

# 7.0/ MASTERPLAN

This is NOT a Building Permit  
DATE 1 / 1 PLAN ..... of .....  
For and on behalf of the Responsible Authority  
.....  
Plan referred to in Permit No. ....  
relating to use/development of land  
YARRA PLANNING SCHEME  
PLANNING & ENVIRONMENT ACT 1987

# 7.1/ PROPOSED MASTERPLAN

**THE DEVELOPMENT PLAN IS UNDERPINNED BY THE FOLLOWING KEY DEVELOPMENT PRINCIPLES AND STRATEGIES:**

- 01/ Provision of a new network of streets, laneways and public space that integrate the development into the surrounding neighborhood.
- 02/ Extension of the existing fine urban grain into the development and creation of better east-west connections from Stawell Street to Bendigo Street.
- 03/ Strategic location of lower scale forms at the site interfaces and larger scale forms to the centre of the site, to avoid overshadowing and overlooking.
- 04/ Enhancement of pedestrian amenity through generous street setbacks and significant tree planting.
- 05/ Provision of public access to the heritage building with new community and other mixed uses.
- 06/ Enhanced integration of the public realm through a series of attractive and enriching journeys / experiences through the site, that will be universally accessible.
- 07/ A range of sustainability measures that will deliver innovative technology in energy and water efficiency, sustainable drainage, waste reduction, renewable and non-polluting materials, and renewable technology.
- 08/ Improved site permeability through provision of public access via pedestrian and cyclist friendly through routes
- 09/ Clear delineation of public and communal realm through well articulated built form edges and level variations between public space and communal gardens.
- 10/ Provision of affordable housing dwellings within the site.
- 11/ Visible access for mobility impaired users within new residential buildings, public open space and mixed uses.
- 12/ Celebration of the site's histories through use of the heritage Wertheim Building as a key focal point for public activity.
- 13/ Strong focus on upholding the heritage sustainability of the site through the development of a Heritage Interpretation Plan and Conservation Management Plan.
- 14/ Establishment of core design guidelines that address the key components of built form within the masterplan and provide a framework for future detailed design.

**PLANNING & ENVIRONMENT ACT 1987  
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.....  
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**01/ PROPOSED MASTERPLAN**

--- SITE BOUNDARY

Scale 1:1250 @ A3



# 7.2/ BUILDING HEIGHTS

The masterplan seeks to reduce the impact of new buildings by placing higher buildings at the centre of the development and adjacent to the existing higher heritage building, with appropriate and sensitive transition down to low scale buildings at the edges of the development where interfaces with existing residential grain are predominant.

## THE SPECIFIC STRATEGIES FOR DISTRIBUTION OF BUILDING HEIGHT IN THE DEVELOPEMENT ARE:

- 01/ A maximum proposed building height of 6 storeys (plus the basement level car parking) with the determining reference in relation to building heights as per the sections provided in Section 7.3.
- 02/ Providing predominantly 2 storey townhouses along the existing Stawell Street and Wertheim Street frontages with some 3 storeys townhouses to define street corners and reflect the varying streetscape of existing frontages opposite.
- 03/ Providing a varied setback to townhouses from existing street frontages to reflect setbacks patterns of existing houses opposite the site.
- 04/ Providing a transition in height to buildings proposed along Jago St of 4 storeys adjacent to the existing heritage building, down to 2 and 3 storey townhouses at the northern end of Jago St, nearer to the fine grain residential buildings.
- 05/ A transition in height along Khartoum St, where taller buildings are setback at upper levels, then transition down to 3 storey buildings and townhouses at interfaces with existing residential properties along Khartoum St.
- 06/ Retention of an existing wall fabric to the western end of Moore St along with substantial setbacks and stepping down of buildings to 2 storeys adjacent to properties on the northern side of Moore St, neighbouring the site.



01/ BUILDING HEIGHTS PLAN

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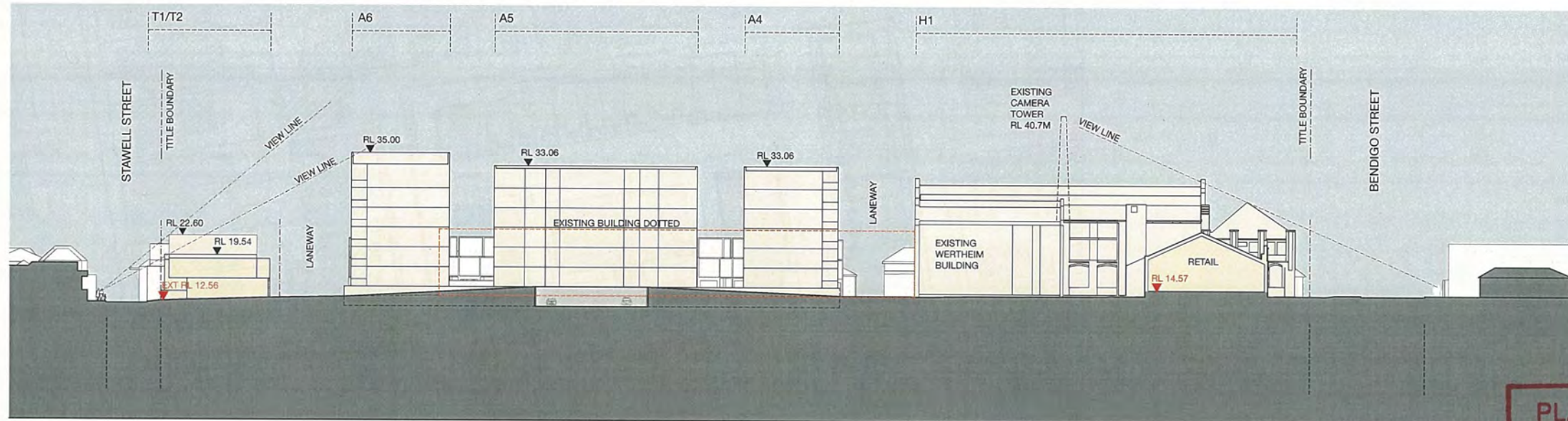
*[Signature]*

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 DATE 11/5/2012 PLAN .....37..... of 80  
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- EXISTING HERITAGE BUILDING HEIGHT
- 2 LEVELS  
MAXIMUM RL 19.54
- 3 LEVELS  
MAXIMUM RL 22.60
- 4 LEVELS  
MAXIMUM RL 27.06
- 5 LEVELS  
MAXIMUM RL 30.06
- 6 LEVELS  
MAXIMUM RL 33.00 -35.00
- SITE BOUNDARY

NOTE: ALL RL'S AT TOP OF BUILDING ARE TO PARAPET LEVELS AND APPROXIMATE ONLY

# 7.3/ SECTIONS + ELEVATIONS



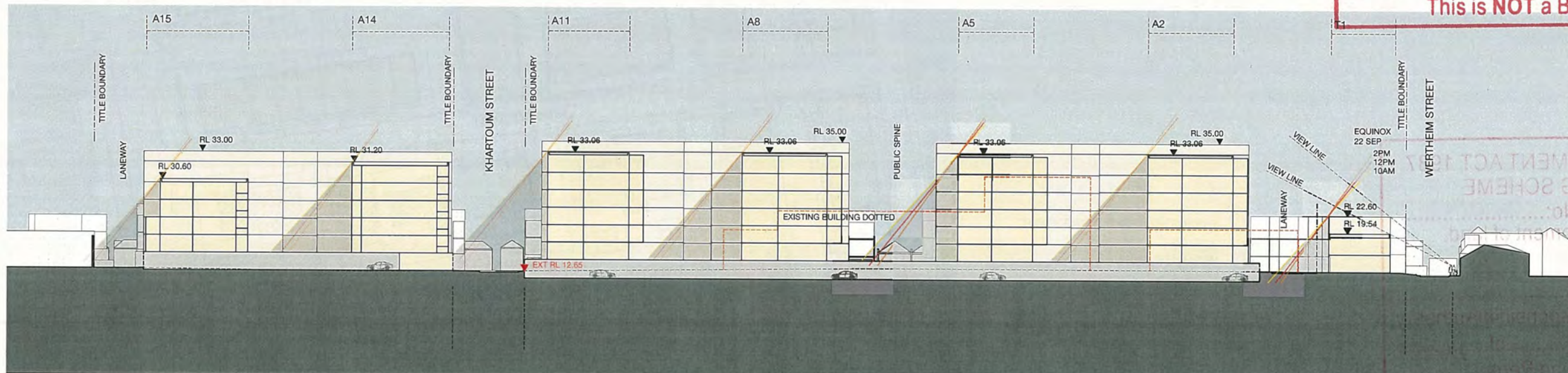
KEY PLAN

**01/** EAST - WEST SECTION  
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 Plan referred to in Permit No: *D.P.O.(5)* .....  
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*[Signature]*

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 DATE *11 15 2002* PLAN ..... *38* of *80* .....  
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**02/** NORTH - SOUTH SECTION  
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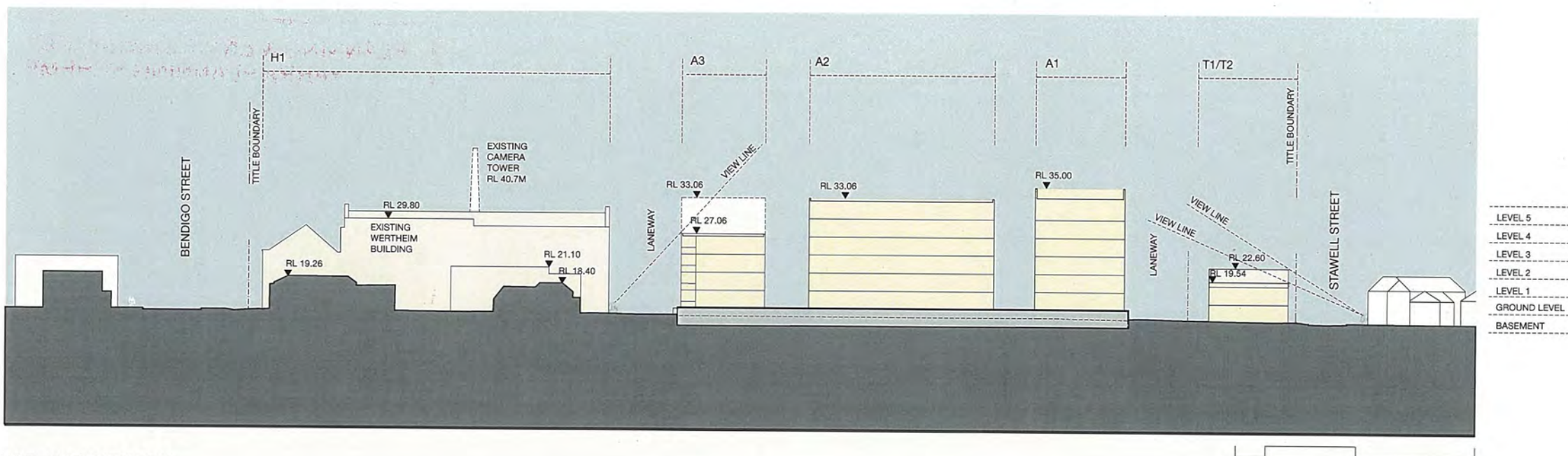
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 YARRA PLANNING SCHEME  
 Plan referred to in Permit No.: .....**DP0(5)**.....  
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 DATE **11/5/2002** PLAN .....**39**..... of .....**80**.....  
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KEY PLAN




**03/** EAST - WEST SECTION  
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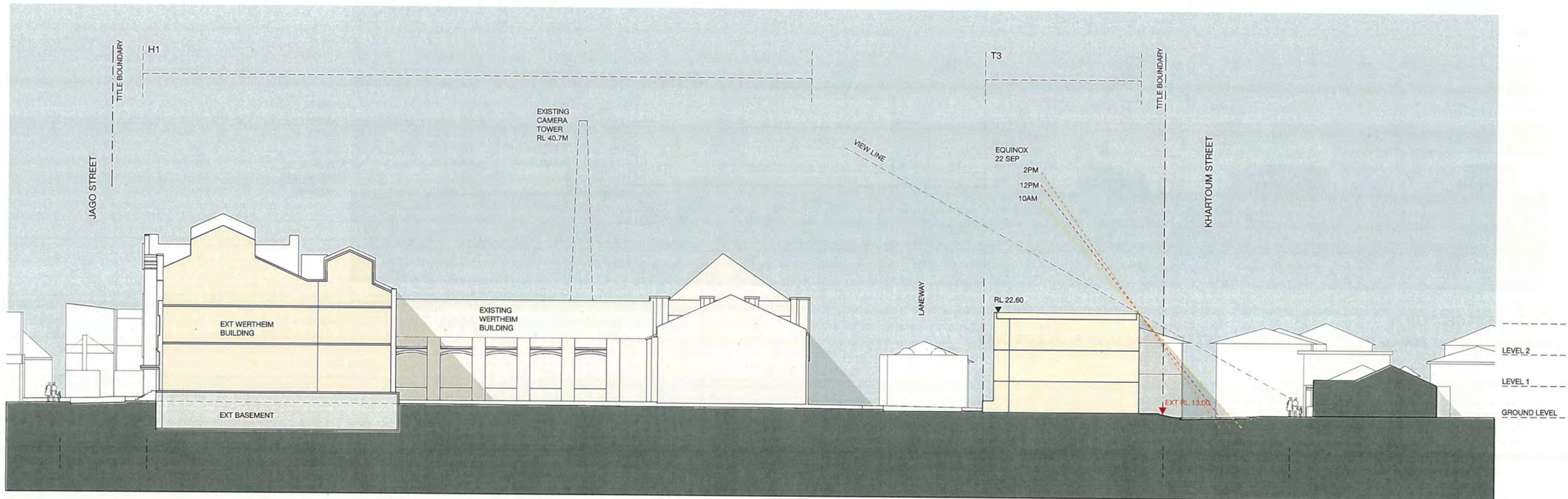
# 7.4/ STREET INTERFACE SECTIONS



KEY PLAN

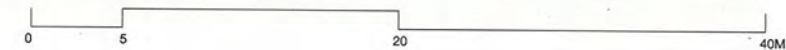
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01/ NORTH - SOUTH STREET SECTION 1

NOTE: ALL RL'S AT TOP OF BUILDING ARE TO PARAPET LEVELS AND APPROXIMATE ONLY.



# 7.4/ STREET INTERFACE SECTIONS

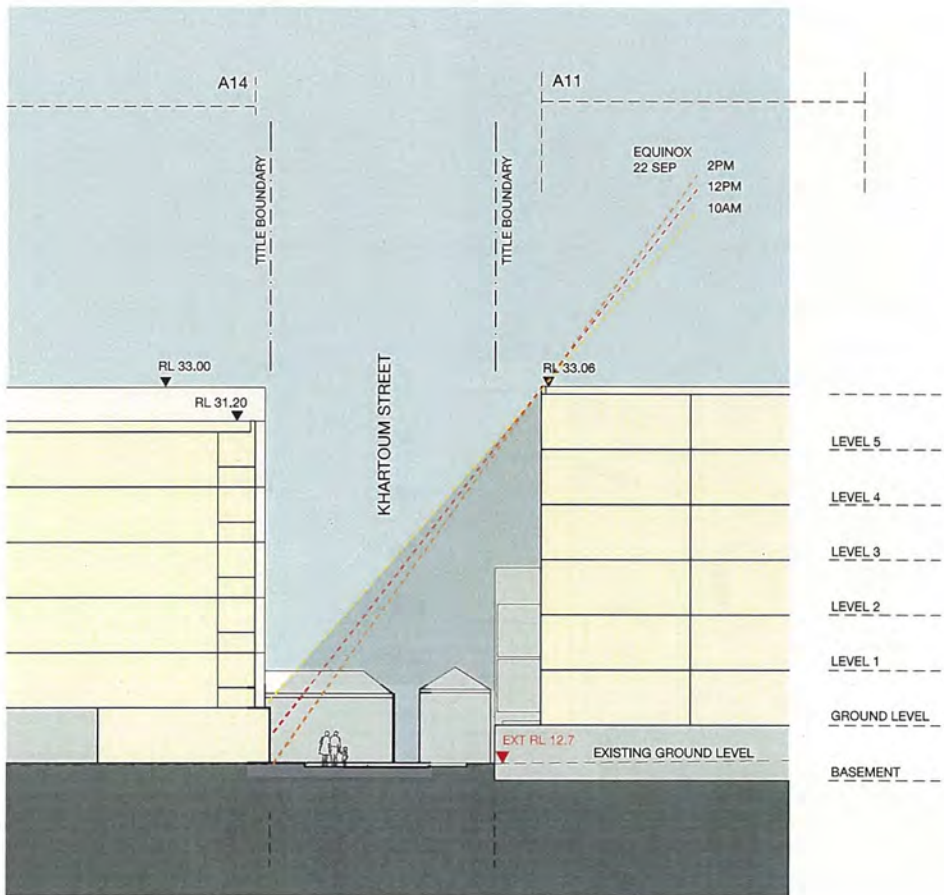


KEY PLAN

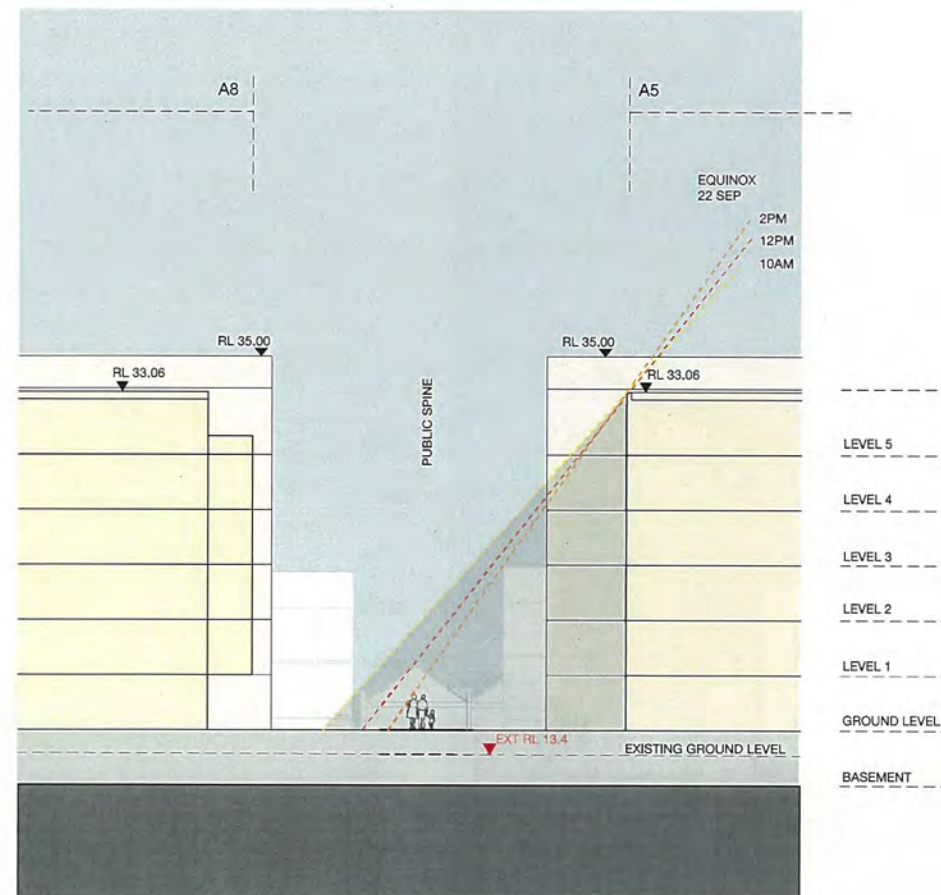
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 YARRA PLANNING SCHEME  
 Plan referred to in Permit No: DP015  
 relating to use/development of land.

*[Signature]*

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**02/** NORTH - SOUTH STREET SECTION 2  
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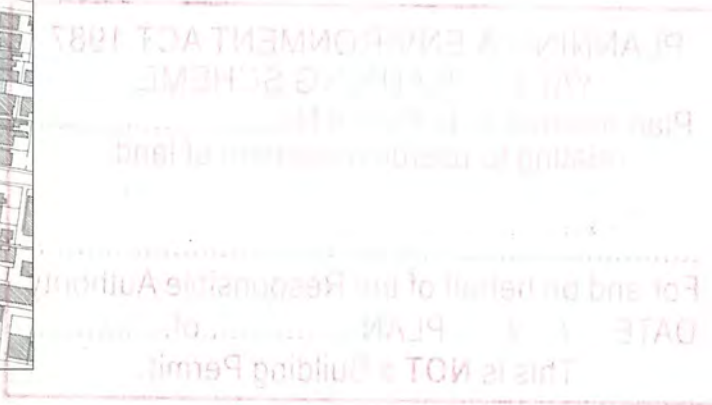
**03/** NORTH - SOUTH STREET SECTION 3  
 NOTE: ALL RL'S AT TOP OF BUILDING ARE TO PARAPET LEVELS AND APPROXIMATE ONLY



# 7.4/ STREET INTERFACE SECTIONS



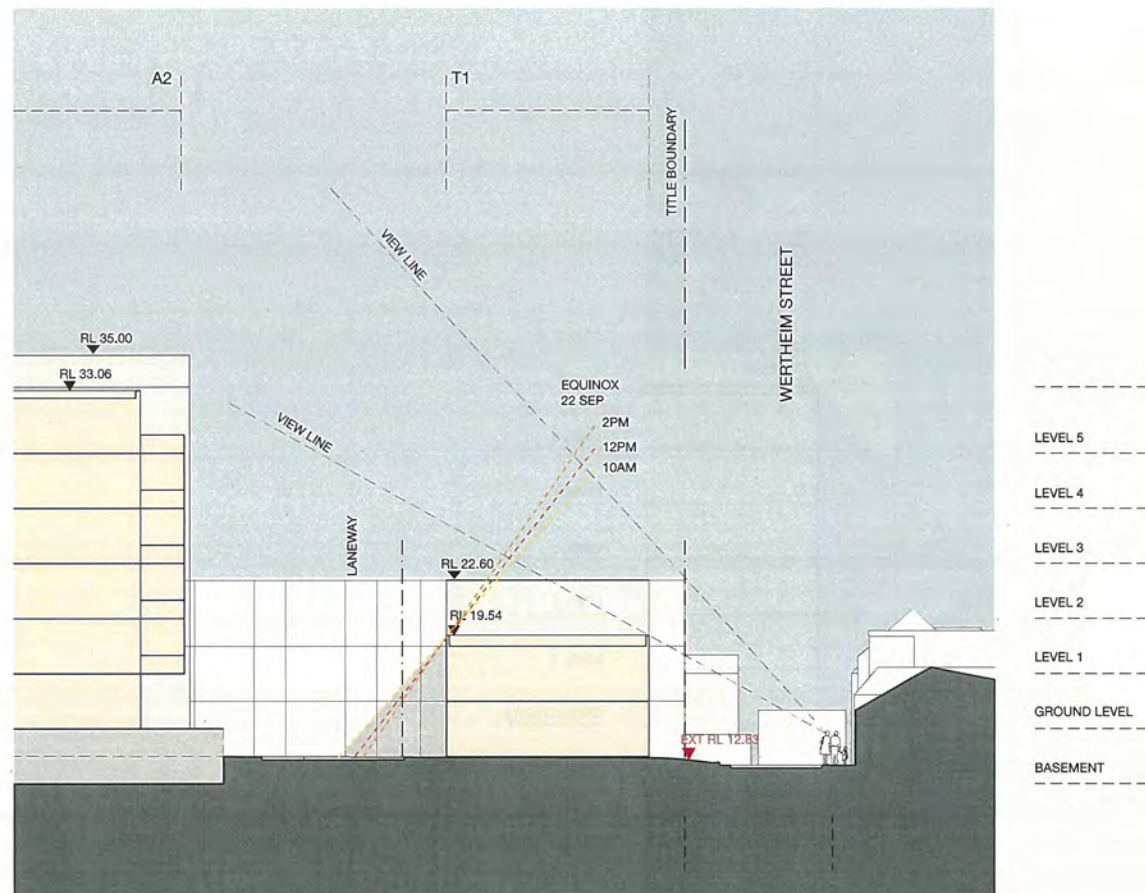
KEY PLAN



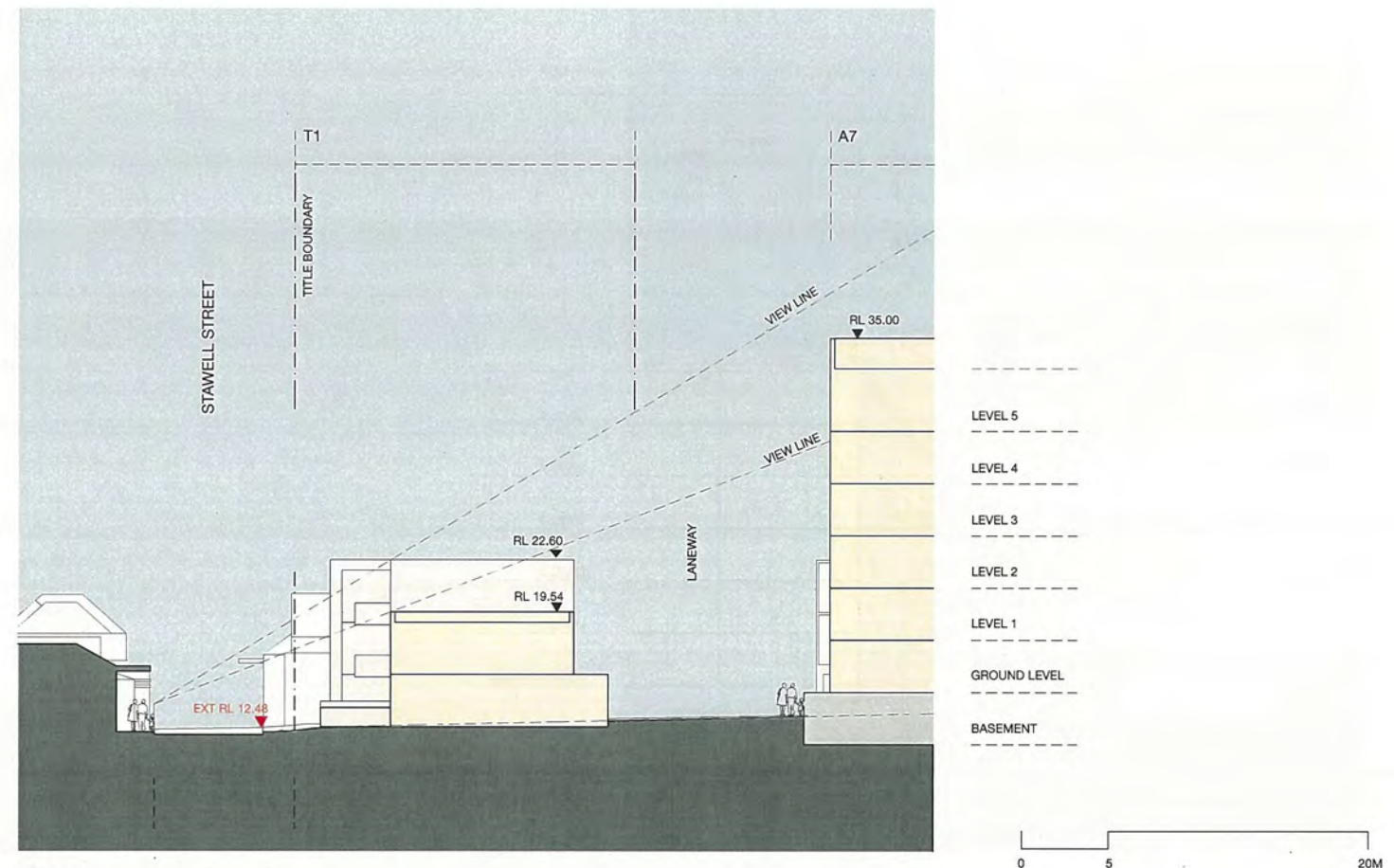
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**YARRA PLANNING SCHEME**  
 Plan referred to in Permit No: POO(5).....  
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*[Signature]*

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**04/** NORTH - SOUTH STREET SECTION 4  
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**05/** EAST-WEST STREET SECTION  
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# 7.5/ SHADOW STUDIES

Part of the masterplan strategy for siting of buildings and smaller building footprints, is to mitigate overshadowing to existing neighbouring properties and new buildings within the development.

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01/ EQUINOX 22 SEPTEMBER - 10AM




02/ EQUINOX 22 SEPTEMBER - 12PM



03/ EQUINOX 22 SEPTEMBER - 2PM

# 7.5/ SHADOW STUDIES

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04/ SOLSTICE 22 JUNE - 10AM



05/ SOLSTICE 22 JUNE - 12PM



06/ SOLSTICE 22 JUNE - 2PM



07/ SOLSTICE 22 DECEMBER - 10AM



08/ 22 DECEMBER - 12PM



09/ SOLSTICE 22 DECEMBER - 2PM



