

18-62 Trenerry Crescent, Abbotsford (Incorporated Plan, May 2018)

1.0 The Plan

The 18-62 Trenerry Crescent, Abbotsford Plan consists of this ordinance and the 18-62 Trenerry Crescent Framework Plan

2.0 Purpose

To facilitate the use and development of the land at 18-62 Trenerry Crescent for a mixed use development including dwellings, retail premises and office uses that will provide jobs and business activity for the local area.

To encourage new development that respects the sensitive Yarra River corridor interface, the heritage values of the site and former industrial character of Trenerry Crescent.

To require new developments to apply the provisions and requirements of Schedule 1 to the Design and Development Overlay, Yarra (Birrarrung) River Corridor Protection.

3.0 Objectives

Use principles

- Encourage and support a mix of retail, office and accommodation uses that complement the location and bring life to the area.
- Retain employment generating land uses on the site, whilst permitting residential uses and encouraging mixed use activities consistent with the character of the area.
- Encourage offices, retail uses such as cafes and restaurants at the lower levels of any development that support local residential and commercial uses on the site and nearby.

Development principles

- Ensure that built form at the river corridor interface is well designed and articulated in order to break up the building mass and provide suitable setbacks to the Yarra River corridor.
- Locate taller built form towards the Trenerry Crescent interface (away from the river corridor) and set back upper levels from the street wall façade.
- Ensure that the form of development reflects high quality architecture, urban design and landscaping.
- Respect and seek to improve the public realm along the Turner Street frontage as a key pedestrian and cycling link to the Yarra River corridor.
- Provide separate entries for different land uses.

Landscape principles

- Improve the streetscape along Trenerry Crescent with footpath upgrades, street furniture and bicycle facilities, where appropriate.
- Improve the streetscape in Turner Street with footpath upgrades, way-finding signage, bicycle facilities and the introduction of Water Sensitive Urban Design initiatives.
- Encourage the use of sustainable practices in vegetation selection, stormwater runoff, removal of weeds, vegetation and revegetation of the Yarra River bank (between the title boundary and the Capital City Trail) with local indigenous species.
- Protect the street trees in Trenerry Crescent and Turner Street which provide a distinct landscape character and physically connect the urban environment with the Capital City Trail and the Yarra River.
- Provide for opportunities to either screen or improve the appearance of any retaining wall on the eastern property boundary (facing the river corridor), through discussion with Council and the relevant land owners/managers.

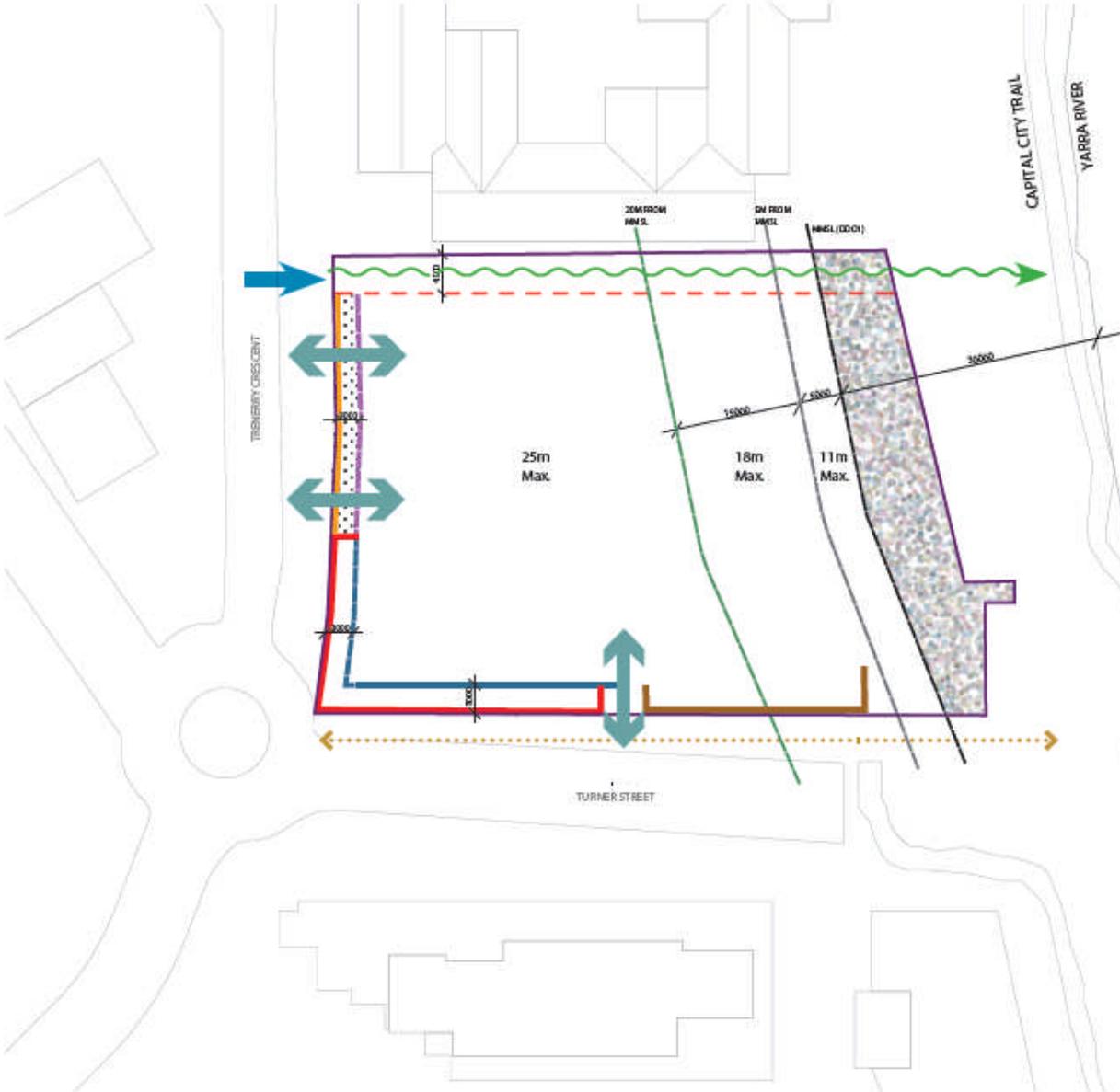
Sustainable Transport Principles

- Provide adequate and convenient on-site parking to cater for the needs of any mixed use development whilst acknowledging the provision of public transport in close proximity to the site and sustainable transport principles.
- Provide adequate bicycle facilities (bicycle storage spaces and end-of-trip facilities) for future residents and workers on the site to reduce the need for car parking spaces and consequently, reliance on motor vehicles.

Heritage principles

- Facilitate development that responds to the robust former industrial buildings along the east side of Trenerry Crescent, acknowledging the change that has occurred along Trenerry Crescent and having regard to the built form expectations outlined in the Johnston Street Local Area Plan 2015.
- Retain the identified heritage façades shown on the 18-62 Trenerry Crescent Framework Plan in Figure 1 and encourage the retention of other heritage fabric to provide a contextual link to the historical industrial uses along Trenerry Crescent.
- Maintain a visual connection to the retained heritage elements on the site when viewed from Trenerry Crescent and Turner Street.
- Provide an appropriate separation and/or transition between the street wall façade height of new development and the façade of the existing heritage building, as viewed along Trenerry Crescent.
- Provide appropriate setbacks and/or transitions from Trenerry Crescent and Turner Street at upper levels beyond the street wall height to minimise visual dominance of upper levels in the street, as well as the potential for overshadowing the property to the south.
- Ensure that upper level development is sufficiently setback and/or transitioned from the retained heritage façades to enable them to be understood as having three dimensional form and appreciated as separate from the new development above and/or behind.
- Provide an appropriate design response to the heritage building on the site in accordance with a Heritage Impact Statement.
- Provide opportunities for incorporation of signage and/or interpretive elements in a publicly accessible location which explain or display the history of the site.

18-62 TRENERRY CRESCENT, ABBOTSFORD FRAMEWORK PLAN (MAY 2018)



LEGEND

- MANDATORY MINIMUM SETBACK LINE (MMSL)
- 5M SETBACK FROM MMSL (11M MAX. HEIGHT)
- 20M SETBACK FROM MMSL (18M MAX. HEIGHT)
- REINFORCE STREETScape ALONG TRENERRY CRESCENT BY BUILDING TO PROPERTY BOUNDARY
- RETAIN 1911 HERITAGE FACADES
- RETAIN OTHER HERITAGE FABRIC (SUBJECT TO DETAILED HERITAGE & STRUCTURAL ADVICE)
- 3M MINIMUM SETBACK FROM RETAINED HERITAGE FACADES
- 4.5M MINIMUM SETBACK TO SIDE BOUNDARY
- 15M MAXIMUM STREET WALL HEIGHT
- 3M MINIMUM SETBACK FROM STREET-WALL
- MAINTAIN VISUAL CONNECTIONS TO TREE CANOPIES/RIVER CORRIDOR
- OPPORTUNITY TO IMPROVE THE EXISTING PHYSICAL LINK TO THE CAPITAL CITY TRAIL
- LANDSCAPED INTERFACE AREA
- OPPORTUNITY FOR INCREASED ACTIVATION
- PREFERRED VEHICLE ACCESS LOCATION

NOTE:
THE PROVISIONS OF DDO1 & SLO1 APPLY

