

# Craigieburn West PSP & PSA Standing Advisory Committee

Urban Design & Landscape Evidence  
prepared by Craig Czarny, Hansen Partnership

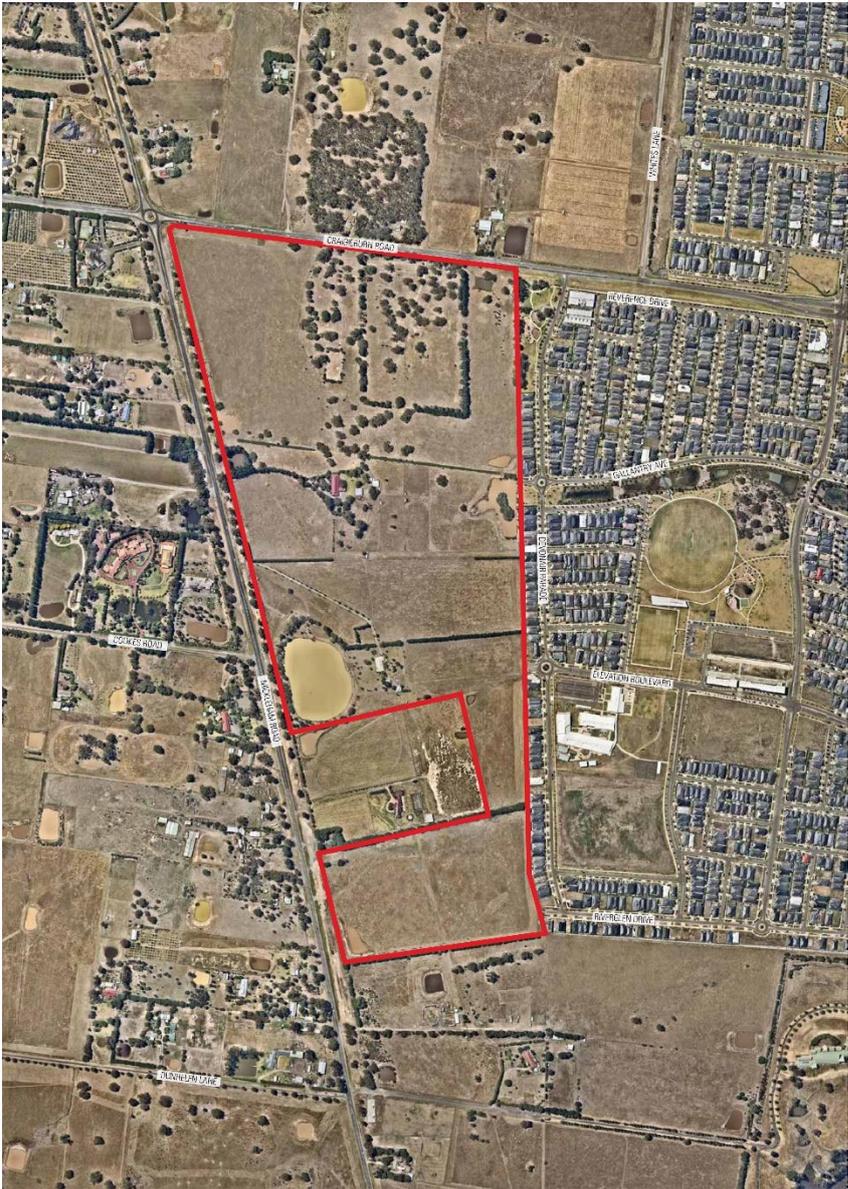
April 2021

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Nearmap aerial of subject land and surrounds: Submitter 29 land identified.

# Cover Page

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

*Craigieburn West PSP & PSA Standing Advisory Committee*

2. the date of the report:

*15<sup>th</sup> April 2021*

3. the date of site visits and inspections:

*17<sup>th</sup> March 2021*

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

*1340, 1390, 1430, 1480 Mickleham Road and 665 Craigieburn Road, Craigieburn*

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

*Submitter 29: Peet Limited*

6. the person from whom you received your instructions:

*HLW Ebsworth Lawyers*



*Site Access from near Craigieburn Road within LP-11*

# 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, commercial and townscape settings, having provided advice on a number of activity centre, residential and neighbourhood character studies including precinct structure plans. I also have an appreciation of character issues in metropolitan growth areas having prepared frameworks and strategic design studies on behalf of Councils and private clients in the outer metropolitan area 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 HWL Ebsworth Lawyers on behalf of Peet Limited (Submitter 29) to review the urban design and landscape attributes of the proposed PSP 1068: Craigieburn West Precinct Structure Plan ('The PSP') with particular focus on the relevant issues and opportunities on land at 1340, 1390, 1430, 1480 Mickleham Road and 665 Craigieburn Road, Craigieburn (The 'Subject Land').
5. I have inspected the Craigieburn West PSP study area and surrounds including the subject land, most recently on the 17<sup>th</sup> of March 2021 and reviewed the PSP (prepared by the VPA with assistance from Hume City Council and Government agencies and service authorities) and relevant background documentation, including exhibited PSP background reports and Technical studies. I have also considered the Submission prepared by Peet Limited following exhibition of the PSP and Planning Scheme Amendment (PSA).
6. In summary, I support the overall form and structure of the proposed PSP as a foundation for new neighbourhood design. Some flexibility should in my view be afforded within the PSP to the south of Craigieburn Road in relation to the arrangement of (and nexus between) designated open spaces, vegetation retention and road alignments to achieve more practical, legible and amenable spatial design outcomes. The recommended adjustments to the PSP tabled by Peet Limited in its Submission (dated 18<sup>th</sup> December, 2020) to the VPA represent what I consider to be a more successful neighbourhood design response.

## 2. PSP Background

7. The PSP has been prepared by the VPA with the assistance of Hume City Council, Government agencies and service authorities. The PSP is to be implemented into the Hume Planning Scheme via a Planning Scheme Amendment. Consultation for the PSP took place over four weeks from 17 November 2020 to 18 December 2020. The PSP has been referred to the VPA Projects Standing Advisory Committee to consider submissions and resolve outstanding issues.
8. The PSP applies to approximately 562ha of land bound by Mt Ridley Road to the north, the Craigieburn R2 PSP area to the east, the Greenvale North R1 PSP area to the south and Mickleham Road to the west. The precinct is bisected by Craigieburn Road running east/west and the Aitken Creek running northwest/south-east. Notable features of the precinct, in addition to Aitken Creek, include established tracts of native vegetation, including Biodiversity Conservation Area 29, and views to external landscape features including remnant volcanic cones and hilltops.
9. The Craigieburn PSP forms the east boundary of the PSP and was approved in 2010. The Greenvale North PSP was approved in 2010 adjoins Craigieburn West to the south. The north boundary of the PSP is constituted by Mt Ridley Road and the Lindum Vale PSP which was approved in 2018 and provides a semi urban interface between the PSP and low-density areas north of Mt Ridley Road. The west boundary is Mickleham Road which also represents the western extent of the Urban Growth Boundary.

### Submitter 29 - The Peet Land

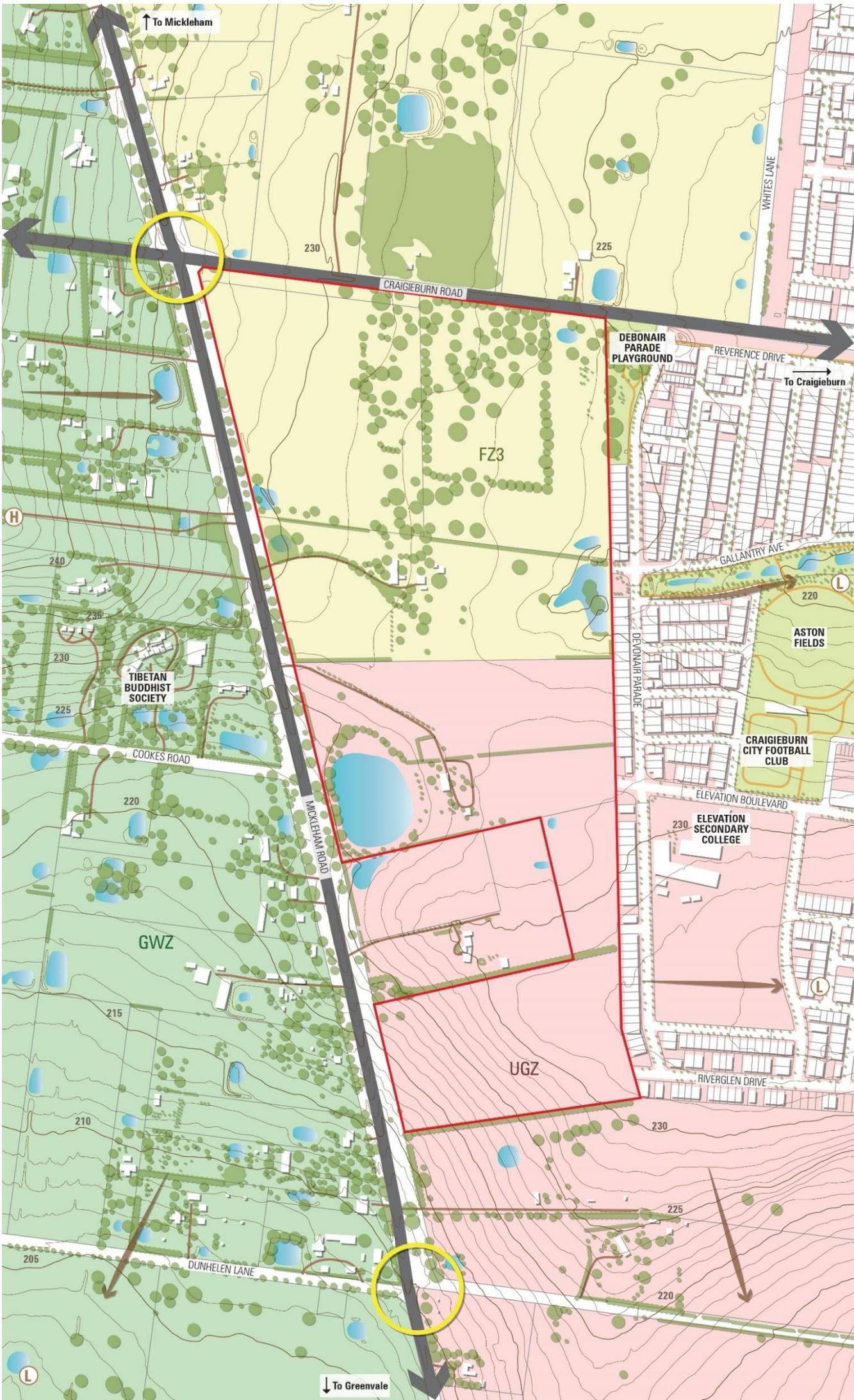
10. Peet Limited (Peet) is the registered proprietor and developer of the subject land at 1340, 1390, 1430, 1480 Mickleham Road and 665 Craigieburn Road, Craigieburn (PSP ID No 28,29,30,31 and 34). These properties represent approximately 11% of the PSP area. The subject land is irregular in shape and fronts both Craigieburn Road and Mickleham Road. The northern portion of the site fronting Craigieburn Road gently slopes towards the eastern boundary and the southern section of the Land slopes steeply towards the western boundary. The land has frontages to both Mickleham Road and Craigieburn Road, both of which are dual lane bitumen seal roadways. Craigieburn Road is proposed to be upgraded to a 6-lane primary arterial road. The Aston Estate (developed by Peet) road network extends to the boundary of the land at multiple points providing for ease of development.



Location of the Peet Land within the PSP

Legend

- Subject site 
- Junction 
- Canopy tree 
- Water feature 
- Built form 
- Slope 
- Higher/lower point 
- Main road 
- Local road 
- Unsealed road 
- Pedestrian path 
- Contours 
- Farming Zone - FZ 
- Urban Growth Zone - UGZ 
- Green Wedge Zone - GWZ 
- Open space 



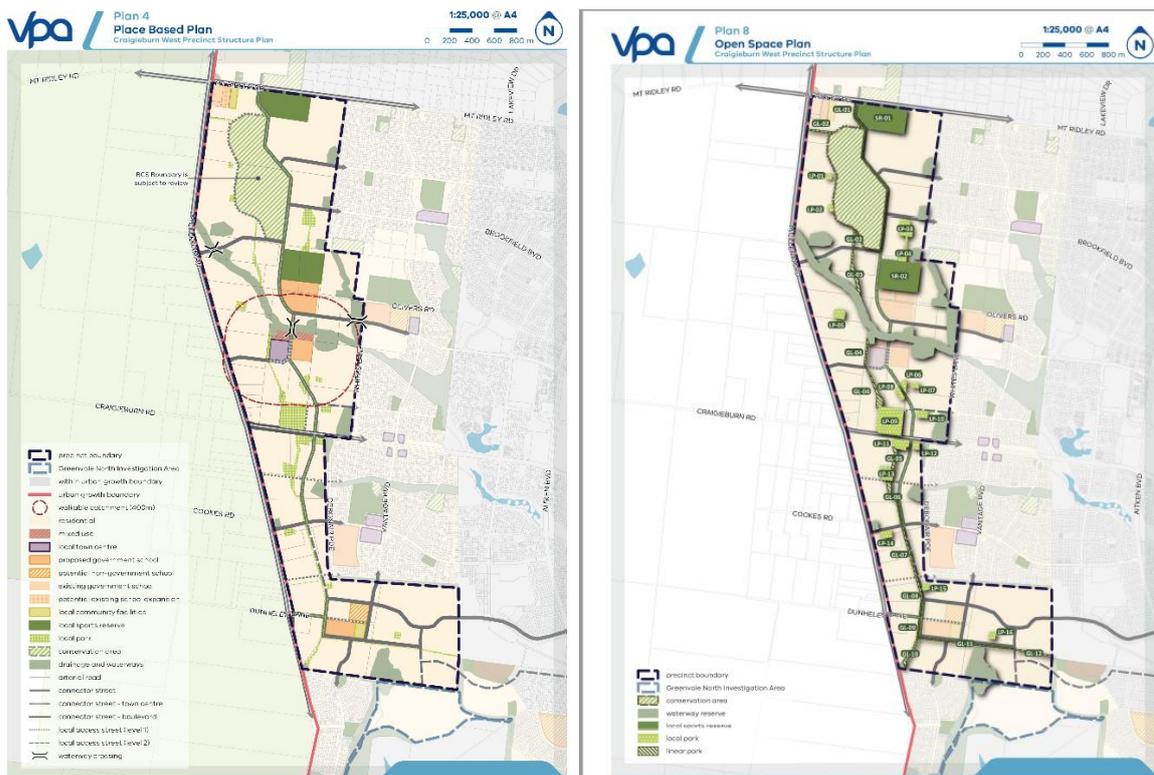
## Relevant Strategic Documents and Technical Studies

12. The following high level strategic documents are noted as being relevant to the PSP evaluation:
- Plan Melbourne 2017-2050;
  - North Growth Corridor Plan;
  - Hume Corridor Integrated Growth Area Plan; and
  - Hume Planning Scheme;
13. The following site specific technical studies are relevant to urban design and landscape considerations:
- Craigieburn West Landscape Character Assessment by Spiire;
  - Craigieburn West PSP Arboricultural Assessment Report by Treetec (2/2019);
  - Assessment of Trees at 665 Craigieburn Road, 1340, 1390, 1430 and 1480 Mickleham Road, Craigieburn by Axiom Tree Management Pty Ltd (11/2018).
14. Planning Policies within the Hume Planning Scheme considered to be relevant to design issues include:
- Clause 15.01-5S - Neighbourhood character;
  - Clause 15.01-3S - Subdivision design;
  - Clause 15.-01-1S - Urban design;
  - Clause 15.01-1R - Urban design – Metropolitan Melbourne;
  - Clause 21.02 - Urban Structure & Settlement;
  - Clause 21.03 - Liveable Neighbourhoods and Housing;
  - Clause 21.04-1 - Urban Design;
  - Clause 21.04-3 - Landscape Character;
  - Clause 21.07-1 - Connectivity and Choice;
  - Clause 21.08-1 - Natural Heritage;
  - Clause 56 – Residential Subdivision; and
  - Clause 56.05 – Urban Landscape.
15. The following Planning and Design Guidelines are also considered to be relevant:
- Guidelines for Precinct Structure Planning in Melbourne’s Greenfields (VPA), Draft September 2020;
  - Precinct Structure Planning Guidelines, (2009, revised 2013);
  - Urban Design Guidelines for Victoria, 2017; and
  - Victorian Urban Design Charter, 2010.
16. I note that the subject land is (Submitter 29) presently open farming land identified as comprising Landscape Character Type 01 – Open Grassy Plains, Landscape Character Type 04, Remnant Vegetation/ Conservation/ Revegetation, and a section of Landscape Character Type 02 – Hills and Valleys.

### 3. Proposed Amendment

17. The proposed PSP and associated Planning Scheme Amendment seeks to make a number of changes to the Hume Planning Scheme. The Amendment:

- Incorporates a new document into the Hume Planning Scheme titled 'Craigieburn West Precinct Structure Plan, November 2020';
- Inserts Schedule 12 to Clause 37.07 Urban Growth Zone (UGZ12), rezones the majority of the area to UGZ12, requiring land use and development to be generally in accordance with the incorporated Craigieburn West PSP;
- Inserts Schedule 6 to the Incorporated Plan Overlay (IPO6) into the Hume Planning Scheme;
- Rezones land identified in the PSP for conservation outcomes to Rural Conservation Zone (RCZ), and applies Schedule 10 to the Environmental Significance Overlay (ESO10) and Schedule 6 to the Incorporated Plan Overlay (IPO6) to that land;
- Deletes Environmental Significance Overlay Schedule 11 (ESO11) from land within the PSP area;
- Applies PA05 to part of 1530 Mickleham Road, Craigieburn, 700 Craigieburn Road, Mickleham and 680-690 Craigieburn Road, Mickleham.
- Amends sections of Hume Planning Scheme including Schedule to Clause 45.01, 52.17, 52.33, 66.06, 72.03 and 72.04.



The Place Based Plan - to be implemented as Plan 1 to Schedule 12 to Clause 37.07 & Open Space Designation Plan from PSP

## 4. Urban Design & Landscape Appraisal

18. Firstly, and in advance of my appraisal of key urban design and landscape matters, I note that the overall intent and composition of the PSP is sound. Through my review of background documentation and inputs, I consider the PSP to be well informed, conducted in an orderly manner with an unambiguous urban design and planning vision for future integrated development of the precinct. However, the minutiae of the PSP and proposed Hume Planning Scheme PSA relating to the subject land raises a suite of practical planning and design concerns. These principally relate to the nexus between open spaces, the road network and necessary vegetation retention as prescribed in the PSP. Having inspected the subject land and relevant submissions, I believe that greater flexibility should be afforded in the PSP to accommodate for a more favourable neighbourhood design outcome on Submitter 29's land that further advance the overarching objective for a highly legible and amenable 'place based' outcome. The particular urban design and landscape issues of interest and the rationale for my position is set out below:

### PSP Process & Content

19. The PSP builds upon a program of broad growth area planning in Hume and the Northern Growth Area progressed in a staged manner over more than a decade. The PSP is positioned at the periphery of the Urban Growth Area adjoining the Urban Growth Boundary with integrated connections with surrounding precincts of Lindum Vale PSP, Craigieburn R2 PSP and the Greenvale North PSP. **The construct of the proposed neighbourhood design, including connected road access, open space and environmental corridors and associated urban development areas is orderly with respect to the necessary strategic 'gestures'**. In this regard, the future neighbourhood can integrate with the established (and anticipated) suburban surrounds. This is demonstrated within the subject land with the 'macro' alignment of a widened Craigieburn Road and extended Elevation Boulevard and Gallantry Avenue (east-west) across the site and servicing via a proposed north-south Connector Street - Boulevard. Broadly, I consider these 'moves' to be appropriate.



*Freestanding or Groupings of River Red Gums*



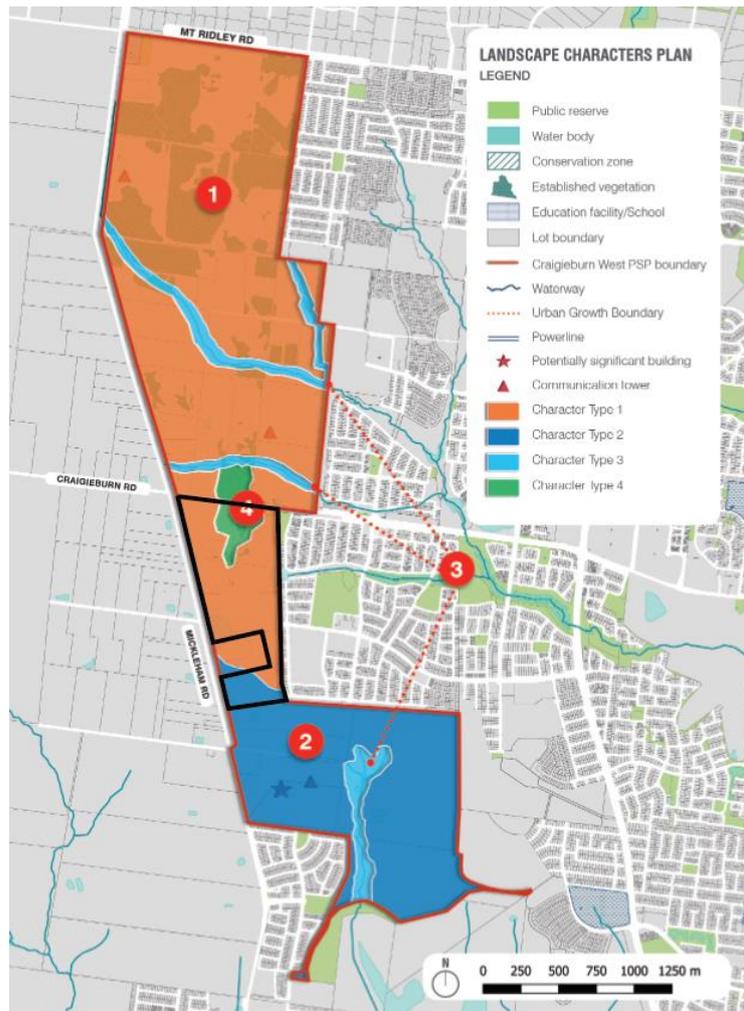
*Background of Suburban Growth*

20. The PSP outcomes are also supported by thorough and sound technical information that has informed a clear understanding of the existing nature and condition of the landscape and relevant attributes. While the setting is one that is designated for transformation from farming to urban development, the **proposed 'place based' approach clearly recognises the relevant landscape, environmental and cultural traits as a foundation for new neighbourhood configuration.** I have been

involved in and inspected a number of comparable PSPs and reviewed background papers (as amalgamated within the Craigieburn West PSP 1068

Strategic Context Paper) and consider them to be appropriate. In particular in relation to urban character and landscape matters, the Craigieburn West Landscape Character Assessment prepared by Spiire identifies key character precincts and values with findings that I broadly support. In relation to the subject land, the important

'values' of remnant vegetation and prevailing drainage regime appear to be defining features. I accept that the subject land falls predominantly within the defined Landscape Character Type 01 - Open Grassy Plains, Landscape Character Type 02 - Hills and Valleys and Landscape Character Type 04 - Remnant Vegetation/Conservation/ Revegetation.



Extract Spiire Landscape Character Assessment



Character Type 1; Grassy Plains

## PSP Vegetation Retention

21. The PSP at Plan 10: Biodiversity and Vegetation Plan represents native vegetation and biodiversity conservation areas of note across the broader PSP study area. This has been underpinned by the VPA's Craigieburn West PSP Arboricultural Assessment Report – Treetec (Feb 2019) and makes clear the vegetation that 'must be retained' and that which 'can be removed'. While I do not intend to critique the accuracy of Arboricultural evaluation or existing vegetation ULE (as examined by other expert evidence), **I believe that the 'principle' of protecting the most valuable native vegetation assets is a credible one - and a feature that plays an important role in the creation of a credible 'sense of place' for any new neighbourhood.**

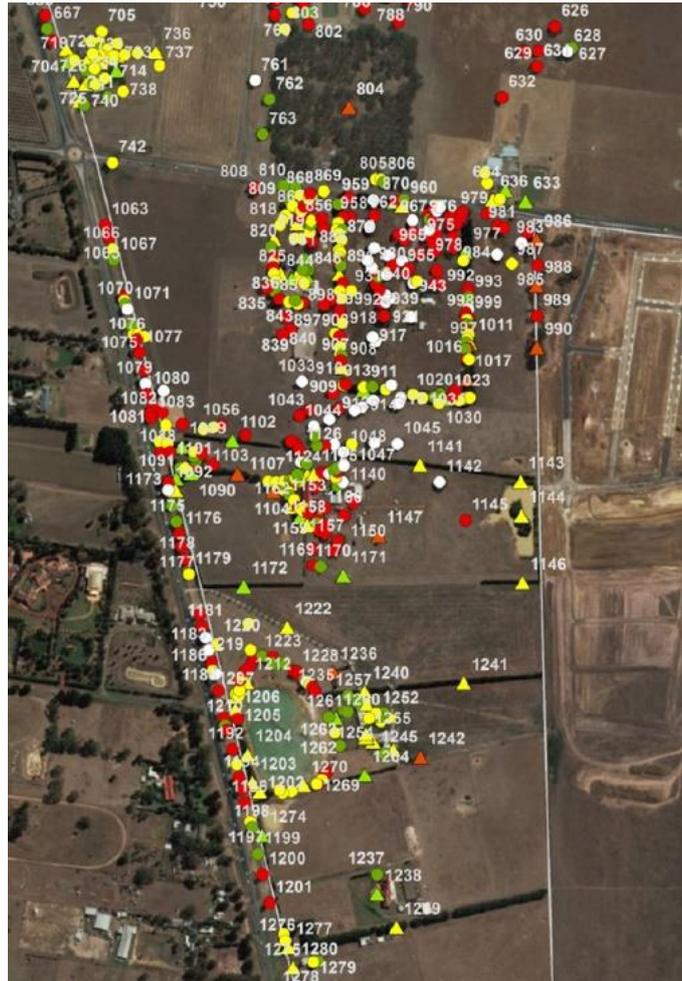
As demonstrated in other metropolitan growth (greenfield) or infill (brownfield) areas (ie Whittlesea at the Plenty River Estate, Doreen, in Darebin at the Springthorpe Estate adjoining Latrobe University or at Main Drive, Kew on the former Kew Cottage land), retention of established (native or exotic) vegetation within public open spaces and road reserves makes an immediate character contribution and is a worthy pursuit. What is questionable in my opinion is whether such vegetation retention requirement within the PSP is to be mandatory and fixed.



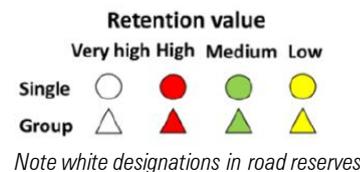
PSP Plan 10: Vegetation that **MUST** be retained.

22. The land at 1340, 1390, 1430, 1480 Mickleham Road and 665 Craigieburn Road, Craigieburn is substantially influenced by the proposed PSP Biodiversity and Vegetation Plan recommendations (Plan 10) and the related (Part 3.5) Biodiversity, Vegetation and Landscape Character Requirements – namely Requirement 33 – 'Vegetation shown on Plan 10 as vegetation for retention must be retained and incorporated to either the open space network or the public realm'. The subject land supports some 965 trees or groups of trees (890 within the parcel and 75 on adjoining roads) based on a Predevelopment Evaluation of Vegetation (by Axiom Tree Management dated November 2018). 135 trees were then assessed as having a 'high' retention value and 192 trees then assessed as having a 'medium' retention value. According to mapping, much of this vegetation is grouped to the north east of the subject land adjoining Craigieburn Road and within the centre of the site, typically associated with former or remnant farm dwellings. While the 'ambition' to retain notable established vegetation (from an image and amenity perspective only – not environmental/biodiversity) is supported, **my inspection of the land and vegetation clusters (on site) suggest that the considerable extent and profile of canopy cover is such that some vegetation removal may be acceptable without compromising the key identified landscape character values of the setting.** To this end, Requirement R33 of the PSP is not warranted.

23. Flexibility with respect to native vegetation retention within the PSP is in my view required. I note that forensic examination of the PSP mapping (in tandem with Arboricultural assessment) demonstrates that some 'native vegetation that must be retained' is located either within developable urban areas (and therefore unlikely to be protected into perpetuity) or within PSP designated Road corridors (for example the Craigieburn Road duplication – or Gallantry Avenue alignment) where it would be required to be removed (due to infrastructure and earthworks). This represents what I interpret as a disconnect between mapping and the specific requirements (Requirement 33) of the PSP. Furthermore, I note that despite the clear statement of intent for native vegetation 'that must be retained' in the PSP draft for public exhibition - I am not aware of its basis in any specific background documentation - including PSP background reports or the existing or proposed Guidelines for Precinct Structure Planning in Melbourne's Greenfields from the VPA (note proposed updates September 2020). While I support the principle of key vegetation retention – strict inflexible parameters such as those proposed in this instance are not in my view appropriate in an urban growth setting of this kind (where it has not been designated as a dedicated biodiversity precinct or public reservation).



Treetec Arboricultural Report – Maps 3



Roadside vegetation to Craigieburn Rd – designated removal

## PSP Public Open Space System

24. The PSP - Open Space Plan (Plan 8) demonstrates a comprehensive network of conservation, environmental, active and passive reserves and parklands across the broader neighbourhood. This represents an equitable distribution of open space of suitable diversity, typically framed around environmental assets and native vegetation. While I support the overall framework for open space provision, **the manifestation of this system to the south of Craigieburn Road (within the northern parts**

**of the subject land) is in my view ill-fitting particularly with respect to neighbourhood design and development.** The

subject land accommodates 4 local parks (LP-11, LP-12, LP-13 and part LP-14) and 4 linear parks (GL-05, GL-06, GL-07 and GL-08) which equates to an area of 5.01ha. While these open spaces are clearly 'shaped' around delineated clusters of native vegetation, some are substantially constrained (in terms of their dimensional width and locational attributes relative to other infrastructure) in achieving the universal goal of highly amenable, legible and functional public open space. In terms of defining new open spaces in new neighbourhoods (underpinned by the principal of accommodating retained remnant vegetation), I believe that some flexibility should be afforded to permit the provision of open space typologies that can be spacious, exposed and accessible to the principal road and public access network.



Extract Craigieburn West PSP Plan 8

25. The proposed arrangement and orientation of Linear Parks in the PSP at Plan 8 are in my opinion problematic. **Linear Parks, namely GL-05 and GL-06 are narrow somewhat sinuous corridors (as narrow as approximately 25m in width) supporting both vegetation and off-road shared pathways which in my interpretation are 'fixed'** - noting PSP Part 3.4.1 Open Space and Natural Systems - Requirement 25: *Development of the linear park as shown on Plan 8 must Accommodate the full Tree Protection Zone of all River Red Gums shown as must be retained on Plan 10 within the linear park.* This requirement does not apply to other open space typologies within the PSP area and is in my view limiting with respect to the functional design of such corridors and the desirable 'public display' of retained clusters of vegetation from frequently traversed thoroughfares across and through the neighbourhood. It would in my opinion be more appropriate to vary classification of Park typologies to enable a more generous contiguous open space system that supports vegetation while also being exposed and accessible to the main road access network.

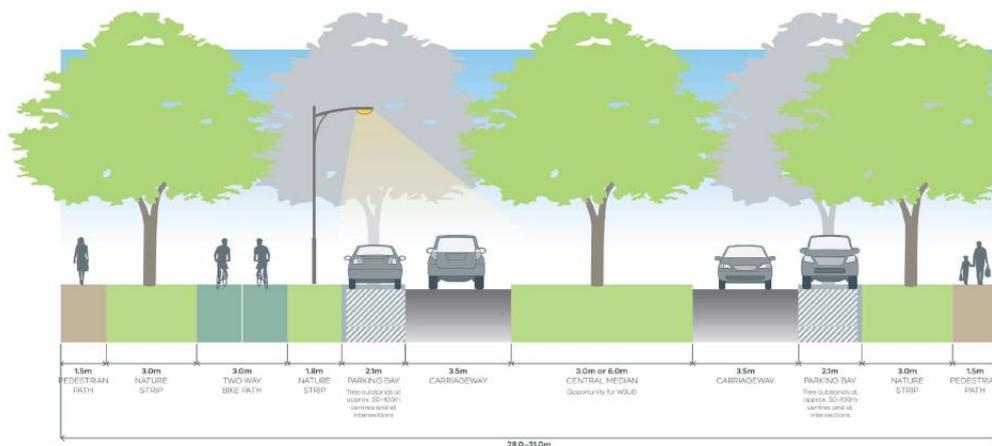
26. Similar observations apply to the proposed Local Parks at LP-13 and LP-14 which (following detailed site inspection and review) may be better located with 'presence' at or around main road junctions which supports retention of more identified very high and high value trees. While I understand the principle of locating Local Parks at 'inboard' locations (i.e. for safety and containment) – I also see merit (where existing vegetation permits) for such parks to be located at or around junctions in a manner that contiguously connects with drainage and other environmental assets. **Submitter 29 has prepared an indicative neighbourhood design (refer Submission Concept Plan) that illustrates such an alternative for both Local and Linear Parks to good effect, with an equalized Public Land outcome. Further refined public open space concepts have been generated (refer Appendix B) which demonstrate greater tree retention, more spacious and contiguous open spaces favourably fringed by public roads and residential aspect.** In my view, such alternative configurations are more favourable urban design outcomes compared to that recommended in the PSP. In my view, flexibility should be permitted in relation to public open space provision in terms of their location, dimension and attributes.



Craigieburn West Concept Plan – Peet: Submitter 29

## PSP Road Network

27. The PSP sets out a clear movement regime at Plan 5 - Transport Plan, representing an outline of main roads, intersections and pedestrian cycle and off-road paths. In general, I support this network - in particular the necessary interconnections with the external main (existing) Mickleham and Craigieburn Road arterials. The nature of the PSP as a 'high-level' strategic plan means that the practical implementation of a new internal road network typically requires forensic refinement and design, in particular in relation to the detailed alignment of lower elements within the hierarchy - such as Local Access Streets (Levels 1 and 2) and subsequent urban blocks for subdivision. In relation to the subject land, **there is broadly consensus on the location and orientation of east - west aligned routes (the extension of each of Craigieburn Road, Elevation Boulevard, Gallantry Avenue and Riverglen Drive), but legitimate questions on the alignment and classification of the proposed north-south road.** While I will not comment on road capability (traffic matters), the image and profile of this internal route is in my opinion critical from an urban design and character perspective.
28. The Main Road network comprised within the PSP and applying to the subject land (and especially the north-south route alignment and classification) is a foundation issue in the urban character construct of the future neighbourhood. Indeed, the Main Road network in many PSPs serves as a 'base' above which other integrated configurations (i.e. open spaces, vegetation retention and subsequent urban block arrangements) are established. **Having inspected the proposed north-south route alignment, I am concerned that the fragmented (or staggered) alignment of the proposed route constrains legible access through the future neighbourhood and limits exposure to notable cells of established vegetation in public spaces** positioned nearby (but likely concealed behind development). As a 'Connector Street - Boulevard', it is in my view more apt for its profile to be more linear in alignment. While I understand that the PSP alignment is indicative, there is in my view scope for it to be updated to represent a more legible alignment through the subject land (that also supports effective interconnection with neighbouring developable parcels) as represented in Submitter 29's indicative neighbourhood design.



*Craigieburn West PSP; Proposed Profile of Connector Street-Boulevard (North-South)*

29. The alternative illustrates what I believe is a more inviting linear spine that is almost continuously flanked by linear open space for enhanced image and shared way accessibility. I also note that concern has also been articulated as to the definition of this route as a 'Connector Street – Boulevard'. While I support the notion of an attractive tree lined boulevard linking local parks (with established native canopy trees), I agree that this route should not serve as an alternative 'rat run' to Mickleham Road to the west and could well be of a narrower dimension or profile. I note that the Boulevard profile defined in the PSP appears to duplicate a shared way function within the road reservation (of 28-31m), which I believe is unnecessary given the dimension and alignment of Linear Parks (GL-07 to GL-10) immediately to the west.



*Comparative alignment of north-south route PSP v Peet Consent with POS*

30. Finally, I note that the intersection between the north-south route and the widened Craigieburn Road will be a junction of some significance in terms of the image and character of new neighbourhoods on both sides as sought through relevant design guidelines (State UDGV or VPA PSP). I support the existing junction location IN-07 (east of the existing property driveway access off Craigieburn Road) given the position of high value vegetation further to the west - which is in my opinion best contained within future frontage parkland that is exposed to the south side of Craigieburn Road and visually unified with the large parkland cell on the north side of the arterial. The design of the junction and the associated parkland (with existing high and very high retention value canopy trees) is in my view symbolic of the bespoke nature of this neighbourhood, where passage across a 'green threshold' (LP-11 and LP-12) on the south side of Craigieburn Road) is indicative of the spacious integrated format of the new urban community.

31. Given the above assessment and my consideration of the attributes of the subject land, I consider the proposed PSP to be an appropriate outcome with respect to overarching ambitions for the broader Craigieburn West precinct, but recommended adjustments specifically in relation to land south of Craigieburn Road in relation to the proposed neighbourhood design and specific requirements for vegetation retention, open space systems and road networks. Submitter 29 has put forward what I consider a more favourable urban design and landscape outcome - with cognizance of the important features of neighbourhood legibility and amenity, whilst recognising the importance of retaining the remnant vegetation of note. The recommended PSP adjustments position key roads and parkland in a way that supports retention of key remnant vegetation groupings, in particular select 'very high' value trees comprised within more generously proportioned parkland that are more exposed to public view and engagement. This can only be meritorious in the construct of the image and character of the new neighbourhood. I believe that the proposed PSP and associated Hume Planning Scheme Amendment should permit these refinements to enable more favourable civic outcomes in the creation of the new neighbourhoods of Craigieburn West.
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 Czamy**  
MLArch BTRP AAILA RLA FPIA  
Director  
**Hansen Partnership Pty Ltd:**  
15<sup>th</sup> April 2021

## **Appendix A**

Craig Czarny: Curriculum Vitae

## Craig Czamy: 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:

Associate, Institute of Landscape Architects, AILA  
Fellow, Planning Institute of Australia, 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 Czamy 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 Cuning 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 Intern

## 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 & Maribyrnong,  
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.

## **Appendix**

Indicative Layout – LP-11/GL-5/LP-13

CRAIGIEBURN ROAD

CRAIGIEBURN WEST  
18-003046CPVN  
1:2500 @ A3

MICKLEHAM ROAD



31/03/21  
DSC