





Knox City Council
ATTACHMENT 2

Property	
Address	980 Stud Road, ROWVILLE
Application Number	P/2016/6593/A
Description	Amendment to the Development Plan (Stamford Park)
Wardname	Tirhatuan

LEGEND:

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



Scale: 1:3000

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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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 26] and described in more detail on the following pages.





05_THE DEVELOPMENT PLAN

“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.

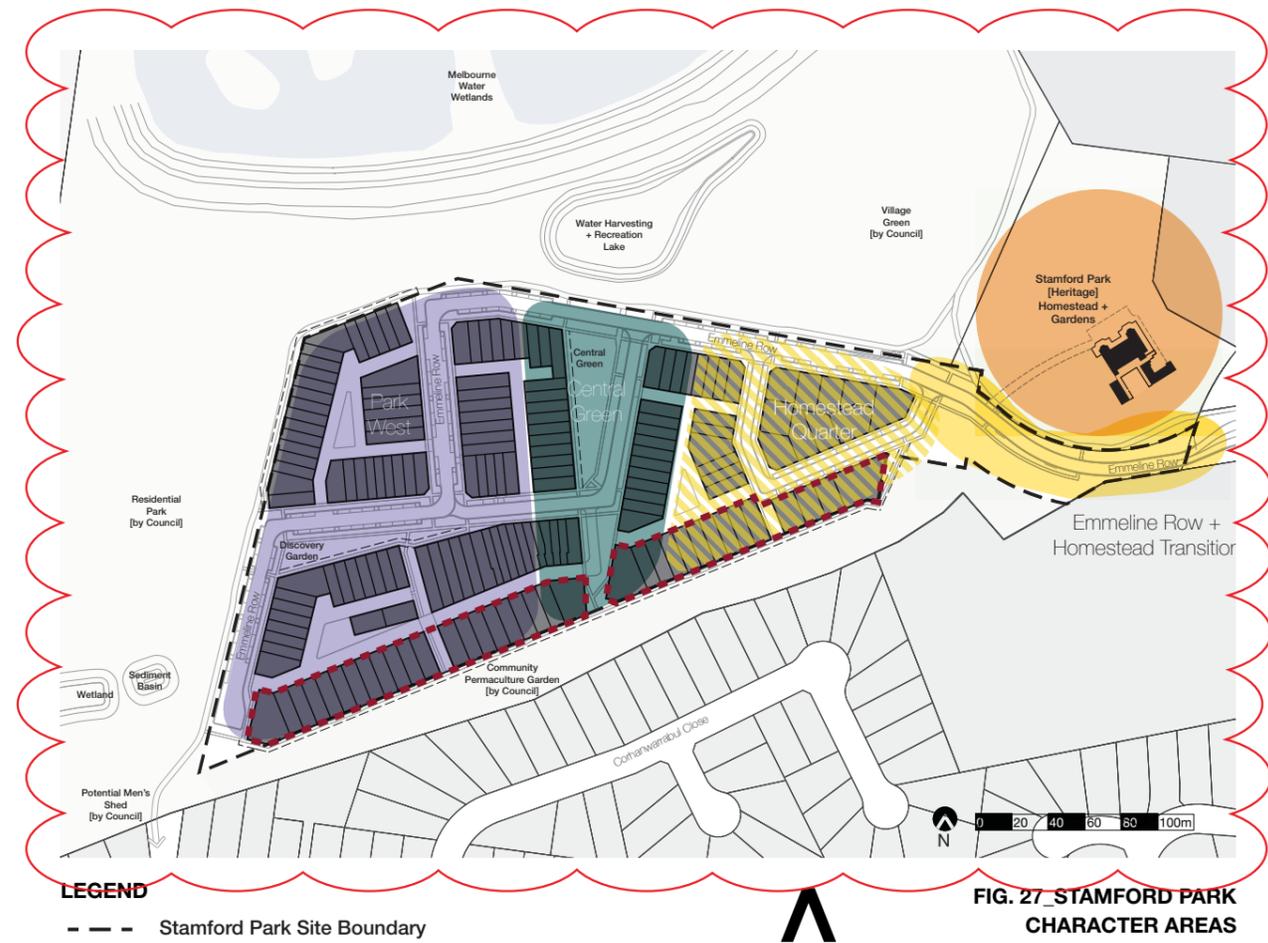
5.2_NEIGHBOURHOOD CHARACTER

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.



05_THE DEVELOPMENT PLAN



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.

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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 characterise the development site, 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.

STAMFORD PARK - ROWVILLE, CITY OF KNOX | DEVELOPMENT PLAN REPORT 53

05_ THE DEVELOPMENT PLAN

“ 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.”

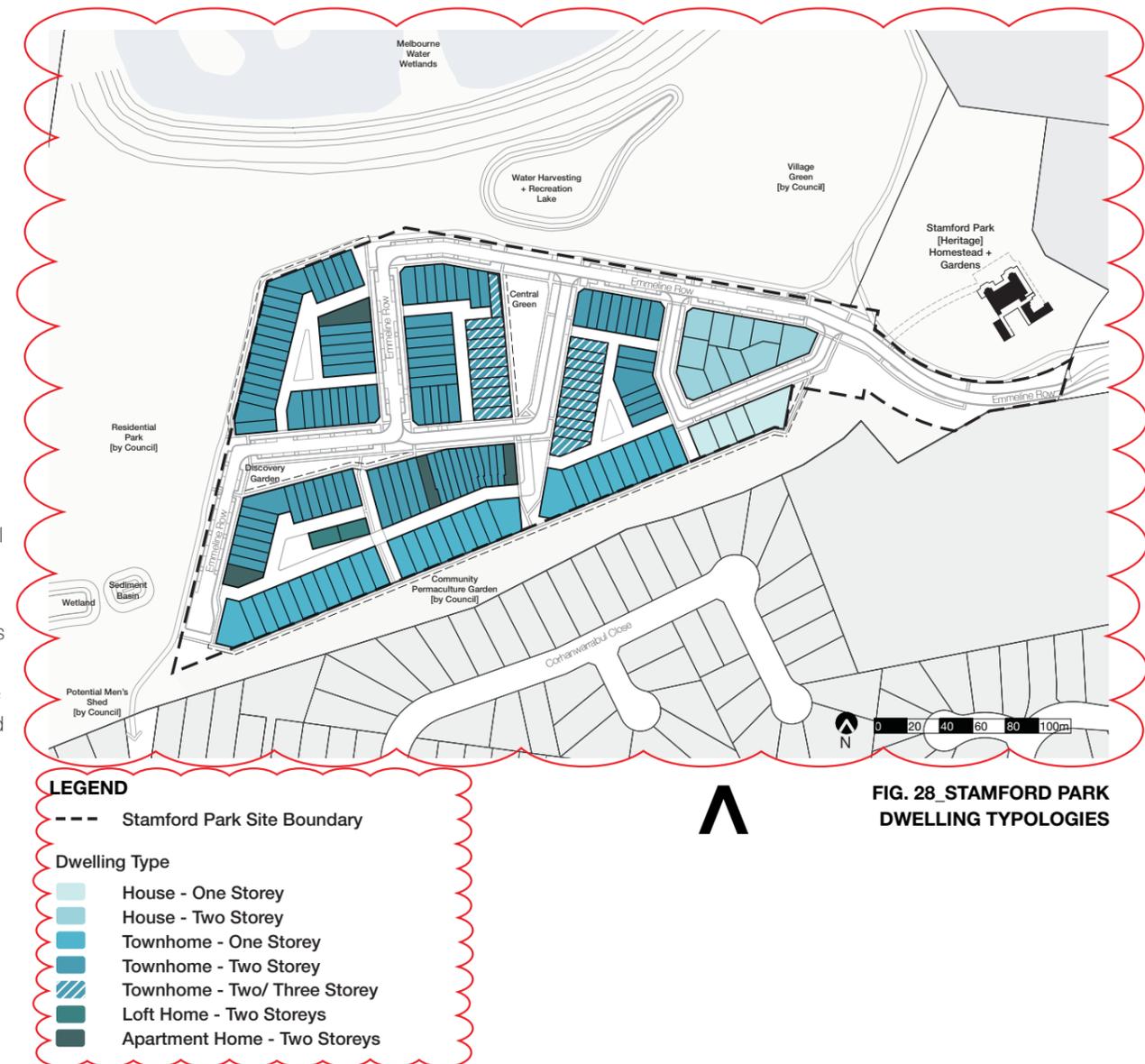
Knox Vision: Our City, Our Future 2013 – 17, Knox City Council

5.3.2 DWELLING DIVERSITY

- Approximately 175 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 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.



05_THE DEVELOPMENT PLAN

Dwelling typologies

- There are four dwelling typologies proposed across Stamford Park;
- Within these four 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 - 64.



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.



APARTMENT HOME

- Two storey [one dwelling per storey];
- Two bedrooms;
- Car parking/ garage access from the 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.

05_THE DEVELOPMENT PLAN

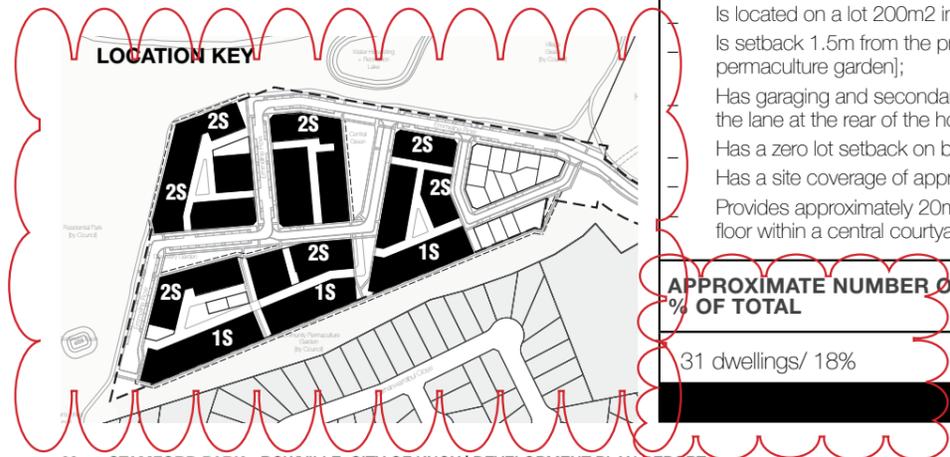
5.3.2 DWELLING DIVERSITY [CT'D]

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.



TOWNHOME | ONE STOREY

SITING + DESIGN PHILOSOPHY

- Townhomes are single storey where interfacing with the permaculture garden along the southern boundary of the site;
- Dwellings have a garage, secondary pedestrian access and mail deliveries from the lane, with the primary access/ front door located to the permaculture garden;
- A path through the permaculture garden provides pedestrian access for visitors to the front door of homes;
- 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;
- 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;
- A front garden and fencing provides a landscaped interface and defined edge between the private home and public garden;
- The one storey dwellings may be LHA compliant, providing accessible housing choice.

DWELLING SUMMARY

Typically, the one storey townhome:

- Is located on a lot 200m² in size;
- Is setback 1.5m from the primary frontage [the permaculture garden];
- Has garaging and secondary pedestrian 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 81%;
- Provides approximately 20m² of open space at ground floor within a central courtyard.

APPROXIMATE NUMBER OF DWELLINGS/ % OF TOTAL

31 dwellings/ 18%

TOWNHOME | ONE STOREY - INDICATIVE ELEVATION



Source: Group GSA.

TOWNHOME | ONE STOREY - INDICATIVE FLOOR PLANS



Indicative Ground Floor Plan

Source: Group GSA.

05_ THE DEVELOPMENT PLAN

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;
- 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 138m² 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 27m² of open space [courtyard, balcony and/ or rear terrace].

APPROXIMATE NUMBER OF DWELLINGS/ % OF TOTAL

97 dwellings/ 55%

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TOWNHOME | TWO STOREYS - INDICATIVE ELEVATION

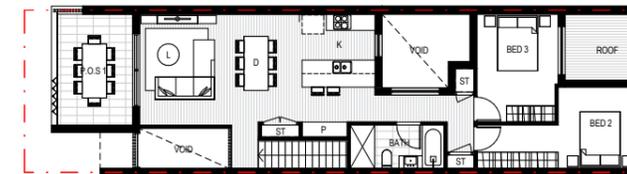


Source: Group GSA.

TOWNHOME | TWO STOREYS - INDICATIVE FLOOR PLANS



Indicative Ground Floor Plan



Indicative First Floor Plan

Source: Group GSA.

05_ THE DEVELOPMENT PLAN

TOWNHOME | TWO/ THREE STOREYS

SITING + DESIGN PHILOSOPHY

- 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;
- These townhomes assist to define the open space edge;
- Greater articulation and heights will be accommodated in these townhomes, reinforcing the Central Green as the key civic space;
- These 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 at ground floor and balconies to the front of the home;
- Terraces will be located to the rear of the home in key locations, providing surveillance/ activation of the lane;
- Living areas and balconies will be provided to the upper level of homes overlooking the Central Green;
- The use of balconies and varied elevations will provide opportunities for streetscape articulation.

DWELLING SUMMARY

- Typically, the two/ three storey townhome:
- Is located on a lot 138m² in size;
 - Is setback 1 to 3 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 87%;
 - Provides approximately 20m² of open space [courtyard, balcony and/ or rear terrace].

APPROXIMATE NUMBER OF DWELLINGS/ % OF TOTAL

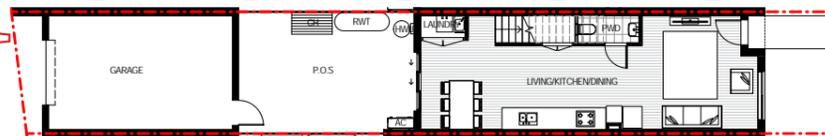
22 dwellings/ 13%

TOWNHOME | TWO/ THREE STOREYS - INDICATIVE ELEVATION



Source: Group GSA.

TOWNHOME | TWO/ THREE STOREYS - INDICATIVE FLOOR PLANS



Indicative Ground Floor Plans



Indicative First Floor Plans

Source: Group GSA

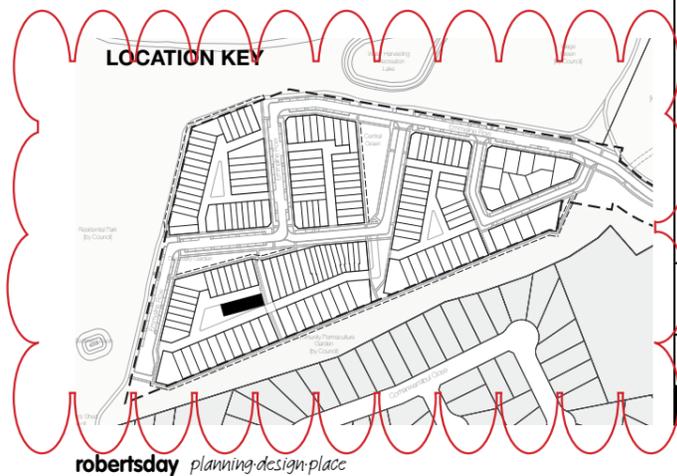
05_THE DEVELOPMENT PLAN

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.



LOFT HOME | TWO STOREYS

SITING + DESIGN PHILOSOPHY

- 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;
- Being located within the lane creates a unique address, creating alternate living options and affordable housing choice;
- Primary address for the loft homes is within the lane, with pedestrian, garaging, service access and mail deliveries from this thoroughfare;
- The dwellings have a high level of residential amenity, with natural lighting, ventilation and generous living spaces;
- 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.

DWELLING SUMMARY

- Typically, the two storey loft home:
- Is located on a lot 180m² in size;
 - Has a zero setback from the primary frontage [the lane];
 - Has a 1m to 3.5m setback to its secondary frontages;
 - Has a primary address and garaging access from the lane;
 - Has a zero lot setback on two boundaries;
 - Has a site coverage of approximately 61%;
 - Provides approximately 45m² of open space [courtyard and balcony to upper level].

APPROXIMATE NUMBER OF DWELLINGS/ % OF TOTAL

2 dwellings/ 1%

LOFT HOME | TWO STOREYS - INDICATIVE ELEVATION

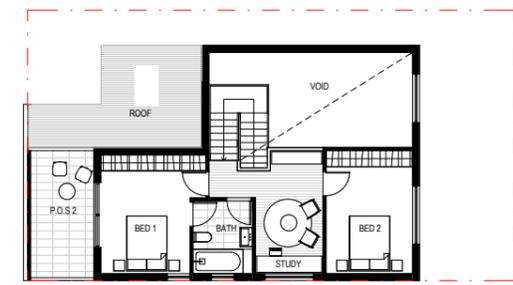


Source: Group GSA.

LOFT HOME | TWO STOREYS - INDICATIVE FLOOR PLANS



Indicative Ground Floor Plan



Indicative First Floor Plan

Source: Group GSA.

05_THE DEVELOPMENT PLAN

5.3.2 DWELLING DIVERSITY [CT'D]

Dwelling typologies

- APARTMENT HOME

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

Generally comprised of two or three apartments [one apartment on ground and one or two on upper floors], the dwellings share a garage structure, from which there are separate internal entries.

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

APARTMENT HOME | TWO STOREYS

SITING + DESIGN PHILOSOPHY

- The two storey apartment homes are located in areas easily accessible and with aspects to the surrounding parkland;
- The primary address of the dwellings [the front doors and mail box] are generally located to the street frontage, with garaging accessed from the lane at the rear of the home;
- Private open space will be either a courtyard [ground floor apartment] or a balcony [upper floor apartment];
- 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;
- The ground floor dwelling may be LHA compliant, providing accessible housing choice.

DWELLING SUMMARY

Typically, the apartment home:

- Is located on a lot between 200m² and 350m² in size;
- Is setback 1 to 2 metres from the primary frontage;
- Has garaging access from the lane at the rear of the dwellings;
- Has a zero lot setback on one side boundary, with a varied setback to the secondary [side] frontage;
- Provides private open space for each dwelling either as a ground floor courtyard and/ or balcony to the upper level.

APPROXIMATE NUMBER OF DWELLINGS/ % OF TOTAL

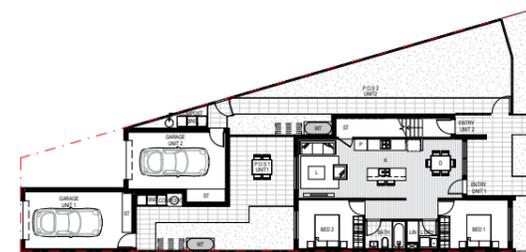
9 dwellings [4 lots]/ 5%

APARTMENT HOME | TWO STOREYS - INDICATIVE ELEVATION



Source: Group GSA.

APARTMENT HOME | TWO STOREYS - INDICATIVE FLOOR PLANS

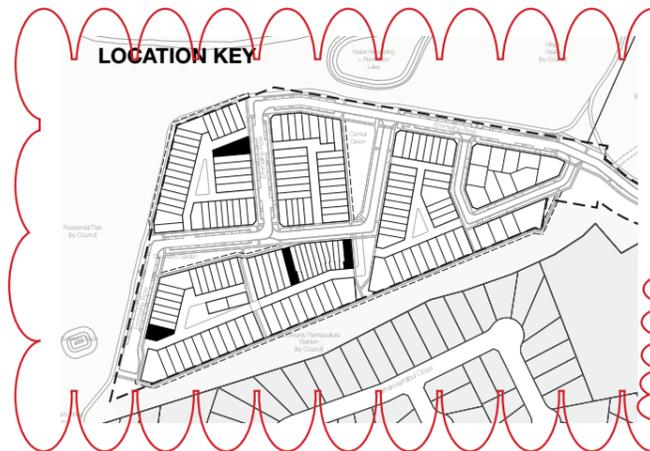


Indicative Ground Floor Plan



Indicative First Floor Plan

Source: Group GSA.



05_THE DEVELOPMENT PLAN

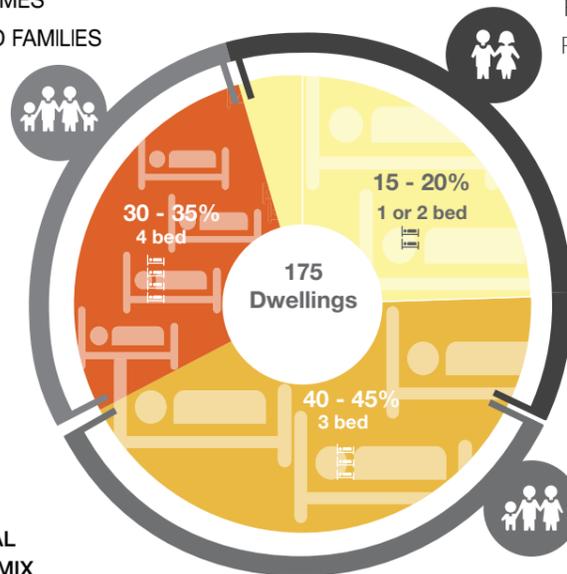
5.3.2 DWELLING DIVERSITY [CT'D]

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**

**APARTMENT HOMES + TOWNHOMES
FOR SINGLES, COUPLES,
RETIREES + DOWNSIZERS**



**LIVEABLE TOWNHOMES
FOR YOUNG COUPLES
+ SHARED HOUSEHOLDS**

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

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LEGEND

- - Stamford Park Site Boundary
- Number of Bedrooms
 - Two
 - Three
 - Four
- Apartment Home (9 dwellings)
 - 1 x 1 Bed Apartment
 - 8 x 2 Bed Apartments

**FIG. 29_STAMFORD PARK
DWELLING SIZE**

05_ THE DEVELOPMENT PLAN

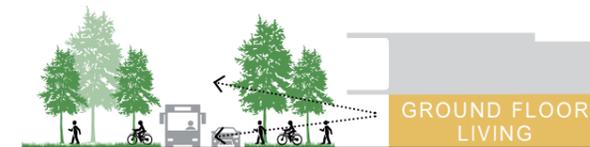
5.3.2 DWELLING DIVERSITY [CT'D]

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 a mix of upper and ground floor living areas, including balconies and terraces encouraging residents to engage with the surrounding amenity and activity.



REGIONAL + LOCAL PARKS



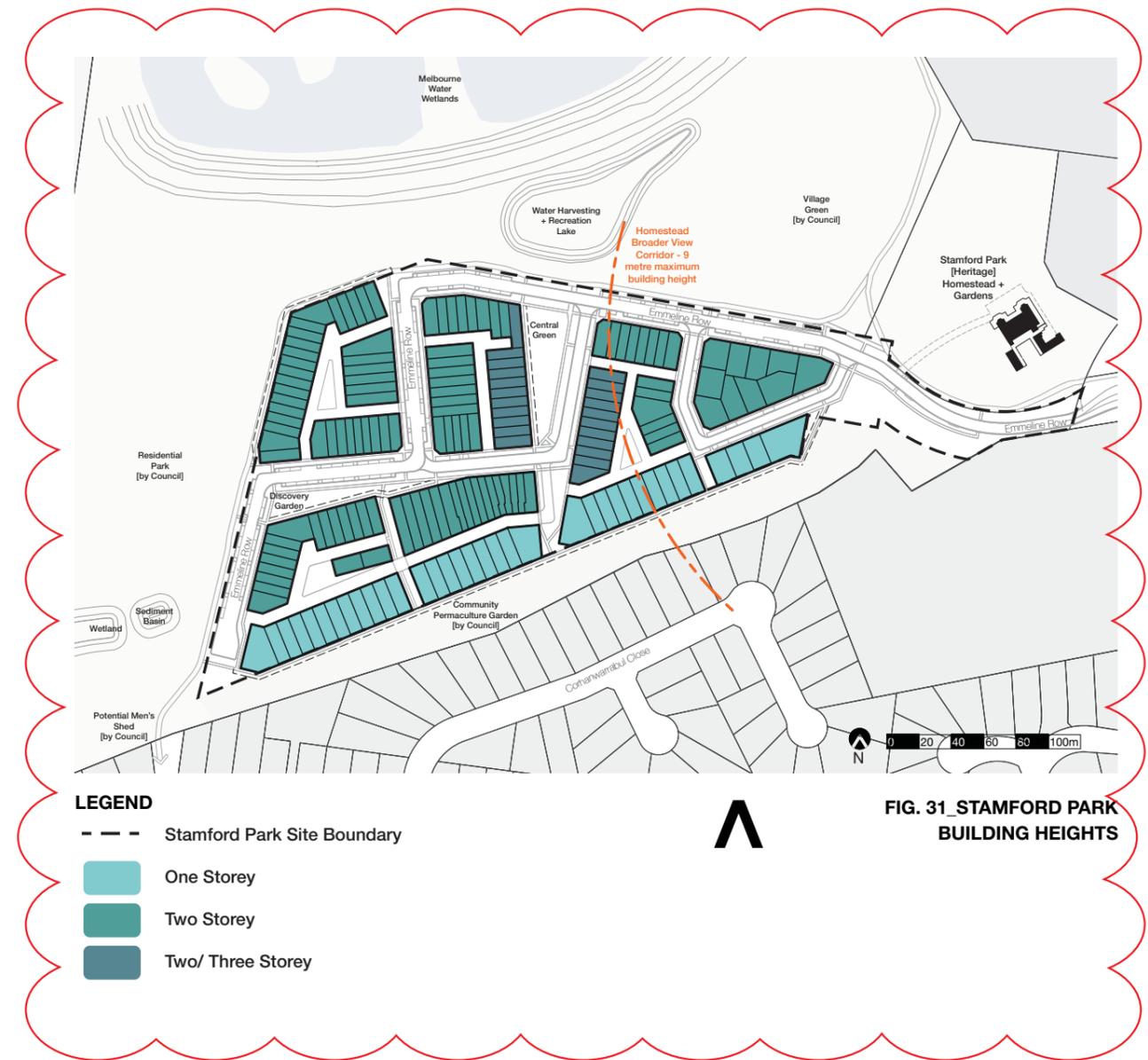
LOCAL STREETS + GARDENS



05_THE DEVELOPMENT PLAN

5.3.4 BUILDING HEIGHT

- The building heights proposed are 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; and
- Two storey homes are located in proximity to the Homestead abutting the northern and western boundaries of the site along with the Central Green.

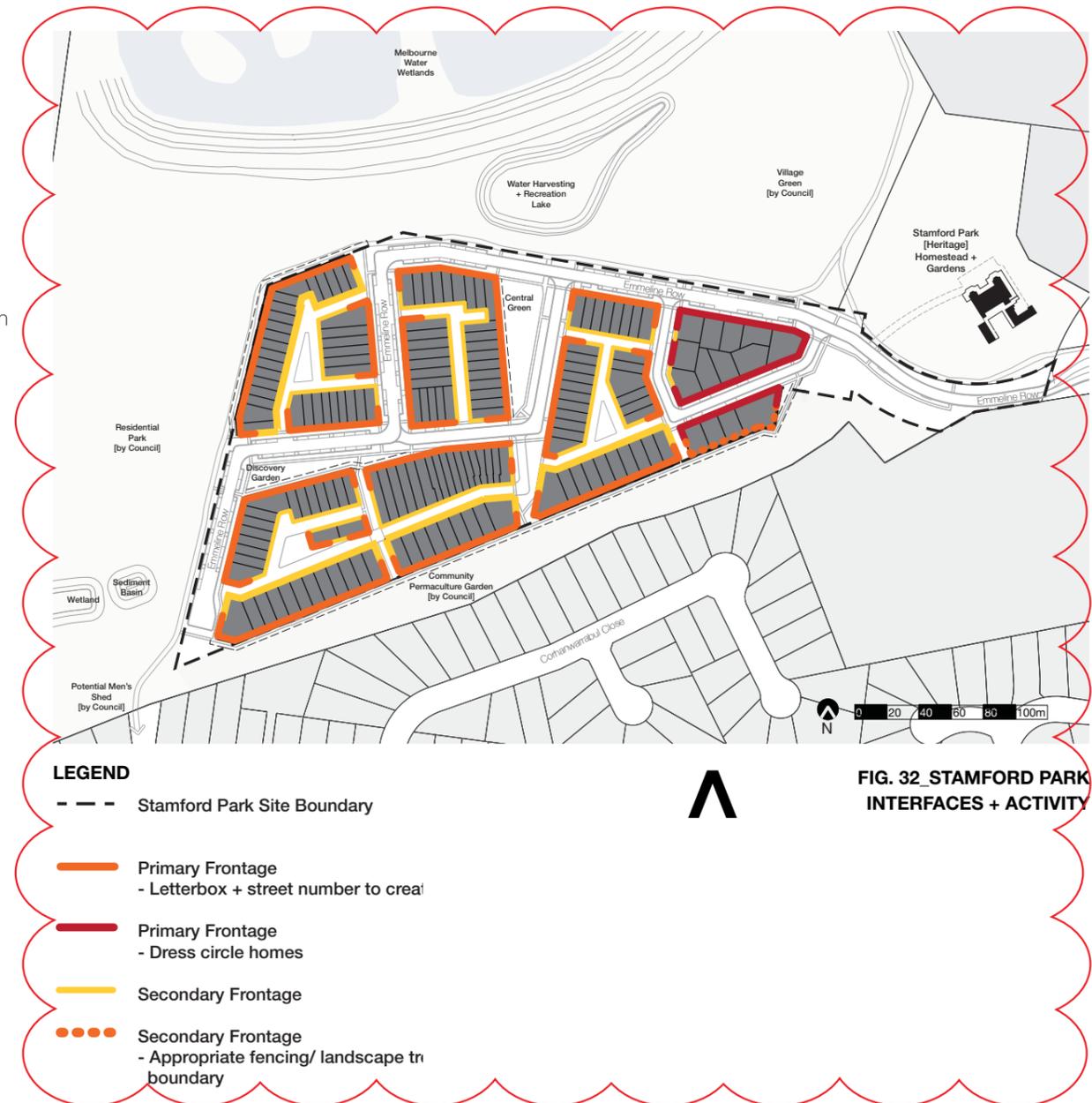


05_THE DEVELOPMENT PLAN

5.3.5 BUILDING ADDRESS + INTERFACES

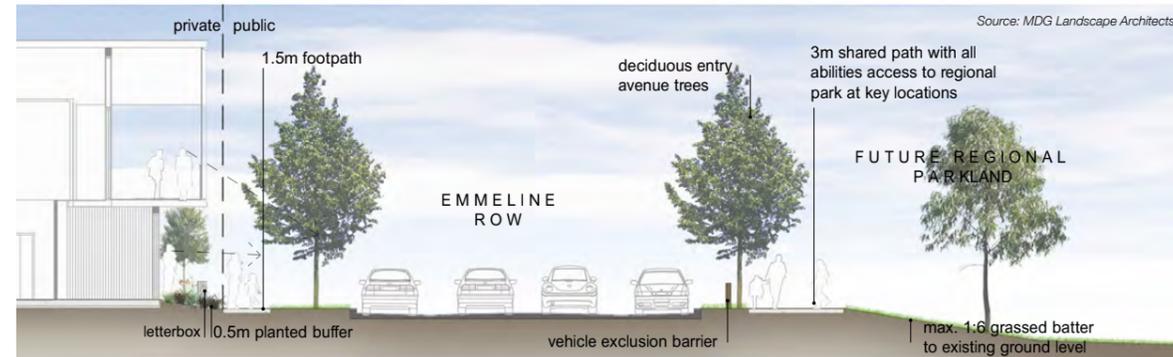
Interfaces + activity

- 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.



05_THE DEVELOPMENT PLAN

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



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.

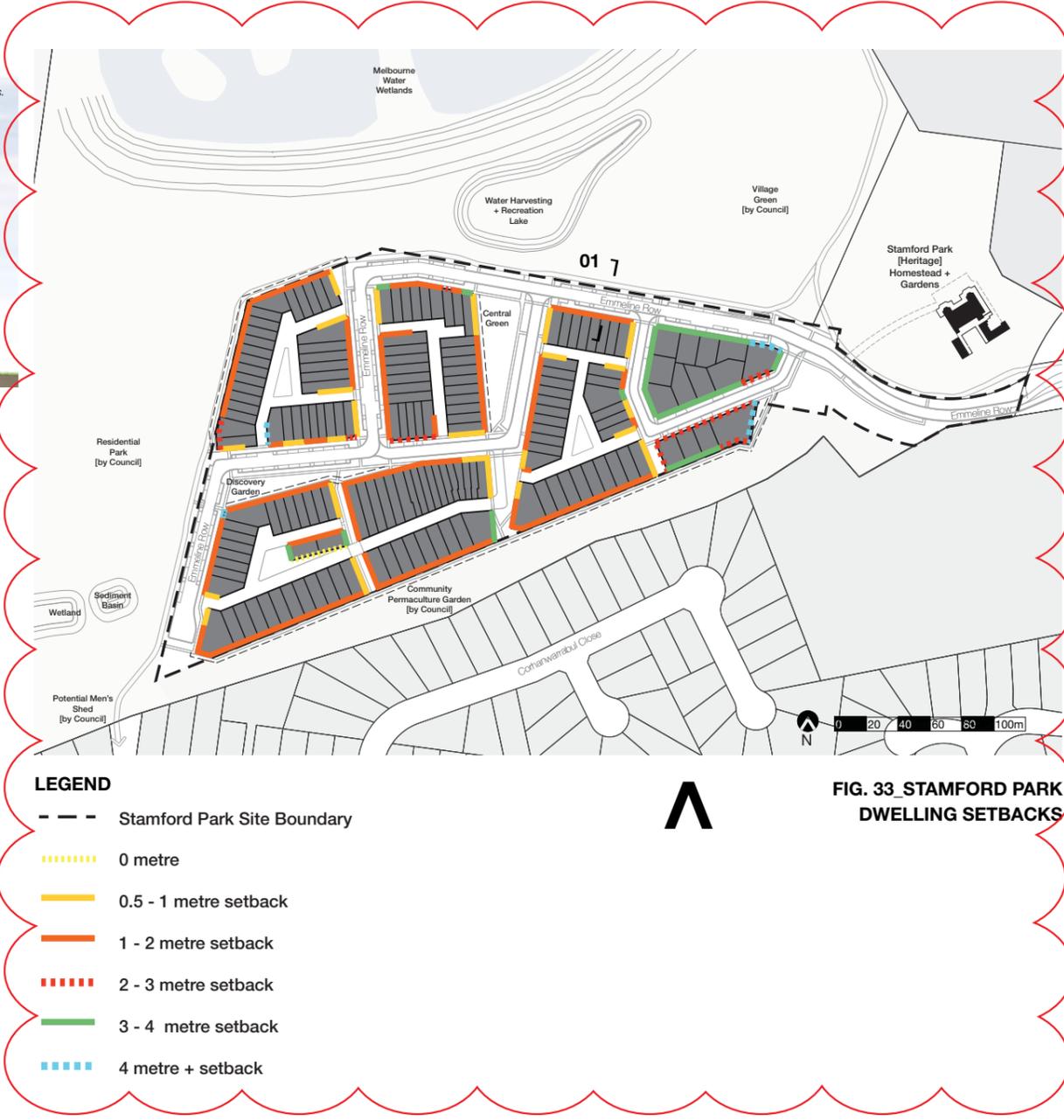


FIG. 33_STAMFORD PARK DWELLING SETBACKS

05_ THE DEVELOPMENT PLAN

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



5.3.5 BUILDING ADDRESS + INTERFACES [CT'D]

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.



FIG. 34_ STAMFORD PARK ADDRESS + IDENTITY

05_ THE DEVELOPMENT PLAN

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 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.

05_THE DEVELOPMENT PLAN

EXCERPT FROM ORIGINAL DEVELOPMENT PLAN

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



robertsday planning.design.place

APARTMENT BUILDING | FOUR STOREYS

SITING + DESIGN PHILOSOPHY

- 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];
- 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;
- The building addresses the Discovery Garden and lane behind, with dwellings and balconies afforded views/ aspect from each of the building frontages;
- Parking is provided at ground floor with dwellings above;
- The adjacent townhomes provide a graduation of building height transitioning to the apartment building from the Homestead and established residential areas;
- The design of the dwellings will ensure appropriate overlooking controls to surrounding homes.

DWELLING SUMMARY

- Typically, the apartment building:
- Is located on a lot approximately 1620m² in size;
 - Has varied setbacks between zero and 2 metres from the primary and secondary frontages;
 - Has pedestrian access to lifts and communal areas from the primary [Discovery Garden] frontage and lane behind;
 - Has a landscaped setback to the frontage interfacing to the lane;
 - Provides balconies for each apartment.

APPROXIMATE NUMBER OF DWELLINGS/ % OF TOTAL

30 dwellings [1 lot] / 16%

APARTMENT BUILDING | FOUR STOREYS - INDICATIVE ELEVATION



Source: Group GSA.

APARTMENT BUILDING | FOUR STOREYS - INDICATIVE FLOOR PLANS



Indicative First Floor Plan



Source: Group GSA.