

Media Release

Lend Lease releases new concept design for Orrong Road

19 July 2011

Lend Lease today released a new draft concept design for the urban renewal project at 590 Orrong Road, Armadale.

The draft design has been developed as a result of community and council consultation.

Ben Coughlan, General Manager Apartments, Lend Lease said the community and Council told us they wanted reduced height, reduced mass, improved access to public transport and reduced overshadowing of Toorak Park and we have met these concerns.

“Since Council refused the masterplan in December 2010, Lend Lease has spent the last six months reviewing community feedback and meeting with other key stakeholders including Council Officers and the Councillors, members of the community, the State Government and Toorak Park user groups to seek input into the revised masterplan,” Mr Coughlan said.

“These discussions have been extremely productive in allowing us to better understand the issues and concerns of key stakeholders and to ensure they are properly addressed.

“By taking a fresh approach, we feel the revised concept design not only responds to these key issues, but also better complements the quality and character of one of Melbourne’s most prestigious suburbs,” said Mr Coughlan.

“Delivering an exemplary new residential neighbourhood of which the Armadale community can be proud is our priority. This unique development is an important investment in the Armadale community, which focuses on creating a vibrant place that will renew what has long been a locked off commercial part of Armadale,” said Mr Coughlan.

Some of the significant changes include:

- Reduction in building heights. A 25% reduction in the height of the buildings: the tallest building will be only 12 storeys
- The taller buildings have also been moved away from the sensitive Toorak Park interface to the North East corner of the site. This will also improve connectivity to Toorak Station.
- More elegant and slender buildings are being proposed to allow more natural light to better complement the quality and character of the Armadale area.
- Reduction in shadows. The overshadowing of Toorak Park and Victory Square in the winter months has been significantly reduced by the repositioning of building forms and the road network within the masterplan.
- Reduction in building area. The total building and basement area has been reduced by over 20% to allow for more concentrated and better quality open spaces.
- Traffic studies indicate that traffic generated from the proposed development is expected to be more sporadic than when commercial businesses were operating at the site. Further traffic studies are being conducted to determine the best access to the site, which also has the least impact on the traffic network.



We will continue to work closely with the Department of Transport and other authorities to better improve existing train and tram services throughout Armadale. Lend Lease has a positive working relationship with the Department of Transport and Yarra Trams following the extension of the Collins Street tram to the Docklands.

“We would like to hear what the community has to say and are undertaking focus groups with local residents and businesses to seek community input into the considerations for the proposed plans before they are finalised. We will also have some concept designs on our website and have provided a community feedback facility.

Community and Council feedback play a key role in the redesign of the masterplan and the successful delivery of this unique urban renewal project.

“Lend Lease will continue to undertake a consultation process with relevant authorities and the community and remains hopeful that such initiatives will lead to a greater understanding of the project and the extent of the changes which have been made.

“To ensure a high quality product is delivered for the community, we have appointed a new architect Denton Corker Marshall,” said Mr Coughlan.

Founded in 1972, Denton Corker Marshall is renowned for producing innovative and memorable architecture and urban design throughout Melbourne and internationally. The firm has received a significant collection of awards and plaudits including two Robin Boyd Awards for Australia’s most outstanding residential architecture.

“Orrong Road will be registering and targeting a 5 Star Green Star rating from the Green Building Council of Australia; this represents Australian excellence in environmental design and has not been achieved by any other residential development in Victoria.

“The development will incorporate an extensive range of environmental design techniques to effectively reduce the footprint including low carbon high performance building systems, rainwater harvesting and irrigation of public areas, the provision of more bike spaces for residents and visitors and in home displays linked to smart meters to enable residents to monitor their energy and water consumption.

“Once consultation has been completed with the community, Lend Lease will lodge a town planning permit application. This is a statutory process which ensures fairness and transparency. The community will have ample opportunities to have their say during all stages of the town planning process.

“Lend Lease will also be actively participating in the urban design framework process being undertaken by Stonnington Council. Members of the Lend Lease project team will seek to be involved in the working group sessions,” said Mr Coughlan.

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About Lend Lease

Lend Lease is a leading international property and infrastructure group. Listed on the Australian Securities Exchange and with circa 18,000 employees worldwide, Lend Lease’s capabilities span the property value chain. In Australia we offer development management; investment management; project management & construction and asset & property



management. Our expertise covers multiple sectors including commercial, residential, retail, retirement and infrastructure.

We create innovative and sustainable property solutions, forging partnerships and delivering maximum benefits to clients, investors and communities. Sustainability has always been an integral part of our culture and through design and investment in new technologies, we are delivering the next generation of sustainable property solutions. Safety is our number one priority and Lend Lease is committed to operating Incident & Injury Free wherever we have a presence.

Notes to Editors

The Green Building Council of Australia launched the Green Star environmental rating system for buildings in 2003. Green Star, which is recognised as Australia's national environmental rating system, evaluates the green initiatives of building projects based on a number of criteria, including energy and water efficiency, indoor environmental quality and materials.