

# HOLMES DYER

A panoramic view of the Melbourne skyline. In the foreground, the ornate, light-colored stone Parliament Building with its central dome is prominent. Behind it, a dense cluster of modern skyscrapers, including the Eureka Tower, rises against a clear blue sky with scattered white clouds. A white and red train is visible in the lower right corner, crossing a bridge over a river.

## **BUILDING BETTER COMMUNITIES**

**Study Tour of Melbourne  
14-16 October 2024**

# BUILDING BETTER COMMUNITIES

Study Tour of Melbourne  
14-16 October 2024

Dear Colleague,

Holmes Dyer is pleased to invite Councils, Government and Institutions to attend our renowned study tour to examine exemplar development projects and governance systems that contribute to building connected, sustainable communities.

The study tour provides participants with the opportunity to experience first-hand the roles, relationships and governance structures, that lead to the delivery of successful projects and support the local economy and community. All projects visited on the tour demonstrate new ways of thinking, new delivery models, innovation for sustainability and/or connection and development around public transport.

As international migration recovers and the City of Melbourne recaptures pre-COVID shares of growth, its population projections look to outpace that of Sydney. While the preference for inner city and apartment living remains, there is an increased focus on the delivery of efficient, affordable homes with access to high quality amenities to support the future population.

This year's tour will delve into how Councils and developers are responding to this surge through the build to rent market, apartment and townhouse living, co-located community and civic facilities, and sustainable development and living initiatives.

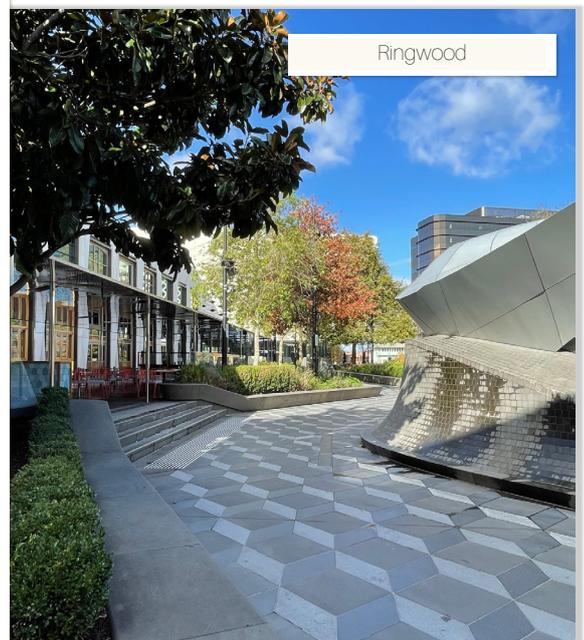
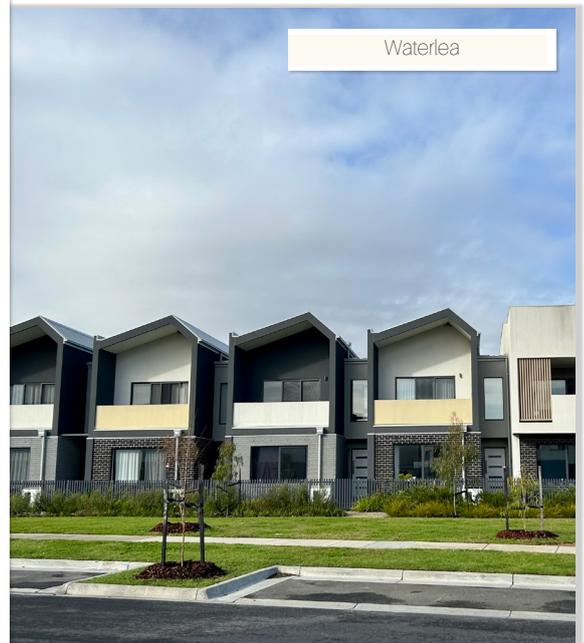
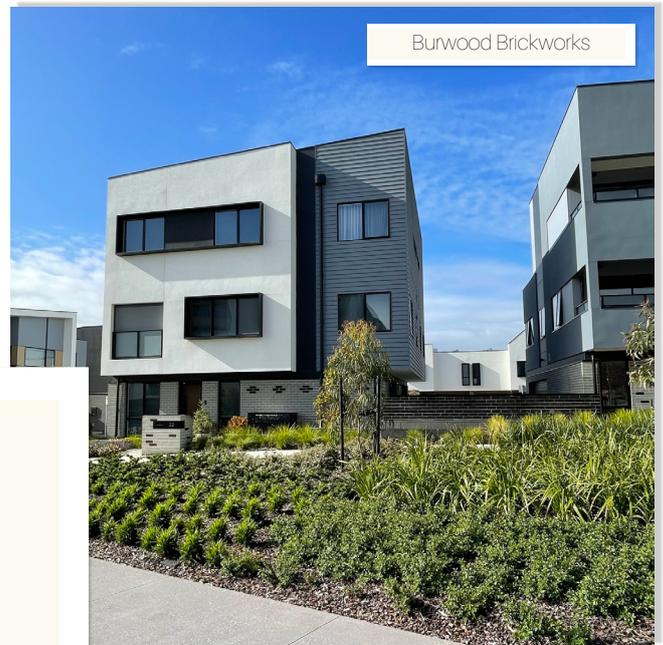
Melbourne remains committed to a greenfields growth program to supplement its suburban growth. The tour will explore a number of fringe residential and commercial projects and will also capture mixed use and employment precincts.

This is a unique opportunity made possible through the knowledge and contact base of Holmes Dyer.

We hope that you can join us.



**HOLMES DYER**



## Why should you attend?

Local and State Government play a fundamental role in supporting resilient and enduring communities. Skilled and experienced staff are the resource by which this role is fulfilled. It is therefore important that staff have the broadest possible understanding of, and exposure to, contemporary models for the delivery and assessment of key developments in order to build better, more sustainable communities.

Attending this tour will provide an in-depth understanding of the delivery and form of a range of projects that have stimulated community well-being, quality of life and access to services and employment. Learnings can be directly translated to a local context; whether that be CBD, inner metro, suburban, peri-urban, growth areas, regions, main street or employment precincts.

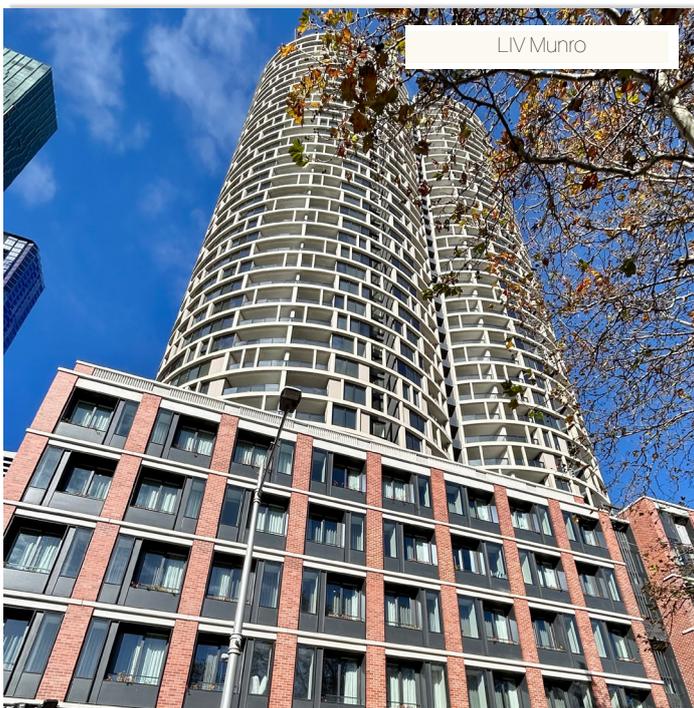
This tour is designed to provide administrators, policy makers, regulators, planners and community leaders with in-depth insight into:

- How Councils/government departments achieved specific project objectives as a consequence of a development and what those were;
- How Councils/government departments managed the processes for achieving a development (both technically and from a good governance and transparency perspective);
- How Councils/government departments/applicants worked together for superior outcomes and how authorities managed inputs (if and where required);

### "...demonstration of new ways of thinking and delivering new communities"

- Implications for infrastructure provision, maintenance and/or ongoing service provision;
- Implications for community connection, cohesiveness and sustainability;
- The importance of commercial viability and matters that impact viability; the importance of attracting investment and employment opportunities; and
- How any issues were resolved.

The tour will provide you with an opportunity to build important connections (both local and interstate) for future reference.



Projects have been chosen to provide a cross-section of best practice project types across CBD, inner urban, suburban and fringe locations, including:

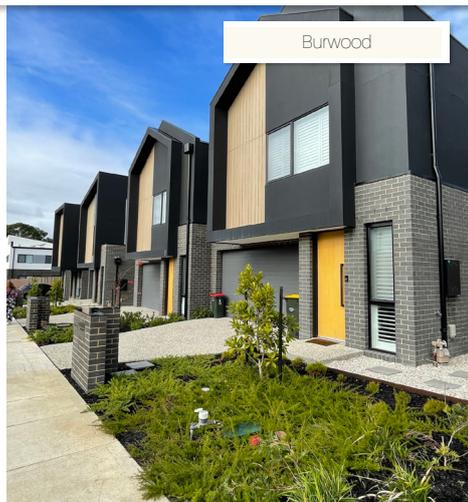
- Reuse of heritage buildings;
- Commercial and employment precincts;
- Residential master planned communities;
- Medium and high density housing;
- Mixed residential and commercial projects;
- Retailing, including main streets and malls;
- Community gardens, parks and facilities;
- Green buildings, stormwater management and green walls;
- Public realm development;
- Integrated services;
- Hotels, entertainment precincts and event spaces;
- Build to rent;
- Retirement living; and
- Community and recreational facilities.

The tour will provide insight into:

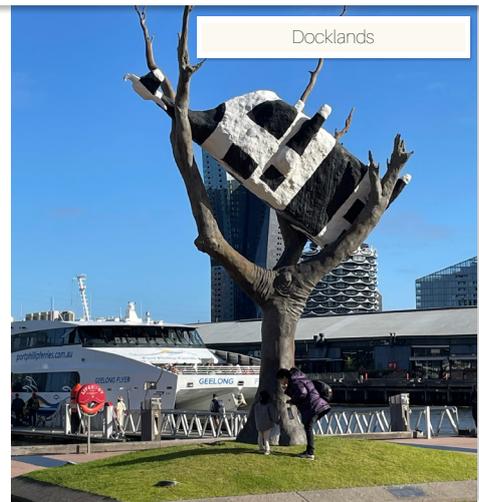
- Public leadership;
- Contamination remediation; environmental management and sustainable buildings;
- Stormwater management and WSUD;
- CPTED;
- Funding models and partnerships;
- Heritage integration and management;
- Housing affordability;
- Project viability;
- Community facility provision (including recreation spaces, libraries etc);
- Residential density delivery;
- Transport oriented development;
- Bus and rail interchanges;
- Streetscapes and place making;
- Land tenure options and ownership;
- Planning and zoning;
- Engineering standards and solutions; and
- Design excellence.



Bunjil Place



Burwood



Docklands



## Who should attend?

- CEOs
- General Managers / Directors
- Town Planning Staff (strategy, policy and DA)
- Engineering Staff
- Asset Managers
- Community Service Staff
- Recreation Officers
- Economic Development Officers
- Environmental Officers
- Policy Officers
- Project Officers
- Project / Program Managers
- Case Managers
- Property Managers

# Provisional Tour Itinerary

Time	Location
	Arrive in Melbourne
	Travel to Southbank

7:30pm Welcome Dinner

**SUN  
13 OCT  
2024**



Time	Location
9:00am	Depart Southbank accommodation

9:45 am Bunjil Place (City of Casey)

An exemplar of the civic centre hybrid model, Bunjil Place combines community and civic uses in one building. As visually striking as it is practical, Bunjil Place reflects the diversity of people living and working in Melbourne's growing southeast corridor. The 24,500sqm precinct was developed through a combination of grant funding and asset sales by Council.

11:00 am Waterlea (Stockland)

Waterlea is a sustainable residential development comprising 175 townhouses developed under an agreement with Knox City Council. Stockland has delivered a compact, infill development in an existing urban parkland setting, with 80% of dwellings having direct access to green space and 5% of homes dedicated to affordable living.

12:15 pm Lunch at Ringwood

1:00 pm Ringwood Realm Library (joint venture)

A co-operative venture between three outer eastern Melbourne councils (Knox, Maroondah, and Yarra Ranges), the Ringwood Realm Library is the largest library system in Victoria. Serving a population of 423,000 across all three councils, the library is conveniently linked to the Ringwood rail network and bus interchange.

2:15 pm: Tullamore (Mirvac)

Tullamore, a 47-hectare former golf course, comprises over 900 apartments, townhouses and homes. With Mirvac's prefabrication pilot reducing build time by 25%, and 30% of the site dedicated to open spaces, it stands as a model of sustainable and community-focused residential developments.

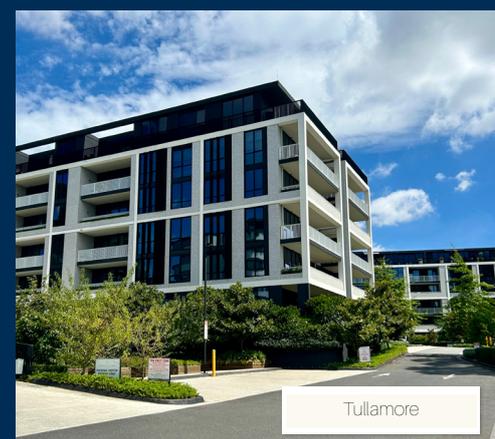
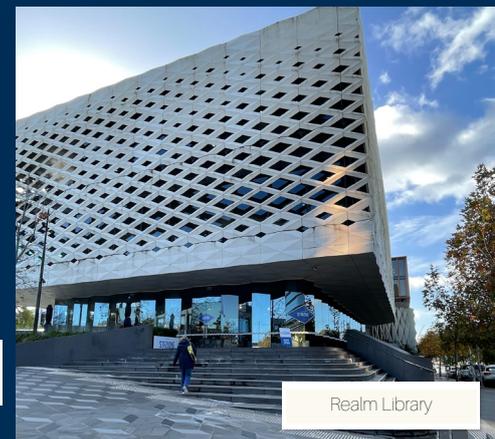
3:45 pm: Burwood Brickworks (Fraser's Property)

Burwood Brickworks offers a mix of apartments, semi-detached and detached homes surrounded by 2.5ha of open parklands, reserves and leafy enclaves. An urban plaza links the development with the world's most sustainable shopping centre and retail precinct, with a key feature being an innovative rooftop urban farm.

5:30 pm: Arrive Southbank accommodation

7:00 pm: Group Dinner

**MON  
14 OCT  
2024**



**TUES  
15 OCT  
2024**

**Time Location**

8:45 am: Depart Southbank accommodation

9:00 am: Southbank Boulevard Walking Tour (City of Melbourne)

Embark on a walking tour of Southbank Boulevard, Melbourne's most densely populated suburb. Here, the City Council has initiated a placemaking initiative that includes the development of five new public spaces and parks, acting as a living pedestrian link between the Domain Parklands and the Yarra River, an enhanced tree canopy, and 1.1 kilometres of new bike lanes.

10:00 am: Escala NewQuay (MAB)

The Escala collection of split level lofts and one, two and three bedroom apartments is the final stage of MAB's eastern precinct of NewQuay. The development is complemented by a small square and laneway containing specialty retail and commercial tenancies integrated into the ground plane.

11:15 am: LIV Munro (Mirvac)

Mirvac's LIV Munro is a landmark build-to-rent development located in Melbourne's Queen Victoria Market Precinct. Comprising a mix of housing stock and shared amenities to appeal to a wide market, the BTR model offers security, connection, and community without the rental bond payment and uncertainty of lease terms.

12:30 pm: Lunch at Victoria Markets Precinct

1:30 pm: YarraBend (Glenvill)

This spectacular transformation of a former paper mill into a new mixed use urban centre offers a collection of industrial style modern townhomes and lofts. The development comprises six precincts that include 1,700sqm of community space and multi-purpose sports court, an innovative co-working space and an allocation of 5% affordable housing.

3:00 pm: Northcote Place (Metro Property)

Located alongside Northcote's Merri Creek, a 12,000sqm disused bus repair shed has been transformed into a zero-carbon community. The 74 townhouses are designed and constructed to achieve an 8 Star NatHERs rating. This green precinct champions sustainability, promotes resource-saving home operations, and prioritises pedestrian-friendly spaces.

4:00 pm: Bell to Moorland Level Crossing Removal (NWPA)

The Bell to Moorland Project was completed by the North West Program Alliance (NWPA) in 2021. The Alliance partners designed and constructed two new train stations along an elevated rail bridge, which allowed for the removal of four dangerous level crossings that have since been converted into an active transport network with a linear park like feel.

5:00 pm: Arrive Southbank accommodation

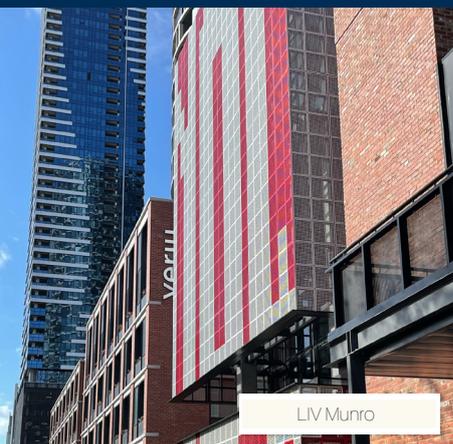
7:00 pm: Free evening



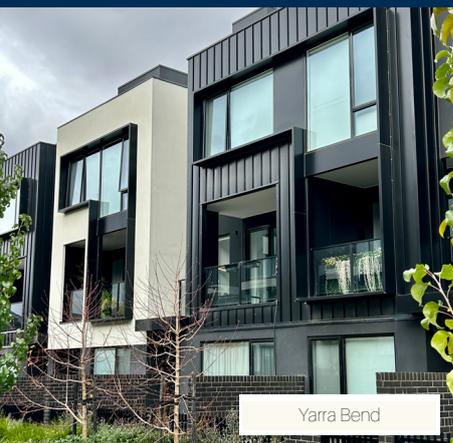
Southbank Boulevard



Escala NewQuay



LIV Munro



Yarra Bend



Bell to Moorland

**WED  
16 OCT  
2024**

**Time Location**

9:00 am: Depart Southbank accommodation

9:30 am: The Briscoe (Kinleaf)

The Briscoe, a purpose-built rental apartment community, provides 172 high-quality one, two- and three-bedroom apartments, behind the revitalised former iron yard facade. The site also offers residents access to a number of amenities and common spaces including a rooftop terrace, fitness centre, business centre, and green inner courtyard. While the build-to-rent model is still in its infancy in Australia, the completion of The Briscoe has significantly bolstered Melbourne's rental market.

11:00 am: Redstone (Villawood)

Villawood's 2,000-lot subdivision in the peri-urban suburb of Sunbury, 40km northwest of Melbourne, offers a variety of house and land packages, as well as turnkey homes, with stages 5, 6, 7, and 10 already sold out. Complementing the residential development, a new town centre will be built featuring a full format shopping centre and a variety of essential services and retail offerings.

12:45 pm: Lunch at Essendon Fields

1:30 pm: Essendon Fields (Essendon Fields Pty Ltd)

Once a former greenfield site and underutilised airport surrounds, this 305ha site has been transformed into a successful employment and community hub, retrofitting former airport hangers and warehouses for a range of uses. Essendon Fields employs more than 6,000 workers, which equates to almost 15 per cent of all jobs within the Moonee Valley region.

3:00 pm: Return to Southbank accommodation

Evening: Return home or stay on in Melbourne



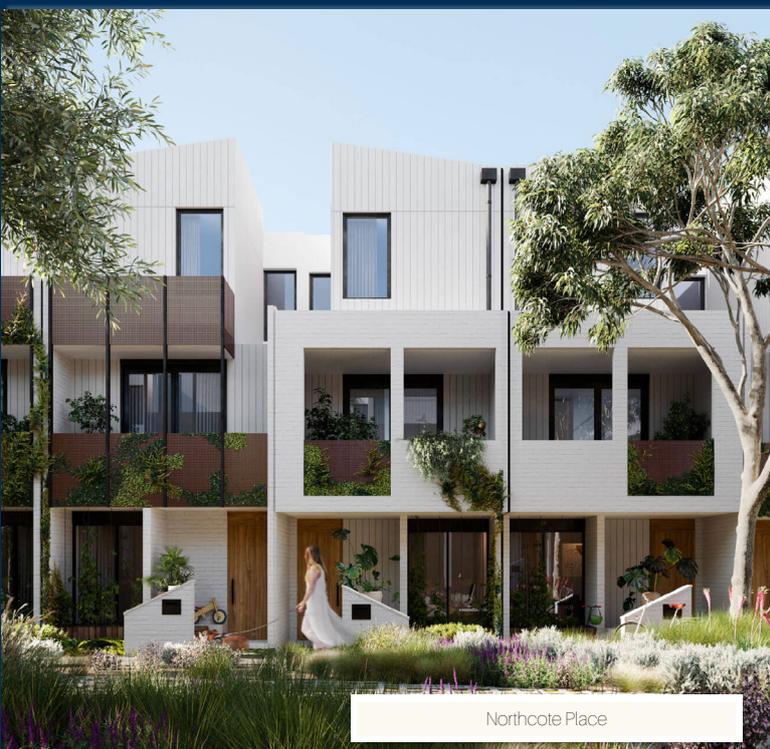
The Briscoe



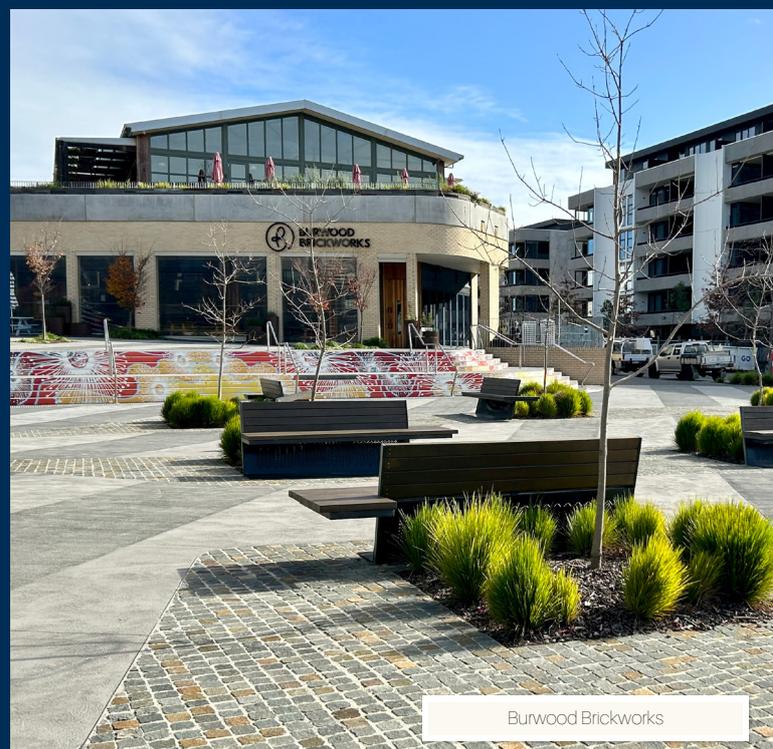
Redstone



Essendon Fields



Northcote Place



Burwood Brickworks

# Your Tour Hosts

Meet your tour hosts:

Stephen Holmes, Director of Holmes Dyer, brings a wealth of experience in project design, feasibility, and development. With a portfolio encompassing major residential communities, infill sites, and commercial/industrial precincts nationwide, Stephen offers unparalleled insights into each project featured on our tour.

His extensive involvement and former role as a National Judge for the Urban Development Institute of Australia ensure an in-depth understanding of every site, promising a captivating exploration of key design features and development outcomes.

Joining Stephen is Nitsan Taylor, Principal at Holmes Dyer, boasting over 18 years of expertise in State government planning. Nitsan's tenure with the state planning department has finely tuned her skills in development assessment, planning policy, and reform.

Specialising in statutory planning and community engagement, Nitsan's diverse project portfolio spans across South Australia, Tasmania, Victoria, and NSW, enriching our tour with invaluable perspectives and insights.

Completing our trio is Natasha Holmes, Consultant at Holmes Dyer. With an avid passion for urban design and master planning, Natasha leverages her expertise in market and demographic research and analysis to delve into the trends and demands underpinning the projects we'll explore.

As your dedicated point of contact, Natasha will ensure the seamless organisation and smooth operation of our tour.



Stephen Holmes | Director



Nitsan Taylor | Principal



Natasha Holmes | Consultant

## Your Costs

The cost of the full three day tour, (14th, 15th and 16th of October), is **\$2,200** plus GST.

Your place on the tour can be secured with a deposit of \$200 plus GST. Final payment of the balance **\$2,000** plus GST is payable by **Friday 27th September 2024**.

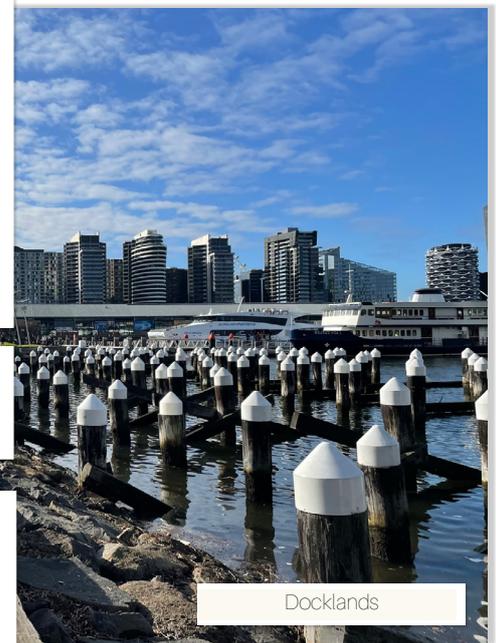
Flights and accommodation are not included in the cost of the tour and are the responsibility of the attendee. However, Holmes Dyer is available to assist with these administrative details upon request.

The tour cost is inclusive of Monday evening dinner. Payment for other meals will be the responsibility of the attendee. Please see the "What to Expect" section of this brochure for further details about flight and accommodation bookings and meals.

Individual days are also available at **\$1,250** plus GST per day for the tour content, providing an opportunity to fly-in for the day without the overnight accommodation expense.



Bell to Moorland Line



Docklands

## Register Your Interest

Please indicate your interest in attending the Building Better Communities Study Tour by contacting Natasha at [admin@holmesdyer.com.au](mailto:admin@holmesdyer.com.au) or telephone **08 7231 1889** and providing the following details:

- Name
- Position
- Organisation
- Contact Details (including Mobile Number)
- Interest in whole or part tour

We kindly request your expression of interest for the upcoming study tour, to be registered by the 31st of August 2024.

Payments can be made by EFT:  
BSB: 065 004  
Acc. Number: 110 562 29  
Acc. Name: Holmes Dyer Pty Ltd

Alternatively, cheques can be mailed to:  
**Holmes Dyer Pty Ltd**  
Level 3, 15 Featherstone Place Adelaide SA 5000.



Tullamore

# What to Expect?

## Arrival and Departures

We recommend that tour attendees arrive the evening of Sunday 13th of October prior to the commencement of the tour. As such, it is the responsibility of attendees to make their way from the airport to their chosen accommodation.

The Melbourne City SkyBus is frequent and efficient with express services between Melbourne Airport and Melbourne CBD (Southern Cross Station) daily from 4am to 1am. Attendees may wish to utilise public transport or ride share services to and from the Airport.

Please note that the Study Tour is scheduled to conclude around 3:00 pm on Wednesday, the 16th October. We recommend that attendees arrange their return flights to depart after this time to ensure a seamless travel experience.

Holmes Dyer is pleased to offer assistance with the arrangement and coordination of both flights and accommodation. We kindly request that you inform us at the time of your registration if you anticipate needing our support.

## Accommodation

We anticipate accommodation costs to be around \$175 per person per night. We recommend two hotel options, the WRAP on Southbank and Imagine Marco Hotel.

If you wish to stay elsewhere, we suggest within the Southbank Precinct as all transport pick ups and drop offs will occur here. Set meeting points and times will be provided alongside a final itinerary closer to travel dates.

## Transport

We will be travelling by private bus during the Study Tour. Additionally, the tour will include significant distances of walking, over generally flat, paved surfaces but please be prepared to walk during both the site walkovers and between locations.

## Timelines

The Study Tour itinerary has been developed with tight timeframes in order to maximise the value of the tour. As such, all tour attendees will be required to keep to the indicated meeting and departure times to ensure presentations can start on time and all sites can be given the appropriate attention.

## Meals

Tour attendees will be responsible for their individual breakfast each morning. A lunch stop (45 min - 1 hour) will be scheduled each day with a number of options to choose from. This year we have included the cost of Monday evening's group dinner into the total tour cost. This is to reduce the need for disbursements for some tour attendees.

## Presenters

Representatives from Government, Councils, developers and/or other stakeholders will present at each site, and contact details will be provided at the conclusion of the tour.

## Contact

Holmes Dyer will set up a Microsoft Teams Group, to share site summaries and attendee contact details, prior to the tour.

