



Application for Review P1539/2020, P1631/2020, P1637/2020 and P1644/2020

# 7 Selwyn Street, Elsternwick

Urban Design prepared by Craig Czarny, Hansen Partnership

June 2021

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Appendix A – Craig Czarny, Curriculum Vitae

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*Subject site Selwyn Street frontage, May 2021*



# Cover Page

1. the file number given by the Tribunal for the relevant proceeding:

*VCAT Reference No. P1539/2020, P1361/2020, P1637/2020 and P1644/2020*

2. the date of the report:

*7<sup>th</sup> June 2021*

3. the date of site visits and inspections:

*10<sup>th</sup> May 2021*

4. if the report relates to a property, the address of that property:

*7 Selwyn Street, Elsternwick*

5. the party for whom the report has been prepared:

*The Jewish Cultural Centre and National Library Kadimah*

6. the person from whom you received your instructions:

*David Vorchheimer, HWL Ebsworth Lawyers*



*Aerial of subject site*

# 1 Introduction

7. My name is Craig Czarny and I am a director of design at Hansen Partnership. I have over 30 years' experience in urban design projects in Australia and overseas. I hold a Bachelors degree in Planning and a Masters degree in Landscape Architecture and have provided urban design, streetscape and public domain advice on a number of projects of varying scales. I have a sound appreciation of the urban form, streetscape and public domain issues associated with residential, commercial and townscape settings, having provided advice on a number of activity centre, residential and neighbourhood character studies. I also have an appreciation of urban design and character issues in Glen Eira, having worked on numerous projects across the City over more than 2 decades.
8. Projects that I have managed have received awards from the Planning Institute of Australia (PIA), Australian Institute of Landscape Architects (AILA) and the International Federation of Landscape Architects (IFLA). I am a PIA Fellow and recipient of the 2008 AILA Victoria Medal, the 2010 AILA National Planning Award and the 2016 and 2018 National 'International' Awards. I am also an Honorary Principal Fellow of the University of Melbourne's Faculty of Architecture, Building and Planning. Details of my experience are set out in Appendix A.
9. On this occasion, I have been engaged by Permit Applicant (via HWL Ebsworth Lawyers) to prepare an urban design assessment of a proposed 9 storey Jewish Arts Quarter development at 7 Selwyn Street, Elsternwick. The proposal is subject to Applications for Review P1539/2020, P1361/2020, P1637/2020 and P1644/2020/2020 under Section 87A of the Planning and Environment Act 1987, sought by Objectors following Glen Eira Council's Notice of Decision to Grant a Permit. Subsequently, proceedings have been 'called in' by the Minister for Planning and are to be considered by the Priority Projects Standing Advisory Committee – Referral 13.
10. In undertaking my assessment, I have inspected the subject site and surrounds, most recently on 10<sup>th</sup> May 2021 and reviewed the Architectural Plans prepared by Mclodowie Partners (dated 10 May 2020 – Decision Plans) and allied application documentation. I have also considered the relevant provisions of the Glen Eira Planning Scheme and associated strategic documents as well as the Council Officer Report, relevant referrals and Objections.
11. In summary, I am satisfied that the proposed development at 7 Selwyn Street, Elsternwick represents an acceptable urban design outcome within the Elsternwick Major Activity Centre (MAC). The proposal, comprising civic functions within a designated Entertainment and Cultural Precinct in Elsternwick is in my view compatible with the ambition for change in the MAC, with an urban form that responds well to its rapidly evolving Activity Centre context. Further, the proposal's architectural design is bespoke to the building's role in the setting and will (with judicious refinement as per Council's conditions and other minor suggestions) contribute successfully to the regeneration of Selwyn Street and the established change settings at the western end of the Elsternwick MAC. I therefore support the proposed development and Council's position in the matter.

## 2 The Site & Context

12. The site at 7 Selwyn Street, Elsternwick is a single allotment located on the west side of Selwyn Street. The site has an unusual 'upside down L' shape with a frontage of 32.7m to Selwyn Street, a depth of 34.1m to the north and 15m to the south, with a total site area of 696m<sup>2</sup>. The site is currently occupied by a double storey brick building functioning as the Kadimah Cultural Centre (Jewish Cultural Centre and National Library). The site has the following immediate abutments:

- To the **west**, the site interfaces the Classic Cinema which fronts Gordon Street, with a 2-storey traditional street frontage and setback black box form behind and a 7-storey apartment building at 17-19 Gordon Street, comprising ground floor commercial uses and upper level dwellings. Further west is Gordon Street, a 13m wide reserve with angled car parking leading to the eastern flank of the Sandringham Line railway cutting.
- To the site's **south** is abuttal with the solid façade of the Classic Cinema including projecting infrastructure of the rooftop open air cinema screen. Further south are traditional double storey forms addressing the Glen Huntly Road spine opposite the Elsternwick Train Station (and associated public spaces).
- To the site's **north** is abuttal with the Jewish Holocaust Museum at 13-15 Selwyn Street. This site is currently undergoing redevelopment (under construction) including retention of a remnant traditional façade and new infill form behind to 4 storeys (KTA Architects) also abutting 17-19 Gordon Street. Further north at 19 Selwyn Street is a 4 storey apartment building, leading northward towards Sinclair Street.



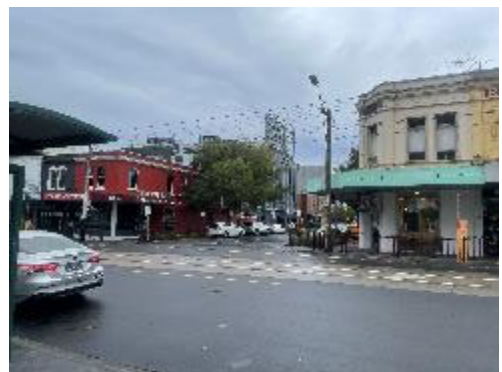
*Existing site conditions along Selwyn Street*



*Selwyn Street view (north) with the subject site on the left*



*Selwyn Street view (south) with the subject site on the right.*



*The subject site as viewed from Glenhuntly Road*



- To the **east** is Selwyn Street, which has a reservation of around 20m with parking on both sides. Directly opposite at 10-16 Selwyn Street are low rise (1-3 storeys) commercial and warehouse buildings formerly accommodating the ABC (now subject to a Development Application for 8-9 storey form by FK Architects). This parcel extends northward to the junction with Sinclair Street. The southern extent of the parcel includes the former Elsternwick Fire Station - comprising a small decorative single storey brick building listed on the Victorian Heritage Register (Ref: H2372). South of the fire station (across a lane) is further 2-storey traditional stock fronting Glen Huntly Road.

13. In terms of the wider context (refer Place Values diagram overleaf), the site is positioned in the western part of the Elsternwick Major Activity Centre, close to the Elsternwick Train Station and associated with larger lot mixed use parcels located behind the predominantly traditional retail spine of Glen Huntly Road. The western part of the Centre (ostensibly behind the heritage street front) is undergoing significant change with a coexistence of remnant form side by side with new mixed-use infill and 'podium and tower' form. Recent redevelopment (both as built and approved) in the surroundings of 7-11 storeys variously located in Gordon Street, McCombie Street, Stanley Street, Riddell Parade and Horne Street have been instructed by the adopted Elsternwick Structure Plan (2018-2031) and associated DD010 in the Glen Eira Planning Scheme. Beyond the Glenhuntly Road frontage and designated change areas, the surrounding domestic streets including – Sinclair, Elizabeth, Regent, Stanley, Carre Streets, St Georges Road and Staniland and Rippon Groves retain their predominantly low-rise residential character.



*Gordon St Apartment to the rear*



*Former ABC buildings and heritage listed Fire Station*



*View east along Glenhuntly Road, showing Riddell Parade form*



*View west on Glenhuntly Road towards Elsternwick Station*





**hansen**

## 7 Selwyn Street, Elsternwick Place Value Map

### Legend

Subject Site	
General Residential Zone	
Residential Growth	
Neighbourhood Residential Zone	
Commercial Zone	
Mixed Use Zone	
Public Park and Recreation Zone	
Public Use Zone: Transport	
Road Category 1	
Heritage Overlay	
Design Development Overlay	
Parking Overlay	
1 storey	
2 storey	
3 storey	
4 storey	
> 5 storey	
Proposed	
Under construction	
Contour	
Canopy Vegetation	
Tram stop	
Tram route	
Railway station	
Railway line	
Major road	
Local road	
Traffic lights	
Views	
Parking	



Project Ref: 2020.0681  
Dwg No.: UDD-001  
Scale: 1:2000@A4  
Date: 21.05.21  
Revision: A

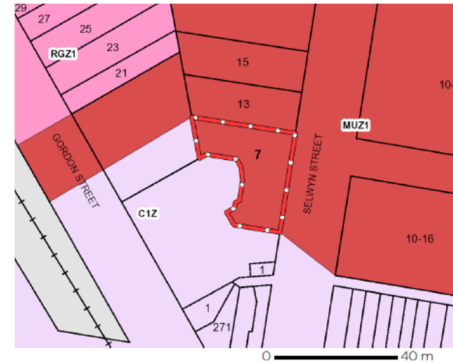
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### 3 Planning & Design Framework

14. The site is located within a **Mixed Use Zone (MUZ) (Schedule 1)**, which seeks;

- *To implement the Municipal Planning Strategy and Planning Policy Framework.*
- *To provide for a range of residential, commercial, industrial and other uses which complement the mixed-use function of the locality.*
- *To provide for housing at higher densities.*
- *To encourage development that responds to the existing or preferred neighbourhood character of the area.*



Planning Scheme Zones Map

15. **Design and Development Overlay (DDO) (Schedule 10) – Elsternwick Activity Centre** has the following objectives;

- *To preserve and enhance the heritage character of the Glen Huntly Road shopping strip.*
- *To preserve and enhance the heritage and residential areas in Elsternwick.*
- *To encourage well designed mixed-use development, that supports the housing and economic needs of the Elsternwick activity centre.*
- *To ensure an appropriate design response to sensitive interfaces, such as heritage or residential sites and open space.*
- *To encourage developments in urban renewal areas and on strategic sites that provide a significant benefit for the Elsternwick community.*

16. The land is also subject to **Heritage Overlay (HO) (Schedule 72) – Elsternwick Estate and environs**.

17. Relevant Planning Policy, and Particular Provisions regarding design include (refer to Appendix B):

- Clause 11 – Settlement;
- Clause 15 – Built Environment and Heritage;
- Clause 21.03 – Vision – Strategic Framework; and
- Clause 22.05 – Urban Villages Policy.

18. Other documents relevant to the proposal include:

- Elsternwick Structure Plan (2018) – Strategic Site A;
- Quality Design Guidelines – Commercial and Mixed Use Areas (2018);
- Plan Melbourne 2017-2050 (2017);
- Urban Design Guidelines for Victoria, DELWP (2017); and
- Victorian Government, Urban Design Charter (2010).



## 4 The Proposal

19. The proposed development comprises demolition of all existing buildings on site and construction of a new 9 storey (office and place of assembly) development comprising:

- 3 basement levels accommodating a Theatre and rehearsal space with associated stage facilities.
- A ground level comprising Theatre Foyer, Shop and Café fronting Selwyn Street with mezzanine above.
- 2 level of Museum exhibition space (Permanent and Temporary) at levels 1 and 2.
- Co-working Office space across 5 levels, including Ancillary café and outdoor terrace at level 3.
- A building profile to 37m to roof level, with rising parapet wall (of 5.07m) concealing roof plant.
- A podium treatment to the Selwyn Street frontage of 4 storeys and 17.39m setback 4.95m from the street.
- A ground level that is substantially glazed with variously rebated elements to invite entry and access.
- A podium façade above the ground level comprising sculptural precast concrete with protruding folds.
- A projecting upper form with fully glazed curtain walling in a blue grey tone to the Selwyn Street elevation.
- Elevated side and rear facades (north, south and west) with expanded mesh cladding over concrete.
- The form is set largely hard to the boundary to the north, south and west with the Cinema, with a tapering step and setback to the north-west interface with the 15-19 Gordon Street apartments.
- The proposed form is highly contemporary and geometric in profile, with simple architectural expression as a contribution to the Elsternwick skyline.



*Selwyn St Façade Strategy: Source Architectural Plans*

## 5 Urban Design Assessment

20. Firstly, and in advance of my detailed appraisal – it is noteworthy that the site represents one of a series of parcels designated for transformational change under Council’s ambitious program for a dedicated Cultural and Entertainment Precinct in the Elsternwick MAC, focusing on Selwyn Street. Together with the adjoining Holocaust Centre and nearby functions, the proposal makes a strong contribution to a critical mass of Activity in the MAC. Pertinently, the design proposition under consideration is tailored to very particular proposed functions and is therefore distinctive from more conventional commercial and/or mixed-use forms, with potential implications with respect to its outward appearance, presentation and profile. Having considered these matters, I am satisfied that the proposal (as supported by Council via its NOD) represents an appropriate urban design outcome and a result in a positive streetscape, precinct and skyline contribution within Elsternwick Village MAC. The rationale for this position is set out below.



*Selwyn Street Profile: Source Pg 21 PT Report*

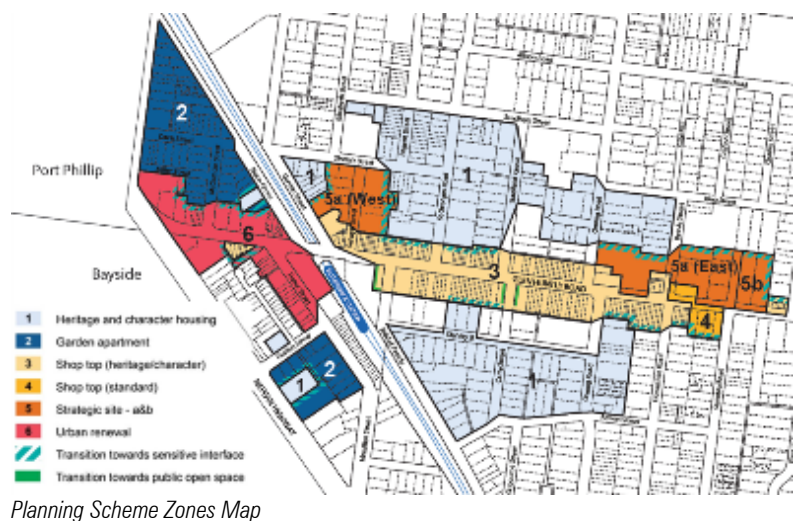
### Strategic Settings & Morphology

21. The proposed development has been carefully designed to respond to the designation for transformative change on the land in the Glen Eira Planning Scheme, grounded in both adopted strategic documentation (Elsternwick Major Activity Centre Structure Plan -2018) and site-specific planning provisions that apply (namely the MUZ and DDO10). These recognise the opportunity for significant change within Selwyn Street (and also in other designated pockets in the MAC) located behind the traditional (heritage) Glen Huntly Road spine but nonetheless positioned in close proximity to critical public transport infrastructure (Elsternwick Station) and related services and facilities. Despite being an early intervention in Selwyn Street, there is significant (approved and constructed) development activity in the immediate locale – consistently presenting as rising podium and projecting forms on allotments behind the important Glen Huntly Road heritage streetscape (refer Gordon Street, McCombie Street, Stanley Street, Riddell Parade and Horne Street). In my view, this morphological model (ie. protecting the traditional streetscape with distinctive rising form behind) is commendable and well entrenched within the relevant planning provisions. The proposal corresponds well with this urban form approach.



## Building Height & Typology

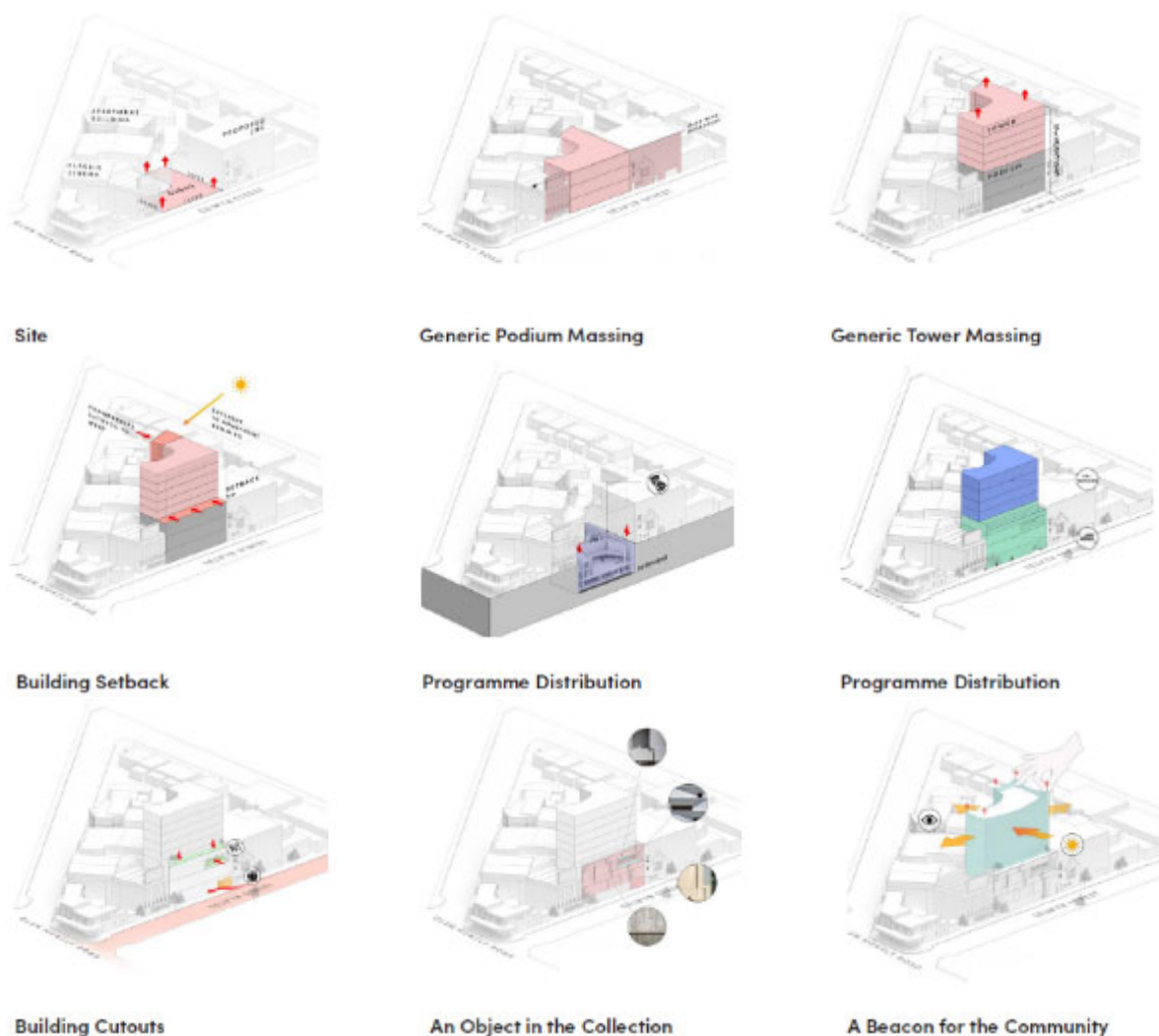
22. The site specific design controls applying to the land have served as the basis for the proposal's urban form, specifically in relation to building height and typology. DDO10 (Area 5a West) applies to land with a Design Objective (amongst others) 'to encourage developments in urban renewal areas and on strategic sites that provide a significant benefit for the Elsternwick community'. This is manifested in DDO10 Table 1 Building Height Requirements for 'Strategic Sites' with an overall discretionary building height of 37m (10 storeys), with Building Setback Requirements (Table 2) for street walls and upper-level setbacks enforcing a 'podium and tower' effect. The height of the proposal complies with this measure (to roof level) with a marginally projecting parapet as architectural feature (to conceal roof plant). I consider the proposed street wall, with rising setback form to 37m to be appropriate in Selwyn Street as it is compatible with the ambition for a 'connected' street wall based approach extending southward to meet with established 2-3 storey heritage stock on Glen Huntly Road.



Street Wall Profile: Pg 22: TP report

## The Selwyn Street Podium

23. A feature of the proposal is the presentation of the street wall, set in this instance to 17.4m above path level to Selwyn Street and comprising an active (glazed) ground level with a sculptural panelised precast profile above. While DD010 identifies a preferred street wall of 13m, this podium is set marginally higher to match the parapet of the approved (under construction) Jewish Holocaust Centre abutting to the north and the varied profile of the Classic Cinema to the south. I consider its horizontal profile to be complementary within the streetscape and its fragmented composition such that will not dominate the Selwyn Street ground plane (noting the 20m dimension of Road reserve). The textured precast podium floats above a visually transparent ground plane, its solidity tempered through horizontal and vertical variation, judicious terrace perforations and dynamism through interplay of texture, light and shadow. This is an entirely appropriate response given the museum function within the podium - where notable openings (or daylight penetration) are problematic. I nonetheless support integration of elevational lighting and a cantilevered awning for weather protection (as sought in Quality Design Guidelines).

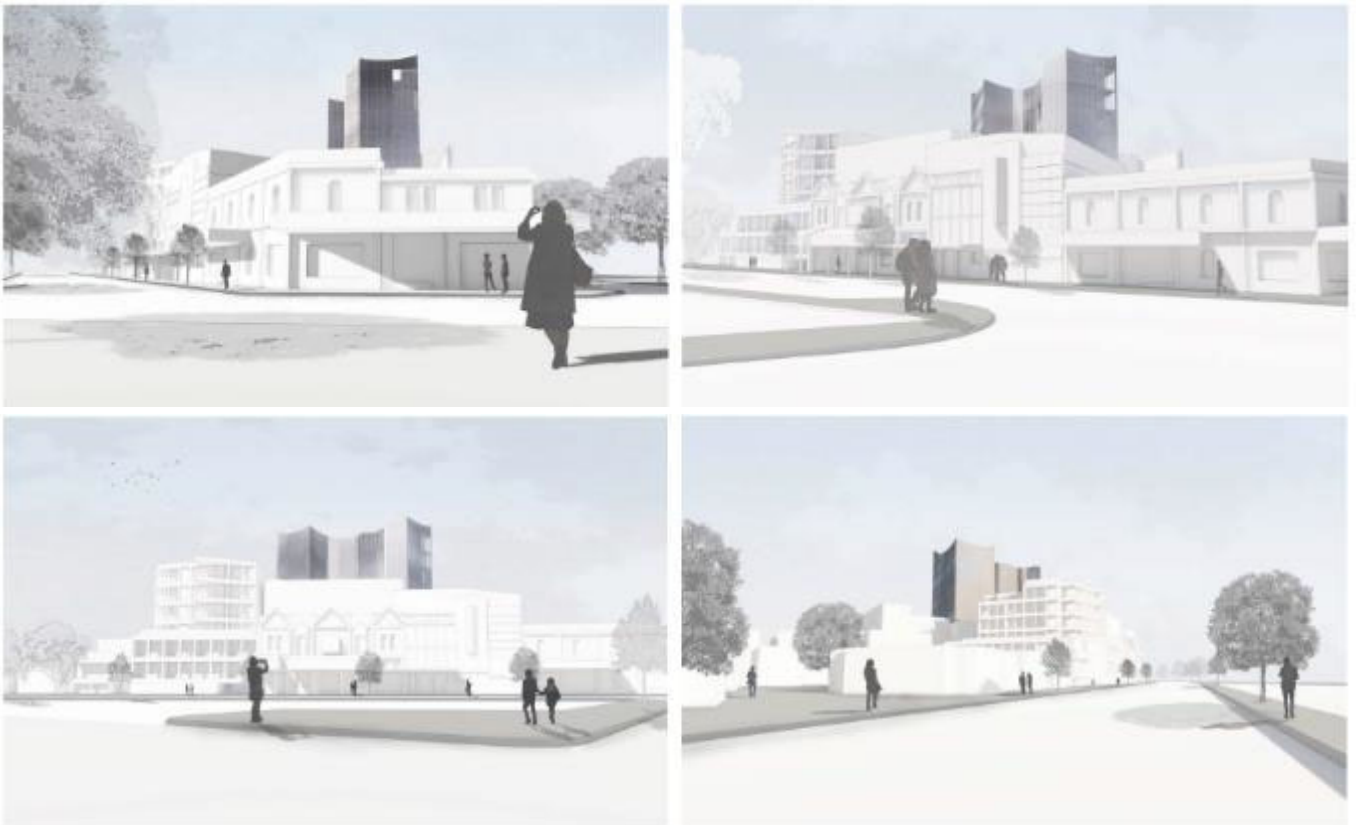


Development Model: Pg 18-20: TP report



## Projecting Form & Skyline

24. The profile and appearance of the proposed upper form above the street wall will be prominent in the Elsternwick skyline – together with other (existing or approved) projections in the Major Activity Centre. The proposal will be distinctive from other mixed-use or residential elements (which tend to be heavily layered and articulated – ie balcony expression, building caps and the like) in its clean sheer silhouette – thereby supporting diversity and visual interest in the Elsternwick viewshed. Importantly, the proposed projection is of a simple calm profile (largely glazed) which contrasts with the more robust wall below. The proportional relationship between the street wall and the rising form above is also in my view complementary when viewed obliquely from the Glen Huntly Road streetscape and other public vantage points (ie. Elsternwick Station Reserve) to the south. The proposed rising profile is configured differently to each face, with a 4.95m glazed wall setback behind the street wall (DDO10 recommends a 5m setback) with an expanded mesh (metal cladding over concrete) facade to boundary to the north (to Holocaust Centre), south and west (with Classic Cinema) - with a staggered setback to the north-west adjoining 15-19 Gordon Street. The resulting 3-dimensional composition strongly serves the Selwyn Street profile and sensibly wraps around (the varied alignment of) common boundaries, presenting a strong vertically oriented composition in the panorama. In these aspects, lower foreground forms serves as a podium base (connected with the site), above which rises the simple setback projection into the skyline.



*Upper Form Perspective Images: Pg 24-25 TP Report*

## Design Language & Materiality

25. The design language of the proposal is strongly anchored in the contemporary idiom and recognises the distinctive civic function of the form as a Cultural and Entertainment focus (as distinct from a more decorative residential buildings comprising a different palette). In this regard, I believe that the proposal is well designed and a form that exhibits a 'high level of architectural quality' as sought in DDO10 Decision Guidelines. I support the clear distinction employed in the choice of materials at both street and upper levels – noting that the street form strongly accords with the design for the adjoining Jewish Holocaust Centre, and contrasts usefully with the intricate heritage façades of both the Glen Huntly Road frontage and the former Fire Station on Selwyn Street. Importantly, and consistent with relevant Quality Design Guidelines - the proposal adopts tactile and visually interesting materiality (and expression) at the street (human scaled) interface, with a more simplistic 'scale-less' calm appearance in the skyline above. I support the expanded mesh cladding to common boundaries, as it invites direct abutting development – however suggest that some vertical 'stratification' be applied in order to mitigate any threat of visual bulk (in the interim). Further, it would be appropriate for any glazing to common boundaries to be recessed to meet building regulation requirements. These minor refinements do not affect the overall integrity of this successful design.

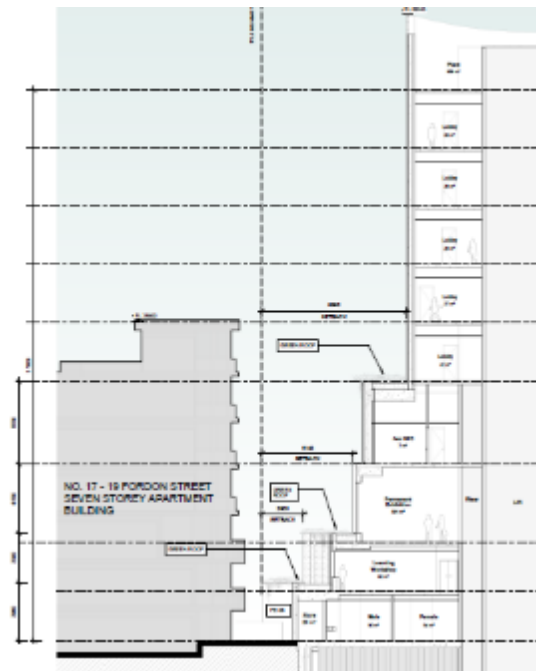


*Reference Materials: Pg 26-27 TP Report – Note Vertical Stratification – bottom right*



## Interfaces and Development Equity

26. The proposed development has been judiciously considered with respect to its interface with adjoining properties to the south (Classic Cinema), the north (the Jewish Holocaust Centre) and west (Classic Cinema and 15-19 Gordon Street). While the Elsternwick Structure Plan (and related Guidelines) indicates a desire for spatial separation between rising forms, it is not in my view necessary for development equity setbacks to be applicable to such boundaries in this instance, given ostensibly civic and community functions sought and the capacity for abutting redevelopment (for future consideration). In the current situation, the 4-storey neighbours serve as a useful 'podium' around the rising form to good effect, until such time as future adjoining rising form may establish. The western interface to existing outward facing apartment (balconies) at Gordon Street has been configured with stepped setbacks within the proximate podium with a tapered rising form above (to respond to shadowing impacts). DDO10 indicates a rather simplistic 6m setbacks to be applied to adjoining sites in the MUZ (Table 2: Side and Rear Setbacks), however the upper form in this instance has setbacks of almost 10m and is aligned so as to ensure that existing balconies retain a relatively open aspect.



15-19 Gordon St Interface: Source Architectural Plans TP303

## Functional Factors

27. The proposed development is particularly well arranged with respect to its ambition to establish a focus for cultural, civic entertainment and related activities in the Elsternwick MAC. It is in my view commendable that the project does not rely upon or require parking (supportable given the close proximity to Elsternwick Station) or intervention of basement access into Selwyn Street. The proposal is particularly well framed with respect to its ground-level, with a clearly defined street address, foyer and café with well concealed service openings presented as glazed (tilt up) walls to the street. The configuration of the proposed exhibition space is of a generous proportion, suitably flexible and enclosed (as required) with co-working space above (levels 5-9) of an open flexible profile, with substantial open glazed outlook and opportunity for daylight penetration from 3 sides and cross ventilation. The overall configuration of the proposed building is strongly oriented towards the Selwyn Street— which will in due course serve as a critical public realm and pedestrian space as designated by Council. I note that the positioning of the proposed form and its height retains solar access to the east side of Selwyn Street in the afternoon (post 2pm at the equinox) – ensuring the retention of effective public amenity.

## Summary & Suggested Treatments

28. As set out in the above appraisal, I consider the proposed development of the Jewish Arts Quarter at 7 Selwyn Street, Elsternwick to be a highly commendable urban design response given the relevant settings within the Glen Eira Planning Scheme, specifically in response to the relevant parameters of DDO10 for the Elsternwick Activity Centre as specified. The proposed development represents a unique array of important Civic facilities in a precinct defined as a Strategic Site and subject to specific Cultural and Entertainment Precinct ambitions. The proposal suitably meets these overarching obligations (with respect to overall height, street wall profile, upper level-street wall setbacks) and will complement the varied Elsternwick skyline, visible behind (and not overwhelming) the traditionally oriented Glen Huntly Road spine. I support the proposal subject to the Permit Conditions imposed by Council in its NOD, with the following further minor suggestions.

- Integration of a horizontal cantilevered canopy (depth to be confirmed) above the glazed ground-level to provide weather protection along Selwyn Street.
- Incorporation of feature lighting and/or glazed insertions within the projecting precast of the street wall to Selwyn Street.
- Additional of vertical metal fins and rebating of glazed walling positioned to all common boundary walls where applicable.

29. I declare that I have made all the inquiries that I believe are desirable and appropriate and that no matters of significance which I regard as relevant have to my knowledge been withheld from the Tribunal.



**Craig Czarny**  
MLArch BTRP AAILA RLA FPIA  
Hon Principal Fellow: University of Melb ABP

Director  
Hansen Partnership Pty Ltd:  
7<sup>th</sup> June, 2021

# Appendix A

## Curriculum Vitae: Craig Czarny



## Craig Czarny: BTRP MLArch AILA RLA

### qualifications

Master of Landscape Architecture,  
University of Melbourne 1991.  
Bachelor of Town & Regional Planning,  
University of Melbourne 1986.

### position:

Director, Urban Designer & Landscape Architect  
Hansen Pty Ltd, Melbourne

### professional affiliations:

Associate, Institute of Landscape Architects, AAILA  
Fellow, Planning Institute of Australia, FPIA  
Registered Landscape Architect, RLA  
Honorary Principal Fellow, UoM ABP

### awards:

Melbourne University, Postgraduate Scholarship 1990  
RAPI Award for Planning Excellence (NSW) 1996  
PIA Project Awards & Commendations (VIC) 03/4/5/6  
Victoria Medal for Landscape Architecture 2008  
AILA National Awards 2010, 2016, 2018

### special competence:

Master planning, Design Development & Documentation of  
Public Domain projects.  
Townscape and Streetscape Design Assessment.  
Urban Design & Landscape Project Management.  
Urban Design Education and Training.

Craig Czarny is a Director of Hansen and an Urban Designer  
and Landscape Architect with over 30 years' experience in  
local and international practice. He has worked on a variety  
of urban planning and design projects, from broad urban  
character analysis to local area site planning, design and  
documentation. He has also served as a sessional lecturer in  
urban design and landscape planning at the University of  
Melbourne.

### professional experience

2002- present:  
Hansen Partnership Pty Ltd  
Sydney & Melbourne, Australia.  
Director: Urban Designer/ Landscape Architect

1995-2002:  
Context Conybeare Morrison Pty Ltd  
Sydney & Melbourne, Australia.  
Ass Director: Urban Designer/ Landscape Architect

1993-1995:  
James Cunning Young & Partners,  
Glasgow & Edinburgh, Scotland.  
Senior Urban Designer/ Landscape Architect

1988-1993:  
Wilson Sayer Core,  
Melbourne, Australia  
Urban Designer & Planner.

1989:  
Design Workshop,  
Colorado, USA  
Urban Design/ Landscape Intern

**PROJECT EXPERIENCE:**

**CRAIG CZARNY:**

**site redevelopment projects**

Mordialloc Built Form Review  
Bonbeach TAFE Site Redevelopment Framework  
Queenscliff High School Site Development Study  
Knox Strategic Sites: Urban Design Review  
ADI Development Footscray & Maribyrnong,  
Cape Cabarita Residential Development  
Essendon Airport Redevelopment Study  
Dandenong Treatment Plant Site development  
Marolt Ranch Community Village Project  
Horsham Tech Park: Urban Design Guidelines  
Victoria Park Housing Urban Design Masterplan

**retail & commercial town centre design**

Rosebud Activity Centre Structure Plan  
Moonee Valley Activity Centres Structure Plans  
Geelong Western Wedge: Design Framework  
Knox Central Urban Design Framework  
Forest Hill Retail Centre Planning & Design.  
Sydenham Town Centre Urban Design Plan.  
Ringwood Town Centre Design Masterplan  
Melton Regional Centre.  
Oakleigh Urban Design Framework.  
Carrum Urban Design Framework.

**townscape & streetscape projects**

Ocean Beach Road, Sorrento  
Saigon Riverfront Masterplan, Vietnam  
Mersey Bluff Masterplan, Devonport  
Hastings Urban Design Framework  
Victoria St, Richmond Framework Plan  
Bayside Height Control/ Urban Design Study  
Punt Road Hoddle Street Urban Design Vision  
CBD Lanes Built Form Review.  
Manly Corso Streetscape Masterplan.  
St Kilda Foreshore Urban Design Study.  
Tunstall Square, Doncaster.  
Glasgow's Townhead Improvements.  
Ballarat Streetscape Study.  
Paddington Townscape Study.  
Liverpool Street Spanish Quarter.  
Petersham Streetscape Study.  
Queenscliffe Urban Character Study.  
Orchard Road Streetscape Upgrade, Singapore.  
Point Lonsdale Urban Design Framework

**community planning & design**

Viengxay Town Masterplan, Viengxay, Laos  
RedCliffs Residential Development Plan  
Jackass Flat New Development Area  
Riverwood Housing Improvement Masterplan.  
MacQuarie Fields Improvement Masterplan.  
Ferguslie Park Common.  
Sydney Olympics 'Look of the Games'.  
Niddrie Mains Urban Design & Housing Project.

**urban/landscape design documentation**

Wollongong Foreshore Plaza  
Western Sydney Park Masterplan/ Entries.  
Rouse Hill Regional Park.  
Bass Hill Plaza Memorial Parkland.

# **Appendix B**

## **Relevant State and Local Policies**



## **Relevant Controls**

### **Design and Development Overlay – Schedule 10**

#### Elsternwick Activity Centre

- To preserve and enhance the heritage character of the Glen Huntly Road shopping strip.
- To preserve and enhance the heritage and residential areas in Elsternwick.
- To encourage well designed mixed-use development, that supports the housing and economic needs of the Elsternwick activity centre.
- To ensure an appropriate design response to sensitive interfaces, such as heritage or residential sites and open space.
- To encourage developments in urban renewal areas and on strategic sites that provide a significant benefit for the Elsternwick community.

### **Heritage Overlay – Schedule 2-3**

#### Elsternwick Estate and environs

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To conserve and enhance heritage places of natural or cultural significance.
- To conserve and enhance those elements which contribute to the significance of heritage places.
- To ensure that development does not adversely affect the significance of heritage places.
- To conserve specified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.

## **Planning Policy Framework**

### **Clause 11: Settlement**

- To encourage the concentration of major retail, residential, commercial, administrative, entertainment and cultural developments into activity centres that are highly accessible to the community.
- To facilitate integrated place-based planning.

### **Clause 15: Built Environment and Heritage**

- To recognize, support and protect neighborhood character, cultural identity, and sense of place.
- To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.
- To create a distinctive and liveable city with quality design and amenity.
- To achieve building design outcomes that contribute positively to the local context and enhance the public realm.
- To ensure the conservation of places of heritage significance.

## **Local Planning Policy Framework**

### **Clause 21.03: Vision – Strategic Framework**

*Glen Eira in 2020 was envisaged to:*

- Facilitate sustainable development that balances current and future needs;
- Ensure housing diversity to meet future needs;
- Improve liveability, character and amenity;
- Promote environment, social and economic sustainability;
- Improve access to housing for those with special needs;
- Ensure integrated neighborhood planning;
- Protect and enhance the natural environment;
- Place emphasis on the character and heritage of local areas;
- Identify and consolidate urban villages containing attractive and convenient retailing, community facilities, entertainment, tourist, educational and cultural facilities;
- Stimulate and improve vitality of commercial areas;
- Promote recognized well used recreation, entertainment, tourist, educational and cultural facilities;
- Create safe environments for residents, workers and visitors;
- Ensure adequate consultation and publicity for Council services and facilities.

*In particular, Elsternwick Urban Village was envisaged to:*

- *Include higher density housing within and adjoining commercial zoning areas;*
- *Have a range of community facilities and activities, a mix of housing and substantial local employment, linked to other centres by public transport.*

#### **Clause 22.05: Urban Villages Policy**

- *To create urban villages by co-locating work, leisure, community and residential uses and developments that complement each other.*
- *To encourage economic and employment generating development which is appropriate to the desired qualities and character of the area.*
- *To consolidate retail functions within existing strip shopping centres.*
- *To improve, where possible, community uses (elderly centres, library, etc) in a manner that respects proximity to retail hub, and the surrounding nature of development.*
- *To encourage increased densities within and around commercial/transport nodes which respects transition to the surrounding residential area.*
- *To ensure development respects the amenity of the surrounding area and provides a transition to surrounding residential uses.*
- *To promote residential and office use in upper levels of buildings within the retail hub.*
- *To protect and enhance the heritage, streetscape and pedestrian environment.*
- *To ensure future development is appropriate to the constraints of infrastructure and vehicular traffic movement (including parking).*
- *To create pleasant and safe public spaces.*
- *To encourage environmental sustainability and a reduction in greenhouse gas emissions through the co-location of work, leisure, community and residential uses and developments.*

#### **Other Relevant Documents**

##### ***Elsternwick Structure Plan 2018-2031, (February 2018)***

*The Structure Plan was adopted by Glen Eira Council on 27 February 2018 following 12 months of preparation and community consultation. The controls in the Plan have as yet not been incorporated in the Glen Eira Planning Scheme. The Structure Plan envisages change throughout the plan's lifetime that will see Elsternwick become:*

***"...a safe, accessible and liveable centre that embraces its historic character and strong cultural and village feel. The centre will be a destination for its longstanding cultural and entertainment offerings, business and employment opportunities, and a range of quality local retail outlets and community spaces."***

##### ***Urban Design Guidelines for Victoria (2017)***

*The Urban Design Guidelines for Victoria are policy guidelines within the State Planning Policy Framework of the Victoria Planning Provisions. The guidelines must be considered when assessing the design and built form of new development.*

##### ***Section 5: Buildings***

- *To ensure the building scale and form supports the context and preferred future character of the activity centre.*
- *To ensure the activity centre provides a graduated transition between different building scales and use.*
- *To ensure buildings in activity centres provide equitable access to daylight and sunlight.*
- *To minimize adverse wind effects caused by buildings in activity centres.*
- *To maximize safety through informal surveillance of streets and public spaces from within buildings in activity centres.*
- *To ensure the building façade detail supports the context or preferred future character of the activity centres.*
- *To create a sense of address for dwellings within higher density residential buildings.*
- *To enable informal surveillance of streets and public spaces from higher density residential buildings.*
- *To support safe and convenient access and circulation for residents and visitors to higher density residential buildings.*
- *To minimize noise reverberation between faces of neighbouring higher density residential buildings.*
- *To maintain common spaces, services and landscaped areas to ensure residents' safety in higher density residential buildings.*

***Victorian Government, Urban Design Charter (2010)***

*The Urban Design Charter is a commitment by the Victorian government to make cities and towns in Victoria more liveable through good urban design. The Charter identifies the following principles as essential qualities for the functioning of good public environments, in making places that are valued and significant for those who use them.*

- *Structure: organise places so their parts relate well to each other*
- *Accessibility: provide ease, safety and choice of access for all people*
- *Legibility: help people to understand how places work and to find their way around*
- *Animation: stimulate activity and a sense of vitality in public places*
- *Fit and function: support the intended uses of spaces while also allowing for their adaptability*
- *Complementary mixed uses: integrate complementary activities to promote synergies between them*
- *Sense of place: recognise and enhance the qualities that give places a valued identity*
- *Consistency and variety: balance order and diversity in the interests of appreciating both*
- *Continuity and change: maintain a sense of place and time by embracing change yet respecting heritage values*
- *Safety: design spaces that minimise risks of personal harm and support safe behaviour*
- *Sensory pleasure: create spaces that engage the senses and delight the mind*
- *Inclusiveness and interaction: create places where all people are free to encounter each other as equal*