

**Engagement
Response.
56 Kingloch
Parade,
Wantirna.**

December 2020

A considered, collaborative response to create something Wantirna can be proud of.

The creeks, hills and plains of Wantirna and the now City of Knox are within the traditional lands of the Wurundjeri and the Bunurong people of the Kulin Nation.

56 Kingloch Parade, Wantirna, formerly the Wantirna Heights School, was rezoned for housing in 2018 after the school's buildings were removed in 2013.

In April 2019, Oz Property Group commenced preliminary design development alongside a team led by DKO Architects and REALM Studios. After a series of consultations with Knox Council's planning department, in March 2020 we began engaging with local shopowners, sporting clubs, neighbouring residents, former school staff and many other Wantirna locals.

This ongoing process has significantly contributed to the evolution of our vision for the site, as we collectively define the story of 56 Kingloch Parade.

**Locals, future residents,
objectors and old school staff
have helped refine our plans.**



The original vision from March 2020.



**The refined vision, with
sustainability at the forefront.**

A leafy, social and 7 star sustainable community, sans the green washing.

01 Over 200 new plantings.

In our online survey, locals and future residents desired an abundance of trees. A variety of species, mostly sustainable natives, have been selected to assist and support local birdlife alongside the large existing trees on site.

02 Nature based playground.

Our community team, made up of six locals, suggested that a nature based playground would be the best use of the open space within the site. This will be built sustainably using remains from the small number of existing trees being removed.

03 Productive gardens.

A communal veggie garden was suggested by locals and future residents as a way to bring the community together. This will contribute to the development's sustainability aspirations by reusing green waste.



04 A permanent home.

Staff and students have offered to donate memorabilia, ranging from the old school's signs to time capsules, to commemorate this historic centre of community.

05 Blue-green spine.

Water sensitive design, a key element of Knox's long term sustainability policy, will be celebrated through the use of an ephemeral water body cutting through the site.

06 Celebrating the streetscape.

The community team and also objectors preferred either no fencing or blurred interfaces to allow interaction with the existing streetscape. Both street frontages will use landscaping along with increased setbacks to achieve this.

**Robust and reminiscent
architecture that honours
the unique history and
conditions of the site.**



The original vision from March 2020.



The original vision from March 2020.



Kingloch Parade streetscape.



Greenlow Avenue streetscape.



Kingloch Parade streetscape.



Greenlow Avenue streetscape.



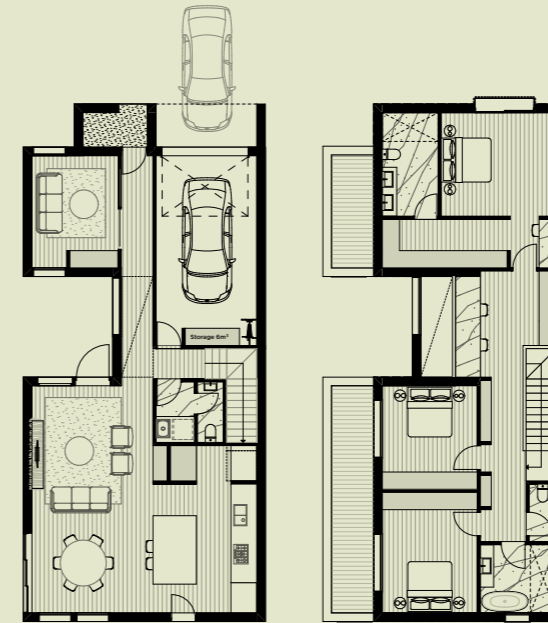
⁰¹ The community's strong desire for a diverse range of housing types has been implemented with 11 different typologies.

⁰² The preference of locals and future residents to see a variety of roof forms other than flat has been reflected with varying roof shapes throughout the site.

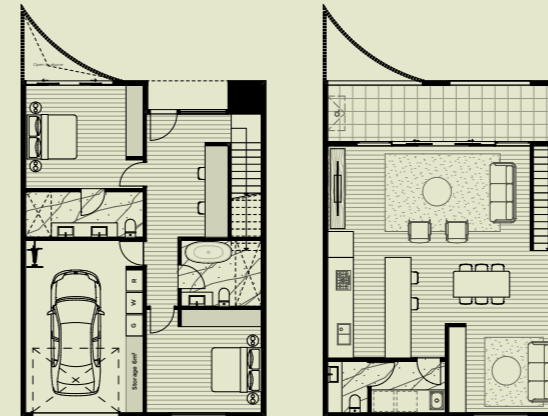
⁰³ The community preferred bricks as the overall building material, which has been extensively used with other natural materials.

⁰⁴ All homes have north facing aspects to maximise winter daylight and minimise heat gain in the summer, to reduce energy consumption.

Diverse, flexible and modern homes designed for the needs of the community.



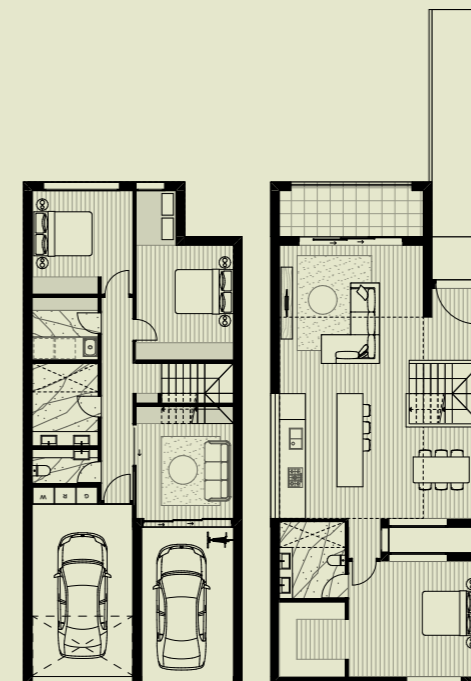
In response to COVID-19 lockdowns, many locals and future residents believed that flexible living and work zones were important. The courtyards, while a homage to mid-century architecture, also help to create these zones.



Locals expressed a desire for diverse range of housing types to meet the needs of the Wantirna community, including varying home sizes and number of rooms.



The local community team believed there was a need for housing that supported multi-generational living with flexible rooms for changing needs.



The community believed there was a need for more accessibility driven housing in Wantirna, desiring homes with a high level of physical access provisions.

"I think it will be exciting, we're keen to see the outcome for Wantirna."

"We don't want views obstructed."

"We don't want high rise, packed apartments."

"We appreciate you talking to the community. I think a lot of people will, as not many do."

"We want it to be safe for families and children."

"No ghetto modern developments."

"A sense of ownership neighbourhood character."

"When the landscaping is done for the homes, can we have a mix of taller and smaller trees and shrubs which will attract native birds, butterflies and insects, not just the familiar plantings of just low height native grasses (which are lovely in a mixed planting)?"

"It was a great school and a wonderful place to work."

"Visually appealing with green grass, many trees, maintained footpaths, friendly environment."

"It's good to know that you are thinking of the former Wantirna Heights School Community."

"As a former student between 1984 and 1991 I am writing with special interest in the project from an energy and Ecologically Sustainable Development (ESD) principles. WHPS probably set the foundation blocks for what would later lead me into a career as a Sustainable Buildings Consultant and Environmental Engineer."

"We live on the other side of Stud Road and our children attended Bayswater West Primary School but we have been residents of the area for 44 years. We frequently walk past this site on our morning walks, or pass by heading to Wantirna Mall for shopping purposes. We have seen it change from a vibrant primary school to a special school to the now abandoned site. To us, the most important consideration when planning for this site is to retain the mature trees and bushland (extra planting was done when it became a special school)."

"Yes, you may say, any trees removed will be replaced by "other suitably-sized trees" but nothing can replace well-established and mature trees which house and support much bird and wildlife plus enhancing the beautiful vista of the area. For residents, retaining the bushiness of the area is so very, very important."

"I taught at Wantirna Heights PS from 1980 - 1996. Apart from school photos, I also have possession of the school sign that used to be at the top gate. It would be lovely if it could be used somehow at the site."

"In 2000 was the official opening of the time capsule plaque. From memory, I think the second time capsule was to be opened in 2035, which would have been 50 years from the time they were placed. I would very much like you to have the plaque so that the school will be remembered for many years to come."

Our team.

Developer



Architect



Architect



Landscape Architect



Town Planner



Civil Engineer



Accessibility Consultant



Structural Engineer



Traffic Engineer



Waste Engineer



Land Surveyor



Arborist



ESD Consultant



People ignore design that ignores people.

Frank Chimero

More on the project.

Download our vision book, or sign up for project updates at: ozpropertygroup.com.au/wantirna

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