

Prepared by MGS Architects
17 March 2023

Clarence City Heart Concepts Report



**CITY
HEART**

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Mosaic Lab | SGS Economics & Planning |
Movement and Place Consulting | Leigh Woolley |
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Clarence... a brighter place



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Document

Clarence City Heart — Concepts

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Clarence City Council acknowledge the Tasmanian Aboriginal People as the traditional custodians of the land and pay respect to Elders past and present, and recognise their continuing spiritual connection to the land.

MGS Architects and the project team respectfully acknowledge the first nations and Traditional Custodians of the land on which we are located. We recognise their continuing connection to land, waters and culture. We pay our respects to their Elders past and present and extend this respect to all Aboriginal and Torres Strait Islander people.

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Introduction

1

1.1 Project overview

Brief

MGS Architects was engaged by Clarence City Council in September 2022 as lead consultants alongside a multidisciplinary project team to prepare a City Heart Plan for the Bellerive-Kangaroo Bay-Rosny Park area as shown on Map 2 on page 17.

The purpose of the City Heart Plan is to provide a holistic and integrated plan to guide and coordinate the future growth and development of Clarence's principal activity centre and surrounding areas.

In preparing the City Heart Plan, the project team will respond to the *City Heart Project Outline* prepared by Clarence City Council. Specifically, the project team will seek to address the nine key questions summarising the key drivers of the project (see right).

How can we:

- 1 Share and celebrate Clarence's unique sense of place and belonging, including fostering a deeper understanding and respect for Aboriginal history and country?
- 2 Identify the best site and design approach for future multi-purpose cultural, civic and community facilities needed for a rapidly expanding community?



- 3 Understand the natural and cultural values of the parklands, and better activate, protect, celebrate, and manage the land, inviting all members of the community to engage with and enjoy our green spaces?
- 4 Prioritise ways to bring the plan to life, identifying future development and activation opportunities, infrastructure and funding opportunities?
- 5 Articulate the roles, and future functions of the City Heart, informed by our growing community's vision and social, economic, visitation and environmental factors?
- 6 Attract more people to the City Heart, to work, learn, shop, access services, play and stay longer, all year round, day and evening?
- 7 Enhance access and connectivity to encourage active mobility (e.g. walking, cycling, micromobility), and clear, safe and accessible connections between different destinations?
- 8 Identify the key services, infrastructure, housing, commercial, community and cultural developments that our growing community will need in the future, and how the City Heart can provide for these needs?
- 9 Identify the optimal built form, infrastructure and mix of land uses in the City Heart to accommodate growth and strengthen the quality, role and function of the place?

Importantly, the City Heart Plan is being developed through a process of collaboration and engagement between the project team, Council, key cultural and community stakeholders and the broader community. The plan will seek to re-imagine the future of the City Heart to deliver the greatest benefit for the community over the long term.

Key Drivers of the City Heart Plan

A number of specific challenges and influences are emerging as ‘key drivers’ for the City Heart Plan. Identifying and understanding these key drivers is essential for underpinning the analysis of the place and context. The following drivers are critical issues that will require a layered, strategic response to create the right conditions for success:



The global challenge of climate change and the need to protect and enhance urban biodiversity, and build sustainable, climate resilient places and infrastructure, required planning for sustainable outcomes.



Engagement and expression of Aboriginal culture and heritage is a way to create opportunities for safe and meaningful connections to historic and contemporary Aboriginal culture and practices.



Undersupply of diverse housing types does not align with the immediate and future demographics needs. Creating more choice will help support a diverse, growing and thriving community.



The projected future growth in retail, health and government service jobs will require more floor space that should be designed to maximise connections and placemaking, making the City Heart a desirable and competitive workplace destination.



Improving safety and the ‘sense of place’ is critical to building a night time economy and making attractive destinations for visitors and community to enjoy.



Poor connections between primary open spaces and other areas limit their use and value to the community.



Ensuring Rosny Parkland can be enjoyed by everyone, including all ages and abilities, requires us to understand the values of the community today, while planning for future needs.

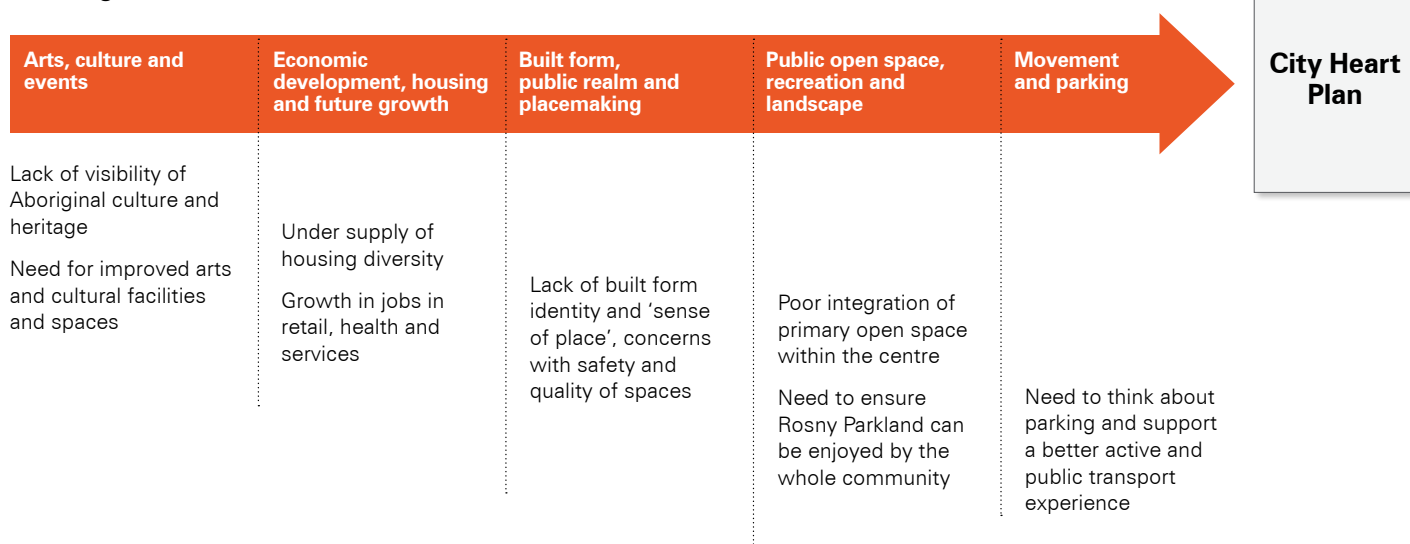


Parking solutions need to be considered in a way that will provide access, benefit the attractiveness of the place, and help make the public transport and pedestrian experience better.



‘Digital by default’, there is a need for digital infrastructure to be embedded in future planning and development to support the digital economy and workforce.

Planning for sustainable outcomes





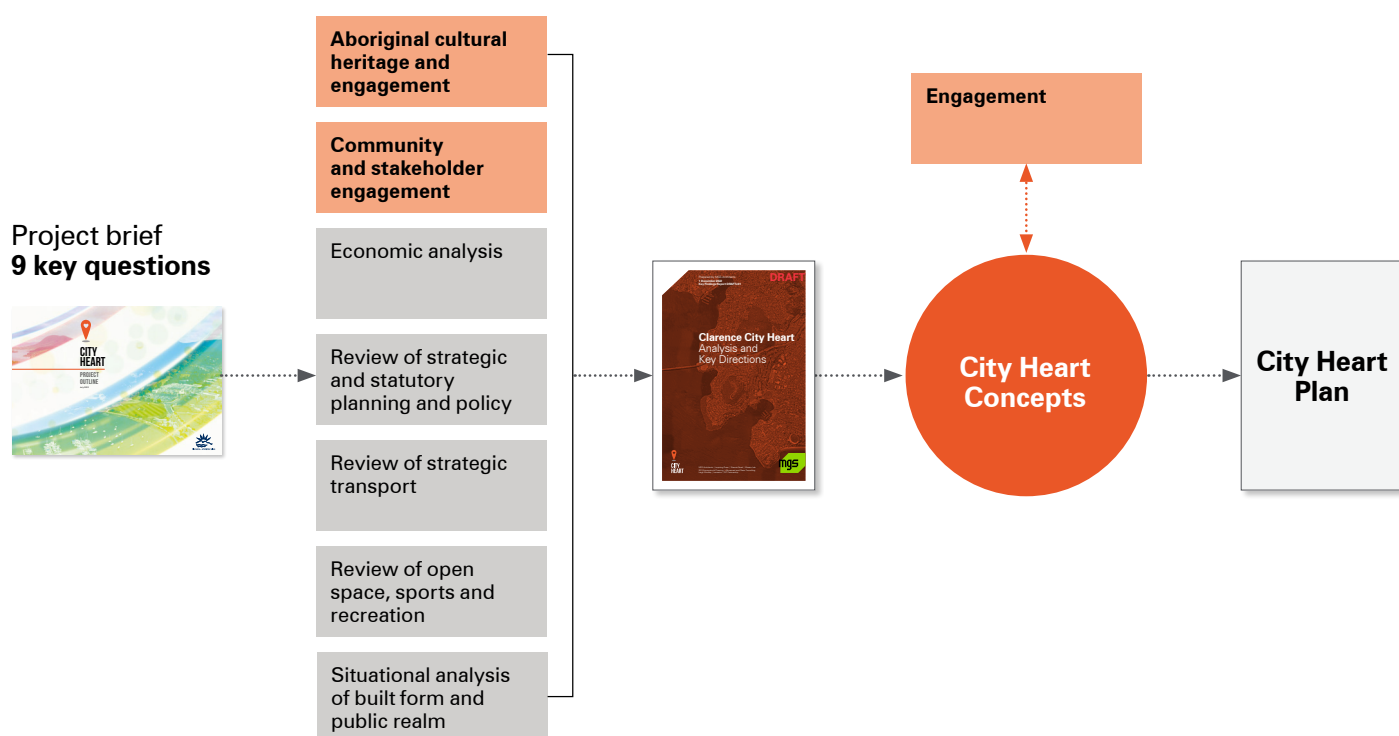
Aerial shot looking north east across Bellerive

Purpose of this document

The purpose of the Concepts Report is to develop ideas for the strategic opportunities identified in the Analysis and Key Directions report. These concepts will be shared with the community through the subsequent engagement process.

The concepts will be developed further and finalised as the City Heart Plan.

Note: This report should be read in conjunction with the Key Findings Report which provides the background analysis and summary of community engagement and informed the City Heart concepts.

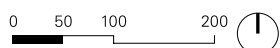


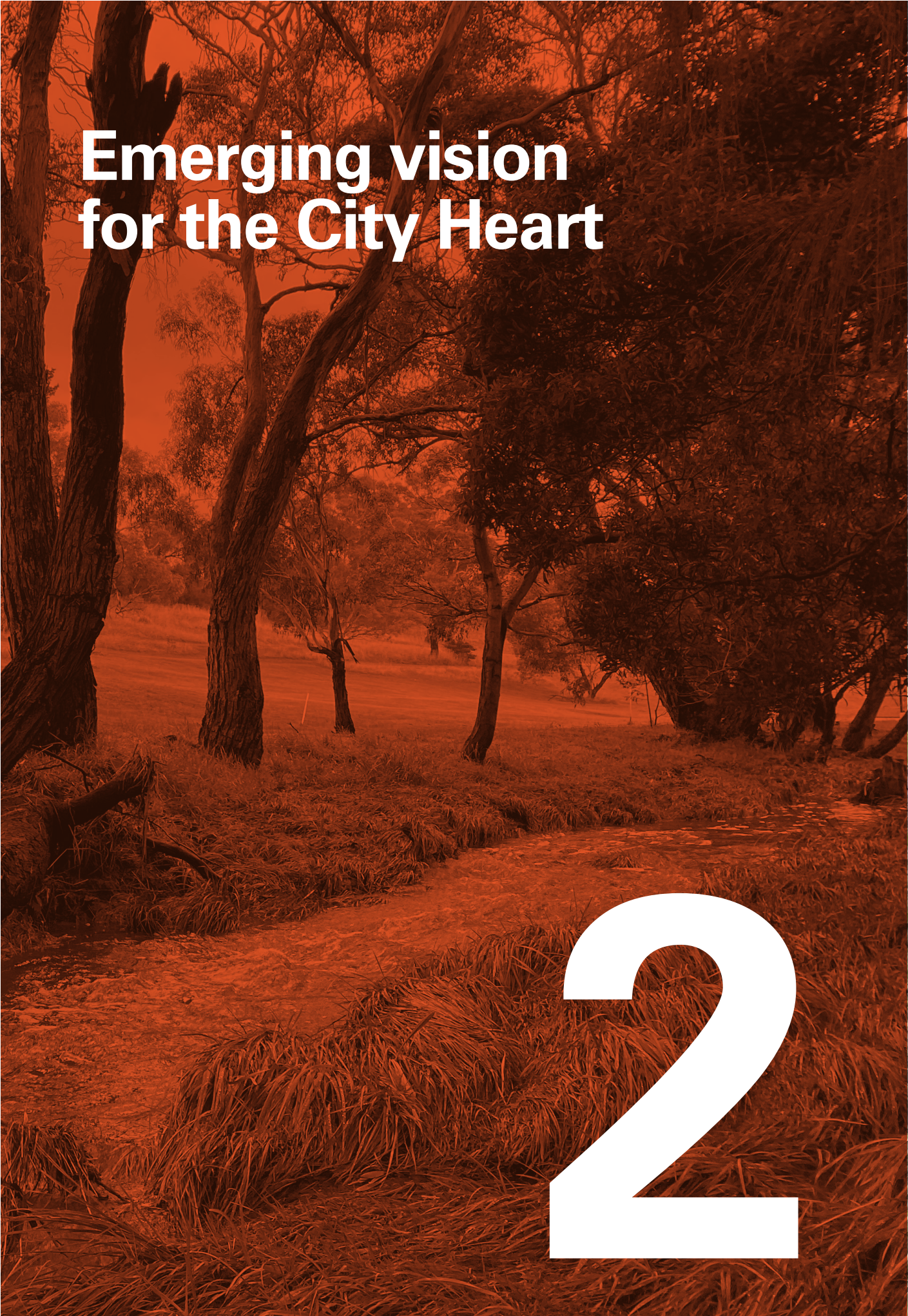


The City Heart

Key places

- | | | |
|-------------------------------------|---|---|
| A Rosny Park Activity Centre | 01 Eastlands | 01 Clarence Cricket Club |
| B Rosny Parklands | 02 Rosny Library | 02 Rosny Skate Park |
| C Rosny Farm & Barn | 03 Bellerive Yacht Club | 03 Rosny Park Tennis Club |
| D Kangaroo Bay Precinct | 04 Bellerive Marina | 04 Rosny Park Bowling Club |
| E Bellerive Village | 05 Bellerive Community Arts Centre | 05 Edgeworth Sports Ground |
| F Charles Hand Park | 06 Bellerive Police Station | 06 Warrior Park Football Pitch |
| G Council Chambers & Lawns | 01 Rosny College | 07 Clarence Sports Centre & Aquatic Centre |
| H Sheoak Point | 02 Corpus Christi Catholic School | 08 Blundstone Arena |
| I Warrane | 03 Bellerive Primary School | 09 Warrane Green Belt |
| J Kangaroo Bay Rivulet | 04 Warrane Primary School | 10 Warrane Mornington Community Garden |
| K Bus mall | 05 Rose Bay High School | 06 Derwent Ferry / Bellerive Pier |
| | 06 The Cottage School | |





Emerging vision for the City Heart

2

2.1 Draft vision

A working draft 'Vision Statement' has been developed drawing upon discussions gathered from community and stakeholder engagement undertaken at earlier stages of the project. This statement is for discussion purposes only. We want to hear from you.

The City Heart is imbued with the stories of palawa country as an ecological and cultural landscape framing Kangaroo Bay, lutrawita.

The City Heart is anchored by the landscapes of the Rosny Parklands which will be transformed into an expansive and complimentary network of diverse outdoor green spaces forming a 'green heart', with opportunities for people of all ages and abilities to gather, play and revel in the living cultural landscape.

The City Heart will diversify and expand its role as a vibrant arts and cultural destination of local, state, and national significance, supporting Clarence's rich artistic community and attracting residents and visitors to its events, festivals, and nightlife.

The City Heart is a place of choice for local and regional retail, hospitality, civic, community and health services and jobs. Bligh Street will be an iconic, safe and slow speed tree-lined 'green street' linking residential communities with town centre destinations and Kangaroo Bay. A network of landscaped streets, promenades, lanes, and places, along with design quality in the built environment, will reinforce Clarence's resilience and support new innovative and start-up businesses with a vibrant civic, community, health, enterprise, and retail services centre.

The City Heart is underpinned by a mixed-use vision ensuring its 24/7 amenity and role. It will be an inclusive and affordable place to live, offering a diversity of housing rental and ownership choices close to retail, employment, education, and health services with convenient transport connections to Central Hobart and other destinations throughout Greater Hobart.



Percy Street car park

Sheoak Point

Kangaroo Bay

Winkleigh Place car park

Eastlands

Bayfield Street car park
Community Hub

Bligh Street



Civic and Community Hub

Rosny Parklands

Kangaroo Bay Rivulet

2.2 Principles and directions

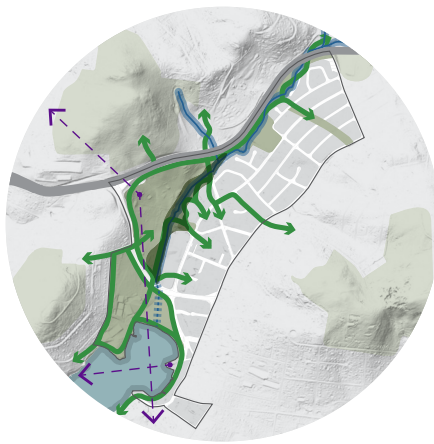
Six principles were developed to bring together diverse and interconnected opportunities across the City Heart area into a clearly expressed set of aspirations for the City Heart to help guide planning for the changing needs of the community of Clarence. Each principle is supported by directions that outline at a high level 'how we can get there'.



1
A **living** City Heart on palawa country celebrates and connects to our unique sense of place and culture

Direction 1.1

Create a City Heart that celebrates stories of Country and fosters opportunities for rich cultural expression and experience for all of Clarence and visitors to the heart.



2
A **resilient** and **sustainable** City Heart that values and connects with our natural environment

Direction 2.1

Create a City Heart that embeds principles of sustainability, resilience and regeneration into the built environment, urban and open space landscape.



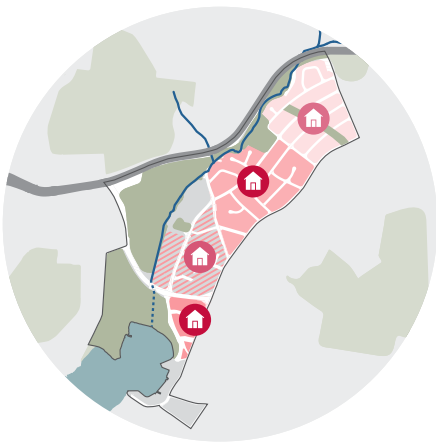
3
A **vibrant** City Heart that nurtures our economy, opportunities and experiences

Direction 3.1

Intensify and diversify the opportunities for employment, retail, events, cultural activity, learning, recreation and wellbeing, hospitality and services to flourish within the City Heart.

Direction 3.2

Leverage the existing strengths and opportunities and establish vibrant streets places that provide spaces to meet, collaborate and relax within the heart.



4

An **inclusive** City Heart that offers diverse housing choices and affordable housing

Direction 4.1

Develop the City Heart as a high-quality place to live for those seeking housing choice with good access to services and welcoming sense of place.

Direction 4.2

Partner with government to attract reinvestment in affordable housing pathways and diversified choice and additional supply of affordable and key worker housing for rent.



5

A **liveable** City Heart that provides great places and spaces designed for the whole community to enjoy

Direction 5.1

Leverage a safe and valued linear network of wonderful programmed and natural open spaces linking the hills and rivulet to Kangaroo Bay that enrich and connect the two hubs of Rosny Park and Bellerive, each revitalised creating high quality day and night time places and spaces.



6

A **connected** City Heart that links people and destinations with a network of high quality streets, promenades and pathways for all transport modes

Direction 6.1

Manage transport and aggregate car parking to support a better active and public transport experience and more efficient and convenient access to destinations and impactful utilisation of parking and land.

Direction 6.2

Upgrade streetscapes and connect to regional networks for improved active transport and accessibility outcomes throughout the City Heart.

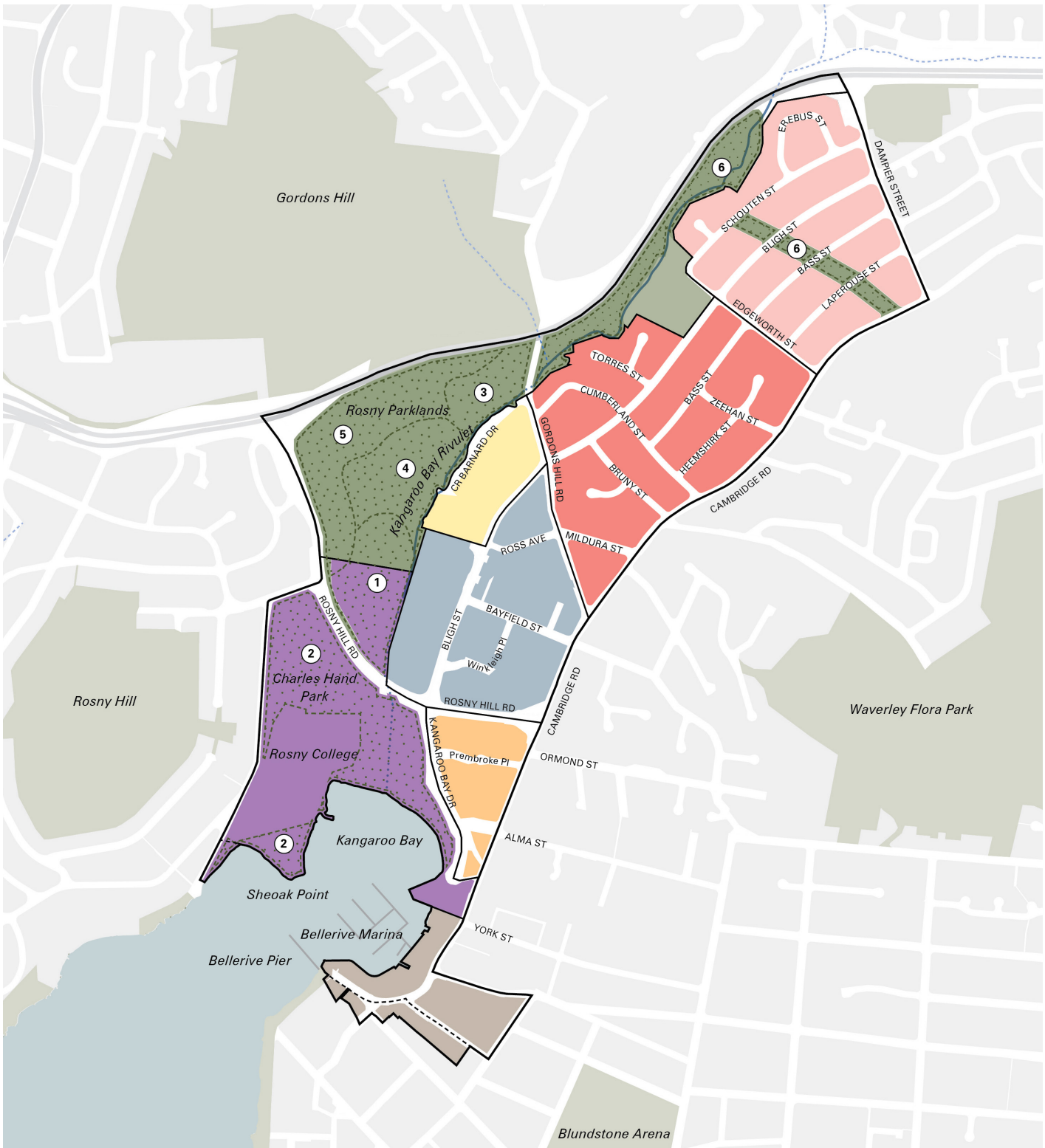
Emerging vision for the City Heart

2.3 Precincts

The precinct plan describes the preferred uses for each of the City Heart neighbourhoods.

City Heart Precincts

		Primary uses
Civic & Employment	<i>The civic centre of the City Heart — a renewed civic and government services hub for the whole community of Clarence, embedded within a parkland setting and a bridge between the commercial centre and Rosny Parklands.</i>	Local and State government services, offices
Arts, Culture & Leisure	<i>A regionally significant arts and cultural destination — celebrating the City Heart’s rich cultural history, leveraging its landscapes, and showcasing contemporary arts and music, and opportunities for leisure and active living.</i>	Arts and cultural, education, sports and recreation and medium density residential (up to 3-4 storeys)
Town Centre	<i>The centre of the City Heart — a major mixed-use destination for retail, hospitality, employment, entertainment, health, and services, and opportunities for urban living.</i>	Hospitality, retail and mixed use, local government services, health and medium density residential (up to 6 storeys)
Kangaroo Bay	<i>A waterfront village destination — a great place to live and visit for recreation and events alongside a tree-lined bayside promenade with views across the bay and harbour to kunanyi and Central Hobart.</i>	Medium density residential (up to 4 storeys), retail and mixed use
Bellerive Village	<i>A welcoming gateway to Clarence Heart and the Bellerive Community — offering an intimate main street and waterfront promenade shopping, dining, entertainment and living experience.</i>	Retail and mixed use, hospitality
Inner Warrane	<i>A high-quality and resilient residential neighbourhood — an affordable place to live offering diverse choices of housing, meeting local needs, close to Town Centre and convenient connections to Rosny Parklands.</i>	Low to medium density residential up to 3-4 storeys
Outer Warrane	<i>A green neighbourhood — an affordable and diverse place to live close to education and Warrane Greenbelt.</i>	Low density residential up to 2 storeys



Precincts

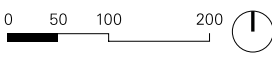
Legend

- Revised Study Area
- Old Study Area
- Precinct Boundary
- Open space and landscape
- City Heart Precincts**
 - Civic & Employment
 - Arts, Culture & Leisure
 - Town Centre
 - Kangaroo Bay
 - Bellerive Village
 - Inner Warrane
 - Outer Warrane

Parklands of the City Heart

- Parklands
- ① Arts & Culture Park
- ② Active Park
- ③ Play Park
- ④ Central Park
- ⑤ Wild Park
- ⑥ Warrane Parklands

Note: Parklands of the City Heart are further detailed in page 22 of this report.







Concepts

3

3.1 Overview of strategic opportunities

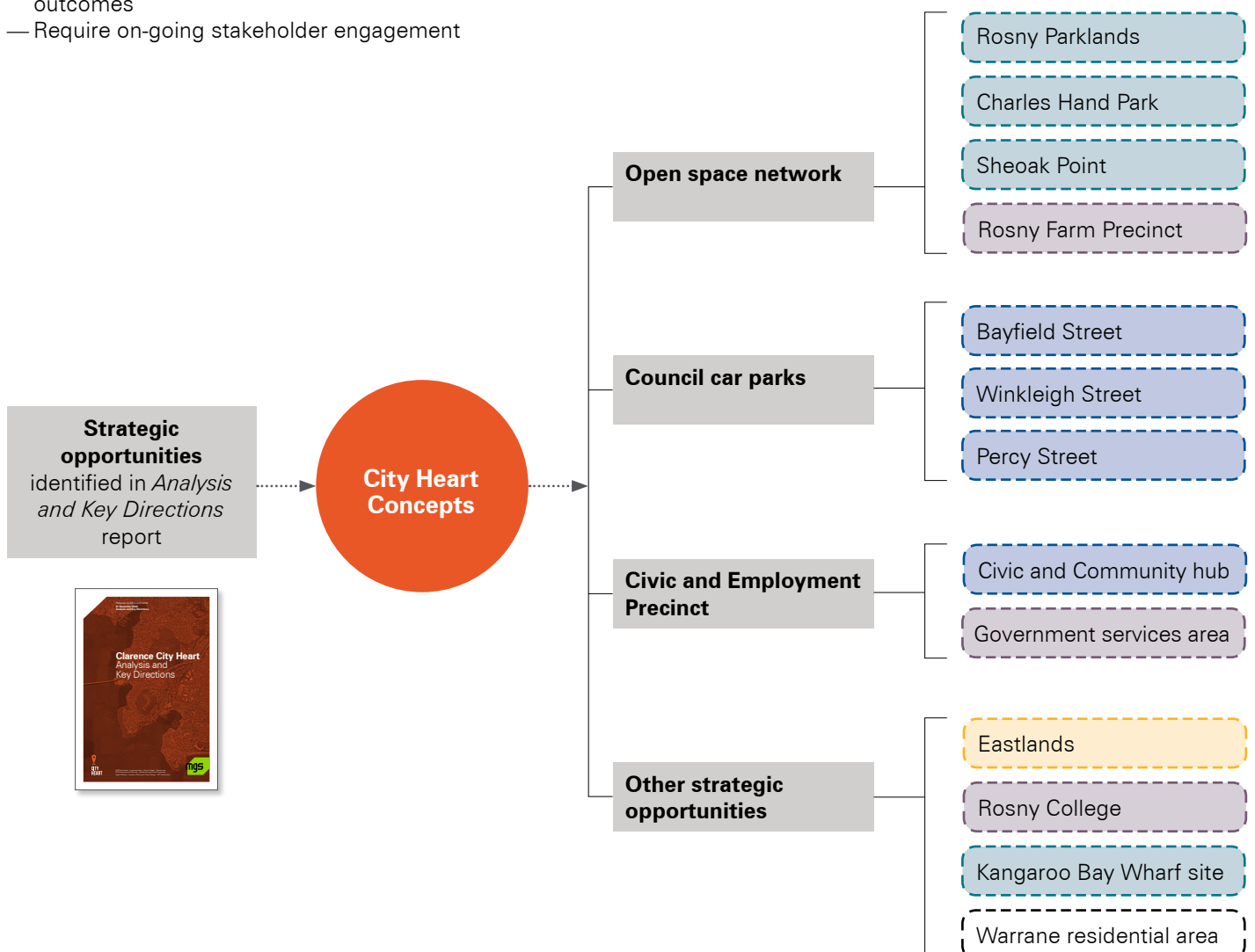
The City Heart has a number of strategic opportunities and can be described as either council-owned sites or other strategic sites owned by key City Heart stakeholders.

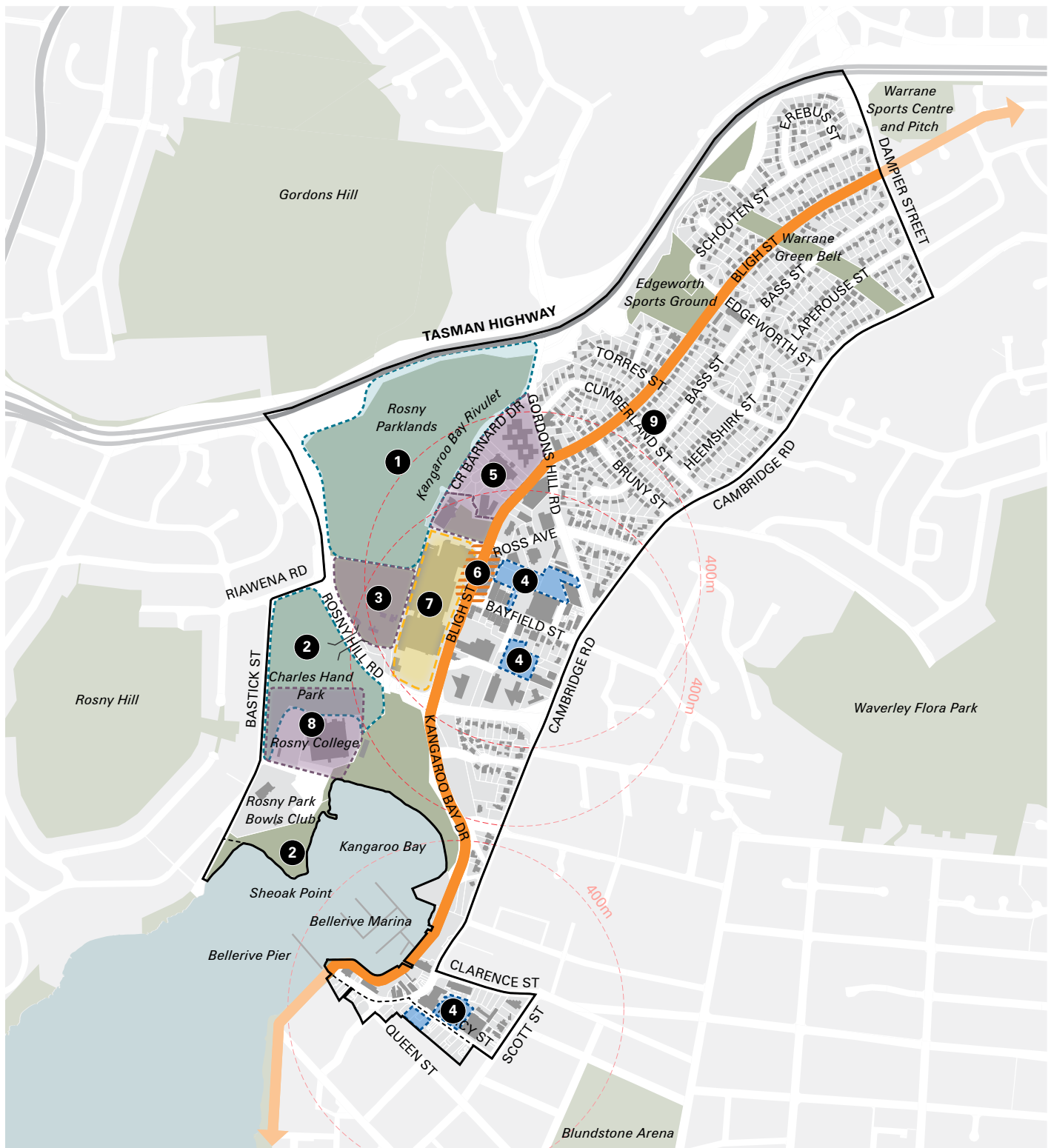
Council owned sites

- On these sites, Council has a strong influence on the use and outcomes of development
- Leadership through an integrated program of development
- Demonstrate best-practice for design quality and Environmental Sustainable Development (ESD), etc.
- Implement wider change, Council projects as benchmarks and catalysts

Other sites

- Opportunity to advocate for renewal or redevelopment that aligns with Council and community's vision for the City Heart
- Outline design principles that support preferred outcomes
- Require on-going stakeholder engagement

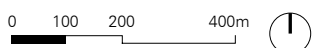




Strategic opportunities

- City Heart Study Area
 - Previous extent of Study Area
 - Open space and landscape
 - Proposed*
 - Strategic site
 - Strategic site – Retail/Commercial
 - Strategic site – Civic/ institutional
 - Council-owned site
- 1** Rosny Parklands
 - 2** Charles Hand Park and Sheoak point
 - 3** Rosny Farm Precinct
 - 4** Council landholdings
 - 5** Civic and Employment Precinct
 - 6** Bligh St and Bus Mall
 - 7** Vicinity Centres - Eastlands
 - 8** Rosny College
 - 9** Kangaroo Bay Wharf site
 - 10** Warrane residential area

Note: Walking catchments show a 400m radius (5 mins walk) centred on the Council car park sites.



Open space network

4

Open space network

4.1 Design principles

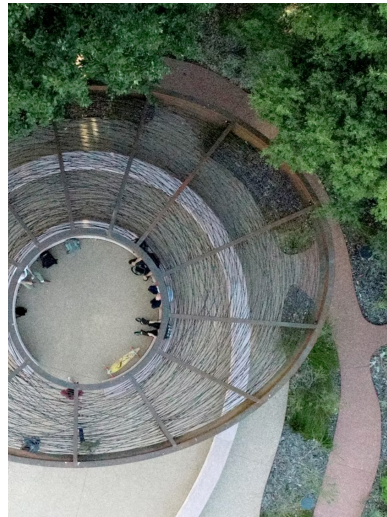
Open space is an essential component of a liveable city, critical to human health and an essential infrastructure element mitigating climate change, alleviating floods and providing ecosystem services. It is not an empty space waiting to be filled.

A city's green spaces are where people come together to share experiences, celebrate culture, and create bonds that build a shared sense of place imbued with meanings that are unique to that place. In the City Heart, the green spaces can express Clarence's place in the world, becoming central to the community's idea of what it means to live in Clarence.

Through this lens, the following principles for the City Heart's open space network have emerged.



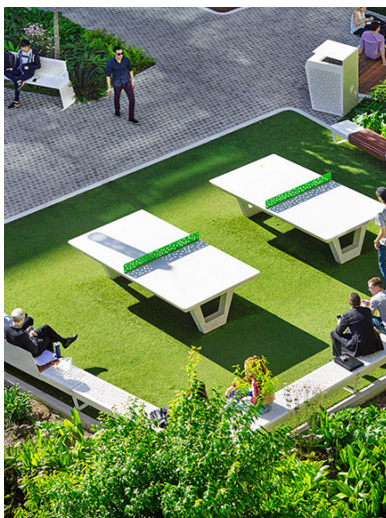
- 1** Establish a 'Green City Heart' grounded in ecological and social principles



- 2** Celebrate the living cultural landscape of lutrawita / Tasmania



- 3** Foster a safe, walkable City Heart that inspires and delights



- 4** Create a playful landscape to improve the health of all



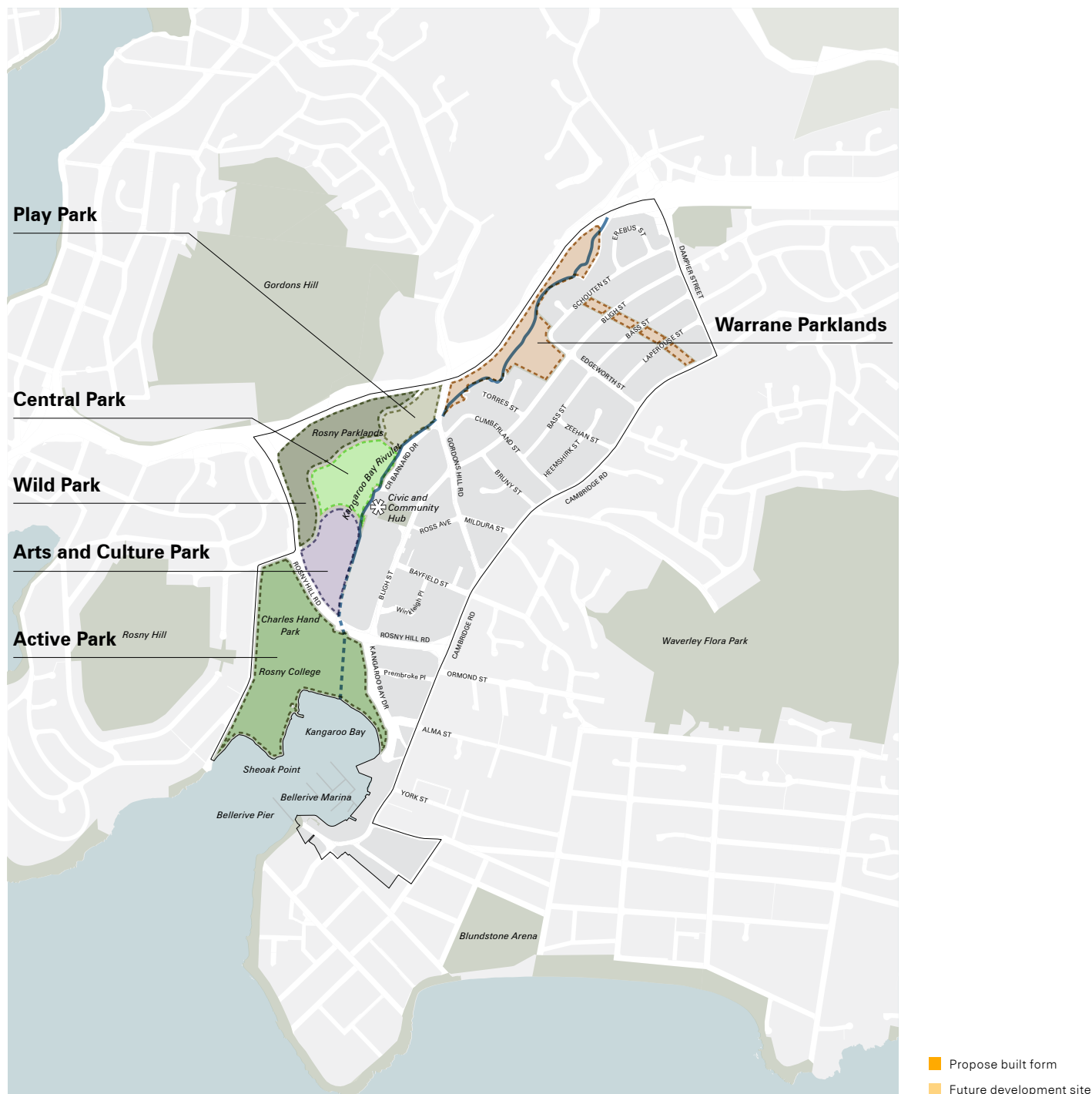
- 5** Put the arts and culture centre stage in the city's daily life

Open space network

4.2 Parklands of the City Heart

"The City Heart will offer diverse outdoor spaces that evoke the spirit of Clarence - embracing our cultural origins and revelling in the contemporary expression of a place where everyone can participate in a healthy and active life, celebrating the arts and the outdoors within an ecologically diverse setting and gathering together as one community with a shared future."

— *The Parkland Vision*



Concept Masterplan

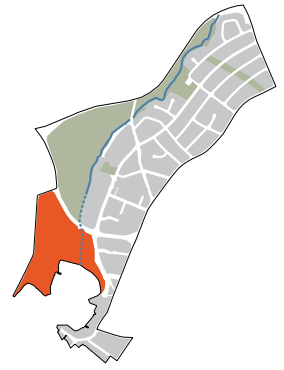


Open space network

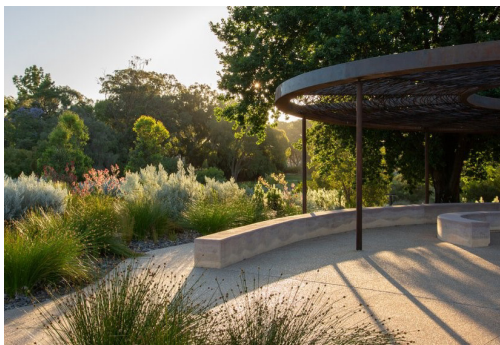
4.3 Active Park

Key directions | 3.1 3.2 5.1

A place for “youth” of all ages and background to enjoy the energy that comes from active participation in a vibrant, safe and playful outdoor setting.



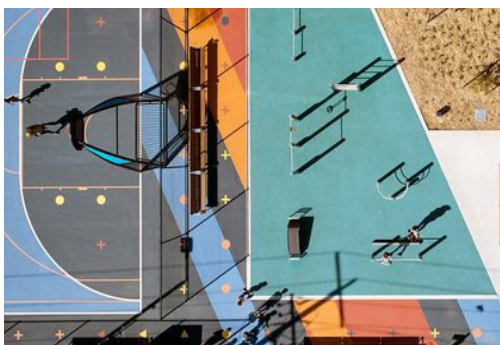
Precedents



Curtin University
Indigenous Learning Circle
(Yarning Circle) — UDLA



Into The Wild playscape,
The Hague — Openfabric
+ Dmau



Clayton Road Linear Park,
Melbourne — Glascott
Landscape & Civil



Nedre Foss Park, Oslo
— Norconsult

Key

- 1 New Rosny College 'back porch' to the Parklands. Exploring opportunities to open up into the landscape
- 2 The new Rosny College backyard... edible gardens, patios, barbeques
- 3 Pickleball is the new tennis. The fastest growing sport in the world - low-impact, easy to learn and play at almost any age
- 4 Expanded hard surfaced games spaces — basketball, four square, netball, table tennis, climbing/bouldering walls... and who knows what else
- 5 Existing skate park
- 6 Express the rivulet through the use of water as a features
- 7 New shared track from Rosny College to Rosny Hill Road
- 8 New pedestrian bridge linking to the Art Park. 1:14 gradient, 5.4m clearance to Rosny Hill Road
- 9 Medium density housing for key workers with parking under overlooking the park and providing passive surveillance to parklands
- 10 Un-programmed space for imaginative passive recreation. Potential concert space
- 11 Art totem sculptures to frame entry to City Heart
- 12 Sheoak Point yarning space, a place to gather and reflect on the living cultural Aboriginal landscape
- 13 Upgrade intersection

Propose built form
Future development site

Concept Masterplan



Open space network

4.4 Arts and Culture Park

Key directions | 3.1 3.2 5.1

A gathering point that supports education, arts and culture of all kinds and inspires creativity, stimulates intellectual curiosity, fosters critical thinking and motivates residents and visitors of all ages to participate.



Precedents



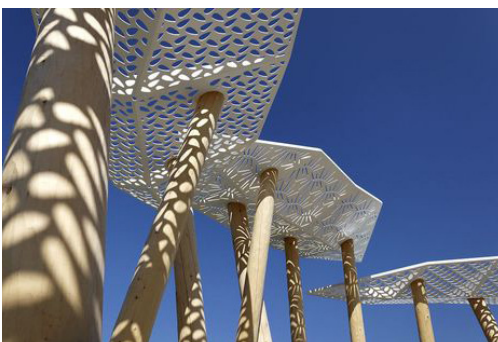
Rockingham Foreshore,
Perth | PLACE Laboratory



21_21 Design Sight art
museum, Tokyo — Tadao
Ando & Issey Miyake



Dallas Arboretum and
Botanical Garden



Awen Gathering Place,
Winnipeg | Brook McIlroy

Key

- ① Reconstructed signalised intersection to enable safe pedestrian access to the Rosny Parklands and vehicle access to the precinct
- ② Car parking. Scale to be determined
- ③ Extension of walled courtyard with new entry ("the gateway to Tasmanian culture")
- ④ Flexible hard surfaced events space for markets, festivals, pop ups, performances, etc.
- ⑤ New rated contemporary gallery space with sales outlet, cafe
- ⑥ Workshops, administration, meeting rooms, public programs
- ⑦ Festival space with stage area. Permanent electricity and water. Permanent stage facilities to be considered.
- ⑧ New pedestrian links to Art and Culture Park
- ⑨ Digital art wall 'levy bank' to Eastlands
- ⑩ Art totem sculptures to frame entry to City Heart
- ⑪ Forecourt with water themed art sculpture

■ Propose built form
■ Future development site



Open space network

4.5 Wild Park

Key directions | 1.1 2.1 5.1

A space for all living things of the city to thrive — a cultivated ecology where people can spontaneously revel in the power of nature and the joy and health of being in a biodiverse landscape, filled with beauty and delight.



Precedents



Snowy Mountains — Michael Bates



Western Sydney Parklands — McGregor Coxall



The Adelaide Botanic Garden First Creek Wetland— TCL



Sabina outdoor yoga platform — Marco Antonini Architects

Key

- ① Chain of ponds with seating/gathering spaces scattered alongside
- ② Story, living culture seating spaces in the shade of the rewilded landscape
- ③ Rewilded dry eucalyptus forest and woodland to highway edge and changing the existing weedscape to improve biodiversity
- ④ Cultivated ecologies using existing trees as a starting point introduce a range of habitat pockets (dry, wet, rocky with native vegetation) to support a diversity of urban adapted native wildlife... bees, skinks, butterflies, small mammals...
- ⑤ Connector path into Parklands from top of highway, linking site to Gordon's Hill nature path network, Rose Bay High School and broader commuter network
- ⑥ Covered pavilions or seating with views through parklands

Propose built form
Future development site

Concept Masterplan



Open space network

4.6 Central Park

Key directions



A living room for the city — a place for families, community bodies, cultural groups and visitors of all backgrounds and ages to gather and celebrate civic life in a park atmosphere.



Precedents



Keast Park Community Pavilion Seaford, Victoria — JCB



Curtin Yarning Circle, Perth — UDLA



Mitcham Library & Hawthorn Reserve — ASPECT Studios



Banks of the Saone, France — IN SITU Paysages & urbanisme

Key

- ① New community living room. Indoor/outdoor facility for functions, meetings, day to day gathering
- ② Lawn play and performance space. Accommodates around 12,000-15,000 people
- ③ Story and living culture seating spaces - seating adjacent to the Rivulet in the shade of the trees close to native vegetation to support cultural practices (food, medicine, weaving)
- ④ Chain of ponds (<1mL to avoid being a 'dam') with seating/gathering spaces scattered alongside
- ⑤ Bridging element as part of the Civic and Community hub redevelopment to connect administrative precinct and retail precincts of the City Heart
- ⑥ Small pavilions for small group gathering
- ⑦ Rivulet bank plantings using native vegetation
- ⑧ Civic and Community hub renewal
- ⑨ Benches and seating to relax and enjoy views over the parklands
- ⑩ Infrastructure to support 'pop-up' events and stages

Propose built form
Future development site



Open space network

4.7 Play Park

Key directions | 5.1

An age and abilities inclusive space welcoming “the child in everyone” to develop their physical, cognitive, sensory and social skills through play in the fresh air and sunlight of the outdoors.



Precedents



Royal Park Nature Play playground, Melbourne — City of Melbourne



Kingston Park, Kingborough — Playstreet



NewQuay Central Park, Docklands — ASPECT Studios + SAALA



Legacy Park, Hobart — Field Labs

Key

- 1 Safe crossing point from northeast. Investigate location for wombat crossing from future Kangaroo Bay Rivulet path
- 2 Accessible entry and drop off area
- 3 Fenced ‘all abilities playground’ supporting range of physical and cognitive abilities including seating, shade and water play. Play area to include sensory garden walk
- 4 Play areas of varying sizes for a range of ages and abilities with seating, water play and shade
- 5 Dual flying fox
- 6 Dirt, sticks and stuff play to excite the imagination
- 7 1:20 path network surrounding play area to facilitate bike riding, scooters and the like. Track can be used as a loop or as an adventure into the greater Parkland beyond
- 8 Right angle parallel parking with accessible bridging elements into the park
- 9 Accessible car parking bays, large enough for occasional mini van to allow for all abilities groups to visit the Play Park
- 10 Potential for overflow parking to occur within government parking areas during peak weekend visiting times
- 11 Park pavilion with accessible amenities including picnic, barbecue and toilets to support group gathering, bookings, etc
- 12 Upgrade intersection

Propose built form
Future development site

Concept Masterplan

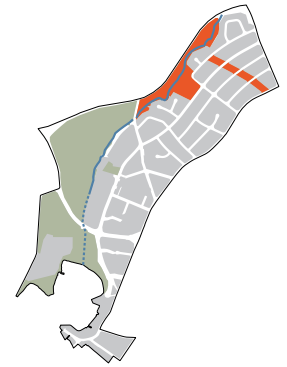


Open space network

4.8 Warrane Parklands

Key directions | 1.1 2.1 3.2 5.1

Warrane, palawa kani for 'blue sky'. The park reimagines its open spaces as a string of green pearls filled with opportunities to gather and play that connect and support the good life of this diverse suburb with its easy access to services, level ground for all ages, supportive network of friends and families and the blue skies above.



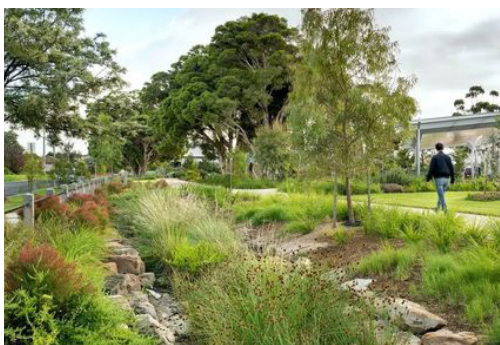
Precedents



Felixstow Reserve —
ASPECT Studios and
Oxigen



Sunvale Community Park
Sunshine, Victoria



North Lakes, Queensland

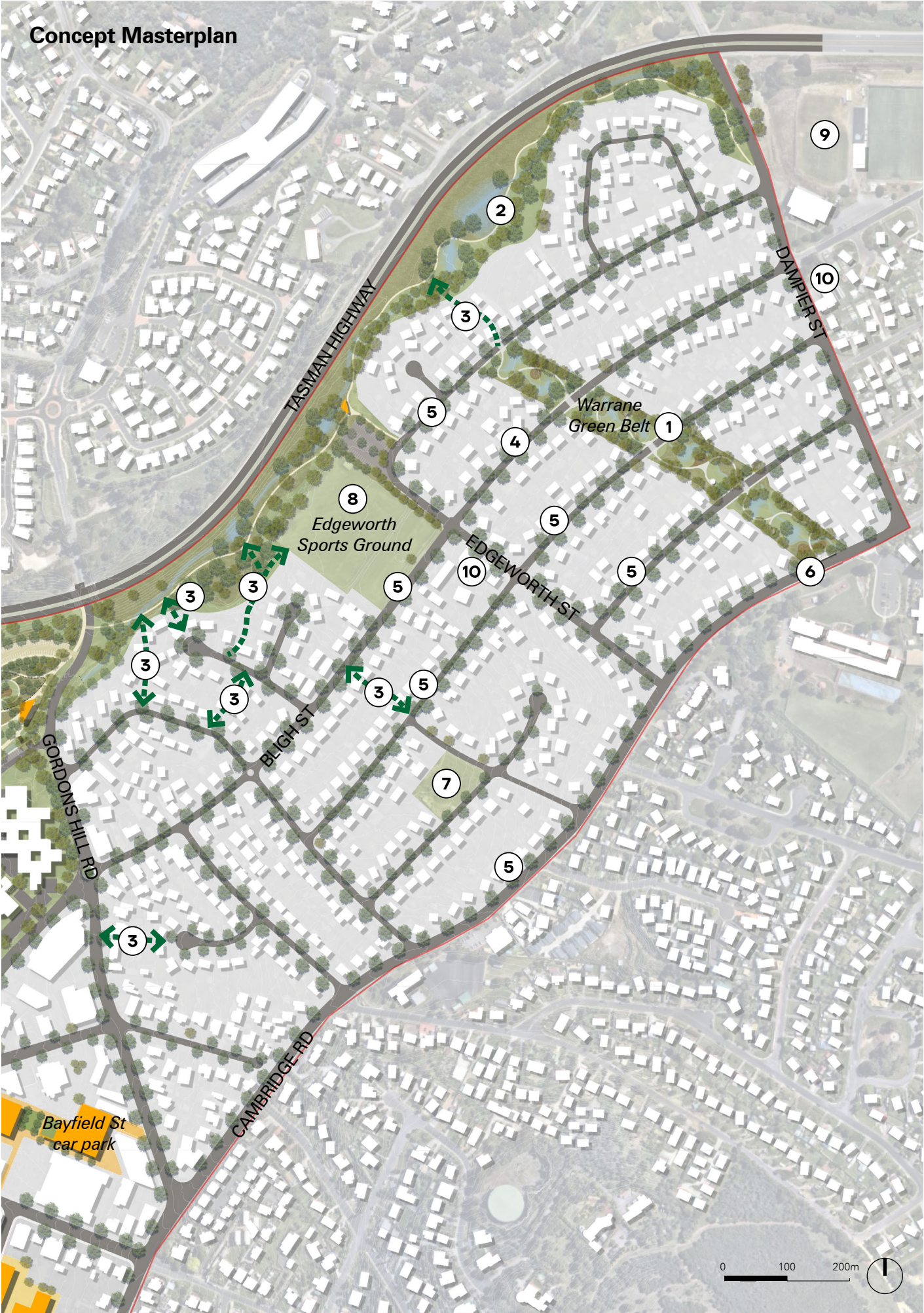


Key

- 1 The Warrane Green Belt play corridor with improved facilities for play, picnic and community gathering centred on water quality and flood management treatments including grassed swales, infiltration trenches and bio-retention basins. Path connecting play corridor to Warrane Primary School
- 2 Kangaroo Bay Rivulet treatments including bio-retention basins and riparian vegetation
- 3 Explore options to create pedestrian linkages
- 4 Bligh Street improvements to include improved footpaths and cycle infrastructure with raingardens to assist with stormwater management
- 5 Network of 'absorbent' streets with street trees, kerbside rain gardens, infiltration trenches and pollutant traps to all pits
- 6 Upgrade underpass to create a more light and colour-filled environment to enhance safety and increase use
- 7 Retain existing community garden
- 8 Prepare master plan for Edgeworth Sports Ground to maximise the community benefits of the facilities there
- 9 Prepare master plan for Warrior Park to maximise the community benefits of the facilities there
- 10 Create a master plan for the shopping precincts to make it more pedestrian friendly with seating, street trees, improved pavements and raised all-abilities parking spaces
- 11 Support neighbourhood greening projects.

Propose built form
Future development site

Concept Masterplan



Council car parks

5

Council car parks

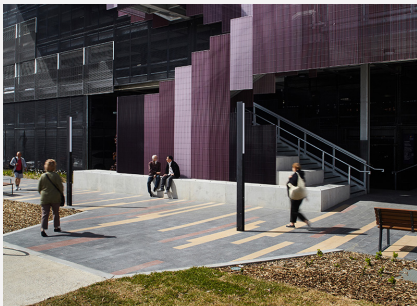
5.1 Design principles

Rethinking parking in the City Heart is an opportunity to secure car parking and provide space for other uses that will support a diverse and inclusive community.

- 1 Consolidate parking to manage congestion and unlock the ground level for active uses
- 2 Encourages pedestrian 'ant trail' from car parks to nearby destinations in the City Heart to support economic activity
- 3 Other uses integrated such as, residential, hospitality or community spaces to increase activity day and night, improving safety
- 4 No loss of publicly accessible parking spaces within the City Heart
- 5 Design proposed built form to comply within the existing planning height controls

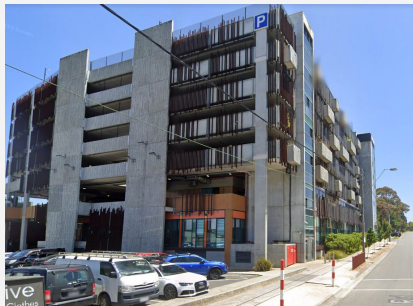
Case studies

Dawson Street Car Park Sunshine, Victoria



- Constructed to align with civic centre redevelopment
- Provides free 2-hour parking and reduced rate parking to the precinct including to council site
- Strategically located to attract employment anchors, support retail activity by increased pedestrian movement, and attract public transport investment
- Reduced retail and hospitality vacancies on Hampshire Road
- 10 mins walk to Sunshine train station, 5 mins to council offices

Eunerva Ave & Bogong Ave Glen Waverley, Victoria



- Council strategy to consolidate parking and unlock sites throughout activity centre for higher uses including council and private developments
- Incorporate highly visible entries and other uses at ground floor (Eunerva Ave: community health service)
- Car parking contribution scheme, 'cash-in-lieu'
- Increased pedestrian activity, renewal of fine grain retail street
- 6 storey, 300+ spaces Eunerva Ave and 3 storey, 1000 + car parking spaces, Bogong Ave
- 5 mins walk to Glen Waverley train station

Elgin St Car Park Carlton, Victoria



- Combines City of Melbourne car park with 2/3 storey apartment and town houses
- Fine grain retail and heritage context
- Reduced parking rates to support retail activity
- 2 storey, 200 car parking spaces
- 2 mins walk to tram services

Council car parks

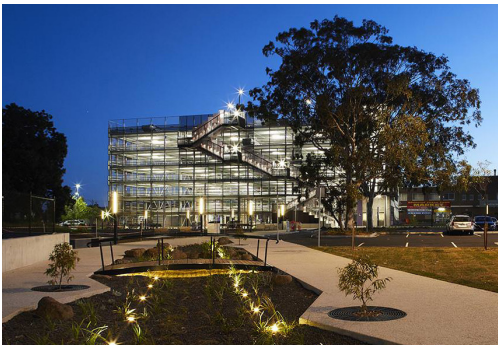
5.2 Bayfield Street

Key directions | 3.1 3.2 6.1

A centrally located car park hub with a new mixed use community destination and an urban plaza with adjoining retail and commercial spaces.



Precedents



Dawson Street Car park, Sunshine — MGS Architects



Healeys Lane, Melbourne

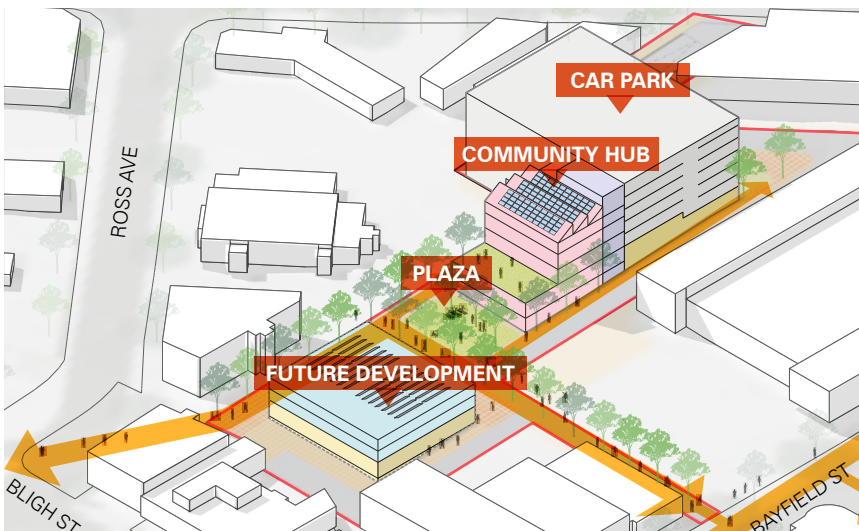
Key moves

- 1 Consolidate parking to the east of the site
- 2 New community destination at the centre of the site
- 3 Create new open space and upgrade link to civic centre
- 4 Increase activity at street level and create opportunities for natural surveillance
- 5 Create new development opportunity
- 6 Reinforces existing linkage to Bayfield Street

Key outcomes

- Increasing safety and creating a better town centre experience.
- Designing the car park for greatest efficiency (single use).
- Intensifies a low density urban block

Indicative massing



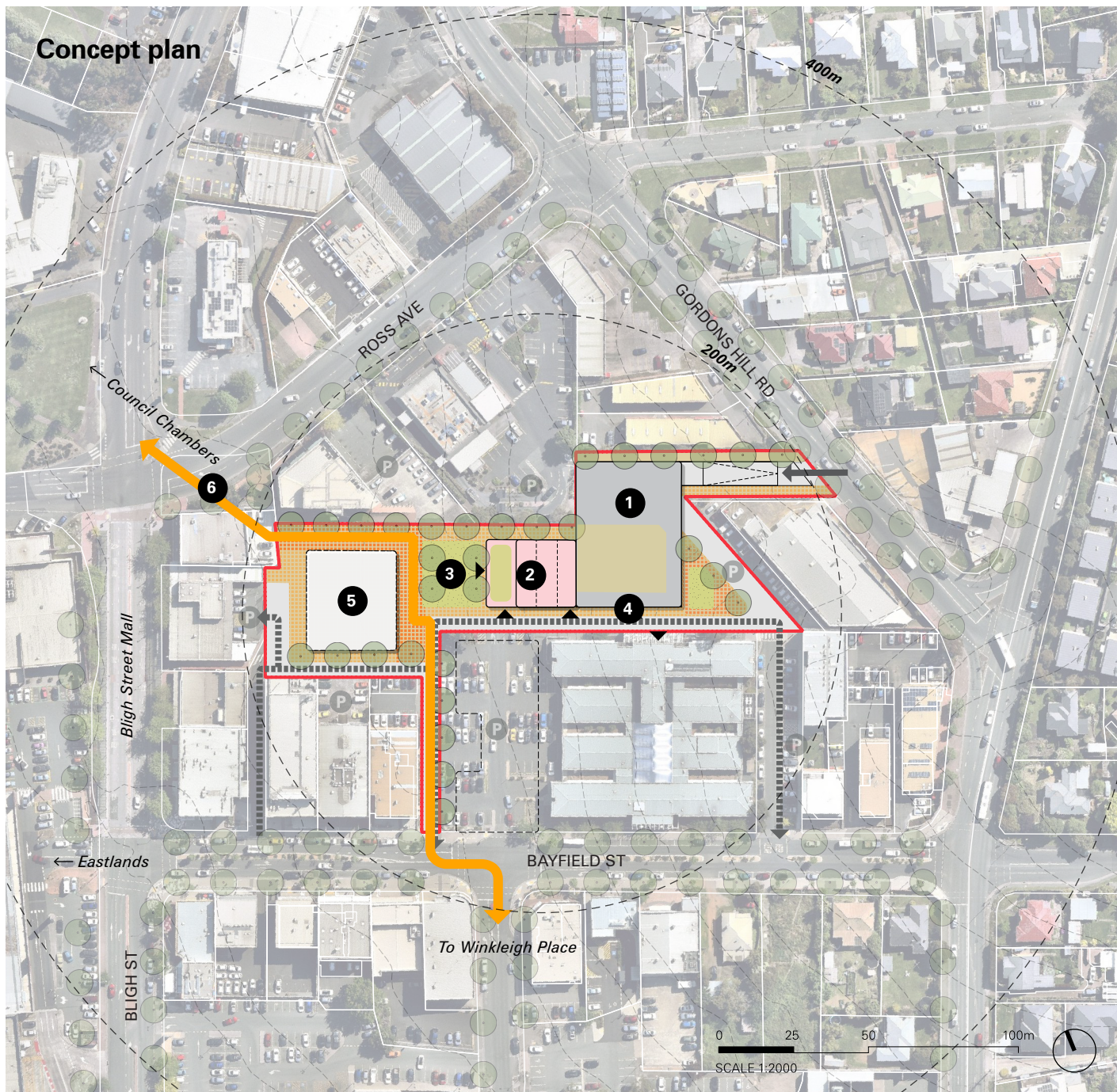
Indicative yield

East

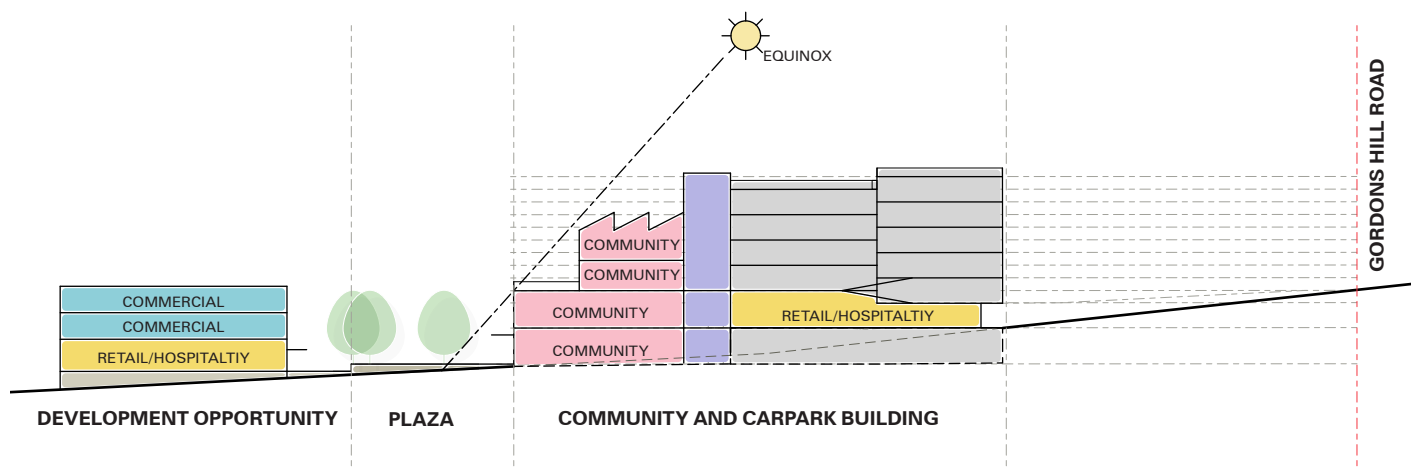
- Car parking, 230-280 spaces (replacing approx. 200) including rooftop and/or basement
- Community, approx 2000m² GFA, including roof terrace
- Retail/hospitality, approx 800m² GFA

West (development opportunity)

- Commercial/retail/hospitality, approx 3000m² GFA



Indicative section







Artist's impression | New mixed use development for Bayfield Street car park

Council car parks

5.3 Winkleigh Place

Key directions



Creating a new residential community with great access to services, jobs and transport integrated with a new public car parking hub. Integrate active uses such as communal spaces or retail to enliven the streetscape.



Precedents



Nightingale 1, Melbourne — Breathe Architecture



Guild Coworking Space, Southbank

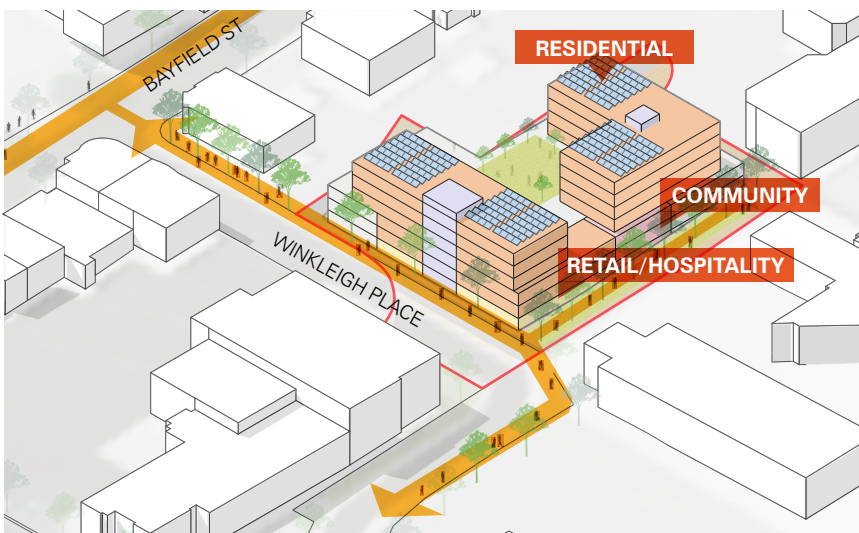
Key moves

- 1 Provide separate entries and reserved car and bicycle parking for residents
- 2 Include community, retail or other uses at street level to create an active frontage (or similar)
- 3 Open space to the southern boundary
- 4 Setback from Winkleigh Place to provide space for canopy trees and pedestrian link to Bayfield Street

Key outcomes

- Increase safety with 'eyes on the street' and creating more housing choice within the City Heart
- Increase pedestrian activity within the urban block and between Cambridge Road and Bligh Street

Indicative massing



Indicative yield

Residential

- Approx 75-85 dwellings
- Typical breakdown of apartment size*
 - 70% 1 bed
 - 20% 2 bed
 - 10% 3 bed

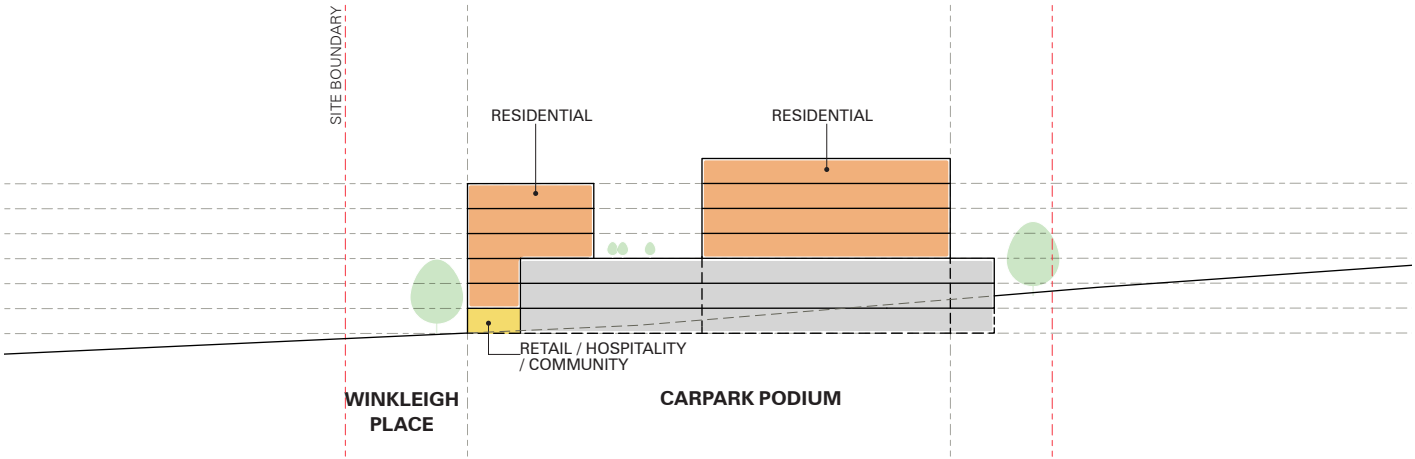
Car park

- 185-200 spaces (replacing approx. 152)
- Car parking rate for 0.6 per dwelling*, no of additional spaces required 45-50

**Based on recent Homes Victoria projects*



Indicative section



Council car parks

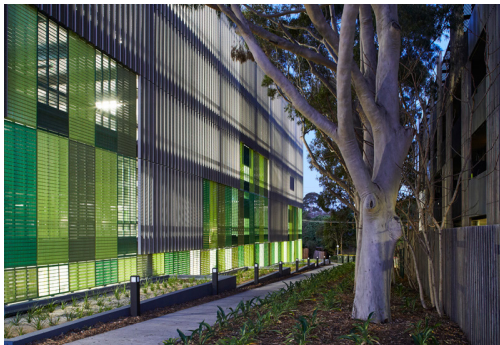
5.4 Percy Street

Key directions | 3.1 3.2 6.1

Supporting the Bellerive Village as a destination for local retail and dining with a unique water front experience and views.



Precedents



Harrow Street Car park and Community Centre, Melbourne — MGS Architects



Kyme Place Rooming House, Melbourne — MGS Architects

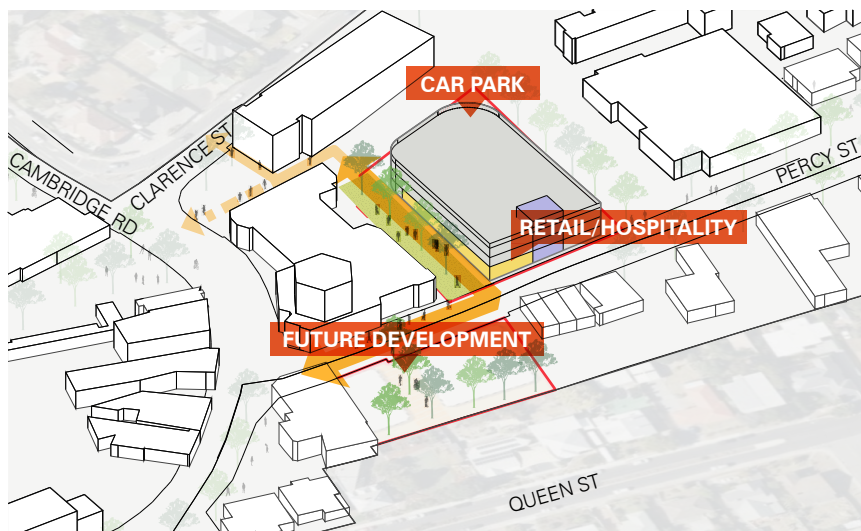
Key moves

- 1 Consolidate Bellerive Quay car park and Percy St carpark
- 2 Locate ground floor with retail, hospitality and end-of-trip uses to increase activation
- 3 Include other placemaking elements such as landscape, seating to western edge
- 4 Unlocks Percy Street south carpark for mixed use development
- 5 Supports future uses on Kangaroo Bay Wharf site, within a 5-10 minute walk

Key outcomes

- Opportunities to enhance the fine-grain character of the village through potential new pedestrian links and public realm spaces.

Indicative massing



Indicative yield

Percy St north

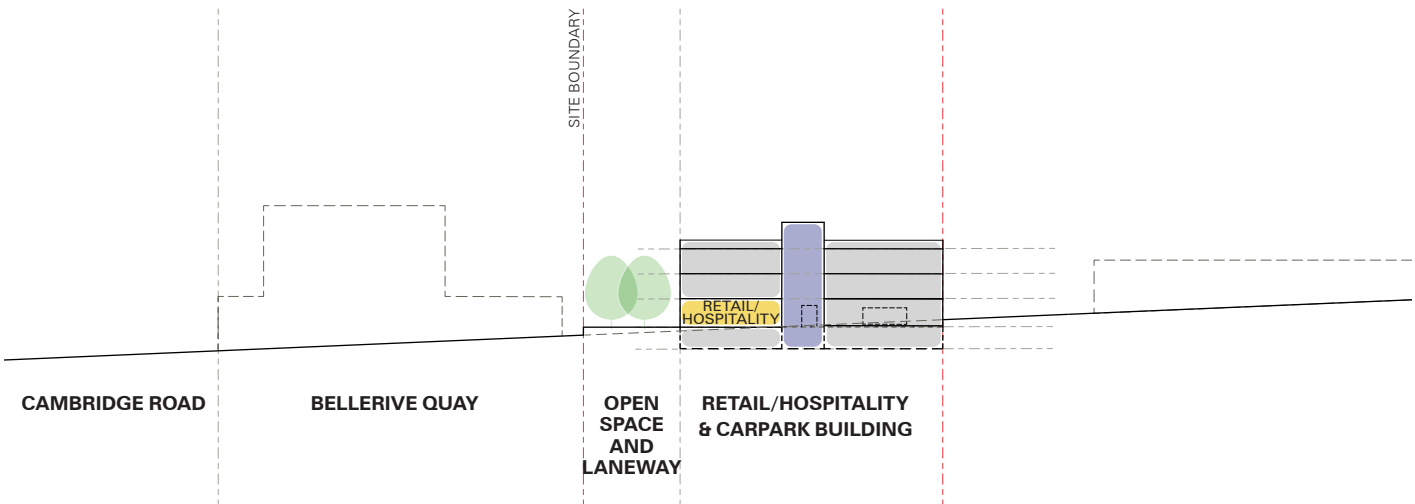
- Car parking, 150-180 spaces (replacing 154)
- Ground floor retail, 660m² GFA
- Setback to western boundary for new open space
- 3 levels plus rooftop, basement optional

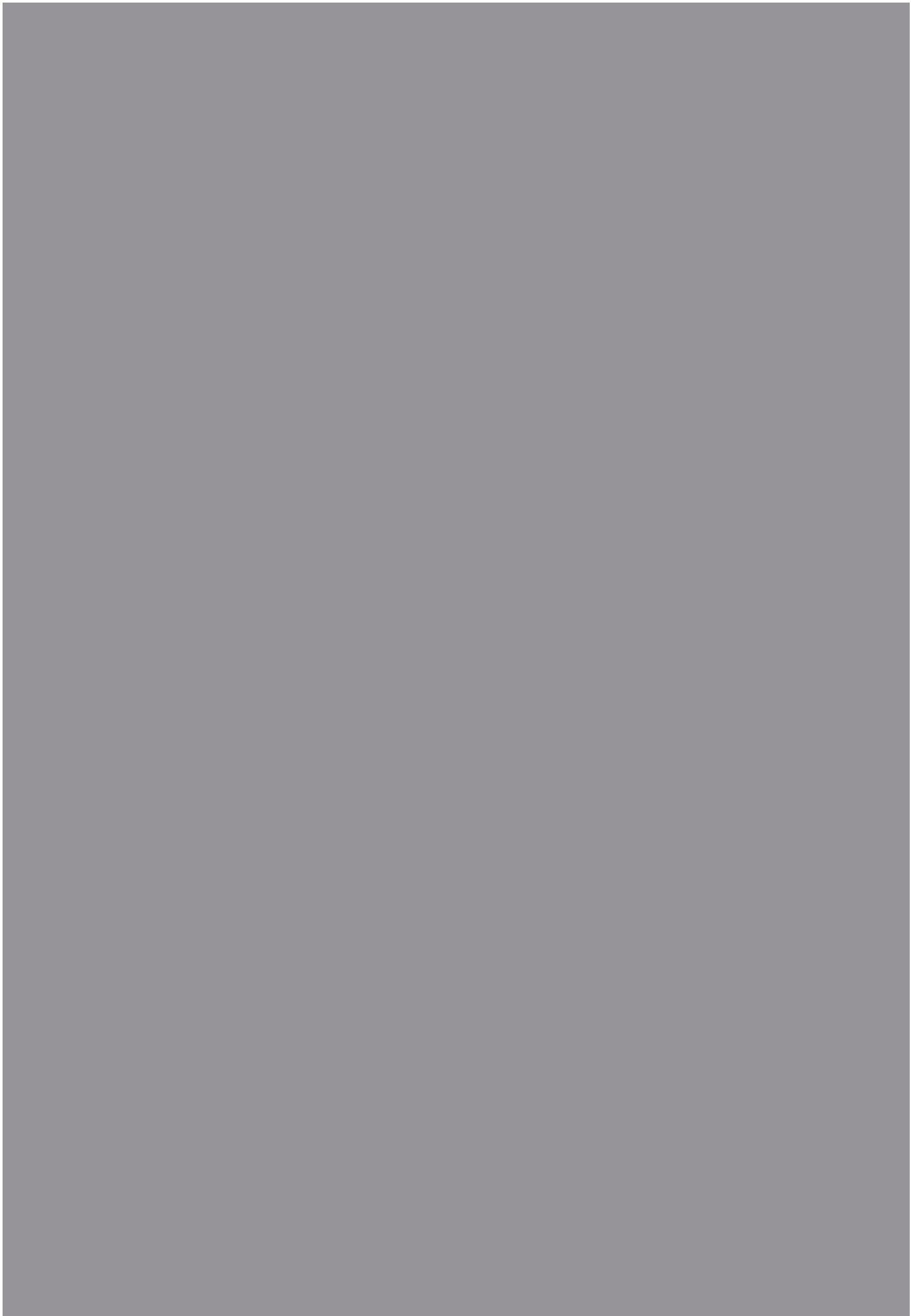
Car park

- Maintain pedestrian link to school
- Mixed use development, approx 117m² GFA



Indicative section





Civic and Employment Precinct

6

Civic and Employment Precinct

6.1 Design Principles

Key directions



A Civic and Community Hub that celebrates and embraces the rivulet and parklands, increasing space for services and jobs and connected by welcoming outdoor places and landscapes for workers and visitors.



- 1** Expand and re-imagine the Civic precinct as a welcoming place for community and hub for government services and jobs, community facilities and resources invested with civic pride.
- 2** A series of open spaces including plazas, green spines to support community events and safe, accessible movement between destinations.
- 3** Orientate the Civic and Community hub and potential library towards the rivulet and new promenade spaces
- 4** Provide an attractive and accessible bridge over the rivulet connecting the Civic and Employment Precinct to Rosny Parklands
- 5** Create a new cultural space in the parklands that celebrates Aboriginal culture and events for the whole community

Case studies

Brimbank City Council, Community & Civic Centre Sunshine, Victoria



- Adjacent to Sunshine Market Place (Vicinity)
- Consolidation of community and civic uses
- Integrated library, exhibition spaces and local business hub
- 10 mins walk to Sunshine train station, 5 min walk to council car park

Dandenong Municipal Building and Civic Square Dandenong, Victoria

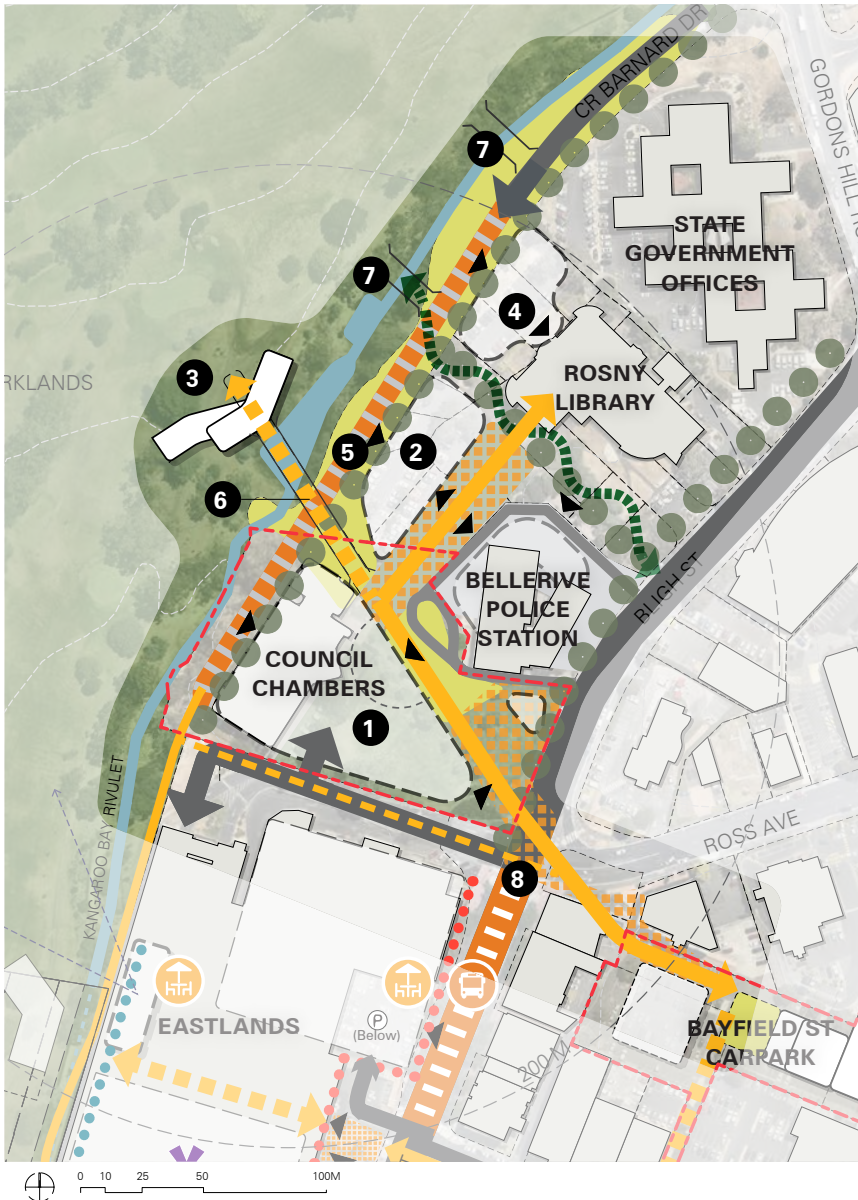


- Council offices, library, meetings rooms, retail and cafe
- 3,500m² of open space with digital screen to support community events
- Key project within Revitalising Central Dandenong \$290m state funded program
- 5 mins walk to Dandenong train station and retail core

GovHub Ballarat Ballarat, Victoria



- Employment space for 1000 public and private sector jobs
- Sustainable design (mass timber, CLT and GLT)
- Funded by the Victorian State government
- 220 car spaces and end-of-trip facilities
- 5 mins walk to regional train services and retail centre



Key moves

- 1 Council chamber site
- 2 'Possible future' library, local business hub and gallery
- 3 Aboriginal culture and parklands pavilion
- 4 'Possible future' new government services building
- 5 Create a pedestrian boulevard with slow vehicle movement
- 6 Accessible bridge to parklands
- 7 Options for rivulet crossing points
- 8 Upgrade intersection to improve safety for pedestrians

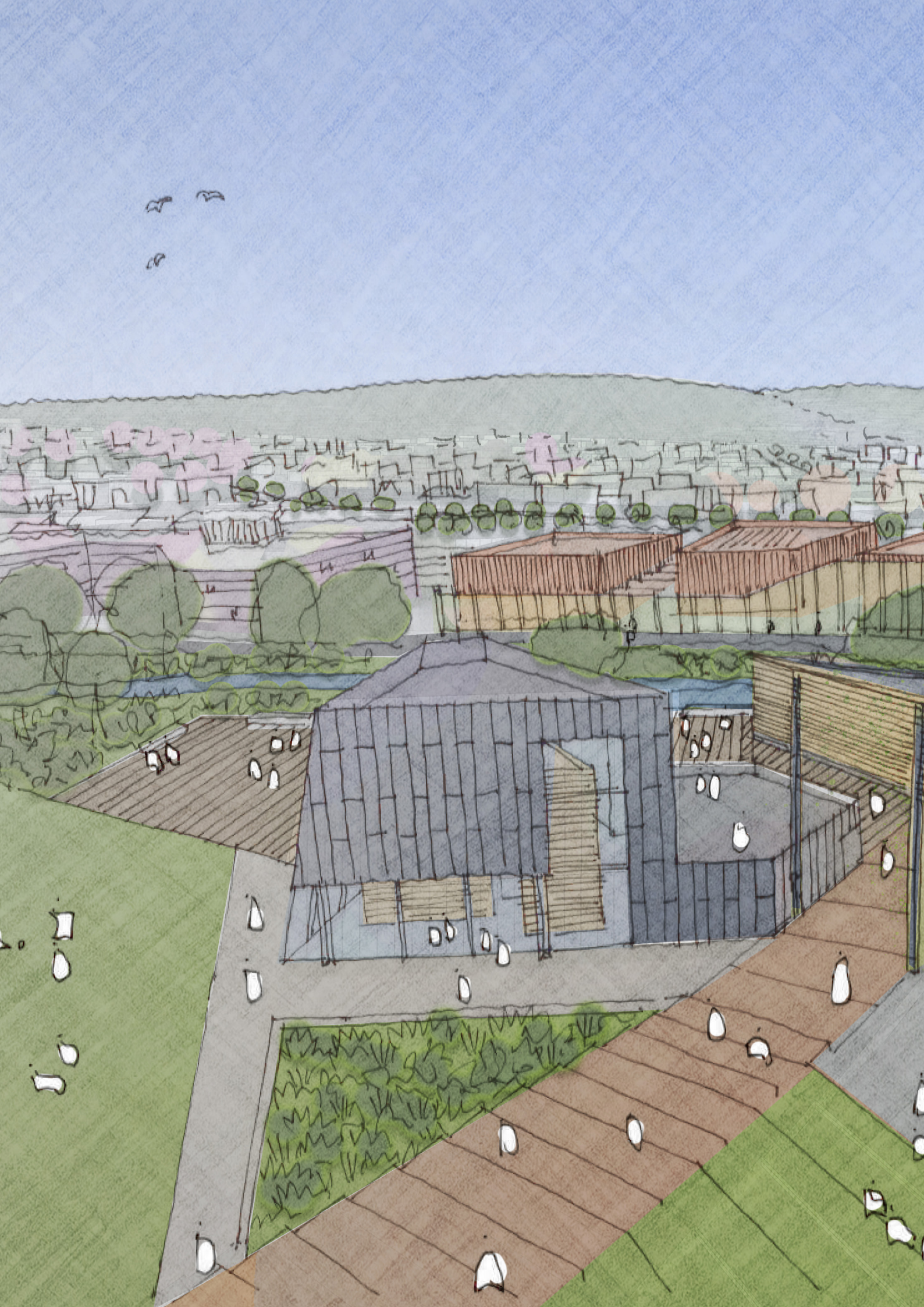
Legend

- Open space and landscape
- Council site boundary
- Existing building

Proposed

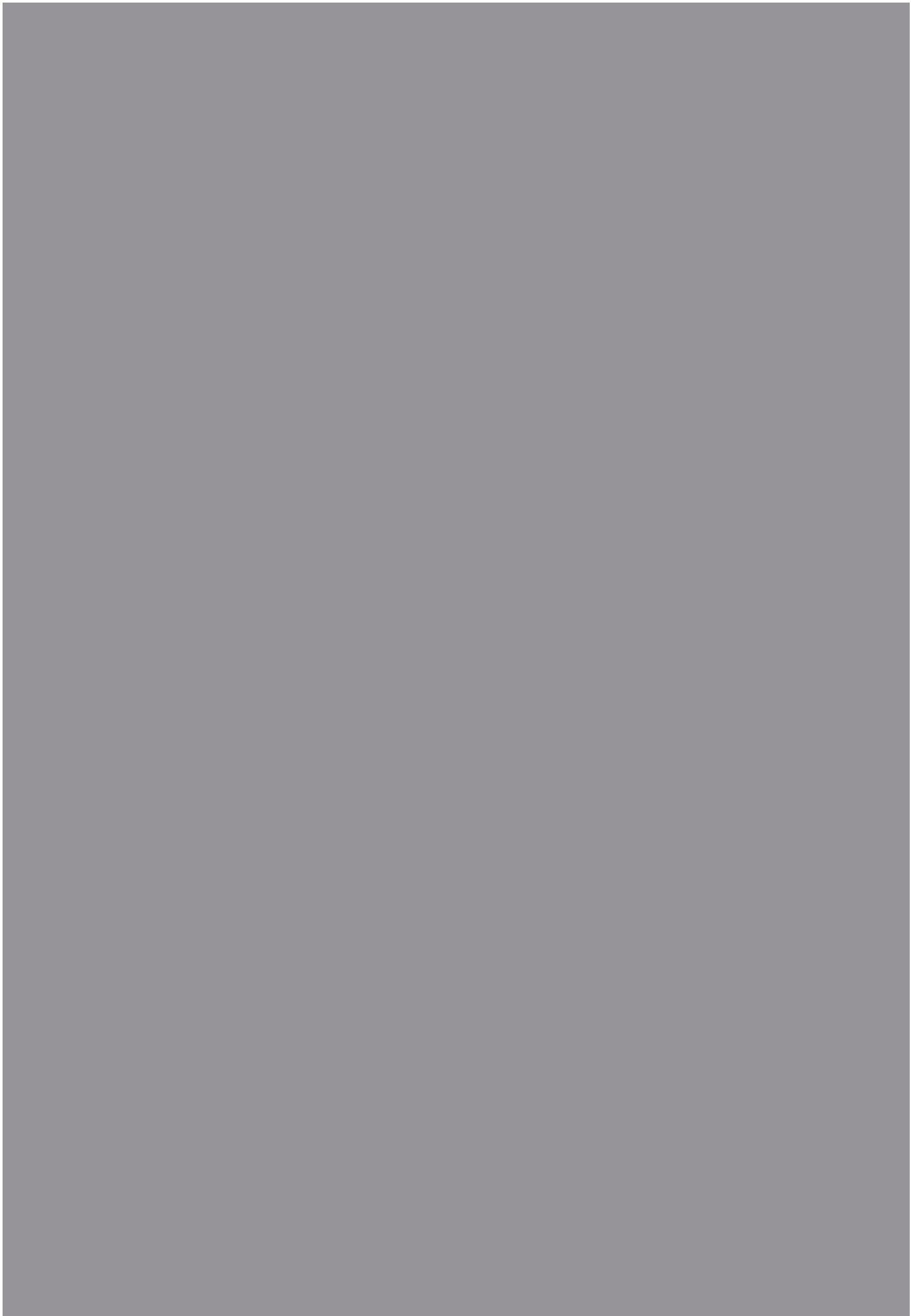
- Plaza
- Open space
- Development footprint
- Building footprint
- Building entry
- Vehicular access
- Pedestrian access
- Potential pedestrian access
- Shared street
- Green spine

- Bus interchange
- Retail and hospitality





Artist's impression | View to Community Hub from Rosny Parklands



Bligh Street corridor



7.1 Design Principles

The City Heart's green spine will connect Bellerive to Warrane, supporting active transport along it and with landscaping and infrastructure to create a streetscape to enjoy.



- 1** Revitalise Bligh Street with high quality avenue tree planting, generous footpaths and protected cycle lanes for its full extent from outer Warrane to Kangaroo Bay
- 2** Improve connection between public transport and City Heart destinations and the regional cycle network
- 3** Encourage active transport travel and Bligh Street's evolution into a consistently high quality Main Street pedestrian experience with linkages to key precinct destinations
- 4** Support growing residential and worker populations to move safely between destinations
- 5** Provide accessible, safe and enjoyable pedestrian movement linking the precincts in the centre at all times of day and night

Case studies

Malop Street Green Spine

Geelong, Victoria



- Extensive streetscape renewal to support growing residential and worker populations with new street trees, rain gardens, paving and street furniture.
- Bicycle lanes (each side)
- 1.4km long / 30m wide

Bourke Street Cycleway

Sydney, New South Wales



- Dedicated buffered 2-way cycleway to encourage active transport travel
- Extensive buffer planting, new street trees, rain gardens, permeable paving and integration with existing public spaces.
- 3.4km long / approx. 20m wide

 Study Area

 Upgrade intersection

Concept plan



Bligh Street corridor

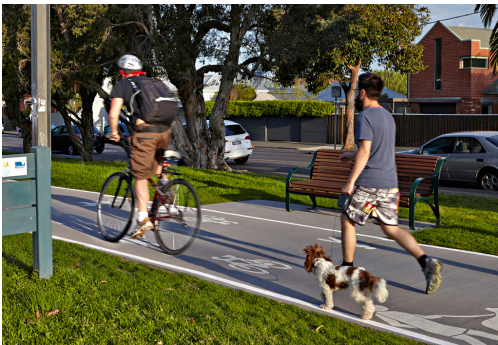
7.2 Warrane

Key directions | 2.1 5.1 6.1 6.2

Linking residents to the activity centre, rivulet corridor, Green Belt and beyond.



Precedents



Shared bike and pedestrian path, Linear Park Reserve, Melbourne



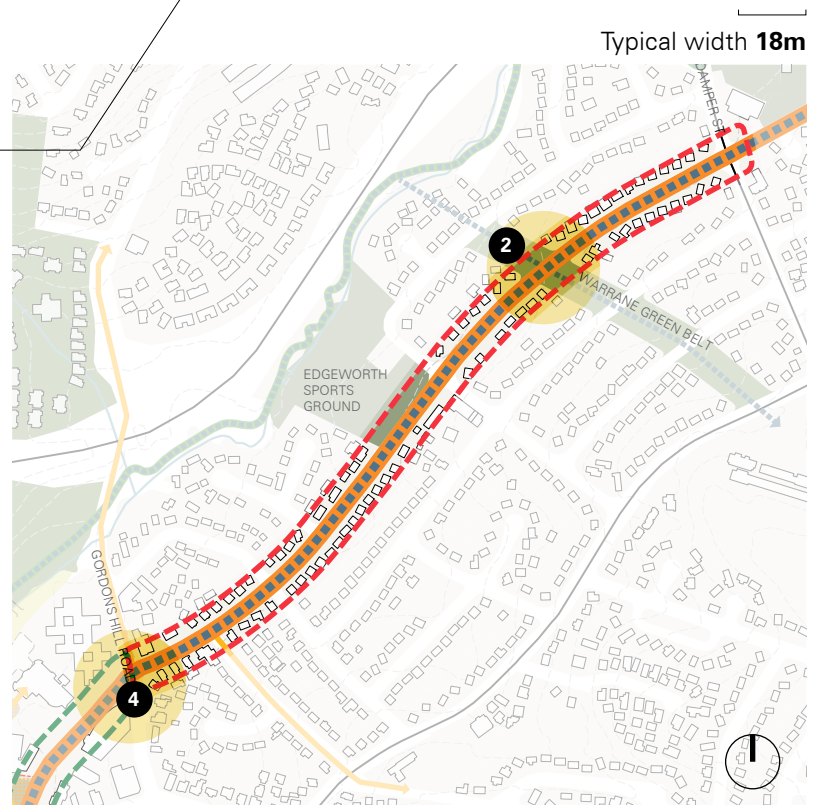
Holland Street, Adelaide — JPE Design Studio



Raised pedestrian 'wombat' crossing

Key moves

- 1 Investigate options for on street parking (e.g. one side of street only, between trees, limited locations)
- 2 Introduce shared paths along Warrane Greenbelt to connect to Kangaroo Bay rivulet and other open spaces
- 3 Create safe cycle lanes (investigate options)
- 4 Upgrade Gordon's Hill Road intersection
- 5 Water-sensitive urban design (WSUD) and greening - canopy trees, bioswales
- 6 Upgrade amenity - seating, bike parking, crossings



- - - Study Area
- Upgrade intersection

Bligh Street corridor

7.3 Rosny Park

Key directions | 2.1 6.1 6.2

Planning for an active streetscape that connects people with transport choices.



Precedents



Malop Street Green Spine,
Geelong — Outlines



Lonsdale Street,
Dandenong — BKK



Two-way cycle lane, San
Francisco, USA

Key moves

- 1 Manage different travel modes to minimise conflicts
- 2 Investigate strategic removal of on street parking
- 3 Create safe cycle lanes (investigate options)
- 4 Upgrade Bayfield Street intersection
- 5 WSUD and greening - canopy trees, bioswales

Typical width **20m**



- ▬ Study Area
- Upgrade intersection

Bligh Street corridor

7.4 Kangaroo Bay & Bellerive Esplanade

Key directions | 2.1 5.1 6.1 6.2

Expanding on existing streetscape upgrades to link the waterfront to north of Rosny Hill Road.



Precedents



Completed streetscape upgrade to Kangaroo Bay Drive — Inspiring Place



Promenade at Nordhavn — ThingBrandt



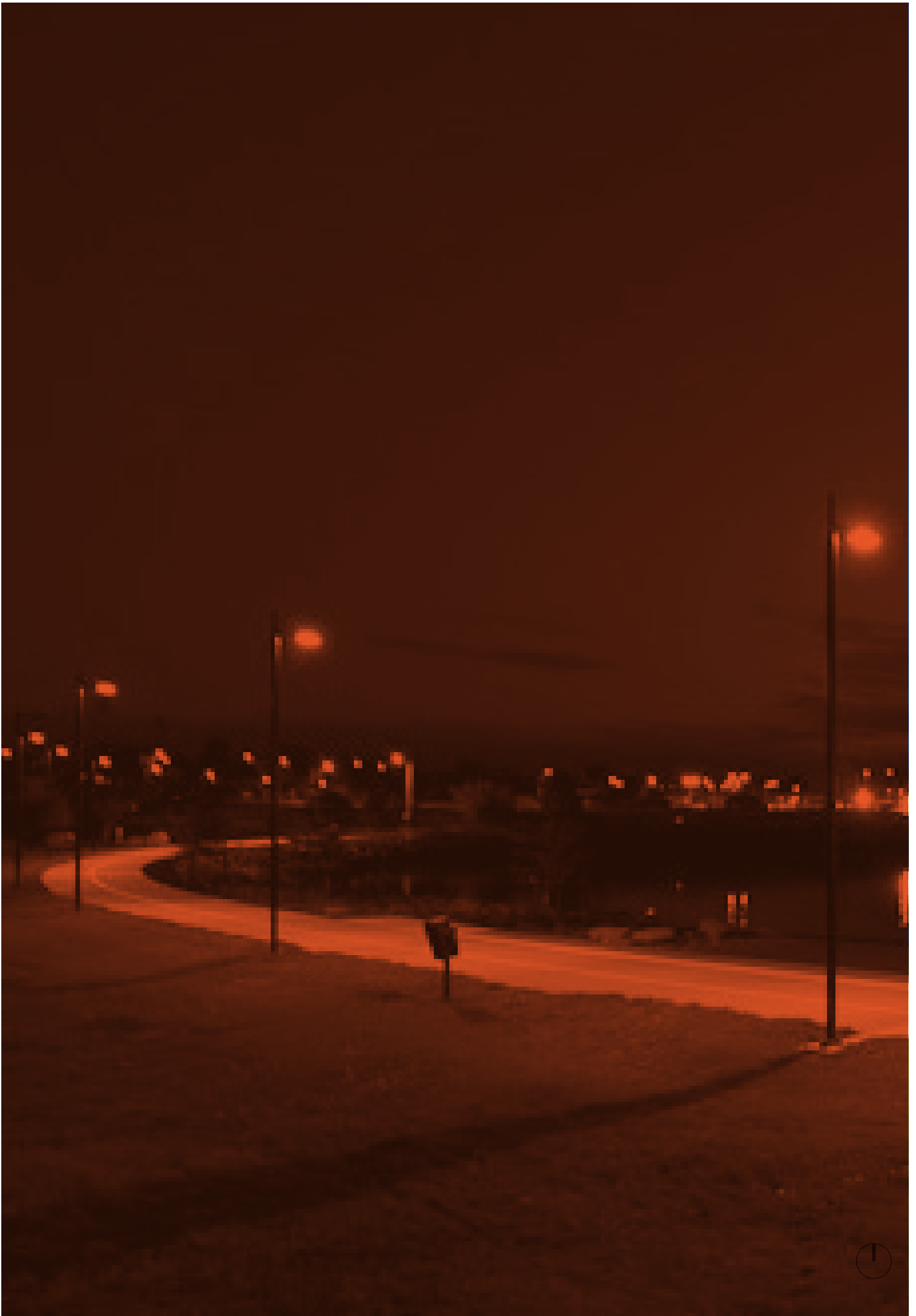
Bicentennial Bikeway
— Jointly funded by the Queensland Government and Brisbane City Council

Key moves

- 1 Streetscape upgrade delivered
- 2 Upgrade to include bike lane
- 3 Upgrade Rosny Hill Road intersection
- 4 Manage conflicts: e.g. slow speed zone/dismount area
- 5 Pedestrians only along waterfront edge
- 6 Connection through to ferry terminal



- Study area — Kangaroo Bay Drive
- Study area — Bellerive Marina
- Upgrade intersection



Other strategic opportunities

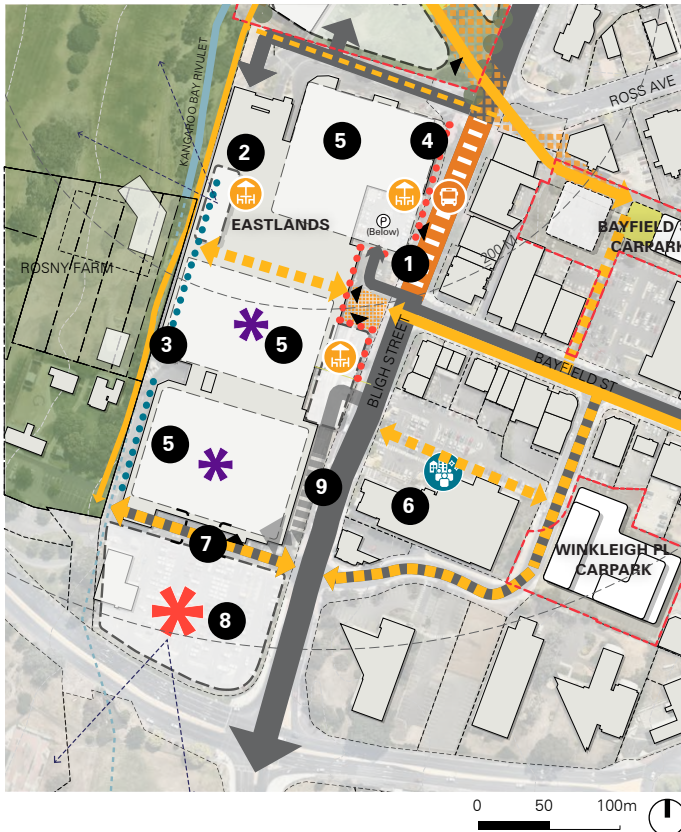
8

Other strategic opportunities

8.1 Eastlands

Key directions | 3.1 3.2 5.1

As a key destination in the City Heart, investment and renewal of Eastlands can contribute to a safer, better connected and more vibrant City Heart.



Key moves

- 1 Explore opportunities for renewal to Bligh Street interface including hospitality and public realm improving pedestrian safety and contributing to a lively streetscape
- 2 Investigate east-west connection through the site to Rosny Parklands aligned with Bayfield Street with opportunity for new hospitality uses overlooking the park
- 3 Opportunity to improve building facades and appearance to the parklands to present the buildings more sensitively to the park address and create a digital wall art to activate blank facade
- 4 Improvements to high profile corner to manage level changes and improve activation, maintain vehicle access
- 5 Investigate the utilisation of rooftop areas to support hospitality, entertainment and recreation offer, taking advantage of outlooks to the adjacent parklands, Kangaroo Bay and to Hobart Central beyond
- 6 Explore opportunities for improvements to entertainment offer of intensification of mixed use development, with greater activation of Bligh Street interface and less dominant car parking areas
- 7 Maintain and improve existing east/west connection to Rosny Farm and parklands
- 8 Opportunity for a gateway building to Rosny Hill Road with outlook to Kangaroo Bay
- 9 Opportunity to improve activation to Bligh St through removal or reprogramming of vehicle ramps and the inclusion of active uses

Case studies

Burwood Brickworks

Burwood, Victoria



- Most sustainable shopping centre in the Southern Hemisphere
- 20.5-hectare former brickworks site
- 2,000m2 rooftop urban farm
- Small community room available for booking (40-60 person capacity)
- Within 5 mins walk (400m) to tram stop, 100m to two bus routes

Ringwood Eastland

Ringwood, Victoria



- New redesigned town square for a large regional shopping centre adjacent to Civic Centre
- New urban plaza/square surrounded by outward facing uses (retail and hospitality)
- New Library (REALM Library)
- Within 5 mins walk (400m) to station

Westfield Knox

Knox, Victoria



- New 2000m2 library delivered as part of redevelopment of suburban shopping centre
- Other facilities to be delivered include a swim school, basketball court and a multi-purpose community space

Other strategic opportunities

8.2 Rosny College

Key directions | 3.1 5.1

Re-orienting the college towards Charles Hand Park to maximise and provide new spaces for life-long learning



Key moves

- 1 New spaces for school use and outside school hours for community
- 2 Informal outdoor learning and garden
- 3 Terrace overlooking the park
- 4 Expanded active recreation spaces for all (refer to Open Space network section for concept design)
- 5 Link pedestrian paths and improve wayfinding

Legend

- City Heart Study Area
- Open space and landscape
- Council site boundary
- Existing building
- Existing pedestrian access

Proposed

- Recreational space
- Open space
- Development footprint
- Building footprint
- Building entry
- Vehicular access
- Potential pedestrian access
- Potential new recreation space

Case studies

South Melbourne Primary School South Melbourne, Victoria



- The vertical school was designed as part of the Ferrars Street Education and Community Precinct
- New streetscape and public realm works to improve accessibility and connectivity – including pedestrian, cyclist and public transport access

Collingwood Yards Collingwood, Victoria



- Redevelopment of a heritage listed former TAFE site into a contemporary arts precinct
- Multi-functional courtyard space for events, festivals and concerts
- Affordable office and creative spaces for artists, creative and social enterprise

Oodi Library Helsinki, Finland



- Three-level library with facilities including a café, restaurant, public balcony, movie theatre, audio-visual recording studios and a makerspace
- Significantly located to be adjacent to major civic institutions and public space

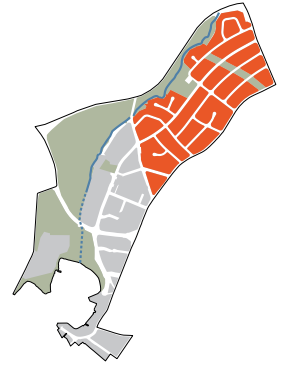
Other strategic opportunities

8.3 Warrane

Key directions

4.1 4.2 5.1 6.2

Sensitively renew a valued residential neighbourhood over time to support increased choice and diversity of housing and connectivity to the Town Centre and Rosny Parklands.



Principles

- 1 Encourage well-designed in-fill development on sites with ageing housing at end of life
- 2 Leverage Homes Tasmania sites to deliver affordable housing at scale on larger sites that are close to the Rivulet and within walking distance to Rosny Park activity centre and bus routes on Bligh Street.
- 3 Upgrade streetscapes (concurrently with development) to ensure that the neighbourhood supports greater residential densities and enhances liveability
- 4 Provide new pedestrian connections to improve access to destinations (Kangaroo Bay Rivulet and Rosny Park) and walkability

Case studies

Goulburn Street Housing

Hobart, Tasmania



- 25 affordable dwellings
- Site area 1,400m²
- 179 dwellings/ha
- 4 storeys
- *Public housing with state government investment*
- *Provides accessible housing for those with disabilities*
- *Two street addresses with built form to address scale and character of streetscapes*

McIntyre Drive Social Housing

Altona, Victoria



- 69 affordable dwellings
- Site area 5,425m²
- 125 dwellings/ha
- 2-3 storeys
- *Creates a communal sense of place around a shared courtyard and community gardens*
- *Architectural expression reflects surrounding residential context and provides sense of identity*
- *Incorporates sustainable design principles*

Rushall Park Housing

Fitzroy, Victoria



- 35 affordable dwellings
- Site area 5,425m²
- 154 dwellings/ha
- 2-3 storeys
- *Independent living for the elderly set in a 150-year old heritage setting*
- *Adjacent to Rushall Train Station*
- *Designed specifically for the accessibility needs of older people with stepless access throughout*
- *Features a courtyard-style garden separating the apartment buildings and winter gardens*



Next steps

9

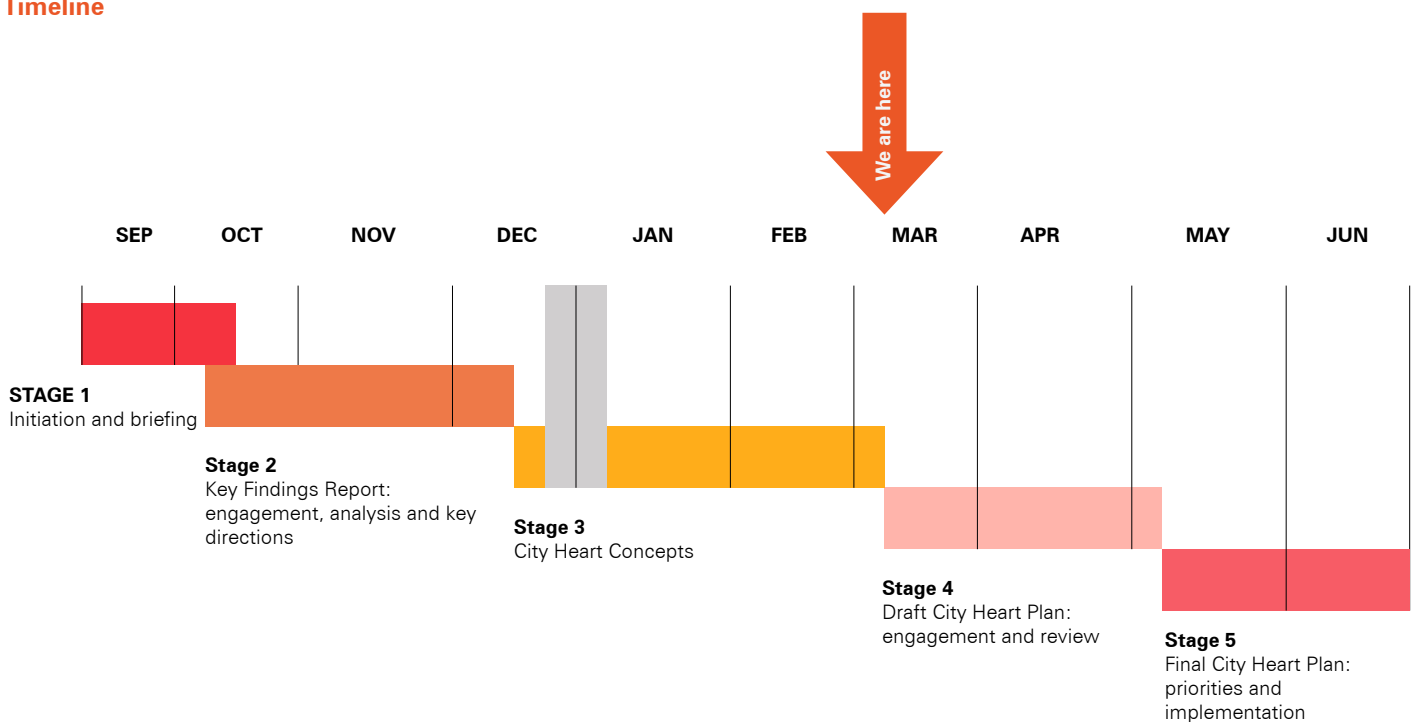
Next Steps

9.1 Engagement and timeline

The next stage of the project focuses on engagement with the community with feedback informing the evolution of the City Heart ideas. The (draft) City Heart Plan will be finalised in later stages including mapping out an approach to implementation and priorities.

To find out more on where you can look at the plan and provide feedback go to yoursay.ccc.tas.gov.au/cityheart

Timeline





Aerial shot looking over Kangaroo Bluff reserve

10-22 Manton Lane
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