

Brunswick Street & Smith Street Built Form Review:

GERTRUDE STREET BUILT FORM FRAMEWORK

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

November 2019

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Views to Royal Exhibition Building from Gertrude Street

Version	Draft	Final
Issue Date	23.10.2019	25.11.2019

** Note: This document is a part of a broader Built Form Review for the Brunswick Street and Smith Street Activity Centres : Built Form Review. It is a component 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 Gertrude Street Neighbourhood Activity Centre Spine. 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 Gertrude Street and is underpinned by key components, namely:

Part 1: Gertrude Street Context

Part 2: Gertrude Street Precinct - Influences

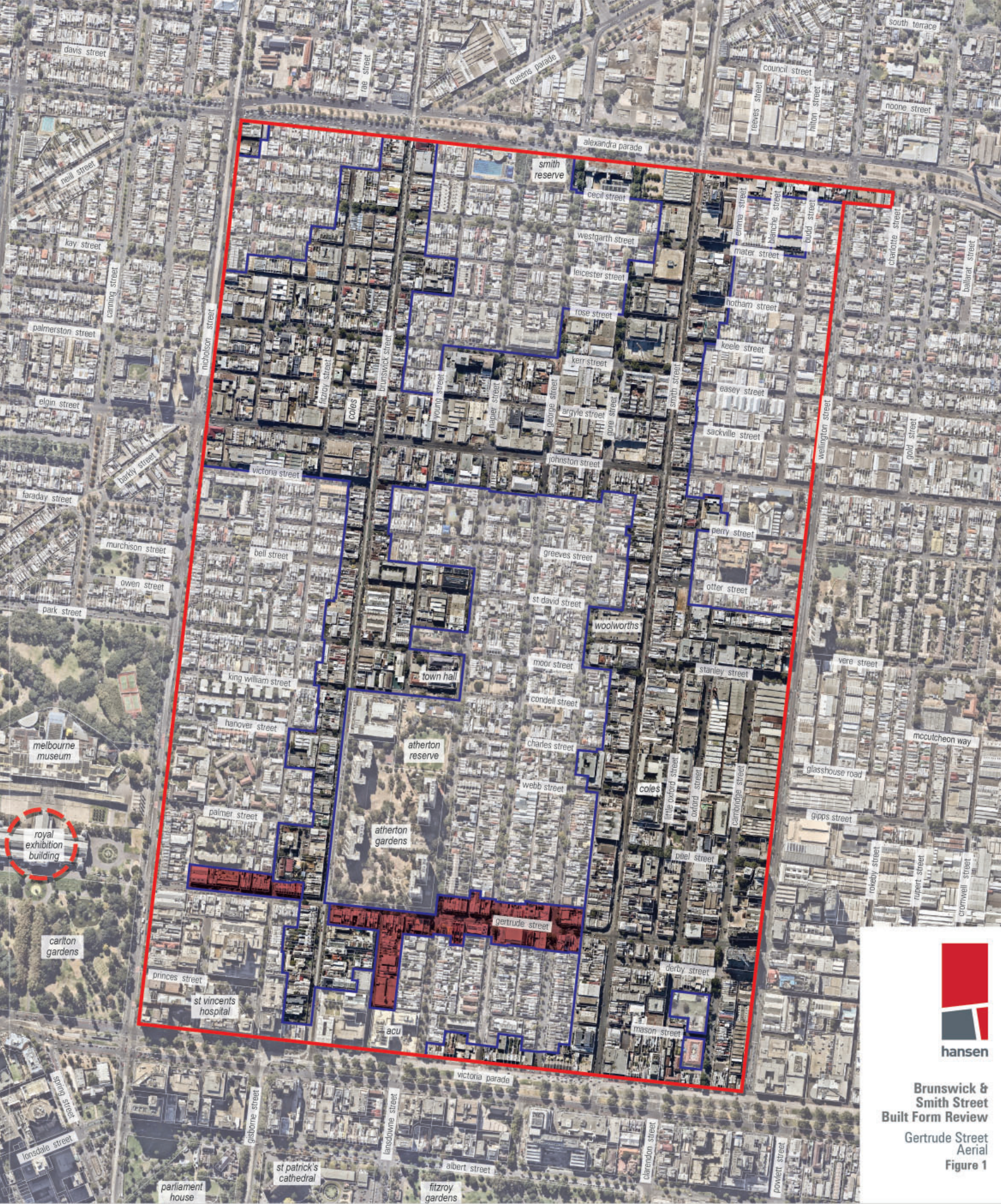
Part 3: Gertrude Street - Built Form Proposition

Part 4: Recommended Controls

The report is part of a broader Built Form Review.



Oblique View of the Gertrude Street Study Area and Surrounding Context



- Legend**
- Study Area
 - Built form review boundary
 - Focus Area: Gertrude Street Precinct
 - World Heritage Site



**Brunswick & Smith Street
Built Form Review**

Gertrude Street Aerial
Figure 1

Project Ref: 2017.073
 Dwg No.: UDD-002
 Scale: 1:6000 @A3
 Date: 06.06.2019
 Revision: A

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PART 1

GERTRUDE STREET 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 areas. 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 Gertrude Street Precinct (Figure 1 overleaf). A key consideration in the preparation of a Detailed Precinct Review for Gertrude Street relates to its proximity to the Royal Exhibition Building (a World Heritage Site). Uninterrupted views towards the dome and drum can be experienced at various locations along the Gertrude Street corridor.

It is acknowledged, two separate reports were also prepared for Brunswick Street and Smith Street Precincts 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 precincts will be addressed in subsequent reports.

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.



Key view to Royal Exhibition Building from Brunswick Street and Gertrude Street interface

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 3: Gertrude Street**.



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 (this report); and
- Johnston Street.

Mixed Use Areas

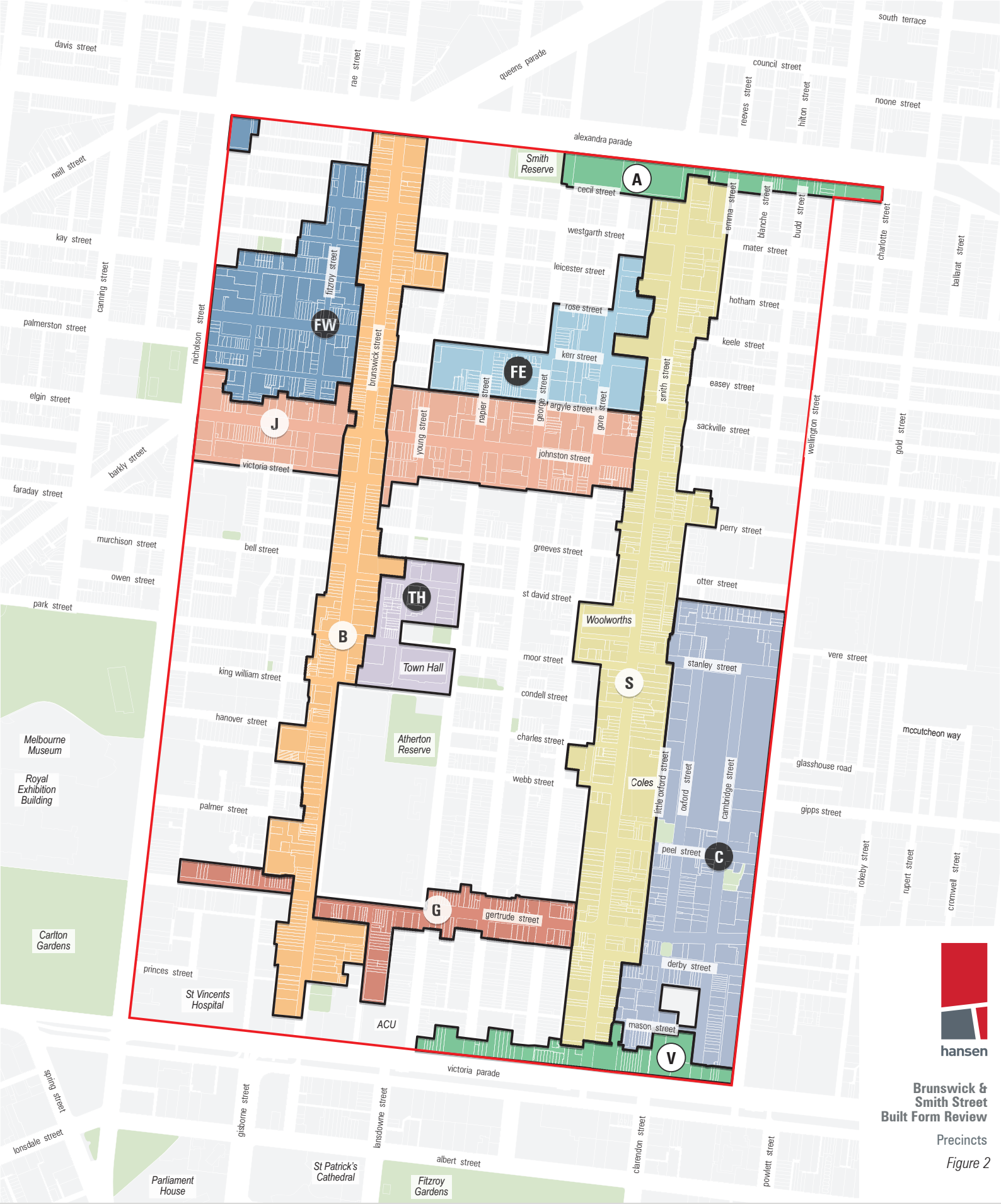
The Mixed Use Areas are defined by the mixed use functions present in the non-residential land located generally in local streets, behind the Spines. The four renewal areas within the review area are:

- 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.



**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	

Project Ref: 2017.073
 Dwg No.: UDD-025
 Scale: 1:6000 @A3
 Date: 04.06.2019
 Revision: F

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PART 2: PRECINCT INFLUENCES

Gertrude Street, Fitzroy is identified as one of City of Yarra’s six Neighbourhood Activity Centres (NAC) and represents one of Melbourne’s intact Victorian retail corridors. It is anchored by two main roads including Nicholson Street to the west and Smith Street to the east.

The Gertrude Street spine is defined by predominantly traditional Victorian retail forms and corner pub buildings. New contemporary forms are limited and typically comprises ground floor retail with residential apartments above. There is one contemporary mixed-use development along the spine with multi-dwelling residential forms existing behind the retail spine on the south side.

The extent of the Gertrude Street Precinct is set out in Figure 2 and described below.

Boundary Description

This precinct generally comprises land with a primary frontage to Gertrude Street between Royal Lane in the west and Little Smith Street in the east (divided by Brunswick Street), subject to the Commercial 1 Zone. The precinct also includes properties on the east side of Young Street, subject to the Mixed Use Zone, terminating at Little Victoria Street in the south.

Built Form Character

Gertrude Street is a unique Neighbourhood Activity Centre spine with a strong east-west visual framework informed by views to the World Heritage Listed Royal Exhibition Building (and dome) in the west and, to a lesser extent, views to the Dandenong Ranges in the east.

Built form along the spine is defined by predominantly consistent 2 storey heritage buildings and splayed corner buildings. These double-storey heritage street walls may vary in heights and there are instances where consistent street walls are interrupted by three-storey heritage buildings and contemporary infill. The open profile of Atherton Gardens within the centre of the precinct contributes to wayfinding and sense of openness along the corridor. The topography is a defining feature of the corridor, sloping to the east of Gore Street, towards Langridge and Smith Streets.

To the south, along Young Street is an assemblage of heritage cottages and recent infill multi-dwelling developments of 2 and 3 storeys with varied setbacks from the street frontage. To the periphery, the precinct is hemmed in by low-scale heritage residential and warehouse forms. Little Victoria marks the transition toward the Australian Catholic University (ACU) Institutional Precinct at the south along Victoria Parade, where buildings transition in height, comprising multi-storey car parks and buildings of up to 8-9 storeys.



Consistent heritage profile along north side of Gertrude Street

2.1 Foundations

Setting an agreed vision for the Gertrude Street Precinct must be underpinned by an understanding of the diverse physical conditions, including the fabric of existing and approved developments, pattern of heritage forms, critical views as well as other relevant considerations which form the ‘foundations’ of a future built form framework and development recommendations. This is illustrated in Figure 3 and can be described as follows:

Royal Exhibition Building Environs, Local Landmarks & Views

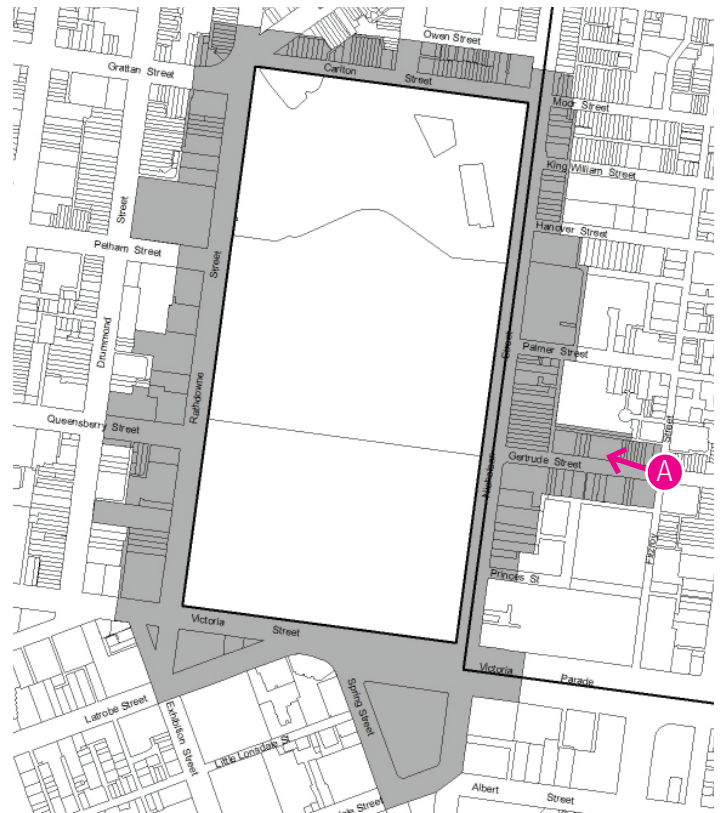
The Royal Exhibition Building is located to the north-west of the Gertrude Street road alignment. Its dome, drum, lantern and flagpole is visible above and behind two-storey parapets that define the north side of Gertrude Street.

It is noted that land fronting Gertrude Street (between Royal Lane and Fitzroy Street) is subject to Local Policy at Clause 22.14 (Development Guidelines for Heritage Places in the World Heritage Environs Area). The purpose of this policy is to protect significant views and vistas to the Royal Exhibition Building and Carlton Gardens. Schedule 8 of the Design and Development Overlay (DDO8-Fitzroy South) also applies to the northern side of Gertrude street, west of Fitzroy Street, including No. 50-68 fronting Nicholson Street (outside the study area boundary). DDO8 reiterates the importance to protect views to the drum, dome, lantern and flagpole (refer to photograph labelled A):

“..from the footpath on the south side of Gertrude Street and along Marion Lane, west of Fitzroy Street.”

From a wayfinding perspective, the south-eastern corner of the Brunswick and Gertrude Street junction represents a key viewshed to the Royal Exhibition Building (refer to photograph labelled B).

Views to the Dome can be first experienced from a higher topographical point at the George Street junction. From within the Gertrude Street spine (east of Brunswick Street), views to the Dome is also often interrupted by the presence of canopy vegetation and tall structures within the Atherton Gardens precinct.



World Heritage Environs extent as determined under Clause 22.14



Gertrude Street and Fitzroy Street intersection



Key view from Brunswick Street and Gertrude Street intersection

Heritage

The entire extent of the study area is subject to the Heritage Overlay (HO334 South Fitzroy Precinct or HO361 World Heritage Environs Area Precinct), comprising a high proportion of individually significant and contributory intact buildings from the Victorian to Inter-War periods. The heritage building stock comprises fine-grain shops and dwellings, as well as proud corner hotels, including a Victorian Heritage Register (VHR) corner form at the George Street junction (181-183 Gertrude Street). There are also several buildings on the VHR immediately outside the study area, including 39-49 Brunswick Street, 64-78 Gertrude Street (former cable tram engine house) and 50-68 Nicholson Street (Royal Terrace).

Consistent Fine Grain Heritage

Rows of continuous, attached, predominately two storey shopfronts define Gertrude Street in various configurations. These forms, while varied in architectural style, detail and finishes represent a consistent and orderly traditional streetscape character of the NAC, which can also be experienced along parts of Brunswick and Smith Streets.

Noting the study area configuration, the Gertrude Street spine can be categorised into:

- One- sided consistent traditional retail streetscape:
 - North side of Gertrude Street: between Royal Lane and Brunswick Street. The south side of Gertrude Street is not anticipated to undergo a major change in the long term, noting its Neighbourhood Residential Zone (NRZ) designation.
 - South side of Gertrude Street: between Brunswick and Napier Streets. The open landscape setting of the Atherton Gardens is likely to be retained in the long term.
- Two sided consistent traditional retail streetscape: between Napier and Gore Streets.

Another defining element to the fine-grain retail forms along Gertrude Street, is the presence of a generally consistent awning to building frontages mainly along the southern side of the street.

Local Landmarks

The Brunswick and Gertrude Streets junction is defined by notable heritage buildings, contributing to a sense of place and wayfinding within the broader neighbourhood. These 'local landmarks' are often differentiated through its (former) and current civic nature, or differentiated through its distinctive high quality architectural features. Several 'local landmark' buildings have been identified in collaboration with GJM Heritage. These are:

- The Former Champion Hotel: 50-54 Brunswick Street; and
- Rob Roy Hotel: 51 Brunswick Street (within the Brunswick Street Precinct).



VHR building at Key Junction (outside of the study area)



Consistent heritage profile along south side of Gertrude Street



Consistent heritage profile along south side of Gertrude Street



Local Landmark of the former Champion Hotel

Key Junctions

The Gertrude Street spine is intersected by Brunswick Street and is considered a prominent junction which serve as an important wayfinding element and creates a clear division in character along the strip. This key junction also accommodates the intersection of 2 major tram routes (Route 96 and 86) which extend along Brunswick Street and Gertrude Street (to Smith Street).

Green Streets

Green streets in the study area include Napier, George and Gore Streets. Green Streets are north-south oriented wide roads (approximately 20m) that intersect the eastern end of Gertrude Street at a regular interval. These streets traverse through the residential neighbourhood, connecting the NAC to major road networks including Alexandra Parade to the north and Victoria Street to the south. Distinctive to other 'side' streets, Green Streets benefit from established canopy planting (Plane Trees) on both sides of the road reserves, providing some sense of street enclosure and offering 'borrowed' amenity to its broader context. Where Gertrude Street intersects with Green Streets are kerb-outstands comprising wider footpaths and garden beds which highlight the importance of wide footpaths (along Gertrude Street) and kerb outstands at Green Street junctions as pedestrian oriented spaces where amenity and safety should be prioritised.

Corners to Green Streets

Urban blocks along Gertrude Street are often occupied by notable heritage forms, typically of two storeys (many of which are existing/former hotels), which wrap around corners with ornate parapets or architectural details to both frontages. These forms are concentrated around the Napier Street, George Street and Gore Street junctions.

Side Streets

Other streets feeding into the Gertrude Street spine along the grid network are of a narrower profile (10-15m). These streets still perform as important north-south pedestrian links to institutional uses to the south and broader residential neighbourhood. Within its local context, side streets (where rear laneways are not available) also provide secondary frontage or service access to corner allotments. Typically, these streets accommodate one-way traffic, on-street car parking and narrow footpaths.



Prominent building (subject to VHR) on George and Gertrude Street



Views along Young Street toward ACU



Recent built form on Gertrude Street



Recent built form on Young Street

Rear laneways

Distinct from Brunswick Street and Smith Street are the irregular laneways to the rear of properties fronting Gertrude Street (east of Brunswick St). In some instances, north-south oriented laneways provide rear access to mid-block properties, which otherwise are not accessible from the rear laneway. In response to irregular subdivision pattern and laneway configuration, a varied built form profile to the rear and some limited opportunities for rear access to servicing can be anticipated.

Recent Development Trends

Recent development along Gertrude Street is limited. There are several examples of 'shop top' housing and only one contemporary mid-rise (5 storeys) mixed-use development at the south-west of Gertrude and George Streets (whole urban block development). Other contemporary upper-level additions are visually recessive and have no consequential impact on long-range views from within the corridor. Within Young Street, there are several examples of recent 2 and 3 storey multi-dwelling developments positioned between single-storey cottages.

Adjoining Built Form Precincts

The Gertrude Street Precinct is flanked to the east by the Smith Street Precinct and divided by the Brunswick Street Precinct in the west. Both north-south oriented corridors represent 2 of Yarra's Major activity Centres and some of Melbourne's most intact heritage retail streetscapes. As a collection of streets, Brunswick, Smith and Gertrude Streets perform as important municipal destinations, defined by a walkable network of fine grain retail and commercial uses, benefiting from overlapping public transport routes within close proximity to Melbourne CBD and the fine residential street grid between the activity centres.

The Precinct also sits to the north of the Australian Catholic University Institutional Precinct, with Young Street providing a key pedestrian link between the 2 areas. This area forms part of a Development Plan Overlay (Schedule 2). A development plan has been prepared (December 2017) which seeks to guide future planning permit applications for future development across the campus. This document will continue to inform future built form parameters on the ACU car park site (29-42 Young Street).



Residential interface to the south of Gertrude Street



View of slope toward east from Gore Street



Street trees along south side of Gertrude Street



Junction with Napier Street 'Green Street'

Residential Interfaces

The majority of lots with a primary frontage to Gertrude Street corridor have an interface with General Residential or Neighbourhood Residential Zoned land to the north and south. Exceptions occur where the study area has a direct interface to adjoining Built Form Precincts (in Mixed Use Zone). Based on the varied laneway conditions, residential lots to the south are particularly sensitive, where overshadowing to habitable rooms and private open space will be a key factor in shaping built form proposition along Gertrude Street.

Street Trees

A unique feature of Gertrude Street (east of Fitzroy Street) is the presence of established street trees. These deciduous trees (*Melia azedarach*, White Cedar) present a green corridor effect when viewed along the street, providing shade to footpaths and road reserve, while screening upper levels of buildings during spring and summer months. Being a native species, they provide a link with the established buffer of Eucalyptus trees along the Atherton Garden frontage, and also provide seasonal interest with their berry and flower display. These street trees effect has recently been extended along Gertrude Street west (between Brunswick and Nicholson Streets) on both sides of the road reserve to provide shade and improved amenity on the public realm. Landscaping along Young Street is limited within private front gardens, or street setbacks.

Topography

The topography along Gertrude Street is a notable character attribute of the study area and contributes to the visual framework along the corridor including the perception of consistent built form. Around the Gore Street junction is where Gertrude Street rapidly slopes down towards Smith Street (east), resulting in a stepped profile of fine grain retail frontages. Towards Nicholson Street (west) is a relatively flat profile, resulting in more consistent parapet heights datum to both sides of the street.



View toward east of Gertrude Street showing gradual shift in topography



Street tree screening upper levels of heritage building along Gertrude Street

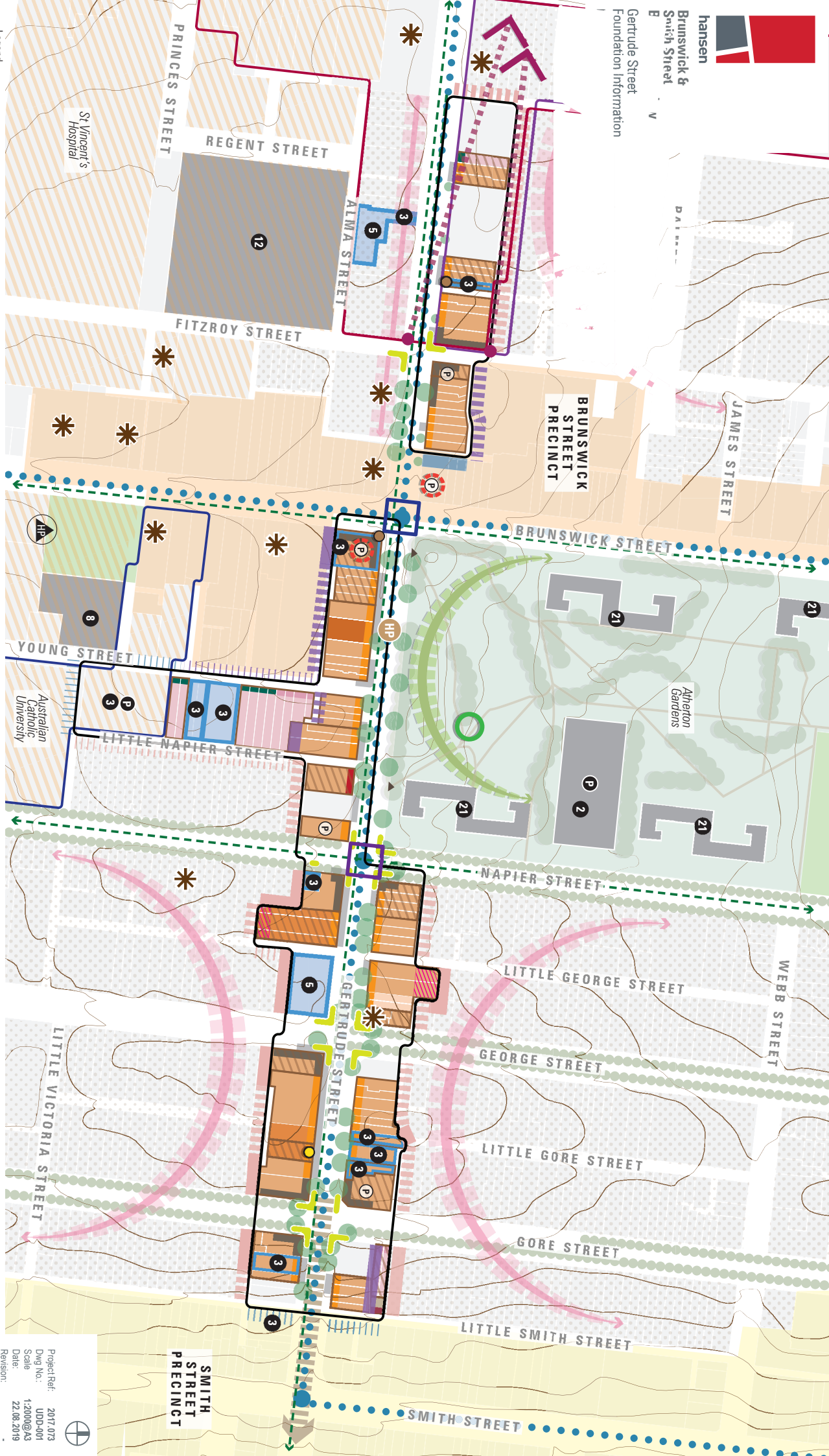


Views to front gardens along Young Street



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Gertrude Street
Foundation Information



- Legend**
- Gertrude Street
 - Precinct Boundary
 - Constructed redevelopment
 - Approved development
 - Uplpe level addition above street wall
 - VHR building footprint (outside precinct)
 - Victorian Heritage Register (individual heritage significance)
 - Contributory heritage building

- World Heritage Environs (Clause 22.14)**
- Heritage Sign
 - Local landmark
 - Heritage corner form & extant of street wall
 - Heritage grain commercial (1 storey)
 - Fine grain commercial (2 storey)

- World Heritage Environs (Clause 22.14)**
- Fine grain commercial (3 storey)
 - Fine grain commercial (4 storey)
 - Fine grain residential
 - Fine grain residential (garden setback)
 - Heritage warehouse
 - Prominent Buildings (Outside Precinct)
 - St Vincent's Hospital / ACU Precinct

- Key view to Royal Exhibition Building (DD08)**
- Signalised junction
 - Signalised pedestrian crossing
 - Street trees
 - Green streets
 - Entry to Alberton Gardens
 - Public Open Space

- Stolen Generations Marker**
- Pub
 - Car park

Project Ref: 2017_073
 Dwg No.: UDD-001
 Scale: 1:2000@A3
 Date: 22.08.2019
 Revision:

2.2 Gertrude Street Precinct 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 study 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

A large portion of buildings within the precinct is of heritage value with Local Landmarks at key junctions. Given the broad heritage controls applied to the study area and relatively consistent street wall definition, there are opportunities for modest infill developments above 2 and 3 storey heritage buildings along the Gertrude Street spine. To Young Street, modest infill development can be realised to the rear of heritage residential properties (as per Clause 22.02).

Key Views to Royal Exhibition Building (World Heritage)

The southern footpath along Gertrude Street (west of Fitzroy Street) and Marion Lane as referenced in Clause 22.14 and DDO8 remains the relevant consideration for built form in this area, ensuring future development and upper-level additions do not impact on these important viewsheds. Views from the south-east corner of the Brunswick and Gertrude Street junction is also considered critical from a way-finding perspective at the intersection of 2 activity centre spines. Future built form within this viewshed should respect the existing traditional street wall alignment and ensure upper levels do not encroach into views of the drum, dome, lantern and flagpole.

Junctions

Where Gertrude Street intersects with Brunswick Street, the future form should be shaped to retain the primacy of local landmarks when viewed in the round for wayfinding and sense of place. Similarly, the junctions with Green Streets (defined by large established trees with kerb-oustands) at Napier, George and Gore Streets, should maintain the open profile of junctions, ensuring heritage forms splayed to corners continue to present as the prominent built element. Notably, higher pedestrian footfall can be expected at these locations, where pedestrian amenity (solar, sense of enclosure and ground-level activation) should be prioritised. While the typical development response at key junctions is often for larger, taller built form, in this instance, preservation of key heritage features to local landmarks and retention of the ‘open’ character should take precedence.



Heritage buildings to north side of Gertrude Street



Views to Royal Exhibition Building from Gertrude Street



Key junction at Brunswick and Gertrude Street showing views to REB



Green Street junction with Gore Street

Orderly Streetscape Profile

Low rise heritage forms along Gertrude Street have a generally consistent parapet height and fine grain rhythm. There is little built form profile variation within the streetscape, noting a relatively flat topography and for most parts, regular subdivision pattern. Variation in built form appearance can be attributed to material palettes, colour and individual architectural features. There is an opportunity for future development to reinforce this street profile, through matching street wall height and a consistent upper-level presentation (setback and height) when viewed along Gertrude Street.

Varied Streetscape Profile

The eastern urban blocks of Gertrude Street (between Gore and Little Smith Streets) have a more varied streetscape profile due to the sloping of land occurring from Gore Street and a notable portion of non-contributory buildings positioned at corners. Future built form should reference this 'stepped' condition of built form leading down the slope and adopt a more customised response while acknowledging the parapet alignment of adjacent heritage street walls through design detail. Future development (behind and above) should reciprocate the varied parapet alignment, ensuring the heritage street walls remain visually dominant and framed views to the Dandenong Ranges (east) is maintained.

Lots Opposite Atherton Gardens

The south side of Gertrude Street (between Brunswick and Napier Streets) is visually more exposed from the open frontage to Atherton Gardens, in absence of built profile on the opposite side. New upper levels should continue to be visually recessive behind the heritage parapet when viewed from the opposite footpath along Gertrude Street.

Key Pedestrian Connections

Young Street serves as an important north-south pedestrian connection between the Gertrude Street Activity Centre and the ACU Institutional Precinct. The important public realm role of this street should ensure future built form does not unreasonably overshadow the opposite footpath (west side) at the equinox.



Orderly streetscape between Napier and George Streets



Orderly streetscape between Brunswick and Fitzroy Streets



Varied Street profile to east of Gore Street



Buildings on the Gertrude Street crest, opposite Atherton Gardens

Non-contributory Sites

There are very few non-contributory sites along Gertrude and Young Streets. At the western end (subject to Clause 22.14 and DDO8) are two warehouse sites where some upper-level addition may be contemplated without impinging on the key views to the Royal Exhibition Building. Further west on Gertrude Street, upper level additions will need to ensure they do not detrimentally impact on the valued 19th-century character and views to the dome.

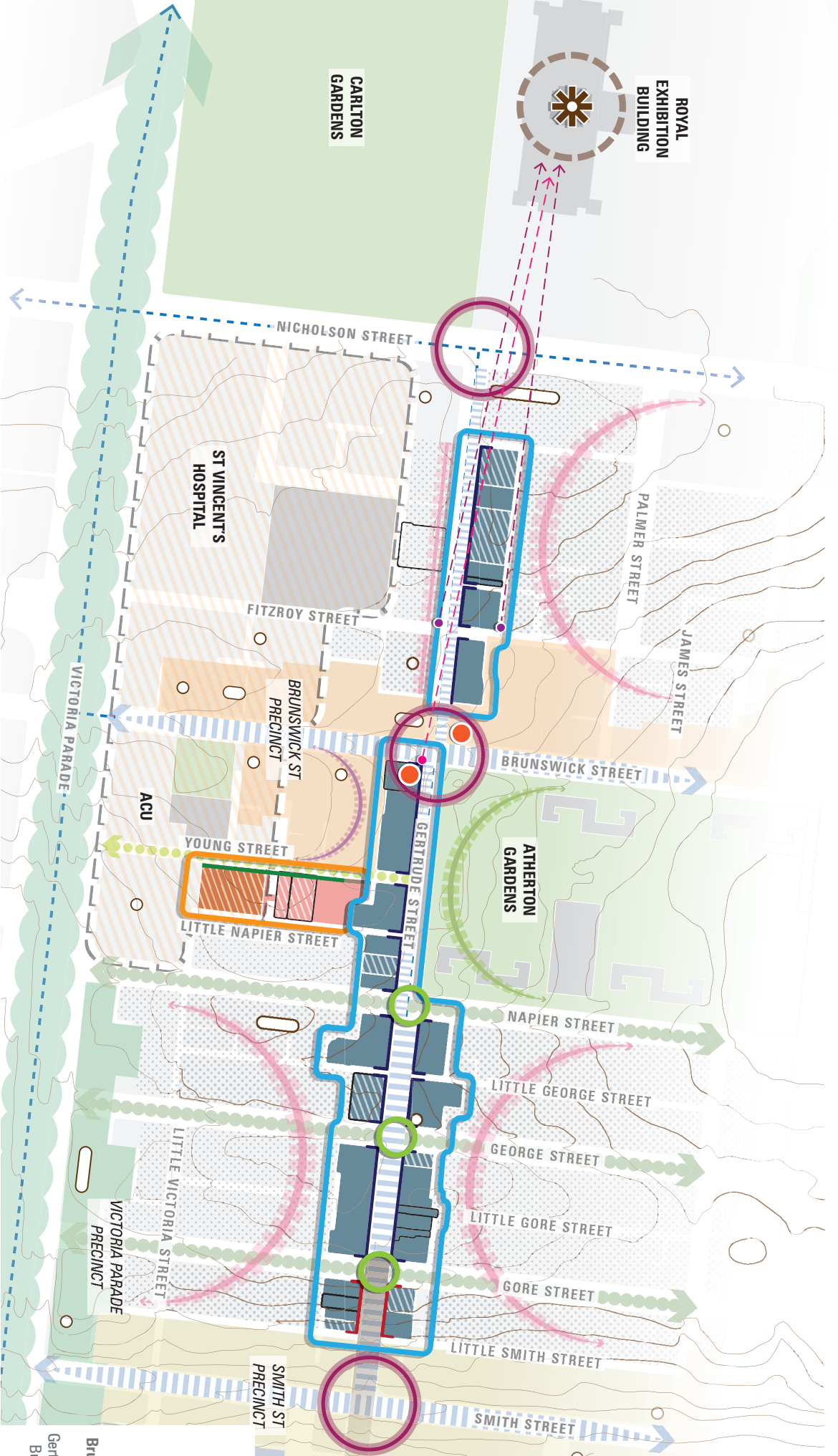
At the southern end of Young Street is a 3 storey car park site (29-42 Young Street) with MUZ zoned and subject to DPO2. While the site can potentially accommodate a new development outcome associated to its future educational land use designation, its development opportunity is strongly influenced by proximity and sensitivity of neighbouring residential properties within and outside the Precinct. The adopted Development Plan will continue to inform future built form parameters on the car park site.



Non-contributory sites within the World Heritage Environs / DDO8



Non-contributory site on Young Street subject to DPO2



- Legend**
- Consistent heritage streetscape
 - Mixed use back-block
 - Moderate infill
 - Residential infill
 - Institutional infill
 - Key views to World Heritage Site (as determined in DDO8)
 - Key wayfinding view to World Heritage Site

- Consistent street wall
- Inconsistent street wall (slope)
- Garden frontage
- Residential frontage
- World Heritage Site (Clause 22.14)
- Municipal landmark (Clause 22.03)
- Local landmark
- Victorian Heritage Register (VHR) Heritage Site

- Commercial spine
- Green streets
- Pedestrian connection
- Key junction
- Wide North-South intersection
- Boulevard
- Tram Corridor

- Open park frontage
- Residential interface
- Mixed Use interface
- Institutional Precinct
- Recent development (constructed/ approved)
- Non-contributory sites
- Slope

Project Ref: 2017_073
 Dwg No.: UDD-004
 Scale: 1:2000@A3
 Date: 22.08.2019
 Revisions:

Future Character Statement

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

Future development along Gertrude Street will be incremental and subservient to its heritage context, retaining the prominence of fine-grained, low-scale heritage buildings with framing canopy vegetation along building frontages. The Gertrude Street character will continue to be influenced by the topography, with minimal influence on the overall precinct's skyline, reinforcing the sense of order.

To the west, uninterrupted views toward the Royal Exhibition Building will continue to be framed by fine-grained buildings with a consistent street wall pattern in the foreground will be maintained. Young Street will support modest infill development, strengthening the traditional domestic character while reinforcing its role as a critical threshold and pedestrian link between the Gertrude Street NAC and ACU Institutional Precinct.



Framework Principles

In response to this distinction in the precinct's urban fabric, the preferred future-built form character will seek to build on its key attributes by adopting the following principles:

- 1 Protect view corridors to the Royal Exhibition Building and views to the architectural features of local landmarks.
- 2 Retain the prominence of the consistent heritage buildings set behind mature tree canopy along Gertrude Street.
- 3 Respond to the scale and form of existing and approved development. (not sure 3 storey achieves this principle).
- 4 Maintain solar access to opposite footpaths along commercial spines and green streets.
- 5 Transition to the residential edges, with a particular awareness of potential overshadowing to southern interface.
- 6 Respond to and reinforce the change in topography experienced along the corridor.

PART3: 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 Gertrude Street Precinct 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), Gertrude Street is identified as a Neighbourhood Activity Centre, designated for incremental change, given presence of a cohesive and highly intact heritage streetscape and fine grain retail buildings. The Housing Strategy identifies future development to be in the form of smaller scale apartment developments and alterations and additions to existing buildings.

Precinct Character

Key characteristics that distinguish the Gertrude Street Precinct are attributed to intact heritage fabric, presence of mature street trees and perpendicular 'green' streets to the east of Brunswick Street. 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 unique sensitivities as required.

Solar Access to the Public Realm

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

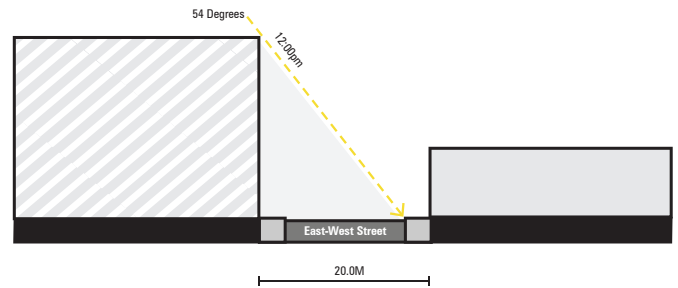
The Urban Design Guidelines for Victoria contains the following relevant Objectives and Guidelines:

‘Objective 5.1.3 To ensure buildings in activity centres provide equitable access to daylight and sunlight’, and

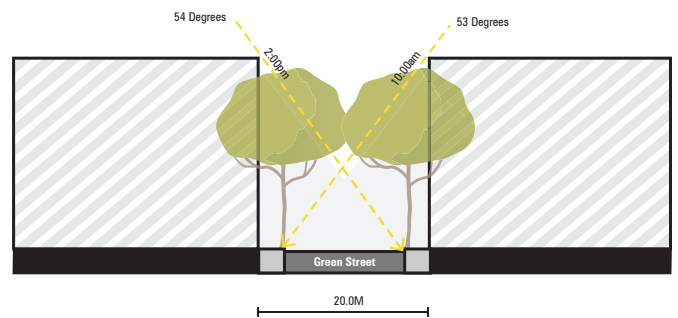
‘5.1.3a Locate and arrange the building to allow daylight and winter sun access to key public spaces and key established street spaces.’

Within the Gertrude Street Precinct we recommend the following solar access measures to maintain appropriate solar access to the public realm, measured on 22 September (equinox):

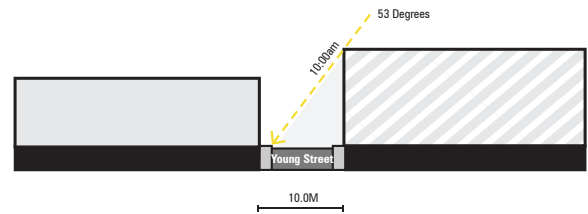
- Along **Gertrude Street** (Commercial street): avoid overshadowing of the southern Gertrude Street footpath (3m from property boundary) between the 10am and 2pm;
- Along **Green Streets** (refer to Figure 4 for locations): avoid additional overshadowing of the opposite western footpath (3m from property boundary) from 10am; and the opposite eastern footpath (3m from property boundary) before 2pm at the equinox. Kerb-outstands at intersections should also be protected.
- Along **Young Street**- a key pedestrian link between Brunswick Street and ACU Institutional Precinct (refer to Figure 4 for location): avoid additional overshadowing of the opposite western footpath (2m from property boundary) from 10am at the equinox. Do we need this? do we also need this for Brunswick St?
- Along **Side Streets (streets located within the study area)**: avoid additional overshadowing above the ground floor of buildings. On narrower perpendicular side streets, some overshadowing of footpaths (south side) is inevitable. It is determined that protection of solar access to first floor is acceptable in these locations.
- Along **Side Streets (streets located outside the study area)**: avoid additional overshadowing of footpaths to opposite side of the street between 10am to 2pm.



12pm equinox solar angle along 20m wide Gertrude Street



10am and 2pm equinox solar angles along 20m wide north-south Green Streets



10am equinox solar angle along 10m wide Young Street (potential future pedestrian street)

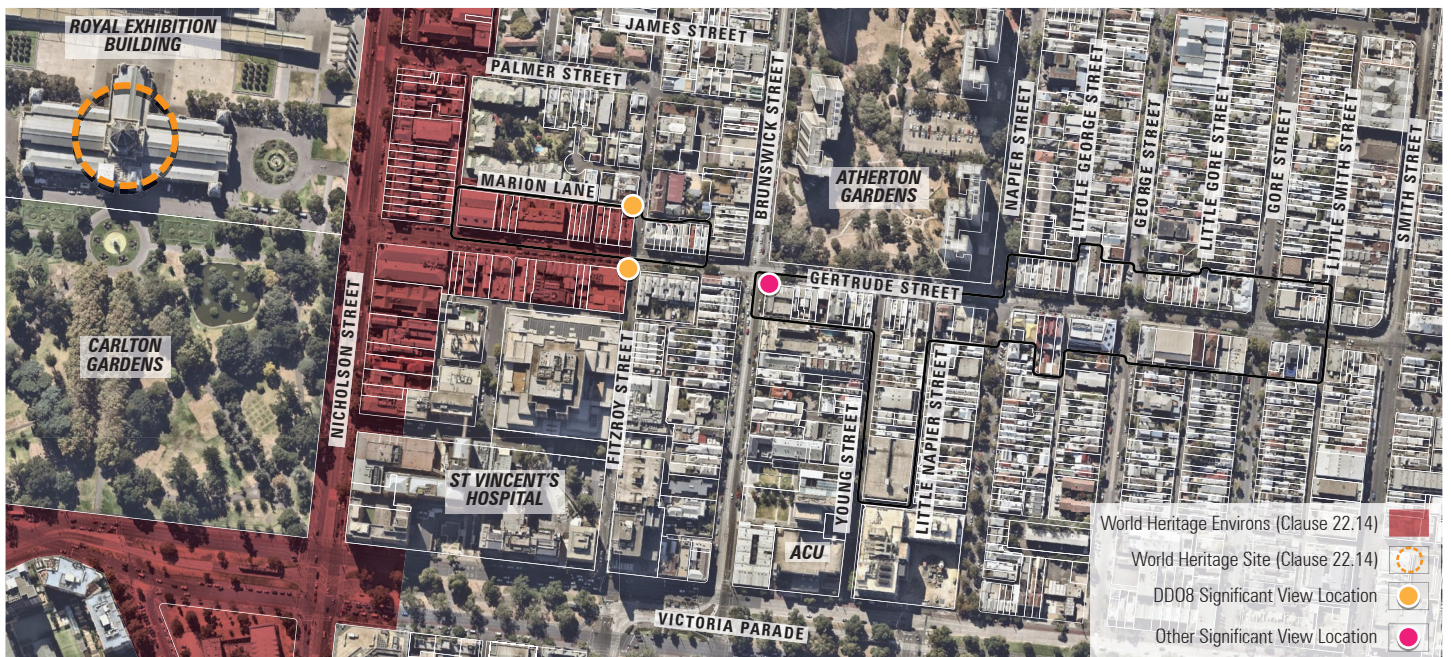
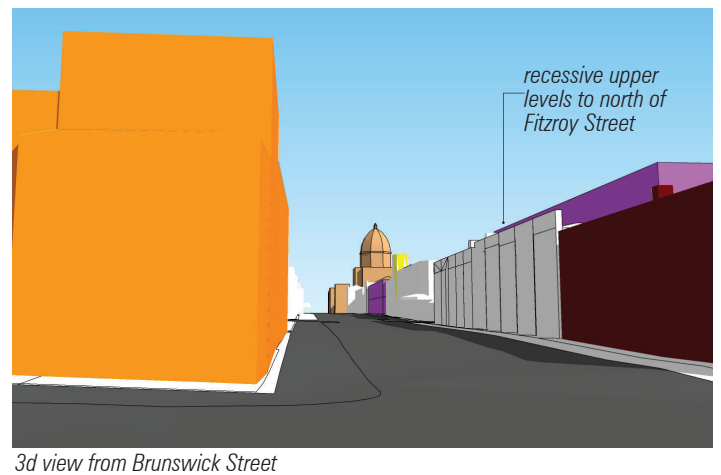
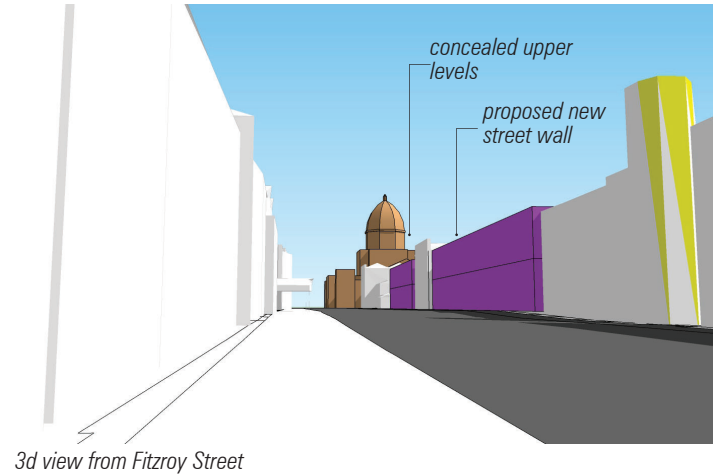
Local Views and Vistas

Determining important view locations to the Royal Exhibition Building will influence the shape of future development (heights and setbacks). Retaining views to and 'breathing space' around the heritage features of the building and responding to the low scale character of buildings in the WHE, is critical in maintaining the visual prominence of this World Heritage Site and the relationship to the consistent heritage street walls in the foreground along the north side of Gertrude Street.

The existing World Heritage Environs extent (identified in Clause 22.14), applying to land on Gertrude Street to the west of Fitzroy Street will remain the critical consideration for the shaping on new built form on both heritage and non-contributory sites. New street walls should match the adjoining heritage street wall, with upper levels being largely concealed from street view to reinforce the street wall pattern and maintain space around the Dome.

In addition to this location, and while located outside of the World Heritage Environs (and DD08), the Brunswick and Gertrude Street intersection (south side) is also an important viewpoint from a wayfinding, place identity perspective, at the junction of two activity centre spines. As noted above, new street walls and upper levels should avoid encroachment into this existing viewshed of the dome, drum, lantern and flagpole).

For Local Landmarks, such as the Former Champion Hotel (south east corner of Brunswick and Gertrude Street), it is necessary to ensure the visual prominence of important heritage features are maintained and the shaping of new upper levels has regard to existing views at this important intersection.



Map of World Heritage Environs extent and significant views

Heritage Street Walls and Upper Levels

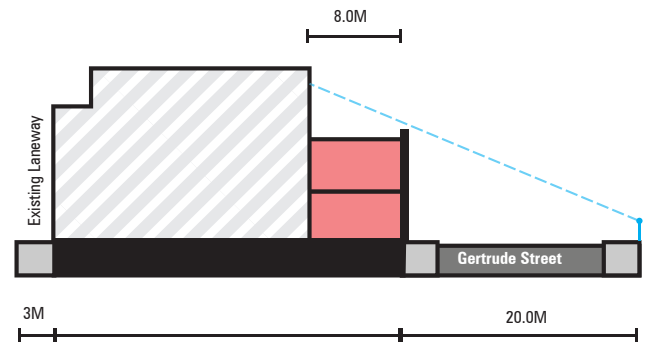
GJM has also provided heritage advice for appropriate upper level setbacks for heritage buildings (including VHR sites), which seek to reinforce the objectives found in Clause 22.02, 22.10, Clause 22.14 and DD08.

A **default 8m measurement** (to the new built form and balcony line) is applied to all sites fronting Commercial Streets including Smith Street, Brunswick 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 commercial 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).

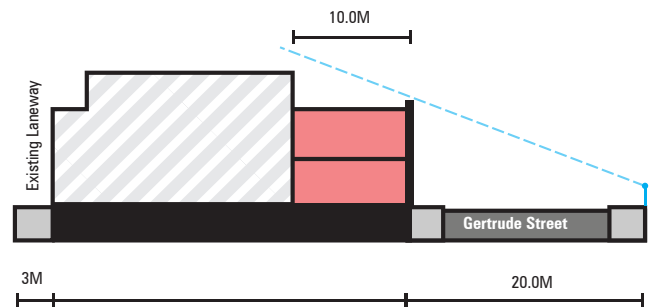
Where opportunity for taller development exists behind the heritage volume, a default upper level setback of 8m will be required in addition to consideration of a sensitive architectural design treatment (massing, form and materiality) to ensure the new form does not visually compete with the heritage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

The default upper level setback requirement may be varied in special circumstances including:

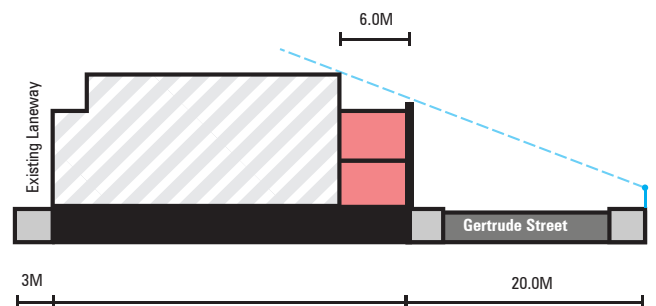
- An increased setback (10m) is required to protect important views to the Royal Exhibition Building World Heritage Site. This condition applies to properties along Gertrude Street within the World Heritage Environs (Clause 22.14); or
- A reduced setback (6m) is applicable on sites where the visual exposure of new upper levels does not compete with the heritage host building or where there is already an established setback line from recent development. This condition is applicable on properties on the north side of Gertrude Street between George and Gore Street.



Default upper level setback above heritage street wall



Preferred upper level setback above heritage street wall to protect views to World Heritage sites



Preferred upper level setback above heritage street wall where upper levels do not compete with heritage host building

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 of such a distinction and separation is to ensure prominent ‘traditional’ forms and parapets within the streetscape while enabling the provision of new and increased heights in a recessive order. Upper-level setbacks also retain a sense of openness to the street, which is 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 contributory or individually significant sites draw on the provisions of Clause 22.02, 22.10, 22.14 and DDO8 (refer Heritage Street wall).

For most parts, Gertrude Street is clearly defined by consistent two-storey heritage parapet, with occasional variation (one to four storey). Future street walls should continue to match the adjoining heritage parapet datum, except for instances where adjoining heritage street wall is higher than 2 storeys. This is to retain heritage prominence in the streetscape.

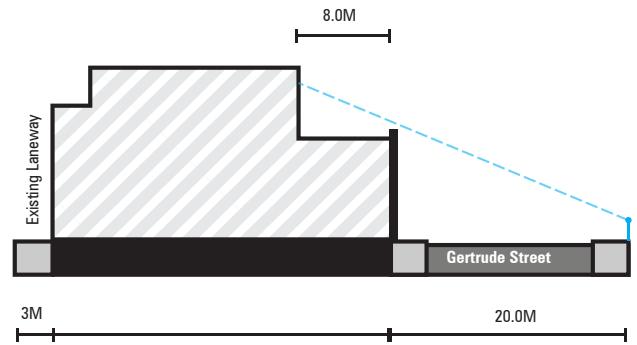
It is preferred that new built form continues the established urban fabric that is distinctive to Gertrude Street, comprising dominant street walls and recessive upper levels. The visual distinction between street walls and upper levels is also an important consideration. For this reason, a ‘default’ 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 the new upper level does not visually dominate the streetscapes; and
- Ensure no unreasonable overshadowing of the public realm.

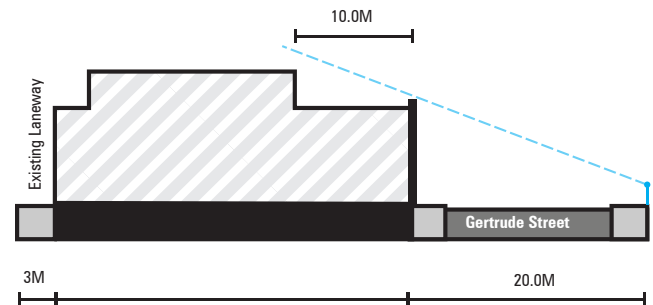
* We note that from heritage perspective, a 6m setback is preferred

For sites within DDO8, the new street wall should match adjoining heritage parapet and upper-level addition should be visually concealed from key viewpoints.

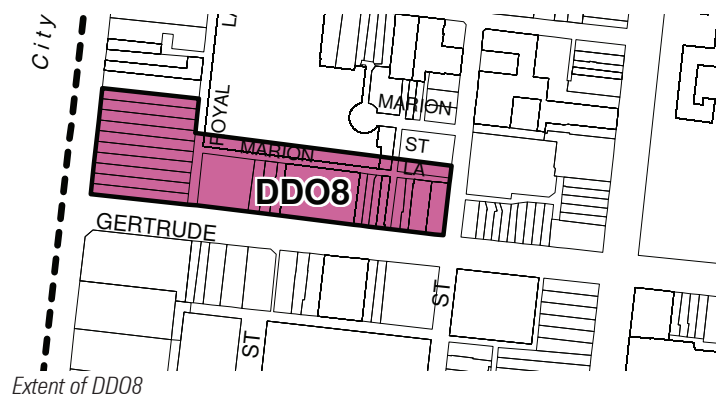
Between Fitzroy Street and Brunswick Street (outside DDO8 boundary), configuration of new upper levels will retain view lines to the heritage dome, from the Gertrude/ Brunswick Street junction.



Default upperlevel setback above new street wall



Preferred upperlevel setback above new street wall to protect views to World Hetriage sites



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 sidewalls 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 Frontages

Based on an understanding of heritage advice and the distinct built form character between Gertrude and Young Streets, 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 (89 George Street). It also precludes new built form within the 'air rights' 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. This is particularly relevant to Young Street where existing heritage forms (including single-storey residential) are setback from the street frontage.

Transition

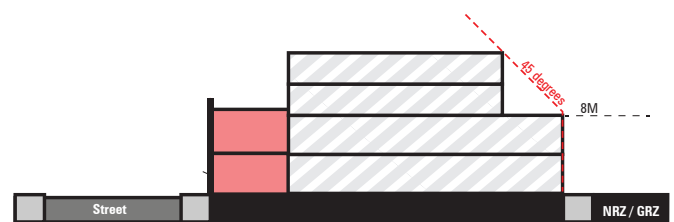
In this part of Fitzroy, the transition in building scale is gradual. The broader skyline is dominated by a World Heritage Site, landmark structures (municipal and local), high-rise developments at Atherton Gardens and mid-rise forms associated with institutional and education facilities further south. There are few examples of recent construction along the Gertrude Street spine aside from No. 182 Gertrude Street (5 storeys) and several instances of single-storey pop-ups atop of heritage shopfronts.

Residential Interfaces (including laneway)

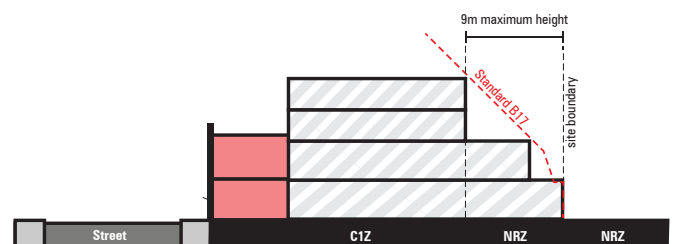
Unlike Brunswick and Smith Street, Gertrude Street comprises a varied pattern of laneways to the rear of lots (west of Napier Street). There are many instances where lots have a direct abuttal to residential properties, while infill lots (within the centre of an urban block) are separated from its residential interface by rear laneways. Residential interfaces are often defined by secondary frontage or party walls (1- 2 storeys). Along these residential interfaces (with, or without laneway separation), an 8m (2 storeys) form built to the boundary with recessive upper-level setback (behind a 45-degree setback envelope) to ensure residential amenity is protected.

Within the study area, there are several allotments that are greater than 40m with a primary frontage to Gertrude Street and a side interface to a laneway or direct abuttal with NRZ. While more can typically be achieved on a deeper allotment, consideration for amenity impact on adjoining private open space and to provide a subtle transition that is commensurate with surrounding lower-order interfaces will result in a more modest outcome. Building setbacks are therefore shaped to ensure neighbouring private open space achieves a minimum of five hours of sunlight between 9 am and 3 pm on 22 September.

Of these deep allotments, No. 58-164 and 169-173 Gertrude Street are partially zoned NRZ to the rear of lots (1). Acknowledging the specified maximum height of 9m and requirements found under ResCode, a Standard B17 setback is applied to these interfaces to ensure adequate separation between dwellings on adjacent lots.



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



Preferred built form transition where NRZ is applied to rear of site

Non-Residential Interfaces (including laneway)

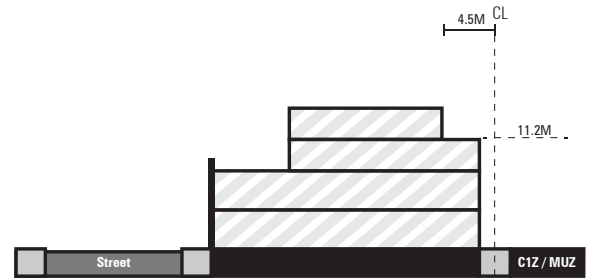
Future development should respond to the varied function, widths and configuration of existing laneway network. Where new development is separated from adjoining non-residential sites by a laneway (typically 3m wide), it should present a maximum 11.2m (3 storeys) form at the interface, with any built form above set back 4.5m from the centreline of the laneway. This ensures a minimum distance of 9m is provided between adjoining sites to facilitate equitable development achieving adequate separation between dwellings.

Building Separation, Amenity & Equitable Development

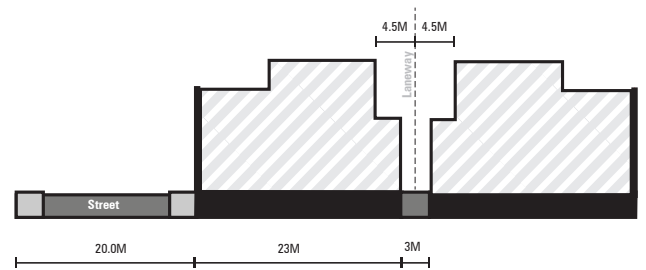
New development should provide a design response that considers the existing condition and future development opportunities of adjacent properties in terms of outlook, daylight and solar access to windows. Development should be setback from common boundaries to provide separation between buildings at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

- 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.

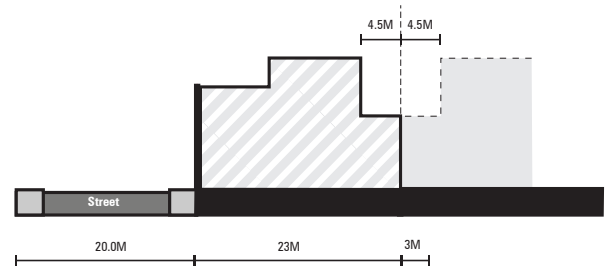
Where the common side boundary is a laneway, the setback is measured from the centre of the laneway.



Preferred built form transition to MUZ or C1Z sites



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



Preferred 4.5m setback of upper levels from rear boundary



hansen
 Brunswick & Smith Street
 Built Form Review
 Gertrude Street
 Built Form Controls
 Figure 5

- Legend**
- Gertrude Street Precinct Boundary
 - Individually Significant Heritage
 - Sties with VHR designation
 - Local landmark (GJM, 2019)
 - Recent development height
 - Building height (approved development)
 - Existing open space

- Preferred Building Heights**
- 11.2m/ 3 storeys
 - 14.4m/ 4 storeys
 - 17.6m/ 5 storeys
 - Limited opportunity
 - NZ (9m maximum height)
 - Refer to Development Plan (DP02) - 16.2m height

- Preferred Streetwall**
- Retain heritage streetwall
 - Retain landscape setback
 - New 2 storey streetwall (8m)
 - New 3 storey streetwall (11.2m)
 - Increased upper level setback
 - Reduced upper level setback

- 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)



Project Ref: 2017.073
 Dwg No.: UDD-001
 Scale: 1:2000@A3
 Date: 22.08.2019
 Revision:

**POST-COUNCIL
 REVIEW**

PART 4: RECOMMENDED CONTROLS

4.1 Methodology

The formulation of future building heights and streetwall conditions within the Gertrude 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 (C223).

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 Gertrude 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

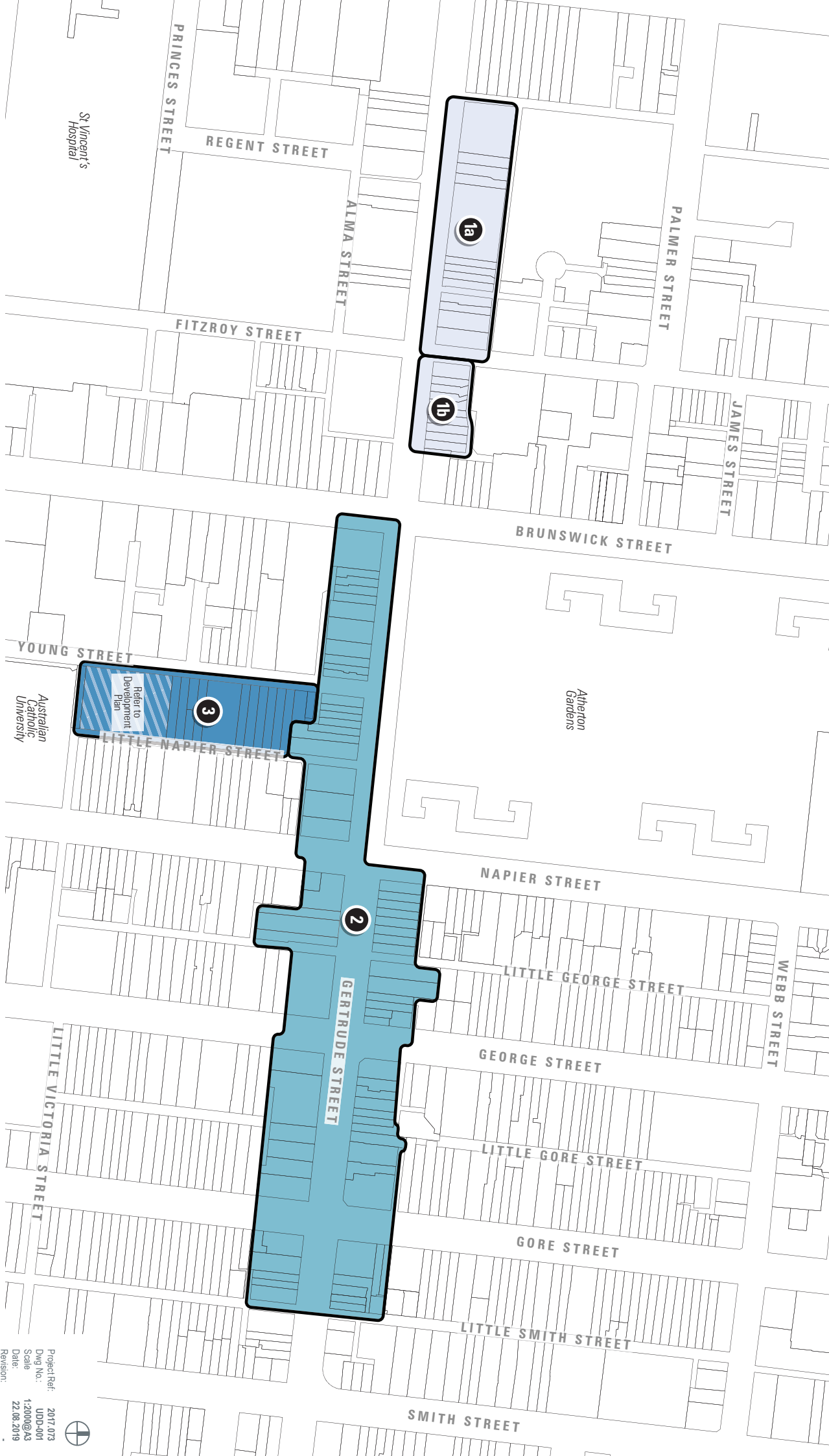
Based on the linear extent of Gertrude Street and the distinction in future built form character along the corridor and to perpendicular side streets as determined by the Built Form Framework Plan the study area is divided into several precincts including:

- Gertrude Street (West of Brunswick Street)
- Gertrude Street (East of Brunswick Street); and
- Young Street (Residential Back Block).

PRECINCTS	STREET WALLS / GROUND LEVEL SETBACKS	PREFERRED MAXIMUM BUILDING HEIGHTS
GERTRUDE ST (WEST OF BRUNSWICK ST)	<ul style="list-style-type: none"> ▪ Match adjoining heritage eaves/ parapet, or lower. ▪ Preserve views to Royal Exhibition Building (World Heritage Site). ▪ 10m upper level setback between Fitzroy Street and Royal Lane. 	11.2m (3 storeys)
GERTRUDE ST (EAST OF BRUNSWICK ST)	<ul style="list-style-type: none"> ▪ Match adjoining heritage eaves/ parapet, or lower. ▪ Preserve existing buildings on VHR sites. ▪ 8m upper level setback or 6m upper level setback on 3 storey sites between Gore and George Streets (north side of Gertrude St). 	11.2m (3 storeys) to 17.6m (5 storeys)
YOUNG STREET (RESIDENTIAL BACK-BLOCK)	<ul style="list-style-type: none"> ▪ Retain existing front setback. ▪ Retain maintain main building including exposed roof forms for heritage sites (in accordance with Clause 22.02). ▪ Match adjoining heritage eaves/ parapet, or lower. ▪ 2 storeys (8m) street wall for non-contributory sites. ▪ 3m upper level setback on non-contributory sites. 	11.2m (3 storeys)

The following diagram illustrates a breakdown of these precinct boundaries (overleaf).

- Legend
- Gertrude Street Precinct Boundary
 - Precinct 1: Gertrude Street (World Heritage Envrions)
 - Precinct 2: Gertrude Street (Retail Spine)
 - Young Street



Project Ref: 2017_073
 Dwg No.: UDD-001
 Scale: 1:2000@A3
 Date: 22.08.2019
 Revision:



PRECINCT 1: GERTRUDE STREET, WEST BRUNSWICK STREET

This precinct comprises lots with a primary frontage to Gertrude Street (north side of the street) between Brunswick Street in the east and Royal Lane in the west. It includes lots along Gertrude Street within the World Heritage Environs (Clause 22.14).

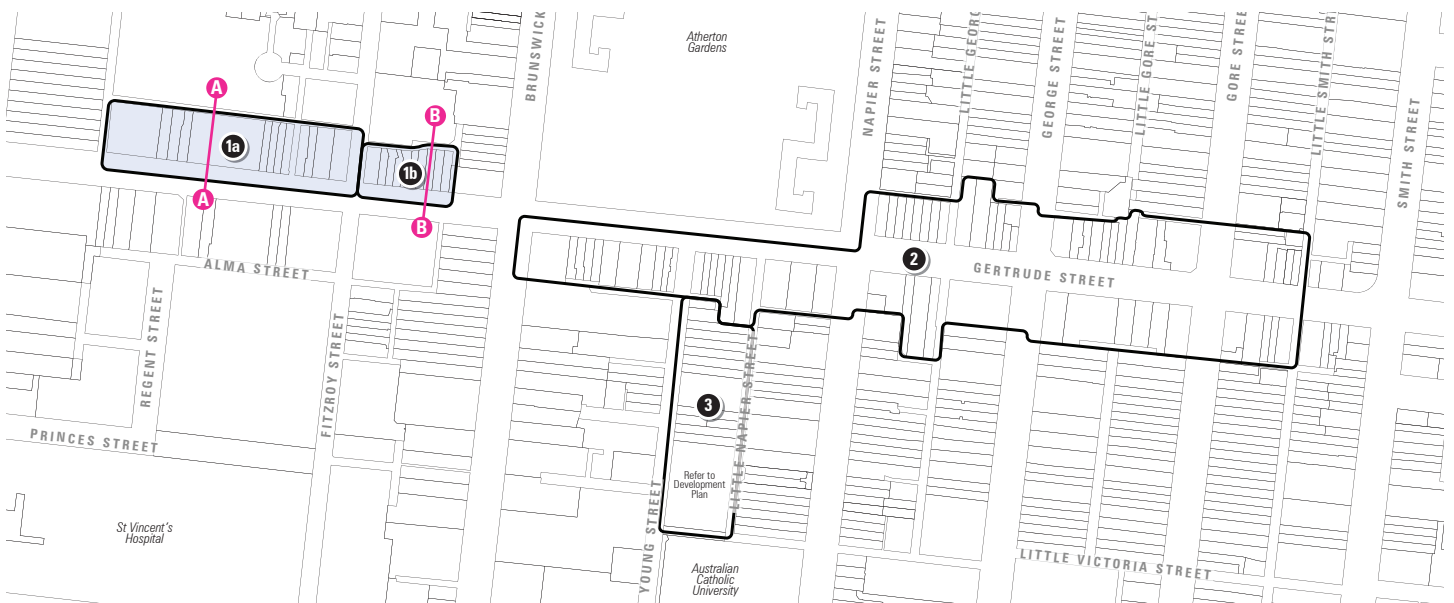
Preferred precinct character statement

There is minimal change expected to occur on the western end of Precinct 1 (specifically within the existing DDO8 extent). Future development will continue to maintain and conserve the valued heritage character. New street walls will match the 2 storey parapet with visually concealed upper levels, protecting significant views and vistas to the Royal Exhibition Building and Carlton Gardens.

Between Fitzroy Street and Brunswick Street, new upper levels will minimise visual exposure when viewed from the southern footpath and in the oblique, ensuring future upper level additions do not interrupt or clutter the key views to the Royal Exhibition Building from the junction of Gertrude and Brunswick Streets to reinforce legibility and wayfinding at 2 activity centre spines.

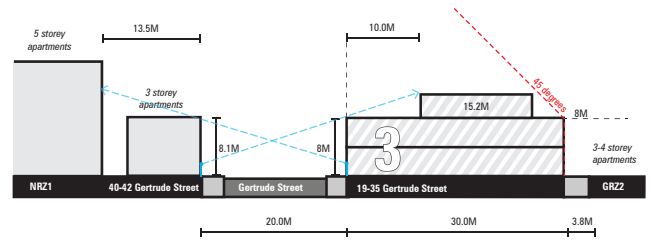
Built Form Objectives

- To realise modest mixed-use redevelopment that respects the heritage values of the precinct and protects important views that contribute to the World Heritage Environs area.
- Existing DDO8 Objectives:
 - *To protect the World Heritage values of the Royal Exhibition Building and Carlton Gardens.*
 - *To reinforce the built form character of the area as being essentially of low-rise buildings.*
 - *To protect views of the drum, dome, lantern and flagpole of the Royal Exhibition Building from the footpath on the south side of Gertrude Street and along Marion Lane, west of Fitzroy Street.*
- To ensure the heritage frontage remains visually dominant and new development is visually recessive and does not dominate the streetscape.
- To retain a consistent and orderly streetscape presentation.
- To support development that contributes to an active, high quality and pedestrian friendly environment.
- To minimise the impact of overshadowing to footpaths on the opposite side of Gertrude Street.
- To provide subtle transition to residential interfaces.

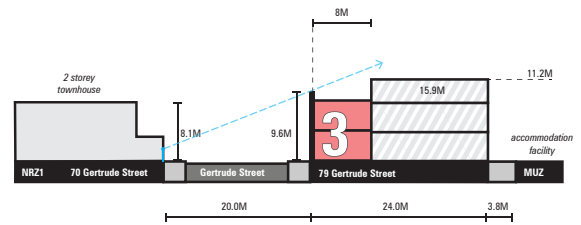


Guidelines

1. Ensure new infill street walls match the parapet height of adjoining heritage forms.
2. Ensure upper levels are visually concealed to manage views to the Royal Exhibition Building from the identified view locations.
3. Ensure new development maintains solar access to:
 - The footpath on the south side of Gertrude Street between 10am and 2pm at the equinox.
 - The western footpath of Fitzroy Street (2m from property boundary) from 10am; and the opposite eastern footpath (2m from property boundary) before 2pm.
 - For other streets within the study area, to first floor between 10am and 2pm at the equinox (21 September).
4. Facilitate equitable development outcomes to adjacent sites through adequate building separation to rear boundaries.



Gertrude Street indicative cross-section A-A



Gertrude Street indicative cross-section B-B

PRECINCT 2: GERTRUDE STREET, EAST BRUNSWICK STREET

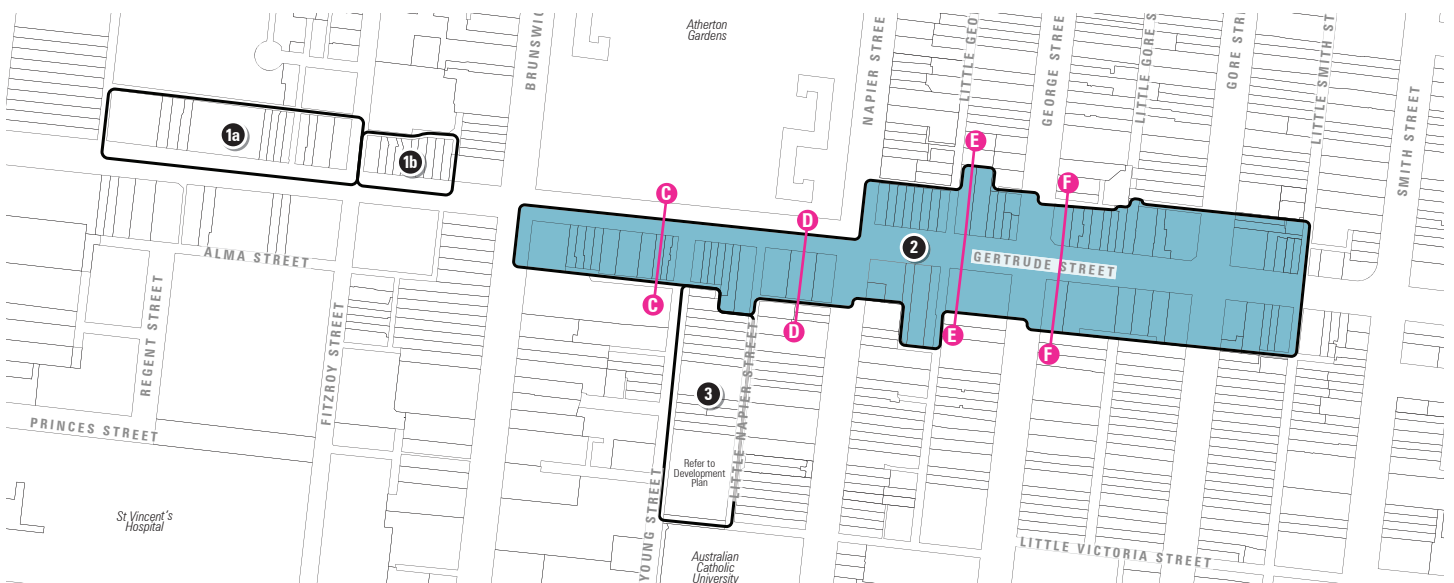
This precinct comprises lots with a primary frontage to Gertrude Street between Brunswick Street in the west and Little Smith Street in the east.

Preferred precinct character statement

Gertrude Street (East) will continue to be defined by fine-grained, predominantly 2 storeys heritage shop frontages and complemented by established canopy trees. Infill development opportunities within the precinct will be recessive, adopting a 'street wall and setback' model to retain the prominence and consistency of the heritage parapet when viewed from within the street corridor. New upper levels will turn the corner to the broad Green Street frontages and transition to residential interfaces at the rear. Further east, upper levels will be stepped to reinforce the sloping streetscape leading to Smith Street Activity Centre.

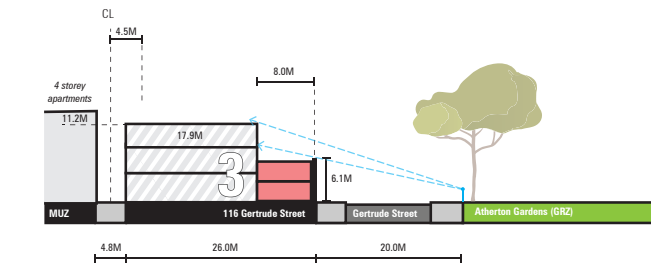
Built Form Objectives

- To realise modest mixed-use redevelopment that respects the heritage values of the precinct.
- To retain the consistent and orderly streetscape presentation of heritage frontages.
- To ensure the heritage frontage remains the visually dominant element of built form in Gertrude Street and new development is visually recessive and does not dominate the streetscape.
- To retain existing built fabric on VHR sites.
- To support development that contributes to an active, high quality and pedestrian-friendly environment.
- To maintain solar access to footpaths on the opposite side of Gertrude Street and 'green' streets.
- To reinforce the change in topography experienced between the east and west of George Street, ensuring buildings continue to step down along the slope.
- To provide adequate transitions to residential interfaces.

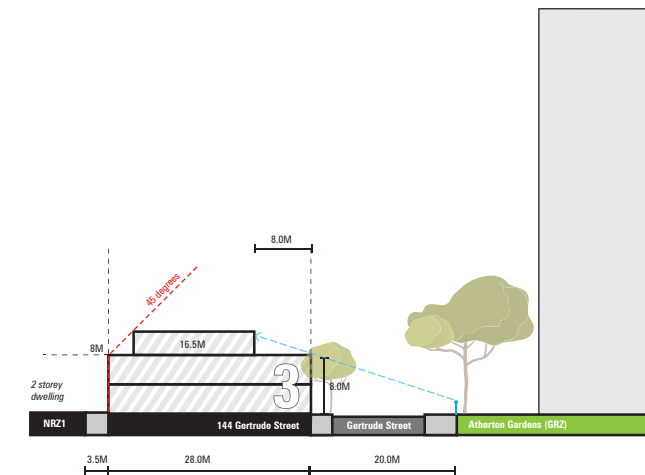


Guidelines

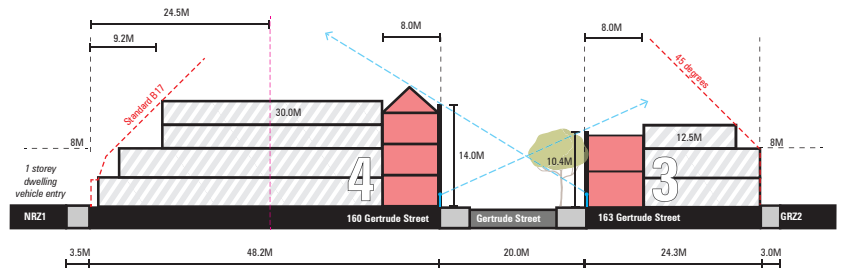
1. Ensure new street walls match the parapet height of adjoining heritage forms.
2. Between George and Gore Street, reduced upper level setback should maintain visual prominence of the heritage parapet.
3. Establish a clear distinction between street wall and rising form behind.
4. Encourage retention and repurposing of existing built form on VHR sites.
5. Ensure new development on corner sites is designed in the round and 'turns the corner' to address all street frontages.
6. Ensure new development maintains solar access to:
 - The footpath on the south side of Gertrude Street between 10am and 2pm at the equinox.
7. Ensure new development avoids the presentation of overly stepped or 'wedding-cake' presentation.
8. Encourage laneway extension, or widening to accommodate servicing and parking access, where laneways terminate mid-block or are too narrow.
9. Encourage continuation of awnings over footpaths.



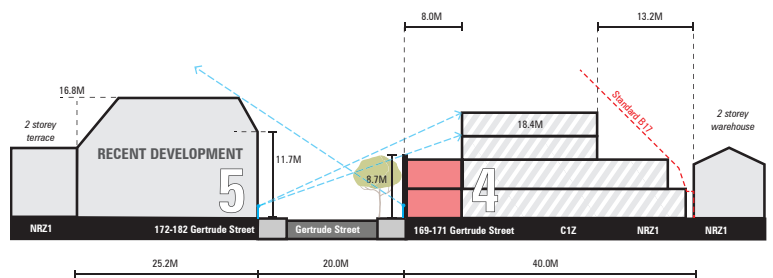
Gertrude Street indicative cross-section C-C



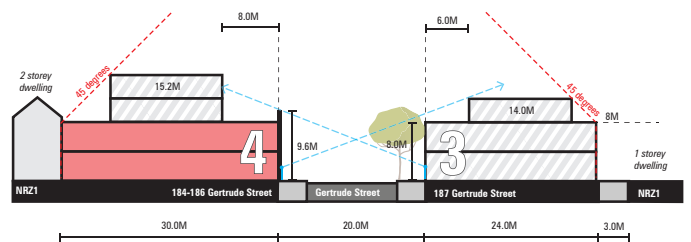
Gertrude Street indicative cross-section D-D



Gertrude Street indicative cross-section E-E



Gertrude Street indicative cross-section F-F



Gertrude Street indicative cross-section G-G

PRECINCT 3: YOUNG STREET

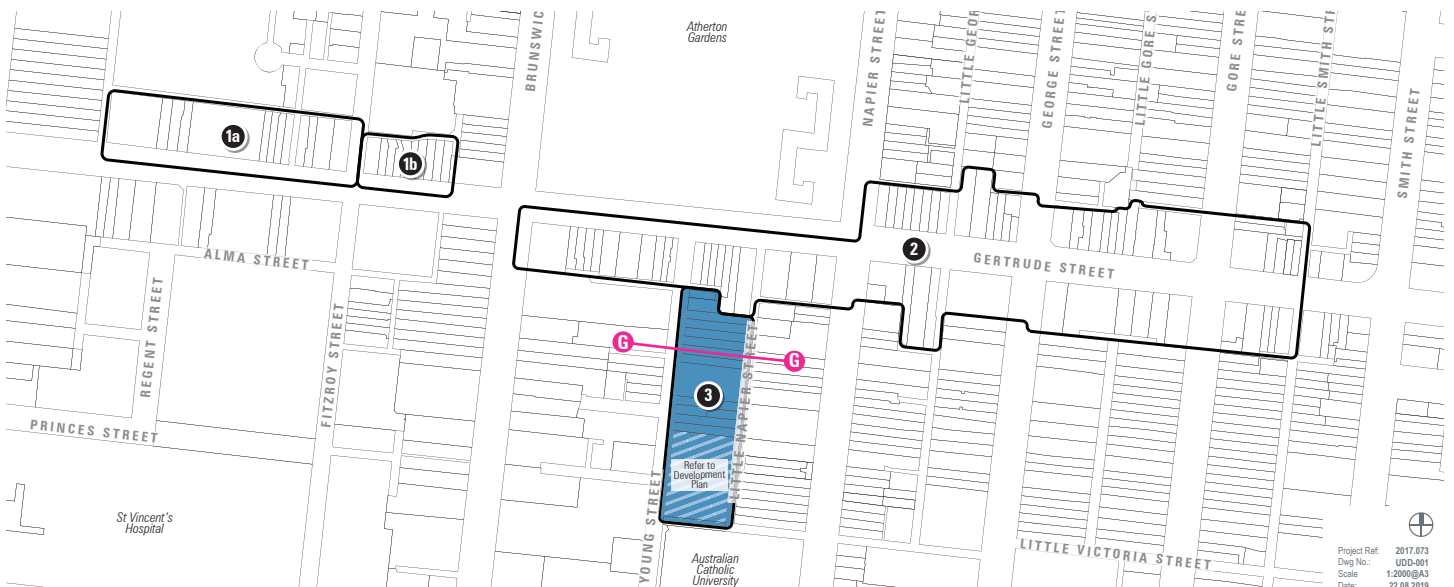
This precinct comprises lots with a primary frontage to Young Street (east side) between the rear of lots fronting Gertrude Street in the north and Little Victoria Street in the south.

Preferred precinct character statement

Young Street will continue to be defined by fine-grain heritage forms of predominantly residential character with ground-level setbacks providing 'borrowed landscape' to the public realm. Future development will be visually recessive behind the heritage frontage while providing an appropriate transition to the residential interface to Little Napier Street. New infill buildings will continue the existing street setback alignment of adjoining sites and be transitioned to protect the amenity of residential properties outside the study area.

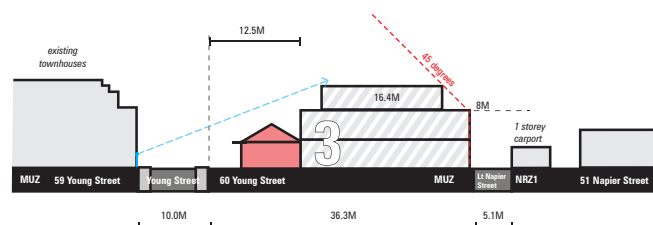
Built Form Objectives

- To realise a modest mixed use development outcome that respects the heritage and streetscape character of Young Street.
- To retain the heritage frontages, including street setbacks, visible roof forms and street walls.
- To protect residential amenity within and outside the precinct.



Guidelines

1. Ensure new developments are positioned to the rear, or behind existing heritage frontage.
2. Ensure new development retains existing front setbacks and established gardens along Young Street.
3. Ensure new development reinforces the character of Young Street through retaining subdivision pattern, roof profile, facade articulation and material treatment.
4. New building frontages to Little Napier Street are encouraged.
5. Ensure servicing and car parking is provided from secondary side streets or rear laneways.
6. Ensure new development maintain solar access to:
 - Western footpath of Young Street (2m from property boundary) from 10am at the equinox.
 - For streets outside of the study area (Little Napier Street), the opposite property boundary before 2pm at the equinox (21 September) to protect solar access to private open space and habitable room windows on neighbouring sites.
7. Encourage streetscape improvements along Young Street as a key pedestrian link between Napier Street and ACU.



Young Street indicative cross-section G-G

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 Gertrude Street Precinct, where future development is anticipated and design guidance is required.

Visually distinct additions and upper levels

Given the prevailing heritage character of Gertrude 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.

New forms should also ensure exposed party walls to side boundaries are designed to be visually dynamic to minimise visual bulk.

Active and Semi 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 such as Gertrude Street active ground frontages are encouraged.

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 as a dwelling or office.

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

Upper levels also provide opportunities for 'eyes on the street' and contribute to passive surveillance of the public realm. Windows and balconies that orientate towards the street (rather than to side boundaries) are encouraged.

Public Open Space provision

Public open space is an important element within urban areas, as is its spatial provision. In inner urban areas such as the Gertrude Street Precinct the provision of small public parks is important to the social health and well-being of a local community. There are presently no 'pocket parks' within the study area. The corner of Gertrude and Smith Street comprises a small (privately owned) pocket park on the south-west side of the street. Atherton Gardens also serves as an important link to broad, green open space comprising public seating areas and playgrounds.

While there are no current plans for future pocket parks in the precinct, opportunity may exist along intersecting Green Streets where there are presently kerb outstands providing wider footpaths and landscape.

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.