

# JOHNSTON STREET LOCAL AREA PLAN

## AMENDMENT C220 SUPPORTING DOCUMENT

OCTOBER 2017

1.0 PURPOSE

The purpose of this document is to respond to the conditions and commentary in the authorisation letter received from the Minister for Planning in March, 2017, and to provide support to Amendment C220 in addition to the Johnston Street Local Area Plan (adopted in December, 2015)

This background document provides a more detailed contextual analysis of the Precincts and Sub-Precincts that are discussed in the Johnston Street Local Area Plan (JSLAP) and Appendix B to the Plan. The intention of this document is to analyse the varying lot and interface conditions found in Precincts 1 and 2.

Precincts 1 and 2 within the JSLAP are comprised predominantly of the properties that front onto Johnston Street and part of Sackville Street, which form the core of the Johnston Street activity centre, east of Smith Street. Precincts 1 and 2 within the JSLAP are distinguished as having either a heritage or non-heritage streetscape character, with Hoddle Street forming a boundary between the two Precincts.

Amendment C220 further identifies the section of Johnston Street between Hoddle Street and the railway line as having an important heritage character (supported by a recent heritage study that underpins that part of the amendment) and proposes a new Heritage Overlay for that section of Johnston Street.

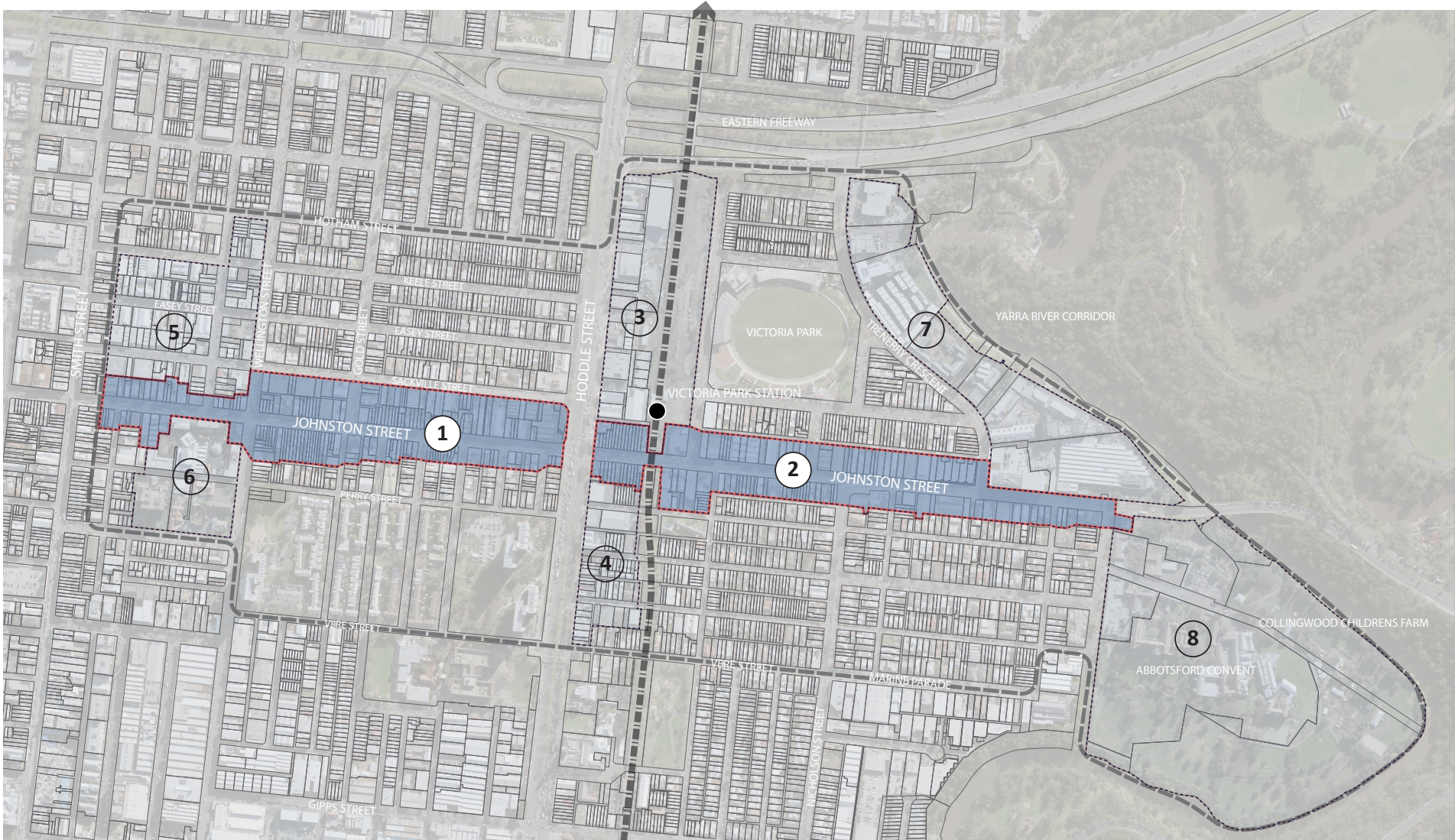


FIGURE 1: JSLAP STUDY AREA PRECINCTS PLAN

- |  |  |
|--|--|
| 1. Johnston Street Central               | 5. Easey Street Commercial Precinct          |
| 2. Johnston Street East                  | 6. Community Hub / Collingwood Arts Precinct |
| 3. Hoddle Street / Victoria Park Station | 7. Trenerry Cescent                          |
| 4. Hoddle Street South                   | 8. Abbotsford Convent Precinct               |

Scale 0 100 200 500m





## 2.0 BACKGROUND

### Amendment C220 Conditional Authorisation

Amendment C220 received conditional authorisation in March, 2017. The condition within that authorisation stated the following:

*Council must limit the application of mandatory controls to confined locations where there are exceptional circumstances as outlined in Practice Note 60 – Height and Setback controls for Activity Centres.*

This analysis is specifically in response to the authorisation letter, to determine if and where mandatory heights are warranted. The definition of exceptional circumstances in the Practice Note provides a challenging requirement to meet and for the purpose of this analysis, an exceptional circumstance has been defined as follows:

- A situation where a built form proposal could pose a threat to the character of a historical (heritage protected) streetscape that has definable historical and built form qualities; and
- Situations where low-scale residential properties (and their occupants) would be subject to unacceptable amenity impact from visually dominant built form and/or from unreasonable overshadowing impacts.

The methodology used in this document is specifically targeted at reducing and avoiding the potential for those circumstances to occur through the application of building envelopes that allow reasonable development (in terms of height) to occur on a range of sites throughout Precincts 1 and 2 of the Activity Centre.

## 3.0 METHODOLOGY

The following approach was undertaken to prepare this document:

- Review of relevant amendments and planning permits;
- Desk-top analysis;
- 3d modelling to test visual bulk and overshadowing impacts;
- Section diagrams to understand lot depth, interface conditions and potential building heights; and
- Site visits.

This analysis has also been informed by urban design advice from Hansen Partnership and heritage advice from GJM Heritage.

### 3.1 Built Form Elements Being Tested

The following 3 elements are derived from Appendix B and the four principles opposite (Figures 3-6) expand upon how to address these 3 elements:

#### 1. Street wall facade

A key aspect in developing a streetscape with a sense of enclosure and human scale. The street wall is typically the most dominant built form element in the street.

#### 2. Upper levels

The design response will determine whether the upper levels are 'visually recessive' within the streetscape and surrounding area. Potential offsite amenity impacts must also be carefully considered.

#### 3. Residential interface

Most of the precincts within the Johnston Street Local Area Plan have interfaces with residential areas. It is crucial that the design response addresses this condition and provides an appropriate interface to these residential areas.

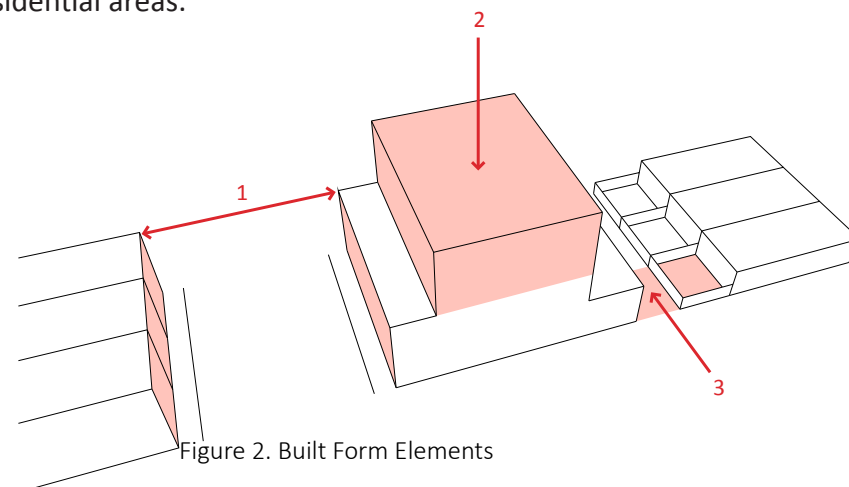


Figure 2. Built Form Elements

The following 4 principles are referenced in Appendix B to the JSLAP and provide the basis for the testing undertaken at Section 7 of this report.

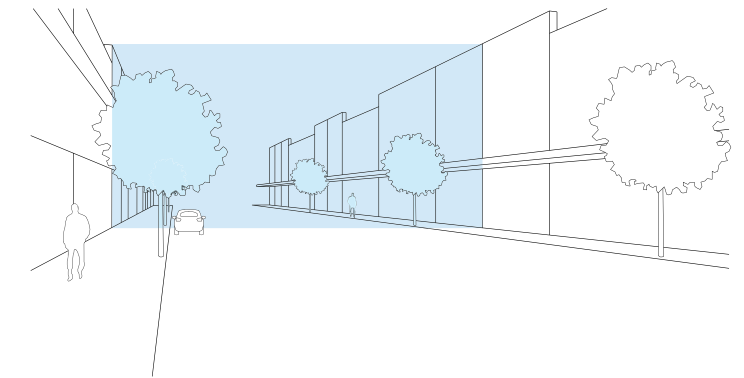


Figure 3. Human scale and street proportion

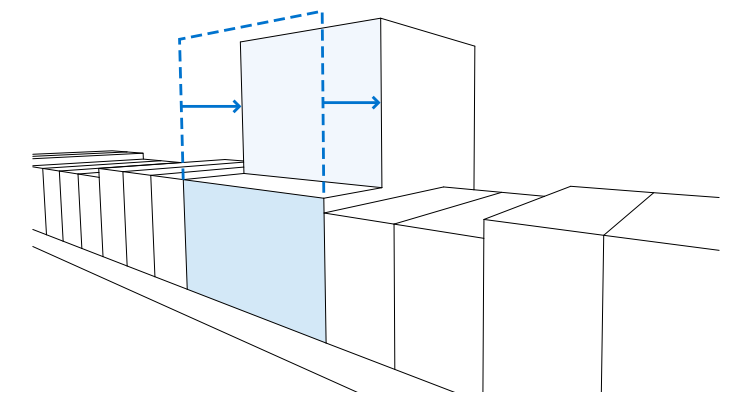


Figure 4. Taller development set back and visually recessive

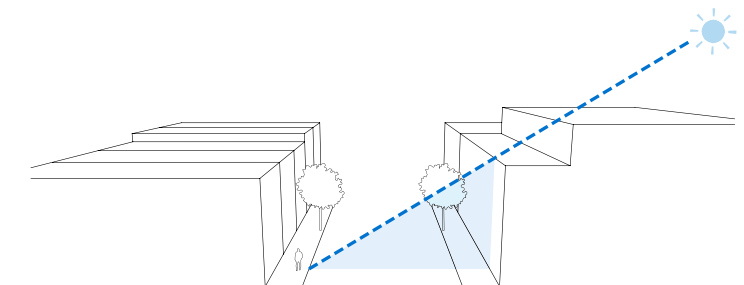


Figure 5. Microclimate and sun access

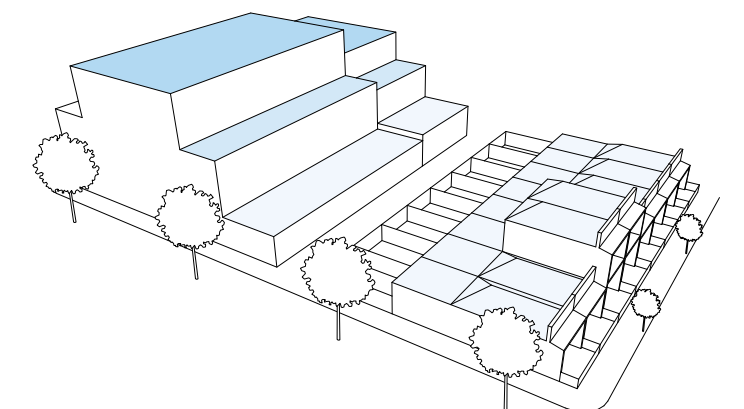


Figure 6. Fine grained residential interface

3.2 PRECINCT TESTING

Appendix B (JSLAP – Built Form Analysis and Recommendations) is a principles based urban design analysis that provides strong support for the JSLAP and proposed built form controls.

In order to determine appropriate building heights, setbacks and interface heights, a more targeted analysis is required to address the various site conditions present in Precincts 1 and 2.

The application of an angled envelope (in this case 45 degrees), as illustrated in Figures 8 and 9, is a simple and effective way to determine overall building height, in order to reduce amenity impacts. The two diagrams illustrate how the angled envelope is used in both a heritage streetscape context and non-heritage context, the difference being the street-wall height can be greater in a non-heritage streetscape which enables development to push the building volume towards the main street, and addressing amenity concerns at sensitive interfaces with low-scale residential properties.

Figures 7, 8 and 9 illustrate the evolution of the principle of building height transition towards sensitive interfaces through the application of an angled envelope.

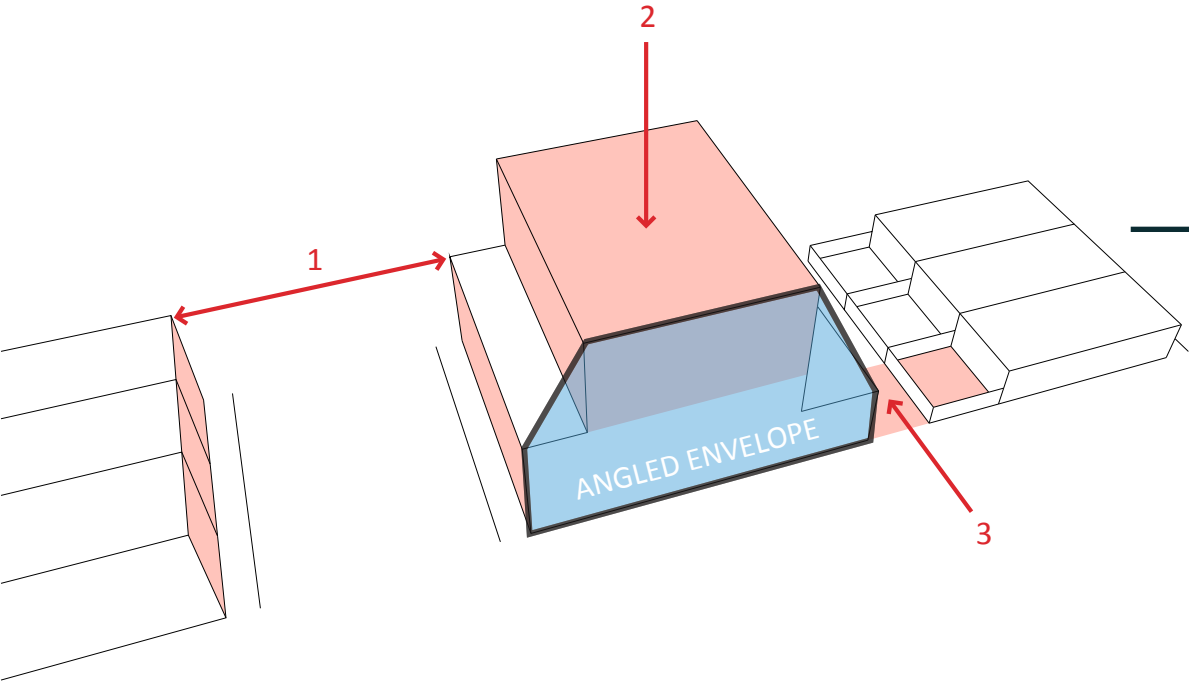


Figure 7. Built Form Elements Diagram (Appendix B - JSLAP)

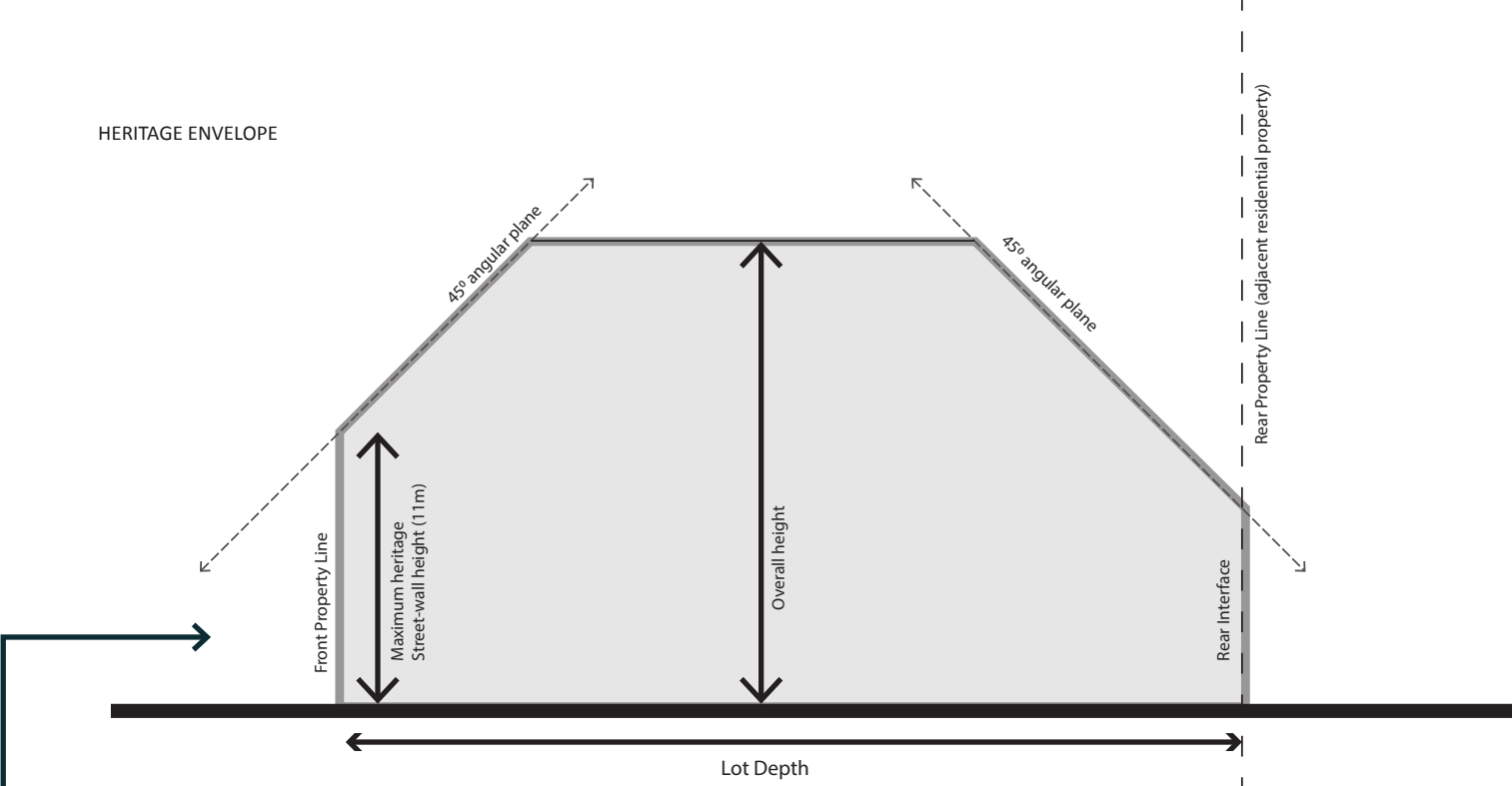


Figure 8. Angled building envelope (heritage streetscape)

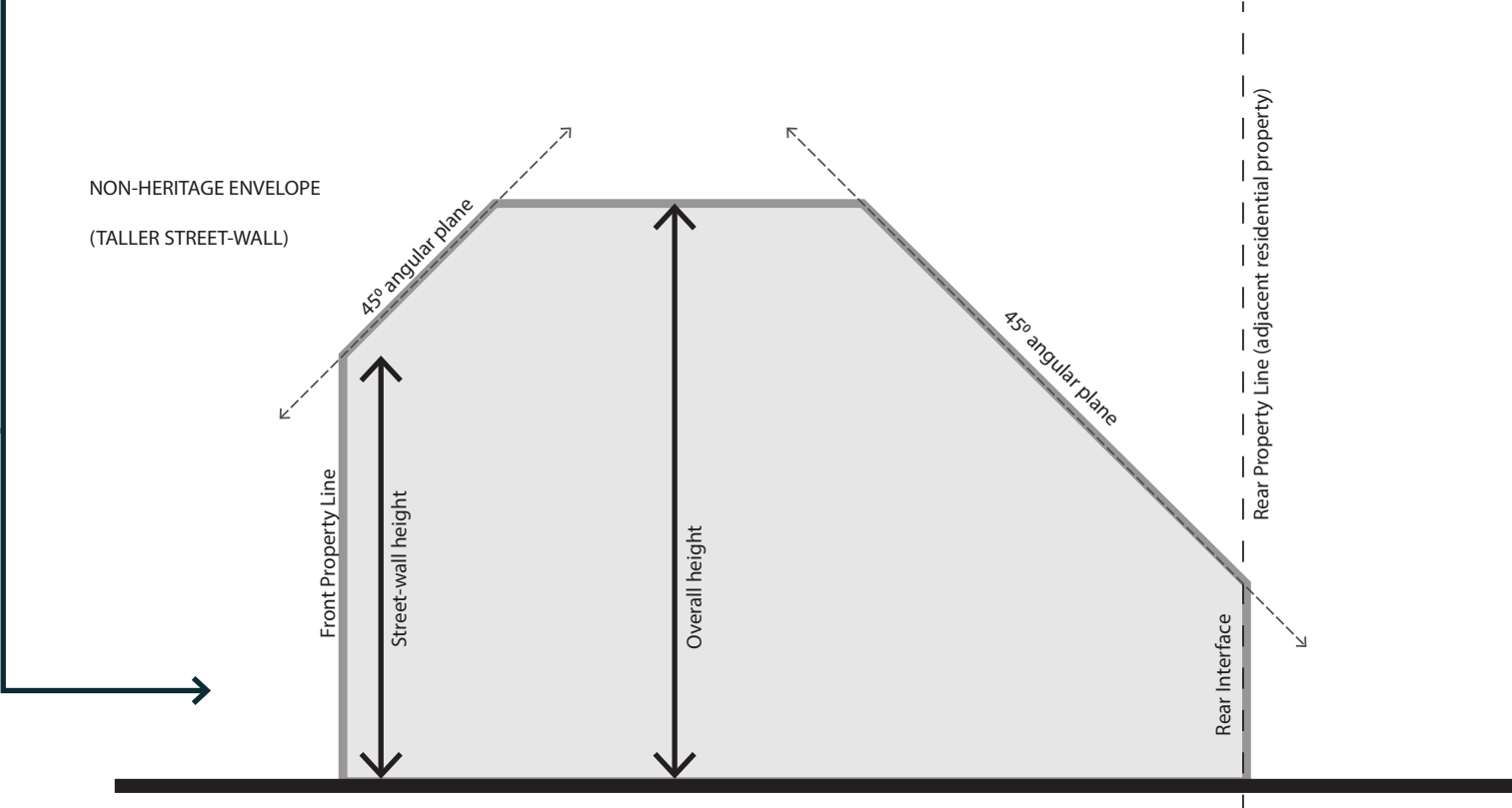


Figure 9. Angled building envelope (non-heritage streetscape)



### 3.3 ANALYSING LOT DEPTH & INTERFACES TO DETERMINE BUILDING HEIGHT

Due to the east-west orientation of Johnston Street, lot depth is considered to be a key determinant of building height, to enable sufficient setbacks (to upper levels) from both sensitive interfaces and heritage facades.

The development potential of sites is dependent on lot characteristics (width, depth and orientation) and the likely off-site amenity impacts that would result from test-able built form outcomes (envelopes).

The use of 45° angled envelopes to determine building envelopes is an effective way to address the following amenity and/or character concerns:

- Protecting the character of the heritage streetscape in terms of close-up and distant (oblique) views;
- Avoiding overshadowing of southern side footpaths and public spaces (during most months of the year)
- Avoiding overshadowing of private open space and north-facing windows of residential dwellings
- Minimising the visual impact of taller buildings in close proximity to, and at the direct interface with, existing low-scale dwellings

In their urban design advice to Council, Hansen identify that a minimum apartment depth should be no less than 10m. Therefore, the heights determined throughout this document are derived from this assumption. However, it is not the only consideration when determining appropriate heights as amenity impacts and heritage character are also key concerns.

Figures 10 to 13 illustrate the gradual increase in building height (within a heritage envelope) as lot depths increase. Figure 13 illustrates a 50m lot depth scenario in which the theoretical height a building might get to (above 8 storeys). This however must be tested in context to take into account the amenity impacts in terms of visual bulk and overshadowing of properties to the south.

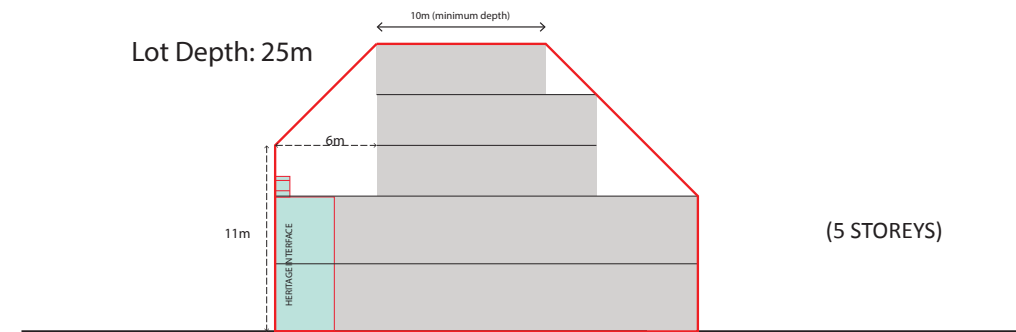


Figure 10. 25m lot depth

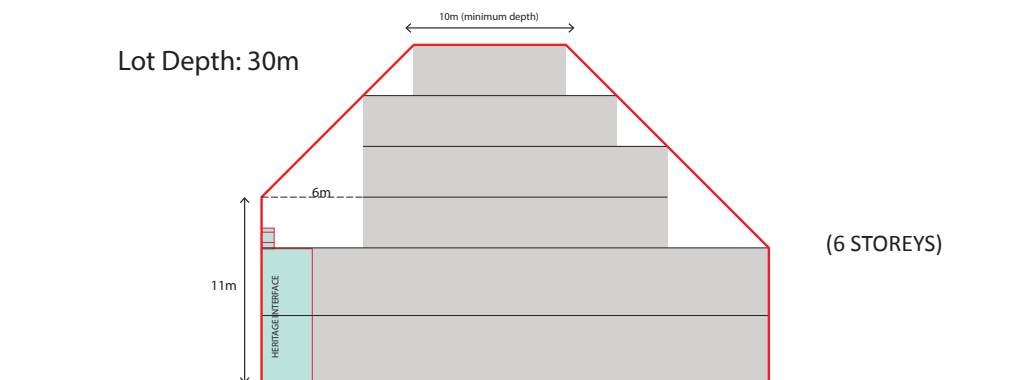


Figure 11. 30m lot depth

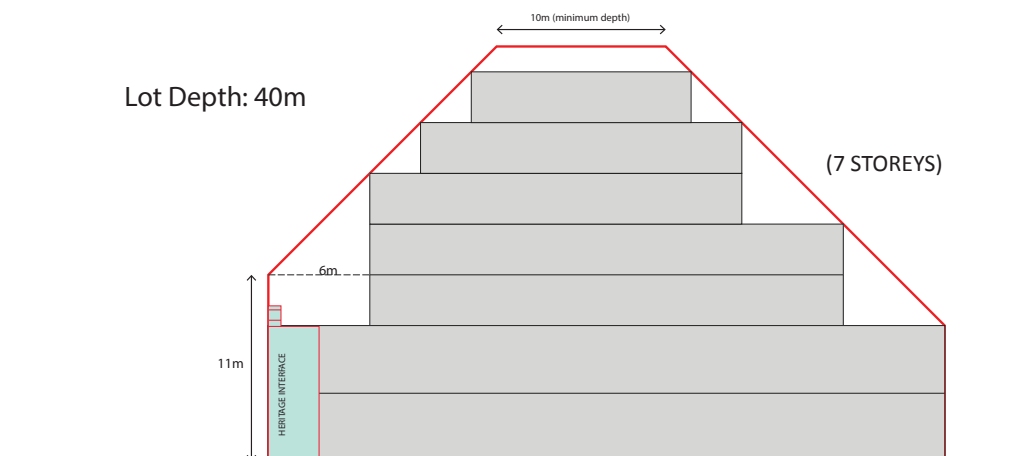


Figure 12. 40m lot depth

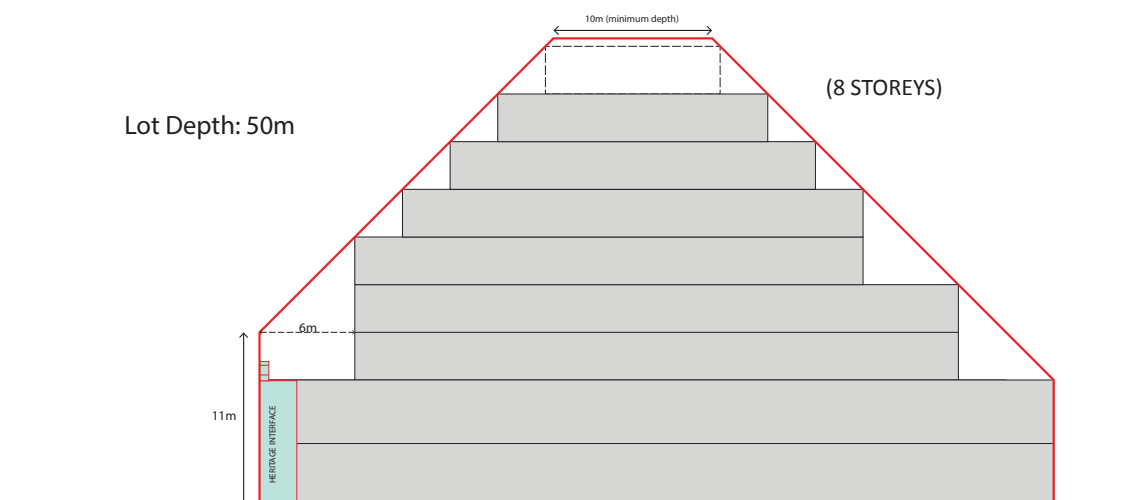


Figure 13. 50m lot depth

4.0 KEY LESSONS FROM RECENT PERMIT APPLICATIONS

Johnston Street continues to experience development pressure and there are a number of current and approved permit applications to consider in this analysis. In the absence of a DDO for Johnston Street, planning permit applications tend to “push the envelope” in terms of preferred building heights, setbacks, and interface heights. However, some of the past applications demonstrate that built form proposals on constrained sites naturally reach a height limit beyond which amenity and other impacts become apparent, particularly in Sub-Precincts 1C an 1D, on the southern side of Johnston Street.

An assessment of recent planning permit activity provides an insight the approved development proposals/outcomes. The locations of the planning permits that are used in this analysis are found in Figure 2.

4.1 Precinct 1 – Collingwood

There has been minimal development (or applications for development) along the north side of Johnston Street in Precinct 1, mainly due to the commercial zoning, which prohibits residential land use. The largest scale application approved in the last 12 months was at 80-90 Johnston Street for a 9 storey office building (equal to or greater than a 10 storey residential building). Other proposals, particularly along the south side of Johnston Street have been smaller in scale, reflecting the constrained nature of sites generally found on the south side in Precinct 1.

The following are recent proposals that have either been approved or constructed in Precinct 1:

- 2 Johnston Street (6 storey residential)
- 80-90 Johnston Street (9 storey commercial)
- 105-107 Johnston Street (3-4 storey residential)
- 145 Johnston Street (4 storey residential)
- 183 Johnston Street (3 storey residential)
- 203-205 Johnston Street (5 storey residential)
- 64 Johnston Street (4 storey commercial)

Permit No.	Address	Proposal	Approval process	Heights and Setbacks	Compliance with proposed DDO
PLN11/1014	2 Johnston Street	6 storey mixed-use	VCAT approved with minor conditions in the permit set aside	6m setback from single storey heritage frontage 6 storey overall height	The building complies with the 6m setback and overall building height Less sensitive northern interface to commercial area means greater height and less setbacks
PLN16/0337	80-90 Johnston and 59-63 Johnston Street	9 Storey Office Building	External urban design and negotiated outcome through VCAT mediation	The front façades match the parapet heights of existing neighbouring buildings. The interface to Stafford Street is 3 storeys.	The proposal demonstrates that through the application of an angled envelope, an appropriate height is reached for this deep site (60m achieved through amalgamation)
PL09/0606	105-107 Johnston Street	3-4 storey residential	Refused by Council and approved by VCAT	Single storey heritage façade with zero setback for first upper level to match two storey height of neighbouring buildings Two consolidated sites which still only achieved less than 10m in width	Height less than proposed DDO Front setback less than proposed DDO Rear interface one storey higher than preferred 8m (wide laneway)
PLN15/0963	145 Johnston St	4 storey residential	Proposal reduced in height and approved by Council	Single storey heritage façade with 3.5m setback to upper levels Overall height 15.25m (4 storeys plus roof deck)	Front setback less than 6m but steps away at an angle that is acceptable to reduce visual impact of upper levels Overall height less than DDO maximum.
PLN10/0828	183 Johnston Street	3 storey residential	Approved by Council.	Proposal reaches 3 storeys, half the mandatory maximum height. Setback to upper level is greater than 6m. Angled envelope applied from single storey rear interface to side boundary.	Proposal complies with proposed DDO, demonstrating a good design response on a constrained site.
PLN15/0294	203-205 Johnston Street		Approved by Council.	The heritage buildings were demolished (poor condition, structurally unsound) and site redeveloped with 3 storey street wall.	The proposal would not comply with the required setbacks from either the heritage streetscape or rear interface.
PLN15/0077	64 Johnston St	4 storey office	Approved by Council.	The approved permit allowed for a 4 storey building with 6m front setback from 11m street-wall (not-contributory building was demolished) The floor to ceiling heights are low and more typical of a residential building	Complies with street-wall height (11m) and front setback (6m) proposed by DDO Overall height less than DDO

Table 1. Precinct 1 Permit Assessment

4.1.1 Key Lessons

The nature and range of development proposals received is consistent with the varying lot conditions found within Precinct 1 (as well as the current zoning) and the analysis and identification of sub-precincts and their characteristics, further reinforces this observation.

There haven’t been many proposals along the northern side of Johnston Street, due to the current zoning as Commercial 2 Zone. The proposed office building at 80-90 Johnston Street (and 59-63 Sackville St) demonstrates the potential for sites running between Sackville Street to be consolidated (or amalgamated) and to accommodate additional height. (Sub-Precincts 1A, 1AA and 1B which are identified on the Building Height Framework Plan at Figure 60).

Another important example is 2 Johnston Street (the property immediately west of Precinct 1) which demonstrates an outcome that is consistent with the proposed DDO for Johnston Street, in terms of the initial setback and overall height.

Proposals along the south side of Johnston Street (east of Wellington Street) demonstrate that building height is significantly constrained by lot size and the presence of heritage fabric, as well as rear interface conditions. New buildings have generally been in the range of 3-4 storeys, significantly lower than heights set as preferred maximums in the proposed DDO.

The observable differences in lot conditions (lot width, size and rear interface conditions) leads to a conclusion about where building heights are logically constrained and where greater height can be achieved. This also leads to a conclusion about where a mandatory building height is warranted – Sub-Precincts 1C and 1D.



FIGURE 14: DEVELOPMENT PROPOSALS (COLLINGWOOD)

- Current Proposal
- Approved
- Under Construction
- Built

Johnston St. Collingwood

- 1. 2 Johnston Street (6 storeys - built)
- 1A. 64 Johnston Street (4 storeys built)
- 2. 80-90 Johnston & 59-63 Sackville Street (9 storeys - commercial/office)
- 3. 105-107 Johnston St. (3-4 storeys - built)
- 4. 145 Johnston St. (4 storeys approved)
- 5. 183 Johnston St. (3 storeys built)
- 6. 203 & 205 Johnston St. (5 storeys approved)
- 6A. 23-33 Johnston St. (12 storeys - current application)



4.2 Precinct 2 – Abbotsford

Precinct 2 has a mix of Commercial 1 and Commercial 2 zoned land which has influenced where development is occurring along that section of Johnston Street. The northern side of Johnston Street, identified as Sub-Precinct 2D has seen a number of permit applications with varying heights and street-wall heights.

Notably, in the absence of a DDO the JSLAP has been relied upon to a certain extent to provide guidance as to the scale of development that should be occurring and has influenced some approvals. The following recent applications demonstrate the trend in terms of the scale that is either applied for or approved via an involved assessment process:

- 247-259 Johnston Street (12 storey mixed-use/residential)
- 288-298 Johnston Street (8 storey mixed-use/residential)
- 316-322 Johnston Street (7 storey mixed-use/residential)
- 344 Johnston Street (7 storey mixed-use/residential)
- 283 Johnston Street (5 storey mixed-use/residential)
- 370 Johnston Street (6 storey mixed-use/residential)
- 312 Johnston Street (7 storey mixed-use/residential)

Permit No.	Address	Proposal	Approval process	Heights and Setbacks	Compliance with proposed DDO
PLN15/0612	247-259 Johnston	18 storey mixed use	Council approved an 11 storeys building An 18 storey building was initially proposed but ultimately VCAT approved 12 storeys	The heritage building establishes the street-wall height and there is only a design relief (vertically spaced) with no setback to upper levels of the building from the heritage element Rear interface is higher than preferred (4 storeys)	The proposal complies with the DDO in terms of being an acceptable increase in height from the proposed DDO. The approved proposal is not consistent with external heritage advice on appropriate setbacks for an Individually Significant heritage building
PLN16/0301	288-298 Johnston	8 storey mixed use	Approved by Council at 7 storeys with VCAT setting aside Council’s decision to remove one level	The proposal has a prominent but appropriate street-wall height wrapping the corner of Johnston and Lulie Streets	Building height is one storey higher than preferred height of 7 storeys (DDO) and street-wall height also one storey higher. Non-compliant with 45 degree envelope that is preferred.
PLN16/0644	316-322 Johnston	10 storey mixed use	Reduced in height to 7 storeys through mediation at VCAT	The rear interface height is acceptable but doesn’t transition very far from the laneway to reach the ultimate height of seven storeys.	Building height, street-wall height and 3m setback comply with DDO. Rear interface height also compliant. Non-compliant with 45 degree envelope that is preferred.
PLN16/0471	344 Johnston	8 storey mixed use	Approved at 7 storeys by Council and accepted by applicant	Generally the development has acceptable street-wall, rear interface and overall height of 7 storeys	Building height, street-wall height and 3m setback comply with DDO. Rear interface height also compliant. Non-compliant with 45 degree envelope that is preferred.
PLN17/0369	283 Johnston	5 storey mixed use	Current application	The development demonstrates the constrained nature of sites on the southern side of Johnston Street	Five storey height and street-wall height comply with DDO. Rear interface non-compliant.
PL11/0770	370 Johnston	6 storey mixed use	Constructed	A constructed example that demonstrates the significant visual impact of a six storey building (below the proposed DDO height) along this section of Johnston Street	Six storey height and street-wall height comply with DDO. Rear interface non-compliant.
PLN16/1155	312 Johnston	7 storey mixed use	Application withdrawn		Building height complied with DDO but not the front and rear interfaces
PLN16/1188	329 Johnston St	9 Storey mixed-use (residential hotel)	Current proposal	The proposal is very high for this location.	The building is significantly non-compliant with the proposed DDO in terms of height and rear interface

Table 2. Precinct 2 Permit Assessment

### 4.2.1 Key Lessons

With the exception of 247-259 Johnston Street, development proposals submitted to Council are close to the preferred heights outlined in the JSLAP, in the range of 7-10 storeys along the northern side of Johnston Street within Precinct 2.

The generous street wall height of 4-5 storeys (outlined in the JSLAP) and less sensitive rear laneway interface affecting properties along the northern side of Johnston Street, allows development to achieve a reasonable building volume whilst respecting and addressing amenity concerns for residential properties to the north and to consider the overshadowing impacts of taller built form on the southern side footpath of Johnston Street.

The southern side of Johnston Street, east of Park Street has not experienced the same level of development pressure but the small amount of development that has occurred has been modest in scale, well below the maximum height outlined in the JSLAP and proposed DDO. Lot width and depth, again, are the determinants of building height, based on design considerations and amenity impacts.



FIGURE 15: DEVELOPMENT PROPOSALS (ABBOTSFORD)

- Current Proposal
- Approved
- Under Construction
- Built

#### Abbotsford

- 7. 247-259 Johnston St. (Proposed 18 storeys / Approved 12 storeys)
- 8. 288-298 Johnston St. (Approved 8 storeys)
- 9. 316-322 Johnston St. (Proposed 10 storeys / Approved 8 storeys)
- 10. 344 Johnston St. (Proposed 8 storeys / Approved 7 storeys)
- 11. 370 Johnston St. Approved & Built 6 storeys)
- 12. 329 Johnston St. (Proposed 9 storeys - serviced apartments)
- 13. 283 Johnston Street (Proposed 5 storeys)
- 14. 329 Johnston Street (Proposed 9 storeys residential hotel)

# 5.0 RELEVANT PLANNING SCHEME AMENDMENTS (OTHER MUNICIPALITIES)

The analysis in this document draws upon work by other Councils in the form of amendments. Other Councils (Darebin and Moreland) have sought the inclusion of mandatory provisions through DDOs addressing:

- Overall building height
- Street-wall heights (in relation to heritage streetscapes)
- Setbacks from the street-wall
- Building Design and Lot Width

The panel reports for Amendment C134 (Moreland) and Amendment C136 (Darebin) have provided commentary on these issues which have been used in this analysis.

## 5.1 Amendment C134 – Moreland

Amendment C134 proposed to apply mandatory street-wall height and overall height controls along Sydney Road and other parts of the activity centre. Street-wall height and setbacks formed part of the overall discussion and an 11m mandatory street wall height was proposed as part of the Amendment, in response to the heritage streetscape which ranged in height between 4m and 11m (approximately).

The Key issues explored through this Panel were:

- Mandatory heights
- Mandatory street-wall heights (for the heritage streetscape)
- Defining a “mid-rise” character in the DDO

The panel expressed that it did not generally support the use of mandatory heights and especially when it did not meet the threshold criteria outlined in PPN59. The Panel did support the use of mandatory street-wall heights based on the evidence put forward by Mark Sheppard and David Helms:

*“...the street wall is an important contributory feature of the character and heritage significance of the street which justifies a mandatory street wall height.”*

A height of 11m was accepted by the Panel as the basis for a mandatory height for in-fill sites within a heritage streetscape because it is generally higher than most of the existing two storey heritage parapets and accommodates a contemporary 3 storey building with commercial floor heights for two of the three levels.

### Mid-Rise Character (and the application of 45 degree angled planes to determine height)

During the Panel there was discussion about the term “mid-rise character” and whether this was appropriate and should/could be expressed a height range within a DDO.

The Panel supported the concept of using the term “mid-rise” as a means to define the scale of development described in the DDO. The Panel did seem to confuse street-wall height with overall height as Mark Sheppard’s evidence discusses the 1:1 ratio as meaning the distance from the opposite side of the street to the highest part of a building on the other side of the street including the setback distance:

“The character recommended by the SFP seeks to strike a balance between the competing aspirations. It is based on the “1:1 principle”—that is, buildings remain below a 45° angle from the opposite street boundary.”

### Key lessons relevant for this analysis:

- A mandatory street-wall of 11m within a typical heritage streetscape is considered appropriate to maintain the consistency of the heritage streetscape
- The mid-rise character aspiration is related to achieving a scale of development that approximates a 1:1 ratio of building height to the distance to the opposite property boundary (across the road) as illustrated in Figure 16.

- Mandatory building heights are generally not accepted unless they comply with the criteria set out in PPN59/PPN60

## 5.2 Amendment C136 – Darebin

Amendment C136 proposed to apply a DDO with mandatory heights to the St Georges Road corridor which some very sensitive interface conditions to address at the rear of properties.

The Key issues explored through this Panel were:

- Mandatory heights
- Addressing sensitive interfaces through angled envelopes from the rear boundary
- Minimum lot width and site consolidation

### Managing rear interfaces through use of angles envelopes

This issue was explored through the Planning Panel for Amendment C136. Council explained that angled envelopes were necessary to manage sensitive interfaces where an activity centre corridor has an interface with low-scale residential areas. It was highlighted by experts and acknowledged by the Panel that there is a policy void in addressing interface conditions for taller development within activity centres as they are not adequately addressed by the *Higher Density Residential Development Guidelines*.

The Panel supported this approach for a 45 degree envelope, stating:

*“The Panel agrees that the rear interface between the taller corridor buildings and adjoining low rise residential housing is important to manage and, in principle, supports rear setback provisions that manage the visual and amenity impact of taller buildings on adjoining lower scale housing... The Panel also supports the 45 degree rear setback requirement as a way of dealing with the offsite impacts of taller buildings that approximates Clause 55 Standard B17.”*



**Mandatory Building Heights**

Mandatory building heights were proposed and ultimately approved through this amendment on the basis that the St. George’s Road corridor is a Neighbourhood Activity Centre and there was sufficient analysis in the form of a Housing Strategy and Urban Design Framework. The Panel found that:

*“...maximum building heights are appropriate as mandatory provisions but rear setback envelopes, lot width, and ESD measures and other provisions are not.”*

**Key lessons relevant for this analysis:**

- Amendment C136 introduces mandatory maximum heights through similar analysis undertaken within this document.
- Mandatory heights are used because of the potential amenity impacts on residential properties that abut properties along the St. George’s Road corridor.
- The impacts are addressed by applying appropriate angled envelopes (30 and 45 degrees) to ensure that development provides a transition away from those interfaces.
- The transition upwards in height, and away from sensitive interface, arrives at a logical and inevitable maximum height.
- The testing for Johnston Street also arrives at similar conclusions through the application of 45 degree angled envelopes. The more sensitive interfaces that could potentially have severe adverse amenity impacts are where mandatory heights are considered to be appropriate and warranted.

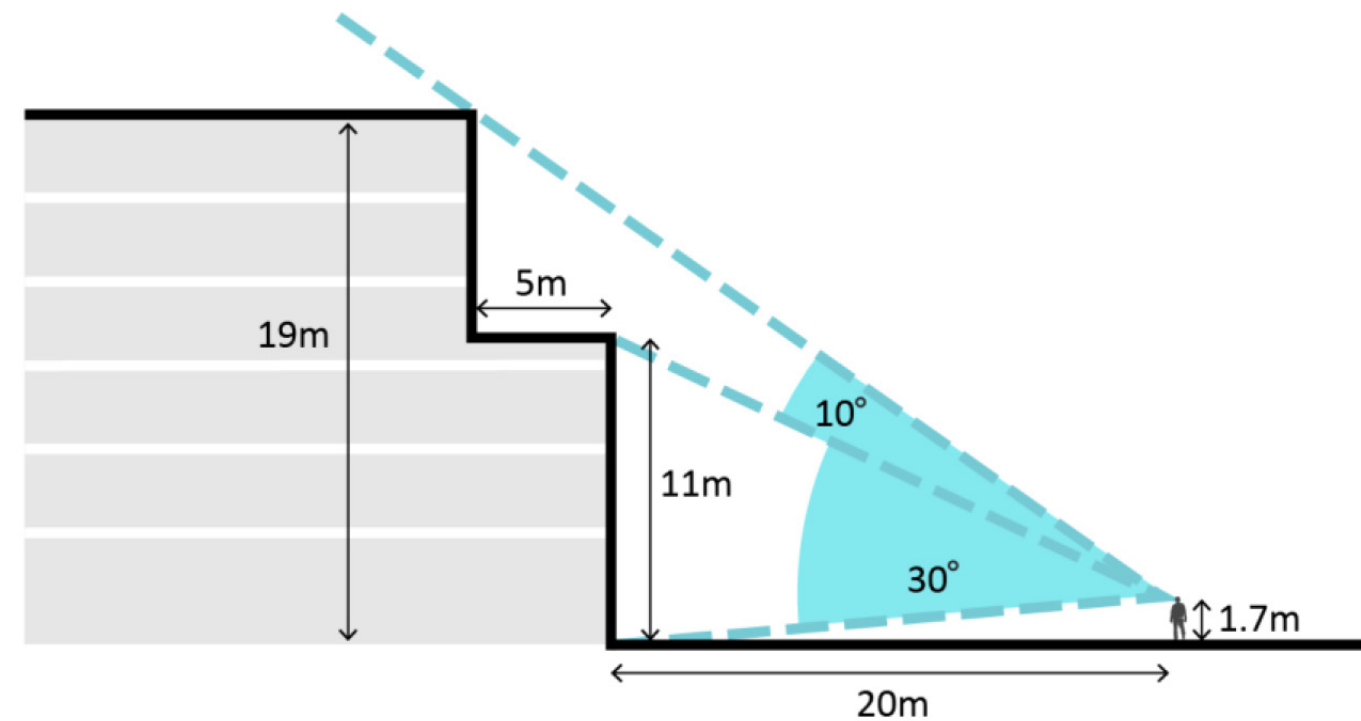


Figure 16: Extract from Expert advice form Mark Sheppard illustrating 11m street and upper level setbacks to achieve 1:1 mid-rise urban form

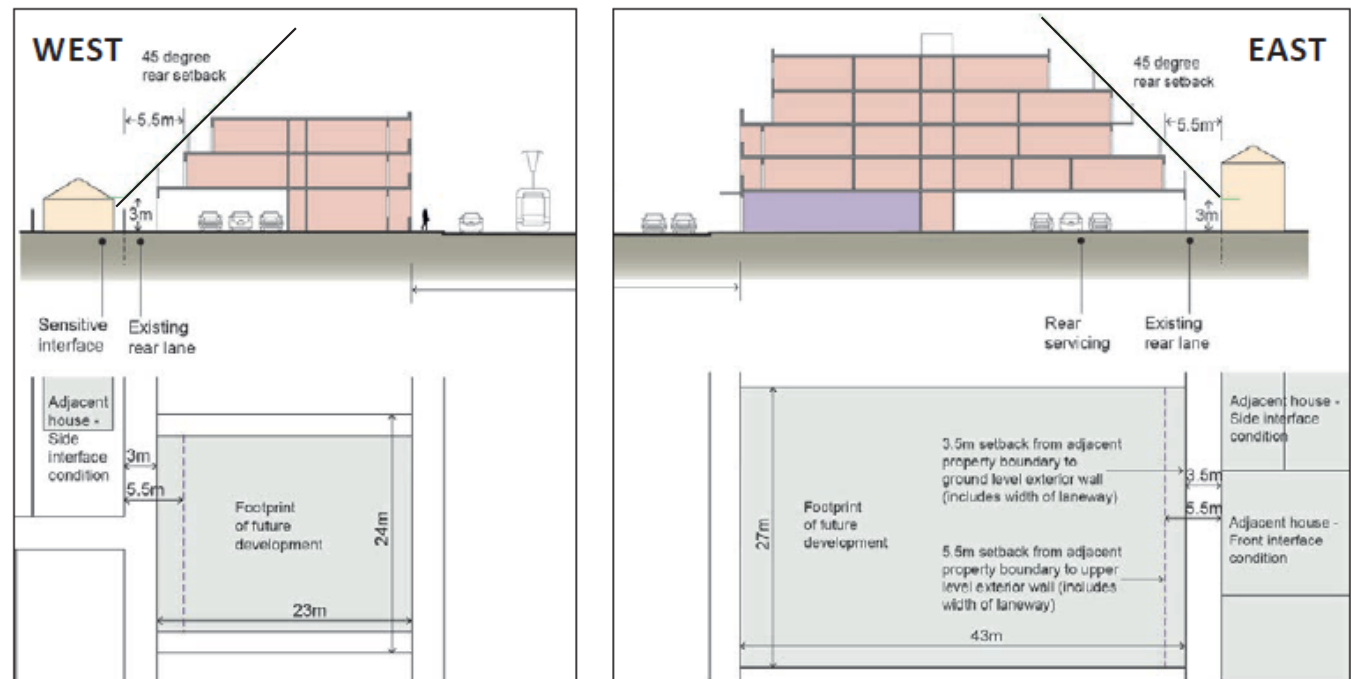


Figure 17: Extract from St Georges Rd and Plenty Rd Urban Design Framework (Darebin)

## 6.0 ANALYSIS OF EXISTING CONTEXT

### 6.1 Existing Zones

A range of zones apply across the JSLAP study area. Johnston Street is predominantly within the Commercial 1 and Commercial 2 Zones, with the Neighbourhood and General Residential Zones applying to areas north and south of the activity centre.

*Commercial 1 Zone*

The Commercial 1 Zone encourages retail uses (shops), as well as residential uses above shops and other ground floor uses such as offices.

*Commercial 2 Zone*

The Commercial 2 Zone encourages a range of commercial based activity such as offices, manufacturing, retail, warehouses, and light industry, and prohibits residential uses.

*Neighbourhood Residential Zone*

The Neighbourhood Residential Zone applies to the existing low scale residential areas generally within the Heritage Overlay.

*General Residential Zone*

The General Residential Zone caters for existing residential areas allowing for incremental levels of new development.

*Mixed Use Zone*

The Mixed Use Zone caters for a mix of activity including higher density residential uses and currently affects 35 Johnston Street, Collingwood - the former Collingwood TAFE site.

*Special Use Zone*

The Special Use Zone applies to the land on which the Abbotsford Convent is located and any development must comply with the Abbotsford Convent Masterplan and the provisions of Schedule 4 to the Special Use Zone.

*Public Use Zone*

The Public Use Zone applies to railway land managed by VicTrack, as well as public utilities and instutons such as Collingwood College and the Collingwood Town Hall.

*Public Park and Recreation Zone*

The PPRZ applies to areas of public open space.

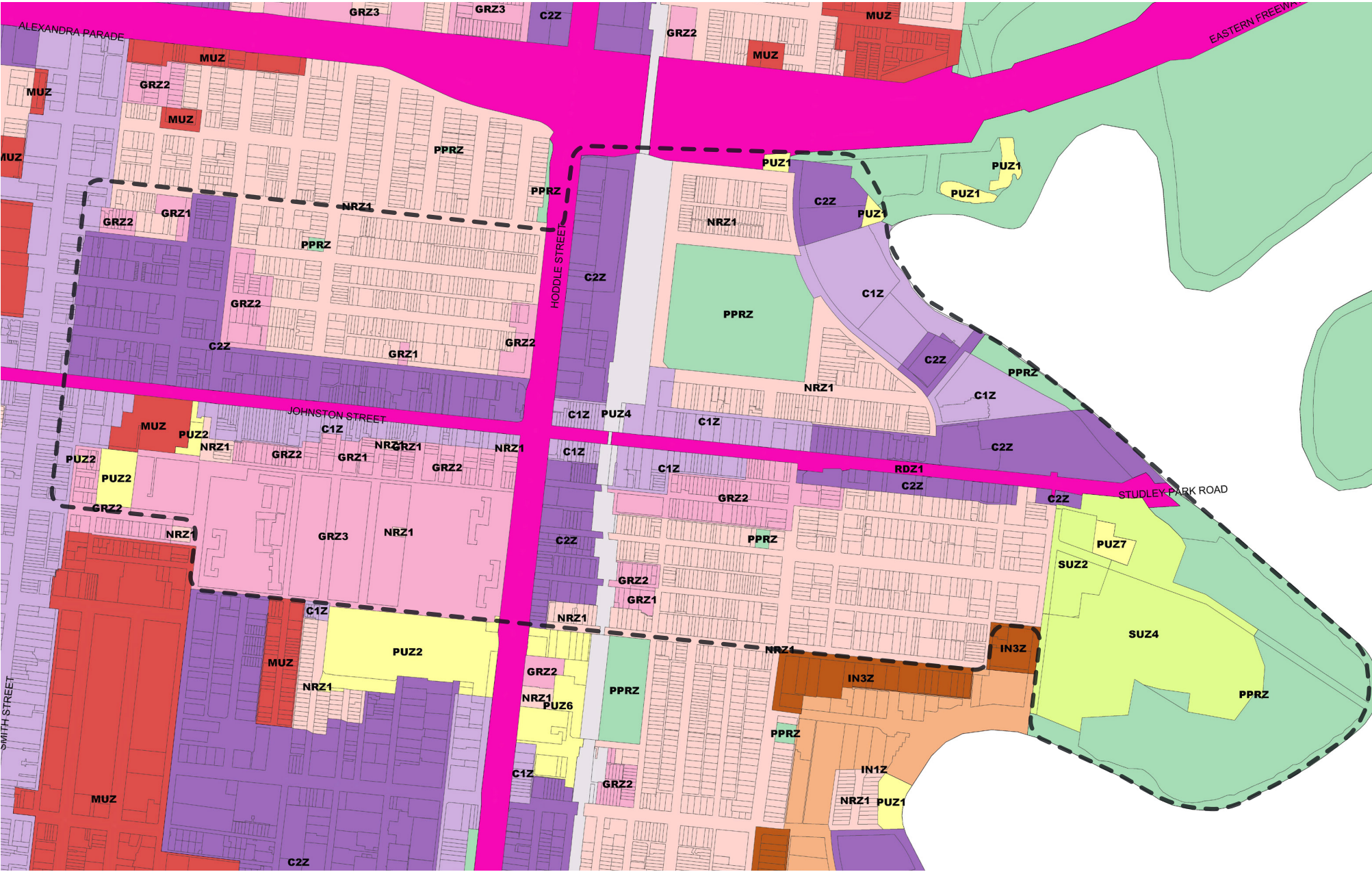


Figure 18: Zone Map



# 6.2 Heritage Overlays

There are a number of heritage overlays within the study area covering precincts and individual buildings. This includes residential, commercial and industrial buildings. Figures 19 & 20 illustrate the Heritage Overlay precincts within the study area and the gradings of properties (respectively). There is an extensive spread of Heritage Overlays both within and beyond the study area and Council has been undertaking further work to identify areas and buildings that have heritage significance and require heritage protection.

The central section of Johnston Street, west of Hoddle Street is covered by Heritage Overlay (HO324) reflecting the historical role of the street as a (former) retail and commercial strip. Johnston Street previously had a tram running down the centre of the street and development followed the tram route, typical of most activity centres (shopping strips) in inner Melbourne.

## 6.2.1 HO324 - Johnston Street Precinct (Statement of Significance)

*The Johnston Street Heritage Overlay Area is significant as a good demonstration of mainly Victorian and Edwardian-era commercial and retail development in Collingwood, including hotels, a former theatre, former shops with residences over, small industrial buildings and some residential development, that represents the second and major generation of settlement that occurred in the area in the late nineteenth century, promoted by the establishment of a cable tram service there in 1887.*

*Johnston Street was well established as a major east-west thoroughfare through Collingwood by the 1880s, when the Melbourne Tramway and Omnibus Cos. (known as the (Melbourne Tramway Cos. from 1900) began a cable tram service along Johnston Street. The service operated from 1887 until 1939, when the service was replaced by buses. This transport service would have promoted and supported the continuing prosperity of many commercial ventures along the strip, including those as diverse as John Wren's legendary tote at 148 Johnston St (since replaced in part by an Edwardian-era shop).*

Source: Victoria Heritage Database (VHD website)

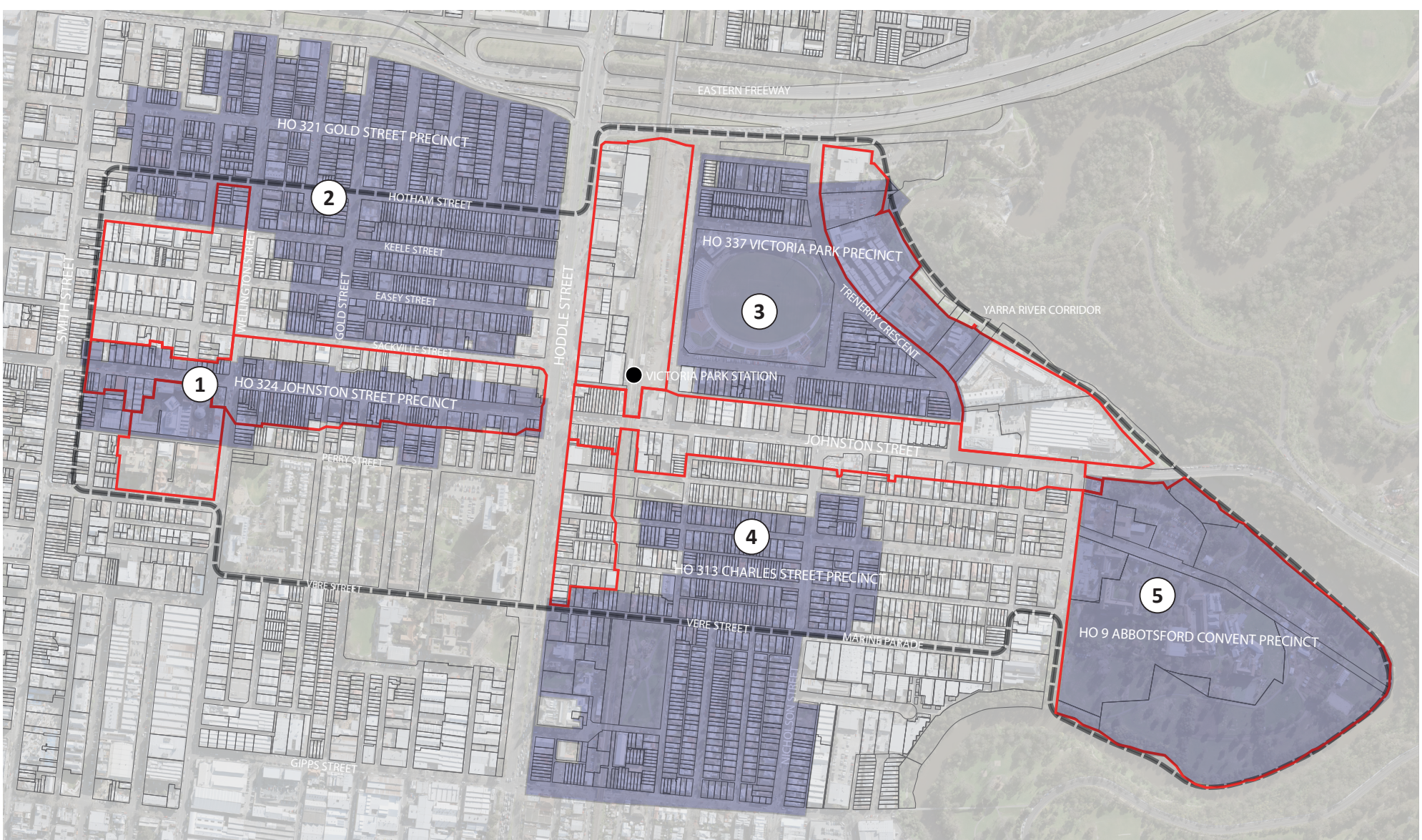
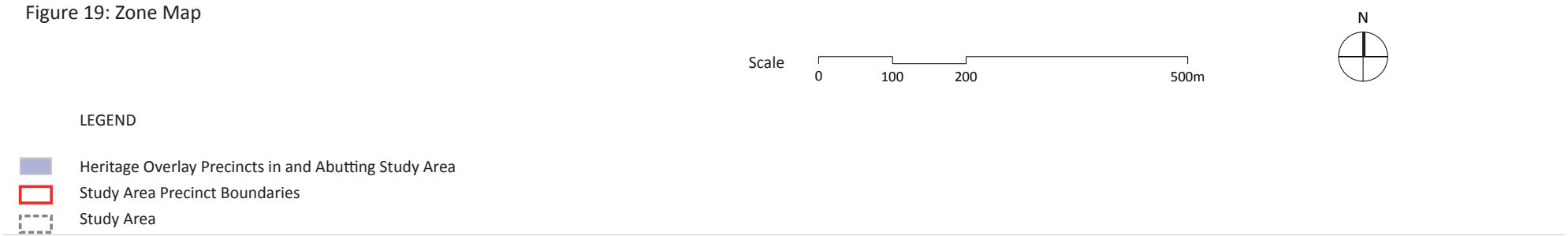


Figure 19: Zone Map



### LEGEND

- Heritage Overlay Precincts in and Abutting Study Area
- Study Area Precinct Boundaries
- Study Area



6.2.2 Heritage Grading

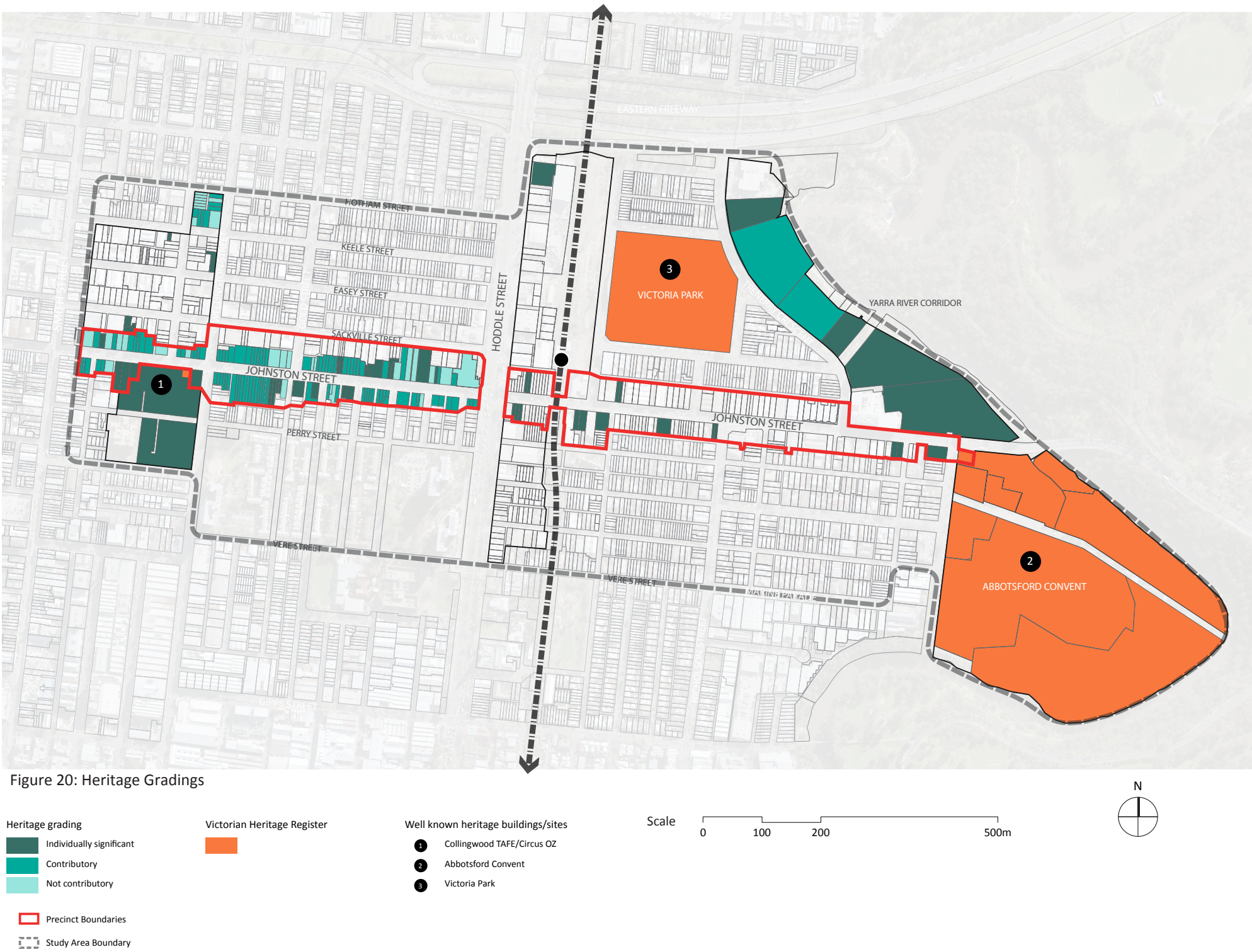
Figure 20 (opposite) illustrates the grading of heritage buildings within the study area. Buildings within heritage overlays are classified into either individually significant, contributory or not contributory. Most of the heritage buildings along Johnston Street are concentrated to the west of Hoddle Street with only a small number of sites east of Hoddle Street. Many of the fine grained residential areas have significant concentrations of heritage buildings. Well known heritage buildings in the study area include the former Collingwood TAFE site, the Abbotsford Convent and Victoria Park. Buildings on the Victorian Heritage Register include Victoria Park and the Abbotsford Convent.

6.2.3 Heritage Streetscape

Preserving the character of the heritage streetscape is important not only from a heritage perspective but also from an urban design perspective. The established 2 storey Victorian streetscape should be retained and re-inforced through new development that conforms to this scale of development at the main street interface. The separation between street-wall and upper levels is important in distinguishing between the overall heritage streetscape and new development.

Heritage advice from GJM Heritage provides an assessment of the significance of the heritage streetscape in terms of consistency and intactness, in addition to the grading that already exist.

Figure 21 analyses the streetscape and identifies those sections that have the greatest consistency and intactness and are therefore identified as a Significant Heritage Streetscape by GJM heritage. It’s important to note that this does not discount the importance of preserving the character of the entire streetscape that is covered by HO324. A consistent approach is favourable to ad hoc built form outcomes with varying setback distances from heritage buildings.





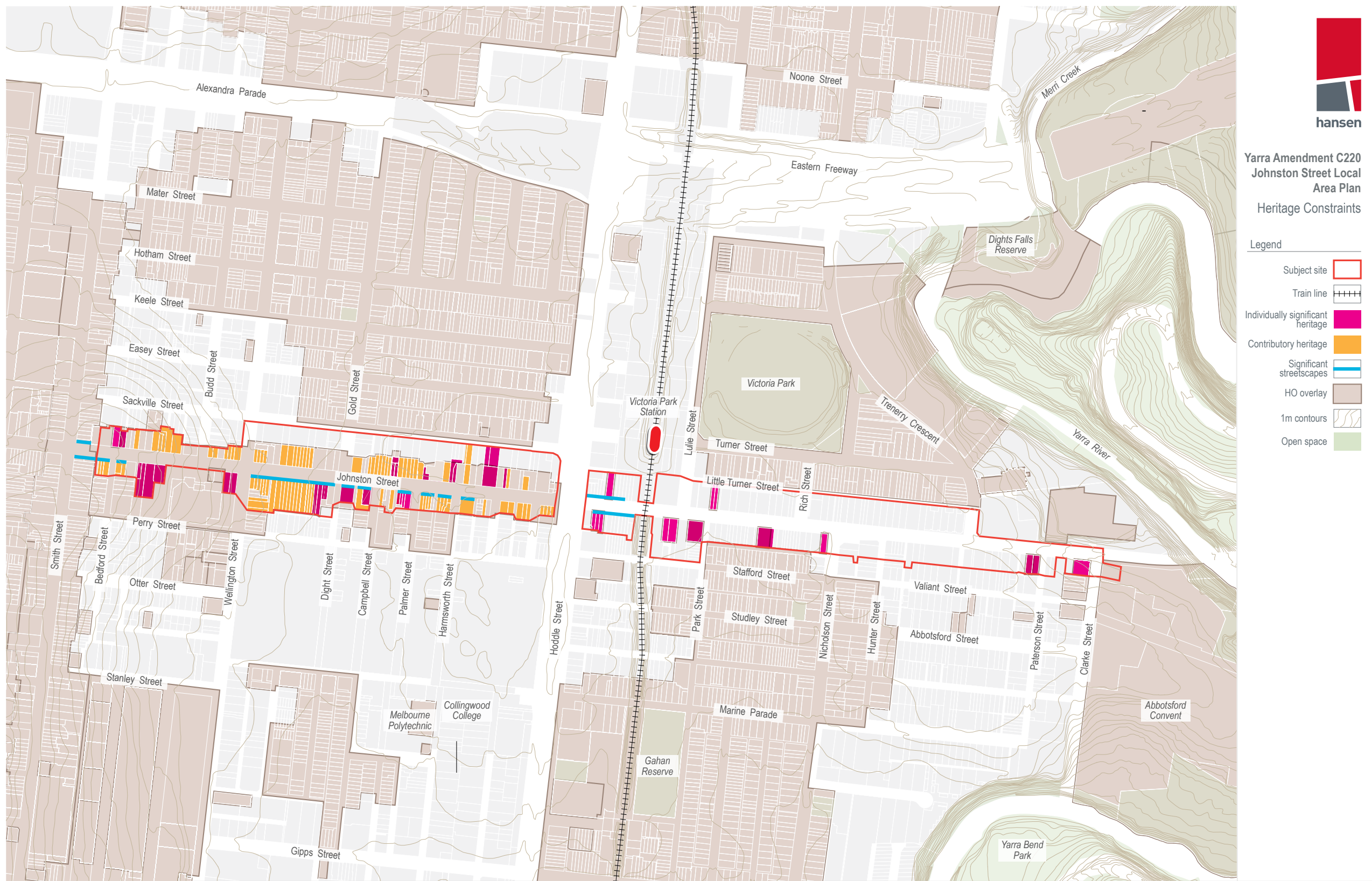


Figure 21: Significant Streetscape Analysis - GJM Heritage



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### 6.3 Lot width and depth

Precincts 1 and 2 have a wide variety of lot conditions and hence, the two Precincts have been further divided into sub-precincts to address the varying lot and interface conditions, as illustrated in Figures 22 and 23.

Generally, there are larger lots on the northern side of Johnston Street than the southern side which provides an obvious starting point as to the development potential of sites throughout Precincts 1 and 2. Further analysis throughout this document then identifies variations in conditions, combining factors such as heritage fabric and sensitive residential interfaces, specific lot depth and widths.

Lot width has been analysed due to the very fine-grain nature of many of the heritage facades. Many of the heritage buildings found within Precincts 1 and 2 have a frontage less than 5m in width. Heritage street frontages should be preserved a in terms of the finer grain rhythm of the streetscape.



Figure 22: Lot Depths



Figure 23: Lot Widths (Frontages) <10m



## 6.4 Interfaces

The wide variety of interface conditions are illustrated in Figure 24. Importantly, there are seven key interface conditions that influence future development.

### Key Considerations

- Residential properties to the north will not be overshadowed by future development but will be impacted by the visual presence of taller built form
- Low-scale residential properties along the southern boundaries create a highly sensitive interface and consideration must be given to both the visual bulk and overshadowing impacts when preparing built form controls in Sub-Precincts 1C, 1D, 2E and 2F
- Low-scale residential development to the north is subject to a Heritage Overlay and as such would have minimal change in character in the future, and the response needs to be sensitive to these minimal change areas, particularly for Sub-Precinct 2D
- There are laneways in some locations that separate the Activity Centre from surrounding low-scale residential properties and provides a moderate buffer between the two
- Commercial interfaces provide flexibility for future built form as there are lower amenity expectations than for residential interfaces (Sub-Precincts 1B, 2A, 2B and 2C)





## 7.0 TESTING THE SUB-PRECINCTS

This section analyses each sub-precinct in terms of the elements that will influence built form outcomes, which have been identified as:

- Lot depth
- Key interfaces: North / South / Residential / Commercial
- Heritage streetscape

The sections for each shown sub-precinct illustrate the principle of applying the 45 degree envelope to each interface condition in order to draw conclusions about building heights.

Figures 25 and 26 illustrate the generic envelope (that was discussed at 3.1) that can be applied to most of the sub-precincts. Sub-Precincts 1A, 1B and 2C (on the northern side of Johnston Street) show that the 45 degree envelope only needs to be applied to the primary street frontage because of the absence of a sensitive rear interface.

There are no typical lots but each Sub-Precinct has approximately the same lot depth (on average) and a sample site has been selected.

The rationale for whether heights and setbacks should be mandatory is explained within the analysis and conclusions for each sub-precinct. As a general rule, properties with a more sensitive rear interface to the south are recommended to have a mandatory height limit within the proposed DDO due to the potential overshadowing and amenity impacts that taller built form will impose on low-scale residential properties. This applies to Sub-Precincts 1C, 1D, 2E and 2F.

A mandatory height (in addition to the preferred height) is also proposed for Sub-Precinct 2D where there is the potential for significant amenity impacts from the visual impact of taller built form, for low-scale residential properties on Turner Street.

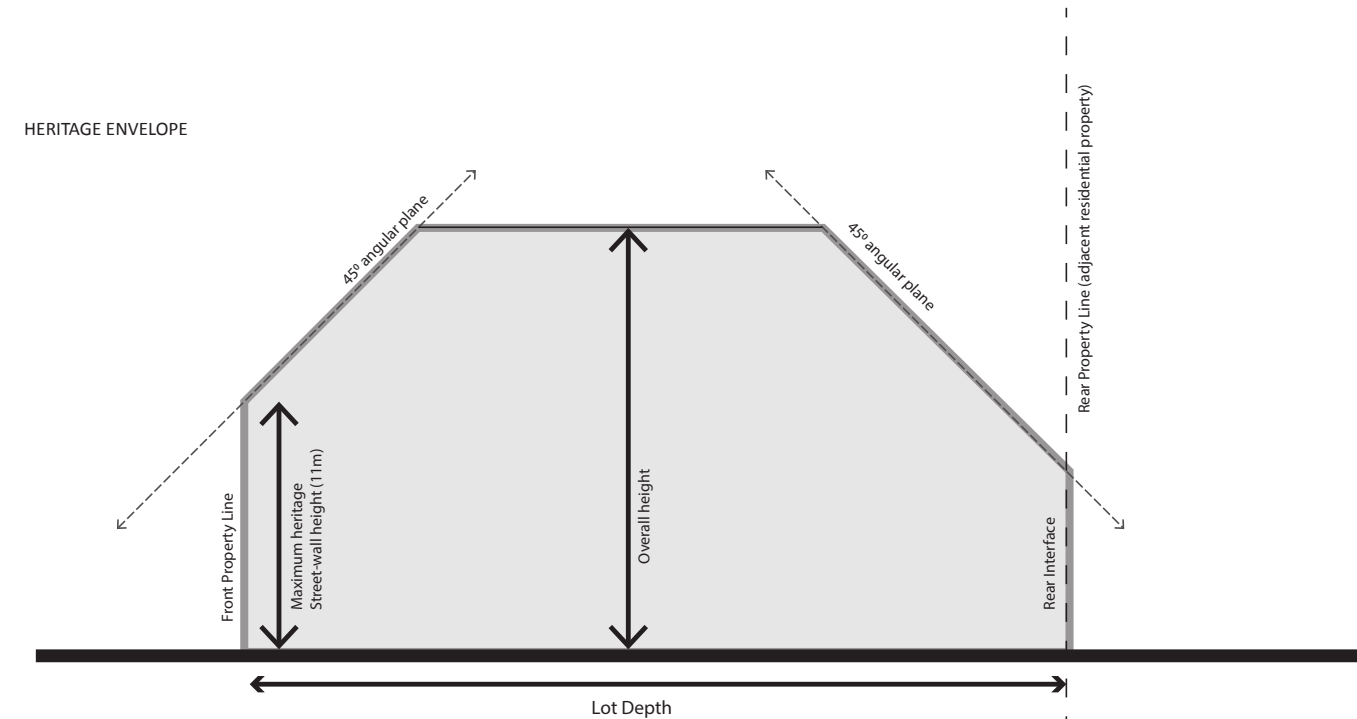


Figure 25. Generic Building Envelope (Heritage )

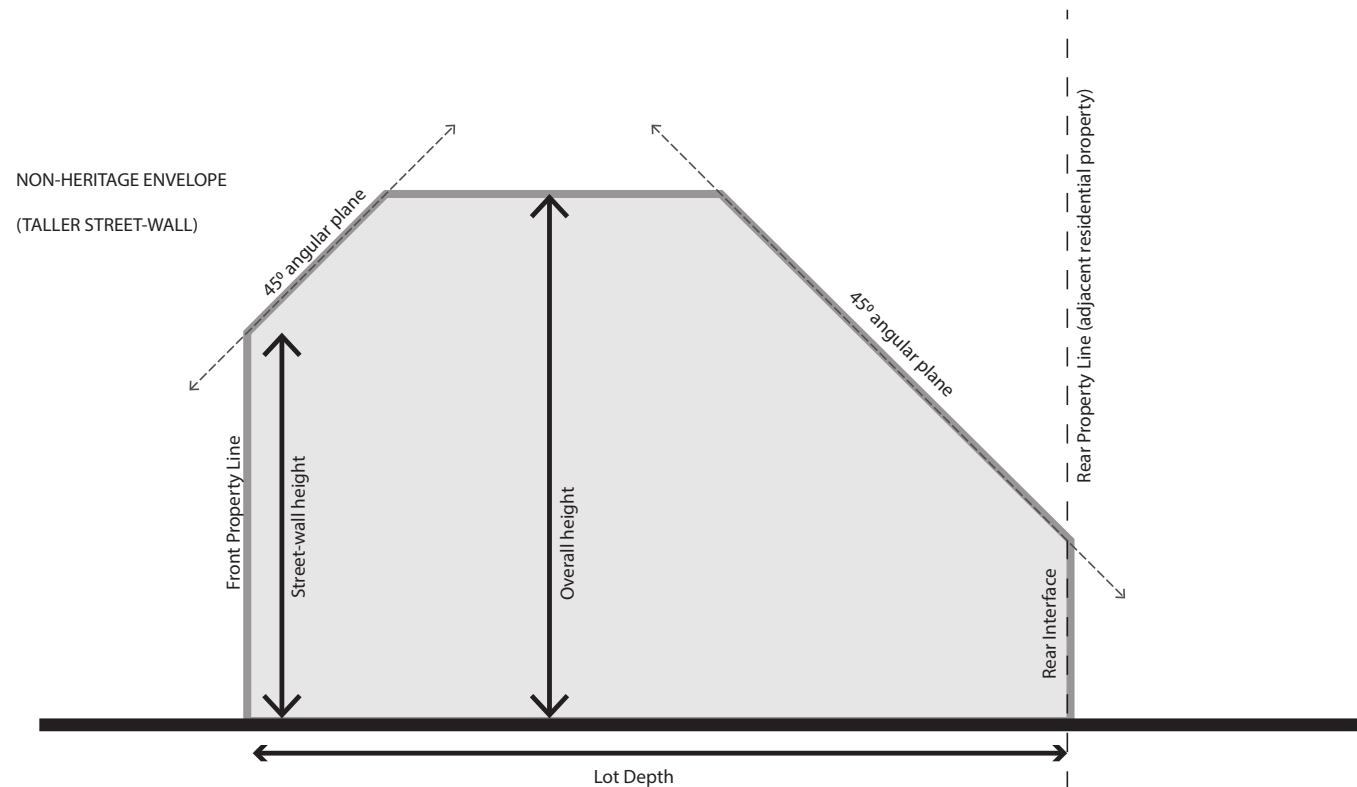


Figure 26. Generic Building Envelope (Non-Heritage )



## 7.1 SUB-PRECINCT 1A

### Key Characteristics

- Street width: 20m
- Variation in lot depth (generally between 25m and 30m)
- Variation in lot width (<5m to >20m)
- A current non-sensitive interface (proposed to be rezoned to C1Z that allows residential) between Sub-Precinct 1A and 1B
- A heritage interface (depending on the grading but should maintain consistency with heritage streetscape)

Johnston Street generally has a 1-2 storey heritage interface, characterised by some prominent heritage facades with detailed parapets, as well as less elaborate and modest single storey heritage facades. Sub-Precinct 1A also has a mix of older and newer commercial buildings mixed into the predominantly heritage streetscape.

Properties fronting Johnston Street (on the northern side) have a rear interface with commercial properties to the north.

East of Wellington Street, these properties are proposed to be rezoned to Commercial 1 Zone and interfaces should be designed to consider the development opportunities on neighbouring sites, from a higher density residential perspective.

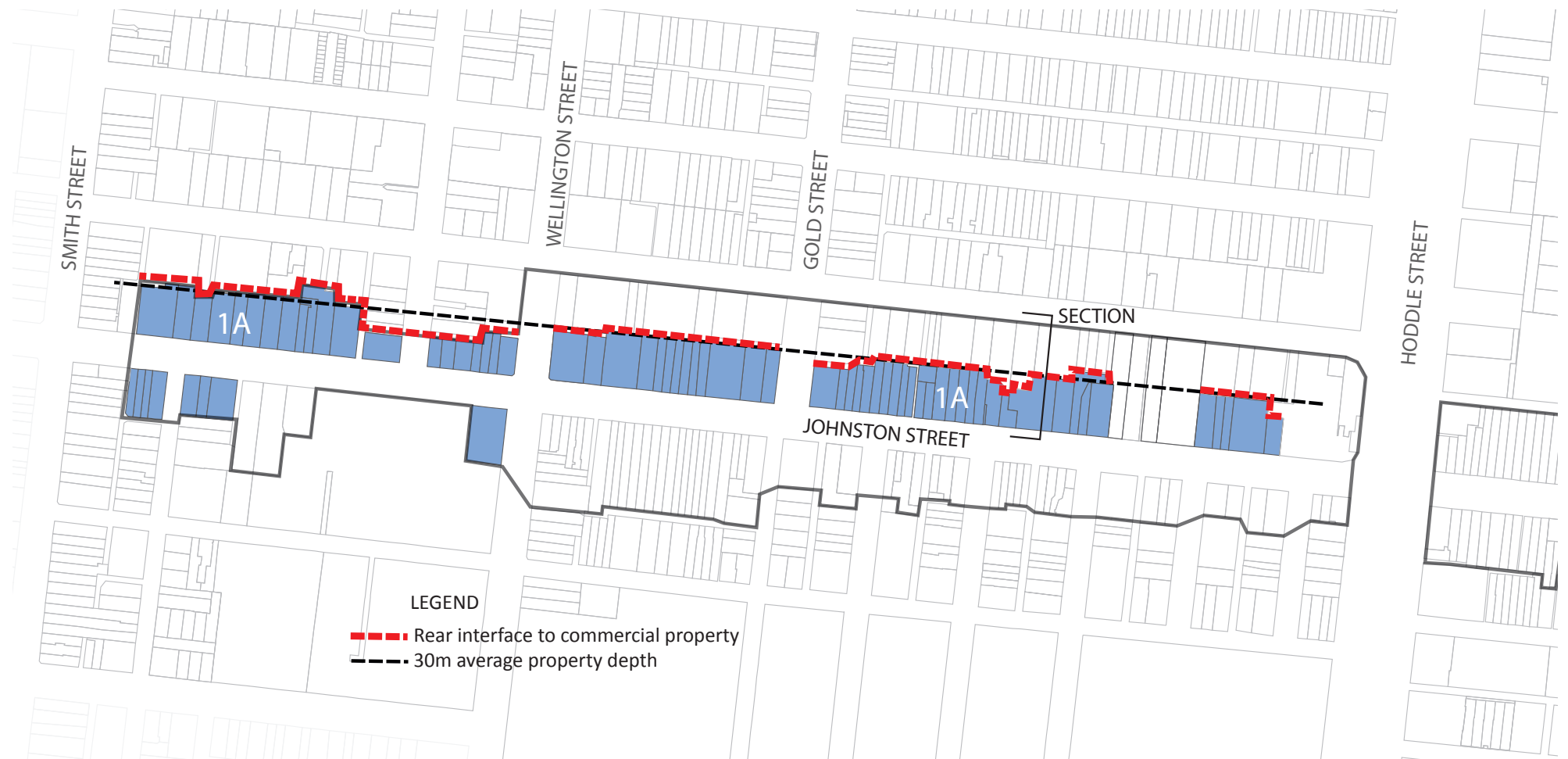


Figure 27. Sub-Precinct 1A

# ANALYSIS

Figure 28 demonstrates the following:

- The 45 degree envelope measured from the maximum 11m street-wall, reduces the visual impact of upper levels on the heritage streetscape and produces a very similar outcome to the 1/3 : 2/3 rule that is often applied when assessing upper levels behind the heritage streetscape.
- The 6m setback works well within the 45 degree envelope (due to the floor to floor heights) by allowing for five storeys until further levels need to be set back within the 45 degree plane.
- For a 30m deep lot, built form achieves a height of seven storeys within the 45 degree envelope before other issues need to be considered (such as rear interface conditions and apartment depth).
- Sites less than 30m in depth may be more constrained in terms of the height that can be achieved (refer to the generic envelopes on page 5)
- The 3D modelling shown at Figure 29 demonstrates that the 45 degree envelope ensures that there is minimal overshadowing of the streetscape at the equinox.
- The heritage streetscape (up to a maximum 11m) ensures that overshadowing is not a significant issue. However, upper levels that are set too close to the street will start to have an impact at heights above 5 storeys.

# CONCLUSIONS

- Applying the 45 degree angle from a height of 11m along the heritage streetscape reduces the visual impact of upper levels whilst still allowing for taller built form of approximately 7 storeys
- The 45 degree envelope also ensures that overshadowing of the southern side footpath is avoided from upper level development
- Therefore, a preferred height limit of 7 storeys (derived from the 45 degree envelope) is considered appropriate to allow for variation in site conditions and building design

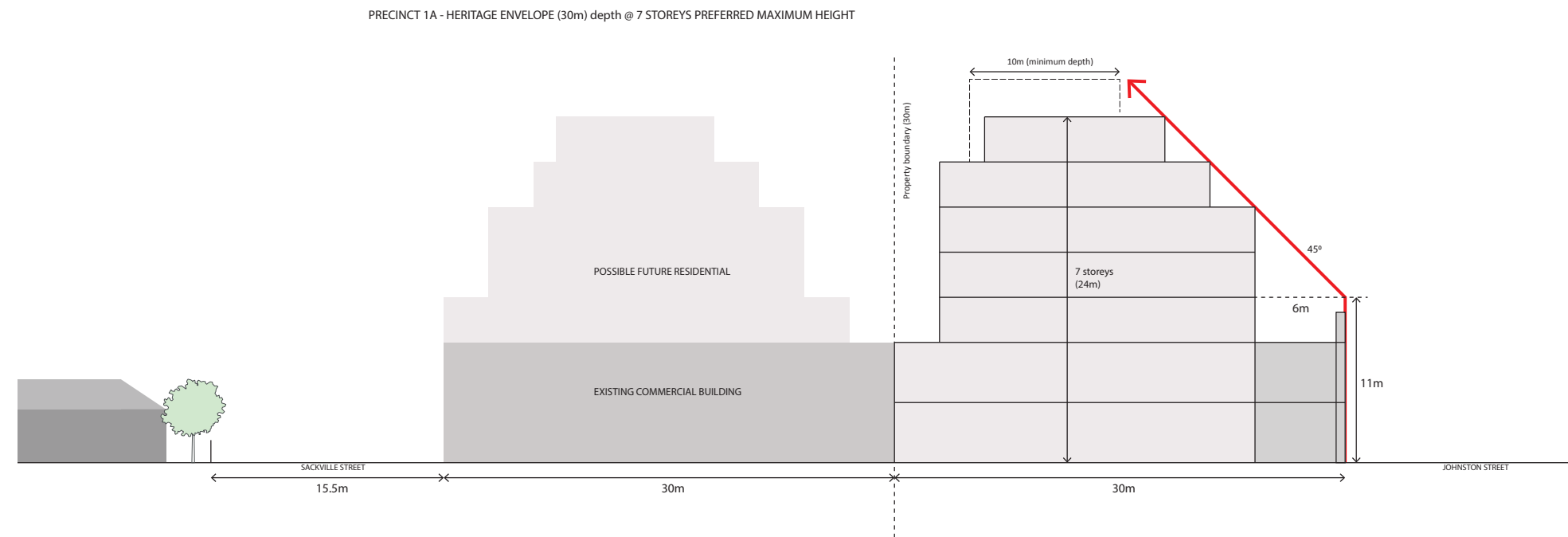


Figure 28. Sub-Precinct 1A - Section

EQUINOX / PRECINCT 1A - PREFERRED HEIGHT (7 STOREYS)



Figure 29. Sub-Precinct 1A - shadows @ equinox

## 7.2 SUB-PRECINCT 1B

### Sub-Precinct 1A Characteristics

#### Key Characteristics:

- No Heritage Overlay
- Reasonably wide residential street (15.5m) with Heritage Overlay area to the north
- Mix of smaller and larger lot sizes containing low-scale commercial buildings and poor, inactivated street interfaces
- Some dwellings on smaller lots
- Approximate lot depth: 30m (with some variation)
- Lot widths relatively wide (some >20m)
- Rear interface to commercial properties to the south which are proposed to be rezoned to allow higher density residential

Sackville Street accommodates predominantly low-scale commercial buildings of varying quality in terms of design and street interface. An example of a well-designed contemporary office building is the Clarke Hopkins Clarke architectural offices, which incorporates landscaping that softens the streetscape and glass facades. This is in stark contrast to some of the other commercial/warehouse buildings that present blank walls and roller doors with a front setback for car parking - not ideal from an urban design perspective.



Figure 30. Sub-Precinct 1B



ANALYSIS

Figure 31 demonstrates the following:

- The street width of 15.5m can accommodate a taller street wall in terms of an appropriate street width to height ratio (in the range of 0.75:1 and 1:1)
- Therefore, a 14m height from which to apply a 45 degree envelope has been adopted for this analysis as 11m is the nominated preferred height
- The 45 degree envelope reduces the visual impact of upper levels for the residential properties on the north side of Sackville Street that are covered by the Heritage Overlay and within the Neighbourhood Residential Zone (NRZ)
- The 45 degree envelope allow development in excess of 7 storeys depending on the design of the rear interface, solar access (and equitable development) considerations for properties to the south, yet to be developed

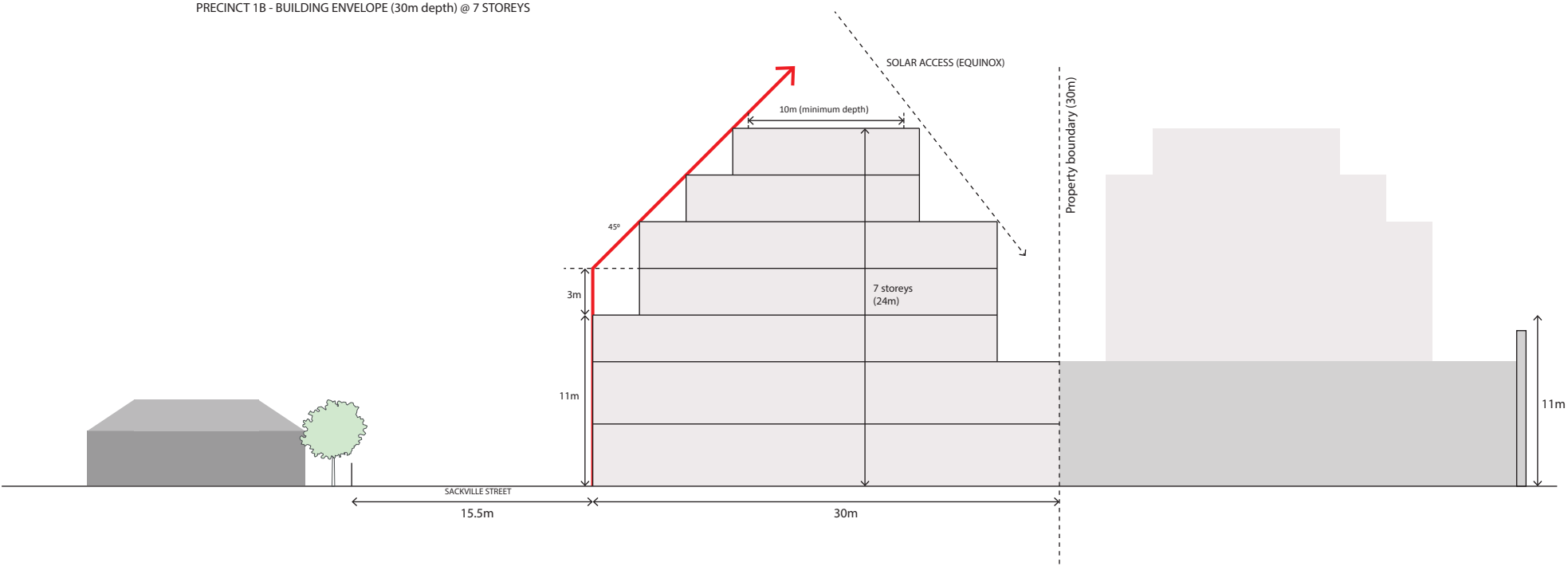


Figure 31. Sub-Precinct 1B - Section

CONCLUSIONS

- The north-facing aspect of Sackville Street allows for a taller street wall height with less amenity impacts than other areas
- 3-4 storeys is appropriate for the street-wall in this location and the envelope should be measured from 14m
- Applying the 45 degree angle from a height of 14m reduces the visual impact of upper levels whilst still allowing for taller built form of approximately 7-8 storeys
- Therefore, a preferred height limit of 7 storeys (derived from the 45 degree envelope) is considered appropriate to allow for variation in site conditions and building design (particularly at the rear interface)

EQUINOX / PRECINCT 1B - PREFERRED HEIGHT (7 STOREYS)



Figure 32. Sub-Precinct 1B - shadows @ equinox

# 7.3 SUB-PRECINCT 1AA

## Key Characteristics

### Sites extending from Johnston to Sackville Street

- Lot depth = 60m
- A mix of highly intact heritage and not-contributory buildings that present significant opportunities due to the lot depth
- Sites present as the rear of properties to Sackville Street, opportunities to address and improve the interface

### 23-33 Johnston Street

- 3 consolidated sites
- Lot depth >50m for two of the sites
- Has a direct interface with the Collingwood Arts Precinct site now within the Special Use Zone
- The consolidation of the 3 allotments provides for a significant development opportunity

Sub-Precinct 1AA consists of sites that either extend from Johnston Street through to Sackville Street or that have a unique interface condition (23-33 Johnston Street). The development opportunities for both warrant different considerations in terms of their development potential.

23-33 Johnston Street (at the time of creating this report) is subject to a current VCAT hearing in which a proposal for a twelve storey building is to be considered.

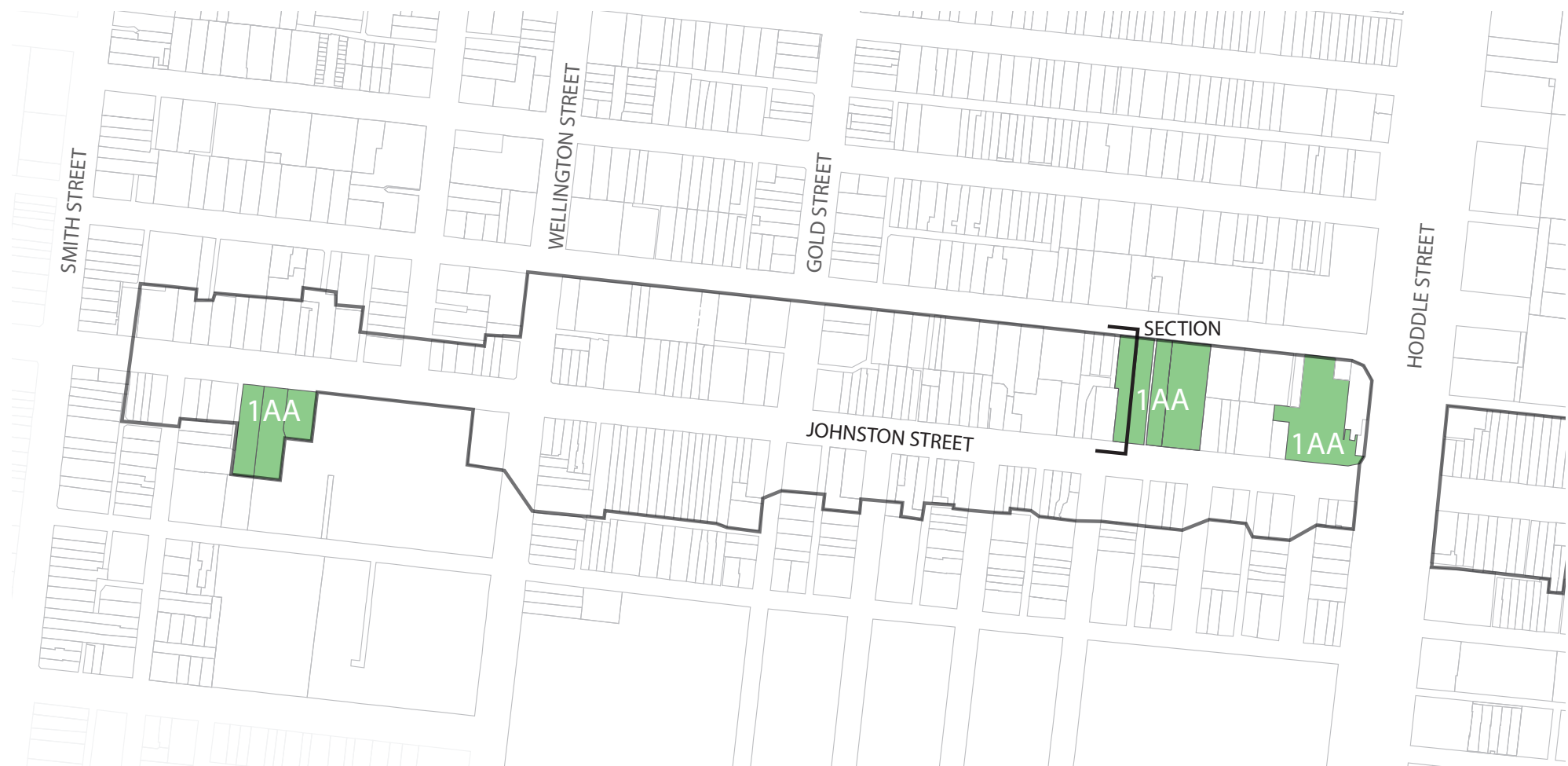


Figure 33. Sub-Precinct 1AA



# ANALYSIS

- The site conditions for this sub-precinct are essentially a combination of 1A and 1B without the rear interface condition of those two sub-precincts (for the sites that run between Johnston Street and Sackville Street)
- The heritage interface principles apply along Johnston Street, whilst the less sensitive interface along Sackville Street allowing the 45 degree envelope to be applied
- Figure 34 illustrates a building envelope that extends to a depth of 60m set back within a 45 degree envelope between the front and rear interfaces
- If there were no other considerations, the overall height would be in the range of 11 storeys. However, there are the following considerations: the visual impact of development for the residential properties along Sackville Street and the impact on the heritage streetscape as viewed along Johnston Street
- 23-33 Johnston Street has been included in Sub-Precinct 1AA because it has various rear and side interface conditions as well as a heritage frontage to Johnston Street
- The site consists of 3 consolidated properties and is the subject of a current planning permit application
- The two deeper sites are more than 50m in depth unlike the sites in 1A and have to be considered differently
- The site to the east is considered “non-sensitive” but has interface issues to address in terms of activities on that site (Collingwood Arts Precinct)

# CONCLUSION

- The conclusions for Sub-Precincts 1A and 1B apply to 1AA also in terms of the application of a 45 degree envelope to minimise visual impacts on the both the low-scale residential streetscape/interface and the heritage streetscape
- The ability to accommodate taller built form is acknowledged here but the visual impacts become far greater above the preferred height of 8 storeys

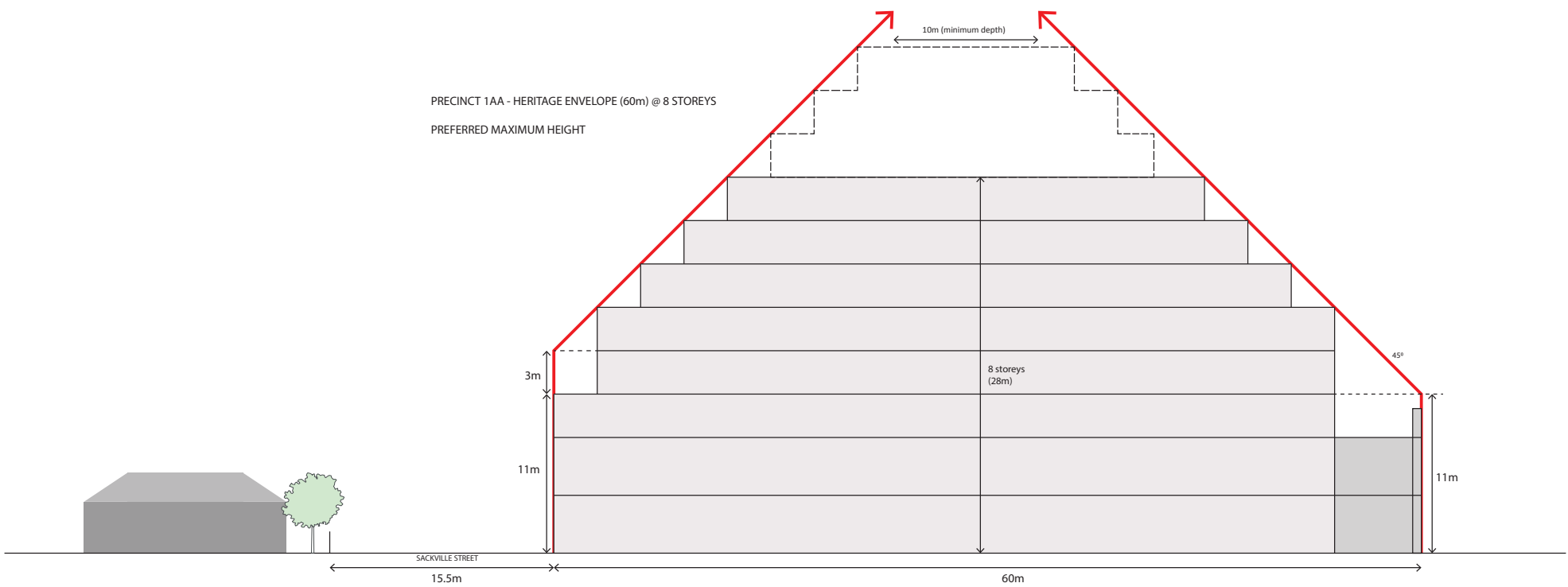
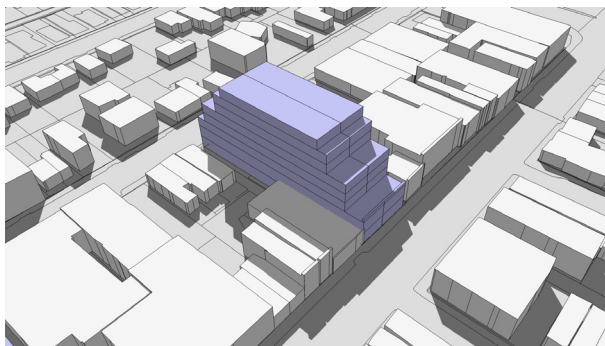
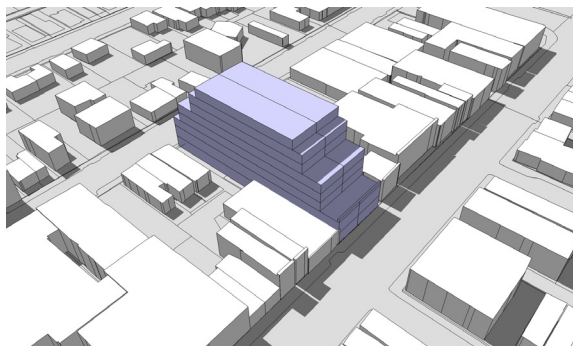


Figure 34. Sub-Precinct 1AA - Section

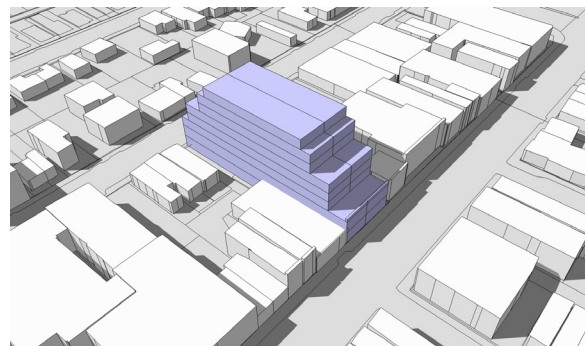
EQUINOX / PRECINCT 1AA - PREFERRED HEIGHT (8 STOREYS)



10AM



12PM



2PM

Figure 35. Sub-Precinct 1AA - shadows @ equinox

## 7.4 SUB-PRECINCT 1C

### Sub-Precinct 1C Characteristics

Johnston Street generally has a 1-2 storey heritage interface, characterised by some prominent heritage facades with detailed parapets, as well as less elaborate and modest single storey heritage facades. Sub-Precinct 1C has a consistent and intact heritage character to the street with very narrow frontages. Properties in this sub-precinct are very deep and narrow, and have a southern rear interface with a laneway to the rear which separates commercial and low-scale residential properties in the General Residential Zone.

#### Key Characteristics:

- Heritage Overlay (one and two storey Victorian) shopfronts
- Consistent and intactness of heritage streetscape
- Approximate lot depth: 50m
- Lot widths vary from <5m to <10m
- Rear interface to laneway provides separation from low-scale residential to the south

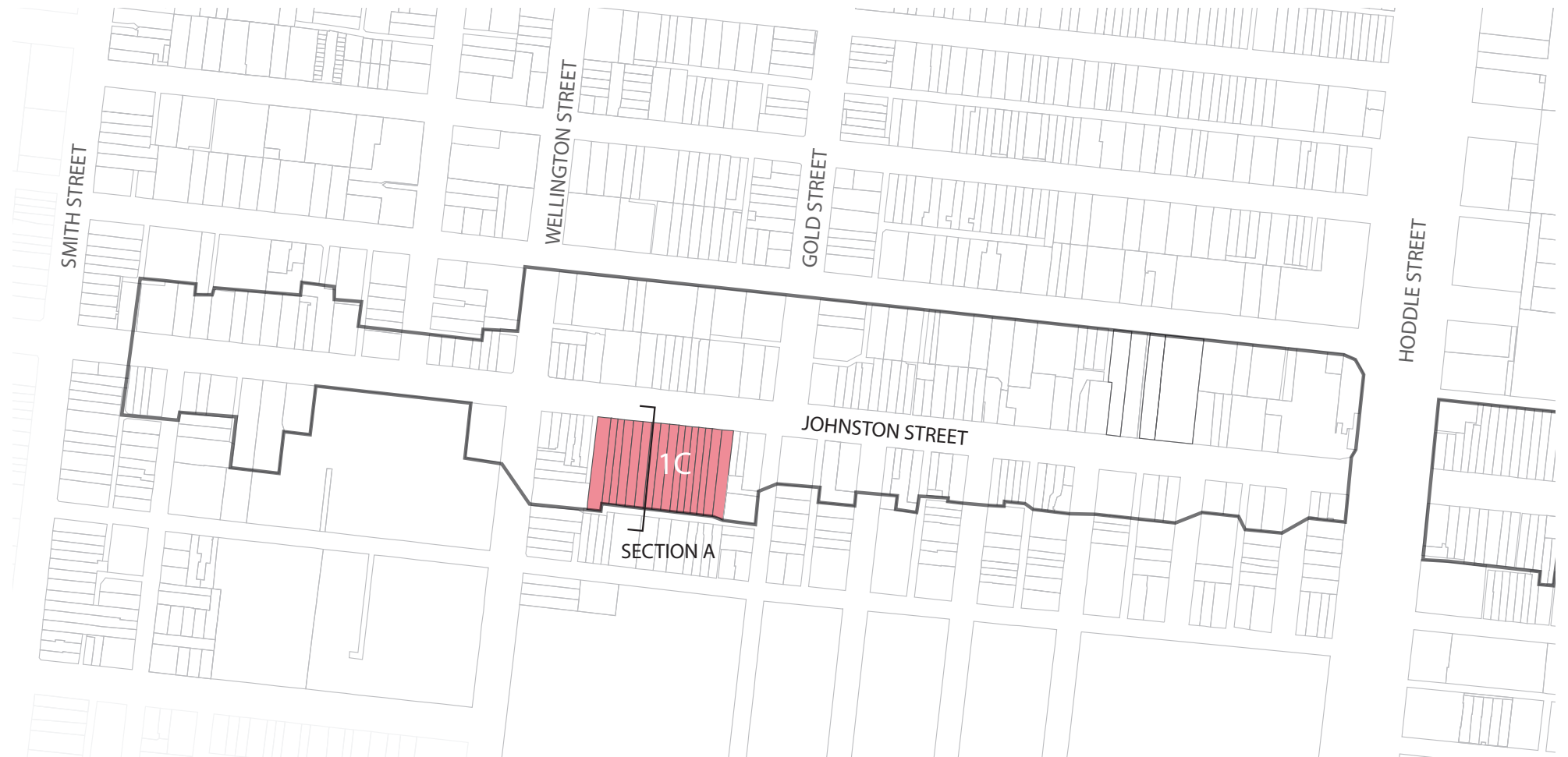


Figure 36. Sub-Precinct 1C

# ANALYSIS

Figure 37 demonstrates the following:

- The depth of sites (in section) suggests that taller built form outcomes (above six storeys) are possible. The narrowness of lots however is a factor that will mediate building height and the modelling in Figure 37 illustrates that even consolidated sites would result in very narrow built form given the depth of the sites
- The rear interface condition to the laneway provides a buffer to the residential properties to the south but much taller built form will have both visual bulk and overshadowing impacts
- The application of a 45 degree envelope from both front and rear interfaces achieves reduction of visual impacts from both the heritage streetscape and the rear interface
- The envelope also reduces overshadowing from taller built form as demonstrated by the 3D modelling in Figure 38
- The impacts in winter become more severe and this further justifies the 45 degree envelope being applied

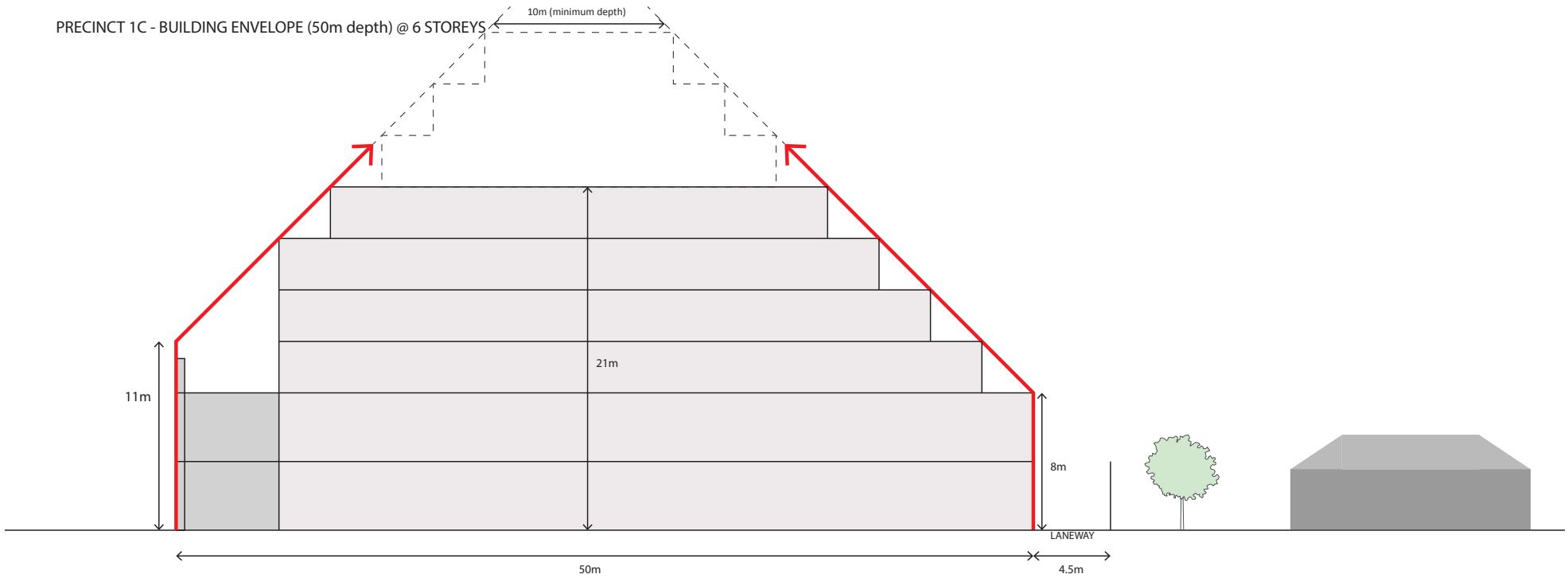
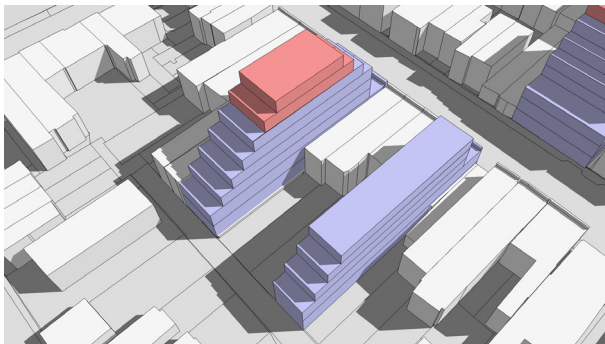


Figure 37. Sub-Precinct 1C - Section

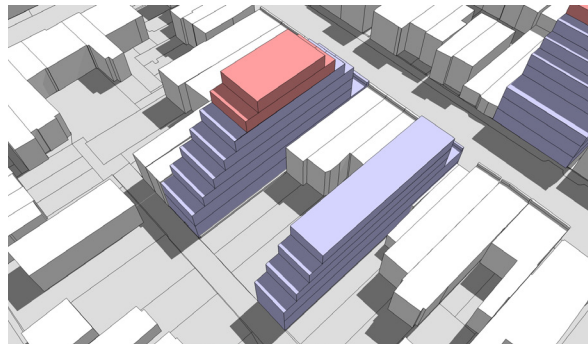
# CONCLUSION

- The analysis demonstrates that the application a 45 degree envelope is necessary to reduce the visual impact and overshadowing issues at the rear interface
- The increase in height from six storeys increases the potential for unreasonable amenity impacts at the southern interface to residential properties due to the proximity of the rear interface (even with a 4.5m laneway) to residential properties to the south
- The upper limit of 8 storeys is reasonable and unlikely to be achievable unless a number of sites are consolidated to achieve an acceptable built form outcomes

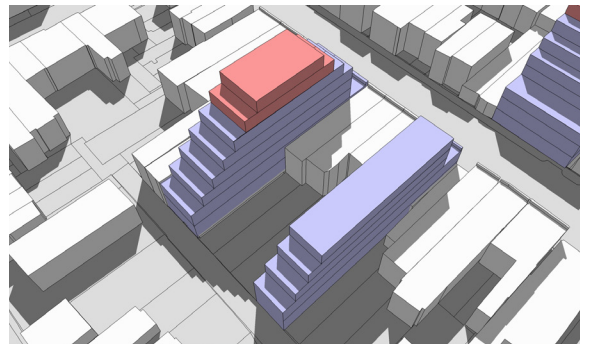
EQUINOX / PRECINCT 1C - PREFERRED HEIGHT (6 STOREYS) / MANDATORY HEIGHT (8 STOREYS)



10AM



12PM



2PM

Figure 38. Sub-Precinct 1C - shadows @ equinox



## 7.4 SUB-PRECINCT 1D

### Key Characteristics

- Lot Depth = between 20m and 30m
- Properties fronting Johnston Street are identified by GJM Heritage as forming a “significant heritage streetscape”
- Rear interfaces are to the side boundary of residential properties
- Mix of single and double storey heritage frontages to Johnston Street

Sub-Precinct 1D consists of predominantly finer grain, shallow lots that have a mix of heritage buildings (Contributory, Not-contributory and Individually Significant).

Properties generally have an interface with a side boundary to a residential property. Properties to the south are predominantly within the General Residential Zone. There are a number of state government owned properties that provide social housing.



Figure 39. Sub-Precinct 1D

ANALYSIS

Figure 40 demonstrates the following:

- The 45 degree envelope measured from the maximum 11m street-wall, reduces the visual impact of upper levels on the heritage streetscape
- The (shallow) depth of lots and presence of the heritage frontage significantly reduces the development potential of sites in this sub-precinct
- The application of the 45 degree envelope from a rear interface height of 8m reduces the potential amenity impacts from visual bulk and overshadowing
- Buildings reach a logical maximum building height of 4-5 storeys (as demonstrated through recent permit applications)
- The minimum depth of 10m is reached at 5 storeys or less for most sites

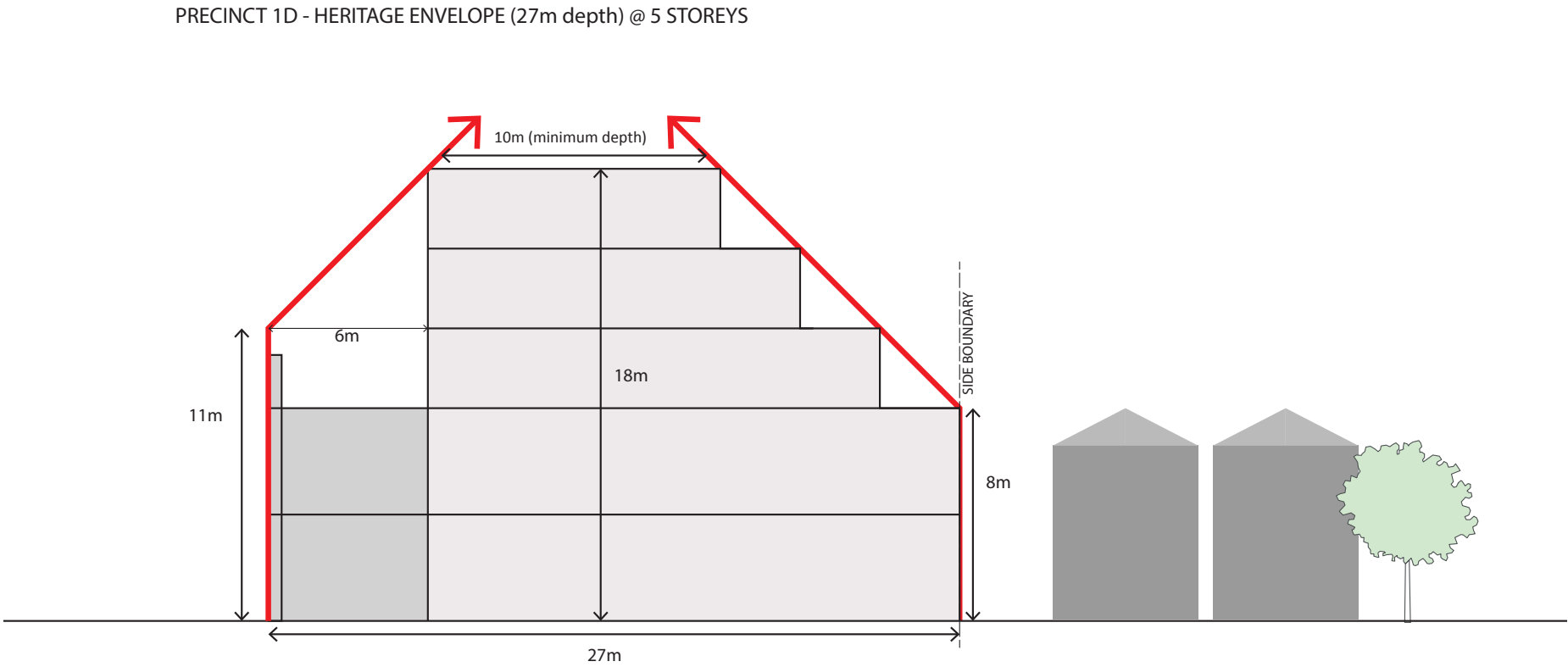


Figure 40. Sub-Precinct 1D - Section

CONCLUSION

Sites in this sub-precinct represent an “exceptional circumstance” as described on page 3.

A mandatory maximum street-wall height, (minimum) setback and overall height should be implemented to reduce:

- The visual impact of upper levels on the heritage streetscape
- The visual impact of development on properties to the south of Johnston Street
- The potential for overshadowing of private open space and windows of residential properties to the south



Figure 41. Sub-Precinct 1D - shadows @ equinox

## 7.5 SUB-PRECINCT 2A

### Sub-Precinct 2A Characteristics

#### Key Characteristics:

- Lot Depth = 40m (northern side), 30m (southern side)
- Lot widths vary from <5m to <10m
- Heritage Overlay (one and two storey Victorian) shopfronts
- Varied heritage streetscape with some sections of highly intact heritage buildings
- Rear interface to laneway and commercial area to the north
- Interface with commercial property to the south

Sub-Precinct 2A is proposed to be applied with a new heritage overlay to preserve the heritage character of this forgotten part of Johnston Street. The buildings in this section are similar in character to sections west of Hoddle Street, presenting a mix of fine-grain, single and double storey Victorian shopfronts.

The northern side of Johnston Street has deeper lots extending 40m with a laneway and commercial interface to the north. Whilst the frontage to Johnston Street should be protected through visually recessive upper levels, the northern interface is less sensitive.

The south side of Johnston Street comprises lots that are equal or lesser than 30m with an interface to commercial properties to the rear.



Figure 42. Sub-Precinct 2A



ANALYSIS

Figure 43 demonstrates the following:

- The 45 degree envelope measured from the maximum 11m street-wall, reduces the visual impact of upper levels on the heritage streetscape and also reduce the potential for overshadowing from upper levels
- The depth of lots (40m) allows for taller development, particularly towards the northern interface with a laneway and commercial area
- The lack of sensitivity of the northern interface means that the 45 degree envelope is unnecessary and therefore minimal setbacks and increased building height at this interface is acceptable

CONCLUSION

- A mandatory maximum street-wall height and minimum setback from the street-wall should be implemented to reduce the visual impact of upper levels on the significant heritage streetscape
- A 45 degree envelope should be applied from the primary street interface only to address the heritage aspects as well as reduce the potential for overshadowing the southern side footpath
- A preferred height and rear interface height is recommended to allow for varying site conditions and design responses, given the depths of sites and lack of sensitive interface to the north

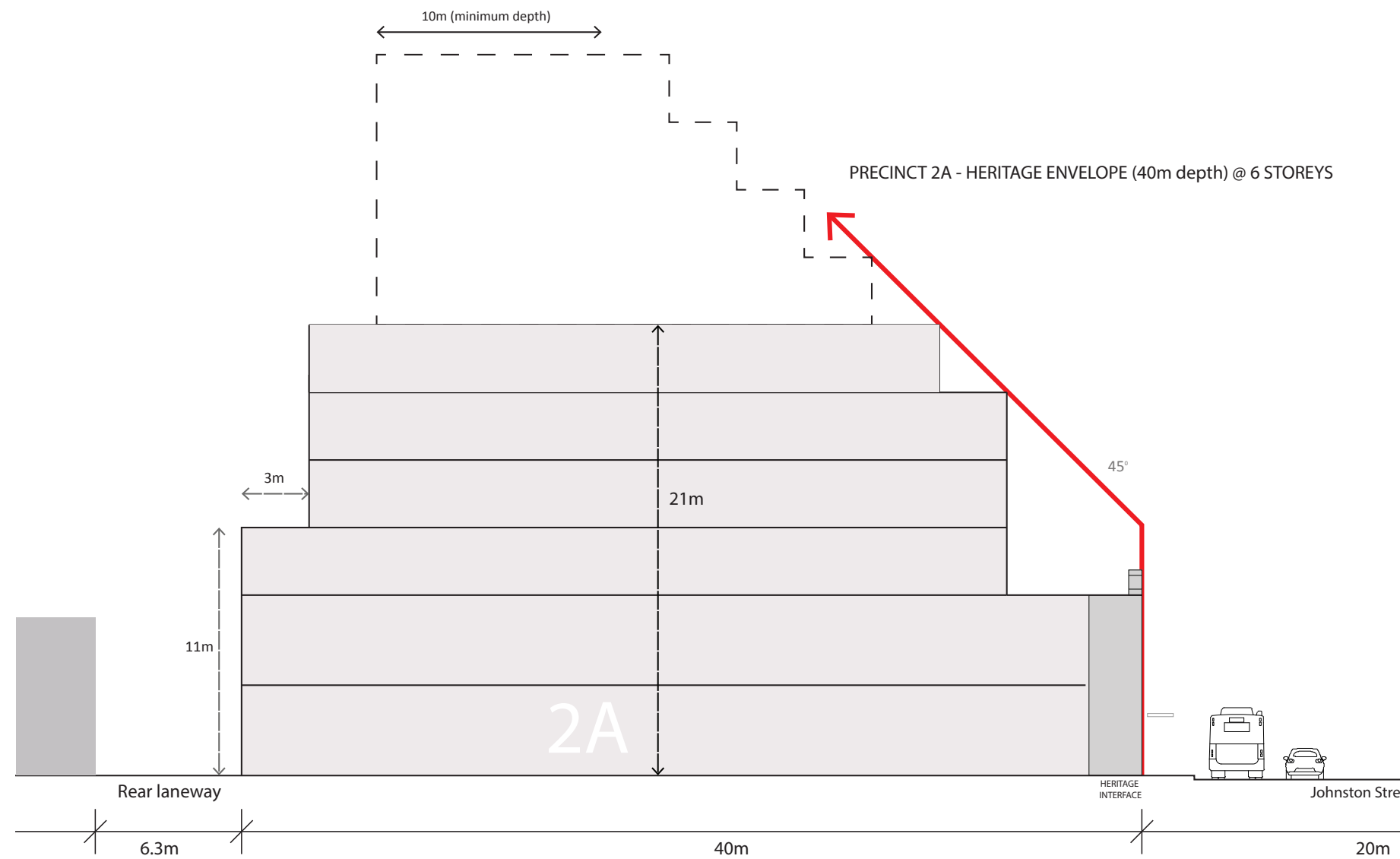
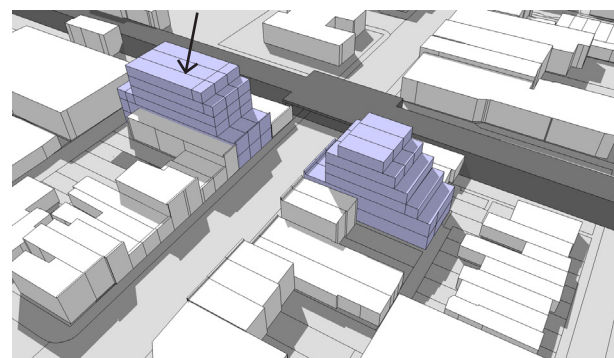
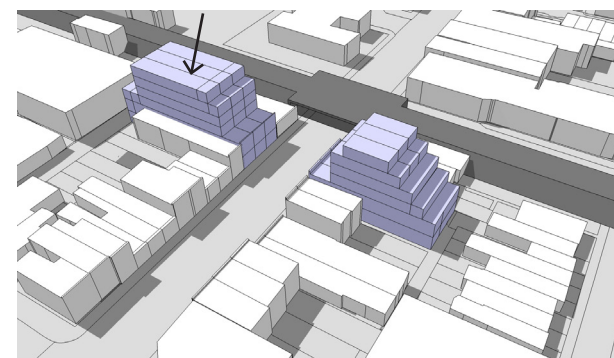


Figure 43. Sub-Precinct 2A - Section

EQUINOX / PRECINCT 2A AND 2B - PREFERRED HEIGHT (6 STOREYS)



10AM



12PM



2PM

Figure 44. Sub-Precinct 2A - shadows @ equinox

## 7.6 SUB-PRECINCT 2B

### Sub-Precinct 2B Characteristics

#### Key Characteristics:

- Lot Depth = approximately 30m (slightly greater than)
- Lot widths vary from <5m to <10m
- Heritage Overlay (one and two storey Victorian) shopfronts
- Varied heritage streetscape with some sections of highly intact heritage buildings
- Rear interface to residential properties to the south in the Commercial 2 Zone

Sub-Precinct 2B is proposed to be applied with a new heritage overlay to preserve the heritage character of this forgotten part of Johnston Street. The buildings in this section are similar in character to sections west of Hoddle Street, presenting a mix of fine-grain, single and double storey Victorian shopfronts.

The southern side of Johnston Street has shallower lots extending approximately 30m (slightly more) with an interface to residential properties to the south. The area to the south is zoned as Commercial 2 Zone and without a heritage overlay and therefore presents redevelopment opportunities in the future.

However, amenity impacts for current residential properties should be considered in terms of appropriate built form outcomes.



Figure 45. Sub-Precinct 2B

ANALYSIS

Figure 46 demonstrates the following:

- The 45 degree envelope measured from the maximum 11m street-wall, reduces the visual impact of upper levels on the heritage streetscape and also reduce the potential for overshadowing from upper levels
- The depth of lots (approximately 30m) constrains opportunities for taller development, however the southern interface is to a commercial property within the Commercial 2 Zone
- The lack of sensitivity of the northern interface means that the 45 degree envelope is unnecessary and therefore minimal setbacks and increased building height at this interface is acceptable

CONCLUSION

- A mandatory maximum street-wall height and minimum setback from the street-wall should be implemented to reduce the visual impact of upper levels on the significant heritage streetscape
- A 45 degree envelope should be applied from the primary street interface only to address the heritage aspects as well as reduce the potential for overshadowing the southern side footpath
- A preferred height and rear interface height is recommended to allow for varying site conditions and design responses, given the lack of sensitive interface to the north

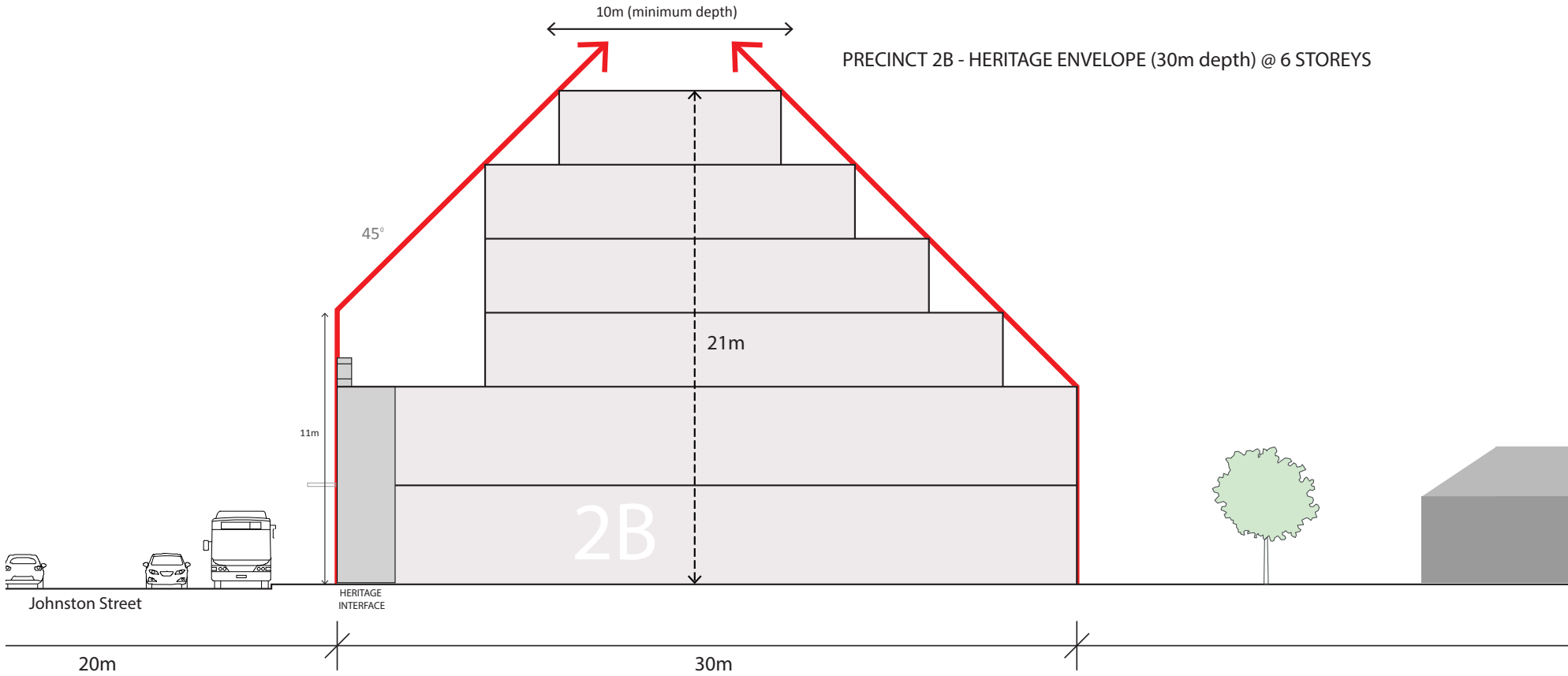
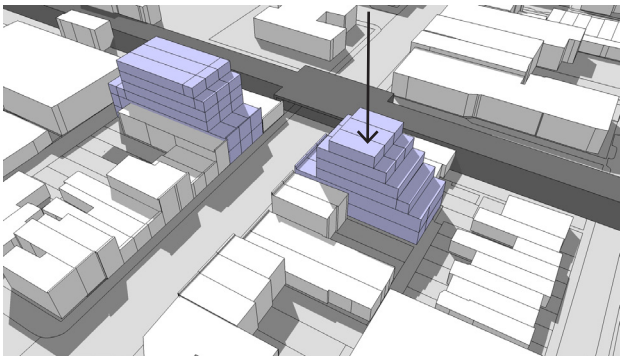
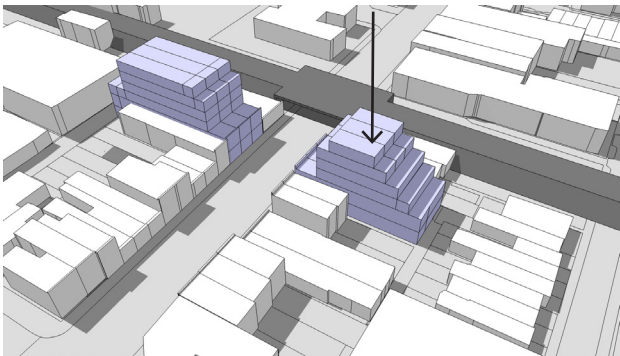


Figure 46. Sub-Precinct 2B - Section

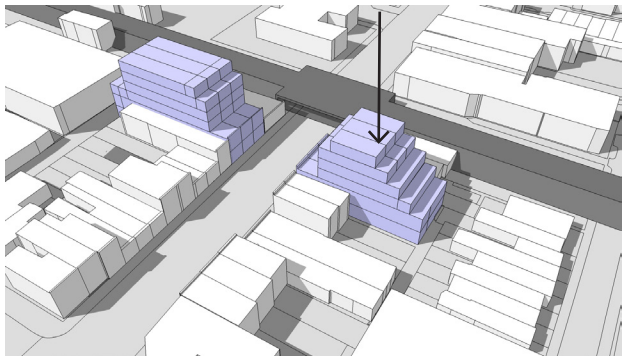
EQUINOX / PRECINCT 2A AND 2B - PREFERRED HEIGHT (6 STOREYS)



10AM



12PM



2PM

Figure 47. Sub-Precinct 2B - shadows @ equinox



## 7.7 SUB-PRECINCT 2C

### Key Characteristics:

- Deep sites - 40m (northern side) and >60m (southern side)
- Virtually unconstrained at the northern interface
- Close proximity to Victoria Park Station
- Residential Street to the south of sub-precinct

Sub-Precinct 2C consists of larger sites with more significant development potential than other sites east of Hoddle Street. The site on the northern side of Johnston Street is virtually unconstrained at the northern interface, which is an identified Strategic Redevelopment site in the current Yarra Planning Scheme and is land owned by VicTrack. Its future use and development is dependent on the infrastructure requirements of Public Transport Victoria. The site also presents highly convenient access to Victoria Park Station. Future development of this site and the Victrack land should consider access and integration with the train station

247-259 Johnston Street has an approved planning permit for a twelve storey mixed-use building. It has a southern interface to Stafford Street with social housing immediately to the south. The property to the west has similar characteristics but presents a narrower frontage to both Johnston and Stafford Streets.



Figure 48. Sub-Precinct 2C

# ANALYSIS

Figure 49 demonstrates the following:

- The property on the north side of Johnston Street (service station) has a 40m depth and a northern boundary to vacant land, identified as a strategic redevelopment site, offering significant development opportunities
- There is sufficient space one site to accommodate taller development after applying a 45 degree envelope from the primary street interface (to reduce the visual impact of upper levels) and setting taller built form deeper into the site
- A 4-5 storey street wall is considered appropriate in this location due to the lack of heritage constraints and ability to frame the streetscape closer to a 1:1 ratio. This also allows the concealment of upper levels beyond that more easily than within the heritage streetscape
- The properties on the south side are particularly deep and the 45 degree envelope should be applied from both interfaces to reduce the visual impact of upper levels as this still allows significant upper level development
- There are residential properties to the south of Stafford Street that benefit from the application of the 45 degree envelope

# CONCLUSION

- Sites within this Sub-Precinct have significant development potential
- The preferred maximum height of 10 storeys is consistent with the JSLAP and with the approved permit for 247-259 Johnston Street (which has been approved at 12 as expected)
- A 45 degree envelope measured from 17m above street level would ensure that overshadowing impacts are avoided from taller built form on the northern side of Johnston Street and that visual impacts are reduced for sites on either side of Johnston Street
- The 45 degree envelope should be applied to the rear interface of properties on the south side of Johnston Street only

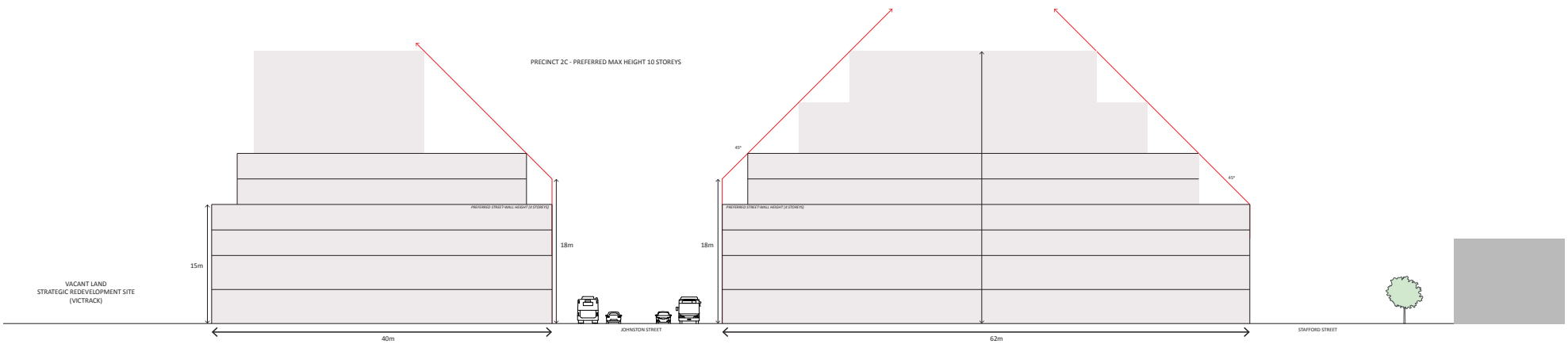


Figure 49. Sub-Precinct 2C - Section



Figure 50. Sub-Precinct 2C - shadows @ equinox

## 7.8 SUB-PRECINCT 2D

### Key Characteristics

- Lot Depth = 40m
- Laneway interface to the north separating the rear of low-scale residential properties
- Medium to wider frontages

Sub-Precinct 2D consists of sites with a consistent 40m depth, rear northern interface to a laneway and lack of a heritage overlay with the exception of properties at 300-302 Johnston Street. The sites are generally occupied by low-scale commercial buildings.



Figure 51. Sub-Precinct 2D



# ANALYSIS

Figure 52 demonstrates the following:

- Sites are 40m deep and have a rear northern interface to a laneway
- A 45 degree envelope is required to limit the amenity impacts of taller development above the preferred 11m at the rear interface
- As with 2C, a 4-5 storey street wall is considered appropriate in this location allowing the concealment of upper levels beyond that, more easily than within the heritage streetscape
- There is the potential for height beyond seven storeys within the 45 degree envelope which could have adverse visual/amenity impacts on properties to the north and overshadowing of the southern footpath to the south
- Figure 52 illustrates overshadowing at the equinox from built form within the 45 degree envelope at 7 storeys

# CONCLUSION

- The location and size of sites within this sub-precinct provides opportunities for taller development
- A 4-5 storey street-wall height allows development to be “pushed” towards the main street interface, protecting the amenity of residents to the north
- A 45 degree envelope measured from 17m above street level would ensure that overshadowing impacts are avoided from taller built form on the northern side of Johnston Street and that visual impacts are reduced for sites on either side of Johnston Street
- A preferred 7 storeys (where amenity impacts are already apparent) with a 9 storey mandatory limit is considered appropriate because of the unacceptable amenity impacts that become apparent beyond this, as assessed by the “exceptional circumstances” criteria on page 3.

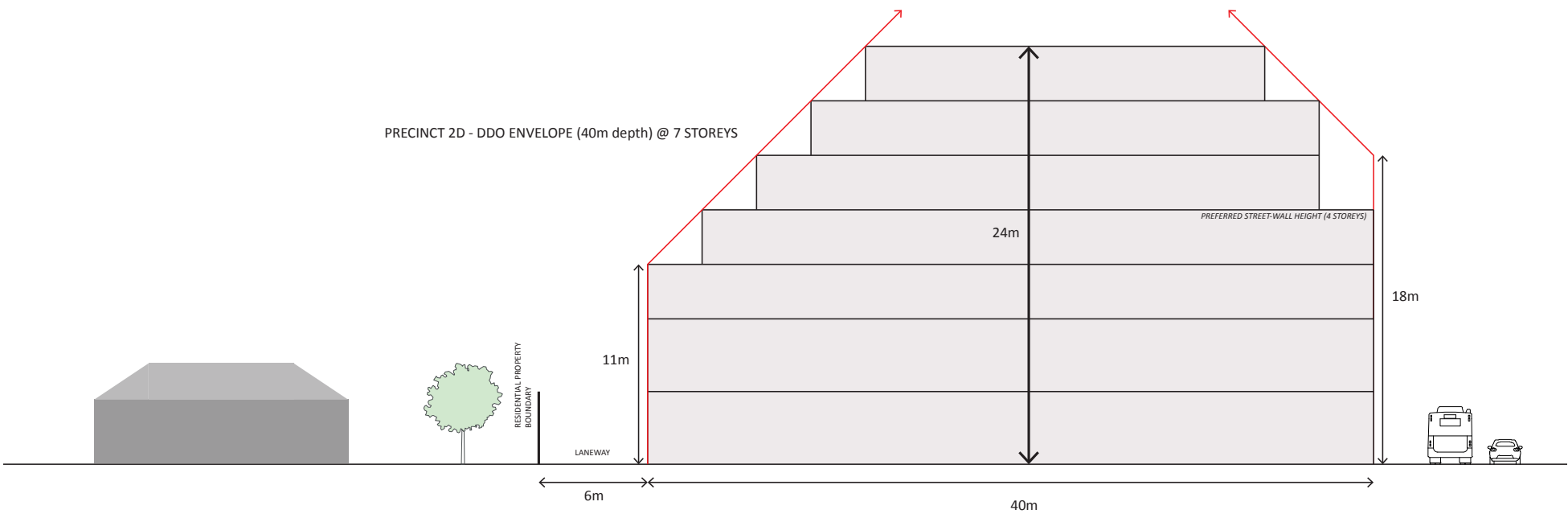


Figure 52. Sub-Precinct 2D - Section

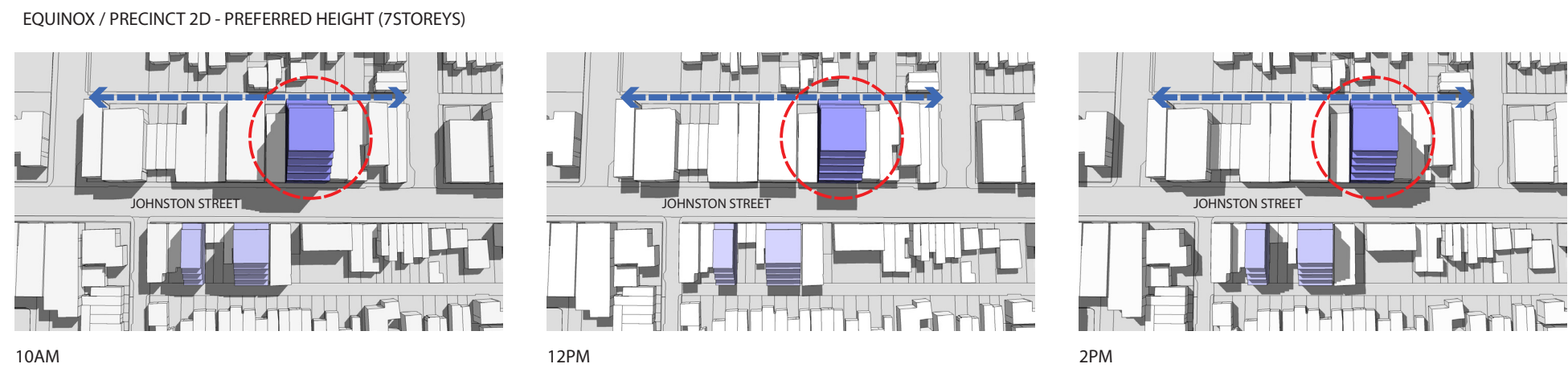


Figure 53. Sub-Precinct 2D - shadows @ equinox

## 7.9 SUB-PRECINCT 2E

### Key Characteristics

- Lot Depth = 30m
- Southern interface to laneway
- No precinct heritage overlay
- Presence of Individually Significant buildings

Sub-Precinct 2E mainly comprises properties that are approximately 30m with a southern interface to a laneway at the rear, beyond which are low-scale residential properties.

The laneway separating the rear of residential properties from the commercial interface is 6m in width

There are three Individually Significant heritage overlays covering four properties in total that should be considered in terms the street-wall height of neighbouring properties.



Figure 54. Sub-Precinct 2E

## ANALYSIS

Figure 55 demonstrates the following:

- A 4-5 storey street wall is considered appropriate in this location allowing the concealment of upper levels beyond that, more easily than within the heritage streetscape
- The rear interface condition to the laneway provides a buffer for the residential properties to the south
- A 45 degree envelope assists in providing a transition away from this interface up to an achievable height of 6 storeys
- Amenity and overshadowing impacts are considerably greater beyond this point

## CONCLUSION

- Lot size and the presence of low-scale residential properties to the south constrains development opportunities
- A 4-5 storey street-wall height allows development to be “pushed” towards the main street interface, protecting the amenity of residents to the south by applying a 45 degree envelope from the rear interface
- A 45 degree envelope measured from 17m above street level would ensure that visual impacts are reduced for sites on the south side of Johnston Street
- A preferred 6 storeys (where amenity impacts are already apparent) with a 7 storey mandatory limit is considered appropriate because of the unacceptable amenity impacts that become apparent beyond this, as assessed by the “exceptional circumstances” criteria on page 3.

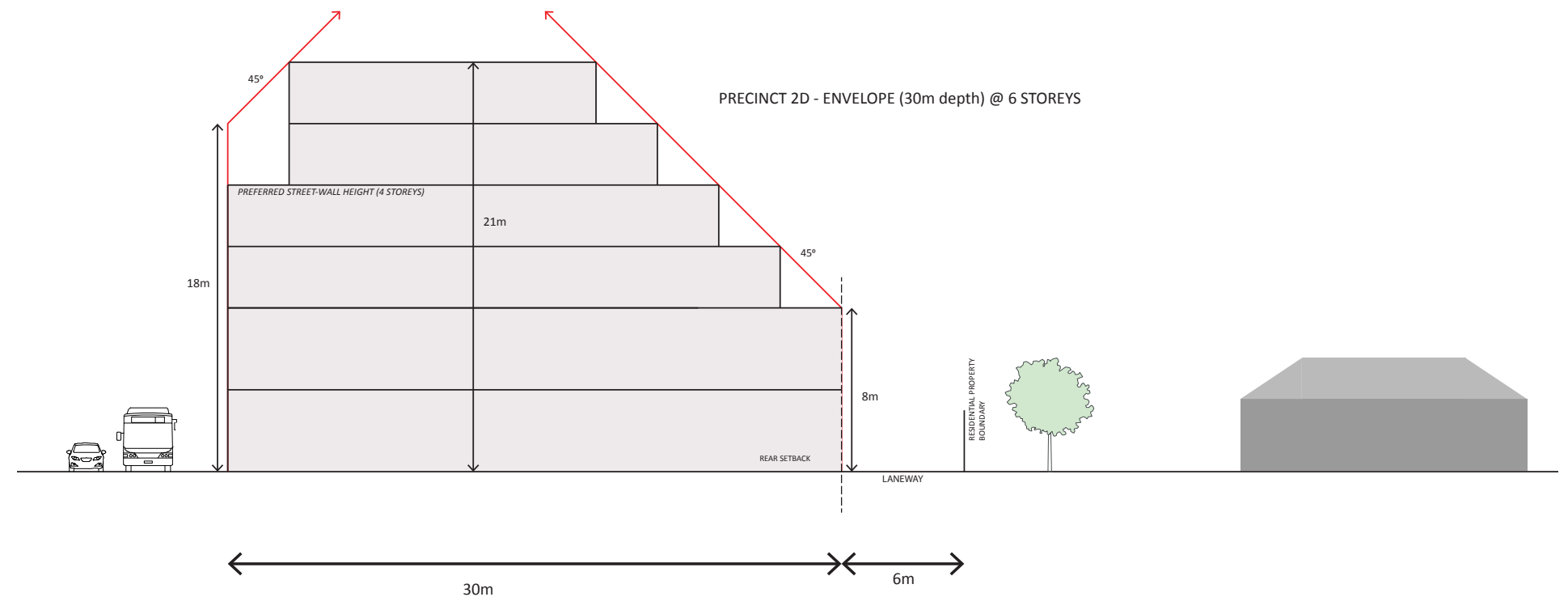


Figure 55. Sub-Precinct 2E - Section

EQUINOX / PRECINCT 2E - PREFERRED / MANDATORY HEIGHT (6 STOREYS / 7 STOREYS)



Figure 56. Sub-Precinct 2E - shadows @ equinox



## 7.10 SUB-PRECINCT 2F

### Key Characteristics

- Lot Depth = 30m
- Direct interface to the rear of a residential property
- No precinct heritage overlay
- Presence of Individually Significant buildings

Sub-Precinct 2F comprises properties that are approximately 30m with a direct interface to the rear of a residential property within the Neighbourhood Residential Zone.

There are three Individually Significant heritage overlays covering three properties in total that should be considered in terms the street-wall height of neighbouring properties.



Figure 57. Sub-Precinct 2F

# ANALYSIS

Figure 58 demonstrates the following:

- A 4-5 storey street wall is appropriate in this location allowing the concealment of upper levels beyond that, more easily than within the heritage streetscape
- The direct rear interface condition to the private open space of a low-scale residential property is considered to be an “exceptional circumstance” and there is the potential for severe and adverse amenity impacts in this location
- A 45 degree envelope is necessary in providing a transition away from this interface up to an achievable (mandatory) height of 6 storeys
- Building heights should not be exceeded in this location
- Figure 58 demonstrates the presence of overshadowing from an 8m rear interface

# CONCLUSION

- Lot size and the presence of a direct interface with low-scale residential properties to the south constrains development opportunities
- An 8m maximum rear interface with a 45 degree envelope applied will manage the potential for adverse amenity impacts
- A 4-5 storey street-wall height allows development to be “pushed” towards the main street interface, protecting the amenity of residents to the south by applying a 45 degree envelope from the rear interface
- A 45 degree envelope measured from 17m above street level would ensure that visual impacts are reduced for sites on the south side of Johnston Street
- A mandatory height limit of 6 storeys is considered necessary to manage amenity impacts.
- The mandatory height limit is considered appropriate because of the unacceptable amenity impacts that become apparent beyond this, as assessed by the “exceptional circumstances” criteria on page 3.

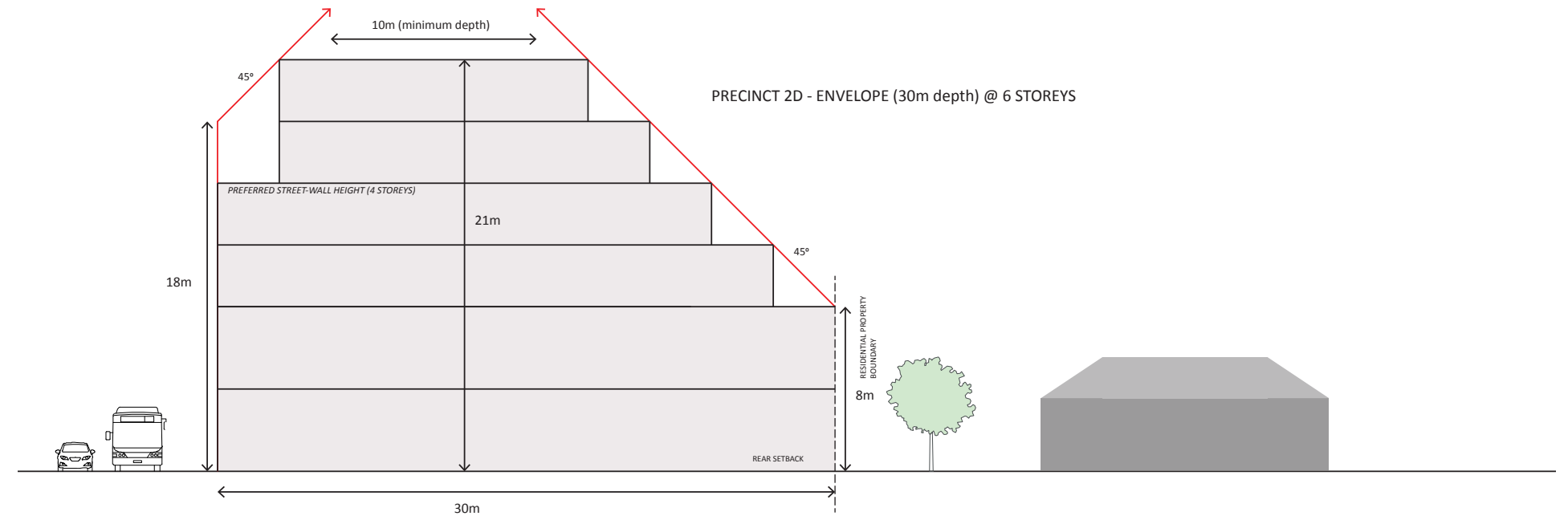


Figure 58. Sub-Precinct 2F - Section

EQUINOX / PRECINCT 2F - MANDATORY HEIGHT 6 STOREYS



Figure 59. Sub-Precinct 2F - shadows @ equinox

8.0 BUILDING HEIGHTS FRAMEWORK PLAN



Figure 60: Building Heights and Setbacks Plan