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BAPS HINDU MAHĀ-MANDIR, MELBOURNE

CRANBOURNE SOUTH

LANDSCAPE DESIGN REPORT

BAPS SWAMINARAYAN SANSTHA

DRAFT

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PROJECT #	M24094
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APPROVED BY	CC

ASPECT Studios



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Section 1

Site Analysis

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1.1 Introduction

A unique and iconic development in the growing South East of Melbourne

The new BAPS Hindu Mahā-Mandir, Melbourne and its facilities will be a new place of worship for a growing Indian Hindu community in Melbourne's South East. The development will include both a main temple and additional facilities for the Hindu community as well as visitors from around the city, state and country.

We understand that the project is of deep spiritual significance to the client and community and the aspiration for the project is to celebrate the unique architectural and landscape design of Hindu Mandir while also being situated in an Australian context. The project will negotiate the requirements of religious practice and aesthetics with the character and nature of the green wedge landscape and planning environment. Alignment of the current concept will be required to arrive at a landscape design that ensures planning approval.

Main design and planning considerations from a landscape architecture perspective that are to be undertaken are:

- Siting the temple and ancillary buildings in the right location on site to mitigate visual impact and integrate it with landscape.
- Maintain and enhance the existing glossy grass skink habitat.
- Creating a net positive ecological outcome by increasing the area of vegetation and native planting.
- Manage bushfire risk by providing a bushfire management plan that reflects the needs of the design layout.
- Creating an Integrated Water Management System that collects, moves, processes and stores water on site.
- Manage visitors and parking. Reduce large areas of hardscape by exploring different surface finishes and integrating planting in carpark areas.

Report Structure

The following report is divided into three sections.

First, the introduction summarises the main site constraints and opportunities. The section includes a site visit summary and an analysis and response to the consultant teams initial input and recommendations.

Second, the report captures the design options and testing that was undertaken considering different approaches to the main design dimensions including access, orientation, views, carparking, building massing and ecological improvement.

Third, the report outlines the concept development and landscape design of the project. The concept design is based on the holistic design principles that have been developed through the project as well as plans, sections and design details to support the planning approval process.

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Existing Site Aerial (NTS)

1.2 Site Visit

A site visit was undertaken on the 13th November 2024

Initial Assessment

Through walking through the site we noted that:

- At the entry of No. 1390 is the highest point. Land undulates gently downwards toward the eastern and southern boundaries. High quality trees are scattered throughout the property.
- There is a highpoint in No.1400 Lot 3
- The quality of trees along the western boundary closest to the highway are of good quality and are consistently about 3m high. There appear to be of a better quality than what is captured on Google Street View.
- The property along the eastern boundary is exposed with little existing vegetation to shield it from neighbouring properties.
- The low area in No. 1430 is noticeably lower than the rest of the surrounding areas. It is clear that this will be the wettest area on site and water will eventually run east along this property's southern boundary.
- There is high quality existing vegetation in No.1442 with endemic acacias, eucalypts and other pioneering species.

Main considerations

- Consideration for site wide grading will need to be taken forward into the design phase. The eastern boundary is noticeably lower than the centre of the site and any carparking in this area will need to negotiate this level change.
- The high point in No. 1400 Lot 3 will need to be removed and fill placed on site.
- The quality of the trees along the western boundary are already functioning as a visual barrier. Barrier should be maintained and enhanced.
- The lower area in No. 1430 is a significant landscape feature and any architecture and engineering will need to respond to this.
- The central clearing within the existing vegetation of No. 1442 presents an opportunity to revegetate and increase the biodiversity value on site.

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No. 1390 - Site entry and highest point



No. 1400/Lot 3 - Existing trees along highway are tall and of good quality



No. 1400/Lot 3 - Property on the eastern boundary



No. 1430 - Low area



No. 1430 - Low area



No. 1430 - Low area



No. 1442 - Vegetated area



No. 1442 - Vegetated area



No. 1442 - Vegetated area

1.3 Ecology

The project site is located within a remnant grassy plains woodland ecology, existing farmland and is zoned as a Green Wedge. There are a number of permit considerations as well as opportunities to protect and extend the ecological value within the site.

Pre and Post European EVCs

Before European settlement the area would have been dominated by Grassy Woodlands (EVC 175), Gippsland Plain (EVC 48) and Swampy Riparian Woodland (EVC 83). Nature Advisory has also highlighted the potential of EVCs 6,16 and 53. Since settlement the site has retained large stands of Grassy Woodland Forest within the south-east portion of the site as well as a significant area to the west outside of the site.

Current Conditions (Flora & Fauna)

Nature Advisory's Wildlife Management Plan and Land Management Plans outline all flora and fauna surveyed on the site including identification of Glossy Grass Skink habitat.

Opportunities and recommendations

Nature Advisory has provided initial recommendations that will need to be assessed and adapted by the design team as the project progresses. These include:

- Enhance existing Grassy Woodland vegetation with targeted revegetation.
- Provide a corridor from north to south to allow potential wildlife to traverse to larger patches outside of site.
- Retaining Glossy Grass Skink habitat and recommended offsets to protect the surveyed habitat and enhancing the habitat.

The ASPECT team have captured the following advice below and in the diagram adjacent to influence the landscape design. These include:

- In general support to prioritise the south portion for revegetation and contributing to a net positive habitat outcome.
- Through the evolution of the design we may find unique opportunities to increase the habitat amount and diversity that are integrated with the other designed elements on site. For example creating habitat in association with the architecture, storm water management and carparking.

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1.4 Bushfire

The project site is currently zoned Green Wedge Zone (GWZ2). The design will need to respond to a range of planning scheme overlays related to bushfire management.

Current Conditions

Nature Advisory has provided a Bushfire Planning Report (March 2026) which outline a set of design constraints, setbacks and recommendations for the design including landscaping. These include:

- An assumption that large areas of existing vegetation will be retained on site.
- That the forested area to the south east of the site will be extended
- That a corridor of planting will be extended along the western and southern boundaries
- A series of bushfire offsets ranging from 40 to 70m will be needed between any vegetation and building structure.

Opportunities and Recommendations

The ASPECT team have captured the following advice below and in the diagram adjacent to influence the landscape design. These include:

- An assumption is needed that select existing vegetation can be removed and replaced on site to accommodate the layout of the building.
- That the majority of the vegetation and therefore bushfire risk will be isolated to the south east of the property.
- Any new vegetation will comply with Appendix 2: Vegetation Management Requirements as detailed in the Bushfire Planning Report.



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1.5 Integrated Water Management

An Integrated Water Management System is recommended for the project to collect, move, process and store water on site.

Water Studio has prepared a Stormwater Management Plan to support the initial planning and spatial coordination of water management infrastructure across the site. The advice considers relevant statutory requirements and authority expectations, including stormwater management, habitat protection/enhancement, water quality treatment, flood storage and downstream flow protection.

The report outlines the general intention of the design and categorises the surfaces into carpark, paved areas and roof. This is then used to create a simple model of the development of an integrated water management system. The main elements of the model to consider are:

- A bioretention (raingarden) system to manage runoff from carpark areas, with an indicative footprint of approximately 500 m² located within the carpark footprint.
- A series of wetland systems to treat runoff from roofs and hardscape areas, co located with flow control infrastructure and stormwater harvesting elements. A combined indicative footprint of approximately 1.7Ha is required.
- A water storage pond to capture treated flows for reuse, including irrigation of landscaped areas, with an indicative footprint of approximately 1,000 m².

Opportunities and Recommendations

The ASPECT team have captured the following advice below and in the diagram adjacent to influence the landscape design. These include:

- Prioritising an integrated water management system that both will satisfy the minimum requirements for processing water on site and be seamlessly integrated with the architecture, parking and other designed elements on site.
- Working across disciplines to unlock the habitat and biodiversity opportunities associated with creating bioretention areas, wetlands and water corridors.
- Understanding the water storage requirements for water features and irrigation of landscaped areas. The calculations of Water Studio in their preliminary assessment did not cater for this in their models. An understanding of the extent of planting and open waterbodies will support the development of the IWM model.



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1.6 Visual Impact

Key viewlines and impact to nearby residents will influence the landscape design through the screening and mitigation of the visual impact of the development.

Peter Haack Consulting has provided a Landscape and Visual Impact Assessment Report with observations and recommendations for mitigating the visual impact of the project. Roadways and nearby residents are of main concern. The main recommendations for the landscape design are:

- Retain planting where possible, especially along the road way. There may be benefit in extending the planting along the roadway to increase the screening potential.
- Consider nearby residents especially when there is no vegetation nearby to screen views.
- Locate the highest temple building as far away from the project boundaries as possible
- Reduce massing of buildings where possible and wherever possible break up building mass.
- Reduce visual impact of building by using muted, non reflective materiality and minimise light spill in accordance with Australian Standards.

Opportunities and Recommendations

The ASPECT team have captured the following advice below and in the diagram adjacent to influence the landscape design. These include:

- Balancing the need for visual mitigation with tree planting along the road line with offset requirements for bushfires and habitat.
- Consider the impact of carparking near the boundaries of the site and its impact on neighbouring residents. Look to provide planting buffers near to these houses.
- Look to design night time lighting shows in areas with the least visual impact, for example on the eastern side of the site rather than the west.



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1.7 Traffic and Parking

And integrated approach to parking is recommended to the site. Considering that a wide range of visitors are expected the intelligent distribution of cars and parking will be a core design consideration.

Traffix Group has provided observations and recommendations for traffic management, entries and parking on site. The main recommendations pertinent to the landscape are:

- Providing two tiers of parking, primary parking areas which are sealed and close to temple building, and overflow parking that is unsealed and is used for weekends and holidays.
- An online booking system will be implimented during peak times.
- For cost management, reducing radiant heat, and creating a design that authorities will approve of Traffix recommends reducing hard surfaces and introducing landscaping to break up blocks of carparking where possible.

Opportunities and Recommendations

The ASPECT team have captured the following advice below and in the diagram adjacent to influence the landscape design. These include:

- Three gates, two on Homewood Road and one on Weterport Highway
- An internal loop road connecting permanent and overflow car parking
- An additional 5 bus parking spaces are provided within the north-east of the site
- We encourage the use of landscape design and planting to break up and soften the extent of hard carparking.



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1.8 ESD

Outlining mandatory and best practice sustainability targets

Preliminary Advice

NDY ESD has provided an initial ESD road map that outlines the mandatory requirements, best practice and aspirational objectives that the project may aim for to support the approvals process. The main recommendations that the landscape architecture team will need to consider are:

- Maximising potential on site renewable energy generation
- Encourage use of low embodied energy materials
- Encourage water efficiency and recycling water
- Provide bicycle infrastructure and parking
- Reduce the impact of stormwater and encourage a management system to process water before leaving site.
- Encourage the retention of existing vegetation.

Opportunities and Recommendations

The ASPECT team have captured the following advice below and in the diagram adjacent to influence the landscape design. These include:

- Potential future renewable energy generation in the form of solar power panels are encouraged. The recommendation is to prioritise panels to be located on roofs of Building 2 and 5
- Create an integrated water management system that collects, stores and reuses on site
- Provide bicycle infrastructure as part of the landscape design
- Retain existing vegetation where possible with the aim for a net positive contribution to the site.



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Section 2

Options Analysis and Workshops

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2.1 Holistic Design

A set of jointly held design considerations will be developed by the team to understand priorities and allow for balanced approach across a number of dimensions influencing the project’s development. With careful consideration a holistic approach to solving design challenges will emerge.

Through the inputs of the consultant team and the workshops undertaken throughout the design process, the team has worked together to uncover the set of considerations that are specifically important in the delivery of the project.

The team has presented and discussed a range of interrelated dimensions that will influence the development of the design. Many of these dimensions are cross disciplinary and require collaboration between different specialties. During the workshops the most important dimensions that were considered were:

Mandiram Design and Architecture

Respecting the important orientations and layout of the Mandiram, Mandapams and other building structures to allow for daily, weekly and annual worshipping, rituals and celebrations.

Integrated Water Management

Creating a system that collects, manages, processes and stores water for a range of uses.

Local Ecology and Environment

Understanding and protecting the local environment, flora and fauna by creating a net positive outcome for biodiversity.

User and Visitor Experience

Deeply understanding the daily movements of a range of users, visitors and services to allow for intelligent and efficient movement into, through and out of the site.

Sustainability

Creating a set of sustainability objectives that may include increasing biodiversity, energy generation, management of water and food production.

Local Planning Regulations

Understanding a range of local planning regulations from environmental, bushfire, visual impact and zoning and working with the Indian based design team to gain approval for the development of the Place of Worship.

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Integrated Water Management

Create an integrated water management plant that improves water for use by the project and supports local ecology including:

- A wetland system that collects and stores water
- A bioretention system that collects water from carparks
- Collection of water from roofs
- Storage for use around the development



Mandiram Design and Architecture

Creating a religiously appropriate design that respects Mandiram design principles and allows for rituals and celebrations to occur, including:

- Respecting the important orientations and geometry of the building and open space arrangement
- Creating a series of spaces for different rituals and gatherings
- Creating a series of experiences for visitors to better understand the history and culture of the development



Local Ecology and Environment

Protecting and extending the local habitat for plants and animals while reducing the developments impact on the environment, including:

- Extending forested areas and other habitats to provide a net positive environmental outcome
- Maximising permeability and shade through trees, garden beds and soft surfaces over hard surfaces.
- Use a locally appropriate planting palette that will provide habitat for local fauna



User and Visitor Experience

Cater for a range of users so that their experience of the project is memorable, seamless and tailored to their needs.

- Understand different users unique requirements for entering and leaving the site.
- Retain and express axis views, especially for visitors and worshippers.
- Create an integrated traffic and parking approach that caters for maximum flows while also breaking up large areas of parking with vegetation and generous space.
- Ensure adequate shade and amenities are provided throughout the project so people feel comfortable and safe.



Local Planning Regulations

Design within local regulations while retaining the projects overall design intent

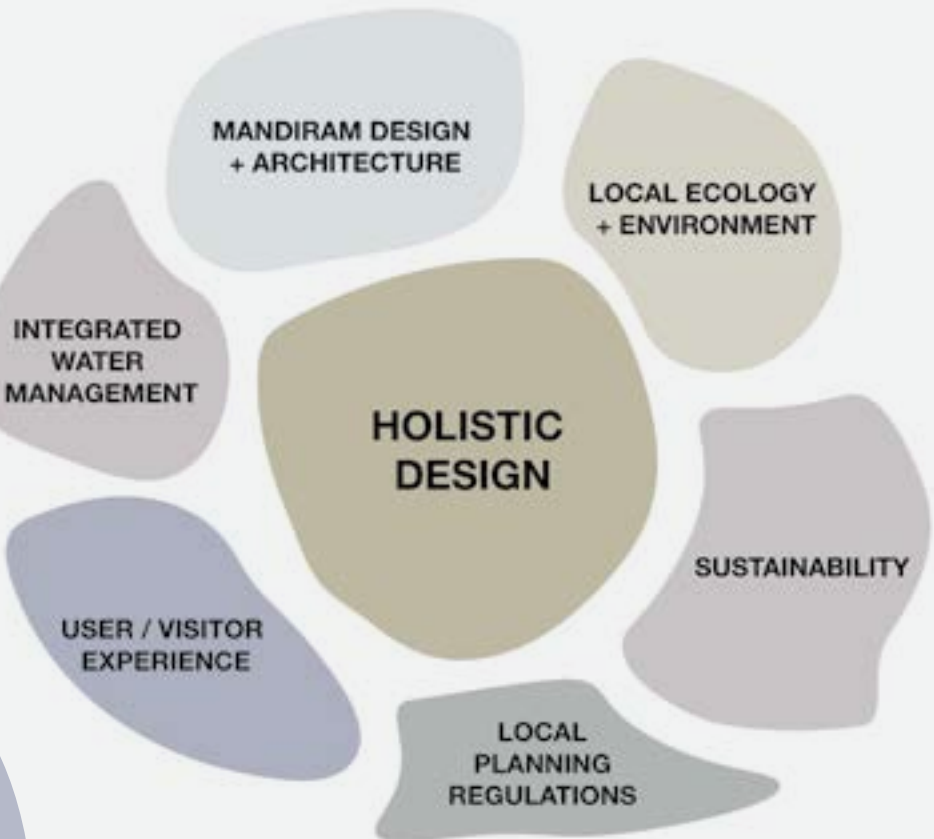
- Adapt design to be within regulations for bushfire, visual impact, building form, massing, materiality, as well as water management and overland flow requirements.



Sustainability

Improves climate resiliency and vulnerability to environmental, social and economic disasters

- Maximum the opportunity of retaining and protecting existing trees across Public and Private Open Spaces
- Achieve maximum canopy coverage with sufficient deep soil
- Explore opportunities for energy generation and food production



2.2 Workshop Summary

Workshop 1 - Urbis Offices 18/10/2024

An initial workshop bringing together the client, consultants and the lead designers from India was held at the Urbis offices. The intention of the workshop was to bring the team together to present their initial findings, advice and then break into groups to develop options to take further. The workshop was structured with:

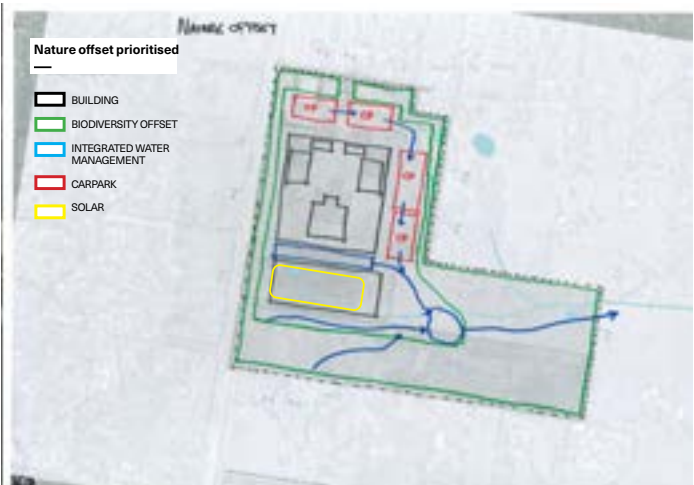
- A presentation from the Swami on the current evolution of the temple design.
- A presentation by urbis summarising each consultants main findings
- A presentation by ASPECT on some of the main spatial considerations to be developed
- A workshop session where the team broke into two groups to discuss the design and how to progress further

Opportunities and Recommendations

As part of the workshop ASPECT both presented and was an active member in the workshoping by developing high level spatial options that considered different approaches to access, water management, orientation, views, carparking, building mass and ecological/revegetation contributions. Key findings were:

- The team agreed that a negotiation between architectural form, water management, carparking and creating a net positive ecological outcome were the most pressing issues to resolve.
- An integrated water management system that stores, collects processes water is a critical item of the design. Designing a IWM system that will be satisfactory for the approvals process in an important design element to be resolved.
- A more nuanced approach to carparking, that facilitates different users of the site, including Swami, congregations, important guests and the general public needs to be developed in combination with the evolution of the architecture.
- A balance needs to be achieved between visual impact, habitat creation and bushfire management. Improving visual impact and habitat creation along the Westernport Highway needs to be weighed up against bushfire risk and modification to the architectural massing.
- More detail is needed on the “blue line” (drainage channel) on the plan and to understand its habitat value. Design ideas were to reorient the blue line around the buildings
- Fencing will be required around the perimeter and will need to take into consideration visual impact, fire risk and permeability for local fauna.

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Design Options - ASPECT Studios



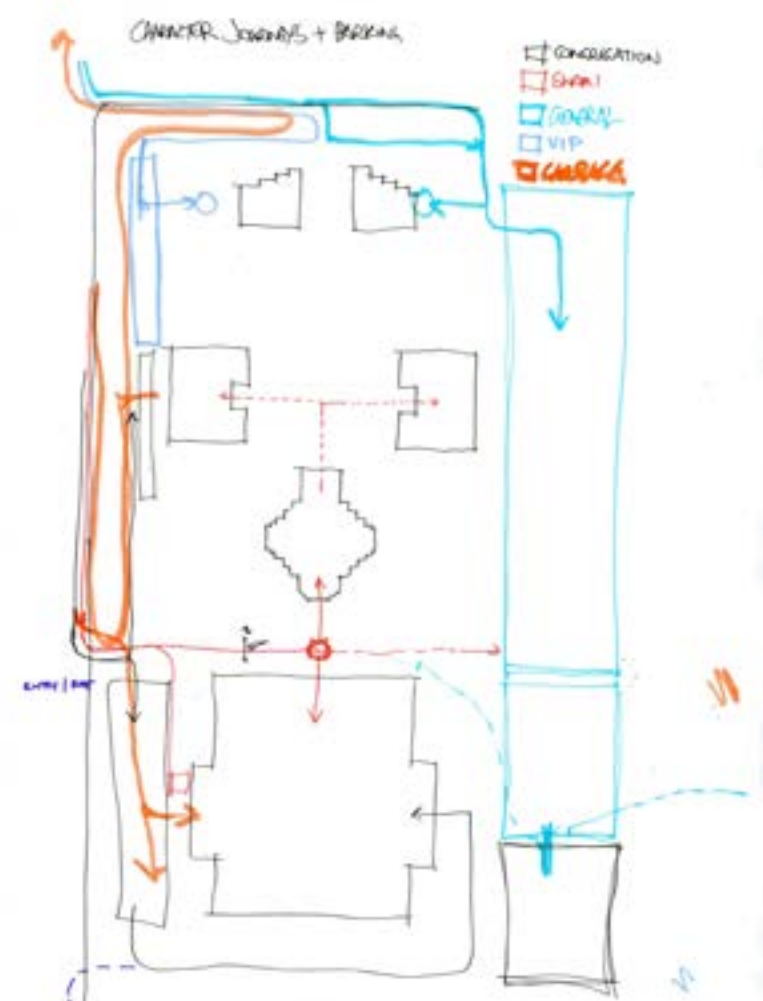
Design Options - ASPECT Studios



Design Options - ASPECT Studios



Design Options - ASPECT Studios



Workshop Sketches



Workshop session



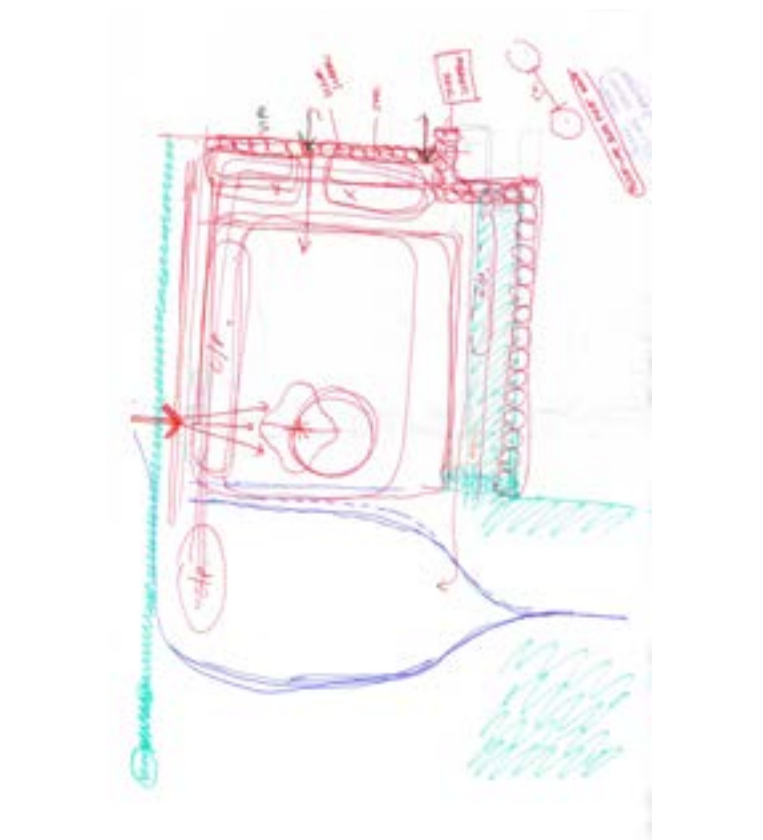
Workshop session



Workshop session



Workshop session



Workshop Sketches

Weekly Workshops - Online - November & December 2024

Weekly workshops were held for the core design team of Urbis, PTW and ASPECT Studios once a week in November and December of 2024. Additional meetings with the broader consultancy team were conducted on an adhoc basis. The intentions of the weekly workshops were to:

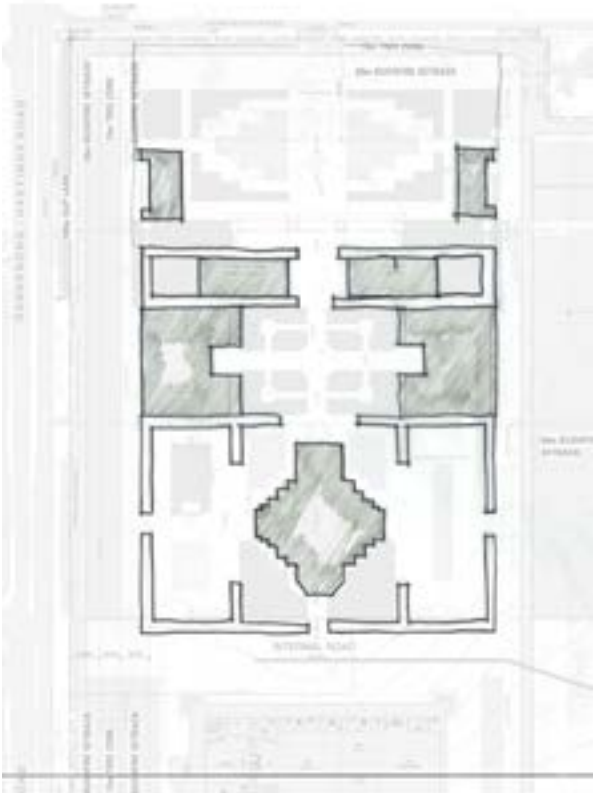
- Iteratively develop the temple and broader site planning design.
- Develop a response to the interrelated constraints of traffic planning, parking, storm water management and ESD objectives.
- For ASPECT Studios to better understand the historic and cultural background of BAPS temples around the globe.

Opportunities and Recommendations

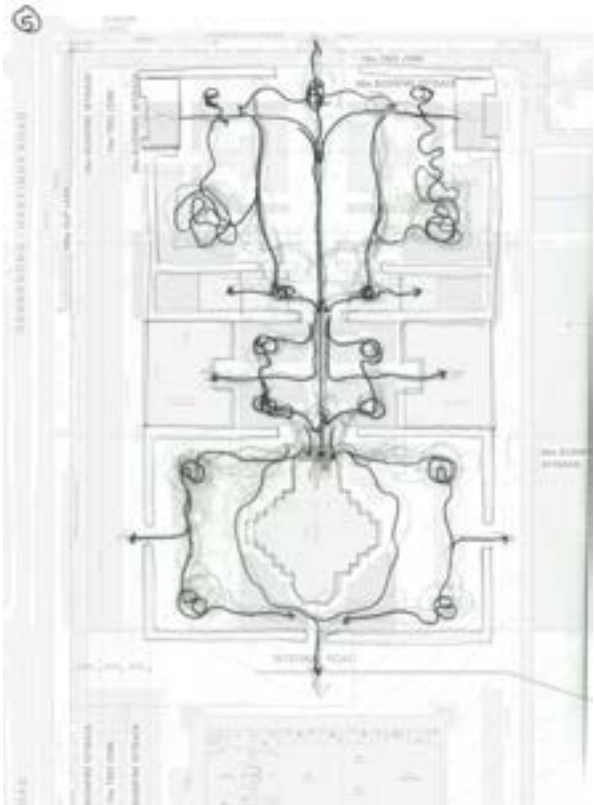
As part of the workshops ASPECT both presented and was an active member in the workshopping of key components of the site. The two main components of the landscape architectural design development were:

- The evolution and development of the temple grounds. Including developing the spatial programming of the gardens to include a variety of different spaces as well as the appropriate formal design response.
- Developing the broader site planning and design through working with the consultancy team to balance competing demands of parking, water management and other sustainability objectives.

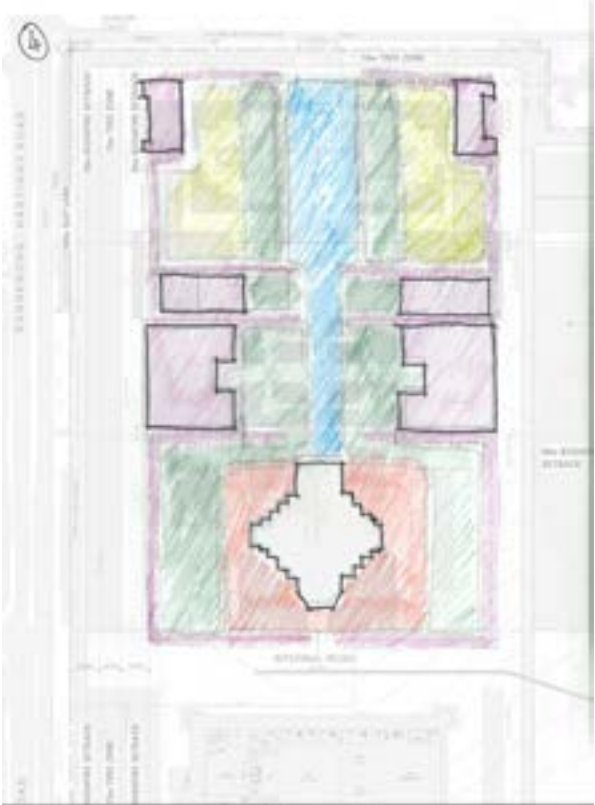
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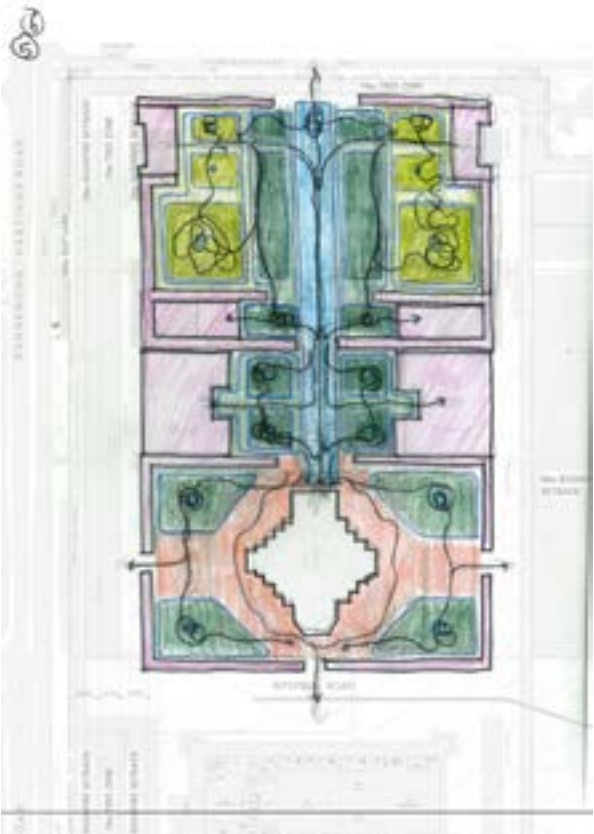
Building massing



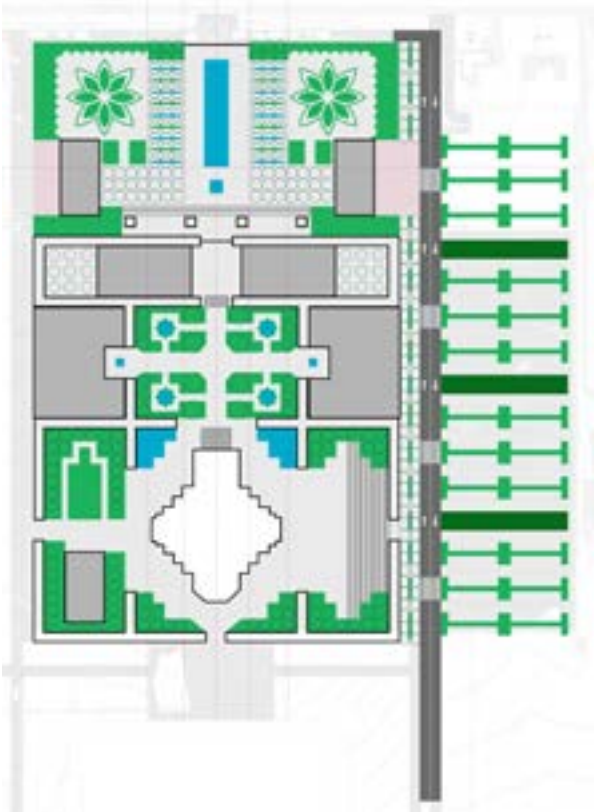
Desire Lines



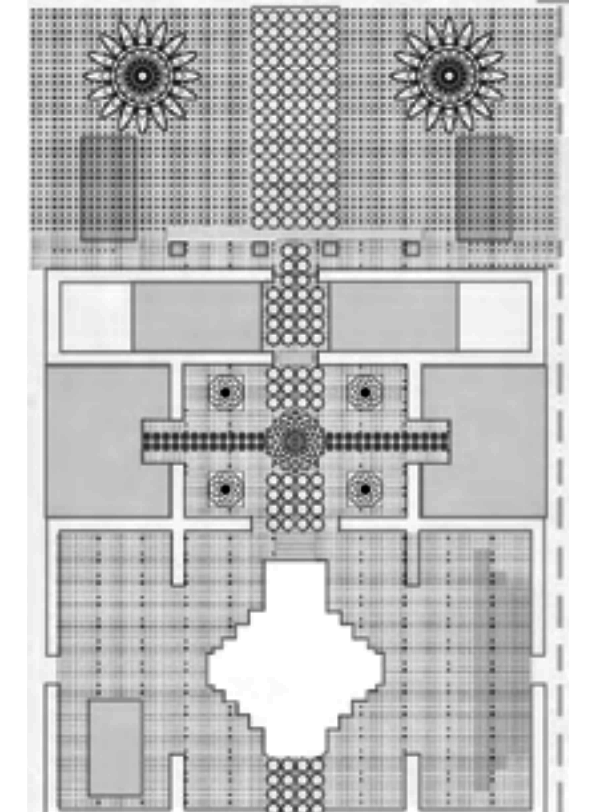
Initial Zoning Test



Refined Zoning Test



Spatial Layout Test



Paving Test



Section 3

Master Plan

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3.1 Cultural Context

BAPS Mandirs are now located around the globe with some of the most recently constructed in places like the USA and Middle East. As part of the design an immersive and in depth study has been undertaken to understand reoccurring design structures, elements and details.

BAPS Mandirs and Temple Complexes Around the Globe

BAPS Mandirs follow in a long tradition of Hindu temples and garden complexes and share many similarities with other Hindu temples in India and across the globe.

Symmetry and Geometry

The mandirs and surrounding gardens are highly symmetrical with a strong north south axis through the centre of the project with the mandir at the centre. This axis orients and structures the surrounding gardens and auxiliary buildings.

Significant Plants

There are a number of significant plants, fruits and flowers that are important to ceremony and are part of the stories and history that surrounds Bhagwan Swaminarayan.

Stories and Sculptures

Stories and sculptures adorn the mandir and surrounding gardens. Many of these include realistic depictions of people and animals.

Water

Water is an important part of temple complexes, depending on the location there are extensive areas of water and in others water is more minimal and restrained.

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Symmetrical Garden Installations



Axis and patterning



Radial patterning



Banyan Tree



Pomegranate



Golden Sculptures



Holy footprints of Bhagwan Swaminarayan



Discreet water features



Extensive water features

3.2 An Indian Australian Mandir

A beautiful and old Indian tradition located in a growing community of Melbourne, Australia calls for a tailored design response that respects the needs of worship while being contextually appropriate to the lived conditions in which it is situated. This project will express what is unique about the BAPS Hindu faith while being responsive to the needs of its home in Cranbourne South

A Reflection of BAPS History, Culture and Teachings

The project is an opportunity to create an authentic and meaningful Place of Worship for Melbourne's growing BAPS community by creating a temple based on traditional design principles and motifs. Temples around the world borrow from a common language and vernacular that both ties all temples to a long history while also being unique to each location they are built within.

A Place for the Whole Community

The temple is seen not only as an offering to worshipers but also as a place for the whole community in Cranbourne South. BAPS temples are famous world wide for their openness and generosity.

Contextually Appropriate - Climate and Ecology

The project will respond to the local conditions in which it will be located. Noting that it will be developed in a Melbourne Green Wedge Zone, the project will contribute ecological value as much as possible by using locally appropriate and indigenous plants to provide ecological benefits such as retaining and enhancing habitat for threatened and other species, shade and reducing the urban heat island affect. The project must also respond to the local temperate climate by providing adequate shade and general protection from the highly variable weather conditions the city is known for.

Contextually Appropriate - Australian Culture

The project will respond to local Australian culture and context while also bringing a unique BAPS experience. This includes Traditional Owner engagement.



A traditional Hindu Mandir temple situated within the local bush environment

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3.3 Landscape Design Areas

Main areas of landscape design and general look and feel

Place of Worship Garden Area

The main temple grounds will draw inspiration from design principles from Hindu culture and Mandir complexes from around the globe. The design will respond to the local Australian climate and use a combination of exotic and indigenous planting.



Green Parking Area

Parking will be interspersed with generous areas of predominantly indigenous and native planting and integrate storm water management systems such as rain gardens and permeable paving.



Water Storage Area

Water management across the development will include a water quality asset and storage area that is sufficient to manage peak rain events. The area will be landscaped and seamlessly integrated into the rest of the development.



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Habitat Area

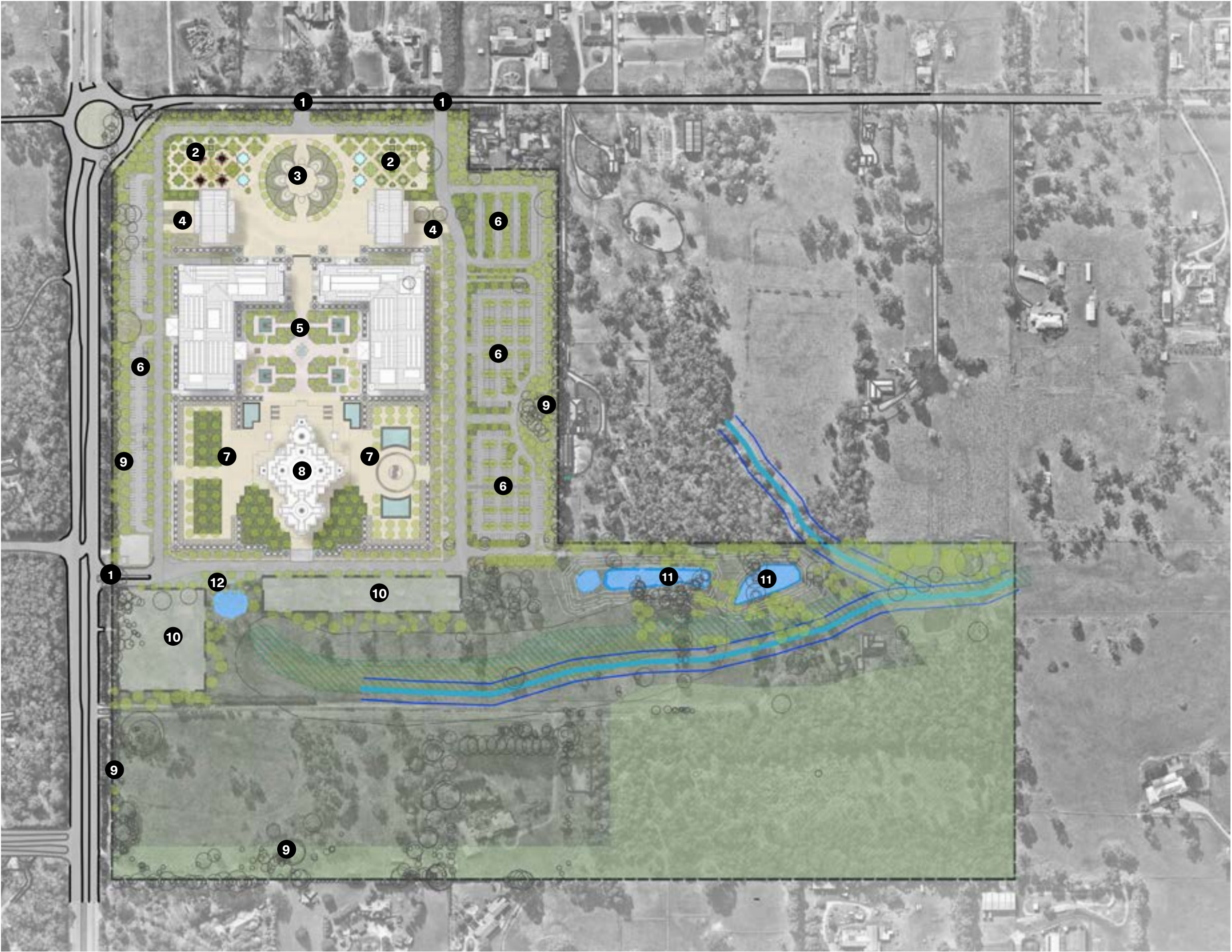
An area will be allocated for habitat conservation, creation and revegetation. It will consist of indigenous planting appropriate in the Cranbourne south Green Wedge Zone and as outlined in the Land Management Plan.



3.4 Overall
Masterplan

- Key
- Extent of Works
 - Lawn
 - Tree Zone with Shrubs
 - Shrubs Only
 - Revegetation Zone
 - Garden Beds
 - Existing Trees
 - Proposed Trees
 - 1 Carpark Entrance
 - 2 Contemplative Gardens and Informal Play
 - 3 Contemplative Gardens
 - 4 Entry Courtyards
 - 5 Main Temple thoroughfare
 - 6 Green Carparking
 - 7 Temple Gardens
 - 8 Main Temple
 - 9 Native Buffer Planting
 - 10 Over flow Carpark (Permeable Surface)
 - 11 Wetland and water storage
 - 12 Interpretation Signage

Scale: 1:5000 @A3



Note: Planting design, including tree layouts, is indicative only and is subject to further detailed design. Planting will adhere to bushfire requirements and setbacks

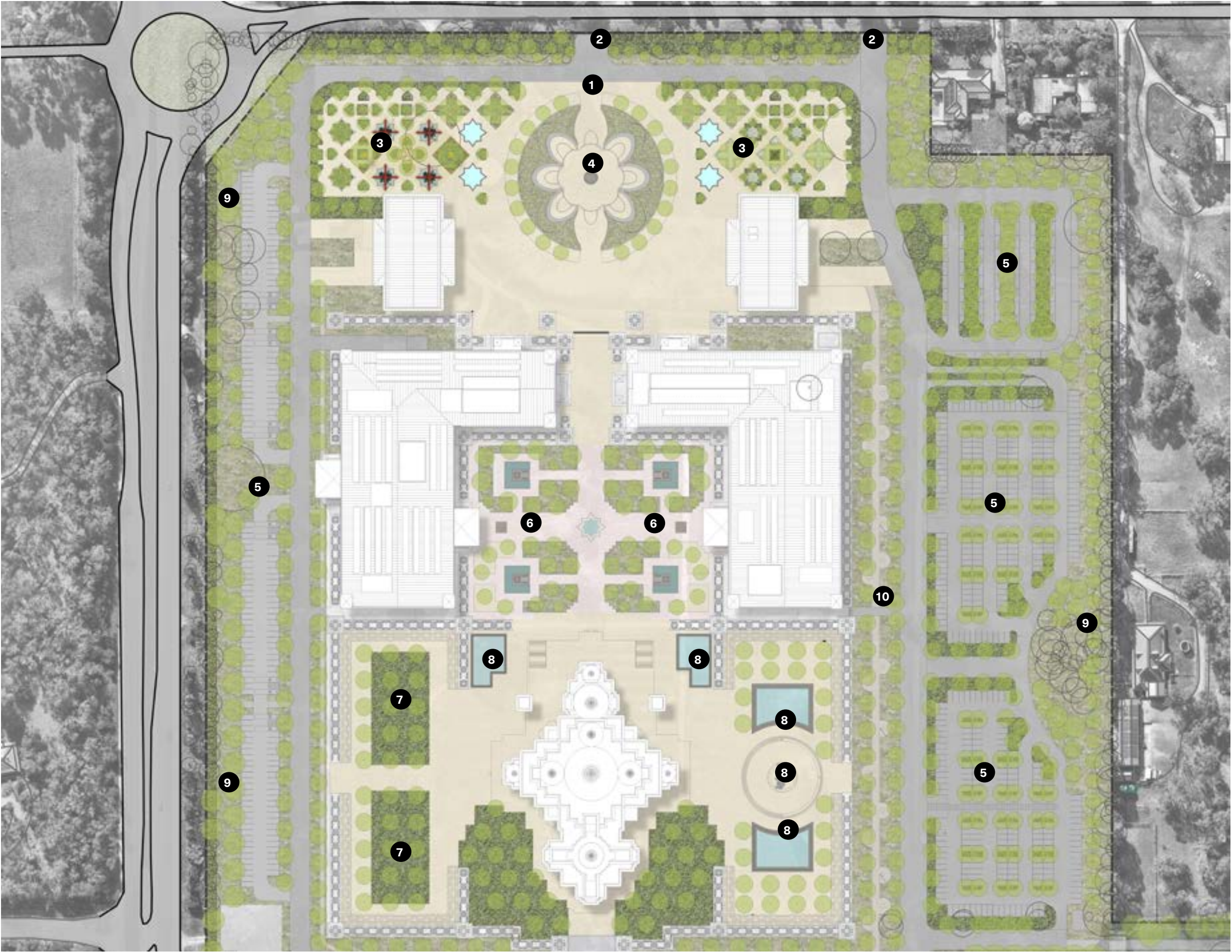
3.5 Temple Grounds



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- Key
- 1 Symbolic Entrance (no access)
 - 2 Carpark Entrance
 - 3 Contemplative Gardens and Informal Play
 - 4 Contemplative Gardens
 - 5 Green Carparking
 - 6 Temple Gardens-Courtyard
 - 7 Temple Gardens - Mandir
 - 8 Temple Gardens - Water Feature and Sculpture
 - 9 Native Buffer Planting

Scale: 1:2000 @A3



Note: Planting design, including tree layouts, is indicative only and is subject to further detailed design. Planting will adhere to bushfire requirements and setbacks

The Temple Ground is an expression of traditional BAPS history and culture while adapted and evolved to fit within the local climate of South Eastern Melbourne.

The gardens and open spaces around the Maha-Mandir are an integral part of the unique experience that is offered when entering into the temple grounds. The gardens will provide a comfortable and harmonious experience that provides ample shade, seating and amenity for visitors and the congregation.

Shade

The gardens will provide ample shade and places to rest through the design of large trees and shelters placed throughout the site. Significant shade trees will be planted throughout the complex reducing the urban heat island effect. Ample seating and places to rest which are designed for all abilities will be located throughout the complex.

Water

Water is an integral part to traditional Indian temple design. Water features of various shape and size will act as both visual features as well as creating opportunities for evapotranspiration and further cooling the complex on hot days. Water will be used sparingly and intelligently so to accommodate Melbourne’s fluctuating weather patterns and be resilient in times of drought.

Expressions of culture

Traditional temples are generously filled with art, sculpture and stories that express a rich religious history. There are many opportunities to integrate meaningful narratives throughout the temple gardens. BAPS is also interested in integrating Australian and Traditional Owner stories into the complex and allow for multiple stories to be told throughout the temple.

Amenities and activities

The temple is designed to accommodate the broad community of Cranbourne South and anticipates that a large percentage of visitors will be from the local area including community groups and school excursions. The temple gardens will provide a variety of amenity including shade, seating, rest areas, places for learning as well as the chance to sit on grass and areas for play.



Shade trees and sculptural avenues



Water features and shaded courtyards



Areas of play



Sculpture gardens



Shade trees and seating



Open areas for sitting and relaxing

3.6 Nature Area



- Key
- | | | | | | |
|---|--------------------------------------|----|--|----|------------------------------------|
| 1 | Carpark Entrance | 6 | Track for Wetlands | 11 | Interpretation Signage Opportunity |
| 2 | Overflow Carpark (Permeable Surface) | 7 | Proposed Wetland & Water Storage | | |
| 3 | Green Carparking | 8 | Glossy Grass Skink Habitat | | |
| 4 | Main Temple | 9 | Glossy Grass Skink Future Expanded Habitat | | |
| 5 | Native Planting Buffer | 10 | Green Retention Zone | | |

Scale: 1:2500 @A3

Note: Planting design, including tree layouts, is indicative only and is subject to further detailed design. Planting will adhere to bushfire requirements and setbacks

3.7 Nature Area

The Nature Area provides the opportunity to give back to the environment through revegetation as well as processing and storing water on site.

Revegetation area

An existing area of native vegetation will be extended through additional planting.

Wetlands and water storage

Runoff from the site, including carpark areas and the temple grounds will be managed through a series of bioremediation wetlands. Additional water is able to be stored in a holding pond for irrigating garden areas.

Glossy Grass Skink Habitat & Future Expanded Habitat

There is an opportunity to enhance and expand habitat zone for the Glossy Grass Skink within the Nature Area.

Signage and Interpretation

There is the possibility to include a gravel path to the smaller wetland pond which is located outside of any sensitive areas including educational signage regarding the habitat conservation and Caring for Country.



Wetlands and water storage



Examples of signage and interpretation

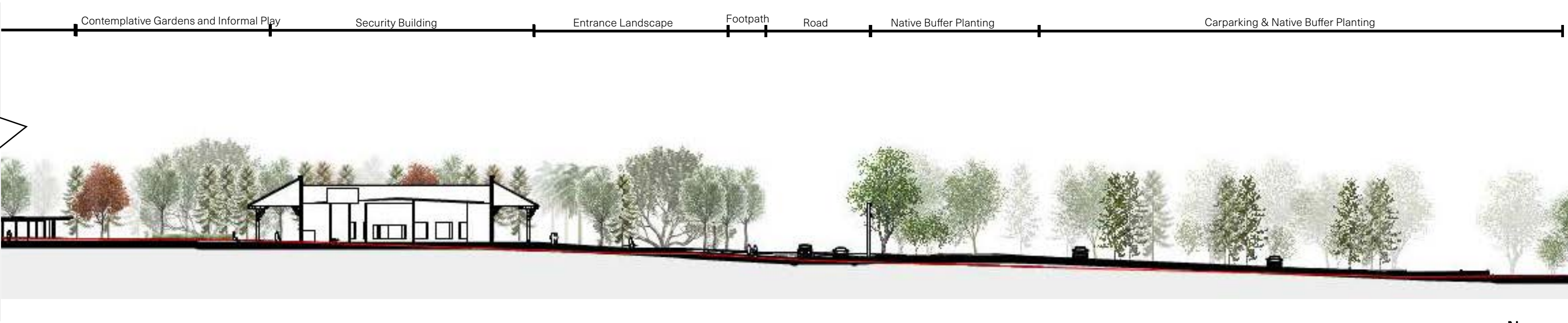
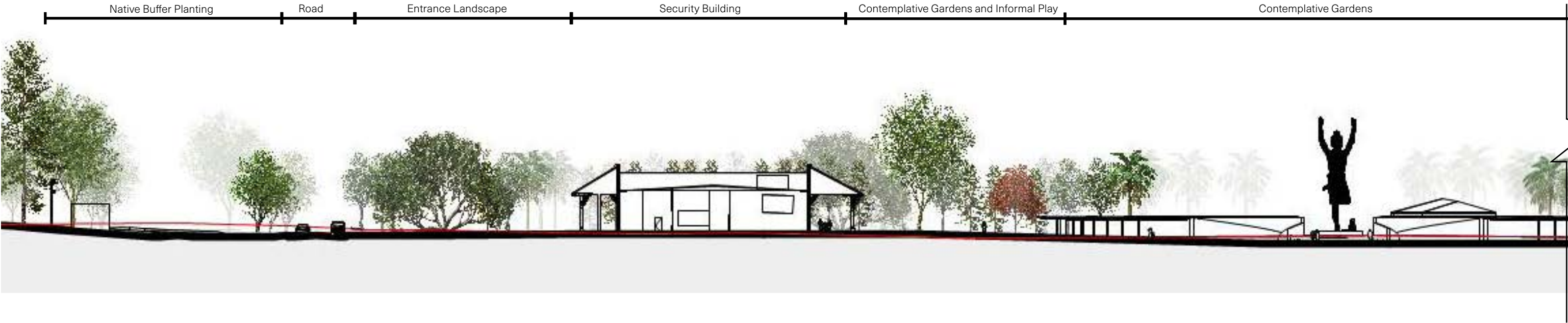
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PLAN

3.8 Site Sections

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Key Plan



Section A

Scale: 1:500 @A3



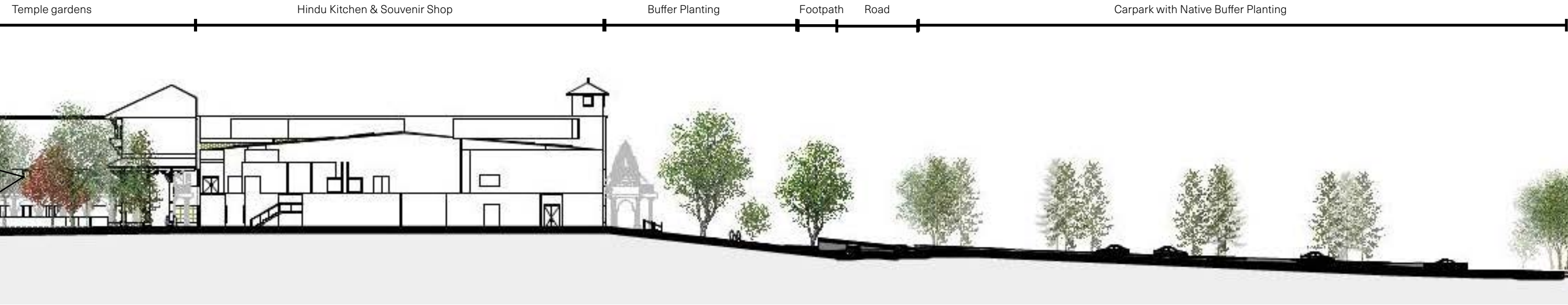
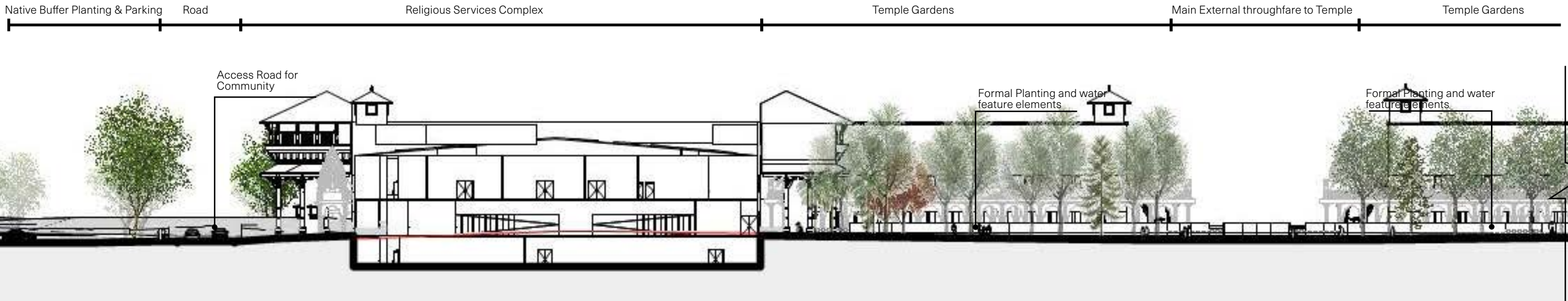
Note: Planting design, including tree layouts, is indicative only and is subject to further detailed design. Planting will adhere to bushfire requirements and setbacks

3.9 Site Sections

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Key Plan



Section B

Scale: 1:500 @A3

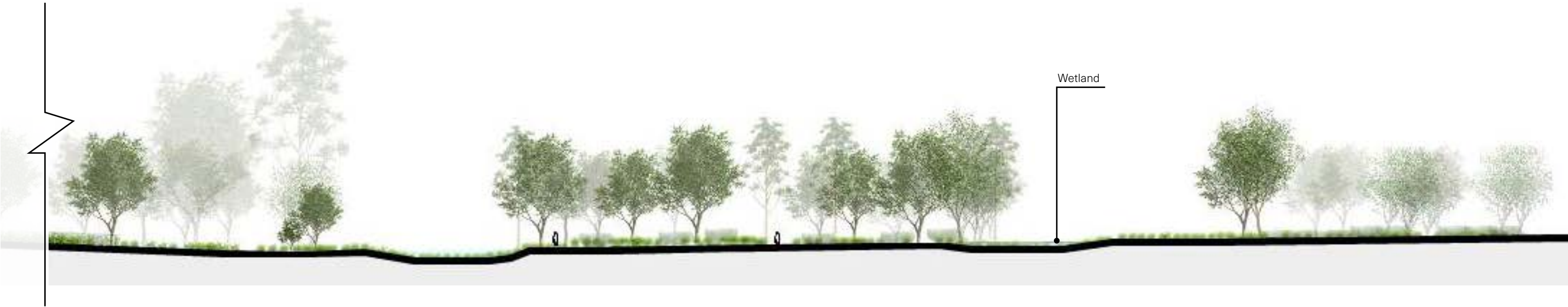
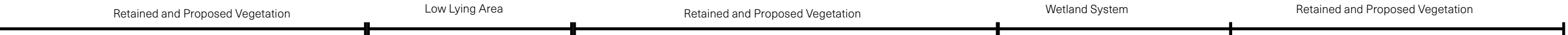
Note: Planting design, including tree layouts, is indicative only and is subject to further detailed design. Planting will adhere to bushfire requirements and setbacks

3.10 Site Sections

ADVERTISED
PLAN



Key Plan



Section C

Scale: 1:500 @A3

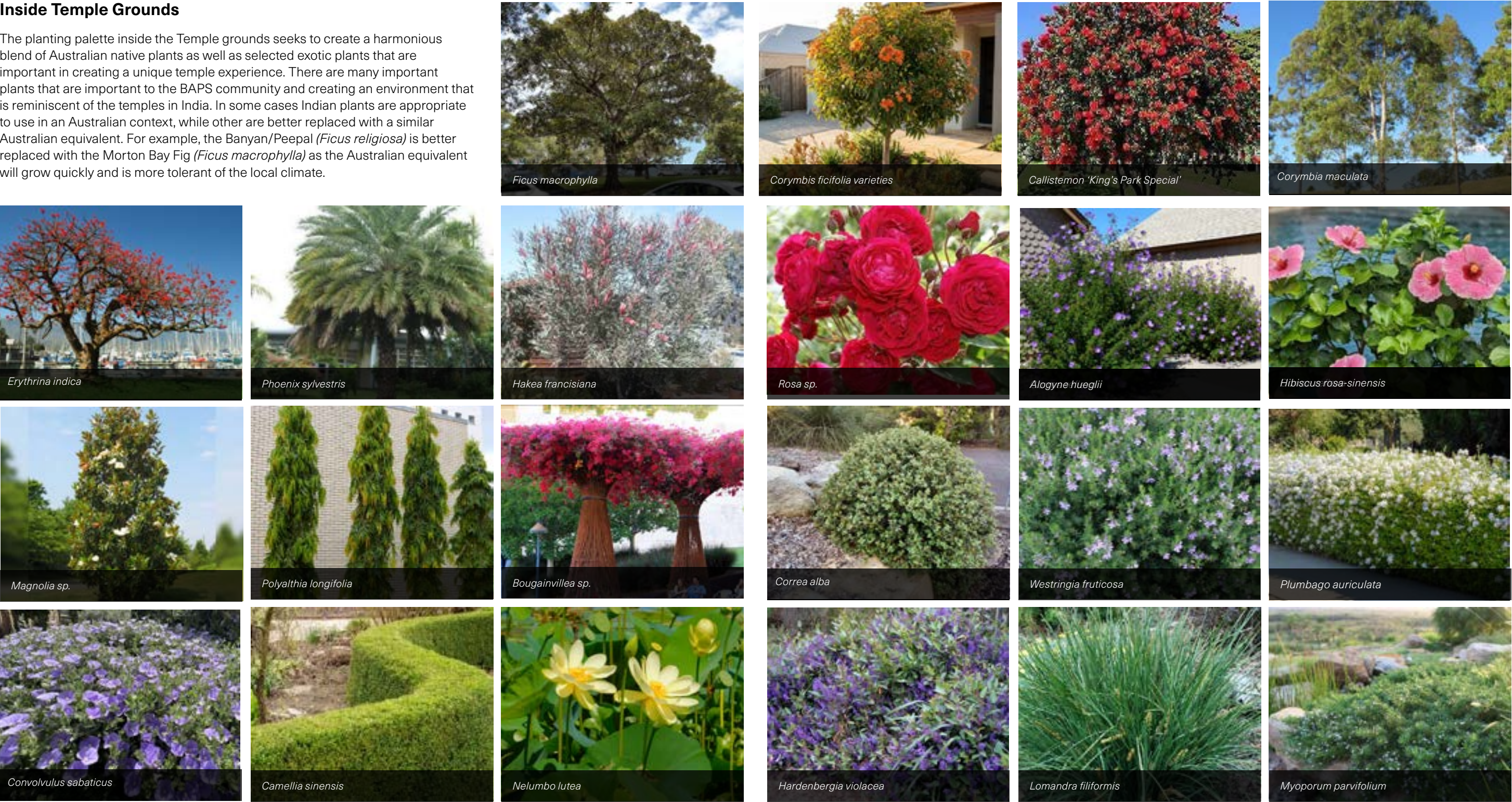
Note: Planting design, including tree layouts, is indicative only and is subject to further detailed design. Planting will adhere to bushfire requirements and setbacks

3.11 Planting Palette

Inside Temple Grounds

The planting palette inside the Temple grounds seeks to create a harmonious blend of Australian native plants as well as selected exotic plants that are important in creating a unique temple experience. There are many important plants that are important to the BAPS community and creating an environment that is reminiscent of the temples in India. In some cases Indian plants are appropriate to use in an Australian context, while other are better replaced with a similar Australian equivalent. For example, the Banyan/Peepal (*Ficus religiosa*) is better replaced with the Morton Bay Fig (*Ficus macrophylla*) as the Australian equivalent will grow quickly and is more tolerant of the local climate.

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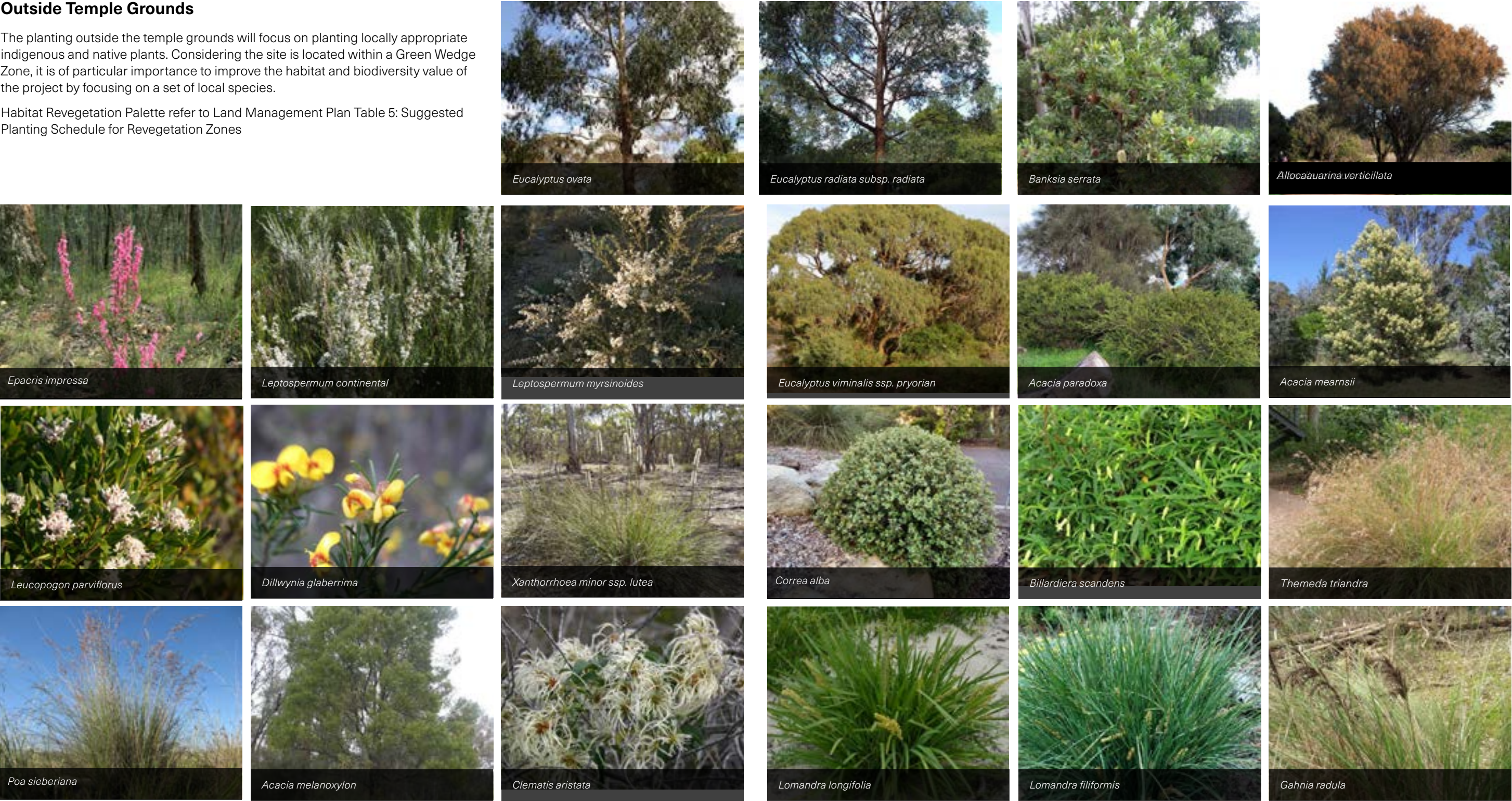
3.12 Planting Palette

Outside Temple Grounds

The planting outside the temple grounds will focus on planting locally appropriate indigenous and native plants. Considering the site is located within a Green Wedge Zone, it is of particular importance to improve the habitat and biodiversity value of the project by focusing on a set of local species.

Habitat Revegetation Palette refer to Land Management Plan Table 5: Suggested Planting Schedule for Revegetation Zones

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Note: To be read in conjunction with Land Management Plan

3.13 Material Palette

Inside Temple Grounds

Materials for inside the temple grounds will draw inspiration from the range of BAPS temple designs from around the globe. Temples often have repeating elements such as patterned paving, polished stone seating, and uniquely carved stone water features.



Patterned Stone Paving



Decomposed Granite Paths



Stone walls and seating



Feature Stone Paving



Cobbles

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Outside Temple Grounds

Materials outside the temple grounds will focus on low cost and easily available materials that are appropriate for the climate of South East Melbourne. These will include a range of standard materials such as locally sourced granite, concrete, wood, stone and paving.



Rain Gardens and Biohabitat



Decomposed Granite Paths



Concrete Paving



"Green Pavers"



Stabilised Gravel Surface

3.14 Furniture and Feature Elements

Furniture and Elements for inside the temple grounds will draw inspiration from the range of BAPS temple designs from around the globe. Temples often have repeating elements such water features, sculptures, colonnades and pavilions that create a sense of consistency across all temples. This project will use many of the same elements used in previous temples as well as designing elements that are unique to an Australian context.



Water Features



Shade Structures



Traditional Sculptures

Outside Temple Grounds

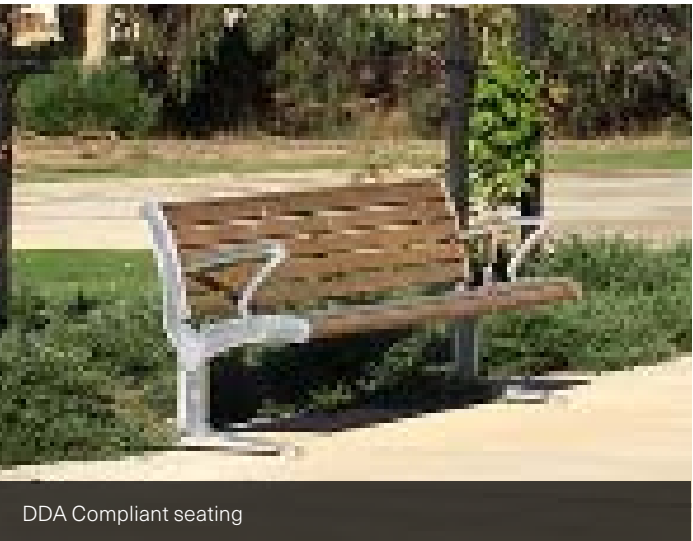
Furniture and elements outside the temple grounds will focus on low cost and easily sourced elements that are appropriate for the climate and context of South East Melbourne. These will include proprietary seats, drinking fountains and shade structures.



Boardwalks



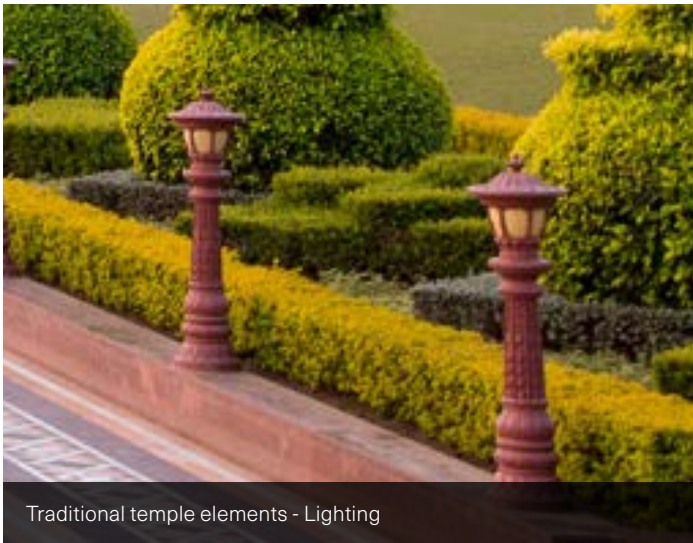
Shade Structures



DDA Compliant seating



Traditional Colonnades and Pavilions



Traditional temple elements - Lighting



Drinking Fountain



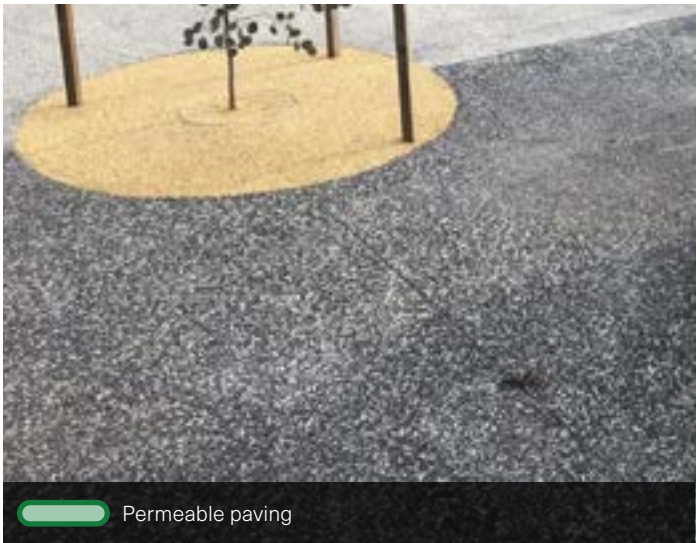
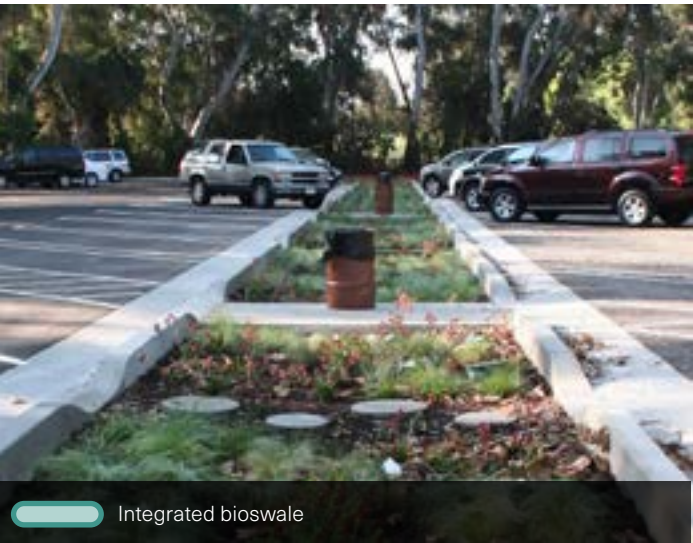
Bicycle Parking

3.15 Increasing Permeable Surfaces

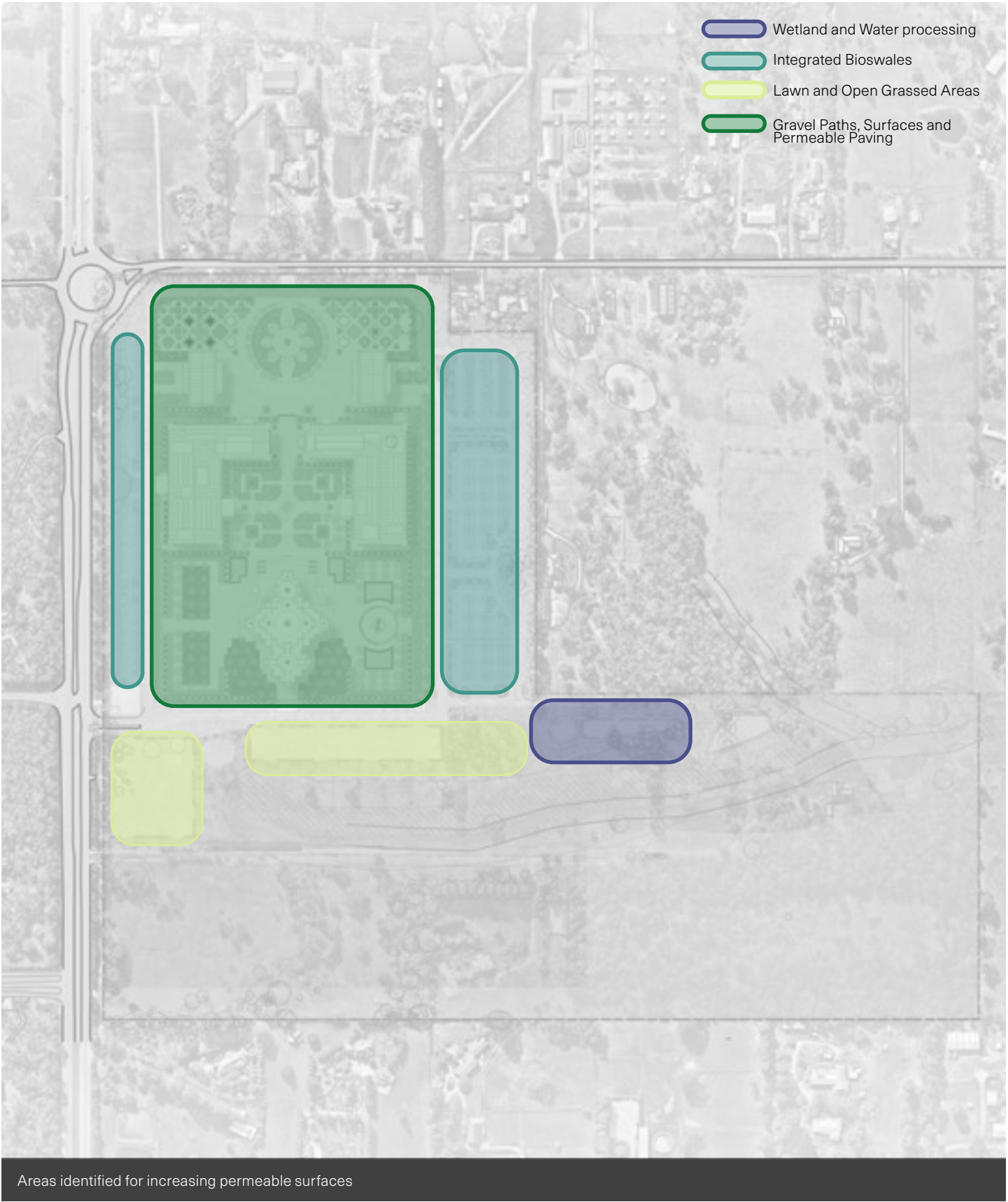
A key priority for the project is to maximise natural permeable surfaces, reducing stormwater runoff, improving water quality, and supporting healthy landscape systems. The design balances environmental performance with durability for high-use areas. Wetlands and water processing systems in low-lying zones will filter and store stormwater while creating habitat and visible links to water cycles.

Integrated bioswales along roads, parking areas, and building edges will slow, filter, and infiltrate runoff while contributing to green infrastructure. Lawn and open grassed areas, including overflow parking zones, will provide flexible spaces for gatherings and recreation while maintaining permeability.

Within the temple grounds, gravel paths will be used in moderate traffic areas to allow infiltration while complementing the landscape. Permeable paving will be applied in high-foot-traffic locations and public interfaces for durability and accessibility. This approach maximises permeability while ensuring high-use areas remain functional, resilient, and environmentally sensitive.



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3.16 Fencing and Buffering Views

Fencing and buffering measures across the site will focus on mitigating views, reducing noise impacts, and clearly defining functional areas. Temple colonnades will act as a physical and visual separator between the main public parking areas and the internal temple facilities, helping to control sightlines and manage movement between different parts of the site.

Vegetated screening will be positioned to break down the mass of building forms and soften their edges when viewed from surrounding areas. This planting will provide a continuous green backdrop that reduces the visual prominence of structures, particularly along key boundaries and approach routes.

Boundary fences, combined with vegetated planting, will clearly define the edges between different properties and uses, ensuring clarity of ownership and access while also contributing to screening.

Acoustic fencing will be installed in targeted locations, with a particular focus on the eastern boundary, to mitigate noise impacts on neighbouring properties. These barriers will be designed to meet acoustic performance requirements while integrating with surrounding planting to further reduce their visual impact. Collectively, these fencing and buffering strategies will manage both visual and acoustic impacts, ensuring the site functions effectively while minimising disturbance to the surrounding community.



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Section 3 – Master Plan

3.17 Tree Canopy
Cover

Existing Tree Canopy Area:
114,920m²

Proposed Tree Canopy Area
(note not all existing trees have been surveyed. Where trees have not been surveyed the indicative area of canopy evident in the aerial photography):
51,920m²

Proposed Tree Quantity
(indicative only):
830

Land Area
(exclusive of buildings):
395,800m²

Canopy Cover
(Based on small, medium and large canopy diameters of 5, 7 and 12 m):
42%

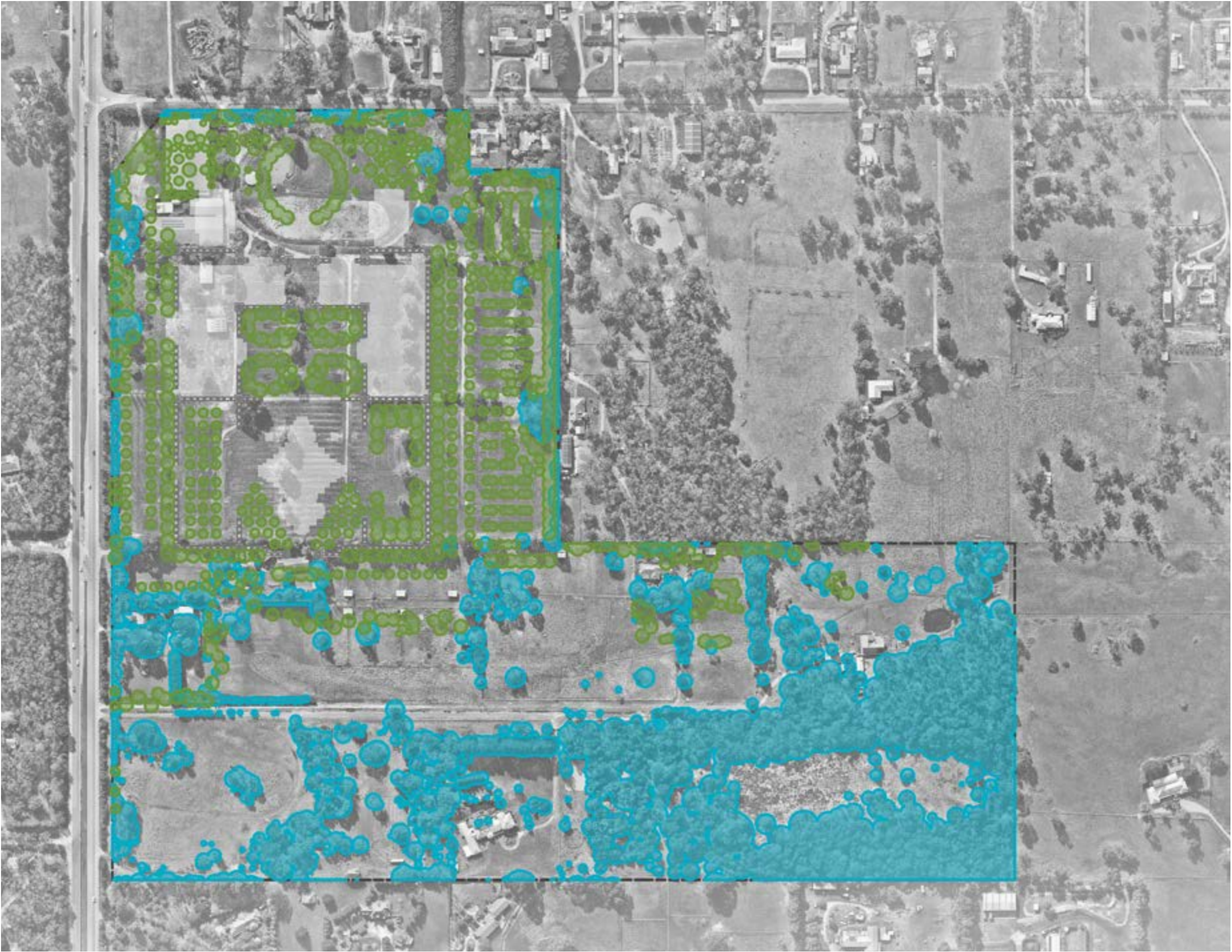
Key

Existing Trees Canopy

Proposed Trees Canopy

Building Footprint

Scale: 1:5000 @A3



Note: Planting design, including tree layouts, is indicative only and is subject to further detailed design. Planting will adhere to bushfire requirements and setbacks

3.18 Tree Canopy
Heights

Key

- Tree Inside Temple Grounds**
Key Species typical height at maturity
Corymbia ficifolia 'Wildfire'
4–6 m
Corymbia maculata
20–40 m
Erythrina variegata (syn. *Erythrina indica*)
10–15 m
Ficus macrophylla
20–35 m
Hakea francisiana
3–5 m
Magnolia grandiflora
12–20 m
Phoenix sylvestris
Up to 10m
Polyalthia longifolia
Up to 12m
- Tree Outside Temple Grounds**
Key Species typical height at maturity
Acacia melanoxylon
15–25 m
Allocasuarina verticillata
6–10 m
Banksia serrata
8–12 m
Eucalyptus ovata
12–20 m
Eucalyptus radiata subsp. radiata
20–30 m
Eucalyptus viminalis subsp. pryoriana
12–20 m



Scale: 1:5000 @A3



Note: Planting design, including tree layouts, is indicative only and is subject to further detailed design. Planting will adhere to bushfire requirements and setbacks

3.19 Opportunities for Engaging with Bunurong Land Council (BLCAC)

The BAPS project will continue to develop through all stages of design a clear plan for engagement with the Bunurong Land Council, recognising this as the beginning of a long-term and fruitful relationship. This process will be grounded in a genuine commitment to undertaking a truly collaborative approach — one that takes time and space to develop trust, exchange knowledge, and explore opportunities for cultural and environmental integration.

An initial Walk on Country was held on 23rd October 2025 with representatives of Bunurong Land Council.

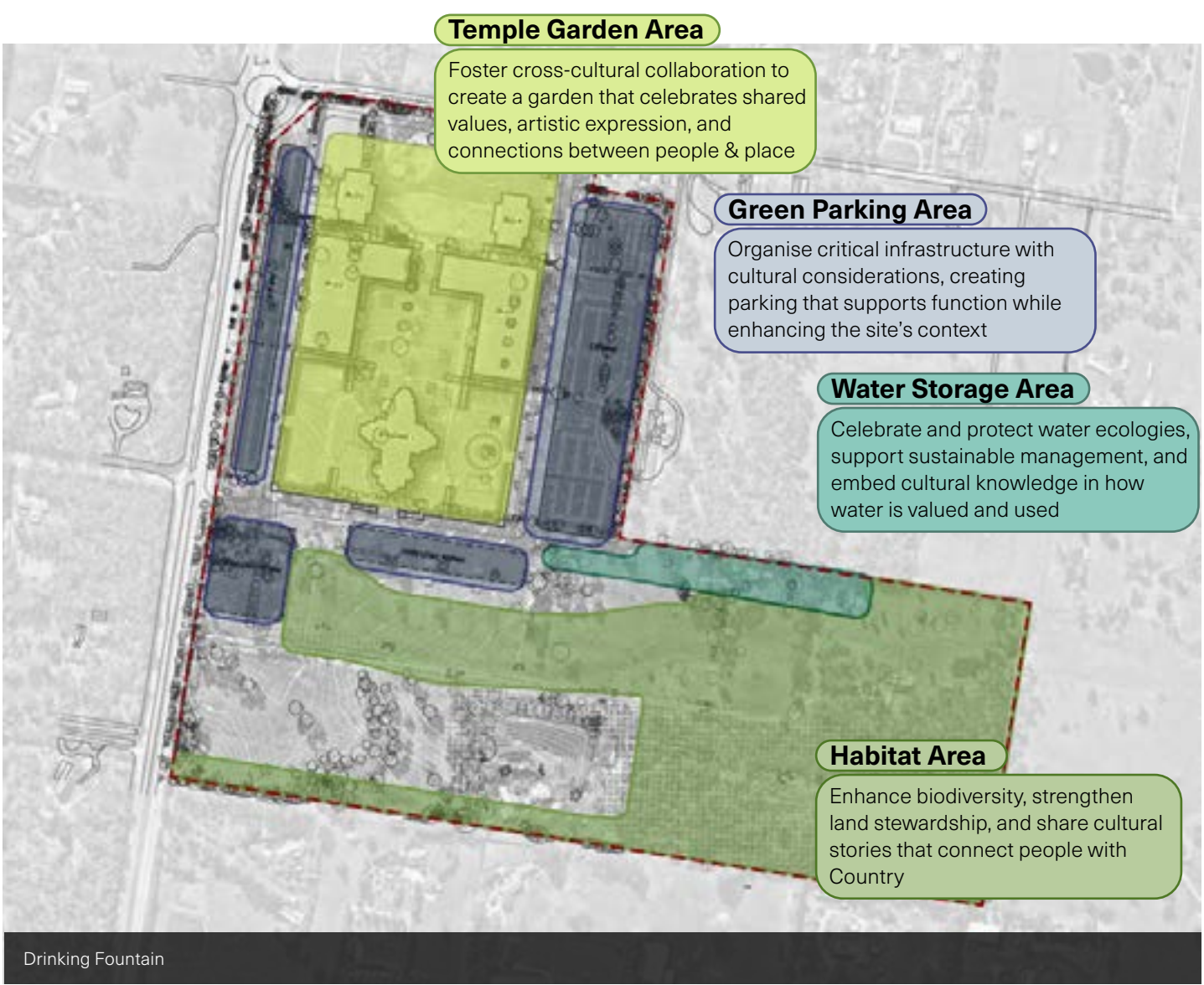
By bringing together two rich cultures — the Bunurong people, Traditional Custodians of the land, and the Indian community who will bring the BAPS temple vision to life — the engagement will foster deep cross-cultural understanding and lasting connections.

One key opportunity is the collaborative development of a designated area within the Temple Garden Area. This space

could be co-designed to incorporate traditional narratives, materials, and symbolic planting, with creative partnerships between Bunurong and Indian artists enriching its design. The Habitat and Water Storage area offers another focus for collaboration. Bunurong input could guide land management practices, habitat creation, biodiversity enhancement, and interpretation opportunities, ensuring it serves as both an ecological asset and a space that communicates cultural stories about land and water.

Through these and other opportunities, the engagement will allow cultural knowledge to shape the design in meaningful ways, leaving a legacy of respect, collaboration, and shared storytelling.

The following pages of desktop study of Bunurong Cultural information/songlines across Bunurong Country were prepared for discussion with BLCAC.



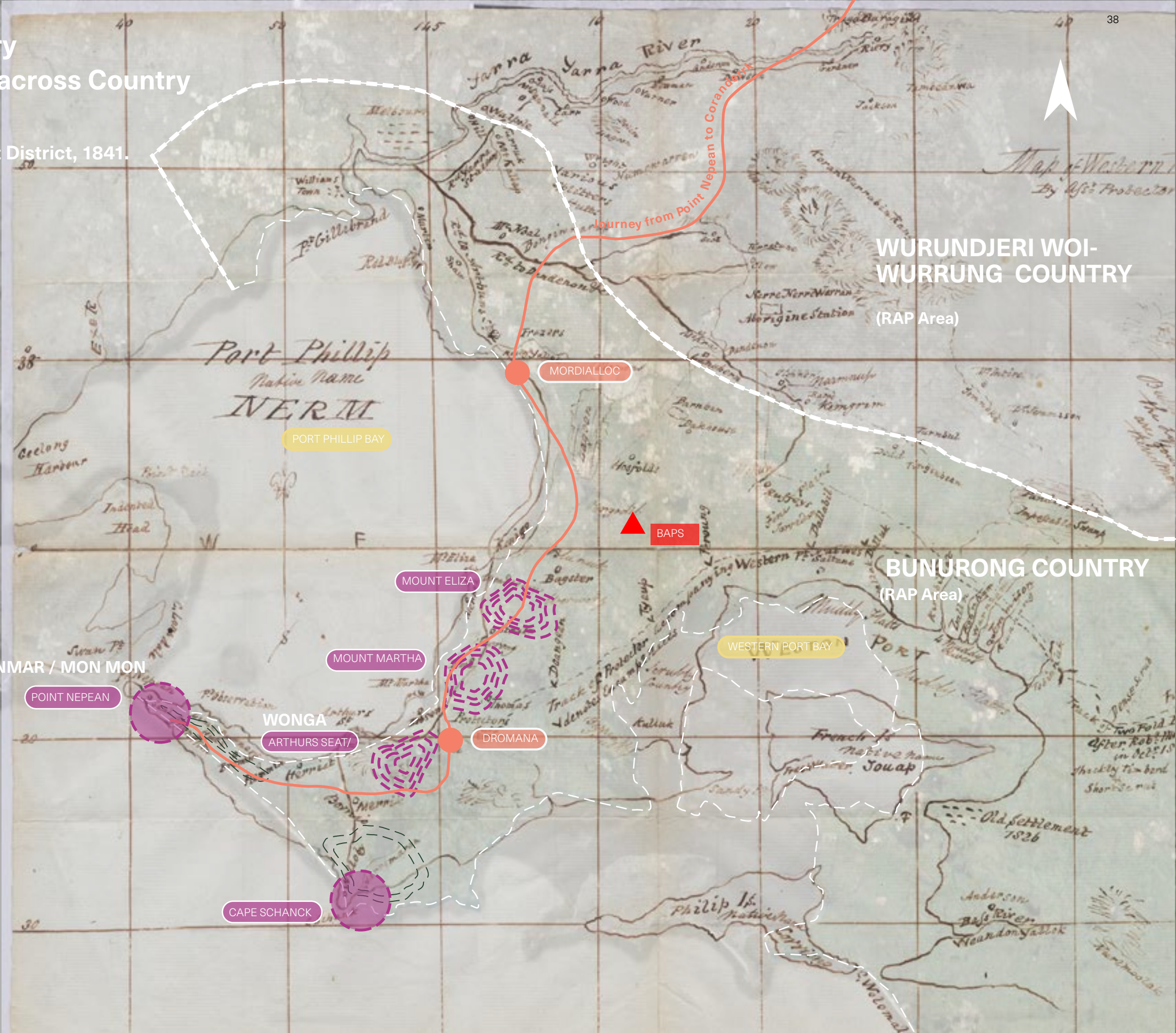
Mapping of Bunurong Country
- Songlines and connections across Country



Mapping of Bunurong Country
- Songlines and connections across Country

with William Thomas Map of Westernport District, 1841.

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