



Draft Planning Scheme Amendment C193 Yarra Ranges Planning Scheme

VPA Projects Standing Advisory Committee

Statement of Urban Design Evidence
prepared by Craig Czarny of Hansen Partnership

May 2021

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Appendices

Appendix A – Craig Czarny: Curriculum Vitae



Remnant Quarry Processing Infrastructure

Cover Page

1. the number given by the Panel for the relevant proceeding:

Amendment C193 to the Yarra Ranges Planning Scheme

VPA Projects Standing Advisory Committee

2. the date of the report:

20th May 2021

3. the date of site visit and inspections:

10th May 2021

4. if the report relates to a property, the address of that property:

4 Melba Avenue, Lilydale (Lilydale Quarry)

5. the party for whom the report has been prepared:

HBI Lilydale Pty Ltd

6. the person from whom you received your instructions:

Norton Rose Fulbright



The Historic Dairy Complex

1. Introduction

1. My name is Craig Czarny and I am a director of design at Hansen Partnership. I have over 30 years experience in urban design and landscape architectural projects in Australia and overseas. I hold a Bachelors degree in Planning and a Masters degree in Landscape Architecture and am a Registered Landscape Architect. I have provided urban design, streetscape, public domain and landscape architectural and visual assessment advice on a number of projects of varying scales.
2. I have a sound appreciation of the urban form, streetscape and public domain issues associated with residential and commercial settings, having provided advice on a number of activity centre, residential and neighbourhood character studies. I also have an appreciation of urban design and landscape planning issues on urban renewal and redevelopment sites having prepared advice to Councils and private clients on such projects across metropolitan Melbourne for a period of more than 2 decades.
3. Projects that I have managed have received awards from the Planning Institute of Australia (PIA), Australian Institute of Landscape Architects (AILA) and the International Federation of Landscape Architects (IFLA). I am a PIA Fellow and recipient of the 2008 AILA Victoria Medal, the 2010 AILA National Planning Award and the 2016 and 2018 National 'International' Awards. I am an Honorary Principal Fellow of the University of Melbourne Faculty of Architecture, Building and Planning (Melbourne School of Design). Details of my experience are set out in Appendix A.
4. On this occasion, I have been engaged by Norton Rose Fulbright on behalf of HBI Lilydale Pty Ltd to undertake an independent review of the proposed Amendment C193 to the Yarra Ranges Planning Scheme ('The Amendment'), specifically addressing matters arising from submissions made during the public consultation period. My evidence is confined to urban design and landscape architectural issues and has been prepared to comply with Planning Panel's published *Guide to the Expert Evidence*.
5. I have inspected the Lilydale Quarry site and surrounds on 10th May 2021 and reviewed proposed Amendment C193 documentation prepared by the Victorian Planning Authority ('The VPA'), including the Former Lilydale Quarry Comprehensive Development Plan prepared by Urbis ('The CDP') and relevant background information, including studies of particular relevance to urban design and landscape matters. I have also reviewed the submissions received during the public consultation period.
6. In summary, I believe that proposed Amendment C193 to the Yarra Ranges Planning Scheme is a supportable planning instrument enabling appropriate neighbourhood design and development of the Former Lilydale Quarry site. The Comprehensive Development Plan (and associated CDZ1) is the outcome of a rigorous multidisciplinary research, collaborative investigation and design process, resulting in a proposed Development Concept that will serve in my view as a benchmark for metropolitan brownfield infill. I therefore support the draft Amendment as proposed.

2. Background

7. Amendment C193 to the Yarra Ranges Planning Scheme has been prepared by the VPA to facilitate renewal of the Lilydale Quarry site. Public consultation of the proposed Amendment and associated documentation took place from 13th November to 18th December 2020 and subsequently the Amendment has been referred to a VPA Projects Standing Advisory Committee to consider submissions and resolve outstanding issues.
8. The proposed Amendment applies to a substantial unified 143.8ha parcel within Lilydale proper, generally bound by Mooroolbark Road and Nicholson Lane to the west, Maroondah Highway, Taylor Street and Melba Avenue to the north, an industrial estate to the north-east, Box Hill Institute to the east and residential areas to the east and south-east. To the south is a 20ha parcel of land in the General Residential Zone (GRZ1) currently being developed as a residential estate.



The site identified in its Lilydale Context: Source: Fig 1 CDP

9. The site was previously used for extraction and production of natural limestone products and it is understood that extraction operations ended on the land in 2015. Rehabilitation works are now being undertaken on the site, including the filling of a large open quarry pit where extraction occurred. This quarry pit has a surface area of approximately 25ha and is located to the east of the Lilydale Railway Line, which is aligned north-south and bisects the land. A number of industrial structures associated with the former quarrying activity occur to the north of the quarry pit and exhibit heritage values. A large and open area comprising quarry overburden landform is located to the east, with mounded buffers interfacing with neighbours. Established stands of vegetation are noted towards the perimeter of the land at the western, north-western, and eastern boundaries.
10. The land is currently within a Special Use Zone Schedule 1 – Earth and Energy Resources Industry (SUZ1). A Heritage Overlay (HO201 – Cave Hill Limestone Quarry) applies to the quarry pit, associated buildings and structures, and related features to the north of the quarry. The Cave Hill Limestone Quarry is also included on the Victorian Heritage Register. The Bushfire Management Overlay (BMO) covers a section of the site towards the eastern interface with the Box Hill Institute and existing residential areas, while the Erosion Management Overlay (EMO) applies to the subject land in 2 locations west of the railway line, and also at the southern edge of the site. A Public Acquisition Overlay – Schedule 9 (PAO9) applies to a small portion of the site to be acquired for the Lilydale By-Pass. The Specific Controls Overlay – Schedule 13 (SCO13) implementing the Maroondah Highway, Lilydale Level Crossing Removal Project Incorporated Document applies to a small section of the site to the west of railway line, towards the northern boundary of the subject land.



Former Quarry Infrastructure



Existing Overburden Mounding – relocation



Existing Quarry Pit – Refilling in Progress



Eastern Boundary – Vegetation Condition and Buffer



Remnant Oval: Kinley Reserve

Relevant Strategic Documents, Policies and Technical Studies

11. A suite of strategic documents, planning policies and background technical documents have informed the proposed Amendment and are relevant to metropolitan renewal areas generally and the Lilydale Quarry site in particular as tabled in the Former Lilydale Quarry: Planning Scheme Amendment Planning Report (Urbis, October 2020) – these include:
12. Pertinent Strategic Planning Documents that frame the context of urban renewal area, namely:
 - Plan Melbourne 2017-2050;
 - the Upper Yarra Valley and Dandenong Ranges Regional Strategy Plan; and
 - the Yarra Ranges Planning Scheme.
13. Planning Policies within the Yarra Ranges Planning Scheme considered to be generally relevant to the urban design and land planning include:
 - Clause 15.01 Built Environment;
 - Clause 15.-01-1S - Urban Design;
 - Clause 15.01-1R - Urban Design – Metropolitan Melbourne;
 - Clause 15.01-3S - Subdivision Design;
 - Clause 15.01-4S – Healthy Neighbourhoods;
 - Clause 15.01-4R – Healthy Neighbourhoods – Metropolitan Melbourne;
 - Clause 15.01-5S - Neighbourhood Character;
 - Clause 21.01-1 - The Upper Yarra Valley and Dandenong Ranges Regional Strategy Plan;
 - Clause 21.06 – Built Form;
 - Clause 21.07– Landscape;
 - Clause 21.08 – Subdivision – Objectives, Strategies and Implementation;
 - Clause 21.11 – Community Infrastructure – Objectives, Strategies and Implementation;
 - Clause 22.07 – Lilydale Activity Centre;
 - Clause 55– Two or More Dwellings on a Lot and Residential Buildings; and
 - Clause 56 – Residential Subdivision.
14. The following Design Guidelines are also considered to be relevant:
 - Urban Design Guidelines for Victoria, 2017; and
 - Victorian Urban Design Charter, 2010.
15. The following site-specific technical reports relevant to urban design and landscape considerations were prepared to inform the proposed Amendment and CDP:
 - Urban Design Report by Roberts Day, April 2020; and the
 - Open Space Strategy by T.C.L, April 2020;

3. Proposed Amendment

16. The proposed Planning Scheme Amendment C193 seeks to make a number of changes to the Yarra Ranges Planning Scheme. The Amendment:

- Rezones approximately 143ha of land from Special Use Zone (SUZ1) to the Comprehensive Development Zone (CDZ1);
- Amends the Planning Scheme maps by
 - Rezoning the amendment area to CDZ1 on Map No. 40 Zones
 - Amending the extent of the heritage overlay 21 on Map No. 40HO
 - Including land identified for acquisition within the site for the widening of Mooroolbark Road on Map No. 40PAO, and
 - Inserting Map No. 40EAO, and applying the Environmental Audit Overlay to the portion of the site to the east of the railway line on this new map;
- Inserts a new local planning policy 'Former Lilydale Quarry' at Clause 22.13;
- Inserts a new Comprehensive Development Zone – Schedule 1 (CDZ1) at Clause 37.02;
- Replaces the Public Acquisition Overlay Schedule with a new Schedule that includes reference to the widening of Mooroolbark Road, at Clause 45.01;
- Amends the Schedule to Clause 51.03 Upper Yarra Valley and Dandenong Ranges Regional Strategy Plan to include land zoned Comprehensive Development Zone in particular exemptions relating to buildings and works and vegetation removal;
- Amends the Schedule to Clause 72.03 to reflect the proposed map changes; and
- Inserts the CDP as an incorporated document by amending the Schedule to Clause 72.04 Documents Incorporated in the Planning Scheme.

17. The CDP includes Map 1 which represents a Site Framework Plan with 4 precincts across the subject land.

- Precinct 1 (Western Neighbourhood) is to include a mix of traditional and medium density housing, with a commercial/mixed use site at the corner of Mooroolbark Road and Maroondah Highway.
- Precinct 2 (Heritage Village) is to include the retention and adaptation of significant built heritage elements for community and commercial use. It will also incorporate residential uses of varying typologies, and an open space area for active recreation.
- Precinct 3 (Eastern Neighbourhood) will include traditional and medium density housing and neighbourhood parks.
- Precinct 4 (Urban Core) will see a mix of housing typologies at medium to higher densities centred around a potential future train station and plaza area. A large neighbourhood park ('Escarpment Park') is to be located at the northern edge of the precinct.

Map 1 to Schedule 1 to Clause 37.02



FRAMEWORK PLAN with precinct boundaries



CDP Framework Plan as proposed

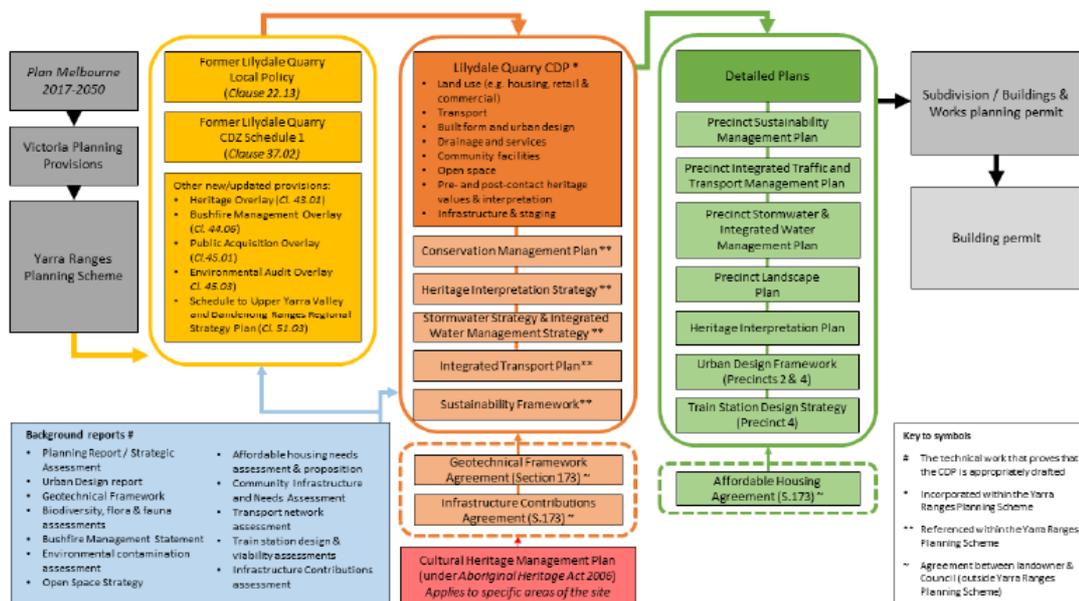
4. Design Appraisal

18. In reviewing proposed Yarra Ranges Planning Scheme Amendment C193, I have considered the key design ambitions spelt out in both the CDP and relevant design based issues raised in submissions received during Amendment exhibition. I note 57 submissions were received from Yarra Ranges Shire, State Agencies, community groups and local residents, articulating concern in relation to urban character, open space, landscape and interface conditions. Based on my review of these issues, my evidence focuses on the proposed Amendment’s urban form/landscape proposition and the following key matters;

- Site Design Process;
- Proposed Urban Structure;
- Intended Open Space Network;
- Urban Morphology and form; and
- Evaluation and Implementation.

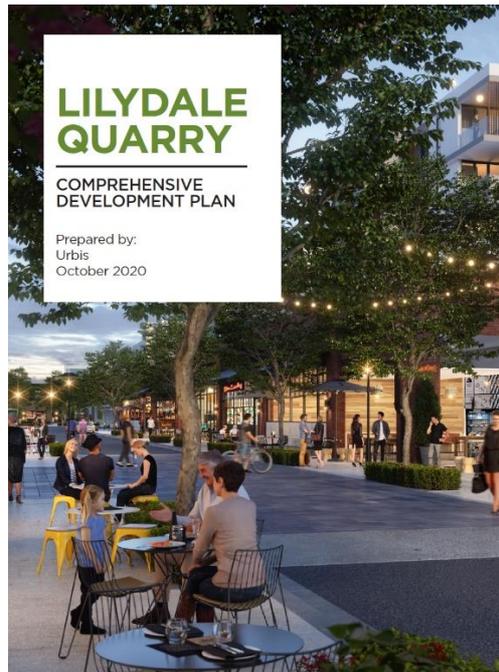
Site Design Process

19. Proposed Amendment C193 seeks to introduce the CDZ1 and entrench a redevelopment concept ‘generally in accordance with’ the Lilydale Quarry CDP. While the CDP is a freestanding document, it is in my view important to consider its foundation as a basis for its legitimacy (noting future applications will be evaluated against it). My inspection of CDP background suggests that a high degree of rigour has been applied in the creation of the CDP. It is based in considerable multidisciplinary investigation (across specialist inputs - in no particular order in urban planning, transport, environment, community need, conservation, economic analysis, sustainability, geotechnical engineering and bushfire evaluation) to achieve an integrated outcome. I consider this to be both comprehensive and appropriate for such a significant landholding.

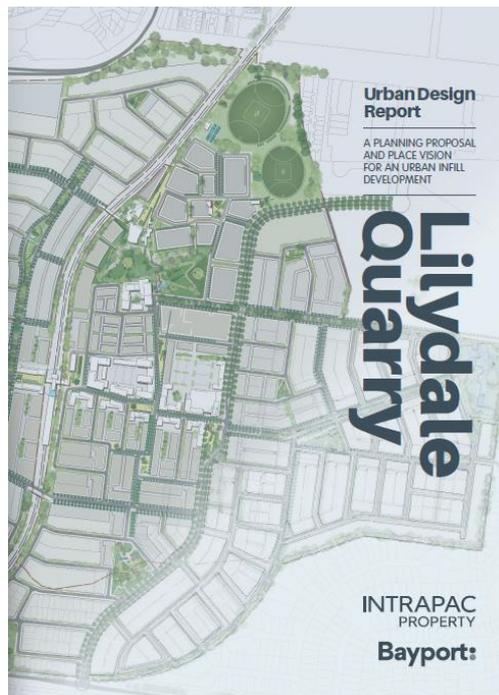


The Matrix of Documentation: Fig 14 pg 34 Urbis Planning Report

20. The role of urban design and placemaking in ‘coordinating’ the many technical inputs in the CDP process is critical. To this end, the allied inputs of the ‘Lilydale Quarry: Urban Design Report’ (by Roberts Day) and ‘Kinley Estate Open Space Strategy’ (by TCL) are essential to an understanding of the genesis of the Comprehensive Development Plan as exhibited. These 2 documents strongly reinforce the stated vision for the land, establish a rationale for redevelopment grounded in thorough site analyses, and devise a new integrated urban development and character concept (supported by both State Planning Policy and local cues). These are foundation documents from which the CDP’s proposed redevelopment layout and defined precincts are sourced, with representation (indicatively only) of proposed functions and spaces that enable a clear appreciation of the intended urban renewal condition. In my opinion, the draft Amendment documentation represents contemporary best practice for brownfield renewal in metropolitan Melbourne.
21. Finally, I observe that the proposed CDP is appropriate in terms of its structure and composition as a complement to the CDZ1. It is important for a CDP to be fulsome with respect to overarching redevelopment ambitions (Part 2 – Vision), component neighbourhoods (Part 3 – Precincts) and pertinent measurable assessment parameters (Part 4 – Implementation). The adoption of the VPA’s well-established implementation regime (‘ORG’ - Objectives, Requirements and Guidelines) is in my view highly legible and ensures compatibility with other redevelopment precincts in metropolitan Melbourne. I observe that a key plan – Figure 2: Indicative Framework Plan in tandem with subsequent thematic diagrams (Figures 4 to 11) establishes an unambiguous picture of the intended redevelopment outcomes.



Urbis: CPD Document



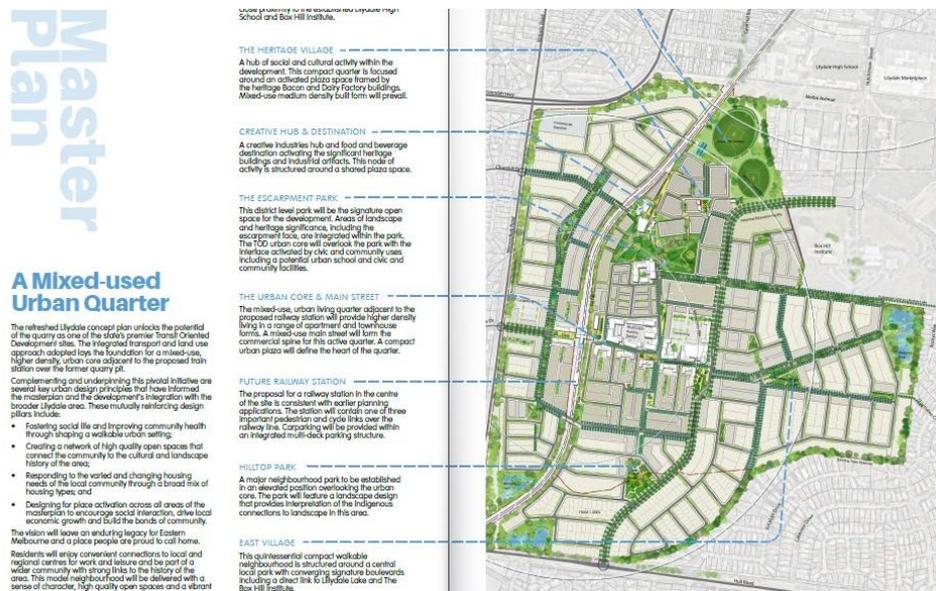
Roberts Day: Urban Design Report



TCL: Open Space Strategy

Proposed Urban Structure

22. The creation of a logical and highly legible urban structure (namely a defined street network, neighbourhoods and urban blocks, activity nodes and open spaces) is particularly challenging on such an atypical site. The land is distinctive in terms of its considerable size and unusual shape with multiple varied interfaces and variable landform (noting the existing manipulated condition and anticipated remodelling in progress). These conditions are further complicated by the north-south aligned railway (typically a barrier to integration). To its credit, the proposed 'Masterplan' as illustrated in the Urban Design Report (Roberts Day –pg16) demonstrates how proposed urban infill can be stitched into the urban fabric of greater Lilydale. This is manifested in a framework of main movement spines, distributed cells of public open spaces (grounded in existing landscape features/attributes), a centralised urban core (associated with future possible station) and seamless links across the rail line and to the site's edges. This pattern builds on the tradition of the adjusted grid of Lilydale central, and is in my opinion an apt projection across the proposed modelled topography.



23. The urban structure as set out in the Masterplan is underpinned by 4 key principles, namely Walkable Urban Environments, Open Space Stories, Housing Diversity and Place Activation and articulated as a 'Mixed Use Quarter' comprising 8 key elements (Active Recreation, Heritage Village, Creative Hub and Destination, Escarpment Park, Urban Core and Main Street, Future Railway Station, Hilltop Park and East Village). A varied and diverse suite of urban experiences are appropriate across such a large new urban area, organized across the land in such a way that they will function as part of a new urban ecosystem (of neighbourhoods). It is not in my view appropriate for 'intricate detail' to be entrenched in either the CDZ or CDP, but for 'character areas and quarters' to be defined as a preferable approach, with detail to be provided in future UDFs as required by CDZ1. The site is (as represented in the CDP) divided into 4 discrete neighbourhoods (Western Neighbourhood, Heritage Village, Urban Core and East Village) which are tailored to their physical, environmental and cultural context. This is a sensitive and practical approach that I support.

Intended Open Space Network

24. A feature of the proposed Lilydale Quarry redevelopment is the intended open space network, as set out in the Kinley Estate – Open Space Strategy by TCL and replicated in the proposed CDP. Given the magnitude of the site and notable community need, the project’s open space vision is for ‘a range of open space types, facilities, scales and experiences. It is intended that they cater for many users, age groups and demographics who will be attracted to the development by virtue of this amenity which is not delivered external to the site. It is also aim to capture the stories of the region and site in the public realm’ (pg 17). The open space network is made up of 3 parts, including 12.75 ha of parkland across 4 equitably distributed reserves (active or passive), urban spaces and rail trail spines of 3.08 ha with further (encumbered) wetland and stormwater reserves of 3.68 ha. The CDP includes Requirement 8: ‘A minimum 10% of Total Site Area must be provided for unencumbered public open space’, with allocations for active and passive functions. The combined effect of this diverse green system, connected by publicly accessible pedestrian and cycle routes is a highly amenable urban setting which serves as a benchmark for neighbourhood design, environmental performance and community identity.



Open Space Gestural Plan: TCL Pg 17

25. The 6.7 ha Heritage Village Precinct Reserve is designated at the northern site perimeter in accordance with CDP Requirement 9 - to provide for District recreation with a competition standard oval (soccer, cricket or Australian Rules Football), junior sports oval, basketball/netball courts and associated facilities. The positioning of the reserve to the north integrates well with the broader Lilydale community in terms of accessibility, image and interface. This reserve extent and its designation meets the measured user demand set out in the community needs analysis (by Ethos Urban) and can be efficiently arranged within the precinct. In relation to the configuration of proposed active open space, I note that the Ovals are generally oriented appropriately (north-south), are of a suitable size (according to 2019 AFL registered standards), are accessible from public vantage points (pedestrians and vehicles users or emergency), with adequate surrounding space for necessary pavilion structures. I consider the arrangement of the proposed sports facilities within the Heritage Village precinct reserve (as represented in the CDP) to be appropriate, recognising that they are indicative and may be subject to final design and refinement.



Masterplan Excerpt: Heritage Precinct Reserve

26. Other public open spaces within the neighbourhood are broadly distributed based on walkable catchments and existing landscape and environmental assets. Most notable is the proposed 3ha 'Escarpment Park' adjoining remnant heritage and exposed quarry operations (which could be compromised if sought to be reduced in extent or profile through redistribution of open spaces across the site). This civic parkland operates as a vital link between the mixed heritage precinct to the north and active urban core to the south. The defined 'Hilltop Park' and 'Cultural Heritage Site' provide passive and active (adventure recreation) in defined districts, with a suite of local parks distributed to the periphery. Together with urban plazas, pedestrian links and environmental connections within and beyond the site boundary – the proposed open space regime is in my view generous in proportion, well distributed and bespoke to the conditions of the host landscape.

Urban Morphology and Form

27. The urban form and shape (morphology) of the new development area is well defined within the CPD and in my view grounded in a strong appreciation of the relationships between the remodelled landform, a legible movement regime (across and within the site) and integrated public park and open space network. The site is of a size (and complexity) that justifies establishment of a 'new character' that is distinctive from its immediate urban/suburban surrounds. As set out in CDP Figure 8 (and the Urban Design Report by Roberts Day) the urban form concept is simply oriented 'radially' around an important grid based 'main street' axis and (possible future) railway station node - with higher density mixed-use form concentrated centrally, stepping outwards to urban living/medium density townhousing with a further extensive ring of conventional neighbourhood allotments. I see merit in this (traditionally inspired) axial grid based urban form, framed by the proposed open space regime. It is also credible with respect to its relationships to and with (the proposed remodelled) topography, enabling connections over the railway line, view sharing of the broader Yarra Valley and Dandenong Ranges with a visually interesting skyline viewed both internally or external to the site.



3D Model of the Kinley - Grid Based Urban Form: source Kinley: Note: Image does not reflect final Draft CDP configuration

28. Concern has been expressed in relation to the prospects for higher (tower) built form within the urban core – noting the CDP and CDZ indication of 2-12 storey building height range (CDP Table 3: Precinct Built Form Guidance). I appreciate that tower forms are not familiar to Lilydale currently, however I believe such a ‘range’ is justifiable (being representative of a number of different mid-high density development typologies) within the Town Centre (as TOD) subject to detailed design appraisal. In this regard, any such development application would be subject to relevant urban design evaluation by the Responsible Authority under Clause 15 (i.e. Urban Design Guidelines for Victoria) and other relevant parameters. Particular urban design tests relating to streetscape treatments, building proportion, visual bulk, articulation and shadowing of public spaces will invariably inform allowable development. Importantly, new and distinctive urban form in the urban core on Main Street, and that also identified within the Heritage Village to the north is well separated from existing established neighbourhoods and can in my view be well integrated in the suburban panorama.

29. The interface between the proposed development and established residents with allotments to the south and east has been carefully appraised in background documentation and is in my view well executed in the proposed CDP. Much of the south and eastern portion of the land interfaces with the rear (or side) of allotments on undulating land and is presently interfaced with a high mounded overburden with thick canopy cover, which has served the necessary buffer function as required. Given the need for overburden to be removed and topography remodelled in transition to the south and east, it is appropriate to establish deep allotments (40m minimum) with retained established canopy vegetation along the rear boundary. The positioning of ‘back-to-back’ housing in this location is in my view entirely appropriate, with particular limitations on proposed built form (CDP Table 3 notes for Eastern Neighbourhood: Maximum Height of 2 Storeys within Sensitive Interface Area coloured light green on Figure 8). While this represents a changed condition, it is one that I consider to be appropriate within the urban area. To aid such concerns, typical cross sections could be contemplated to demonstrate such interfaces.



Existing Vegetation Buffer and Fencing (eastern edge)



CDP Framework Plan – Sensitive Residential Interfaces

Evaluation and Implementation

30. A common concern in adoption and incorporation of both Comprehensive Development Plans and like instruments relates to detail and information provided within the CDZ schedule. This is a legitimate question given the limitations for further public consultation and engagement (and third-party review) for future development applications. In this instance, I believe that the proposed Comprehensive Development Plan has been faithfully translated into the applicable CDZ1 schedule and furthermore, the information provided in both documents (CDP and CDZ) provide good confidence with respect to the future likely development outcomes. The incorporation of Map 12 Schedule 1 to Clause 37.02 – Framework Plan with precinct boundaries (together with the CDP and associated background documentation) provides adequate information for evaluation and effectively guides future decision-making. I believe that the information is easily interpreted, enabling subsequent Development Applications to be assessed by Council Officers.

Conclusion

31. Given the above appraisal, I am satisfied that proposed Amendment C193 to the Yarra Ranges Planning Scheme relating to the redevelopment of the Lilydale Quarry represents an appropriate neighbourhood design and development outcome – with specific attention to urban design and landscape matters. The Comprehensive Development Plan (and associated CDZ1) represents a considerable and rigorous body of multidisciplinary research, collaborative investigation and design. I consider the proposed estate development concept to be sound and supportable, serving as a benchmark for metropolitan infill, in particular in relation to its open space configuration, morphological concept and transit-oriented development approach. To its credit, the proposed Amendment incorporates much of the pertinent detail of the CDP into the statutory regime with confidence – thereby minimising the opportunity for ambiguity. I therefore support the draft Amendment as proposed.

32. I declare that I have made all the inquiries that I believe are desirable and appropriate, and that no matters of significance which I regard as relevant have to my knowledge been withheld from the Panel.



Craig Czarny
MLArch BTRP AAILA RLA FPIA
Director
Hansen Partnership Pty Ltd
20th May 2021

Appendix A

Craig Czarny: Curriculum Vitae

Craig Czarny: BTRP MLArch AILA RLA

qualifications

Master of Landscape Architecture,
University of Melbourne 1991.
Bachelor of Town & Regional Planning,
University of Melbourne 1986.

position:

Director, Urban Designer & Landscape Architect
Hansen Pty Ltd, Melbourne

professional affiliations:

Honorary Principal Fellow: University of Melb ABP
Associate, Institute of Landscape Architects, AAILA
Fellow, Planning Institute of Australian, FPIA
Registered Landscape Architect, RLA

awards:

Melbourne University, Postgraduate Scholarship 1990
RAPI Award for Planning Excellence (NSW) 1996
PIA Project Awards & Commendations (VIC) 03/4/5/6
Victoria Medal for Landscape Architecture 2008

special competence:

Master planning, Design Development & Documentation of
Public Domain projects.
Townscape and Streetscape Design Assessment.
Urban Design & Landscape Project Management.
Urban Design Education and Training.

Craig Czarny is a Director of Hansen and an Urban Designer
and Landscape Architect with over 30 years' experience in
local and international practice. He has worked on a variety of
urban planning and design projects, from broad urban
character analysis to local area site planning, design and
documentation. He has also served as a sessional lecturer in
urban design and landscape planning at the University of
Melbourne.

professional experience

2002- present:
Hansen Partnership Pty Ltd
Sydney & Melbourne, Australia.
Director: Urban Designer/ Landscape Architect

1995-2002:
Context Conybeare Morrison Pty Ltd
Sydney & Melbourne, Australia.
Ass Director: Urban Designer/ Landscape Architect

1993-1995:
James Cunning Young & Partners,
Glasgow & Edinburgh, Scotland.
Senior Urban Designer/ Landscape Architect

1988-1993:
Wilson Sayer Core,
Melbourne, Australia
Urban Designer & Planner.

1989:
Design Workshop,
Colorado, USA
Urban Design/ Landscape Architect

PROJECT EXPERIENCE:

CRAIG CZARNY:

site redevelopment projects

Mordialloc Built Form Review
Bonbeach TAFE Site Redevelopment Framework
Queenscliff High School Site Development Study
Knox Strategic Sites: Urban Design Review
ADI Development Footscray & Maribymong,
Cape Cabarita Residential Development
Essendon Airport Redevelopment Study
Dandenong Treatment Plant Site development
Marolt Ranch Community Village Project
Horsham Tech Park: Urban Design Guidelines
Victoria Park Housing Urban Design Masterplan

retail & commercial town centre design

Rosebud Activity Centre Structure Plan
Moonee Valley Activity Centres Structure Plans
Geelong Western Wedge: Design Framework
Knox Central Urban Design Framework
Forest Hill Retail Centre Planning & Design.
Sydenham Town Centre Urban Design Plan.
Ringwood Town Centre Design Masterplan
Melton Regional Centre.
Oakleigh Urban Design Framework.
Carrum Urban Design Framework.

townscape & streetscape projects

Ocean Beach Road, Sorrento
Saigon Riverfront Masterplan, Vietnam
Mersey Bluff Masterplan, Devonport
Hastings Urban Design Framework
Victoria St, Richmond Framework Plan
Bayside Height Control/ Urban Design Study
Punt Road Hoddle Street Urban Design Vision
CBD Lanes Built Form Review.
Manly Corso Streetscape Masterplan.
St Kilda Foreshore Urban Design Study.
Tunstall Square, Doncaster.
Glasgow's Townhead Improvements.
Ballarat Streetscape Study.
Paddington Townscape Study.
Liverpool Street Spanish Quarter.
Petersham Streetscape Study.
Queenscliffe Urban Character Study.
Orchard Road Streetscape Upgrade, Singapore.
Point Lonsdale Urban Design Framework

community planning & design

Viengxay Town Masterplan, Viengxay, Laos
RedCliffs Residential Development Plan
Jackass Flat New Development Area
Riverwood Housing Improvement Masterplan.
MacQuarie Fields Improvement Masterplan.
Ferguslie Park Common.
Sydney Olympics 'Look of the Games'.
Niddrie Mains Urban Design & Housing Project.

urban/landscape design documentation

Wollongong Foreshore Plaza
Western Sydney Park Masterplan/ Entries.
Rouse Hill Regional Park. Bass Hill Plaza Memorial Parkland.