



Brunswick Street & Smith Street Built Form Review:

BRUNSWICK STREET & TOWN HALL

BUILT FORM FRAMEWORK

Prepared by **Hansen Partnership** in conjunction with **GJM Heritage**
for **City of Yarra**

November 2019

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Identified Local Landmark at the corner of Moor and Brunswick Streets

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** Note: This Draft document is a part only of a broader Built Form Review for the Brunswick Street and Smith Street Activity Centres : Built Form Review. It is a component part of a broader body of work that sets out a future proposition for two of Yarra's key Activity Centre spines and their adjoining mixed use precincts.*

Preamble

The following urban design report has been prepared for the City of Yarra as the basis for an urban design vision for the Brunswick Street Activity Centre Spine and Fitzroy Town Hall Mixed Use Zone precinct. It sets out a preferred built form framework underpinned by an integrated urban design and heritage assessment.

The report has been prepared by a multidisciplinary team comprising Hansen Partnership (Urban Design) and GJM Heritage (Heritage) with the support of City of Yarra's internal working group.

The study area is identified in Figure 1.

This report sets out the rationale for proposed built form controls for Brunswick Street and is underpinned by key components, namely:

Part 1: Brunswick & Smith Context

Part 2: Brunswick Street Precinct - Influences

Part 3: Brunswick Street - Built Form Proposition

Part 4: Recommended Controls

The report is part of a broader Built Form Review.



Oblique View of the Study Area and Surrounding Context

PART 1

BRUNSWICK ST & SMITH ST CONTEXT

The Brunswick Street and Smith Street Built Form Review seeks to set a clear framework for future change within two of Yarra's key Activity Centres and their adjoining Mixed Use area. Planning policy identifies such Activity Centres as areas for accommodating growth and change. Therefore, these are the areas that must be carefully planned and managed in order to accommodate progressive change while protecting (or indeed enhancing) existing established character and heritage values.

The project was initiated in May 2017 and encompasses large areas bound by Alexandra Parade (to the north), Victoria Parade (to the south), Wellington Street (to the east) and Nicholson Street (to the west).

As part of the process extensive analysis of the existing conditions was undertaken and documented within an overall Background report. This comprehensive analysis identified and divided the overall Review Area into ten 'place specific' precincts. Furthermore, a series of guiding objectives were identified to be contemplated across ten defined precincts.

This report addresses the Brunswick Street and Town Hall Precincts. Both Smith Street and Gertrude Street Precinct reports are also being prepared in 2019. A Collingwood Precinct report was prepared in June 2018 and Johnston St Precinct and Fitzroy East Precinct report were completed in June 2019. The remaining four other precincts will be addressed in subsequent reports.



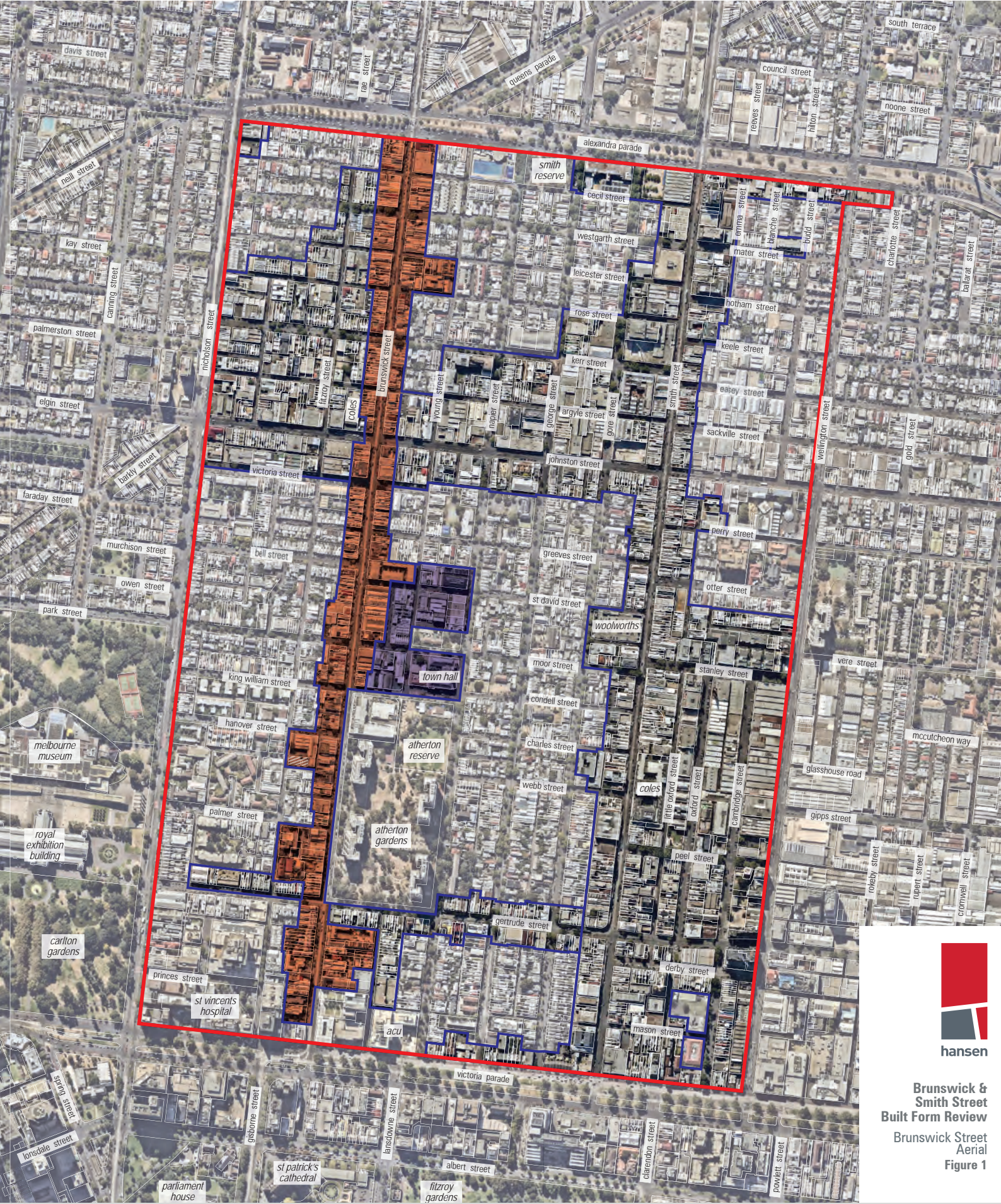
View toward south along Brunswick Street

1.1 Overarching Built Form Objectives

The following 8 objectives have been identified for the Brunswick and Smith Streets Built Form Review (the Study Area):

Objectives:

1. Recognise and carefully manage potential in key areas within the Activity Centres.
2. Highlight the character distinctions between the different retail streets and mixed use precincts within the Activity Centres.
3. Reinforce the traditional Victorian cityscape of heritage streetscapes as dominant elements, including significant corner elements and identified local landmarks.
4. Ensure continued diversity through sensitive infill within traditional Victorian streetscapes.
5. Shape the retail streets and mixed use areas to ensure a high quality, people-oriented public realm.
6. Ensure development encourages walking, cycling and public transport usages through layout and design responses.
7. Ensure new development is sustainable and adaptive over time.
8. Manage the built form profile of new development to avoid adverse impact to surrounding areas, including heritage places, streetscapes and residential interfaces.



Legend

- Study Area Zoning anomaly (NRZ)
- Built form review boundary
- Focus Area: Brunswick Street Precinct
- Focus Area: Town Hall Precinct



**Brunswick & Smith Street
Built Form Review**
Brunswick Street Aerial
Figure 1

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1.2 Brunswick & Smith Built Form Precincts

Based on the initial analysis phase of the project the following Precincts were identified spatially as relatively coherent parts. The Precincts are largely defined by function as either:

- An Activity Spine;
- A Mixed Use Area; or
- A Boulevard.

Activity Spines

The Activity Spines are defined by the ‘traditional’ retail and commercial functions along the four main streets within the review area of:

- Brunswick Street;
- Smith Street;
- Gertrude Street; and
- Johnston Street.

Mixed Use Areas

The Mixed Use Areas are defined by the mixed use functions present in the non-residential land located generally in local streets, behind the Spines. The four renewal areas within the review area are:

- Fitzroy West;
- Fitzroy East;
- Collingwood; and
- Town Hall.

Boulevards

The Boulevards are the non-residential land to the northern and southern edges of the review area which front the broad road corridors of:

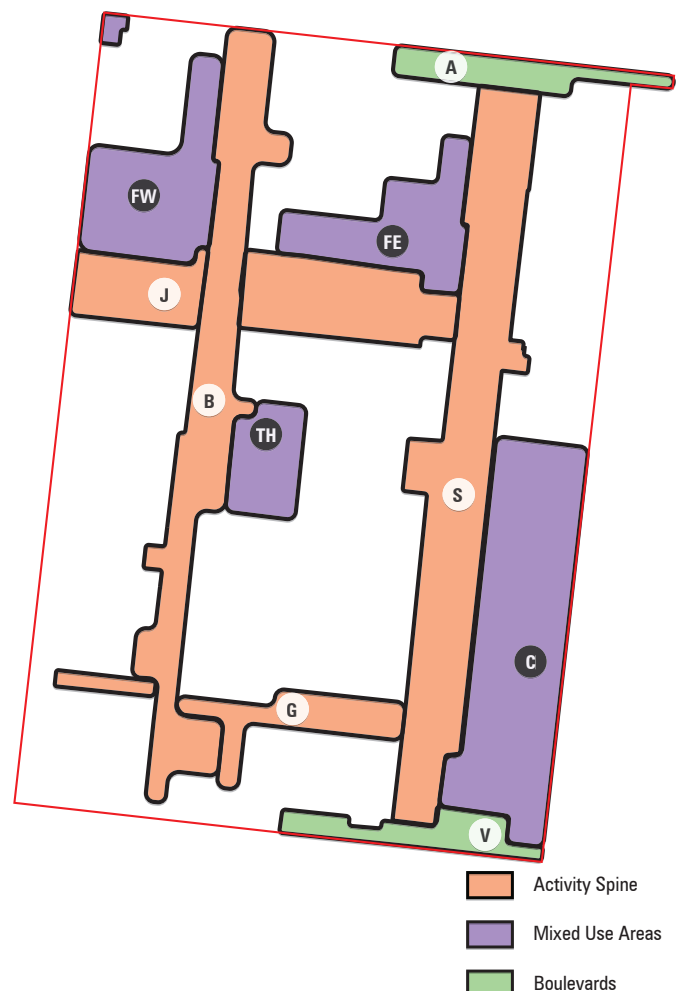
- Alexandra Parade; and
- Victoria Parade.

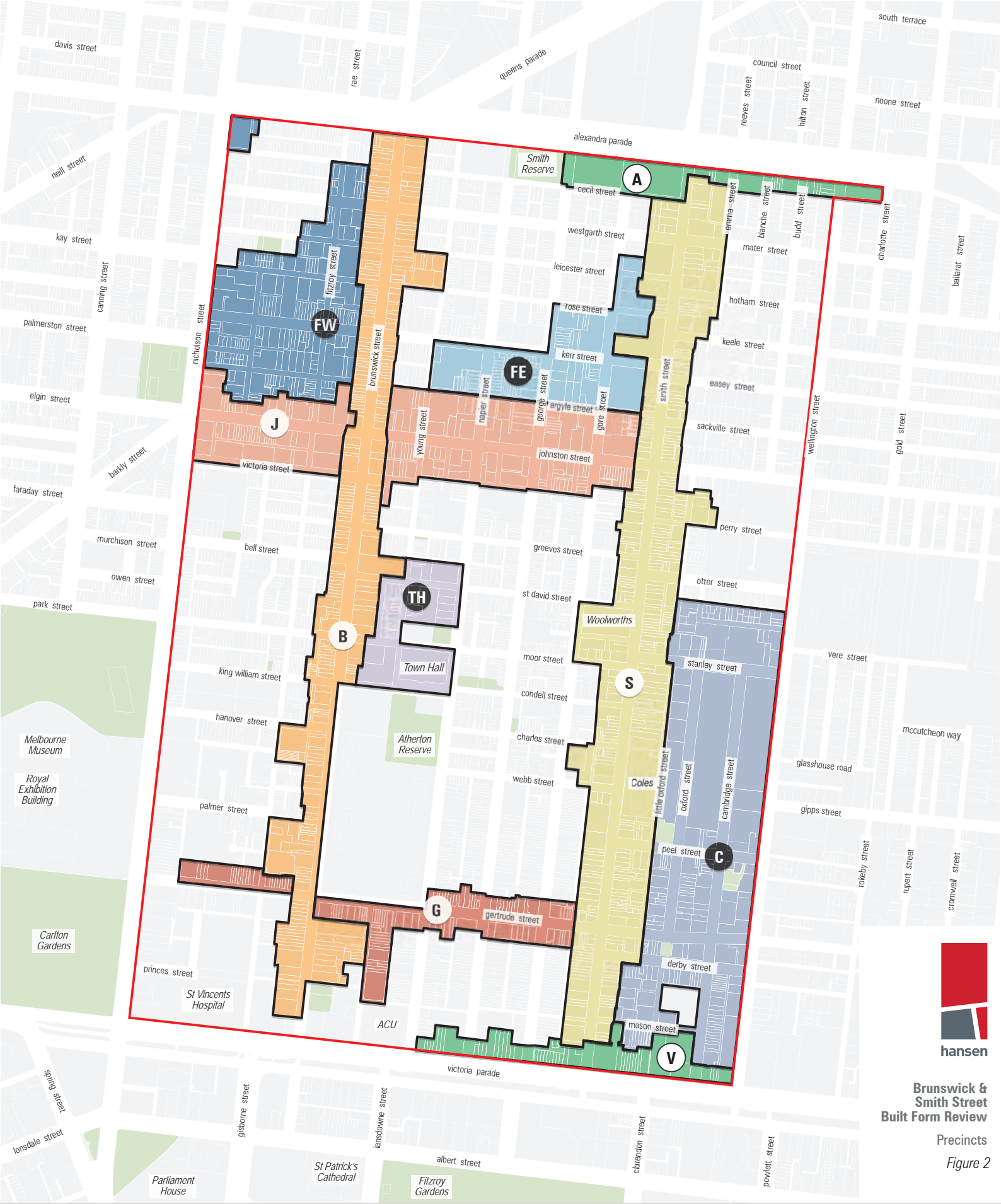
10 Precincts

The 10 precincts within the Brunswick & Smith Street Built Form Review are:

- Precinct 1: Brunswick Street (B);
- Precinct 2: Smith Street (S);
- Precinct 3: Gertrude Street (G);
- Precinct 4: Johnston Street (J);
- Precinct 5: Fitzroy West (FW);
- Precinct 6: Fitzroy East (FE);
- Precinct 7: Collingwood (C);
- Precinct 8: Town Hall (TH);
- Precinct 9: Alexandra Parade (A); and
- Precinct 10: Victoria Parade (V).

This report addresses Precinct 1: Brunswick Street (B) and Precinct 8: Town Hall (TH).





**Brunswick & Smith Street
Built Form Review**

Precincts

Figure 2

Legend	Activity Spines	Mixed Use Precincts	Boulevard Precincts
study area	brunswick street	fitzroy west	alexandra parade
precinct boundary	smith street	fitzroy east	victoria parade
	gertrude street	collingwood	
	johnston street	town hall	

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PART 2: PRECINCT INFLUENCES

Brunswick Street, Fitzroy is identified as one of the City of Yarra's Major Activity Centres. It is defined by its two main roads being Alexandra Parade to the north and Victoria Parade to the south and represents one of Melbourne's most intact Victorian retail corridors.

The Brunswick Street corridor is defined by its predominantly traditional Victorian streetscapes, corner pub buildings and larger institutional forms to the south. New developments are typically in shop-top format, or clustered within Mixed Use Zone (MUZ) areas behind the retail spine, including around the Fitzroy Town Hall.

The extent of the Brunswick Street Precinct and Town Hall Precincts is set out in Figure 2 and described below.

Boundary Description

Brunswick Street Precinct

This precinct is bound by Alexandra Parade in the north and Victoria Parade in the south. The western and eastern edges are defined by the rear boundaries of commercial properties fronting Brunswick Street. This precinct encompasses all Commercial 1 Zone (C1Z) land to both sides of Brunswick Street. The precinct also includes Mixed Use Zone (MUZ) areas as defined below:

- MUZ area between Leicester Street and Rose Street;
- MUZ area between Palmer Street and Gertrude Street; and
- MUZ area on both sides of Brunswick Street (south of Gertrude Street).

Town Hall Precinct

Bound by Napier Street to the east, Exhibition Street to the north and King William Street to the south. The western extent is defined by the rear of commercial properties along the eastern side of Brunswick Street. This precinct encompasses all Mixed-Use Zone (MUZ) area fronting St David Street, Young Street, Moor Street and west side of Napier Street.

- The precinct boundary also includes properties in MUZ and Residential Zone (GRZ and NRZ) associated with:
 - Sacred Heart School Fitzroy (107 King William Street);
 - All Saints Parish (King William Street); and
 - Fitzroy Town Hall.

Whitlam Place (public open space) and No. 135 Moor Street are excluded from this study area.



View towards north along Brunswick Street from Palmer Street intersection

Built Form Character

Brunswick Street Precinct

Brunswick Street is a unique Major Activity Centre spine with a particularly strong north-south visual framework informed by largely intact heritage retail buildings. The spine is defined by predominately 2 storeys consistent heritage street walls to the north of Johnston Street and a more diverse street wall mix to the south of Johnston Street. The corridor benefits from a series of important local landmarks, typically found at corners which act as critical wayfinding elements.

The topography slopes gently to the south of St David Street, leading to the open profile of Atherton Gardens and the east-west commercial spine of Gertrude Street. To the south of Gertrude Street are an assemblage of significant heritage residential and commercial buildings of different setbacks associated with St Vincent's Hospital. To the periphery, the precinct is hemmed in by low-scale heritage residential and warehouse forms with discrete contemporary infill in the form of 4-6 storey apartment buildings.

Town Hall Precinct

The Town Hall Precinct is a discreet mixed pocket located behind Brunswick Street, focused around the heritage Town Hall and influenced by the surrounding leafy green residential streets of Fitzroy. Key views to the Town Hall and its associated clocktower are experienced from Brunswick Street and on approach along Moor Street from the west.

This precinct is largely characterised by narrow east-west streets and a varied subdivision pattern which heightens the sense of arrival to Brunswick Street and the transition to fine grain residential interfaces. This confined precinct has transformed considerably in recent years, from predominately low order heritage and post-war warehouse forms to more recent mixed use apartment typologies of 4 to 6 storeys, concentrated along St David Street and Napier Street.



View along Brunswick Street to the south of Johnston Street



View of Fitzroy Town Hall from Napier and Moor Streets



View along Brunswick Street to the south of Gertrude Street



View of recent development along Napier Street & St David Street

2.1 : Foundations

Setting an agreed vision for the Brunswick Street and Town Hall precincts must be underpinned by an understanding of their diverse conditions, including the fabric of existing and approved developments as well as other relevant considerations which will become the 'foundation' for a future built form framework and recommendations. This is illustrated in Figure 3 and described as follows:

Heritage

The entire extent of the study area is subject to the Heritage Overlay (HO311 Brunswick Street Heritage Overlay Area or HO334 South Fitzroy Precinct), comprising a high proportion of individually significant and contributory intact buildings from the Victorian to Inter-War periods including fine grain shops, dwellings, warehouses, pubs and hotels. A high number of heritage buildings on the Victorian Heritage Register (VHR) are located to the south of Johnston Street with a greater concentration south of Gertrude Street.

Municipal Landmarks & Views

Church Spires: This part of Fitzroy is relatively flat, with a gradual rise in topography along Brunswick Street from Moor Street toward the south. Views toward church spires can be experienced at both ends of the Brunswick Street corridor to St Patrick's Cathedral (East Melbourne) and the Hungarian Church (North Fitzroy). The linear nature of the precinct and the relatively consistent street wall profile, frames views toward each end of the corridor.

Clock Tower of Fitzroy Town Hall: The north east corner of the Kent Street and Moor Street intersection is an important pedestrian and cycling route and provides the first glimpse toward the Clocktower of the Fitzroy Town Hall when approaching it from Brunswick Street. Whilst existing trees obscure some parts of the Clock Tower, this location has been identified as a primary view location.

Royal Melbourne Exhibition Building: The views to the drum, dome, lantern and flagpole of the World Heritage Listed Royal Exhibition Building seen from the footpath on the south side of Gertrude Street and along Marion Lane, west of Fitzroy Street.

Key Landmarks within and surrounding the precinct :

- HO327: Spire of St Luke's Church (also referred to as the Hungarian Reformed Church of Australia);
- HO180: Clock Tower of Fitzroy Town Hall;
- HO129: Spire of St Patrick's Cathedral (within the City of Melbourne); and
- HO69: Royal Exhibition Building (within the City of Melbourne).



Distant view along Brunswick Street looking north



View along Brunswick Street towards St Patrick's Cathedral (looking south)



View toward the Fitzroy Town Hall



View toward the Royal Exhibition Building from Gertrude Street

Local Landmarks

Like many traditional high streets, Brunswick Street comprises a number of local landmarks which act as wayfinding elements along its length. These more distinct and noticeable buildings often comprise (or formally comprised) 'civic' services and display articulated corners which punctuate the streetscape with distinguishing architectural features. Along Brunswick Street, 11 of these 'local landmark' buildings have been identified in collaboration with GJM Heritage. These include:

1. The Former Champion Hotel: 50-54 Brunswick St
2. Rob Roy Hotel: 51 Brunswick St
3. Perseverance Hotel: 198 Brunswick St
4. Shops: 236-252 Brunswick St
5. Moran and Cato Merchants: 277-287 Brunswick St
6. AOF House: 287-295 Brunswick St
7. Fitzroy Post Office: 296 Brunswick St
8. Former Union Bank: 298 Brunswick St
9. Former Liverpool Arms Hotel: 299 Brunswick St
10. Royal Derby Hotel: 446 Brunswick St
11. Former Belvedere Hotel: 77 Victoria Parade

North side of Johnston Street

Rows of continuous, attached low-rise shopfronts define the north part of Brunswick Street. These forms, while varied in architectural style, detail and finishes, represent the consistent and orderly traditional shopfront character of this important Activity Centre spine. To the north of Johnston Street, the 2 storey parapet creates an orderly street wall datum that is visible on both sides of the street, creating a symmetrical street profile.

South side of Johnston Street

Further south, an asymmetrical profile is attributed to varied street wall heights, comprising predominantly 2 storey street walls on the west side and some higher 3 storey street walls on the east side. The open 'green' profile of the Atherton Gardens Housing Estate and open reserve between King William Street Gertrude Street, generates a different quality, demarcating a transition between the traditional retail strip to the north and institution/residential character to the south, beyond Gertrude Street.



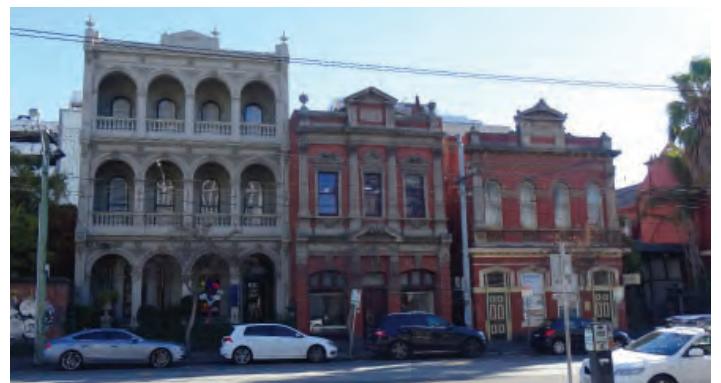
The Perseverance Hotel: local landmark at Moor and Brunswick Street



Consistent 2 storey street wall profile to the north of Johnston Street



Diverse street wall profile south of Johnston Street



Grand Residential forms to the south of Gertrude Street

Grand Residential & Institution Stock

To the south of Gertrude Street, surrounding the institutional precinct of St Vincent’s Hospital and ACU are large, highly decorative heritage dwellings of 2- 3 storeys, behind low front fences and established gardens. A number of these properties are on the VHR, presenting a contrast in character compared to the traditional commercial forms found to the north of Gertrude Street. Most of these ‘grand residential’ forms are on deep allotments (greater than 30m) and accommodate commercial or medical uses. Secondary access to these properties is from rear laneways. More recent contemporary infill in this area includes the 4 storey Metropole Central and townhouses at the rear of existing heritage form (VHR) at 38-40 Brunswick Street.

Larger forms related to the institutional functions along Victoria Parade (outside the precinct boundary) are setback considerably from Brunswick Street. Whilst these are visible from within Brunswick Street due to its open profile, they serve as a backdrop to the more prominent heritage forms and are recessive in the broader view.

Key Junctions

The Brunswick Street spine is intersected by several prominent junctions which serve as important wayfinding elements and create clear divisions in character along the strip. Key junctions include major transport corridors along Alexandra Parade, Johnston street and Gertrude Street.

Prominent Corners

Another defining feature of the Brunswick Street spine are the corners defined by prominent heritage forms (of two and sometimes 3 storeys), which wrap around corners with ornate parapets or architectural details to both frontages. Several significant corner forms have been identified as Local Landmark (refer to Section 3.1) and concentrated around key junctions with Johnston Street and Gertrude Street (intersecting commercial streets).

Side Streets

Other streets feeding into the Brunswick Street spine along the grid network are of a narrower profile (10-15m). To the north of Johnston Street, some streets provide linear visual links between Nicholson and Smith Streets, where to the south of Johnston Street a combination of T-junctions exist, which intersect with Atherton Gardens, Brunswick Street or streets which terminate between the main road spines to the east and west.



Fitzroy Post Office at corner of Brunswick Street and Johnston Street



View of a prominent corner at Johnston and Brunswick Streets



View toward The Max at St David and Brunswick Street



Recent development within the Town Hall precinct

Recent Development Trends

Recent development along Brunswick Street is limited. There are few examples of 'shop top' housing and only 4 contemporary mid-rise apartment developments located to the south side of Johnston Street. The most notable contemporary developments are The Max Apartments (5 storeys) and the mixed use development associated with the Artherton Gardens Housing Estate at 148 Brunswick Street (7 storeys and located outside the precinct boundary). Other shop top infill forms are highly recessive and are relatively inconsequential in long-range views experienced along the corridor.

Within the Town Hall precinct along Napier and St David Streets, a considerable number of sites accommodate recently constructed or have approvals for multi-storey, mixed-use and apartment development ranging between 4-6 storeys (with taller street walls). Smaller townhouse and warehouse conversions have occurred to Young Street in the order of 3 storeys.

Adjoining Built Form Precincts

The majority of lots with a primary frontage to Brunswick Street corridor benefit from secondary access to a rear laneway (typically 3m wide) or local streets. Beyond the laneway are varied combination of residential and non-residential functions in MUZ to the north west and south east, C1Z at intersections with Johnston and Gertrude Streets and GRZ/NRZ elsewhere.

Borrowed Landscape Amenity

Green Streets are a distinctive perpendicular character element, connecting into Brunswick Street. These streets contrast with Brunswick Street, which is too constrained to support street trees and street landscaping. The northern part of Brunswick Street 'borrows' some landscape amenity from the established street trees within these green streets of Westgarth, Kerr and Moore Streets streetscape and are reinforced at ground level through the provision of expanded footpath, creating pedestrian 'pause places'. These spaces often accommodate outdoor dining and public seating nodes.



Mixed use interface along Kerr Street to the west



View along Argyle Street comprising a mix of commercial and residential uses



Attached dwellings to the west of Brunswick st, south of Gertrude Street



Institutional precinct to the south of the study area



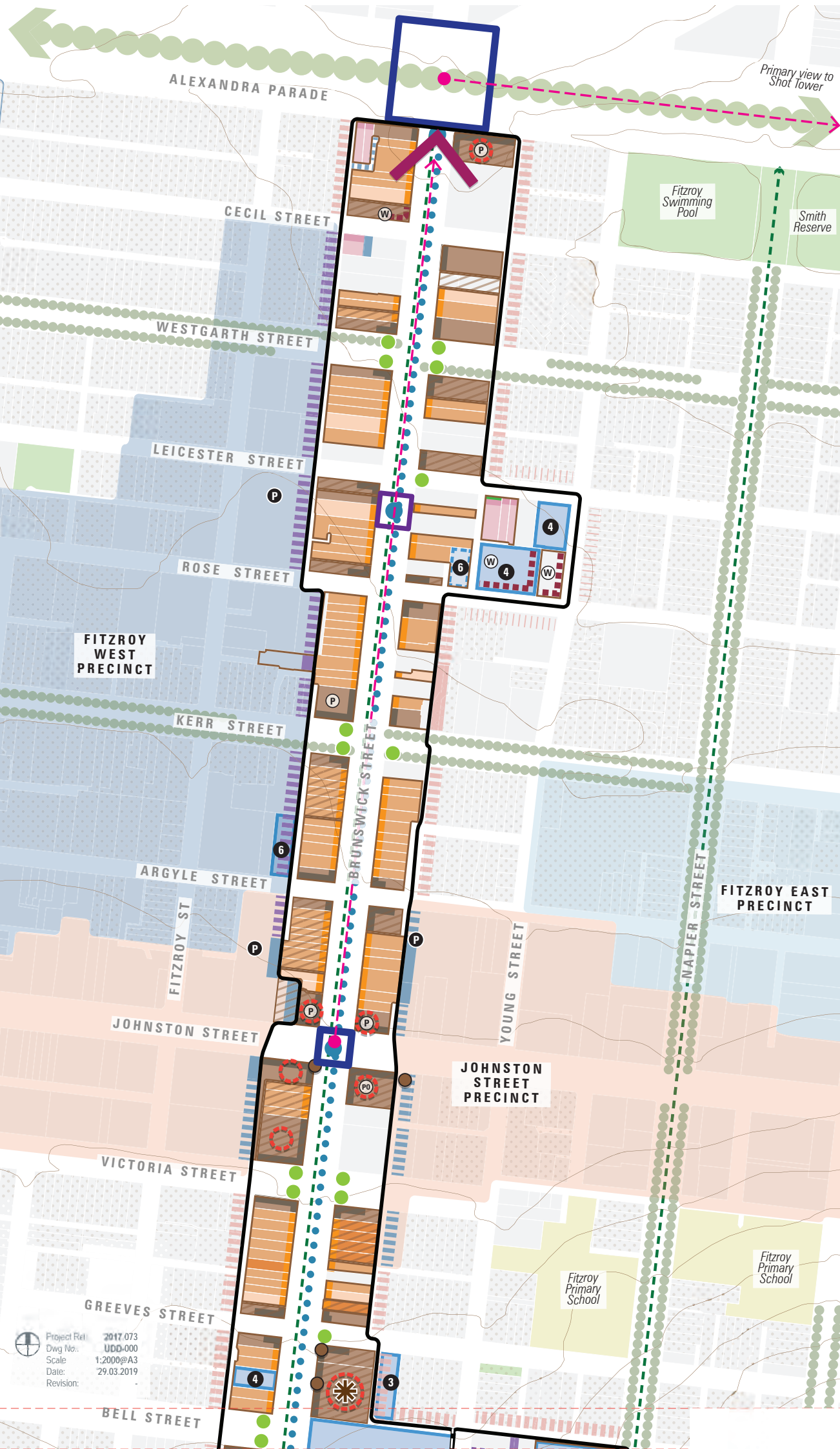
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Brunswick & Smith Street Built Form Review

Brunswick Street & Town Hall Precincts
Foundation Information
Part 1/2
Figure 3

Legend

- Brunswick Street Precinct Boundary
- Victorian Heritage Register
- Individual heritage significance
- Contributory heritage building
- Constructed redevelopment
- Approved development
- Building height (September 2019)
- Fine grain residential
- Fine grain residential (setback)
- Fine grain commercial (1 storey)
- Fine grain commercial (2 storey)
- Fine grain commercial (3 storey)
- Institutional form
- Heritage corner form
- Warehouse streetwall: Medium Height
- Bank building
- Warehouse building
- Pub building
- Post Office (former)
- Local landmark (GJM, 2019)
- Local Feature - Turret
- Relevant primary landmark views (Ethos Urban, 2018)
- Corridor views to spine
- Car park
- interface - residential zone + street
- interface - residential zone + laneway
- interface - residential zone + no laneway
- interface - commercial zone + laneway
- interface - commercial zone + no laneway
- interface - mixed use zone + street
- interface - mixed use + laneway
- interface - mixed use + no laneway
- Established residential
- Signalised junction
- Signalised pedestrian crossing
- Kerb extension
- Green streets
- Boulevard
- Public Open Space
- School
- Tram Route 11 / tram stop
- Cycle corridor



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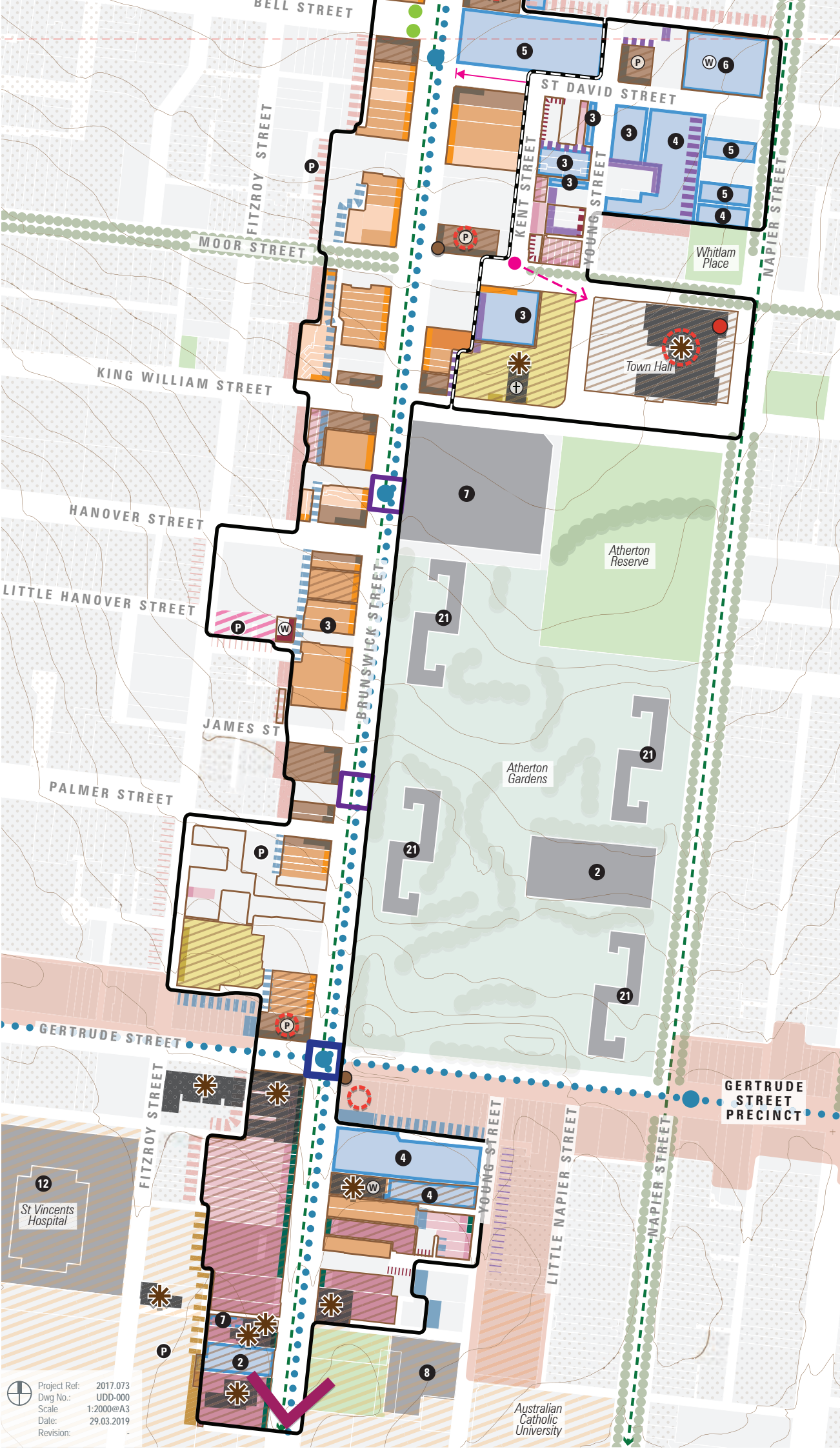
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Brunswick & Smith Street
Built Form Review

Brunswick Street &
 Town Hall Precincts
 Foundation Information
 Part 2/2

Figure 3

Legend

- Brunswick Street Precinct Boundary
- Victorian Heritage Register
- Individual heritage significance
- Contributory heritage building
- Constructed redevelopment
- Approved development
- Fine grain residential
- Fine grain residential (setback)
- Grand residential
- Fine grain commercial (1 storey)
- Fine grain commercial (2 storey)
- Fine grain commercial (3 storey)
- Institutional form
- Heritage corner form & extent of street wall
- Warehouse streetwall: Low height
- Warehouse streetwall: Medium Height
- Warehouse streetwall: High Height
- Prominent Buildings (Outside Precinct)
- VHR building footprint
- Pub building
- Warehouse building
- Church building
- Local landmark (GJM, 2019)
- Local Feature - Turret
- Municipal Landmark-Clock tower
- Relevant primary landmark views (Ethos Urban, 2018)
- Terminal View
- Corridor views to spire
- Car park
- interface - residential zone + street
- interface - residential zone + laneway
- interface - residential zone + no laneway
- interface - commercial zone + laneway
- interface - commercial zone + no laneway
- interface - mixed use zone + street
- interface - mixed use + laneway
- interface - hospital + laneway
- interface - car park + no laneway
- Zoning anomaly (NRZ)
- Established residential
- Signalised junction
- Signalised pedestrian crossing
- Green streets
- Public Open Space
- St Vincent's Hospital / ACU Precinct
- Tram Route 11 / tram stop
- Cycle corridor



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2.2 : Brunswick Street & Town Hall Precincts Built Form Framework

In response to foundation matters, a Built Form Framework has been advanced to reinforce locations for varying levels of change within the focus area. A Framework is not definitive (like a Built Form Control Plan), instead it seeks to identify critical 'gestures' of the City. In this instance, the framework recognises the importance of the following attributes- Refer to Figure 4:

Heritage Values

The precinct has considerable heritage values, comprising traditional shop fronts, notable corner buildings and Municipal Landmarks. Given the broad heritage controls and street wall definition, there is potential for moderate infill for much of the Brunswick Street spine. Behind the commercial strip, including within the Town Hall precinct, a moderate level of future growth can also be realised, consistent with recent development approvals which maintain visual prominence of the Fitzroy Town Hall Clock Tower.

Order

The northern part of Brunswick Street, between Alexandra Parade and Johnston Street, comprises a consistent streetscape character of predominantly 2 storey shopfronts, of a similar parapet height, on both sides of the street. These urban blocks are characterised by a fine grain rhythm on an orderly allotment configuration, with variation in built form appearance attributed to changes in material palettes and individual architectural features. There is an opportunity for future development to continue this orderly street profile, through consistent upper-level presentation (setback and height) when viewed from within Brunswick Street.

Diversity

The middle section of Brunswick Street, between Johnston Street and Gertrude Street has a more varied streetscape profile with some larger heritage buildings (3 storey or more) and single storey, non-contributory buildings positioned on irregular allotment configurations. Contributing to the asymmetrical street profile is the open profile of Atherton Gardens, resulting in a 'one-sided' street profile. Here, distinctive corner buildings also contribute to junction definition, further emphasizing a more varied and diverse character.

Future built form may reference this diverse condition and adopt a more customised response, while acknowledging the prominence of surrounding heritage street walls and landmarks. In some instances, varied upper-level response (setback and height) may be warranted in response to place specific attributes. The level of variation, however, will need to be balanced by retaining visual prominence of the heritage street walls and landmarks.

Grand Residential

The southern part of Gertrude Street comprises the strongest built form legacy defined by the dominant presence of grand residential buildings (with VHR designation). This part of Brunswick Street is not regarded as a commercial street and will continue to evolve as an extension to the institutional, commercial or residential uses around it.



View of mixed street wall heights south of Johnston Street



View of consistent street wall heights north of Johnston Street

Allotment Depth and Width

Block sizes (width and depth) and heritage/ residential abuttal significantly constrained the capacity of the Brunswick Street precinct. While the level of moderate growth may vary across the corridor, it is less likely for a significant shift in the skyline be realised in this context, in absence of a significant topographical change.

Large Non-Contributory Sites

Within the study area are instances of large, non-contributory sites with multiple street frontages. These are attributes which are favorable to new development in short to medium terms. Clear built form guidance is required to ensure that future forms on these sites maintain and reflect the prevailing streetscape rhythm and valued character of the study area.

Behind the Brunswick Street spine are discrete pockets of 'back block' sites with side street frontages. Traditionally these sites have serviced as an informal transitional area, between the rear of 'main street' forms and abutting residential areas. While these areas can accommodate new forms, their development opportunity is strongly influenced by the proximity and sensitive of neighbouring properties beyond the Precinct. The existing hierarchy of primary and secondary street addresses will assist in managing future 'fronts' and 'backs', of development contributing to the strengthening of pedestrian activity to the Brunswick Street spine.



Example of a large, non-contributory site along the Brunswick Street spine

Junctions

Future built form can contribute to junction definition to assist with wayfinding and sense of place. Where Brunswick Street intersects with other major commercial streets at Johnston Street and Gertrude Street, future forms should be shaped to retain primacy of local landmarks when viewed in the round. Higher pedestrian footfall can also be expected along these commercial streets, where pedestrian amenity (solar, sense of enclosure and ground level activation) should be prioritised. While the typical development response at commercial junctions is for larger, taller built form, in this instance, preservation of key heritage features to local landmarks should take precedence.

Green Streets and Open Space

It is essential that future development continues to support these pedestrian functions and do not compromise pedestrian amenity at street level. Brunswick Street is intersected by 20m 'green streets' at Westgarth and Kerr Streets defined by large established trees and kerb extensions for public 'pause spaces' at the intersections.

Opportunities to realise additional 'pause places' at Victoria and Bell Streets and a new 'pocket park' through partial road closure at King William Street should be investigated as part of future Brunswick Street public realm upgrades. Further, future public realm upgrades and careful contemporary corner additions around Moor Street can also assist in distinguishing this junction as the front door to the Town Hall precinct.






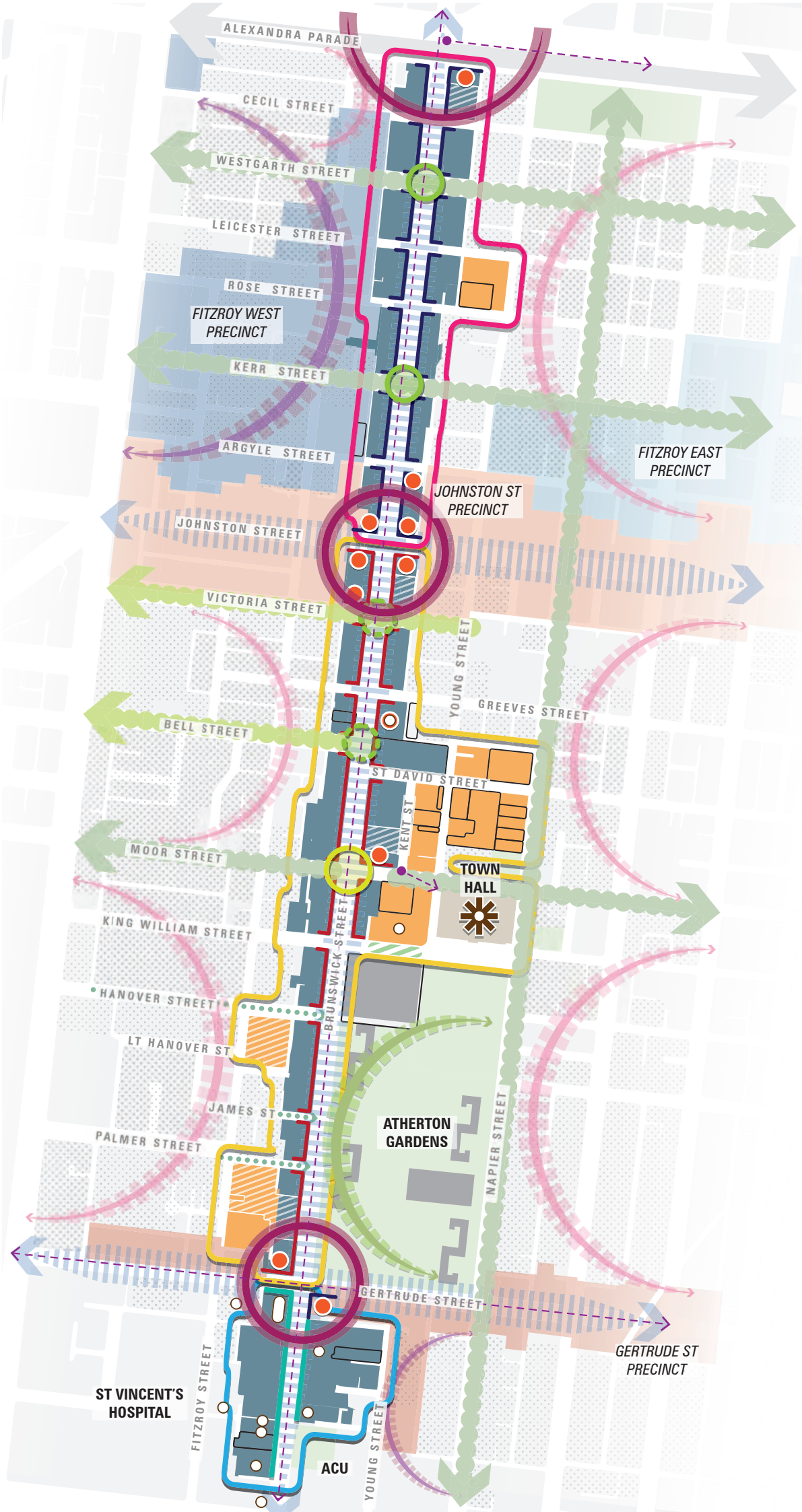
View along Westgarth Street, an example of a Green Street

Brunswick & Smith Street Built Form Review

Brunswick Street &
Town Hall Precincts
Built Form Framework
Figure 4
DRAFT

Legend

- Orderly Streetscape 
- Varied Streetscape 
- Residential grandeur 
- Moderate infill 
- Back-block infill 
- Limited Opportunity 
- Municipal landmark (Clause 22.03) 
- Local landmark 
- Symmetrical street wall 
- Asymmetrical street wall 
- Heritage frontage 
- Victorian Heritage Register (VHR) 
- Key views to Municipal Landmarks 
- Green streets 
- Potential future green streets 
- Views to Atherton Gardens 
- Commercial spine 
- Key junction 
- Wayfinding junction 
- Public realm junction 
- Potential new public realm junction 
- Potential new public open space 
- Open garden frontage 
- Residential interface 
- Mixed Use interface 
- Recent development (constructed/ approved) 
- Large non-contributory site' 



Future Character Statement

Given this 'Framework' for change, the following future character statement is recommended.

Brunswick Street Future Character Statement

Future development along Brunswick Street will respond to the particular sensitivities of different parts of the spine and the distinctive differences between areas to the north and south of Johnston Street and further south of Gertrude Street. New development in the form of infill will not compromise the traditional image of the spine, but reinforce the fine grained pattern of subdivision on the street and the special views (long and short) to landmarks. In this context, change in Brunswick Street will support the prevailing patterns of order and diversity with careful transition to surrounding residential neighbourhoods.

Town Hall & Back Blocks Future Character Statement

Future development will continue the pattern of recent mid-rise development, retaining the visual prominence of the Fitzroy Town Hall. The streetscape will reinforce the mix of diverse low rise, fine grained residential buildings with a new regime of contemporary infill of a stronger profile.

Framework Principles

In response to the varied urban fabric, the following preferred future-built form character principles apply by adopting the following principles:

- 1 Strengthen view corridors to municipal landmarks and protect views to local landmarks.
- 2 Retain the prominence of heritage streetscape along Brunswick Street.
- 3 Reinforce orderly streetscape to the north of Johnston Street and varied streetscape to the south of Johnston Street.
- 4 Retain the character of grandeur south of Gertrude Street.
- 5 Realise development opportunity on large, 'back block' sites.
- 6 Maintain solar access to opposite footpaths along commercial spines and green streets.
- 7 Acknowledge existing and approved development.
- 8 Transition to the residential edges.

PART 3: BUILT FORM PROPOSITION

The Built Form Proposition has been derived from the Built Form Framework which was informed by the Foundations Analysis and underpinned by the overall Background Analysis.

The **Brunswick Street and Town Hall Precincts Built Form Proposition** demonstrates block by block and street by street parameters for the precincts' evolution of new development. The identified parameters are neither fixed, or absolute but are intended to guide future change. The proposed proposition or 'controls' are represented in Figure 4 and are derived from the following basis:

- Heritage assessment and advice;
- Municipal Housing Strategy;
- Precinct character;
- Solar access;
- Local views and vistas;
- Heritage Street walls and upper levels;
- New street walls and upper level setbacks;
- Heritage frontage (including front setback);
- Transitions;
- Residential interfaces and amenity; and
- Building separation, amenity and equitable development.

The rationale for height parameters is outlined as follows:

3.1: Basis for Height Parameters

Heritage Input

GJM Heritage provided extensive heritage input based on comprehensive analysis comprising:

- The heritage grading of each property within the Heritage Overlays;
- The currency of existing Statements of Significance;
- Confirmation of places with Victorian Heritage Register nomination;
- Identification of local landmarks; and
- Recommended built form parameters to appropriately manage development within the heritage context.

Refer to GJM Heritage Report for details.

Housing Strategy

With reference to the adopted Housing Strategy for the Municipality (adopted 2018), the Brunswick Street corridor is designated for moderate change, with the exception of south of Gertrude Street (west side), which is identified as an area for incremental change. The Town Hall precinct is also designated for moderate change.

Precinct Character

Key characteristics that distinguish the Brunswick Street corridor and the Town Hall precinct are attributed to intact heritage fabric and perpendicular 'green' streets. Diversity in built form is attributed to a variation in the subdivision pattern, land use function and built form typology (dwellings, traditional shop fronts or warehouses). New development should seek to respond to the unique contextual characteristics and respond to particular sensitivities as required.

Solar access

In inner urban areas such as Fitzroy, access to sunlight is an important consideration. Therefore, future urban form should protect sufficient solar access to key public realm and open spaces to ensure 'life and attraction' at the street level for residents and visitors.

The Urban Design Guidelines for Victoria contains the following relevant Objectives and Guidelines:

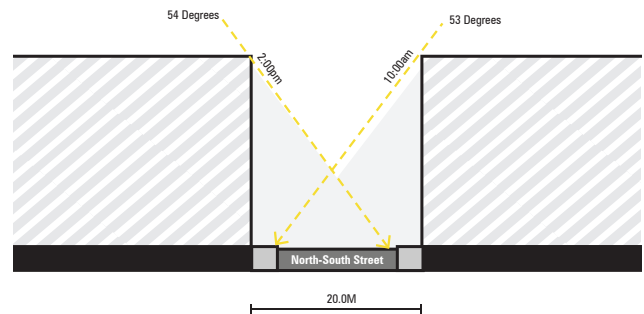
- 'Objective 5.1.3 To ensure buildings in activity centres provide equitable access to daylight and sunlight', and
- '5.1.3a Locate and arrange the building to allow daylight and winter sun access to key public spaces and key established street spaces.'

Along Brunswick Street and the Town Hall Precincts, we recommend the following solar access measures to avoid, or minimise overshadowing outcomes, measured on 22 September (equinox):

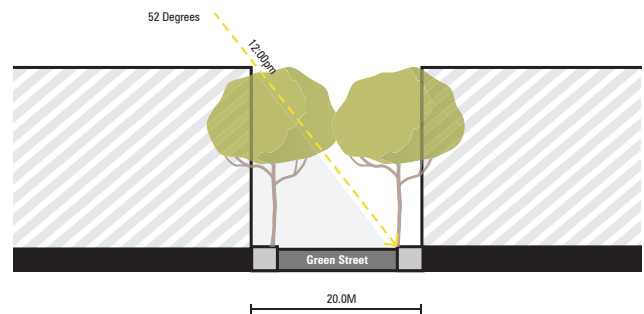
- Along Brunswick Street (commercial street): avoid overshadowing of western footpath (3m from property boundary) from 10am onwards.
- Along Brunswick Street (commercial street): avoid overshadowing of eastern footpath (3m from property boundary) before 2pm onwards.
- Along 'green streets' (refer to Figure 4): avoid overshadowing of southern footpath (3m from property boundary) between 10am to 2pm.
- Along side streets (within the study area): avoid overshadowing above the ground floor of buildings. On narrower perpendicular side streets, some overshadowing of footpath (south side) is inevitable. It was determined that protection of solar access to first floor should be supported.
- Along side streets (outside the study area): avoid overshadowing of footpaths to opposite side of the street between 10am to 2pm.
- Existing and future open space: minimise overshadowing between 10am and 2pm.

Local views and vistas

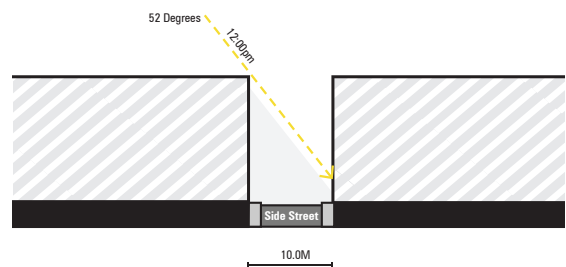
Views to some Municipal and Local Landmarks (at key corners) influence the shape of future development (heights and setbacks). Retaining views to and 'breathing space' behind these heritage features is important to ensure protection of key views to Municipal Landmarks and retain the visual prominence of Local Landmarks. For some sites subject to the VHR, designated buildings and new additions will be contained and shaped to ensure they are read as recessive, secondary elements when viewed from the public realm.



10am and 2pm equinox solar angles along 20m wide Brunswick Street



12pm equinox solar angle along 20m wide 'Green Streets'



12pm equinox solar angle along 10m wide side streets

Heritage street walls and upper levels

GJM has also provided heritage input for appropriate upper level setback for heritage buildings (including VHR sites), which seek to reinforce the objectives found in Clause 22.02 and 22.10. **A default 8m measurement** (to the new built form and balcony line) is applied to all sites fronting Commercial Streets including Brunswick Street, Johnston Street and Gertrude Street. This is to ensure adequate protection of the primary heritage ‘volume’ and local landmark features (including chimneys, and exposed roof forms) often found at the junction of these streets. The default upper level setback will also protect facade articulation in the streetscape elevation with spatial separation between the street wall frontage and recessive upper levels (behind).

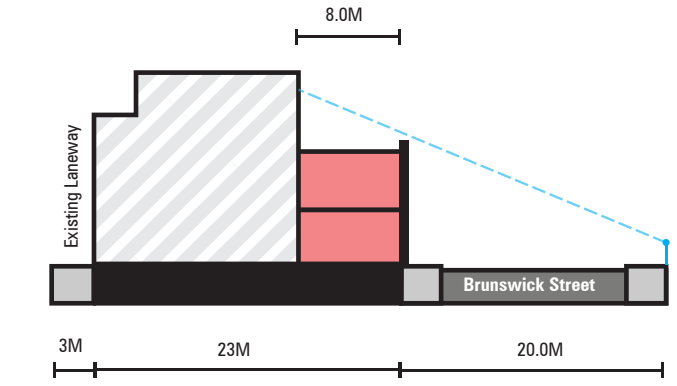
Where opportunity for taller development exists behind the heritage volume, an upper level setback greater than 8m will be ‘required’ (as an absolute parameter) in addition to consideration of a sensitive architectural design treatment (massing, form and materiality) to ensure the new form does not visually compete with the heritage element.

New street wall and upper levels

In urban areas, almost all urban design guidelines seek to introduce a ‘street wall’ and ‘upper level front setback’ measure. The purpose for such a distinction and separation is to ensure predominance of the ‘traditional’ forms and parapets within the streetscape, while enabling provision of new and increased heights in a recessive order. Upper level setbacks also retain a sense of openness to the street, which are prominent in a pedestrian’s field of vision and reinforce the traditional street wall scale. Within the study area, there is extensive heritage fabric which is to be retained and enhanced. The recommended built form parameters for heritage sites draw on the provisions of Clause 22.02 and 22.10 (refer Heritage Street wall).

Along Brunswick Street, heritage street walls vary in height, including greater instances of 1 to 4 storeys to south of Johnston Street, where single storey heritage street wall is bookended by taller street walls. To retain an orderly streetscape characteristic, any new street wall should match the adjoining heritage forms, whilst a variation of up to one storey (lower) is possible in a more ‘diverse’ streetscape. Importantly, new street wall should not result in diminishing the heritage quality of the streetscape.

For sites with the opportunity to establish a continuous new street wall (that responds to its abutting heritage walls) and recessive upper levels, recommendations are derived from other Planning Scheme Amendments, associated Panel reports as well as recent heritage advice from GJM Heritage.

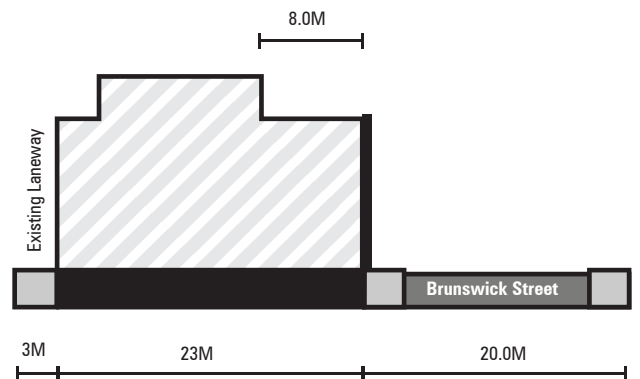


Preferred upper level setback above heritage street wall

It is preferred that new built form reinforce the established urban form patterns along Brunswick Street, comprising street walls and recessive upper levels. The visual distinction between street walls and upper levels is an important consideration. For this reason, a ‘default’ 8m setback along Commercial Streets and a minimum 3m* setback to side streets will be applicable to new form to:

- Provide a clear distinction between ‘base’ and ‘top’;
- Create a degree of consistency for upper levels that comprises a mix of heritage and non- heritage forms;
- Ensure new upper level does not visually dominate the streetscapes;
- Ensure no overshadowing of the public realm; and
- Reinforce the visual dominance of the street walls.

* We note that from heritage perspective, a 6m setback is preferred.



Preferred upper level setback above new street wall

Upper Level Expression

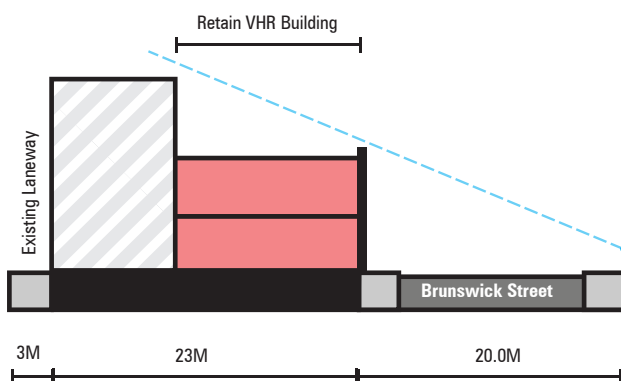
The design of upper levels of new development should:

- Be well articulated and break up the building mass;
- Distinguish between the lower and upper levels through materials and articulation;
- Be designed so that side walls are articulated and read as part of the overall building design and not detract from the streetscape when viewed from direct and oblique views along the streetscape; and
- Provide passive surveillance of adjacent streets and public open space.

Heritage frontage

Based on an understanding of heritage advice including the distinct built form character to the south of Gertrude Street, the following parameters guide the preferred built form response for heritage frontages in the study area:

- Retention of all built fabric within sites with VHR designation. It also precludes new built form within the 'air right' above VHR buildings.
- Where new buildings are proposed within the side or rear setback of VHR sites, they are to be positioned behind existing structures, ensuring heritage frontages are not concealed by new forms from streetscape views.
- Heritage forms (both VHR and Non-VHR) should retain existing heritage frontages, including street setbacks.



Preferred upper level setback behind VHR building

Transition

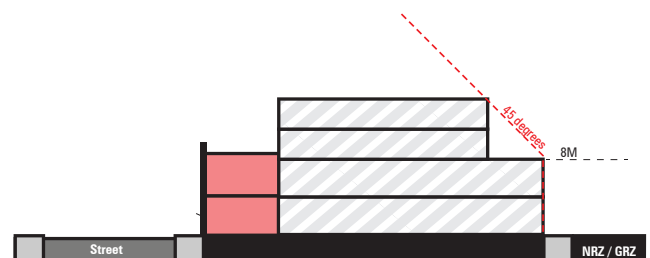
In this part of Fitzroy, the transition in building scale is often gradual. The broader skyline is primarily dominated by landmark structures (municipal and local), high-rise developments at Atherton Gardens and mid-rise forms associated with institutional and education facilities further south. There is limited evidence of recent construction along the Brunswick Street spine. Development approvals are predominantly concentrated to the back-block areas, in the Town Hall precinct.

Larger sites may be able to accommodate a gradual transition within its own site, through recessive upper levels, or variation in street wall heights. Overly stepped forms, or 'wedding cake' outcomes should be avoided.

Residential Interfaces (including laneway)

Most residential properties are generally located to the east and west and are separated from the study area by a laneway, or street. There are instances where the study area has a direct abuttal to residential properties (i.e. Between Rose & Kerr Streets and between Moor and Palmer Streets) with shared side boundaries. These common boundaries are mostly defined by building sideages, or party wall (1-2 storeys). There are limited direct abutments to private open spaces.

Along both interface types, we recommend a 8m (2 storey) form at the interface, with any built form above set back within a 45 degree built form envelope to protect residential amenity.

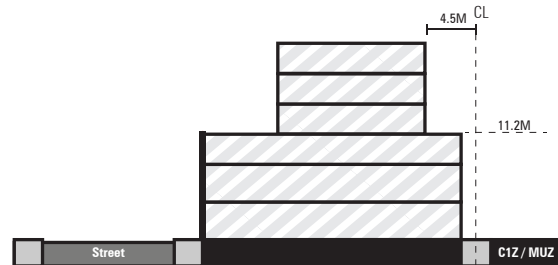


Preferred built form transition to residential zone land (GRZ/NRZ)

Non-Residential Interfaces (including laneway)

Built form should continue to respond to laneway interfaces with MUZ or C1Z land. Within the study area the existing laneways, their function, widths and arrangements vary. New development will need to appropriately address both the existing laneway condition as well as adjacent (non-residential) properties. Therefore, we recommend:

- To laneway abutments, new development should present a maximum 11.2m (3 storey) form at the interface, with any built form above set back 4.5m from the centreline of the laneway of up to 17.6m (5 storeys).

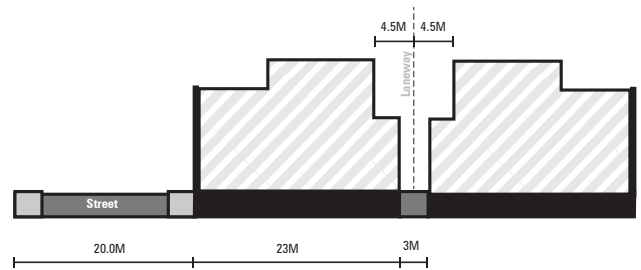


Preferred built form transition to MUZ or C1Z sites

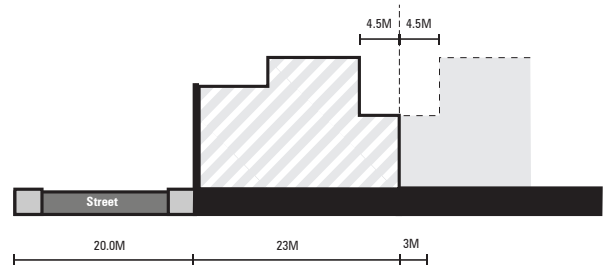
Building Separation, Amenity & Equitable Development

New development should provide a design response that considers the existing condition and future development opportunities of adjacent properties in terms of outlook, daylight and solar access to windows. Development should be setback from common boundaries to provide separation between buildings at the upper levels:

- A minimum of 4.5m from the boundary where a habitable room window is proposed;
- A minimum of 3m from the boundary where a non-habitable room window or commercial window is proposed; and
- A minimum for 4.5m from the edge of a proposed balcony or terrace.
- Where the common side boundary is a laneway, the setback is measured from the centre of the laneway.



Preferred 4.5m setback of upper levels from centreline of laneway (minimum 3m wide)



Preferred 4.5m setback of upper levels from rear boundary

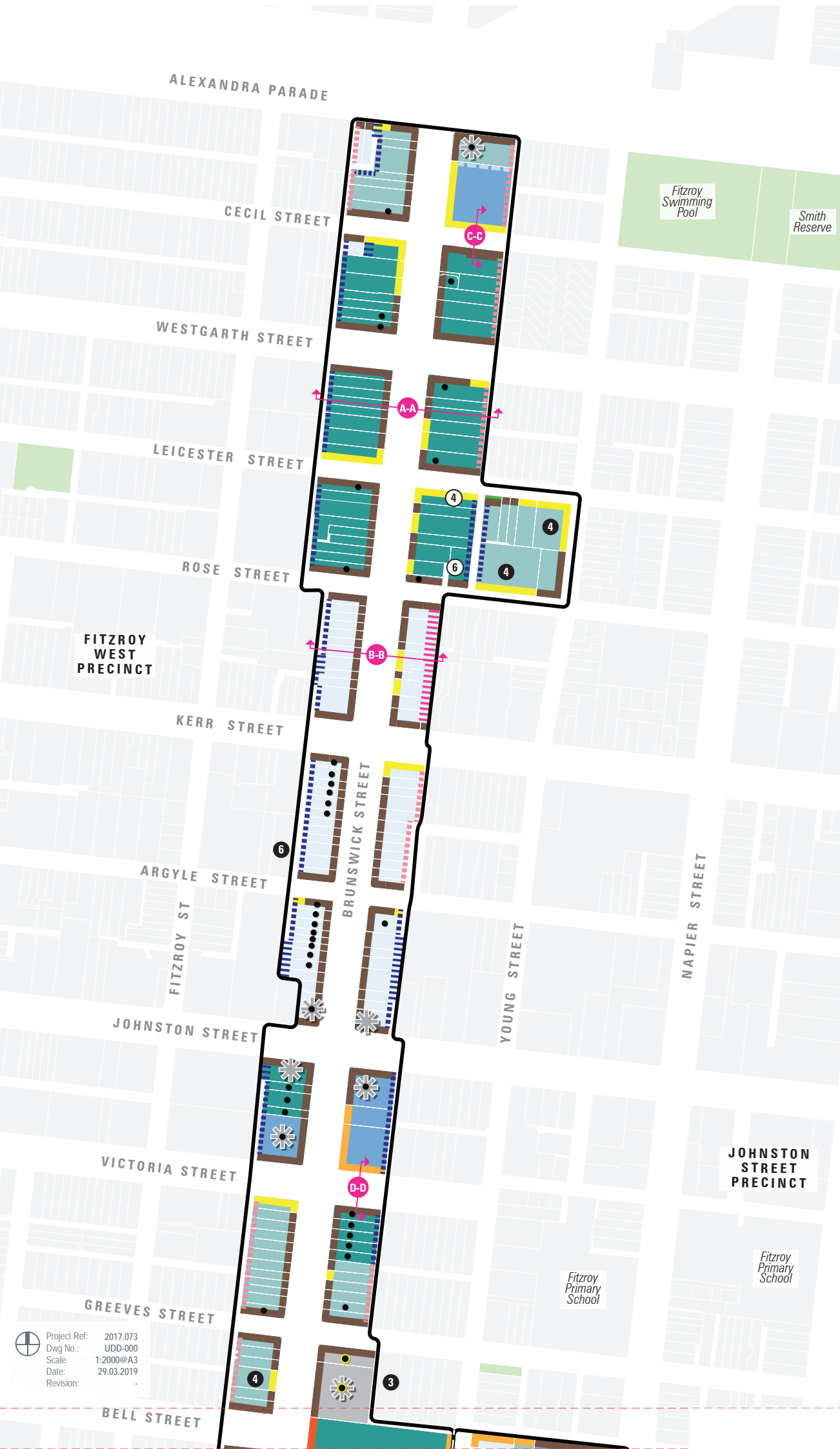
Brunswick & Smith Street Built Form Review

Brunswick Street &
Town Hall Precincts
Built Form Controls
Part 1/2

Figure 5

Legend

Precinct Boundaries	
Individually Significant Heritage	
Sites with VHR designation	
Local landmark (GJM, 2019)	
Building height	
Building height (approved development)	
Existing open space	
Potential future open space	
Preferred Building Heights	
11.2m/ 3 storeys	
14.4m/ 4 storeys	
17.6m/ 5 storeys	
20.8m/ 6 storeys	
24m/ 7 storeys	
Limited opportunity	
Preferred Streetwall	
Retain heritage streetwall	
Retain landscape setback	
New 2 storey streetwall (8m)	
New 3 storey streetwall (11.2m)	
New 4 storey streetwall (14.4m)	
Interfaces	
Respond to residential abuttal (no laneway)	
Respond to residential interface (with laneway)	
Respond to non-residential zone abuttal (no laneway)	
Respond to non-residential zone interface (with laneway)	
Site responsive transition required	
Respond to existing Institutional interface	


















Brunswick & Smith Street Built Form Review






Brunswick Street &
Town Hall Precincts
Built Form Controls
Part 2/2

Figure 5







Legend

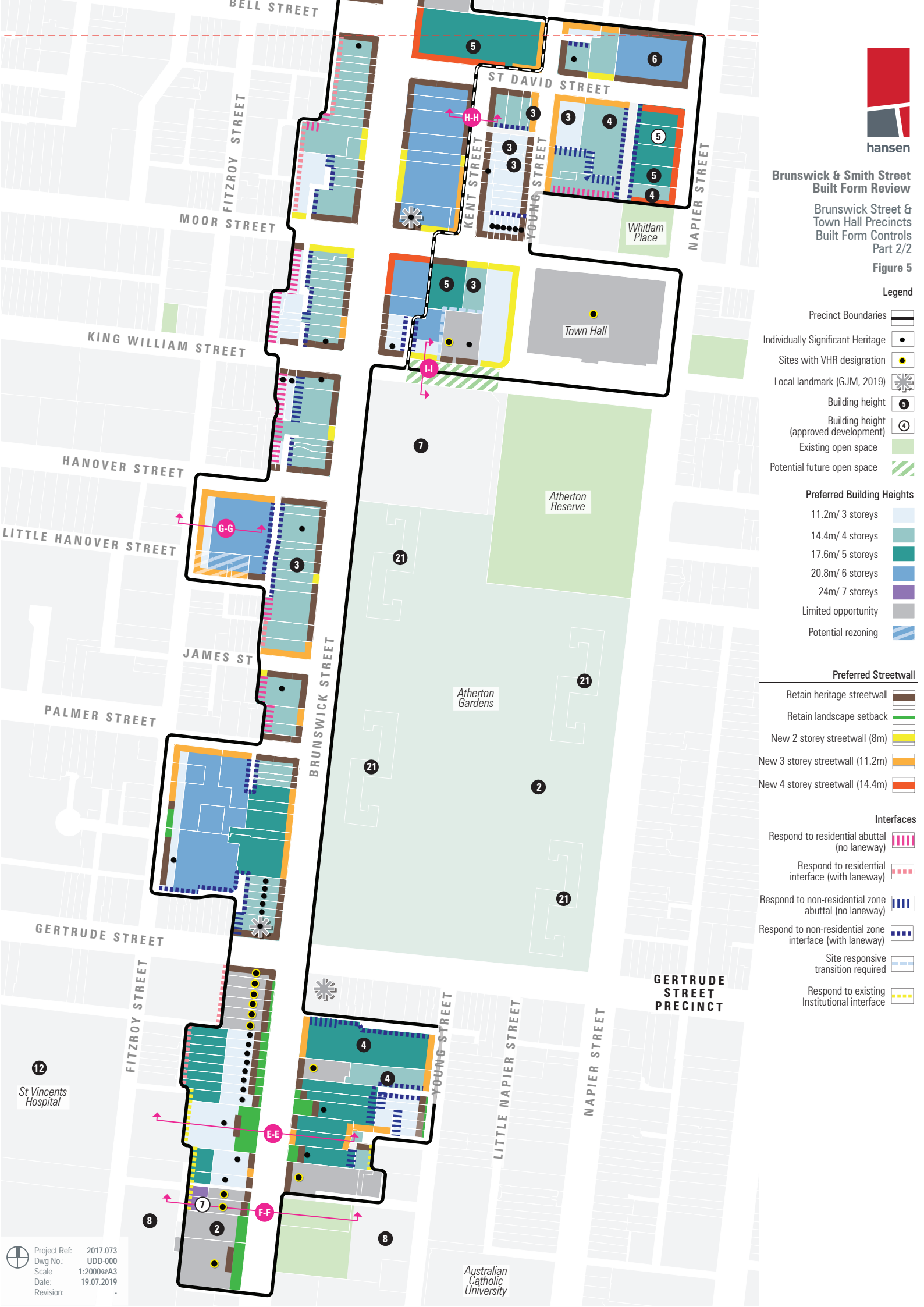
Precinct Boundaries	
Individually Significant Heritage	
Sites with VHR designation	
Local landmark (GJM, 2019)	
Building height	
Building height (approved development)	
Existing open space	
Potential future open space	
Preferred Building Heights	
11.2m/ 3 storeys	
14.4m/ 4 storeys	
17.6m/ 5 storeys	
20.8m/ 6 storeys	
24m/ 7 storeys	
Limited opportunity	
Potential rezoning	

Preferred Streetwall

Retain heritage streetwall	
Retain landscape setback	
New 2 storey streetwall (8m)	
New 3 storey streetwall (11.2m)	
New 4 storey streetwall (14.4m)	

Interfaces

Respond to residential abuttal (no laneway)	
Respond to residential interface (with laneway)	
Respond to non-residential zone abuttal (no laneway)	
Respond to non-residential zone interface (with laneway)	
Site responsive transition required	
Respond to existing Institutional interface	



PART 4: RECOMMENDED CONTROLS

4.1 Methodology

The formulation of future building heights and streetwall conditions within the Brunswick Street Precinct has been influenced by many factors, including:

- Planning Policy Framework;
- Local Planning Policy Framework, including Zones and Overlays;
- Practice Note No. 60 – Height and Setback Controls for Activity Centre;
- Practice Note No. 59 – The Role of Mandatory Provisions in Planning Schemes;
- City of Yarra Housing Strategy (Adopted 4 September 2018);
- Review & Development of the City of Yarra Landmarks Policy (March 2018);
- Urban Design Guidelines for Victoria, 2017;
- Anticipated scale and form of development outside the study area (i.e. within Residential and Employment Zones);
- Views to existing municipal and local landmarks from the public realm;
- Recognition of Yarra’s heritage skyline;
- Recent development approvals (including those currently under-construction);
- 3D computer modelling of built form testing for the study area;
- Independent heritage advice and existing character considerations, consistent with the expert heritage advice provided by Council’s heritage advisors (GJM Heritage);
- The overall Brunswick Street and Smith Street Built Form Review Background Report (November, 2019); and
- Extensive site inspections and workshops with Council’s officers.
- Planning Panel Recommendations for:
 - Johnston Street Local Area Plan (C220);
 - Queens Parade Built Form Review (C231).

4.2 Assumptions

Formula for Deriving Numerical Building Heights

The maximum building heights has been calculated to a higher (than minimum) floor to floor heights in order to:

- Respond to the typical heights found within heritage buildings (between 8-11.2m);
- Accommodate for greater than minimum standards and provide flexibility for future uses;
- Allowance for other design elements to be accommodated, such as parapets, railings, etc.

The following numerical floor to floor dimensions were employed:

- Ground Floor and First Floor: 4m
- Second Floor and above: 3.2m

Note: Higher numerical floor levels for mixed use development may be required at upper levels.

Formula for Deriving Numerical Streetwall Heights

The maximum streetwall heights have been calculated based on the above floor to floor heights, plus additional height to allow for parapets, balustrades and minor architectural features.

Zero front setback

New buildings within Activity Centres and inner urban areas such as Brunswick Street should generally be built to the street frontage in order to:

- Respond to the prevailing built form character of the area;
- Provide a clear definition at the street edge; and
- Maximise the developable area.

With the exception of retaining existing front setbacks, all new street walls within the commercial and mixed use zone should be built to boundary.

Top Floor Depth

A minimum depth of approximately 10m for the upper most level has been considered in determining overall building heights. This minimum dimension is based on a typical apartment depth, and provision of efficient access.

4.3 Precincts

Based on the linear extent of Brunswick Street and the distinction in future built form character along the corridor and to back block areas as determined by the Built Form Framework Plan the study area is divided into several precincts including:

- Brunswick Street (North of Gertrude Street)
- Brunswick Street (South of Gertrude Street); and
- Back Blocks.




PRECINCT	STREET WALLS / GROUND LEVEL SETBACKS	PREFERRED MAXIMUM BUILDING HEIGHTS
BRUNSWICK ST (NORTH OF GERTRUDE ST)	<ul style="list-style-type: none"> ▪ Match adjoining heritage eaves/ parapet, or lower. ▪ Preserve existing buildings on VHR sites. 	11.2m to 22m (3 to 6 storeys)
BRUNSWICK ST (SOUTH OF GERTRUDE ST)	<ul style="list-style-type: none"> ▪ Retain existing front setback. ▪ Match adjoining heritage eaves/ parapet, or lower. ▪ Preserve existing buildings on VHR sites. 	11.2m to 24m (3 to 7 storeys)
TOWN HALL & BACK-BLOCKS	<ul style="list-style-type: none"> ▪ Retain existing front setback. ▪ Match adjoining heritage eaves/ parapet, or lower. ▪ 2 storeys (8m) to 3 storeys (11.2m). ▪ Preserve existing buildings on VHR sites. 	11.2m to 22m (3 to 6 storeys)

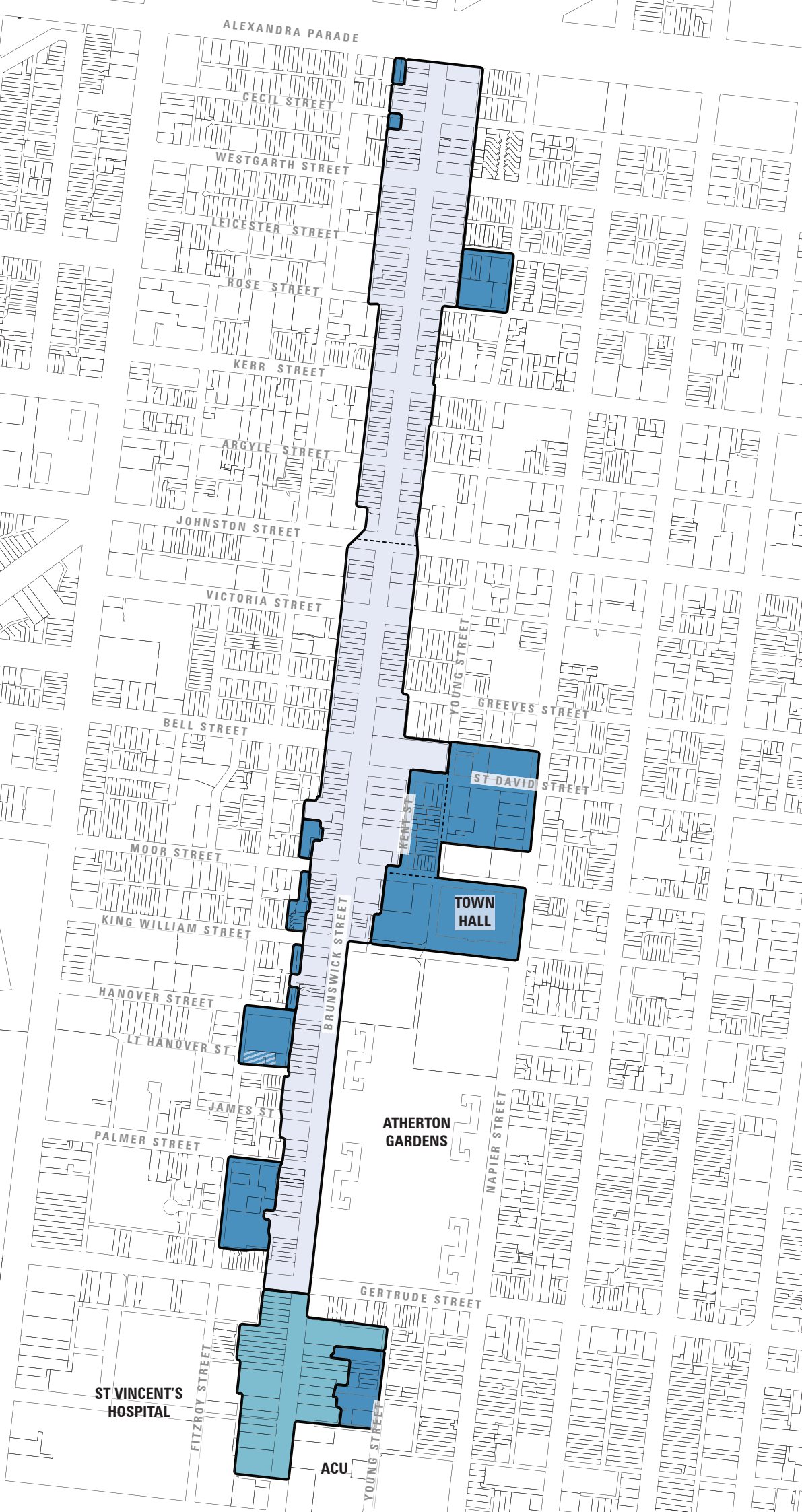
The following diagram illustrates a breakdown of these precinct boundaries.

**Brunswick & Smith Street
Built Form Review**

Brunswick Street &
Town Hall Precincts
Precinct Definition
Figure 5
DRAFT

Legend

- Brunswick Street (North of Gertrude Street) 
- Brunswick Street (South of Gertrude Street) 
- Back Blocks 



PRECINCT 1: BRUNSWICK STREET, NORTH GERTRUDE STREET

This precinct comprises lots with a primary frontage to Brunswick Street between Alexandra Parade in the north and Gertrude Street in the south.

Preferred precinct character statement

Properties fronting Brunswick Street will continue to be defined by fine grained low scaled heritage buildings. New moderate infill will be recessive in profile, befitting a 'street wall and setback' model and transition down along its residential abuttal. Where Brunswick Street intersects with east- west streets, these junctions will continue to be bookended by proud heritage forms with complementary, recessive upper levels that turn the corner, addressing both street frontages.

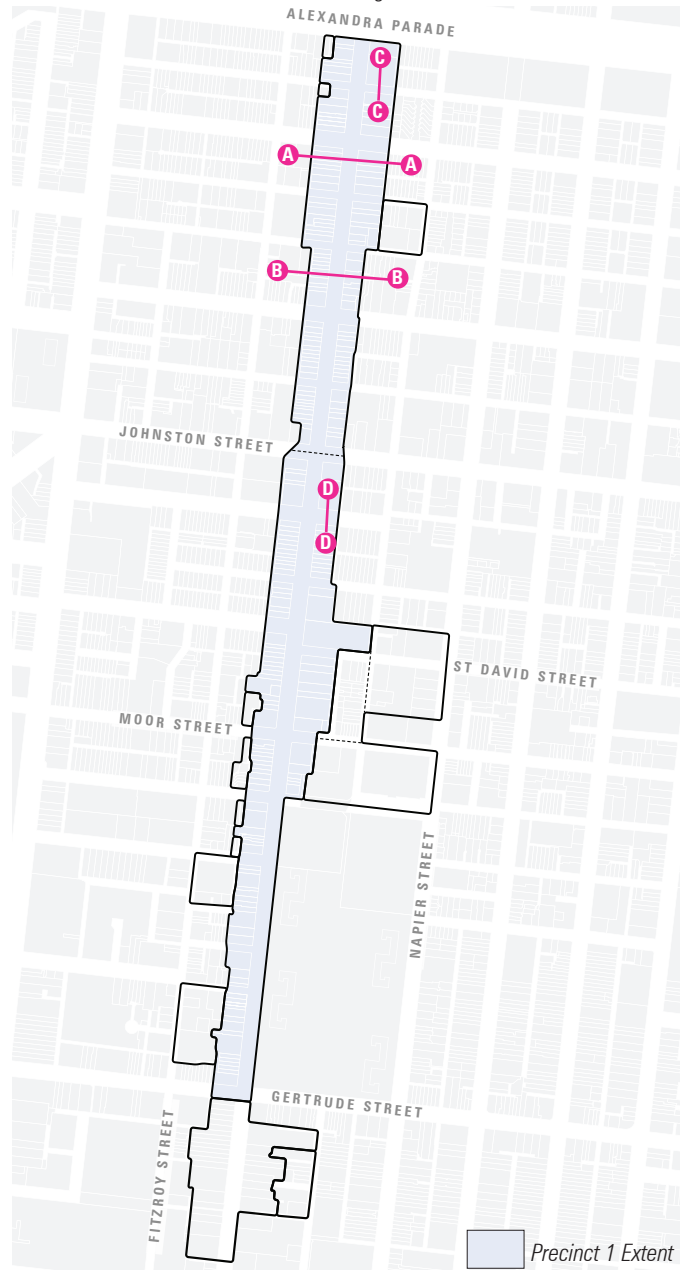
To the north of Johnston Street, the spine will reinforce the consistent street wall and subdivision grain. To the south of Johnston Street, the varied heritage street wall will be maintained, and upper levels will remain subservient in the streetscape, ensuring view lines to Municipal and Local Landmarks are preserved.

Built Form Objectives

- To ensure the heritage frontage remains the visually dominant element of all development in Brunswick Street and that new development is visually recessive and does not dominate the streetscape.
- To realise a moderate mixed-use redevelopment that respects the heritage and streetscape value of the precinct.
- To support development that contributes to an active, high quality and pedestrian friendly environment.
- To enhance a consistent and orderly streetscape presentation to the north of Johnston Street.
- To maintain a diverse streetscape presentation to the south of Johnston Street.
- To ensure views to the architectural features of municipal landmarks and local landmarks are not visually cluttered or obscured.
- To minimise overshadowing impact on existing/ future open space and the opposite side of footpaths along commercial and 'green' streets.
- To ensure suitable transitions to residential interfaces.

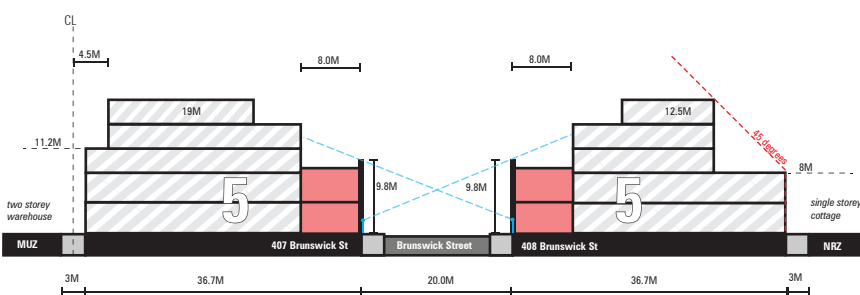


Brunswick Street and Victoria Street looking south

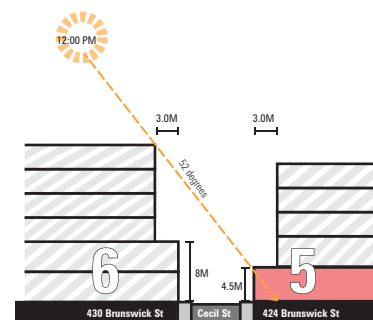


Guidelines

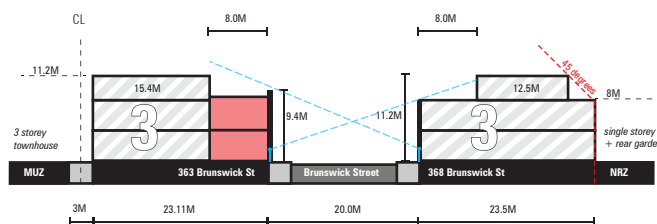
1. Establish a clear distinction between street wall and rising form behind.
2. Avoid new single storey street wall.
3. Ensure new infill street walls matches the parapet height of adjoining heritage forms.
4. Ensure new development complements heritage architectural features (grain and rhythm).
5. Ensure upper levels behind heritage street wall adopt a 'recessive' architectural language and material palette.
6. Ensure new development on corner sites is designed in the round and 'turns the corner' to address all street frontages.
7. Ensure new development avoids the presentation of overly stepped or 'wedding-cake' presentation.
8. Ensure new development maintain solar access to:
 - Brunswick Street, Johnston Street and Gertrude Street footpaths (opposite side) between 10am and 2pm at the equinox (21 September).
 - Footpaths (opposite side) of Westgarth Street, Kerr Street, Victoria Street, Bell Street, Moor Street and Fitzroy Street between 10am and 2pm at the equinox (21 September).
 - For other streets, to first floor between 10am and 2pm at the equinox (21 September).
9. Facilitate equitable development outcomes to adjacent sites through adequate building separation to side and rear boundaries.
10. Ensure exposed party walls to side boundaries are designed to be visually interesting.
11. Ensure servicing and car parking is provided from secondary side streets or rear laneways.
12. Ensure new development provides opportunities for improved passive surveillance to streets at ground and upper levels.
13. Encourage continuation of awnings over footpaths.



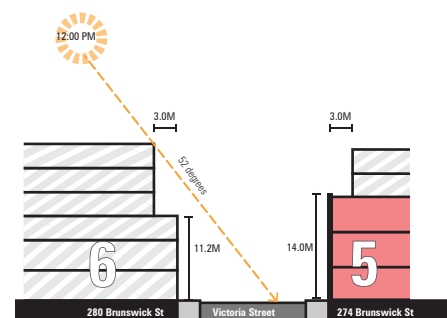
Brunswick Street indicative cross-section A-A



Narrow side street: Cecil Street indicative cross-section C-C



Brunswick Street indicative cross-section B-B



Wide green street: Victoria Street indicative cross-section D-D

PRECINCT 2: BRUNSWICK STREET, SOUTH OF GERTRUDE STREET

This precinct is defined by land to the south of Gertrude Street and to the north of lots fronting Victoria Parade and ACU precinct. The majority of lots have a primary frontage to Brunswick Street as well as several lots behind the Brunswick Street spine to the east with a frontage to Young Street.

Preferred precinct character statement

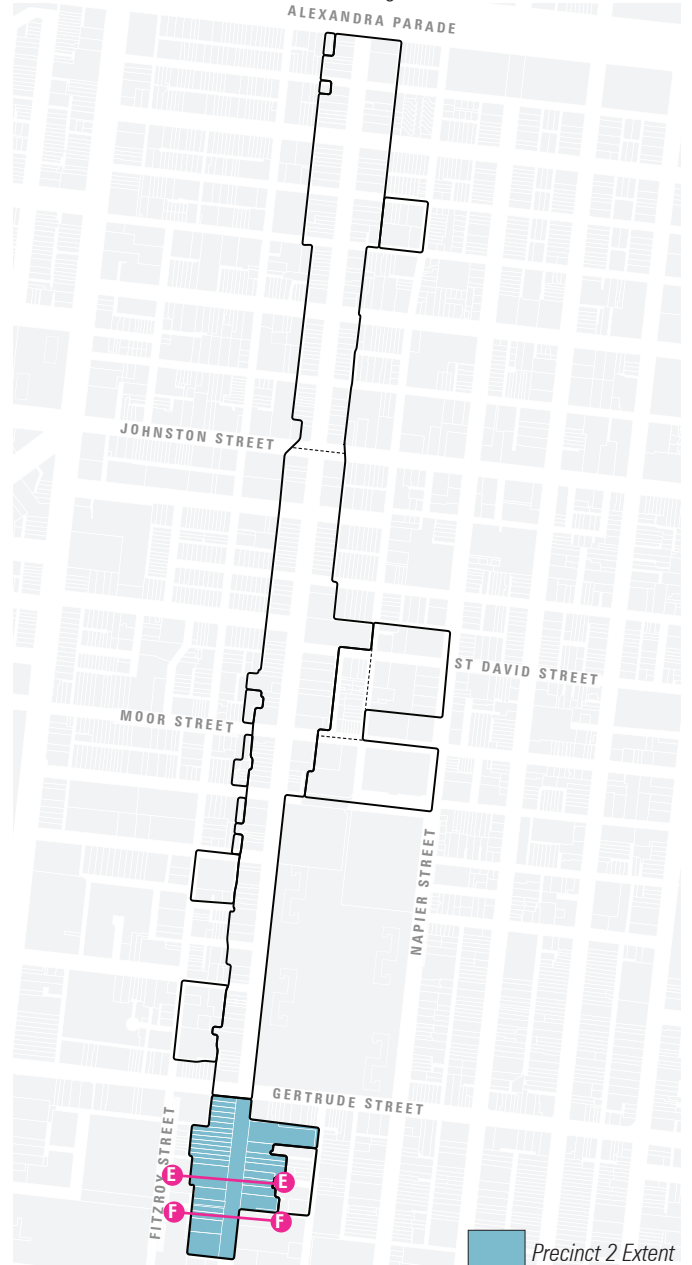
Properties fronting Brunswick Street will continue to be defined by grand heritage forms, with some ground level setbacks providing 'borrowed landscape' to the public realm. Where infill opportunity can be realised on deep allotments, it will not affect existing heritage fabric with minimal influence on the Brunswick Street skyline and streetscape. Future development will be visually recessive behind the heritage frontage, with appropriate response to its taller institutional and lower residential interfaces to the rear.

Built Form Objectives

- To ensure protection of existing built fabric on sites with VHR designation.
- To retain the heritage frontages, including street setbacks, street walls and subdivision pattern.
- To realise a moderate mixed-use redevelopment that respects the heritage and streetscape value of the precinct.
- To support development that contributes to an active, high quality and pedestrian friendly environment.
- To ensure suitable transitions to residential interfaces.
- To ensure suitable transition between existing institution precinct to the rear and the Brunswick Street frontage.

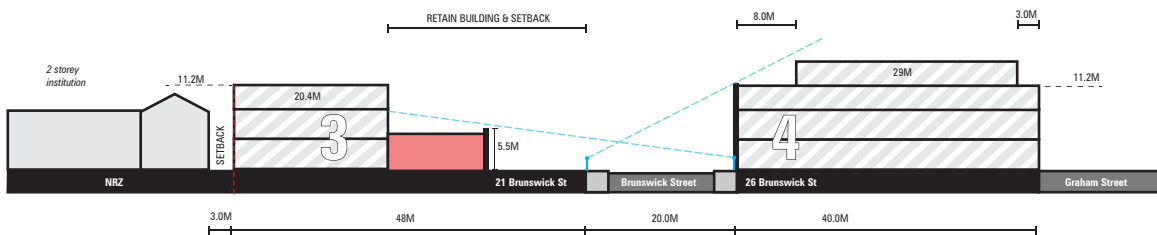


Brunswick Street and Gertrude Street looking southwest

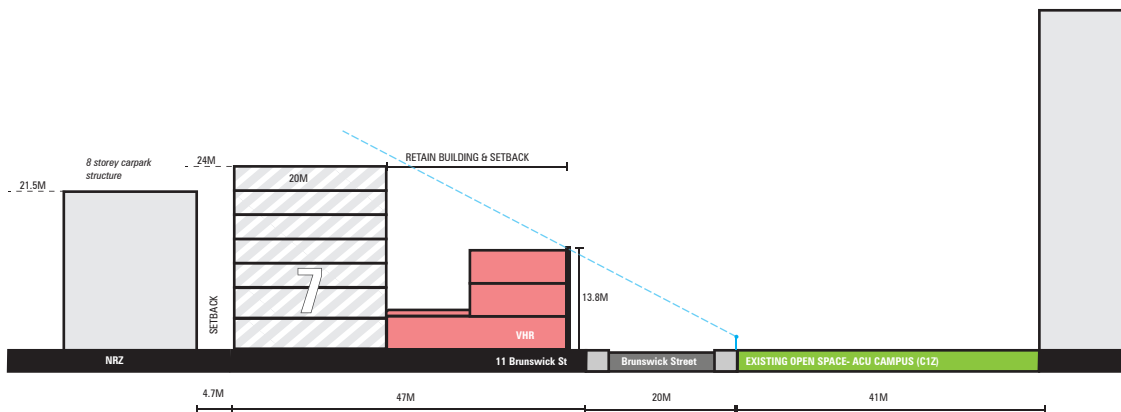


Guidelines

1. Encourage retention and repurposing of existing built form on VHR sites.
2. Retain existing front gardens along Brunswick Street.
3. Ensure new development reinforces the domestic character of the southern part of Brunswick Street through facade articulation and material treatment
4. Ensure new infill street walls matches the parapet height of adjoining heritage forms.
5. Ensure new developments are positioned to the rear, or behind existing heritage frontage.
6. Ensure new infill street walls matches the parapet height of adjoining heritage forms.
7. Ensure new development avoids the presentation of overly stepped or 'wedding-cake' presentation.
8. Ensure new development maintain solar access to Brunswick Street footpaths (opposite side) between 10am and 2pm at the equinox (21 September).
9. Facilitate equitable development outcomes to adjacent sites through adequate building separation to side and rear boundaries.
10. Ensure exposed party walls to side boundaries are designed to be visually dynamic (to minimise visual bulk).
11. Encourage laneway extension, or widening to accommodate servicing and parking access, where existing laneway conditions are too narrow.
12. Ensure servicing and car parking is provided from secondary side streets or rear laneways.
13. Ensure new development provides opportunities for improved passive surveillance to streets at ground and upper levels.



Brunswick Street indicative cross-section E-E



Brunswick Street indicative cross-section F-F

PRECINCT 3: TOWN HALL & 'BACK BLOCKS'

This precinct comprises disparate groupings of allotments, positioned behind the Brunswick Street spine which are subject to the Commercial 1 Zone and Mixed Use Zone. The key parcels of land include:

- East of Brunswick Street with frontages to Leicester, Young and Rose Streets;
- East of Brunswick Street to Napier Street, between St David Street in the north and King William Street in the south.
- West of Brunswick Street between Hanover and Fitzroy Streets; and
- West of Brunswick Street between Palmer and Fitzroy Streets.

Preferred precinct character statement

Future development in the Back Block Precinct will reinforce the diversity of mixed heritage industrial and residential built form while continuing to accommodate for a recent pattern of mid-rise buildings positioned behind the Brunswick Street spine. Streetscapes within the precinct will continue to be defined by a varied pattern of fine grained dwellings, remnant warehouses with contemporary additions, including new street walls and stronger buildings on larger sites transitioning to residential interfaces.

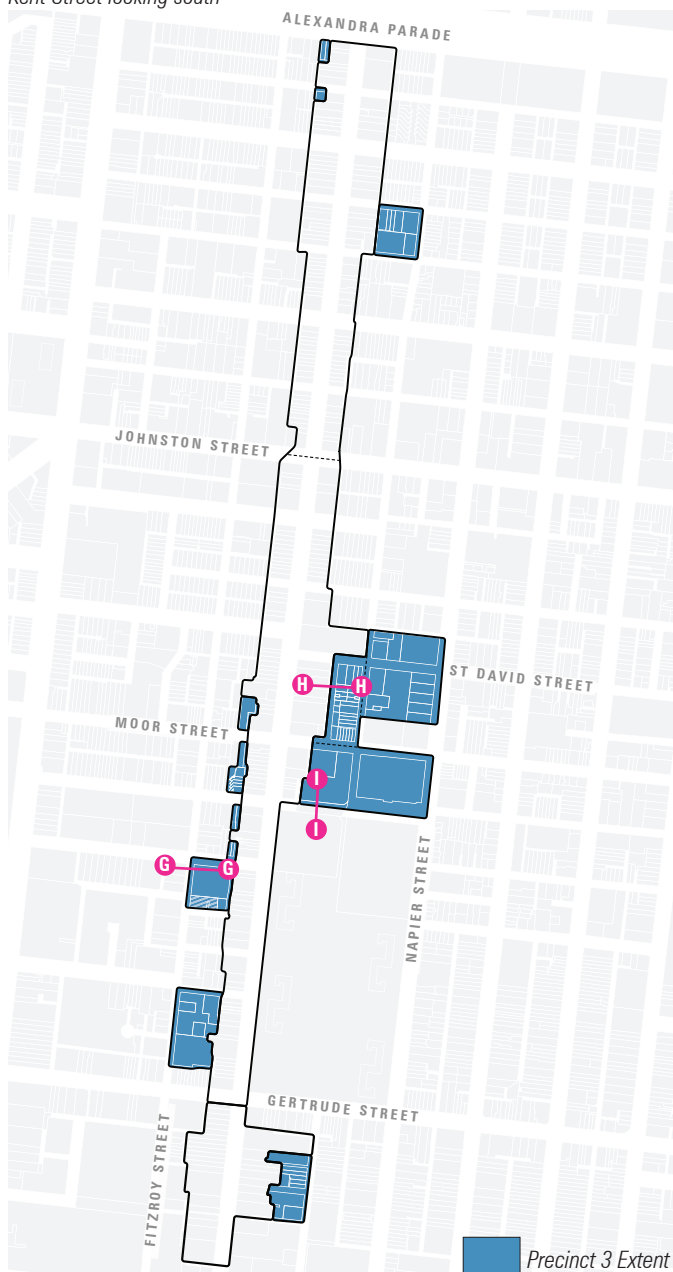
Built Form Objectives

- To retain key views to the Fitzroy Town Hall (specifically the clocktower) from the corner of Young Street and Moor Street.
- To retain heritage frontages, including street setbacks and street walls.
- To realise moderate mixed-use redevelopment that respects the heritage and streetscape values of the precinct.
- To support development that contributes to a high quality, pedestrian friendly environment, behind the Brunswick Street commercial spine.
- To encourage development that is made up of parts on large, non-contributory sites to reinforce the permeability of pedestrian access and fine-grained profile of urban blocks in the precinct.
- To ensure suitable transitions to residential interfaces.

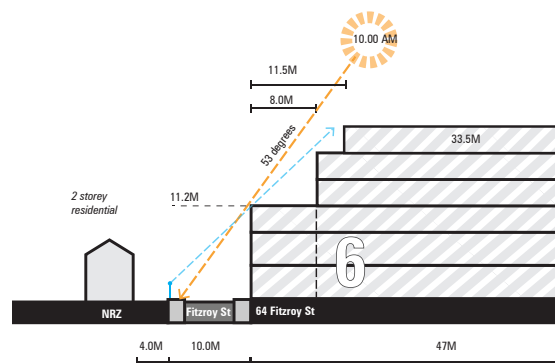
Guidelines:



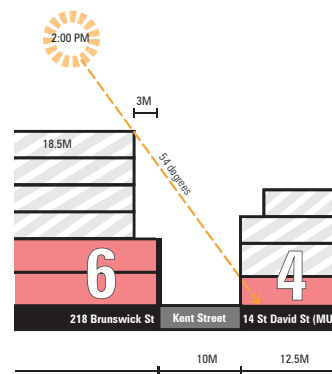
Kent Street looking south



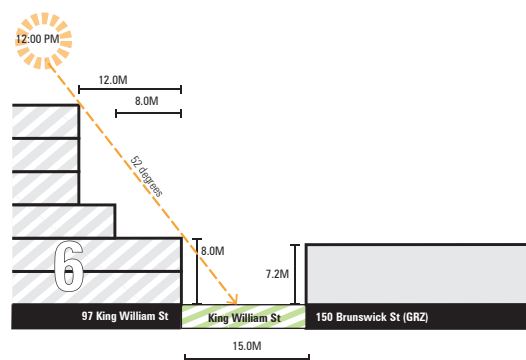
1. Ensure new development reinforces a dominant street wall presentation (where there is no heritage street wall, or street walls).
1. Encourage retention and repurposing of existing built form on VHR sites.
2. Ensure new development maintains solar access to:
 - Footpath on opposite side of Moor Street between 10 am to 2pm at the equinox (21 September).
 - First floor on opposite side of the street between 10 am to 2pm at the equinox (21 September).
 - Ensure new development minimise overshadowing of future open space between 10am and 2pm at the equinox (21 September).
3. Retain existing front setbacks including front gardens.
4. Retain existing canopy vegetation on site.
5. Ensure new development reinforces the domestic character of residential streets through facade articulation and material treatment.
6. Encourage ground level dwellings to be setback from the street frontage to accommodate new landscaping.
7. Ensure servicing and car parking is provided from secondary side streets or rear laneways.
8. Ensure new development provides opportunities for improved passive surveillance to streets at ground and upper levels.
9. Encourage streetscape improvements along Moor Street as a pedestrian priority link between Brunswick Street and Napier Street.
10. Facilitate equitable development outcomes to adjacent sites through adequate building separation to side and rear boundaries (above prescribed street wall height).
11. Ensure new development avoids the presentation of overly stepped or 'wedding-cake' presentation.
12. Encourage improvement of the public realm and investigate potential for a new public open space at King William Street reserve at the frontage of the VHR site.



Fitzroy Street indicative cross-section G-G



Narrow side street: Kent Street indicative cross-section H-H



Possible future 'green' street: King William Street indicative cross-section I-I

4.4 General Built Form Guidelines

Built Form Recommendations

A range of specific built form recommendations and design guidelines have been developed for all precincts.

These built form guidelines focus on the Brunswick Street Precinct, where future development is anticipated and design guidance is required.

Public Open Space provision

Public open space is an important element within urban areas, as is its spatial provision. There are presently no 'pocket parks' within the study area. Therefore, there is a clear lack of open space provision within this precinct. In inner urban areas such as Brunswick Street the provision of footpaths and 'pause points' at kerb outstands are important to the social health and well-being of a local community. It highlights the importance of maintaining sunlight to footpaths and kerb outstands.

Visually distinct additions and upper levels

Given the prevailing heritage character of Brunswick Street, new buildings or additions should be designed to have a visually distinctive architectural expression from the heritage element. This is in order to ensure that new form can be clearly 'read' and understood as a more recent component. It also encourages contemporary architectural responses which will contribute to the 'richness' and diversity of built form.

Lightweight materials, colours and finishes that contrast with the prevailing masonry forms are also encouraged to assist in the clear distinction between new and old, while also assist in visually recessing new forms.

Architectural Considerations

To street frontages, expansive blank walls should be avoided and where visible from within the public realm, any blank walls need to be visually divided into small elements through architectural treatments or artistic decoration to reduce visual mass.

Fenestration patterns and facade solid to void proportions need to reflect the prevailing streetscape rhythm and presentation.

New forms should 'fit' within the prevailing streetscape character. Avoid overly busy and complex architectural expressions.

Services and Vehicle access

Ensure servicing and car parking is provided from secondary side streets or rear laneways.

The consolidation of services into basement levels is highly encouraged to mitigate extent of inactive, blank walls to the public realm.

Active and Semi-Active Frontages

In Activity Centres and Mixed Use areas, buildings must provide sufficient activation at street level to foster 'life' on the street and provide opportunities to maximise safety via passive surveillance.

Along the key movement corridors active ground frontages are encouraged. This is particularly relevant for Brunswick Street, to the north of Gertrude Street.

Along local streets and mixed use areas, semi-active frontages are more appropriate. As these 'less active' frontages still maintain an appropriate level of passive surveillance, while also providing more privacy and seclusion to the inside of the building, befitting the nature of the use being either primarily office or dwelling.

Direct pedestrian entries into ground floor uses is encouraged, particular on larger sites, with broad frontages.

Upper levels also provide 'eyes on the street' and contribute to passive surveillance of the public realm. Windows and balconies that orientate towards the street are encouraged.



Recent development in Napier Street