

APPENDIX D – URBAN CONTEXT REPORT

urban design memo

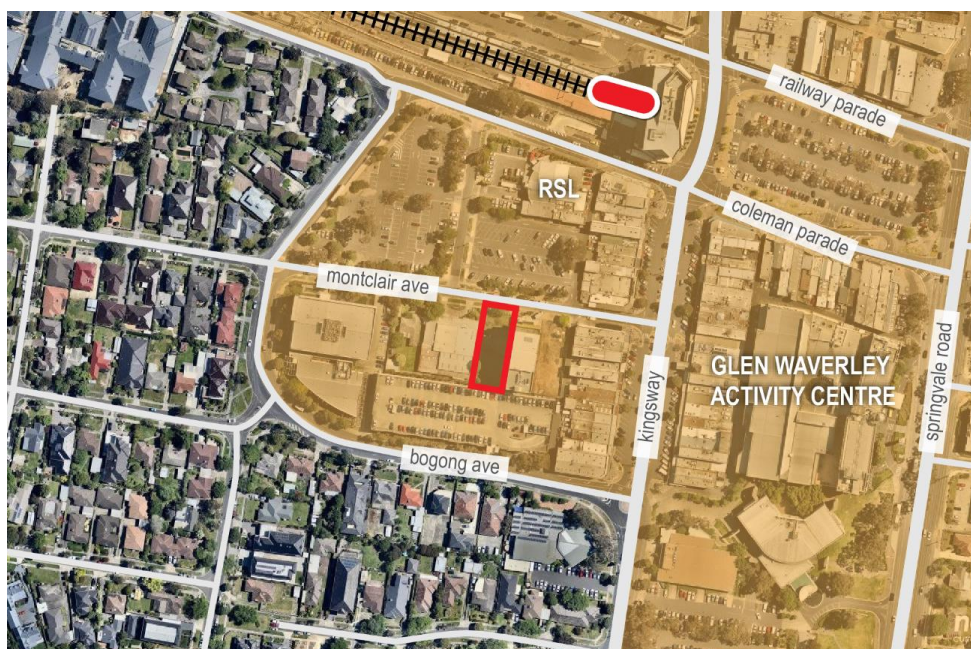
to:	Ian Field	date:	25 January 2017
company:	Life Design Architecture	from:	Hansen Urban Design Team
re:	50 Montclair Avenue, Glen Waverley		

Thank you for the opportunity to provide commentary on the mixed use proposal at **50 Montclair Avenue, Glen Waverley**. Following an assessment of the site, surrounding context and the relevant planning policy, we provide initial urban advice in relation to site planning, streetscape presentation, scale and overall massing of the proposal. This advice has been informed by the architectural design response as contained with the town planning application package prepared by Life Design Architecture, dated 22 January 2017.

the site and its attributes

The subject site is located on the southern side of Montclair Avenue, Glen Waverley. The site is located approximately 85m to the west of the intersection of Montclair Avenue and Kingsway. Kingsway forms the commercial spine of the Glen Waverley Activity Centre, running parallel with Springvale Road. The site and surrounding area is located within the Activity Centre boundaries and as such the area is characterised by a mix of uses and built form typography.

The site presently contains a single storey triple fronted brick veneer dwelling dating from the 1950s. The site is regular in shape with a 14.9m frontage to Montclair Avenue, a depth of 44.97m and a total area of approximately 800m².



Site identification

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With regard to immediate interfaces and surroundings, we note the following:

- To the immediate **north** is Montclair Avenue, a 16m (approximate) wide road reserve accommodating 2-way vehicle movement, on-street car parking, nature strips and pedestrian footpaths. On the opposite side of the road is the Glendale Street East car park, an at grade sealed car park owned by Council. Beyond the car park is the Glen Waverley RSL. Approximately 120m further to the north is the Glen Waverley train station.
- To the immediate **east**, is 52 Montclair Avenue. This lot is a similar size to that of the subject site and accommodates a 7 storey commercial development with an overall height of 29.5m. This building is currently in the final stage of construction. To the east, 54 Montclair Avenue, is presently vacant, but has planning approval for an 11 storey mixed use development. Further to the east is Kingsway, a busy commercial strip providing a vibrant range of services and activities.
- To the immediate **south**, is a public 3 level car park at 1-5 Bogong Avenue. The car park is accessed from the south via Bogong Avenue.
- To the immediate **west** is 44 Montclair Avenue, which accommodates a single storey church (Monash City Church of Christ). This building provides a modest setback to the common boundary with the subject site (approximately 1.5m). It also provides a street setback of approximately 8m. Further to the west is 40 Montclair Avenue which accommodates a 3 storey office building on the corner of Bogong Avenue.

The wider area is also located within the Glen Waverley Activity Centre, comprising 10 storey apartment buildings, big box retail, a number of hard stand car parks and smaller scale retail premises.

As well, further to the south and west is a residential hinterland largely defined by detached 1 and 2 storey dwellings. Approximately 320m to the north east of the site is The Glen Shopping Centre.



East – 7 storey commercial building at 52 Montclair Avenue



South - Bogong Avenue 3 storey car park (looking north)



West - single storey church at 44 Montclair Avenue, looking towards subject site



10 mixed use building at Train Station

proposal

The proposal is for a 13 storey mixed use development comprises the following:

- 4 levels of basement, including a loading bay, storage cages and services accessed from Montclair Avenue;
- Ground level café, with frontage to Montclair Avenue and outdoor seating;
- A pedestrian connection to the existing multi-storey car park to the south of the site at Level 1 as well as a restaurant at Level 1;
- 4 office levels (Levels 2 to 5, inclusive);
- 7 residential levels (Levels 6 to 12, inclusive). The residential levels comprise a total of 38 apartments (30 x 2 bed and 8 x 3 bed);
- The proposal has an overall height of 45.1m;



Architectural impression of the proposal from within Montclair Avenue, looking east

urban design policy context

The subject site is located within the **Commercial 1 Zone (C1Z)** which seeks;

- To create vibrant mixed use commercial centres for retail, office, business, entertainment and community uses.
- To provide for residential uses at densities complementary to the role and scale of the commercial centre.

The subject site is also subject to the following Overlays:

Design and Development Overlay, Schedule 1 (DDO1) (Industrial and Commercial Design and Development Area) which seeks to:

- To ensure that development, including front setbacks, is in keeping with and contributes to the Garden City Character as set out in the Municipal Strategic Statement.
- To ensure that the building scale and form in terms of height and bulk complements and does not visually overwhelm surrounding buildings.
- To ensure that streetscape engineering details of new developments integrate with the existing streetscape.
- To ensure that fences or planting along property boundaries do not adversely affect urban character or adjacent open space.
- To ensure that the landscape treatment within the front setback contributes to the positive aspects of the applicable industry or business Character Type identified in Clause 22.03.
- To retain existing on-site vegetation if possible.
- To ensure that car parking, vehicle access and service areas do not visually impinge on front setbacks or affect streetscape elements such as trees and nature strips.
- To minimise visual clutter.

Parking Overlay, Schedule 1 (PO1) (Glen Waverley Principal Activity Centre Area) which seeks to:

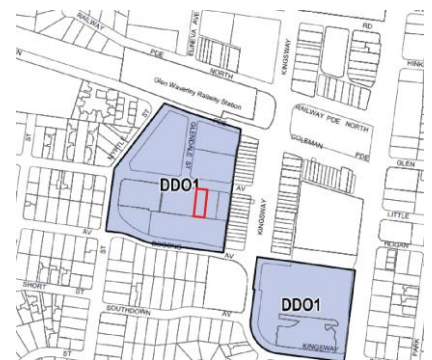
- To ensure the appropriate provision of car parking spaces in Glen Waverley Principal Activity Centre and maintain a balance between car parking supply and demand in the centre.
- To provide for cash-in-lieu payments for car parking provision.

The following State and Local Planning Policies are considered relevant:

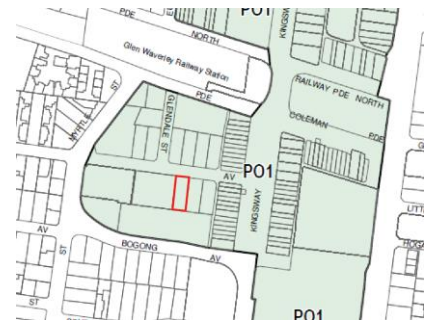
- Clause 9 – Plan Melbourne
- Clause 11 – Settlement
- Clause 15 – Built Environment and Heritage
- Clause 16 – Housing
- Clause 21.02 – Key Influences
- Clause 21.03 – A Vision for Monash
- Clause 21.04 – Residential Development
- Clause 21.05 Economic Development
- Clause 21.06 – Activity Centres
- Clause 22.03 – Industry and Business Development and Character Policy



Zoning plan



DDO1 map extract



PO1 map extract

The following reference documents are further highlighted as relevant:

- Glen Waverley Activity Centre Master Plan, 2013;
- Glen Waverley Activity Centre Structure Plan, 2014;
- Monash Housing Strategy, 2004;
- Monash Urban Character Study, Volume 1 and 3, 1997;
- Guidelines for Higher Density Residential Development, 2004;
- Safer Design Guidelines, 2004;
- Urban Design Charter of Victoria, 2010; and
- Plan Melbourne, 2014.

In accordance with the **Glen Waverley Structure Plan, 2014** (the Structure Plan), the subject site is located within **Built form Precinct D: Montclair** which will play an important role in providing office and commercial uses with housing above. Building heights of 8-10 storeys are encouraged with a streetwall height of 2-3 storeys with 5m setback above streetwall height.

Clause 21.06 (activity centres) further reinforces the preferred building height for the centre nominating a building height of 4-10 storeys with the centre. As well, restaurant, office and pedestrian linkages are to be included to enhance the public realm. The proposal is consistent with the preferred outcomes for activity centres, for reasons outlined below.



Extract of Built Form precincts as nominated by the Glen Waverley Structure Plan

urban design comments

We are generally supportive of the more intensive development and a taller built form outcome along the Montclair Avenue and are supportive of the proposal at 13 storeys.

Our comments are provided under the following headings.

Urban typology

Context

- The subject site is located within the Glen Waverley Activity Centre boundaries and is located in an urban precinct that is bounded by the train station to the north, Kingsway to the east, Bogong Avenue to the south and Myrtle Street to the west. A large portion of this precinct contains 2 large at grade car parks which are identified as potential strategic development sites.
- The Structure Plan nominates this urban precinct as an area for retail, office and accommodation.
- Montclair Avenue runs on an east/west axis from Kingsway and is defined by a range of uses, with a single storey church and 3 storey office building as well as examples of multi-storey mixed use buildings emerging next to single storey detached dwellings.
- The emerging built form along this section of Montclair Avenue is 7 to 11 storeys.
- The mix of uses and patterns of development is all indicators of an area undergoing rapid change and urban renewal.

Response

- The site is located within an Activity Centre where State and Local policy encourages increases in densities in and around activity centres and on the PPTN. This policy intent is reinforced in the Structure Plan.
- The site is located in an area where urban renewal and mixed use development is encouraged.
- The proposal furthers the urban renewal of the area by using land that is currently underutilised with a single dwelling.
- The proposal will provide a backdrop to Kingsway and will not be seen as out of context, especially when the larger sites in the immediate area are redeveloped.
- The proposal provides a comprehensive mix of uses, with a café and restaurant at ground and Level 1, 4 levels of office space above and 38 residential apartments to the remainder of the development.

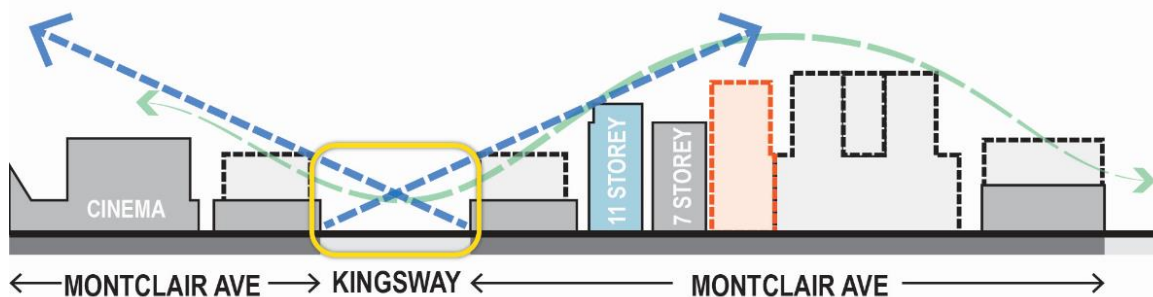
Height, mass and built form

Context

- As identified in the Structure Plan, the site is located in an area where taller built forms are encouraged. The urban precinct in which the site is located falls within 4 different built form areas as nominated by the Structure Plan namely;
 - Built Form Area A which affects land with frontage to Kingsway. A preferred built form height of 4-6 storeys is encouraged by the Structure Plan;
 - Built Form Area C which is located in north east portion of the urban precinct. A preferred built form height in excess of 8 storey is encouraged by the Structure Plan;
 - Built Form Area D which runs through the centre of the precinct and seeks a built form height of 8-10 storeys. The subject site is located in this precinct;
 - Built Form Area E which provides the western edge to this urban precinct and nominates a built form height of 4-6 storeys.
- The subject site and properties to the east and west are located in Built Form Area D which seeks a preferred building height of 8-10 storey, one of the highest built forms nominated by the Structure Plan. In contrast, the finer grained subdivision and built form along Kingsway is nominated for a built form height of 4-6 storeys. Accordingly, the subject site is located in an area that is meant to backdrop the anticipated smaller scale development along Kingsway.
- Built Form Area sets down a preferred street edge / podium height of 2-3 storeys with the built form above this height setback 5m from the street frontage.

Response

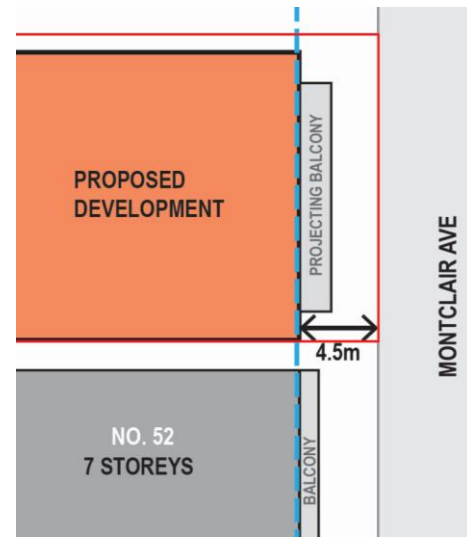
- A more robust built form can be anticipated in the 'backdrop' area as demonstrated by existing office and mixed use development in the area.
- Whilst the proposal is at 13 storeys, 3 storey above the preferred structure plan height, the proposal is generally able to comfortably sit in its host environment through a defined podium level and upper level setbacks that reflect adjoining built forms.
- The proposal will be hidden from key views along the low eastern side of Kingsway and therefore will not impact on the value and lower scale character of Kingsway.



Northern elevation along Montclair Avenue, illustrating emerging built form transition

- The proposal presents a 4 storey podium. The ground and Level 1 are understood as 'recessed' / void areas with 2 levels of from Montclair Avenue and the offices above being 'read' as the podium, 'floating' above the active street edge.

- The levels above the podium adopt a 4.5m setback with 1.8m wide balconies projecting into this setback. Whilst this is not consistent with the preferred setbacks set down in the Structure Plan (which seeks 5m), it is consistent with the abutting property to the immediate east at 52 Montclair Avenue.
- The mass of the building, as seen from Montclair Avenue, is broken up through the use of balconies and glazing. The residential uses, located in the upper levels of the proposals are understood as a more domestic components of the proposal as a result of the inclusion of balconies and planter boxes. The office uses however are defined by a more robust form and the extent of glazing to the street frontage.
- A feature panel is provided at Levels 2 and 3 on the west elevation to provide visual interest and reinforce the podium level as seen from the western end of Montclair Avenue and assists in anchoring the building to the subject site.



Proposed consistent front setback with existing 7 storey building at 52 Montclair Avenue

Access, movement and streetscape

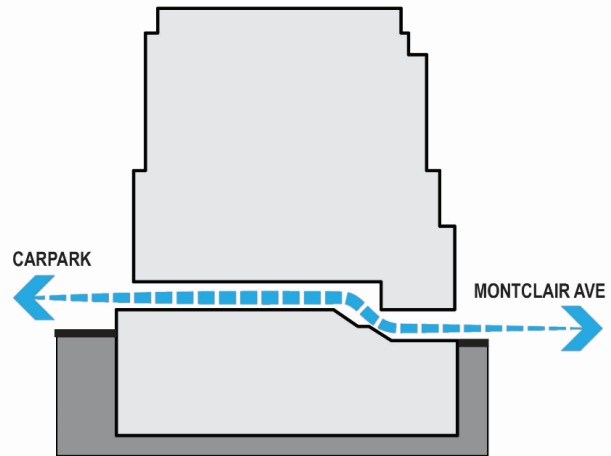
Context

- Given the area is undergoing a transition in built form and intensity of land use, the current streetscape is disjointed and dominated by vehicle crossovers and car parking,
- There is limited street activation as a result of the state of transition, although, it is noted that the newer developments emerging in the area include active ground levels.
- Given the proximity of the Glen Waverley train station, the number of car parks and the residential area to the south west, there is the potential for greater pedestrian flow through the area and for Montclair Avenue to provide a key north/south through connections and with Kingsway and active street edges.
- Built form is encouraged to provide zero front and side setbacks at ground level forming a podium height of 2-3 storeys with upper levels setback.
- In relation to shadow impacts, the Structure Plan requires new development to minimise overshadowing impacts important spaces such as Kingsway.

Response

- The proposal provides an active street interface through the inclusion of a café and restaurant at ground and Level 1. The restaurant includes a balcony on Level 1 to further assist in reinforcing the activation and engagement of the street.
- The office and residential uses at upper levels are each provided with their own entry and sense of address within the Montclair Avenue frontage, which assists in further activating the street and ensuring that there is 24 hour, 7 days a week passive surveillance of the area.

- A through block connection to the multi-storey car park to the south of the site is provided, assisting with pedestrian permeability through the area,
- The proposed podium height of 15.3m generally accords with the preferred streetwall height set down the Structure Plans. Ideally, we consider that the office at Level 3 should be setback to match the setback of Level 4. This would result in a podium height that better aligns with the intent of the Structure Plan. However, given the fall in the land to the west we acknowledge that the proposed podium align with the existing and approved podium heights to the east.



North-south section illustrating proposed through block pedestrian link between existing multi-level car park and Montclair Avenue

- Above the streetwall height, the proposal adopts the same setback (4.5m) as the building under construction to the west of the site, rather than the Structure Plan nominated 5m. We consider this to be an acceptable and will result in a consistent street edge response along Montclair Avenue.
- The reversed / 'recessed' base of the podium reinforces the human scale and provides an active frontage at both ground and Level 1.
- The proposal does not result in the overshadowing of Kingsway or Montclair Avenue, ensuring that the public domain is not compromised by shadow cast by the proposal

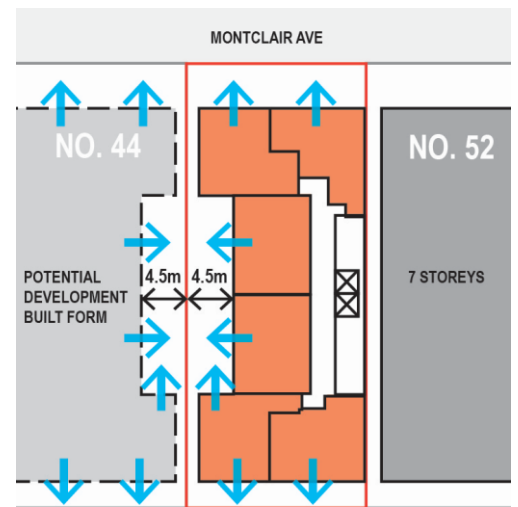
Equitable Development

Context

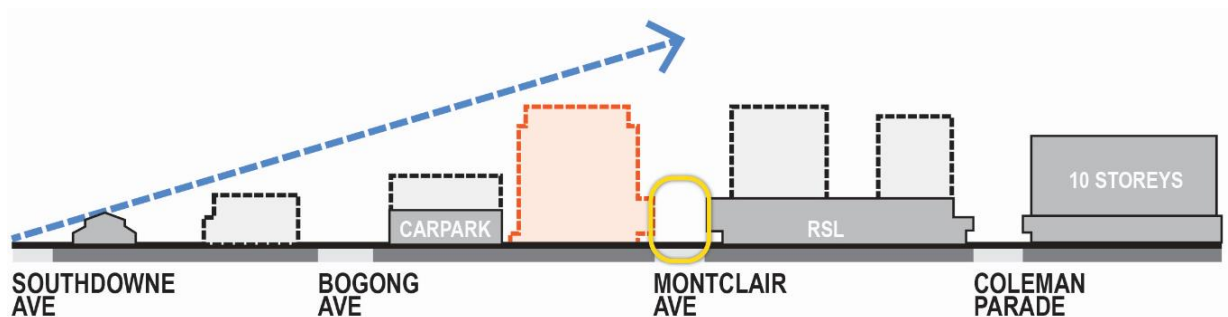
- The subject site abuts a 7 storey mixed use development currently under construction to the east at 52 Montclair Avenue. This building is back 1.7m from the common boundary with the review site. There are windows located in this west elevation, however, given the commercial nature of this building they are not considered to be sensitive.
- The subject site abuts a large site to the west at 44 Montclair Avenue which accommodates a single storey church and associated single storey dwelling. It is likely that this site will be redeveloped in the short to medium term.
- The subject site abuts a 3 storey car park to the south, at 1-5 Bogong Avenue.

Response

- To the east, the proposal is constructed to the eastern side boundary, abutting 52 Montclair Avenue from ground to Level 10. From Level 11 to 12 a 1m setback is introduced to this boundary. Given that the building to the east is a commercial building and not a residential development daylight to existing room windows is not as critical. The proposal accordingly sites its lift core and masses the proposal to the least sensitive interface, which in this instance is to the east towards the interface with the 7 storey commercial building at 52 Montclair Avenue.
- To the west, the proposal is constructed at ground and Level 1, creating a party wall to 44 Montclair Avenue. From Levels 2 to Level 5 (the office levels) a central light court is introduced. Above this level (Level 6 to 12) a setback of 4.5m is introduced to ensure the equitable development of this abutting site. Furthermore, the architectural package includes massing diagrams that demonstrate the potential development of 44 Montclair Avenue. What is clear from these diagrams is that the proposed development does not fetter the development potential of the neighbouring site to the west.
- Whilst there is an existing 3 storey car park to the rear of the site (south), there is the potential for this site to be redeveloped. In response to this potential, the proposal is setback 2.5m from Levels 1 to 10 and a minimum of 4.1m at Levels 11 to 12. Given the size and orientation of this car park site, this setback is considered to be appropriate.



Demonstration of equitable development provision to west



North-south section illustrating proposed built form transition to southern residential hinterland



conclusion

We are generally supportive of the more intensive development and a taller built form along the Montclair Avenue corridor and therefore, on the subject site, given the policy and physical context of the precinct and site.

We consider that the proposal has had appropriate regard to how the new built form typology will interface with its street frontage, responding to emerging character and immediate abuttals to provide for equitable development outcomes, while also contributing positively at street level with the provision of active frontages.

Should you have any further enquiries, please don't hesitate to contact us on 9664 9841.

Yours faithfully,

Urban Design Team

Hansen Partnership Pty Ltd

25 January 2017