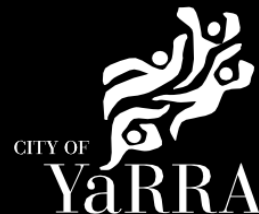


Urban Design Formal Referral Response



Application Information:

Referral Officer: Hayley McNicol

Officer: Nish Goonetilleke

Council Reference: PPE23/0571

Address: 300/658 Church St, Cremorne VIC 3121

Proposal: DEECA Referral

Comments Sought: Click here to view referral memo:
[Record D23/486018: IREF23/02136 - Referral Request](#)

Disclaimer: Council's Urban Designer provides the following information which is based on the information provided in the referral request memo referenced above.

Prev. Responses:

Comment Summary

General

- In general, the architectural and landscape drawings are difficult to read. For example:
 - The drawings provide limited context of the surrounding area, and the architectural and landscape proposals are not reflected on each other's drawings.
 - The landscape drawings do not include a concept, so it is difficult to understand what is proposed and why.
 - The landscape drawings do not show all the landscape areas within the site (e.g. the area to the north of the site facing Electric Street shows trees on the architectural plans but nothing is included on the landscape drawings). Furthermore, the public realm is not shown on the landscape drawings.
 - A design book has been provided but does not explain the concept for the site in general. Whilst the planning report does note the land uses and programming for various parts of the site, there is no story that explains how this results in the proposed layout for the site.
- To ensure a coordinated approach across the wider 658 Church Street site:
 - We encourage the applicant to liaise with the land owners for 658 Church Street to consider any proposed future changes to Dale Street Reserve and public realm within the 658 site, as this will impact how visitors access the power station site from surrounding streets.
 - Any surrounding development proposals should be considered. This includes the proposal at 658 Church Street which is directly west of Top Paddock Café (Reference PLN22/0120).
- There are a number of queries and concerns raised below. Furthermore, the draft Cremorne Urban Design Framework (mentioned below) sets out the strategic direction for the site including provision of publicly accessible open space and through site links. Given this, the applicant is encouraged to involve Council in any

future discussions about the site so that these local factors can be adequately addressed.

Draft Cremorne Urban Design Framework (UDF)

- The draft Cremorne UDF sets out a framework to guide future development in the precinct. Page 129 sets out the objectives for the 658 Church Street site, which requires a coordinated approach. The relevant objectives for this site are set out below.

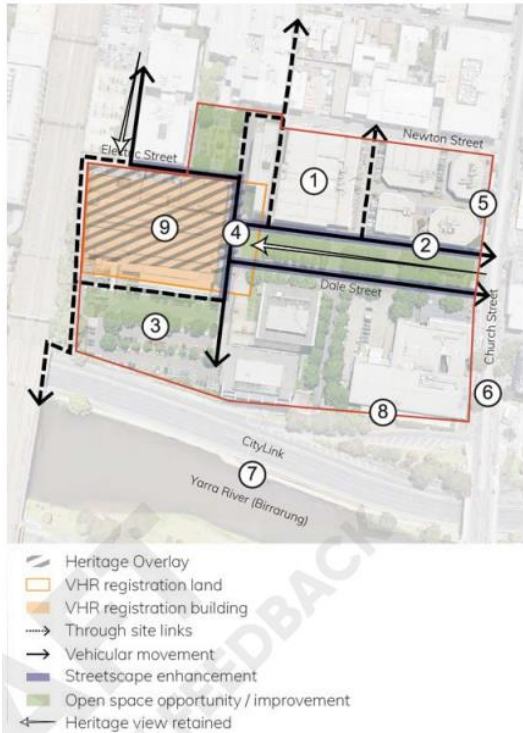


Figure 60 - 658 Church Street design objectives

- New publicly accessible open spaces are delivered that expand on the existing quality of spaces. Buildings are set within the landscape and mature trees are retained and integrated where possible.
- The public realm is upgraded to enhance the setting of The Richmond Power Station. Building massing is carefully located to ensure that the building remains prominent when viewed from Green Street and Dale Street.
- Heritage buildings will be reused or sensitively redeveloped to retain the integrity of the building and a sense of history. (NOTE - Council and landowners would need to engage with Heritage Victoria on the power station which is on the Victorian Heritage Register.)

Built Form and Massing

- As the site sits on the Victorian Heritage register, we expect that the built form response will be thoroughly assessed from a heritage perspective. As mentioned in note 9 above, this site requires that heritage buildings be reused and sensitively adapted.
- From an urban design perspective, the development does not propose any substantial additions to built form and the heights generally sit within the Cremorne Urban Design Framework (UDF), which requires a heritage led response for the site. Therefore, we do not object to the built form and massing from an urban design perspective (subject to any heritage advice). However, we have some comments about the building's interface with the public realm as set out in the following section below.

Public Realm Interface

- In general, it is difficult to understand where the fronts and backs of the site area. Will there be a main entrance? Although there is a basement which appears to accommodate services, will there be on-street servicing proposed (e.g. deliveries)?
- Landscape drawings should aim to provide continuous accessible footpaths on all street frontages and consider how the site is accessed from surrounding streets.

- Landscape drawings should also consider requirements for lighting around the edges of the site.
- The development has frontages to Hargreaves Street (east), the proposed open space to the south, Oddys Lane (west) and Electric Street (north).
 - Along **Hargreaves Street**, the eastern entrance is located here alongside access to the workshops and boiler house buffer zone.
 - The booster cabinet should be better integrated with the façade and the materials/colours be recessive. Renders should show any service cabinets.
 - Clarification needed on the bore suction pump including its appearance and if there are any structures above ground. This should be integrated with the landscape works along Hargreaves Street and should not obstruct pedestrian access.
 - The **southern frontage** provides a central connector entrance and the 'Boiler House Buffer Zone'. It is unclear what this buffer zone is and how it will be used. It is important for the building to activate the future open space to the south (including at non-event times).
 - **Oddys Lane** is a road that leads to the Yarra River. The proposal has a western entrance to the boiler room – will this be a well-used entrance? Important for this development to provide an active frontage to Oddy's Lane which is currently a dead space, to help activate this pedestrian/cycle link to the river and over the river towards South Yarra Station.
 - **Electric Avenue** accommodates the northern entrance to the site, which sits within an existing front setback. The front setback is currently occupied by car parking but has the opportunity to be landscaped and provide a north-facing space for people to sit. Some trees are shown on the architectural plans, but no details are shown on the landscape drawings. This space should be improved, and advice should be sought by the Open Space Planning and Design team on the design of this space.

Proposed open space to south

- It is proposed to create a new landscaped open space to the south of the site. Refer to comments from the Open Space Planning and Design team on the design of this space, however we provide the following additional comments to consider:
 - The draft Cremorne UDF requires this car park site to provide a publicly accessible open space with an east-west through link. This should be accommodated through this proposal.
 - Lighting should be considered in this space, including for the east-west link.
 - The space design should consider the amenity and activation provided on non-event days.
 - Loss of trees should be referred to Open Space Services team.

These comments exclude comments from the following teams, and they will be providing separate referral comments:

- Open Space Planning and Design (City Strategy)
- Open Space Services (City Works)

Capital Works:

- There are no known planned / approved capital works around the site being led by the Urban Design Team.

Urban Designer: Hayley McNicol

Date: 22 December 2023