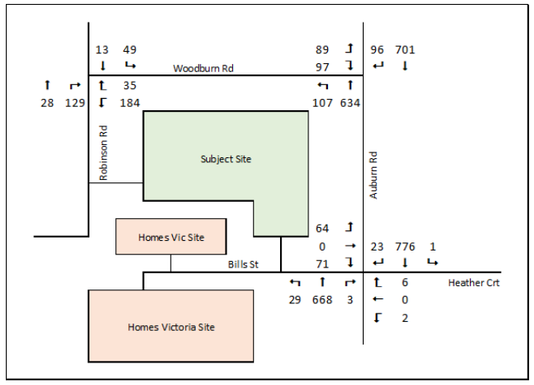

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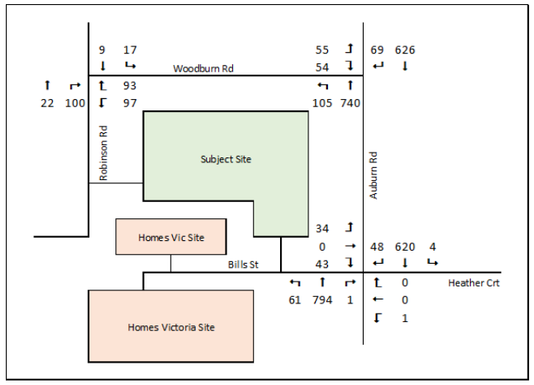


03

Legend

01 Traffic Distribution
02 AM Traffic Post-Development
03 PM Traffic Post-Development

Deep Soil Planting & Garden Area

Generous additional provision of deep soil and garden area will enhance the amenity for existing and future residents.

The DPO4 imposes a requirement that development meet the following requirements:

- Deep soil planting areas in excess of the minimum required by Standard D10 of Clause 58.03-5; and
- Minimum garden area, as defined by Clause 73.01, of at least 35% of the site's area.

The primacy given to existing canopy tree retention, generous setbacks and conceptualisation of pavilions in a garden setting will enable the delivery of deep soil planting areas and garden area, which are substantially more generous in extent than the minimum requirements of the DPO4 provisions.

The additional provision of deep soil and garden areas will enhance the amenity of the neighbourhood for existing and future occupants, enabling existing and proposed plantings to thrive, as well as underpin the neighbourhood's urban ecology.

Area Schedule - Deep Soil Planting

Name	Area	%
Required	approx. 3,070m^2	15%
Building Envelope	approx. 11,206m^2	70%
Deep Soil Zone	approx. 4,898m^2	30%

Area Schedule - Garden Area

Name	Area	%
Required	approx. 5,678m^2	35%
Garden Area Zone	approx. 8,630m^2	54%

Gender Equity in Design

Gender equity in design improves the lived experience for all members of the community.

The impact of gender-bias thinking and mindsets can be significant especially when we consider how our buildings, private and publicly accessible spaces are designed.

Gender equity in design is important and better planning and consideration early in the design phase can help to improve the lived experience for all members of the community.

The development will provide a safe environment through the day and night for all profile of users and has been considered at the outset of the new spaces created in this development plan.

Principles:

- Provide adequate and appropriate lighting - avoid glare, allow for clear sightlines (CPTED), Lux levels, safety on street
- Planting - ensure appropriate planting types and heights, clear sightlines, no growth over pathways, no places to hide
- Provide night time activation and engagement
- Ensure passive surveillance
- Provide appropriate lobby orientation and views
- Include legibility and wayfinding
- Provide DDA access
- Ensure play opportunity and equity

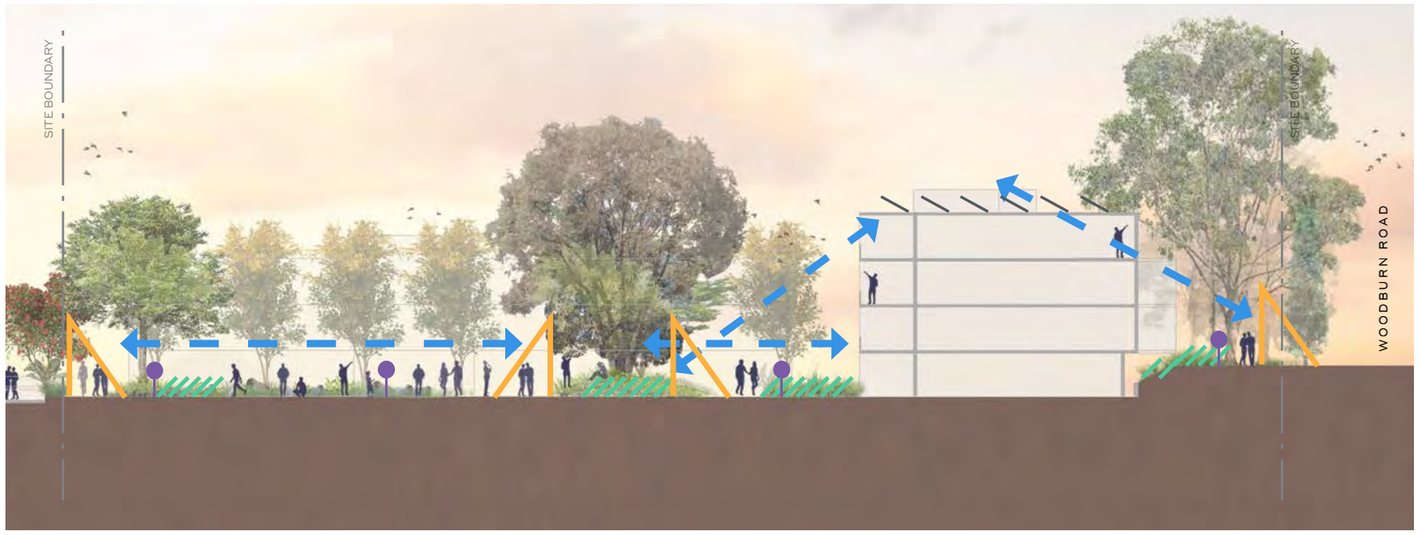
Legend

Appropriate lighting

Lobby locations and sightlines/ passive surveillance

Landscape - low planting, rest points, amenity sightlines

Wayfinding



Note: Indicative section to show gender equity in design principles

Public vs Private

Public and private spaces are defined by a range of screening and landscaping treatments.

The proposal will create clear separations between public, communal and private spaces while maintaining a sense of openness and privacy for residents and visitors.

The central open lawn space will be the main public open space on site and will be divided from neighbouring private courtyards through extensive landscape buffers. These buffers will be reinforced with fences hidden within the planting that can also be used as trellises for climbing species.

The secret garden spaces throughout the site are to be accessed by residents only. These gardens will be enclosed by largely open fencing screened by lush plantings, creating a sense of transparency and openness while screening views into private gardens.

The private courtyards close to the boundary of the site will have a nuanced approach to prevent views into courtyards from the street and existing landscape pathways. These courtyards will be faced with tiered plantings and fencing to create a private yet green open space. Fencing will be screened by planting to soften while preventing views into private spaces.

The screening and landscaping elements that will be embedded in the landscape design and detailing include:

- Metal palisade fences hidden in planting above low concrete walls.
- Timber paling fences with internal trellises to support climbing plants.
- Free standing black painted steel palisade fences hidden in planting.

Integration with HomesVic Site

Integrated gentle medium density precinct with improved connections and shared landscape spaces.

The development of the site will complement and enhance the redevelopment of the adjoining Homes Victoria land to the immediate south, which is a 1 hectare site that will provide approx. 206 new social and affordable dwellings.

The proposal will treat the subject site and the Homes Vic site as one integrated precinct with multiple connections and shared landscape spaces. In combination, these sites will contribute to a significant, integrated in-fill development: the creation of a 2.65-hectare gentle medium density precinct of the highest standards.

The development includes a new setback of 4.5m to compliment the 4.5m setback on the Homes Vic site, allowing a 9m wide zone for the creation of a shared path along the southern site boundary shared with Homes Vic.

New buildings adjacent this boundary will provide setbacks which foster connection between the two developments and genuine integration.

The lane will have extensive planting along each side that creates a cool, welcoming environment while protecting the privacy of residents and allowing for freedom of movement between the sites. The green lane will connect to the newly created Gardiner Square and allows permeability through to Auburn Road and Bills Street.

The Bills St end of the lane will provide access into the new retail amenity at the interface with the Homes Victoria site. This retail offering will create a strong connection and amenity to benefit existing and future residents.

Legend

- Bills Street through link
- Bills st upgrade to integrate with works to be completed by Homes Victoria.
- Shared pedestrian & bike circulation
- Connection between site & HomesVic
- Landscape zones
- Homes Victoria development

Bills St Upgrade

Bills Street upgraded to improve the public realm and tie in with Homes Victoria works.

The new development will include upgrade works to the eastern end of the existing Bills Street Road reserve, between Auburn Road and the site's western boundary to complete the upgrade works on Bills Street by Homes Victoria. This will improve pedestrian amenity, landscape outcomes and improve the public realm for the broader community.

The development will create an activated frontage to the corner of Bills Street and Auburn Road through the addition of retail tenancies. The corner cafe and local grocer will create a local meeting place that will diversify the retail offering in the area. By locating these tenancies across the road from the existing commercial shops and landscaped seating area on the south side of Bills Street, the development will create a local shopping hub to revitalise the street.

The corner of Auburn Road and Bills Street contains a number of significant native trees that will be retained as part of the development. This will create a unique and shady seating area for the retail offers and establishes a visual connection with adjacent landscape zones.

Legend

- Bills Street through link
- Bills st upgrade to integrate with works to be completed by Homes Victoria.
- Shared pedestrian & bike circulation
- Connection between site & HomesVic
- Landscape zones
- Retail (Local Grocer)
  *Activated frontage shown dashed
- Retail (cafe)
  *Activated frontage shown dashed
- Vehicle site / carpark entry
- Retail grocer entry point
- Retail cafe entry point

Affordable Housing Commitment

10% of all dwelling provided to be Affordable Housing.

10% of the total dwellings within the development plan area will be provided as affordable housing, as defined in the Planning and Environment Act 1987 (the Act).

The dwellings will be delivered by sale at a minimum 25% discount (on average) to the value of the dwellings delivered, or equivalent, for moderate income households, to an agency registered under the Housing Act 1983 (a Registered Housing Agency).

The dwellings will comprise a mix of 1- and 2-bedroom apartments and will be located within the Maple building, opposite the existing retail and commercial uses on the corner of Auburn Road and Bills Street and above the development's proposed ground level retail uses.

The affordable dwellings will be tenure blind, and occupants of the dwellings will have access to all facilities and services available to other residents (e.g., communal facilities), unless the purchaser confirms that the cost of access to these facilities is prohibitive.

Alternative Delivery Methods

An alternative affordable housing delivery method may be agreed to by the responsible authority, if it can be adequately demonstrated that it will provide a contribution equivalent in value to the Preferred Delivery Method.

The value of the Preferred Delivery Method equates to a "gifted" contribution of 2.5% of total dwellings as affordable housing (25% of 10%).

An alternative delivery method might include (but is not limited to):

- The delivery of affordable housing by lease or through a shared equity model.
- The delivery of affordable housing to (via sale or lease), or in conjunction with, a party that is not a Registered Housing Agency, such as a not for profit (registered with the Australian Charities and Not-for-profits Commission) or another eligible party, to the satisfaction of the responsible authority.
- Delivery of a different proportion of the total dwellings as affordable housing (I.e., sale of 5% of dwellings at a 50% discount to market value).

Legend

Location of affordable housing apartments

Location of Homes Victoria affordable housing

N

Waste, Contamination, Site Services & Stormwater

Waste, contamination and site services considered in formulating the Development Plan.

Waste

Whilst not a matter specifically required by the provisions of DPO4, careful consideration has been given to managing the development's waste generation, storage, and collections needs.

A preliminary Waste Management Strategy (WMS) has been prepared by Leigh Design Pty Ltd. This Document can be found within the Appendix and should be referred to for additional information.

The WMS confirms that on-site storage and collection of waste within the development's basement is required to suitably manage the development's waste generation and recycling requirements.

Any future planning permit application will be accompanied by a suitably detailed Waste Management Plan (WMP) that generally accords with the WMS.

Site Services & Stormwater

Reeds Consulting and Ascot Consulting Engineers have undertaken a review of the site's service and infrastructure provision and made recommendations regarding potential upgrades and changes required to support the development. This is included in the Appendix and provides further details.

None of the matters identified and canvassed in these assessments are considered unusual for a brownfield site in an established Melbourne neighbourhood.

Any future planning permit application will be accompanied by appropriate details of any changes or upgrade (as relevant) to existing site services and stormwater infrastructure required to support the development.

Contamination

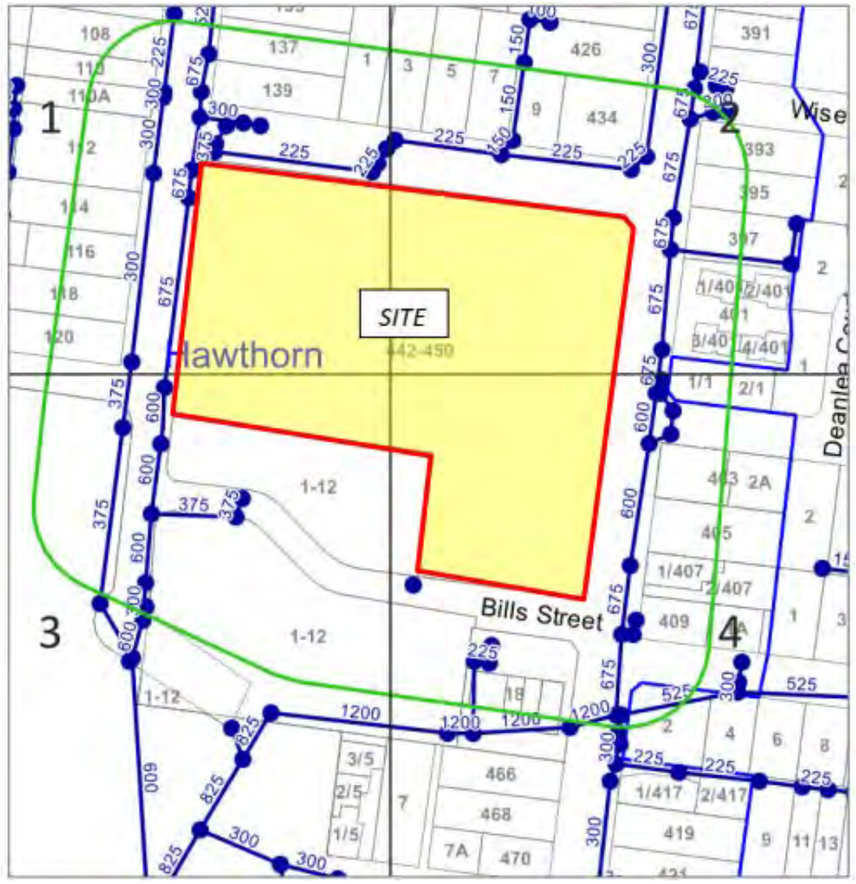
The development plan contemplates a new sensitive use on the site. In accordance with the requirements of the Environmental Audit Overlay.

Before a sensitive use (residential use, child care centre, pre-school centre, primary school, secondary school or children's playground) commences or before the construction or carrying out of buildings and works in association with a sensitive use commences:

- A preliminary risk screen assessment statement in accordance with the Environment Protection Act 2017 must be issued stating that an environmental audit is not required for the use or the proposed use; or
- An environmental audit statement under Part 8.3 of the Environment Protection Act 2017 must be issued stating that the land is suitable for the use or proposed use.

Environmental Earth Sciences Vic has undertaken a review of previous contamination assessments, and this is provided within the Appendix. The assessment concludes that the site has low potential for contamination but that there may be pockets of localised areas of potential residual contamination.

The preliminary risk screen assessment required by the EAO provisions provide an appropriate framework for confirming these conclusions through appropriately rigorous investigations prior to development.



Cultural Heritage Management

Area of Aboriginal Cultural Heritage Sensitivity.

The southwest corner of the land is located in an Area of Aboriginal Cultural Heritage Sensitivity (ACHS) and the development is a “high impact activity”.

Any future planning permit application will require an approved Cultural Heritage Management Plan (CHMP) before a planning permit issues, unless the land within the ACHS has been subject to significant ground disturbance, as defined by the relevant legislation.

The management of any aboriginal cultural heritage is a matter that will be fully addressed via the well-established legislative and regulatory approval process.