

5.0/ URBAN DESIGN ANALYSIS & RESPONSE

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DATE 11 PLAN 11 of
For and on behalf of the Responsible Authority
relating to use/development of land
Plan referred to in Permit No.
YARRA PLANNING SCHEME
PLANNING & ENVIRONMENT ACT 1987

5.1/ INTEGRATION

URBAN PATTERN



Typical Street Residential Streetscape
Scale and detail contrast between fine grain residential and industrial composite forms.

Composite industrial forms on Stawell St as backdrop to fine grain residential on Type St.



Metzke Bros, 89 Type Street
Composite industrial forms at block corner, contrasting with fine grain residential.
Variation in composite form.



OPEN SITE AREAS ON STAWELL + KHARTOUM STREETS DISCONNECT FINE GRAIN FROM COMPOSITE FORMS

TYPICAL + CONTRASTING INTERFACE BETWEEN FINE GRAIN + COMPOSITE FORMS ACROSS PUBLIC STREETS

UNEXPECTED CONTRASTING RELATIONSHIPS (MOORE STREET)

EXTENDED FINE GRAIN FACILITATES REINFORCEMENT OF EXISTING STREET CHARACTER

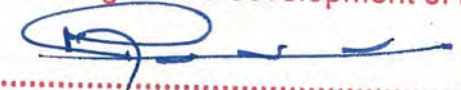
EXISTING TYPICAL RELATIONSHIPS RETAINED + REINFORCED BY CAREFUL RESTORATION OF HERITAGE DETAILS

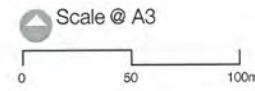
NEW ORCHESTRATED INTERFACES BETWEEN EXTENDED FINE GRAIN + COMPOSITE FORMS

01/ ANALYSIS

02/ RESPONSE

- H EXISTING FINE GRAIN
- G COMPOSITE FORMS
- H EXTENDED FINE GRAIN

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5.1/ INTEGRATION

PUBLIC STREETS INTERFACE



7 + 9 Jago Street
Example of houses in individual fine grain residential with unique form and detail.



72-80 Stawell Street
Example of 'grouped' (5 houses) fine grain residential with replicated form and detail



01/ ANALYSIS

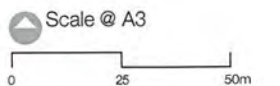
- TOWNHOUSE GROUPS WITH VARYING STREET RESPONSE + LANGUAGE
- EXISTING HERITAGE STREETScape REINFORCED

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02/ RESPONSE



5.2/ BUILT FORM

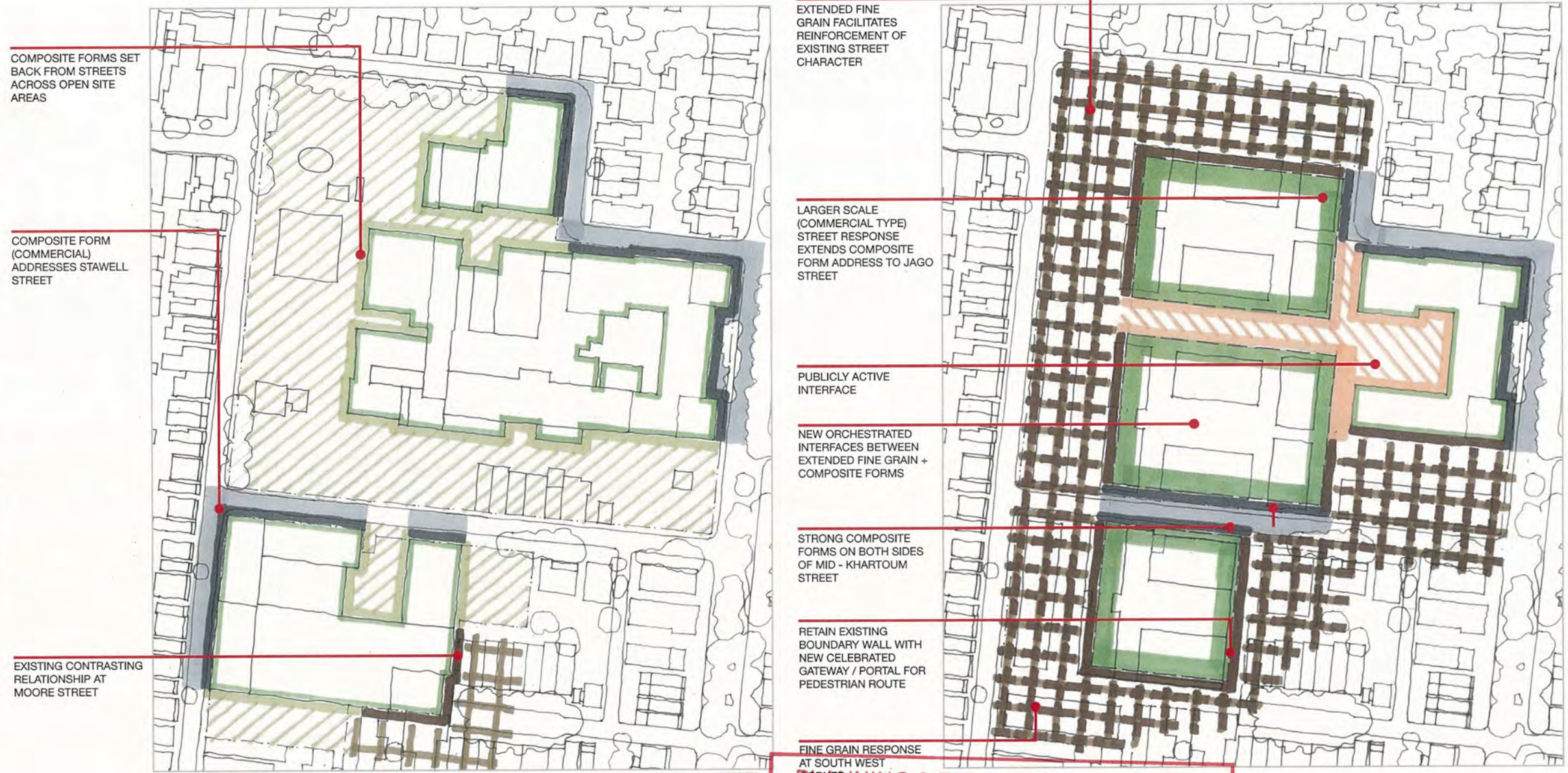
BUILDING TYPES



View Looking West To CBD From Tower
Example of composite form with exposed return elevation and normal elevation to street.



'The Stables' 19 Duke Street
Shows composite form addressing residential fine grain street



COMPOSITE FORMS SET BACK FROM STREETS ACROSS OPEN SITE AREAS

COMPOSITE FORM (COMMERCIAL) ADDRESSES STAWELL STREET

EXISTING CONTRASTING RELATIONSHIP AT MOORE STREET

EXTENDED FINE GRAIN FACILITATES REINFORCEMENT OF EXISTING STREET CHARACTER

LARGER SCALE (COMMERCIAL TYPE) STREET RESPONSE EXTENDS COMPOSITE FORM ADDRESS TO JAGO STREET

PUBLICLY ACTIVE INTERFACE

NEW ORCHESTRATED INTERFACES BETWEEN EXTENDED FINE GRAIN + COMPOSITE FORMS

STRONG COMPOSITE FORMS ON BOTH SIDES OF MID - KHARTOUM STREET

RETAIN EXISTING BOUNDARY WALL WITH NEW CELEBRATED GATEWAY / PORTAL FOR PEDESTRIAN ROUTE

FINE GRAIN RESPONSE AT SOUTH WEST CORNER

01/ ANALYSIS

- INTERFACE WITH EXTENDED FINE GRAIN
- INTERFACE WITH EXISTING PUBLIC STREETS
- INTERFACE WITH 'NEW PARADIGM' LANDSCAPE - PUBLIC PLAZA + SPINE
- INTERFACE WITH EXISTING FINE GRAIN
- INTERFACE WITH EXISTING OPEN SITE AREA (INACCESSIBLE)

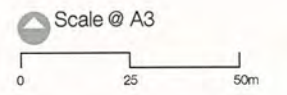
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 DATE 11/5/2012 PLAN 27 of 80
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5.2/ BUILT FORM

ASPECT + PROSPECT



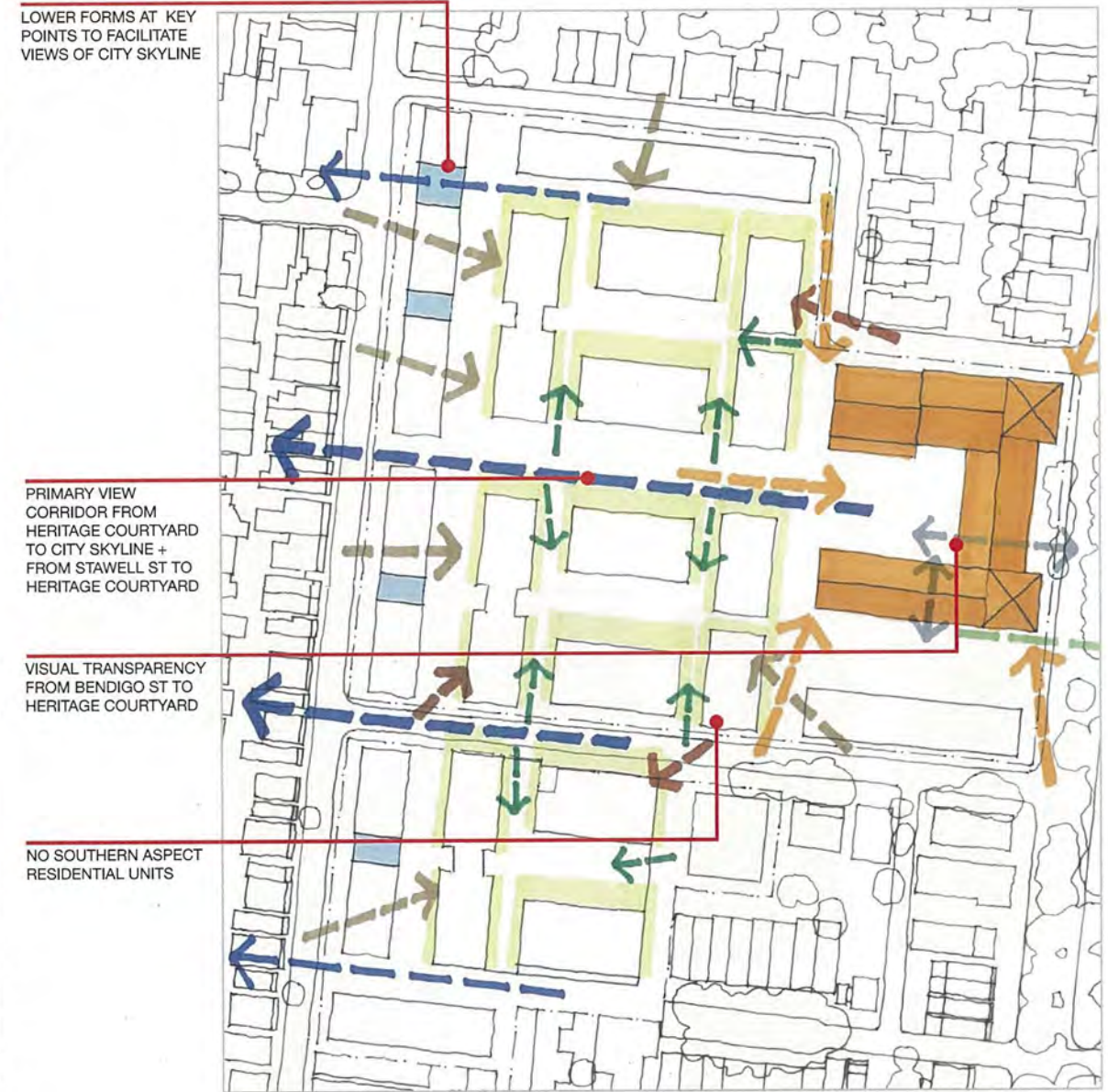
View Looking West To CBD From Site

Grid layout with lower townhouse forms on external edge and taller apartment buildings internally facilitates city skyline views from multiple points

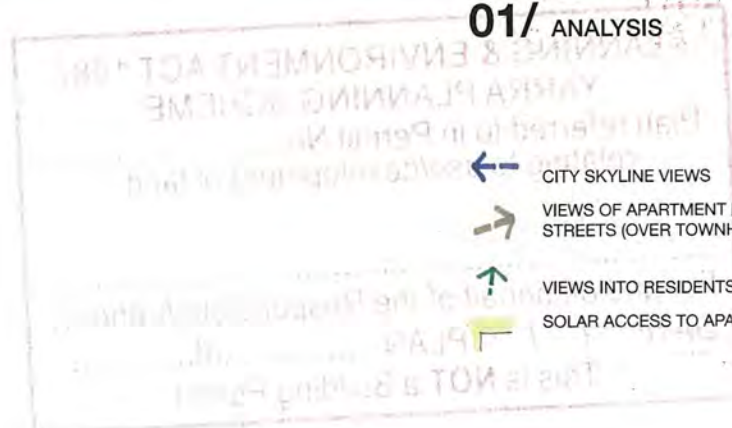


Wertheim Building , 22 Bendigo Street

Opening up more views of heritage building from existing streets.



01/ ANALYSIS



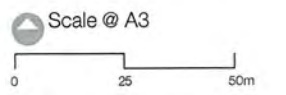
- CITY SKYLINE VIEWS
- VIEWS OF APARTMENT BUILDINGS FROM STREETS (OVER TOWNHOUSES)
- VIEWS INTO RESIDENTS GARDENS
- SOLAR ACCESS TO APARTMENT BUILDINGS

- VIEWS OF HERITAGE BUILDING
- DIRECT STREET VIEWS OF APARTMENT BUILDINGS
- VIEWS TO RIVER LANDSCAPE
- POSSIBLE VIEW THROUGH HERITAGE BUILDING

02/ RESPONSE

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 DATE 11/5/2012 PLAN 28 of 80
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5.3/ LANDSCAPE METHODOLOGY

COMMUNAL GARDENS

Each of the three proposed apartment blocks in the development will have communal gardens on a raised podium. Each garden will differ in its make-up to provide variety and identity for residents. The variety across the three apartment gardens will reinforce the rich variety of cottage gardens in the existing neighbourhood.

The edges and approaches to the communal gardens will be developed as a series of garden or outdoor elements. These elements will provide an articulated podium edge, and enable social and functional activities, such as resident meeting and exchange, service, and garden cultivation.



Various locations in Richmond area

Local examples of a variety of gardens and private spaces on streets with varying visual porosity. Private expression and private landscape becomes public visual amenity.



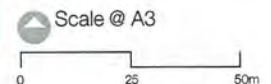
01/ ANALYSIS

- URBAN GARDENS OF DIFFERING CHARACTER / EXPRESSION
- COMMUNAL GARDEN ELEMENTS SOCIAL + FUNCTIONAL PROGRAMS FOR APARTMENT BUILDINGS:
 - STEPS / RAMPS / GATES
 - APARTMENT ENTRIES
 - BICYCLE STORE
 - OUTDOOR COOKING / EATING
 - SEATING / RELAXATION
 - PUBLIC ART
 - FOOD GROWING
 - SALE OF PRODUCE
 - WASTE (GARBAGE)
 - WORKSHOPS
 - STORAGE
 - SUNSHAFTS TO CARPARK
- PRIVATE LANDSCAPE AMENITY ONTO PUBLIC REALM
- CONTROLLED VISUAL PERMEABILITY FROM PUBLIC REALM
- LARGER SCALE PUBLIC GARDENS
- EXISTING SITE TREES CONTRIBUTING TO PUBLIC REALM

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 DATE 11/5/2012 PLAN 29 of 90
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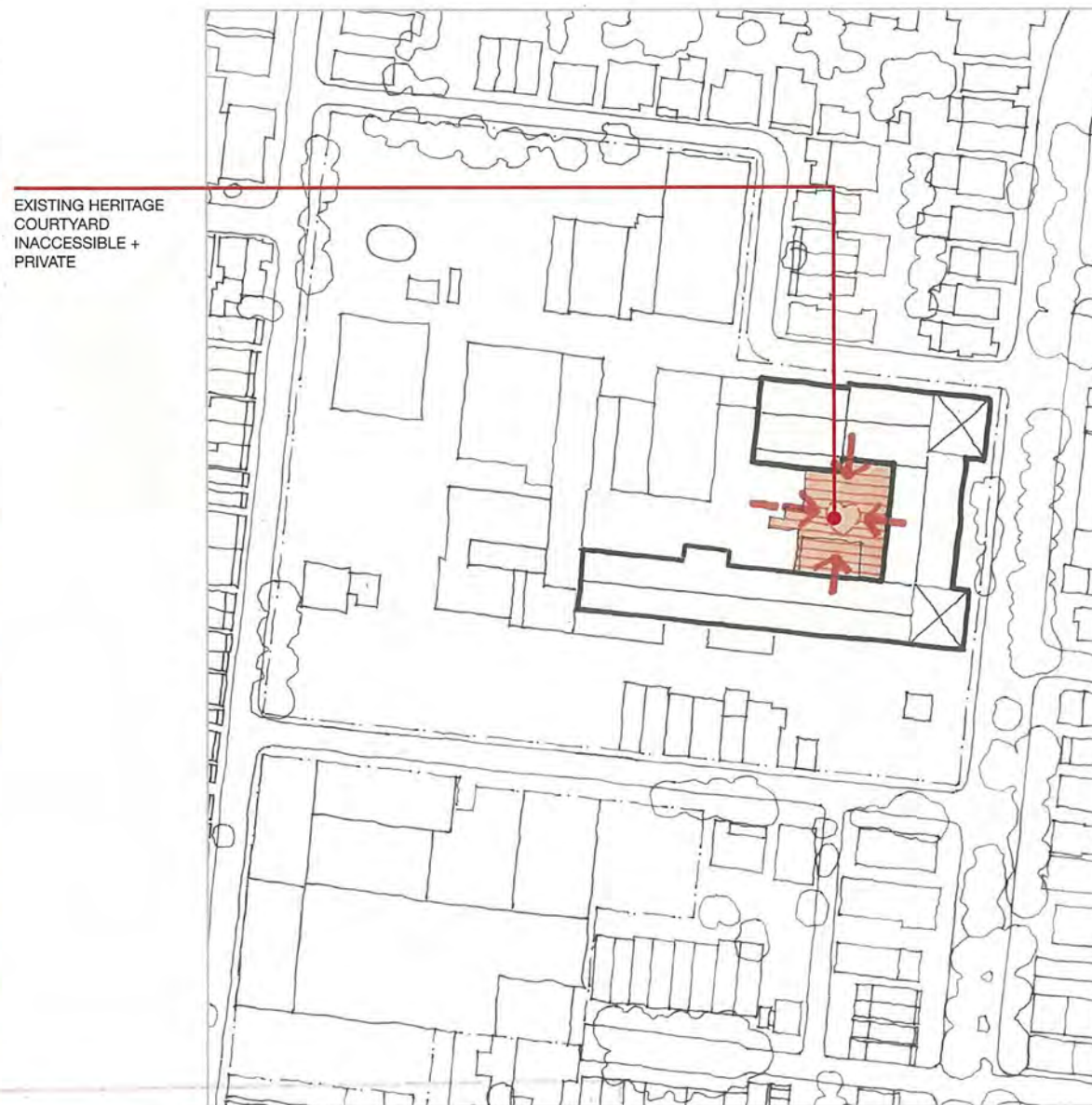
5.3/ LANDSCAPE METHODOLOGY

PUBLIC REALM / HERITAGE FOCUS

The existing heritage building provides an identity and a signature for the proposed development. The creation of a neighbourhood square will anchor and celebrate the retained heritage building and enable its attributes and facilities to be accessed and enjoyed. A new public spine linking to Stawell Street will connect the square with the surrounding community to the east, and create a legitimate public realm and address for new development. This will be an important open space contribution in an increased density, providing residents with high quality usable public space for recreation, socialising, and for visual and environmental amenity.



Existing Heritage Courtyard of Wertheim Building



EXISTING HERITAGE COURTYARD
INACCESSIBLE + PRIVATE



COMPRESSION OF NON RESIDENTIAL USES AROUND HERITAGE COURTYARD

PUBLIC SPINE CONNECTION TO STAWELL ST AS A PART OF NEW LANDSCAPE

NEW LANDSCAPE INFLUENCE ON SURROUNDING ZONES

NEW LANDSCAPE ALLOWS HERITAGE BUILDING TO BREATHE

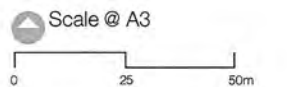
01/ ANALYSIS

-  'NEW LANDSCAPE - PUBLIC SQUARE + SPINE
-  PUBLIC PEDESTRIAN ACCESS
-  NEW CONNECTION
-  EXISTING HERITAGE COURTYARD

02/ RESPONSE

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5.4/ PERMEABILITY / CONNECTIVITY

WALKING + CYCLING



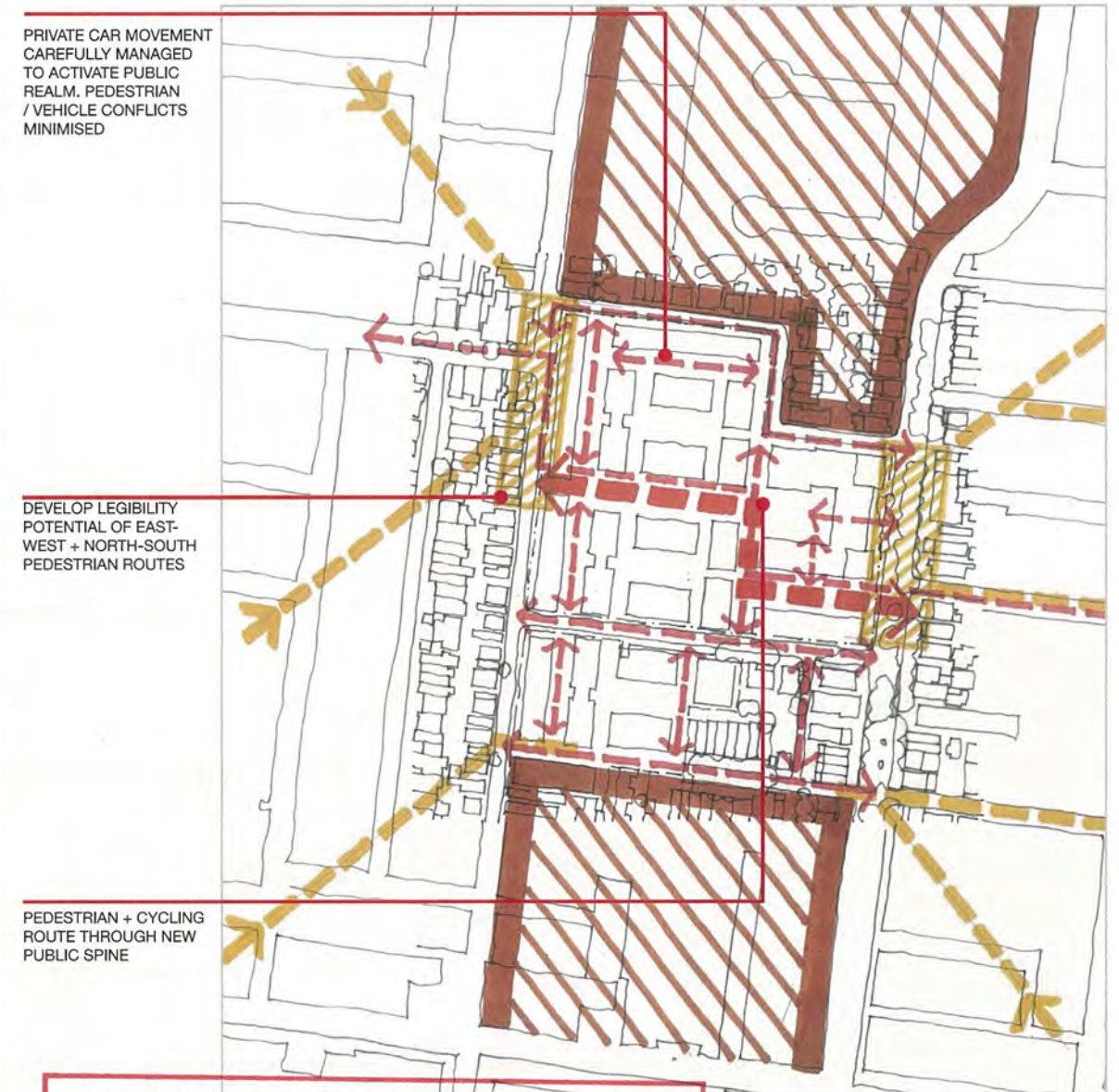
Bendigo Street Milkbar, Opposite Site

Non-residential components within walking distance become a destination point for local residents. These movements help to activate surrounding streets by creating discreet local network connections.








Richmond Streets To The West Of Site

Although no dedicated cycling lane, narrow and quiet streets allows for safer cycling routes through Richmond. A better alternative to the larger busy main streets in the area.



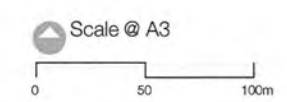
01/ ANALYSIS

-  IMPERMEABLE URBAN BLOCKS
-  WALKABLE 'NODES' ON BENDIGO + STAWELL STREETS
-  PEDESTRIAN PERMEABILITY
-  PEDESTRIAN LOADING
-  CONNECTIONS TO RIVER LANDSCAPE

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5.4/ PERMEABILITY / CONNECTIVITY

VEHICLE DISTRIBUTION



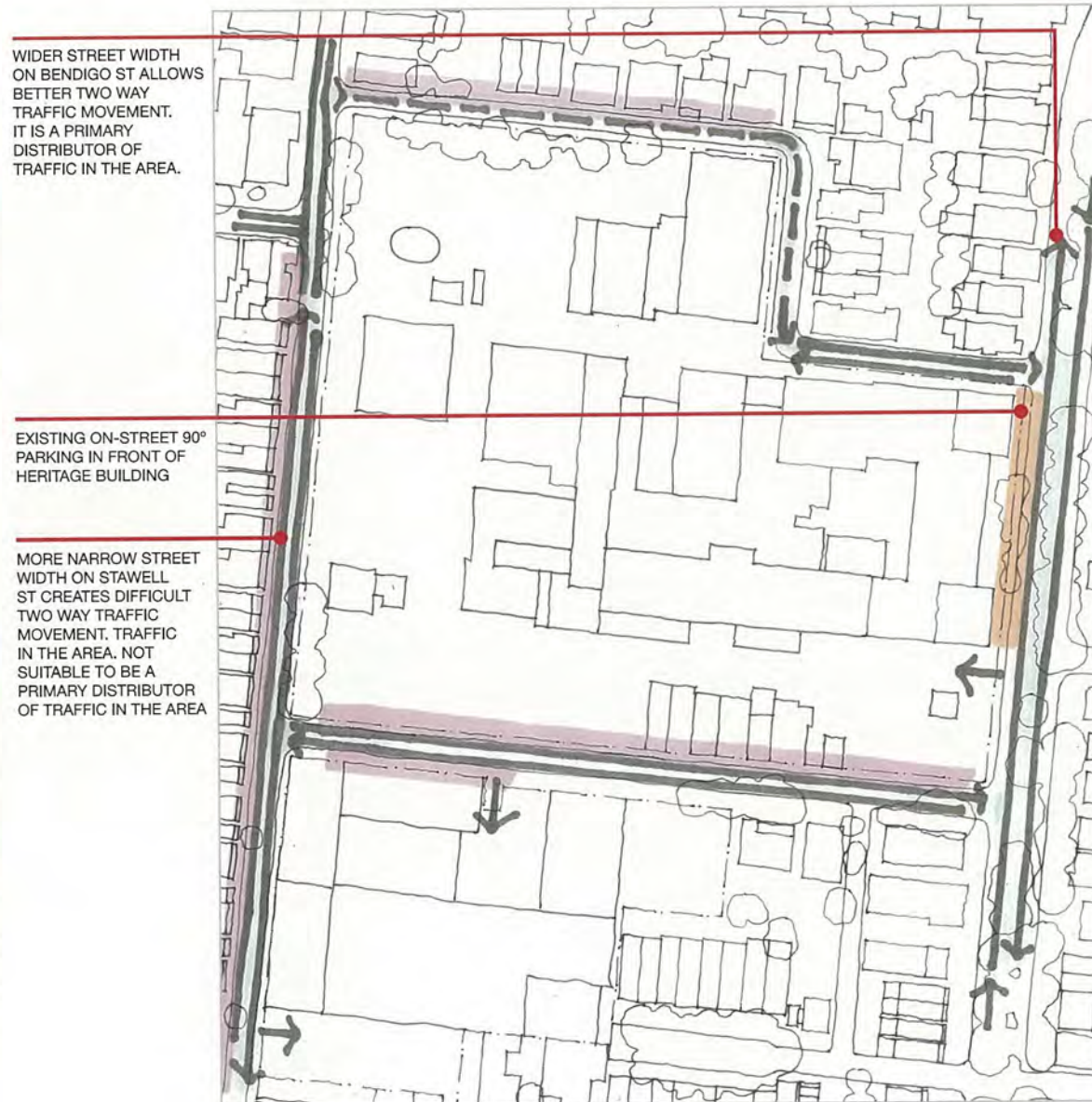
Bendigo Street

Larger street width along Bendigo St allows better two way traffic movement. Public amenity is improved with the allowance for a larger tree canopy along the street.



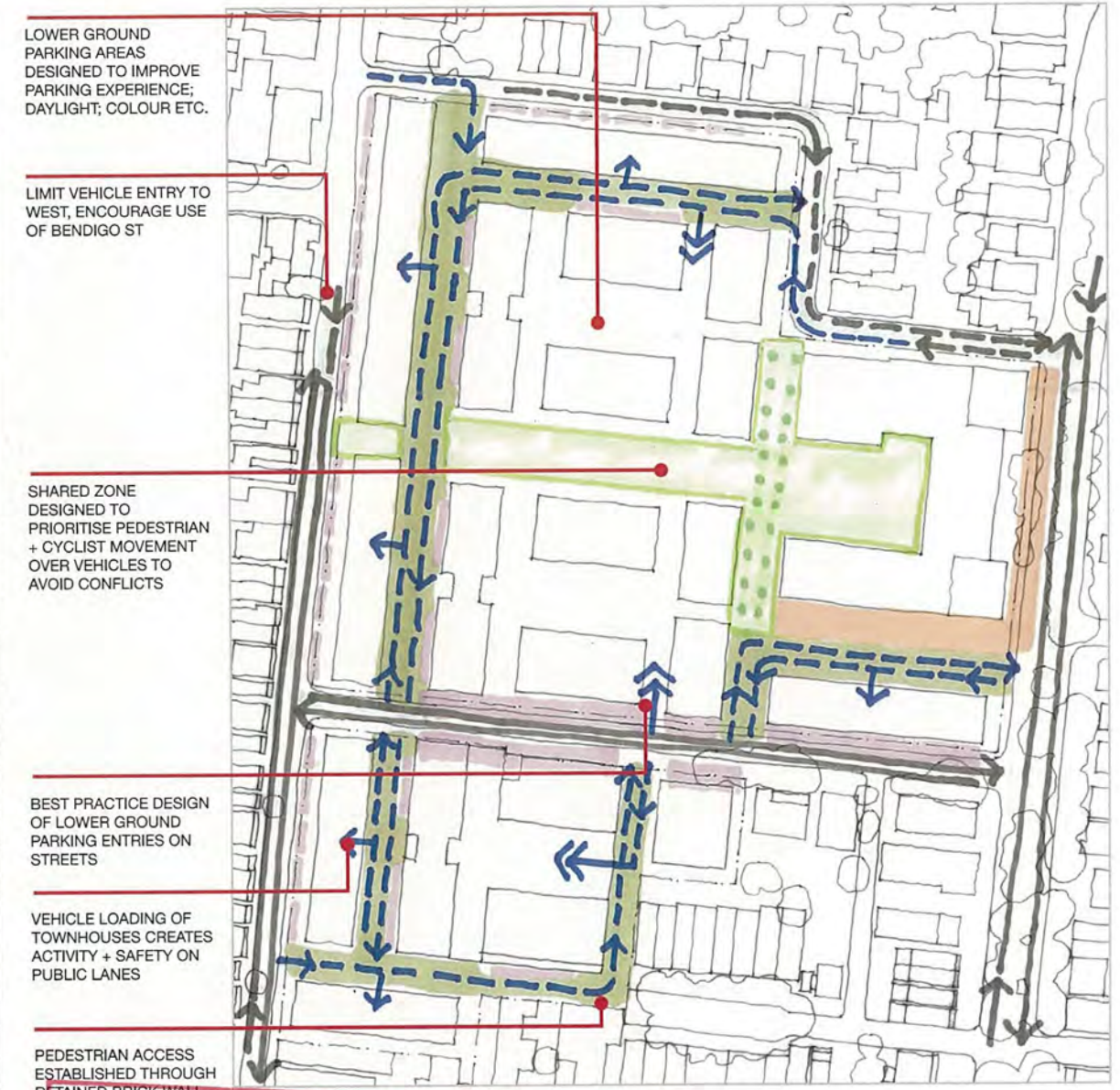
Corsair Street

Narrow streets typical of this area of Richmond, means vehicular movement is restricted to one way. Heavy dominance of on-street parking for local residents.



01/ ANALYSIS

- EXISTING VEHICLE STREETS
- ↔ NEW VEHICLE MOVEMENTS
- NON-RESIDENTIAL ON-STREET PARKING
- POTENTIAL ON-STREET VISITOR PARKING
- ↑ TOWNHOUSE LOADING
- ↑ VEHICLE ACCESS / EGRESS TO BASEMENT PARKING
- PRECINCT LANEWAYS
- ... SHARED ZONE
- PUBLIC SPACE

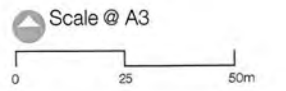


02/ RESPONSE

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 DATE 11/5/2012 PLAN 32 of 80
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SECTION 1

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6.0/ DESIGN RESPONSE

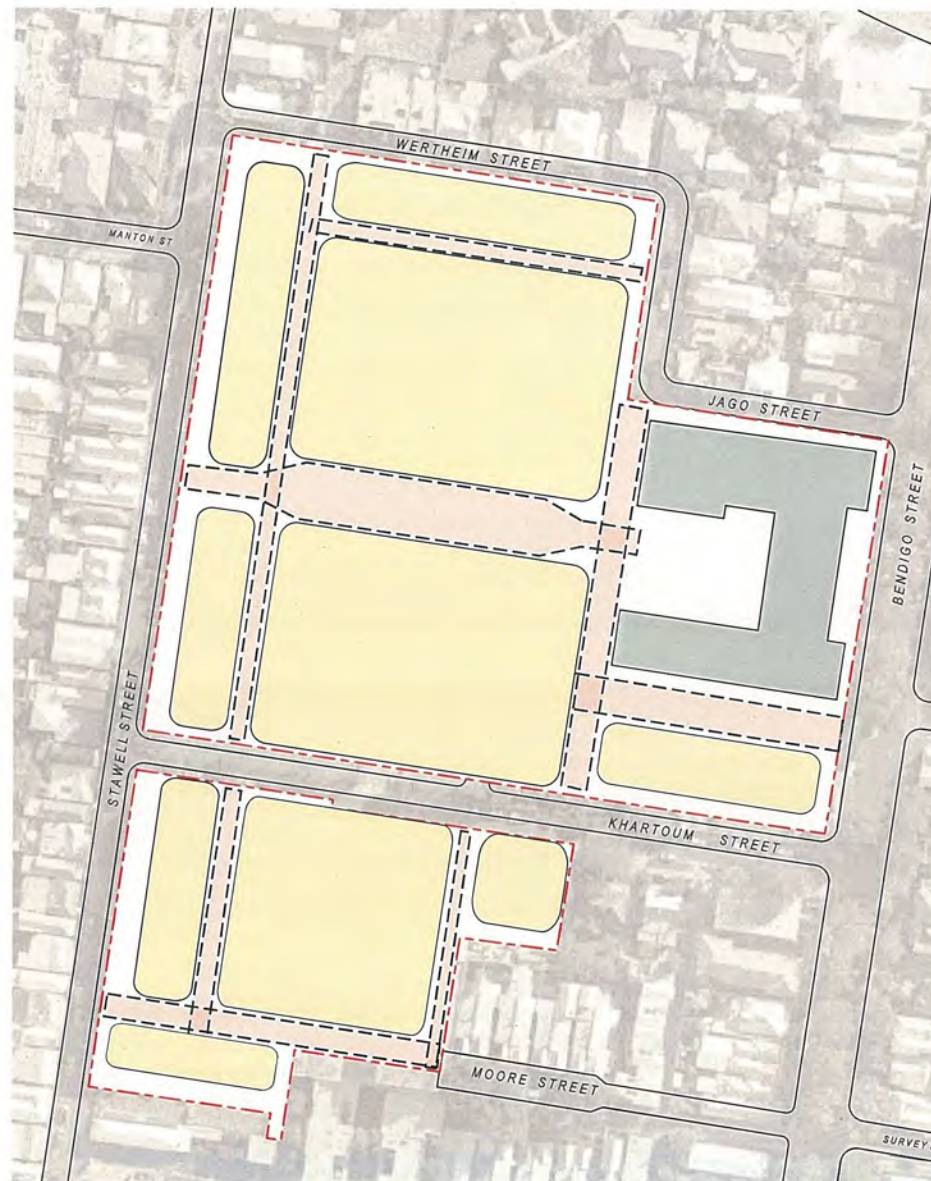
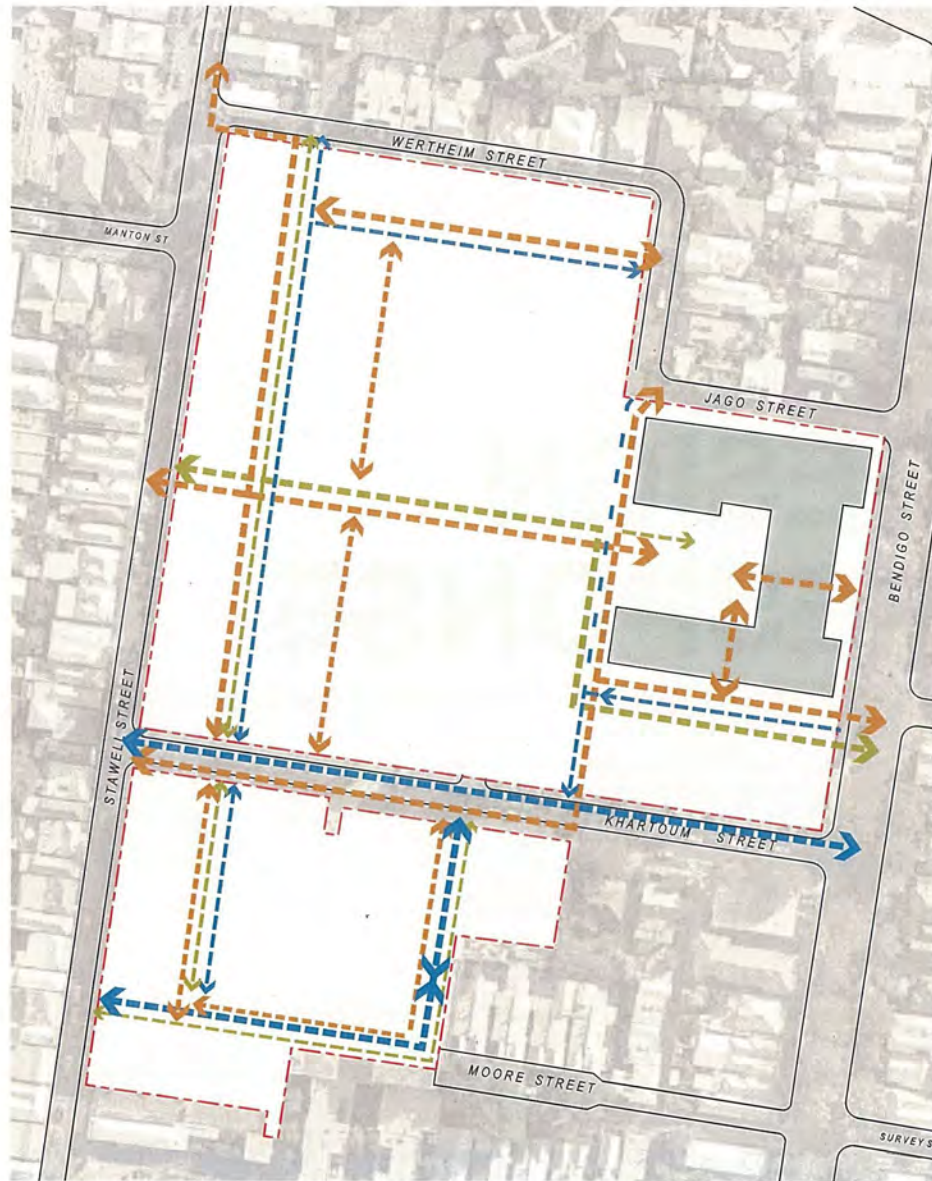
6.1/ CONCEPT ANALYSIS

The diagrams represented herein illustrate the principle conceptual moves in formulating the masterplan for the site. They define the key outcomes relating to the detailed urban analysis and responses undertaken in Chapter 5 with regard to urban pattern and street interface integration, built form, public and communal landscape, permeability and connectivity. The design concept aims to improve the prominence and accessibility of the heritage building by surrounding it with high quality public realm and creating improved connectivity.

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01/ SITE NETWORKS

- PEDESTRIAN NETWORK
- CYCLE NETWORK
- VEHICLE NETWORK

02/ DEVELOPMENT ZONES

- BUILDING ZONE
- CIRCULATION ZONE

03/ PUBLIC REALM / URBAN SPACES

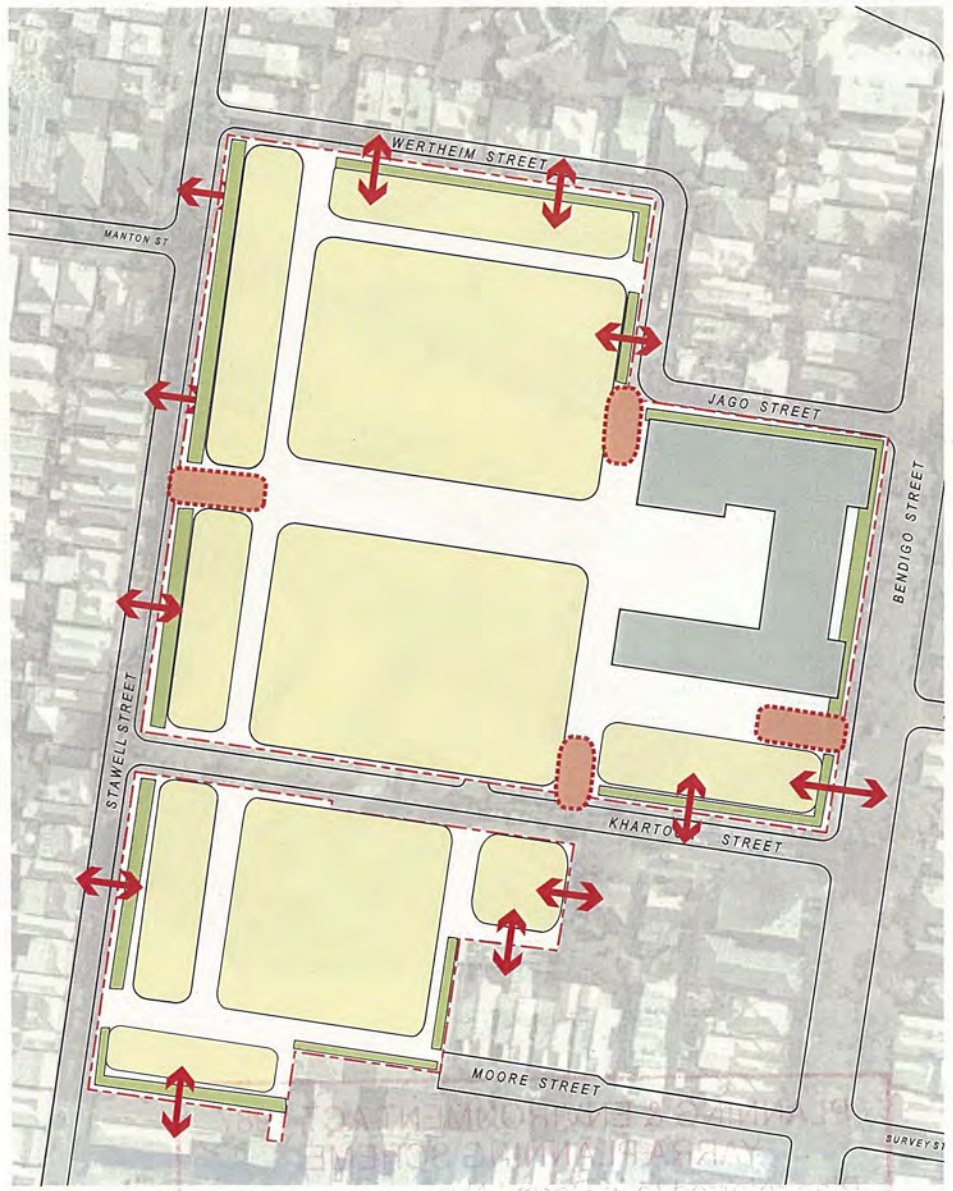
- COMMUNAL OPEN SPACE
- INTERNAL LANEWAY
- SHARED ZONE
- PUBLIC OPEN SPACE

6.1/ CONCEPT ANALYSIS

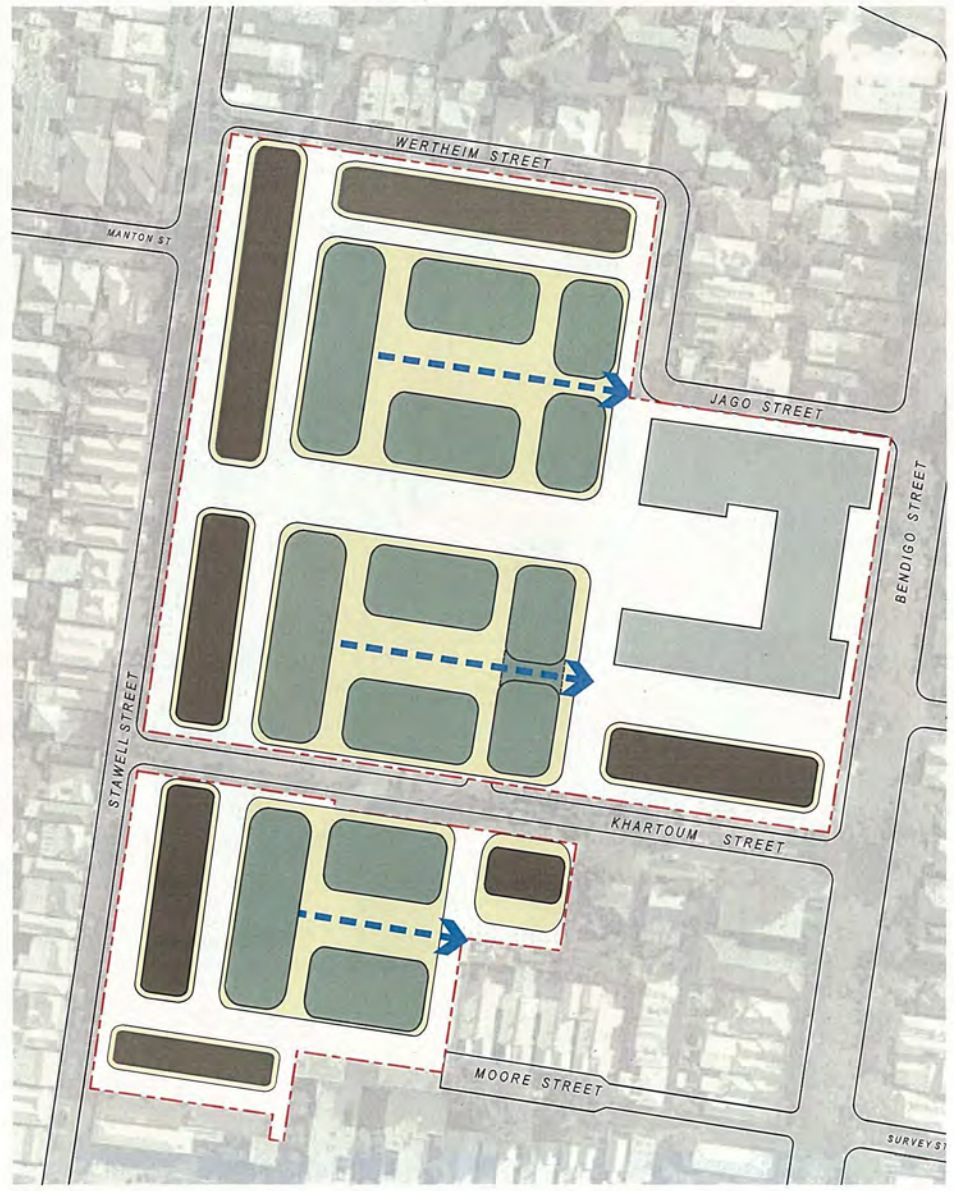
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- 04/ SITE INTERFACES**
- PUBLIC OPEN SPACE ACCESS NODE
 - LANDSCAPE ZONE
 - TRANSITION ZONES



- 05/ BUILT FORM**
- INTERMEDIATE BUILDING ZONE
 - LOW SCALE BUILDING ZONE
 - VIEW ZONE



- 06/ COMBINED DESIGN RESPONSE**
- INTERMEDIATE BUILDING ZONE
 - LOW SCALE BUILDING ZONE
 - PEDESTRIAN NETWORK
 - CYCLE NETWORK
 - VEHICLE NETWORK
 - LANDSCAPE BUFFER
 - COMMUNAL OPEN SPACE
 - INTERNAL LANEWAY
 - SHARED ZONE
 - PUBLIC OPEN SPACE

6.2/ PROPOSED MASTERPLAN, BUILDING HEIGHTS + MASSING

BUILDING FOOTPRINTS

The masterplan proposes buildings with relatively small footprints. This results in generous public and communal open space, improved sightlines and a more accessible network of public streets.

HEIGHT ON BOUNDARIES

The maximum building height proposed is 6 storeys (excluding the semi-basement level car parking).

Along the existing Stawell Street and Wertheim Street frontages, predominantly 2 storey townhouses are proposed. Some townhouses will have 3 storeys to define street corners and reflect the varying streetspace and heights of existing houses opposite. The townhouses are setback from existing street frontages to reflect similar setbacks of existing houses opposite the site.

The new building proposed along Jago St is 4 storeys, with 2 and 3 storey townhouses at the northern end, providing a transition from the height of the existing heritage building to the fine grain residential scale of Jago st.

A similar transition in height is proposed along Khartoum St, where taller buildings transition down to 3 and 2 storey buildings and townhouses at interfaces with existing residential properties to the east and west. In addition to height transition at boundaries, upper levels on all buildings are setback along Khartoum st.



01/ PROPOSED MASTER PLAN



02/ PROPOSED BUILDING HEIGHTS + MASSING

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