

# Bills Street, Hawthorn Renewal

## Understanding the sketch plan

Version: 23 May 2017



### What is the sketch plan?

The sketch plan has been developed to share a high-level overview of our ideas for renewing Bills Street, Hawthorn. The sketch plan shows some of the opportunities and constraints identified during Phase 1 of our consultation with residents and community stakeholders.

The sketch plans are provided to stimulate discussion during the Phase 2 community engagement.

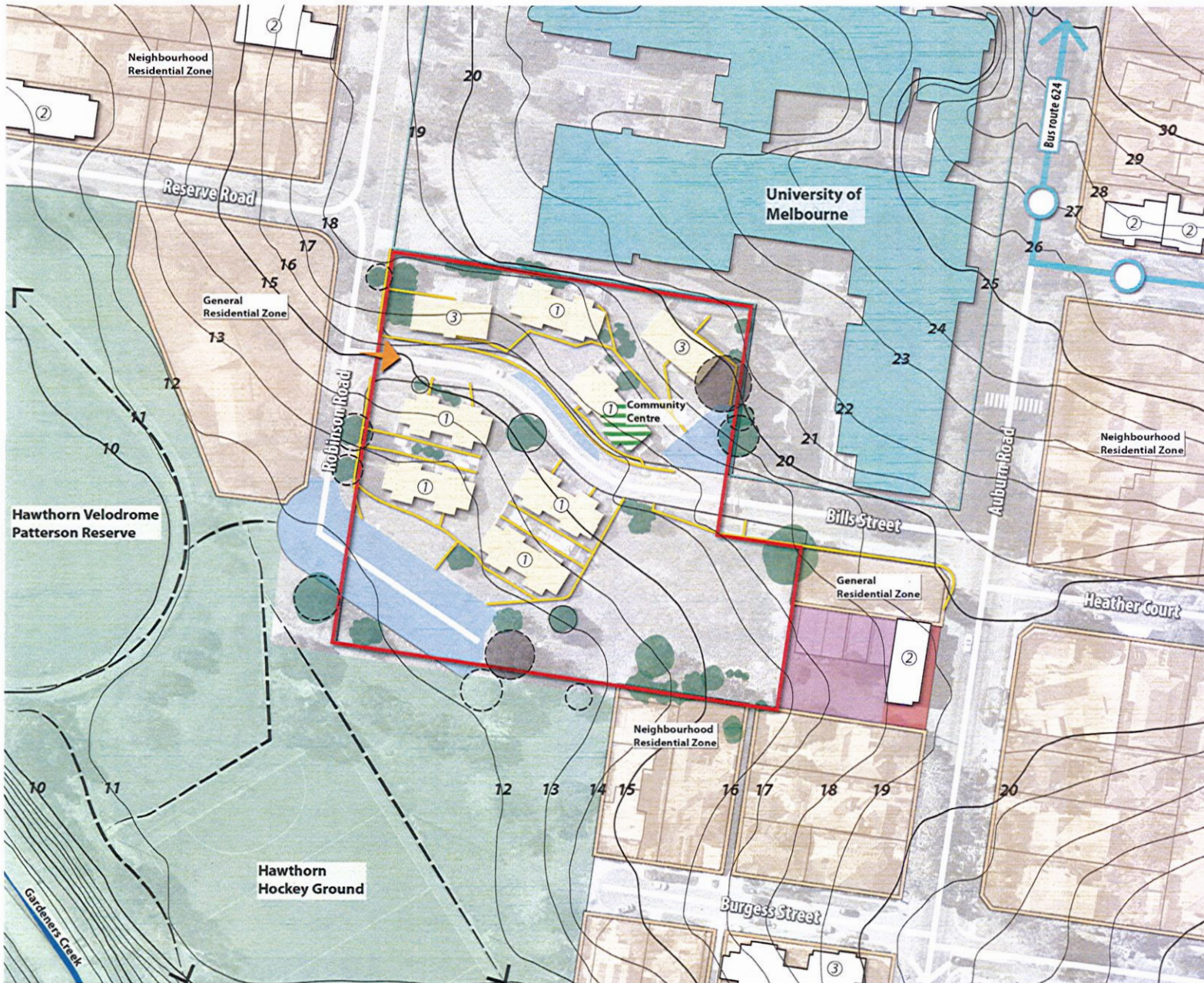
We are sharing the sketch plan because we want your feedback and ideas on:

- the proposed layout of the renewed estate,
- the realignment of roads,
- inclusions of shared community spaces and connections to the neighbourhood; and
- the broader ideas for renewal of the estate.

We have also provided an Urban Context Plan and a Site Analysis which are technical documents designed to show how the estate interacts with the surrounding area, transport, connections and the height of nearby buildings.

### What does the sketch plan show?

- The possible height and location of new buildings that contain social and private housing which face the surrounding streets. These are shaded in light orange. The dashed line does not represent a building footprint.
- The possible height and location of new buildings within the estate that contain social and private housing. These are shaded in darker orange. The dashed line does not represent a building footprint.
- The icons show possible opportunities for roads and pedestrian paths, vehicle access points and parking, playgrounds and play areas, community gardens and connection points to public transport.

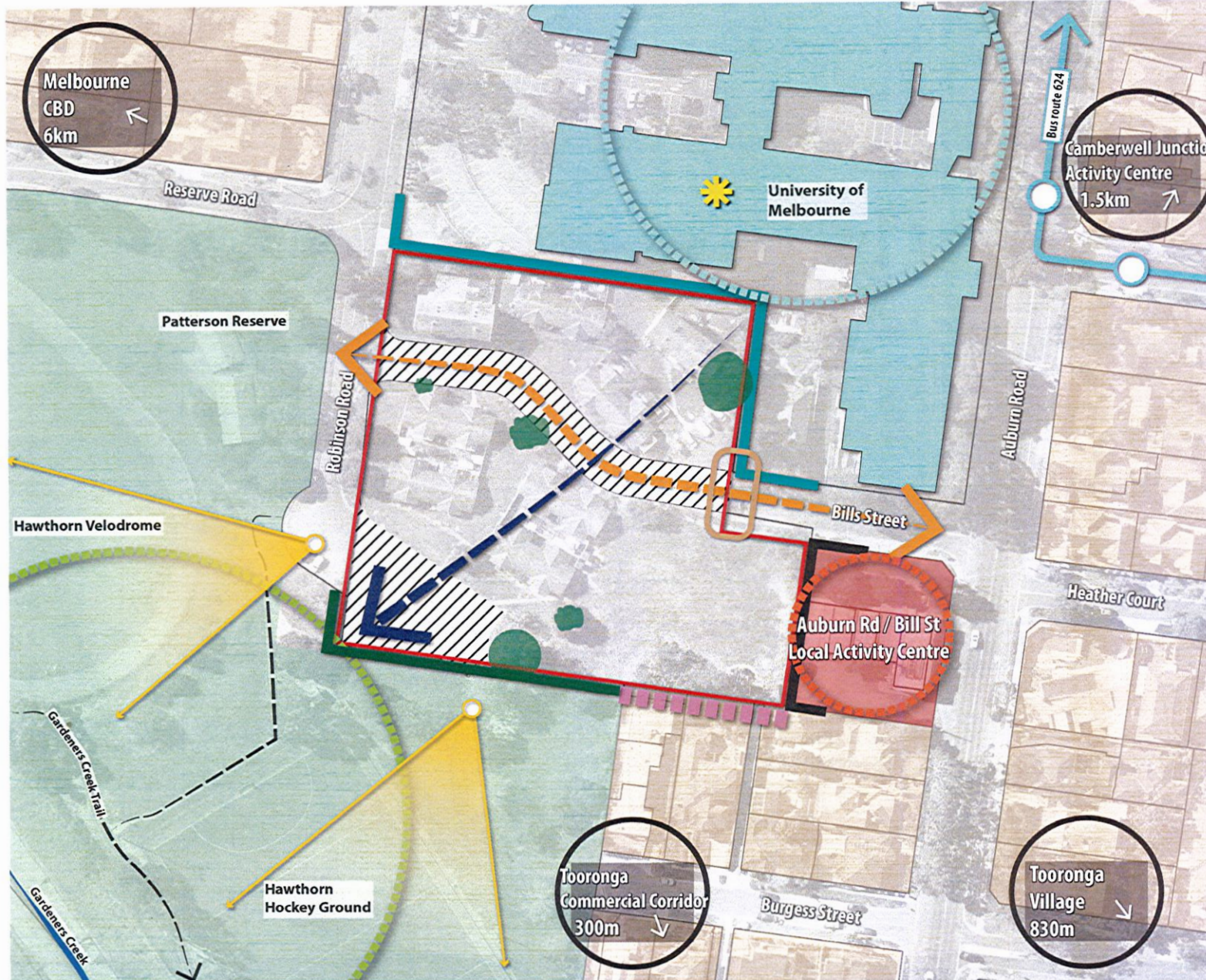


- Legend**
- Study area
  - Bus Route and stops
  - Vehicle access
  - Carparking area
  - Internal pedestrian pathway
  - Existing housing (height in storeys)
  - Recent development (height in storeys)
  - Education use
  - Established residential area (1-2 storeys)
  - Mixed use development
  - Commercial / retail use - low scale forms
  - Public Open Space
  - Existing vegetation
  - Existing trees (high retention value)
  - Existing trees (moderate retention value)
  - Existing trees (external to site)
  - Topography (m)



















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# Public Housing Renewal Program | Bills Street, Hawthorn | Opportunities and Constraints



## Legend

-  Study area
- Opportunities**
-  Interface with Patterson Reserve
-  Interface with educational use to north and commercial use to east
-  Adjacent taller buildings
-  Improved integration of Patterson Reserve with surrounding community
-  Slope of land
-  Potential park and city views
-  Access to key cycle route
-  Re-establish vehicle access through site
- Constraints**
-  Relative distance from higher order activity centres
-  Relative distance from Principal Public Transport Network (e.g. train and tram routes)
-  Sensitive residential interface
-  Surrounding low scale residential area with minimal change planned
-  Existing street dividing site and Council car park affecting site planning options
-  Existing trees with retention value
-  Retail interface with potential amenity impacts



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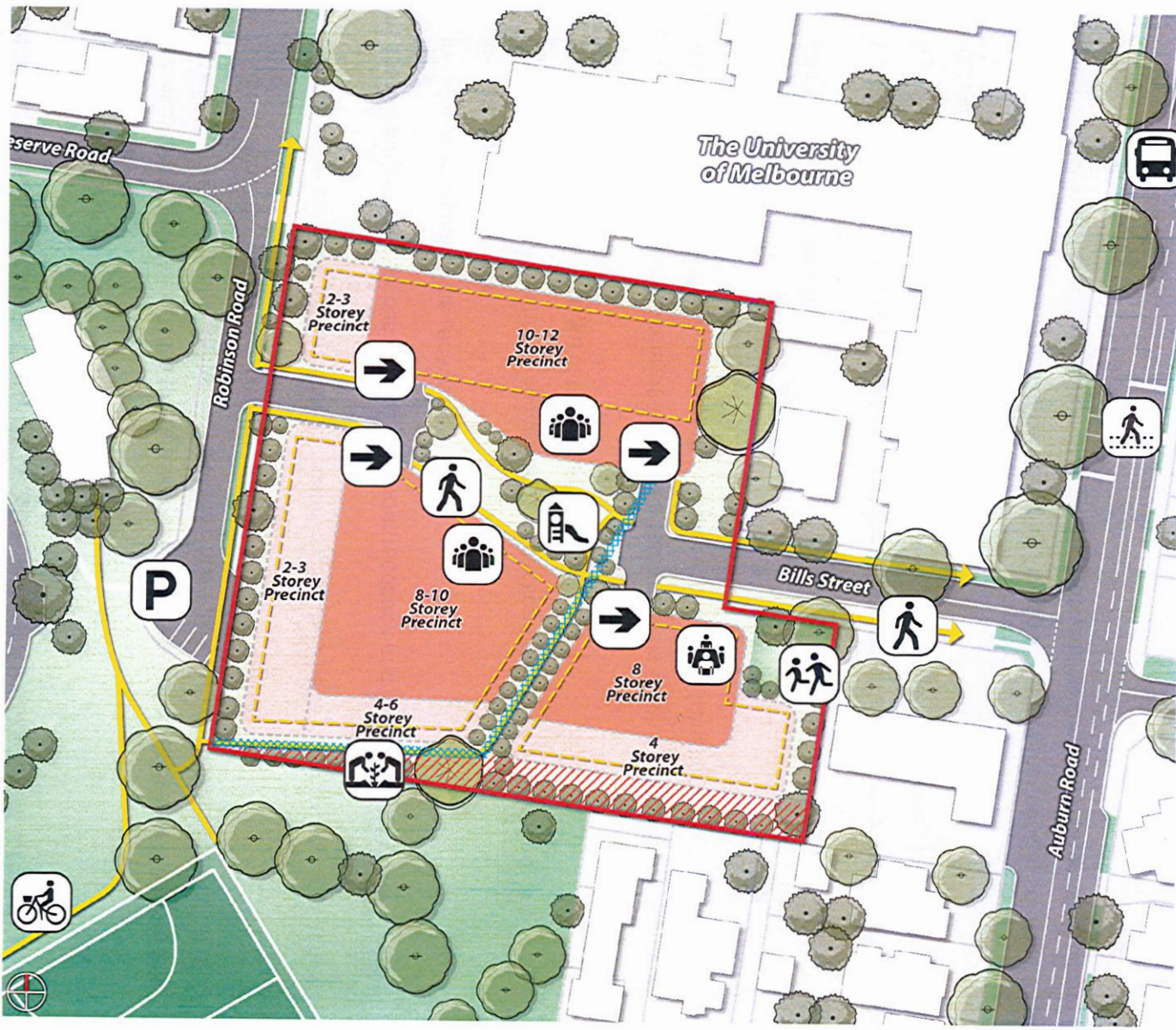


# Public Housing Renewal Program | Bills Street, Hawthorn | Sketch Plan for Discussion



## Legend

- Study Area
- Building Precincts**
- Lower built form at residential and park interfaces
- Higher built form at university interface
- Resident and Community Facilities**
- New open space area on Bills Street
- New communal garden for residents and community
- New meeting space for residents and community in central and accessible location
- Improved play area for residents and community
- Enhanced pedestrian connection along Bills Street and to park
- P Existing car park relocated to Robinson Road in consultation with Council
- Improved access to Gardiners Creek trail
- Vehicle access distributed between Bills Street and Robinson Road
- New car parking within buildings
- Communal open space for residents at each new building
- Existing pedestrian crossing
- Improved access to existing bus stop



## General

- Retention of existing sewerage easement within site
- Provision of drainage corridor along southern boundary of site
- Significant trees retained or replaced
- Active frontages for each new building
- Improved pedestrian movement through site
- Potential sustainability and water reuse initiatives



MESSAGE