



# Stonnington Planning Scheme Amendment C276

## Improvement to Chapel Revision Planning Controls

Statement of Urban Design Evidence, by Craig Czarny of Hansen Partnership for the City of Stonnington  
October 2018





# Table of Contents

Introduction..... 3

The Focal Area..... 5

Existing Planning Controls..... 6

Proposed Amendment C276..... 9

Urban Design Appraisal ..... 11

Conclusion..... 18

- Appendix A- Craig Czarny: Curriculum Vitae
- Appendix B- River Street North Precinct Analysis



*River Street looking north from 46 River Street.*



## Introduction.

1. My name is Craig Czarny and I am a director of design at Hansen Partnership. I have over 30 years' experience in urban design and landscape projects in Australia and overseas. I hold a Bachelor degree in Planning and a Masters degree in Landscape Architecture and have provided urban design, streetscape, public domain and landscape advice on a number of development projects of varying scale. Projects that I have managed have received awards from the Planning Institute of Australia (PIA) and Australian Institute of Landscape Architects (AILA). I have also served as a sessional lecturer at Melbourne University, a sessional member of Planning Panels Victoria and judge of local and international projects. My CV is provided at Appendix A.
2. I have a sound appreciation of the urban form, streetscape and landscape issues associated with residential, commercial and townscape settings, having provided advice on a number of Activity Centre and Neighbourhood Character Studies. I also have a good appreciation of townscape and character issues in Stonnington, having prepared urban design studies on behalf of both private clients and Council for major development proposals within the municipality over more than 2 decades. I directed the urban design contribution to the Chapel reVision Structure Plan (2015) and subsequently presented expert urban design evidence in relation to its implementation into the Stonnington Planning Scheme via Amendment C172. Since its gazettal, my team has also advised (from time to time at the request of Council) on minor refinements to relevant urban design provisions of the Activity Centre Zone (ACZ1) – including those relating to the proposed Amendment C276.
3. On this occasion, I have been engaged by Stonnington City Council to provide expert urban design comment on the proposed Amendment C276 to the Stonnington Planning Scheme. Amendment C276 (following Amendment C271 that addressed a number of minor wording, drafting and mapping errors in the ACZ1) seeks to correct further mapping anomalies, confirm public open space opportunities and reframe a suite of discrete built form controls in River Street and Toorak Road, South Yarra. While much of the Amendment C276 is policy neutral, the proposed built form control adjustments in ACZ1- Sub Precincts FH9 and FH10 represent what I consider to be 'material change' and as such is the focus on my evidence.
4. I have inspected the focal area of Sub Precincts FH9 and FH10 on several occasions and most recently on 25<sup>th</sup> September, 2018. I have also reviewed the proposed Amendment C276 documentation and relevant submissions received during exhibition. As is required, I have assessed the proposal in the context of the relevant provisions of State and Local Planning Policy. In undertaking my review, I have also inspected Council reports, relevant background, including the C172 (Chapel ReVision) Panel Report and VCAT decisions.



5. Amendment C276 to the Stonnington Planning Scheme seeks (amongst other matters) to vary the existing ACZ1 following Council's internal review and monitoring. Specifically, the Amendment seeks to adjust urban form controls – including preferred overall building height, street wall height, front setback depth and rear interface treatments (to various degree as set out later in this report) in Sub Precincts FH9 and FH10 along River Street and Toorak Road, South Yarra respectively.
6. The basis for Council's proposed Amendment is a more forensic site analysis (beyond that undertaken in Chapel reVision) and the evolving physical and policy context at the edge of the Activity Centre in Forrest Hill. Given the changing character of this precinct (evident through recent planning applications) and the nature of land beyond the Activity Centre boundary, Council sought review of design controls at this interface. This was facilitated through an independent design review by Hansen Partnership in late 2017 and early 2018, informed by site inspections and liaison with Officers – resulting in the issue of an Urban Design Advice (Updated) on 9<sup>th</sup> March 2018. I understand that this advice has led to the drafting of the revised provisions within the ACZ1.
7. While the relevant UDA memo addresses a series of different matters informing the ACZ1 update (6 questions to be precise), the principal basis of Amendment C276 feedback (referencing comment received during exhibition of the proposed documentation) remains the FH9 (River Street) built form response. This specifically seeks to adjust building height and streetscape profile at the northern reaches of Precinct FH9 in River Street (north of Malcolm Street), where it has a different street frontage and rear abuttal condition to other areas.
8. In summary, I consider the proposed urban design outcomes sought through the proposed Amendment C276 to the Stonnington Planning Scheme - specifically as they relate to Precinct FH9 and FH10 in River Street and Toorak Road, South Yarra respectively to be appropriate as they assist in guiding respectful evolution of urban form in a discrete neighbourhood at the edge of the Activity Centre. While the streetscape and corridor in question is clearly designated within the Activity Centre boundary, its physical condition and typological arrangement is such that it deserves a bespoke response. I therefore support the recommended refinements of Amendment C276 as appropriate.



86 River Street – Cottage Stock



## The Focal Area.

9. My comments on Amendment C276 are confined to the eastern edge of **Precinct 1- Forrest Hill** encompassing 5 urban blocks in **Sub Precincts FH9 and FH10**. This encompasses properties on the east side of River Street, north and south of its junction with Malcolm Street. It also encompasses the north side of Toorak Road, between River Street and Rockley Gardens to the east. Both FH9 and FH10 have capacity for change, however it's interface with residential land in the NRZ2 and GRZ9 requires careful attention. This part of the Precinct is notable for its subdivision pattern and narrow street profile, which distinguish it from Forrest Hill to the west.
10. The character of River Street from Toorak Road leading uphill to Victoria Terrace is mixed. Within the narrow (12.5m) profile of the street, use and form is different to the south- comprising 2 to 3 storey commercial buildings (often with exposed parking) and a more variable arrangement to the north. River Street, north of Malcolm Street is elevated (some 15m above Toorak Road) with coexisting factories, new-built townhouses and domestic cottage stock (86 to 96 River Street). Approved (but not yet realised) developments of 5 and 7 storeys are located at 94-96 and 72 River Street respectively. I note following interfaces:
  - To the **north** is Victoria Terrace, a 13m local street connecting River Street and Tivoli Street. Further north, between Victoria Terrace and Alexandra Avenue are low rise residential developments (1-3 storey) of varying typology and character within General Residential Zone (GRZ5).
  - To the **east** is River Lane, a 2.5-3m wide laneway from Victoria Terrace to Malcolm Street and further south. It provides vehicular access to the rear of properties fronting River Street and Tivoli Road. River Lane also defines the edge of the Tivoli Road/ Malcolm Street Heritage Precinct (H0149), comprising principally detached traditional dwellings (1-3 storey) in a Neighbourhood Residential Zone (NRZ2).
  - To the **south** is the east- west aligned 3m wide lane connecting River Street and Tivoli Road. Further south is a mix of traditional and contemporary attached commercial forms (1-3 storey) fronting the Toorak Road (20m wide) public transit spine. Some allotments fronting Toorak Road are underdeveloped, while others firmly reinforce a traditional double storey shopfront format.
  - To the **west** is River Street, a 2-way narrow roadway (12.5m wide) connecting Alexandra Avenue to the north with Toorak Road to the south. The west side of River Street comprises Sub-Precinct FH1 and is mixed in character representing the large format arrangement of the Como and Vogue developments parcels. The streetscape presents a mixed ensemble of forms, with mid-rise (3-4 storey) new built residential stock behind a landscape setback to the north and taller podium and tower apartment forms to the south. There are varied podium treatments facing River Street to the south of Malcolm Street.





## Existing Planning Controls.

11. In addition to the Activity Centre Zone (ACZ1) applying to the precinct, parts of River Street and Toorak Road are also subject to the Land Subject to Inundation (LSIO), Incorporated Plan (IPO3) and Environmental Audit (EAO) Overlays. Within the ACZ1, the land is identified in **Precinct 1- Forrest Hill**. The relevant Objectives (to this urban design appraisal) for Precinct 1- Forrest Hill are:

- *To achieve a vibrant, higher density, true mixed-use precinct.*
- *To achieve new development that embodies architectural and urban design excellence and makes a positive contribution to the appearance, amenity and safety of the public realm.*
- *To activate streets, particularly side streets, improve street level amenity, the streetscape and the public realm.*
- *To encourage appropriate scale, setbacks, built form, materials, articulation, landscaping and integration with the surrounding built form.*
- *To develop a predominantly higher density precinct where new buildings are of a pedestrian friendly scale and design at ground floor, with upper levels setback where necessary so as to minimise off site amenity impacts.*
- *To ensure new development contributes to the preferred character and land use function of each Sub-Precinct.*
- *To maximise the permeability of the precinct through reinforcing and, where necessary, extending the grid of streets and laneways.*



Chapel Street Activity Centre Land use and Framework Plan



Precinct 1 – Forrest Hill Precinct Map



- *To ensure the street wall of new buildings is parallel to the street alignment so as to create a sense of street enclosure.*
- *To ensure development:*
  - *Is well articulated through variations in forms, materials, openings, colours and the inclusion of vertical design elements.*
- *To encourage site amalgamation and intensive development on large sites, while ensuring the design of buildings achieve a fine grain rhythm at street level.*
- *To incorporate a continuous street wall that will create enclosure.*
- *To preserve sunlight penetration to the street and avoid loss of sky views.*

12. Precinct 1- Forrest Hill is divided into 10 sub precincts (FH1 to FH10) with sub precinct specific requirements and guidelines (relevant to this appraisal) identified below:

*Precinct FH9 and FH10 Requirement:*

- *Preferred Max. Building Height for FH9: 18m (5 storey)*
- *Preferred Max. Building Height for FH10: 21m (6 storey)*

*Precinct FH9 and FH10 Guidelines:*

- *Create a continuous and well-defined street wall to complement a high level of street activity by requiring vehicle access from rear laneways.*
- *Provide a transition in built form between the higher built forms to the west and the lower built forms to the east.*
- *Provide a sensitive response to the adjoining lower scale residential area.*



ACZ Precinct 1- Forrest Hill Built Form Requirements- existing

13. In my opinion, the existing ACZ1 provides unambiguous direction in relation to the Centre's profile and form, including preferred maximum building heights, ground level and upper level setbacks and interface management to residential and open space abutments.



14. Also relevant to this appraisal is the recently updated Policy Framework relating to urban design within the Chapel reVision Study Area. Relevant clauses include:

- Clause 11.02 – Managing Growth;
- Clause 11.03-1S – Activity Centres;
- Clause 11.03-1R – Activity Centre – Metropolitan Melbourne;
- Clause 15 – Built Environment and Heritage;
- Clause 15-1S – Urban Design;
- Clause 16.01-2R - Housing Opportunity Areas – Metropolitan Melbourne;
- Clause 16.01-3S – Housing Diversity;
- Clause 16.01-3R – Housing Diversity- Metropolitan Melbourne;
- Clause 17 – Economic Development;
- Clause 21.02 – Overview;
- Clause 21.03 – Vision;
- Clause 21.04 – Economic Development;
- Clause 21.05- Housing;
- Clause 21.06- Built Environment and Heritage

15. The following planning and urban design background reports and relevant policy reference documents have also been identified:

- Chapel reVision Structure Plan 2013- 2031 (2015);
- Urban Design Guidelines for Victoria, 2017; and
- Victorian Urban Design Charter, 2010.

16. What can be gleaned from this summary of existing policy provisions and the associated ACZ1 control regime is that there are broad overarching directions for Activity Centre change within the River Street and Toorak Road corridors, however there is limited 'nuance' with regard to the current subdivision and land use pattern and particular conditions beyond Activity Centre boundary to the east. While the establishment of the ACZ1 in 2015 to River Street was clearly substantiated, I believe particular parcels (north of Malcolm Street) deserve a differentiated design response more firmly grounded in contextual appreciation. Such an approach would not in my view substantially compromise the critical mass of the Activity Centre in Forrest Hill or affect the fundamental capacity for its large lot contributors (to the west) achieve substantive transformative podium and tower form.





## Proposed Amendment C276.

17. The proposed Amendment C276 to the Stonnington Planning Scheme seeks to facilitate the Council's internal 'Chapel reVision Planning Control Improvements' review and monitoring initiative. Following adoption of Amendment C172, Council undertook a policy neutral review of the adopted ACZ1 at the request of the Minister for Planning. The aim of the review was to simplify the Schedule to reduce repetition, complexity and length. Whilst the majority of the changes were included in the approved Amendment C172, a number of further changes identified as necessary were deemed to require additional consultation and independent review.



*Precinct 1- Forrest Hill Built Form Requirements (Proposed)*

18. In addition to minor drafting matters, Amendment C276 seeks to amend the **Schedule 1 to Clause 37.08- Activity Centre Zone (ACZ1)** to improve its operation, including adjustments to following parameters at **Part 5.0 Precinct provisions** for Forrest Hill Sub Precincts FH9 and FH10.

- Apply a Preferred Maximum Building Height to land north of Malcolm Street of 12m (3 storeys) – *currently 18m (5 storeys)*.
- Apply a Type 2 Interface Setback to all properties on the east side of River Street, requiring a 3m setback above a 12m street wall – *currently 0 setback (Type 1 Interface Setback)*.
- Apply a 2m ground level frontage street setback to properties located between 86 River Street and 2 Victoria Terrace — *currently 0 setback (Type 1 Interface Setback)*.
- Apply a Type 6 Interface Setback to the rear on land north of Malcolm Street to be equivalent to ResCode Standard B17 – *currently at 12m height with 45 degrees setback above (Type 4 Interface Setback)*.
- Confirm a 12m preferred 'maximum' street wall height to Toorak Road frontages in FH10 - – *currently 12m (min)*.

19. The table overleaf articulates a comparison between the current and proposed ACZ1 control regime.



<b>PART A: 2 Victoria Tce, 72-96 River St (FH9)</b>	<b>Proposed ACZ1</b>	<b>Existing ACZ1</b>
Building Height	12m	18m (Interface Type 1)
Street Wall (River St)	12m	11m (max)
Upper level setback above street wall (River St)	Not applicable	Not applicable
Ground setback 2 Victoria Tce and 86-96 River St	2m	Not applicable
Rear (Residential Interface)	Interface Type 6 – B17	Interface Type 4
<b>PART B: 24 -68 River St (FH9)</b>	<b>Proposed ACZ1</b>	<b>Existing ACZ1</b>
Building Height	18m	18m (Interface Type 1)
Street Wall (River St)	12m (Interface Type 2)	11m (max)
Upper level setback above street wall (River St)	3m	Not applicable
Ground level setback (River St)	Not applicable	Not applicable
Rear (Residential Interface)	No change	Interface Type 4
<b>PART C: 2 - 12 River St (FH9)</b>	<b>Proposed ACZ1</b>	<b>Existing ACZ1</b>
Building Height	18m	18m (Interface Type 1)
Street wall (River St)	12m (Interface Type 2)	11m (max)
Upper level setback above street wall (River St)	3m	Not specified
Ground level setback (River St)	Not applicable	Not applicable
Rear (Residential Interface)	No change	Interface Type 5
<b>303 to 345 Toorak Rd (FH10)</b>	<b>Proposed ACZ1</b>	<b>Existing ACZ1</b>
Building Height	No change	21m (No type specified)
Street wall (Toorak Rd)	12m (max)	12m (min)
Upper level setback above street wall (Toorak Rd)	Not specified	Not specified
Ground level setback (Toorak Rd)	Not specified	Not specified
Rear (Residential Interface)	No change	Interface Type 4 (lane) Interface Type 5 (no lane)



## Urban Design Appraisal

20. In reviewing Amendment C276 to the Stonnington Planning Scheme, I have considered the key built form adjustments as set out in the updated ACZ1 and relevant urban design based issues raised in submissions received by Council following exhibition of the proposed Amendment. I note a total of **27 submissions (9 objecting and 18 supporting or neutral)** were received by Council during this process. These included submissions from parties in support of the proposed changes and others expressing concern in relation to adjustments in the proposed building heights, setback and rear interface management in River Street, relating to residential properties (within and immediately outside the Activity Centre boundary). My support for proposed Amendment C276 is underpinned by the following rationale:

### *Justification for design control adjustments.*

21. As relates to River Street between Toorak Road and Victoria Terrace, I believe that it is appropriate to further refine built form controls to demonstrate a successful transition between the core of Forrest Hill and its residential surrounds. While I acknowledge that the Chapel reVision Structure Plan work undertaken in 2015 and subsequent Amendment C172 examined this particular location, it did so in the context of a particularly large Activity Centre area incorporating Forrest Hill (PAC), South Yarra (PAC but Toorak Rd west a designated NAC), Prahran (PAC), and Windsor (NAC) – 4 different (but connected) Centres of considerable extent and complexity. In this context, and in light of ongoing monitoring of the controls and relevant applications (and recent VCAT approvals) by Council Officers over time – it is in my view appropriate to undertake more site-specific investigations in relation to the physical and policy context of River Street. This research reinforces a view that a more nuanced design controls are warranted along River Street at the eastern edge of the Activity Centre at its interface with more sensitive residential surroundings.
22. There are a number of features that distinguish River Street and in particular, the northern reaches of the corridor (between Malcolm Street and Victoria Terrace) that warrant acknowledgement. As previously noted, topography rises substantially along River Street and in particular north of Malcolm Street, to the degree that elevated development close to the ridge is higher and more prominent in the viewshed. The fine-grained subdivision pattern of land north of Malcolm Street in concert with abutting residential land in the Heritage Overlay warrants careful contemplation. Some River Street properties are remnant residential cottages which are setback from the street and enjoy existing frontage amenity, corresponding to the domestic nature of 3-4 storey stock on the western side of River Street. This condition is quite different to that found to the south, where larger commercial parcels occupy the eastern side of the narrow streetscape.





23. Finally, I note that there has been a recognizable shift in the strategic context of River Street and Tivoli Road, with a belt of properties to the east of River Lane (in Tivoli Road) now identified as NRZ2 and constrained to 2 storeys (and Garden Area requirements). This subtle shift in condition (not fully understood at the time of drafting Chapel reVision) – is different to the GRZ further afield and heightens the importance of interface management along River Street. The current control regime was not part of the frame of reference at introduction of the ACZ1 in 2015. In my view, these circumstances justify a reappraisal of the ACZ1.

***Building heights in River Street (north of Malcolm Street).***

24. The northern part of River Street, between Malcolm Street and Victoria Terrace is proposed to have an adjusted 'preferred' building height of 3 storeys – reduced from the 5 storey designation introduced through Amendment C172. This adjustment is in my view warranted with respect to the necessary transitional role of the urban block from the west side of River Street (as built) to the more sensitive in NRZ and Heritage interface to the east in Tivoli Road. With the exception of the taller form addressing the corner of Malcolm and River Street (west side) at 16 storeys, most of River Street (west) is 'built out' with marginal setback and elevated apartment form of 3 and 4 storeys. While I accept that the conditions closer to the Malcolm Street junction are distinctive, I consider the street relationships to the north (uphill from 86 River Street) to be such that they deserve a corresponding approach. A height transition to 3 storeys on the eastern side of River Street, stepping down at River Lane to 2 storeys is in my view appropriate. A 12m measure is fitting as it corresponds to a 1:1 street width to street wall proportion identified elsewhere in Chapel reVision.

25. The land to the north of Malcolm Street is distinctive in that it is elevated leading to a local ridgeline marginally to the north of Victoria Terrace. At 3 storeys, the overall height of new development will be similar to that of 5 or 6 storeys form on lower land close to Toorak Road to the south. While I acknowledge that taller buildings in the foreground (exceeding the 5 storeys measure south of Malcolm Street) may obstruct such skyline views, I believe that there is logic in benching a height datum (such as a common AHD) along the length of the corridor, particularly as it approaches the local ridgeline.



*River Street Corner with Victoria Terrace.*



26. I have previously noted the fine-grained subdivision occurring to the north, ostensibly uphill from 86 River Street (refer Appendix B). While I do not purport that these 6m wide allotments cannot support higher form above 3 storeys, they are in my view constrained with respect to both internal and external amenity (particularly at lower levels). While this can be resolved through site amalgamation (as has occurred with the approved 5 storey development at 94-96 River Street across 2 lots), the prevailing grain of the streetscape is in my view an important characteristic to be reinforced in any renewal.

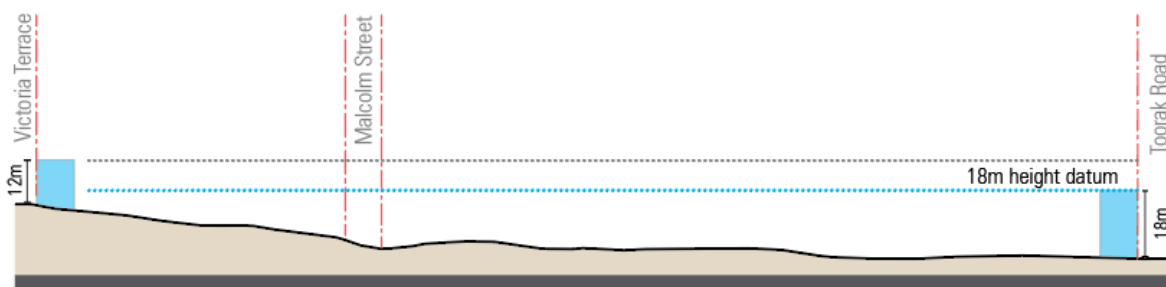
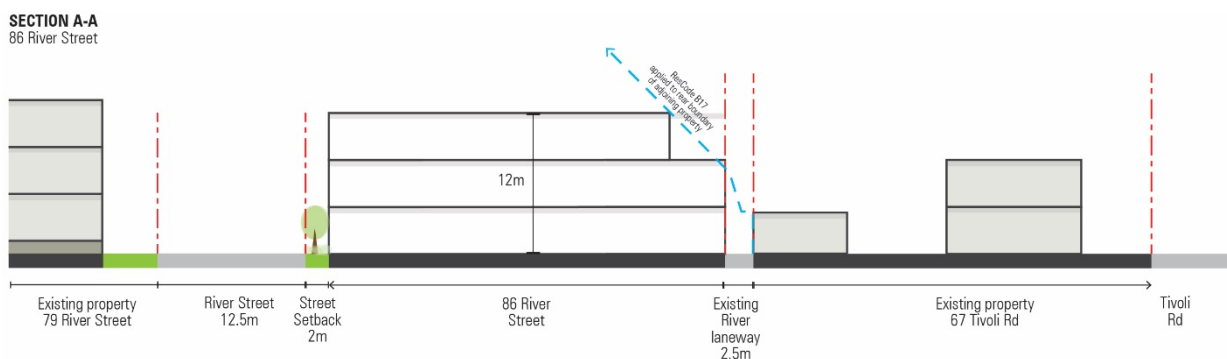


Diagram demonstrating consideration for topography in determining the preferred development scale along River Street

27. Finally, I note that the proposed control adjustments do not seek to impose a mandatory regime, rather it continues the discretionary arrangement as supported through Amendment C172. While I acknowledge that this particular precinct has been the subject of 2 recent approvals (above the 3 storey measure), these developments are yet to be realised and the 12m measure remains relevant in this discreet locality.



Cross Section through River Street to Tivoli Road

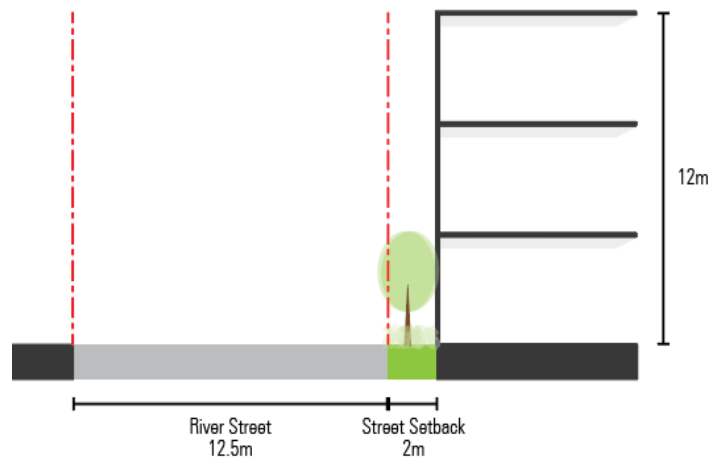




***Front setback effects in River Street (north of Malcolm Street).***

28. An inspection of the existing physical condition of parcels in the northern parts of River Street – in particular uphill of 86 River Street demonstrates a prevailing building setback condition. This 'domestic' presentation is viewed in concert with narrow frontages and attached cottage stock on the east side of River street, opposite 3-4 storey boxed apartment forms behind a landscaped ground level setback to the west. While the initial intention of the ACZ1 (as implemented through C172) was for a hard 'street wall' condition akin to a commercial profile, there is in my view warrant to adjust this design response to the upper reaches of River Street to reflect this predominantly local residential condition and the domestic language of the streetscape.

29. All buildings on either side of River Street in this locality have a front setback and exhibit what I consider to be a domestic address. Whilst some of properties have more substantial setbacks of 5m or more, I believe that it is appropriate to this street edge to establish a baseline setback (as recommended) of 2m to support low-level landscape and a green fringe to the street frontage. This can also ably assist in managing access and a sense of address on sloping land, which is a relevant consideration in this part of River Street.



*Frontage setback to 86 to 96 River Street and 2 Victoria Terrace)*

30. This design response does not substantially curtail the opportunity afforded for redevelopment of this land and respond accordingly to the greater degree of 'openness' sought in this predominantly domestic part of River Street.



*Northern reaches of River Street with shallow front setbacks*

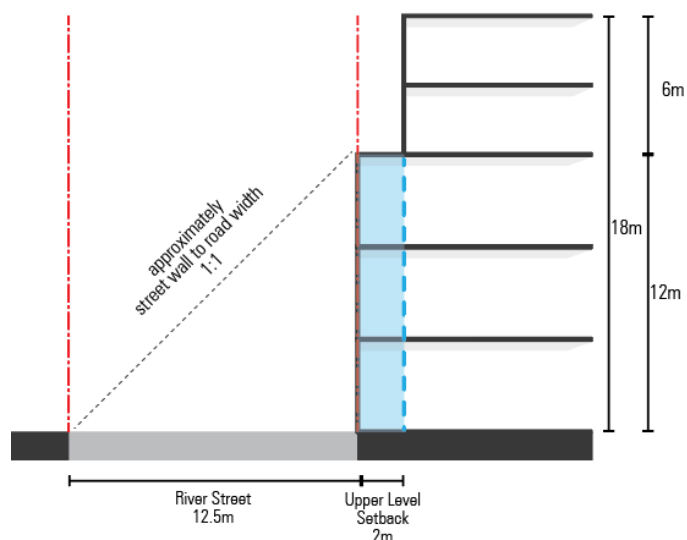




### ***Street wall heights in River Street (south of Malcolm Street).***

31. Proposed Amendment C276 seeks to retain the preferred maximum height of 5 storeys on River Street south of Malcolm Street. This ensures predominantly commercial premises have the opportunity for renewal, commensurate with their proximity to Toorak Road and the Activity Centre spine. The proposed Amendment also seeks to apply a setback above the 12m street wall to better define the street edge condition.

32. The basis for the 12m street wall is the acknowledged 1:1 street wall to street width relationship on narrow streets of this kind, supporting a greater 'open to sky' street profile. This also corresponds successfully with the format of buildings on the west side of River Street (part of the Como and Vogue podium). While these elevations are largely unarticulated, the parapet is important in the panorama and would be sensibly coupled on the east side of River Street.



*interface along River Street (south of Malcolm Street)*

33. Amendment C276 seeks a new 3m setback behind the street wall. I note that previous Hansen advice (as illustrated) recommended a preferred 2m measure. This dimension is relevant when contemplating the applicable use of balcony space (at the street wall step) towards the River Street frontage, providing surveillance and activation at upper levels. I am satisfied that a minimum dimension of 2m is adequate and accept that a greater dimension to 3m may be complementary in terms of internal amenity and outlook.



*conditions River Street (south of Malcolm Street)*

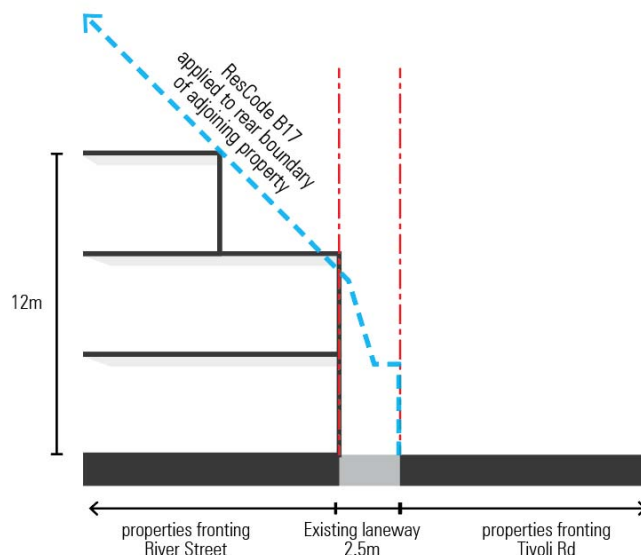


### ***Rear Interface (north of Malcolm Street).***

34. Amendment C276 seeks to introduce a new interface setback profile to properties on River Street to the north of Malcolm Street, with specific reference to the rear interface with River Lane and Tivoli Road properties in the NRZ and HO. The existing ACZ1 profile (Type 4) defines a 12m height with 45-degree setback profile above. The proposed arrangement acknowledges the sensitivity of the eastern properties – (all with the exception of the flats at 65 Tivoli Road are traditional double fronted detached dwellings) with a more conventional ResCode B17 profile.

35. This design response is only applicable in areas of sensitivity abutting the combined NRZ and HO and as a discretionary control would be evaluated on an individual or site by site basis. Given the revised overall 3 storey height parameter applicable to this precinct, it is in my view entirely appropriate to apply a marginal setback above 2 storeys to ensure matters of visual bulk are successfully managed. This measurement should be applied from the neighbour's rear boundary (east side of the Lane).

36. An inspection of approved developments at both 72 and 94 to 96 River Street demonstrate relative compliance with the B17 profile. Whilst more onerous than that applicable to south on commercial land, I consider it to be fitting in this more sensitive locality.



*interface to rear of properties north of Malcolm Street*



*Existing laneway condition*



37. An illustration of the combined urban design recommendations as applied to River Street is provided below'

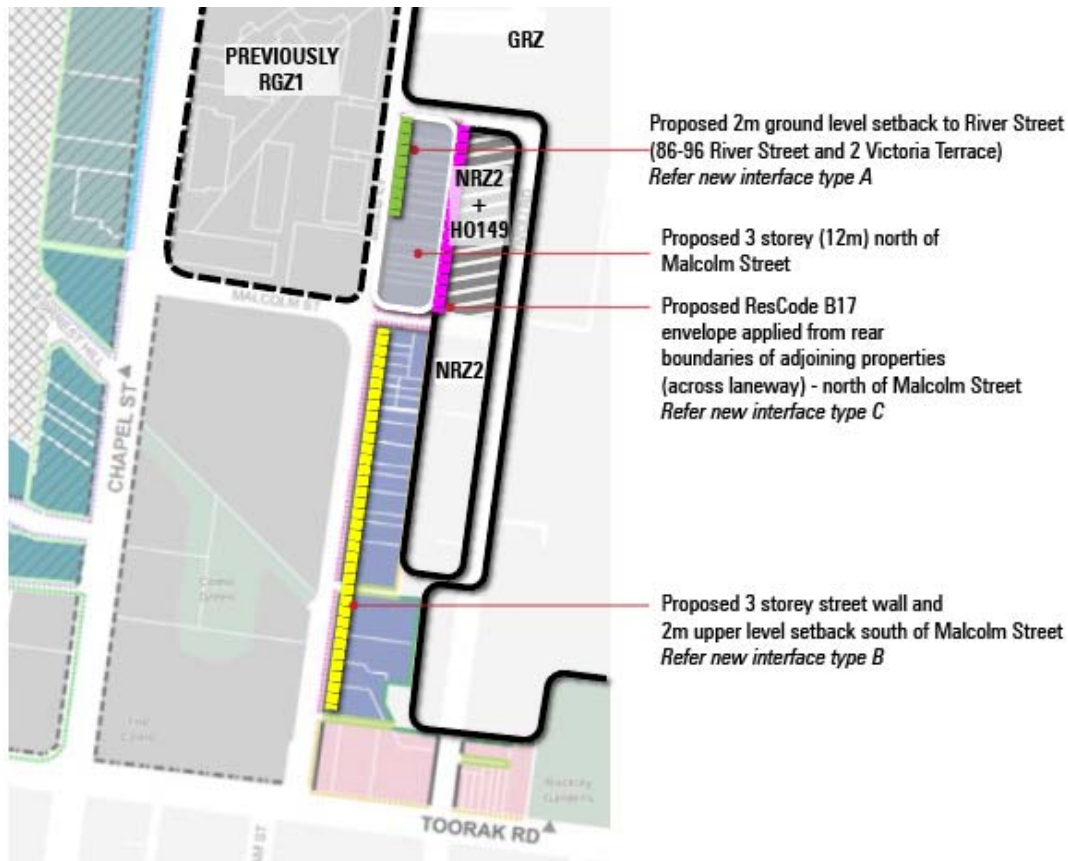


Diagram demonstrating recommended updates

### Toorak Road Street walls

38. The proposed adjustments to the Toorak Road street wall in FH10 as set out in the ACZ1 are in my view entirely justified. The incorporated version of the ACZ1 identified a street wall measure with the minimum ('min') nomenclature only, which is not appropriate in the context of other parameters set out in the ACZ1 Schedule. I appreciate that a number of other street wall treatments identified in the ACZ include both minimum and maximum measures, however the subdivision pattern and north side profile of this part of Toorak Road suggests that the 12m measure represents an appropriate benchmark with a total profile of the future 6 storey form. A detailed inspection of properties fronting Toorak Road between River Street and the Rockley Gardens demonstrate a combination of fine-grained commercial tenancies and traditional building forms (although not identified within the Heritage Overlay), not dissimilar to the western part of Toorak Road, I consider a maximum (discretionary) street wall measure in definition to be appropriate in this location.





## Conclusion

39. Given the above appraisal and the relevant urban design issues identified in submissions received by Council during to exhibition period, I am satisfied that the proposed Amendment C276 represents a fitting response. While much of the Amendment documentation reinforces what I consider to be 'policy neutral' adjustments, my principal area of concern relates to the 'material' modifications associated with FH9 and FH10, with legitimate urban form implications.
40. My appraisal of the proposed adjustments is that they are warranted, once armed with new and relevant information in relation to the precinct's subdivision pattern, land use framework, topography and interface condition. These matters collectively indicate that there is justification to marginally refine particular measures in a way that does not compromise the continuing evolution of the Activity Centre. The proposed adjustments are in my view confined in extent and will result in a more harmonious degree of growth that has regard for both the public realm qualities of River Street and its viewshed and the interface relationships to properties fronting Tivoli Road to the east. I therefore support proposed amendment C276 to the Stonnington Planning Scheme.
41. This statement has been prepared in accordance with the Planning Panels Victoria guideline number one – expert evidence and as such I have made all the enquiries that I believe are desirable and appropriate and that no matters of significance which I regard as relevant have to my knowledge been withheld from the Panel.

A handwritten signature in black ink, reading 'Craig Czarny'.

**Craig Czarny**  
MLArch BTRP AAILA RLA FPIA  
Director  
**Hansen Partnership Pty Ltd:**  
1<sup>st</sup> October 2018

## Appendix A

Craig Czarny: Curriculum Vitae

## Craig Czarny: BTRP MLArch AILA RLA

### qualifications

Master of Landscape Architecture,  
University of Melbourne 1991.  
Bachelor of Town & Regional Planning,  
University of Melbourne 1986.

### position:

Director, Urban Designer & Landscape Architect  
Hansen Pty Ltd, Melbourne

### professional affiliations:

Associate, Institute of Landscape Architects, AAILA  
Fellow, Planning Institute of Australia, FPIA  
Registered Landscape Architect, RLA

### awards:

Melbourne University, Postgraduate Scholarship 1990  
RAPI Award for Planning Excellence (NSW) 1996  
PIA Project Awards & Commendations (VIC) 03/4/5/6  
Victoria Medal for Landscape Architecture 2008

### special competence:

Master planning, Design Development &  
Documentation of Public Domain projects.  
Townscape and Streetscape Design Assessment.  
Urban Design & Landscape Project Management.  
Urban Design Education and Training.

Craig Czarny is a Director of Hansen and an Urban Designer and Landscape Architect with over 30 years experience in local and international practice. He has worked on a variety of urban planning and design projects, from broad urban character analysis to local area site planning, design and documentation. He has also served as a sessional lecturer in urban design and landscape planning at the University of Melbourne.

### professional experience

2002- present:  
Hansen Partnership Pty Ltd  
Sydney & Melbourne, Australia.  
Director: Urban Designer/ Landscape Architect

1995-2002:  
Context Conybeare Morrison Pty Ltd  
Sydney & Melbourne, Australia.  
Ass Director: Urban Designer/ Landscape Architect

1993-1995:  
James Cuning Young & Partners,  
Glasgow & Edinburgh, Scotland.  
Senior Urban Designer/ Landscape Architect

1988-1993:  
Wilson Sayer Core,  
Melbourne, Australia  
Urban Designer & Planner.

1989:  
Design Workshop,  
Colorado, USA  
Urban Design/ Landscape Intern



## PROJECT EXPERIENCE:

### CRAIG CZARNY:

#### **site redevelopment projects**

Mordialloc Built Form Review  
Bonbeach TAFE Site Redevelopment Framework  
Queenscliff High School Site Development Study  
Knox Strategic Sites: Urban Design Review  
ADI Development Footscray & Maribyrnong,  
Cape Cabarita Residential Development  
Essendon Airport Redevelopment Study  
Dandenong Treatment Plant Site development  
Marolt Ranch Community Village Project  
Horsham Tech Park: Urban Design Guidelines  
Victoria Park Housing Urban Design Masterplan

#### **retail & commercial town centre design**

Rosebud Activity Centre Structure Plan  
Moonee Valley Activity Centres Structure Plans  
Geelong Western Wedge: Design Framework  
Knox Central Urban Design Framework  
Forrest Hill Retail Centre Planning & Design.  
Sydenham Town Centre Urban Design Plan.  
Ringwood Town Centre Design Masterplan  
Melton Regional Centre.  
Oakleigh Urban Design Framework.  
Carrum Urban Design Framework.

#### **townscape & streetscape projects**

Ocean Beach Road, Sorrento  
Saigon Riverfront Masterplan, Vietnam  
Mersey Bluff Masterplan, Devonport  
Hastings Urban Design Framework  
Victoria St, Richmond Framework Plan  
Bayside Height Control/ Urban Design Study  
Punt Road Hoddle Street Urban Design Vision  
CBD Lanes Built Form Review.  
Manly Corso Streetscape Masterplan.  
St Kilda Foreshore Urban Design Study.  
Tunstall Square, Doncaster.  
Glasgow's Townhead Improvements.  
Ballarat Streetscape Study.  
Paddington Townscape Study.  
Liverpool Street Spanish Quarter.  
Petersham Streetscape Study.  
Queenscliffe Urban Character Study.  
Orchard Road Streetscape Upgrade, Singapore.  
Point Lonsdale Urban Design Framework

#### **community planning & design**

Viengxay Town Masterplan, Viengxay, Laos  
RedCliffs Residential Development Plan  
Jackass Flat New Development Area  
Riverwood Housing Improvement Masterplan.  
MacQuarie Fields Improvement Masterplan.  
Ferguslie Park Common.  
Sydney Olympics 'Look of the Games'.  
Niddrie Mains Urban Design & Housing Project.

#### **urban/landscape design documentation**

Wollongong Foreshore Plaza  
Western Sydney Park Masterplan/ Entries.  
Rouse Hill Region







## Appendix B

### River Street North- Precinct Analysis




## Appendix B: Amendment C276

### Precinct analysis

#### Legend

- Existing built form 
- Building height 
- Zero setback 
- Ground level setback (refer to table 01) 
- Window 
- Contours 1-5m 

#### Frontage width

- < 7m 
- 7 to 12m 
- > 12m 



**Table 01**  
**Ground level setback**

Address	River Street	Address	River Laneway	Address	Tivoli Road
69 River Street	1m	78 River Street	1.5m	59-65 Tivoli Road	4m
79 River Street	6m			67A-67B Tivoli Road	6m
89-99 River Street	7m			69 Tivoli Road	6.3m
6 Victoria Terrace	4.5m			71 Tivoli Road	3m
74 River Street	3m			73 Tivoli Road	4m
76 River Street	3m				
76A River Street	3m				
82 River Street	5m				
86 -96 River Street	4.5m				



Project Ref: 2018561  
 Dwg No.: UDD-001  
 Scale: 1000 @A4  
 Date: 26.09.18  
 Revision: A