

56 Kingloch Parade, Wantirna.

April 2020

**Creating something
Wantirna can be proud of.**

56 Kingloch Parade, Wantirna, formerly the Wantirna Heights School, was rezoned for housing in 2018, making it one of the few remaining strategic sites for housing in the eastern suburbs of Melbourne.

Although the school's buildings were removed in 2013, some beautiful and large trees still remain on the site.

Excited by the opportunity of creating something unique and special, Oz Property Group commissioned a team lead by long time collaborators DKO Architects and city making and liveability specialists REALM Studios.

Despite the extensive process to date, we are still only seeking approval for a masterplan, refined with feedback from the local community and council.

A more detailed planning permit application will be prepared down the track allowing even more informal consultations along the way.

A hidden gem of Melbourne's East.

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. In fact, the word Wantirna might mean 'gurgling stream' in the Woiwurrung language.

Wantirna was first settled in 1840 when the "Bushy Park" cattle run on the banks of the Dandenong Creek was established. Apple and peach orchards were the main industry for Wantirna, until it became a part of the sprawling suburbs of Melbourne.

Large parcels of land allowed new migrants to build their dream homes, mostly mid century modern, offered by project builders commissioning some of Melbourne's most renowned architects.

The Wantirna Heights Primary School opened on Kingloch Parade in the early 1970s and included the neighbouring Schultz Reserve. It was closed in the 1990s to become the Wantirna Heights School. In 2013, the school moved to the Eastern Ranges School in Ferntree Gully and the buildings were demolished in 2017.

Wantirna remains a hidden gem of Melbourne's East, located just off the East Link and 25 minutes to the Melbourne CBD. Close to great schools, parks, walking tracks and both Westfield Knox and Eastland, it is known by locals for being peaceful, safe, clean and green.



**Wantirna was known for apple orchards,
sold at the Queen Victoria Markets.**

Source: Knox Historical Society



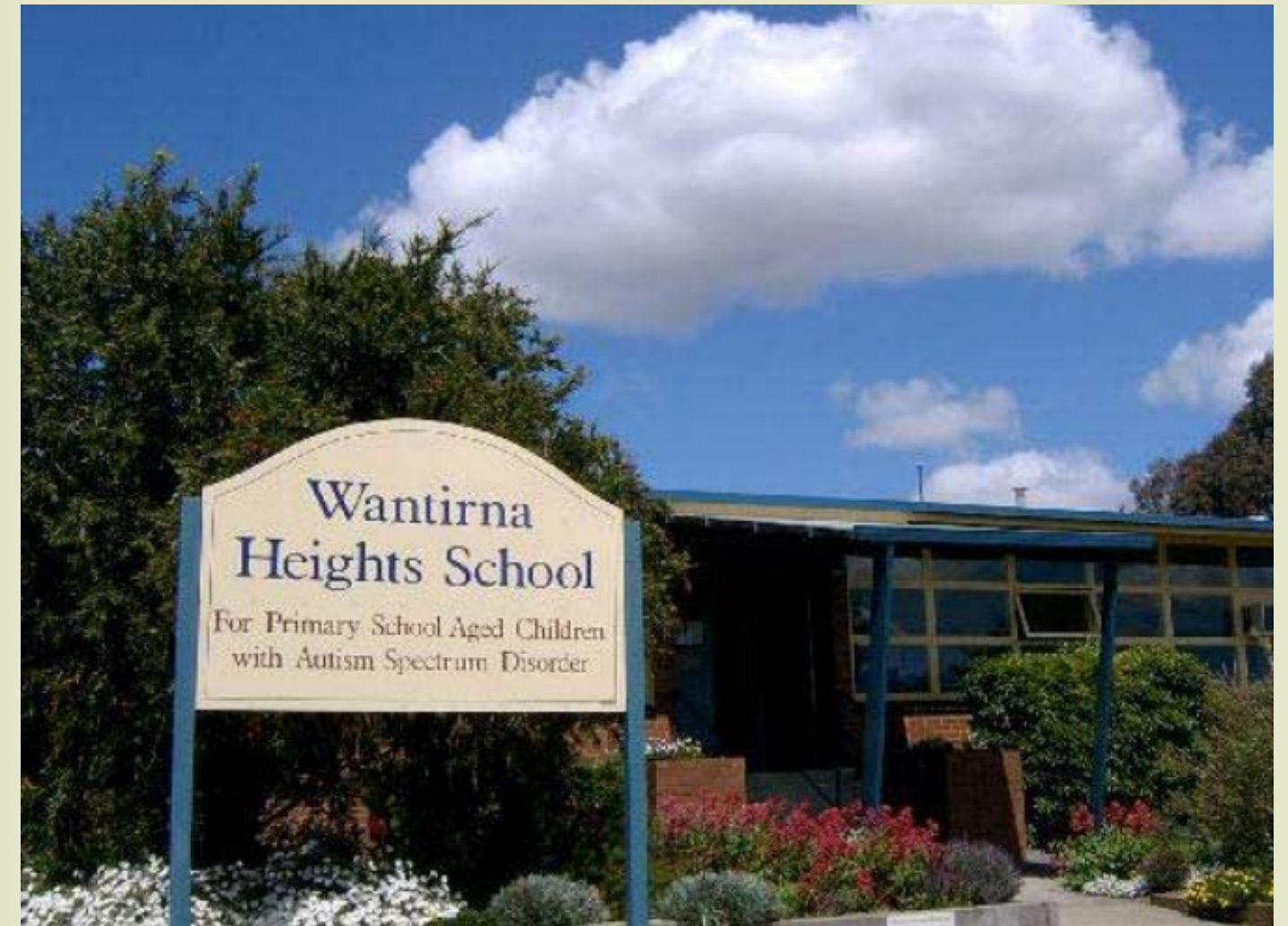
Wantirna Drive-In Theatre, 1971.

Source: State Library of Victoria



Wantirna Mall, 2005.

Source: John Young, Victorian Places



Wantirna Heights School, 2009.

Source: Studfield Wantirna newsletter

Eucalyptus saligna trees to the south of the site. Commonly known as Sydney blue gums. Also called Trees 11, 12 and 13.



Site visit and area study by our project team.



**Housing development
directly adjacent to
the site.**



**Housing styles
in the immediate
neighbourhood
of the site.**



**Wantirna Mall, located
900m from the site.**

**Streetscape view
along Kingloch
Parade showing the
area's canopy cover
and housing styles.**



**Schultz Reserve,
which was
originally part
of the old
school grounds.**

**Building big
and small,
but always
inspirational
developments.**



**Balaclava Residences,
completed in 2018.**



**HighWood,
completed
in 2017.**

Oz Property Group

Established in 2007, Oz Property Group has consistently tested existing norms of development to create great places to live. Although the modernist architectural movement holds a special place in our hearts, our unique approach of embracing the local culture means we always build for the neighbourhood.



**Donvale Residences,
completed in 2020.**

" We know we're building on a place that nurtured so many children and created memories for numerous families, so there's something exciting about continuing that spirit, while reflecting the charm of the wider suburb of Wantirna."

**Raghav Goel,
Oz Property Group.**

" Our vision is to create a community with a strong sense of place which is respectful to both the history and architecture of the surrounding neighbourhood. We envisage a community that is open and connected to the wider surroundings, filled with local flora and fauna and containing a diverse range of dwelling types for individual family needs. By retaining the healthiest existing trees, planting new trees and incorporating a green/blue spine running through the heart of the site we aim to enrich inhabitants lives with green spaces for play, social gathering and shaded respite."



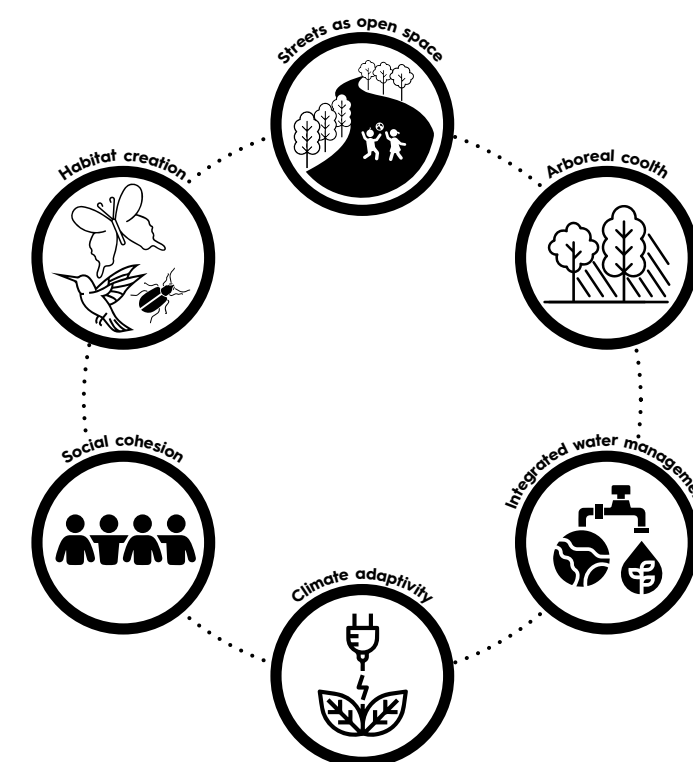
HighWood, another collaboration between Oz Property Group & DKO, is a 36 townhouse community that made a small but positive contribution to Ringwood's liveability.

" Each dwelling is to be individually designed with an aspect facing the many surrounding existing trees and green spaces, also containing lightwells and sculpted roof forms to capture a maximum amount of natural light. By utilising an authentic architecture of warm natural materials and pitched roof forms we look to create a community which is deeply rooted in the neighbourhood's history of mid-century modern Australiana."

Jesse Linardi,
DKO Architecture.

" We are looking to enhance and build community with increased through-site connections and green space, shaded streets and tree canopy, water management for clean water to our waterways and localised biodiversity for our native birds. Our approach will build on community spirit and contribute to a richer and more liveable neighbourhood."

Jon Shinkfield,
REALM Studios.



A leafy, sustainable and social community.



Kingloch Parade streetscape



Greenlow Avenue streetscape

The site is gifted with some beautiful, large trees that will be retained. Over 40 different species and hundreds of new trees will be planted, to create a long lasting canopy for existing neighbours and future residents.

A sustainable water management system providing passive irrigation to support the extensive landscaping and plant life will be supported by a blue (water) - green (trees) spine through the central part of the site.

Open and shared spaces will be broken into well considered zones, accessible by the wider community to harness the social spirit of the area and create a strong sense of neighbourhood.

The homes will be designed to celebrate Wantirna's history, but in a sustainable and timeless manner. Landscaped courtyards will complement the backyards and large open spaces within the site.

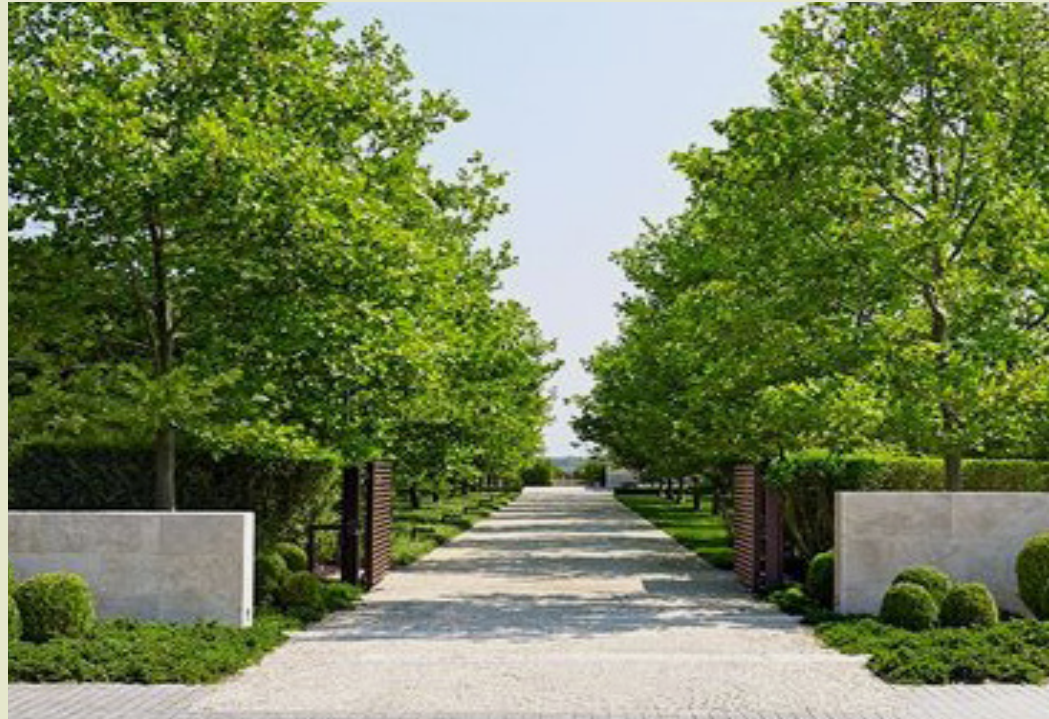
All on street parking for the original school will be retained and a new footpath for use by the community will be added, accentuating the numerous pedestrian linkages through the site. Parking for future residents will be contained within the site.

Masterplan.

- 01 Blue green spine feeding hundreds of new trees and plants and promoting existing bird life.
- 02 Split level homes with single storey interface to Greenlow Avenue.
- 03 Street fronting, premium two storey homes with generous setbacks from the street and recessed upper levels.
- 04 Large family size homes broken into pairs to provide a semi detached streetscape.



- 05 Two and three storey homes with varying roof forms in the central part of the site to remove impact to existing neighbourhood character.
- 06 Garages facing internal streets instead of existing neighbourhood, with all parking contained on site.
- 07 New footpath inside the site to maintain existing street parking.
- 08 New shared landscaped zones utilising existing tree locations, with uses subject to further community consultation.



Framed formal entryway announcing the entrance.



Blue-green communal green space creating a blurred interface between public and private zones.

Sunken planted water detention strips lining the road.



Native and deciduous tree selections allowing seasonal light and shade.



Process and timeline.



We continue to refine our plans by seeking insights from local shop owners, sporting clubs and local businesses into important aspects of the community, along with feedback on our vision and desire for sustainable developments.

Here's a snapshot of some feedback so far.

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

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

**Community
Feedback.**
56 Kingloch
Parade,
Wantirna.

March 2020

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

"I think it will be great for the community."

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

"We don't want views obstructed."

Our team.

Developer



Architect



Landscape Architect



Town Planner



Civil Engineer



Arborist



Traffic Engineer



Land Surveyor



People ignore design that ignores people.

Frank Chimero

What do I need to do?

You know Wantirna best, so we want to make sure your thoughts are heard and incorporated into our future design.

Please share your thoughts for 56 Kingloch Parade by filling out a 3 minute survey here:

ozpropertygroup.com.au/wantirna

Want to stay involved?

Join our team of locals who are consulting during the detailed design phase by registering above.

