



**Knox City Council**  
REPORT APPENDIX: A

<b>Property - Address</b>	980 Stud Road, ROWVILLE
<b>Application Number</b>	P/2016/6593
<b>Description</b>	Development Plan (Stamford Park)
<b>Wardname</b>	Tirhatuan

**LEGEND:**

- Title Boundary
- Road Boundaries
- City Boundary
- Bus Route
- Reserves
- Commercial Areas
- Tertiary Schools
- Primary Schools
- Secondary Schools
- P-12 School
- Bus Stops
- Objector
- Unit Development
- Subject Property
- Petition



Scale: 1:3000

0 23 46 69 92 115 138 m

**DISCLAIMER:**

Roads and Title Boundaries - State of Victoria, Knox City Council  
Planning Scheme Information - DPCD, Knox City Council  
Aerial Photography - AAM (Flown January 2013 – unless otherwise stated)  
Melbourne Water Drainage Information - Melbourne Water

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2. Planning information should be used only as a means of preliminary investigation. For accurate overlay information please obtain a Planning Certificate from the Department of Infrastructure.
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4. Drainage and flood extent information has been provided to Council on a yearly basis by Melbourne Water for indicative purposes only. Where the latest Melbourne Water drainage and flood extent mapping is critical, please contact Melbourne Water.





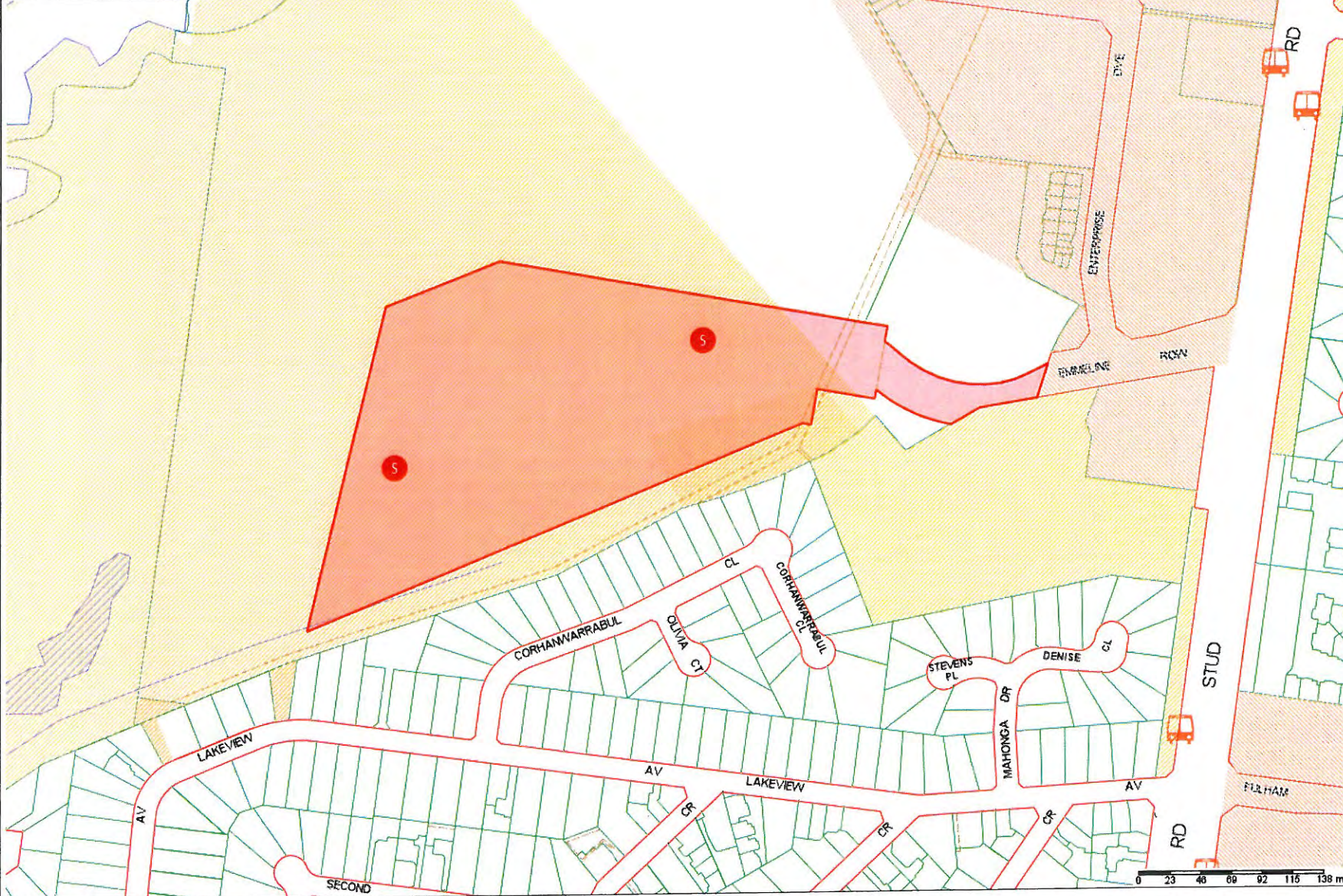
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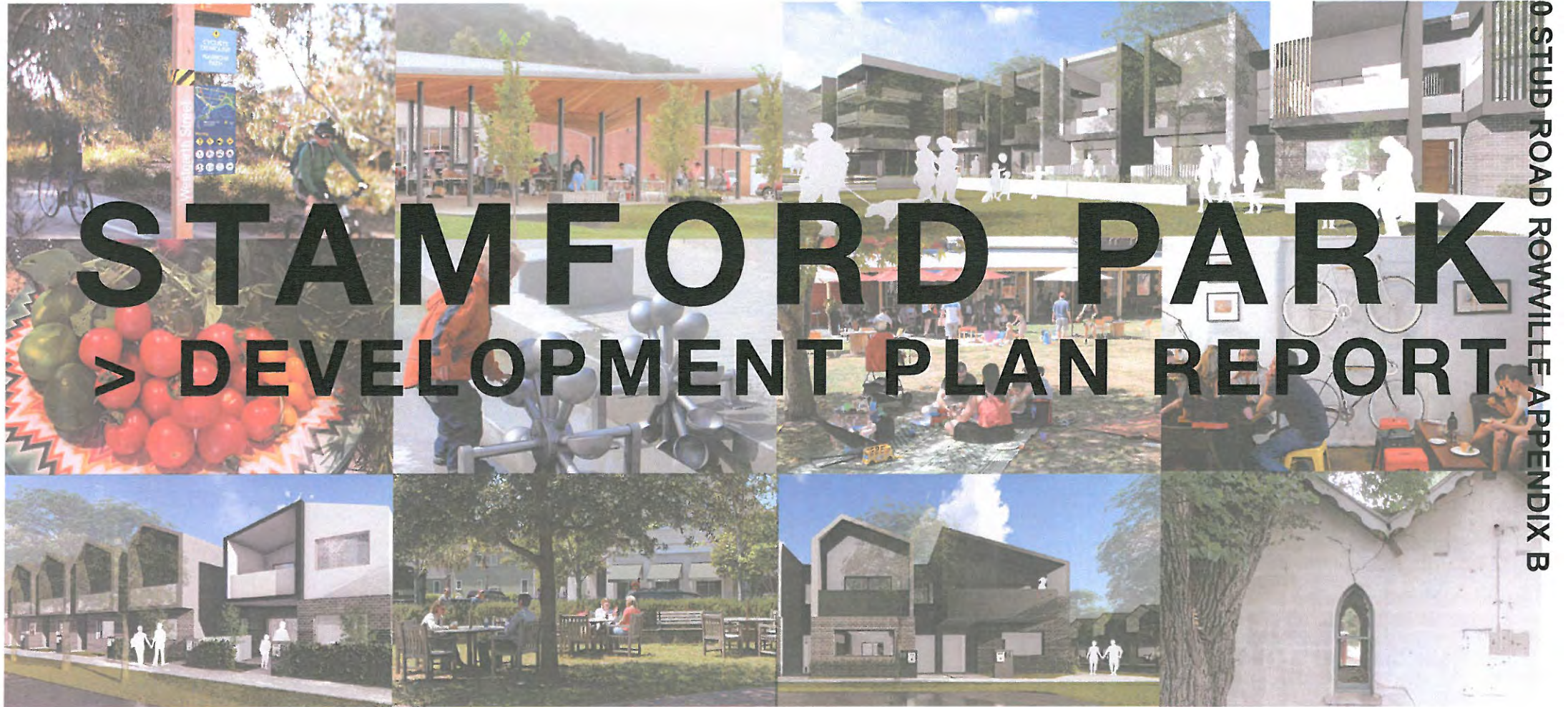




Stockland

980 STUDD ROAD ROWVILLE APPENDIX B

# STAMFORD PARK > DEVELOPMENT PLAN REPORT



**PROPONENT:**



**PROJECT TEAM:**



TITLE:	DEVELOPMENT PLAN REPORT: STAMFORD PARK, ROWVILLE
PREPARED FOR:	STOCKLAND
PREPARED BY:	ROBERTS DAY
IN ASSOCIATION WITH:	ALLUVIUM ARUP BLUE FROG BRETT LANE + ASSOCIATES GROUP GSA GTA MDG LANDSCAPE ARCHITECTS COHRE IMPRINTS TGM TREELOGIC URBANXCHANGE
REFERENCE:	STK STA
REVISION:	E
DATE:	21.10.16
PREPARED BY:	JESSICA COVER, EMMA PETERSEN + ANTHONY MSONDA JOHNSON
APPROVED FOR ISSUE BY:	CAMERON DASH



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980 STUDD ROAD ROWVILLE APPENDIX B



# 01\_ INTRODUCTION

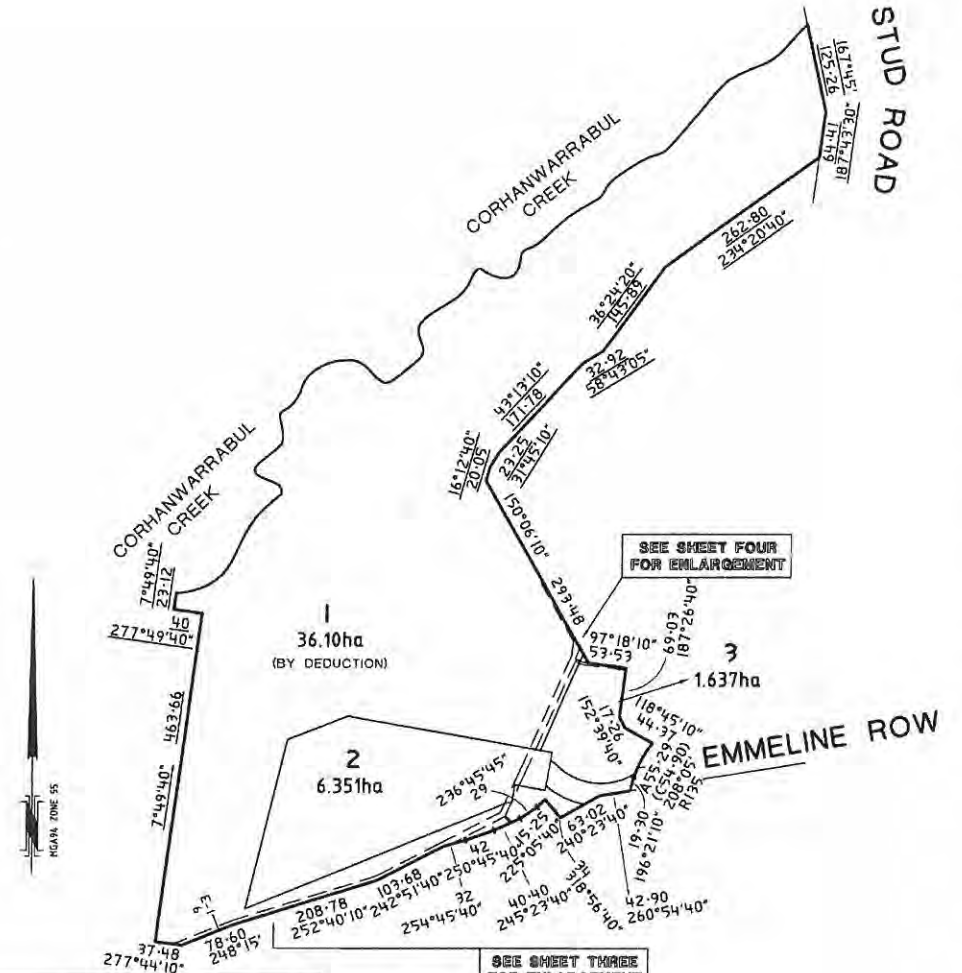


**1.1\_PURPOSE + CONTEXT**

This Development Plan relates to the site at 960 Stud Road, Rowville [Stamford Park]. The Development Plan has been prepared for Stockland, the landowner of the subject site, in accordance with the provisions of Clause 43.04 of the Knox Planning Scheme.

The purpose of the document is to guide the future land use, subdivision and built form for Stamford Park. It will facilitate the development of part of the land for residential purposes, establish the preferred street pattern, identify key open space areas and means for achieving integration and protection of the environmental and historical values of the site, and responding to surrounding interfaces.

This Development Plan creates a framework that future applications for planning permit for subdivision, land use and development must be generally in accordance with. The Development Plan can be revised and re-approved multiple times, subject to ensuring the general intent of the Development Plan is maintained and it continues to meet the requirements of the Development Plan Overlay [Clause 43.04 of the Knox Planning Scheme].



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ORIGINAL SCALE		SCALE		LICENSED SURVEYOR : MICHAEL HERWALD HIPFEL		Sheet 2	
SCALE	SHEET SIZE	50 0 100 200		Signature <u>DIGITALLY SIGNED</u> Date / /		Date / /	
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Signed by: Michael Herwald Hipfel (JCA Land Consultants) Surveyor's Plan Version (11) SPEAR Ref: S021573C 18/06/2015, Amended: 23/09/2015.						Original sheet size A3	

FIG. 01\_PLAN OF SUBDIVISION 649607Q



## 1.2 THE DEVELOPMENT PLAN AREA

The Development Plan area (Stamford Park, the subject site) is approximately 6.3 hectares in size, and identified as Lot 2 on Plan of Subdivision 649607Q [Figure 01].

The subject site is located within the City of Knox, in close proximity to a number of activity centres, employment areas, community and recreation facilities. The site is connected to the broader City of Knox and Melbourne metropolitan area, having proximity to an established arterial street network, including Stud Road, and close to both the Eastlink and Monash Freeways.

Ownership of the site was formally transferred to Stockland in March 2016. Prior to this transfer, the land formed part of a broader parcel of underutilised parkland. Located adjacent to Corhanwarrabul Creek to the west of Stud Road, the parkland was owned and managed by Knox City Council for informal recreation purposes. Ownership of the land surrounding the site will continue to be with Knox City Council; the parklands and Stamford Park Homestead are to be improved by future works undertaken and managed by Council.

The subject site is triangular in shape and exhibits the following features:

- Emmeline Row, a local street terminating at the eastern boundary of the site, creates access to the site from Stud Road via Enterprise Drive;
- The north-eastern boundary abuts the historic Stamford Park Homestead and the broader regional open space environs, with commercial activities associated with the Enterprise Technology Park/ Stamford Business Park operating beyond;
- The northern boundary adjoins the broader open space, including the Melbourne Water Wetlands and Corhanwarrabul Creek;
- The Kingston Links Golf Course, which may be developed for residential purposes in the future, is located to the west of the site (separated from the site by Council parkland); and
- The southern site boundary interfaces to an open space corridor, owned and maintained by Knox City Council, running parallel to existing homes fronting Corhanwarrabul Close further to the south.

## 1.3 THE DEVELOPMENT PLAN REQUIREMENTS [DEVELOPMENT PLAN OVERLAY - SCHEDULE 9]

This Development Plan has been prepared in accordance with the Stamford Park Development Plan Overlay – Schedule 9 [DPO9] set out in Clause 43.04 of the Knox Planning Scheme, the purpose of which is:

*"to ensure the development of the residential precinct within Stamford Park occurs in the manner envisaged in the Stamford Park Masterplan Report [July 2014]; and require the resolution of detailed design and planning issues prior to commencement of development."*

DPO9 is the key element of the planning controls framework guiding the future use and development of the subject site. Further detail on the requirements of DPO9, to be responded to in the preparation of a Development Plan and guiding future planning permit applications, is provided in Section 03 of this document.



**“Cities have the capability of providing something for everybody, only because, and only when, they are created by everybody.”**

Jane Jacobs, *The Death and Life of Great American Cities*

**“Stockland’s better places strategy is a best-practice place-making tool that helps us create unique neighbourhood identities through imaginative architectural design and well thought out neighbourhoods, creating liveable and healthy places...”**

#### 1.4\_STOCKLAND

Stockland’s approach to capturing, creating and curating places is committed to building communities that are authentic and unique, where design serves a function and the community feels a sense of ownership and engagement. Stockland’s approach is based on the belief that social planning should be linked to design, infrastructure, service delivery and community development programming.

The company was founded in 1952 with a vision to **“not merely achieve growth and profits but to make a worthwhile contribution to the development of our cities and great country”**.

Stockland is Australia’s largest diversified property group, and the largest residential developer in Victoria. Across Victoria, Stockland has laid the foundation for 40 new communities and 26 retirement villages; with over 300,000 people living in Stockland communities nationwide.

Stockland’s approach is underpinned by their purpose, believing that there is a better way to live. In line with this, Stockland’s vision for Stamford Park is to lay the foundation for a community which will establish a high level of liveability for future residents, as well as the broader Rowville, and create a new benchmark for contemporary urban living.

#### 1.5\_THE PROJECT TEAM



The Development Plan has been informed by a master planning process, undertaken by Stockland in concert with Knox City Council and a multi-disciplinary project team, including:



A range of specialty reports and plans, prepared by the project team are referenced within this Development Plan or provided as appendices to the document.



### 1.6 THE PROCESS

The site was formerly part of a larger 52 hectare landholding, owned by Knox City Council. Through an Expression of Interest Process in 2015/ 2016, Stockland successfully acquired the site, a portion of the larger landholding [6.3 hectares subdivided and rezoned for residential purposes].

Through the site acquisition phase and subsequent site master planning, Stockland and their project team have actively engaged with Knox City Council. This collaborative process has ensured that the Development Plan proposal, outlined within this document, is representative of Stockland's vision for the site and demonstrative of Council's aspirations and requirements.





# NARREE WORRAN

## COUNTIES OF MORNINGTON AND EVELYN

SCORESBY

FOR DEPARTMENTAL USE ONLY

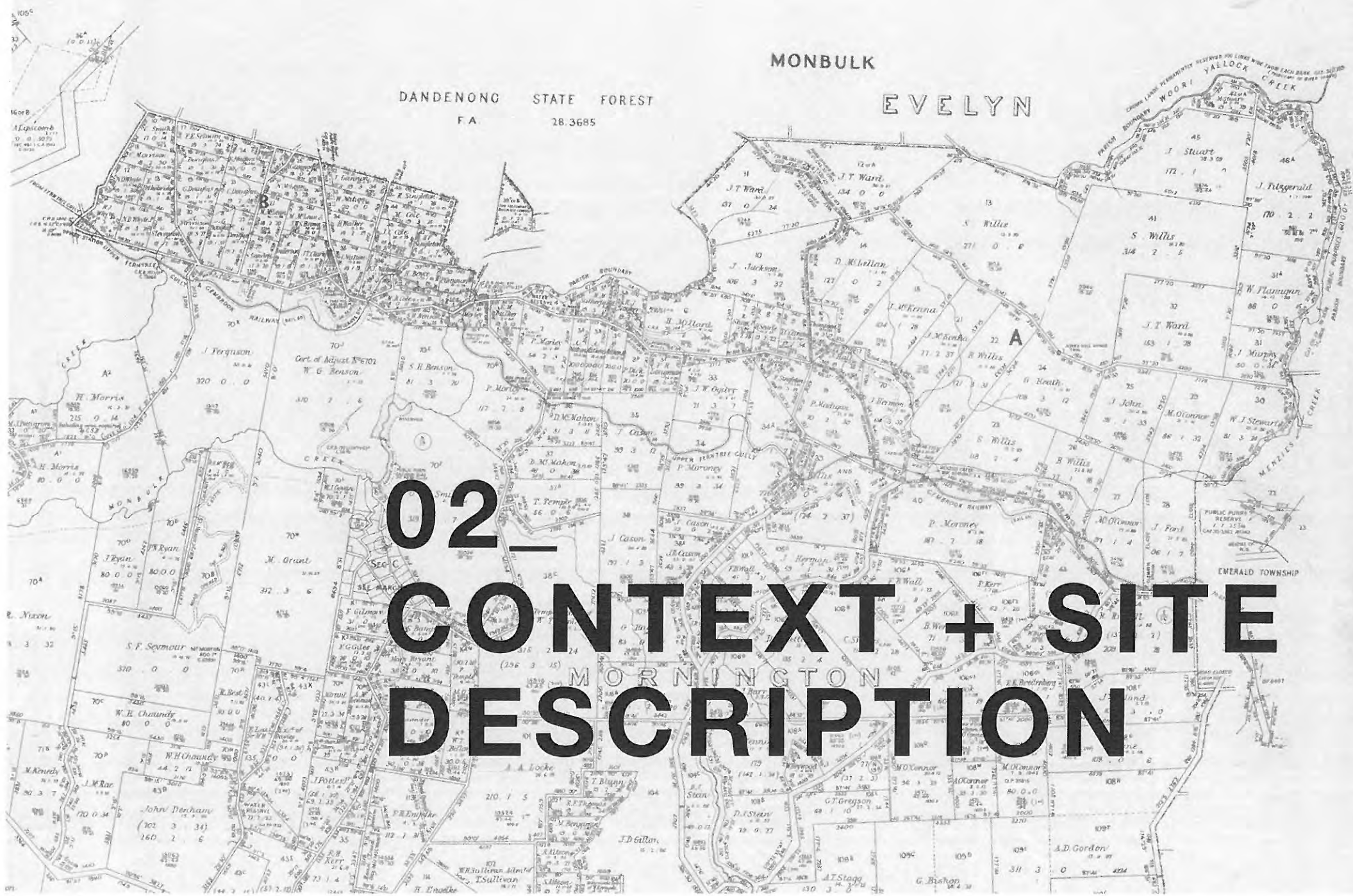
Distances shown on this plan are derived from original surveys of varying dates and, while approximately correct, do not necessarily conform to modern standards of accuracy.

For survey information, application should be made to the Officer-in-Charge, Central Plan Office, or to the Office of Titles.



980 STUDD ROAD ROWVILLE APPENDIX B





# 02\_ CONTEXT + SITE DESCRIPTION

# CITY OF KNOX

SOURCE: profile 2019/20

PEOPLE  **155,681** 178,277  
population forecast by 2030

HOMES  **56,106** 71,206  
homes forecast by 2030

## OUR HOMES

80.7% of homes in the City of Knox consist of two or more persons

86.5% of homes in the City of Knox are separate houses

40.1% of homes in the City of Knox consist of couples with children

## WHO WE ARE

54.0% of residents in the City of Knox are over the age of 35

67.6% of residents in the City of Knox have ancestors from outside Australia

## AGE GROUPS

	14.5% Baby + young children [0 to 12]	22.0% Parents + homebuilders [35 to 49]
	8.3% Secondary schoolers [12 to 17]	14.1% Older workers + pre-retirees [50 to 59]
	9.9% Tertiary education + independence [18 to 24]	10.0% Empty nesters + retirees [60 to 69]
	12.6% Young workforce [25 to 34]	8.6% Seniors [70 +]

## HOW WE LIVE

60.8% of residents in the City of Knox are employed full time

63.9% of households in the City of Knox own two or more cars

## INCOME

\$ 18.0% of households earned an income of \$2,500+/ week

60.8% Employed full time

32.6% Employed part time

## CAR OWNERSHIP

28.2% Own one vehicle

42.1% Own two vehicles

21.8% Own three or more vehicles

## HOUSE SIZE

19.3% One Person

18.3% Three Persons

30.9% Two Persons

31.5% Four Person +

## HOUSE TYPE

86.5% Separate house

12.5% Medium density

0.6% High density

## HOUSEHOLD

24.2% Couples without children

40.1% Couples with children

18.9% Lone person

11.4% One parent families

## ANCESTRY

32.4% Australian

7.8% Scottish

31.9% English

7.6% Chinese

8.4% Irish

5.0% Italian

# ROWVILLE

SOURCE: www.domain.com.au  
walkscore.com

\$660 K  
MEDIAN  
HOUSE PRICE  
[3 BEDROOMS]

83%  
of households are purchasing or own their homes

16%  
of homes are rented

\$385 K  
MEDIAN  
UNIT PRICE  
[2 BEDROOMS]

700ha  
of open space in the City of Knox

47  
walkscore  
car dependent

38  
MEDIAN  
AGE

28%  
residents live + work in the area





“The look and feel of our cities is changing faster today than ever before. Improvements in technology, better use of land, the growth of new communities with new interests and pursuits, changing family structures, and the emergence of new types of businesses have all helped to make cities all over the world highly desirable places to live.”

Knox Vision: Our City, Our Future 2013 – 17, Knox City Council

## 2.1\_CITY OF KNOX

Stamford Park is located within the City of Knox, 28 kilometres to the south-east of central Melbourne. The municipality has over 155,000 people living across eleven localities, and is characterised by its leafy, green image and its multi-cultural community.

Knox is a relatively young municipality, having grown rapidly in the mid 1900's. The City continues to mature; with residential population growth and densification opportunities, and a focus on improved liveability for residents and increased economic activity.

The composition of the City of Knox community, and that particularly of Rowville, is unique and informs the master plan proposal for Stamford Park. The key influences include:

- Dwellings numbers will increase across the City of Knox to over 70,000 by 2030;
- New dwellings will be predominantly accommodated within established activity centres [50%], with a lesser number of new dwellings within identified strategic development sites [12%] and as dispersed development [21%];
- 33% of residents within the City of Knox are aged over 50 years and another third are younger than 25 years old;
- 68% of residents have ancestors from outside of Australia and 21% of people speak a language other than English at home;
- 61% of residents are employed full time, with around 23% working and living in the area;
- 50% of homes within the City of Knox have three or more persons, with the prevalent housing composition being couples with children;
- 30% of homes are lone person or one parent households, whilst 84% of homes have three or more bedrooms;
- Separate homes are the dominant housing type within the City of Knox, with only 13% of homes being medium to high density; and
- 64% of households own two or more cars.



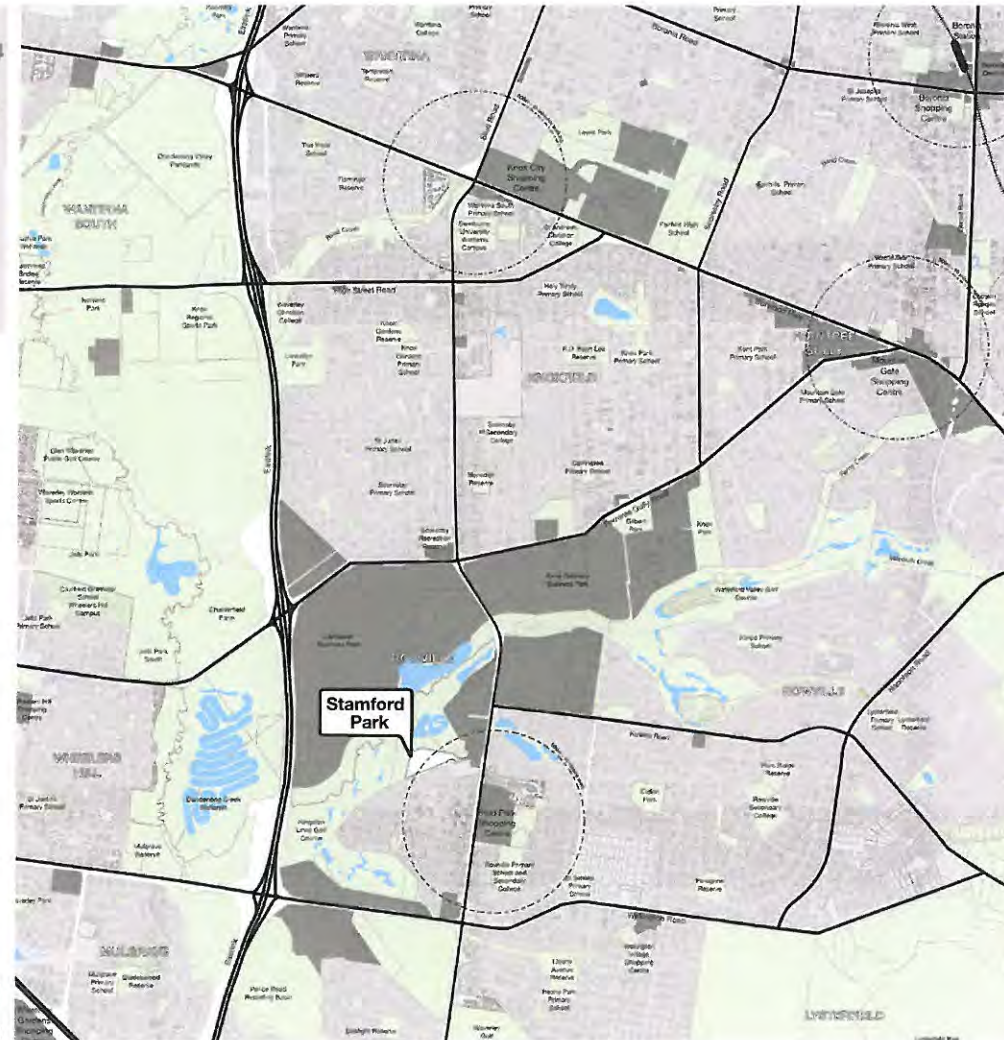
**FIG. 02\_METROPOLITAN MELBOURNE LOCATION PLAN**

Sources:

Australian Bureau of Statistics, *Census of Population and Housing 2011* [Compiled and presented in profile.id.]

Knox City Council – *Housing Policy: Monitoring and Review Report, April 2016.*

**FIG. 03\_REGIONAL CONTEXT PLAN**









1890s - 1910s	<p><b>1903</b> The name Rowville was adopted in 1903 at the suggestion of Nick Bergin, the local blacksmith, as a compliment to the Row family from Stamford Park.</p>
1920s - 1930s	<p><b>1942</b> The Rowville Military Camp/ Prisoner of War Camp was established south of Wellington Road.  Australian troops arrived in May 1942, who were then replaced by American troops. When the American troops moved to the Pacific in late 1944 the camp was occupied by Italian Prisoners of War.</p>
1950s - 1970s	<p><b>1950s</b> Development of the Stamford, Seebuck and Twin Views housing estates in the Rowville area.</p> <p><b>1956</b> Drive In Theatre was established.</p> <p><b>1960s</b> Early factories established along Stud Road [notably Stegbar]. Lake Caribbean was built by A.W. Spooner to test fiberglass boats, Caribbean markets established in 1966.</p> <p><b>1963</b> City of Knox was established in 1963.</p>
1980s - 2000s	<p><b>1980s</b> Further housing and light industrial estates developed, chiefly along Stud, Ferntree Gully and Wellington Roads.</p> <p><b>1989</b> Stud Park Shopping Centre opened on Stud Road.</p>
2000s - 2010s	<p><b>2000s</b> Further light industrial development at Caribbean Park. Eastlink connects to Ferntree Gully and Wellington Roads.</p> <p><b>2011</b> Men's Shed established at Stamford Park.</p>





“Rowville’s future is defined by a vision that balances the ability to adapt and grow to meet the changing needs of the future with a desire to protect and preserve the quality that make Rowville an attractive place to live, work and play”.

Rowville Plan, January 2015 – Knox City Council.

2.2\_ROWVILLE

Stamford Park is located within the suburb of Rowville to the south of Knox Central. Bound by Eastlink and Dandenong Creek to the west, Ferntree Gully Road and the Scoresby-Rowville Employment Precinct to the north and national parkland to the south and east, the area is afforded a high level of amenity and connectivity, and readily accessible jobs and local services. Rowville is largely residential, and has a neighbourhood character representative of the area’s timing of development and surrounding foothills.

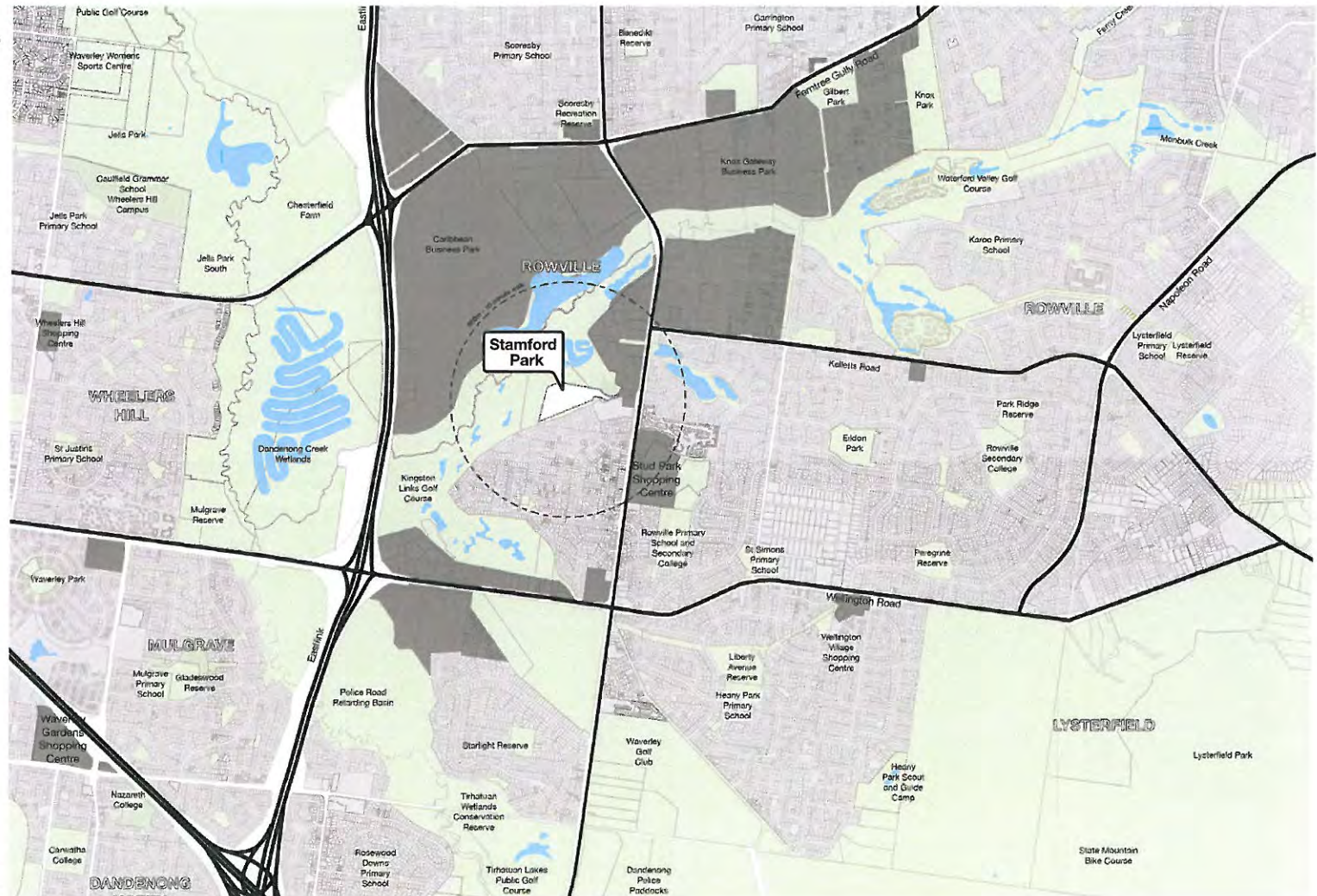


FIG. 04\_LOCAL CONTEXT PLAN



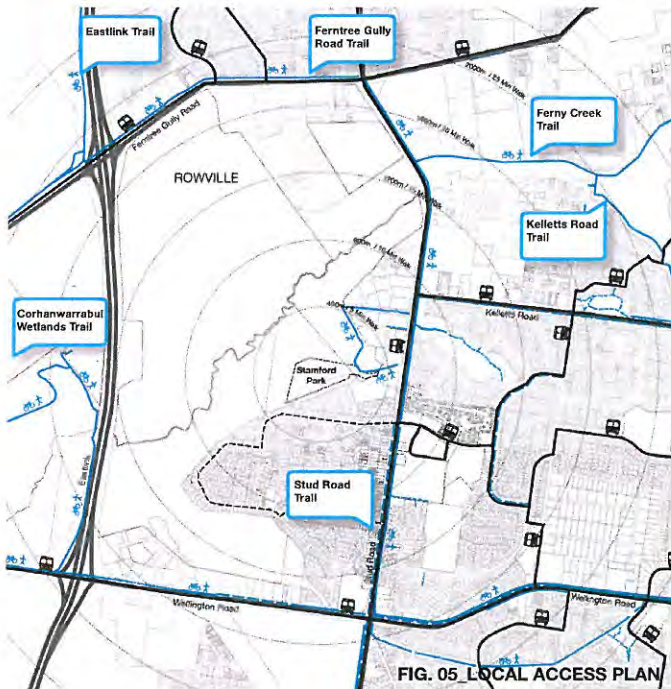


FIG. 05 LOCAL ACCESS PLAN

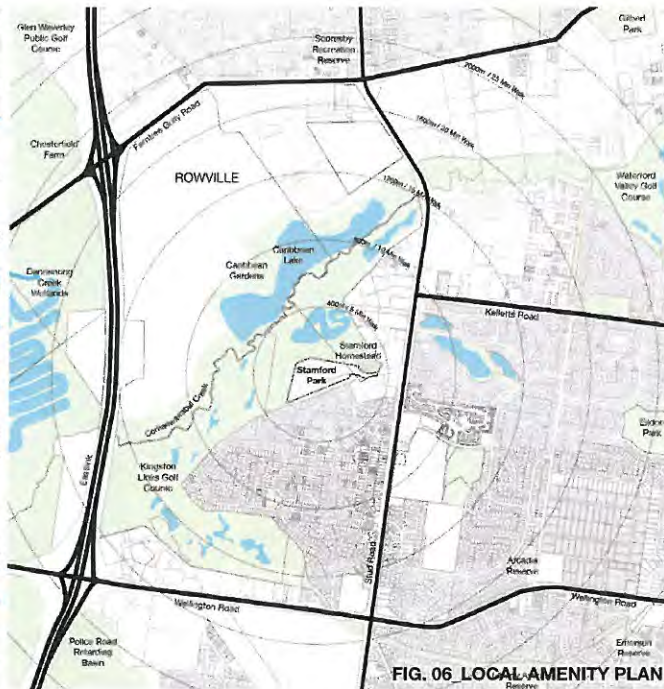


FIG. 06 LOCAL AMENITY PLAN

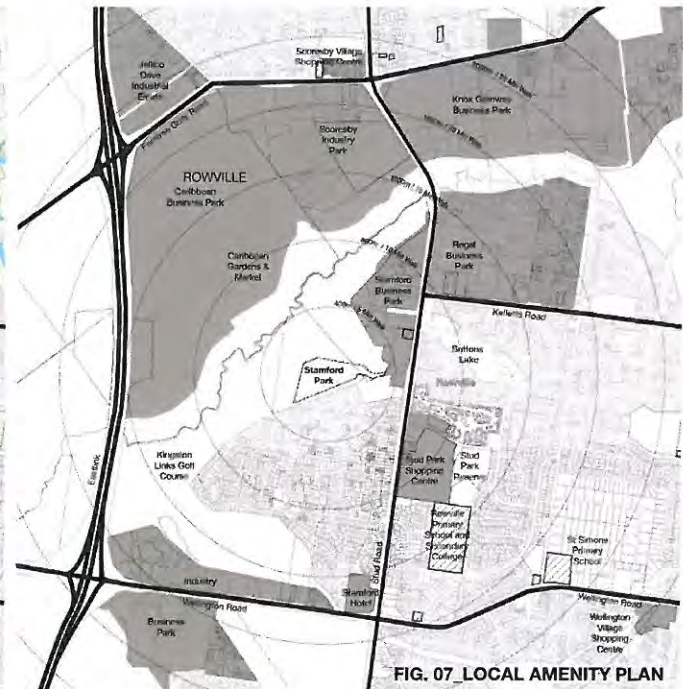


FIG. 07 LOCAL AMENITY PLAN

**ACCESS**

- Stud Road, an arterial road and bus priority route with shared path (Stud Road Trail), is directly to the east of the site;
- Wellington Road to the south and Fernree Gully Road to the north, both provide connections to the Eastlink and Monash Freeways from the site (via Stud Road);
- Rowville is an area serviced by the Telebus which operates across Knox City;
- A number of off-street shared paths and on-street cycle lanes are in proximity to the site, including the Kelletts Road Trail and Ferny Creek Trail; and
- Connections to the Eastlink/ Corhanwarrabal Wetlands Trail will be established through the formalisation of trails along the creek (through Council owned land and the Kingston Links Golf Course).

**AMENITY**

- To the north of the site, the broader Stamford Park will ultimately provide a range of recreational offerings, wetland areas and enhancement of the existing homestead and surrounds;
- Corhanwarrabal Creek, extending west, will ultimately enable off-street pedestrian and cycle connections to Dandenong Creek and Wetlands;
- A range of significant parkland, including Churchill National Park, Lysterfield Park, Jells Park and Dandenong Valley Parklands encircle Rowville, providing a range of informal recreation offerings;
- A number of reserves are located within the eastern area of Rowville, typically located adjacent to Primary Schools or Secondary Colleges; and
- Extensive amenity within Rowville also exists within private ownership, including a number of golf courses (some identified for future residential development) and directly to the north of the site at the Caribbean Gardens.

**ACTIVITY**

- Scoresby-Rowville Employment Precinct forms the northern bounds of Rowville, to the south of Fernree Gully Road;
- The Precinct includes a range of employment, industry and commercial uses within the Caribbean Business Park, Caribbean Gardens, Scoresby Industry Park and Knox Gateway Business Park to the north of Corhanwarrabal Creek;
- The Enterprise Technology Park, Stamford Business Park and Regal Business Park are located to the west of Stud Road and immediately north of the site.
- Stud Park Shopping Centre, to the east of Stud Road and south of the site, provides local employment opportunities, retail servicing the daily needs of residents, as well as community facilities (such as the Rowville Library, Rowville Community Center and nearby Stud Park Reserve playing fields and courts);
- A number of Primary Schools and Secondary Colleges are located within Rowville to the east of Stud Road within established residential areas.



2.3\_SITE ANALYSIS

Stamford Park, located at 990 Stud Road Rowville, is approximately 6.3 hectares in size and identified as Lot 2 on Plan of Subdivision 649607Q.

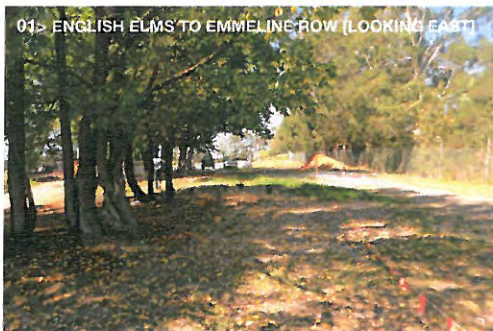
The site is located at the termination of the existing Emmeline Row reserve, is irregular in shape, and bound by open space to the majority of boundaries. The unique site features and contextual considerations integrated through the preparation of the site master plan and Development Plan are outlined on the following pages.



FIG. 08\_SITE LOCATION PLAN







TO THE NORTH - EAST | SITE PHOTOS



TO THE NORTH - WEST | SITE PHOTOS



TO THE SOUTH | SITE PHOTOS



2.3\_SITE ANALYSIS [CT'D]

HERITAGE + HISTORY

Stamford Park and the surrounding area has a significant place in the heritage of Victoria and the local region:

ABORIGINAL ETHNOHISTORY

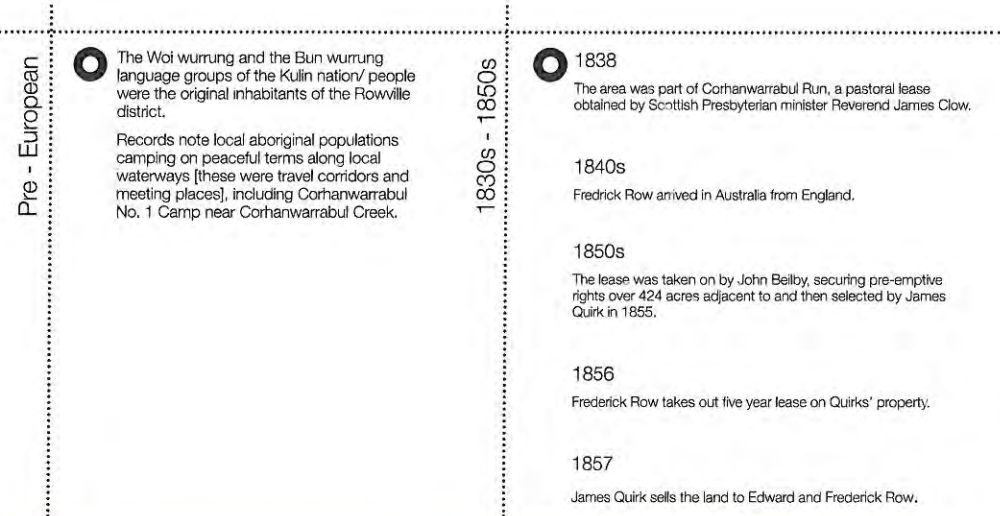
- The area west of the Dandenongs is thought to lie close to the boundary of the traditional lands of the people from the Woi wurrung and the Bun wurrung language groups. The Bun wurrung group comprised six patrilineal clans, each holding a specific area within the tribal country; and
- Across the Dandenong region, there are a number of post contact references. James Clow, who occupied the pastoral run 'Corhanwarrabul' [including the site], was frequently visited by the local Aboriginal people from the Woi wurrung and the Bun wurrung groups who camped near his home. Similarly, botanist Daniel Bruce camped with an Aboriginal group at the junction of Dandenong and Corhanwarrabul Creeks near Clow's homestead on his return from a field trip into the Dandenong Ranges in the 1840's.

STAMFORD PARK – EARLY PASTORALISTS + LANDOWNERS

- The Reverend James Clow held a lease in 1838 for the pastoral run known as 'Corhanwarrabul' at the foothills of the Dandenong Ranges extending to Dandenong Creek and including the site;
- In 1850 the Corhanwarrabul lease was taken on by John Beilby, who secured pre-emptive rights over 424 acres adjacent to what would later become Crown Allotment 2, Parish of Naree Warren [incorporating the site] and be selected by James Quirk in 1855;
- Frederick Row took out a five year lease on James Quirk's property including the site in 1856, which he purchased with his brother Edward in 1857, which then become known as Stamford Estate;
- A small cottage was erected on the land in possibly 1864, with the homestead and surrounding garden constructed in 1881/ 1882 having reference to English gardens [the Row brothers originated from England]; and
- Around 1910 some drainage works were undertaken and tobacco crops were established across some of the paddocks of Stamford Estate.

STAMFORD PARK – RECENT HISTORY

- In the 1940's it is reported that the property was used for war games, through an association with the Rowville Military Camp and the internment/ repatriation camp for Italian soldiers;
- Since the 1990's, paddocks within the study area have been used for pony club activities;
- In more recent years some of the property was utilised as a storage area for either the construction of Eastlink or the surrounding commercial subdivision with evident impact by the dumping of soil, heavy machine use and vehicle access; and
- The Stamford Park Homestead currently accommodates the Stamford Park Men's Shed.



STAMFORD PARK\_HISTORY TIMELINE



1860s - 1880s

- 1860s**  
Frederick and Elizabeth Row built a small cottage on the site.
- 1870s**  
The Stamford Park property was given to Edward and Richard by their father, Fredrick Row.
- 1882**  
The Stamford Park homestead was built by Edward and named Stamford Park after an estate of the same name owned by the Row Family in Linconshire, England.
- 1880s - 90s**  
Stamford Park became a successful horse stud and centre for social occasions.

1890s - 1910s

- 1903**  
The name Rowville was adopted in 1903 at the suggestion of Nick Bergin, the local blacksmith, as a compliment to the Row family residing at Stamford Park.
- 1910**  
Tobacco crops were established across some of the paddocks of Stamford Estate.  
Edward Row sold Stamford Park to Thomas Armstrong, who then sold it to John O'Keefe in 1913. Lots of 20 and 30 acres were subdivided from the estate in 1915 and 1926 respectively.

1920s - 1970s

- 1920s**  
Queensland pastoralist Jack Murray purchased Stamford Park and visited Rowville each year to avoid the Queensland heat.
- 1932**  
Stamford Park was sold to Aloysius Drummond, who established a large herd and a modern dairy on the property.
- 1940s**  
The property was used for war games, through an association with the Rowville Military Camp.
- 1950s**  
Stamford Park was occupied by Alfred Stevens, a race horse owner.
- 1970s**  
Knox City Council purchases and prevents demolition of the existing homestead.

1980s - 2010s

- 1990s**  
Paddocks within the Stamford Park were used for pony club activities.
- 2008**  
A Community Reference Group for Stamford Park Development was established
- 2011**  
Men's Shed established at Stamford Park.
- 2016**  
Stockland purchases 6.3ha site adjoining Stamford Park homestead.



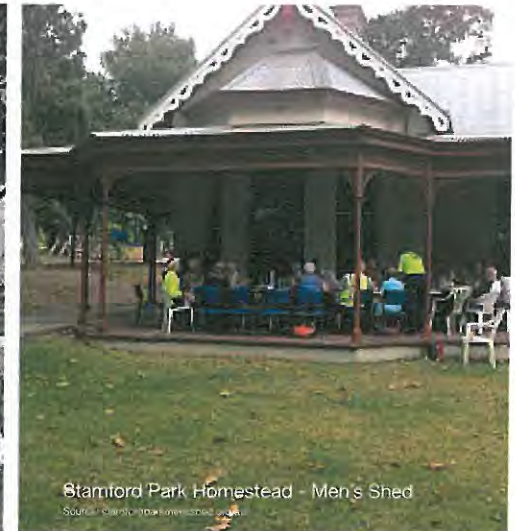
Stamford Park Homestead, 1920s

Source: [www.rtrfnews.com.au/main/about-us/history](http://www.rtrfnews.com.au/main/about-us/history)



Stamford Park Homestead, 1940s

Source: [www.dones.com.au/main/about-us/history/families/part-of-the-family/](http://www.dones.com.au/main/about-us/history/families/part-of-the-family/)



Stamford Park Homestead - Men's Shed

Source: [stamfordparkhomestead.com.au/](http://stamfordparkhomestead.com.au/)



FIG. 09\_VIEWS + AMENITY

LEGEND

--- Stamford Park Site Boundary

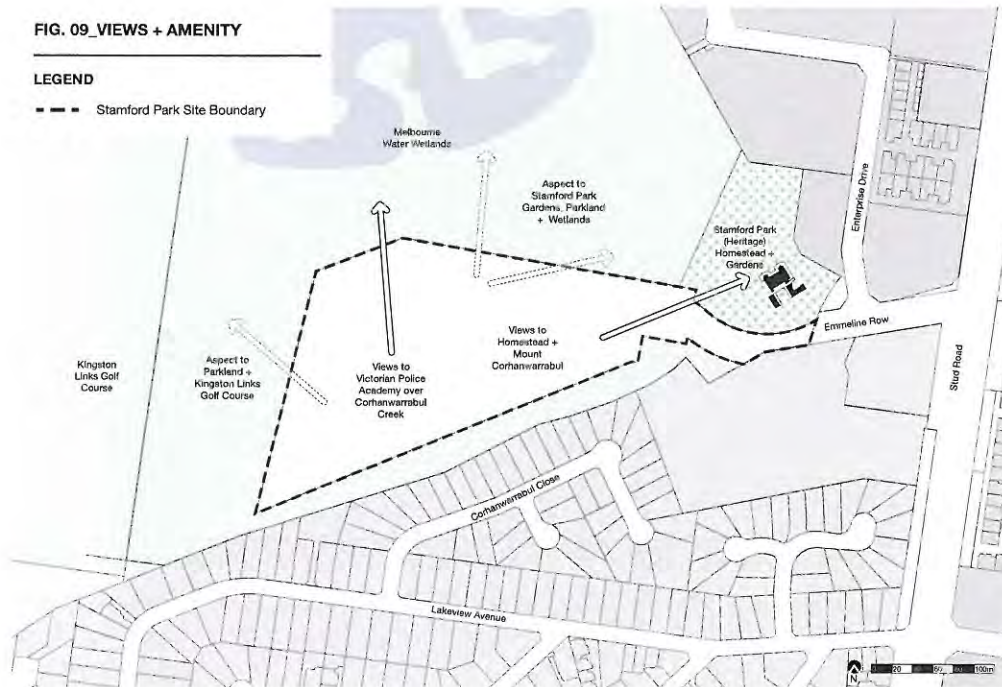
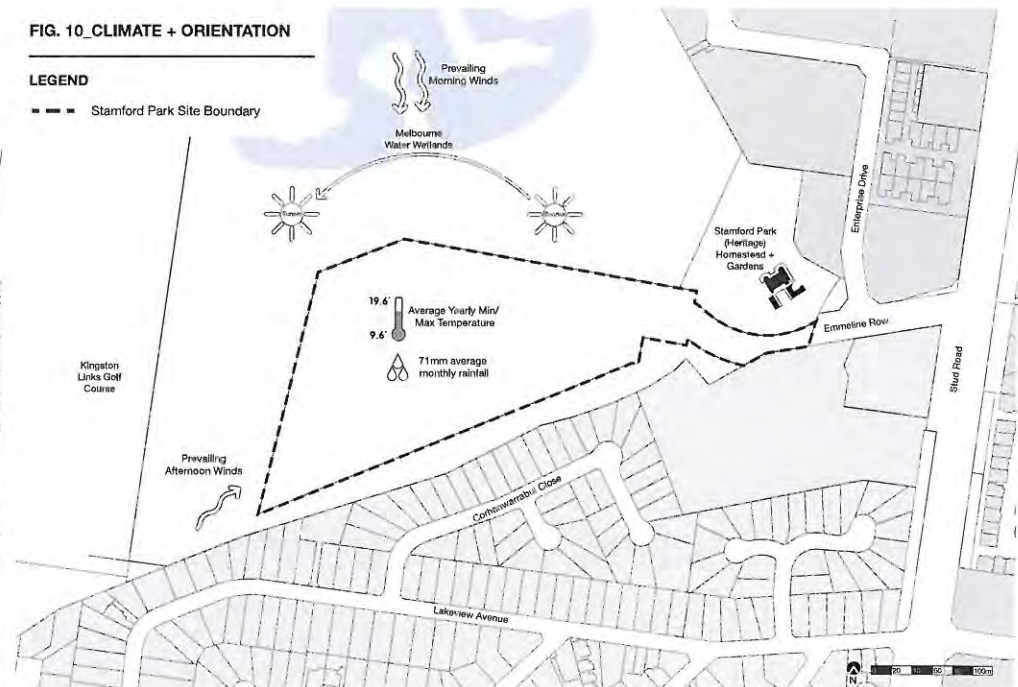


FIG. 10\_CLIMATE + ORIENTATION

LEGEND

--- Stamford Park Site Boundary



IEWS + AMENITY

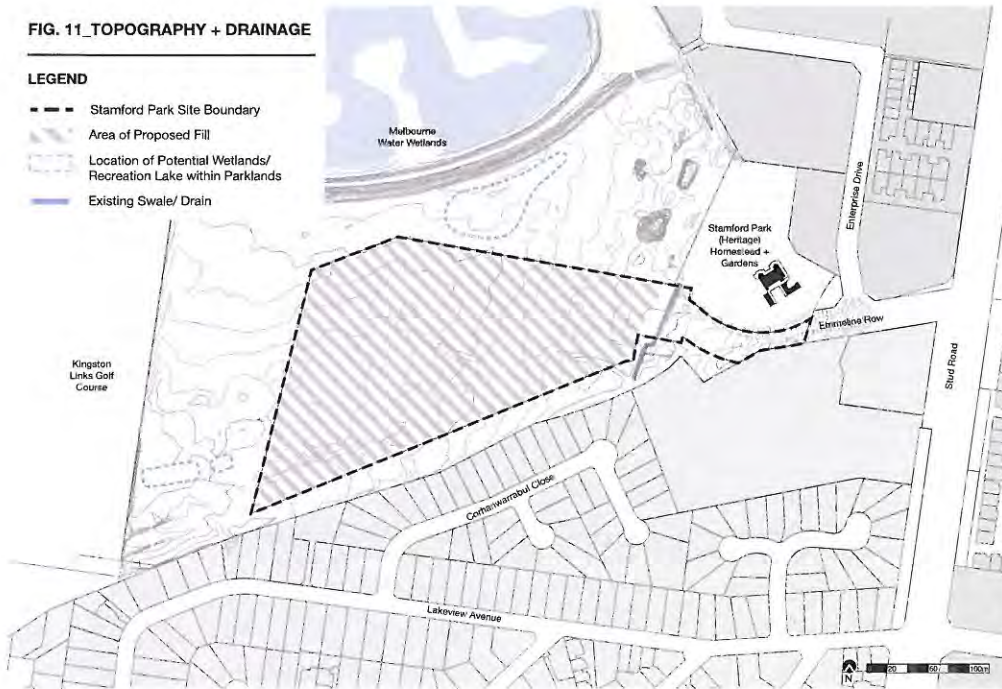
- Located at the foothills of the Dandenong Ranges, the site is afforded a number of views and aspect to extensive [existing and planned] amenity;
- Mt Corhanwarrabal is visible from a number of locations across the site, being most evident at the sites northern boundary;
- The Stamford Park Homestead and surrounding gardens are visible from across the site;
- The existing commercial buildings, within the Enterprise Technology Park and Stamford Business Park to the north-east, are a significant built form element when looking toward the Dandenong Ranges from the site;
- Views extend north across the parkland [to be enhanced through future Council works] and Melbourne Water Wetlands to Corhanwarrabal Creek from the site;
- The established vegetation along Corhanwarrabal Creek provides a visual divide to the business park and markets to the north; and
- The Victorian Police Academy, located in Glen Waverley, can be viewed to the north-west across Corhanwarrabal Creek.

CLIMATE + ORIENTATION

- The site has climatic conditions similar to that of broader Rowville/ Melbourne;
- Prevailing morning breezes are from the north, with afternoon winds typically from the west; and
- The site, having a longer east-west axis has an extensive north-facing boundary.



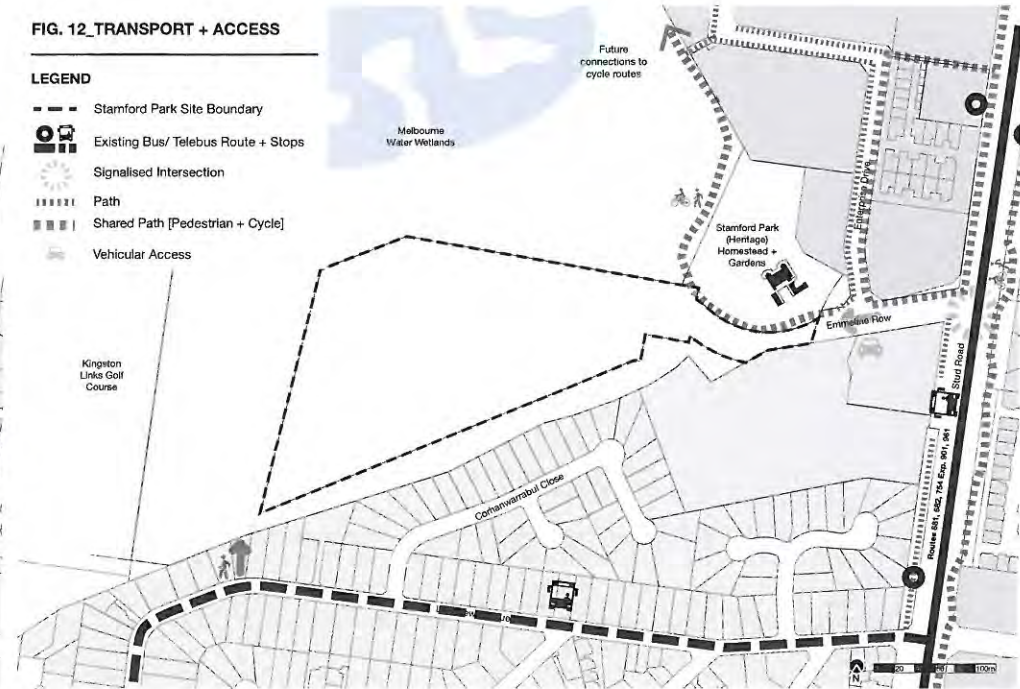
FIG. 11\_TOPOGRAPHY + DRAINAGE



LEGEND

- - - Stamford Park Site Boundary
- ▨ Area of Proposed Fill
- ▨ Location of Potential Wetlands/ Recreation Lake within Parklands
- ▬ Existing Swale/ Drain

FIG. 12\_TRANSPORT + ACCESS



LEGEND

- - - Stamford Park Site Boundary
- 🚌 Existing Bus/ Telebus Route + Stops
- 🚦 Signalised Intersection
- 🚶 Path
- 🚲 Shared Path [Pedestrian + Cycle]
- 🚗 Vehicular Access

TOPOGRAPHY + DRAINAGE

- The site is relatively flat falling approximately two metres from its eastern to western boundaries;
- Drainage works associated with former farming activities surrounding the Stamford Park Homestead are evident at the eastern entry of the site;
- To the north of the site, Corharwarrabul Creek and the Melbourn Water Wetlands are fed by the Kellets Road stormwater catchment [from the east of Stud Road];
- Located within the Corharwarrabul Creek floodplain, the site is currently subject to inundation;
- Through future works, the site will be filled to be above flood level [1 in 100 year] without impacting the storage capacity of the surrounding area; and
- Future detention basins and water treatment systems will be required on the site and within surrounding parkland.

TRANSPORT + ACCESS

- Stud Road, a bus priority route and principle bicycle network [Stud Road Trail], is directly to the east of the site;
- Three local bus services operate along Stud Road, connecting to Glen Waverley [and Train Station], Knox City Shopping Centre, Stud Park, Lysterfield, Wantirna and Scoreby;
- A smart bus service also operates along Stud Road, connecting to Dandenong and Frankston to the south; Knox Central and various stations/ activity centres to the north and ultimately Melbourn Airport in the north-west;
- A signalised intersection to Stud Road provides access to Enterprise Drive, and to Emmeline Row at the entry of the site;
- Pedestrian connections to the site are along Emmeline Row and from Lakeview Avenue to the south, to be formalised through future works in the surrounding parkland [by Council]; and
- Additional shared path connections to Corharwarrabul Creek and the Kellets Road Trail will be created by Council in future works.



FIG. 13\_INFRASTRUCTURE + SERVICES

- LEGEND**
- - - Stamford Park Site Boundary
  - Existing Sewerage Main [1350mm Diameter] within 5-8m wide easement
  - Existing Potable Water Connection + Main [150mm diameter]
  - Existing Gas Main (Stud Road + Emmeline Row)
  - Electrical Supply [Emmeline Row]
  - Electrical Substation [New]
  - Telecommunications Services [Backhaul works required]

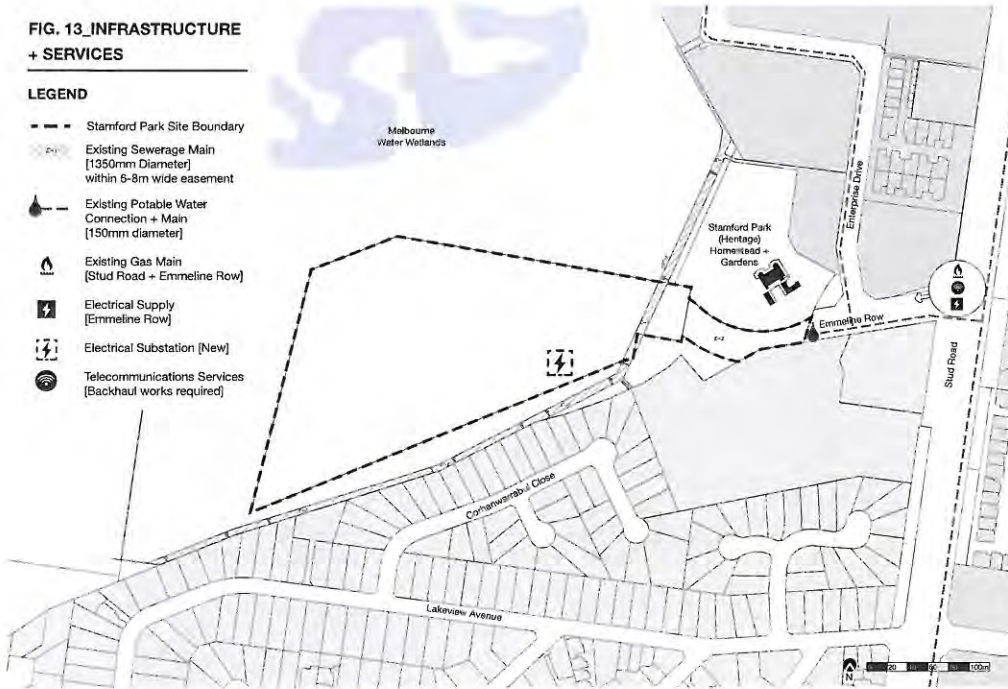
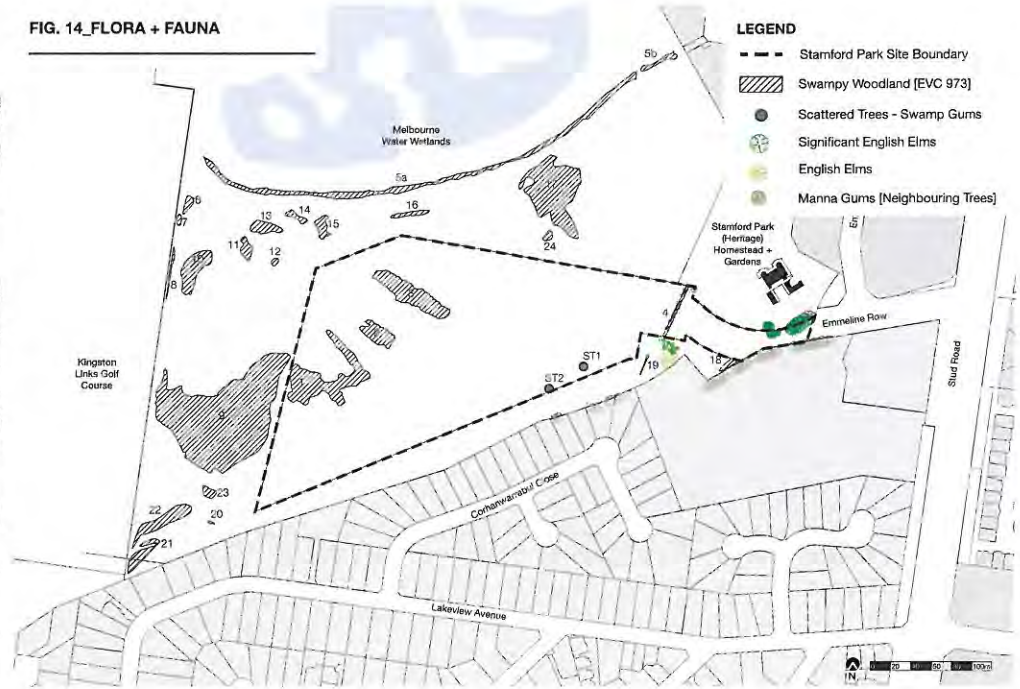


FIG. 14\_FLORA + FAUNA

- LEGEND**
- - - Stamford Park Site Boundary
  - Swampy Woodland [EVC 973]
  - Scattered Trees - Swamp Gums
  - Significant English Elms
  - English Elms
  - Manna Gums [Neighbouring Trees]



**INFRASTRUCTURE + SERVICES**

- There is an existing gravity sewer along the southern boundary of the site, which cannot be relocated;
- The site will be serviced by an existing watermain at the end of Emmeline Row [to be upgraded to ensure capacity for future development of the site and the Kingston Links Golf Course];
- There are no existing recycled watermains in the area, and South East Water has confirmed that the site will not be required to implement a recycled water system;
- Existing gas mains, to be extended from Emmeline Row and Stud Row, have capacity to service the site;
- Electricity supply will be provided through augmentation works and by locating a new electrical substation on the site; and
- Backhaul works to connect to existing infrastructure five kilometres from the site are required to supply NBN to the site.

**FLORA + FAUNA**

**NATIVE VEGETATION**

- There is native vegetation evident on site, including swampy woodland located centrally and to the north-west boundary and two scattered tree at the site's southern boundary, all which can be removed and offset with relevant approvals.

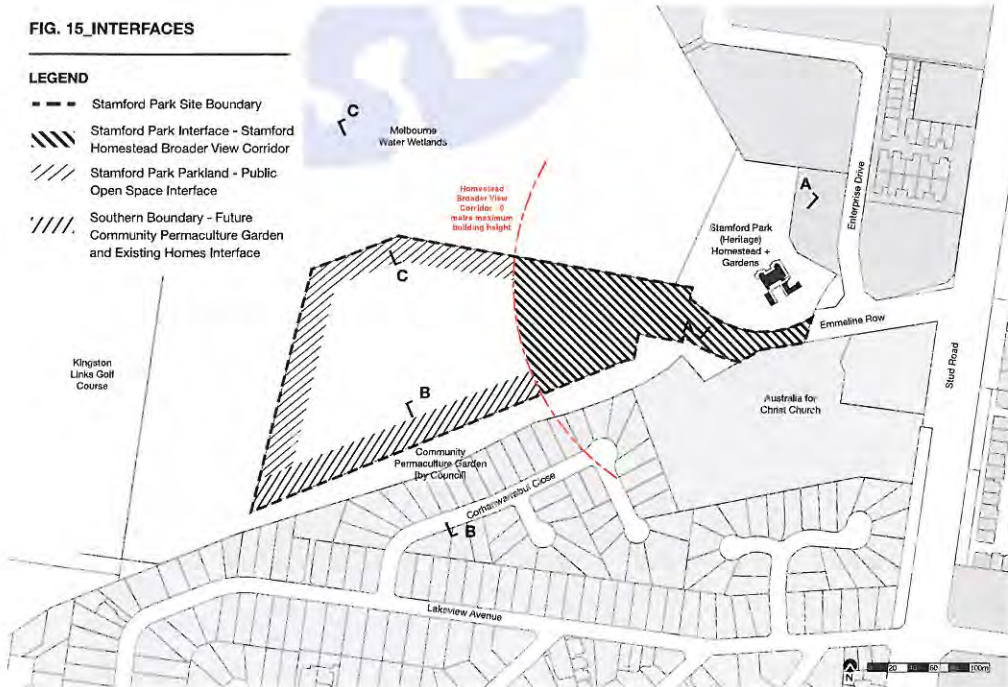
**EXISTING TREES**

- A linear planting of mature English Elms, to the northern edge of the informal entry to the site [the future extension of Emmeline Row], is the most significant landscape feature of the site;
- Additional elms, to the west of the immediate entry, are of reasonable condition;
- Trees located further west of the entry, aligned to the drain/ bund are of lesser aboricultural value; and
- In the formalisation of Emmeline Row, the road alignment and construction should promote the retention of the English Elms at the entry and Manna Gums to the south on adjoining properties.



FIG. 15\_INTERFACES

- LEGEND**
- Stamford Park Site Boundary
  - //// Stamford Park Interface - Stamford Homestead Broader View Corridor
  - //// Stamford Park Parkland - Public Open Space Interface
  - //// Southern Boundary - Future Community Permaculture Garden and Existing Homes Interface



**INTERFACES**

- At its entry from Emmeline Row, the site has interfaces to the historic Stamford Park Homestead and surrounding gardens to the north, and the Australia for Christ Church to the south;
- The site provides a curtilage to the homestead, with future building heights restricted in direct proximity;
- The site is in the most part encircled by parkland, subject to future improvements by Knox City Council;
- To the north, the site abuts the future parkland, with existing Melbourne Water Wetlands and Cortanwarrabul Creek to the north;
- To the west, the site has a similar parkland interface providing separation to the adjacent Kingston Links Golf Course;
- To the south, a Community Permaculture Garden is to be delivered by Council on land that currently conveys stormwater flows and interfaces to the back of homes addressing Cortanwarrabul Close to the south.



FIG. 16\_SECTION A | STAMFORD PARK HOMESTEAD

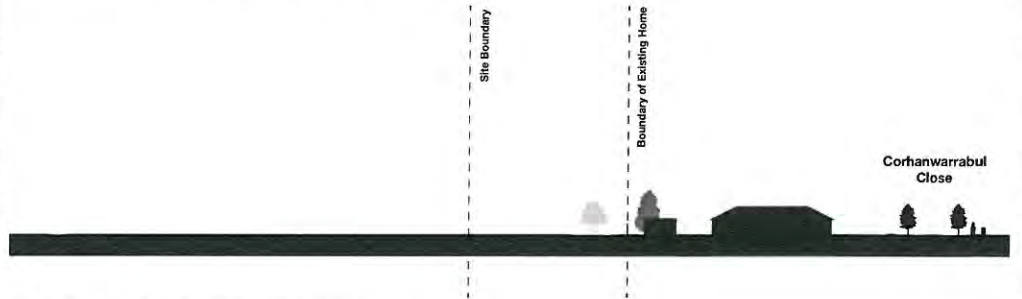


FIG. 17\_SECTION B | SOUTHERN BOUNDARY



FIG. 18\_SECTION C | STAMFORD PARK PARKLAND



(BY DEDUCTION)

$7^{\circ}49'40''$   
463.66

2  
6.351ha

$236^{\circ}45'45''$   
29

E-6

208.78  
 $252^{\circ}40'10''$

103.68  
 $242^{\circ}51'40''$

32

$254^{\circ}45'40''$

42

$250^{\circ}45'40''$

40.40  
 $245^{\circ}23'$

15.2  
 $225^{\circ}05'$

980 STUD ROAD ROWVILLE APPENDIX B







### 3.1\_PLANNING CONTEXT

This Development Plan is the culmination of a planning policy and controls framework that has evolved over several years and through a number of amendments to the Knox Planning Scheme. The key milestones in the history of the Stamford Park Development Plan can be summarised as follows:

- In 2011, Amendment C93 to the Knox Planning Scheme was exhibited. The Amendment proposed to:
  - Implement the Stamford Park Master Plan, which illustrates design objectives and options for three precincts within Stamford Park. The three precincts are: the historic, residential [which relates to the subject site] and park precincts. This Master Plan was prepared following extensive input from various stakeholders, including the local community and Council.
  - The Master Plan was prepared and adopted by Knox City Council to guide the future development of Stamford Park and protection of the historic Stamford Park Homestead.
  - Rezone the residential precinct within Stamford Park approximately 6.3ha (being the subject site) from Public Park and Recreation Zone [PPRZ] to Residential 1 Zone [R1Z], to facilitate a future residential development within this precinct.
  - Apply a new Development Plan Overlay Schedule 9 - Stamford Park [DPO9] to the residential precinct to ensure built form outcomes that are consistent with the Master Plan. DPO9 lists the Stamford Park Master Plan as a Reference Document.

- Commencing in early 2015, Knox City Council sought Expressions of Interest for a developer to deliver a new community within the residential precinct of the Stamford Park, to which Stockland responded.
- In December 2015, Council awarded Stockland the contract to deliver the residential community at Stamford Park.
- On 14 January 2016, Amendment C144 was gazetted and resulted in all references to the Stamford Park Master Plan within the Knox Planning Scheme being updated to 'Stamford Park Master Plan [July 2014]'.
  - In March 2016, Stockland formally purchased the land from Council.
  - On 17 March 2016, Amendment C131 was gazetted and resulted in the zoning of the subject site being modified from the previously nominated 'Residential 1 Zone' to 'General Residential Zone - Schedule 1 ['Strategic Sites [Wantima Health Precinct] and Residential Development Sites Affected by a Design and Development Overlay or Development Plan Overlay]'.
    -

### 3.2\_KNOX PLANNING SCHEME

#### 3.2.1 STATE PLANNING POLICY FRAMEWORK

The following clauses of the State Planning Policy Framework [SPPF] are considered relevant in the context of a residential development of the subject site:

- Clause 11.02-3 – Structure Planning  
A strategy for good structure planning is to:
  - *Ensure effective planning and management of the land use and development of an area through the preparation of strategic plans, statutory plans, development and conservation plans, development contribution plans and other relevant plans.*
- Clause 13.02-1 – Floodplain management  
Strategies to assist in the protection of life, property and community infrastructure are to:
  - *Identify land affected by flooding, including floodway areas, as verified by the relevant floodplain management authority, in planning scheme maps. Land affected by flooding is land inundate by the 1 in 100 year flood event or as determined by the floodplain management authority.*
  - *Avoid intensifying the impacts of flooding through inappropriately located uses and developments.*
- Clause 14.02-1 Catchment planning and management  
The objective of this Clause is:
  - *To assist the protection and, where possible, restoration of catchments, waterways, water bodies, groundwater, and the marine environment.*
- Clause 15.01-1 Urban Design  
Strategies that assist in facilitating high quality urban environments are to:
  - *Promote good urban design to make the environment more liveable and attractive.*
  - *Ensure new development or redevelopment contributes to community and cultural life by improving safety, diversity and choice, the quality of living and working environments, accessibility and inclusiveness and environmental sustainability.*
  - *Require development to respond to its context in terms of urban character, cultural heritage, natural features, surrounding landscape and climate.*
  - *Require development to include a site analysis and descriptive statement explaining how the proposed development responds to the site and its context.*

– Clause 15.01-3 Neighbourhood and subdivision design

The objective of this Clause is:

- *To ensure the design of subdivisions achieves attractive, liveable, walkable, cyclable, diverse and sustainable neighbourhoods.*

Strategies for the development of new residential areas that can assist in delivering appropriate subdivision layouts include:

- *Creating a range of open spaces to meet a variety of needs with links to open space networks and regional parks where possible.*
- *Providing a range of lot sizes to suit a variety of dwelling and household types to meet the needs and aspirations of different groups of people.*
- *Creating a strong sense of place because neighbourhood development emphasises existing cultural heritage values, well designed and attractive built form, and landscape character.*
- *Environmentally friendly development that includes improved energy efficiency, water conservation, local management of stormwater and waste water treatment, less waste and reduced air pollution.*
- *Being accessible to people with disabilities.*

– Clause 15.01-5 Cultural identity and neighbourhood character

Strategies that can assist in ensuring new development responds to the applicable cultural identity, neighbourhood character and sense of place include:

- *Ensure development responds and contributes to existing sense of place and cultural identity.*
- *Ensure development recognises distinctive urban forms and layout and their relationship to landscape and vegetation.*
- *Ensure development responds to its context and reinforces special characteristics of local environment and place by emphasising:*
  - *The underlying natural landscape character.*
  - *The heritage values and built form that reflect community identity.*
  - *The values, needs and aspirations of the community.*

– Clause 15.02 – Sustainable Development

Strategies that can assist in delivering sustainable development outcomes are to:

- *Ensure that buildings and subdivision design improves efficiency in energy use.*
- *Promote consolidation of urban development and integration of land use and transport.*
- *Improve efficiency in energy use through greater use of renewable energy.*
- *Support low energy forms of transport such as walking and cycling.*

– Clause 15.03-1 Heritage conservation

The objective of this Clause is:

- *To ensure the conservation of places of heritage significance.*

– Clause 16.01 – Residential Development

A range of strategies apply in respect to the provision of residential development, including:

- *Increase the supply of housing in existing urban areas by facilitating increased housing yield in appropriate locations, including under-utilised urban land.*
- *Increase the proportion of housing in Metropolitan Melbourne to be developed within the established urban area, particularly at activity centres, employment corridors and at other strategic sites, and reduce the share of new dwellings in greenfield and dispersed development areas.*
- *Identify strategic redevelopment sites that are:*
  - *In and around Central Activities Districts.*
  - *In or within easy walking distance of Principal or Major Activity Centres.*
  - *On or abutting tram, train, light rail and bus routes that are part of the Principal Public Transport Network and close to employment corridors, Central Activities Districts, Principal or Major Activity Centres.*
  - *Able to provide 10 or more dwelling units, close to activity centres and well served by public transport.*
- *Ensure housing stock matches changing demand by widening housing choice, particularly in the middle and outer suburbs.*

- *Increasing choice in housing type, tenure and cost to meet the needs of households as they move through life cycle changes and to support diverse communities.*

– Clause 18.02 Movement networks

Strategies that can assist in better integrating cycling and walking with land and development planning include:

- *Encourage the use of walking and cycling by creating environments that are safe and attractive.*
- *Develop high quality pedestrian environments that are accessible to footpath-bound vehicles such as wheelchairs, prams and scooters.*
- *Direct and connected bicycle infrastructure should be provided to and between key destinations including activity centres, public transport nodes and major attractions.*
- *Cycling Infrastructure [on-road bicycle lanes off-road bicycle paths] should be planned to:*
  - *Separate cyclists from other road users, particularly motor vehicles.*
  - *Provide the most direct route practical.*

– Clause 18.02-5 Car Parking

A key strategy relating to the provision of adequate car parking facilities includes:

- *Allocate or require land to be set aside for car parking subject to the existing and potential modes of access including public transport, the demand for off-street car parking, road capacity and the potential for demand management of car parking.*



### 3.2\_KNOX PLANNING SCHEME [CT'D]

#### 3.2.2 LOCAL PLANNING POLICY FRAMEWORK

The following clauses of the Local Planning Policy Framework (LPPF) are considered relevant in the context of a residential development of the subject site:

Clause 21.01-4 Knox Community Profile

The following extracts from this Clause highlight the anticipated housing challenges that will need to be addressed by the City of Knox in the next two decades:

*Over the next 25 years, there will be a substantial change in the population characteristics of the Knox community. Settlement pattern is the primary driver of these changes coupled with national trends of ageing and increasing lone households. Changes to the population profile will have significant implications for housing, the local economy, service provision and social activities within Knox. In particular, the need for diversity of housing and social service provision as the community matures.*

*The age groups that will experience the most significant change from 2001 to 2031 are those over 55 years, currently representing nearly a third of Knox's population [28.5%, Melbourne Statistical Division 23.1%] and the 0-14 year age group [20%, MSD 18.8%]. The number of persons in the age groups of 55 years and over is expected to increase to around 35.6% of the population over the next 25 years as the Knox community matures, while the number of children in the 0-11 age group is expected to decrease substantially.*

*The Knox Housing Statement (based on 2001 census figures) projected for 2031 that the total population of Knox would increase by around 12,000 persons from 2001 levels and household numbers would exponentially increase by over 15,000. Much of the household growth is being generated by the existing community of Knox as children mature creating households of their own, separation of existing couples and death of partners.*

*Future household composition will change, as couple families with dependents will no longer dominate the household composition of the Knox community, currently representing 43.7% of all Knox households. Household size will reduce and the number of couples without dependents and lone households will increase notably over the next 25 years.*

Clause 21.02-1 Urban Design

Some key influences on Urban Design within the City of Knox include:

- *The need to foster an understanding of what is good quality urban design and the benefits within Knox with the development industry and community.*
- *The short term and supply driven approach of the development industry, focusing on individual dwelling/ tenancy design and compliance with minimum standards, as opposed to the contextual understandings and the benefits of the creation of place, social interaction to which their developments contribute.*
- *The need for a level of commitment and innovation in development approaches to ecologically sustainable development and safer design principles, through the use of new technologies, materials, detailed siting and design.*
- *The need for urban design to better respond to the needs of pedestrians and cyclists and move away from a car based urban form.*
- *The need for urban design to better respond to the accessibility and visitability needs of the community.*
- *Neighbourhood character and environmental values can be impacted upon through poorly designed inappropriate development.*

Clause 21.02-2 Housing

Some key influences on Housing within the City of Knox include:

- *The need to direct a significant amount of housing into Activity Areas, Local Living Areas and some Strategic Investigation Sites.*
- *Urban consolidation imperatives that will not outweigh the need for protecting the landscape and environmental sensitivities of the Dandenong Foothills and Sites of Biological Significance.*
- *The changing demographic profile with increasing numbers of older persons and couples, lone and older households that will create demand for different forms and types of housing.*
- *The failure to adequately anticipate and provide for the changing needs of the community that will lead to gaps in the provision of public transport, social services, physical infrastructure and diversity of housing form.*
- *The challenge to encourage new residential development to contribute to both broader strategic and detailed ecologically sustainable design techniques.*
- *The challenge to encourage new residential development to contribute accessible housing.*
- *A perceived limited commitment to sustainable architectural quality and urban design aesthetics in new residential design by the development industry.*
- *Maintaining and enhancing the liveability attributes of Knox, particularly the 'green and leafy' image.*

Knox City Council has prepared a comprehensive Housing Strategy to assist in guiding where new residential development is to be located within the municipality. The Housing Strategy classifies the subject site as an Activity Area. According to the Housing Strategy, Activity Areas:

Are either located on a SmartBus route or are close to regional infrastructure such as train stations, bus interchanges, universities, large shopping centres, leisure facilities and employment opportunities. These areas are well serviced by public transport being on a train line or have a regular bus service.

Clause 21.02-3 Environment

Some key influences on Environment within the City of Knox include:

- Loss of remnant vegetation, tree canopy and natural habitat areas.
- Habitat fragmentation.
- Loss of native fauna and predation of native fauna by feral and domestic animals.
- Changes to drainage patterns and intensity.
- Water quality in streams and waterways.
- The need to promote sustainability and increasing community awareness and participation in sustainability and environmental programs.

Clause 21.04 Urban Design

In accordance with Clause 21.04-2, the relevant Urban Design Objectives include:

Objective 1 [Urban Form]

To ensure that all development responds positively to the existing patterns of urban form and character, the landscape qualities, historic and cultural elements and social dimensions and aspirations of the Knox community.

Objective 2 [Urban Form]

To reinforce the structure and image of Knox as an attractive place to live, do business, recreate and as a tourist attraction.

Objective 5 [Urban Form]

To enrich the distinct topographic and landscape qualities and characteristics of Knox.

Objective 8 [Ecologically Sustainable Design]

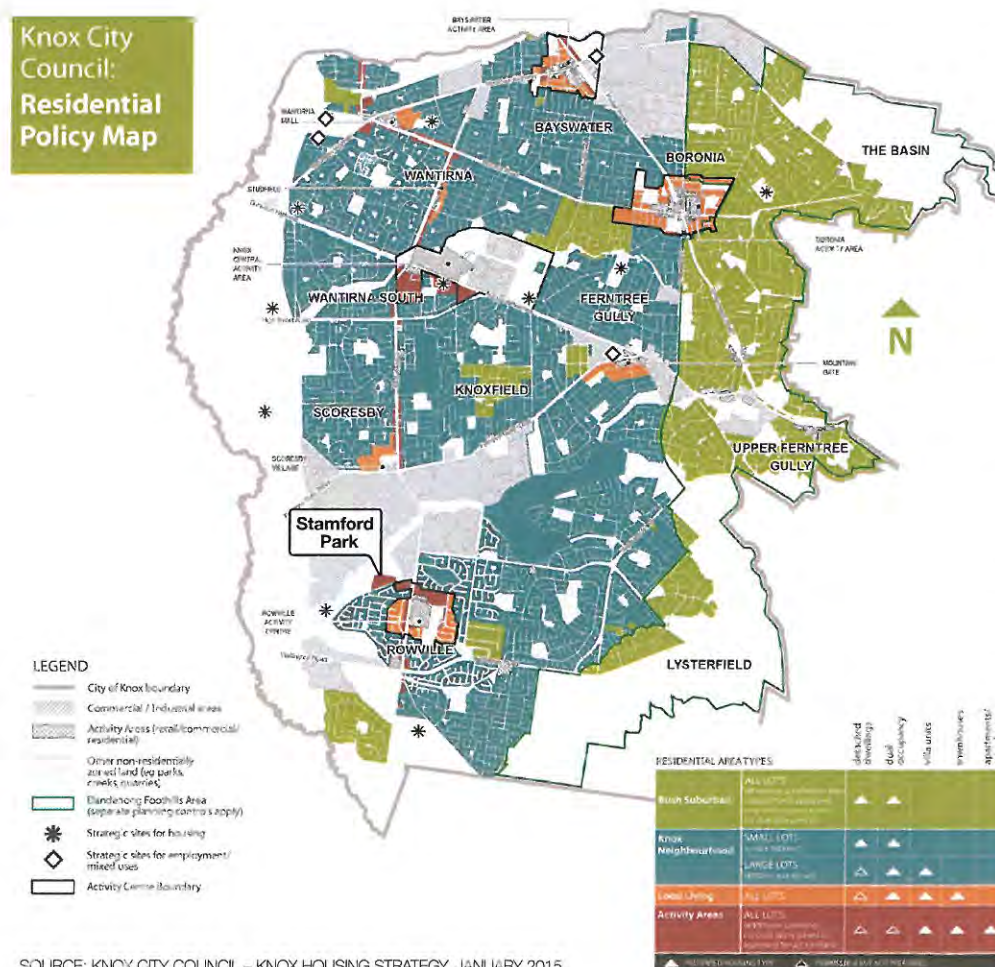
To ensure that new development makes a positive contribution to sustainability and the urban fabric of Knox.

Clause 21.05 Housing

As per the Knox Housing Strategy 2015, the subject site is nominated as an 'Activity Area', which is a classification given to the residential areas within the City of Knox that:

Contain a range of shops, services and employment and have good access to a range of public transport options. A greater range and increased densities of residential development are encouraged within these areas.

Knox City Council: Residential Policy Map



SOURCE: KNOX CITY COUNCIL – KNOX HOUSING STRATEGY, JANUARY 2015.



**3.2\_KNOX PLANNING SCHEME [CT'D]**

The following Housing Objectives and Strategies are set out in Clause 21.05-2 and are relevant to 'Activity Areas':

**Objective 1**  
*To support residential development in accordance with the Knox Housing Strategy 2015, which identifies a scaled approach to residential development.*

**Strategy**  
*Direct housing growth toward Local Living and Activity Areas.*

**Objective 2**  
*To support a diversity of housing choice in appropriate locations.*

**Strategies**  
*Encourage developments of three or more dwellings in Activity Areas and Local Living areas to include a mix of dwelling sizes [including 1 and 2 bedroom dwellings], to respond to a shortfall in the number of smaller sized dwellings within the municipality.*

*Increase the supply of social housing.*

**Objective 3**  
*To ensure the quality of housing design in Knox is improved to better respond to neighbourhood identity and to create a stronger sense of place.*

**Strategies**  
*Support development that makes a positive contribution to the preferred future character of the area.*  
*Support development that is innovative, environmentally sustainable, accessible and site responsive.*

**Clause 21.06 Environment**  
 As set out in Clause 21.06-1:  
*Opportunities exist for new development to respond creatively and positively to existing open space and waterways through siting and design and contribute to sustainability through the incorporation of building design elements that reduce reliance on non-renewable natural resources.*

Additionally, the following Objectives and Strategies are set out in Clause 21.06-1:

**Objective 6 [Creek Corridors and Waterways]**  
*To reduce the impact of urban stormwater run-off on creeks, rivers, bays and other receiving waters and their surrounds, both within and outside the City.*

**Strategies**  
*Ensure use and development complies with Council's adopted strategies for managing stormwater, water quality and water use and the Urban Stormwater Best Practice Environmental Management Guidelines [1999].*

*Encourage new residential developments to contribute to 'no net increase' in the rate, volume and pollutant load of stormwater entering the municipal drainage system, creeks, rivers and other waterways.*

*Ensure new development contributes to the ongoing improvement of stormwater management and the quality of stormwater runoff, and reduces pollution in local waterways.*

**Objective 7 [Creek Corridors and Waterways]**  
*To ensure that development responds to drainage and flood constraints.*

**Strategies**  
*Ensure all proposals accord with the capacity of available infrastructure to accommodate changes in run-off and/ or contribute to the improvement of infrastructure off-site where this is appropriate.*  
*Encourage new development to manage overland flow.*

**Objective 8 [Cultural Heritage]**  
*To protect and enhance places of cultural heritage.*

**Strategies**  
*Promote the protection, retention, restoration, conservation and viable use of heritage places.*

**Objective 10 [Sustainability]**  
*To reduce energy usage in all developments and contribute to a reduction in greenhouse gas emissions, and encourage reduced water usage and reduced usage of non-renewable natural resources in residential and non-residential development.*

**Strategies**  
*Encourage the provision of energy efficient devices and practices and the use of alternative energy sources in the development and redevelopment of premises across the municipality.*

*Encourage the provision of water and energy saving devices in the development and redevelopment of premises across the municipality.*

*Encourage innovative landscape design that minimises water consumption and maximises biodiversity, including greater use of indigenous and drought tolerant plant species, recycled landscaping materials and water re-use and recycling.*

*Encourage the design of new development to facilitate sustainable transport modes through improving conditions for walking and cycling and connectivity to public transport.*

**Clause 21.08 Infrastructure**  
 Set out within Clause 21.08 are the following key extracts:

**Providing and Maintaining Infrastructure**

*Much of the infrastructure in Knox is now in need of significant maintenance, replacement or upgrading, particularly in the more established areas, placing stress on the resources of Council. New urban development must be adequately serviced so as not to have a detrimental effect upon the environment. Contributions from developers and servicing agencies will be essential in the provision of new infrastructure and the upgrading of existing infrastructure. Poor quality infrastructure, particularly drainage and sewerage can lead to water quality problems downstream, whilst congested road systems impact on greenhouse gas emissions.*

**Open Space and Recreation**

*Knox has over 500 areas of open space and several major regional parks along its borders, and provides approximately 15.3 hectares of open space per 1,000 people compared to a metropolitan average of 9.3 hectares per 1,000 people. Many open space sites are connected by one of the most extensive shared pathway systems in Australia.*

*The changing demographic profile across Knox communities suggests that recreation provision in the future will need to be more diverse and offer greater opportunities for passive and active recreation pursuits and to promote social interaction as both the number of older people and the range of cultural backgrounds increases.*

3.2.3 ZONING

The subject site is zoned General Residential Zone – Schedule 1 [Strategic Sites (Wantima Health Precinct) and Residential Development Sites Affected by a Design and Development Overlay or Development Plan Overlay].

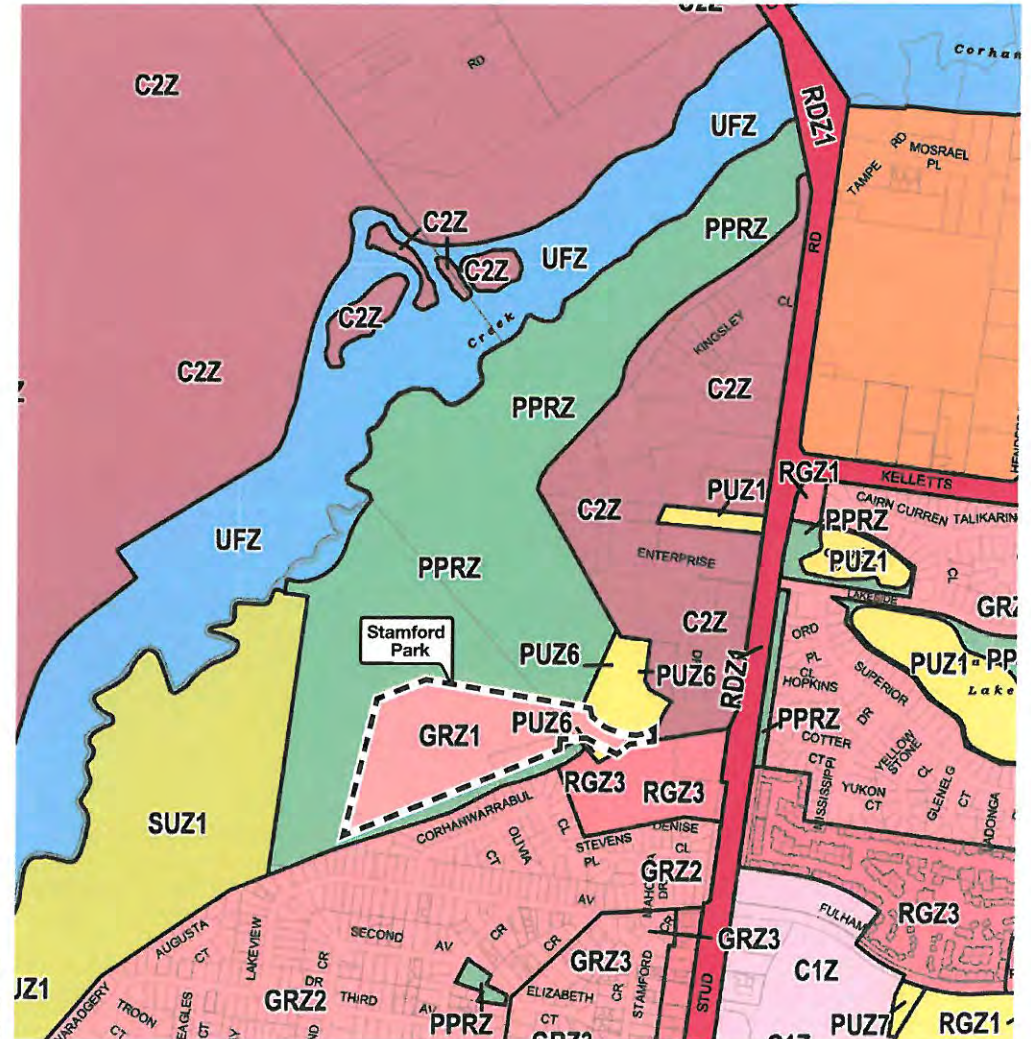
The purpose of the General Residential Zone is:

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To encourage development that respects the neighbourhood character of the area.
- To implement neighbourhood character policy and adopted neighbourhood character guidelines.
- To provide a diversity of housing types and moderate housing growth in locations offering good access to services and transport.
- To allow educational, recreational, religious, community and a limited range of other nonresidential uses to serve local community needs in appropriate locations.

LEGEND

<b>Commercial</b>	
C1Z	Commercial 1 Zone
C2Z	Commercial 2 Zone
<b>Industrial</b>	
I1Z	Industrial 1 Zone
PCZR	Public Conservation and Resource Zone
PPRZ	Public Park and Recreation Zone
<b>Public Use Zone</b>	
PUZ6	Public Use Zone - Local Government
PUZ1	Public Use Zone - Service and Utility
R1Z1	Road Zone - Category 1
<b>Residential</b>	
GR1	General Residential Zone - Schedule 1
GR2	General Residential Zone - Schedule 2
GR3	General Residential Zone - Schedule 3
RG1	Residential Growth Zone - Schedule 1
RG2	Residential Growth Zone - Schedule 3
<b>Special Purpose</b>	
SUZ1	Special Use Zone - Schedule 1
UFZ	Urban Floodway Zone

FIG. 19 SITE ZONING PLAN [KNOX PLANNING SCHEME]





**3.2\_KNOX PLANNING SCHEME [CT'D]**

**3.2.3 ZONING [CT'D]**

In accordance with Clause 32.08-1, a 'Dwelling' is a Section 1 – Permit not required use.

In accordance with Clause 32.08-2, a permit is required to subdivide land.

An application to subdivide land, other than an application to subdivide land into lots each containing an existing dwelling or car parking space, must meet the requirements of Clause 56 and:

- Must meet all of the objectives included in the clauses specified in the following table; and
- Should meet all of the standards included in the clauses specified in the following table.

Class of Subdivision	Objectives and standards to be met
60 or more lots	All except Clause 56.03-5.

In accordance with Clause 32.08-3, a permit is required to construct or extend one dwelling on a lot less than 300 square metres.

In accordance with Clause 32.08-4, a permit is required to construct two or more dwellings on a lot, dwellings on common property and residential buildings.

A development must meet the requirements of Clause 55.

In accordance with Clause 32.08-5, a schedule to this zone may specify the requirements of:

Standards B6, B8, B9, B13, B17, B19, B23 and B32 of Clause 55 of this scheme.

If a requirement is not specified in a schedule to this zone, the requirement set out in the relevant standard of Clause 55 applies. It is noted Schedule 1 does not specify any requirements of Clause 55.

In accordance with Clause 32.08-7, the maximum height of a building used for the purpose of a dwelling or residential building must not exceed the building height specified in a schedule to this zone. If no building height is specified, the requirement set out in the relevant standard of Clause 55 applies. It is noted Schedule 1 does not specify a maximum building height.

**3.2.4 OVERLAYS**

The subject site is covered by the following overlays:

**Heritage Overlay – Schedule HO24**

This Overlay applies to Stamford Park, Stud Road, Rowville. Stamford Park House and Elms [Ulmus procera], Incense Cedar [Calocedrus decurrens], Moreton Bay Fig [Ficus macrophylla].

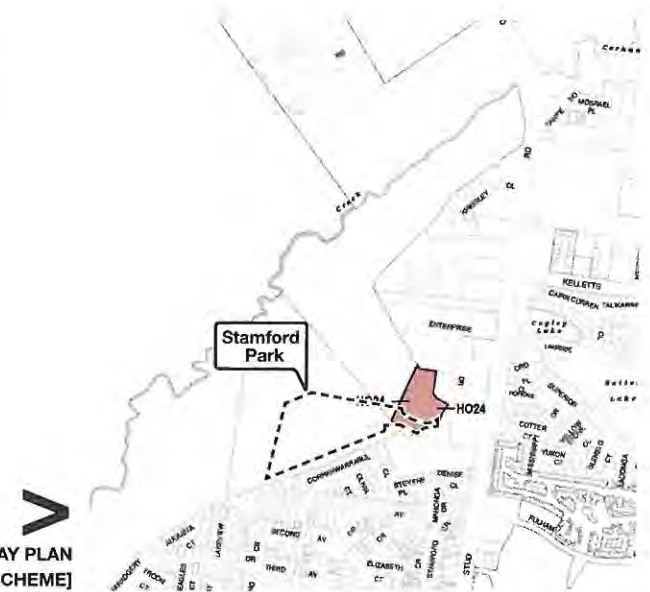
In accordance with HO24:

- External paint controls apply;
- Tree controls apply; and
- Prohibited uses may be permitted.

In accordance with Clause 43.01-1, a permit is required for any buildings and works, including the removal of trees, within the area that is covered by the Heritage Overlay.

**LEGEND**

 Heritage Overlay



**FIG. 20\_HERITAGE OVERLAY PLAN [KNOX PLANNING SCHEME]**

**Land Subject to Inundation Overlay [LSIO]**

As the subject site is flood prone, pursuant to Clause 44.04-1, a permit is required for subdivision and buildings and works.

Any future Planning Application for building and works associated with the development of the site will be referred to the relevant Floodplain Management Authority [Melbourne Water in this case] for consideration, and any requirements of Melbourne Water at that time will need to be addressed.

**Vegetation Protection Overlay – Schedule 1**

In accordance with Clause 42.02-2, a permit is required to remove, destroy or lop any vegetation specified in a schedule to this overlay.

This does not apply:

- If the table to Clause 42.02-3 specifically states that a permit is not required.

- To the removal, destruction or lopping of native vegetation in accordance with a native vegetation precinct plan specified in the schedule to Clause 52.16.

The above two exemptions do not apply in respect to the subject site and as such a permit is required to remove vegetation.

**LEGEND**

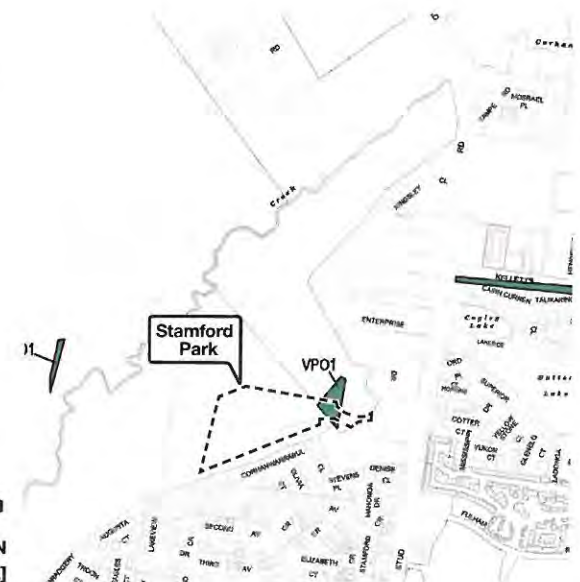
Land Subject to Inundation Overlay



**FIG. 21\_LSIO PLAN [KNOX PLANNING SCHEME]**

**LEGEND**

Vegetation Protection Overlay - Schedule 1



**FIG. 22\_VEGETATION PROTECTION OVERLAY PLAN [KNOX PLANNING SCHEME]**



**3.2\_KNOX PLANNING SCHEME [CT'D]**

**3.2.4 OVERLAYS [CT'D]**

**Development Plan Overlay – Schedule 9**

Development Plan Overlay – Schedule 9 [Stamford Park] [DPO9] applies to the subject land.

In accordance with Section 1 of DPO9, the objectives of the Development Plan are:

- To ensure that residential development and the associated subdivision supports a high quality water sensitive urban design [WSUD] system.
- To incorporate innovative sustainability measures through ecologically sustainable design.
- To ensure seamless integration between the residential precinct and the adjoining public open space; and between the residential precinct and the nearby Stamford Park Homestead.
- To incorporate a hierarchy of public open spaces that includes a focal point for community gatherings.
- To ensure a diverse mix of lot sizes, housing types and dwelling sizes.
- To provide affordable housing options.
- To ensure the fill required to raise the residential precinct above the 1,100 year flood level does not significantly reduce or impact the capacity of the floodplain.
- To provide for a possible future pedestrian and local vehicular link between Stamford Parkland and land to the west.

Additionally, the Development Plan must demonstrate how these objectives will be achieved by including a plan or plans that addresses a number of layout and design issues relating to the following considerations:

- Sustainable neighbourhood and water management;
- Subdivision;
- Movement;
- Community spaces;
- Building envelopes;
- Housing style and amenity; and
- Landscape and public spaces.

In accordance with Section 3 of DPO9, in considering the development plan, the responsible authority must consider:

- Whether the development plan and environmental management plan meets the requirements of this Schedule and the overall design intention of the Stamford Park Masterplan Report [July 2014] to the satisfaction of the responsible authority;
- Whether the development plan details and shows careful consideration to an innovative water sensitive urban design system.
- Whether environmentally sustainable design ideas have been considered in all aspects of the development, including layout and built form.

- Whether the development demonstrates high innovation within its subdivision layout and built form design responses.
- Whether and the subdivision layout integrates seamlessly with the adjoining public open space and the nearby Stamford Park Homestead. Whether adequate provision has been made for passive recreation areas set aside for community gatherings and increased pedestrian and cycle movement.
- Whether the siting of residential development respects and enhances the views to and from the nearby Stamford Park Homestead.
- Whether the fill required to raise the residential precinct above the 1:100 year flood level has an unreasonable negative impact on the function of floodplain. The amount and location of the fill must not significantly reduce the capacity of the floodplain. This must be achieved to the satisfaction of the relevant authority [Melbourne Water].

The Stamford Park Masterplan Report [July 2014] is identified as a Reference Document at Section 4 of DPO9. The plan [referred to as Figure 1 – Residential Precinct Concept Plan] is included within DPO9 to guide the future subdivision and layout of the future residential community within the subject site in accordance with the Reference Document.

- The Residential Precinct Concept Plan illustrates:
  - The boundary of the subject site;
  - The location of the Heritage Stamford Homestead;
  - The general location for future medium density development [a four storey built form];
  - A two storey maximum built form interface with the public open space abutting the site's northern and western boundaries;
  - A two storey maximum built form zone in the eastern part of the subject site to preserve the view corridor of/ to the Stamford Homestead; and
  - A single storey maximum built form interface with the future community permaculture garden along the subject site's southern boundary.

In accordance with Clause 43.04-1, a permit must not be granted to use or subdivide land, construct a building or construct or carry out works until a development plan has been prepared to the satisfaction of the responsible authority.

A permit granted must:

- Be generally in accordance with the development plan; and
- Include any conditions or requirements specified in a schedule to this overlay.

Given one of the key purposes of the Stamford Park Master Plan is to inform the future infill development of the land for the purpose of sustainable, medium density housing, DPO9 requires the Development Plan to show a subdivision layout which reflects the design intention of 'Dwelling Scenario 3' as outlined in the Stamford Park Master Plan [July 2014].

Dwelling Scenario 3 illustrates the following site design and layout principles:

- A higher density scenario across the residential area, proposing 151 dwellings [20.9 dwellings per hectare];
- The provision of a variety of lot and house sizes and types, whilst introducing medium and higher density housing typologies to the area;
- The creation of a 'loop' avenue that creates easy and efficient access to the site [noting a similar urban structure in all scenarios].
- A central community plaza promoting internal pedestrian access and connections to the surrounding parkland;
- A tapering of building heights down towards the southern boundary and existing homes;
- Innovative built form typologies promoting quality residential densities, and removing of cars from streets and open spaces;
- A three to four storey apartment building that is sited centrally and designed to maximise amenity for residents and create quality interfaces with adjacent streets and public spaces; and
- The provision of some detached homes, as a transition and interface to the existing residential areas.

Section 05 of this Development Plan Report demonstrates how the proposed design response and master plan responds to Dwelling Scenario 3.



**FIG. 23 STAMFORD PARK MASTER PLAN**  
[TRACT + KNOX CITY COUNCIL - 2014]



**FIG. 24 DWELLING SCENARIO 03**  
[TRACT + KNOX CITY COUNCIL - 2014]



**3.2\_KNOX PLANNING SCHEME [CT'D]**

**3.2.5 PARTICULAR PROVISIONS**

– Clause 52.01 Public Open Space

This Clause requires a person who proposes to subdivide land to make a contribution to the Council for public open space in the form of a physical allocation of land or a percentage of the site's value.

According to the Schedule to Clause 52.01, a minimum 8.5% of the total land to be subdivided is to be provided for public open space.

Stockland and Council have agreed that the quantum of public open space provided in this Development Plan satisfies the Clause 52.01 requirement. The future planning permit application for the subdivision of the subject land will need to be consistent with the Development in terms of the quantum, size and distribution of open space.

– Clause 52.02 Easements, Restrictions and Reserves

In accordance with this Clause, a permit is required before a person proceeds to create, vary or remove an easement or restriction from the subject site. The requirements of Clause 52.02 will need to be satisfied as part of a planning permit application for subdivision and/ or development.

– Clause 52.06 Car Parking

This Clause guides the provision of car parking for different land uses, along with the design of car parking and associated vehicle accessways.

In accordance with Table 1 of Clause 52.06, the following car parking provisions will apply to the residential development that this Development Plan is based upon:

- 1 car space per 1 or 2 bedroom dwelling.
- 2 car spaces per 3 or more bedroom dwelling.
- 1 visitor car space to every 5 dwellings for developments of 5 or more dwellings.

The requirements of Clause 52.06 will need to be satisfied as part of a planning permit application for development.

– Clause 52.17 Native Vegetation

In accordance with this Clause, a planning permit is required to remove, destroy or lop native vegetation, including dead native vegetation.

In accordance with Clause 52.17-2:

*An application to remove, destroy or lop native vegetation must be classified as one of the following risk-based pathways: low, moderate or high, as defined in the Permitted clearing of native vegetation – Biodiversity assessment guidelines [Department of Environment and Primary Industries, September 2013]. The application requirements and decision guidelines included in this clause must be applied in accordance with the classified pathway.*

Based upon the flora and fauna report that has been prepared to date for the subject site, it has been concluded that the requirements of Clause 52.05 will need to be satisfied as part of a planning permit application for subdivision and/ or development.

– Clause 52.34 Bicycle Facilities

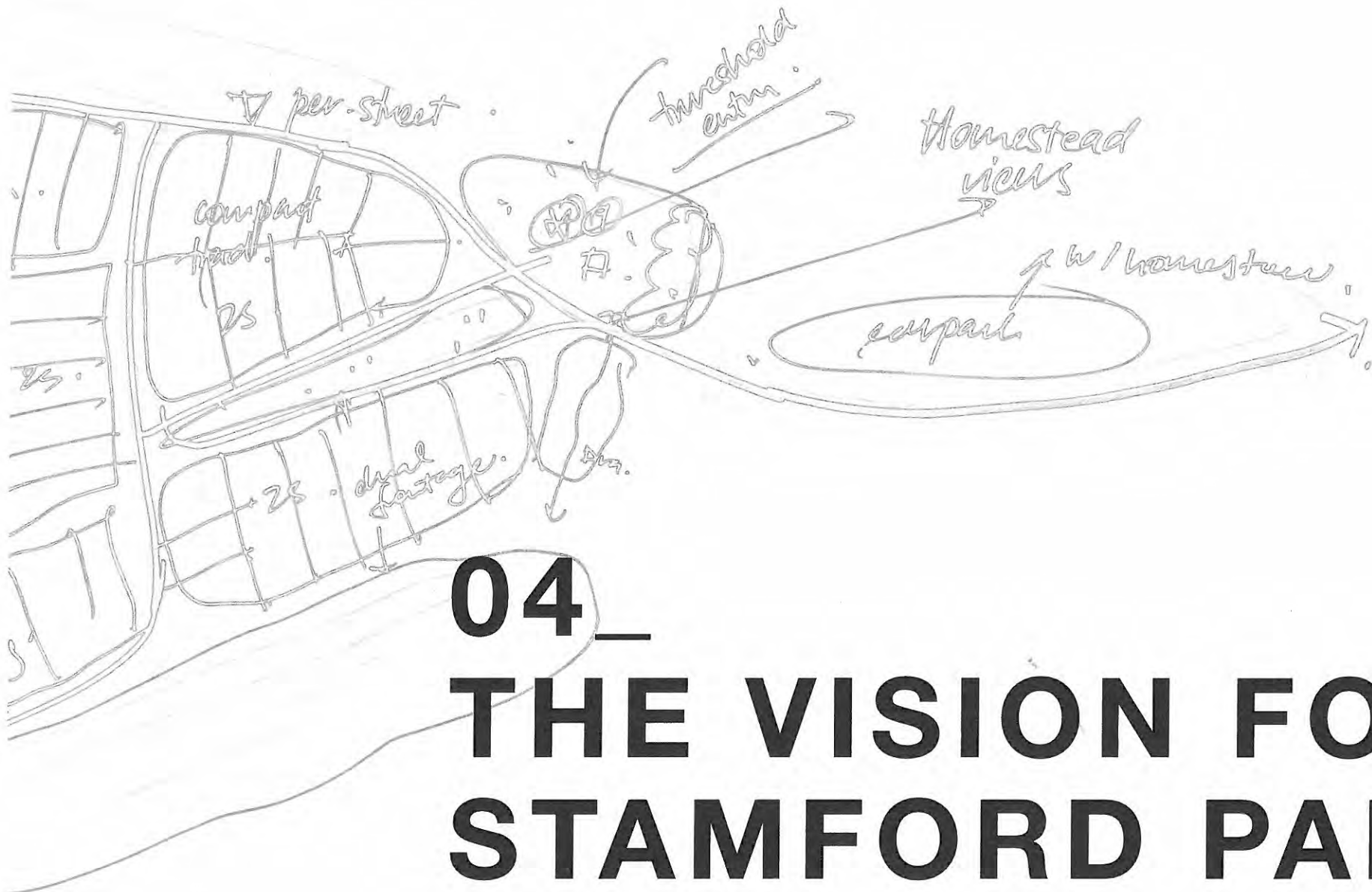
This Clause encourages cycling as a mode of transport and requires developments of four or more storeys to provide 1 resident bicycle space to each 5 dwellings, with 1 visitor bicycle parking to each 10 dwellings.

Whilst this Clause is only applicable for developments of four or more storeys [such as, the proposed 4 storey apartment building centrally located within the subject site], the subject site is well connected to a broader bicycle network and as such future development of the site [in addition to the proposed 4 storey apartment building] should be encouraged to provide on-site bicycle parking in accordance with Clause 52.34.

The requirements of Clause 52.34 will need to be satisfied as part of a planning permit application for development.

- **Clause 52.36 Integrated Public Transport Planning**  
This Clause encourages new land use development to be integrated with the broader Melbourne Metropolitan Network. As such, this Clause sets out which types of new development and land uses are to be referred to the Director of Public Transport for comment.  
Given the proposed development is to consist of approximately 190 dwellings, the requirements of Clause 52.36 will need to be satisfied as part of a planning permit application for development.
- **Clause 55 Two or More Dwellings on a Lot and Residential Buildings**  
This Clause encourages appropriately designed residential developments that consist of two or more dwellings on a lot or a residential building [which may comprise multiple dwellings within one building].  
Given the subject site does not abut existing residential dwellings, the proposed design and layout of the approximately 190 dwelling development of the subject site should seek to provide appropriate levels of internal and external amenity for new residents.  
The requirements of Clause 55 will need to be satisfied as part of a planning permit application for development consisting of two or more dwellings on the subject site.
- **Clause 56 Residential Subdivision**  
This Clause encourages new residential subdivision that responds to its context and creates a liveable and sustainable neighbourhood with its own character and identity.  
The requirements of Clause 56 will need to be satisfied as part of a planning permit application for subdivision of the subject site.





# 04\_ THE VISION FOR STAMFORD PARK

*Handwritten signature or initials.*

4.1 THE VISION FOR STAMFORD PARK

Stockland's vision for Stamford Park has been established with reference to the key principles and foundations established by Knox City Council within the Stamford Park Master Plan Report [Tract - July, 2014].

The master plan prepared by Knox City Council envisioned a community that is "designed to seamlessly integrate with the surrounding landscape of the park whilst providing a benchmark or 'pilot' project for sustainable and innovative housing" [Tract - July, 2014].

- Building on these foundations, Stockland proposes a vision for a contemporary urban community at Stamford Park that:
- Celebrates its **natural setting** and **heritage**;
- Is a place of **distinct character** and **identity**;
- Includes and connects to a **series of destinations** and **activities**;
- Is **eminently walkable**, founded on a **quality open space and street network**;
- Provides a **range of homes**, promoting a **diverse community**;
- Demonstrates **innovative and sustainable practice**, becoming a model for future urban development within the City of Knox.

The key elements and objectives of each of these principles are outlined opposite and in more detail within Section 05 of this report.



**A community which celebrates its natural setting + heritage**

- Emmeline Row is celebrated as the entry avenue to the community, with the Homestead and surrounds accorded pride of place;
- The existing trees form a sentinel row, marking the threshold to the Homestead and celebrating arrival at Stamford Park;
- Local streets, within the new community and to its edges, are aligned to celebrate views to Mt Corranwarrabul to the east;
- Local streets have been aligned to the Homestead, creating a visual connection to the building and surrounding gardens, ensuring it is part of the emerging community's ongoing identity;
- Local streets and open spaces are orientated to the perimeter of the community, creating views to and across the extensive parkland, drawing on the significant amenity within the Corhanwarrabul Creek setting;
- The design of the public realm [open spaces and streets] will integrate the heritage of the site through interpretive trails, artwork, signage and landscape references; and
- The heritage of the site will be celebrated through the curation of community events and partnerships [to be established by local groups and associations].



**A place with a distinct identity + character**

- The urban character of the community will reference that of established Rowville - a contemporary interpretation of architectural forms and the area's distinct leafy character;
- The design of the new homes, particularly the apartment building, in association with the place offering, will form a demonstration project for Rowville and Knox; an exemplar of the delivery of more compact and affordable housing options within a neighbourhood setting and in a market typically dominated by large detached homes;
- New built form is envisioned to be urban and contemporary in character, with buildings [placement, materials, architectural style etc.] controlled by Stockland;
- The character and design of the streets and open spaces will be leafy and green character, with additional overlays to integrate water management, social and environmental innovations;
- The new residential community will be distinct in its own right, whilst connected to the existing fabric of Rowville and being respectful of its neighbours;
- Within Stamford Park, there will be distinct character areas that will be distinguished by their setting and amenity.





**A series of destinations + activities**

- The new community is connected to the future amenities and activities within the broader Stamford Park parkland, including the Heritage Homestead and gardens, Village Green, Corhanwarrabul Lake and café/ playground, and Residential Park [to the west];
- These connections are both visual [with streets orientated to key landmarks/ infrastructure] and physical [along pedestrian paths and the shared path network];
- Complementing the extensive activity within the surrounds of the site, a Discovery Garden and Central Green are proposed, which will foster social interaction, learning [particularly around water and landscape] and further promote connectivity within Stamford Park.



**A network of quality public spaces + streets**

- A high level of walkability is envisioned, through the design of signature streets and spaces [including trees/ landscaping, seating, and pathways] that connect to places of interest and amenity, and interchange with public transit options;
- The open spaces have been configured to celebrate the existing features of the site and surrounds [such as the Homestead] as well as drawing the value of the surrounding landscape into the heart of the new community;
- Open spaces throughout the community are envisioned to create a variety of experiences [educational, social, active and passive] for future residents;
- All streets are designed to act as linear parks, with the majority of garaging moved to the rear of homes [within lanes/ mews], creating uninterrupted pedestrian paths and opportunities for increased tree planting and landscaping, making for a more enjoyable walk;
- With future residents living in more compact homes [with less private open space per dwelling/ lot than the prevailing form of standard residential stock in Rowville/ Knox] the public realm plays an important role in the health and wellbeing of residents;
- Public open spaces are positioned immediately adjacent residential homes where possible [i.e. enfronted by pedestrian and cycle paths rather than road pavements], promoting direct access to open spaces from homes and safe access, particularly for young children and the elderly;
- The movement network has been designed to create a connected community and provide access to the significant recreation amenity and community assets within the broader Stamford Park, and key areas of employment and activity [such as the Caribbean Business Park, Caribbean Gardens and Stud Park].



**A diverse new community**

- To lay the foundation for a new community that is authentic economically, culturally and socially, a broad range of dwelling types are proposed, including contemporary interpretations of traditional family homes, townhomes, loft homes, apartment homes and an apartment building;
- The changing composition of housing, such as children staying within the family home for longer and ageing in place, have been considered in the provision of alternate, accessible and adaptable housing choices;
- Affordable housing options are proposed, in combination with affordability initiatives delivered at neighbourhood scale; and
- Social housing, to be delivered in partnership with a housing provider, is proposed to be delivered in a 'salt and pepper' approach across the community.



**Innovative + sustainable practice**

- A five star Green Star Community will be created, that provides a benchmark and demonstration project for future urban development within the City of Knox;
- All elements of the community will contribute to the Green Star rating, including the homes, streets, open spaces and connectivity created to the surrounding area and amenities;
- An integrated water management system will be delivered that provides a best practice approach, integrating stormwater pollutant retention and stormwater harvesting, maximising landscape potential, social interaction and education, and promoting the ecological diversity of the site;
- The development has Australian best practice standards in the field of Ecologically Sustainable Design [ESD] as a foundational goal, ultimately aspiring to be an exemplary, yet replicable model for sustainable living within the City of Knox;
- Stamford Park is planned to exceed current industry practice by reaching beyond minimum planning and building regulations to achieve resource efficient development lowering living costs through reductions in operational energy, water and waste usage;
- The integrated design of dwellings will be explored to improve thermal comfort, while reducing reliance on active appliances that rely on gas and electricity, lowering household costs as well as greenhouse gas emissions;
- There will be a reduced cost of local and broader infrastructure needs through localised use [reduced peak demand] and resource efficient services;
- The design detail of the master plan, particularly the execution of urban streets and built form, will challenge conventional standards in order create a great and sustainable urban place for future residents and visitors.

### 4.2 THE MASTER PLAN FOR STAMFORD PARK

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The master plan for Stamford Park is a spatial illustration of Stockland's vision for a contemporary urban community. Configured by a multi-disciplinary project team, the plan is demonstrative of Knox City Council's vision for the site and reflective of the unique attributes afforded by its location and setting.

The master plan [as described and enshrined within this Development Plan] for Stamford Park, proposes:

- A new community for around 450 people, accommodated in approximately 190 dwellings;
- An integrated community, celebrating the aspect and proximity to the Stamford Park Homestead and surrounding parkland, and complementary to the existing residences to the south;
- A neighbourhood character complementary to the established Rowville area, being distinctly leafy, green and urban;
- An integrated water strategy, establishing a new benchmark in water management [at community, street and lot scales] celebrating water as a foundation for liveability;
- A high quality public realm including open spaces, linear greens and landscaped streets, connecting the community to the surrounding parkland, drawing the green amenity into the heart of the community and providing focal points for social interaction;
- A network of streets, including an extension of Emmeline Row, designed for pedestrians, cyclists and vehicles, that connect the community to the surrounding parkland, local area and potentially west in the future;
- A range of typologies [houses, townhomes, loft homes, apartment homes and apartments] of various sizes and composition, including social housing and affordable living options, to encourage the creation of diverse community;
- Dwellings of one to four storeys in height, sited to celebrate their setting and outlook and designed to ensure the maximisation of natural daylight and creation of a high level of residential amenity; and
- The filling of the site to be above the 1 in 100 year flood level, without significantly impacting the capacity of the surrounding floodplain.

#### LEGEND

- - - Stamford Park Site Boundary



FIG. 25\_STAMFORD PARK MASTER PLAN



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4.3 A GREEN STAR COMMUNITY VISION

Stamford Park is envisioned as an exemplar sustainable community that provides tangible benefits to the future residents and the established broader community. The vision for Stamford Park is underpinned by holistic sustainability principles that bring together liveability, economic and environmental outcomes to enhance the community spirit.

Sustainability has been and will continue to be a primary focus for Stockland in the delivery of a new community at Stamford Park. Sustainability was a common thread through the creation of the project vision and spatial plans, and will continue to guide the approval processes and construction phases. All elements of sustainability, at community, street, lot and homes scales, have been carefully considered and incorporated into the master plan.

This foresight and ongoing engagement and implementation will result in a community which provides a high level of liveability for residents, where living sustainably is an effortless part of their everyday lifestyle.

The proposal for Stamford Park has Australian best practice standards in the field of Ecologically Sustainable Design (ESD) as a foundational goal, ultimately aspiring to be an exemplary, yet replicable model for sustainable living within the City of Knox.

The new community is planned to exceed current industry practice by reaching beyond minimum planning and building regulations to achieve resource efficient development. Reductions in living costs are envisioned through the management of operational energy, water and waste usage. The reduction of costs associated with local and broader infrastructure needs, through localised use [reduced peak demand], and resource efficient services will further contribute to exceeding industry practice.

Stamford Park is seeking to celebrate its innovation by being measured and recognised under the best practice framework of the Green Star Communities rating tool.

Sustainability is central to all elements of the vision and master plan design for Stamford Park. It will continue to be incorporated at all levels; from community planning to the design of individual dwellings. The development incorporates strategies targeting governance, liveability, economic prosperity and environment outcomes as the four pillars of sustainability – in line with the categories of the best practice Green Star Communities tool. A summary of the initiatives/ strategies to be implemented at Stamford Park are summarised below and illustrated on the opposite page [Figure 26].

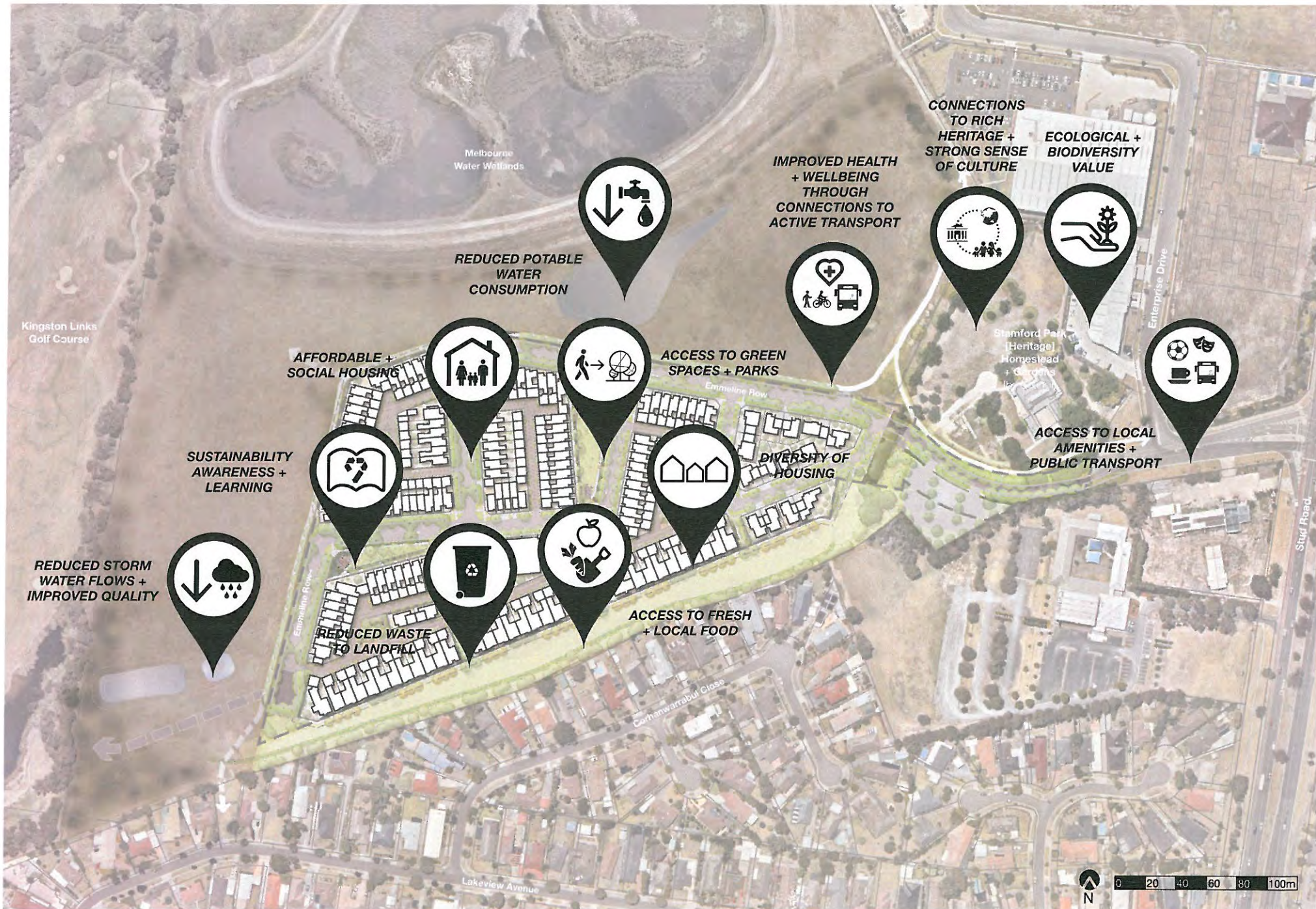
Governance	Liveability	Economic Prosperity	Environment
<i>Enhance opportunities for community engagement and ensure the long-term sustainability through the design and delivery of Stamford Park.</i>	<i>Create an inclusive and connected community that is comfortable, vibrant, safe and promotes outdoor activities.</i>	<i>Invest in the prosperity of the Stamford Park community and stakeholders, and enable residents to live affordably.</i>	<i>Incorporate resource efficiency initiatives and green space in the community and built form design.</i>
<ul style="list-style-type: none"> <li>The engagement of Green Star accredited sustainability professionals to provide expert advice from the planning stages through to implementation and completion;</li> <li>Stakeholders engaged from the early stages to inform the approach, design and implementation of development;</li> <li>A design development and review process with industry experts, ensuring a robust project vision and master plan; and</li> <li>The creation/ implementation of an Environmental Management Plan (EMP) to ensure that existing environmental values on-site are managed during development.</li> </ul>	<ul style="list-style-type: none"> <li>Stamford Park will be a walkable community, connected to local amenities [existing and planned] including the community permaculture garden, Homestead café facilities and local parks, promoting a liveable and active community;</li> <li>Respecting local heritage through the inclusion of interpretive signage throughout the community, offering insight into the landscape and site history, as well as the varieties of native flora and fauna that can be found in the surrounding parkland area and</li> <li>Through design optimise the adaptability, accessibility and liveability of the community and dwellings, creating maximum comfort for people of varying ages and ability levels.</li> </ul>	<ul style="list-style-type: none"> <li>The cost of living will be reduced for residents through the resource efficient design of dwellings;</li> <li>The cost of local and broader infrastructure needs will be lowered through localized use [reduced peak demand] and resource efficient services;</li> <li>Establishing affordable housing options, with a diversity of housing types to suit the varying needs of families; and</li> <li>Project consultants and contractors will have the opportunity learn and adopt Green Star strategies through the design process, resulting in up-skilling through the supply chain of the development.</li> </ul>	<ul style="list-style-type: none"> <li>There will be a reduction in waste to landfill through residential recycling and the provision of residential composting facilities in the community;</li> <li>Leading practice reductions in potable water usage through the installation of rain water tanks for each residence and Water Sensitive Urban Design strategies at a community level;</li> <li>Solar LED lighting, providing an efficient and environmentally friendly alternative to standard lighting, will be used within public open spaces;</li> <li>Solar panels will charge vehicles in private garages and homes will be solar energy storage ready;</li> <li>Passive design of dwellings will be optimised to ensure maximum thermal comfort and energy efficiency, targeting a energy rating beyond current practice; and</li> <li>Urban heat island effect reduction will be achieved through the creation of an urban oasis of shade and water, integrated with the surrounding parklands and landscape.</li> </ul>

LEGEND

--- Stamford Park Site Boundary

FIG. 26 STAMFORD PARK | COMMUNITY INITIATIVES + SUSTAINABILITY BENEFITS PLAN







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# 05 \_ THE DEVELOPMENT PLAN

5.1 THE DEVELOPMENT PLAN

The master plan illustrates the vision for Stamford Park and establishes the spatial framework for the creation of a contemporary urban community.

This Development Plan has been prepared to provide Council, the landholder and the wider community certainty around the coordinated community and development outcomes envisioned for Stamford Park in the future; guiding the future land use, subdivision and built form.

The Development Plan [on endorsement by Council] will facilitate the development of the majority of the land for residential purposes, establish the preferred street pattern, identify key open space areas and means for achieving integration and protection of the environment and historical values of the site, and respond to surrounding interfaces.

The key elements of the Development Plan are illustrated opposite [Figure 27] and described in more detail on the following pages.

LEGEND

- - - Stamford Park Site Boundary
  - Open Space
  - Mews [landscape area within lane]
  - Water Harvesting + Recreation Lake
  - Wetland + Sediment Basin
  - Bus Stop
  - Shared Street Surface/ Pavement Detail
  - Shared Path
  - Path
  - Emmeline Row
  - Local Streets
  - Lanes
  - Homestead Car Park
  - Existing Tree [to be retained]
- Dwelling Type
- House - One Storey
  - House - Two Storey
  - Townhome - One Storey
  - Townhome - Two Storey
  - Townhome - Two/ Three Storey
  - Loft Home - Two Storeys
  - Apartment Home - Two Storeys
  - Apartment Building - Four Storeys

FIG. 27\_STAMFORD PARK DEVELOPMENT PLAN





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“The image of the ‘green and leafy’ suburbs is a key aspect of the identity of the Knox community, and Rowville is no exception.”

Rowville Plan, January 2015 – Knox City Council.

5.2\_NEIGHBOURHOOD CHARACTER

RESPONSE TO SITE LOCATION + CONTEXT

The established character of Rowville, to the south and east of Stamford Park, is suburban; being predominantly lower density housing. Homes are typically single or double storey setback from the street with landscaped front gardens. Some areas have access to bus services, but the majority of Rowville residents are dependent on their car.

The site is located in an area identified by Knox City Council for a greater diversity of housing types, capitalising on their proximity to open space amenity and public transport services, an ability to access daily needs close to home including retail, services and entertainment. The area will retain the green and leafy character that is part of Rowville’s established character, whilst promoting more compact and urban living options.

Within Stamford Park, there will be three distinct character areas that will be distinguished by their setting and amenity. These are illustrated and described opposite.



- LEGEND**
- - - Stamford Park Site Boundary
  - ▨ Homestead Quarter - Two Storey (9m) height limitation
  - Central Green
  - Park West
  - Emmeline Row + Homestead Transition
  - ▭ One Storey Built Form Interface

FIG. 28\_STAMFORD PARK CHARACTER AREAS





**HOMESTEAD QUARTER**

- The Homestead Quarter is located within the immediate surrounds of the Stamford Park Homestead and Gardens, with visual connections to the existing buildings;
- Development will respond to the height limitations close to the Homestead, maintaining a two storey [9 metre] maximum height, delivering respectful low rise residential forms;
- Density and scale will transition from the Homestead and landscape setting, to an individual dwelling scale and then medium density towards the centre and west of the site;
- A dress circle of large homes at the entrance to this quarter will be created with a strong landscape character; and
- The quarter will create a gateway to the residential community, and its range of character areas.

**CENTRAL GREEN**

- At the heart of the new community this area forms the central point of connectivity through the site, with the recreation lake and future amenities at the northern boundary and the community permaculture garden at the southern boundary;
- The greatest intensity of built form [height and density] and activity will be located within this area overlooking the central parkland, transitioning to a lower built form at the southern boundary;
- As the area of most urban character and activity, dwellings will establish a defined built form edge to the large outdoor room of the Central Green; and
- Two to three storey homes will create a height transition to the four storey scale of the apartment building behind, before scaling down to single storey dwellings along the southern boundary [to the permaculture garden] of a comparable scale to the adjacent existing homes.

**PARK WEST**

- At the western edge of the site, this area has the unique aspect of having parkland to all three edges, and a green space at its heart;
- Park West has its greatest intensity of activity and built form at its centre [aligned to the linear open space], transitioning to a lesser intensities at the north, west and southern boundaries;
- Homes of a single storey scale, adjacent the permaculture garden, reflect the scale of existing dwellings to the south of the site;
- A diversity of massing and interface conditions are proposed to the site boundary and parkland reserve edge - some dwellings will be close to the path, others will be set back;
- The design of corner homes will provide diversity in scale, orientation and architectural rhythm through the Park West area.



**“Architecture is really about well-being. I think that people want to feel good in a space ... On the one hand it's about shelter, but it's also about pleasure.**

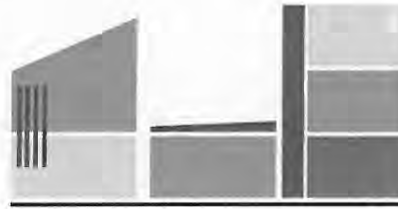
Zaha Hadid

## 5.3 BUILT FORM

### 5.3.1 DESIGN PRINCIPLES

The residential built form at Stamford Park will:

- Create a **diversity of dwelling types**, accommodating residents of varying ages, social, economic and cultural backgrounds, as well as mobility levels;
- Be **buildings of appropriate scale**, responding to the site's existing interfaces and celebrating the extensive amenity surrounding the future community;
- Have **defined park and street address**, promoting legibility and encouraging active public and private interfaces;
- Establish a **new neighbourhood character**, which establishes a benchmark for contemporary urban living complementary to Rowville's existing residential areas;
- Promote **sustainable and innovative living**, integrating a range of initiatives in the design of the home.



#### A diversity of dwelling types

- The master plan is predicated upon providing a wide range of dwelling types, providing for a diverse market and family composition;
- Dwelling diversity is critical to future-proofing the community, by providing a wide offering of products to the market that appeal to various family configurations;
- Anticipating a high percentage of owner occupiers, the potential market is understood to be young professional couples, young families, mature families and downsizers;
- The range of housing types, from entry level product to upscale four bedroom homes, will provide ample offerings for each of the key market segments;
- Apartments, single and two storey freestanding homes, two storey loft homes, one and two storey attached townhomes, and apartment homes are proposed;
- Across these diverse building typologies are a range of one bedroom, two bedroom, three bedroom and four bedroom products to cater for diversity in family constructs and to allow for future flexibility and sustainability.



#### Buildings of appropriate scale

- Existing dwellings to the south of the site are single to two storey;
- Commercial and industrial buildings to the east of the site, beyond the parkland and Stamford Park Homestead, are between two to four residential storeys [equivalent] in height;
- In close proximity to the Homestead, dwellings will be a maximum of two storeys in height to be a respectful scale;
- At the northern edges of the site, all homes will be a maximum height of two storeys interfacing with the parkland;
- All dwellings fronting the future community permaculture garden will be single storey to reflect the dwelling scale of existing homes to the south;
- Townhomes of two to three storeys will address the Central Green at the heart of the community;
- The only four storey massing, the apartment building, will be located to the south of the Central Green, providing a tiered building height at the centre of the site, transitioning down in scale as it fronts the perimeter/ boundaries of the site.





**Park + street address**

- The master plan focuses on activating streets and public open spaces with front doors and living spaces, reducing the number of garages on primary streets thereby minimising their visual impact on streetscapes;
- All communal open spaces, including the permaculture garden, will have front doors activating these spaces accessed from paths within these public areas;
- The majority of streets will be activated by front doors with only a small percentage of homes having garages fronting streets;
- Homes with outdoor living areas interacting with the streets and open spaces will capitalise on the immediate amenity and expansive views to the surrounding parkland;
- Homes directly fronting the permaculture garden will have secondary accesses from lanes to the rear of the homes.



**A new neighbourhood character**

- The new residential quarters will focus on providing a benchmark for urban contemporary living with the City of Knox;
- The community will have a distinct character from the established residential areas of Rowville, primarily large detached homes in a suburban setting, being more compact and urban in character;
- The architectural expression of homes will be contemporary with an emphasis on a natural materials palette supporting the sustainable objectives of the project;
- Enhanced engagement with the public realm and streetscape from homes is envisioned, contributing to a stronger sense of community, enabled through a combination of reduced setbacks and placement of living areas;
- Attention will be focused on the design of the outdoor private spaces and their relationship to both the interior of the home and the surrounding neighbourhood, to maximise both activation and utilisation;
- A strong synergy between homes and the landscape, of the public and private realm, will provide a distinct yet complementary identity to the established character of Rowville;
- Embracing views afforded by the site's location, by providing a high proportion of homes with balconies, will further contribute to the desired neighbourhood character;
- Building materials will be selected to complement those utilised within the surrounding residential area, future public realm and heritage fabric, as well as to achieve long life buildings with low maintenance;
- Future homes will include masonry materials at ground floor level, with light weight materials at upper levels;
- A light colour palette will be adopted, contributing to a high quality architectural design outcome and complementing the public amenity within the open spaces and landscaped streetscapes.



**Sustainable + innovative living**

- The architectural expression of homes will be derived from the function of achieving both sustainable and innovative living;
- Architectural fenestration will support innovative housing models, maximising natural daylight and providing a high level of residential amenity;
- Roof forms will support solar panels and water shedding, whilst positively contributing to the neighbourhood character;
- A portion of dwellings will cater for persons of limited mobility and ageing in place, through Silver Standard Livable Housing Australia (LHA) design, supporting a sustainable, diverse and accessible community;
- Dwelling designs will be flexible in their configurations allowing rooms to be converted into bedrooms or studies and lounge areas, responding to specific needs [including physical adaptability/ accessibility];
- The diversity of dwelling designs will provide options for living rooms upstairs or downstairs, maximising both views and solar aspect;
- The creation of compact homes and lots will maximise the areas dedicated to the public across the community, contributing to the social and physical wellbeing of residents;
- Social housing will be integrated throughout the community;
- Water capture and reuse will be a key consideration in the design of the dwellings. Rainwater tanks will be sensibly located in each of the dwellings, minimising any impact on the use of the dwelling and siting the capture point close to the points for reuse;
- In addition to the water capture and reuse systems, each dwelling will utilise LEDs, have electric car charging points, solar panels and recyclable waste bins and provision for compost bins to encourage sustainable living within the home;
- Materials and finishes within home interiors will seek to minimise the levels of volatile organic compounds (VOC) from, for example, carpets, engineered wood products, paints, adhesives and sealants;
- Insulation and specific wall constructions will seek to achieve a high level of thermal comfort and performance, and consequently a high Greenstar, STEPS and NatHERS rating.

“ Knox’s changing population is being reflected in changing household structures, including a shift towards smaller households, and a need for more housing diversity to support a more diverse household structure.”

Knox Vision: Our City, Our Future 2013 – 17, Knox City Council

5.3.2 DWELLING DIVERSITY

- Approximately 190 dwellings are proposed across Stamford Park;
- The dwelling types proposed are in response to market research, assessment of similar projects across Melbourne, and forecasting as to what market the delivery of an exemplar project such as this would attract;
- A range of dwelling types are proposed, to facilitate the creation of a diverse new community;
- The range of dwelling types proposed will cater for a diversity of compositions [singles to family], markets [downsizers to upgraders], providing choice in lifestyle and living options;
- The dwelling types, in combination with a range of innovations at neighbourhood scale, are anticipated to provide a range of affordable housing choices;
- Social housing typologies are proposed, integrated across the community in a way that is not discernible from private housing;
- A range of living options [upstairs/ downstairs], flexibility and adaptability in dwelling design and accessible living options further contributes to the diversity of dwellings proposed at Stamford Park.

- The diversity of dwelling types across the site, respond to their siting, proximity and views to amenity;
- The Homestead Quarter is the ‘dress circle’ with homes taking advantage of both their prominent location and views. These dwellings are individual homes on lots and the only detached dwellings proposed. The areas of the Homestead Quarter closer to the permaculture garden include single storey dwellings which are a mixture of two bed and three bedroom homes;
- The Central Green proposes a range of predominantly three and four bedroom dwelling types, with the majority being two storeys. These dwellings will have a diversity of living configurations with living areas upstairs in some dwellings and downstairs in others. These are anticipated to appeal to the family sector of the market and are therefore located fronting the largest public open space within the community;
- The Park West area proposes a mix of dwelling types including apartments, apartment homes, loft homes and townhomes. The range of dwellings in this area have a diversity in height and also composition [number of bedrooms]. Homes fronting the surrounding parkland and the Discovery Garden will include a diversity of living locations, to either the ground or upper levels.

The dwelling types proposed are illustrated opposite and described in more detail on the following pages.



FIG. 29 STAMFORD PARK DWELLING TYPOLOGIES



**Dwelling typologies**

- There are five dwelling typologies proposed across Stamford Park;
- Within these five typologies, there are many variations created by a diversity of dwelling heights, composition, living area location, orientation and siting; and
- The typologies and key parameters regarding siting, dwelling height, composition and vehicle access are described opposite and in more detail on pages 58 - 65.



**HOUSE**

- Single storey and double storey;
- Two, three and four bedrooms;
- Car parking/ garage access from the street frontage.



**TOWNHOME**

- Two to three storeys;
- Two, three and four bedrooms;
- Car parking/ garage access from the street or lane frontage.



**LOFT HOME**

- Two storey with a large internal void;
- Two bedroom urban typology/ warehouse style;
- Car parking/ garage access from the lane frontage.



**APARTMENT HOME**

- Two storey (one dwelling per storey);
- Two bedrooms;
- Car parking/ garage access from the lane frontage.



**APARTMENT BUILDING**

- Four storeys (multiple dwellings per storey);
- One and two bedrooms.
- Car parking/ garaging at ground level of building (accessed from the adjacent lane).

5.3.2 DWELLING DIVERSITY [CT'D]

Dwelling typologies

- HOUSE

The houses, larger homes with landscaped surrounds, are located primarily in the Homestead Quarter. The lesser density and greener character proposed is a direct response to the historic homestead and interfaces. The houses are also located along the southern boundary of the site, adjacent the permaculture garden that extends along the edge of all three precincts.

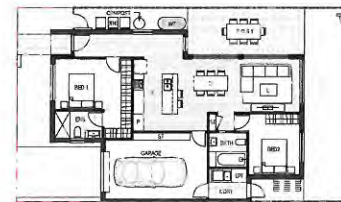
HOUSE   ONE STOREY	
SITING + DESIGN PHILOSOPHY	
<ul style="list-style-type: none"> <li>- The one storey houses interface to both a local street and the permaculture garden along the southern boundary of the site;</li> <li>- A garage and primary pedestrian access is provided from the street frontage of the home, with secondary access and address to the permaculture garden;</li> <li>- A gate is provided within the medium to low scale fence/ landscaping to the permaculture garden boundary, encouraging access and connections to the path within the permaculture garden;</li> <li>- The architectural form of these single storey houses is well articulated with living areas addressing the permaculture garden, promoting passive surveillance and activation;</li> <li>- These homes feature a central courtyard and living space, creating connections through the home to the permaculture garden;</li> <li>- A contrasting architectural palette will create a unique built form character along this frontage.</li> </ul>	
DWELLING SUMMARY	
<p>Typically, the one storey house:</p> <ul style="list-style-type: none"> <li>- Is located on a lot 230m<sup>2</sup> in size;</li> <li>- Is setback 2m from the primary street frontage and 3m from the permaculture garden frontage;</li> <li>- Provides a 5m setback to garage;</li> <li>- Has a zero lot setback on one boundary;</li> <li>- Has a site coverage of approximately 56%;</li> <li>- Provides approximately 54m<sup>2</sup> of open space at ground floor.</li> </ul>	
APPROXIMATE NUMBER OF DWELLINGS/ % OF TOTAL	
4 dwellings/ 2%	

HOUSE | ONE STOREY - INDICATIVE ELEVATION



Source: Group GSA.

HOUSE | ONE STOREY - INDICATIVE FLOOR PLANS



Indicative Ground Floor Plan

Source: Group GSA.

LOCATION KEY





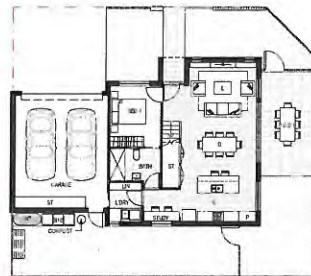
<b>HOUSE   TWO STOREYS</b>
<b>SITING + DESIGN PHILOSOPHY</b>
<ul style="list-style-type: none"> <li>— The two storey houses are located at the entry to the residential area of Stamford Park, forming a gateway to the new community;</li> <li>— Located along Emmeline Row, the houses will have landscaping to their front and side boundaries, creating a softened transition from the historic homestead and leafy entry drive to the residential community and its distinct urban character;</li> <li>— Two storeys in height the houses will be well articulated to provide a rich streetscape at the entry to the residential community;</li> <li>— Lots are wider than other typologies proposed, and homes will have distinct entry portals and balconies to create a contemporary streetscape;</li> <li>— Garaging will be accessed from the street, with the impact on the streetscape lessened by enhancing the landscaping and setting the garage behind the primary building frontage line;</li> <li>— The two storey houses form the 'dress circle' of the project, reflective of their visual prominence and proximity to the Homestead.</li> </ul>
<b>DWELLING SUMMARY</b>
<p>Typically, the two storey house:</p> <ul style="list-style-type: none"> <li>— Is located on a lot 288m<sup>2</sup> in size;</li> <li>— Is setback 3m from the primary street frontage;</li> <li>— Has a garage setback 5m from the primary or secondary street frontage;</li> <li>— Has a zero lot setback on the garage wall boundary;</li> <li>— Has a site coverage of approximately 45%;</li> <li>— Provides approximately 85m<sup>2</sup> of open space at ground floor.</li> </ul>
<b>APPROXIMATE NUMBER OF DWELLINGS/ % OF TOTAL</b>
10 dwellings/ 5%

HOUSE | TWO STOREYS - INDICATIVE ELEVATION



Source: Group GSA.

HOUSE | TWO STOREYS - INDICATIVE FLOOR PLANS



Indicative Ground Floor Plan



Indicative First Floor Plan

Source: Group GSA.

5.3.2 DWELLING DIVERSITY [CT'D]

Dwelling typologies

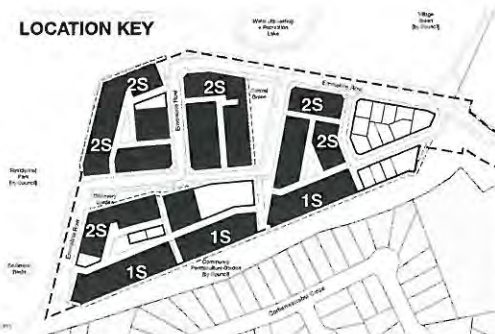
- TOWNHOME

The townhomes are located across all three character areas, the Homestead Quarter, Central Green and Park West. There is a diversity of scales, form, lot size and mixture of two, three and four bed product, all maximising their individual lot coverage to place an emphasis on the public open space and amenity provided across the community.

The townhomes all feature innovative planning, with a focus on internal amenity and the relationship of the inside to the outside, including the surrounding streets and open spaces. The majority of townhomes have an internal courtyard providing continuity through open plan living spaces and promoting natural ventilation.

Some townhomes offer living areas upstairs in order to achieve optimum solar access and/ or to make the most of the surrounding parkland and distant mountain range views.

LOCATION KEY



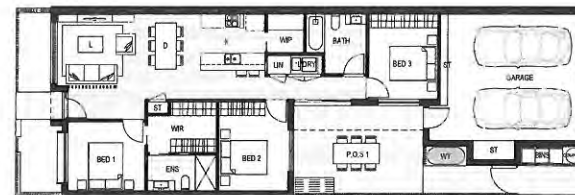
TOWNHOME   ONE STOREY	
SITING + DESIGN PHILOSOPHY	
<ul style="list-style-type: none"> <li>- Townhomes are single storey where interfacing with the permaculture garden along the southern boundary of the site;</li> <li>- Dwellings have a garage, secondary pedestrian access and mail deliveries from the lane, with the primary access/ front door located to the permaculture garden;</li> <li>- A path through the permaculture garden provides pedestrian access for visitors to the front door of homes;</li> <li>- The architectural form of these single storey homes is well articulated with living areas addressing the permaculture garden, promoting passive surveillance and activation of this public space;</li> <li>- The homes feature a central courtyard space with a flow through of living space from it to the front of the home addressing the permaculture garden;</li> <li>- A front garden and fencing provides a landscaped interface and defined edge between the private home and public garden;</li> <li>- The one storey dwellings may be LHA compliant, providing accessible housing choice.</li> </ul>	
DWELLING SUMMARY	
<p>Typically, the one storey townhome:</p> <ul style="list-style-type: none"> <li>- Is located on a lot 200m<sup>2</sup> in size;</li> <li>- Is setback 1.5m from the primary frontage [the permaculture garden];</li> <li>- Has garaging and secondary pedestrian access from the lane at the rear of the home [located on boundary];</li> <li>- Has a zero lot setback on both side boundaries;</li> <li>- Has a site coverage of approximately 81%;</li> <li>- Provides approximately 20m<sup>2</sup> of open space at ground floor within a central courtyard.</li> </ul>	
APPROXIMATE NUMBER OF DWELLINGS/ % OF TOTAL	
31 dwellings/ 16%	

TOWNHOME | ONE STOREY - INDICATIVE ELEVATION



Source: Group GSA.

TOWNHOME | ONE STOREY - INDICATIVE FLOOR PLANS



Indicative Ground Floor Plan

Source: Group GSA.



**TOWNHOME | TWO STOREYS**

**SITING + DESIGN PHILOSOPHY**

- The two storey townhomes address local streets, open spaces and the parkland surrounding the site, with primary frontages to these interfaces and garaging accessed from the lane at the rear of the home;
- Where townhomes directly front the parkland to the north of the site, mail deliveries will be to the rear of the home;
- All other townhomes will have primary visitor access, mail and service deliveries to the front of the home;
- Private open space will be a combination of a central courtyard and balconies to the front and, in some locations, rear of the home;
- Terraces will be located to the rear of the home in some locations, providing surveillance/ activation of the lane;
- Living areas and balconies will be provided to the upper level of homes, where directly fronting or overlooking open spaces within the site, or parkland surrounding;
- A diversity of living locations, coupled with the utilisation of balconies and varied dwelling compositions provides opportunities for the articulation of the streetscape and authentic architectural variety.

**DWELLING SUMMARY**

Typically, the two storey townhome:

- Is located on a lot 138m<sup>2</sup> in size;
- Is setback 1 to 2 metres from the primary frontage;
- Has garaging access from the lane at the rear of the home [located on boundary];
- Has a zero lot setback on both side boundaries;
- Has a site coverage of approximately 82%;
- Provides approximately 27m<sup>2</sup> of open space [courtyard, balcony and/ or rear terrace].

**APPROXIMATE NUMBER OF DWELLINGS/  
% OF TOTAL**

87 dwellings/ 46%

**TOWNHOME | TWO STOREYS - INDICATIVE ELEVATION**



Source: Group GSA.

**TOWNHOME | TWO STOREYS - INDICATIVE FLOOR PLANS**



Indicative Ground Floor Plan



Indicative First Floor Plan

Source: Group GSA.

<b>TOWNHOME   TWO/ THREE STOREYS</b>
<b>SITING + DESIGN PHILOSOPHY</b>
<ul style="list-style-type: none"> <li>- The two/ three storey townhomes address the Central Green, with primary frontages to these interfaces and garaging accessed from the lane at the rear of the home;</li> <li>- These townhomes provide a graduation of building height transitioning to the apartment building and defined edge to the open space;</li> <li>- Greater articulation and heights will be accommodated in these townhomes, reinforcing the Central Green as the key civic space;</li> <li>- These townhomes will have primary visitor access, mail and service deliveries to the front of the home;</li> <li>- Private open space will be a combination of a central courtyard at ground floor and balconies to the front of the home;</li> <li>- Terraces will be located to the rear of the home in key locations, providing surveillance/ activation of the lane;</li> <li>- Living areas and balconies will be provided to the upper level of homes overlooking the Central Green;</li> <li>- The use of balconies and varied elevations will provide opportunities for streetscape articulation.</li> </ul>
<b>DWELLING SUMMARY</b>
<p>Typically, the two/ three storey townhome:</p> <ul style="list-style-type: none"> <li>- Is located on a lot 138m<sup>2</sup> in size;</li> <li>- Is setback 1 to 3 metres from the primary frontage;</li> <li>- Has garaging access from the lane at the rear of the home [located on boundary];</li> <li>- Has a zero lot setback on both side boundaries;</li> <li>- Has a site coverage of approximately 87%;</li> <li>- Provides approximately 20m<sup>2</sup> of open space [courtyard, balcony and/ or rear terrace].</li> </ul>
<b>APPROXIMATE NUMBER OF DWELLINGS/ % OF TOTAL</b>
22 dwellings/ 12%

TOWNHOME | TWO/ THREE STOREYS - INDICATIVE ELEVATION



Source: Group GSA.

TOWNHOME | TWO/ THREE STOREYS - INDICATIVE FLOOR PLANS



Indicative Ground Floor Plan



Indicative First Floor Plan

Source: Group GSA



**Dwelling typologies**

**- LOFT HOME**

The loft homes is a uniquely 'urban' product within the new community of Stamford Park, located within the Park West Quarter. Located within the lane, the loft home provides an alternate and unique living option.

This two storey home features a large void and high lot coverage, with a focus on double storey living spaces and internal amenity. Based on a warehouse style loft, this dwelling type offers open and flexible living spaces.

**LOCATION KEY**



LOFT HOME   TWO STOREYS	
<b>SITING + DESIGN PHILOSOPHY</b>	
<ul style="list-style-type: none"> <li>- The two storey loft homes are sited in the lane with proximity to a mews space [a landscaped area within the lane], pedestrian link, Discovery Garden and the permaculture garden;</li> <li>- Being located within the lane creates a unique address, creating alternate living options and affordable housing choice;</li> <li>- Primary address for the loft homes is within the lane, with pedestrian, garaging, service access and mail deliveries from this thoroughfare;</li> <li>- The dwellings have a high level of residential amenity, with natural lighting, ventilation and generous living spaces;</li> <li>- Private open space will be a combination of a courtyard at ground floor and terrace to the upper floor creating activation and passive surveillance of the lane.</li> </ul>	
<b>DWELLING SUMMARY</b>	
Typically, the two storey loft home:	
<ul style="list-style-type: none"> <li>- Is located on a lot 180m<sup>2</sup> in size;</li> <li>- Has a zero setback from the primary frontage [the lane];</li> <li>- Has a 1m to 3.5m setback to its secondary frontages;</li> <li>- Has a primary address and garaging access from the lane;</li> <li>- Has a zero lot setback on two boundaries;</li> <li>- Has a site coverage of approximately 61%;</li> <li>- Provides approximately 45m<sup>2</sup> of open space [courtyard and balcony to upper level].</li> </ul>	
<b>APPROXIMATE NUMBER OF DWELLINGS/ % OF TOTAL</b>	
2 dwellings/ 1%	

**LOFT HOME | TWO STOREYS - INDICATIVE ELEVATION**

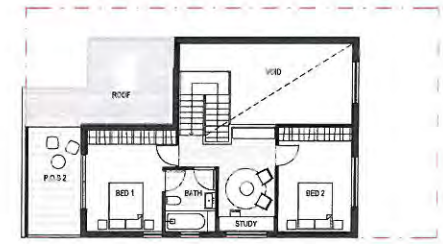


Source: Group GSA.

**LOFT HOME | TWO STOREYS - INDICATIVE FLOOR PLANS**



Indicative Ground Floor Plan



Indicative First Floor Plan

Source: Group GSA.



5.3.2 DWELLING DIVERSITY [CT'D]

Dwelling typologies

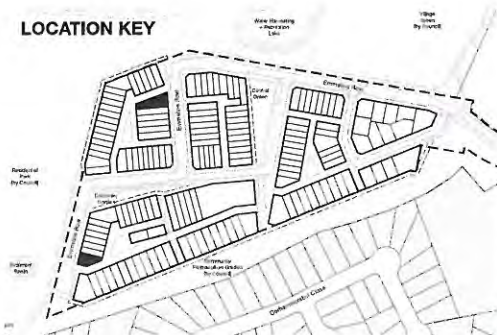
- APARTMENT HOME

The apartment home is a two storey dwelling which occupies corner lots adjacent townhomes in the Park West character area with proximity to the surrounding parkland.

Comprised of two apartments [one apartment on ground and upper floors], the dwellings share a garage structure, from which there are two separate entries. The ground floor apartment accesses its residence through its private open space, with a front door provided to the street frontage. The upper apartment accesses the home from a private garden space off its car space to a stair/ front door which also addresses the street.

The form of the apartment home is that of a two storey townhome, creating a consistent streetscape and built form character.

LOCATION KEY



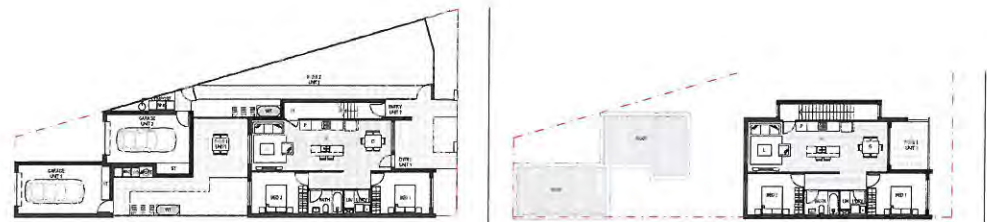
APARTMENT HOME   TWO STOREYS	
<b>SITING + DESIGN PHILOSOPHY</b>	
<ul style="list-style-type: none"> <li>- The two storey apartment homes are located in areas easily accessible and with aspect to the surrounding parkland;</li> <li>- The primary address of the dwellings (the front doors and mail box) are located to the street frontage, with garaging accessed from the lane at the rear of the home;</li> <li>- Private open space will be either a courtyard [ground floor apartment] or a balcony [upper floor apartment];</li> <li>- The design of the dwelling will ensure appropriate overlooking controls from the upper level apartment to the open space at the ground floor for the apartment below;</li> <li>- The ground floor dwelling may be LHA compliant, providing accessible housing choice.</li> </ul>	
<b>DWELLING SUMMARY</b>	
Typically, the apartment home:	
<ul style="list-style-type: none"> <li>- Is located on a lot between 200m<sup>2</sup> and 350m<sup>2</sup> in size;</li> <li>- Is setback 1 to 2 metres from the primary frontage;</li> <li>- Has garaging access from the lane at the rear of the dwellings;</li> <li>- Has a zero lot setback on one side boundary, with a varied setback to the secondary [side] frontage;</li> <li>- Has a site coverage between 49% and 65%;</li> <li>- Provides private open space for each dwelling either as a ground floor courtyard and/ or balcony to the upper level.</li> </ul>	
<b>APPROXIMATE NUMBER OF DWELLINGS/ % OF TOTAL</b>	
4 dwellings [2 lots]/ 2%	

APARTMENT HOME | TWO STOREYS - INDICATIVE ELEVATION



Source: Group GSA.

APARTMENT HOME | TWO STOREYS - INDICATIVE FLOOR PLANS



Indicative Ground Floor Plan

Indicative First Floor Plan

Source: Group GSA.



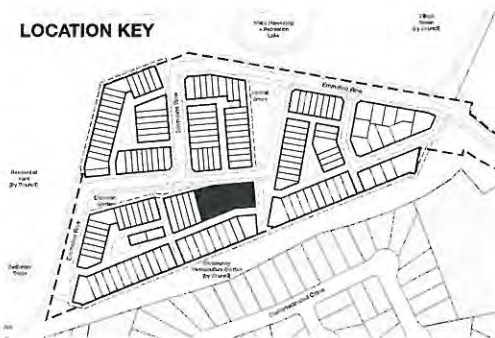
**Dwelling typologies**

**- APARTMENT BUILDING**

The apartment building will be located in the centre of the site, straddling the Central Green and Park West character areas. The building will include undercover parking with a lobby, garbage and services room at ground, with landscaped surrounds. The apartments will be located on three floors above this ground level, connected by lifts and stairs.

There will be approximately eight to ten units per floor, and all apartments will be contained across a single floor level. The lift lobby and corridors on each floor will be light filled, with opportunities for natural ventilation. The apartments will feature open plan living connected to balcony spaces. The form of the building will focus on capturing the views to the Central Green as well as the parkland to the north, broader views to Mt Corhanwarrabul and Corhanwarrabul Creek, providing a high level of amenity for the residents.

**LOCATION KEY**



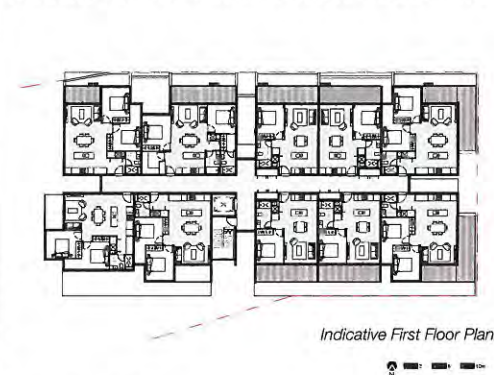
APARTMENT BUILDING   FOUR STOREYS	
<b>SITING + DESIGN PHILOSOPHY</b>	
<ul style="list-style-type: none"> <li>- The four storey apartment building is located centrally within the site, creating ease of access for residents to the surrounding amenity (including the Central Green, Discovery Garden, permaculture garden and parkland);</li> <li>- The siting of the Apartment Building creates aspect to the north/ east of the parkland and Mt Corhanwarrabul as well as the parkland and Corhanwarrabul Creek to the north-west;</li> <li>- The building addresses the Discovery Garden and lane behind, with dwellings and balconies afforded views/ aspect from each of the building frontages;</li> <li>- Parking is provided at ground floor with dwellings above;</li> <li>- The adjacent townhomes provide a graduation of building height transitioning to the apartment building from the Homestead and established residential areas;</li> <li>- The design of the dwellings will ensure appropriate overlooking controls to surrounding homes.</li> </ul>	
<b>DWELLING SUMMARY</b>	
Typically, the apartment building:	
<ul style="list-style-type: none"> <li>- Is located on a lot approximately 1620m2 in size;</li> <li>- Has varied setbacks between zero and 2 metres from the primary and secondary frontages;</li> <li>- Has pedestrian access to lifts and communal areas from the primary (Discovery Garden) frontage and lane behind;</li> <li>- Has a landscaped setback to the frontage interfacing to the lane;</li> <li>- Provides balconies for each apartment.</li> </ul>	
<b>APPROXIMATE NUMBER OF DWELLINGS/ % OF TOTAL</b>	
30 dwellings [1 lot] / 16%	

**APARTMENT BUILDING | FOUR STOREYS - INDICATIVE ELEVATION**



Source: Group GSA.

**APARTMENT BUILDING | FOUR STOREYS - INDICATIVE FLOOR PLANS**



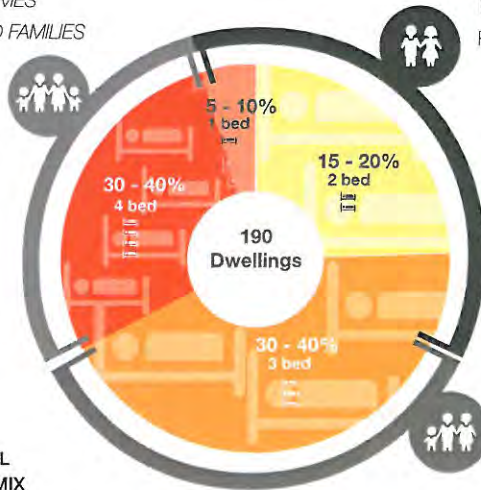
Source: Group GSA.

5.3.2 DWELLING DIVERSITY [CT'D]

Dwelling composition

- The mix of dwelling types proposed is anticipated to accommodate a range of household compositions, as the number of bedrooms and generosity of living areas varies for each;
- Through the accommodation of a range of household compositions, a true, multi-generational community will be fostered;
- Each dwelling typology and its individual design will collectively afford a range of accessibility opportunities and adaptability, providing for ageing in place and people of varied mobility.

PREMIUM TOWNHOMES  
+ SEMI-DETACHED HOMES  
FOR YOUNG + ESTABLISHED FAMILIES



APARTMENTS + TOWNHOMES  
FOR SINGLES, COUPLES,  
RETIREES + DOWNSIZERS

LIVEABLE TOWNHOMES  
FOR YOUNG COUPLES  
+ SHARED HOUSEHOLDS

STAMFORD PARK | POTENTIAL  
DWELLING COMPOSITION + MIX  
[INDICATIVE ONLY]



LEGEND

- - - Stamford Park Site Boundary
- Number of Bedrooms
  - Two (Yellow)
  - Three (Orange)
  - Four (Red)
- Apartment Building [approx. 30 dwellings]  
1 - 3 Bed Apartments (Dark Red)
- Apartment Home [4 dwellings]  
2 x 2 Bed Apartments (Light Red)

FIG. 30\_STAMFORD PARK  
DWELLING SIZE



**Living Options**

- The proposed mix of dwelling types accommodates a range of dwelling compositions and floor plans, adaptable to suit each home's siting, orientation and outlook;
- To capitalise on the extensive amenity proposed within Stamford Park and the broader parkland surrounding, living spaces will be provided to either the ground or upper level of homes (where more than one storey);
- Where fronting the Central Green and Discovery Garden or the broader parkland to the north, homes will typically have living areas to the first level including balconies and terraces encouraging residents to engage with the surrounding amenity and activity.



REGIONAL + LOCAL PARKS



LOCAL STREETS + GARDENS



**LEGEND**

- - - Stamford Park Site Boundary
- Light Orange Box Ground Floor Living
- Medium Orange Box Upper Floor Living
- Dark Orange Box Apartment Home - Ground/ Upper Floor Living
- Dark Red Box Apartment Building



**FIG. 31\_STAMFORD PARK LIVING OPTIONS**

5.3.4 BUILDING HEIGHT

- A range of building heights are proposed, commensurate with their amenity, setting and proximity to existing residents and the Homestead;
- The building heights proposed are compliant with DPO 9 and the Residential Precinct Concept Plan;
- One storey homes provide a low scale residential interface to the southern boundary of the site, the future community permaculture garden and existing homes;
- Two storey homes are located in proximity to the Homestead and abutting the northern and western boundaries of the site; and
- The greatest height [three to four storeys] is proposed to the centre of the site, framing the Central Green and Discovery Garden;
- The apartment building [four storeys] will be designed to demonstrate that height in appropriate locations, such as Stamford Park with extensive open space amenity, can create a focal point and intensity of residential dwellings without adversely impacting or detracting from the existing character of Rowville.



FIG. 32 STAMFORD PARK BUILDING HEIGHTS



5.3.5 BUILDING ADDRESS + INTERFACES

Interfaces + activity

- To ensure passive surveillance of public open spaces, streets and lanes, built form will be designed to address both primary and secondary dwelling frontages;
- Where directly fronting open space, homes will have habitable rooms and outdoor areas overlooking the open spaces (providing active frontages and passive surveillance of these public areas);
- Where homes have frontages to both a street and the community permaculture garden, the design of the home and fencing will ensure passive surveillance of the public realm whilst maintaining a level of privacy for residents;
- Where homes have a lane to the rear (providing access to garages), terraces and/ or habitable windows will be provided to encourage passive surveillance of the lane as well as activity; and
- Where the width of lots/ homes is greater than seven metres, secondary access (via a gate) will be provided to the lane at the rear of the home for servicing access.



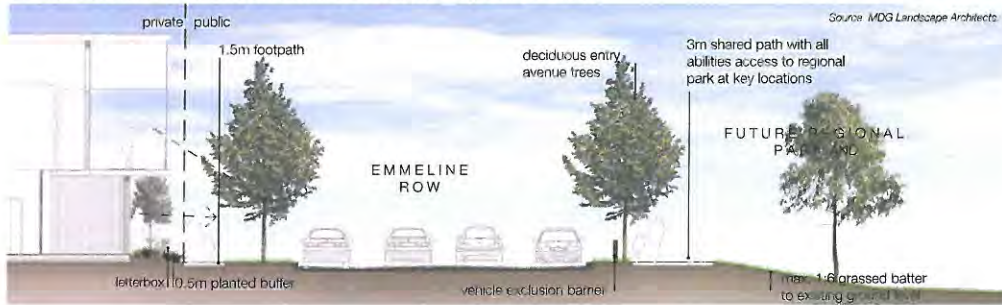
LEGEND

- - - Stamford Park Site Boundary
- Orange line - Primary Frontage  
- Letterbox + street number to create address
- Red line - Primary Frontage  
- Dress circle homes
- Yellow line - Secondary Frontage
- Orange dots - Secondary Frontage  
- Appropriate fencing/ landscape treatment to boundary



FIG. 33\_STAMFORD PARK INTERFACES + ACTIVITY

01 - Residential interface to Emmeline Row and the Regional Parkland.



5.3.5 BUILDING ADDRESS + INTERFACES [CT'D]

Building Setbacks

- The proposed setbacks to dwellings contribute to the urban character envisioned at Stamford Park, complementing a green and leafy landscape created within the streetscapes and open spaces;
- Correlating with the character areas defined across Stamford Park and range of dwelling typologies, a range of setback distances [to primary and secondary frontages] are proposed;
- More generous landscaped setbacks are proposed to homes within the dress circle and Homestead Quarter, providing a transition from the Stamford Park Homestead and surrounds to the urban quality of the new community;
- Within the dress circle, where garaging is located on the primary or secondary street address, it should be setback from the building frontage [a minimum distance of five metres from the lot boundary];
- Across the balance of Stamford Park, homes are generally located close to the street to create an urban character, maximise lot efficiencies and encourage interaction between the living areas of the home and public street/ open spaces;
- In some instances, balconies at upper levels will encroach within the setback distance proposed, further adding to the built form and streetscape character;
- At street intersections, homes will be set back to create appropriate viewlines and ensure safety of pedestrians; and
- Landscaping, letter boxes and in some locations fencing will be located within the front setback, positively contributing to the character of the new community.



FIG. 34\_STAMFORD PARK DWELLING SETBACKS



02 - Residential interface to the future permaculture garden and existing homes.



Address + identity

- To ensure legible street addresses, where homes directly front open spaces, paths and letterboxes will be provided to the front of houses [within Paper Road Reserves] to encourage visitor and delivery access;
- Where homes front open spaces internal to the site, including the Central Green and Discovery Garden, the homes address will be that of the proximate street and the letterbox will be located at the front of the home;
- Where homes front open spaces external to the site, including the broader parkland and Community Permaculture Garden, the home address will be that of the named Paper Road Reserve with the letterbox located to the front of the home [accessed from a path within the parkland/ Community Permaculture Garden];
- All homes will be numbered to the front of the home [typically associated with the mail box], with street numbers also provided at the rear of the home where directly fronting open space external to the site; and
- Clear signage [street names and numbering] will be provided across Stamford Park, enabling ease of wayfinding for visitors, post and service delivery, and shared transport.



**LEGEND**

- - - Stamford Park Site Boundary
- Street Address + Letterbox Location
- \* Dwelling Entry + Letterbox Location [Apartment Building]

FIG. 35\_STAMFORD PARK ADDRESS + IDENTITY

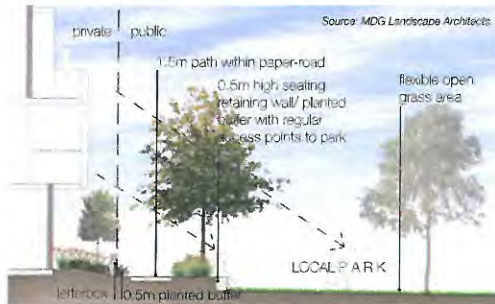
5.3.5 BUILDING ADDRESS + INTERFACES [CT'D]

Fencing + landscape

- Fencing and landscape will assist in the creation of quality streetscape and park interfaces, as well as increasing the legibility of homes;
- Where homes front open spaces internal or external to the site, front fencing will be provided to define the public realm and private allotment, typically aligned to the footpath at the front of the lot with a small offset to accommodate low planting;
- The majority of homes, where fronting local streets and Emmeline Row, will have a street address defined by the building location and elevation, landscaping and mailbox; and
- Visually prominent homes, such as that located at the entry to the site from Emmeline Row, will have additional consideration given to the incorporation of fencing and landscaping to ensure a high amenity streetscape complementary to the character of the Stamford Park Homestead;
- To ensure safe pedestrian movement, no vertical obstruction will be within 300mm of footpaths [low level planting only].



01 - North-west residential interface with Regional Parkland.



02 - Residential interface with local park.



LEGEND

- - - Stamford Park Site Boundary
- Front Fence [Low] - with landscape in front
- ▤ Front Fence [Medium]
- ▥ Landscape
- ▧ Side/ Rear Fence [High]
- ▨ Rear Fence [High]/ Garage



FIG. 36 STAMFORD PARK FENCING + LANDSCAPE



### 5.3.6 SOCIAL HOUSING

There is a growing recognition in Melbourne and all Australian cities that low and moderate-income households require help to continue to live close to their extended families, social networks and places of employment. If this matter is not addressed, the social and economic implications for cities and economies are profound.

Through Council's preparation of the Master Plan for Stamford Park (July, 2014) the inclusion of social housing in the residential development of Stamford Park was identified as a key provision. The basis for the inclusion of social housing is reflected also in local and state policy, including the Knox Housing Strategy 2015 and the Affordable Housing Action Plan 2015.

Within the dwellings to be delivered at Stamford Park, Stockland has committed to make provision for five percent of all lots for social housing. A Registered Housing Association will be selected to own and manage the allocated social housing dwellings. In order to select the appropriate party, Stockland will undertake a formal Expression of Interest and Request for Tender process.

Ensuring the allocated dwellings remain as long-term social housing is of paramount importance. Knox City Council will prepare and the Registered Housing Association will enter into a Section 173 Agreement (or other suitable instrument agreed by both parties), to ensure that the agreed quantum of social housing remains protected.

An analysis of the current and future demographic trends within the City of Knox, and the implications for household types and formations, shows a predicted growth in single person households. The analysis further suggests that the increase in lone person households, together with increasing housing costs, will require housing stock that suits this group to be delivered at affordable housing prices for both purchase and rent.

In line with this analysis, Stockland has committed to provide social housing dwellings that address the identified shortage.

#### Location + Equitable Nature

Integration of the social housing into the broader Stamford Park community will be critical to achieving Stockland and Council's vision for an affordable, sustainable and vibrant community. A "salt and pepper" approach to the placement of social housing will be adopted; distributing social housing throughout Stamford Park rather than being placed in one area. Moreover, the social housing will be provided in a mixture of apartment and medium density housing to meet the needs of the community.

The design of the homes will ensure that the social housing dwellings will be indistinguishable from the housing that is available for purchase. This will be essential to ensure that residents of the dwellings are able to integrate into the social fabric of the community.

#### Adaptable/ Flexible/ Liveable Design + Specification

All of the allocated social housing dwellings will be designed and built to the same specifications as the dwellings that are available for purchase. Moreover, the following best practice design principles will be applied to the siting/ design for each of the social housing dwellings:

- Provide good solar orientation;
- Take advantage of aspect and view;
- Provide opportunity for cross ventilation and daylight penetration;
- Maximise solar orientation of the living areas; and
- Adoption of the correct design for the lot orientation.

The Liveable Housing Australia Guidelines will be applied to all of the Social Housing Dwellings at Stamford Park. A liveable home is designed and built to meet the changing needs of occupants across their lifetime. The Liveable Housing Guidelines, which have been developed by industry and the community, provide assurance that a home is easier to access, navigate and live in, as well as more cost effective to adapt when life's circumstances change. Liveable homes include features that make them easier and safer to use for all occupants, including people with disability, ageing Australians, people with temporary injuries, and families with young children.

It is acknowledged that the demographic needs of residents will change over time, and as such dwellings should be able to be adapted as required. Prior to construction of the social housing dwellings, the preferred Housing Association will be engaged to ensure that the proposed configuration of dwellings meets their requirements. Dual key arrangements for the proposed social housing dwellings have been considered to allow flexibility (for use as individual units or combined into larger family units) without additional cost. Further to this, the application of LHA design guidelines means that homes can be adapted to meet the changing needs of the tenants over time.

**“Cultures and climates differ all over the world,  
but people are the same. They’ll gather in  
public if you give them a good place to do it”**

Jan Gehl

### 5.4 CIVIC REALM + PUBLIC OPEN SPACE

Stamford Park proposes a new benchmark for residential development within the City of Knox and aims to create a unified, well-connected and dynamic landscape design outcome. A key theme running through the project is the conveyance and treatment of water, expressed as open swales, pedestrian bridge crossings, rain gardens with water treatment areas and interpretative signage. This approach recognises the site context and history and embraces the aesthetic of extensive wetland areas and Corhanwarrabul Creek, to the north of the project, whilst also referencing the historic embankment and swale which protected the Homestead from flood events.

Open spaces within the project provide extensive amenity to encourage a high level of activation and use both by the residents within Stamford Park, and also the broader community within Rowville.

Materials and furniture proposed within the landscape would be suitably robust, well-detailed and arranged in bold geometric forms to create a striking urban and contemporary design response, complementing the modern architectural built form. A strong relationship between landscape and architecture will be achieved through ongoing and close dialogue across the consultant team ensuring an integrated and seamless approach.

Extensive new street trees and ground-level plantings are proposed to define public spaces, shade, green and soften - striking an appropriate balance between areas of hardscape treatment and the important green spaces strategically positioned throughout the site.

Overall, the landscape design establishes a sequence of well-considered spaces that reflect the site context and conditions, orientation and interfacing built form.

An appropriate selection of hardy evergreen and deciduous trees, shrubs and groundcovers will be proposed during the detailed design stages of the project and agreed with Council. Species selections will consider the street hierarchy, available planting space, aspect and orientation, eventual plant scale, form, colour and texture to ensure a considered and consistent palette of planting is achieved throughout the project.



FIG. 37\_STAMFORD PARK  
LANDSCAPE CONCEPT PLAN







5.4.1 PUBLIC OPEN SPACES

The public open spaces within Stamford Park are varied in size, aspect and program to allow for a diverse range of activities and groups to utilise these spaces. Each green space within the new community is visually and physically connected to adjacent open spaces and also to the broader landscape of the Regional Parklands and the Permaculture Garden, helping to integrate the urban area into the broader parkland context.

The public open space hierarchy is as follows:

**1 - Regional Parklands** [by Council]

Regional scale park for residents of Stamford Park and the broader Knox community.

**2 - Central Green**

Green heart of the new Stamford Park community and the primary local park for residents.

**3 - Discovery Garden**

An educational garden creating a secondary local park for residents and learning space for the broader community.

**4 - Homestead Surrounds** [by Council]

The Homestead surrounds offer strong connections to history of site and formal open space for the broader Knox community.

**5 - Community Permaculture Garden** [by Council]

Food production space and informal open space for Stamford Park residents and the broader Rowville Community.

**6 - Mews**

Small green spaces within the lanes which offer green respite from the built form and create mini-parks for adjacent residents.

**7 - Pocket Parks + Pedestrian Links**

Green links which increase connectivity and offer small seating/ pause points for local residents.



LEGEND

- - - Stamford Park Site Boundary
- Local Park
- Tree Reserve
- Mews
- Pedestrian Link
- Pocket Park
- Pedestrian Priority/ Slow Vehicle Zone
- Community Permaculture Garden [By Council]
- Stamford Park Homestead + Gardens [By Council]
- Stamford Park Regional Parkland [By Council]
- Water Harvesting + Recreation Lake
- Wetland + Sediment Basin

**FIG. 38 STAMFORD PARK PUBLIC OPEN SPACES**





EMMELINE ROW

CENTRAL GREEN

DISCOVERY GARDEN

MEWS

PEDESTRIAN LINKS + POCKET PARKS

Images, indicative of the proposed character of the open spaces to be delivered by Stockland, are provided above.



5.4.1 PUBLIC OPEN SPACES

Emmeline Row

Emmeline Row will be a bold, strong and measured entrance to the project and Stamford Park Homestead. Careful retention and protection of the existing tree avenue will provide a distinctive entry experience complemented by the historic Homestead.

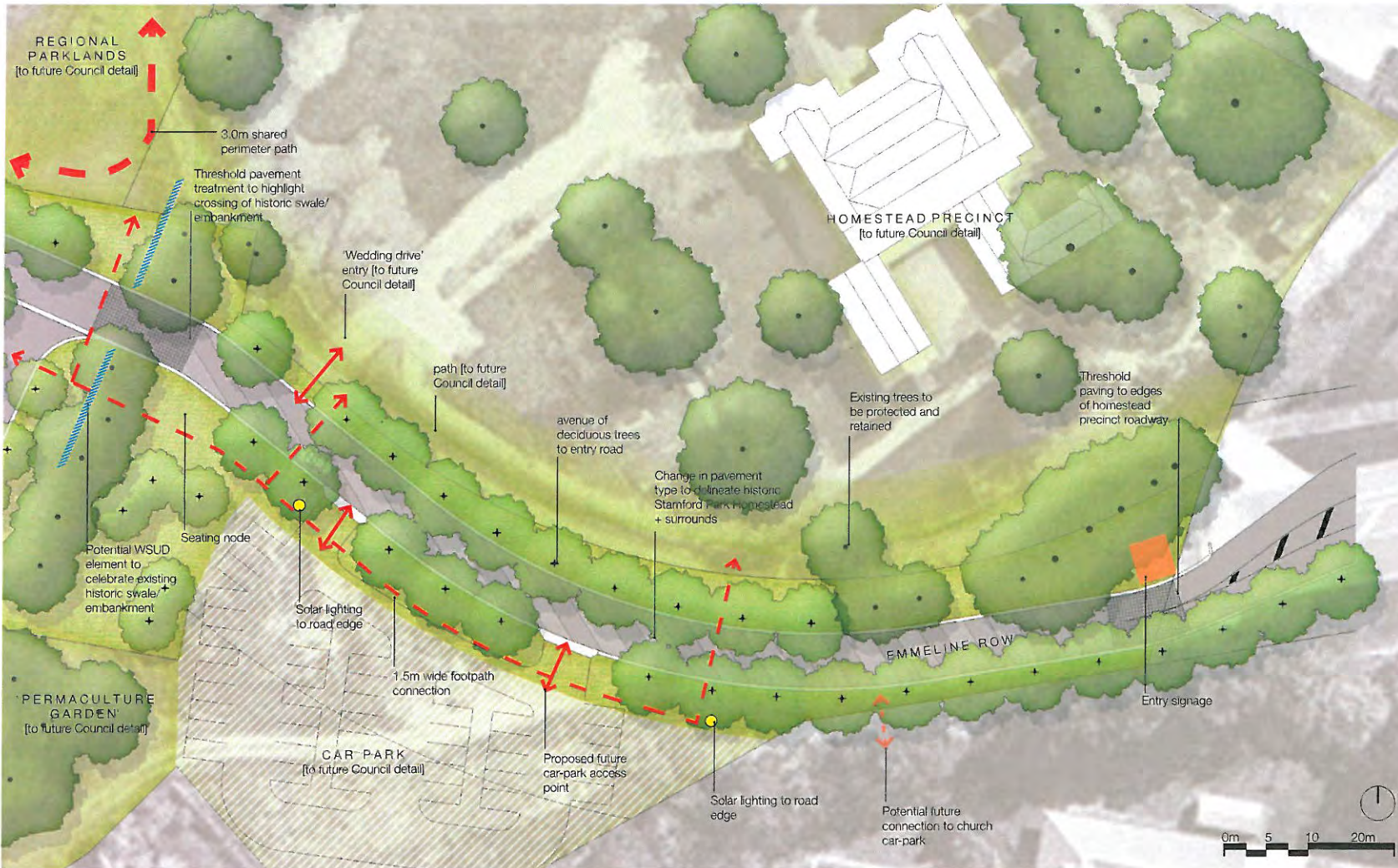
A new avenue of stately deciduous street trees will flank the entry and extend into the Stamford Park community providing a continuous landscape feature. Trees to Emmeline Row [new plantings] will have sufficient canopy heights to enable adequate sight distances at intersections, as well as significant canopy cover to provide shade.

To reinforce the significance of the Homestead and garden surrounds, contrasting street pavement material[s] and subtle signage will differentiate this area. The pavement will include threshold treatments at the entry to the Homestead and also celebrating the location where the street crosses the historic embankment and swale which originally protected the Homestead from flood events.

Appropriately scaled contemporary project signage, positioned to align with the historic elm avenue, will contribute to a welcoming entry and wayfinding from Emmeline Row.







Source: MDG Landscape Architects.

**FIG. 39 STAMFORD PARK  
EMMELINE ROW CONCEPT PLAN**



5.4.1 PUBLIC OPEN SPACES [CT'D]

Central Green

The Central Green is envisaged as the primary focus and main amenity within the Stamford Park community. This local scale gathering plaza is strategically positioned in the north-eastern corner to ensure strong visual and physical links are provided to the broader landscape and wetland areas to the north. This location also celebrates views to Mt. Corhanwarrabul and the Homestead to the north-east. A covered shelter structure is proposed within this space to encourage picnics, gatherings, events and potentially enabling community markets [ahead of the Homestead markets recommencement]. A contrasting street pavement, extending for the width of the park, reinforces linkages and encourages pedestrian connectivity and access to the Regional Parkland.

A smaller plaza area to the south provides an alternative gathering location and assists in linking the Central Green to other open spaces within the site. Multiple pedestrian connections from adjacent streets and lanes into the park ensure a well-connected circulation network and ensure the space is easily accessible.

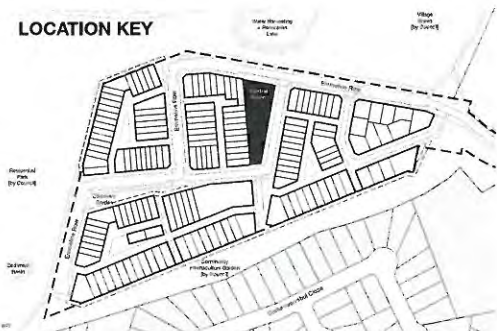
A strong visual and physical connection is also provided south to the Permaculture Garden from the Central Green.

An appropriate transition from dwellings to the west of the park will be achieved by defining the private realm whilst providing a strong and active interface with the public park. Fencing, landscape and pedestrian paths will define the public/ private interface.

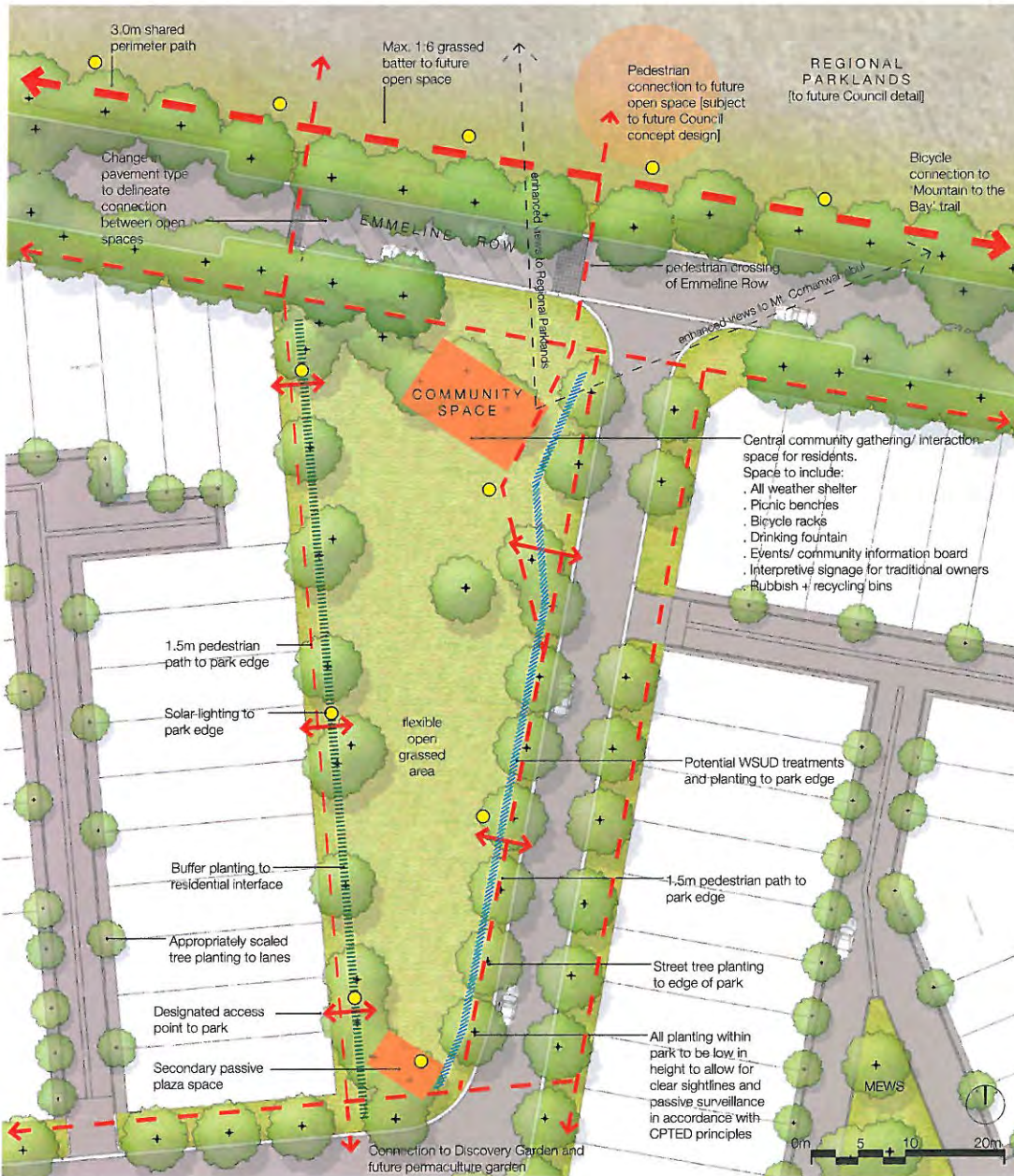
Positioned within the centre of the park and encompassing the majority of the open space is a generous grassed area allowing for a variety of uses and creating a green heart to the development. Water conveyance is proposed along the eastern edge of the park, expressed as an open swale with bridge crossings to further reinforcing its importance within the community.



LOCATION KEY







Source: MDG Landscape Architects.



FIG. 40. STAMFORD PARK  
CENTRAL GREEN CONCEPT PLAN



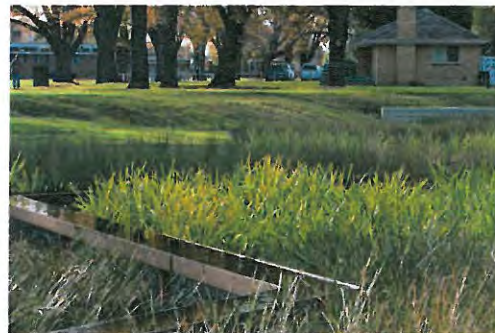
5.4.1 PUBLIC OPEN SPACES [CT'D]

Discovery Garden

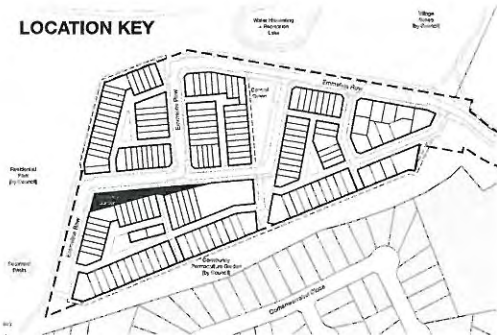
The focus of this area is to provide a space for learning about sustainability issues relating to water movement, conservation and use as well as the history of the site. A small gathering plaza with shelter structure will enable the broader community, including school groups, to use the space for educational purposes. There is potential for the inclusion of a number of interactive water conveyance elements whereby the movement, storage and role of water within the urban environment can be celebrated and explored.

Tree plantings along the southern interface would permit views into the garden whilst providing a transition and appropriate separation to the adjoining residential residences.

Clear pedestrian links are provided to the Permaculture Garden to the south and the Regional Parklands to the east to ensure this educational space is well connected with the broader open space network.



LOCATION KEY







Source: MDG Landscape Architects.

FIG. 41\_STAMFORD PARK  
DISCOVERY GARDEN CONCEPT PLAN



5.4.1 PUBLIC OPEN SPACES [CT'D]

Community Permaculture Garden

This linear open space, traversing the southern boundary of the Stamford Park community, provides an ideal opportunity for food production and productive gardens.

The residences along this interface will have living areas that overlook the garden, with a pedestrian footpath encouraging linear pedestrian movement and activation along this boundary.

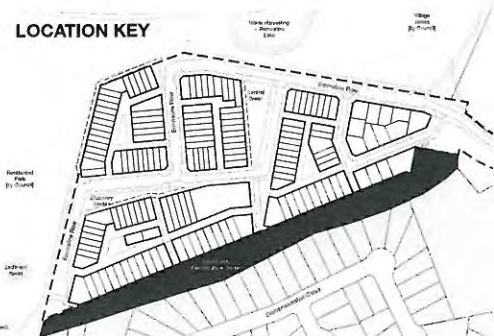
An existing drain will be 'daylighted' to reinforce the conveyance of water throughout the community and form a gentle grassed swale within the garden.

Stockland would work closely with Knox City Council in the design resolution of this area to ensure that the space presents as an attractive linear park, providing a safe and productive garden area that can be enjoyed by the future residents and the surrounding community.

The Community Permaculture Garden will ultimately be delivered by Council through future works.



LOCATION KEY







Source: MDG Landscape Architects.

**FIG. 42. STAMFORD PARK  
PERMACULTURE GARDEN CONCEPT PLAN**



5.4.2 STREET DESIGN + LANDSCAPE

A hierarchy of green streets and lanes is proposed to create an articulated and lively streetscape environment. Boulevards of continuous canopy street trees define the public realm and contribute to heat island reduction.

Trees will be selected to appropriately respond to the size of the thoroughfare and the adjacent built form. Careful consideration of the street tree species and overarching planting themes will contribute to the legibility and connectivity of the development and sense of place for residents. Tree species will also be chosen to reflect the micro-climate they are placed in to ensure solar access to living spaces, appropriate cooling and shading in summer and consistent canopies to reduce localised urban heating.

Small trees will be positioned within lanes to diminish the impact of the paved areas, provide softening and shade. Lanes will also include centrally located mews spaces featuring shade trees and groundcover planting to provide a green respite, as well as opportunities for seating and lighting. Use of these spaces by surrounding residents for informal passive recreation will be encouraged.

Linear green spaces including shade trees, lush planting and modest seating areas/ pause points will allow strong pedestrian connectivity between the various open spaces and lanes of Stamford Park.

Landscape treatments within the private realm would contribute significantly to the public realm and ensure an integrated seamless approach.





5.4.3 INTEGRATED WATER STRATEGY

The Integrated Water Management Strategy for Stamford Park establishes a new benchmark for water management within urban developments in terms of; infrastructure, water as a foundation for liveability and the collaborative efforts of organisations to achieve a shared vision. The strategy establishes objectives and initiatives at lot, street and development scales to meet the aspirations of Council, Green Star community criteria and move beyond outdated 'best practice' approaches.

At lot/ home scale, rainwater tanks will capture water for reuse in laundries and toilets. The apartment building will also have a rainwater tank plumbed to the toilet and laundry of dwellings. These initiatives are expected to greatly reduce potable water use across Stamford Park.

Within the public realm, the strategy proposes to redefine how water is managed within urban landscapes; particularly focusing on the slowing, harvesting, treating and reusing of stormwater and rainwater. In addition, the proposal seeks to deliver liveability benefits to the future community through green open spaces and healthy street trees and celebrate connections to the land and its history through the movement of water through and adjacent to Stamford Park.

Specifically, the Development Plan proposes:

- Street scale infiltration trenches: sub-surface media trench to store passively infiltrated stormwater and deliver passive irrigation to nearby trees;
- A mini-waterway: daylighting a drain that would be fed by the stormwater harvested from the Corhanwarrabul Creek system and treated to a suitable standard for irrigation; and
- Development scale stormwater harvesting: stormwater harvested from the Corhanwarrabul Creek system is treated to a suitable standard for irrigation of the local open spaces within the site and the Community Permaculture Garden to the south [within Council owned land].

REFER APPENDIX C [INTEGRATED WATER MANAGEMENT STRATEGY – ALLUMLUM, AUGUST 2016] FOR FURTHER INFORMATION.

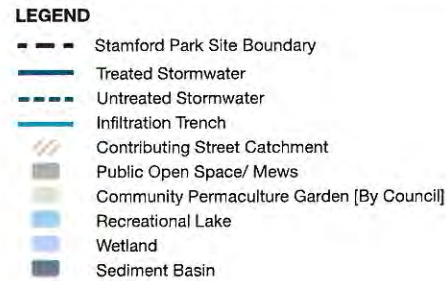


FIG. 43\_STAMFORD PARK INTEGRATED WATER SYSTEMS

5.4.4 PUBLIC OPEN SPACES + STREETS

- SIGNAGE

Signage forms an integral part of the Stamford Park story in solidifying the connection to the historical elements [Homestead and Traditional Owners] and the sustainability and educational attributes [Cultural and Sustainability Educational Trail, WSUD features etc.] of the site. Coherent signing across the site will assist in wayfinding and connectivity within the community and its broader surrounds.

The proposed Cultural and Sustainability Educational Trail will be accessible by local residents, and also the broader Rowville and Knox community, seeking to learn more about sustainable practices and the history of the site.





Source: MDG Landscape Architects.



**FIG. 44\_STAMFORD PARK SIGNAGE CONCEPT PLAN**



**“To be favored, a walk has to satisfy four main conditions: it must be useful, safe, comfortable, and interesting.”**

Jeff Speck, Walkable City: How Downtown Can Save America, One Step at a Time

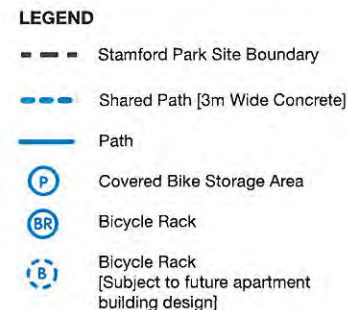
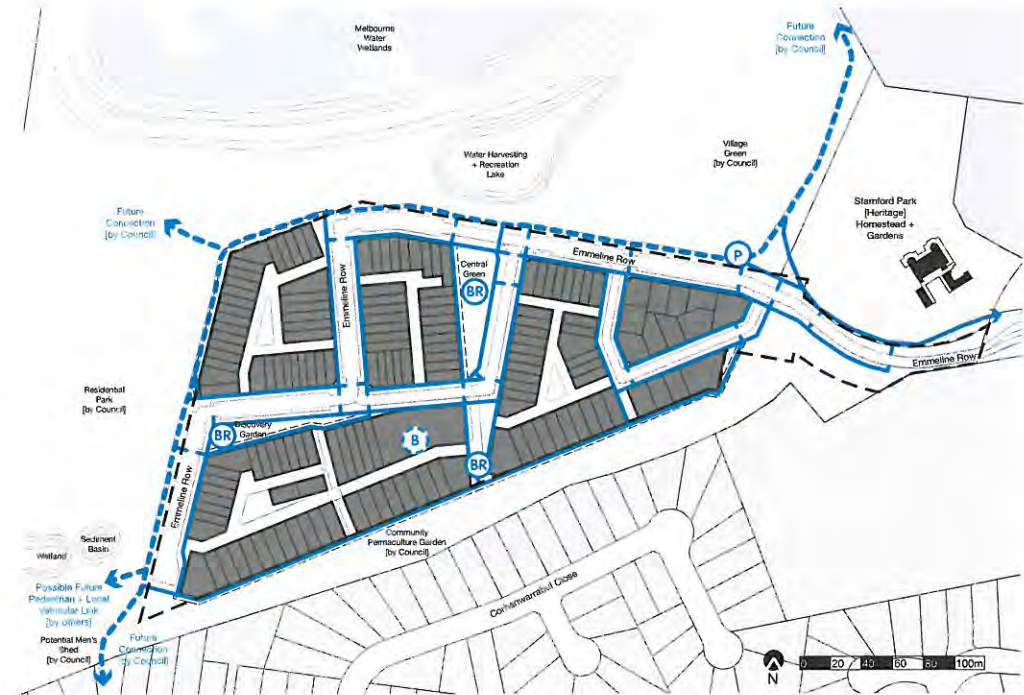
## 5.5\_MOVEMENT + ACCESS

### 5.5.1 PEDESTRIAN + CYCLE NETWORK

- A high level of walkability is envisioned, through the design of signature streets and spaces (including trees and landscaping, seating and paths) that connect to places of interest and amenity, and interchange with public transit options;
- The movement network has been designed to create a connected community and provide access to the significant recreation amenity and community assets within the broader Stamford Park, key areas of employment and activity (such as the Caribbean Business Park, Caribbean Gardens and Stud Park) and existing residential areas to the south via Lakeview Avenue;
- Shared paths and trails are proposed to the immediate boundary of the site, within the broader Stamford Park parkland, ultimately providing regional connectivity. Specifically, a three metre wide [concrete] shared path will be constructed to the northern boundary of the site (within Council owned land) to the required specifications;

- All streets are designed to have pedestrian footpaths within landscaped verges on both sides creating a high level of walkability;
- All streets are designed as slow moving environments for vehicles, therefore providing safe environments for cycling on street;
- Pedestrian paths (in addition to paths within open space areas) will cater for younger cyclists; and
- Bicycle parking will promote Stamford Park as a destination within the regional recreation and local trail networks, with bicycle rails proposed within the central open spaces and a covered bike storage area in association with the bus stop to the north of Emmeline Row adjacent the homestead.

REFER APPENDIX A (TRAFFIC IMPACT ASSESSMENT – GTA, AUGUST 2016) FOR FURTHER INFORMATION.



**FIG. 45\_STAMFORD PARK PEDESTRIAN + CYCLE NETWORK**

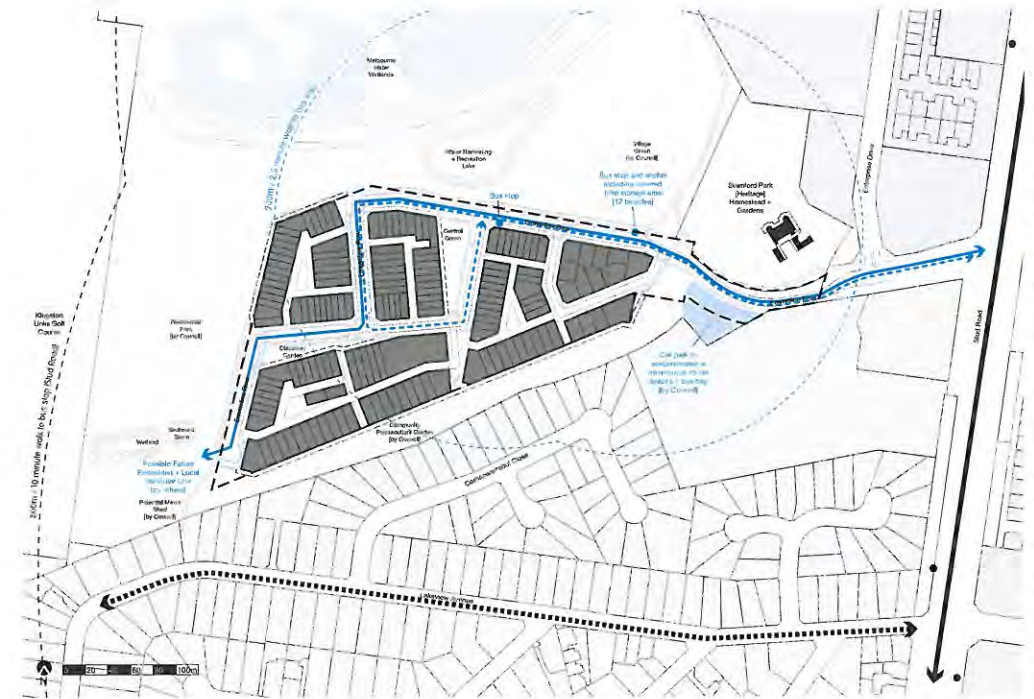


5.5.2 PUBLIC TRANSPORT

- Reduced car ownership and promotion of alternate transit modes (to private vehicle ownership) will be encouraged by creating access to existing and future public transport networks and provision for share car facilities;
- Residents will be within 300 metres of existing bus services/ bus stops located on Stud Road, providing access to the greater City of Knox and Melbourne;
- Emmeline Row, a proposed residential connector street [Connector Street - Level 1], has been designed to allow potential public bus services such as expansion of the Telebus service operating with the City of Knox [subject to commitment from Public Transport Victoria];
- The alignment of Emmeline Row allows for the future extension of this network, should the Kingston Links Golf Course be developed for residential uses in the future. Prior to this connection being established, an interim bus route has been identified;

- A bus stop and shelter, including covered bike storage area, will be located to the north of Emmeline Row adjacent the parkland and Stamford Park Homestead;
- A bus stop will also be provided to the opposite side of Emmeline Row, with proximity to the Central Green; and
- To cater for visitors to the Stamford Park Homestead and broader parklands a carpark, including a bus parking bay, is proposed at the entry to the site to the southern side of Emmeline Row [layout and formalisation to be determined by Council].

REFER APPENDIX A (TRAFFIC IMPACT ASSESSMENT – GTA, AUGUST 2016) FOR FURTHER INFORMATION.



**FIG. 46 STAMFORD PARK PUBLIC TRANSPORT NETWORK**

5.5.3 STREET NETWORK

Street Hierarchy

- Emmeline Row provides the point of entry and access for pedestrians, cyclists, public transport and vehicles (from Stud Road approximately 150 metres to the east of the Stamford Park Homestead);
- Designed as a future neighbourhood connector street, Emmeline Row is envisioned to ultimately connect west to the Kingston Links Golf Course [should it be developed for residential purposes] and potentially accommodate Telebus and public transport services [subject to agreement with transport providers];
- Within the site, all streets are designed as slow moving environments for vehicles to encourage walking and cycling as the primary mode of movement within the community, whilst also providing adequate carparking to support future needs of residents and visitors;
- Local [access] streets [16 and 14 metres in width] provide access to homes and accommodate visitor parking;
- Lanes [eight and seven metres in width] are proposed to service the more compact dwelling typologies, including townhomes and apartments.

REFER APPENDIX A [TRAFFIC IMPACT ASSESSMENT - GTA, AUGUST 2016] + APPENDIX B [SERVICING REPORT - TGM, AUGUST 2016] FOR FURTHER INFORMATION.

Lanes

- The lane network is integral to the Stamford Park Master Plan, allowing increased residential densities and dwelling innovations, as well as a high level of amenity within the streets and open spaces. The lane network:
- Allows for the delivery of more compact dwelling typologies [thereby creating opportunities for greater dwelling diversity];
  - Provides access to the private garaging of homes - avoiding streetscapes dominated by garages and driveway crossovers, creating uninterrupted pedestrian movements, increasing opportunities for landscaping and visitor parking to the front of homes;
  - Accommodates service vehicles, allowing rubbish collection to the rear of homes;
  - Provides opportunity for landscaped areas [mews spaces] creating informal open spaces and landscape relief [including trees, plantings, WSUD functions and potentially lighting and furniture].

- Two lane widths are proposed - seven and eight metres respectively. For each width, there are two variations. These variations demonstrate:
- Type A: A one sided lane condition - vehicle access to garages on one side of the lane only, with building and/ or fence to opposing side with landscape treatment; and
  - Type B: A two sided lane condition - where garages are access by vehicles on both sides of the lane.

Sections illustrating the composition of each of the lane types are provided opposite [Figures 49 -52].



LEGEND

--- Stamford Park Site Boundary

Street Types

- RCA - 20.0 [17.0] - 11.6 [Emmeline Row]
- LSA - 16.0 - 7.0
- LSB - 14.0 - 5.5
- LA - 8.0 - 5.5
- LB - 7.0 - 5.5

**FIG. 47 STAMFORD PARK STREET NETWORK**

Street Type - Reserve Width (m)- Pavement Width (m)  
 Eg. LSA - 16.0 - 7.0

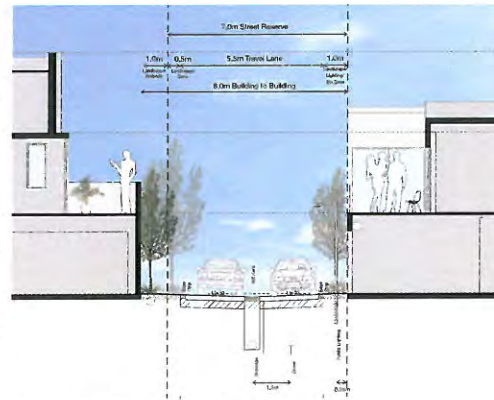
LS = Local Street  
 L = Lane



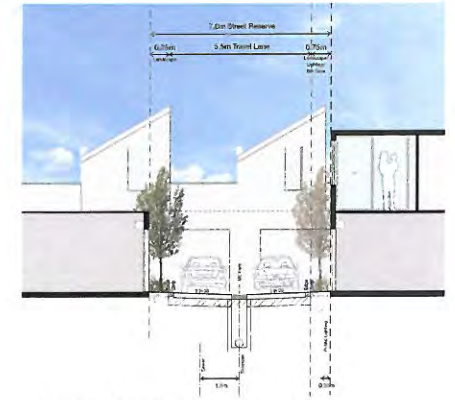


- LEGEND**
- Stamford Park Site Boundary
  - Lane Type 7A
  - Lane Type 7B
  - Lane Type 8A
  - Lane Type 8B
  - \* Mews [Landscape Area]

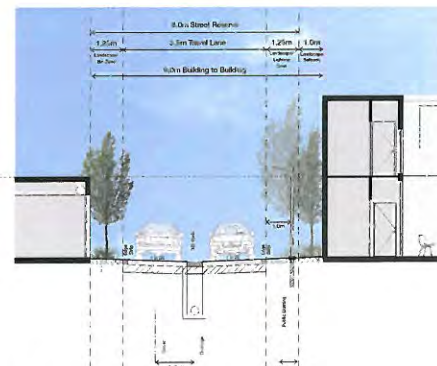
**FIG. 48. STAMFORD PARK LANE TYPOLOGIES**



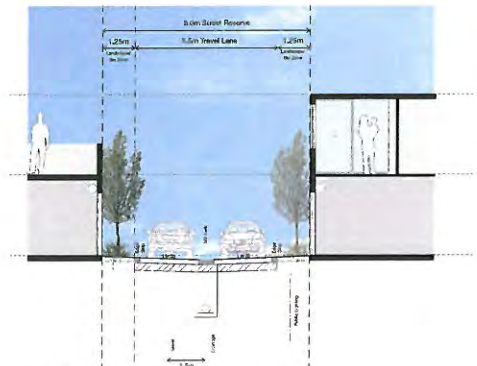
**FIG. 49\_7 METRE LANE | TYPE A**



**FIG. 50\_7 METRE LANE | TYPE B**



**FIG. 51\_8 METRE LANE | TYPE A**



**FIG. 52\_8 METRE LANE | TYPE B**

**Lanes**

Key considerations in the design and delivery of high amenity and quality lanes include:

**BUILT FORM**

- Lots siding lanes are to provide primary frontage to the street and secondary frontage [including habitable spaces] to the lane - ensuring passive surveillance of lane;
- Dwellings, structures, fencing and letter boxes should be located to ensure clear lines of sight for drivers at the lane entry/ exit. Dwellings/ structures are to be setback at least 1.0m from the primary and secondary frontages, and planting should be a maximum of 900mm high where sited to the corner of the lane;
- Passive surveillance of the lane is to be created through the siting of roof terraces and/ or balconies to the lane in key locations [entry, midpoint and view termination points];
- Corner homes are to address two street frontages. Side boundaries are to have a low fence [approximately 1.2 metres high] to a minimum of 30% of the side boundary [if provided], and a higher fence [1.8 metre maximum] to the balance of the boundary [if provided]; and
- Homes directly fronting open space will have a low fence [approximately 1.2 metre high] to the front of lot and homes should provide passive surveillance of the open space with living spaces and/ or balconies to the front of home.

**LANDSCAPE + LIGHTING**

- Landscape elements [trees and low planting] are to be incorporated within the lane wherever possible [without compromising vehicle manoeuvres or sight lines];
- Plant/ tree species are subject to the preparation/ approval of the Permit Application;
- Trees will generally range in height from four - 11 metres;
- Planting will typically be to a maximum height of one metre;
- Lighting [to Council's specifications] is to be provided in key locations within the lane - entry, midpoint breaks [where applicable] and changes in direction; and
- Where homes directly front open space, a footpath will be provided to the front of lot [within a Paper Road Reserve].

**PARKING**

- Parking for residents is to be accommodated in garages within the property [accessed from the lane]; and
- Visitor parking is provided on street, within the surrounding local streets.

**TRAFFIC**

- Lanes are designed as shared zones, promoting slow vehicle speeds and pedestrian priority;
- Thresholds are created at the entry/ exit points of the lane by the use of pavement materials [providing a physical/ audio cue to reinforce the stop line/ create pedestrian awareness when exiting the lane];
- Tactile ground surface indicators are to be located at pedestrian footpath crossing points of the lane [for DDA compliance];
- Vehicle travel zones are to accommodate two-way vehicle movements; and
- Pavement details are to define the trafficable zone within the lane [primarily asphalt bound by concrete].

The application of these principles is illustrated opposite [Figure 53].

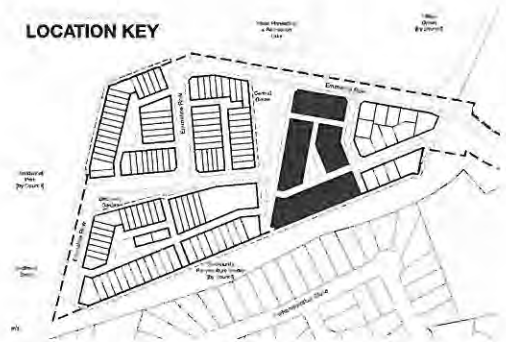






FIG. 53\_STAMFORD PARK LANE CONCEPT PLAN

**LEGEND**

- Subject Site Boundary
- Private Lot
- Building Footprint (indicative only)
- Garage Location
- Terrace Above Garage
- Street Light
- Pavement / concrete detail (subject to future design)
- Bin Store Location
- Potential Bin Pickup Location
- 1.2m (max.) Fence with letter box
- 1.5m (max.) Fence with letter box
- 1.8m (max.) Fence
- Gate Entry



Lighting provided at key locations within the lane - entry, midpoint breaks and changes in direction.

Lots-siding lanes to provide primary frontage to street and secondary frontage to lane.

Sewer and drainage services accommodated within the lane reserve - electricity, gas and water will be provided within the street/ paper road reserve to the front of homes.

Landscape elements [trees and low planting] incorporated where possible [without compromising vehicle manoeuvres or sightlines].

Visitor parking is provided on street, within adjacent local streets.

Passive surveillance provided by roof terraces and/or balconies overlooking the lane in key locations [entry, midpoint and view termination points].

Thresholds created at entry/ exit points of the lane - pavement materials to reinforce the stop line and increase awareness of potential pedestrians.

Pedestrian desire line continues at grade with footpath across lane entry [with tactile ground surface indicators for DDA compliance].

Corner homes to address two street frontages, with low fencing [1.2/ 1.5m] to areas forward of the primary building line [where provided].

Dwellings, structures, fencing and letter boxes located to ensure safe and efficient lines of sight for drivers at the lane exit:

- Dwellings/ structures are to be setback at least 1m from the primary and secondary frontages;
- Planting/ fencing to be maintained at a maximum height of 900mm.

Pavement details to define the trafficable zone within the lane [primarily asphalt bound by concrete].

Bins are to be placed within the non-trafficable zone of the lane [demarcated by pavement detail/ banding] with sufficient clearance from the garage/ building wall and/ or other obstructions [such as lighting/ trees] for collection.

Bins are to be stored within the garage or courtyard and placed within the lane for collection.

Power for street lighting provided within lane.

Where homes directly front open space, a four metre paper road will be created including services, landscape and pedestrian footpath.

Homes directly fronting open space:

- Low fencing [1.2/ 1.5m] to the front of lot;
- Homes to provide passive surveillance of the open space with living areas and/ or balconies to the front of dwellings; and
- Footpath to be provided to the front of the home/ lot.



Table 01 | Visitor Car Parking Requirements/ Provision

Dwelling Type	Adopted Rate of Provision	Parking Requirements [Spaces]	Provision [Spaces]		
			On Street - Emmeline Row [North + West Boundary]	On Street	Undercover
Dwellings - 156 dwellings	1 per 5 dwellings	31	31	84	-
Apartment Homes - 4 dwellings [2 dwellings on lot]	1 per 5 dwellings	1			
Apartments - approx. 30 dwellings [Subject to future application]	1 per 5 dwellings	6	-	-	6 [Subject to future application]
<b>Total</b>		<b>38</b>	<b>115</b>		<b>6</b> [Subject to future application]
			121		

Guidance taken from Clause 52.06 - Knox Planning Scheme.

5.5.4 PARKING + SHARED TRANSPORT

Visitor Parking + Shared Transport

- Carparking [including a bus bay] to support the Homestead as a regional destination is accommodated at the entry to the site, to the south of Emmeline Row [layout and formalisation to be determined by Council];
- To accommodate the anticipated visitors to the Stamford Park parklands, parallel carparking is provided to the edge of the community [at the northern and western edge of Emmeline Row];
- Emmeline Row accommodates visitor parking for the residential community, in addition to making provision for the parking needs of visitors to the parkland, with peak use anticipated at differing times throughout the day;

- Sufficient visitor carparking [for residences] is provided on street [dedicated parallel carparking];
- A carpark for a shared car service is proposed within the new community, providing alternate transport options and aiming to reduce car ownership at household level. The carpark for the service is located centrally to the site, adjacent to the Discovery Garden to the north of the apartment building, within easy walk of all residents.

REFER APPENDIX A [TRAFFIC IMPACT ASSESSMENT – GTA, AUGUST 2016] FOR FURTHER INFORMATION.

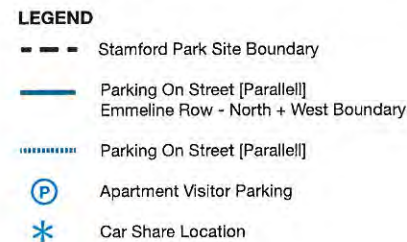
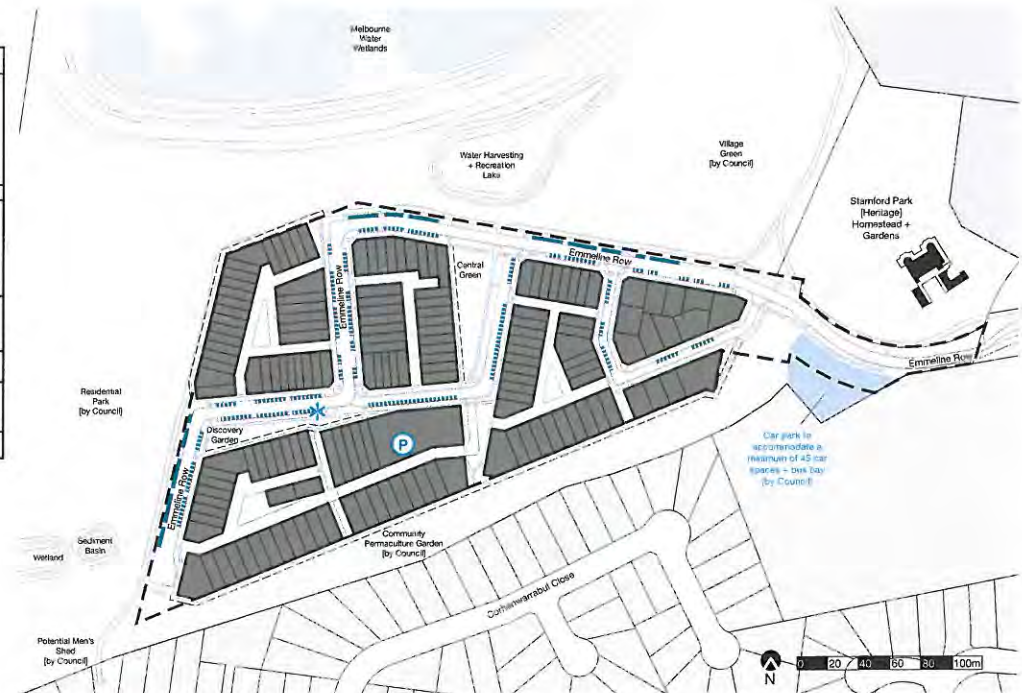


FIG. 54\_STAMFORD PARK PARKING PLAN



Table 02 | Residential Car Parking Requirements/ Provision

Dwelling Type	Adopted Rate of Provision	Parking Requirements [Spaces]	Provision [Spaces On Lot]
2 bedroom - 17 dwellings	1 space per dwelling	17	19
3 bedroom - 80 dwellings	2 spaces per dwelling	160	160
4 bedroom - 63 dwellings	2 spaces per dwelling	126	126
Apartments - approx. 30 dwellings [Subject to future application]			
<b>Total</b>		<b>303</b>	<b>305</b>

Guidance taken from Clause 52.06 - Knox Planning Scheme.

**Residential Car Parking**

- Carparking for residents is provided within private off-street areas and garaging, commensurate with the dwelling composition and requirements;
- Private garaging for most homes is accessed via a lane to the rear of the home;
- Where garaging is provided from the primary street address, the visual impact of the driveway crossover is to be minimised;

- The potential parking excess anticipated on street, associated with residents that own a greater number of cars than they have private garaging for, has been calculated based on current car ownership levels within Rowville. The anticipated excess carparking requirements are comfortably accommodated on street in addition to standard visitor requirements.

REFER APPENDIX A (TRAFFIC IMPACT ASSESSMENT – GTA, AUGUST 2016) FOR FURTHER INFORMATION.



**LEGEND**

- - - Stamford Park Site Boundary
- Residential Parking/ [Garage] Access
- Potential Residential Parking/ [Garage] Access [Apartments]



**FIG. 55. STAMFORD PARK RESIDENTIAL PARKING ACCESS**

5.5.5 ACCESS + TRAFFIC MANAGEMENT

- All streets are designed to promote the slow movement of vehicles and encourage walking and cycling within Stamford Park;
- All streets have footpaths to both sides, with a shared [three metre wide concrete] path also proposed within the parkland to the north and west of the site;
- Confident cyclists are accommodated on street, sharing with vehicles. Young cyclists are permitted to utilise the pedestrian footpaths;
- The street network is purposefully geometrically constrained for cars [being streets short in length and curvilinear] to limit the need for further traffic calming measures;
- The streets have been designed to create slow vehicle speed environments, allowing for minimal turning radii at intersections;
- Pavement treatments in key areas are designed to slow vehicles and increase awareness of pedestrians and cyclists;

- Stop lines, at the intersections of local streets with Emmeline Row, are reinforced through threshold treatments;
- Thresholds will be created at the entry/ exit of lanes to increase awareness of pedestrians. At these thresholds building placement and planting will be controlled to ensure a good line of sight for vehicles exiting the lanes;
- All lanes are designed as shared zones, with drivers to give way to pedestrians at all times;
- Garaging for private vehicles are located to the rear of the majority of homes, allowing pedestrian movements along footpaths to the front of homes to be uninterrupted.

REFER APPENDIX A [TRAFFIC IMPACT ASSESSMENT – GTA, AUGUST 2016] FOR FURTHER INFORMATION.



LEGEND

- - - Stamford Park Site Boundary
- Slow Vehicle Zone [Street]
- Slow Vehicle Zone [Lane]
- Pavement Treatment/ Threshold - Pedestrian Priority/ Slow Vehicle Zone
- Pedestrian Crossing Location
- Vehicular Entry to Lane Including Pedestrian Priority Crossing/ Threshold [At Grade]
- Potential Vehicular Entry to At Grade Parking [Apartments]

FIG. 56 STAMFORD PARK ACCESS + TRAFFIC MANAGEMENT

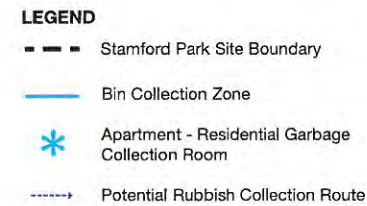
- Garage Access Location [Street]
- Garage Access Location [Lane]
- At Grade Parking [Apartments]
- Traffic Movement



**5.5.6 SERVICING [RUBBISH COLLECTION]**

- Rubbish collection is proposed to occur within the street and lane network;
- Where a lane is provided to the rear of homes, rubbish collection should occur in the lane;
- A swept path analysis has determined that the lanes can adequately accommodate the necessary vehicle manoeuvres and loading arrangements;
- Waste collection for the apartment building is proposed to be collected from a designated collection point [subject to future application].

REFER APPENDIX A [TRAFFIC IMPACT ASSESSMENT – GTA, AUGUST 2016] + APPENDIX D [WASTE MANAGEMENT PLAN - ARUP AUGUST, 2016] FOR FURTHER INFORMATION.



**FIG. 57. STAMFORD PARK SERVICING [RUBBISH COLLECTION]**

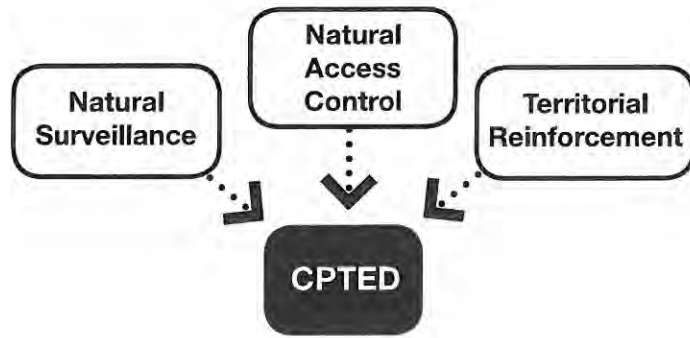
**“Nothing in this world is more simple...  
than making cities that provide  
better for people.”**

Jan Gehl

**5.6 CRIME PROTECTION THROUGH ENVIRONMENTAL DESIGN [CPTED]**

Stamford Park is designed to align with Crime Prevention through Environmental Design [CPTED] principles. CPTED is a crime prevention strategy based on proper planning, design and structure of cities, neighbourhoods, precincts or individual sites to create the effective use of the built environment which can lead to a reduction in the fear and incidence of crime, as well as an improvement in quality of life.

The design of Stamford Park ensures that an intended activity, such as the use of a park or occupation of a home, can occur, as well as directly controlling behaviour in order to reduce the opportunity for crime. The design of the community strives to incorporate the three overlaying CPTED strategies – Natural Access Control, Natural Surveillance and Territorial Reinforcement.



**Natural Access Control**

Natural access control refers to decreasing opportunities for crime, by controlling access to a crime target and by creating a perception of risk to an offender. Physical and symbolic barriers are used to attract, channel or restrict the movement of people.

Effective natural access control is achieved by creating:

- Landscape/ street design, including physical infrastructure such as footpaths, that direct pedestrians into and through target areas;
- Public spaces which attract people into the area and discourage intruders;
- Restricted access to internal areas or high-risk areas like car parks or other rarely visited areas [e.g. by having doors, shrubs, fences and gates]; and
- Selectively placed entrances and exits, fencing, lighting and landscaping to control the flow of access or to limit access.

**Natural Surveillance**

Natural surveillance encompasses the creation of environments that keep intruders under observation. It aims to provide opportunities for people engaged in their normal daily business to observe the space around them. Natural surveillance means creating clear sightlines. The placement of physical features, activities and people to create maximum visibility and positive interaction amongst legitimate users of the space is key to creating natural surveillance.

Quality surveillance is achieved or improved by integrating the following principles/ initiatives:

- Streets and public spaces can be observed from nearby buildings;
- Clear sightlines exist between public and private places;
- Effective lighting of public places is adopted;
- Spots that facilitate entrapment are eliminated;
- Attractive landscaping, with proper light and clear sight lines, is used to prevent offenders finding a place to hide or entrap victims; and
- Activation of the space or surrounding areas that encourages regular and diverse use of the space.



The Stamford Park community addresses these principles through the following:

- There are strong levels of natural surveillance as the homes and apartment building are located close to open space. Streets and public spaces can be observed from nearby homes and buildings. The siting of the apartment building close to the centre of the site promotes good natural surveillance of the surrounding areas.
- The pedestrian links will be generally open and clutter free providing clear sightlines and enhancing the natural surveillance of these areas. This open and clutter free design also assists natural access control, and minimises dead-ends and opportunities for entrapment.
- All local streets, pedestrian links, footpaths and public spaces will have street lighting. Lighting will meet relevant Australian Standards for these prescribed areas. These areas will therefore be illuminated and easily surveilled from adjoining homes and streets.
- The local streets and pedestrian links are well-defined, with clear and deliberate paths of travel throughout Stamford Park. With this well-planned and delivered, vehicles and pedestrians will be naturally controlled along nominated local streets, lanes and pedestrian links to access houses, buildings and public spaces.
- Open spaces are located throughout Stamford Park. These open spaces will help to promote gathering of residents, and hence discourage or deter intruders or trespassers.
- The presence of a shared path to the north and the west boundaries of the site and pedestrian path to the south through the Community Permaculture Garden, will help to delineate the development from the surrounding open spaces.

### Territorial Reinforcement

Territorial reinforcement refers to the clear definition of private space from semi-public and public space in order to create a sense of ownership. The created ownership indicates that the owner has a vested interest in the location, which reduces the perceived risk and increases detection of offenders.

Fences, paths, signs, lighting and landscaping can be used to define public, semi-public and private space. Care is necessary to ensure that private spaces are readily identified.

Territorial reinforcement will be achieved at Stamford Park through:

- Creating a clear distinction between public and private spaces by using physical barriers [such as fences] and symbolic barriers [such as vegetation];
- Encouraging people to gather in a public space, through the creation of useable and welcoming areas, and to feel some responsibility for the spaces use and condition;
- Establishing environmental markers [such as signage, walkways, pavers, lighting, bollards and fencing] which define the intended use and ownership of areas;
- Undertaking regular maintenance of vegetation, infrastructure, and prompt removal of graffiti and vandalism;
- Considering signage to delineate public spaces from private areas and semi-private spaces [shared spaces between residents]; and
- Providing footpaths and lighting along the perimeter of property boundaries/ homes to delineate public spaces from private spaces, and thus achieving the Territorial Reinforcement objectives.



980 STUDD ROAD ROWVILLE APPENDIX B





# 06\_ IMPLEMENTATION + DELIVERY

980 STUDD ROAD ROWVILLE APPENDIX B

### 6.1\_ENGINEERING + SERVICES

Knox City Council is the local planning and engineering services authority. Council is the responsible authority for the implementation of the Development Plan, approval of the residential subdivision, and ongoing maintenance of the surrounding water basins and parklands, in addition to the open spaces and streets within Stamford Park.

The Property's site access is from Emmeline Row located at the south eastern corner of the property extending from Stud Road. The existing road and local drainage assets in Emmeline Row are owned and maintained by Council.

This existing drainage system will not be the discharge point for the subdivision. The Property's legal point of discharge will be at the south western corner of the site where a wetland is proposed for water quality treatment prior to discharging into the Melbourne Water course.

Stamford Park is surrounded with the necessary infrastructure to be adequately serviced, with upgrades to existing services to be undertaken as required to create capacity for the planned residential development. These works, in addition to the earthworks, maintenance, waste and environmental management commitments are outlined in the following section.

A preliminary functional layout plan, prepared by TGM, illustrating the proposed subdivision and servicing layout is also provided for reference.

*REFER APPENDIX B (SERVICING REPORT – TGM, AUGUST 2016) FOR FURTHER INFORMATION.*

#### SEWERAGE

- South East Water (SEW) is the responsible authority for the provision of sewerage facilities;
- The existing sewer along the southern boundary of the site [1350mm dia] will be the site's point of connection, with sufficient capacity to accommodate increased flows associated with the development of the site for residential purposes;
- The existing sewerage main can not be relocated and should not be compromised by future work; and
- Prior to issuing their consent to Statement of Compliance, Stockland will be required to enter into an agreement with SEW for the construction of a sewerage reticulation system that will become a SEW asset and provide discharge to each dwelling [requiring appropriate easements on existing and new title as required].

#### WATER SUPPLY

- SEW is the responsible authority for the provision of water supply facilities;
- The site will be serviced by the existing watermain at the end of Emmeline Row;
- The existing watermain [150mm dia] will be upsized [to 225mm dia] to ensure capacity for future development;
- Prior to issuing their consent to Statement of Compliance, Stockland will be required to enter into an agreement with SEW for the construction of a water supply reticulation system that will become a SEW asset and provide connection to metering to each dwelling.

#### RECYCLED WATER

- SEW has no existing recycled water mains in the area and has confirmed that this property will not be able to implement a recycled water system to be owned by SEW.

#### GAS

- Multinet Gas is the local gas supply authority for the region;
- There are existing gas mains within the residential area to the south of this property;
- Existing infrastructure has capacity to supply the proposed development, to be extended from the existing mains in Emmeline Row and Stud Road.

#### POWER

- United Energy Distribution, currently managed by ZNX, is the local electrical authority for the region;
- The property is surrounded by sufficient underground cables and overhead power lines within the existing residential area to the south of the site;
- This existing infrastructure with possible augmentation works will have capacity to supply the proposed residential development;
- An electrical substation will be required for the development;
- The augmentation works will be underground cables extending from the existing infrastructure in Emmeline Row.

#### LIGHTING

- Authority and Council approved energy efficient LED street lighting will be provided throughout the development.

#### TELECOMMUNICATIONS

- The National Broadband Network (NBN) will be responsible for the delivery of the telecommunication services;
- There will be a need to undertake backhaul works to bring supply to the site, with costs for these works and subsidisation by NBN to be confirmed.



**STORMWATER DRAINAGE + WATERWAYS**

- Melbourne Water [MW] is the authority responsible for the regional drainage and waterways, whilst Council is responsible for the local drainage and waterways;
- MW has confirmed that this property is not part of any existing drainage scheme and no development levies will be applicable;
- The development will be required to provide its own detention basins and water quality treatment systems at the developer's cost;
- The property is within the Corhanwarrabul Creek floodplain, the natural terrain of this property is flood prone;
- It has been determined by Council that the property can be subdivided within the flood plain, where the development site and limited areas abutting are filled above the 1 in 100 year flood level without impeding Council's site's capacity to store water during a significant flood event;
- MW will require the developer to enter an agreement for the required works within the flood plain which include the proposed subdivision and water facilities;
- A water harvesting and recreation lake is proposed to the north of the site within Council land, with harvested water to be pumped and piped within road reserves to its destined use;
- The harvested water and recycled reticulation system will be owned and maintained by Council;
- The water quality and treatment of the development's proposed stormwater discharge will be addressed by the construction of a sedimentation pond and wetlands facility outside the property title within the Council's reserve;
- The final location and design of these assets will be approved by MW and maintained by Council.

**GEOTECHNICAL**

- A geotechnical site investigation has been undertaken by Golder Associates. Key items to be addressed, in addition to a review of prepared documents, prior to any detail design and construction are:
- The existing ground has a significant layer of silty/ topsoil organic material, unsuitable for filling on and is required to be removed;
  - Recommended stripping of 300mm of the silty/ topsoil layer prior to any placement of fill, this material can be reused for landscaping;
  - Ground water was encountered at a depth of 1.2m and 2.4m;
  - The clay material found below the topsoil layer is suitable to reuse as fill material. This material will be sourced when excavating the basins. The clay material is also suitable for lining the basin which will occur during the excavation process; and
  - Building rubble and other waste was found buried along the southern boundary this will need to be removed prior to filling,

**EARTHWORKS + FILLING**

As required by MW, Stockland proposes to undertake bulk filling works as an "early works package". The total site shall be filled to above the 100 year flood level prior to the commencement of civil works and building works.

The bulk earthworks will include;

- Removal of unsuitable material off site;
- Stripping of the necessary depth of top soil/ silty material;
- Excavate water basins for use to fill the site;
- Daylighting the existing drain within the future permaculture garden;
- Transport fill material from existing stockpile; and
- Stockpile excess topsoil within land owned/ managed b Council for reuse.

The filling work will be undertaken in accordance with the AS3798-2007 Guidelines on Earthworks for Commercial and Residential developments. This is a standard industry earthworks specification and council specification.

6.2\_SITE MAINTENANCE

At the completion of construction of the services infrastructure a Practical Completion inspection will be undertaken by Council or the relevant servicing authority verifying the asset is complete, ready and safe to be in service.

At this point the asset will commence a maintenance period or defects liability period as detailed below:

*Knox City Council*

- Road and drainage works - 3 months maintenance period;
- Recycled water reticulation - 3 months defects liability period;
- Soft Landscape works - 2 years maintenance period;
- Hard Landscape including lighting in reserves - 2 years maintenance period; and
- Water Sensitive Urban Design [WSUD] and Harvesting Lake - 2 years maintenance period.

*South East Water*

- Sewerage reticulation - 3 months defects liability period plus 2 years works warrantee period;
- Potable water reticulation - 3 months defects liability period plus 2 years works warrantee period.

*United Energy*

- Electricity assets within road reserve and substation - 12 months defects liability period.

*NBN*

- Pit and pipe work - 12 months defects liability period.

*Multinet Gas*

- Gas mains - installed by authority no defects liability period applicable;
- At the completion of the maintenance period or defects liability period an inspection or audit is undertaken by the relevant authority prior to the issue of the certificate of completion. The certificate of completion will confirm, from that date, the assets will be in the future care and maintenance of that relevant authority.

6.3\_SUBDIVISIONAL DESIGN

**Functional Layout Plan**

The Functional Layout Plan [FLP] prepared by TGM [Figure 58] has been developed in accordance with Council's requirements and having consideration to accommodating:

- A connector street which is bus capable;
- Council engineering standards for the proposed road cross sections;
- Services allocation within the road reserves;
- Stormwater overland flow paths and WSUD requirements;
- Public open space, pedestrian and shared pathways; and
- A range of lot/ dwelling types including an apartment building.

*Servicing within Road Reserves*

- The sections provided within the FLP [Figure 59 and within Appendix B] illustrate that all authority services can be adequately provided within the road reserve and maintain the required authority mandated clearances.

*Paper Roads*

- All lots are to be serviced from a road reserve;
- Four metre wide paper roads will be located at the front of homes directly fronting open space [including the regional park, local parks and permaculture garden];
- The paper roads will be located within Council reserves and parks; and
- Landscaping, footpath or shared path will be provided within the paper road to create pedestrian access to the front of homes and amenity.

REFER APPENDIX B [SERVICING REPORT - TGM, AUGUST 2016] FOR FURTHER INFORMATION.





STREET	POTABLE WATER		GAS		NHV		ELEC		ELEC POLE AND-TIE (meters)	
	SIDE	D/S	SIDE	D/S	SIDE	D/S	SIDE	D/S	SIDE	D/S
EMMELINE ROW										
-ADJ LOTS 1-5, 15-22, 58-61	S	2.74	S	2.25	N	0.70	N	1.75	N	
-ADJ LOTS 58, 89-73	E	2.74	E	2.25	W	1.85	W	2.50	W	
-ADJ LOTS 87-96	N	2.74	N	2.25	S	1.85	S	2.50	S	
-ADJ LOTS 124-130	E	2.74	E	2.25	W	0.70	W	1.75	S	
STREET A										
-ADJ RESERVE	E	2.74	E	2.25	W	0.70	W	1.85	W	
-ADJ LOTS 64-73	N	2.74	N	2.25	S	1.85	S	2.50	S	
STREET B										
-ADJ LOTS 19, 23-28	W	3.74	W	2.21	E	1.85	E	2.50	E	
-ADJ LOTS 1-10, 1	S	2.74	S	2.25	N	1.85	N	2.50	N	
WALK D	E	1.00	E	0.50	E	1.50	E	2.50	E	2.00
WALK A	W	3.58	W	3.00	W	0.25	W	2.50	W	2.50
WALK C	S	3.58	S	3.00	S	0.25	S	2.50	S	2.50
WALK B	N	3.58	N	3.00	N	0.25	N	2.50	N	2.50
LANE E	N	1.00	N	0.50	S	0.50	S	1.00	S	

- EXISTING TREES TO BE RETAINED & TREE PROTECTION ZONE
- EXISTING TREES TO BE REMOVED



REV	DATE	REVISION	APP'D	ISSUE	DATE	ISSUE	APP'D	DESIGNED <i>J. Coombs</i>	DATE 18.05.2016	TCA4 Group Melbourne 705 Glenview Road (PO Box 2004) Huntington VIC 3122 T: 03 8862 9332 F: 03 8818 4900 www.tca4group.com	CLIENT 	PROJECT STAMFORD PARK EMMELINE ROW, ROWVILLE CITY OF KNOX	CIVIL DRAWING DRAWING TITLE FUNCTIONAL LAYOUT PLAN OVERALL PLAN TGM DRAWING NUMBER 14.339-201/FLP1	CLIENT DRAWING NUMBER SHEET 1	OF 6	REV C	ISSUE 6
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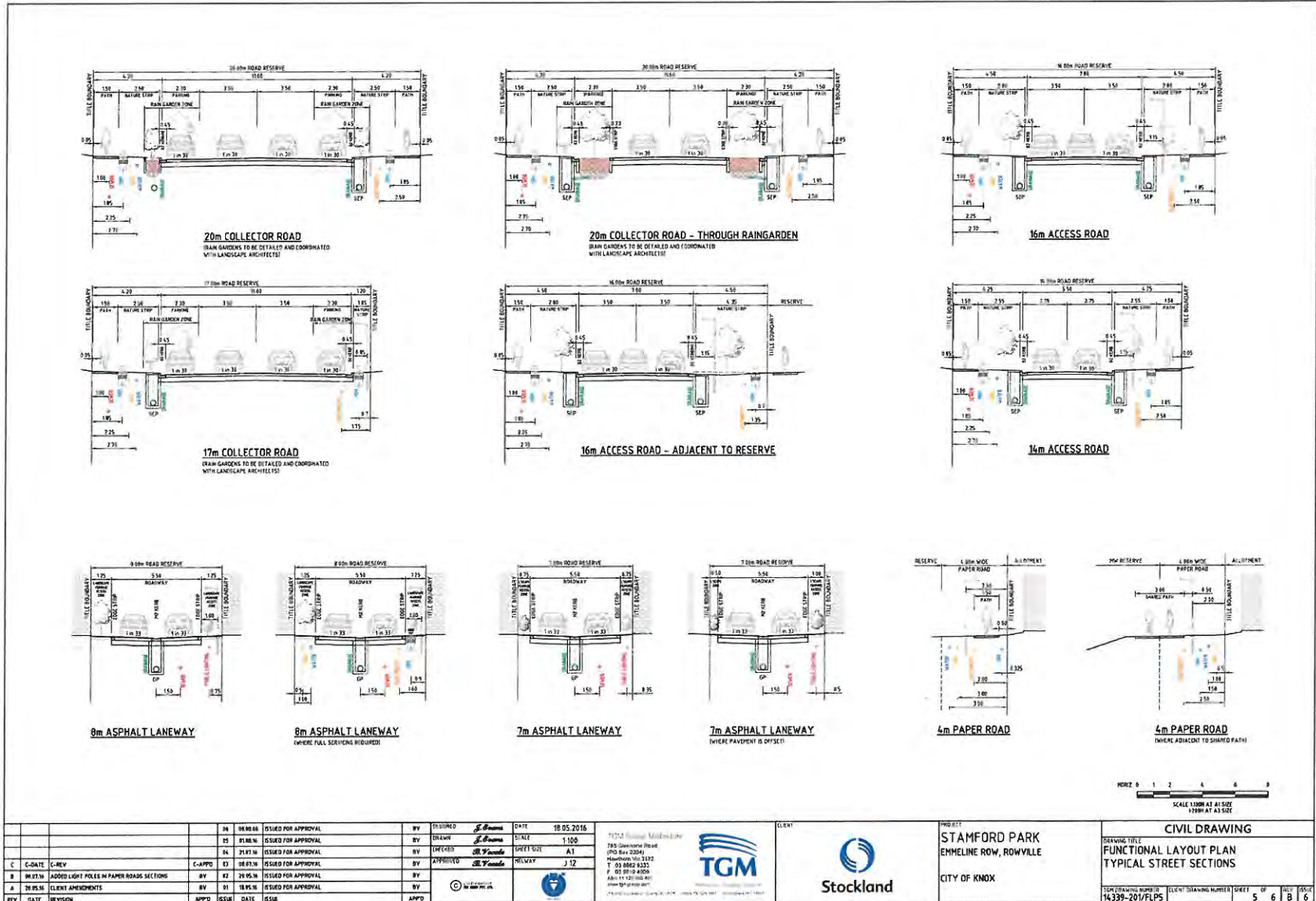


FIG. 59 STAMFORD PARK FUNCTIONAL LAYOUT PLAN - STREET SECTIONS [TGM]



**6.4\_WASTE MANAGEMENT STRATEGY**

Waste management practices have significant impact on the environment and the liveability of the residents. Although, Melbourne currently recycles about 70% of its waste, valuable materials are still diverted to landfill which significantly impacts our environment.

Across Stamford Park, the overall environmental impacts associated with construction and operational waste will be reduced through the adoption of a Construction Waste Management Plan (CWMP), an Operational Waste Management Plan (OWMP), and ongoing engagement with relevant stakeholders, authorities and community members/ residents to ensure implementation.

- The new community at Stamford Park is aiming to achieve the following outcomes:
- High level of reuse and recycling of construction waste;
  - Minimum of 10% recycled material utilised in the Development in consultation with Council;
  - Provision for Council to install up to two waste collection and recycling stations in agreed locations;
  - Sufficient space for recyclable and landfill waste receptacles provided within lots/ dwellings;
  - Provision for composting to all non-apartment dwellings;
  - Establish and implement a CWMP and OWMP for all stages of the development to the satisfaction of the local authority and in accordance with relevant national best practice guidelines such as those outlined in Green Star Communities Credit 3G. These documents will address the following:
    - A forecast of the quantity of waste that will be generated, identified by material type;
    - A set of clear actions to reduce waste, and to increase the level of recycling;
    - Consideration of the end destination for each waste stream and recovery rate that can be achieved; and
    - A plan to identify, investigate and implement waste management strategies to design out waste as follows:
      - Design for reuse and recovery;
      - Design for off-site construction;
      - Design for material optimisation;
      - Design for waste efficient procurement; and
      - Design for deconstruction and flexibility;

The implementation of these strategies can be achieved by incorporating best practice design and waste management practices as outlined below:

- **Planning and design phase** - waste management principles are incorporated into project design and documents. The site layout and dwelling design enables Council and residents to reduce and recycle waste via easy access to waste management practices.
  - Integrated design of streets and dwellings will achieve optimal outcome for all services including waste storage and collection;
  - Each dwelling assists residents to separate waste streams by providing separate spaces for general, recycled and composting waste bins;
  - Sufficient space will be provided for storage of bins within dwelling lots and for presentation of bins for collection;
  - Each townhouse will have a dedicated storage area to store bins located either within the garage or adjacent to the driveway;
  - Dedicated spots are provided for safe and easy access for waste collection vehicles. Vehicle access has been tested via transport and traffic swept path modelling; and
  - Partnership and alignment with the nearby community permaculture garden will reduce food miles and reduce environmental impact.

- **Construction phase** - construction waste management requirements are outlined in the planning Environmental Management Plan (EMP). The contractor will be required to develop a detailed CWMP for the construction phase following national best practice guidelines.
- **Operational phase** - provide guidance to the community on waste management practices via community information documents and/ or an online portal, and also through incorporating into sustainability learning initiatives throughout the development.

*REFER APPENDIX D (WASTE MANAGEMENT PLAN - ARUP AUGUST, 2016) FOR FURTHER INFORMATION.*

6.5\_ENVIRONMENTAL MANAGEMENT PLAN

The Environmental Management Plan (EMP) provides a framework for onsite management of the environment during the construction period to minimise impacts and satisfy the requirements of Green Star Communities Credit 8.2, Knox City Council and legislative and regulatory obligations.

The EMP is required to consider all relevant legislation, potential issues of relevance and identify appropriate control measures to ensure compliance during construction. Additionally, the EMP is required to align with overall intention of the Stamford Park Development Plan by promoting best practice safeguarding of the environment.

It is anticipated that any future planning permit issued by the responsible authority for a residential development on the subject site will require a Environmental Management Plan to be prepared to its satisfaction.

For future planning applications, the EMP to be prepared should consider how objectives and targets can facilitate best practice sustainability and contribute to achieving a Minimum 5 star Green Star Community rating, a key target for Stockland and Knox City Council.

Key environmental aspects that require safeguarding include Corranwarrabul Creek, the low lying floodplain, native flora and fauna habitat and nearby sensitive receptors including the Stamford Park Homestead, the historically significant English Elms, existing residences along Corranwarrabul Close to the south and the Kingston Links Golf Club to the west.

The following measures needs to be implemented during construction:

- Solid waste management;
- Soil erosion and sediment control;
- Hydraulics and hydrology provisions to protect the floodplain, water quality and aquatic biodiversity;
- Protection measures for native flora and fauna; and
- Safeguarding of air quality from emissions.

COMPLIANCE

Generally, the EMP should address the following:

- An outline of the proposed scope of works;
- Overview of environmental management elements and systems procedures of relevance to Stamford Park;
- Risk assessment process to identify potentially significant risks; and
- Key environmental issues and associated management actions to minimise impacts from construction activities by topic as identified in the risk assessment.

The EMP and the WMP are to address waste management during construction and operation respectively. The EMP and WMP are to be developed to the satisfaction of the local authority with the objective of:

- Clearly and concisely communicating significant environmental risks associated with the construction of Stamford Park;
- Develop and implement a management system for legislative compliance;
- Outline procedures and guidelines for managing environmental risks and minimise impacts on the environment and local community; and
- Identifying how the requirements of the plan will be assessed to ensure effective environmental management.

The EMP is required to outline how solid waste production including litter, is minimised, securely contained and disposed of, on and off-site in a responsible manner including:

- Rubbish bins and rubbish collection systems should be provided on-site and all waste collection is to be handled by appropriately licensed contractors;
- Opportunities to minimise waste at source by maximising material efficiencies will be identified;
- Waste going to landfill will be reduced by segregating waste and enacting the principles of the waste hierarchy to reduce, reuse and recover waste where possible;
- Schedule regular removal of on-site waste to prevent build-up, associated odour impacts and minimise the attraction of vermin; and
- Outline appropriate procedures in the incident response plan to account for and report on any illegal dumping.



The EMP is required to outline the approach to addressing soil erosion and sediment control during construction. The following measures are to be implemented during construction to protect Corhanwarabul Creek and the Stamford Park wetlands from erosion and sediment transport during work:

- An Erosion and Sediment Control Plan is to be developed by the contractor to the satisfaction of the local authority and implemented prior to the commencement of construction;
- An Earthworks Strategy to be developed by the contractor to the satisfaction of the local authority and implemented prior to the commencement of earthworks;
- Silt fencing is to be installed and regularly inspected during construction;
- Run off to surface water bodies should be avoided;
- Exclusion zones and fencing is to be put in place to limit the extent of works near water bodies;
- Best practice measures should be employed to protect water resources and soil including the installation of silt traps, timely replacement of topsoil and installation of WSUD features and the provision of a construction site drainage system; and
- All staff working on site must undertake a site-specific environmental induction which identifies all ground and surface water bodies at risk from construction activities, monitoring and storage procedures of all potentially polluting materials and outlines best practice behaviour to be adopted by construction staff to prevent impacts.

The EMP should address hydraulic and hydrology provisions during construction. In addition to the preceding measures, the following are to be implemented during construction to protect and improve the floodplain, water quality and habitat value of Corhanwarabul Creek and the Stamford Park wetlands:

- High risk soil and erosion activities such as earthworks should not be undertaken immediately before or during high rainfall or wind events;
- An all-weather track will be provided on unsealed vehicle routes;
- Fauna [both aquatic and terrestrial] should not be intentionally harmed;
- The trapping and handling of fauna should only be undertaken by a suitability qualified handler;
- Procedures will be adopted in the event of an unexpected protected species or important habitat being encountered; and
- Identify exclusion zones around key features including Corhanwarabul Creek.

The EMP should address biodiversity during construction to the satisfaction of the local authority. In addition to the preceding measures, the following are to be implemented to ensure that disturbance to native flora and fauna habitat and the potential for exotic fauna species to be introduced to Stamford Park is minimised during construction:

- All biodiversity offsets to be secured prior to the removal of native vegetation;
- Habitat loss should be minimised by restricting the construction footprint and access routes to a necessary minimum;
- The removal, pruning and lopping of trees is to be minimised where practicable and agreed in advance with Council; and
- Appropriate measures for the treatment/ control of invasive, non-native species [both plants and animals] and noxious weeds is to be implemented in accordance with the Catchment and Land Protection Regulations 2002.

The EMP should address air quality during construction to the satisfaction of local authority. The following measures should be implemented to ensure that there is no health risk or loss of amenity due to emission of dust and exhaust gases to the environment:

- Construction plant, vehicles and equipment, should be located away from sensitive receptors and where practicable enclosures, screening and filters will be put in place;
- Construction plant, vehicles and equipment is to be operated in accordance with manufacturer's guidance and will be regularly maintained and checked, with records kept on site;
- Dust generating vehicles, equipment, roads and access routes are to be kept clean by methods such as dampening, brushing and provision of dust suppression;
- Burning of materials on-site is to be prevented;
- Cutting or grinding activities on-site will be conducted using equipment and techniques which reduce emissions and incorporate appropriate dust suppression measures;
- Use of low energy, electrical/ battery powered equipment and low emission vehicles where practicable;
- Non-road mobile machinery will use ultra-low sulphur diesel where practicable;
- For certain dust generating activities such as mixing grout or cement based materials appropriate techniques to prevent dust emission should be used;
- The number of handling operations for materials should be kept to the minimum and avoid windy conditions where reasonably practicable;
- Materials handling areas will be maintained to constrain dust emissions through the use of measures such as watering facilities to reduce or prevent wind dispersion of dust; and
- Materials are to be compacted and stabilised as soon as reasonably practicable.

6.6\_STAGING

6.6.1 CIVIL CONSTRUCTION STAGING

The civil construction is proposed to be undertaken in three stages. This will enable Stage One to be issued with the Statement of Compliance at its completion, and therefore commencement of construction by the builder whilst the balance of the civil works continues with Stages Two and Three.

Stockland will seek approval for alternate access points for construction vehicles [to Emmeline Row] from Council, to minimise impact on the entry, the Homestead and residences to the south. This will be addressed with applications for early works on site.



LEGEND

- - - Stamford Park Site Boundary
- . - . Proposed Civil Staging Boundary



FIG. 60\_STAMFORD PARK CONSTRUCTION STAGING PLAN

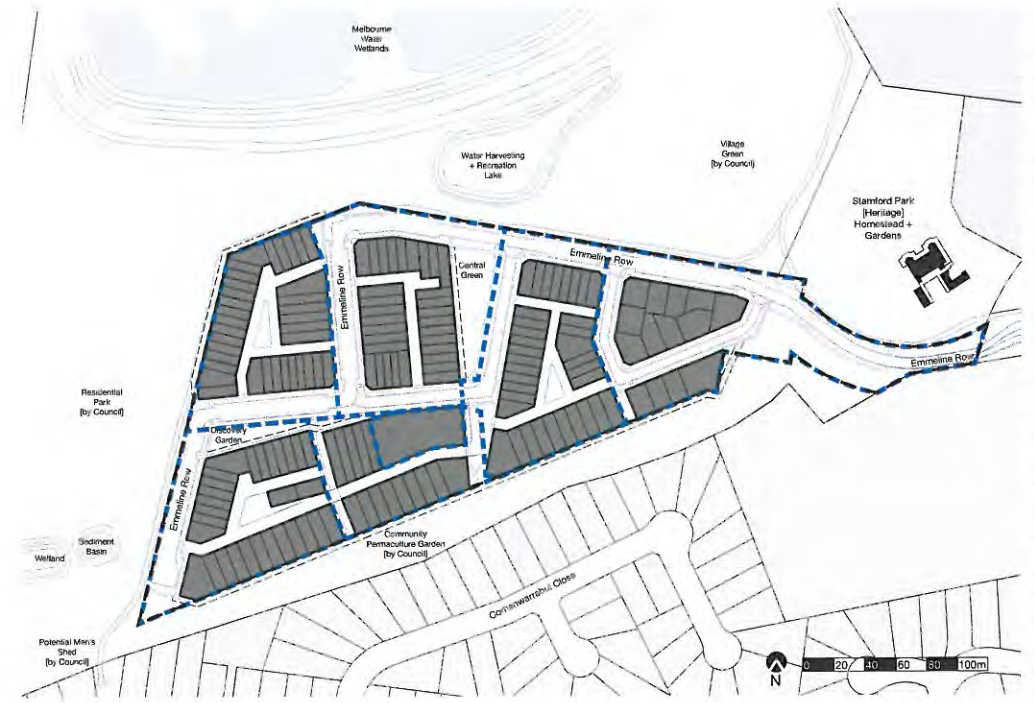


**6.6.2 DEVELOPMENT STAGING**

The proposed dwellings will be built over a series of stages. The first stages will be delivered to the eastern area of the site, with proximity to Emmeline Row and the Homestead.

A display home will be constructed in the first stage, demonstrative of the range of innovative architectural design initiatives to be delivered throughout the project.

A diversity of dwelling types will be delivered in each of the development stages where possible [including a range of heights, dwelling composition, size and siting].



**LEGEND**

- - - Stamford Park Site Boundary
- - - Proposed Staging Boundary



**FIG. 61\_STAMFORD PARK DEVELOPMENT STAGING PLAN**





## **APPENDIX C –**

### **980 Stud Road Rowville (Stamford Park Residential Estate Development Plan) – Contractual Requirements**

#### **1.0 Purpose**

This memorandum provides an assessment of the contractual requirements associated with the Development Plan for the Stamford Park Residential Estate.

The contract contains specific requirements to be addressed as part of lodgment of the Development Plan.

#### **2.0 Background**

As part of the purchase of 980 Stud Road Rowville from Council, Stockland entered into a Contract of Sale that includes specific obligations that must be achieved.

Under the Contract of Sale, Stockland had six months from the date of sale to submit the Development Plan. This requirement has been met.

The sale contract includes specific requirements that Stockland must meet, in many cases, the requirements go beyond those contained in the Knox Planning Scheme. A complete list of the requirements included in the contract of sale is attached at Appendix D. A number of the contractual requirements were required to be completed as part of the Development Plan or at the time of the Plan's lodgment.

While majority of requirements relevant to the Development Plan have been satisfied, Section 3.0 of this Assessment provides Council an overview of the contractual requirements, which while satisfactory, require further information to be provided. It is expected that this information would be provided at the Planning Permit stage.

Compliance with the contract requirements has been evaluated by Council's City Futures Department.

#### **3.0 The Requirements**

<b>Requirement</b>	<b>Status</b>	<b>Further action by Stockland and/or Council</b>
<b>IN2.1 – Delineate bicycle paths</b>	Satisfactory – subject to further detail	The 3m wide concrete shared pathway has been shown on the development plan. It is expected that any additional bicycle paths within the residential estate will be delineated in the planning permit documents to Council's satisfaction.
<b>IM3.1 - Car and bus parking to estate perimeter</b>	Satisfactory – subject to further detail	Car parking and bus has been shown on the Development Plan, with parallel car parking provided to the northern edge of Emmeline Row. Council and Stockland are continuing to investigate the feasibility of providing additional 45 degree visitor car parking along Emmeline

		Row. The outcome also subject to Melbourne Water approval of additional fill placement.
<b>IN5.1 – Undertake a feasibility study into construction of an aquifer storage and retrieval system</b>	Satisfactory – subject to further detail	A Integrated Water Management Plan has been provided. During the Planning Permit process, Stockland has agreed to undertake a joint feasibility study into the construction of a wetland and aquifer storage and recovery facility.
<b>IN7.2 – Consolidate services trenches</b>	Satisfactory – subject to further detail	To date service authorities have not agreed to the consolidation of services. It is expected that this will be negotiated during the Planning Permit for the subdivision of the land.
<b>IM8.1 – Provide a report on strategies to achieve Crime Prevention through Environmental Design (CPTED) principles in the estate</b>	Satisfactory – subject to further detail	The Development Plan includes design strategies that align with CPTED principles. To comply with the requirements a CPTED report will be required for each planning application.
<b>EM9.1 – Achieve an average of 7.5 stars NatHERS rating</b>	Satisfactory – subject to further detail	<p>The design process has illustrated that achieving a 7.5 star NatHERS rating has compromised the livability of the development, including loss of amenity and access to natural light. It is recommended that Council adopt a balanced approach to this requirement, as this was not contemplated during contract negotiations. Stockland has demonstrated that the development can achieve a 6 Star Greenstar accreditation. Whilst this is a different rating system from the NatHERS rating, Council Officer’s are satisfied that achieving a 6 Star Greenstar rating would achieve International best practice.</p> <p>A report on the NatHERS and Greenstar is required to be submitted as part of the planning permit application and implemented through planning permit conditions.</p>
<b>LM5.1 – Provide a palette of colours and materials for homes and elements in the public realm</b>	Satisfactory – subject to further detail	The Development Plan establishes a set of design principles for the colour and materials of the estate. A full palette of colours and materials will be included with the planning permit application for buildings and works.
<b>LN5.2 – Open space design elements and colour palette to</b>	Satisfactory – subject to	The Development Plan establishes a set of design principles for the colour and materials of open space areas. The colours and materials



<b>integrate with surrounding Council parkland</b>	further detail	generally integrate the surrounding parkland. A full palette of colours and materials will be included with the planning permit application for buildings and works.
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#### **4.0 Conclusion**

An analysis by City Futures of Stockland's Development Plan submission for the Stamford Park Residential Estate and accompanying infrastructure has identified that all of the sale contract requirements have been either met or Council Officer's are satisfied that they can be met during the Planning Permit process.

## Stamford Park – Site and Lot Scale Requirements for Sale Contract – Post Tender phase

Scale	Council Objective	Revised Requirement following Negotiation
Site	<b>Infra01</b> Create bus link connectivity to estate from Golf Course and Stud Road.	<b>IM1.1</b> Provide bus stops and shelter to <i>Public Transport Victoria</i> standards (Bus Shelter standard C-010-100043-01 Rationalised Metro Non-Ad Full Back (Solar)) in locations as indicatively shown on the Concept Development Plan subject to relevant authority approvals.
	<b>Infra02</b> Promote bicycle and pedestrian access to estate from adjoining sites and 'Mountain to the Bay' trail.	<b>IM2.1</b> Provide 3m wide concrete shared pathway to council specifications in a location as indicatively shown on the Concept Development Plan. <b>IN2.1</b> Delineate bicycle paths from pedestrian paths installed within the estate where practicable and as agreed.
	<b>Infra03</b> Synergise car parking requirements with adjoining land owners and plan appropriately to integrate private development needs with regional facility needs.	<b>IM3.1</b> Provide visitor car and bus parking to residential estate perimeter as indicatively shown on the Concept Development Plan to Council approval. <b>IM3.2</b> Provide crushed rock sub-base to Homestead car park to the extent shown on the Concept Development Plan. Design the car park to accommodate a minimum of 45 car spaces and 1 bus bay in a manner which maintains site views of the Homestead to the east of Emmeline Row <b>IN3.1</b> Provide and install bicycle storage hoops to council specifications in three agreed locations. In addition, provide and install a sheltered bicycle storage hoops facility (for minimum of 12 bicycles) to Council specification, integrated with a bus stop. <b>IN3.2</b> Design street parking to discourage 'ownership' issues among residents using an agreed design response.
	<b>Infra 04</b> Implement development objectives which meet or exceed Council's objective to minimise waste to landfill.	<b>IM4.1</b> Provide as part of the Development Plan, development objectives to minimise waste, for example: collecting and recycling construction waste, collecting residential green waste, creating a compost area in the Permaculture Garden, to Council approval. <b>IN4.1</b> As part of the Greenstar community strategy, a target to achieve a minimum of 10% recycled material into the Development to be considered and agreed by the developer in consultation with Council. Investigate the opportunity with Council to install up to 2 waste collection and recycling stations in agreed locations.
	<b>Infra05</b> Achieve an integrated approach to water catchment and management for the estate which integrates all the water sources in a fit for purpose and sustainable manner.	<b>IM5.1</b> Provide as part of the Development Plan, an Integrated Water Management Plan, including water balance calculations for Council approval, elements to include but not limited to: <ul style="list-style-type: none"> <li>- Design and construct a water harvesting and recreation lake for the residential estate where indicatively shown on the Concept Development Plan and subject to relevant authority approvals;</li> <li>- Use of recycled storm water (non-potable) for toilet flushing and irrigation to all dwellings (apartment and non-apartment) to Council specifications and subject to relevant authority approvals;</li> <li>- Pipe recycled storm water (non-potable) to the Community Permaculture Garden where indicatively shown on the Concept Development Plan and subject to relevant authority approvals</li> </ul> <b>IN5.1</b> Undertake a feasibility study in consultation with Council (including a Developer Contribution of \$30,000) into the construction of a wetland and Aquifer Storage and Recovery facility prior to Substantial Commencement.
	<b>Infra06</b> Clearly define maintenance responsibilities for the estate public realm infrastructure.	<b>IM6.1</b> Provide a site maintenance service agreement as part of the Development Plan/planning permit for approval by Council. Provide maintenance of all landscape and WSUD infrastructure for two years following practical completion of that infrastructure. For clarity, road and drainage infrastructure will be subject to Council's standard maintenance regime. <b>IN6.1</b> Provide a joint developer and Council communication plan as part of the Development Plan, for promotion of the residential estate and Council's public realm assets, and implement in an agreed manner.



Lot	<p><b>Infra07</b> Specify and construct public realm assets within and to the estate in accordance with Council specifications for construction, way finding, accessibility and maintenance requirements.</p>	<p><b>IM7.1</b> Design and construct roads, pedestrian paths, street lighting, bollards and bollard lights, surface treatments, seating and other infrastructure to comply with Council specifications.</p> <p><b>IM7.2</b> Design Emmeline Row road, road surface, bollards and signage in the heritage precinct to convey heritage significance and obtain Council approval of the design prior to commencing construction. Mobility needs to be fully considered in the design.</p> <p><b>IN7.1</b> Use solar powered LED lighting for the Homestead car parking and 3m shared use pathway lighting, in accordance with the Indicative Lighting Plan, as attached (<b>Indicative Lighting Plan</b>).</p> <p><b>IN7.2</b> Work with Council to explore potential to consolidate underground service trenches and provide removable covers at regular intervals and junction points in agreed locations, subject to relevant authority approvals being achieved within 6 months of the day of sale specified in the Contract.</p> <p><b>IN7.3</b> Make provision for installation of the national broadband network (or third party equivalent) to all lots and the Stamford Park Homestead.</p> <p><b>IN7.4</b> Provide public drinking taps (x3) in and adjacent to the residential estate in agreed locations.</p> <p><b>IN7.5</b> Provide an events and community information board (x2) in agreed locations.</p> <p><b>IN7.6</b> Provide an entry sign or statement to the Homestead, parklands and new residential estate which promotes Stamford Park in agreement with Council.</p>
	<p><b>Infra08</b> Apply CPTED (Crime prevention through Environmental Design) principles to estate.</p>	<p><b>IM8.1</b> Provide as part of the Development Plan, a design report outlining proposed implementation of CPTED principles to Council for approval prior to commencing construction.</p>
	<p><b>Enviro01</b> The residential estate will aspire to be a net zero carbon precinct.</p>	<p><b>EM1.1</b></p> <p>(a) Provide as part of the Development Plan, a design report outlining strategies to be implemented in the estate to achieve '5 star Greenstar Community' and provide an independent environmental audit of Green Star Credits awarded at the design approval stage.</p> <p>(b) Provide an independent environment audit of Green Star Credits awarded within six months of Practical Completion.</p>
	<p><b>Enviro02</b> Development will exhibit sensitivity to traditional custodians of the land.</p>	<p><b>EM2.1</b> Provide as part of the Development Plan, a detailed landscape plan which aligns planting in the central parkland spaces within the residential estate to respect and enhance views to Mt Corhanwarrabul, to Council's approval.</p> <p><b>EM2.2</b> Ensure joint developer and Council inspections are undertaken as appropriate, during excavation works to check for evidence of prior aboriginal occupation and use of the land.</p> <p><b>EN2.1</b> Provide an information board detailing the history of the traditional owners and the context of Stamford Park to them by agreement with Council and the Wurundjeri people and other cultural heritage groups that are required to be consulted with..</p>
	<p><b>Social01</b> The quantum of social and affordable housing will meet and ideally exceed current policy requirements.</p>	<p><b>SM1.1</b> Provide a minimum of 5% of all lots for Social Housing, or to the nominated Housing Association, in accordance with the Social Housing Selection Process.</p>
	<p><b>Social 02</b> Infrastructure to service social housing will be fully integrated with the residential estate.</p>	<p><b>SM2.1</b> All infrastructure to service Social Housing Dwellings will be provided by the Developer and must meet the same standards as all other dwellings in the estate.</p>
	<p><b>Social 03</b> The Developer should have proven experience or a strong willingness to work with a registered housing association to provide social housing.</p>	<p><b>SM3.1</b> The Developer will undertake an EOI and RFT selection process for the preferred Housing Association in accordance with the Social Housing Selection Process.</p>
	<p><b>Social 04</b> Social housing sites and dwellings are to remain as long term social housing.</p>	<p><b>SM4.1</b> The Council will prepare and the Owner will enter into a further Section 173 Agreement or other suitable instrument agreed to by the parties to ensure that the quantum of Social Housing remains protected following changes to ownership of the Social Housing Lots.</p>

<p><b>Infra 09</b> Reduce overall electricity consumption and improve efficiency of electrical components.</p>	<p><b>IM9.1</b> Maximise use of solar powered and light emitting Diode (LED) lighting;  <b>EM9.1</b> Achieve an average star rating of 7.5 NatHERS rating stars for all dwellings;  <b>IN9.1</b> Use solar powered LED lighting throughout the estate and public realm in accordance with the Indicative Lighting Plan.  <b>EM9.2</b> Install a minimum of 3.5kW PV solar panels to each non apartment dwelling;  <b>EN9.2</b> Provide and install a solar array to a minimum of 11.5kW as part of the 'green roof' to the apartment building.  <b>EM9.3</b> Provide and install solar powered electric vehicle recharge facilities to the apartment building;  <b>EN9.3</b> Install solar powered electric vehicle recharge points in all non-apartment dwelling garages  <b>EM9.4</b> All dwellings to achieve 100 points in Council's "Sustainable Environmental Performance Standards"(STEPS).</p>
<p><b>Infra 10</b> Encourage residential waste recycling.</p>	<p><b>IM10.1</b> Provide sufficient space for recyclable and landfill waste receptacles at convenient collection points in dwelling lots.  <b>IN10.1</b> Make provision for composting in all non-apartment dwellings.</p>
<p><b>Infra 11</b> Maximise collection of rainwater.</p>	<p><b>IM11.1</b> Install 2000 Litre rainwater tanks to all non apartment dwellings, plumbed for internal use for toilet flushing (non potable water).</p>
<p><b>Enviro 03</b> The residential development will demonstrate diversity.</p>	<p><b>EM3.1</b> Provide a design report as part of the Development Plan, outlining proposed design strategies to achieve diversity of housing typology to Council for approval.  <b>EN3.1</b> Construct a display home demonstrating design strategies to achieve diversity as part of the first Stage, including dwelling construction. Operate display home for a minimum 12 months.</p>
<p><b>Enviro 04</b> Built form will demonstrate innovative architecture that allows flexibility and adaptability to future needs.</p>	<p><b>EM4.1</b> Provide a design report as part of the Development Plan, outlining proposed design strategies to achieve innovative architecture to Council for approval prior to commencing construction.  <b>EN4.1</b> Included in the display homes under EN3.1, demonstrate design strategies to achieve innovative architecture.</p>
<p><b>Enviro 05</b> Residential development is integrated into the local parkland and community.</p>	<p><b>EM5.1</b> Provide a design report as part of the Development Plan, outlining design strategies to achieve integration of the residential development and surrounding parkland to Council for approval prior to commencing construction.  <b>LM5.1</b> Provide as part of the Development Plan, for Council approval, a palette of colours and materials to be used for homes and all elements in the public realm within the residential estate.  <b>LN5.2</b> Use material and colour palettes for paving, retaining walls, street and park furniture and which achieve integration with surrounding Council owned parkland.</p>
<p><b>Social 05</b> Social housing allotments must be well located and dwellings integrated into the estate.</p>	<p><b>SM5.1</b> Provide a report as part of the Development Plan, or earlier if possible, to Council which outlines strategies to ensure Social Housing will be equitably dispersed across the Development site (salt and pepper approach) and provide equitable access to public spaces and facilities.</p>
<p><b>Social 06</b> Social housing should be adaptable to meet changing consumer needs and demands into the future.</p>	<p><b>SM6.1</b> Provide a report as part of the Development Plan, or earlier if possible, to Council which outlines strategies to ensure Social Housing will be adaptable and meet changing customer needs.</p>
<p><b>Social 07</b> Embed choice in social housing.</p>	<p><b>SM7.1</b> As part of the above report (SM6.1) outline strategies to respond to the need for flexibility and long term affordability by adopting 'accessible', 'visitible and 'adaptable' design responses and a diversity of housing typologies.  <b>SN7.1</b> Design responses to include flexibility to allow for dwellings to be adapted to respond to social and demographic trends, for example, the ability to reconfigure smaller dwellings into larger ones.</p>
<p><b>Developer Initiative – Additional Outcomes - Community Development Grants</b></p>	<p>Prepare a community development plan within 12 months of Substantial Commencement for the purposes of Stockland expending \$60,000 on a range of community Development initiatives to be delivered by Stockland to Stamford Park over the life of the Development. The \$60,000 will include a minimum \$5,000 per annum in community grants to eligible groups. Annual reporting to be provided to Council on community initiatives and monetary distributions until Practical Completion of the Development.</p>

Attachment: Indicative Lighting Plan