



## Activity Centres Urban Design Review – Project Reference Group – Adopted Minutes

**Date:** Wednesday 30 May 2018

**Time:** 6:30 - 8:30pm

**Venue:** Candlebark Rooms 1 and 2, Civic Offices, Greensborough

**Present:**

- Councillors: Peter Clarke (*Chair*) and Peter Perkins
- Community Members (CM): Lynnsay Prunotto, Frank Lynch, Stefano Scalzo, Gill Di Pasquale (6.30-7.30), Heidi Crundwell and Peter Koiker
- Council Officers (CO): Naomi Paton, Fae Ballingall, Anthony Calthorpe, Paul Fyffe
- David Lock Associates (DLA): Julia Bell

**Apologies:** None

Item	Key discussion point	Led By
1	<u>Introductions and Adoption of Minutes</u> <ul style="list-style-type: none"> <li>• Cr. Clarke welcomed all attendees</li> </ul>	Chair
2	<u>Capacity for Medium Density Housing in Diamond Creek</u>  <i>Summary:</i> <ul style="list-style-type: none"> <li>• Peter Koiker presented the following key points:               <ul style="list-style-type: none"> <li>○ Compared to the Eltham Town Centre, the current activity centre policy for Diamond Creek provides limited opportunity for expansion of medium density housing in and around the Diamond Creek Town Centre.</li> <li>○ The principal problem is that the activity centre policy for Diamond Creek only nominates a limited area for medium density housing and further, much of that land is unlikely to be readily developed for medium density housing for reasons associated with the current use of this land being primarily non-residential.</li> <li>○ The activity centre policy needs to provide a greater amount of land for medium density housing and land which will be readily re-developed for this purpose.</li> <li>○ There is a lack of industrial land in Diamond Creek and a new industrial estate should be provided.</li> </ul> </li> <li>• Attendees discussed the issues that Peter Koiker raised and officers responded by stating that these matters will be considered for the current review of the Diamond Creek Activity Centre Structure Plan.</li> </ul>	Peter Koiker
3	<u>Consideration of Minutes</u> <ul style="list-style-type: none"> <li>• The group considered the draft minutes from the previous meeting of the PRG, which occurred on 4 April 2018.</li> </ul>	Chair

	<ul style="list-style-type: none"> <li>• Cr Perkins requested one minor modification which was to correct a phrase used to describe a style of fencing commonly found in Diamond Creek.</li> <li>• The minutes were adopted by the group subject to the above correction being made.</li> </ul>	
2	<p><u>Design Elements for Eltham and Diamond Creek</u></p> <p><i>Summary:</i></p> <ul style="list-style-type: none"> <li>• Julia Bell presented the key findings of David Lock Associates’ work to date to identify the key design elements for Eltham and Diamond Creek. Key matters covered in Julia’s presentation included: <ul style="list-style-type: none"> <li>○ The spatial pattern of development in each centre</li> <li>○ A summary of elements (with examples) which create the vernacular style for each of Eltham and Diamond Creek</li> <li>○ A suggested future building typology and design elements responses for each centre</li> </ul> </li> </ul> <p>The group provided feedback and discussion both during and after Julia’s presentation. A summary of key points coming from the group’s discussion is as follows:</p> <p><i>Diamond Creek</i></p> <ul style="list-style-type: none"> <li>• Gabled roofs are more of a feature in Diamond Creek than Eltham.</li> <li>• Significant use of traditional materials and simpler presentation of design occurs in Diamond Creek, than in Eltham. For example, straight-sawn weatherboards better represent the Diamond Creek style, while Eltham is more likely to have a more creative finish.</li> <li>• Diamond Creek’s heritage as a mining town situated within a picturesque natural bowl should be reflected and supported.</li> <li>• Sporting pavilions are an element in Diamond Creek which adds to its character.</li> </ul> <p><i>Eltham</i></p> <ul style="list-style-type: none"> <li>• In comparison to Diamond Creek, the Eltham design more likely uses flat roofs, which are often associated with Alastair Knox buildings.</li> <li>• Further, the Eltham design: <ul style="list-style-type: none"> <li>○ provides a sense of depth with something to cast a shadow</li> <li>○ has a significant 3-D appearance</li> <li>○ uses a limited number of external materials, but employs distinctive materials, such as mudbricks or irregularly sawn weatherboards (e.g. SES building in Susan Street)</li> <li>○ provides a sense of rhythm across the façade</li> <li>○ does not have expanses of glass and further, windows should be framed with timber</li> <li>○ often provides setbacks at upper levels</li> <li>○ has an element of “timelessness” and the use of indigenous vegetation adds to this affect</li> <li>○ demonstrates a Nordic influence.</li> </ul> </li> </ul> <p><i>Both</i></p> <ul style="list-style-type: none"> <li>• Eltham design is purposeful, whilst Diamond Creek design is functional.</li> <li>• There is a tradition of using bricks in both centres. Eltham design more typically uses Hawthorn style bricks, whilst Diamond Creek uses 50/60’s</li> </ul>	Julia Bell (David Lock and Associates)

	<p>bricks.</p> <ul style="list-style-type: none"> <li>• Landscaping is important to the character of both towns, as follows: <ul style="list-style-type: none"> <li>○ Eltham - Predominantly indigenous, but exotic vegetation is also important. A comment was made that the indigenous median strip plantings in Eltham are looking tired.</li> <li>○ Diamond Creek – predominantly exotic in the Chute St precinct and predominantly indigenous in the main retail core (east of sporting precinct). Comment was made there should be more colour in plantings used.</li> <li>○ There should be public art on blank walls</li> </ul> </li> </ul> <p><i>Other Points</i></p> <ul style="list-style-type: none"> <li>• Focus on quality - It is important that there is quality in any design.</li> <li>• “Sameness” should be avoided in design responses.</li> <li>• Council as the architect can provide good design outcomes.</li> </ul>	
3	<p><b><u>Forthcoming Consultation on the Activity Centre Review</u></b></p> <p>Fae and Paul advised that Council is intending to conduct a round of public engagement in July-August to inform Council’s current project to review the activity centre structure plans. More specifically, the group was advised that:</p> <ul style="list-style-type: none"> <li>• The engagement principally entails the community completing a survey which is intended to elicit their broad views about and aspirations for the centres.</li> <li>• There will be a separate survey for each town centre.</li> <li>• It is officer’s intent to obtain a survey response from a wide section of the community, including the elderly and young.</li> <li>• Officers will attend community events and popular locations at each centre to encourage people to complete the survey. Council will be assisted by “pop-up” trailers which will be used to provide hands-on engagement activities.</li> <li>• The results of the engagement will be reported to the Project Reference Group and also to a Council meeting.</li> </ul> <p>The group were supportive of the proposed engagement. One comment was made that the survey should include a question about why people do or don’t shop in the particular centre. Officers advised that they can include such a question.</p>	Paul and Fae
4	<p><b><u>Other Matters</u></b></p> <ul style="list-style-type: none"> <li>• The group was advised that Council is developing a streetscape plan for Precincts 3 and 4 in the Eltham Town Centre (west side of Main Road) and that, when a draft of the plan is prepared, it will be sent to members of the PRG for comment.</li> </ul> <p><i>Meeting closed at 8.30</i></p> <p>Next Meeting Date – Wednesday 8 August (6.30-8.30pm)</p>	Paul and Fae