

# 3.1 METROPOLITAN CONTEXT



Metropolitan Context



# 3.2 NEIGHBOURHOOD CONTEXT

The now, essentially vacant, large scale allotments make this a distinctive and unique opportunity for a well considered future, integrated development.

The local and wider neighbourhood demonstrates a diversity in terms of land uses, housing types, scale, street interface and relationship with abutting coarse grain built forms.

The adjacent development to the North with a larger built form to the centre of the site surrounded by a lower veneer of townhouses is a key contextual relationship.



Neighbourhood Context



Metzke Bros, industrial building amongst fine grain residential



New medium density residential housing



Six storey residential development to the North



Fine grain residential housing



# 3.3 LOCAL NETWORKS



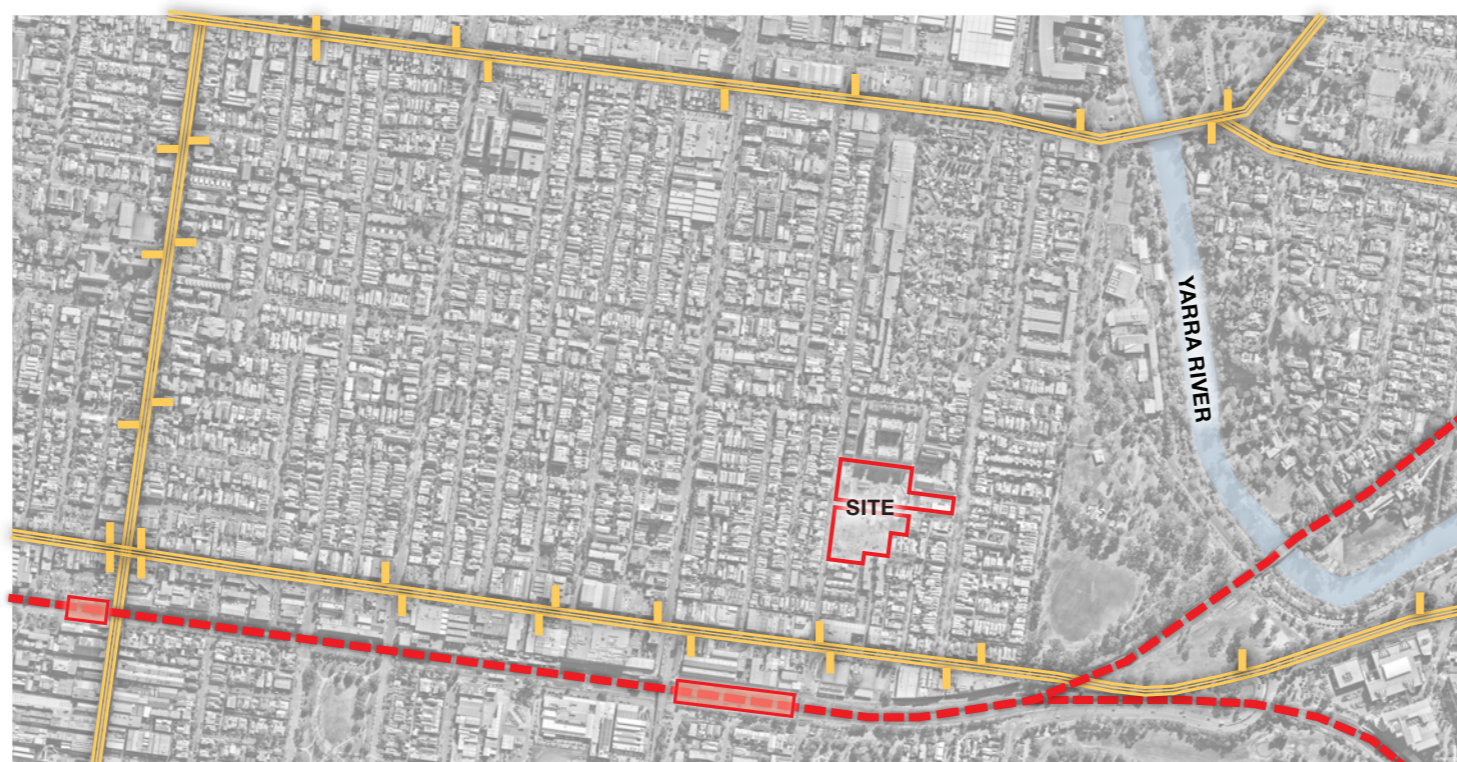
### ROAD NETWORK HIERARCHY

A relatively uniform network of arterial roads, streets and laneways exists within the site context. This uniform hierarchy has been extended into the completed Northern and heritage precincts and partially completed Central precinct as per the 2012 DP approval. It does not currently extend into to the Southern precinct.

### LEGEND

- PRIMARY STREET
- SECONDARY STREET
- TERTIARY STREET
- LANEWAY / DEADENDS

Road Network Hierarchy



### PUBLIC TRANSPORT NETWORK

The site is well located within walking distance of metropolitan train and tram services and a short trip to central Melbourne for connecting regional train links.

### LEGEND

- TRAIN LINE
- TRAIN STATION
- TRAM LINE
- TRAM STOP

Public Transport Network



# 3.3 LOCAL NETWORKS



### CYCLING NETWORK

City cycling routes and linkages to the Main Yarra Trail are located within relatively short cycle trips from the site. The East - West connectivity has been improved through the completion of the Northern and Heritage precincts of the GTV 9 site.

#### LEGEND

- SHARED OFF-ROAD PATH
- - - FORMAL ON-ROAD BIKE ROUTE
- . . . . . INFORMAL BIKE ROUTE

Source: Yarra City Council Travel Smart Map

Cycling Network



### WALKABILITY NETWORK

The local context offers good walkability opportunities and North-South connections to local shopping precincts. East - West walkability was improved with the completion of the Northern and Heritage precincts of the GTV9 site.

#### LEGEND

- PEDESTRIAN PATHS
- ▭ TRAIN STATION

Walkability Network



# 3.4 BUILT FORM



Building + Subdivision Pattern



### FIGURE GROUND STUDY - BUILDINGS AND SUBDIVISION PATTERNS

A varied mix of building and subdivision patterns exist within the local context. This includes a predominance of fine grain Victorian and Edwardian residential buildings, subdivision, mid century public housing, and intermittent light industrial/ commercial warehouses. Larger footprint buildings surrounded by finer grain townhouses exist within the local neighbourhood



Figure Ground Study - Blocks



### FIGURE GROUND STUDY - FORMER GTV9 SITE

The recently completed Northern precinct of the GTV9 site was the heritage precinct which sits at the North East corner of the development site and incorporates the heritage listed Wertheim Building between Bendigo St and Barnet Way.

To the North of the existing site is the presently developed residential development of the GTV9 site. It consists of 4 central residential blocks surrounding a central private court. Wrapped around the west and north of of this is a veneer of townhouses. To the north east is the heritage listed Wertheim Building, the signature building of the precinct.

# 3.4 BUILT FORM



### BUILDING HEIGHTS

The local context is characterised by a fine grain, residential scale intermittently contrasted with larger scale residential, industrial and commercial buildings over 3 plus levels. The completed Northern precinct incorporates 2-3 storey townhouses to the perimeter with taller 6 storey forms centrally located on the site. The completed Heritage precinct incorporated the heritage Wertheim Building above 3 levels, interfacing with residential scale at its boundaries.

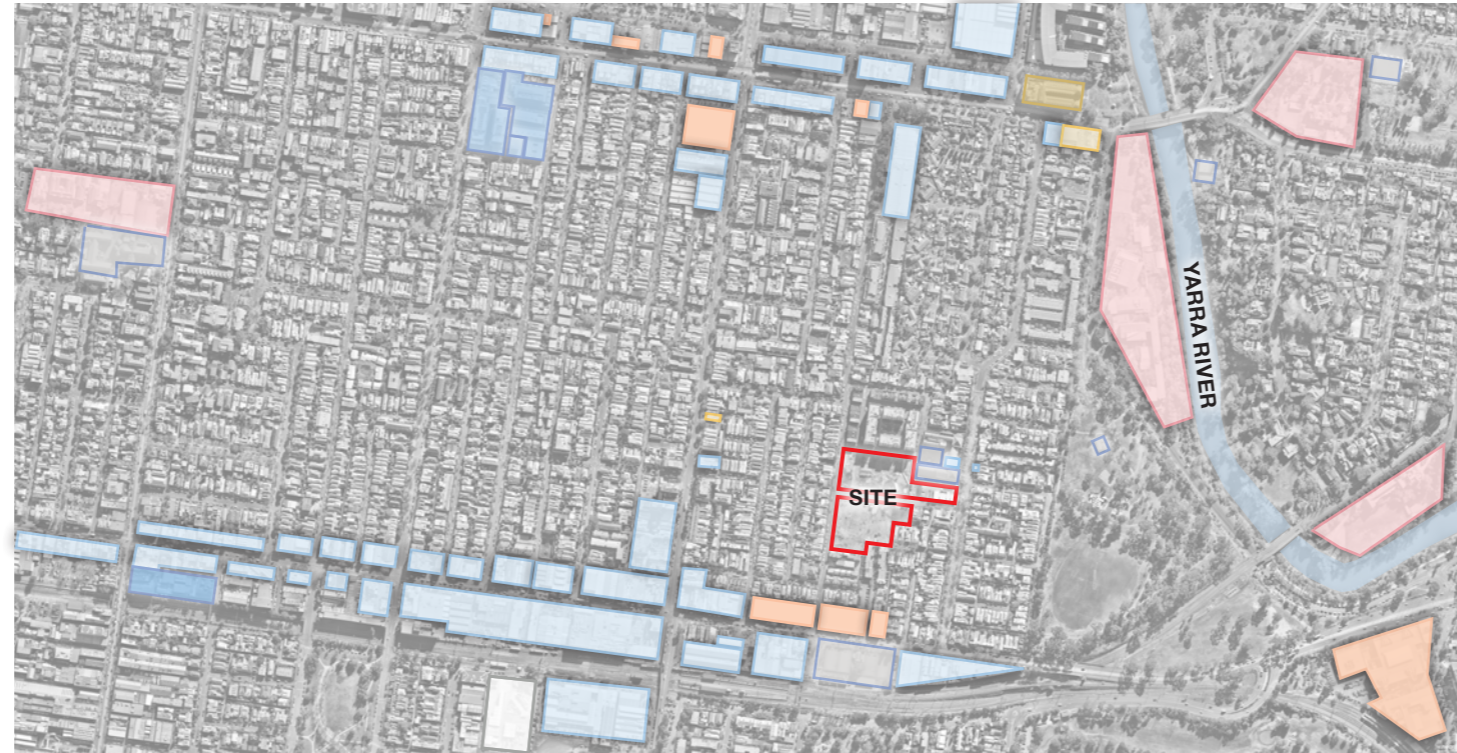
### LEGEND

- 4 + STOREYS
- 1 - 3 STOREYS
- SITE

Building Heights



# 3.5 LAND USE + OPEN SPACE



### EXISTING LAND USES

A variety of non-residential uses including industrial, commercial, public and education uses exist within the local context. The immediate surrounds of the site are predominantly residential. The site is characterised by medium-high density residential (North precinct).

### LEGEND

	COMMERCIAL USE HOTEL		PUBLIC USE HEALTH FACILITIES
	PUBLIC USE COMMUNITY		COMMERCIAL USE RETAIL
	PUBLIC USE EDUCATION		INDUSTRIAL USE
	MIXED USE		COMMERCIAL USE OFFICE

Non-Residential Uses



### PUBLIC OPEN SPACE

Burnley Oval and the Yarra River environs are within close proximity to the site. The newly developed heritage precinct with communal courtyard sits adjacent to the development site. Other significance public open space within close proximity to the site is minimal.

### LEGEND

	PUBLIC OPEN SPACE
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Public Open Space



# 3.5 LAND USE + OPEN SPACE



### HERITAGE OVERLAY

Within the local context there are a number of zones covered by heritage overlays. These include zones to the North and Southeast of the GTV9 site. The existing Wertheim Building is listed on the Heritage Victoria Register and the redevelopment of this was completed as per the 2012 Development Plan.

### LEGEND

- HERITAGE REGISTER
- HERITAGE OVERLAY

Heritage Zones



### TREE CANOPY

Running North-South along the site's Eastern boundary, Bendigo Street demonstrates valuable and significant dense street tree canopies. Similar canopies exist along other primary streets within the local context but are not common on smaller secondary streets and laneways.

### LEGEND

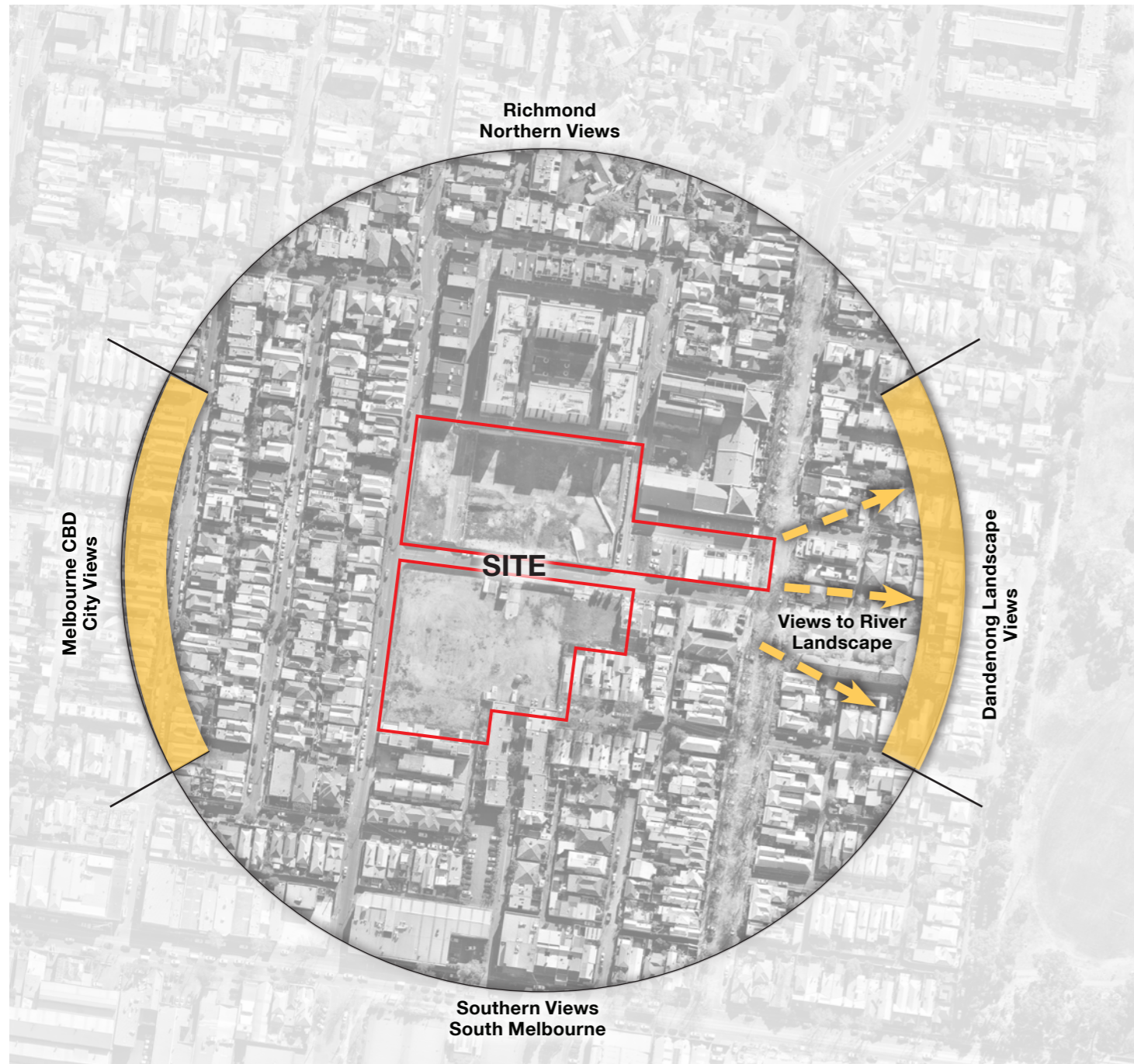
- PUBLIC OPEN SPACE LANDSCAPING
- DENSE STREET TREE CANOPY
- MEDIUM STREET TREE CANOPY
- MINIMAL STREET TREE CANOPY

Tree Canopy





# 3.6 EXISTING VIEW STUDY



View looking North



View Looking North West



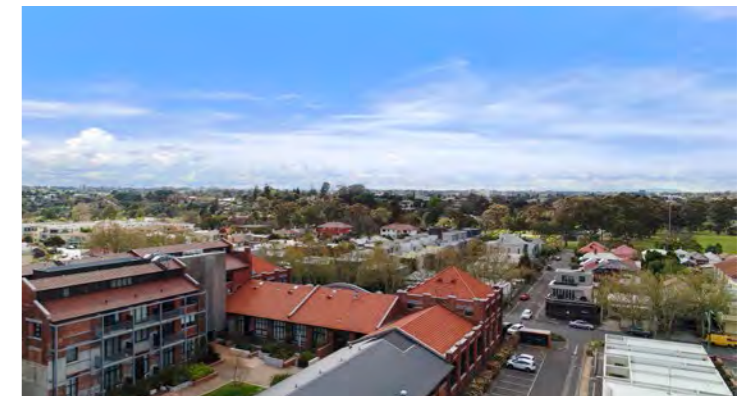
View looking West to CBD



View Looking South West



View looking South



View looking East to Dandenong Ranges

