



hansen

# 321 LOWER HEIDELBERG ROAD, IVANHOE EAST

TLC Ivanhoe: Integrated Early Learning, Medical & Wellbeing Centre - Urban Context Report

Prepared by **Hansen Partnership** for TLC Melbourne  
April 2024

ADVERTISEMENTS  
Application No. 1/2024

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# INTRODUCTION

The following urban design context report has been prepared by Hansen Partnership to be included with a planning permit application for the proposed integrated community facility at 321 Lower Heidelberg Road, Ivanhoe East. Details of the proposed development are outlined in the architectural plans, prepared by VIA Architects (Dated 30/11/2023).

This report represents an independent urban design assessment of the proposal, as detailed in the above-mentioned architectural drawings and associated plans. The proposed integrated facility encompassing early learning, health and wellbeing facilities, medical services and a cafe presents a unique opportunity for an innovative response to a site that sits within the established residential land in close proximity to the East Ivanhoe Neighbourhood Centre, Ivanhoe and Heidelberg MACs.

This report is structured so as to provide a brief description of the subject site, its context and the proposed design response. It then sets out the relevant urban design policies, guidelines and controls that shape the potential development of the land. Finally, the report presents an analysis of the relevant built form and urban design matters and demonstrates how the proposed development responds successfully to the key features of the site and its context. This iterative analysis demonstrates that the proposed development will realise a positive 'fit' within its setting and is one that deserves approval.

This Urban Design Report has been structured as follows:

- 01. Subject Site**
- 02. The Proposal**
- 03. Planning Framework**
- 04. Urban Design Assessment**
- 05. Conclusion**



SITE AND SURROUNDING CONTEXT

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# SUBJECT SITE

The subject site is an amalgamation of 2 street addresses with multiple allotments (321 Lower Heidelberg Road and 1 Maltravers Road, Ivanhoe East) within the General Residential Zone - Schedule 2 (GRZ2) in the City of Banyule. The consolidated land results in an irregularly shaped site, with a total area of 6,293m<sup>2</sup>. The site has a total of 3 street frontages; 91m to Lower Heidelberg Road in the east, 75m to Maltravers Road in the north and 64m to King Street in the south.

Existing vehicle access to 321 Lower Heidelberg Road is provided via two crossovers along King Street and Lower Heidelberg Road. The site accommodates a north-south easement through the site (parallel to Heidelberg Road) and an east-west easement along the southern boundary of the existing car park.

The site identified as 321 Heidelberg Road currently accommodates four existing main buildings (two church buildings, a single storey dwelling and a brick building) and free-standing sheds. The 1941 church on King Street has also been identified as of historic significance. It should be noted there are currently no heritage controls that affect the subject site. At-grade car parking occupies the northwestern corner and tennis courts hold the southeastern corner. At 1 Maltravers Road is a two storey brick dwelling with associated garage. Canopy vegetation is scattered around the site perimeter. A row of Italian Cypress frame part of the southern boundary and have been identified as being contemporaneous to the 1941 building.

There is a notable topographical change of 9m fall within the site, with the highest point at the north eastern corner at the intersection of Lower Heidelberg Road and Maltravers Road (RL57), and the lowest point at the south western corner of the site (RL48).

The site has the following interfaces:

- To the **north** is Maltravers Road, a 20m wide local road with one lane of traffic in either direction and car parking provided in the form of informal parallel parking. 1.5m footpaths, canopy vegetation and nature strips are present on both sides of the road. Further north large, 1-3 storey detached dwellings with generous front garden setbacks and large private open spaces within the Neighbourhood Residential Zone (NRZ3).
- To the **east** is Lower Heidelberg Road, a 17m wide arterial road (RDZ1) with one lane of traffic in either direction. Shared parallel car parking and cycle lane, 1.5m footpaths and nature strips are provided on both sides of the road. Bus route 546 runs along Lower Heidelberg Road and there is a designated bus stop at the eastern boundary of the site. Further east are predominantly 1-2 storey detached dwellings with generous front garden setbacks within the General Residential Zone (GRZ2).
- To the **south** is King Street, a 15m wide local street with one lane of traffic in either direction. Informal parallel car parking and 1.8m footpaths are provided on both sides of the street. Designated bus and car parking is available along the southern side of the street where it interfaces with the East Ivanhoe Preschool (located at the south western corner of the Lower Heidelberg Road and King Street intersection). East Ivanhoe Neighbourhood Centre is located approximately 230m south of the subject site.
- To the **west**, the subject site directly abuts 2 properties within the GRZ2; 10 King Street and 7 Maltravers Road. 10 King Street currently comprises a double storey dwelling fronting King Street with a generous garden setback and private open space. Similarly, 7 Maltravers Road comprises a single storey detached dwelling with a large setback fronting Maltravers Road.



VIEW OF 1941 CHURCH BUILDING ON SUBJECT SITE FROM KING STREET (SOUTH)



VIEW OF ABORICULTURALLY SIGNIFICANT TREES WITHIN THE SUBJECT SITE FROM ACROSS KING STREET (SOUTH)

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# THE PROPOSAL

The proposal seeks to deliver a multi-storey Integrated Community Facility framed around multiple new, quality open spaces. It has also sought to retain assets on the site considered to be of historical / cultural heritage significance (building and landscape). Specifically, the proposal includes:

- Retention of the King Street 1941 Church and its re-purposing for a gallery/ community function.
- A cafe is proposed at ground level within the main building to the east accessible from King Street.
- An early learning centre at the southwestern portion of the site (Lower Ground and Ground), accessible off King Street and Lower Heidelberg Road with associated outdoor play area provided at lower ground level and ground level, accessible via King Street and internally.
- A medical centre at the southern portion with access from King Street behind the retained 1941 Church.
- A publicly accessible wellness centre (northwest) and pool (northeast) is located at upper ground level along at the northwestern corner. The gym is located at the lower ground level, these spaces are accessible via Maltravers Rd and Lower Heidelberg Rd.

The creation of multiple new open spaces including:

- A publicly accessible courtyard off King Street around the 1941 Church.
- A north-facing garden terrace off Maltravers Road, accessible to the public.
- Various outdoor play areas directly accessible for the new childcare facilities
- Outdoor splash area accessible from the indoor pool zone
- New landscape regime around all its site boundaries, including boulevard treatment along Lower Heidelberg Road.
- Demolition of all existing structures (except for the existing 1941 Church and a row of Italian Cypress along King Street).



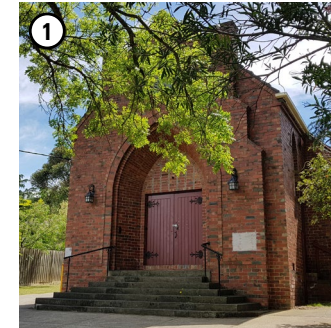
DIAGRAM DEMONSTRATING PROPOSED LAND USE & FUNCTION DISTRIBUTION

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## EXISTING SITE PLAN



1941 CHURCH



ITALIAN CYPRESS PINES



BRICK BUILDING



1961 CHURCH



2 STOREY RESIDENCE



1 STOREY RESIDENCE



# PLANNING FRAMEWORK

## PLANNING POLICY FRAMEWORK

- Clause 11.01-1S – Settlement
- Clause 11.02-1S – Supply of Urban Land
- Clause 12.05-2S – Landscapes
- Clause 13.07-1S – Land Use Compatibility
- Clause 15.01-1S – Urban Design
- Clause 15.01-2S – Building Design
- Clause 15.01-4S – Healthy Neighbourhoods
- Clause 15.01-5S – Neighbourhood Character
- Clause 17.01-1S – Diversified Economy
- Clause 17.02-2S – Out of Centre Development
- Clause 19.02-1S – Health Facilities
- Clause 19.02-2S – Education Facilities
- Clause 19.03-3S – Integrated Water Management

The State Planning Policy Framework (SPPF) promotes planning which anticipates and responds to the needs of existing and future communities. It encourages development to be accommodating of people of all abilities, ages and cultures, is enjoyable and engaging, and contributes positively to local character and sense of place.

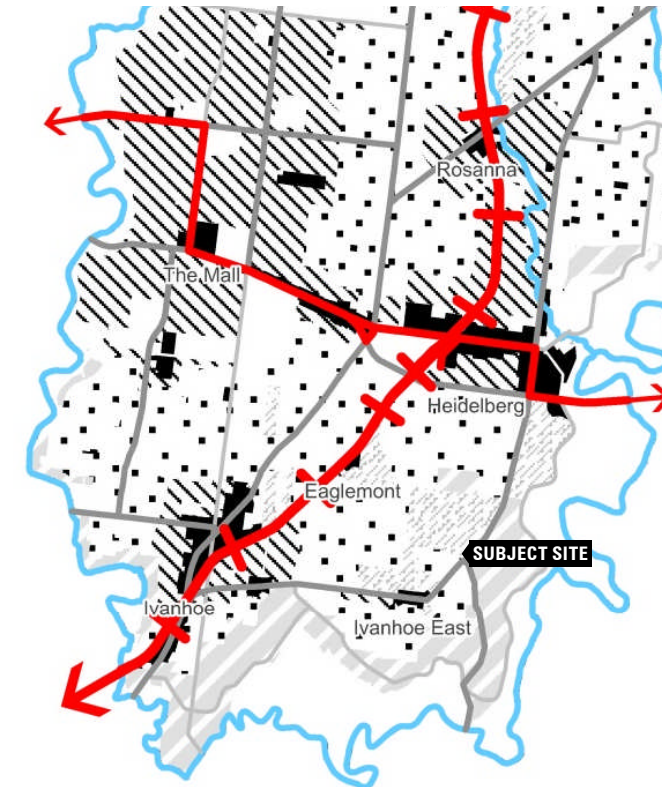
The proposal is consistent with the intent of the SPPF as it seeks to provide educational, recreational, and community benefits within proximity to a number of activity centres, including Ivanhoe and Heidelberg MACs.

## LOCAL PLANNING POLICY FRAMEWORK

- Clause 13.07-1L – Non-Residential Uses in Residential Zones
- Clause 15.01-1L-01 – Urban Design
- Clause 15.01-1L-02 – Safer Design
- Clause 15.01-1L-03 – Signs
- Clause 15.01-2L-02 – Environmental Sustainable Development
- Clause 15.01-5L-01 – Preferred Neighbourhood Character (Garden Suburban 3 Precinct)
- Clause 19.02-1L – Health Facilities
- Clause 19.02-2L – Education Facilities

Local Planning Policy builds on the State Policy Framework by providing more specific guidelines for the use and development of land within the Municipality. There is clear support for an Integrated Community Facility to foster and support social health and community spirit within Banyule, particularly with a focus on developments that serve local community needs in appropriate locations.

A diversity of housing type offering good access to services and transport is encouraged within the residential zone, where there are good connections to a range of services and facilities. The opportunity to provide for community services is ideally placed within a residential context.



**Legend**

- PTN Train Network
- PTN Tram Network
- PTN Bus Network (Orbital SmartBus)
- Arterial Road
- Local Road
- Waterway
- Municipal Boundary
- Diversity Area
- Accessible Area
- Incremental Area
- Limited Incremental Area
- Limited Area
- Low Density Residential Area

**RESIDENTIAL AREAS FRAMEWORK MAP (CLAUSE 21.06)**

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## PLANNING PROVISIONS

### General Residential Zone - Schedule 2 (GRZ2)

Key purposes of the General Residential Zone - Schedule 2 are:

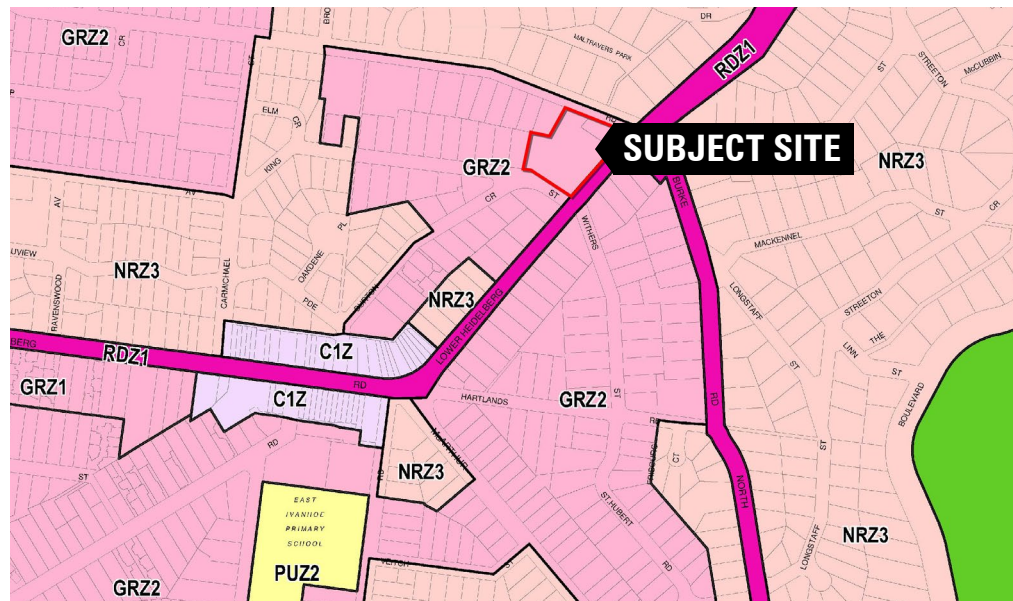
- To encourage development that respects the neighbourhood character of the area.
- To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.
- To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

Overlays applying to the subject site are:

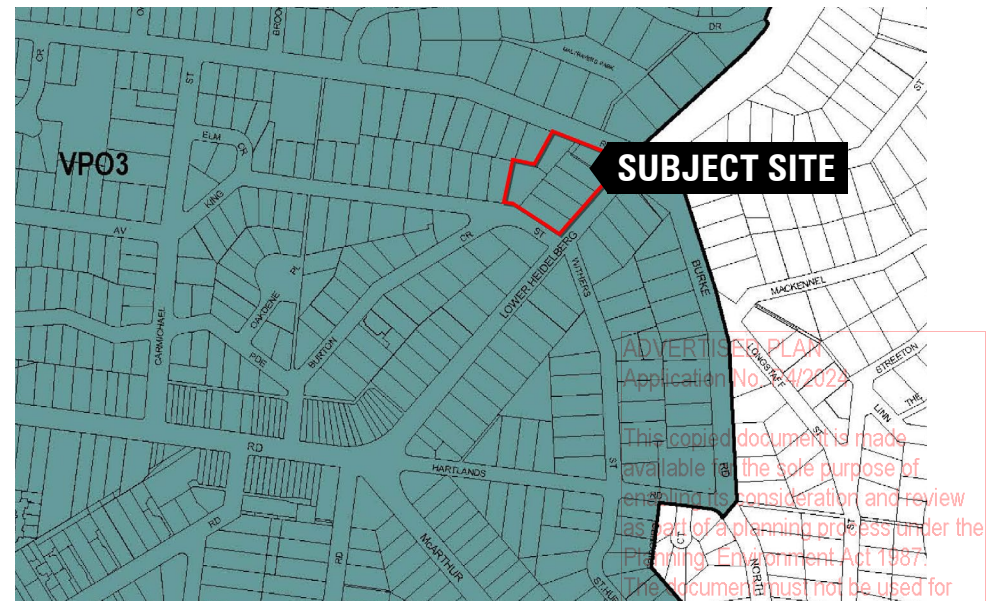
- *Vegetation Protection Overlay - Schedule 3 (VPO3)*

Other relevant strategies and documents

- *Banyule City Council Neighbourhood Character Strategy, 2012,*
- *Urban Design Charter for Victoria, 2009; and*
- *Urban Design Guidelines for Victoria 2017.*



PLANNING ZONE MAP



VEGETATION PROTECTION OVERLAY - Schedule 3 (VPO3)

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## KEY POINTS FROM THE NEIGHBOURHOOD CHARACTER STRATEGY (2012)

### *Garden Suburban Precinct 3*

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#### *Relevant Objectives:*

- *To maintain consistency of current front setbacks whilst enable tree planting in front gardens.*
- *To ensure buildings and extensions do not dominate the streetscape or the building, and do not adversely affect the outlook and amenity of neighbouring dwellings.*
  - *To ensure that household services are not a visually prominent feature.*
- *To minimise loss of front garden space, and the dominance of vehicle access, storage facilities and built form as viewed from the street.*
  - *To maintain and strengthen the garden dominated streetscape character and landscaped setting of the precinct.*

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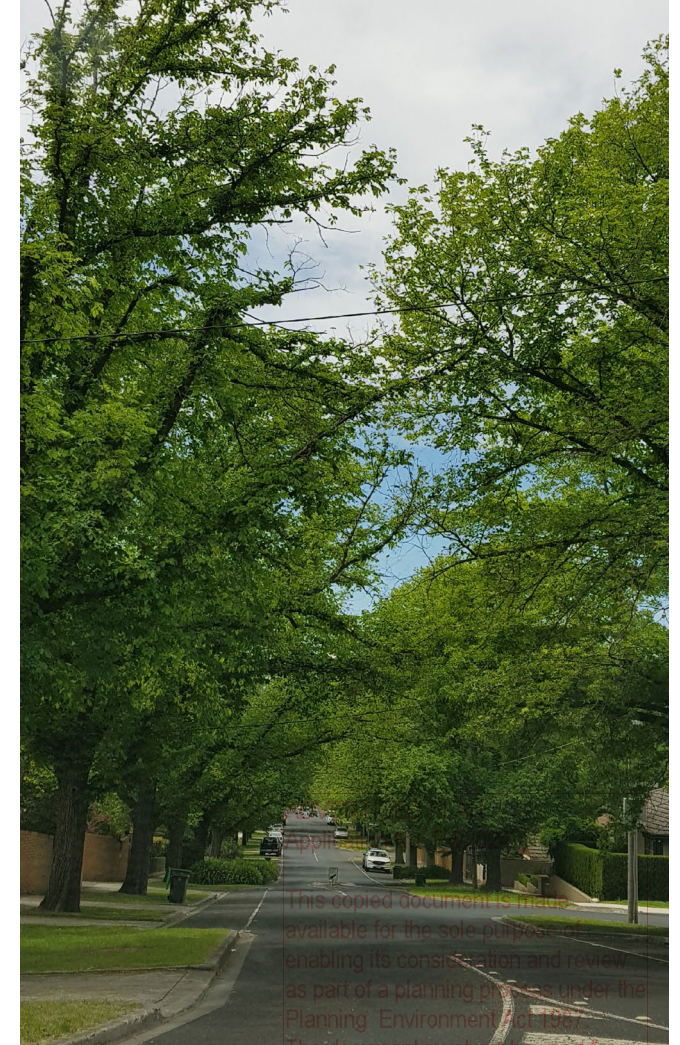
# PROJECT INSPIRATION



*HISTORICAL SIGNIFICANCE*



*GARDEN TERRACE*



*PERIMETER LANDSCAPING*

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# URBAN DESIGN ASSESSMENT

In assessing the urban design merit of the proposed development, particular attention has been paid to the presentation of the proposed building in the public realm and how it 'fits' with the existing and desired future outcomes sought by the Banyule Planning Scheme as identified previously. The key design considerations include:

- Strategic Context;
- Topography and View Analysis;
- Site Planning;
- Urban Form and Architecture;
- Landscape Strategy; and
- Interfaces.

Each of these considerations is addressed in the following sections. A diagram and supporting text explain the context, followed by an appraisal of how the design responds to it. In this regard, the assessment addresses each of the relevant parameters of the Banyule Planning Scheme in terms of the requirements for an urban context report and related urban design matters.



THE SUBJECT SITE VIEWED FROM SOUTH SIDE OF KING STREET (2017)

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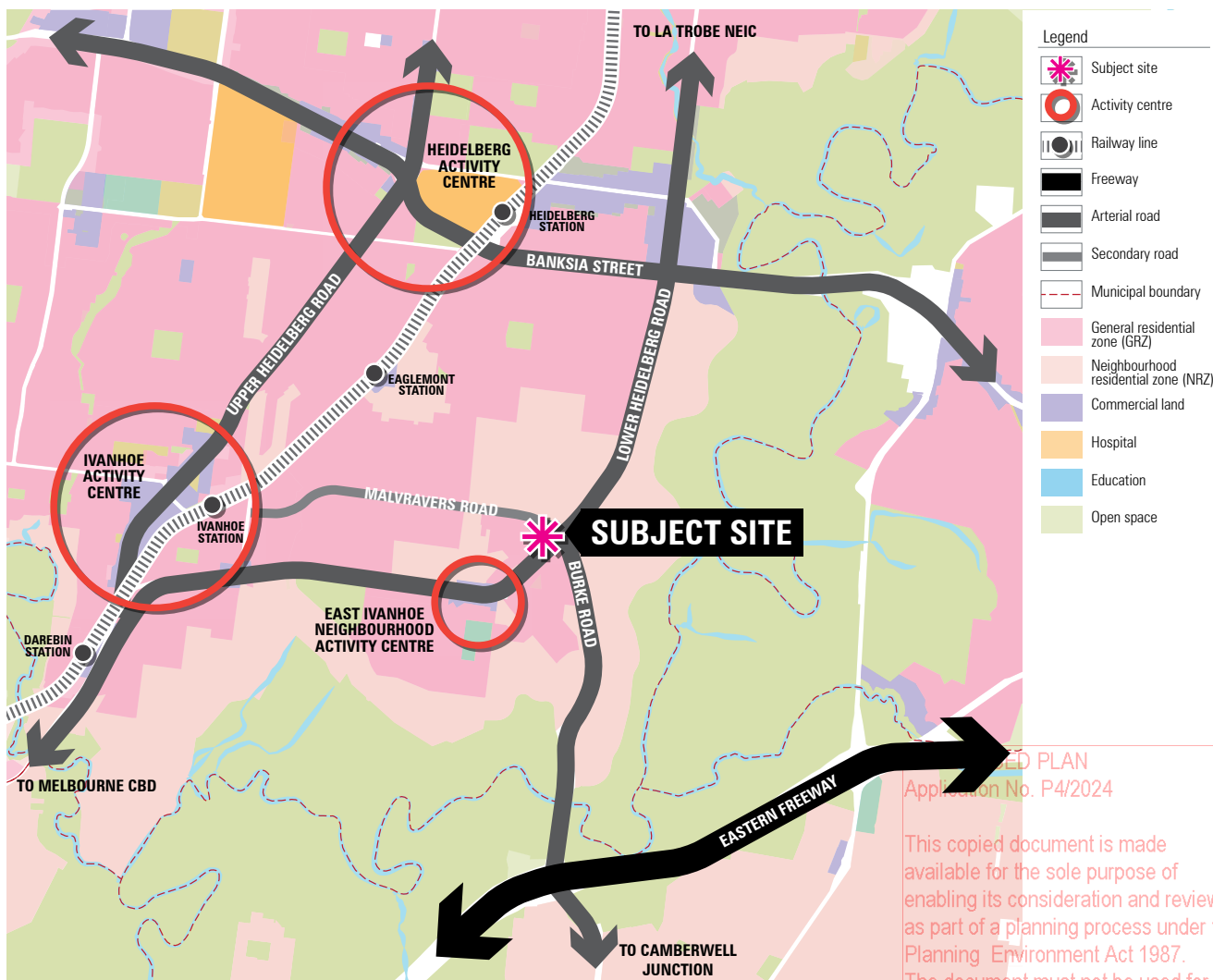


## URBAN STRUCTURE & LAND USE

Strategic context refers to ensuring the development responds positively to the broader physical and planning contexts.

### Context

- The site, comprising amalgamated land within GRZ2 land is situated on the eastern edge of the Garden Suburban Precinct 3 area, separated from the East Ivanhoe Neighbourhood Activity Centre by a row of residential subdivisions, on the west side of Lower Heidelberg Road.
- The Ivanhoe and Heidelberg Activity Centres and their associated stations are located approximately 1.5km west and north respectively of the subject site. These higher order activity centres are separated from the subject site by residential subdivisions within GRZ2 and NRZ3.
- Lower Heidelberg Road is a major arterial road, connecting Melbourne's Northern Region to Melbourne CBD and the La Trobe National Employment and Innovation Cluster (NEIC). Locally, Lower Heidelberg Road provides a direct connection between Ivanhoe and Heidelberg Activity Centres, East Ivanhoe Neighbourhood Centre and the subject site.
- The site defines the southwestern corner of Lower Heidelberg Road and the Maltravers / Burke Road junction. Burke Road is a key north-south arterial road and one of the key entries into the City of Banyule off the Eastern Freeway located south of the site. Burke Road provides a north-south connection between the site and multiple activity centres along Burke Road further south, including the Camberwell Junction (within the City of Boroondara).
- A network of lower order local streets connects with Lower Heidelberg Road, extending to the east and west, with a distinctive urban block and subdivision patterns distinguishing land in the Residential Zone from other commercial/ non-residential areas.



STRATEGIC CONTEXT OF THE SUBJECT SITE

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**Design Response**

- The proposal for a **community- focused integrated early learning and well-being facility** is ideally suited within the residential neighbourhood, within proximity to multiple activity centres (of various hierarchy), where higher residential density and activity can be expected (Clause 21.06).
- The proposal seeks to **continue its legacy as a local destination**. The proposed mixed-use facility will serve as a community destination in its own right, attracting a diverse group of the community.
- The **site is unique with regard to its size and configuration**. As it straddles the edge of a residential block, the proposal sought to take advantage of its three street frontages. Its subdivision and strategic positioning support land use and design propositions that are distinctive to its broader residential setting, while still responding to its valued place attributes.



THE SITE BENEFITS FROM MULTIPLE VANTAGE VIEWS TO THE DANDENONG RANGES AND MELBOURNE CBD

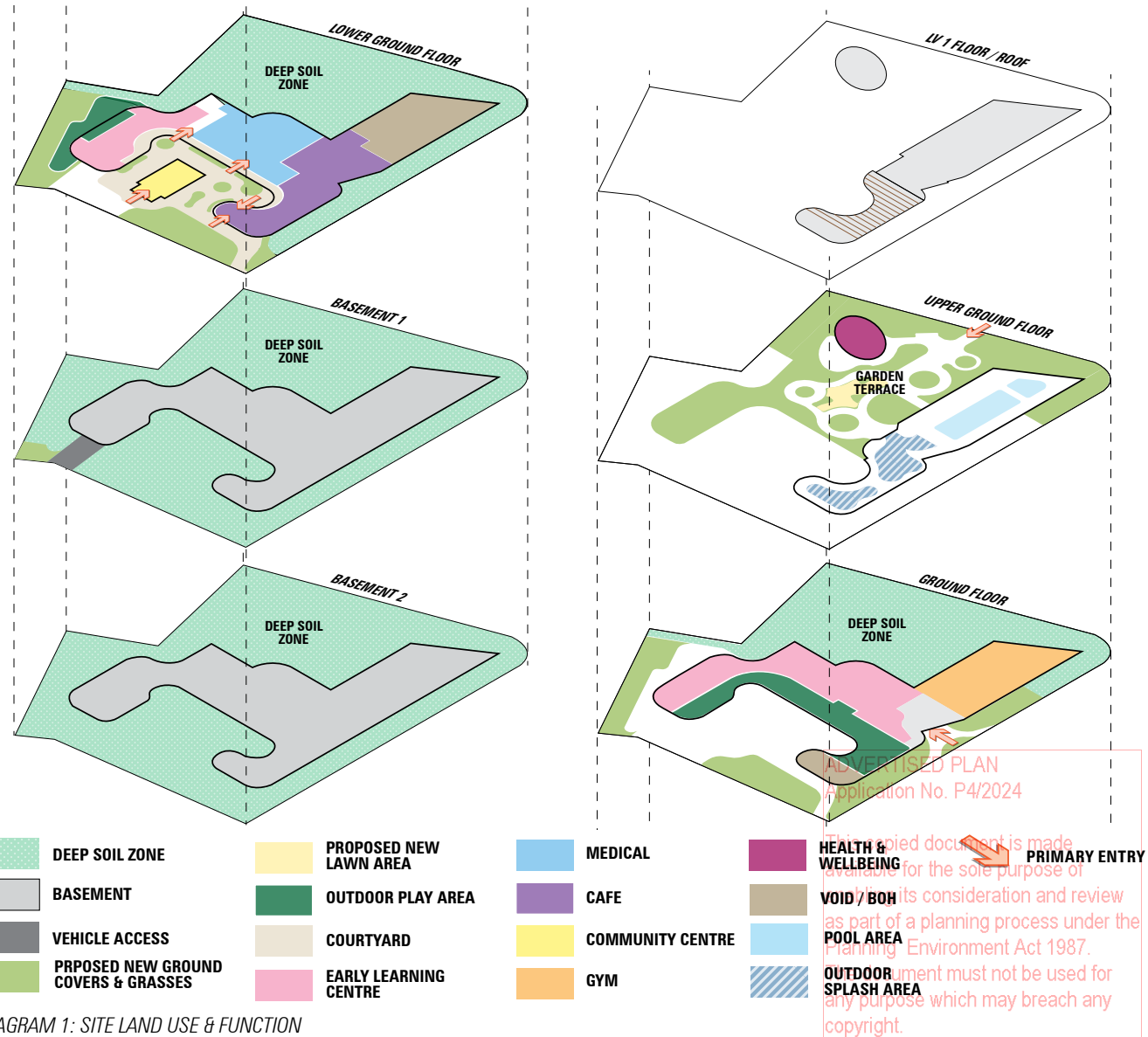


DIAGRAM 1: SITE LAND USE & FUNCTION

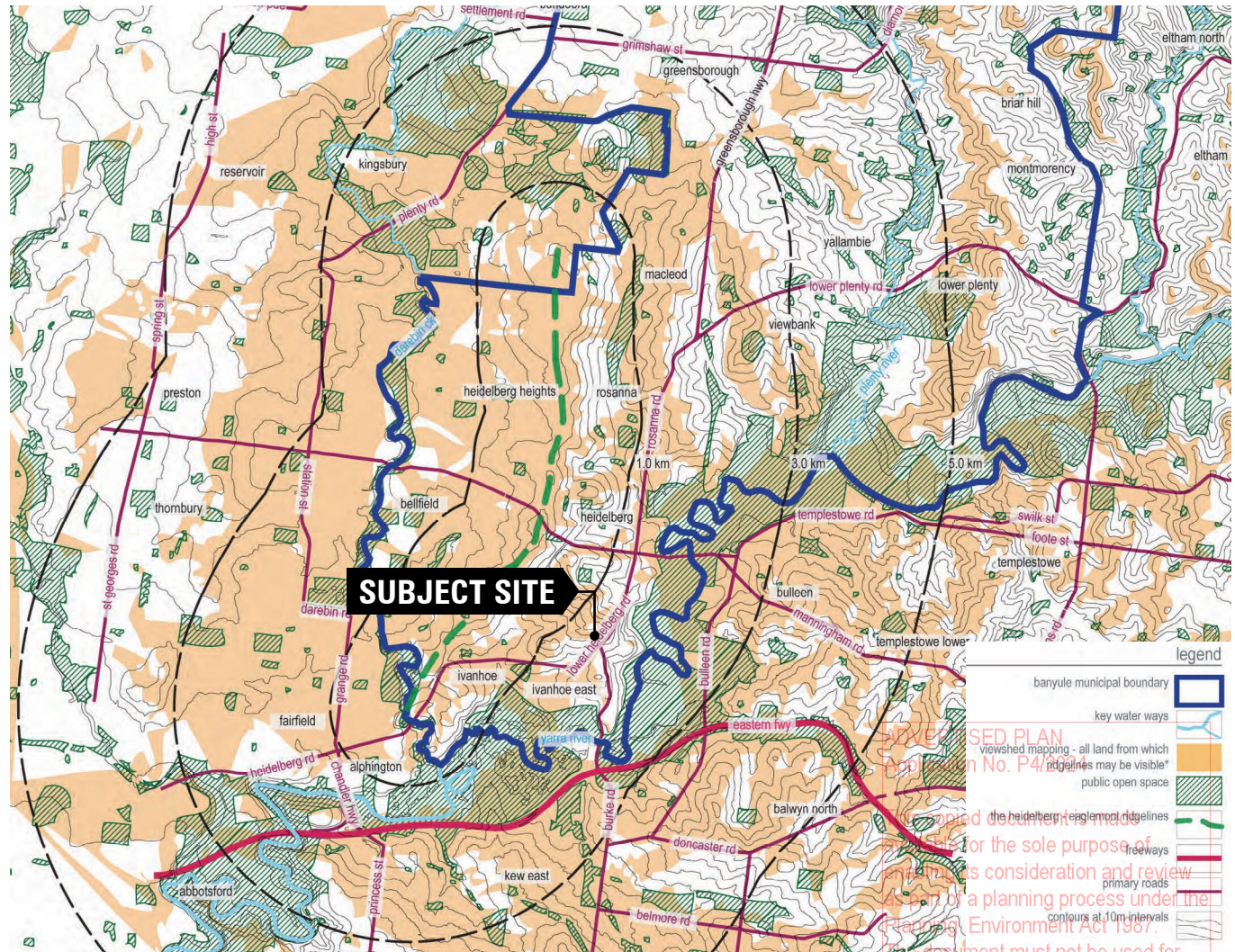


## TOPOGRAPHY AND VIEWS

Topography and views are related to the natural characteristics of the land that contribute to the overall setting.

### Context

- Lower Heidelberg Road / Rosanna Road and Lower Plenty Road form a continuous network of arterial roads connecting 3 key ridgelines defining the topographical characteristic of Banyule along its southern reaches. Along these ridgelines, a skyline of canopy trees is punctured by taller buildings and structures clustered around Activity Centres including at Ivanhoe and Heidelberg.
- The Heidelberg - Eaglemont Ridgeline is located west and northwest of the subject site. Within a broader context and especially from an elevated ground around the Ivanhoe and Heidelberg Activity Centres and residential streets, the site is not visually accessible. Given distance (1.5km away), the presence of existing structures and vegetation temper aspect towards the site. In its totality, views to the site are confined to immediate views. No mid, or long-range aspects or views to key lookouts or regionally significant vantage points are affected by this proposal. This is reinforced by the Banyule Ridgeline Study (2012) prepared by our office for Banyule City Council, which identifies the subject site as being outside the area affected by the view to/from the ridgeline (refer to the Viewshed diagram).
- At a closer range along Lower Heidelberg Road from the west, views to the site are hampered by existing dense vegetation, primarily within residential front gardens and along both sides of the road (refer to view 1).
- Summit Drive Hill to the east visually conceals the site from view along its eastern approach along Lower Heidelberg Road. Further, an oblique view at a closer range is hampered by earth embankments and existing vegetation, perched on higher ground (refer to view 2).



VIEWSHED ANALYSIS: THE HEIDELBERG - EAGLEMONT RIDGELINES (EXTRACT FROM VISUAL ASSESSMENT OF RIDGELINES IN BANYULE (HANSEN PARTNERSHIP, 2012))



- From within residential streets to the west (ie. King Street, Burton Crescent and Maltravers Road), gaps in between buildings and street landscaping allow limited viewing to the site (refer to views 3 & 4).
- The 1941 church along King Street is visually concealed in parts by existing vegetation when viewed from its eastern approach. Views to the church from along King Street (western approach) and Burton Crescent are currently limited by substantial vegetation and existing residential building at 8 King Street (refer to view 3).
- Elevated residential areas (north of Maltravers Road) have an open aspect towards the site, but views are generally obscured by existing structures and established vegetation. When viewed from the north side of Maltravers Road, the site sits below the street level. As a result of this, buildings on the subject site are somewhat visually concealed in part with taller elements such as church tower and aboriginal trees more prominent in the skyline (refer to view 4).
- The site is visually more exposed from immediately across Maltravers and Lower Heidelberg Roads in the absence of perimeter landscaping and a tall fenceline. The north-eastern corner of the site (junction of Maltravers and Lower Heidelberg Roads) is visually exposed from the roundabout (refer to views 5 & 6).



VIEW TOWARDS THE SITE FROM LOWER HEIDELBERG ROAD (LOOKING NORTH)



SUBJECT SITE VIEWED FROM ACROSS MALTRAVERS ROAD



VIEW TOWARDS THE SITE FROM LOWER HEIDELBERG ROAD (LOOKING SOUTH)



SUBJECT SITE VIEWED FROM ACROSS LOWER HEIDELBERG ROAD



VIEW OF SITE FROM KING STREET & BURTON CRESCENT INTERSECTION



VIEW OF NORTH EASTERN CORNER OF THE SITE FROM THE JUNCTION OF MALTRAVERS AND LOWER HEIDELBERG ROADS (LOOKING SOUTH)



### Design Response - Visual Impacts

- The experience of passage along the Lower Heidelberg Road corridor, either from Ivanhoe or Heidelberg is influenced by the road alignment and **topography, with local views** to the site from within the road corridor experience. Views from the site and its surrounds to the CBD and its broader landscape setting are available noting it is situated on a higher topographical level.
- As a successfully integrated project, it has the potential to be a **point of demarcation and visual interest on the approach** into Ivanhoe East and from key main roads along Lower Heidelberg Road and Maltravers Road.
- The proposed development has been carefully arranged on the site so it responds positively to its context. In response to its visual exposure and site topography, the proposed form presents a **predominately 2 storey presentation** to the north and northeast; the most elevated part of the site.
- To further confine its sphere of visual influence, the urban form is **well embedded into the site's topography** to manage its visual impact at the exposed junction and streetscapes.
- The site and proposed development's presentation in the round is confined to its immediate views. The **retention of existing canopy trees and the introduction of new perimeter landscape** along Maltravers Road (north) and Lower Heidelberg Road (east) will further minimise the visual impact of the overall form (Refer to Diagram 01).
- The proposed urban form has been shaped and sited to **enable viewlines to the 1941 Church** when viewed along King Street. As demonstrated by indicative massing view diagrams, the 1941 Church is envisaged to sit proudly within the King Street streetscape, and visible from multiple vantage points including across Lower Heidelberg Road and from Burton Crescent (Refer to Diagram 02).



DIAGRAM 01: INDICATIVE MASSING OF PROPOSED DEVELOPMENT FROM MALTRAVERS ROAD & LOWER HEIDELBERG ROAD JUNCTION.



DIAGRAM 02 : INDICATIVE MASSING OF PROPOSED DEVELOPMENT & 1941 CHURCH FROM KING ST & BURTON CRESCENT JUNCTION.



## SITE PLANNING

Site planning refers to the arrangement of functions, including envelopes and activities across the development on site. It relates to the interrelationships between uses, access, amenity, address and landscape. Site planning matters reference the careful design of the street frontage and the thoughtful location of building entries, car park entries and the provision of landscaping.

### Context

- Lower Heidelberg Road is a key arterial road of varying widths (approximately 17m wide where it abuts the subject site) connecting the site to East Ivanhoe NAC to the south and Heidelberg MAC (including Austin and Heidelberg Hospitals) to the north.
- Maltravers Road is a key 20m local road providing key connections to Ivanhoe MAC and Ivanhoe Station (west) and Camberwell Junction (south) from the site.
- King Street is a 15m local road with informal parallel parking along both sides of the street. There is an indent in the nature strip for designated bus and car parking along the south side of the street outside the preschool (at 1 King Street).
- The site is serviced by bus route 546 along Lower Heidelberg Road, providing public transport service between the site and Heidelberg Station to the north and Melbourne University (and Melbourne CBD) to the south.
- The area is predominantly car dominant with designated time- shared parallel parking and cycle routes on both sides of Lower Heidelberg Road.
- Most streets accommodate footpaths and nature strips, which often contain mature canopy tree planting.
- The site currently has multiple access points, with vehicle crossovers along Lower Heidelberg Road (east), Maltravers Road (north) and King Street (south). Pedestrian access is available for each building and level changes are managed via steps.
- There are two existing easements (2.5m wide) running through the site; one parallel to Lower Heidelberg Road (north-south) and one perpendicular (east-west) at the southern boundary of the current car park from the western boundary to the north-south easement.



SITE PLANNING

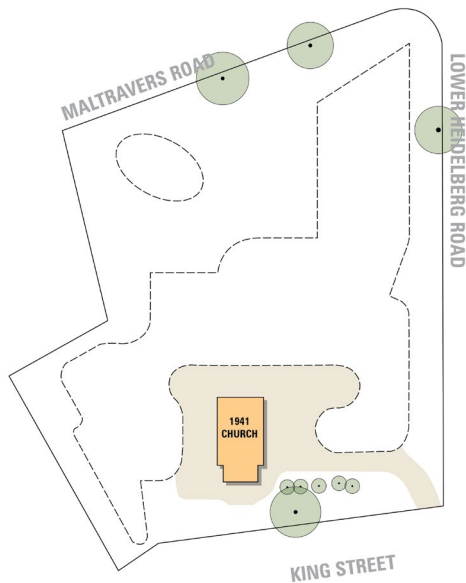


## Design Response

Successful site planning in this instance is achieved in a number of ways, underpinned by the following principles:

1. **Retention and celebrating valued elements of historic significance;**
2. **Maximising landscaping opportunities at natural ground (deep root planting);**
3. **Liberating the ground plane for quality and diverse publicly accessible open space; and**
4. **Creating a legible and distinctive presentation to each of its street frontages.**

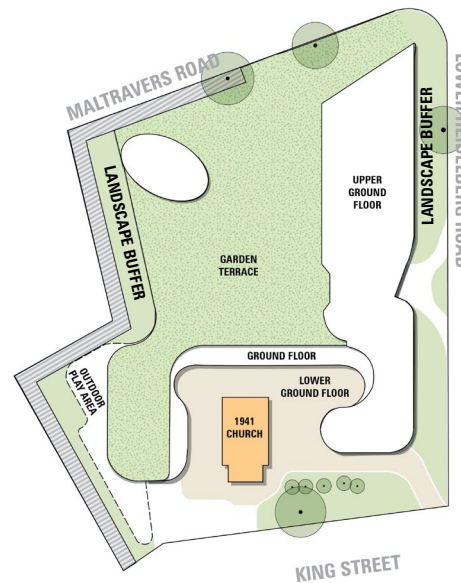
DIAGRAM 2: SITE PLANNING RESPONSE



RETAINED 1941 CHURCH) & VALUED EXISTING LANDSCAPE, AND ESTABLISH GENEROUS 'BUFFER' AROUND CHURCH BUILDING WITH OPPORTUNITY FOR COMMUNITY ACCESSIBLE OPEN SPACE

## Principle 1: Retention and celebrating valued elements of historic significance

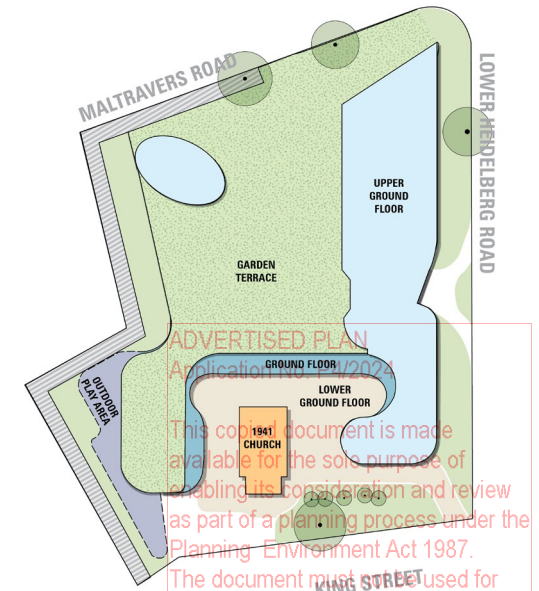
- It has **retained the valued 1941 Church** on King Street in its current location.
- The overall site planning has adopted a unique plan with the **primary building oriented along a north-south axis**. The structure also embraces the historic church to the south, its sweeping curvature not only cradling the historic landmark but also establishing a captivating focal point.
- The overall site plan also seeks to carefully **frame views to the 1941 Church** within a new landscape setting.
- It has **retained the valued landscape elements**, including, a row of Italian Cypress along its King Street frontage. Furthermore, the proposal has retained 4 additional trees to the Cypresses on site and ensures future development does not result in a negative impact on their TPZ.



ESTABLISH A CONTINUOUS LANDSCAPE BUFFER TO ALL BOUNDARIES

## Principle 2: Maximising landscaping opportunities at natural ground (deep root planting)

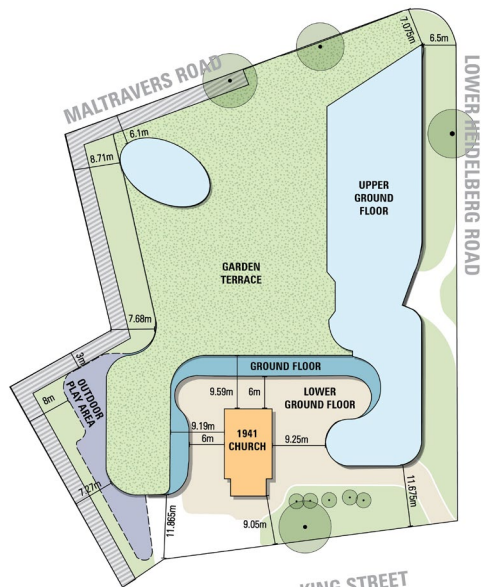
- The proposed urban form and footprint have a reduced **site coverage, occupying only 40%** of the total site area.
- The design of the proposed building harmoniously aligns with the surrounding environment, capitalising on the available spaces between buildings and fostering **new open space opportunities**.
- The suggested site layout preserves the 'framed' landscape quality and offers crucial on-site amenities for visitors, essential to the site's image. This is achieved through **generous ground level setbacks from all boundaries**.
- The proposed form is located predominately to the south and east of the site with generous setbacks from all sides enabling **new perimeter landscaping and 'breathing space' on site**.



UTILISE DEVELOPMENT ENVELOPE TO FRAME NEW OPEN SPACES.

**Principle 3: Liberating the ground plane for quality and diverse publicly accessible open space**

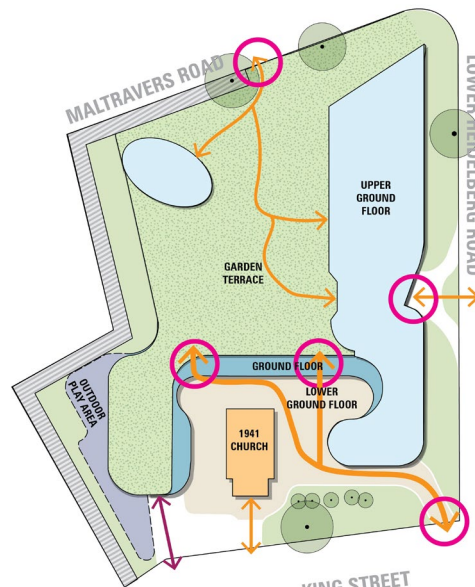
- By freeing the ground from restrictive structures and embracing innovative design, the proposal provides **opportunities for vibrant publicly accessible open space areas that cater to a multitude of needs**. The creation of versatile spaces that accommodate community activities, cultural events, green areas, and social gatherings. The emphasis on pedestrian zones and incorporating greenery nurtures a sense of community and well-being.
- The contracting development footprint primarily seeks **north-south oriented buildings**. The generous separation of the curvatures (6m+) is maximised to optimize movement, openness, solar penetration, and the overall quality of the vistas.



HIGH QUALITY OPEN SPACES AND RESIDENTIAL TRANSITION ARE ACHIEVED THROUGH WELL SEPARATED/ SETBACK DEVELOPMENT WINGS.

**Principle 4: Creating a legible and distinctive presentation to each of its street frontages**

- To assist with site legibility and appropriate level of activation, proposed building entries have been carefully distributed across the site in response to varied land use functions and site topography as follows:
  - Early Learning Centre:** access is addressed on two levels. On Lower Heidelberg Road, access is provided to the upper level of the facility, encompassing toddler and kinder age groups. The urban form has been setback from its Lower Heidelberg Road frontage to enable the establishment of a new regime of perimeter landscaping. This is further balanced by carefully orientating the Early Learning Center main entry in a grand format. Noting its proximity to a busy junction, the proposed arrangement is appropriate.



MAXIMISE PEDESTRIAN SAFETY/ AMENITY AND ACCESS BY CONTAINING VEHICULAR ACCESS AND INTELLIGENT SLOPE MANAGEMENT, AVOIDING UNSIGHTLY RAMPS WITHIN THE STREETScape

**Key**

- Orange double-headed arrow: Pedestrian access
- Red double-headed arrow: Vehicular access
- Pink circle: Key Pedestrian Entryways

- Early Learning Centre & Medical Centre:** secondary address to King Street: The intelligent site planning response has successfully utilised its challenging site topography for a unique sense of arrival along King Street, defined by the 1941 Church and Italian Cypress without relying on complicated (and often visually unappealing) ramps. Access to the Infant and Nursery levels of the Early Learning Centre is available off King St via a stepped courtyard arrangement or ramp link. The secondary access also provides entry to the Medical Centre, Gallery and Cafe.
- Wellbeing & Gym:** secondary access to Maltravers Road. The wellbeing centre is a stand alone building located within the north facing courtyard. It is set back from Maltravers Road and concealed within the northern courtyard. Access to both the Wellbeing Centre and Gym is through meandering pedestrian paths within the courtyard.
- Vehicle access off King Street:** The proposal reflects an integrated site design response, with vehicle access and parking neatly arranged in basement format, away from its public interface. This represents best practice to ensure that parking does not dominate the streetscape and improves amenities throughout the development.

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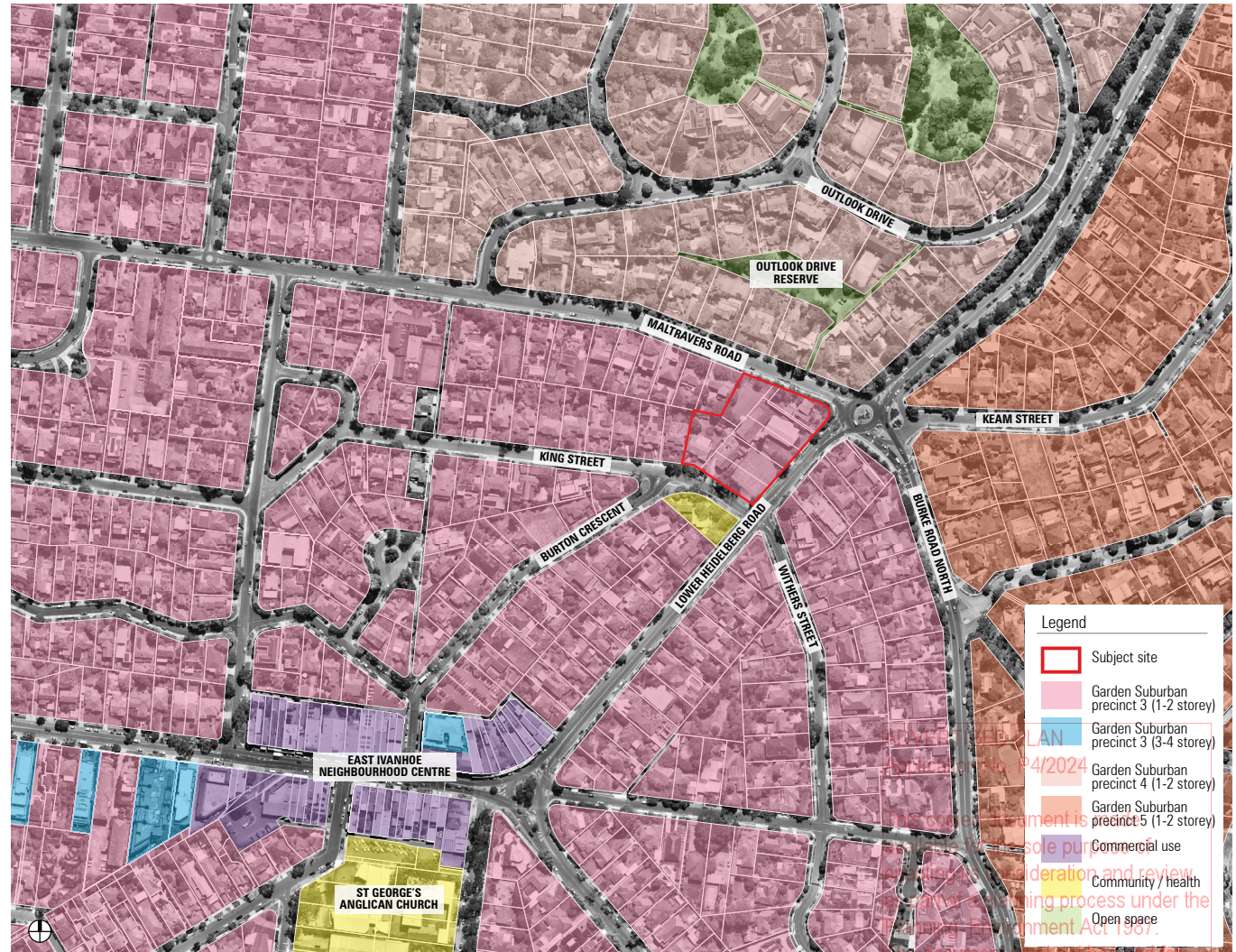


## URBAN FORM AND ARCHITECTURE

New development should seek to achieve a comfortable 'fit' within its urban and landscape context, whilst responding to the site's opportunity and its streetscape setting. This section addresses the relevant urban design tests to determine the appropriate scale, form and architecture on site that can support the particular garden suburb characteristics of the area.

### Context

- This area of Ivanhoe East is within the Garden Suburban neighbourhood character area and presents as a suburban, residential area where the predominant characteristics are defined by large, detached dwellings (of 1-2 storeys) with generous front setbacks and private open space contained within the rear setback. Canopy vegetation within both the public and private realms contributes to a leafy character within the front and rear setbacks.
- Residential forms located north of King Street and Maltravers Road often appear more dominant in the streetscape by virtue of being located on higher ground. Side setbacks are often narrow with limited landscaping opportunities.
- The subject site is unique compared to its surrounding residential context noting its current non-residential function and the presence of notable civic/institutional buildings, some of which sit higher above the established canopy tree line. Within the site, urban forms contribute to spatial separation and framing of open spaces.
- East Ivanhoe Neighbourhood Centre is within 250m south of the subject site or separated by less than 10 residential allotments along Lower Heidelberg Road. The NAC is characterised by attached 1-2 storey forms built to the street frontage. Recent development trajectory within the NAC and its surrounds is characterised by mid rise apartments of 3-4 storey at 198 Heidelberg Road and 8 Burton Crescent respectively.



URBAN FORM AND ARCHITECTURE

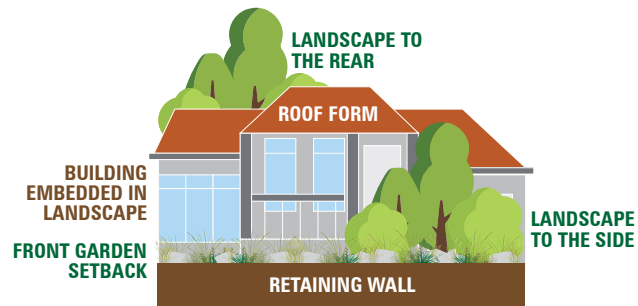
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## Existing Context Siting



*Diagram demonstrating key attributes of urban form and landscape response within the immediate residential context*

- Residential forms within the immediate context are typically defined by their front garden setting and retaining walls. There is a clear sense of separation and space between buildings, with a clear sense of grain and rhythm to the streetscape.
- Prominent roof forms sits above and behind the fenceline, or front garden. In addition, the line of canopy trees are often found either to the side or to the rear, embedding the overall residential forms within perimeter landscapes.
- Red bricks, natural stones and tiles are prevalent material palettes with roof form and landscaping dominating the visual presentation of residential buildings when viewed from within the public realm.



4 Maltravers Road



16 Maltravers Road



10 King Street



12 King Street

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## Design Response - Urban Form

The embedded form has been carefully curated and intelligently sited in response to the site's topography, streetscape presentation, elements of historic significance and residential interface. Its urban form and architectural response have been underpinned by the following:

1. Responding to the prevailing grain and streetscape rhythm;
2. A contemporary, dynamic architectural response that is read in the round;
3. Responding to the prevailing massing strategy and materiality; and
4. Creating a balanced approach to 'solid' and 'void'.

### Principle 1: Responding to the prevailing grain and streetscape rhythm

- The proposed urban form comprises a **series of interconnecting 'arms'** that frame new open spaces and the historical asset to the east and south.
- It is noteworthy that each of these 'arms' has been shaped and spaced in response to the **prevailing 'urban grains' with ample separation between buildings** (refer to Diagram 3).
- Along its Maltravers Road frontage, the urban form has been further 'broken up' to be read as **standalone forms, separated by generous publicly accessible gardens**.
- In this sense, the proposed form can be read **as a dynamic extension to the site's undulating topography**. When measured against what can be anticipated on GRZ2 land (3 storey), the proposed urban form at 2 storey (8.2m above ground level) has responded appropriately to its topographical and historical influence.

### Principle 2: A contemporary, dynamic architectural response that is read in the round

- The proposed architectural design stands as a benchmark and **iconic reference for future developments in Ivanhoe**. The quality of the design proposition including the highly contemporary shape of the proposal, its sensitive address coming north and south along Lower Heidelberg Road and the incorporation of a textured brick façade to seamlessly embrace the 1941 Church with a curvilinear design, gracefully integrates into the existing landscape and topography.
- The distinct architectural design and its sculptural form draw inspiration from its **perception from all angles**, effectively conveying graceful scale transitions without resorting to overly rigid geometric shapes.
- Where some distinctions of 'fronts' and 'backs' offer **wayfinding** for visitors, the proposed open space provides spatial orientation and a varied sense of address to each street frontage. This enables a more restrained architectural treatment as a backdrop to the historic and landscape attributes of the site and its context.
- The design language has sought to reference the site's context, adjacent to the residential precinct. The design is primarily motivated by the incorporation of a **curvilinear profile** through drawing inspiration from its residential surroundings.

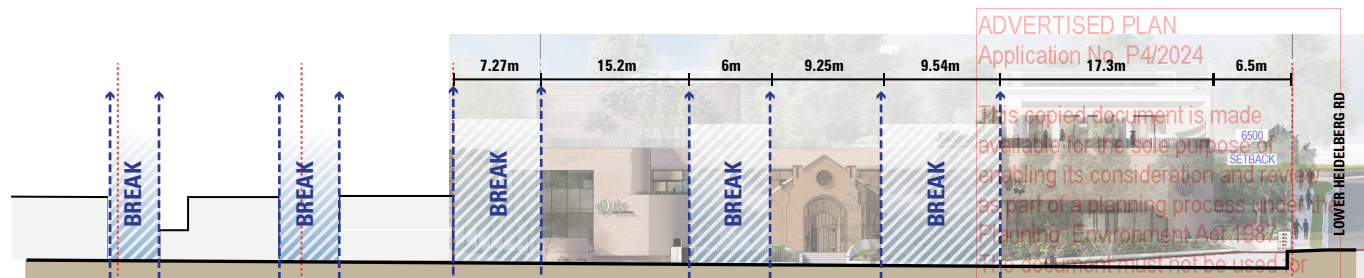


DIAGRAM 3: PROPOSED URBAN FORMS ARE SHAPED AND CONFIGURED IN RESPONSE TO THE PREVAILING STREETScape RHYTHM AND GRAIN OF KING STREET

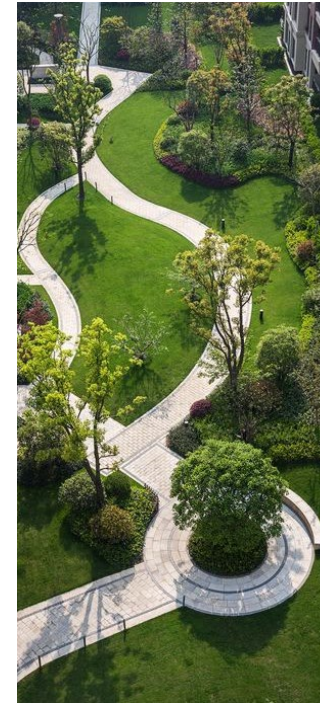


**Principle 3: Responding to the prevailing massing strategy and materiality**

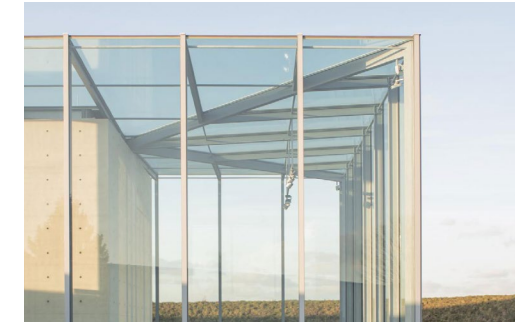
- The prevailing material palette has been heavily influenced by its residential context and a nod to the 1941 Church, exuding a sense of quality and timelessness. Architecturally, the red bricks application to the building base grounds the buildings to its context **as a cohesive element that ties the precinct together.**
- The material palette also includes **contrasting white coloured bricks** to define the retaining walls and planters, as a deliberate contrast to the urban forms while retaining a predominantly horizontal profile.
- Tactility of material is achieved through introducing brick patterns and textures to create **visual interest and articulation along the expansive facade without relying on 'tack-on' elements.**
- Within the upper levels, the proposed upper levels are defined by framed and glazed elements. The contrast between the **robust brick 'base' and visually distinctive 'top'** is an appropriate design response to prominent roof profiles that are prevalent in the immediate locale.



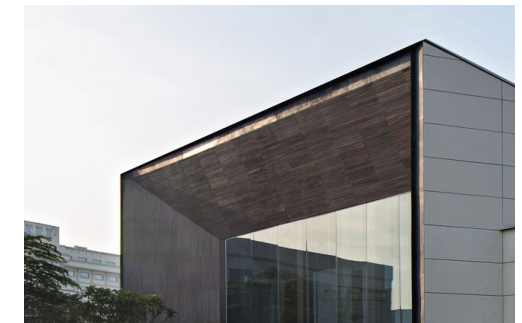
> Textured Red Brick & Combination of applications  
> Curved Entry condition



> Robust public park landscaping  
> Integrated seating & pathways



> Glazed volume with exposed structure



> Entry canopy creates strong sense of arrival  
> Contrasting materiality to red brick  
> Breaks built form

**Principle 4: Creating a balanced approach to 'solid' and 'void'**

- **Transparency, natural light, and vistas are prioritised in the architectural response.** The material palette selection and their careful application seek to balance 'grounding' urban forms within the context without overwhelming visual bulk.
- Additionally, the proposal has incorporated lightweight, framed, and glazed elements that seek to emulate the predominant forms and articulation found within residential contexts. They **encapsulate the ethos of openness and visual permeability**, blending the boundaries between indoor and outdoor spaces.

*THE MATERIAL PALETTE HAS BEEN INFLUENCED BY ITS RESIDENTIAL CONTEXT*

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Red bricks as the dominant materiality, inspired by the 1941 Church and its residential context and as a unifying identity for the whole precinct.

Distinctive contrast between the brick base and glazed, lightweight 'roof' expression.

Curved corner and architectural expression in response to its corner location and to enable visual legibility in the round.

The building base is further articulated through introducing framed elements to windows. It seeks to minimise the unintended perception of visual bulk along its main road frontage (Lower Heidelberg Road) without resulting in visual clutter.



DIAGRAM 4: MASSING AND ARCHITECTURAL STRATEGY - VIEW LOCATION 2

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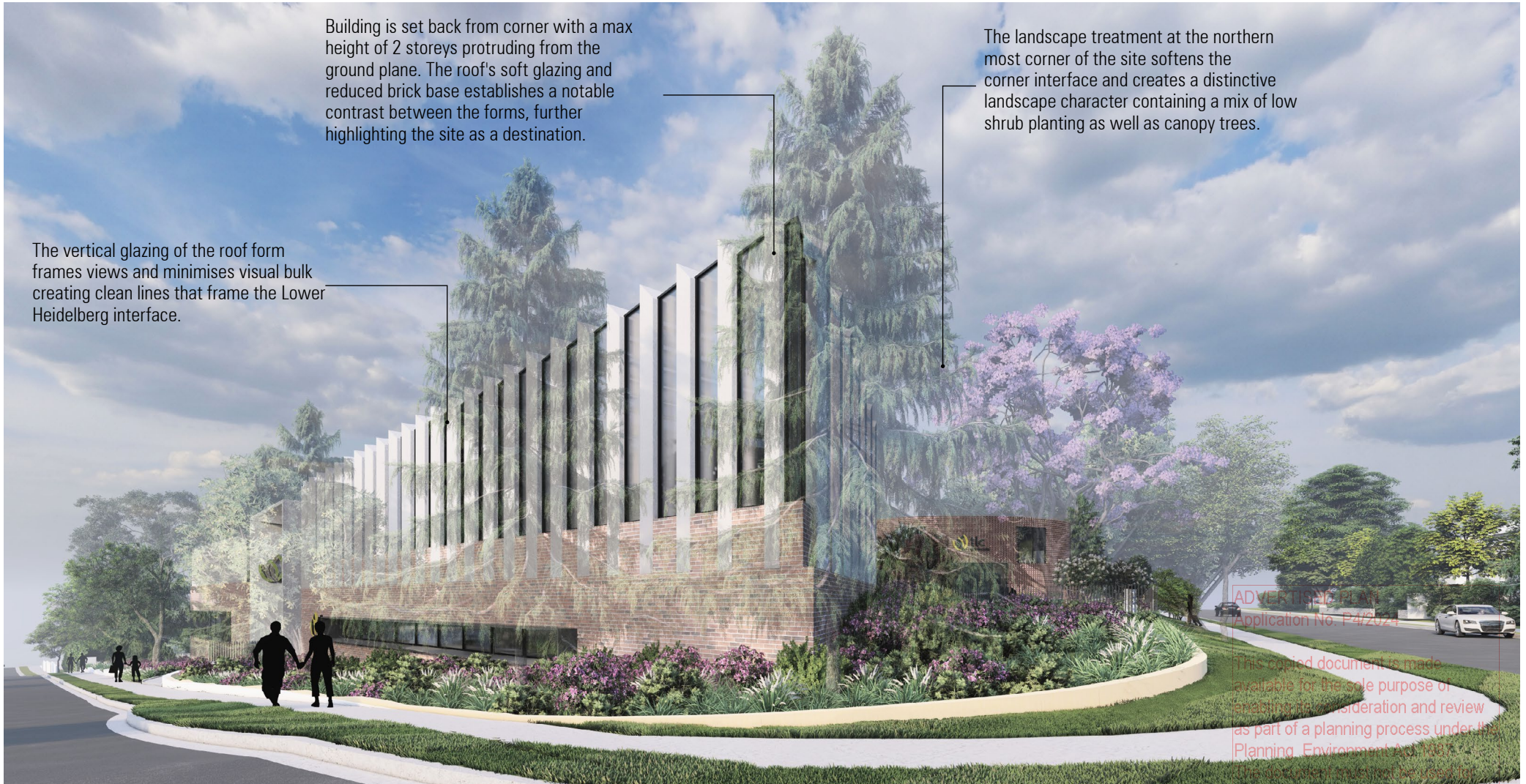


DIAGRAM 5: MASSING AND ARCHITECTURAL STRATEGY - VIEW LOCATION 4



The distinctive exotic canopy trees in the garden terrace not only provide shelter and visual amenity but also assist in framing views across the site diverting viewline from buildings towards landscape.

Buildings and canopy vegetation do not dominate the sky creating a sense of openness when walking along the path

The health and wellbeing centre is set within the garden terrace embedding the form within the proposed garden. The use of patterned brick provides a distinctive contrast with the surrounding greening highlighting the existence of the rounded form.

Clear wayfinding signage is distinct from all other elements of the site



Diagram 10. Wayfinding and Architectural Strategy - View Location 6

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The glazed roof assists in allowing views to the sky creating a sense of porosity through the form

The distinctive contrast between the brick base, glazed roof and white cladding clearly distinguishes the different functions of the built form. The white cladding draws attention to the entry at Lower Heidelberg Rd protruding from the recessed brick and glazed roof.

The built form is recessed from the street front, proposed canopy landscape creates a boulevard effect reducing the visual bulk along its main street frontage (Lower Heidelberg Road)

The framed elements of windows intend to reduce the sense of visual bulk.

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DIAGRAM 7: MASSING AND ARCHITECTURAL STRATEGY - VIEW LOCATION 9

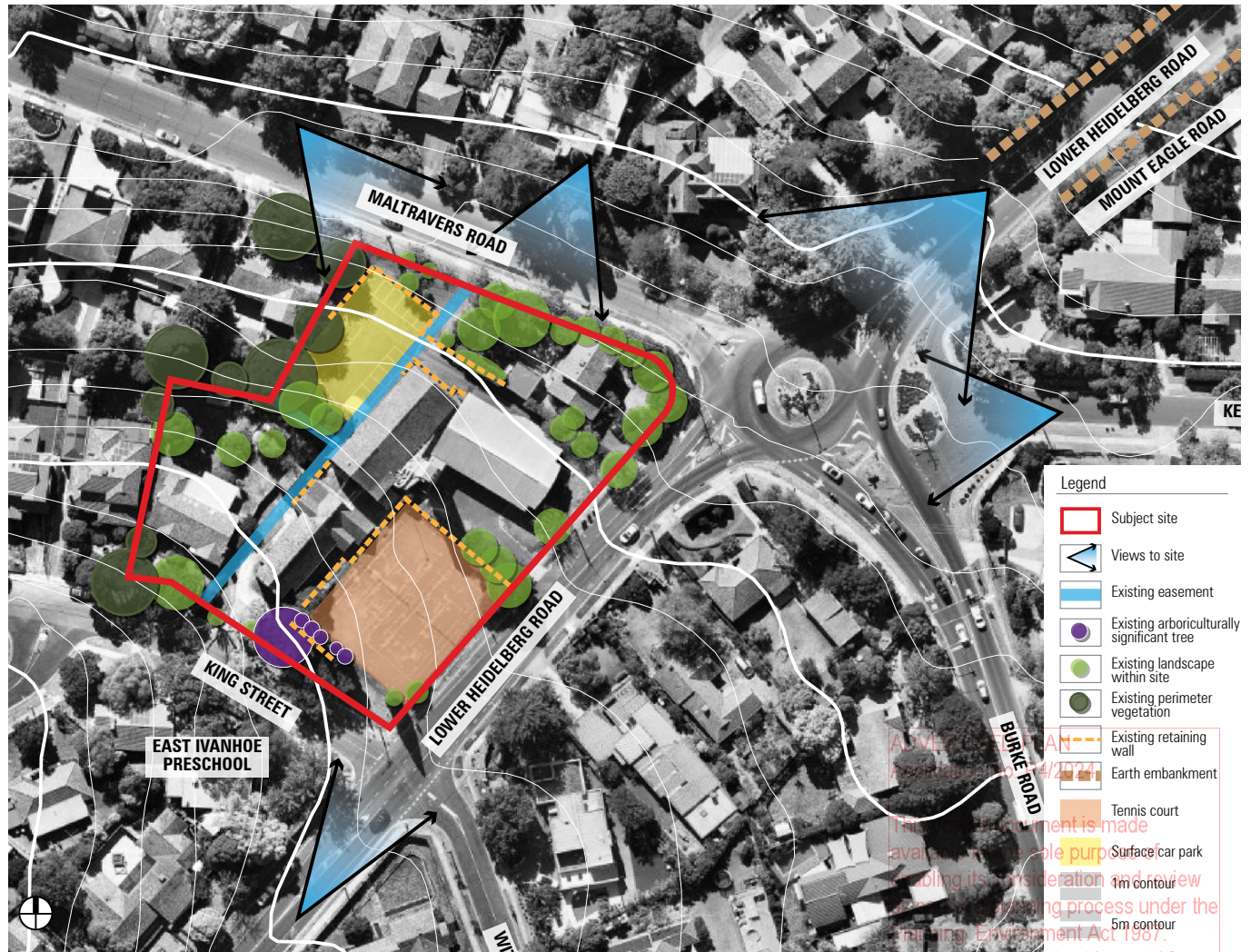


## Landscape Strategy

Existing established vegetation contributes to the valued garden suburb characteristic of Banyule and offers an immediate amenity to current residents and future visitors to the site. The landscape character of the site is defined by the existing trees along the southern boundary which are considered contemporaneous to the 1941 church building identified as being of historic significance, the profile of the existing site sitting below natural ground level, and immediate perimeter vegetation along site boundaries.

### Context

- Six arboriculturally significant trees (including 5 Cypress trees) located parallel to the southern boundary of the site have been identified to be retained as part of the remnant landscape setting of the site. Due to their height and the nature of the topography, the top of the trees can be seen from neighbouring streets over the surrounding building and canopy line.
- The land comprises a notable slope, with the highest point at the north-eastern corner of the site. The existing site plan cuts into the natural slope of the land and comprises a series of retaining walls throughout the site. This results in existing buildings sitting below the street level and when viewed from the north, in particular, creates an illusion of lower building heights.
- The earth embankment (and canopy vegetation above) as a result of Lower Heidelberg Road cutting through the topography creates a narrow view corridor on approach to the site from the north. On arrival at the roundabout junction of Lower Heidelberg Road, Maltravers Road and Burke Road, this widens to an extensive view of the lower lying land to the south, including the subject site.
- The perimeter of the site is currently defined by an existing fence line along the western boundary and existing canopy vegetation along all boundaries.
- Unbuilt areas within the subject site are currently occupied by a tennis court (southeast corner) and surface car park (northwest corner).



EXISTING LANDSCAPE CHARACTER

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### Design Response

The public realm is an integral component within any corner site context, and any new development should seek to enhance the streetscape condition through both built form and landscape initiatives. Topography and environment relate to the natural characteristics of the land that contribute to the overall landscape and visual framework of the urban context.

- The landscape plan prepared by John Patrick Landscape Architects dated 23rd November 2023 proposes **new landscaping to interfaces along all sides of the site and internally** to contribute to the amenity and outlook for building users and drivers along key streets of Maltravers Road, Lower Heidelberg Road and King Street.
- The proposal is intended to create a new, attractive and high-quality landscape for the **amenity of site users and as a borrowed landscape for its neighbouring sites**. It will provide a positive landscape outlook and influence the design intent of the site when viewed from Maltravers Road, Lower Heidelberg Road and King Street.
- The planting palette includes a **mix of native/ exotic and evergreen/deciduous species, selected based on aspect and location**. Vegetation to main road interfaces utilises canopy planting to create a boulevard treatment. Internal landscape planting within the garden terrace offers a more mixed variety of exotic flowering species. These species are chosen with careful consideration to the use and function of the proposed development and will enhance the overall atmosphere of the wellbeing centre and community facility.
- **A total of 9 trees will be retained and 56 new trees are proposed** in place of 51 trees removed. The new planting regime will introduce a net gain of additional evergreen and deciduous trees at both screening and canopy heights.

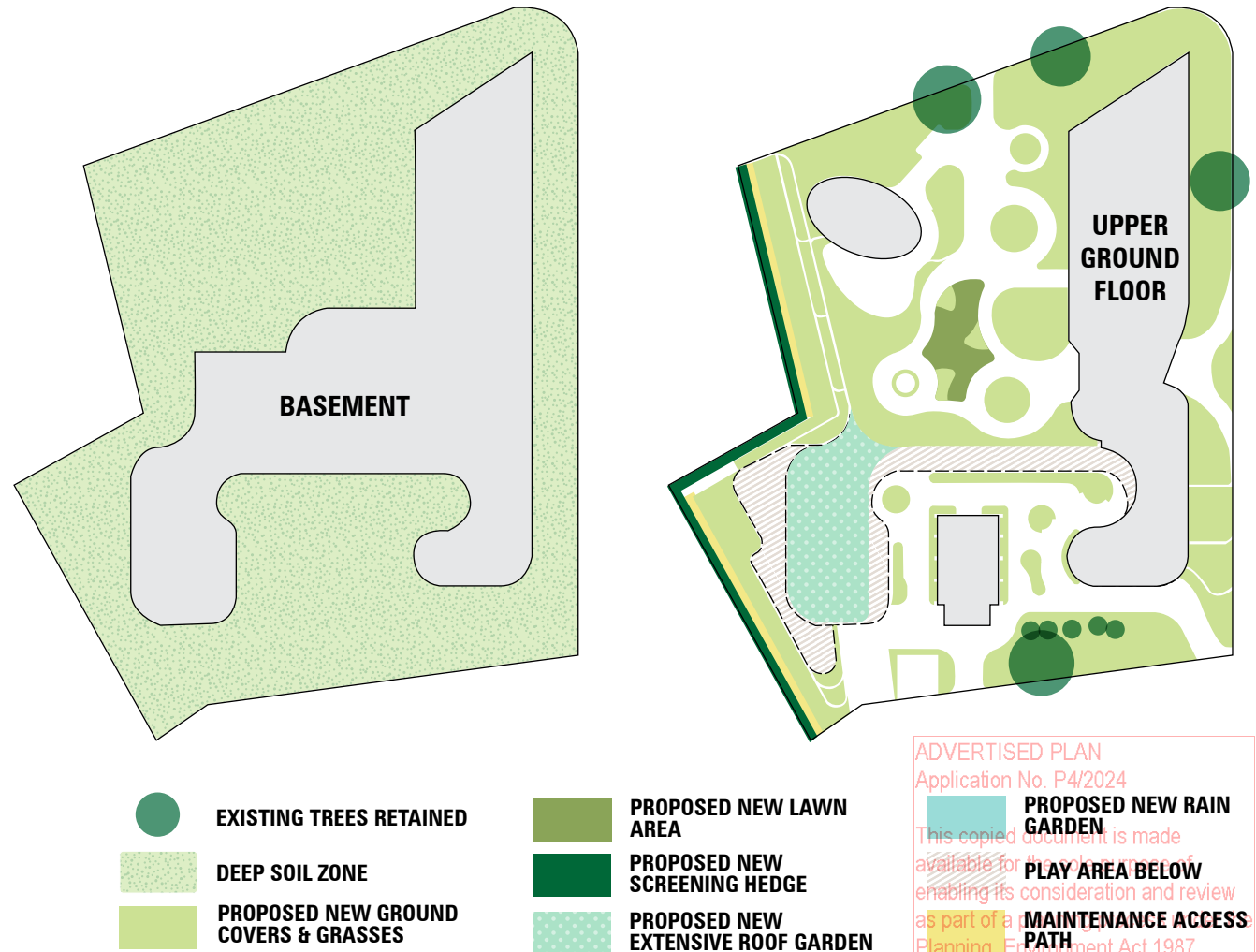


DIAGRAM 8: LANDSCAPE RESPONSE

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- **Basement 1 & 2:** the proposed basement levels around the proposed built form and within the site boundary consist of deep soil zones that facilitate large canopy tree planting.
- **Ground Level:** the proposed forms are setback from its Maltravers Road and King Street frontages to match the prevailing residential setbacks for landscaping opportunities. Existing trees to the southern interface along King Street (5 cypresses and 1 additional tree) are retained with new landscape treatments or evergreen trees to line Maltravers Road.
- **Upper level:** Internally, access to a new, generously sized Garden Terrace is provided via Maltravers Road, comprising new paving encapsulated with a mix of evergreen and deciduous trees leading to the wellbeing centre (west) and gym (east). The terrace includes publicly accessible open space with integrated seating, and various canopy trees to frame the view of the built forms. The internal courtyard provides a secondary internal outlook and landscaped relief for users of the Gym and Wellbeing Centre. The design provides a diverse mixture of shrubs, ground cover planting and additional trees within the building setback and terrace.



INDICATIVE VISUALISATION OF GARDEN TERRACE FROM MALTRAVERS ROAD



INDICATIVE VISUALISATION OF GARDEN TERRACE & WELLBEING CENTRE & GYM

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## Interfaces

The proposed development has important interface relationships with its neighbours in the GRZ to the west. The substantial size of the site allows for the incorporation of buffers and spatial separation to effectively mitigate any potential impact. This section is dedicated to addressing the urban design criteria used to assess the proper management of its residential interface, which directly adjoins the western side and its immediate surroundings.

## Context

- The subject site is unique compared to its surrounding context as a large, amalgamated lot with 3 street frontages (north, south and east).
- To the west, the site directly abuts the side interface of two residential properties; 10 King Street and 7 Maltravers Road.
- 10 King Street is a 2 storey detached dwelling with a 12.5m front setback and a minimum 1m setback from the common boundary. Existing high fencing along the common boundary and canopy vegetation within its front setback prevent the outlook from the property adjoining the subject site. Its primary outlook is to King Street to the south.
- 7 Maltravers Road is a single storey detached dwelling with a 10m front setback and a minimum 1m setback from the common boundary. Existing high fencing and dense canopy vegetation along the common boundary prevent direct view from the subject site. The property's primary outlook is to Maltravers Road to the north.
- The private open space of the two abutting properties to the west of the subject site is located to the rear.



EXISTING INTERFACE CONDITIONS

**Legend**

- Subject site
- Primary outlook
- High fence
- Private open space
- Canopy vegetation

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### Design Response

- While the overall form is concealed in profile, it is **consistent in height with varied setback conditions**, multi-layered landscape treatments and a dynamic curved profile minimises the perception of visual bulk when viewed from within private open spaces.
- One of the notable benefits of this amalgamated parcel (on the corner site) is the separation (between 7m to 9.64m) between the proposed building line and residential interface to the west (GRZ2), particularly from side boundaries of properties fronting King Street and Maltravers Road. It is also **well separated from properties in NRZ3** (north) by Maltravers Road.
- It is also noted that residential properties at 10 King Street and 7 Maltravers Road currently sit on higher ground with primary outlooks to the north and south (away from the site). There is no significant change to the site's natural ground level as the **built form will not significantly impact views from within the private open space at 7 Maltravers Road**.
- Additionally, the overall form is filtered by a new layer of vegetation in the landscape concept. It is also worthwhile noting that these residential lands abutting the subject site are also subject to future change where development of up to 3 storeys can be accommodated (GRZ). The **proposed setback from its common boundaries (4.7m at the narrowest point) ensures development equity** on adjoining sites is not compromised in the long term.
- As demonstrated by Section A, the overall form sits comfortably within the ResCode Standard B17, measured along the length of its residential interface to the west. The **generous side setbacks** in this context are accommodated by additional landscaping. The proposal has sought to maintain a minimum 7.6m setback (greater than ResCode requirement) along its western boundary. (See Diagram 10)

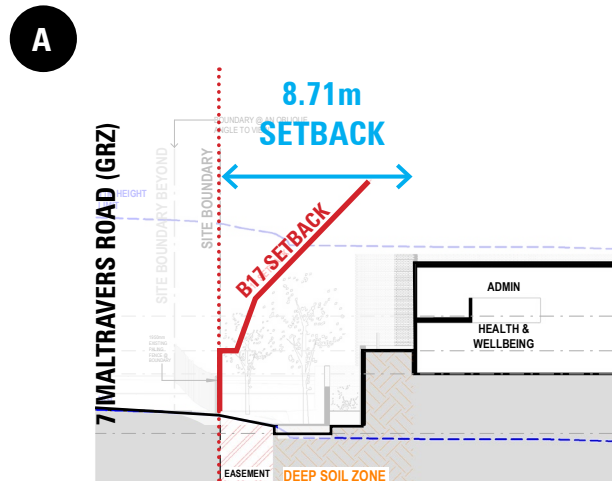
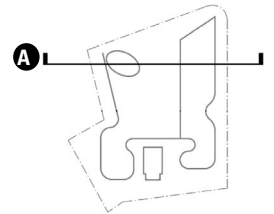


DIAGRAM 10: INTERFACE MANAGEMENT ALONG THE COMMON WESTERN BOUNDARY



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# CONCLUSION

In summary, the intergenerational development represents a positive response to the physical and policy context of the subject site, appreciating its position along Lower Heidelberg Road and at a key junction with multiple frontages to the public realm including Maltravers Road. It represents a new destination and visual interest to the local community and visitors alike.

The proposed urban forms strike the right balance of achieving refined architectural outcome without dominating its landscape setting and with consideration for its more sensitive residential interfaces.

The site does not represent a typical infill site, straddling the southern tip of a residential block. Rather than adopting a highly geometric architectural form that is more akin to conventional institutional forms, the proposal has chosen to emulate the dynamic contours of the terrain by carving into the corner, effectively responding to its prominent, exposed position. The incorporation of textured brick invites the interplay of light and shadow, further enhancing its aesthetic subtlety. The proposed urban form has successfully responded to its varied interface conditions, including the existing 1941 church, which has been identified as being of historic significance, through transition (in scale and setback), as well as intelligent facade treatment.

Importantly, the application offers a 'calm' backdrop to highlight valued historic and landscape attributes of the site and its surroundings. In its totality, the proposal represents a positive design proposition with a series of highly considered gestures and generosity of public offering that is worthy of support.



THE PROPOSAL VIEWED FROM KING ST & LOWER HEIDELBERG ROAD CORNER

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