

Urban Design Expert Evidence

125-135 Weddell Road, 8-14 Thompson
Road, 6A Thompson Road, 2-6 Thompson
Road & 117-123 Weddell Road North Geelong

PREPARED BY AMANDA ROBERTS

Greater Geelong Planning Scheme
Amendment C434ggee

Prepared for
Instructed by
Issued
Site Visit

City of Greater Geelong Council
Maddocks
21.11.22
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1.0 Introduction

1.1 Background and Involvement

1. This statement of urban design expert evidence has been prepared by Amanda Roberts, Director of LatStudios. LatStudios is an independent urban design practice based at Level 2, 358 Lonsdale Street, Melbourne.
2. I hold qualifications in Architectural Studies, Landscape Architecture and Urban Planning.
3. In October 2022, I was instructed by Maddocks to undertake an urban design review of the proposed Greater Geelong Planning Scheme Amendment C434ggee (the 'Amendment') for the purpose of informing the Planning Panel process.
4. I have been instructed to consider the implications of the Amendment from an urban design perspective insofar as it relates to lands at 125-135 Weddell Road, 8-14 Thompson Road, 6A Thompson Road, 2-6 Thompson Road and 117-123 Weddell Road, North Geelong ('the subject site').
5. More specifically, I was instructed on the 13 October 2022:
 - *whether the proposed built form outcomes (especially the preferred maximum building heights, preferred minimum setbacks and requirements for development abutting open space) are practical and appropriate*
 - *whether the proposed planning controls are appropriate to implement the design objectives and principles outlined within the Saleyards CDP; and*
 - *any other matter that you consider to be noteworthy.*

1.2 Structure

6. I have conducted my own investigations including site visits and have referred to relevant documents which have been identified within Appendix A of this statement and have organised my statement into the following overarching structure:
 - Section 2.0: Subject Site and Strategic Context: A description of the physical and policy context of the subject site and the broader context.
 - Section 3.0 – Amendment C434: A description of the proposed policy context, and a review of the background documents leading to the proposed Saleyards Comprehensive Development Plan from an urban design perspective.
 - Section 4.0 – Urban Design Assessment: An assessment of the Amendment of relevance from an urban design perspective with particular reference to the urban design merit of the proposed building heights, setbacks and requirement for development abutting open space.
 - Section 5.0 – Summary: A concise summary of my urban design assessment of the Amendment, including consolidated list of recommendations.
7. The following assessment has been conducted on the amended Saleyards Comprehensive Development Plan (the 'CDP') by the City of Greater Geelong Council dated 03 November 2022.
8. Further details of my qualifications and experience within Appendix A. I have summarised the key aspects of the site's policy context and physical from an urban design perspective within Appendix B.
9. In summary I support the strategic intent of the Amendment to re-zone the land to allow for the development of a new medium density residential neighbourhood by way of Saleyards Comprehensive Development Plan.

2.0 Context

2.1 Physical Context

10. The **subject site** consists of 5 lots: 8-14 Thompson Road (northwest), 2-6 Thompson Road (southwest), 6A Thompson Road (central), 125-135 Weddell Road (northeast) and 117-123 Weddell Road (southwest), North Geelong. It is bounded by Weddell Road (east), light industrial land to the north, Thompson Road (west) and the Geelong Golf Club to the south.
11. It is irregularly shaped, comprising a 137-metre frontage to Thompson Road and a 324-metre frontage to Weddell Road. It has a depth of 489 metres. The Land Budget (Table 2 in the CDP) notes a total precinct area of 12.51ha with net developable area of 9.04 ha. The western part of the subject site at 8-14 Thompson Road was formerly occupied by Target Australia Head Office and at-grade carpark. The southwest parcel of the site at 2-6 Thompson Road is part of the Sphinx Hotel Entertainment Centre, which is currently vacant. The property at 125-135 Weddell Road is the former Geelong Saleyards site, which contains a stormwater harvesting facility to the immediate north of the Saleyards and some historically significant fabric. The southern portion of the property at 125 Weddell Road and the parcel at 117-123 Weddell Road are both crown land. The latter is currently the Weddell Road Reserve which contains trees along its northern boundary and the Weddell Road frontage.
12. The site immediately adjoins the light industrial areas to the **north** which comprises a mix of single- and double-storey warehouses with carparks within the front setback. Further north of Victoria Street are residential neighbourhoods, characterised by single- and double-storey dwellings and varying lot sizes ranging from 165m² to 800m².

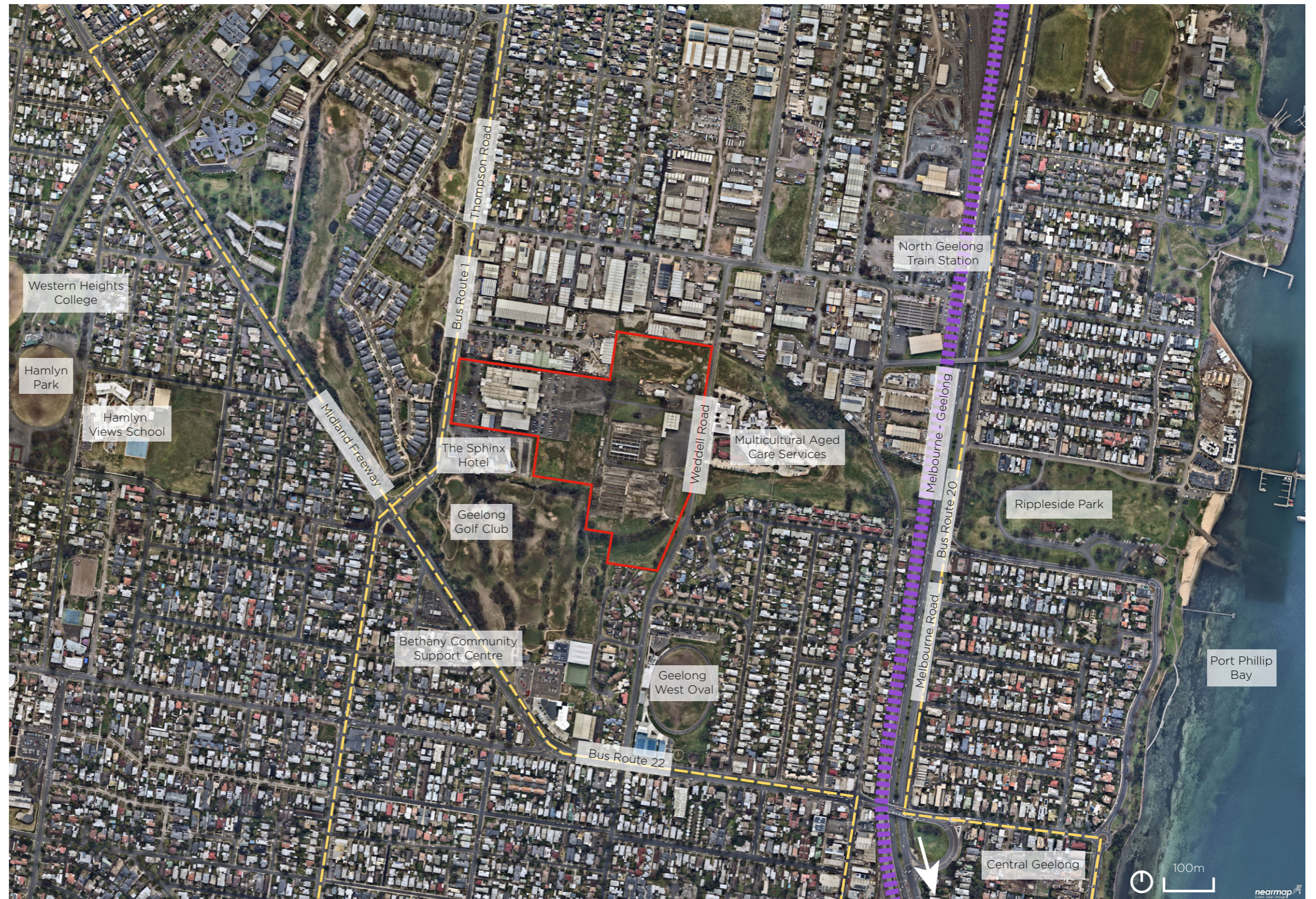


Figure 01: An aerial image demonstrating the physical context of the subject site and surrounding context (Source: Neatmap)

2.2 Zones and Overlays

13. The **east** interfaces with the 20 metre-wide Weddell Road which has footpaths on the eastern side only. On the eastern side of Weddell Road is Bella Chara, an aged care and independent living facility of one to two storey buildings. On either side of Bella Chara are open spaces which lead from Weddell Road east to Rippleside Park with an adventure playground and Rippleside Beach and west through to the Golf Course. Lands adjacent to the aged care to the north and south are open spaces with scattered vegetation cover.
14. Directly abutting the **south** is the Geelong Golf Club, which is a green open space with trees planted at the street frontage to Thompson Road to the west and Ballarat Road/Midland Highway to the south. The Sphinx Hotel and the associated at-grade carpark adjoins the southwest corner of the subject site. Further south is local residential neighbourhoods with 1-2-storey dwellings and front setbacks for private gardens.
15. Thompson Road to the **west** of the subject site is a 20metre-wide arterial road that connects to Victoria Street to the north and another arterial road Midland Highway to the south. Along the western side of the road is a densely vegetated road reserve, which screens the residential dwellings further west.
16. The subject site is located in proximity to a range of local services and amenities including local commercial, educational opportunities, open spaces, and other community infrastructure, including:
- North Geelong Rail Station (including V Line Melbourne - Geelong) - 750m northeast
 - Aged Care Services - 20m east
 - Melbourne Road (including Bus route 20) - 520m east
 - Rippleside Park - 550m east
 - Port Phillip - 1km east
 - Geelong Golf Club - immediate south
 - Bethany Community Support Centre - 420m south
 - Geelong West Oval - 300m south
 - Midland Highway (including Bus route 22) - 520m south
 - Thompson Road (including Bus route 1) - immediate west
 - The Sphinx Hotel - immediate southwest
 - Hamlyn Views School - 730m west
 - Hamlyn Park - 750m west
 - Western Heights College - 1km west
17. The northern portion of the property at 125-135 Weddell Road and the part of subject site at 8-14 Thompson Road, 6A Thompson Road and 2-6 Thompson Road are currently located within **Industrial 1 Zone** (I1Z) which states the purpose to *'provide for manufacturing industry, the storage and distribution of goods and associated uses in a manner which does not affect the safety and amenity of local communities'*.
18. The southern portion of the property at 125-135 Weddell Road is located within **Public Park and Recreation Zone** (PPRZ), which specifies the following purposes of relevance:
- *To recognise areas for public recreation and open space.*
 - *To protect and conserve areas of significance where appropriate.*
 - *To provide for commercial uses where appropriate.*
19. The property at 117-123 Weddell Road, North Geelong and lands to the immediate south of the subject site are within **Special Use Zone - Schedule 3** (SUZ3 - Private Golf Courses) which states the purpose to *'provide for the use and development of private golf courses' and 'ensure that the use and development of land for the purpose of private golf courses does not prejudice the amenity of surrounding areas'*. Section 2.0 of the Schedule requires the use of land not to adversely affect the amenity of the neighbourhood.
20. Lands to the north and the immediate southwest of the subject site are located in Industrial 1 Zone. Lands to the west, the immediate south and east are within General Residential Zone - Schedule 1, which specifies an 11-metre and 3-storey maximum building height. To the northeast and southeast are lands in Public Park and Recreation Zone.
21. The subject site is affected by **Design and Development Overlay - Schedule 20** (DDO20 - Industrial 1, 2 and 3 Zones) except for the part of land at 117-123 Weddell Road, North Geelong. The Schedule states the following design objectives of relevance:
- *To improve the visual appearance and image of industrial areas through well designed site responsive developments.*
 - *To facilitate economic development through efficient and functional industrial development.*
 - *To provide a high level of amenity for workers and visitors to industrial areas.*
 - *To minimise the potential for negative off-site effects to occur.*
 - *To promote best practise storm water quality and reuse measures.*
22. Section 2.0 of the Schedule also sets out requirements for buildings and works as follows (where relevant):
- *Fencing should be constructed of materials that complement the building and surrounding area and should be painted a muted colour.*
 - *Wherever possible, fencing should be softened and screened by vegetation planting.*
 - *The front setback of new buildings should be consistent with the setbacks of existing buildings in the area and should be set aside for landscaping and car parking.*
 - *Buildings should address the street frontage by including the following elements in the design;*

- Front facades that include design elements that add visual interest.
- Locating office components in a visible location at the front of the building.
- Incorporating facades that address both frontages where the site is located on a corner.
- Clearly delineated visitor access points to the building.

- Buildings, works, plant and machinery should be constructed, housed and maintained in a manner that minimises the visual impact.
- Larger buildings should address bulk and massing issues through using a range of building materials, finishes and colours.
- The front of the site should be set aside for landscaping.
- Landscaping should be provided along boundaries which adjoin a sensitive land use or environmental feature (such as creek or reserve) or where the site is visually prominent.
- The quality and quantity of landscaping should reflect the scale of the building and car park area in order to address screening and softening of visual bulk.

- 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.

24. The subject site is also affected by **Special Building Overlay (SBO)** at its northmost and southmost part, which states the following purposes:

- To identify land in urban areas liable to inundation by overland flows from the urban drainage system as determined by, or in consultation with, the floodplain management authority.
- To ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, is compatible with the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.
- To protect water quality and waterways as natural resources by managing urban stormwater, protecting water supply catchment areas, and managing saline discharges to minimise the risks to the environmental quality of water and groundwater.

23. The subject site is partially affected by **Heritage Overlay (HO1915 - Geelong Sale Yards)**, which states the following purposes:

- 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.

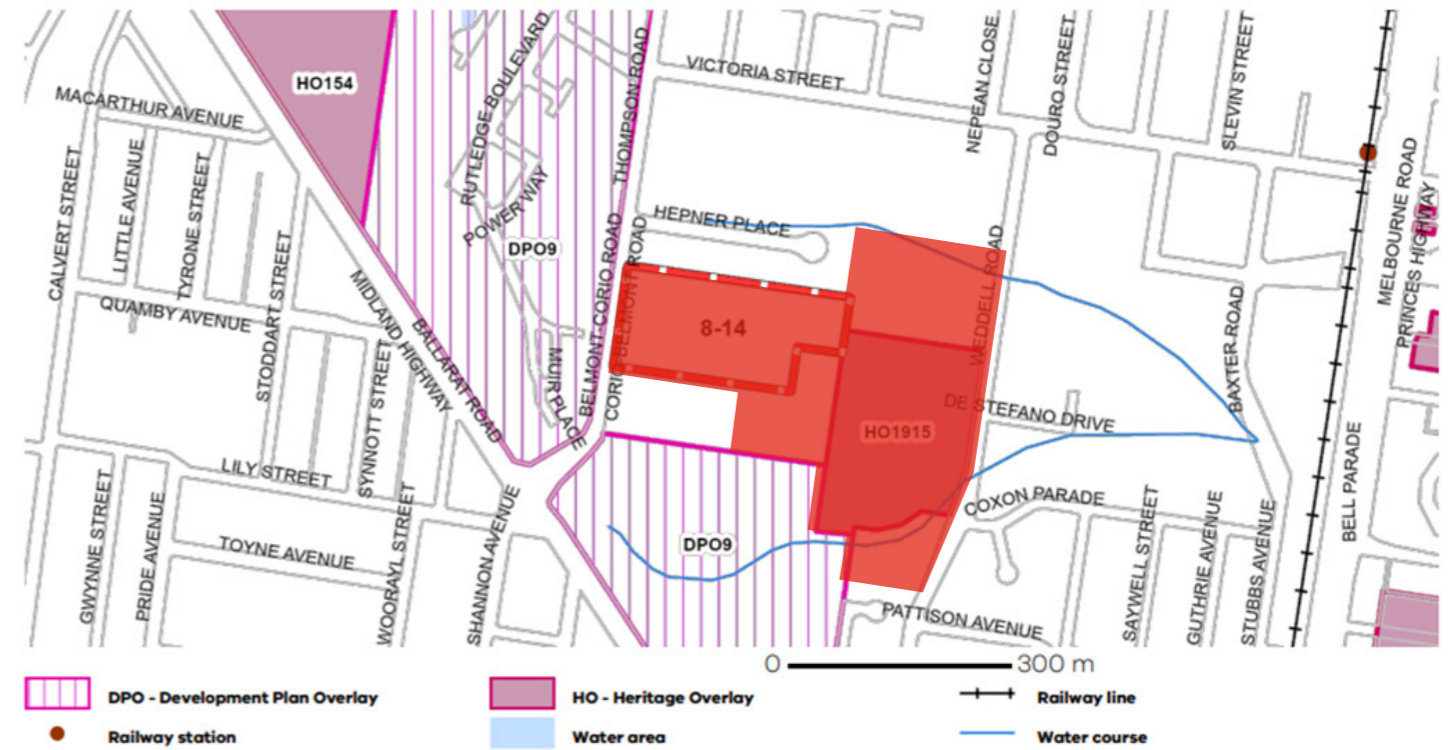


Figure 02: Heritage Overlay (Source: Greater Geelong Planning Scheme)

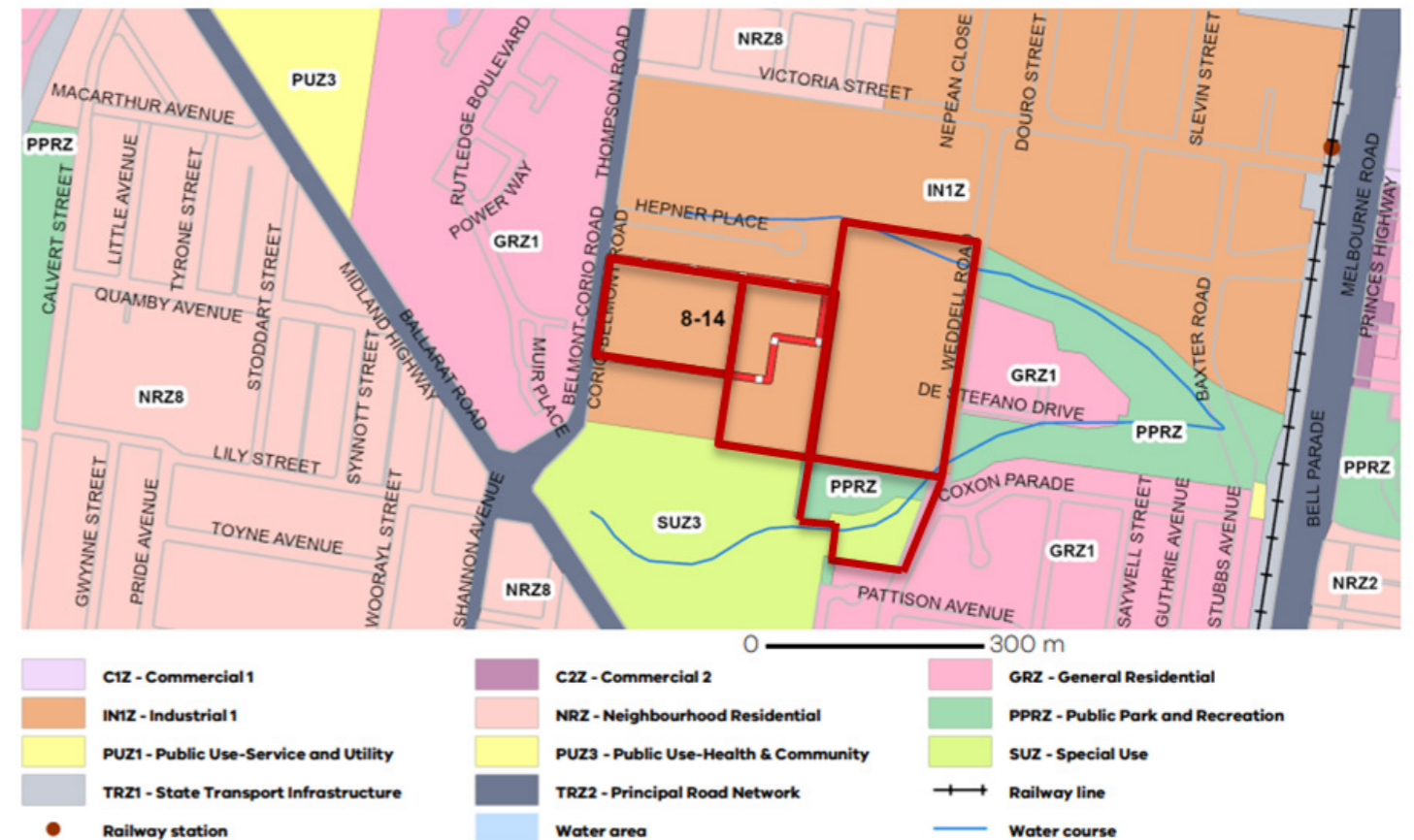


Figure 03: Existing zones (Source: Greater Geelong Planning Scheme)

2.3 Planning Policy Framework

25. With respect to the **Planning Policy Framework, Clause 02.02 - Vision** sets out the key land use and development aspirations for the broader context of the municipality as follows:
- A prosperous economy that supports jobs and education opportunities.
 - A fast, reliable and connected transport network.
 - Sustainable development that supports population growth and protects the natural environment.
 - An inclusive, diverse, healthy and socially connected community.
 - A destination that attracts local and international visitors.
26. **Clause 02.03 - Strategic Directions** sets out the overarching direction for settlement to 'direct and contain growth within identified locations across the municipality'. 02.03-3 – Environmental risks and amenity requires development to consider potential adverse impacts of floods and coastal inundation by '[minimising] the potential for damage and risks to public safety and property from flooding' and '[avoiding] land use and development in areas at risk of coastal erosion or inundation from flooding, storm surge or rising sea levels'.
27. **Clause 02.03-5 - Built environment and sustainability** specifies the following strategic directions of relevance:
- Ensure that development enhances Geelong's sense of place and identity.
 - Support the design and provision of healthy, walkable neighbourhoods.
- Encourage environmentally sustainable design in all development.
 - Encourage all development to provide high quality urban design and landscaping.
 - Conserve and enhance individual heritage places and areas of pre- and post-contact heritage significance.
28. **Clause 02.03-6 - Housing** seeks to accommodate the growing residential population through the following directions:
- Facilitate infill development to increase its housing supply contribution.
 - Support residential development where the density, mass and scale is complementary to the location, role and character of the specific IHDA [Increased Housing Diversity Areas].
 - Ensure housing diversity is achieved in established and growth area communities.
 - Increase the level of affordable and social housing in Greater Geelong.
29. **Clause 02.03-8 - Transport** seeks to prioritise active and public transport modes.
30. **Clause 02.03-9 - Infrastructure** states the following directions for infrastructure provision and upgrade:
- Encourage safe and equal access to community and development infrastructure for all members of the community.
 - Develop a comprehensive, safe and accessible open space network.
 - Ensure that development and community infrastructure is provided or upgraded in a sustainable and timely manner in all areas, with particular regard to the servicing of new communities in urban growth areas and large urban infill areas.
31. **Clause 02.04 - Strategic Framework Plans** identifies the regional context of the subject site in proximity to the Restricted Retail Centre on Melbourne Road, and neighbourhood activity centres (Figure 2).
32. **Clause 11.01-1L-01 - Settlement - Greater Geelong** sets out the local strategy to 'direct the majority of future housing needs to urban Geelong' and 'direct the majority of future housing needs to urban Geelong (urban infill, Armstrong Creek and the Northern and Western Geelong Growth Areas)'.
33. **Clause 13.03-1S - Floodplain management** is relevant as it seeks to protect floodplain areas of importance to wetland health. It contains strategies to 'avoid intensifying the impact of flooding through inappropriately located use and development' and 'plan for the cumulative impacts of use and development on flood behaviour'. Local strategy at 13.03-1L further aims to 'discourage land use and development in floodplains where flood function may be impaired'.
34. **Clause 13.07-1S - Land use compatibility** applies as it seeks to 'protect community amenity, human health and safety while facilitating appropriate commercial, industrial, infrastructure or other uses with potential adverse off-site impacts'. It holds the following strategies of relevance:
- Ensure that use or development of land is compatible with adjoining and nearby land uses.
 - Avoid locating incompatible uses in areas that may be impacted by adverse off-site impacts from commercial, industrial and other uses.
- Avoid or otherwise minimise adverse off-site impacts from commercial, industrial and other uses through land use separation, siting, building design and operational measures.
 - Protect existing commercial, industrial and other uses from encroachment by use or development that would compromise the ability of those uses to function safely and effectively.
35. **Clause 15.01-1S - Urban design** sets out the following strategies to create safe and functional urban environments:
- Require development to respond to its context in terms of character, cultural identity, natural features, surrounding landscape and climate.
 - Ensure development contributes to community and cultural life by improving the quality of living and working environments, facilitating accessibility and providing for inclusiveness.
 - Ensure the interface between the private and public realm protects and enhances personal safety.
 - Ensure development supports public realm amenity and safe access to walking and cycling environments and public transport.
 - Ensure that the design and location of publicly accessible private spaces, including car parking areas, forecourts and walkways, is of a high standard, creates a safe environment for users and enables easy and efficient use.
 - Ensure that development provides landscaping that supports the amenity, attractiveness and safety of the public realm.

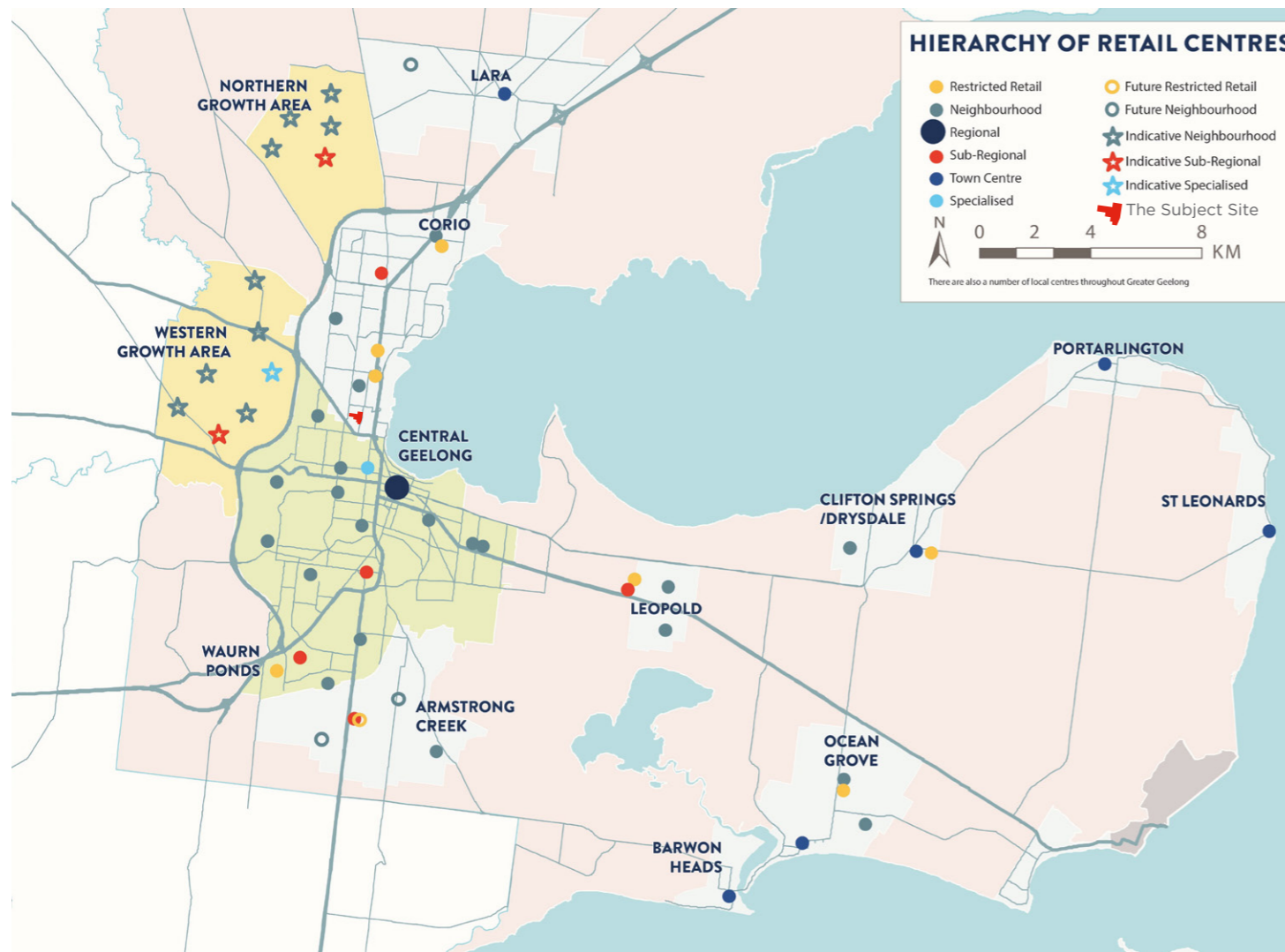


Figure 04: Regional context of the subject site: Retail activity centre hierarchy (Source: Greater Geelong Planning Scheme)

36. **Clause 15.01-2L - Environmentally sustainable development** applies to residential and non-residential development and seeks to achieve best practice environmentally sustainable development through the following strategies (where relevant):

- Integrated water management: *Incorporate water sensitive urban design to improve the quality of stormwater runoff and reduce impacts on water systems and water bodies.*
- Transport:
 - *Design development to promote the use of walking, cycling and public transport, in that order; and to minimise car dependency.*
 - *Promote the use of low emissions vehicle technologies and supporting infrastructure.*
- Urban ecology: *Reduce urban heat island effects through building design, landscape design, water sensitive urban design and the retention and provision of canopy trees.*

37. **Clause 15.01-4S - Healthy neighbourhoods** aims to foster healthy and active living and community wellbeing through '[designing] neighbourhoods that foster community interaction and make it easy for people of all ages and abilities to live healthy lifestyles and engage in regular physical activity by providing:

- *Connected, safe, pleasant and attractive walking and cycling networks that enable and promote walking and cycling as a part of daily life.*
- *Streets with direct, safe and convenient access to destinations.*

- *Conveniently located public spaces for active recreation and leisure.*
- *Accessibly located public transport stops.*
- *Amenities and protection to support physical activity in all weather conditions.'*

38. **Clause 15.01-5L - Neighbourhood character** seeks to 'manage the impact of urban change on existing neighbourhoods'.

39. **Clause 15.03-1L - Heritage conservation** is relevant as it sets out the following strategies of relevance:

- *Retain and conserve significant and contributory heritage places.*
- *Support use and development of a heritage place that enhances its significance and contributes to its longevity.*
- *Design and site development, including external alterations of buildings, to make a positive contribution to the significance of the heritage place.*
- *Design development in heritage areas to provide a contemporary interpretation that relates to the location, bulk, form and materials of existing or neighbouring significant heritage places.*

40. **Clause 16.01 - Residential development** is relevant as it seeks to facilitated well-located, integrated and diverse housing to meet community needs through the following strategies:

- *Ensure that an appropriate quantity, quality and type of housing is provided, including aged care facilities and other housing suitable for older people, supported accommodation for people with disability, rooming houses, student accommodation and social housing.*

- *Increase the proportion of housing in designated locations in established urban areas (including under-utilised urban land) and reduce the share of new dwellings in greenfield, fringe and dispersed development areas.*
 - *Encourage higher density housing development on sites that are well located in relation to jobs, services and public transport.*
 - *Identify opportunities for increased residential densities to help consolidate urban areas.*
 - *Facilitate diverse housing that offers choice and meets changing household needs by widening housing diversity through a mix of housing types.*
41. **Clause 16.01-1R - Infill housing** applies to the broader context of Geelong. It is strategy to *'facilitate infill development in Central Geelong and West Fyans and around activity areas within urban Geelong and district towns'*.
42. **Clause 18.01-1S - Land use and transport integration** seeks to facilitate access to social, cultural and economic opportunities through the following strategies:
- *Plan movement networks and adjoining land uses to minimise disruption to residential communities and their amenity.*
 - *Design neighbourhoods to:*
 - *Better support active living.*
 - *Increase the share of trips made using sustainable transport modes.*
 - *Respond to the safety needs of all users.*

43. **Clause 19.02-6S - Open space** sets out the overarching strategy to *'ensure that open space networks are linked, including through the provision of walking and cycling trails'*. Local policy at Clause 19.02-6L further stipulates the following (of relevance):
- *Ensure land provided as open space is usable for its intended recreational purpose.*
 - *Ensure that encumbered land provided as open space adds to the recreational and environmental amenity and diversity of the locality.*
 - *Encourage open space areas, linkages, paths and trails to be provided in a manner and location that allows for passive surveillance.*
 - *Provide linear open spaces that link between activity centres, schools, public transport hubs, parks and recreation areas, where possible.*
 - *Encourage open space enhancements of the private and public realms when residential densities are increased.*

44. As the subject site is envisaged as a future Key Development Area in the Saleyards Precinct Plan (City of Greater Geelong, 2021), it will accommodate higher density housing and mixed-use development. **The Settlement Strategy 2020** also identifies the capacity of key Development Areas in established urban areas to accommodate housing growth.

2.4 Summary

45. In summary, there is a strong overarching intent within the local planning scheme and strategic context to increase housing densities and encourage housing diversity on the subject site. Future development is required to integrate with the surrounding lands to ensure land use compatibility and minimise adverse off-site amenity impacts. This should be complemented by providing functional open spaces and integrating road networks with land uses to support active living and prioritise active and public transport. Development should also address flooding risks and make positive contributions to the significance of heritage places.



Figure 05: Light industrial along southern side of Victoria Street



Figure 06: Thompson Road



Figure 07: Residential development to the north



Figure 08: Light industrial along southern side of Victoria Street



Figure 09: Views to the old Salesyard



Figure 10: Eastern interface - Weddell Road



Figure 11: Eastern interface - Weddell Road



Figure 12: Eastern interface - Weddell Road

3.0 Proposed Amendment C434

46. My understanding of the Amendment from an urban design perspective is as follows:

- Rezone the portion of the land within Industrial 1 Zone at 125-135 Weddell Road, 8-14 Thompson Road, 6A Thompson Road and 2-6 Thompson Road, North Geelong to the Comprehensive Development Zone - Schedule 4 (CDZ4 - Saleyards Precinct Plan), which states the following purposes:
 - To provide for the integrated planning, development and subdivision of the land primarily for higher density housing.
 - To create a high amenity, walkable residential environment through the provision of high quality public spaces, community facilities and a limited range of commercial uses.
 - To ensure a diversity of housing types and built form is achieved throughout the precinct, including social and affordable housing.
 - To encourage best practice environmentally sustainable design, stormwater management and water quality treatment.
 - To manage the interface between future residential and adjoining non-residential uses.
- Rezone the portion of the subject site at 117-123 Weddell Road, North Geelong from the Special Use Zone - Schedule 3 (SUZ - Private Golf Courses) to Public Park and Recreation Zone (PPRZ)
- Retain the existing Public Park and Recreation Zone (PPRZ) that applies to the part of the land at 125-135 Weddell Road.

- Delete the Design and Development Overlay - Schedule 20 (DDO20 - Industrial 1, 2 and 3 Zones) that currently applies to the subject site.
- Apply the Environmental Audit Overlay to the entire subject site except for the land at 117-123 Weddell Road.
- Amend the schedule to the Heritage Overlay (HO1915) to remove the exemption for prohibited uses.
- Amend Clause 21.06-8 - Implementation to include the Saleyards Precinct Key Development Area in the Housing and Settlement Framework Plan and Key Development Area Maps.
- Amend schedule to Clause 53.01 - Public open space contribution and subdivision to include an amount of contribution for the land proposed to be rezoned to CDZ4.
- Amend the schedule to Clause 72.04 - Incorporated documents to include the new incorporated document titled "Saleyards Comprehensive Development Plan, May 2022 (City of Greater Geelong)", to inform the key use and development outcomes for the land.
- Amend the schedule to Clause 72.08 - Background documents to include Saleyards Precinct Plan (City of Greater Geelong, June 2021), Providing social housing as essential infrastructure in Geelong's Saleyards precinct (SGS, March 2022) and Geelong Saleyards Precinct Surface Water Management Strategy (BMT, April 2021).

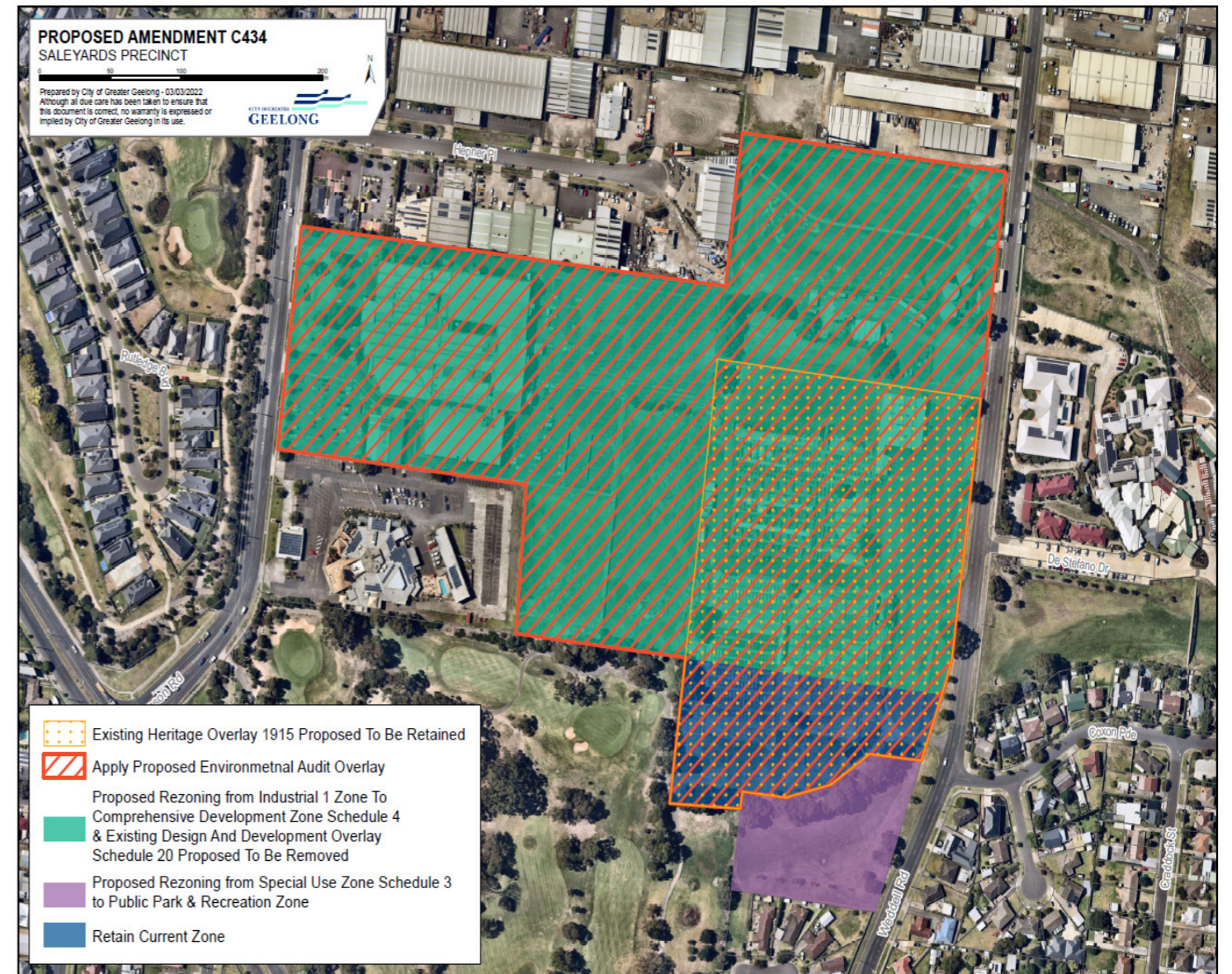


Figure 13: Map showing consolidated changes of Amendment C434 (City of Greater Geelong Council)

47. The incorporated Saleyards Comprehensive Development Plan (CDP) envisages the Saleyards Precinct as a high quality and sustainable residential neighbourhood which will provide diverse housing and public open spaces to meet the needs of existing and future residents. The precinct will be primarily residential and include a limited mix of other uses. It will provide a network of public open spaces including the Central Park, linear green spaces, the Northern and Southern open space, and a Mixed Used Area Plaza. Landscaping in these public open spaces and on private lands will contribute to the leafy green feel of the Precinct. The subject site's interface with the industrial lands to the north will be managed through noise attenuation measures. The movement network within the site will prioritise pedestrians and cyclists through the key pedestrian/cycle link along the Main East/West Street and the slow-speed local streets (Figure 5). Existing heritage fabric will be retained to provide opportunities for adaptive reuse of materials.

48. The Saleyards CDP seeks to achieve the following 10 objectives:

1. *To establish a compact high quality and sustainable urban village with predominantly residential development supplemented by associated commercial and community services in a higher density environment.*
2. *To provide spacious public open space that links to the surrounding open space network.*
3. *To maintain and enhance the heritage values of the former Geelong Saleyards.*
4. *To connect to surrounding streets.*
5. *To enhance pedestrian and bicycle networks through the precinct.*

6. *To create a community node off Weddell Street with range of uses for the precinct.*
7. *To provide for higher density housing for a diversity of households, including affordable housing.*
8. *To achieve a diversity in building types and architectural expression.*
9. *To encourage best practice environmentally sensitive design.*
10. *To ensure the orderly and integrated development of the precinct.*

49. The CDP sets out requirements as mandatory and guidelines as discretionary controls in relation to the planning and design of future development. Plan 1 (Figure 5) outlines the overarching future urban structure that development must accord with in general. With respect to future built form, the CDP proposes the preferred maximum building heights of 22 metres or 6 storeys for development located directly adjacent to the existing and proposed open spaces in and outside of the Saleyards Precinct, and 15 metres or 4 storeys for development in all other areas. It also proposes the preferred minimum setbacks of 3 metres for the part of building up to 15 metres and 7 metres for the part of building above.



Figure 14: The Saleyards Framework Plan (The Saleyards Precinct Plan 06/2021)

50. The guidelines seek to minimise visual prominence of taller built form from the public realm through encouraging articulation, changes of surface treatment and recessive upper levels above 4 storeys. Building design should prioritise pedestrian and cyclist experience through addressing frontage to streets and open spaces, incorporating a variety of materials and textures on prominent facades and providing active frontages in the Mixed Use area. In relation to off-site amenity impacts, the CDP sets out the following overshadowing controls to ensure sunlight access to the public realm:

- *At no given time may more than 30% of Central Park be overshadowed by built form. (R11)*
- *At the winter solstice (June 21) between 11:00am and 2:00pm, no additional shadow is to be cast over the Mixed Use Plaza. (R12)*
- *Development should be configured to minimise the impact of overshadowing on the public realm (such as overshadowing on the southern footpath of the east west street) where no overshadowing standard is provided in this CDP. (G12)*

51. The Plan also encourages Water Sensitive Urban Design in public landscapes through raingardens on the Main East-West Road and nature strips on the proposed Park Street and Bluestone Street. It sets out a discretionary minimum canopy coverage of 25 percent for planting on roads, streets and laneways and 40 percent in publicly accessible parking areas and open spaces.

52. The background document Saleyards Precinct Plan envisages the subject site as a future 'Key Development Area', which will accommodate high density housing including mixed use development. It identifies the opportunities to provide ecological corridors for walking and to connect the precinct to its surrounding areas. It also recognises the need for social infrastructure, particularly public open spaces, and creation of a place that provides a destination and a sense of community belonging. The following design principles for the precinct are developed from the site analysis and community and stakeholder consultation, which guides the Framework Plan (Figure 6) that underpins the Saleyards CDP:

- *Provide spacious public open space and improved habitat*
- *Respect the heritage of the site*
- *Connect to the surrounding streets*
- *Enhance pedestrian and bicycle networks through the precinct*
- *Provide a community node*
- *Provide a critical mass for housing*
- *Encourage best practice environmentally sensitive design*

53. The Saleyards Precinct Plan further proposes timber as the predominant construction material to reduce carbon impact of development and provide a distinct character for the precinct. It recognises the potential of utilising the history of the Saleyards to inspire design concepts.

Plan 1 – Future Urban Structure

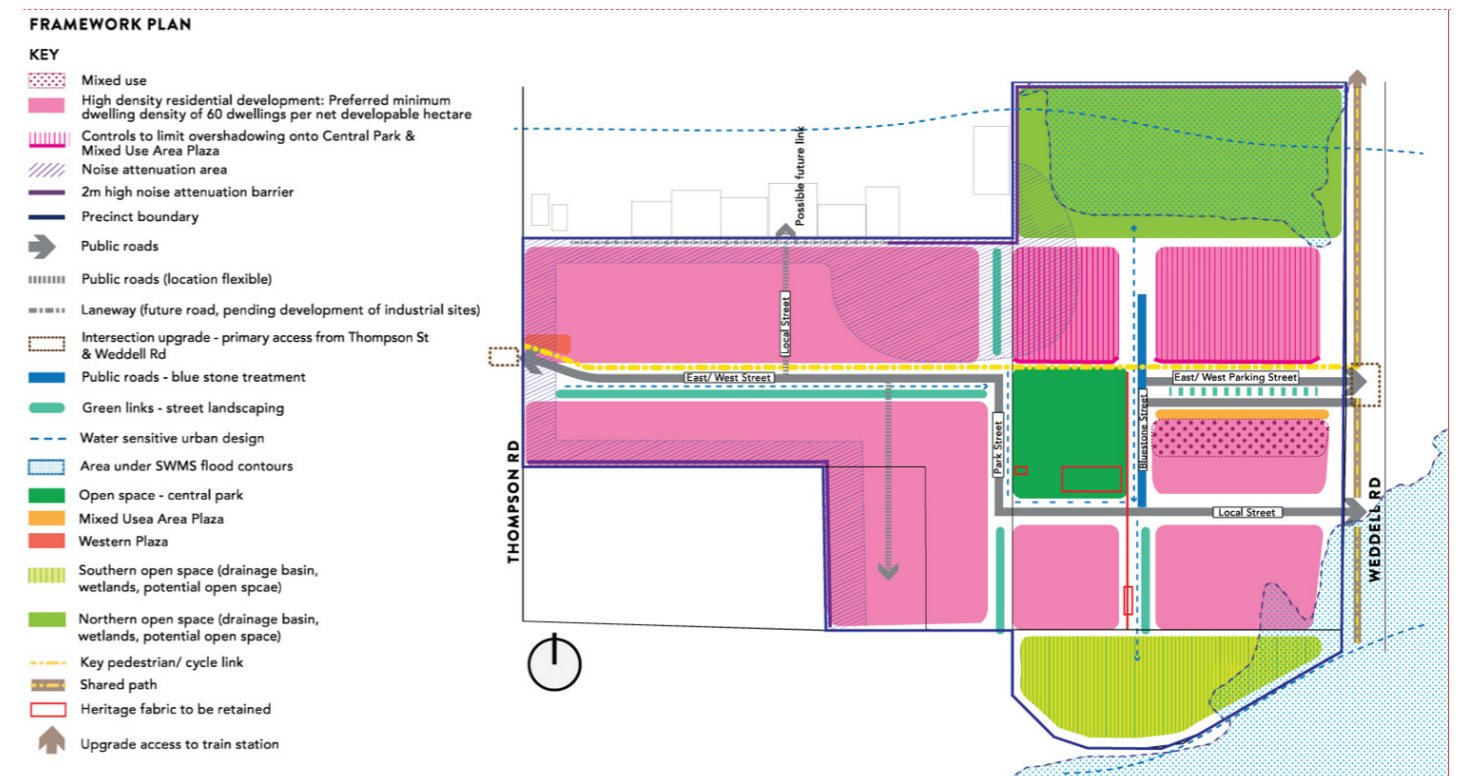


Figure 15: The Saleyards Future Urban Structure (The Updated Saleyards CDP 03/11/2022)

4.0 Discussion

4.1 Vision and Objectives

54. The Vision provides an overall summary of the intent for the future character and the priorities of the area. It successfully references what I consider the key urban design elements of the future development. These are:

- the need to focus on the public realm and the experience of the pedestrian and the cyclist
- the need to deliver high quality housing options and density within existing suburbs to prevent further urban sprawl and encourage active transport (20 minute city) living
- the provision of public open space that provides new amenity for existing surrounding residents and workers as well as new residents and links to the existing network
- incorporating heritage fabric to help create a unique sense of place contributing to a rich and nuanced outcome within the public realm
- ensuring environmental sustainability is incorporated
- including a mixed use precinct to increase the activity within the area and provide the opportunity for greater amenity and servicing of daily needs within a walkable catchment

55. In order to present a more complete picture of the scale of the development I recommend including in the vision a paragraph that references the quality of the streetscapes and open spaces. This may include amending the existing; 'The movement network and building design will prioritise the pedestrian and cycling experience' to include reference to quality and climatic conditions such as 'The streets, open spaces and building design will deliver a high quality pedestrian, cycling and recreation experience through quality materials, creating comfortable climatic conditions including excellent access to natural light and minimising wind impacts and prioritising the amenity of public space'.

56. The 10 objectives provide generally clear guidance on how to achieve the Vision. I recommend a slight re-wording of objective O2 to include a reference to quality and/or the use of the public open space instead of the term 'spacious' which is difficult to quantify if no measurement of what spacious means is provided. For instance, instead of "to provide spacious public open space that links to the surrounding open space network" - "to provide high quality open spaces that cater for a range of uses"

4.2 Land Use (R1, R2, R3 and G1-G5)

57. The land use requirements and guidelines generally focus on the relationship between the residential and the mixed use area. From an urban design perspective, the mixed use area would include services that allow people to meet their daily within a walkable catchment noting that the planning system can not dictate specific uses (such as a small local supermarket, cafe/restaurant etc). I therefore consider the reference to 'compatible' (R3), 'not have significant negative economic impact' (G1) 'primarily residential' (G2, to be reasonable terms to help guide the quantum, locational focus and nature of the mixed use land without dictating a GFA/NFA and tenant/specific use

4.3 Built Form, Building Design and Siting (R4-R10 and G6- G22)

58. The six requirements provide clear instructions regarding the built form's response to some crucial aspects to ensure, at a minimum, that the amenity (noise, rubbish), safety (passive surveillance through overlooking and flooding) equity (accessibility) are adequately addressed. I support these requirements. I encourage Council and the State Government to be courageous in their commitment to environmentally sustainable design and recommend that a requirement for a minimum NatHERS and Green Star (or similar) also be referenced in the requirements noting that these should be greater than the standard required already (average 6-star NatHERS for all sole-occupancy units and not less than 5-star for each individual sole occupancy units).



Figure 16: Indicative concept aerial view
(Source: Greater Geelong C434ggee Salesyard Precinct Plan (City of Greater Geelong, June 2021) Exhibition Gazetted.pdf)

59. I support the building heights, setbacks and density being included in the guidelines rather than the requirements, in particular when read in conjunction with the requirements for open space amenity (overshadowing).
60. I consider the guidelines to be generally acceptable in their role in informing the future shape of this new neighbourhood with the following further comments and clarifications.
61. A density of 60 dwellings net per hectare is a good density to help achieve walkability, support increased amenity including retail/mixed use and influence increased frequencies of public transport. This exceeds the 'average of 20 dwellings per hectare' sought under the G21 Regional Growth Plan (noting this was developed in 2007). It also sits within the definition of 'Higher Density Housing' found with the Geelong Housing Diversity Strategy which states on page 7 "The development of an area for high density housing generally results in a gross residential density of 40 dwellings per hectare". With a site area of 12.51 hectares and a net developable area of 9.04 hectares a dwelling density of 60 d/ha net would result 542 dwellings. In comparison a gross density of 40dw/ha would result in 500 dwellings. The Precinct Plan provides an indicative concept in the appendix showing a development of approximately 660 dwellings equating to around 80 dwellings per hectare.
62. I note that the wording states "Buildings should achieve a minimum dwelling density of 60 dwellings per hectare". A net density is calculated by including the residential lot and the local roads, as opposed to site density which is just the residential component. Using a net density as a primary measurement tool for products such as individual townhomes may be impractical however as one tool in a suite it can help inform the overall density.

63. If the density is applied across the whole site caution must be taken to assess each development parcel/building envelope as a part of the larger outcome, especially given the varying land ownerships across the site. For instance, if it is assumed that the development will be delivered in stages and the first stage achieves a density of 90 dw/ha, this would mean that subsequent stages should have to provide reduced density. This also applies to the reverse; if a lower density of 20 dw/ha is delivered, there would be a demand for the later stages to achieve far higher densities to compensate. When this is considered in combination with the impact that dwelling size may have on resulting building forms and density (for example, a one bedroom apartment and a 4 bedroom townhouse are both counted as a 'single' dwelling for density purposes) it is evident that the guideline around density should be used as just one of a number of tools to assess a developments adherence to the CDP.
64. The provision of preferred heights provides an essential component of establishing the character, look and feel of the neighbourhood. The way people experience public spaces, including streets, is greatly influenced by the height of the built form addressing those spaces. The height influences how open the spaces feel, how much sky someone can see in their view cone, the wind conditions and the length, depth and longevity of shadows experienced. When considering if the preferred heights in the guidelines are appropriate from an urban design perspective, I have considered them in the context of achieving the Vision and objectives, the character and building form within surrounding neighbourhoods, the impact height has on a preferred future character, how the heights impact on the amenity of the public realm as far as overshadowing,

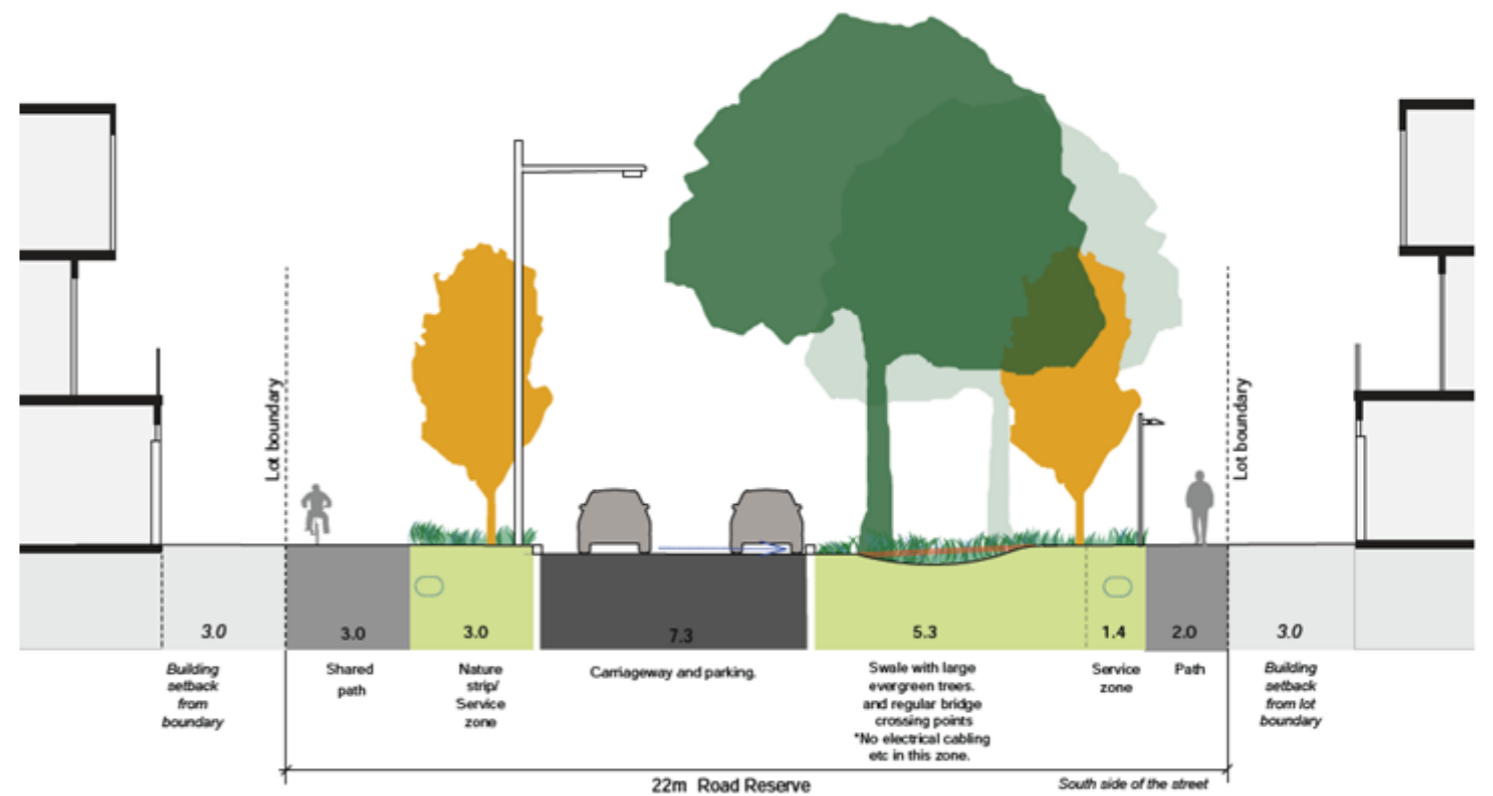


Figure 17: Main East West Road with swale (Source: Updated Saleyards CDP for circulation as the Day 1 Panel version.docx, City of Greater Geelong)

- streetscape definition/ratio, what might be considered a reasonable level of change in this location both from an urban design perspective and the communities perspective (recorded in the Engagement Report Round 2: 2020)
65. The greatest height of 6 storeys or 22 metres is proposed adjacent to Thompson Road, Central Park, Mixed Use Area Plaza, the Northern and Southern Open Space and the golf course southern boundary. A four-storey limit or 15 metres is proposed elsewhere. In combination with the preferred heights are preferred setbacks with most precincts being required to setback 3 metres from the front boundary creating 'front yards' and any built form above the 15 metres or 4 storeys being setback 7 metres from the boundary. The Framework Plan provided within the original CDP does not provide a plan that shows in a diagrammatic form where the greater height is expected. Figure 18 is my own interpretation noting that the width of the darker red line is not necessarily representative of the width of the built form that could achieve 6 storeys.
66. The upper level setback above 4 storeys and accompanying guidelines, including G15 which outlines the need for these levels to be recessive, is a well-used massing technique that reduces the visual prominence of upper levels when viewed from the public realm.

67. The Precinct Plan provides five example building typologies to illustrate the potential outcome within the neighbourhood, they include 2-3 storey row houses up to 4-6 storey apartments. Together with the guidelines modest heights (4-6 storeys), the ground and upper level setbacks and the density of 60 dw/ha, these examples clearly show that the preferred character of the area is one of a 'compact urban village'.
68. I note the community's objection to the heights with a suggested outcome that does not exceed 2-3 storeys and a recorded comment that it doesn't 'look like Geelong'. From an urban design perspective and taking into account the need to provide increased housing within established areas, I consider the proposed CDP to achieve a good balance between this need and the responsibility of Council to manage change in a sensitive and responsive manner.
69. In addition to sensitively managing change, the proposed heights and massing achieve an excellent urban outcome within a suburban setting. The heights and massing allow for a garden setting through the provision of a 'front yard space' (outside of the Mixed Use

Area). This is a familiar typology in suburban areas across Geelong and provides both a transition from the public street to the private dwelling as well as opportunity for increased landscaping and canopy trees. As stated above, the relationship between building heights and street widths can also influence the character of the neighbourhood through the amount of sky visible or, to put it in another way, the openness or enclosure of the street. The east west street has a width of 17.5 metres, the built form is then setback a further 3 metres on each side resulting in 21 metres wide 'streetscape' and the buildings on either side are a proposed maximum height of 15 metres. This results in a streetscape ratio of around 1:1.4 where the street is wider than the height of the buildings. This is generally accepted to result in a very 'open' street with ample views to the sky and a feeling that the streetscape is more dominant than the buildings. The opposite happens in a street where the buildings are higher than the street is wide resulting in a sense of enclosure and reducing the views to the sky. I consider the spatial relationships proposed to result in a very comfortable pedestrian experience where the built form will not dominate the streetscape.

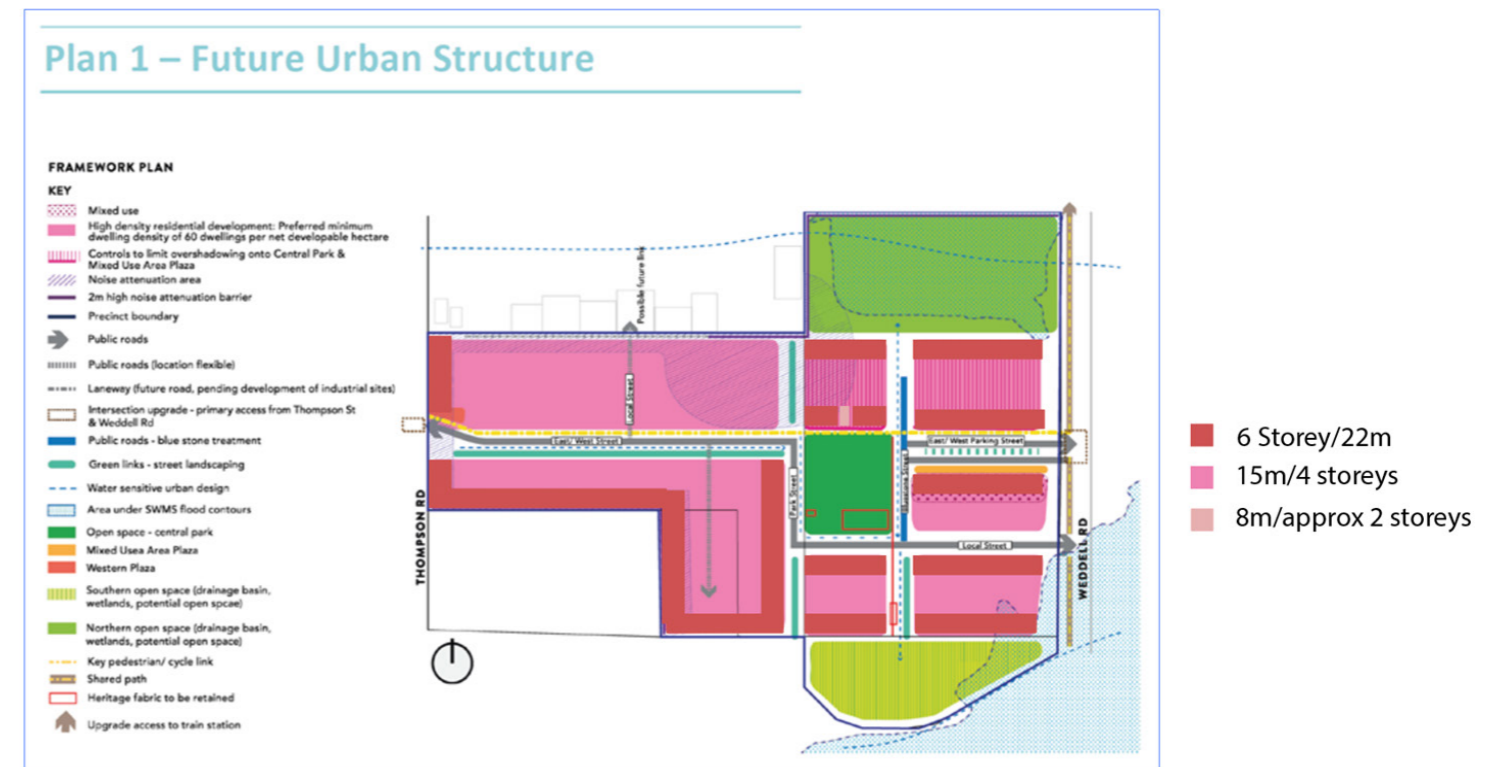


Figure 18: The Saleyards Future Urban Structure with authors own additions (source Saleyards CDP May 2022)

EXAMPLE BUILDING TYPOLOGIES



4-6 STOREY APARTMENT

Perimeter block apartments are the highest density residential type proposed in the precinct. Developments will include central green communal open spaces. Provision of green roofs will be encouraged to provide additional communal space. Upper stories should not dominate.

Maximum site coverage: 80%
Vehicular access/ parking: basement or semi basement



3-4 STOREY MIXED USE

Mixed use units have no frontage setback, a higher ground floor ceiling height and a ground-floor at the same level as the street.

Minimum lot size: 85m2
Maximum Site Coverage: 100%
Vehicular access/ parking: at grade garage access from rear lane



3 STOREY MAISONETTE

A Mainsonette is four or more separate apartments within a single 3 storey structure that share a common service core - effectively a small scale apartment building that reads like a single larger house on a large lot.

Minimum lot size: 600m2
Maximum Site Coverage: 70%
Vehicular access: at grade garage access from rear lane



3 STOREY ROW HOUSE WITH NO REAR COURTYARD

The 3 storey rowhouse is own its own title, found within a larger comprehensive development focused around a shared central amenity area. It is defined by 100% site coverage within its own lot, deriving private amenity from decks and rooftop gardens.

Minimum lot size: 85m2
Maximum Site Coverage: 100%
Vehicular access/ parking: at grade garage access from rear lane



2-3 STOREY ROW HOUSES WITH REAR COURTYARD

The row house (terrace or attached unit) has one or two attached sides. This type of development includes duplexes at the end of the block.

Minimum lot size: 190m
Maximum site coverage: 70%

Figure 19: Example building typologies (Source: Saleyards Precinct Plan June 2021 City of Greater Geelong)

4.4 Mixed Use Area (G24-G33)

70. As the heights proposed are discretionary, we should assume that some built form of greater heights may be proposed. I do not consider this to necessarily be detrimental to the character of the new neighbourhood with the following conditions: that the larger buildings comply with the overshadowing controls of the public realm, that the height does not result in a streetscape ratio that is more enclosed than 1:1 (where the height of the building exceeds the width of the street/building separation) the architectural expression is of a high quality, the front setbacks (where applicable) contain excellent landscaping outcomes including deep root zone planting for healthy canopy trees, the density of 60dw/ha is generally met and, if my recommendation is adopted, the building achieves a very high environmental standard.
71. G13-16 introduce the role that architectural detail has on the potential character and successfully public realm/public experience of an area. I am supportive of introducing these elements as a way of achieving high quality, well considered and 'fine-grain' architectural outcomes that create visual interest and opportunities for passive surveillance of the public realm.
72. G17-20 introduce guidance on vehicle access and active frontages to ensure the primary pedestrian routes are safe, have minimal cross overs and potential conflicts with cars and avoid blank interfaces. I support these guidelines as a way of achieving a pedestrian priority neighbourhood.

73. The Mixed Use Area that seeks to achieve a small retail heart for the community. Guidelines include awnings and canopies, ground level active uses and fine grain details and a zero metre street setback. I generally support the guidelines for the Mixed Use Area with the exception of G27 which states 'Buildings on the east and west corners of the Mixed Use Area should provide emphasis on street corners and demonstrate a high quality architecture as a gateway to the precinct'. I do not consider it warranted to call attention to the corners of this street and am aware that 'emphasis' may be interpreted as 'increased height', I also do not consider that the corners warrant any greater architectural quality than the rest of the neighbourhood where a high quality of architecture should also be expected. I recommend the deletion of this guideline.

4.5 Development Abutting Open Space (R11, R12 and G34)

74. Requirement R11 and R12 are supported in principle however require further clarification to be easily applied noting that some of the nuance has been removed in the circulated CDP where the comments on the document can be viewed.
75. R11, by removing the reference to the built form to the north and applying a blanket requirement to not overshadow the park at any time for more than 30% it must therefore be assumed that at the winter solstice the combined shadow of the built form to the north, east and west can not cover more than 30% of the Park. While I support this as an excellent principle and outcome for the open space, it requires a 3D model analysis that proves that the collective built form around the park can achieve the preferred heights and setbacks without going over 30%. If the analysis results in restrictions on the built form, then it must be made clear which built form is restricted and by how much and these limits be included in the guidelines. This goes to staging of development and the accumulative nature of amenity impacts.

76. R12 should also be amended to remove the word 'additional' if that is what is intended; there is no existing overshadowing therefore it is difficult to understand what may be considered 'additional'. I recommend it should read 'At the winter solstice (June 21) between 11:00am and 2:00pm, no shadow is to be cast by built form over the Mixed Use Plaza.'

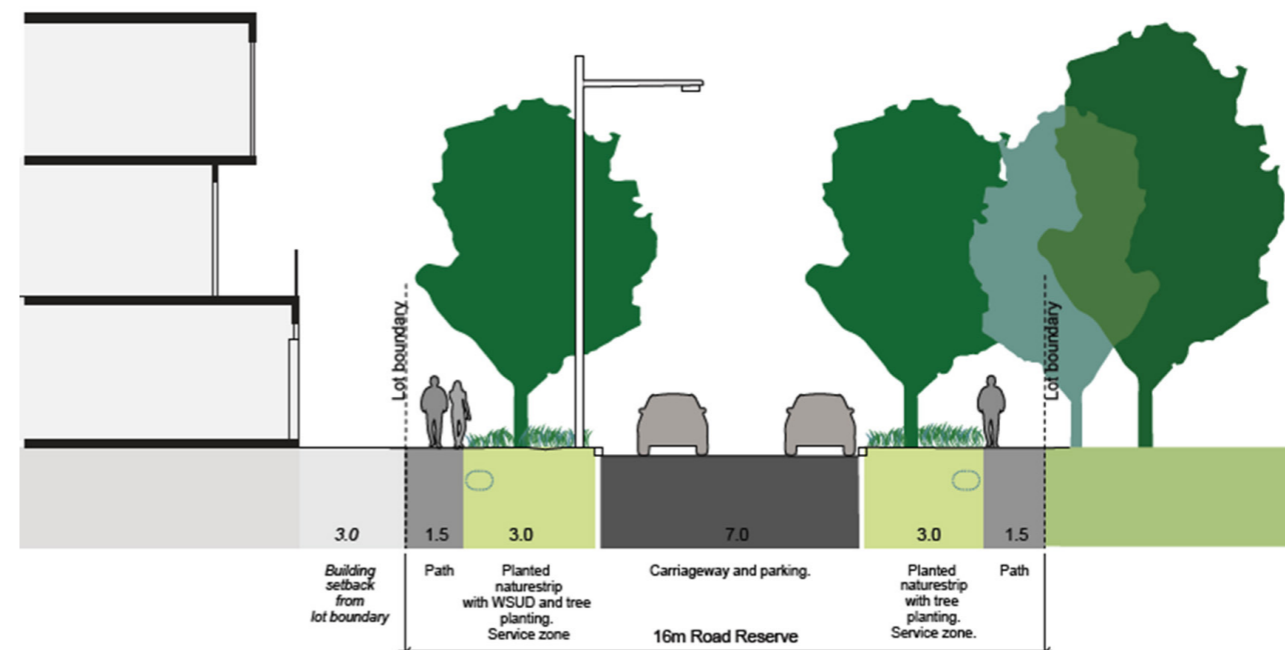


Figure 20: Park Street south side of Central Park (Source: Updated Saleyards CDP for circulation as the Day 1 Panel version. docx, City of Greater Geelong)

4.6 Landscape and Trees (R13 and G35-G42)

77. I support the requirements and guidelines for landscape and trees. I recommend the inclusion of a guideline that references the proposed open spaces role in connecting with surrounding existing open spaces and acknowledging the role of the open spaces in providing habitat links.

4.7 Open Space (R14, R15 and G43, G44)

78. I support the requirements and guidelines for open space with a further recommendation that guideline 44 include phrasing that introduces a variety of uses (as opposed to just 'useable').

4.8 Transport (R16-R17 and G45G53)

79. I support the requirements, guidelines and supporting street sections for transport.

4.9 Walking and Cycling (R20, R21, R22 and G54, G55, G56)

80. I support the requirements, guidelines and supporting street sections for walking and cycling.

4.10 Integrated Water Management and Sustainability

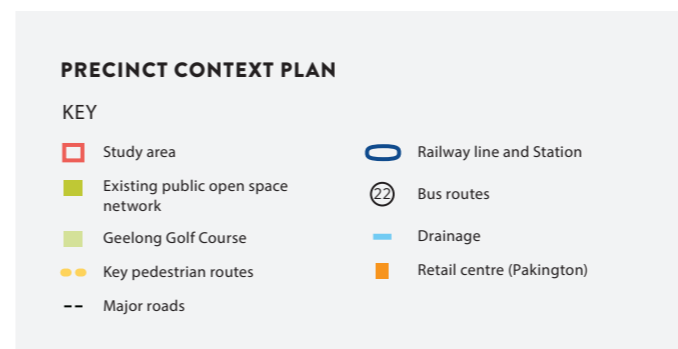
81. I support the requirements and guidelines for open space Integrated Water Management and Sustainability noting my previous comment for Council and the State Government to be courageous in the requirement for sustainable development outcomes and recommend that either a requirement (preferable) or a guideline be included that seeks a minimum ESD outcome against the NatHERS and or Green Star rating tools or similar.

4.11 Infrastructure and staging

82. I support the proposed infrastructure and staging requirements and guidelines as they relate to urban design.



Figure 21: Physical context and open space links (Source: Saleyards Precinct Plan June 2021 City of Greater Geelong)



5.0 Conclusion

83. In conclusion, I am generally supportive of the proposed CDP and consider it a suitable document to guide the delivery of a new urban village within North Geelong. The following recommendations have been made to increase the clarity of the document and ensure the amenity of the public realm and the desired urban village character are achieved:

Vision and objectives

- include a reference to the quality of the streetscape and open spaces
- remove the word 'spacious' and replace with high quality.

Built Form, Building Design and Siting

- Introduce an ESD rating tool minimum requirement

Mixed Use Area

- Remove emphasis on corner development

Development Abutting Open Space

- Further rigour through 3D modelling on the cumulative impact on overshadowing
- R12 Remove the word 'additional'

Landscape and Trees

- Include a guidelines referring to habitat links

Integrated Water Management and Sustainability

- Introduce an ESD rating tool minimum requirement

6.0 Appendix A

Name and Address

Amanda Roberts (MUrban Planning, BLandArch, BArchStud, AILA)
Urban Designer and Landscape Architect
Director, LatStudios
Level 2, 358 Lonsdale Street, Melbourne VIC 3000

Qualifications

- *Master of Urban Planning, University of Melbourne*
- *Bachelor of Landscape Architecture (1st Class Hons), University of Adelaide*
- *Bachelor of Architectural Studies, University of Adelaide*

Experience

2020-present: Director, LatStudios
2013-2020: Director (since 2016), SJB Urban
2012-2013: Team Leader Subdivisions & Urban Design, City of Wyndham
2007-2012: Urban Designer, Places Victoria (VicUrban)
2006-2007: Urban Designer, Department of Planning & Community Development
2002-2003: Landscape Architect, Hames Sharley, Perth
2001-2002: Technical Officer, City of Stirling, Perth
1999-2000: Urban Design/Landscape Architect, Heaton Associates, UK
2010-present: Tutor, occasional Lecturer, The University of Melbourne
2015-present: Member ODASA review panel, OVGA review panel, NSW review panel

Area of Expertise

My area of expertise is Urban Design, derived from my professional experience in urban design practice, landscape architecture practice, and state and local government urban design, as well as my tertiary qualifications in Landscape Architecture, Architecture and Urban Planning. Within this field, my specific expertise and experience includes the following:

- *Design Review:*
 - *Office Victorian Government Architect design review panel*
 - *Office Design and Architecture South Australia design review panel*
 - *NSW design review panel*
 - *City of Melbourne Design Review Panel*
 - *Chair of the Urban Design Review Panel for the Suburban Rail Loop Project*
 - *Urban Designer as part of Nation Partners team reviewing Urban Design and Landscape against Urban Design Strategy for North East Link Project*
 - *Expert Urban Design review for Economic Development Victoria on the city shaping Queens Wharf precinct*
 - *Lead Urban Design review member for Places Victoria on Melbourne Docklands and Dandenong*
- *Project manager of the Gehl Places for People study on Melbourne Docklands*
- *Independent Urban Design Reviews for Local Government*
- *Urban Design Advice on a range of development proposals and locations*
- *Urban Design Analysis and Assessment and preparation of Urban Context Reports*
- *Preparation of Development Plans, Master Plans and Urban Design Frameworks for public and private sector clients*

- *Urban development research, investigation, modelling*
- *Landscape Architectural practice - design, documentation, administration on a range of residential, commercial and master planning projects.*

Instructions Which Define the Scope of this Report

I am engaged by City of Greater Geelong Council. I have received written instructions from Maddocks, including various documents relating to the proposal. I have no private or business relationship with the party for whom the report is prepared.

Facts, Matters and Assumptions Relied Upon

I have relied upon an inspection of the subject site and surrounding area, and a review of planning controls and policies of the existing Moreland Planning Scheme with respect to the subject site and surrounding area.

Documents Taken into Account

- The Greater Geelong Planning Scheme and relevant supporting documents
- The Proposed Amendment Documents including C434ggee Explanatory Report, Planning Scheme Map 37, Map 37DDO, Map 37EAO, Planning Provisions Clause 21.06, Clause 37.02 Schedule 4, Clause 43.01, Clause 53.01, Clause 72.04, Clause 72.08
- The proposed incorporated document Saleyards Comprehensive Development Plan prepared by City of Greater Geelong (dated 03/11/2022)
- The background documents including Saleyards Precinct Plan (prepared by City of Greater Geelong, dated 06/2021), Providing social housing as essential infrastructure in Geelong's Saleyards precinct (prepared by SGS, dated 03/2022) and Geelong Saleyards Precinct Surface Water Management Strategy (prepared by BMT, 04/2021).

- Various documents and correspondences related to the above

Assistance in Preparation of this Report

I have been assisted in the preparation of this statement by Annie Yang (Assistant Urban Designer/Planner).

Summary of Opinions

Refer to the conclusion of this statement.

Provisional Opinions

There are no provisional opinions in this report.

Questions Outside My Area of Expertise, Incomplete or Inaccurate Aspects of the Report

To the best of my knowledge, this report is complete and accurate. This report does not address questions outside my area of expertise.

Signed Declaration

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.



Amanda Roberts
Director, LatStudios

7.0 Appendix B

Relevant provisions of the Greater Geelong Planning Scheme and other documents to which I have had regard in preparing this statement include:

State Planning Policy Framework

- Clause 13.03-1S - Floodplain management
- Clause 13.07-1S - Land use compatibility
- Clause 15.01-1S - Urban design
- Clause 16.01 - Residential development
- Clause 18.01-1S - Land use and transport integration
- Clause 19.02-6S - Open space

Local Planning Policy Framework

- Clause 02.02 - Vision
- Clause 02.03 - Strategic Directions
- Clause 02.04 - Strategic Framework Plans
- Clause 13.03-1L - Floodplain management
- Clause 15-01-2L - Environmentally sustainable development
- Clause 15.01-5L - Neighbourhood character
- Clause 15.03-1L - Heritage conservation

Zones

- Industrial 1 Zone
- Public Park and Recreation Zone (PPRZ)
- Special Use Zone - Schedule 3 (SUZ3)

Overlays

- Design and Development Overlay - Schedule 20 (DDO20 - Industrial 1, 2 and 3 Zones)
- Heritage Overlay (HO1915 - Geelong Sale Yards)
- Special Building Overlay (SBO)

Other Documents

- Settlement Strategy 2020



Figure 22: Concept plan (Source: Greater Geelong C434ggee Salesyard Precinct Plan (City of Greater Geelong, June 2021) Exhibition Gazetted.pdf)

KEY MOVES

- CULTURAL PARK**
A central meeting place for passive recreation as well as reflection of the sites historic use, through interpretation and reuse of the cattle, sheep pens, animal ramp and latrines shed.
- PLAZA ONE**
A plaza space adjacent to mixed use development which utilises the sunny side of the street for outdoor dining.
- PLAZA TWO**
A smaller plaza space at the western entry to the site, adjacent to the apartment buildings.
- BLUE STONE LINEAR PARK**
A linear park which incorporates the historic blue stone drain and shelter.
- LINEAR POCKET PARKS**
Linear pocket parks which provide visual links to the adjacent public open space as well as providing amenity and address for the developments.
- SHARED PATH**
A 3.0m shared path will connect from Thompson Street to Weddell Road. On road cycle paths will be provided on Weddell Road.
- EAST WEST GREEN LINK**
The main East West Street will be developed as a slow speed street which provides a generous green link through the precinct.
- BLUESTONE PEDESTRIAN PRIORITY STREET**
This street will feature a raised narrow blue stone pavement and retention of the existing blue stone drainage channel that runs north-south through the site.
- DRAINAGE RESERVE**
The drainage reserve could be reshaped with landscape enhancements to improve its appearance and water treatment outcomes. Possible wetlands development with native planting and walking loops.
- CROWN LAND**
This parcel of crown land could be developed to add to the public open space offering of the precinct and surrounding neighbourhood. It could include walking tracks, tree planting and re-vegetation/ water detention space.
There may be potential for some residential development.



Amanda Roberts

Director

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