

22.12 FORMER BRICKWORKS SITE, 78 MIDDLEBOROUGH ROAD, BURWOOD EAST

10/09/2015
C170

This policy applies to land located at 78 Middleborough Road, 21-49 Burwood Highway, part of Old Burwood Road and 14 Eley Road, Burwood East comprising the former brickworks site near the north-east corner of Burwood Highway and Middleborough Road (the Former Brickworks Site), as shown on the map forming part of this policy: Figure 1 Indicative Concept Plan. The Former Brickworks Site forms part of the Burwood Heights Activity Centre (the Activity Centre).

22.12-1 Policy Basis

10/09/2015
C170

The Municipal Strategic Statement (MSS) includes the former brickworks as a strategic redevelopment site in Clauses 21.01 and 21.04. Clause 21.07 highlights the significance of the site in development of the Burwood Heights Activity Centre.

The Burwood East Master Plan and Urban Design Report (the Master Plan) has been completed for the former brickworks and will guide its future improvement as an integrated mixed-use development that is well-designed and adjacent to the Principal Public Transport Network. The site is to be redeveloped within the context of the Burwood Heights Activity Centre Structure Plan and the Master Plan for the Former Brickworks Site.

The Former Brickworks Site will become a new mixed-use development in the Activity Centre that provides residential, retail, entertainment, commercial, community services and leisure opportunities in a built environment that is exciting, engaging and diverse.

The Indicative Concept Plan at Figure 1 identifies land use and character precincts, primary access arrangements, sensitive edges and interfaces, and key public spaces. This policy should be read in conjunction with the Burwood Heights Activity Centre policy at Clause 22.11.

22.12-2 Objectives

10/09/2015
C170

- To facilitate redevelopment of the Former Brickworks Site as an integrated and integral part of the wider Activity Centre.
- To ensure that use and development on the site complements the existing uses within and the ongoing role and function of the Burwood Heights Activity Centre and other existing activity centres in the region.
- To ensure that the scale and intensity of development that occurs on the site provides and supports the infrastructure that is required for the redevelopment of the site.
- To provide for land uses and development on the Former Brickworks Site that:
 - Strengthen the connections and networks within and to the Activity Centre, particularly for sustainable transport options.
 - Contribute to the establishment of a vibrant mixed use Activity Centre.
 - Provide diverse and usable public spaces.
 - Promote excellence in the design of new buildings and the public realm.
 - Provide for residential development.
 - Contribute to residential amenity.
 - Integrate effectively with the transport network, providing opportunities for multi-modal access.
 - Incorporate ecologically sustainable development principles.

- Provide an appropriate level of community services that responds to the needs of the broader existing local population as well as future residents.
- Promote increased public transport use and non-car based travel.
- Provide a local access network that supports sustainable travel, especially non-motorised travel for short trips.

22.12-3

10/09/2015
C170

Policy

It is policy that use and development of the site is consistent with the Indicative Concept Plan (Figure 1).

Land Use and Function

The responsible authority will encourage use and development that:

- Achieves a diversity of commercial, entertainment and leisure, retail, residential and community land uses that support the function of Burwood Heights as an Activity Centre.
- Provides for a retail precinct that is developed for a mix of uses that complements the existing retail and commercial uses in the Activity Centre.
- Provides for entertainment facilities on the site such as restaurants, cafes, entertainment and leisure activities, and specialty retail uses.
- Ensures any large scale restricted retail premises or convenience restaurants are designed in an integrated format.
- Generates activity over a 24-hour period in appropriate locations to support community safety and surveillance.
- Provides a range of housing types including higher density housing options that are responsive to local housing needs, affordable housing and housing for people with additional needs.
- Creates residential, mixed use and retail precincts as shown in the Indicative Concept Plan (Figure 1).
- Establishes open spaces that provide opportunities for recreation, community events and informal gatherings.
- Makes provision for public open space in accordance with Clause 52.01 and community infrastructure in accordance with any approved Development Contributions Plan for the site.
- Provides appropriate land uses near the edges of the site to protect the amenity of adjoining residential development and activities on the RSPCA site.

Movement Systems and Access

The responsible authority will encourage use and development that:

- Establishes an internal link road that connects Burwood Highway and Middleborough Road and provides a mixed-use, activated Main Street concept adjoining the retail precinct.
- Designs the internal link road as a tree-lined boulevard that is pedestrian and bicycle friendly, and contributes positively to the site's character and aesthetic quality.
- Creates vibrant streets and public places by maximising activation of land uses on key road frontages and to public spaces wherever possible.

- Provides points of access into the site for pedestrians and cyclists from all adjoining roads and the opportunity for pedestrian and cyclist access to Medhurst and Ramsey Streets, and the retarding basin to the east of the site.
- Preserves an appropriate level of amenity in surrounding residential areas by limiting points of access to the site for motorised vehicles.
- Establishes an open and legible road and pedestrian access network that connects the site to its surrounds without causing significant impacts on the surrounding residential area.
- Enables permeability, activation and sense of place by providing for a hierarchy of internal streets, laneways and pedestrian and public spaces within the site.
- Establishes a quality built and landscaped frontage, and a sense of address to Middleborough Road.
- Promotes and enables access into and within the site by non-motorised transport modes, particularly walking and cycling, by providing a network of on-road and off-road paths.
- Provides safe and convenient access for people with particular needs including young, elderly and disabled people.
- Signifies the role of particular streets and accessways through appropriate landscape themes and urban design treatments.
- Supports any future improvements to public transport provision to or within the Former Brickworks Site including the potential for improved transport integration.

Open Space and Environment

The responsible authority will encourage use and development that:

- Integrates with the surrounding open space system.
- Provides a civic space in the central part of the site.
- Provides an accessible “green space” around the quarry depression and water body in the central part of the site.
- Connects the civic space to the central green space with a linear “transitional” open space to provide an interconnected spine.
- Creates a distinctive and interesting variety of open spaces that establishes a local identity.
- Appropriately manages interfaces with adjoining residential areas.
- Retains and strengthens a strong landscape theme as part of the gateway treatment on Burwood Highway.

Built Form and Urban Design

The responsible authority will encourage use and development that:

- Promotes excellence in the design of new buildings and the public realm.
- Provides buildings with architectural merit on the Burwood Highway and Middleborough Road frontages to mark the gateways to the site and at prominent locations in the central part of the site.
- Frames the internal link road with public spaces and active and articulated building frontages.

- Encourages buildings that allow for the vertical mixing of uses in appropriate locations.
- Promotes flexibility and versatility in building design to accommodate various uses as part of the evolution and development of the Activity Centre.
- Orientates buildings to capitalise on the north-facing aspect of the site and the long-distance views it offers.
- Ensures residential buildings overlook the central open space.
- Orientates buildings to achieve good solar access to public spaces.
- Promotes diversity in the scale, form and function of residential buildings.
- Achieves gradual transitions in building scale between new and existing residential development and the RSPCA that is sympathetic to the surrounding built form.
- Supports lower scale development on the periphery of the site.
- Applies water sensitive urban design treatments and ecologically sustainable development principles across all parts of the site.
- Applies Crime Prevention Through Environmental Design (CPTED), Supportive Environments for Physical Activity (SEPA) and universal design and accessibility principles in all phases of the planning and design process.
- Meets and preferably exceeds relevant energy efficiency standards.

Integration

The responsible authority will encourage use and development that:

- Encourages pedestrian permeability between the site, the existing Burwood Heights Shopping Centre and surrounding residential areas.
- Connects the site to the external road network and public transport services.
- Visually integrates the site with surrounding development by creating view-lines and achieving a gradual transition in built form.
- Provides appropriate frontages to Burwood Highway, Middleborough Road and Eley Road.
- Locates the intersection of the proposed internal link road and Burwood Highway to integrate with the Burwood Heights Shopping Centre and facilitate improved connectivity within the activity centre and to public transport.
- Provides an appropriate treatment of interfaces between non-residential, and existing and proposed residential development.

Community-building

The responsible authority will encourage use and development that:

- Promotes community interaction through good urban design, the creation of urban spaces and site permeability to encourage walking and cycling.
- Makes provision for location of appropriate community facilities on the site.
- Promotes physical activity and community safety through good urban design and architecture.
- Provides a major civic space that can accommodate community and cultural events and future opportunities for public art.

Economic Development

The responsible authority will encourage use and development that:

- Strengthens and broadens the economic base of the Activity Centre and the City of Whitehorse.
- Supports the introduction of a range of retail and commercial uses that are consistent with the Activity Centre status of Burwood Heights and that complement the existing retail and commercial uses.
- Creates a high quality built environment that attracts business investment.

22.12-4

10/09/2015
C170

Reference Documents

Activity Centre Design Guidelines (June, 2005)

Safer Design Guidelines for Victoria (2005)

Guidelines for Higher Density Residential Development (2004)

Burwood Heights Activity Centre Structure Plan, June 2006

Burwood East Master Plan and Urban Design Report (January 2015)

Figure 1 - Indicative Concept Plan



PRECINCTS

- Retail and Social Hub
- Higher Density Mixed Use Core
- Medium Density Residential Urban Grid
- Higher Density Residential Transit Node
- Lower Density Residential Quarter

- Central Open Space
- Civic Space
- Boulevard Link Road
- Local Connection
- Pedestrian Connection

- Gateway Element
- Signalised Intersection
- Site Interface