

# **Masterplan Phase Engagement. 56 Kingloch Parade, Wantirna.**

**June 2020**

**Creating 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.**

**The Wantirna Heights Primary School 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.**

**The school was rezoned for housing in 2018, making it one of the few remaining strategic sites for housing in the eastern suburbs of Melbourne.**

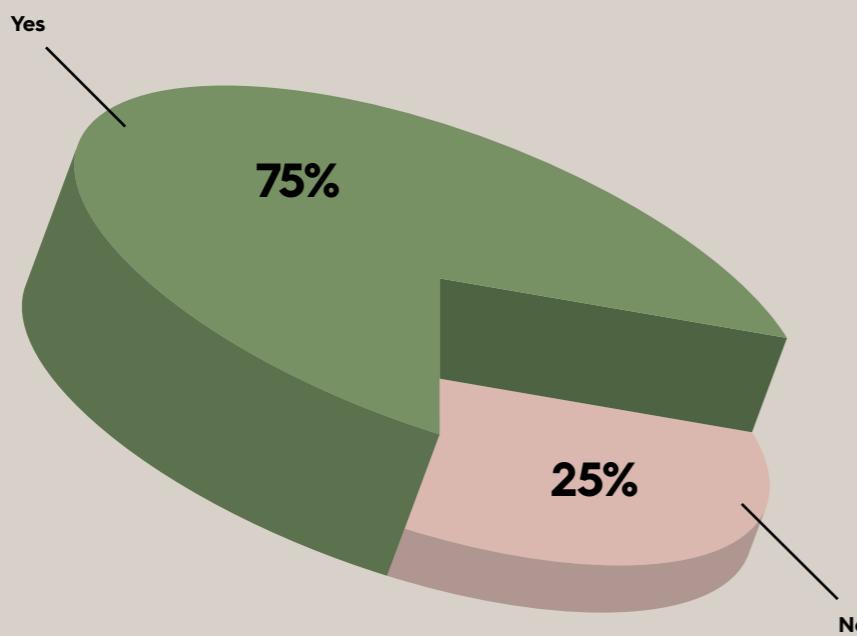
**In April 2019, Oz Property Group commissioned a team led by long time collaborators DKO Architects and city making and liveability specialists REALM Studios.**

**After a series of consultations with Knox Council's planning department, a community engagement process was kicked off in March 2020 through face to face interaction with local stakeholders. This was followed by an online survey in April 2020, complementing Council's formal advertising process to over 68 local residents.**

**Out of a total of 45 survey responses, 29 were from Wantirna locals, of which 20 live within 1km of the site.**

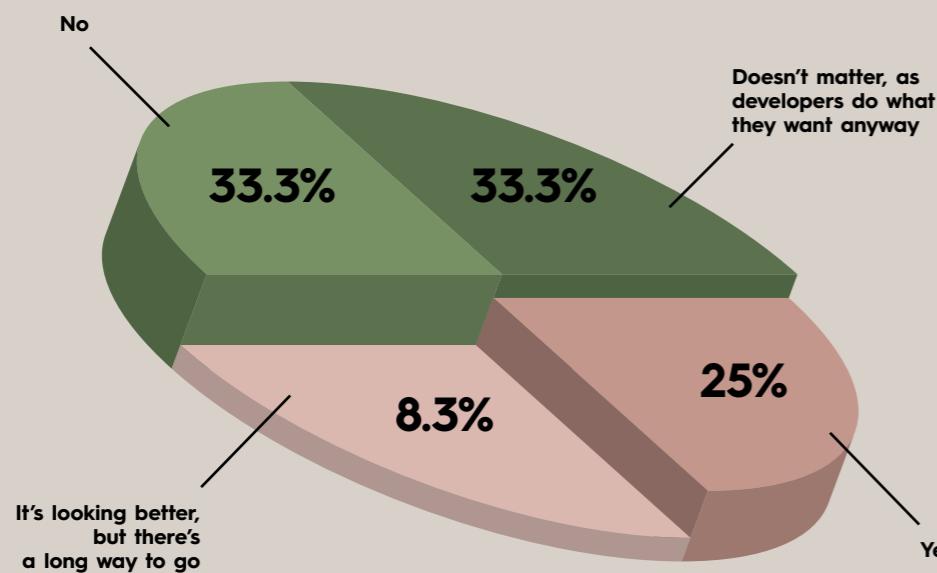


**Q: Do you associate the mid-century modern architecture style with housing in Wantirna?**



The locals believed the mid-century modern architectural style was prominent in Wantirna.

**Q: Do you feel new developments in Wantirna are achieving Knox City Council's Vision 2035 principles, particularly valuing the natural & built environment?**



25% of locals felt that Knox City Council were achieving their Vision 2035 principles.

"Well maintained lawns with plenty of trees and homes not really close together. My concern is who will maintain all this?"



"Green space, trees, BBQ, exercise/play equipment."

Do you have any ideas for the shared landscape zones within this development?

"Small park for sitting and kids to play bbq shelter for community use. Buildings not having joint walls. Visitor car park."

It looks great, but you could improve on these items:



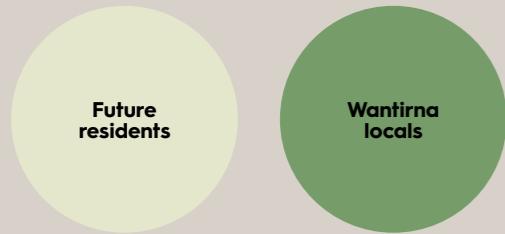
Any feedback in regards to the proposed masterplan so far?

I have serious concerns about these items:

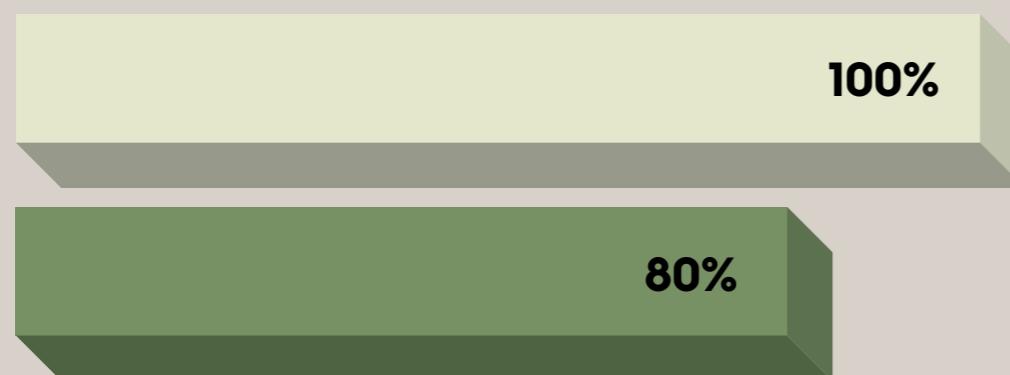
"Overcrowding - limited parking and trees."  
 "No interface with kingloch pde."  
 "Parking! We will not be able to get out of our driveway. Security ~ 200 people the street."  
 "Population density increase in and housing variation (lack of single story)."  
 "Too high density."

"Ensure the storey houses are not visible from kingloch pde."  
 "Ensure parking-shared community space windows not looking into others properties- plenty of trees grass Greenery."  
 "Keep involving the community."  
 "Road width and turning space for essential transport fire safety exits."

**16 of the responses were from potential future residents, providing valuable insights for the planning permit phase.**

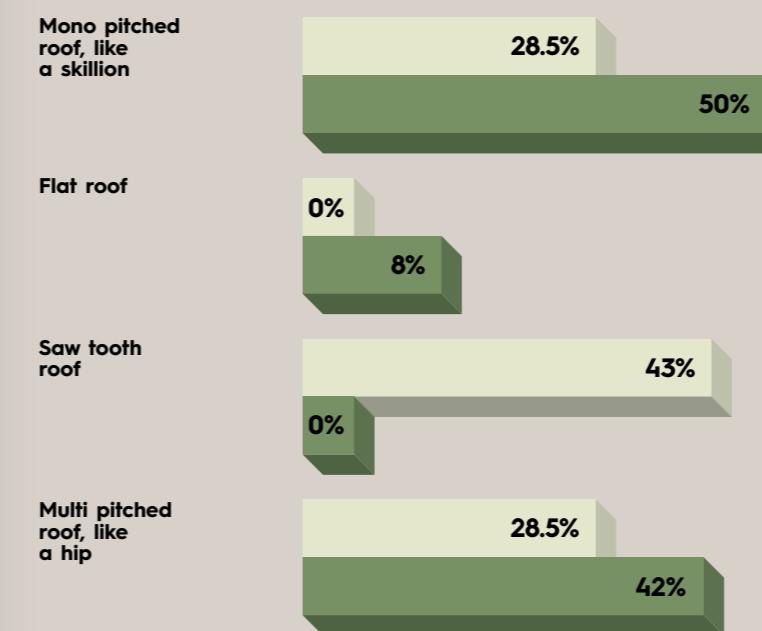


**Q: Which of these would you like to see used more in housing in Wantirna?**



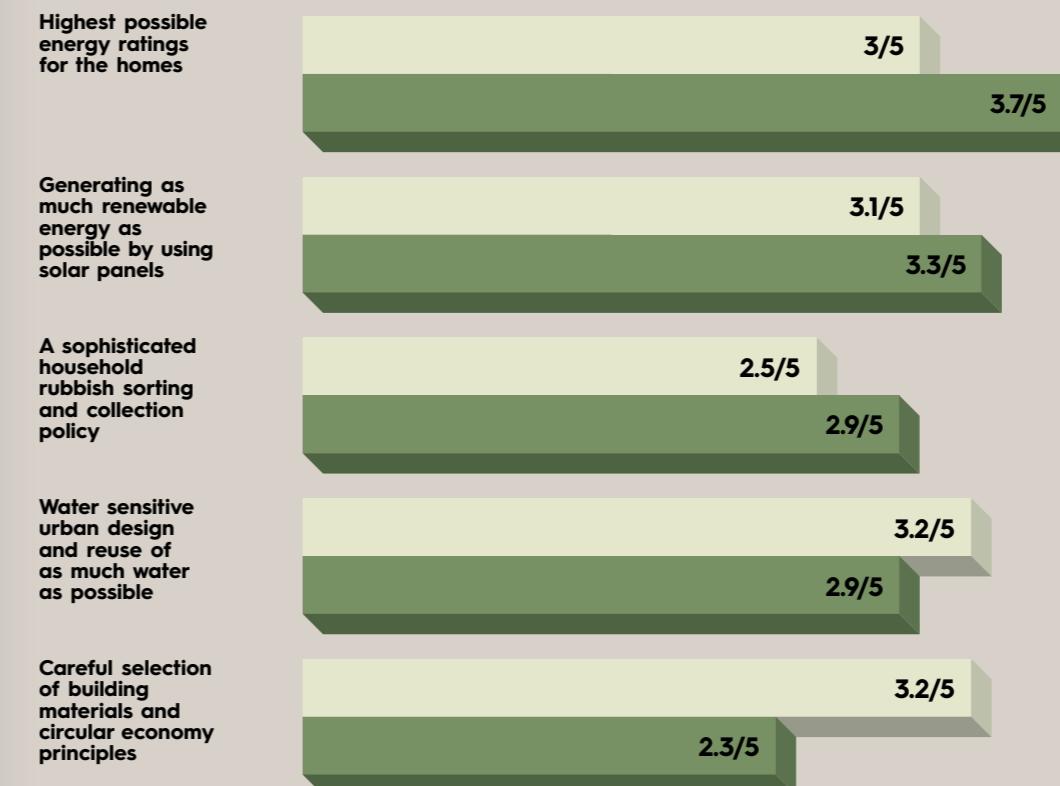
80% of locals and 100% of future residents supported the use of bricks. Lightweight render had the lowest support.

**Q: Which of these roof forms would you like to see more in Wantirna?**



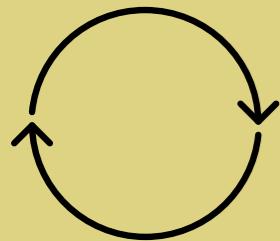
Mono pitched roof was the most popular option, followed closely by multi pitched roof.

**Q: Which of these sustainability measures is most important to you? (1 highest, 5 lowest)**

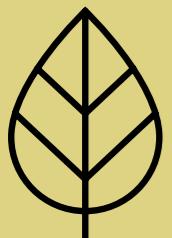


Highest possible energy ratings was the most important sustainability feature.

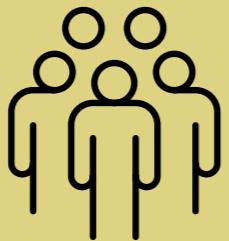
**A large number of locals felt Knox City Council's vision of valuing the built and natural environment was not being met, due to developers doing what they wanted anyway. Clearly, there is a need for change.**



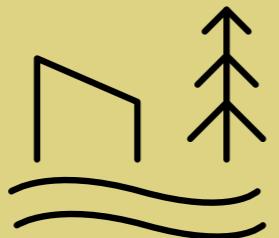
While 'highest possible energy ratings' was the most critical to locals and future residents; renewable energy, smart waste collection and water sensitive urban design were also important.



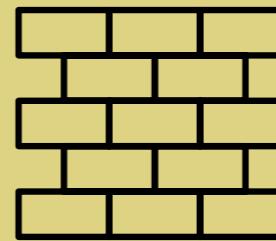
Gardens and open spaces with separation between houses was desired by both future residents and locals.



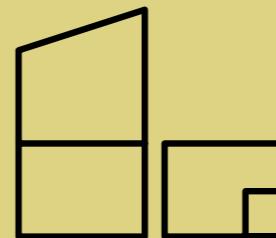
Family friendly, neighbourly and green were the most common responses for what people liked and thought was important about Wantirna.



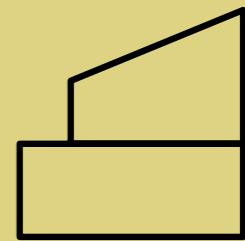
Locals and future residents suggested well maintained lawns, plenty of trees and a nature based playground for the shared areas.



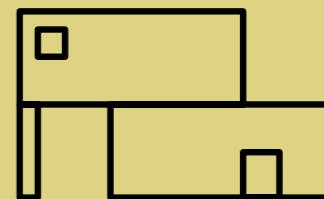
The majority of locals and future residents want to see more bricks used in Wantirna's housing.



Both locals and future residents expressed a desire for diversity of housing types.



Neither locals or future residents want to see flat roofs. The locals prefer mono or multi-pitched, however future residents don't mind the idea of saw-tooth roofs.



The locals believed mid-century modern architecture was a prominent style in Wantirna.

**Locals and future residents desire a design that will reflect Wantirna's history and spirit, using robust, timeless materials.**

**Despite an extensive process to date, the current submission is only for the masterplan vision.**

**Six long term Wantirna residents have signed up to be part of a team of locals. They will provide ongoing feedback at key milestones, along with supporting us to engage the larger community.**

April 2019	July 2019	August 2019	September 2019	October 2019	December 2019
Oz Property Group began a series of design meetings to prepare 'first cuts' of the masterplan.	Oz Property Group entered agreement to purchase vacant site.	An area study, comprising multiple site visits, was conducted with the entire project team and the masterplan was further refined.	A pre-application meeting on the basis of this refined masterplan, responding to the site-specific overlay, was presented to Council.	A second pre-application meeting, adopting Council's feedback was held where a further refined masterplan was presented.	After numerous refinements, the masterplan was formally lodged with Council along with other detailed reports addressing vegetation, traffic, earthworks, road levels and drainage.
January 2020	February 2020	March 2020	April 2020	June 2020	
A formal 'RFI' assessment was received from Council, requiring further considerations of issues within the masterplan.	A further refined masterplan was presented to Council, addressing the issues raised in the formal 'RFI' assessment.	A community engagement booklet and feedback questionnaire was presented to various stakeholders in the community, including shop owners, sporting clubs and other business owners.	A further refined masterplan taking into account a secondary lodgment with Council.	Council notified 68 local residents through their formal advertising process.	A survey open to Wantirna locals, community stakeholders and future residents was conducted online.

# People ignore design that ignores people.

Frank  
Chimero

More on  
the project.

Download our vision book,  
or sign up for project updates at:  
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