



Kew Residential Services

Revised UDF | October 2003

Description

The redevelopment of the KRS site will embrace the “triple bottom line” approach to sustainability. The following strategies will form a platform for the sites development.

Environmental Sustainability

- ▶ Energy Minimisation
- ▶ Waste Minimisation
- ▶ Increase use of alternative forms of transport
- ▶ Natural and Passive Design Features
 - Passive Solar Access
 - Natural Ventilation
 - Shading
 - Materials
 - Landscape
 - North Orientation
- ▶ Special Initiatives
 - Water collection, re-use and treatment
 - Sustainable Development Plan
 - “Energy Smart” Energy Ratings
- ▶ Protect identified Trees/ Remnant Vegetation
- ▶ Water Sensitive Urban Design/ Recycled Water Usage

Social + Cultural Sustainability

- ▶ Inclusive, Integrated
- ▶ Residential/Mixed use
- ▶ Public Open Space
- ▶ Civic Zone
 - Pool – Therapeutic & Recreational Use
 - Common
 - Tennis Courts
- ▶ Sense of Place
 - Regional Identity
 - Yarra River and associated parks
 - River Red Gums
 - Linkages to surroundings
 - Willsmere (Visual)
 - Kew Gardens (Improve)
 - Wills Street (Edge Condition)
 - Yarra River (Physical)
- ▶ Local Character
 - Tree Lined Avenues
 - Memorial Sites
 - Heritage Buildings
 - Socio-Economic profile
- ▶ Integration of People of all Abilities
 - Provision of appropriate housing for remaning KRS residents
 - Access and management strategies to provide for a wide range of abilities
- ▶ Safety
- ▶ Passive Surveillance
 - Well ordered pattern of streets and open spaces
 - Pedestrian friendly

Economic Sustainability

- ▶ Optimal Development
 - Balance Public and Private
 - Density & Open Space (Building and Landscaping)
- ▶ Flexibility & Adaptability
- ▶ Life Cycle Cost
 - Flexibility of Use
 - Maintenance
 - Recurrent Cost Minimisation

Principles + Objectives

Movement

- ▶ (M1) To invite people into the site.
- ▶ (M2) To facilitate access for people of all abilities.
- ▶ (M3) To maximise links with and usage of public transport.
- ▶ (M4) To facilitate recreational movements to Yarra Bend Park, Studley Park and Chandler Park in particular to the North and West.

Built Form

- ▶ (B2.1) To link all parts of the development of the site through public realm elements.
- ▶ (B3.1) To create an integrated urban character which promotes a strong future community identity.
- ▶ (B5.1) To ensure that future development achieves principles of environmental sustainability.

Description

Overarching strategy for the site is to utilise opportunities for the maintenance, enhancement and celebration of significant cultural and landscape assets on the site, generally within the future public realm.

Key Concepts

- ▶ Protection of major landscape elements.
- ▶ Protection of important built heritage elements.
- ▶ Protection of other cultural heritage components, including indigenous heritage.
- ▶ Recognition of the axial nature of the main avenue in ordering the site.
- ▶ Recognition of the amenity and neighbourhood character provided by the significant stands of mature trees along the avenues.

Principles + Objectives

Movement

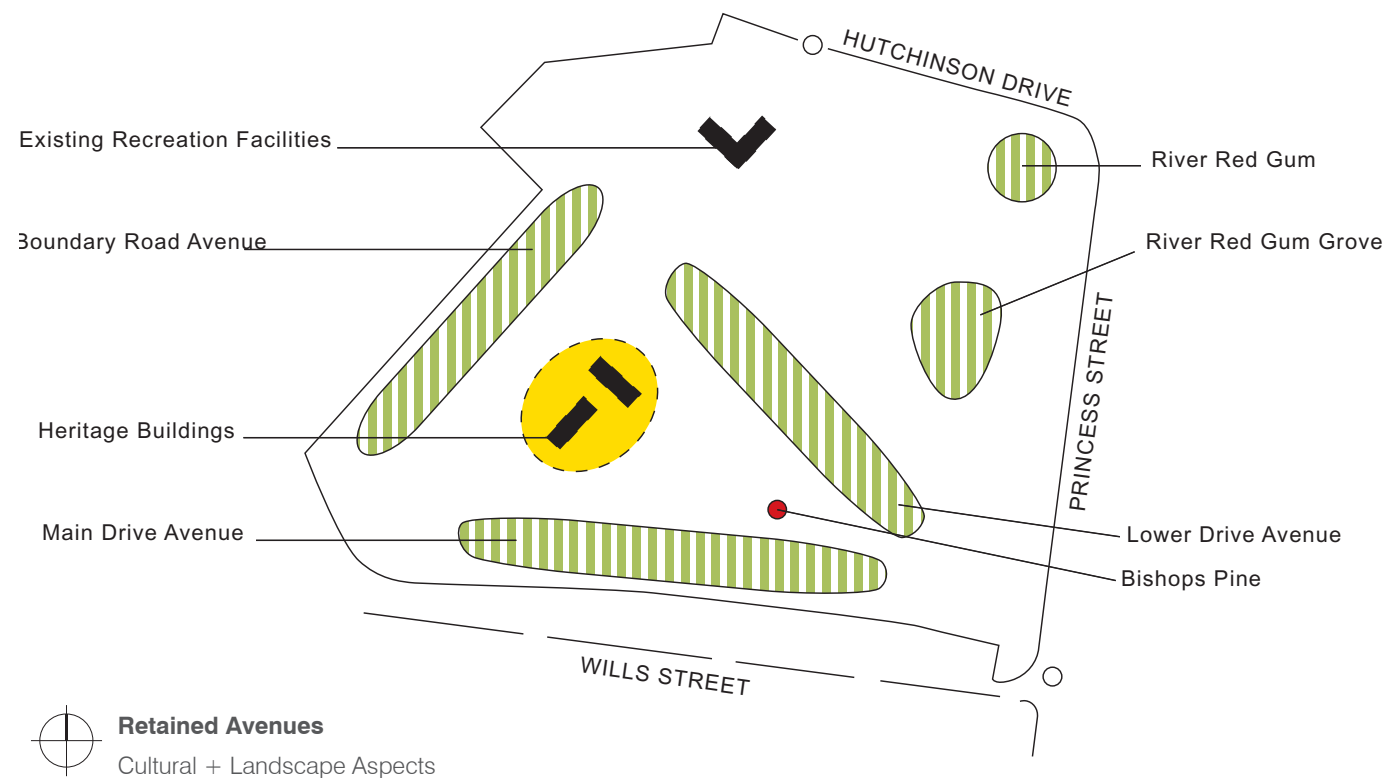
- ▶ (M1) To invite people into the site.
- ▶ (M1) To provide a good movement network and connection within and around the site and through its open space.
- ▶ (M1) To facilitate pedestrian and cycle access to/ through site for people of all abilities, and to minimise conflict with vehicular traffic.
- ▶ (M2) Design movement and public space network that is
 - legible
 - safe
 - charming
 - encouraging pedestrian use
- ▶ (M4) To facilitate movement to and from site with existing Yarra Bend Park, Studley Park and Chandler Park.

Built Forms

- ▶ (B1.1) To ensure significant vegetation/ buildings incorporated in design concept.
- ▶ (B1.3) To design public realm elements that reinforces and acknowledges the topography of the site.
- ▶ (B1.3) To create an awareness of form/ composition of site and cultural heritage.

Design Guidelines

- ▶ Develop new street and path pattern to reinforce the strength of existing avenues.
- ▶ Provide visual linkages through the site.
- ▶ Develop public open space network to maximise enjoyment of existing stands of mature vegetation.
- ▶ Provide new landscaping to integrate and enhance existing tree lined avenues.
- ▶ Retain identified avenues for pedestrian networks.
- ▶ Recognise other cultural assets, including 'scar tree'.



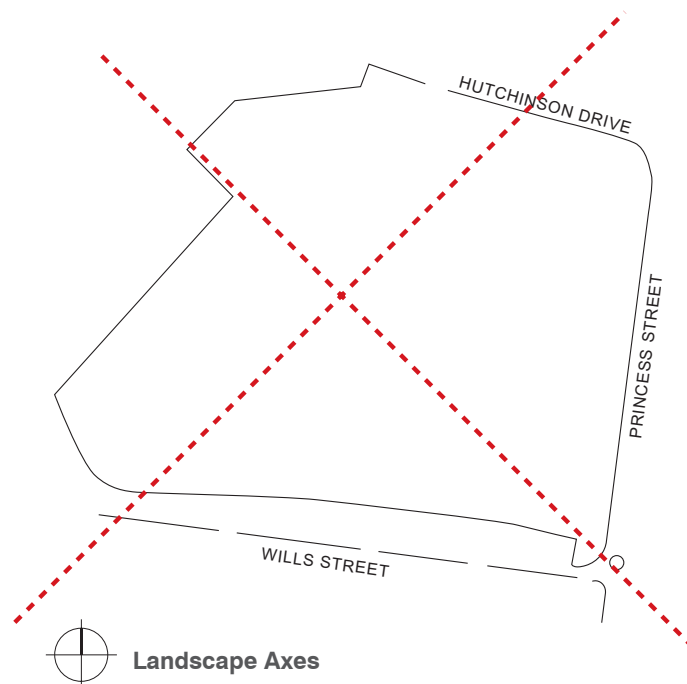
Description

The existing site includes a number of strongly defined and environmentally significant avenues. Buildings on the site, including those proposed for preservation, are also orientated to reinforce the primary landforms and contours of the north facing hillside.

This configuration provides further opportunities to reinforce this underlying structure and to develop some of the primary organizing principles of the site plan.

Key Concepts

- ▶ Public realm to incorporate significant existing landscape and cultural assets.
- ▶ Provision of clearly articulated and legible public realm and circulation paths.
- ▶ Integrated nodal point and avenues.
- ▶ Linking of existing cultural and landscape elements within an integrated public realm.
- ▶ Maintenance and enhancement of existing address points into the site.
- ▶ To provide a unifying landscaped axis across the site that will integrate cultural and landscape assets.
- ▶ To complement and enhance the existing treed character of the site.
- ▶ To provide access to public open space for residents and visitors.
- ▶ Visual and physical connection of the lower (northern) and upper (southern) points of the site.

**Principles + Objectives****Movement**

- ▶ (M1) To invite people into the site.
- ▶ (M1/M4) To provide a good movement network and connection
 - within/ around site and its open space.
 - to surrounding areas and parklands, particularly to north and west: Yarra Bend Park, Studley Park and Chandler Park.
- ▶ (M1) Facilitate and enhance pedestrian and cycle access to/ through site for people of all abilities.
- ▶ (M2) To design access points and movement network that is
 - safe
 - legible/ clear
 - charming
 - gives pedestrian priority
 - minimises pedestrian/ cycle/ vehicular conflict

Uses

- ▶ (U4) To provide appropriate public open space that
 - enhances the site use and surrounding area.
 - encourages community interaction.

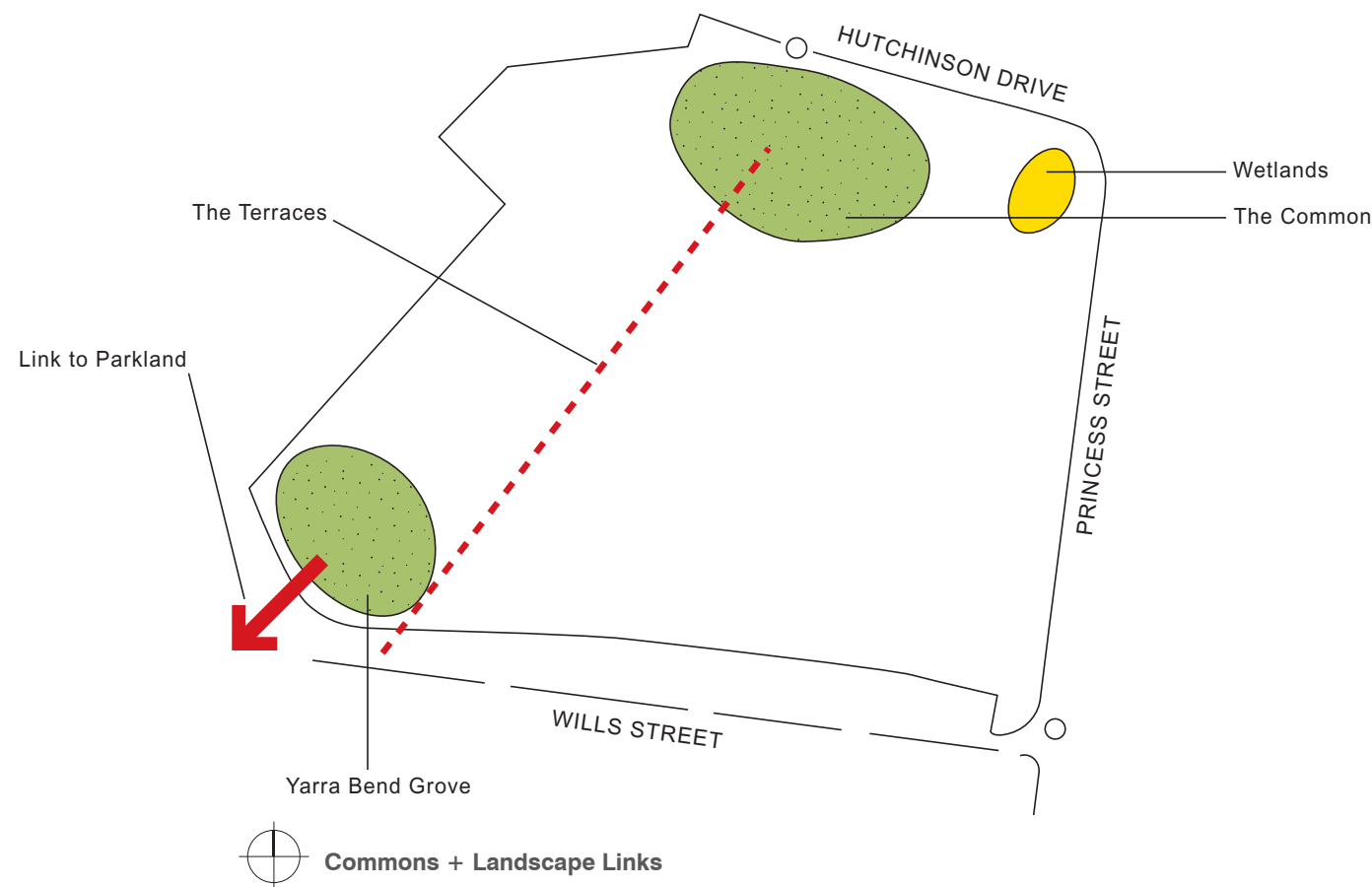
Built Form

- ▶ (B1.1) Ensure significant vegetation is acknowledged and incorporated into design. Incorporate existing vegetation (not identified as significant) where practicable.

- ▶ (B1.1) To connect and integrate existing heritage structures and landscapes.
- ▶ To design public realm elements that reinforce and acknowledge
 - (B1.3) existing topography view corridors.
 - (B2.1) link all parts of the development.
 - (B2.3) create positive new visual experiences.
- ▶ (B1.2) Recognise the historical significance of the Willsmere precinct and reinforce it as a dominant building element of the precinct.
- ▶ (B3.1) Create positive character to promote community identity.
- ▶ Key elements of landscape setting of site maintained.
- ▶ To provide public amenity through significant tracts of landscaped open space across the site.

Design Guidelines

- ▶ Provide comprehensive network of pedestrian and cycle paths throughout the site.
- ▶ Existing main central avenue to be emphasised and intercepted orthogonally by major new landscaped axis.
- ▶ Maintain public permeability through the site and invites public into the site and incorporating heritage structures.
- ▶ Create multi-use public open space linking main recreational and any community facilities across the site.
- ▶ Maintain landscaped view corridors within the site.
- ▶ Establish new public open space linking northern common and southern parkland.
- ▶ Maintain and re-use existing heritage buildings.



Description

Two areas, at the lower (northern) and upper (southern) ends of the site have been identified as opportunities to consolidate substantial open landscaped zones as public open space.

The lower provides the opportunity to be the primary address point of the site and open up the northern aspect of the site and views back up the hill towards the linkage to Yarra Bend Park.

The upper site – “Yarra Bend Grove” – is also an important linkage into the site, and provide the direct link into Yarra Bend Park.

Key Concepts

- ▶ Maintenance and enhancement of linkage to Yarra Bend Park.
- ▶ Utilising landscaped space at northern and southern parts of site as entry-points to site.
- ▶ Integration of community facilities into the Common and other public areas where practicable.
- ▶ Recognition of the high ground adjacent to Yarra Bend Park as an important public feature.
- ▶ Possible use of landform to create wetlands at north west corner of site.

Principles + Objectives

Uses

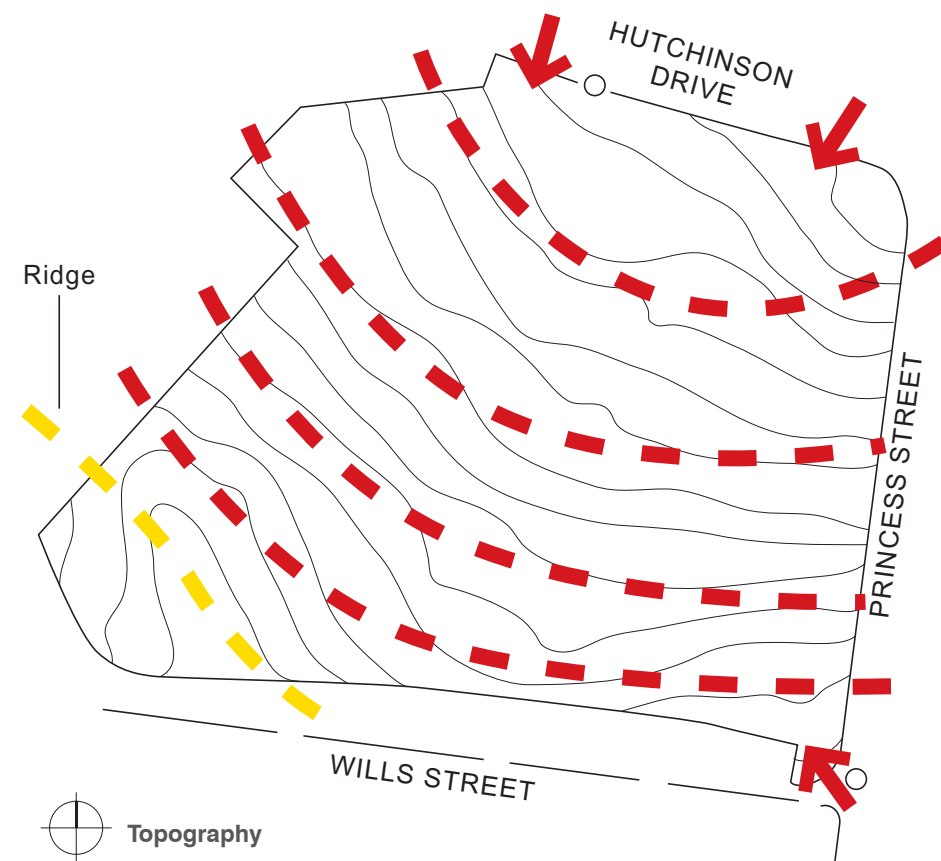
- ▶ (U1) To encourage a range of complementary community uses for local and surrounding residents.
- ▶ (U1) To encourage an integrated residential community.

Built Form

- ▶ (B4.1) To facilitate safe use and access for recreation.

Design Guidelines

- ▶ Grove and Common to be linked by extensive landscaped / pedestrian networks.
- ▶ Large lower Common to provide a focus for recreational activities and well planned areas of landscaped open space for visual amenity and public activities.
- ▶ Lower public Common to provide visual penetration and primary address to the site from Hutchinson Drive.
- ▶ Yarra Bend Grove to provide an important access link to the extensive Yarra Bend parklands, connecting the site with the large tract of inner city parkland and its extensive Yarra path network.
- ▶ Yarra Bend Grove to maintain visual link to CBD.
- ▶ The two spaces are to be linked by "The Terraces" - a public open space (green link) through the site.
- ▶ Achieve visual intergration of wetlands with the Common.
- ▶ Landscaping of Yarra Bend Grove retaining existing landscape character.



Description

The existing site has a strong and consistent topographical structure that has been further reinforced by the siting of existing buildings and avenue planting. The primary contour lines support (ideal) northern and north-eastern orientation patterns that can be strengthened with street alignments consistent with and reinforcing of the contour structure.

Key Concepts

- ▶ Alignment of secondary street pattern with underlying contour structure.
- ▶ Use streets to reinforce significant internal vistas.
- ▶ Maintenance and enhancement of building / landscape relationship.
- ▶ Reinforcement and enhancement of identified avenues and trees.
- ▶ Consolidation of primary northern and northeastern orientation of site.
- ▶ "Ceremonial" entry from Princess Street roundabout.
- ▶ Defines edge of lower common.
- ▶ No vehicular access to and from Wills Street

Principles and Objectives

Built Form

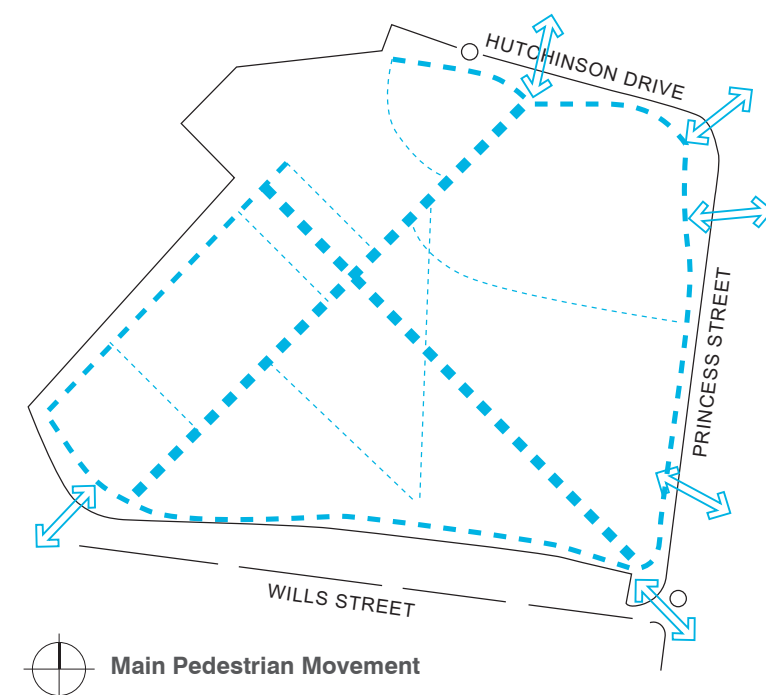
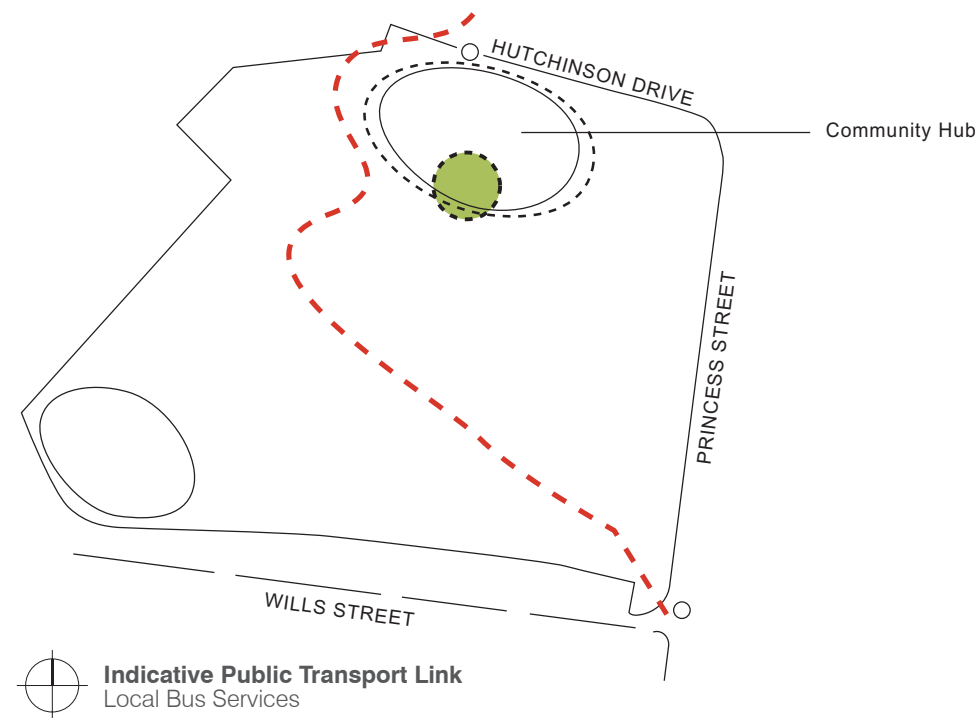
- ▶ (B1.1) Align new street network and built form to the topography of the site.
 - Terracing of site.
 - Legibility of site.
 - Minimise site impact.
 - Maintain views in/ out of site.
 - Drainage across site.
- ▶ (B1.3) To design public realm elements that reinforce and acknowledge the topography of the site.

Movement

- ▶ (M4) To facilitate movement to and from the site.

Design Guidelines

- ▶ Integrate streets and buildings within the contour structure of site to minimise their impact and reinforce natural topography of site.
- ▶ Street network to be legible to enable ease of navigating and understanding the site.
- ▶ Drainage facilitated across the contours. Stormwater collected in Wetlands in the lower 'basin' of the site.



Description

This strategy aims to optimise the accessibility of the site which has traditionally been isolated from its neighbourhood, by providing good public transport and pedestrian linkages.

Key Concepts

General:

Actively link site to its neighbourhood. Access for all abilities.

Pedestrian Network:

- ▶ Pedestrian linkages on all site frontages.
- ▶ Provision for future pedestrian linkages to adjacent developments.
- ▶ Combined pedestrian and bike paths.
- ▶ Public transport link to community hub and middle terraces.

User

- ▶ (U1) To encourage an integrated residential community and complementary uses including community uses.
- ▶ (U1) Road network designed for ease of reaching local destinations for residents without traversing entire site by car.
 - Main avenue
 - Secondary links
- ▶ (U1) To allow for potential future pedestrian linkages to adjacent development.

Principles + Objectives

Movement

- ▶ (M1) To provide a good movement network and connection within the site:
 - legible
 - safe and charming
- ▶ (M1) To connect the site to the existing adjoining road network without impeding its operation.
- ▶ (M1) To facilitate safe pedestrian and cyclist access in and through the site.
- ▶ (M2) To facilitate access for people of all abilities.
- ▶ (M3) To ensure roads/ networks are designed to encourage pedestrian use and links through the site to surrounding environs including recreational, retail and community facilities.
- ▶ (M4) To facilitate effective use of the sites public open space areas.

Design Guidelines

- ▶ Street network design to support bus access.
- ▶ Principal broad 'green spines' of multi-use public space across site for pedestrian use, linking through to surrounding environs.
- ▶ Maximising enjoyment of landscaped/ open space elements for pedestrians.
- ▶ Pedestrian networks facilitate integrated residential and broader community use of open space network.
- ▶ Open space networks linked in a clear, legible and safe manner and encourage community interaction.
- ▶ Provision of local link to public transport system.
- ▶ All major public open space elements to incorporate bicycle and pedestrian pathways that provide access for all abilities.

Description

Edge conditions need to be designed in a site specific manner for each area to promote an interface which integrates the site with its surrounds, recognising adjacent amenity as well as the design opportunities stemming from the characteristics of the site.

Key Concepts

- ▶ Provision and enhancement of physical and visual permeability.
- ▶ Recognition of boundary landscapes, including existing avenue planting.
- ▶ Acknowledge amenity of adjacent areas without seeking to directly replicate existing built form.
 - Yarra Bend
 - Willsmere
 - Wills Street
 - Princess Street
 - Hutchinson Drive
 - Kew Gardens

Principles + Objectives**Movement**

- ▶ (M1) To invite people into the site.
- ▶ (M1) To facilitate and enhance pedestrian and cycle access to and through the site for people of all abilities.
- ▶ (M2) To ensure that roads are designed to encourage pedestrian use.

Users

- ▶ (U4) To provide appropriate public and private open space that enhances the site and the surrounding area.

Built Form

- ▶ (B1.1) To ensure that significant vegetation/ buildings are acknowledged and incorporated into the site design.
- ▶ (B1.2) To recognise the old Willsmere complex as the dominant building element of the precinct.
- ▶ (B1.4) To acknowledge adjacent development and adjoining communities and to build upon and enhance these various strengths.
- ▶ (B3.1) To create an integrated urban character which promotes a strong future community identity.

Design Guidelines**General:**

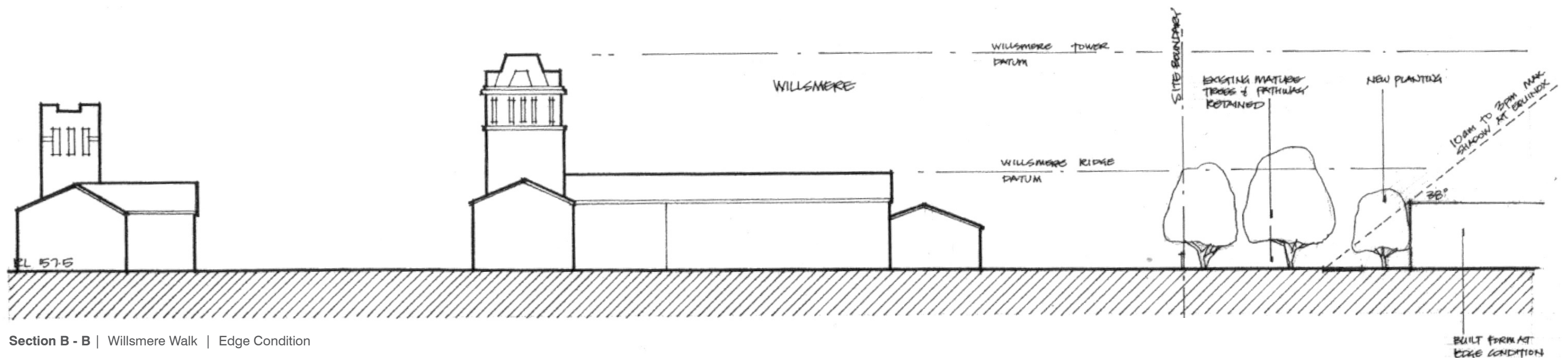
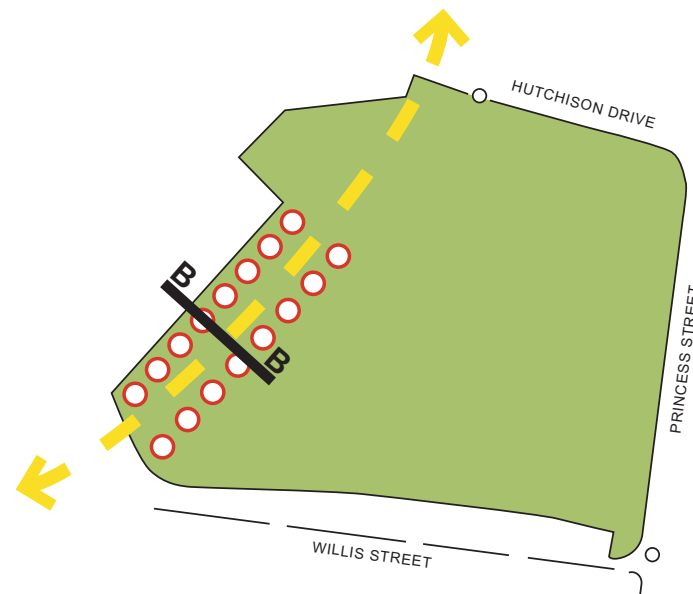
Appropriate scale and visual mass to buildings at edge conditions and interfaces with existing neighbourhoods.

Building mass to be responsive to and complement adjacent dwellings.

Encourage passive surveillance and visual permeability.

Boundary Road

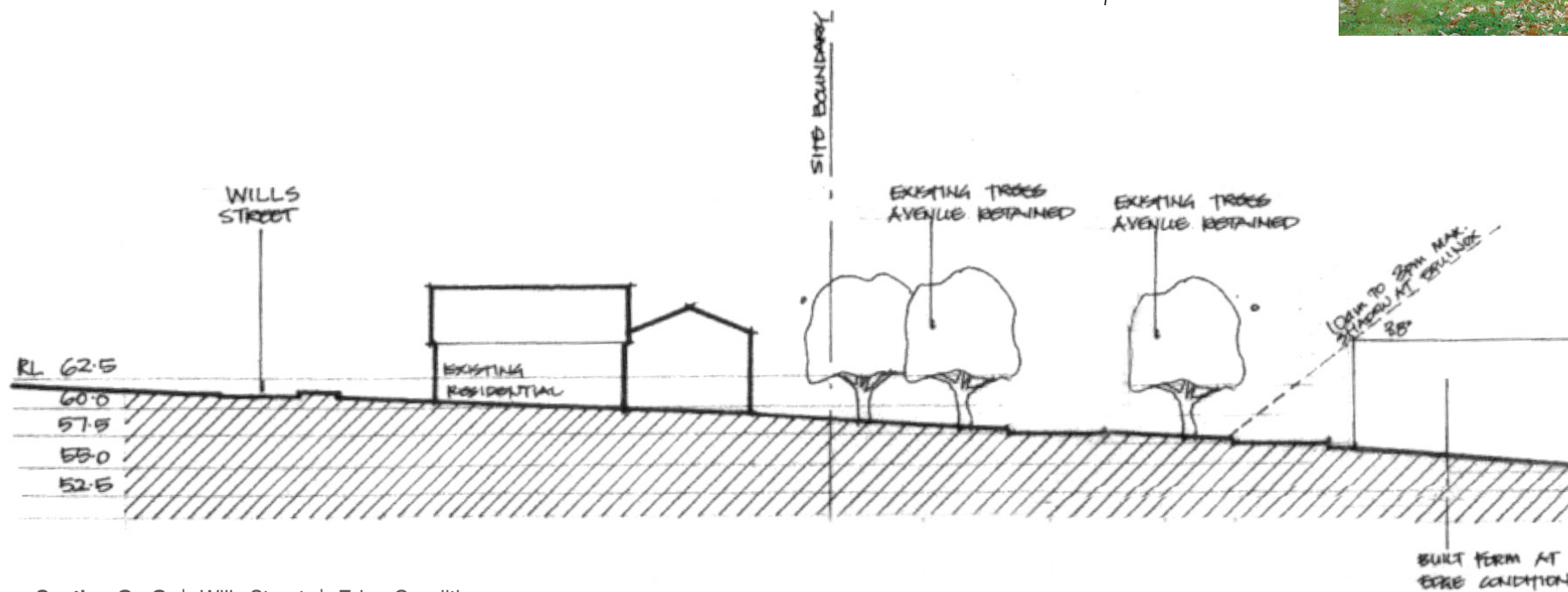
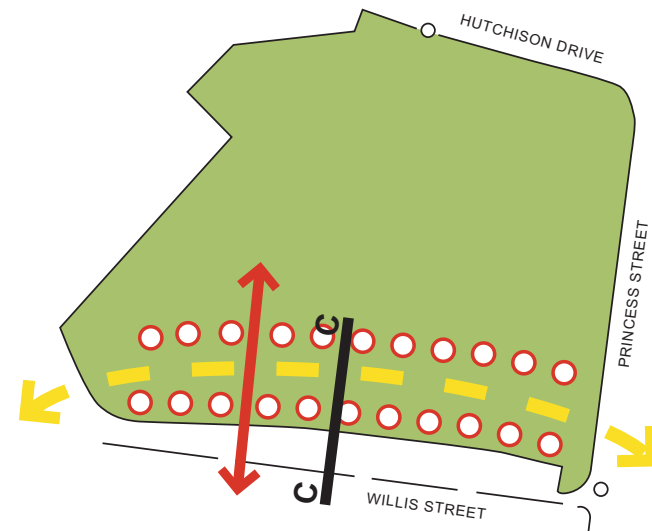
- ▶ Existing avenue to be maintained as pedestrian path, access for all abilities. (Recognising existing slope condition constraint of sites topography)
- ▶ New vehicular road east of existing avenue.
- ▶ Provision of sheltered rest points where practicable.



Section B - B | Willsmere Walk | Edge Condition



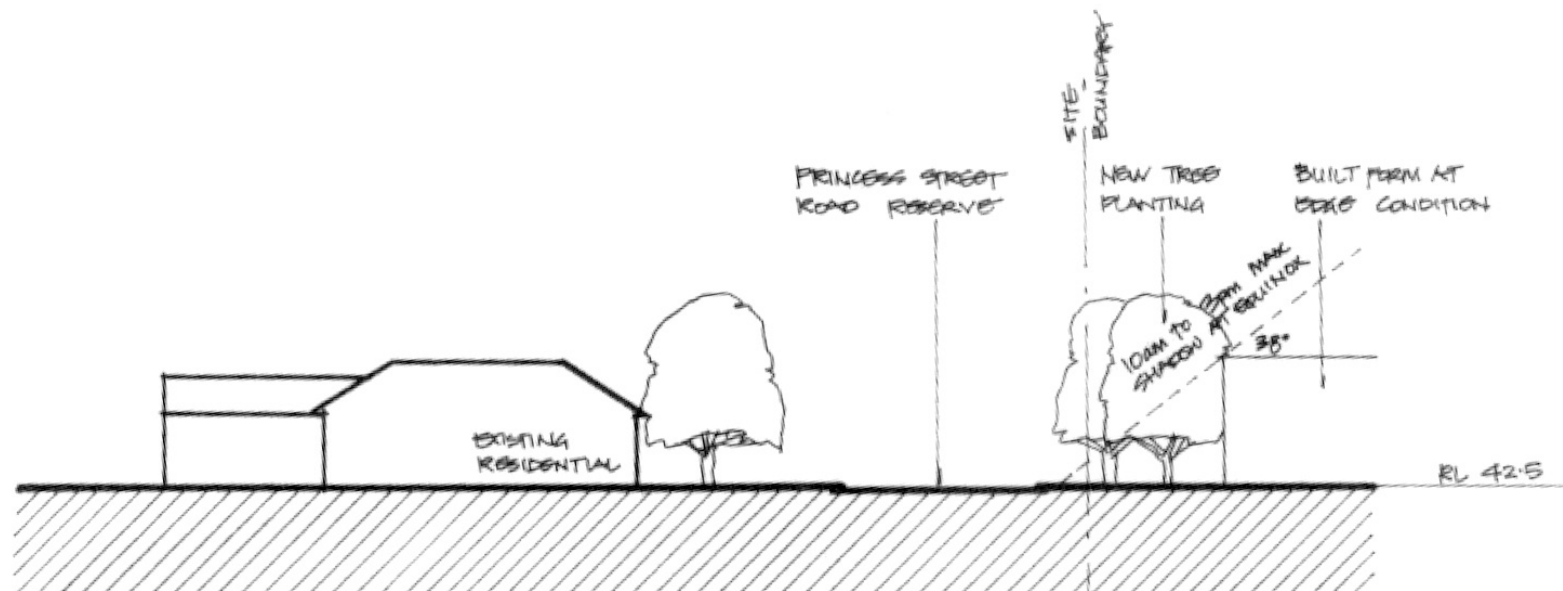
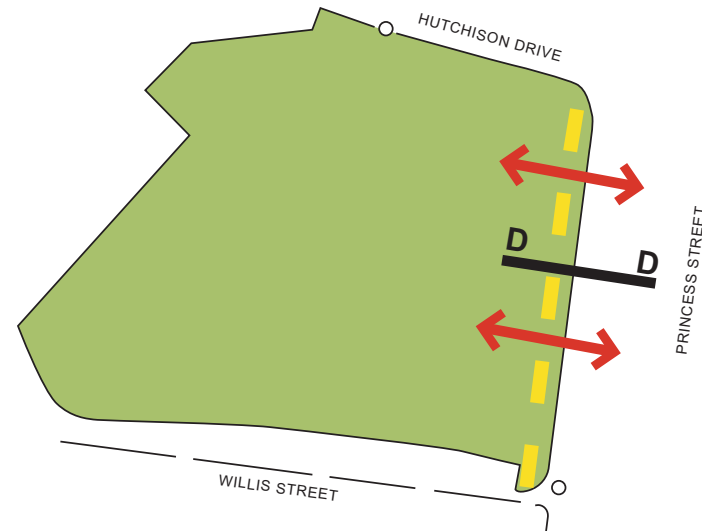
- ▶ Retention of existing avenue and trees.
- ▶ New walking/ cycle tracks set back from road.
- ▶ Strengthen public landscaping treatment on boundary interface through treatment of fence line and interface with adjoining neighbourhood rear yards where appropriate.



Section C - C | Willis Street | Edge Condition

Princess Street

- ▶ Formal architectural response to scale / frontage.
- ▶ Buildings to address Princess Street.
- ▶ Pedestrian permeability.
- ▶ Primary address from interior of site – not Princess Street.
- ▶ To encourage passive surveillance.
- ▶ To promote and allow for future linkages.
- ▶ Visual penetration into site
- ▶ Open space / landscaping

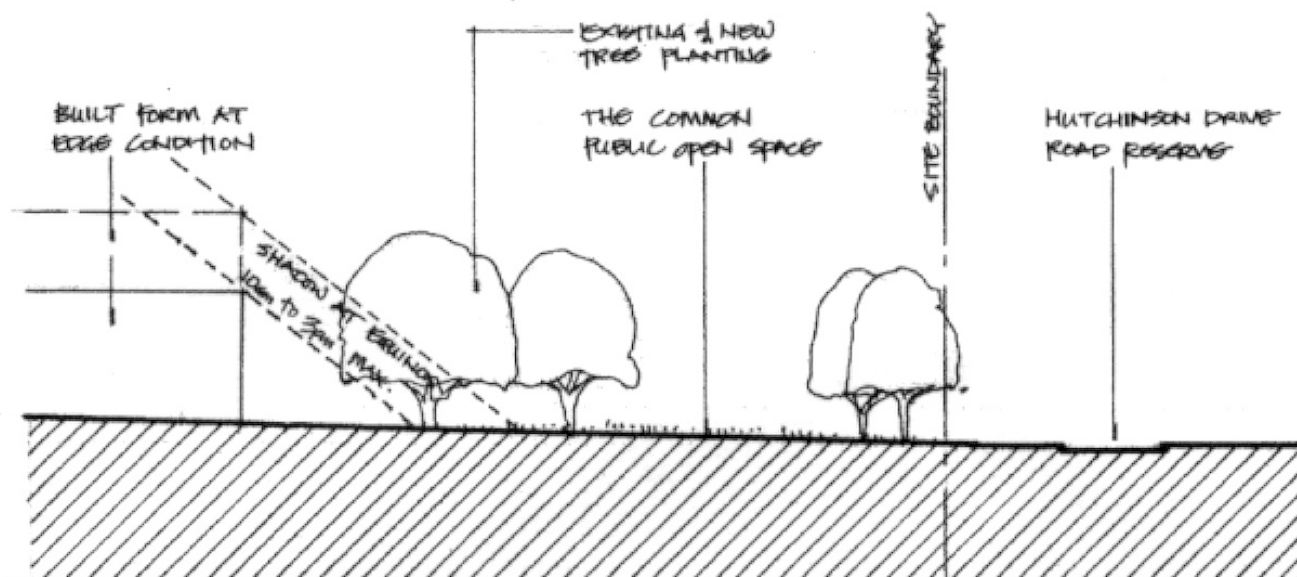
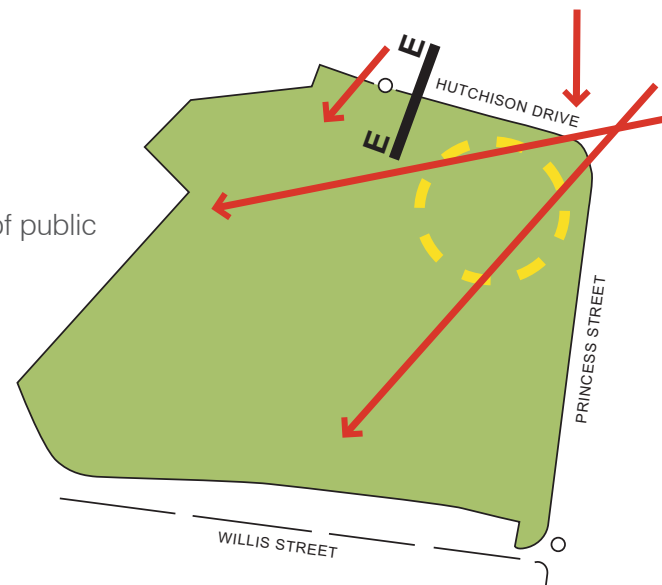


Section D - D | Princess Street | Edge Condition



Hutchinson Drive

- ▶ Primary vehicular and public transport access point.
- ▶ “New address” to site.
- ▶ Open landscape vista to site protected and enhanced by creation of public common and open space along Hutchinson Drive.
- ▶ Access/ proximity to public facilities/ activity centre and common.
- ▶ Vista to Willsmere Towers protected.

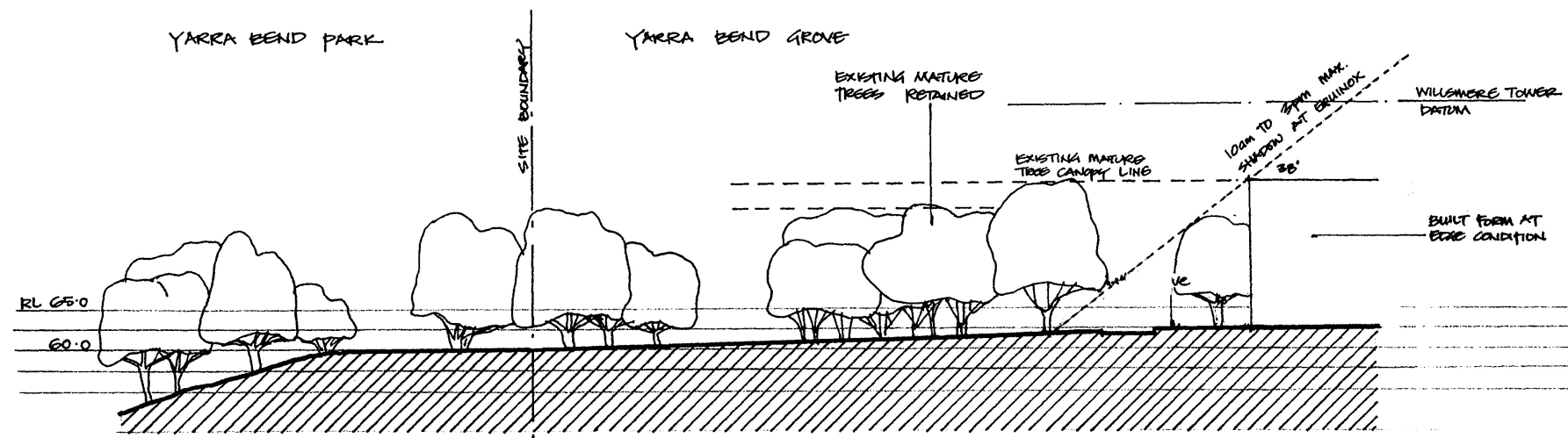
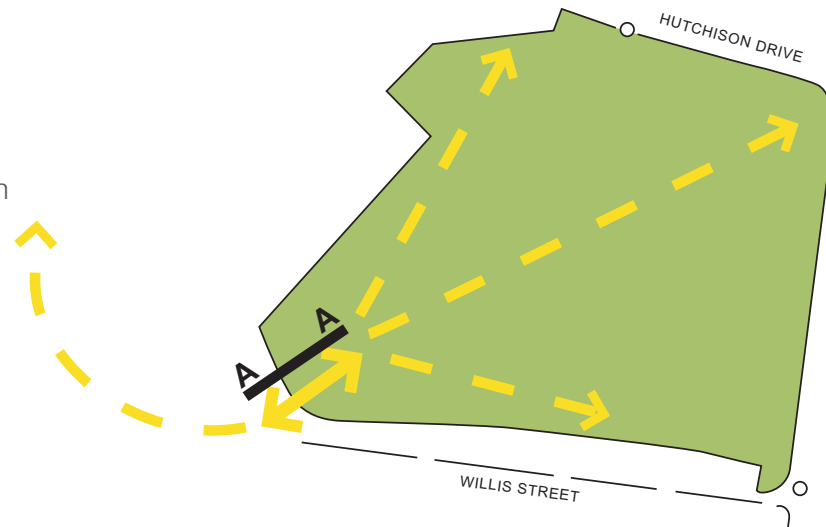


Section E - E | Hutchinson Drive | Edge Condition



Yarra Bend Connection

- ▶ Recognise significance of the high ground adjacent to Yarra Bend Park as an important public feature.
- ▶ Extension of Yarra Bend parkland into site.
- ▶ Formal pedestrian link to 'The Terraces' central green spine pedestrian link to Willsmere Avenue and through to Hutchinson Drive.
- ▶ Protection of existing trees and public open space amenity.

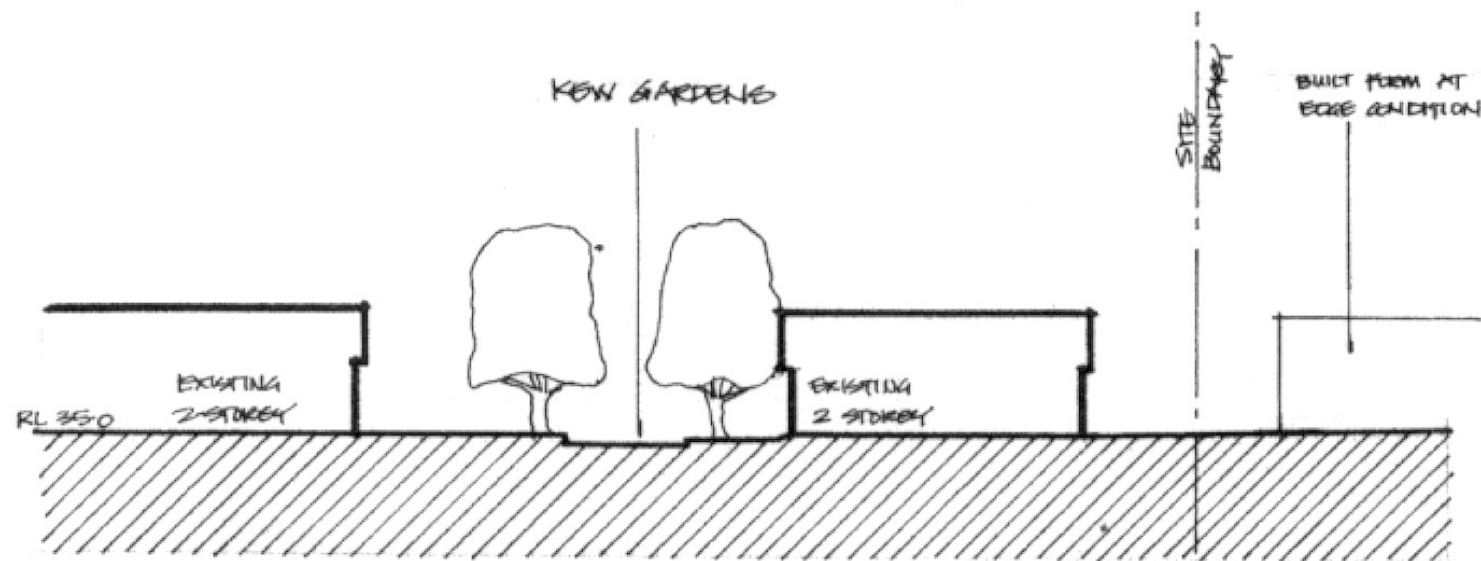
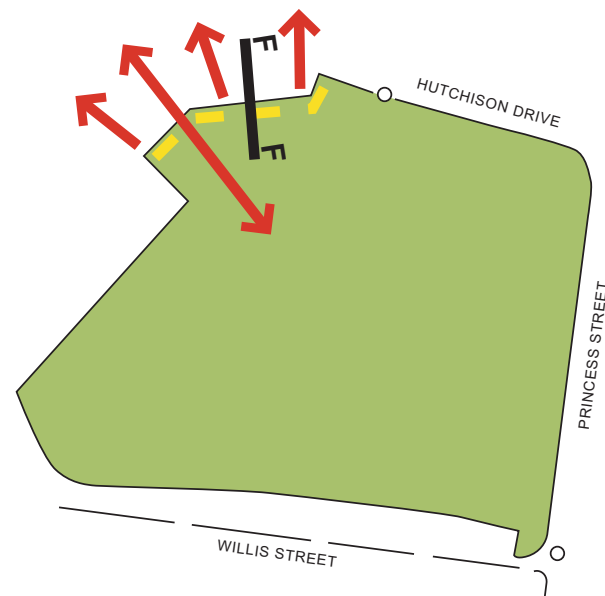


Section A - A | Yarra Bend Park | Edge Condition

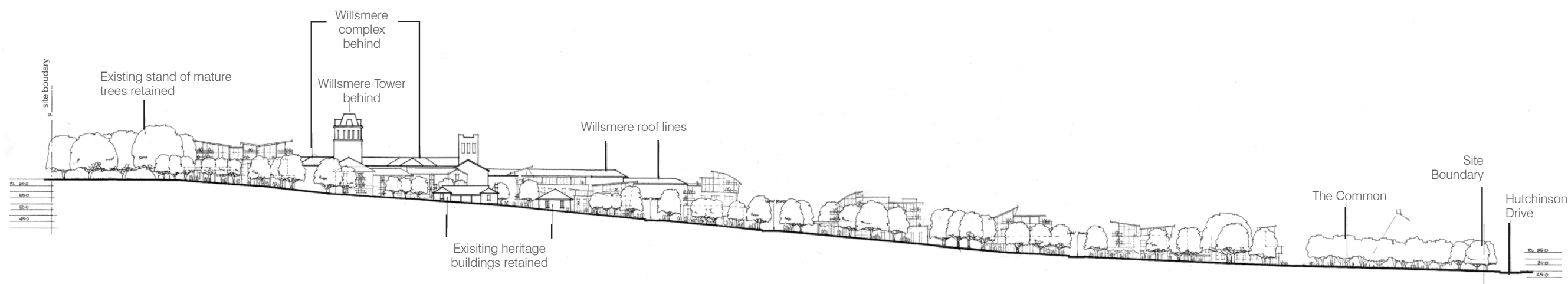


Kew Gardens Interface

- ▶ Development to sympathetically back onto existing back fence condition.
- ▶ New buildings to address site internally.
- ▶ Identify opportunity for future pedestrian link where possible.



Section F - F | Kew Gardens | Edge Condition



Description

The provision of an extensive, integrated public open space network on the site demands a well considered approach to relationships between the public and private realms. Private development should be designed to contribute positively to the safety and amenity of adjacent public areas. It can also define more structured open spaces. Edge treatments should reflect the nature and function of the adjacent open space.

Key Concepts

- ▶ Active frontages to public open spaces, including streets, pavements and circulation paths.
- ▶ Building frontage to define the edges of landscaped spines and retained avenues.
- ▶ "Habitable" (attractive, comfortable and safe) private open space to be located adjacent to public open spaces and street frontages.
- ▶ Appropriate levels of amenity to private open space (privacy, sunlight).
- ▶ Recognition of existing landscape quality and maturity
- ▶ Maximise views and passive surveillance.
- ▶ Development patterns to maximise number of people who benefit from accessibility and views of public open space.
- ▶ Fencing and building frontages to provide defined and structured public and private realms on street frontage.
- ▶ Degree of formality of edge treatments to accord with role of adjacent open areas.

Principles + Objectives

Movement

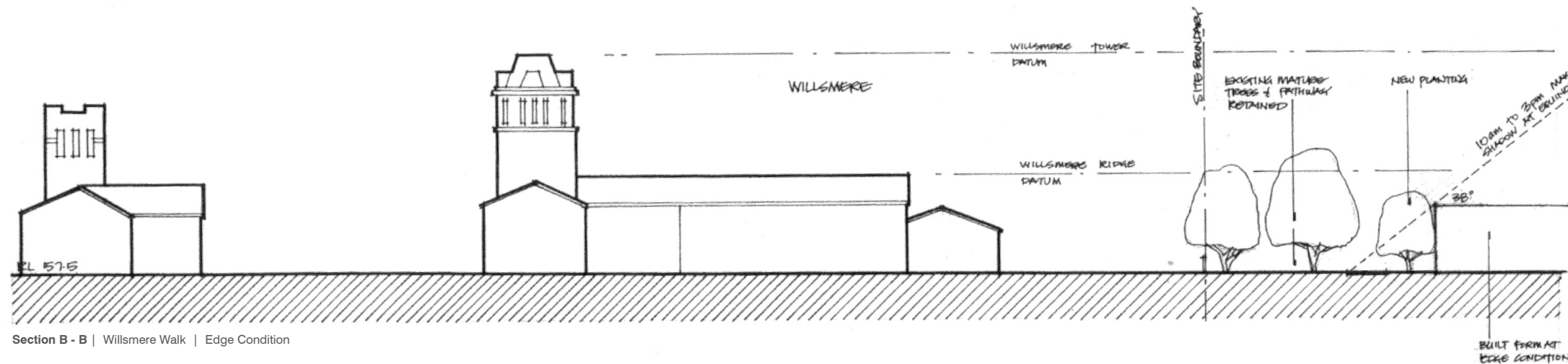
- ▶ (M2) To achieve legible, safe and charming access points an movement network.
- ▶ (M2) To ensure that roads are designed to encourage pedestrian use.
- ▶ (M4) To facilitate recreational movements to Yarra Bend Park, Studley Park Road and Chandler Park.
- ▶ (M4) To facilitate movement within the site's open space.

User

- ▶ (U3) To ensure that the provision of activities within the site is cognizant of public safety issues.
- ▶ (U4) To provide appropriate public and private open space that enhances the site use and the surrounding area.

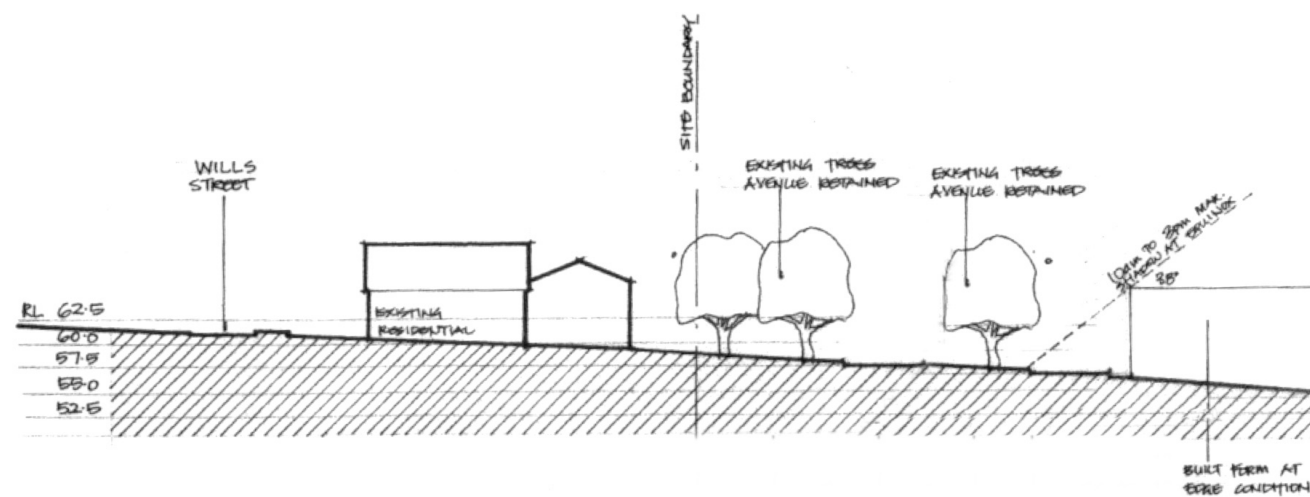
Built Form

- ▶ (B1.1) To ensure built form reinforces and responds to the topography of the site (including views in and out).
- ▶ (B2.1) To link all parts of the development of the site through public realm elements.
- ▶ (B3.1) To create an integrated urban character which promotes a strong future community identity.
- ▶ (B4.1) To ensure that public spaces are linked in a clear, legible and safe manner and encourage community interaction.



Design Guidelines

- Public open spaces will be integrated with residential development.
- Street frontage and building interfaces designed to:
 - maximize passive security
 - protect and enhance street amenity
 - provide quality, habitable private open space
- Pedestrian network maximizes access to public open space for all residents and visitors.



Description

The site's topography, orientation, views, landscape, corridors and public open spaces suggest a range of housing types and forms. The existing primary structures and landmarks and the broad topographical structure of the site establish a pattern of building forms and massing which varies across the site. The dramatic and robust quality of the site's topography, together with the site's well established and mature vegetation will support strategically located building envelopes of up to five levels. Other areas will be limited to lower scaled development in order to maintain the integrity and quality of existing residential precincts adjacent to the site.

Key Concepts

- ▶ Co-locate public open space and medium to high density housing.
- ▶ Building form to reinforce natural landform.
- ▶ Northern orientation.
- ▶ Built forms to support the structure and form of parkland and public open space edge conditions.
- ▶ Strategically located within the site.
- ▶ Edge conditions to relate to neighbouring development.
- ▶ Building location to be responsive to significant existing vegetation.
- ▶ Establish a legible pattern of development which responds to site topography and opportunities.
- ▶ Built form does not dominate natural vegetation.
- ▶ Willsmere Tower is the dominant built landmark.
- ▶ Recognise the role of buildings in establishing and focussing views.

Principles + Objectives**Built Form**

- ▶ (B1.1) To ensure built form reinforces and responds to the topography of the site (including views in and out).
- ▶ (B1.1) To ensure that significant vegetation/buildings are acknowledged and incorporated into the site design.
- ▶ (B1.2) To recognize the Willsmere complex as the dominant building element of the precinct.
- ▶ (B1.4) To acknowledge adjacent development and adjoining communities and to build upon and enhance these various strengths.
- ▶ (B2.2) To recognize existing views and create positive new visual experiences.
- ▶ To optimise residential development opportunities within appropriate development guidelines.
- ▶ Protect significant views into the site, including the dominant landscape character of the site.



Site Section | Through the Terraces

