



BRUNSWICK & SMITH STREET BUILT FORM REVIEW BACKGROUND ANALYSIS REPORT

prepared by **Hansen Partnership** for **City of Yarra**

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1.0 Introduction

The following background report has been prepared for the City of Yarra to provide extensive and overarching urban design analysis and strategic planning context for the entire Brunswick Street and Smith Street study area.

The report has been prepared by Hansen Partnership (Urban Design) with the support of City of Yarra's internal working group that included Urban Design, Strategic Planning and Statutory Planning officers. It incorporates input from GJM Heritage to ensure the heritage values and significance are considered in formation of future controls. Inputs have also been provided by Traffix Group to understand the access and movement requirements, particularly from rear laneways. Recommendations from review of Yarra Landmarks Policy prepared by Ethos Urban were considered to understand retention of key views to landmark buildings.

The overall study area was defined by Council at the outset of the project and is shown in Figure 1.

The report provides a comprehensive 'stocktake' of the existing conditions and based on this identifies areas likely to experience development pressure and areas of potential change. This base information will be further synthesized to form 'foundation' information for each precinct. The report sets out clear vision, principles and factors influencing the formation of future precincts and built form recommendations.

The report also defines and divides the large study area in individual precincts. These precincts classify the different spatial components across the broader area into primarily the 'traditional' retail corridors or the diverse mixed use areas. The report provides key directions to define the future character of all precincts.

This report should ultimately be read in conjunction with the associated, more detailed individual precinct reports. It is noted that subject to subsequent and more detailed consideration that there may be some inconsistencies between this overall background work and later precinct work. In such an instance to more recent work should prevail.

KEY FINDINGS

- The focus of north-south and east west activity spines.
- Confined sphere along those corridors.
- Comprises fine to medium grain subdivision patterns.

1.1 Purpose

The overarching purpose of this project is to provide a built form framework for the Brunswick Street-Smith Street precinct and adjoining mixed use areas that will ensure the value of these streets and surrounds are protected from inappropriate development. The framework aims to provide directions to find acceptable ways to accommodate growth and change within the corridors and mixed use areas of Collingwood and Fitzroy. This is to be achieved by undertaking rigorous analysis of the urban environment to underpin directions for urban management and subsequent built form controls.

This built form review work, will inform future Council lead strategic planning work for these Activity Centres.

1.2 Study Area

The study area compasses the entire suburb of Fitzroy and the western portion of Collingwood. It is bounded by Victoria Parade to the south and Alexandra Parade in the north, and Nicholson Street to the west and Wellington Street to the east.

The study area is centred along the two Major Activity Centres which extend along both Brunswick and Smith Streets. This includes Johnston Street (west of Smith Street) which forms part of the network of the two major activity centres. The study area also contains the Neighbourhood Activity Centre area along Gertrude and the adjoining mixed use areas.

The study area is approximately 175.5ha in size and is approximately the same size as the Melbourne CBD (Hoddle Grid).

The built form review boundary is defined by the Commercial and Mixed Use Zones and therefore comprises the properties within the following zones:

- Commercial 1 Zone (C1Z);
- Commercial 2 Zone (C2Z); and
- Mixed Use Zone (MUZ).

The predominantly residential parts of the study area are excluded from the review area. These areas are already zoned residential, being predominantly either General Residential Zone - Schedule 2 (GRZ2) or Neighbourhood Residential Zone - Schedule 1 (NRZ1), which both restrict development to a mandatory maximum height of 9m. There are also a few properties zoned either General Residential Zone - Schedule 3 (GRZ3) and General Residential Zone - Schedule 4 (GRZ4), which limit development to a mandatory maximum heights of 11m and 11.5 respectively.

The review area also excludes the Health and Education Precinct around St Vincent's Hospital and ACU along Victoria Parade and the Easey Street employment precinct on north of Johnston Street.

1.3 Strategic Context

Fitzroy and Collingwood are one of the oldest suburbs in Melbourne and have special significance in Yarra’s context and a much wider catchment beyond. The proximity to the Melbourne CBD and other parts of inner Melbourne, including good access to public transport makes these areas attractive for residents, businesses and visitors. It attracts people from all over Victoria for its unique and vibrant atmosphere created by people, range of shops, artistic and cultural offers, a popular night-time economy offering good quality restaurants, bars and pubs with live music. The abundance of options available within the study area makes it a vibrant place while retaining a strong local community vibe.

Smith Street and Brunswick Street (and the intervening sections of Gertrude and Johnston Streets) form a networked activity core. The retail strips comprise fine-grained urban structure, highly intact heritage streetscapes and heritage places that contribute to Yarra’s identity and the story of Melbourne. Gertrude Street is also considered one of the most historically significant Aboriginal areas in urban Victoria. Johnston Street presents an important east west connection that links the municipalities of Melbourne and Boroondara and has an emerging retail and employment role. Alexandra Parade and Victoria Parade are key routes connecting other municipalities to Yarra and further to Melbourne and accommodates an important employment hub. In particular, the St Vincent’s Hospital and Australian Catholic University along Victoria Parade is of state significance and spans within City of Melbourne.

The mixed use areas behind the retail strips provide a mix of commercial, retail, light manufacturing and residential uses which add to the diverse character of the suburbs and contributes further in making the area a network of activities. It comprises the industrial history of Melbourne with MacRobertson and Foy and Gibson complexes.

The area is predominantly characterised by a dense inner city urban fabric and consequently there is a notable absence of public spaces for recreational use. The streets are important public spaces, where much of the social interaction takes place. The footpaths serve a range of functions, including shopping and dining, walking, commuters waiting to catch trams and access to kerbside parking. All of these functions further contribute to the vibrancy of Brunswick Street, Smith Street and Gertrude Street.

The linear activity centres of Brunswick Street and Smith Street, as well as the former industrial areas of Fitzroy and Collingwood are experiencing increased development pressure, due to their proximity to the CBD, public transport and prevailing State Policy which encourages consolidation and intensification of inner urban areas. The challenge in planning for growth has been the need to accommodate new development that is sensitive to the heritage significance and the surrounding residential areas. Presently, there is limited guidance within the Planning Scheme which informs built form heights, setbacks, massing arrangements and design requirements.

1.4 Landmarks and Tall Structure

The City of Yarra places great importance on its landmarks and tall structures and the Municipal Strategic Statement (MSS), which is reinforced by Local Policies (Clause 21.05 and 22.13), seeks to retain its prominence and key visual links. In the context of the study area, the following landmarks and tall structures are identified:

- Fitzroy Town Hall (within study area);
- St Marks Church (within study area);
- Hungarian Reformed Church spire;
- Croatian Catholic Church spire;
- Alexandra Parade shot tower;
- St Patricks Cathedral (within City of Melbourne); and
- Royal Exhibition Building (within City of Melbourne).



Fitzroy Town Hall on George Street

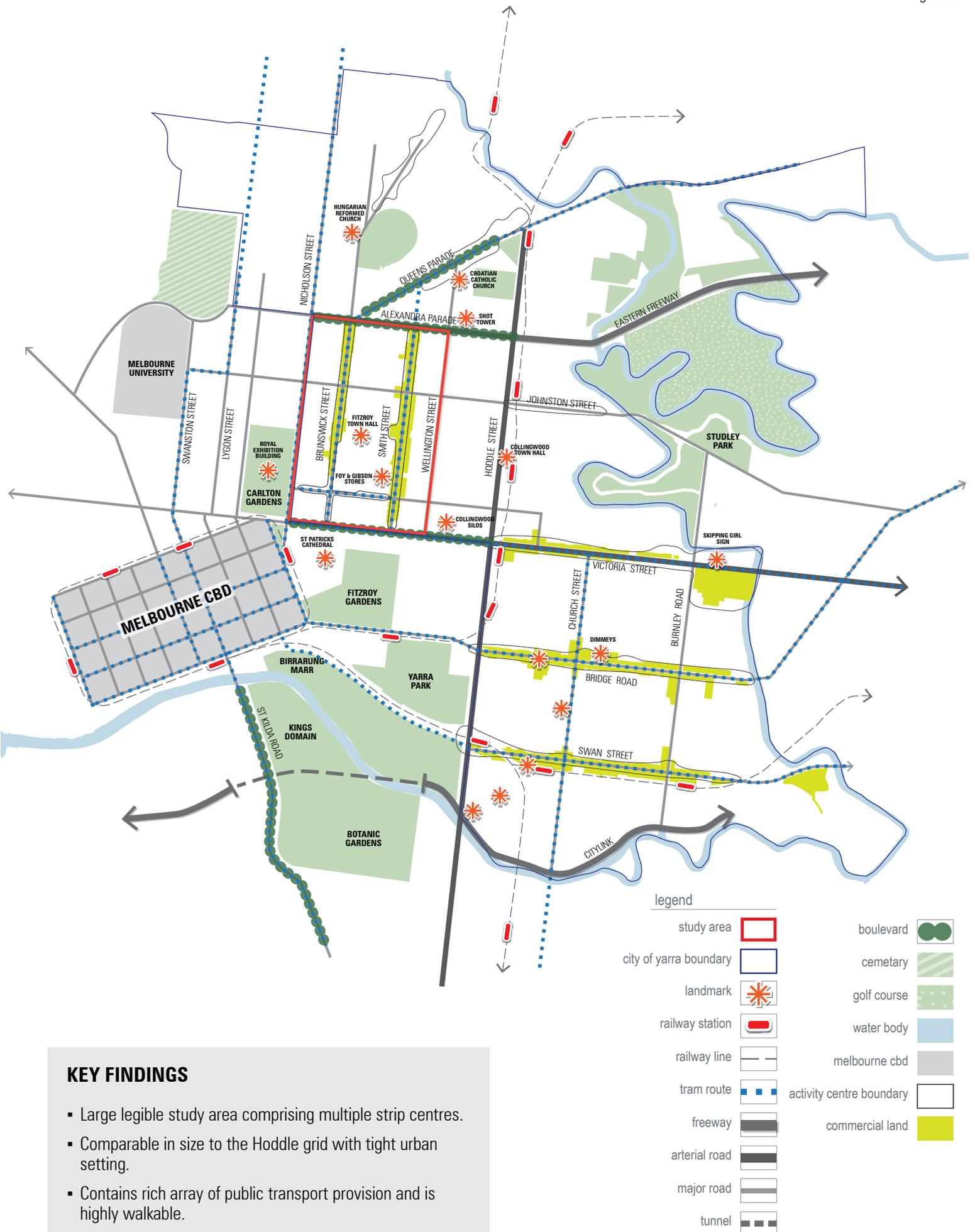


Brunswick Street, looking south towards St. Patricks Cathedral



Royal Exhibition Building

Figure 2



KEY FINDINGS

- Large legible study area comprising multiple strip centres.
- Comparable in size to the Hoddle grid with tight urban setting.
- Contains rich array of public transport provision and is highly walkable.

2.0 Planning Policy Context

This section reviews the relevant State and Local Planning Policies that influence existing and future built form outcomes within the Study Area. This section should be read in conjunction with Appendix A: Relevant Planning Framework.

The following Documents are referred to and form part of the broader Policy Context:

- Planning Policy Framework (PPF) (refer to Appendix A);
- Urban Design Guidelines for Victoria;
- Urban Design Charter;
- 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 Urban Design Strategy;
- City of Yarra Housing Strategy;
- Review and Development of the City of Yarra Landmarks Policy;
- Amendment C231 - Queens Parade;
- Amendment C220 - Johnston Street; and
- Amendment C140 – Smith Street.

2.1 Zones

Commercial 1 Zone (C1Z)

The C1Z applies to properties which primarily abuts the main streets of Brunswick, Smith Gertrude and Johnston Streets, as well as the eastern portion of properties along the northern side of Victoria Parade. This provision reflects the generally fine grain commercial and retail function and character of these streets in addition, the C1Z supports the role of Activity Centres by encouraging vibrant mix of commercial centres for retail, office, business, entertainment and community uses. It also supports provision of residential uses at densities complementary to role and scale of centre.

Commercial 2 Zone (C2Z)

The C2Z is applied to more discrete pockets of land or larger individual properties with prominent main street positions to the edges of the study area, north of Johnston Street. It also applies to two properties on the corner of Nicholson Street and Alexandra Parade, a strip of properties which front Nicholson Street (between Johnston Street and Kerr Street) and large parcels to either side of Gore Street, which front Alexandra Parade.

The largest pocket is centred around Easey Street in an area bounded by Johnston Street to the south, Wellington Street to the east, Hotham and Keele Streets to the north and the rear of properties which line the eastern side of Smith Street, to the west. However, this is not included within the built form review area as it is covered by JSLAP and is an important employment precinct which needs special strategic consideration. The recommendations from JSLAP and interface with Easey Street pocket should be taken into consideration for built form recommendation.

Mixed Use Zone (MUZ)

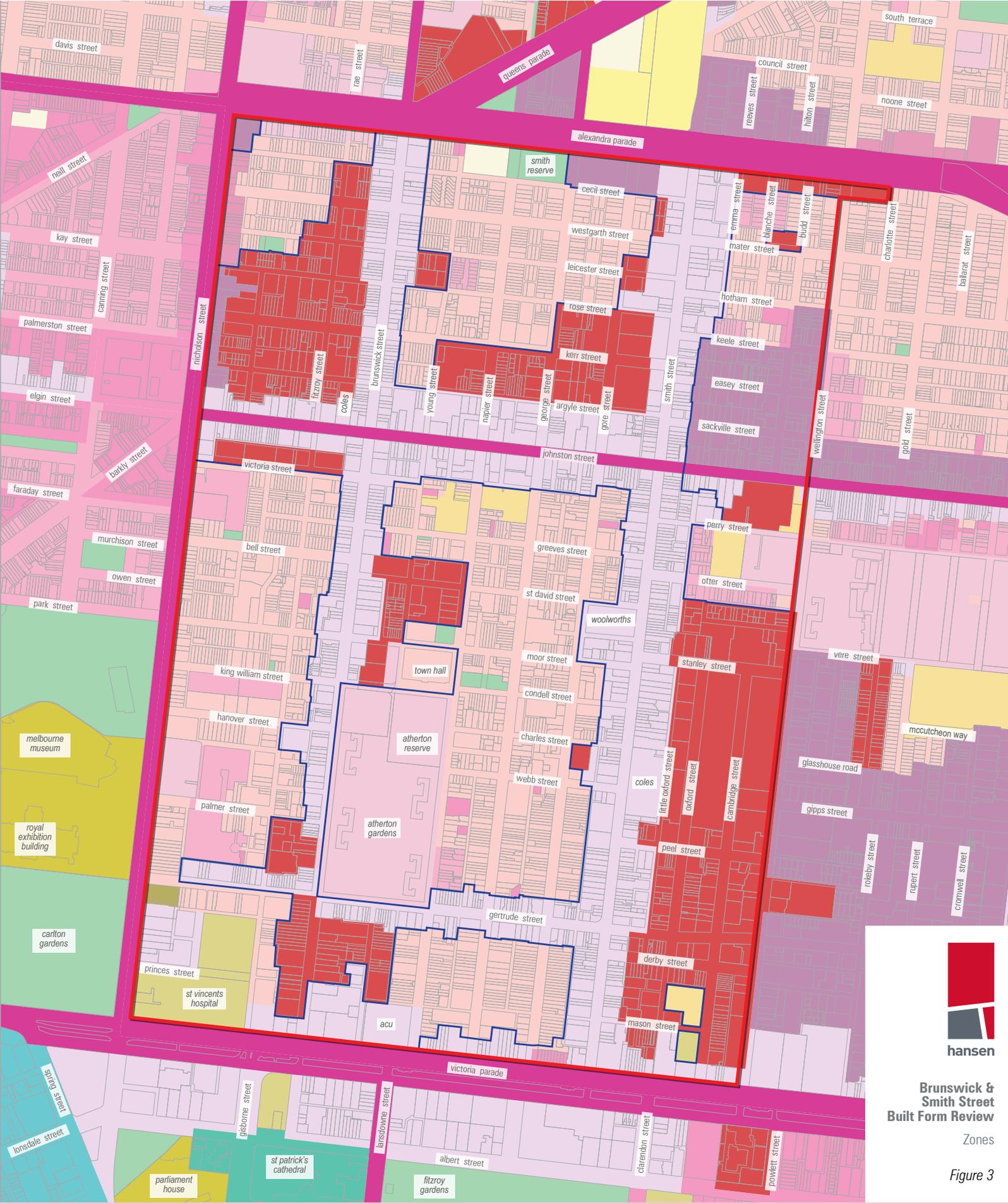
The MUZ applies to numerous larger pockets of land scattered throughout the study area and generally reflect the areas manufacturing heritage. MUZ supports provision of residential, commercial, industrial uses that respond to the existing or preferred neighbourhood character of the area.'

The largest of the MUZ areas is located to the south-eastern quadrant of the study area on the 'Collingwood slope' (between the rear of properties along the eastern side of Smith Street and Wellington Street. This area is defined by the Foy and Gibson legacy in the north, with large properties and strong manufacturing built form still dominant today. To the south of Peel Street the area is finer grain, evidence of the original residential neighbourhood, clusters around the Primary School, on Cambridge Street.

The second largest MUZ area is located to the north-western quadrant of the study area, to the rear of properties which front Johnston, Brunswick and Nicholson Streets. The other notable pocket is largely defined by the Mac Peterson factory and is centred around Kerr Street, north of Johnston Street (between Brunswick and Smith Streets).

KEY FINDINGS

- Contains 4 (possibly 5) critical mixed use cells with capacity for new development.
- Sensitive interface with the valued NRZ 'heart'.
- Johnston Street is the only viceroads asset within the study area.



Legend

study area		General Residential Zone Schedule 1 (GRZ1)		Commercial Zone Schedule 2 (C2Z)		Public Use Zone Schedule 7 (PUZ7)	
built form review boundary		General Residential Zone Schedule 2 (GRZ2)		Capital City Zone Schedule 1 (CCZ1)		Public Park & Recreation Zone (PPRZ)	
		General Residential Zone Schedule 3 (GRZ3)		Public Use Zone Schedule 1 (PUZ1)		Road Zone Schedule 1 (RDZ1)	
		General Residential Zone Schedule 3 (GRZ4)		Public Use Zone Schedule 2 (PUZ2)		Special Use Zone Schedule 1 (SUZ1)	
		Neighbourhood Residential Zone Schedule 1 (NRZ1)		Public Use Zone Schedule 3 (PUZ3)			
		Mixed Use Zone (MUZ)		Public Use Zone Schedule 4 (PUZ4)			
		Commercial Zone Schedule 1 (C1Z)		Public Use Zone Schedule 6 (PUZ6)			



**Brunswick & Smith Street
Built Form Review**

Zones

Figure 3

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2.2 Overlays

Heritage Overlays

Existing Heritage Overlays cover the vast majority of the study area (refer Figure 4) with the exception of three pockets of land located between Smith and Wellington Streets and another pocket at the northern end of Smith Street and Nicholson Street, just north of Johnston Street. This reflects the areas rich history and early era of initial subdivision and development, being the first suburbs to emerge beyond the original 'Hoddle Grid'.

The study area cover contains the following heritage precincts:

- H0311 – Brunswick Street Precinct;
- H0318 – Collingwood Slope Precinct;
- H0321 – Gold Street Precinct;
- H0324 – Johnston Street Precinct;
- H0333 – Smith Street Precinct;
- H0334 – South Fitzroy Precinct;
- H0361 – World Heritage Environs Area Precinct;
- H0464 – Smith Street South Precinct; and
- H0336 – Victoria Parade Precinct.

While, the review area contains the following heritage precincts:

- H0311 – Brunswick Street Precinct;
- H0318 – Collingwood Slope Precinct;
- H0333 – Smith Street Precinct;
- H0334 – South Fitzroy Precinct;
- H0361 – World Heritage Environs Area Precinct;
- H0464 – Smith Street South Precinct; and
- H0336 – Victoria Parade Precinct.

Key finding from the relevant Statements of Significance are as follows:

- **H0311 – Brunswick Street Precinct** - one of the first north-south thoroughfares dating from the 1840s, with simply detailed buildings. Comprising predominantly masonry buildings which contributes to the survival of an unusually high number of early commercial buildings. Continuity and high integrity of upper level facades and use of consistent facade module that promotes visual unity and for the view of St Patrick's Cathedral as taken from within Brunswick Street's length, being one of the most significant urban vistas in Melbourne.



Brunswick Street Precinct - Brunswick Street, looking north

- **H0318 – Collingwood Slope Precinct** - as a remnant area of substantially 19th century mixed commercial, residential and industrial development that once typified the area. For the contribution provided by well preserved Edwardian-era and inter-war factory buildings, and the massive and substantially intact former Foy and Gibson complex that is characterised by a strong sense of mass and a consistency of materials (predominantly red brick with rendered dressings).



Collingwood Slope Precinct - Cambridge Street, looking south

- **H0333 – Smith Street Precinct** - as the City's most important Victorian and Edwardian-era commercial strip, serving the whole of Collingwood and Fitzroy and beyond, in the late 19th and early 20th centuries. As a substantially intact collection of well preserved commercial and retail buildings of note, including hotels, shop and some industrial buildings to the north of Johnston Street. For the unusual or particularly ornate and exuberant Italianate and Edwardian details on many buildings, reflecting the importance of this retail strip in the broader history of manufacturing and retailing in Melbourne.



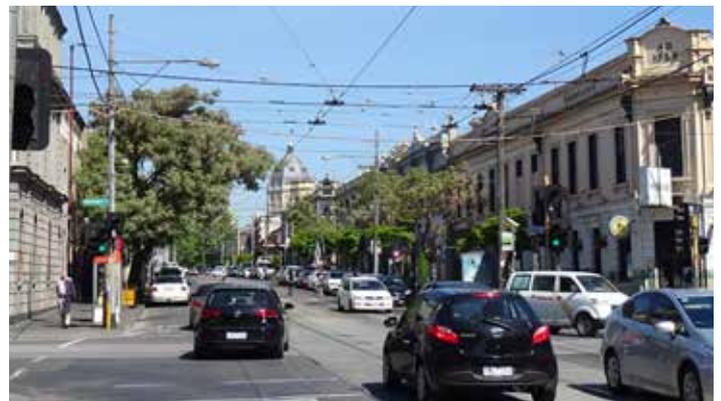
Smith Street South Precinct - Smith Street, looking south

- **H0334 – South Fitzroy Precinct** - As the earliest urban area outside the Melbourne City grid to be settled, with several buildings surviving as testimony to its early establishment. As a substantially intact collection of predominantly mid to late nineteenth and early twentieth century building stock, interspersed with well preserved inter-war residential, commercial, retail and industrial buildings that contribute to the historical character of the area. For the relatively large number of individually significant buildings, being predominantly solid masonry rather than clad with timber. For the landmark qualities of some large factory and warehouse buildings from the late 19th and earlier 20th century, such as the MacRobertson confectionery complex which are significant features in the skyline of this predominantly low rise suburb.



South Fitzroy Precinct - Garfield Street, looking east

- **H0361 – World Heritage Environs Area Precinct** is of historical and social significance for its association with the World Heritage listed Royal Exhibition Building and Carlton Gardens. The building is the most complete 19th century international exhibition site in the world. The precinct is of architectural and aesthetic significance. It retains substantially intact 19th century streetscapes, particularly on Nicholson Street (north of Gertrude Street), the south side of Gertrude Street. The streetscapes display a comparatively high proportion of original nineteenth form and fabric, including substantial areas of 2 storey, with some 3 storey residential and commercial development. Materials and architectural elements include face brick, bluestone and rendered masonry construction materials; pitched and hipped iron and slate-clad roofs; chimneys; prominent parapets and pediments; post-supported verandahs, many with elaborate iron lacework or timber detailing; a high proportion of iron palisade fences; and typically zero or shallow front setbacks with gardens. The precinct additionally exhibits a typically fine grain pattern of urban development, generally emphasised by the regularity of the terrace row subdivisions, narrow allotments and street grid. The precinct provides for significant views to the Royal Exhibition Building including direct views to the building, dome and garden setting from bordering/abutting streets.



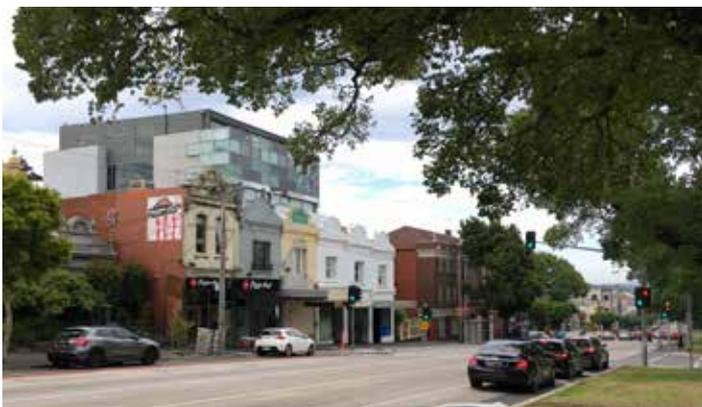
World Heritage Environs Area Precinct - Gertrude Street, looking west

- **H0464 – Smith Street South Precinct** - The west side of Smith Street, south of Gertrude and Langridge Streets, shares the same common history as the east (Collingwood) side opposite, and also that of the remainder of Smith Street, further north, added to which is its distinctively different specific history, which emanated from a slower pace of development which culminated in a later phase of development which completed the street. Collectively they span the Victorian, Edwardian and inter-War eras and individual examples from each era are the original, or first substantial, building, including additions, on the site.



Smith Street South Precinct - eastern side of Smith Street, south of Derby Street

- **H0336 – Victoria Parade Precinct** - substantially intact collection of middle class late 19th century residential building stock, supported by key commercial, institutional and religious buildings. Presents as an important and elegant boulevard entrance to central Melbourne, containing an impressive collection of 2 storey Victorian-era buildings.



Victoria Parade Precinct - Victoria Parade looking north east

Significant Streetscapes

In addition to the existing heritage overlays, GJM have identified areas of 'significant streetscape'. Refer GJM report.



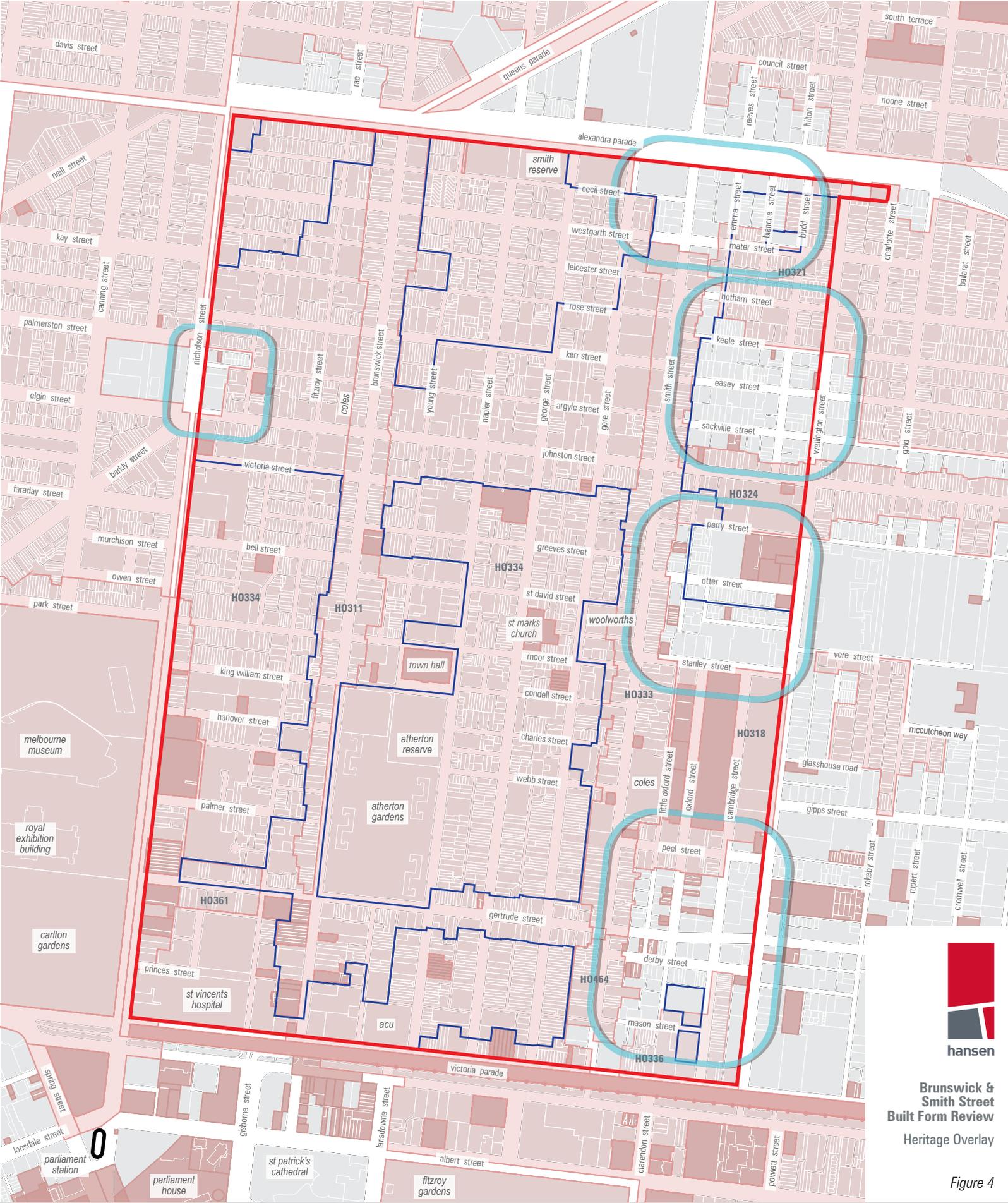
source: National Trust



Smith Street Precinct - Smith Street, looking south

KEY FINDINGS

- Extensive heritage fabric and associated protection
- Comprises isolated pockets (not affected by the heritage overlay) to the east.
- Contains discrete clusters of individually significant heritage overlays - primarily in the southern portion (south of Johnston Street).



**Brunswick & Smith Street
Built Form Review**
Heritage Overlay

Figure 4

Legend

- study area ▭
- built form review boundary ▭
- areas without heritage overlay ○

- heritage precincts overlay ▭
- individual heritage overlay ▭
- H0318** Collingwood Slope Precinct
- H0321** Gold Street Precinct
- H0324** Johnson Street Precinct
- H0311** Brunswick Street Precinct
- H0333** Smith Street Precinct

- H0334** South Fitzroy Precinct
- H0361** World Heritage Environs Area Precinct
- H0464** Smith Street South Precinct
- H0336** Victoria Parade Precinct

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Design and Development Overlays

The study area contains 4 Design and Development Overlays as follows:

- DDO08 – Fitzroy South;
- DDO10 – Johnston Street Precinct – West of Smith Street;
- DDO12 – Former NMIT Site 35 Johnston Street, Collingwood;
- DDO13 – Emma Street Precinct, Collingwood; and
- DDO23 - Collingwood South (Mixed Use) Precinct

The extent of these overlays is relatively small as they only apply to discrete precincts or specific sites. The largest DDO is the Johnston Street Precinct (DDO10) which applies to properties which front Johnston Street generally between Brunswick and Smith Streets.

DDO08 Fitzroy South

Applies to properties along the northern side of Gertrude Street, between Nicholson Street and Fitzroy Street.

Given the relatively confined area of the DDO and its purpose in relation to protecting views of the World Heritage Listed, Royal Exhibition Building, it is understood from Council that DDO8 is intended to remain in place. Therefore, the Built Form Framework will not seek to inform future built form controls along Gertrude Street – west of Brunswick Street.

We also appreciate that Heritage Victoria will be undertaking a review of the World Heritage Environs Area in 2020, which will assess the effectiveness of DDO8 and may result in refinements to strengthen the DDO.

DDO10 Johnston Street Precinct – West of Smith Street

Applies to properties fronting both side of Johnston Street, between Brunswick Street and Gore Street.

It is anticipated that the Built Form Framework will inform future built form controls along this section of Johnston Street, replacing the existing DDO10.

DDO12 Former NMIT Site 35 Johnston Street, Collingwood

Applies to properties fronting both Johnston Street and Perry Street that made up the former NMIT campus. None of these properties fall within the built form review area. Therefore, this DDO does not impact on future built form controls implemented as a result of this project.

Given the site specific nature of the DDO, it is understood from Council that DDO12 is intended to remain in place. Therefore, the Built Form Framework will not to inform future built form controls at 35 Johnston Street, Collingwood.

DDO13 Emma Street Precinct, Collingwood

Applies to properties along the western side of Emma Street. It is understood from Council that DDO13 is intended to remain in place. Therefore, the Built Form Framework is unlikely to inform future built form controls within the Emma Street Precinct.

DDO23 Collingwood South (Mixed-Use) Precinct

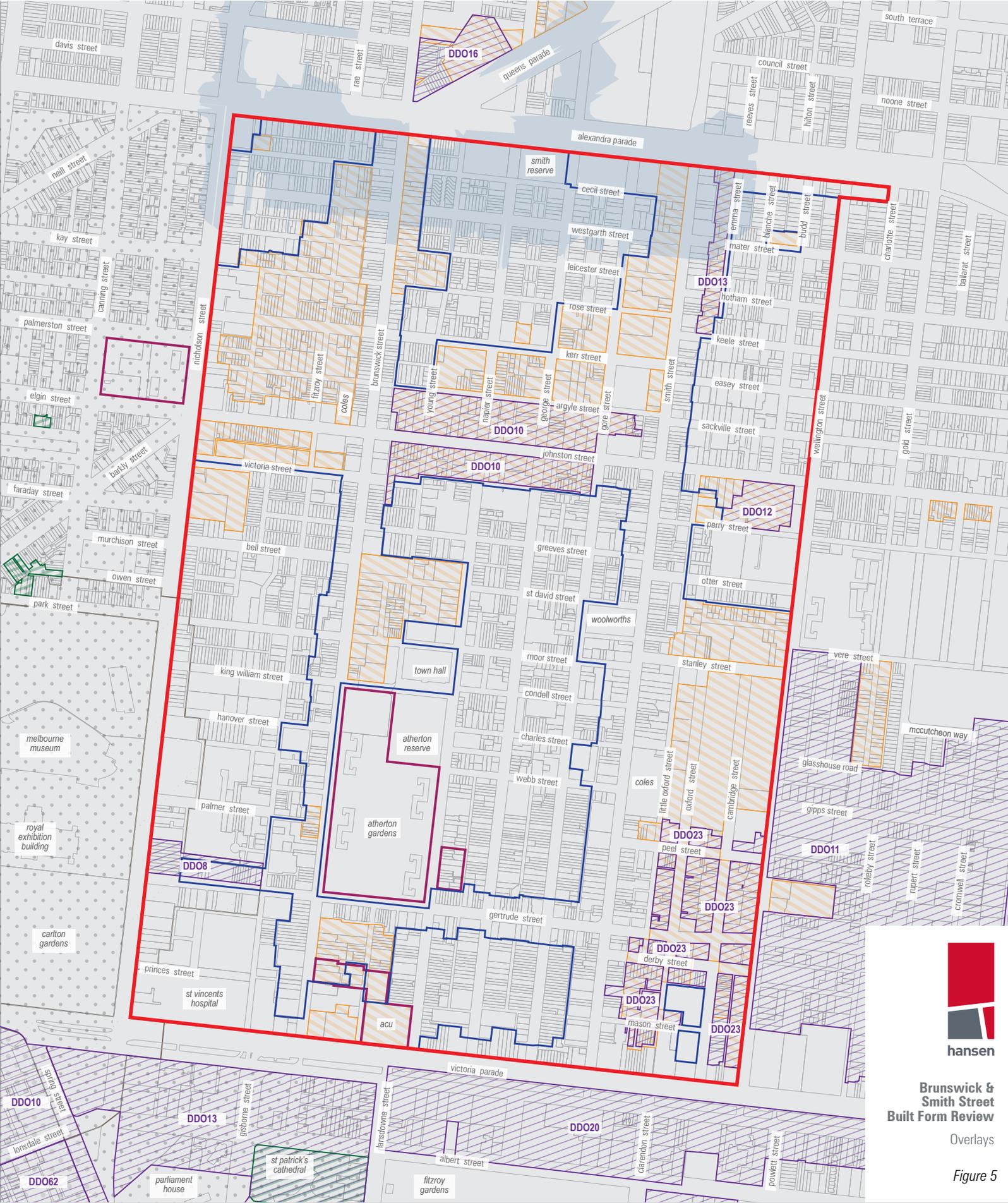
Now applies to properties along the western side of Wellington Street generally between Peel Street and Victoria Parade and properties along Oxford Street and Cambridge Street, generally south of Peel Street and fronting Peel Street, Langridge Street, Derby Street and Mason Street, between Little Oxford Street and Wellington Street.

This interim DDO which endorsed as part of C250 in November 2018 and implements part of the Collingwood Built Form Framework which forms part of this project. Implementing built form controls for this area was prioritised by Council due to development pressure and community sentiment. The current DDO23 is due to expire on 18 October 2020.

It is understood that the Council intention is to implement a permanent DDO23 to replace this interim one. However the ultimate control may differ to the current one.

DDO Summary

All the DDOs which apply within the built form review area, seek development that respects the prevailing low-rise and heritage fabric, while enhancing the street for pedestrian activity. Prevailing streetwall height are to be reinforced with upper levels setback to be recessive.



Legend

- study area
- built form review boundary

Overlays

- Parking Overlay (PO)
- Development Plan Overlay (DPO)
- Special Building Overlay (SBO)
- Environmental Audit Overlay (EAO)
- Environmental Significance Overlay (ESO)

Design & Development Overlay (DDO)

City of Melbourne

- DDO10 General Development Area - Built Form
- DDO13 Parliament Area
- DDO20 Victoria Parade and Albert Street Area
- DDO62 Special Character Area - Built Form (Bourke Hill)

City of Yarra

- DDO08 Fitzroy South
- DDO10 Johnston Street Precinct - West of Smith Street
- DDO11 Gipps Precinct
- DDO12 Former NMIT Site
- DDO13 Emma Street Precinct, Collingwood
- DDO16 Queens Parade (west)
- DDO23 Collingwood South (Mixed-use)

Policy

- World Heritage Environs Area (Refer to clause 22.14)



Brunswick & Smith Street Built Form Review

Overlays

Figure 5

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Special Building Overlay

Applies to properties to the northern extent of the study area, predominantly north of Westgarth Street, between Nicholson Street and Emma Street.

Key Purpose (in relation to built form)

- *To identify land in urban areas liable to inundation by overland flows from the urban drainage system as determined by, or in consultation with, the floodplain management authority.*
- *To ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, is compatible with the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.*

Environmental Audit Overlay

Applies to many properties within the review area, and primarily the MUZ land, given its former industrial use.

Purpose

- *To ensure that potentially contaminated land is suitable for a use which could be significantly adversely affected by any contamination.*

2.3 World Heritage Environs Area

Applies to all properties fronting the Carlton Gardens, with the exception of St Vincent's Hospital.

Objectives

- *To protect significant views and vistas to the Royal Exhibition Building and Carlton Gardens.*
- *To maintain and conserve the significant historic character (built form and landscapes) of the area.*
- *To ensure new development in the area has regard to the prominence and visibility of the Royal Exhibition Building and Carlton Gardens.*

Policy

It is policy to:

- *Retain and conserve individually significant and contributory places, including contributory fabric, form, architectural features and settings, to assist with maintaining the heritage character of the setting and context of the Royal Exhibition Building and Carlton Gardens.*
- *Retain and conserve the valued heritage character of streetscapes to assist with maintaining the heritage character of the setting and context of the Royal Exhibition Building and Carlton Gardens.*
- *Retain the predominantly lower scale form of development which provides a contrast to the dominant scale and form of the Royal Exhibition Building.*
- *Protect direct views and vistas to the Royal Exhibition Building and Carlton Gardens from bordering/abutting streets and other views and vistas to the dome available from streets within the precinct including Gertrude Street, Marion Lane and in Victoria Parade immediately east of the junction with Nicholson Street.*
- *Discourage the introduction and proliferation of permanent structures and items such as shelters, signage (other than for historic interpretation purposes), kiosks and the like around the perimeter of the Royal Exhibition Building and Carlton Gardens in order to:*
 - *Avoid impacts on the presentation of the Royal Exhibition Building and Carlton Gardens, including impacts on axial views along treed alleys and avenues; and*
 - *Minimise inappropriate visual clutter around the perimeter of the Royal Exhibition Building and Carlton Gardens.*



Clause 22.14-2 World Heritage Environs Area (WHEA)

Built Form Implications

- The extensive heritage control coverage in tandem with the heritage gradings of individually significant or contributory demonstrate the heritage importance and dominance within the built form fabric.
- Future controls will need to acknowledge the valued heritage character and ensure development respects the prevailing heritage fabric and sensitively responds to key elements such as streetwall height, streetscape rhythm, architectural expression and transitions to heritage forms.
- Development above the prevailing streetwall height will need to be recessive, through either provision of a setback and/or a clear distinction in architectural treatment.
- Development along Gertrude Street will need to protect existing views toward the Royal Exhibition Building's dome. This will considerably limit the extent (height and mass) of development along the north side of Gertrude Street, west of Brunswick Street.
- Both the SBO and EAO do not have a major implications on future development in terms of overall scale and massing, however they still need to be considered, with the SBO potentially impacting at street level.

KEY FINDINGS

- Broad Heritage Overlay coverage.
- Flooding implications to northern extent.
- Limited built form guidance with discrete DDO areas.
- Industrial legacy impacts to predominantly MUZ pockets.

2.4 Heritage

Heritage Grading

Figure 6 shows heritage gradings associated with existing buildings which are affected by Heritage Overlay. These gradings are categorised into:

Individually Significant

- Most individually significant buildings are clustered generally as follows:
 - along the western side of Brunswick Street (south of Gertrude Street);
 - along Victoria Parade;
 - in the Foy and Gibson precinct at the northern end of Oxford and Cambridge Streets;
 - in the Mac Roberston precinct along Gore Street (between Johnston and Kerr Streets); and
 - the western side of Brunswick Street to both sides of the Johnston Street junctions.
- Most individually significant buildings occupy larger sites associated with former manufacturing business or significant dwellings.
- Other individually significant buildings are located on corner sites. Therefore, visually exposed from multiple vantage points and often being current (or former) pubs.

Contributory

- Most buildings along Brunswick, Smith and Gertrude Streets are categorised as of contributory heritage value.
- They often contain the finer grain traditional 'high street' shops with dwellings above and rear laneway access.

Non-Contributory

- Most non-contributory buildings are concentrated within the mixed use precincts and along the northern side of Johnston Street (between Brunswick and Smith Street).
- Other non-contributory pockets contains commercial/warehouse forms from more recent eras of development – such as the cluster to the north and west of the Fitzroy Town Hall and towards the Nicholson Street end of Rose and Kerr Streets.

Victorian Heritage Register (VHR)

The Victorian Heritage Register lists and provides legal protection for heritage places and objects that are significant to the history and development of Victoria.

There are numerous VHR places within the built form review area. These places are legally protected and cannot be altered in any way without a permit or permit exemption from Heritage Victoria.

This permit is required in addition to any permit issued by Council.

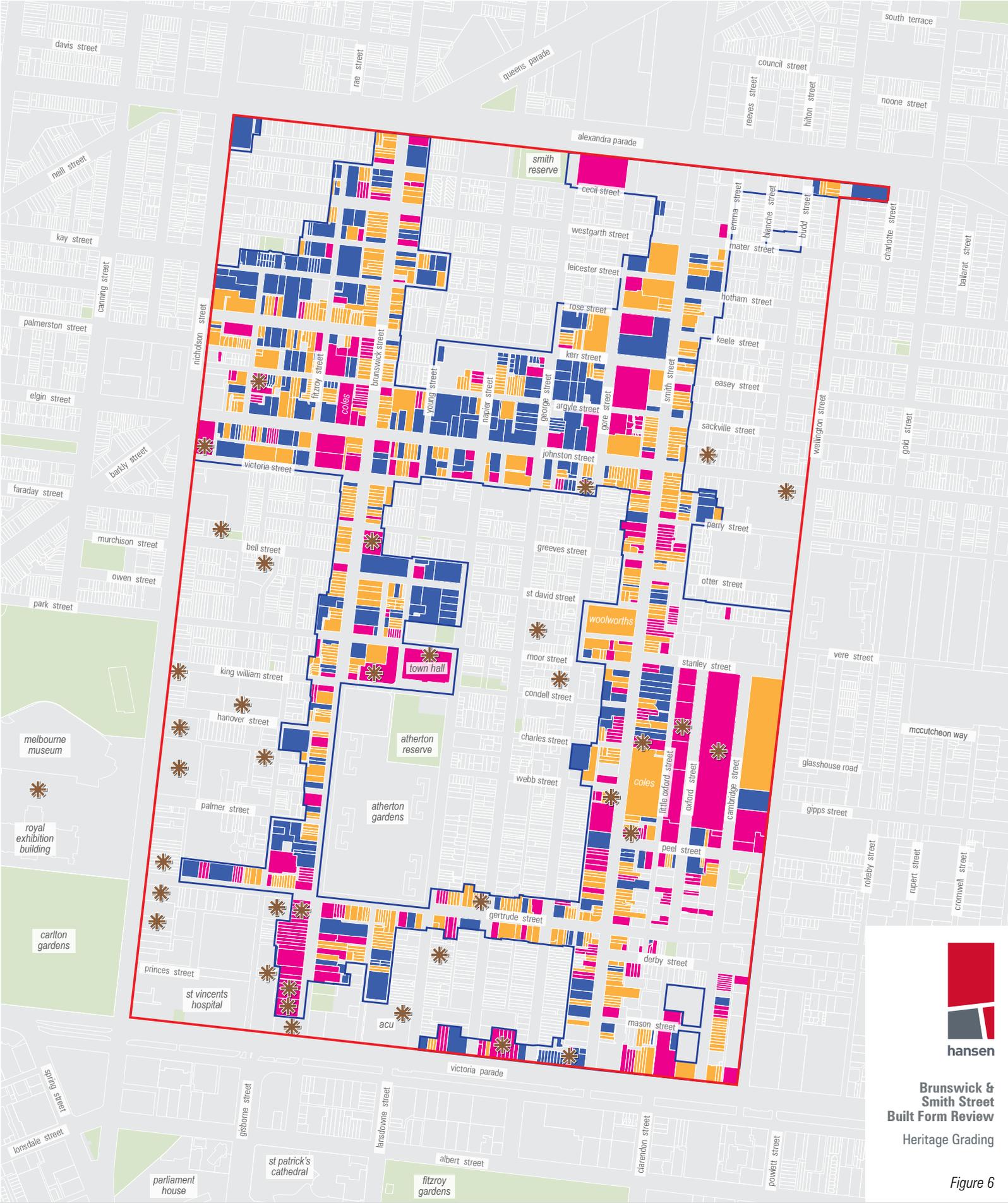
Built Form Implications

Heritage gradings of specific sites or precincts will have implications for future proposed built form. Critical observations area:

- Heritage significance may restrict, or influence future development outcome both on heritage listed sites and adjacent land;
- Development of VHR places require Heritage Victoria approval in addition to Council approval;
- Intact heritage streetwalls and facades dominate the Major Activity Centres;
- The former manufacturing areas centred around the Foy and Gibson and Mac Robertson precincts are characterised by robust industrial buildings and 3-4 storey streetwalls;
- Landmarks and tall structures within the immediate and wider contexts influence the urban structure of linear Activity Centres and their visual relationship and protection of important view lines must be taken into consideration; and
- The requirement for new development on heritage sites to be recessive and not dominate the heritage fabric may influence the ability to achieve upper levels.

KEY FINDINGS

- Notable heritage fabric along the principle commercial spines, which forms a key feature of these streets.
- Greater capacity in the non-contributory heritage cells to the north of Johnston Street.



- Legend
- study area
 - built form review boundary

- individually significant
- contributory
- not contributory
- open space

*Source: Council GIS data



**Brunswick & Smith Street
Built Form Review**
Heritage Grading

Figure 6

Project Ref: 2017.073
 Dwg No.: UDD-006
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3.0 The Place

This chapter of the report documents the physical conditions of the study area.

3.1 Terrain and Slope

- Topographic features within the study area is highly influenced by the high point (at RL 45) and surrounding plateau located at the southern end of Brunswick Street approximate to the junction of Victoria Parade.
- This plateau then gently falls to the north along Brunswick Street to Alexandra Avenue.
- Gertrude Street is largely flat between Nicholson Street (in the west) and Napier Street, then it crests the hill before falling steeply towards to east, down to Smith Street and continues to fall down to Wellington Street.
- A ridge line extents north from Gertrude Street (located centrally between George and Gore Streets) and terminates at St Marks Church.
- The 'Collingwood slope' occurs to either side of Smith Street (between Victoria Parade and Easey Street), with land falling towards the east contributing to the character of the area.
- Land to the north of Kerr and Keele Streets is essential flat and reaches a low point of RL 21 at Alexandra Parade.

Built Form Implications

- Topography will have implications on the scale of development as future forms will have to provide suitable transition in height as land slopes.
- Topography will also impact on streetwall presentations as buildings might need to 'step' ground floors in order to respond to street level.

KEY FINDINGS

- Elevated landform to the south.
- Notable Gore-Napier street ridgeline.
- Collingwood slope to east – enables opens views to hills.
- Lower lying, flat land to the north of Johnston Street.
- Change of visual experience with changing topography.

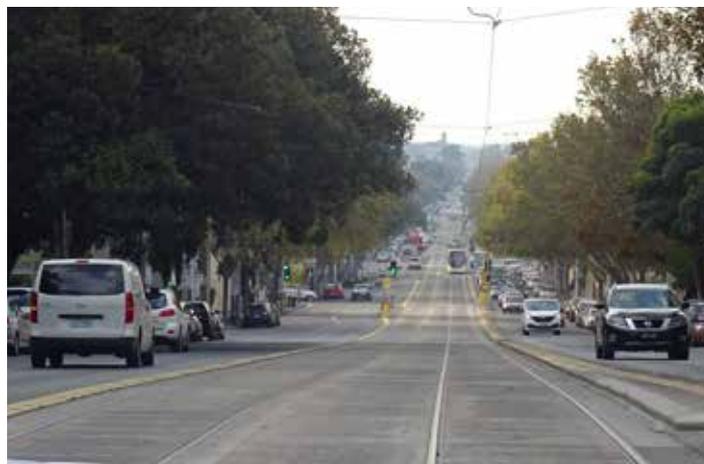
Existing Conditions



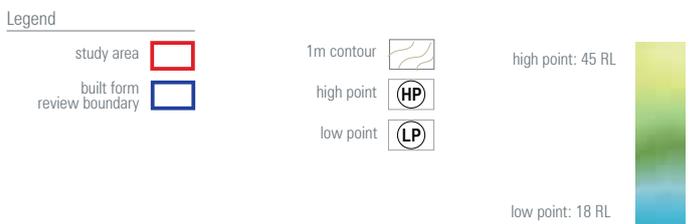
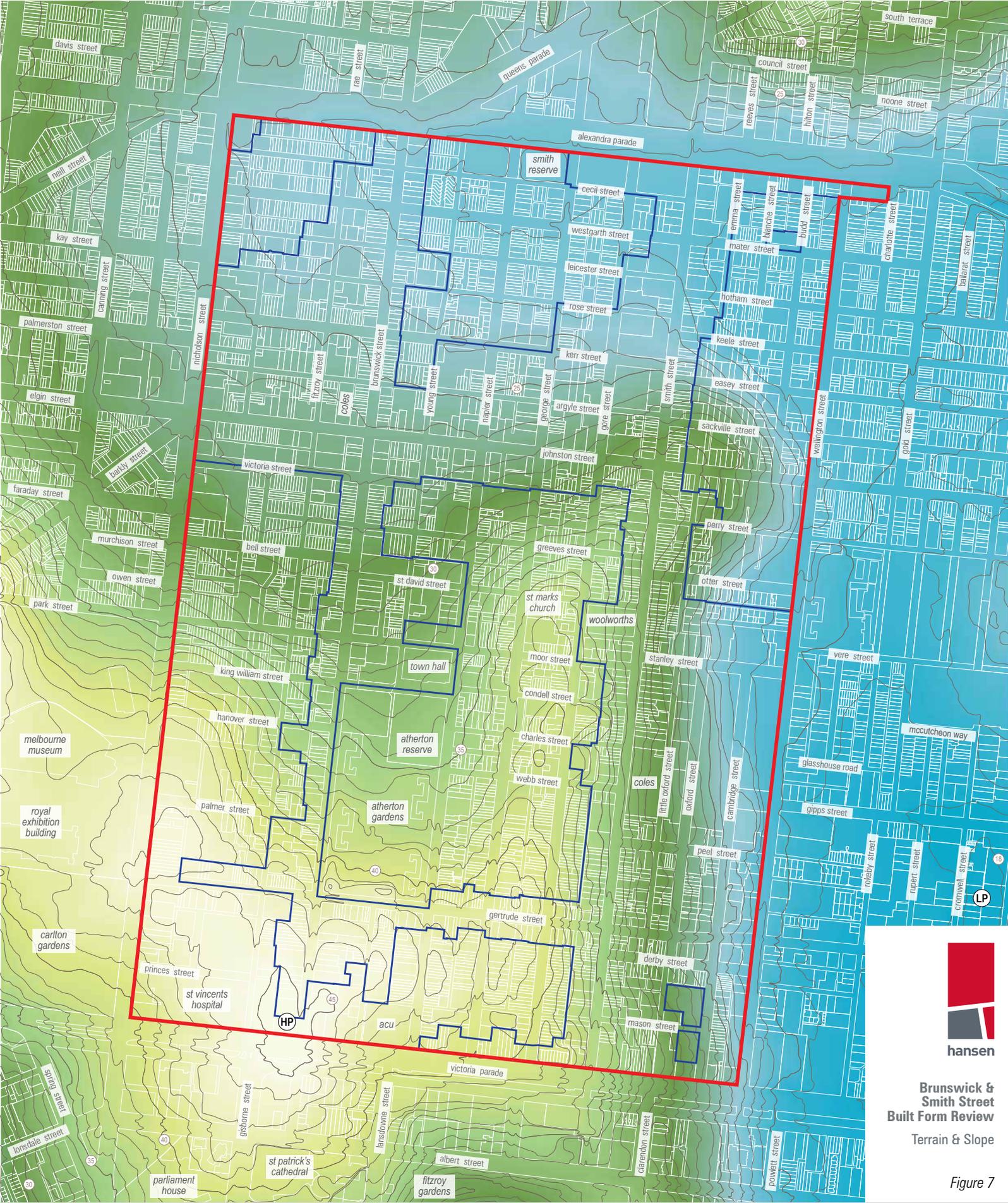
Gentle fall along Brunswick Street to the north



Crest along Gertrude Street, with land falling away to the east



Gradual fall towards the north along Nicholson Street



**Brunswick & Smith Street
Built Form Review**
Terrain & Slope

Figure 7

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3.2 Key View Corridors and Vistas

Key view corridors along the main street spines are 'framed' by traditional streetwalls and terminated by identified landmarks of heritage significances as follows:

- The Brunswick Street corridors is terminated at both ends. To the south by the spine of St Patrick's Cathedral and to the north by the spine of the Hungarian Reformed Church.
- Both the Brunswick Street and Smith Street corridors are characterised by the long stretches of heritage streetscapes that are visually dominate due to a lack of street trees.
- Gertrude Street also comprises stretches of heritage streetscapes, however views to these forms a 'filtered' by the street trees.
- To the west Gertrude Street is terminated by views to the Royal Exhibition Building and Carlton Gardens.
- The Wellington Street corridor is terminated to the north by the Croatian Catholic Church spire.
- Both the Fitzroy Town Hall (on Napier Street) and the St Marks Church (on George Street) are identified as heritage landmarks and their identified primary views will need to be protected, as will primary views to other heritage landmarks as documented in the Landmarks Study.
- The Landmarks Study also identifies other primary views to nearby landmark (outside the study area) which will need to be considered as part of the built form testing.
- Terminating views occur within the review area and primarily to either side of Smith Street in response to the east-west streets which traverse the Collingwood Slope and the offset nature of the street grid pattern. Other east-west terminating views are caused by the prominent social housing 'slab' forms which are aligned in a north-south orientation.
- There are a number of instances of distant views (along east-west streets) from Smith Street across the eastern suburbs of Melbourne to the Dandenong Ranges.
- Distant views and vistas to the Dandenong Ranges (in the east) occur also due to the Collingwood Slope, the views are primarily from Smith Street, looking down east-west streets as the land falls away to the east.
- Confined views are present within a number of streets, due to their significant street tree planting, containing mature trees resulting in a strong avenue effect with canopies meeting in the middle. These streets are mostly within the residential areas and therefore outside of the review boundary.

Built Form Implications

- New development will need to be sited, massed and designed in order to avoid visual encroachment upon the identified landmarks, as seen from the primary view points, consistent with the Landmarks Study.
- Desire to retain prominence of heritage streetscapes, with development sensitively sited and massed to ensure visual primacy of streetwall profiles is maintained.

Existing Conditions



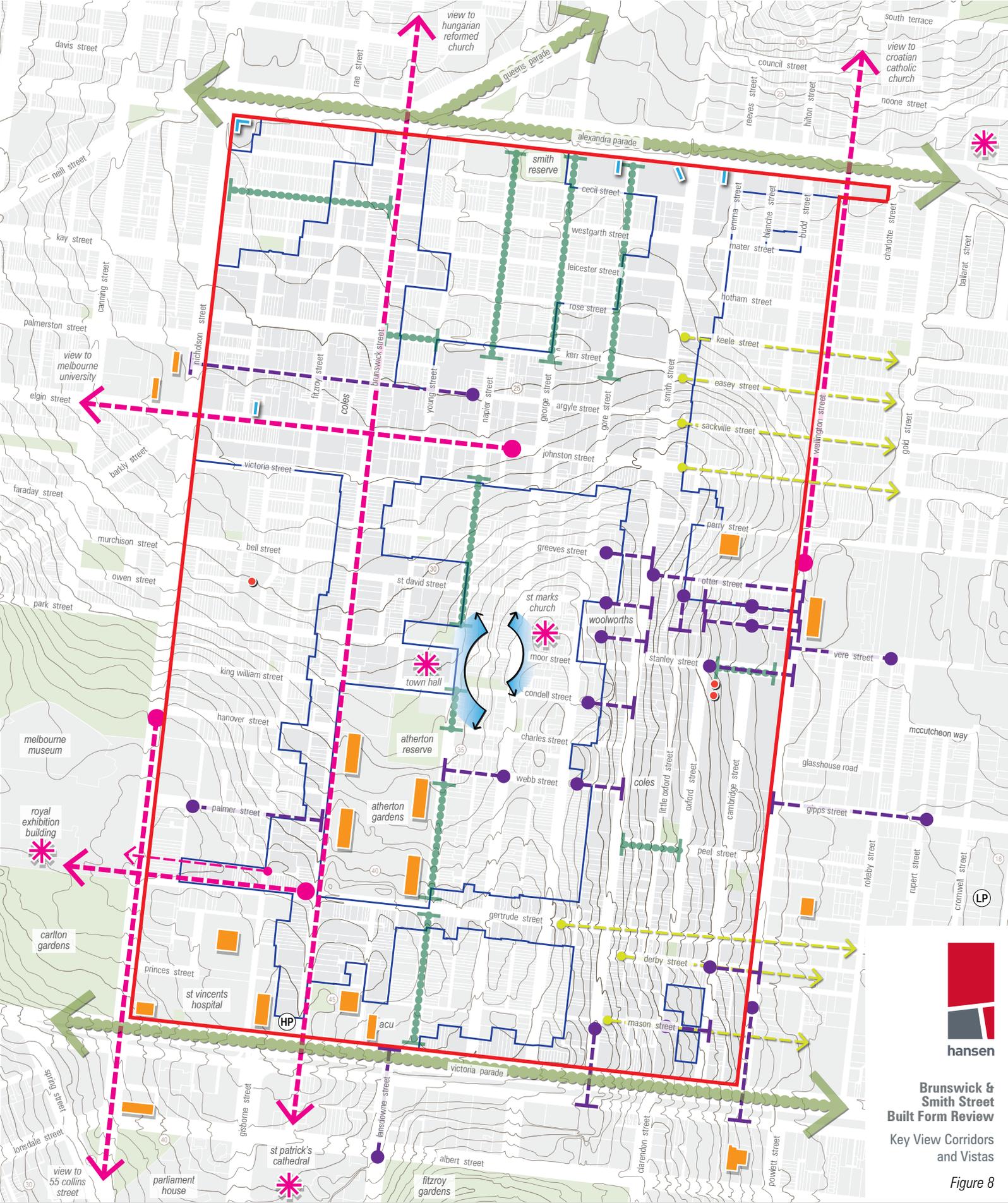
Brunswick Street, looking south towards St Patrick's Cathedral



Gertrude Street, looking west towards the Royal Exhibition Building



Nicholson Street, looking south towards the Melbourne CBD



Legend

study area 
 built form review boundary 

1m contour 
 heritage landmark 
 prominent built form 
 chimneys 
 skysign 

views to landmarks 
 sensitive views to heritage landmarks 
 terminated views 
 confined canopy view 
 distant views to Dandenong Ranges 
 boulevard 

high point 
 low point 
 open space 



**Brunswick & Smith Street
 Built Form Review**
 Key View Corridors
 and Vistas

Figure 8

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3.3 Built Form

Dominant Built Form

The dominant built form character predominantly consists of 2 storey Victorian and Edwardian commercial buildings which are built to the street frontage and side boundaries along the tram corridors of Brunswick, Smith and Gertrude Streets. The largely intact presence of these attached heritage forms creates strong and distinct streetscape character. These traditional shopfront forms are the define the streetwall datum of these significant retail streets, with some scattered taller and more prominent department store forms punctuating the streetscape.

To the east of Smith Street, on the Collingwood Slope, the dominant built form character is clearly defined by the Foy & Gibson complex, comprising large brick industrial buildings which create a strong and consistent streetscape character along Oxford and Cambridge Streets, to the north of Peel Street. These intact heritage streetscapes are a legacy of Collingwood’s industrial past.

The northern end of Smith Street and the western end of Langridge Street are emerging as pockets of taller forms as former industrial and warehouse forms make way for new mixed use apartment developments. These new buildings generally comprise either retained heritage bases or new streetwalls to match the prevailing streetwall profile, while their rising forms are visually prominent of the skyline.

The section of Johnston Street, between Brunswick and Smith Streets is the most varied from a built of character perspective. It comprises a diverse range of building types, scale and forms.

The southern section of Brunswick Street, south of Gertrude Street, consists predominantly of grand terrace residents with small garden setbacks. These 2 storey heritage dwellings create a consistent streetscape character.

Built Form Implications

- Ensure the existing dominant built forms are respected and remain the major contributor of future built form character to maintain sense of place.
- Retaining the heritage streetwall profile and ensuring new streetswalls respect the scale and built form rhythm of the street is critical to maintaining the existing streetscape character.
- The dispersed tall buildings are not the key influence when defining the future built form character



Dominant 2 storey shopfronts along Brunswick Street



Recent development at northern end of Smith Street



Attached 2 storey heritage terraces fronting Brunswick Street

3.4 Tall and Prominent Built Form

There are a number of substantial and prominent buildings within the study area and surrounding it which have a notable visual presence on the area. These buildings are as follows:

- The four Atherton Gardens towers located within the urban block defined by Brunswick and Gertrude Streets, which rise to 21 storeys;
- The St Vincent’s Hospital campus located in the south-western corner of the study area containing numerous taller buildings;
- The Australian Catholic University (ACU) campus located along Victoria Parade (between Brunswick and Napier Street) containing the Daniel Mannix and Mary Glowrey buildings;
- The NMIT building located between Perry and Otter Streets which rises to 8 storeys;
- The social housing tower located immediately outside the study area at 240 Wellington Street, which rises to 21 storeys;
- The Yorkshire Brewery development, also outside of the study area across Wellington Street, which retains the prominent heritage fabric of the former brewery, with 3 new rising forms to a maximum height of 17 storeys;
- The two social housing towers located immediately outside of the study area on the corner of Nicholson and Elgin Streets, which rise to 18 storeys;
- A further social housing tower located immediately outside of the study area, on the eastern side of Wellington Street, which rise to 21 storeys; and
- Orica House – Melbourne’s first skyscraper, located to the south of the study area on the corner of Nicholson and Albert Streets.

KEY FINDINGS

- Importance of the long, grid based north-south views to traditional landmark buildings along Brunswick Street.
- Availability of easterly views from high ground, across the Collingwood slope to the Dandenong Ranges.
- There are a suite of short and intimate views that are in both the residential areas and particularly the Brunswick spine.

Signage and Billboards

There are a few prominent heritage advertising signs within the study area, as follows:

- Patersons – to either side wall of 175 Smith Street; and
- Cox Bro - to the southern side wall of 143 Brunswick Street.

There are also a few advertising ‘billboards’ (wall-signs) within the study area that are part of the existing character of the area, particularly at night time, as follows:

- On the side wall of 207 Wellington Street;
- At 248 Gertrude Street – wrapping open space node on corner of Gertrude and Smith Streets; and
- On side wall of 268 Nicholson Street.

Chimneys and Shot towers

There are a number of heritage chimneys which stand as a reminder of the areas industrial past. These isolated tall and slender structures form local landmarks.

- Clifton Hill Shot tower at the corner of Alexandra Parade and Copper Lane (outside study area), which is identified at Clause 22.03 as an important landmark.
- The Twin brick chimneys at 120 Oxford Street (near the corner of Stanley Street) as part of the Foy and Gibson complex,
- Brick chimney at the rear of 8 Spring Street; and
- Brick chimney at the rear of 8 Cremorne Street.

Built Form Implications

- Need to retain views to these chimneys and heritage signage as much as possible to help keep recognition of the area’s historical landmarks and icons.



Prominent Patersons store and signage along Smith Street

3.5 Existing Building Heights

The study area is generally characterised by low-rise traditional built form of 1-3 storeys (predominantly 2 storey buildings), with taller form located on larger former manufacturing sites clustered around the former Foy & Gibson and MacRobertson precincts. The main street corridors are dominated by 2 storey Victorian and Edwardian commercial buildings, which are built to the street edge and side boundaries, creating strong streetscape definition.

The built form anomalies of the Atherton Garden towers and institutions such as St Vincent’s Hospital, the Australian Catholic College (ACU) and NMIT represent the most prominent built forms, within the study area. While these large buildings do fall outside of the review area, their presence does influence the identity of the area given their visual prominence and function.

As a general pattern there is a strong correlation between lot size and building height, whereby the larger the land size the taller the building. Similarly, taller buildings are also generally located on wider lots, with the finer grain parcelled typically ‘capped’ at 2 storeys.

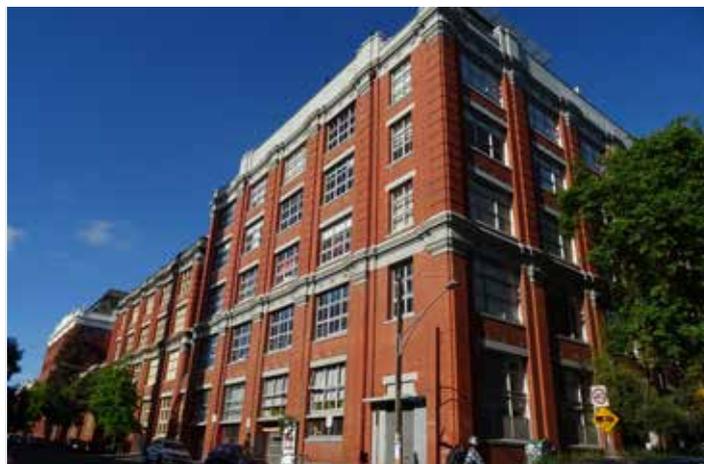
Development interest around the Collingwood Slope has the capacity for change given lack of sensitive interfaces, existing robust built form, broad streets and relatively limited heritage sensitivity. This is evidence in the numerous recent and proposed mixed use/residential developments to the east of Smith Street, and supported by the increased provision of public open space in this area.

Built Form Implications

Understanding the existing built form fabric (pattern) provides an indication for future built form as such built form will need to respond to its context.

Future redevelopment of fine grained heritage shopfronts with upper level residential or office additions may be feasible, provided rear laneway access is available for vehicular access.

Fine grain residential areas will see minimal change in building heights.



Former Foy and Gibson buildings in Oxford Street



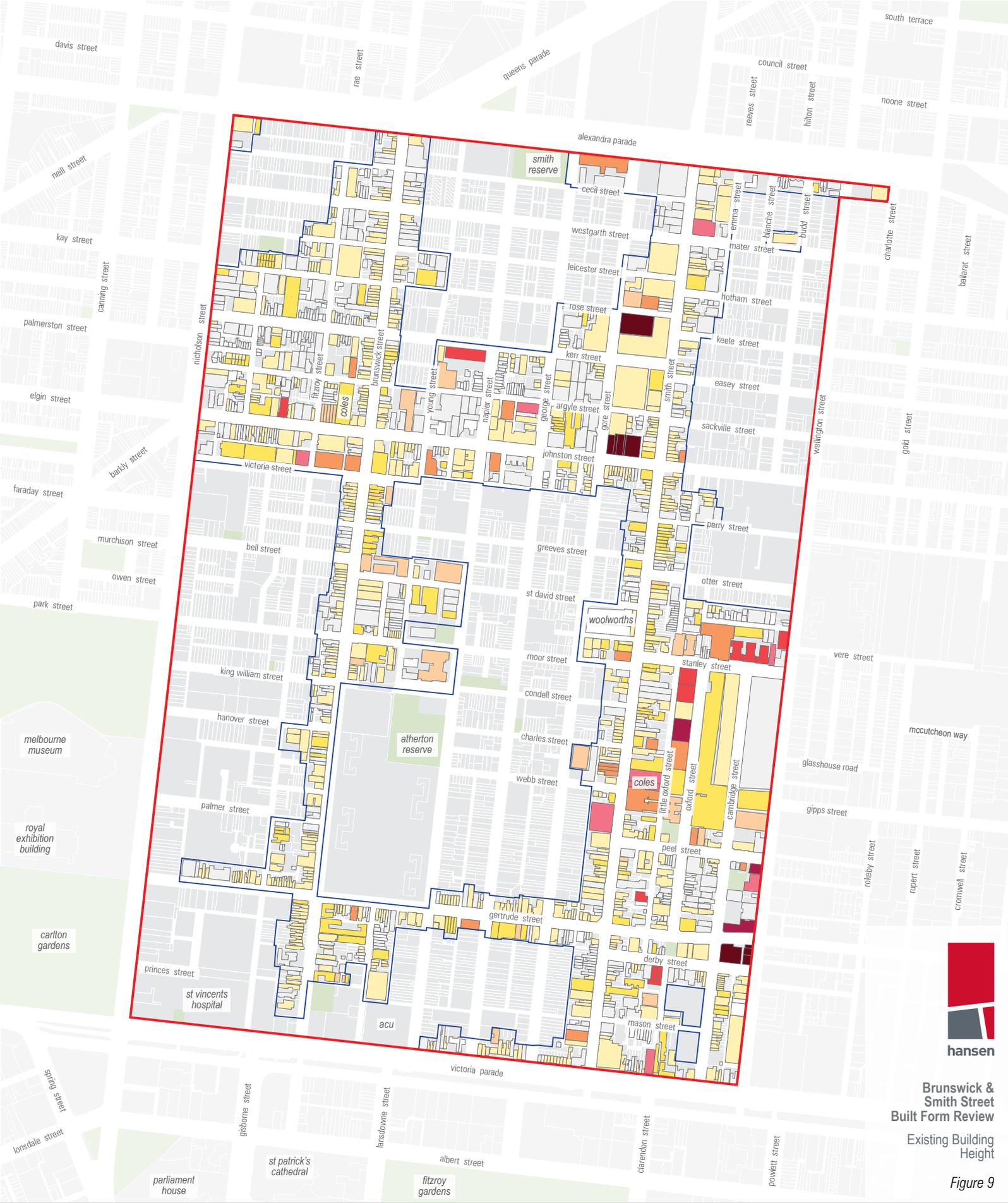
Atherton Garden’s towers as viewed from Gertrude Street (outside Review Area)



ACU as viewed from Brunswick Street (outside Review Area)

KEY FINDINGS

- Predominately low-rise 1-3 storey forms.
- New mixed use infill of a higher scale (7 and 8 storey) to the east.
- Taller traditional building stock, larger format factories / warehouses to the west.
- Large areas of consistent intact traditional commercial street frontages along spines.



Legend

- study area
- built form review boundary

Existing built form		
1 storey (0-4m)	8 storey (22-25m)	
2 storey (4-7m)	9 storey (25-28m)	
3 storey (7-10m)	10+ storey (28m+)	
4 storey (10-13m)		
5 storey (13-16m)		
6 storey (16-19m)		
7 storey (19-22m)		



**Brunswick & Smith Street
Built Form Review**
Existing Building Height

Figure 9

Project Ref: 2017.073
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3.6 Development Approvals

Increasing development pressure has occurred within the study area. Recent applications have tended to occur within the MUZ precincts demonstrate a trend to more intense and taller developments due to a lack of heritage fabric and less sensitive interfaces.

These developments have significantly transformed the built form character of these mixed use pockets from low-rise warehouses forms to mixed use and largely residential forms of generally between 6 to 10 storeys.

There has been considerably less recent development occurring along the ‘traditional’ retail corridors, this is largely a combination of smaller and finer grain land parcels as well as heritage considerations. In addition, some section of these corridors about sensitive residential interfaces which restricts the development potential to the rear of the retail corridors. However, as the development opportunities within the MUZ areas are realised, it is anticipated that the development industry’s focus will shift to these activity spines.

Along Victoria Parade, both St Vincent’s Hospital and ACU, which already comprise larger and prominent institutional forms and in the midst of significant redevelopment and expansion of their operations. While, largely located immediately outside of the review area (and therefore beyond the influence of this project) their recent approvals for high-rise forms will transform the western end of Victoria Parade.

The northern end of Smith Street is another development ‘hot spot’, where the existence of larger sites has aided the realisation of some taller forms. The emerging built form character of these new developments comprises a street wall height that broadly accords with the 2 storey traditional forms with upper levels setback, to be recessive.

Overall there is a strong pattern and clear preference for development on larger sites, which are also located predominately within the mixed use areas due to their industrial past. As the availability of these larger sites diminishes, land consolidation will become more prevalent in order to accommodate larger developments.

KEY FINDINGS

- Strong pattern of development occurring on larger sites
- More development pressure in mixed use areas
- Clear correlation between site size and development height



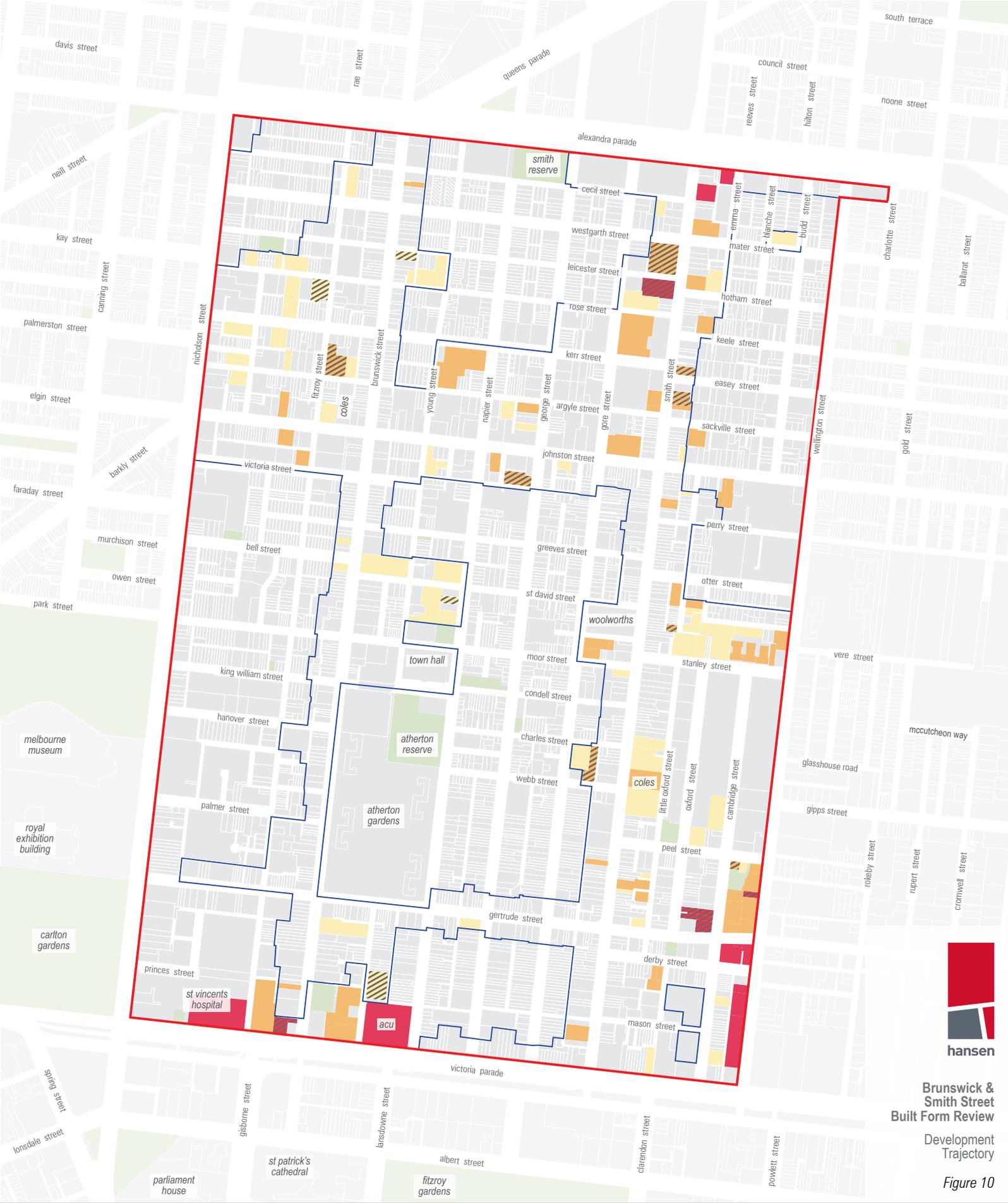
'Holme' at Landridge Street, Collingwood



'Oxley Apartments' on Stanley Street, Collingwood



'Milieu' at 108 Peel Street, Collingwood



**Brunswick & Smith Street
Built Form Review**
Development
Trajectory
Figure 10

Legend

- study area
- built form review boundary

Approved, Under Construction and Recent Developments		Proposed Developments
Up to 6 storeys	Up to 6 storeys	
7-10 storeys	7-10 storeys	
More than 10 storeys	More than 10 storeys	

Project Ref: 2017.073
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3.7 Public Realm and Open Space

The study area lacks sufficient open space provision. While its proximity to significant parks within the City of Melbourne to some degree offsets this green space provision it is considered that addition open space and enhanced public realm is required to complement the increased local population and anticipated future growth.

There are a number of existing open spaces are identified within and around the study area and the protection of these key open spaces is critical in shaping future urban form.

Given the general lack of open space, the importance of the footpaths along the retail spines is heightened. This is reinforced by the more recent provision of public space nodes at corner locations along both Brunswick and Smith Streets which provide important spaces for pedestrians to pause and rest. These spaces are typically extensions to the footpath and provide small urban spaces, incorporating bespoke streetscape furniture.

Existing canopy vegetation within the residential streetscapes also offer high amenity and contribute significantly to the leafy green character of these desirable Fitzroy streets.

Existing canopy vegetation within the surrounding arterial roads and central median also offer high amenity and contribute substantially to the landscape character of the area. As a significant streetscale feature such boulevard trees should be acknowledged and protected. These include the central medians of Alexandra Parade (between Nicholson Street and Gold Street) and Victoria Parade (between Nicholson and Hoddle Street).

Built Form Implications

- Need to ensure that future developments do not compromise the amenity of existing public open spaces and public space nodes by avoiding additional overshadowing of these spaces.
- Consider the design of developments abutting existing public open spaces to ensure appropriate visual interaction and provision of passive surveillance.

KEY FINDINGS

- Lack of principal public open space provision.
- The sensitive NRZ areas have generous canopy tree cover.
- Pedestrian concentrations are aligned with key land use functions.
- Lack of street trees along commercial spines and in some MUZ streets.

Existing Conditions



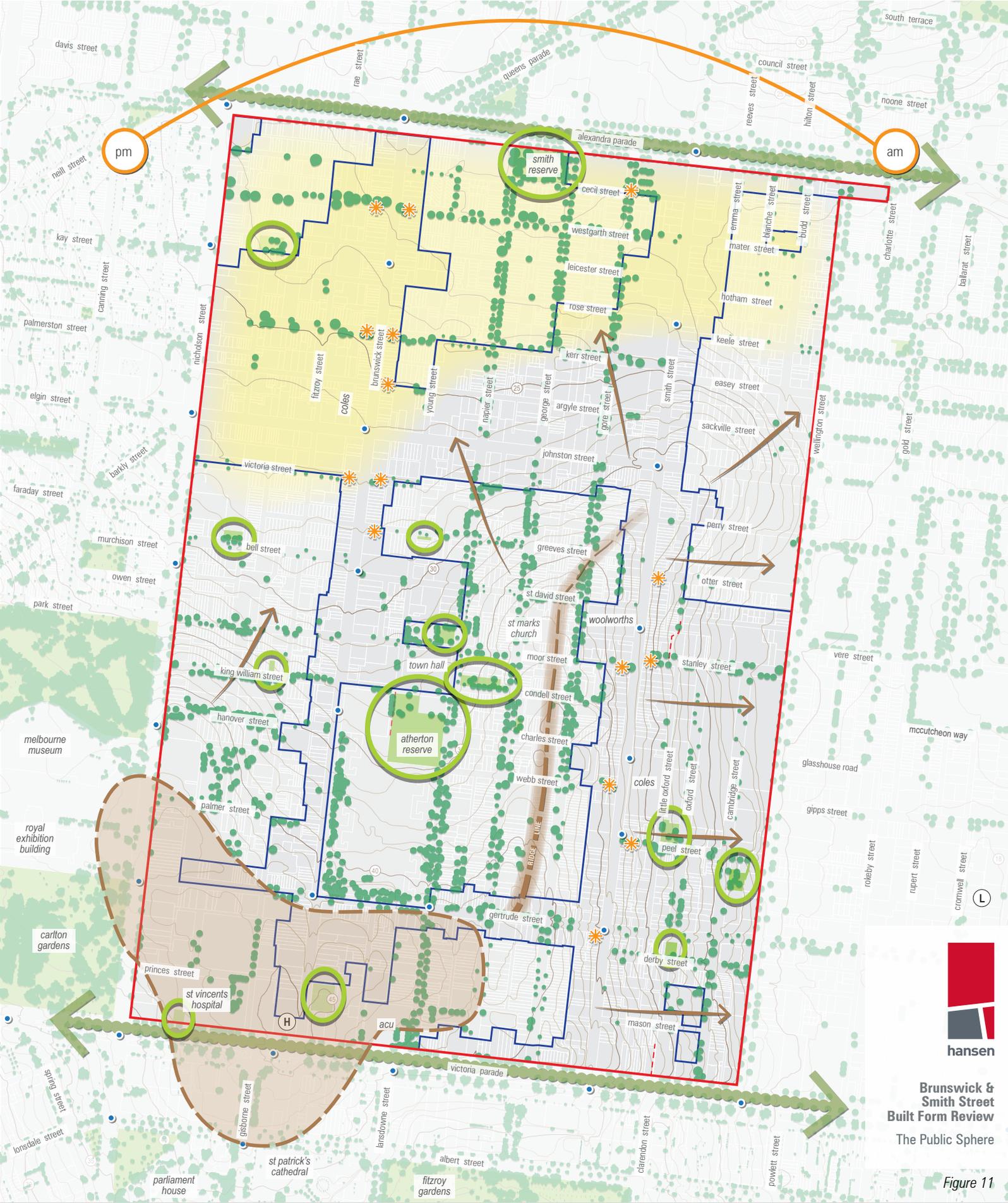
Cambridge Street Reserve



Oxford Street Reserve



Pause place at corner of Brunswick and Westgarth Streets



- Legend**
- study area
 - built form review boundary
 - tram stop
 - pedestrian link
 - public space node
 - boulevard
 - street tree
 - open space
 - plateau
 - ridge
 - direction of slope
 - high/low point H
 - flat land



**Brunswick & Smith Street
Built Form Review**
The Public Sphere

Figure 11

Project Ref: 2017.073
 Dwg No.: UDD-009
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3.8 Subdivision Pattern

Predominately the subdivision pattern reflects the area’s initial era of development, which dates from the 1839.

The study area comprises of varied allotment sizes which facilitate development of diverse building types and land uses. The subdivision pattern typically has a robust and permeable street grid pattern, arranged into regular urban blocks with provision of rear lanes (for nightcart access).

The exception to this pattern is on the Collingwood Slope, where large lots prevail (due to the areas manufacturing past) and in the south-west corner (of the study area) where the St Vincent’s Hospital and ACU campus has over time eroded the original finer grain subdivision. The other obvious exception is the Atherton Garden precinct, where a regime of ‘slum clearance’ during the 1970s completely removed the original subdivision and created a ‘super block’.

Lot Sizes

Within the Review Area, the majority of lots size are less than 600m² in size. These fine grain lots are generally located along either the main street spines or within residential side streets. Larger lots 601m² to 1,200m² are distributed throughout the Review Area, with distinct clusters within the mixed use areas, along Johnston Street and to either end of Smith Street. These more moderate grain lots often occupy corner positions. There area approximately 70 lots greater than 1,200m² in size. These lots typically reflect their industrial, department store or civic history.

Built Form Implications

- Smaller and often narrower lot dimensions often correlate to a fine grain streetscape presentation.
- Larger lots can more readily accommodate vehicle access and storage associated with apartment development.
- Variety of lot sizes in mixed use pockets could create diversity in future character.
- Consolidation of lots could lead to the creation of broader facades, eroding the prevailing fine grain streetscape rhythm.

KEY FINDINGS

- Proliferation of larger lot sizes in MUZ pockets.
- Intricate fine grain spines.
- Diverse pattern along Johnson Street



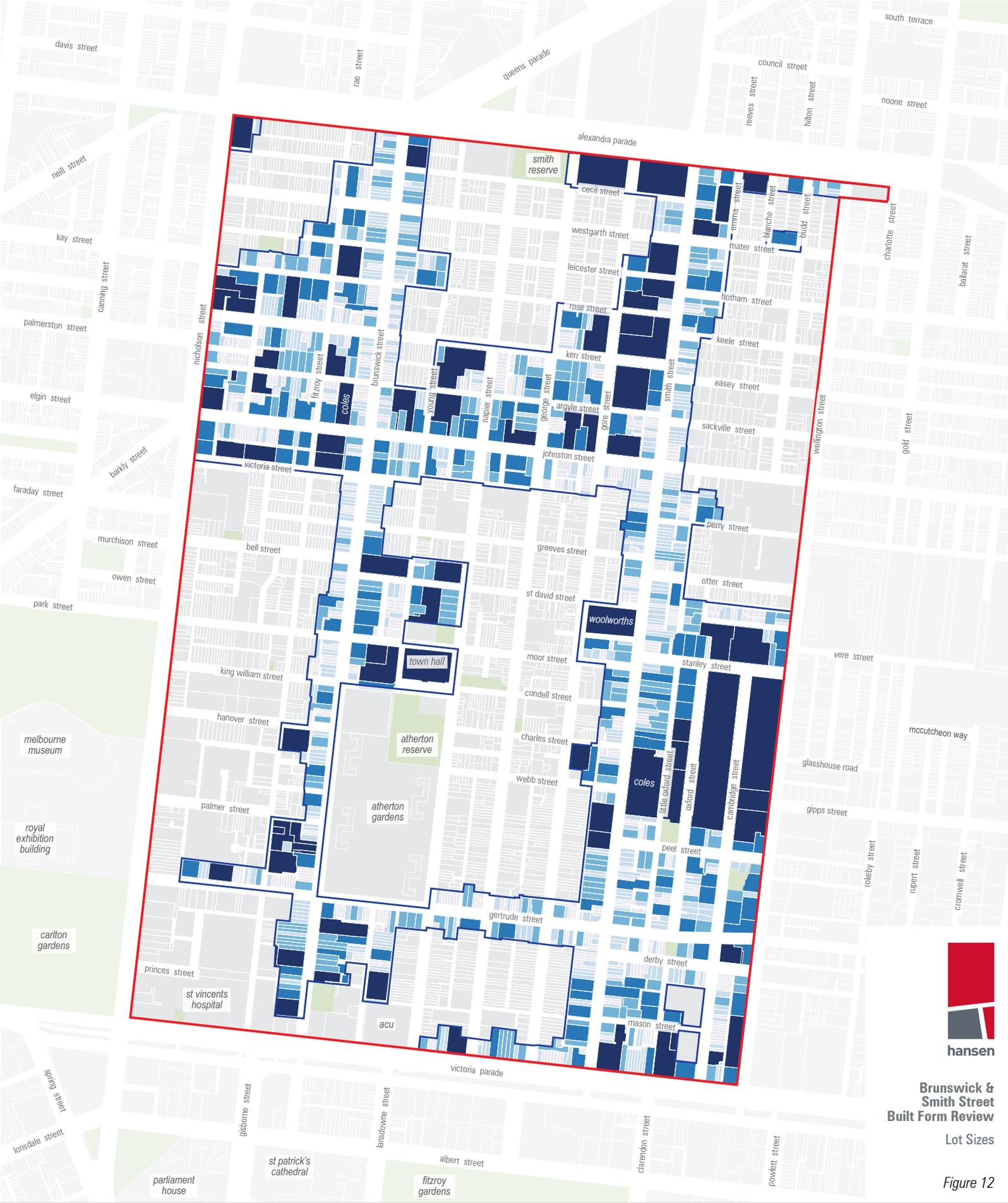
Small lot at 15 Johnston Street



Medium lot at 107 Johnston Street



Large lot at 95 Victoria Street



**Brunswick & Smith Street
Built Form Review**

Lot Sizes

Figure 12

Legend

- study area
- built form review boundary
- extra small (<150m²)
- small (150-300m²)
- medium (300-600m²)
- large (600-1200m²)
- extra large (>1200m²)
- open space

Project Ref: 2017.073
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Frontage Width

Predominately, the 'traditional' retail corridors comprise a finer grain subdivision pattern of frontage widths less than 12m. These properties generally accommodate traditional shop front buildings with a shop presenting to the street and dwelling above. However, and particularly along Smith Street, this finer grain rhythm is interspersed with broad, 'extra large' frontages which are a legacy of the street's early role as Melbourne's prime retail strip centred around the Foy & Gibson departments stores. Also, to the north of Johnston Street, Smith Street has a generally larger grain. This is clear evidence of this section of the street's industrial past with the MacRobertson factory buildings still a prominent component of local character.

Brunswick, Smith and Gertrude Streets are dominated by smaller lot widths, contributing to a fine grain streetscape rhythm.

The mixed use areas comprise a diversity of lot widths, with no regular pattern of grain or streetscape rhythm clearly evidence. Given, the mix of frontage widths these areas overall present a moderate grain, comprising both heritage dwellings and industrial warehouses side by side.

The former industrial areas are clearly evident, the large factories often consolidated land and dissolved the original subdivision pattern. The former Foy & Gibson and MacRobertson factory complexes resulted in entire urban blocks being consolidated.

Built Form Implications

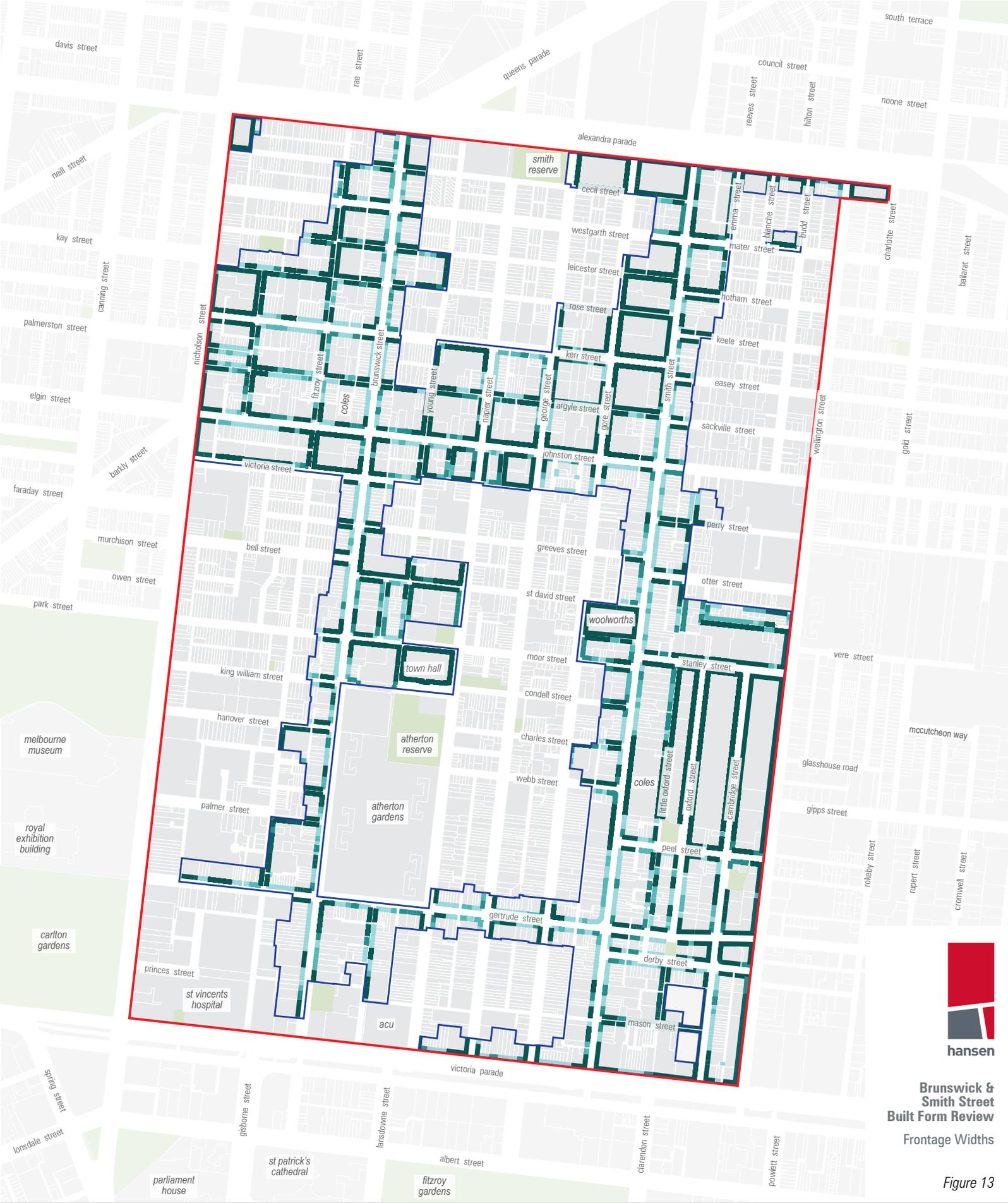
- Fine grain rhythm is major contributor to the overall streetscape character, particularly along Brunswick, Smith and Gertrude Streets and will need to be retained.
- Larger lot frontages need to ensure articulation and modulation to appropriately 'break up' form to reflect prevailing character.
- Fine grain subdivision pattern within the Brunswick and Smith Street Activity Centres is representative of the special character that defines these heritage commercial strips and must be protected and enhanced.
- Small and narrow lots, particularly along the commercial strips will limit development potential for single sites. Therefore, lot consolidation might be needed in order to redevelop. Maximising ground level activation and ground level presentation to establish an inviting and high amenity urban environment while retaining the heritage fabric is a key influence in shaping the future urban form along Brunswick, Smith and Gertrude Streets.

KEY FINDINGS

- Fine grain pattern along principal spines.
- Moderate grain in MUZ pockets.
- Broader frontages found in 'back blocks' - former industrial areas.



Extra large frontage width at 152-160 Smith Street



**Brunswick & Smith Street
Built Form Review**
Frontage Widths

Figure 13

Legend

study area	
built form review boundary	
small (0-8m)	
medium (8-12m)	
large (12-18m)	
extra large (>18m)	
open space	

	Project Ref:	2017.073
	Dwg No.:	UDD-011
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Lot Depth

The lot depths vary greatly across the study area. However, the analysis revealed that the majority of lot depths are between 20m and 30m. Given the regular grid pattern of the subdivision lot depths are generally consistent within each urban block. There are some scattered areas of shallow (less than 10m deep lots) which relate to either more recent subdivision activities, creating smaller units developments or the provision of sub-stations.

Otherwise, the deepest lots (50m+) correlate with the manufacturing past of the area and signify both the Foy & Gibson and MacRobertson's factory complexes.

Built Form Implication

- Deeper lots are often more able to accommodate changing built form as the off-site impacts can be minimised and managed. These lots are predominantly located in the MUZ pockets and generally clustered around the Collingwood Slope or Kerr Street precinct.
- Deeper lots may need guidance in relation to building separation to minimise amenity impacts within developments.
- Site with rear access for vehicles are more desirable.
- Development on deeper lots may need guidance to ensure it does not overwhelm smaller lots and undermine the character of the area.
- Shallow lots need to take sensitive interfaces more strongly into consideration to avoid awkward rear boundary transitions.



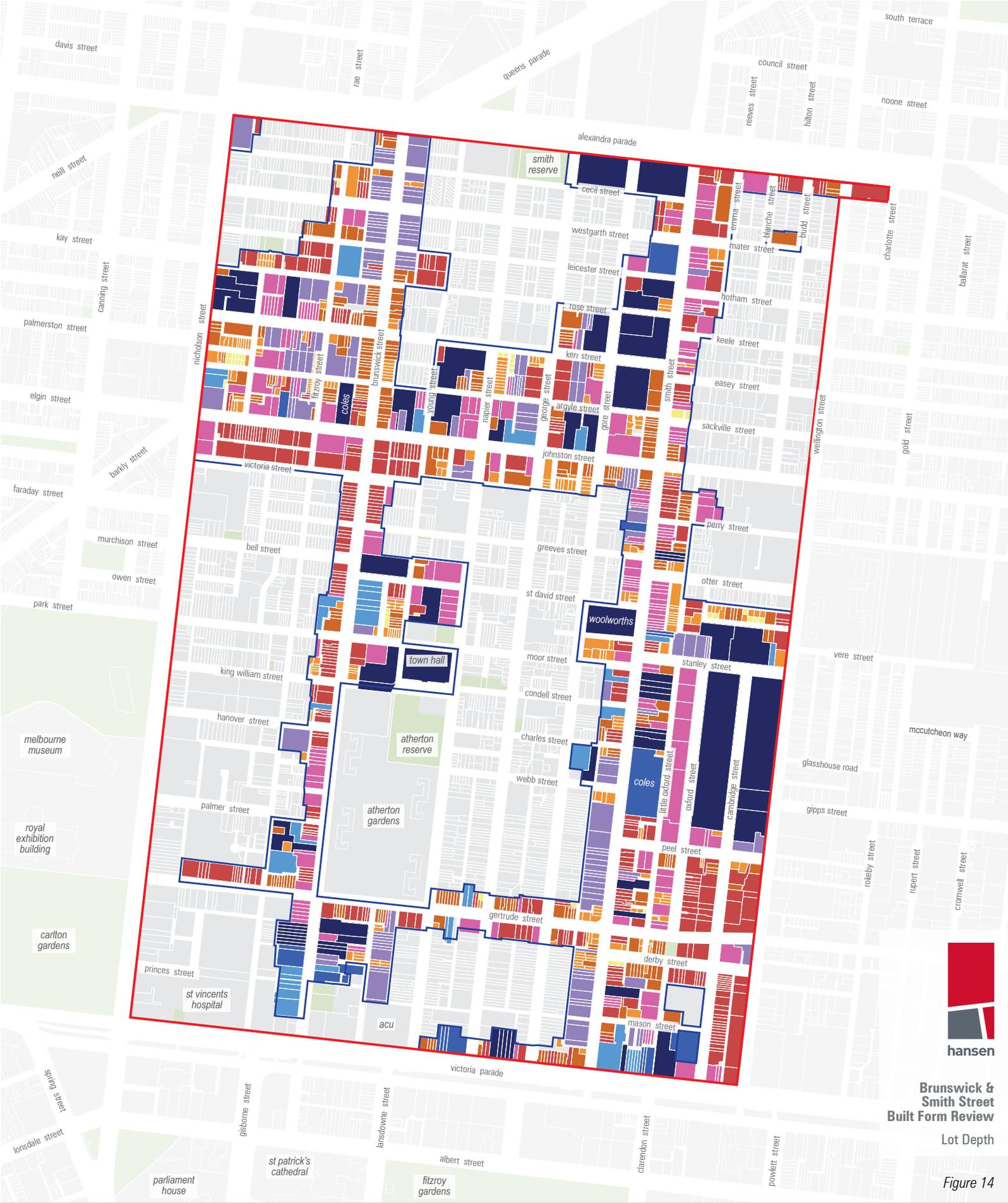
20-25m deep lots on south side of 152 Johnston Street



35-40m deep lot on western side of Smith Street

KEY FINDINGS

- Majority of depths between 20m and 30m.
- Isolated pockets of shallow lots to rear of main spines.
- Deeper lots reflect industrial past.



**Brunswick & Smith Street
Built Form Review**

Lot Depth

Figure 14

Legend

- study area
- built form review boundary

0-5m 	35-40m
5-10m 	40-45m
10-15m 	45-50m
15-20m 	50m+
20-25m 	
25-30m 	
30-35m 	

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3.9 Land Use

The study area contains a diverse land use mix which reflects its varied allotment pattern. The four main street spines (of Brunswick, Smith, Gertrude and Johnston Streets) are evident by their predominantly commercial/retail/office land use designation. Scattered across the study area and often on corner lots are pubs/taverns, with a clear concentration along Brunswick Street (north of Johnston Street).

The built form review area comprises a large network of activities and incorporates two Major Activity Centres (MACs) of Brunswick Street and Smith Street, as well as one Neighbourhood Activity Centre (NAC) being Gertrude Street. These different linear active streets perform different 'roles' from a land use perspective. Brunswick Street has a high proportion of restaurants, cafes, and licensed venues evidence of its nightlife. Smith Street has a high proportion of retail shops, anchored by two full line supermarkets and link to the streets history as the City's prime shopping strip. In many ways, Gertrude Street is a continuation of Smith Street, with retail and cafe uses prevailing and following the tram provision. Johnston Street is more mixed, comprising a bit of everything with showrooms and offices being the predominant use.

There are three emerging mixed use precincts where contrasting uses from warehouse/factory sit next to more recent mixed use and apartment developments. Generally these developments occupy the larger allotments, demonstrating that the 'lowest hanging fruit' is being capitalised on first.

Within the mixed use areas there are also pockets and isolated residential dwellings scattered amongst the warehouse forms and recent developments.

Otherwise, there is a concentration of civic and community activities which cluster around the edges of the Atherton Gardens estate.

Built Form Implications

- Land uses contribute to role and function of a place, eventually influencing social/pedestrian experience, character and identity.
- Land use has implications on the layout, access and servicing requirements.

KEY FINDINGS

- 3 Emerging mixed use 3 pockets.
- Concentration of civic and community activities in and around Atherton Gardens.
- Unknown upper levels uses within traditional commercial buildings.

Existing Conditions



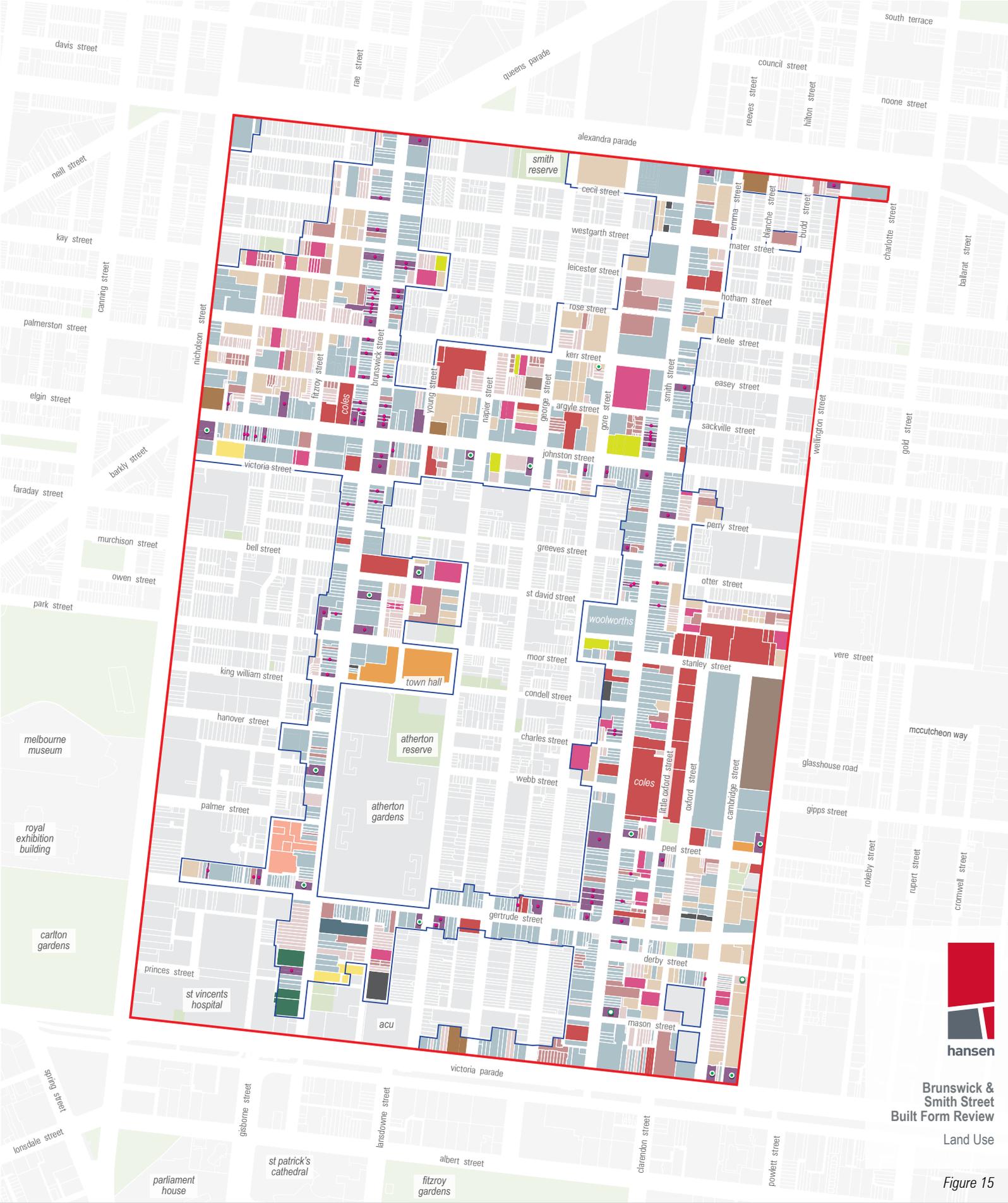
Traditional shopfronts in Smith Street



Terrace housing in Argyle Street



Woolworths supermarket on Smith Street



**Brunswick & Smith Street
Built Form Review**
Land Use

Figure 15

Legend

study area		commercial/ retail/ office		community		attached townhouse (contemporary)	
built form review boundary		pub/ tavern		service station		standard residential	
		warehouse/ factory		transport/ utilities		pub	
		education		vacant (future development)		pub building	
		hospital		aged care		licensed venue	
		car park		mixed use- residential			
		hotel		apartment residential			

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3.10 Streetwall Heights

Streetwall presentation is a major contributor to the established character and identity of these streets. It provides the spatial definition of these corridors that defines them and reinforces the continuous and linear nature of the street edge.

The traditional retail corridors of Brunswick, Smith and Gertrude Streets and the section of Johnston Street (west of Brunswick Street) comprise predominately consistent streetscapes, primarily due to their 2 storey (traditional) heritage streetwalls and zero setbacks.

Smith Street’s streetwalls do slightly vary in parts (south of Stanley Street) due to the legacy of the original department store forms and (to the north of Kerr Street) where industrial uses and factories evolved.

In order to maintain the prevailing streetwalls heights along these consistent streetscapes, to date newer forms often incorporate a ‘contemporary’ 3 storey streetwall in order to match the height of the ‘traditional’ 2 storey form.

Within the mixed use areas and the section of Johnston Street, between Brunswick and Smith Streets, the streetwalls a more varied in height (and setbacks) which results in a more mixed built form character. This diversity in built form defines these sections of their respective streets and differentiates them from the more consistent stretches.

The areas which contain the higher and more ‘robust’ streetwall presentations are predominately as a result of former industrial uses, where either the heritage factory streetwalls retain or have been replaced by new streetwalls (around 4 storeys) in height. This is particularly strong along the streetscapes of Oxford and Cambridge Streets as a result of the Foy & Gibson complex.

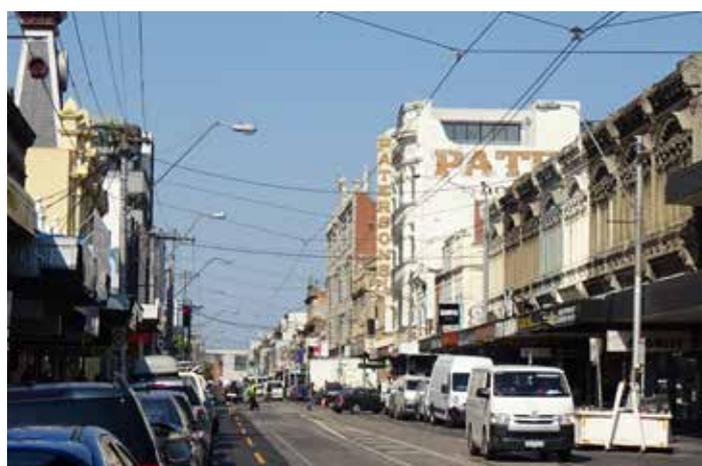
Built Form Implications

- Streetwall definition highly contributes in defining the streetscape character and pedestrian experience.
- Heritage streetwalls need to be retained and future developments need to be recessed to retain dominant streetscape character and three dimensional form as viewed from the public realm to avoid ‘facadism’.
- New streetwalls need to respect and not dominate neighbouring heritage context
- Significantly influences the overall height of new development to ensure it does not visually dominate the existing streetwall character when viewed from opposite side of the street.

Existing Conditions



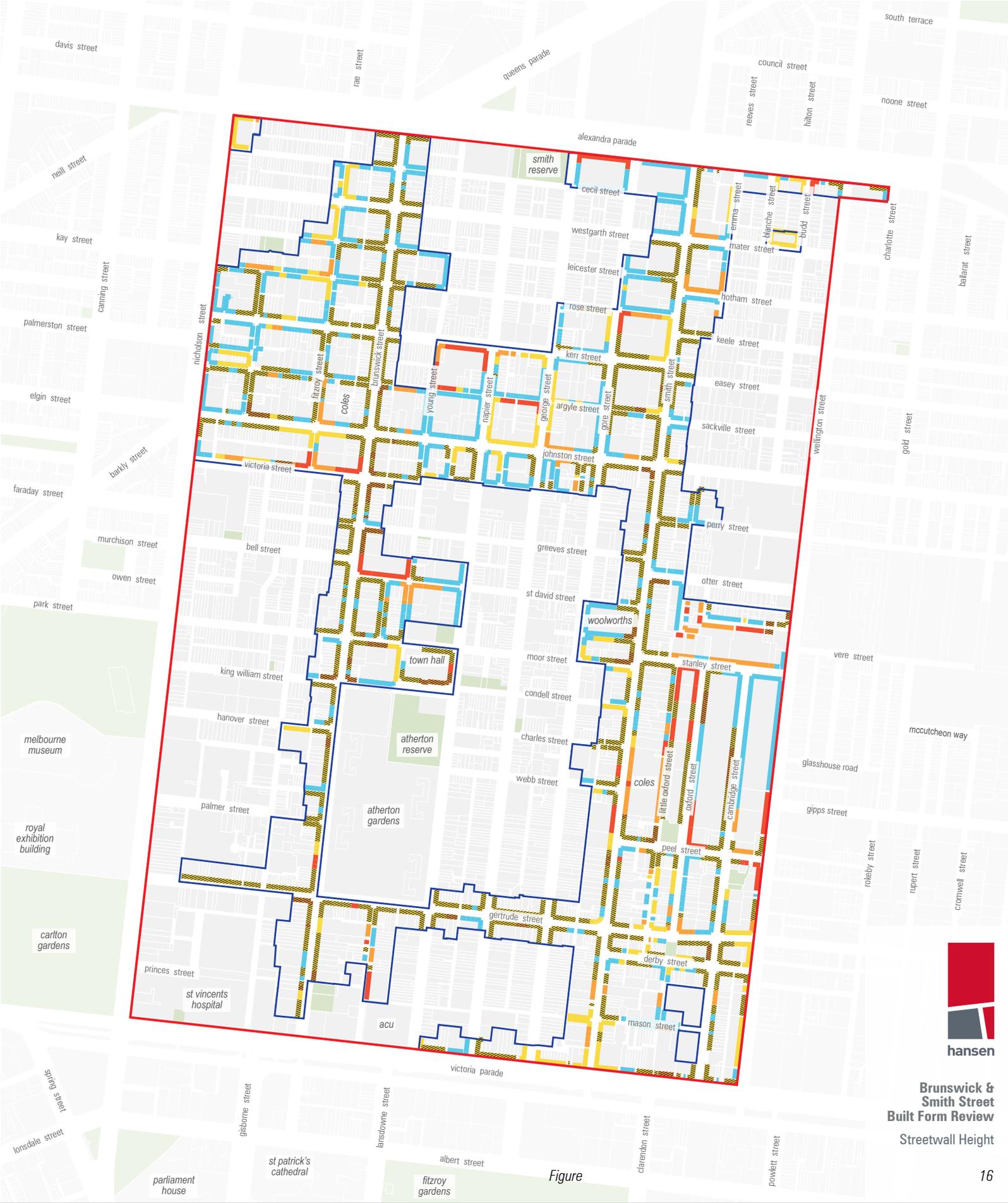
2 Storey traditional streetwalls along Brunswick Street



Varied streetwall presentation along Smith Street - south of Stanley Street

KEY FINDINGS

- Predominantly consistent 2 Storey streetwall to retail strips
- Sections of higher streetwall to reflect robust factory forms
- More varied streetwall to Smith Street - south of Stanley Street



Figure



Brunswick & Smith Street
Built Form Review
 Streetwall Height

Legend

study area	
built form review boundary	
1 storey	
2 storey (contemporary)	
2 storey (traditional)	
3 storey (contemporary)	
3 storey (traditional)	
> 4 storey	
open space	

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3.11 Access and Movement

The study area is bounded by arterial roads to three sides with Nicholson Street (to the west) and Alexandra and Victoria Parades (to the north and south). Johnston Street is the only other VicRoads road within the study area, however it is classified as a main road – not an arterial.

Both Alexandra and Victoria Parades have a generous road reservation width of 60m or greater and present boulevard treatments comprising wide central medians and significant avenue planting. Victoria Parade also accommodates tramlines within the central median.

Tram services

The study area is well served by public transport primarily in the form of trams which run along:

- Victoria Parade (routes 12 and 109);
- Nicholson Street (routes 86, 95 and 96);
- Gertrude Street (route 86);
- Brunswick Street (route 11 and 112); and
- Smith Street (route 86).

These tram routes enable direct connections to Brunswick, Box Hill, Bundoora, Docklands, Melbourne CBD, Port Melbourne, St Kilda, and Victoria Gardens.

Bus services

The following bus routes operate along:

- Victoria Parade 302, 303, 305, 309 313, 315, 318, 340, 684, and 905-908;
- Johnston Street 200, 201, 203, 205 and 207; and
- Alexandra Parade 546.

Principle Bicycle Network

The suburbs of Fitzroy and Collingwood enjoy excellent cycle provision (on paper) with the Principle Bicycle Network is located:

- along Brunswick Street;
- along Napier Street;
- along Wellington Road;
- along Alexandra Parade;
- along Johnston Street;
- along Gertrude Street; and
- along Victoria Parade.

However, cyclists have space along these streets with all other road users and it is generally considered to not be a safe environment for cyclists. Wellington Street comprises the only on-street (Copenhagen style) cycles lane within the study area.

Laneways

The study area benefits from the existence of many laneways, which perform an important service function in providing vehicle access to the rear of properties. This is particularly important for properties which front the main 'retail spines' of Brunswick, Smith, Gertrude and Johnston Streets as it enables the presentation of continuous shopfronts to the street, which servicing and loading functions occurring to the rear.

The role of laneways is further heightened due to both the tram provision or VicRoads control along the main streets. In both instances this makes it also impossible to gain vehicle access from the street frontage. As a result, properties which has access to a second street frontage or a laneway are more likely to develop.

Traffic Group (Traffic Engineers) have undertaken an audit of all of the laneways within the study area. The purpose assess the existing conditions and provide an overview as to how laneways can be upgraded to accommodate additional vehicle movement and functionality. This audit classifies the laneways into three categories (unconstrained, partially constrained/minor improvements required and highly constrained/challenging to remedy) and provided traffic management recommendations to enhance movement within the constrained laneways.

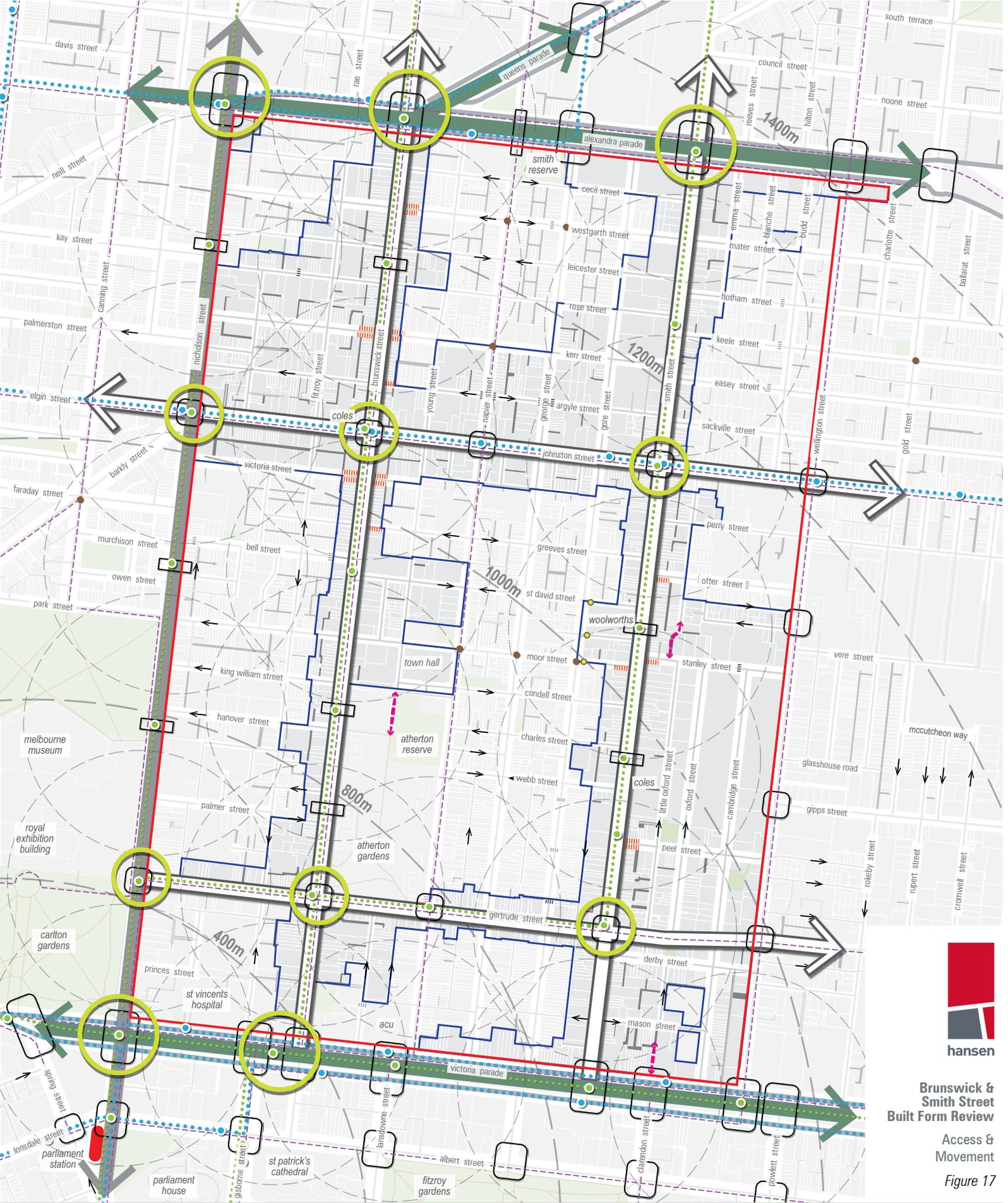
For further detailed please refer to the Traffic Group memorandum dated 6th October 2017.

Built Form Implications

- The high levels of public transport accessibility enjoyed by the built form review area facilitates growth and urban consolidation.
- The provision for cyclists and end of trip facilities should be encouraged and provided for in new developments.
- The presence of laneways or multiple street frontages to provide vehicle access greatly aids the development viability and provides flexibility within the design in terms of site access and available frontages for provision of services.
- The existing conditions of laneways (particularly width - for ease of vehicle access, waste removal and built form separation) can influence the scale of development.

KEY FINDINGS

- Strong grid access allows multiple choice for legibility and permeable movement.
- Rich layers of public transport (tram and bus).
- Contrast between congested main roads & quieter back streets.



Legend

- study area
- built form review boundary
- arterial road
- main road
- boulevard
- streets
- laneway / right of way
- pedestrian link
- open space
- train station
- tram route
- tram stop
- bus route
- bus stop
- principal bicycle network
- distance from Parliament Station
- walkability from tram stop 200m
- signalised intersection
- signalised pedestrian crossing
- key junction
- one way traffic
- roundabout
- kerbside seating
- speed hump
- road block



**Brunswick & Smith Street
Built Form Review**

Access & Movement

Figure 17

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3.12 Street Widths

Street width is a key element in contributing to the character of a place or street and its role in a movement sense. Often the wider the street, the more important it is in a movement and built form sense. This is evident in both the boulevards of Alexandra and Victoria Parade.

The study area contains a variety of street widths comprising either, predominantly 20m wide road reservations for main streets and other street, or narrower 10m wide road reservations for little streets. There is also a precinct in the north-east corner of the study area which contains 15m wide streets.

- 70m - Victoria Parade (bounding the study area to south).
- 60m - Alexandra Parade (bounding the study area to north).
- 30m - Nicholson Street (bounding the study area to west).
- 20m - Brunswick, Smith, Johnston and Gertrude Streets (main retail streets) as well as the following east-west streets: Westgarth- Mater, Kerr, Victoria, Bell, Otter, Stanley, Peel, Derby and the following north-south streets: Napier, George, Gore, Oxford (north of Gertrude Street), Cambridge and Budd.
- 15m - Moor, King William, Hanover, Princes, Hotham, Keele, Easey, Sackville, Emma and Blanche Streets.
- 10m - Cecil, Leicester, Rose, Argyle, Perry, Little Wellington, Napoleon, Greeves, St David, Condell, Charles, Webb, Mason, Fitzroy, Young, Little Oxford, and Oxford (south of Derby Street).

Built Form Implication

- Wider streets can more successful accommodate taller and more robust built form, without becoming too enclosed. Also when the broader street is located to the southern side of the site, it can be overshadowed by the built form.
- Conversely, narrower streets can become overwhelmed and visually dominated by taller forms more easily.

KEY FINDINGS

- No clear correlation between street width and existing role.
- Predominantly 20m wide streets.
- Tight 10m wide streets to north of Johnston Street in Fitzroy.

Existing Conditions



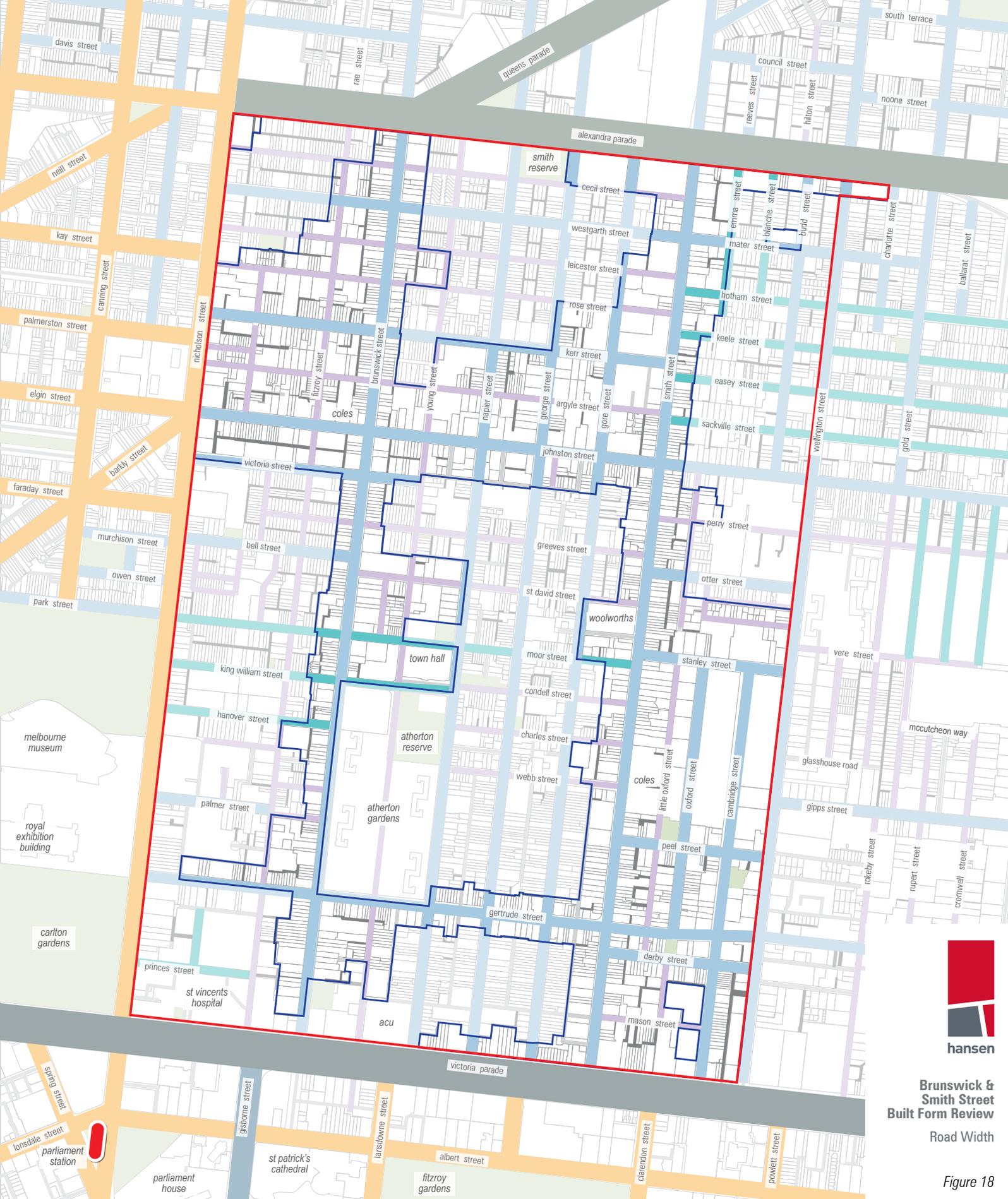
20m wide Brunswick Street streetscape



60m wide Victoria Parade streetscape



10m wide Leicester Street streetscape



**Brunswick & Smith Street
Built Form Review**

Figure 18

Legend		
study area		
built form review boundary		
70m road width		laneway / rear of way
60m road width		open space
40m road width		
30m road width		
20m road width		
15m road width		
10m road width		
5-10m road width		

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3.13 Rear Access

Due to the age of the original subdivision pattern service laneways were provided for the night cart. The provision and legacy of these service lanes provides opportunities for vehicle access and delivers to occur to the side or rear of the properties, leaving the primary street frontage free of cross-overs and able to provide active ground floor frontage to the street.

The existence of these laneways also provides separation between land parcels enabling shared access to light and air.

The analysis shows that most properties have either rear access or dual street frontages. Only relatively few properties have one street access, and of those only a small proportion are properties that front a main road (VicRoads road). This is important, because in such inner urban areas and along either VicRoads controlled roads and/or roads with tram provision, the ability to gain vehicle access is very difficult and/or undesirable.

Therefore, the provision and ability to access properties from the side or rear greatly aids in a site's likelihood to redevelop.

Built Form Implications

- The availability of service lanes or multiple street frontages aids a better design outcome and a sites' development potential.
- Properties without rear access need specific consideration around access, particularly fronting Wellington Street.
- Properties that have access to laneways should utilise them for access to allow active edges at street level fronting main streets.

KEY FINDINGS

- Most properties comprise rear access or multiple points of access.
- Minimal properties constrained by vehicle access.

Existing Conditions



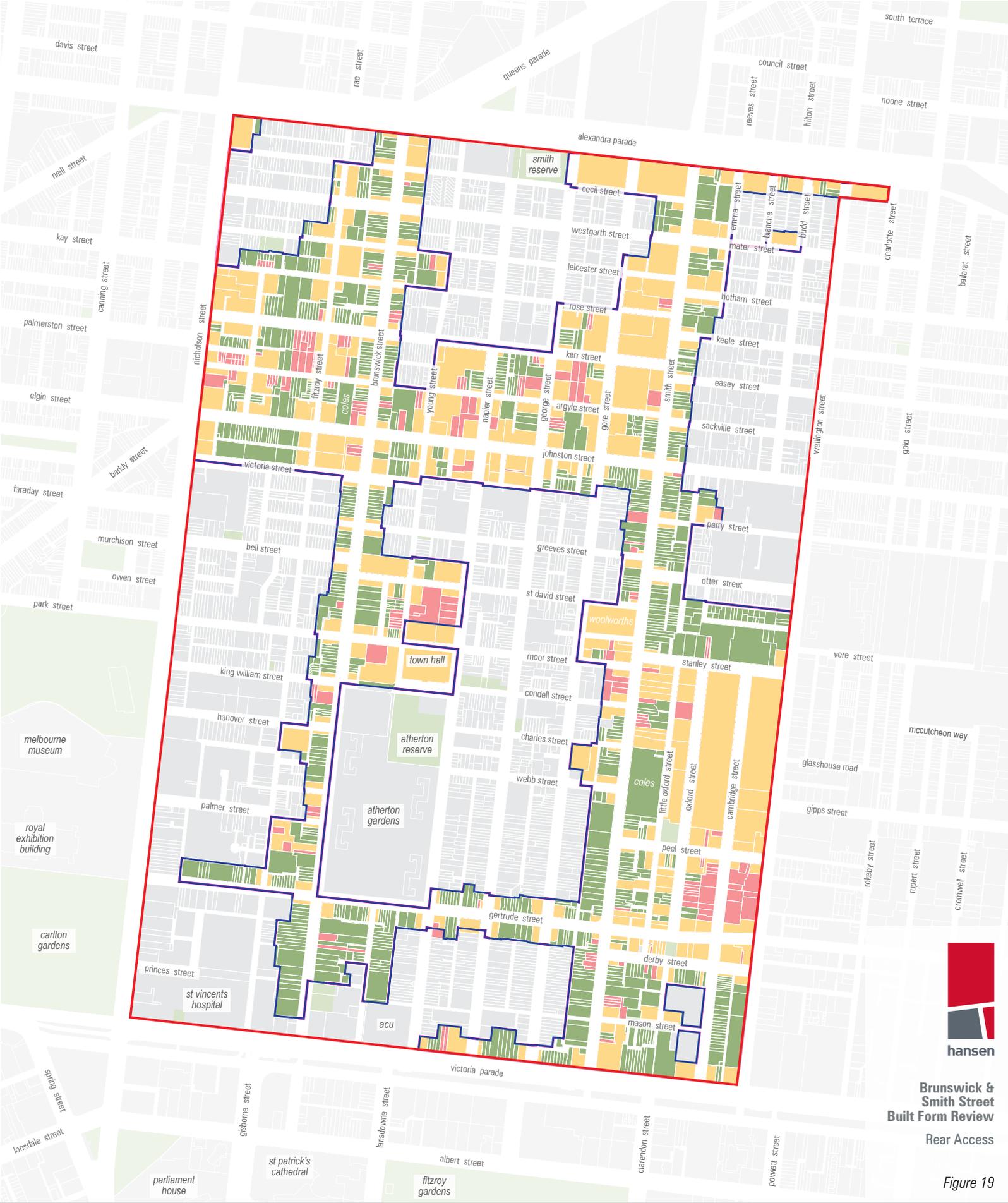
Rear bluestone service laneway, located between Johnston and Victoria Streets



Narrow bluestone service laneway, located north of Rose Street



Little Napier Street represents a broader service laneway



**Brunswick & Smith Street
Built Form Review**
Rear Access

Figure 19

Legend

- study area
- built form review boundary
- properties with rear access
- properties without rear access
- properties with dual street frontage
- open space

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3.14 Sensitive Interfaces

The Built Form Review Area has numerous interface conditions with abutting properties, lanes and open space. Some of those interface conditions are more sensitive than other due to the nature of the land use and spatial arrangement of properties and separation as a result of either laneways or streets. The following arrangement and relationship between properties at the edge of the study area (as illustrated in Figure 17) occurs:

- Back to back
- Side to back
- Side to side
- Laneway

This identifies the interface conditions to the periphery, to primarily the more 'sensitive' residentially zoned land. These interfaces are already covered by Clause 22.05 of the Yarra Planning Scheme, which primarily seeks to protect the amenity of residential uses from nearby commercial and industrial uses.

Built Form Implications

- Development with residential interface need to take into consideration amenity impacts including visual bulk
- Developments with laneway interface benefit with some separation between properties, however, they still need to take into consideration amenity impacts including visual bulk.
- South side interface is the most sensitive interface has it has major implications on overshadowing in addition to other amenity impacts.

KEY FINDINGS

- Predominant interface condition is across a lane or common boundary.
- Sensitivity in the residential 'heart' precinct is paramount.
- The mixed use/commercial precinct to the north-east is less sensitive, as compared to residential interfaces.

Existing Conditions



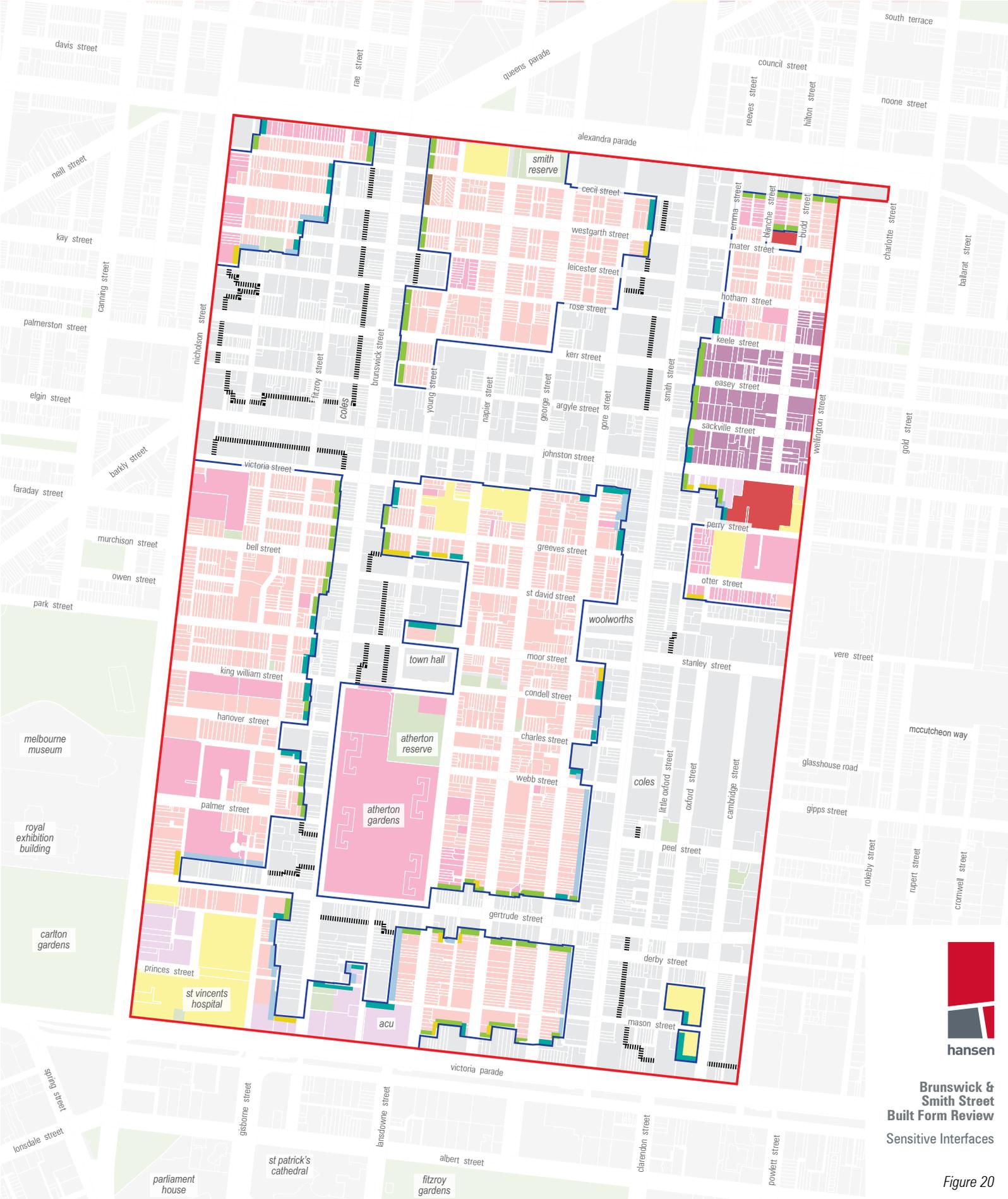
Typical back to back laneway interface - between Young and Napier Streets



Typical back to side laneway interface - behind 142 Gertrude Street



Typical side to side laneway interface - Greeves Street looking north



**Brunswick & Smith Street
Built Form Review**
Sensitive Interfaces

Figure 20

Legend

study area

- back to back interface*
- back to side interface*
- side to back interface*
- side to side interface*
- back to front interface*
- mixed use to commercial zone interface

- General Residential Zone (GRZ)
- Neighbourhood Residential Zone (NRZ)
- Mixed Use Zone (MUZ)
- Commercial Zone Schedule 1 (C1Z)
- Commercial Zone Schedule 2 (C2Z)
- Public Use Zone (PUZ)
- open space

* First name relationship is within the review area.
Second name is immediately outside.

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3.15 Development Influences

Figure 19 maps the various characteristic which are considered to add a level of complexity or constraint to redevelopment of a site. The first of these characteristics are to do with the physical attributes of the site, in terms of its width, size and if it has rear access. Typically the narrower and smaller a site the harder it is to redevelop. Also, the provision of rear (or side) access for vehicles greatly assists a site’s ability to successfully store the necessary provision of cars on-site.

The condition and heritage status of any existing built form on the site can also restrict a site’s redevelopment potential. Therefore, sites subject to a site specific heritage overlay are generally more heavily constrained than site’s covered by a broader precinct heritage overlay. In addition to the heritage overlays, a building may also be graded as being individually ‘significant’ or ‘contributory’. As a result the heritage value of the site and its existing fabric can constraint its redevelopment potential.

Likewise, the condition and status of any building on the site can also inform how likely or not it is to redevelop within the foreseeable future. Site’s which contain large, recently completed buildings are unlikely to redevelop given the recent capital investment in the building and its economic life.

Pubs often occupy prominent corner sites. Corner sites are generally attractive redevelopment opportunities as their corner attributes allow greater access to outlook and opportunity for street frontage and vehicle access. However, Pubs contain some limitations to redevelopment, such as their iconic status within the social fabric of the local community. While, primarily from a built form perspective, the heritage nature of the building would limit redevelopment potential.

Licensed venues, depending on their nature and hours of operation these businesses can impact above surrounding sites from a redevelopment perspective. These venues can operate late into the night, producing noise which would be an undesirable amenity outcome for nearby or future residents. Similarly, for noise reasons Live Music venues also impact upon to redevelopment potential of nearby site.

The sites, within the Built Form Review area which are not impacted upon by the above constraints therefore, are considered to have the best development potential.

KEY FINDINGS

- Much of the study area is constrained by heritage status.
- Significant redevelopment has already occurred or is in the works.
- Cluster of less constrained sites north of Johnston Street.

Existing Conditions



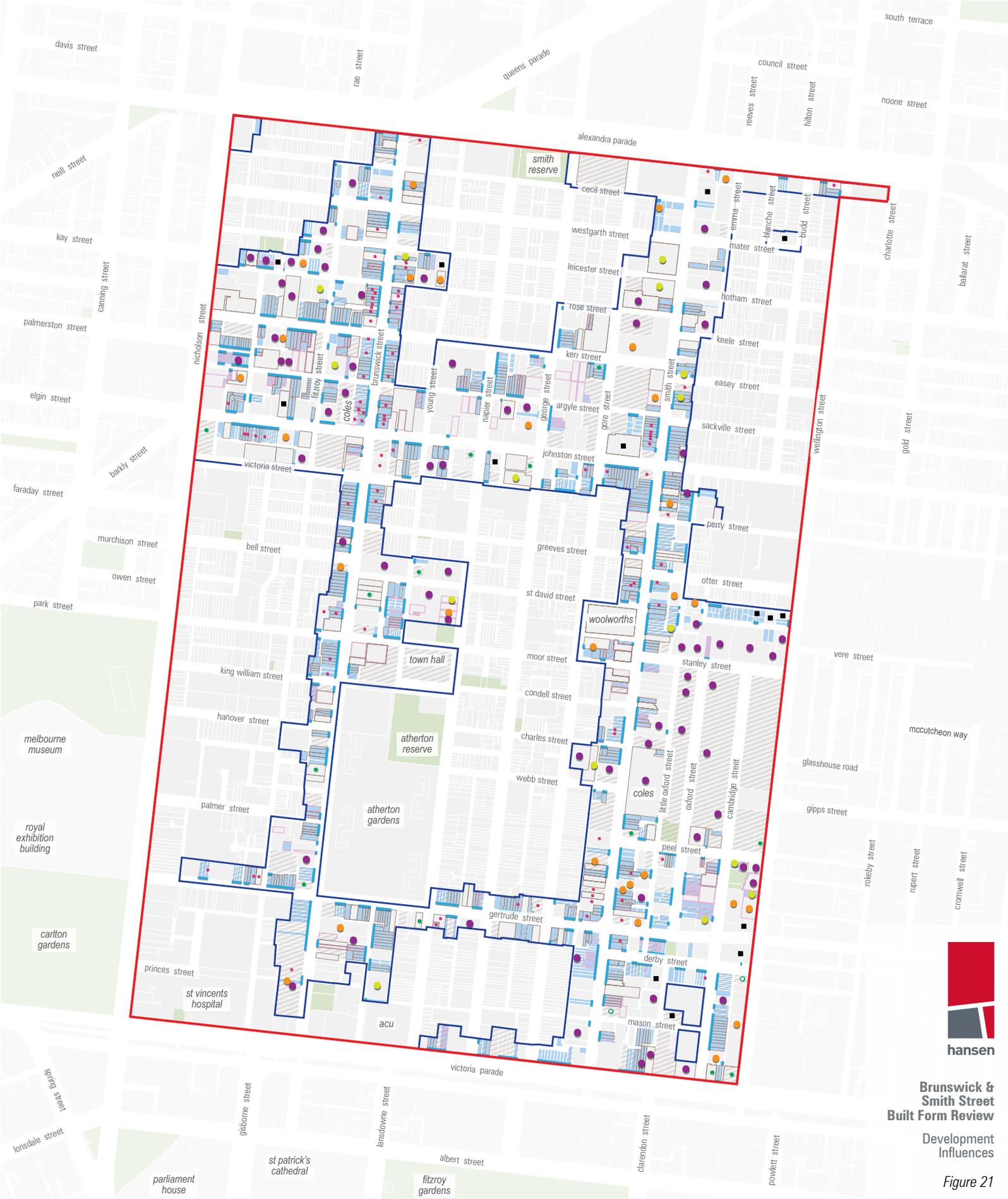
Example of relatively recent development - The Max on Brunswick Street



Napier Hotel on the corner of Napier and Moor Streets



The Night Cat live music venue on Johnston Street



**Brunswick & Smith Street
Built Form Review**

Development Influences

Figure 21

Legend

- study area
- built form review boundary
- small lot width (<8m)
- small lot size (<300m²)
- proposed development
- approved development (>4 storey)
- under construction (>4 storey)
- recent development
- licensed venue
- pub
- pub building
- properties without rear access
- individually significant heritage grading
- contributory heritage grading
- open space

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3.16 Level of Change

In order to understand the varying degree of built form change likely to occur across the study area, a high level analysis exercise was undertaken to determine the spatial arrangement and distribution of built form change.

It was agreed to undertake this analysis in a consistent manner with the Victoria Street and Bridge Road Built Form Reviews and categories areas into either low, moderate or high change. These titles describe the defined areas propensity to accommodate development and associated built form change. They do not describe the potential height, scale or intensity of the potential development.

The analysis was on the following Change Criteria:

- Lot size;
- Lot depth;
- Lot width;
- Strata titling;
- Heritage values;
- Service access provision;
- Recent development; and
- Recent approvals and development proposals.

LEVEL OF CHANGE CRITERIA

LEAST

- Small size lots (<150m²);
- Shallow lots (<25m);
- Narrow lots (<8m);
- Strata titles;
- No laneway access; and
- Individually Significant buildings.

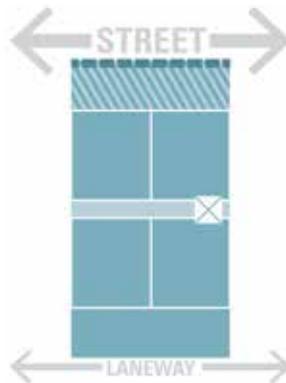
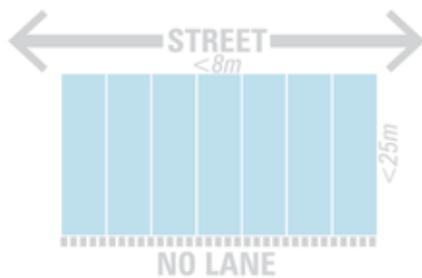
MODERATE

- Medium size lots (between 151-600m²);
- Medium depth (between 25m-35m);
- Medium width (between 8m-18m);
- Laneway access; and
- *Contributory building.

MOST

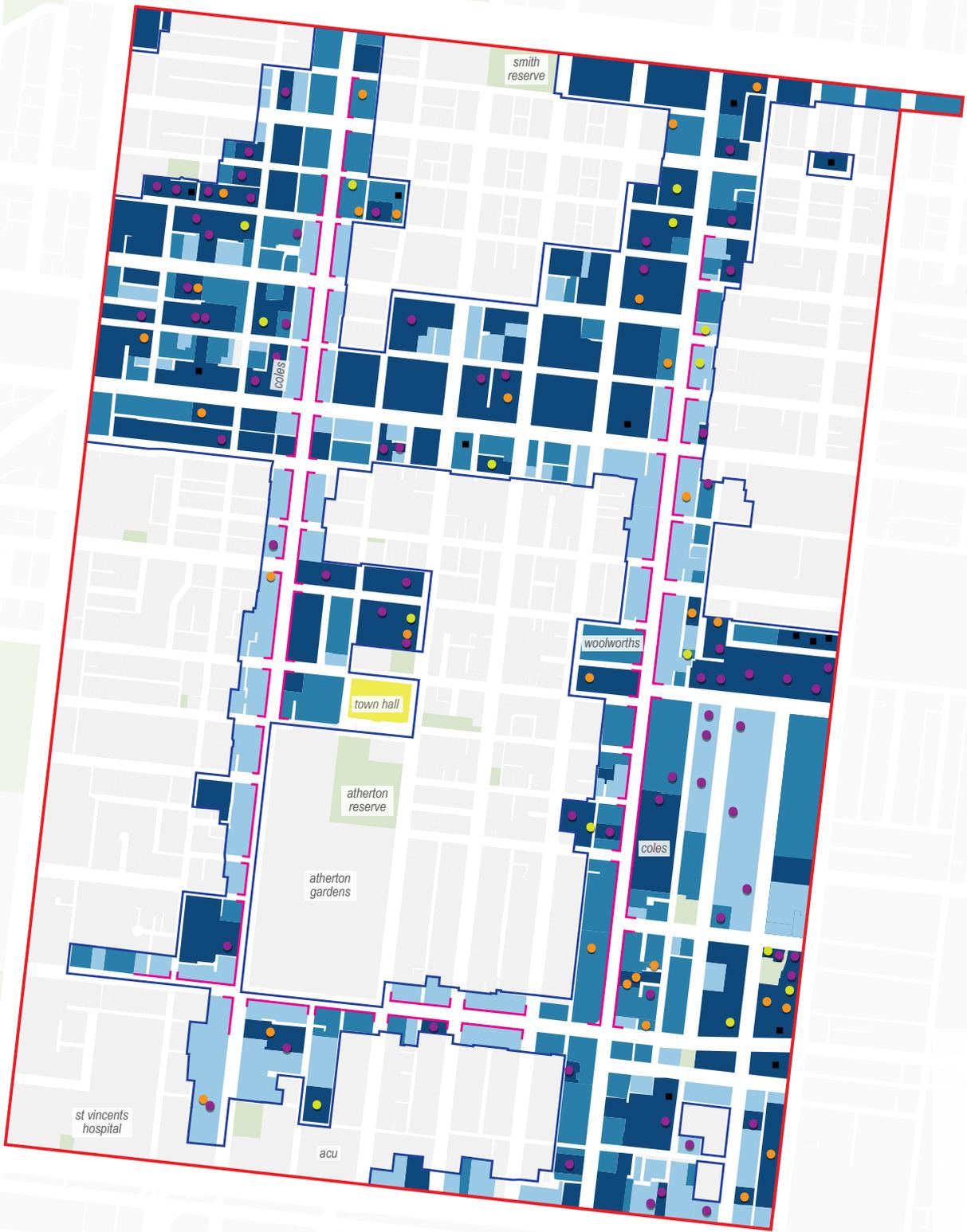
- Large size lots (>601m²);
- Deep lots (>35m);
- Wide lots (>18m);
- Laneway access; and
- Non-contributory building.

INDICATIVE LAYOUT



CIVIC & COMMUNITY

- Public buildings and community assets, including churches



**Brunswick & Smith Street
Built Form Review**

Level of Change
Precincts

Figure 22

Legend

- | | | | | | | | |
|----------------------------|--|-----------------|--|-----------------------------------|--|------------|--|
| study area | | least | | proposed development | | open space | |
| built form review boundary | | moderate | | approved development (> 4 storey) | | | |
| significant streetscapes | | most) | | under construction (> 4 storey) | | | |
| | | civic/community | | recent development | | | |

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3.17 Summary

Our urban design analysis of the Brunswick and Smith Street precincts as part of the Built Form Review has confirmed a number of important precinct 'attribute close and, which have both shaped the form and character of the city as it stands today and which also served as important determinants of its evolution as a growing and regenerating urban system. The following key features represent a summary synthesis of a thorough 'sieve mapping' process exploring the study area's topography, block arrangement, streetscape, subdivision, built fabric and spatial conditions. The critical findings are as follows:

- The study area and centres are particularly large and diverse – the precinct comprises at least 4 strip centres on an east-west and north-south axis, which each represent somewhat different composition and quality. Diversity and variation of building stock is an inherent characteristic of each Centre, recognizing an ability to absorb sometimes dramatic shifts in scale and form.
- Given the linear and grid-based framework of streets, lanes and thoroughfares emanating from activity spines, they are pre-eminent walking places – the importance of the pedestrian realm and the combined effects of the ground plane, active (granular) frontages and a diverse street wall of a 'human scale' are defining features.
- The commercial spines are largely defined by the fine grain retail fabric of traditional order – these precincts are heavily constrained given their heritage qualities and limited site size (particularly width). Respect for intact traditional frontages is paramount. Furthermore, rear access where available is of considerable benefit.
- The extensive mixed use precincts 'behind the spine' represent areas with potential for notable redevelopment as part of a post-industrial transformation – these areas are not typically affected by heritage overlays, however many have already been realised or approved developments in place. Further opportunities for growth in these precinct is apt.
- The study area includes particularly sensitive residential hinterlands (within heritage overlays) - these intact traditional neighbourhoods are tightly wedged between commercial and mixed use growth areas. The spatial and visual interplay between these established areas and the evolving spines represents a critical urban design issue.
- The character of both the commercial spine and mixed use cells varies considerably across the precinct – important topographical and skyline factors influence the character of each of these precincts, including long flat terminal views along spines to the west, and open panoramic vistas to the East across the 'Collingwood Slope'. Views to designated landmarks are particularly important in this precinct.
- The quality of the public domain is heavily constrained and subjected to increasing demands with urban intensification – other than the principal pedestrian realm of foot paths and laneway is, there is a significant lack of quality public space, however a series of new pocket parks and passes have been generated to the east of Smith Street. The protection of public amenity of streets and lanes is a critical ambition.

- There is very limited built form and guidance provided for future development of the precinct – the lack of clearly defined development envelopes for particular conditions and typologies has resulted in considerable variances across the 4 strip centres. DDO controls only apply to confined areas, which constrains the ability for designs to respond appropriately to local conditions.
- The areas have a common set of parameters that distinguish them from each other and that are part of their success as an attractive area for businesses and people to be in Smith, Brunswick and Gertrude Streets as traditional, mostly heritage main streetscapes. While, Johnston Street and the mixed use back blocks are more diverse. Given the sheer extent and complexity of the built form review area more detailed investigations will need to be undertaken at a precinct by precinct level. These precincts will be defined by the role and existing built form character of the areas.

KEY FINDINGS SUMMARY

- Large area, comprising 4 strip centres within a 'tight' urban setting that is highly walkable.
- Defined by fine grain activity spines along tram routes.
- Contains key mixed use pockets with development capacity.
- Significant heritage fabric and extensive broad heritage coverage.
- Limited built form guidance - only discrete DDO application.
- Notable terrain - 'Collingwood slope'.
- Importance of distant views to 'traditional' landmarks.
- Lack of principal public realm.
- Sensitivity in the residential 'heart' precinct is paramount.
- Minimal properties constrained by vehicle access.
- Mixed use land not covered by heritage overlay largely already developed.
- Generally limited potential along main retail spines.

4.0 Future Built Form Precincts

Given the sheer size and complexity of the Review Area, following the initial background research and existing conditions analysis phase it was determined to divide the overall area into smaller place based precincts.

This chapter of the report documents these street or place based precincts and defines their existing built form character and designated a 'change rating'. The change rating seeks to simply communicate the precincts anticipated propensity to accommodate built form change into the future.

The Review Area was divided into 10 precincts. The precincts are primarily defined by the functions as either:

- an Activity Spine;
- a Mixed Use Area; or
- a Boulevard.

Activity Spines

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

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

Mixed Use Areas

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

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

Boulevards

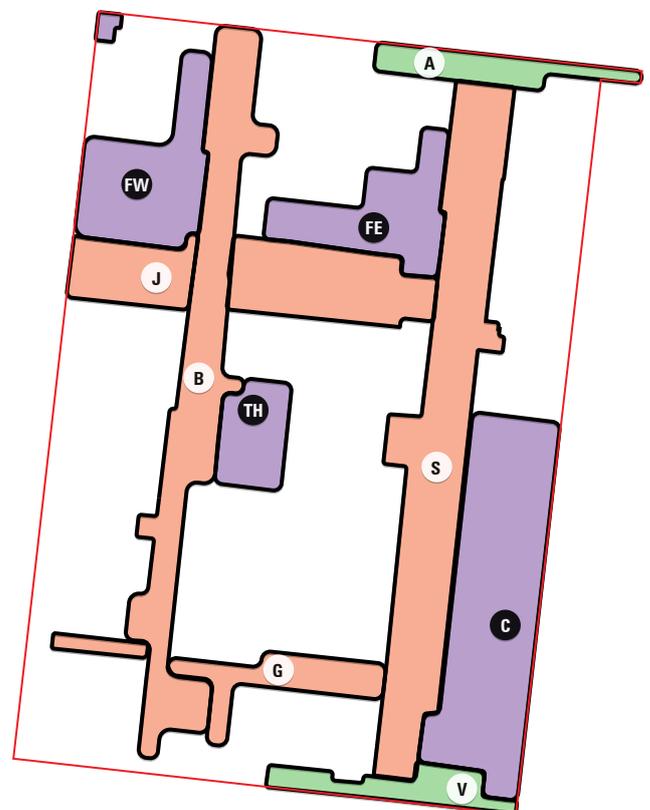
The Boulevards are the non-residential land to the northern and southern edges of the review area which front the broad road corridors of:

- Alexandra Parade; and
- Victoria Parade.

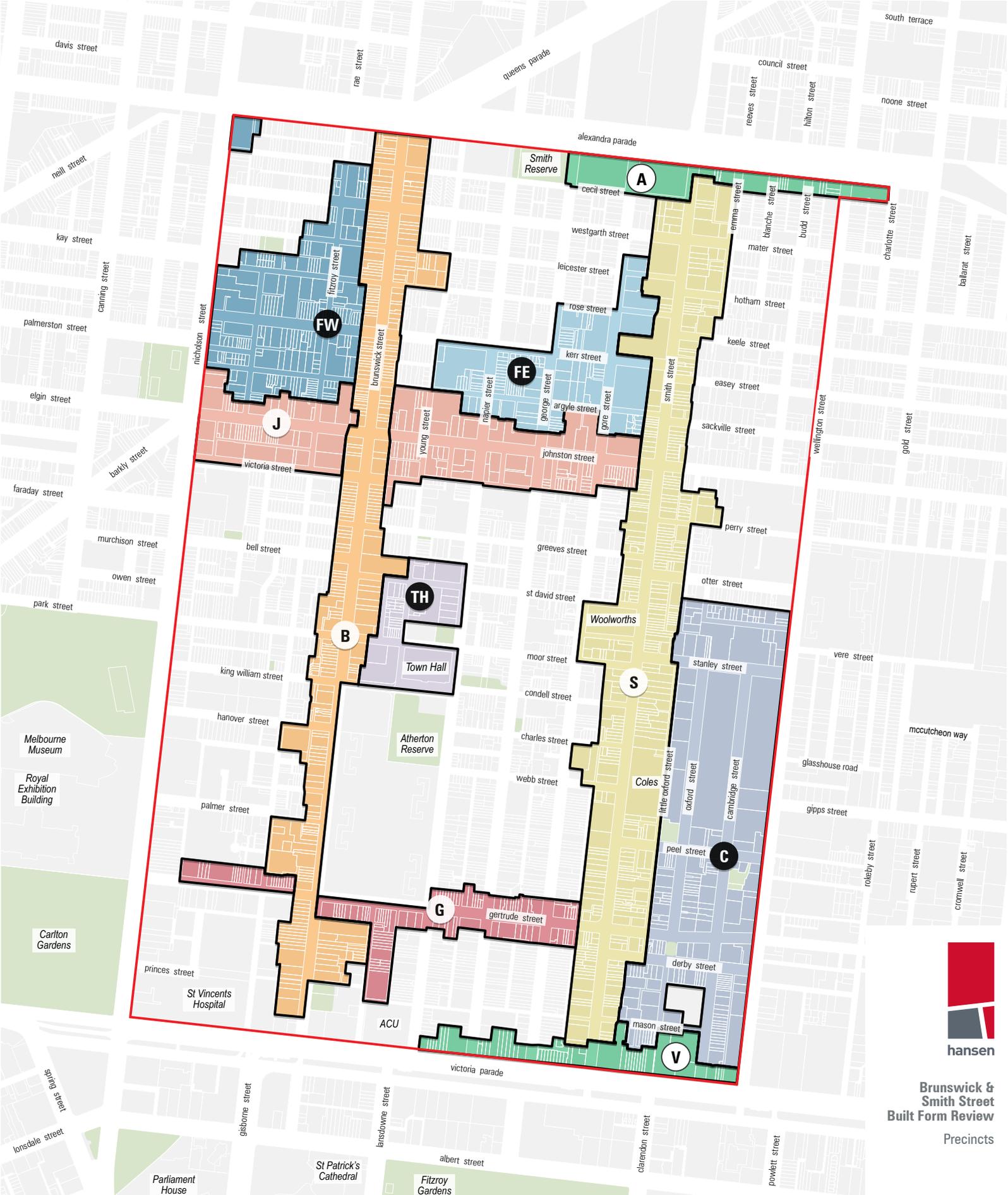
10 Precincts

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

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



- Activity Spine
- Mixed Use Areas
- Boulevards



**Brunswick & Smith Street
Built Form Review
Precincts**

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
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 Revision: E

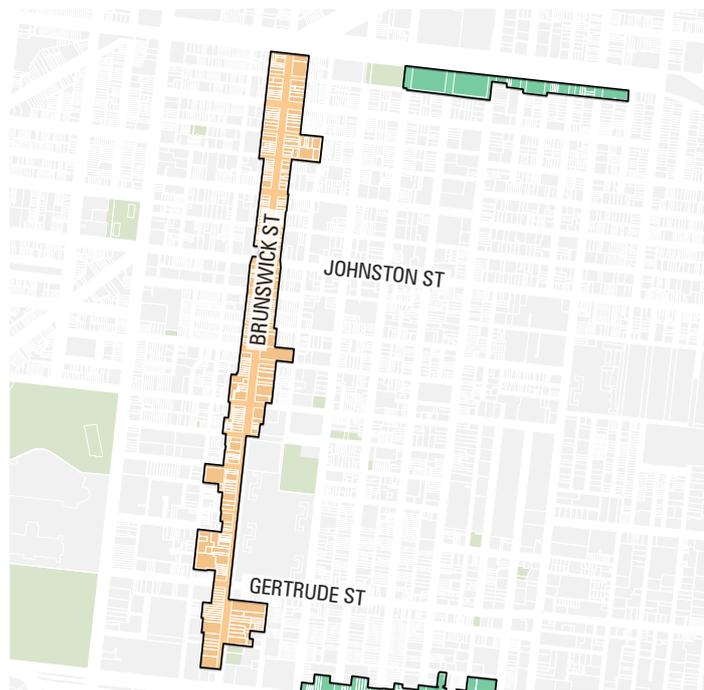
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PRECINCT 1: BRUNSWICK STREET (B)



Boundary Description

This precinct is bound by Alexandra Parade in the north and Victoria Parade in the south. The western and eastern edges are defined by the rear boundaries of commercial properties fronting Brunswick Street.



Precinct map

Precinct Influences

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

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

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

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

Change Rating



Precedent Built Form

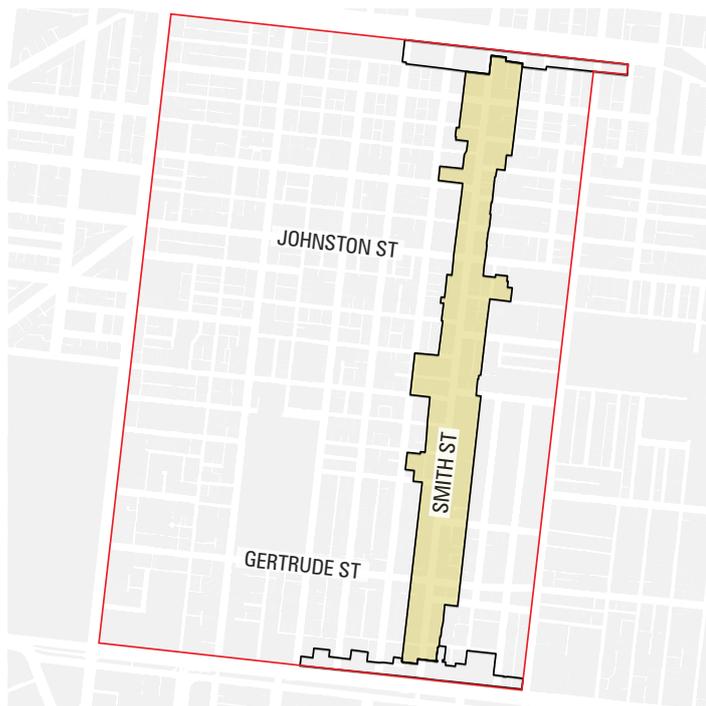


PRECINCT 2: SMITH STREET (S)



Boundary Description

This precinct is bound by Victoria Parade in the south and Alexandra Parade in the north. The eastern and western extent of the precinct is defined by the rear boundary of commercial properties fronting either side Smith Street.



Precinct map

Change Rating



Precinct Influences

Smith Street is one of the City of Yarra’s Major Activity Centres and a key metropolitan activity spine with a long retail tradition and largely intact heritage character. The street defines the boundary between the suburbs of Fitzroy and Collingwood and is hemmed in by predominately Fitzroy residential properties and diverse Collingwood residential, mixed use and former industrial properties to either side. The overall streetscape character is diverse, comprising sections of highly consistent heritage scale and rhythm, sections defined by the strong profile of prominent heritage retail buildings and areas to the northern end where contemporary, renewal and taller forms have emerged.

Smith Street is a unique Activity Centre spine with a particularly strong north-south visual framework informed continuous segments of traditional and largely intact heritage retail buildings typically extend from anchoring key intersections such as Johnston and Gertrude Streets, before variation is presented by punctuations of ‘grand retail’ forms, remnant of the historical department store typology. Medium rise apartment forms set behind traditional street walls represents an emerging character of change, particularly north towards Alexandra Parade.

The corridor benefits from a series of important local landmarks, typically occurring at corners which act as important wayfinding elements through the precinct. Other local landmarks occur mid-block, some of which are located at the termination of perpendicular streets, increasing the visual extent and influence of these buildings, such as the Victorian Heritage Registered Post Office. The topography gently falls north of Johnston Street, resulting in the taller contemporary forms generally sited within the line of traditional 2 storey parapets in long distant corridor views from higher land south of Johnston Street. While the corridor is largely defined by long segments of fine grained allotments, the precinct presents a number of anomalous larger sites accommodating warehouses found both along the spine as well as in the adjacent ‘back-blocks.’

Precedent Built Form



PRECINCT 3: GERTRUDE STREET (G)



Boundary Description

This precinct is divided by the Brunswick Street precinct and bound to the east by Nicholson Street and to the west by the rear of commercial properties with frontages to the west side of Smith Street. To the north and south, the precinct is bound by the rear of properties with frontages to Gertrude Street (with the exception of Atherton Gardens).

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.



Precinct map

Change Rating



Precedent Built Form



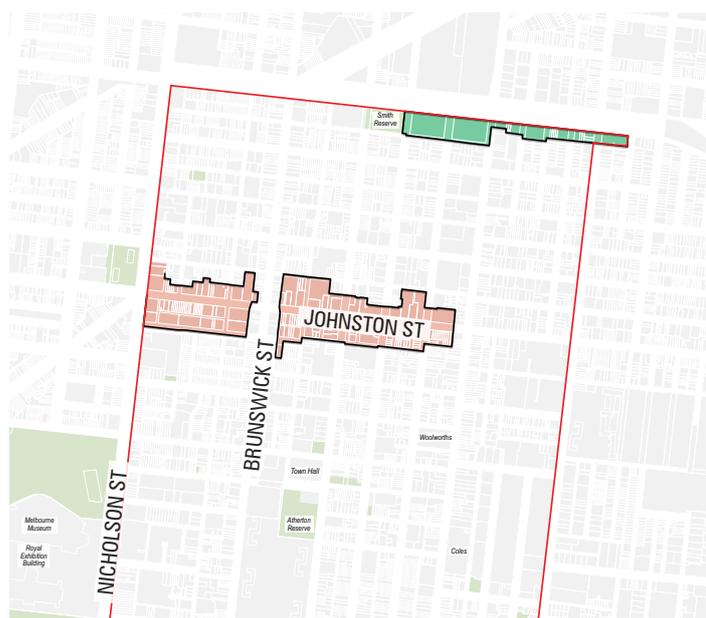
Typical Typology

PRECINCT 4: JOHNSTON STREET (J)



Boundary Description

The smallest defined precinct, along the western section of Johnston Street bound by Nicholson Street to the west and an unnamed laneway to the rear of Brunswick Street properties. The south of the precinct is defined by Victoria Street and the north is defined by the rear of properties on the north side of Johnston Street.



Precinct map

Precinct Influences

Johnston Street today is a mixed urban area, main street corridor defined by the coexistence of heritage shopfront forms, new apartment developments and remnant Victorian era cottages and corner pub buildings. These prevailing elements sit side by side with more modest 20th Century forms that is 'ripe' for renewal.

The Johnston Street precinct, between Smith and Nicholson Streets is a critical opportunity spine in Fitzroy and part of the long corridor linking Johnson Street East (in Collingwood) with Elgin Street (within the City of Melbourne) to the west. This particular section of Johnson Street is mixed in profile with two very distinctive portions. Firstly, an eastern area (between Smith and Brunswick Streets) which comprises some deep former industrial lots and a mixed arrangement of retail, residential and contemporary infill.

Secondly, a smaller western area (between Brunswick and Nicholson Streets) comprising typically fine-grained traditional retail stock and some important heritage elements, most notably at the Nicholson Street junction and extending southward along Victoria Street. Both precincts are 'hemmed in' by sometimes delicate residential stock principally to the south and more mixed fabric to its north. Johnston Street crosses (on a perpendicular alignment) the key Smith Street and Brunswick Street activity spines and offers long terminal views is to the west to the municipal threshold and uphill towards the University of Melbourne.

Change Rating



Precedent Built Form



PRECINCT 5: FITZROY WEST (FW)



Boundary Description

This precinct is bound by Nicholson Street to the west and the rear of Johnston Street properties to the south. The eastern extent is defined by the rear of commercial properties with a frontage to the western side of Brunswick Street. The northern extent of the precinct is defined by the designation of MUZ land. To the corner of Alexandra Parade is an isolated pocket of land subject to the C2Z and bound by NRZ to the east.



Precinct map

Precinct Influences

Fitzroy West today is particularly diverse with respect to its built form character, comprising commercial and saw tooth warehouse forms along its Nicholson Street edge, which transition to more finer grain mix of dwellings, heritage building and contemporary developments.

The Fitzroy West precinct is notable for its mixed profile of Victorian heritage terraces, low order warehouse and medium rise contemporary apartment forms across a grid street network. This compact precinct is recognizable for its 'behind the spine' or 'back block' position, reflecting an area of transition between the more active profile of Nicholson Street and established heritage residential neighbourhoods to the north.

The precinct does not exhibit any high-rise form, but is more clearly defined by medium scale contemporary apartment developments, broad industrial complexes and finer grained residential stock addressing often broad tree-lined streetscapes. The east-west alignment of Kerr Street is a key conduit and a defining 'green' street linking Nicholson Street to Smith Street, flanked by a variety of different local forms, including a corner hotel, robust warehouses.



Precedent Built Form



Typical Typology

PRECINCT 6: FITZROY EAST (FE)



Boundary Description

One of the largest renewal precincts, comprising sites along Alexandra Parade to the north, surrounding Smith Street (to the east and west) as well as a larger extent to the south surrounding the north and south of Johnston Street between Smith and Brunswick Streets. This precinct comprises a direct interface to NRZ and PUZ land, with the eastern extent defined by the rear of commercial properties fronting the eastern side of Smith Street (north of Keele Street) and the rear of commercial properties along the western side of Brunswick Street (south of Kerr Street).



Precinct map



Precinct Influences

Fitzroy East today is a particularly mixed urban area, defined by the coexistence of the former warehouse heritage forms, new apartment developments and remnant Victorian era cottages and terrace shops. These prevailing elements sit side by side with more modest 20th Century development that is 'prime' for renewal.

The Fitzroy East precinct is notable for its mixed profile of Victorian heritage terraces, low order warehouse and medium rise contemporary apartment forms across a close knit grid street network. This compact precinct is recognizable for its 'behind the spine' or 'back block' position, reflecting an area of transition between the more active profile of Johnson Street and established heritage residential neighbourhoods to the north and west.

The precinct does not exhibit any high-rise form, but is more clearly defined by medium scale contemporary apartment developments, broad industrial complexes and finer grained residential stock addressing often broad tree-lined streetscapes. There is some distinction between the profile of development abutting the wide north-south aligned Napier, George and Gore Streets, compared to the more confined cross-section of Argyle Street. The east-west alignment of Kerr Street is a key conduit and a defining 'green' street linking Nicholson Street to Smith Street, flanked by a variety of different local forms, including a corner hotel, robust warehouses and the widely recognized 'Cheese Grater'

Precedent Built Form

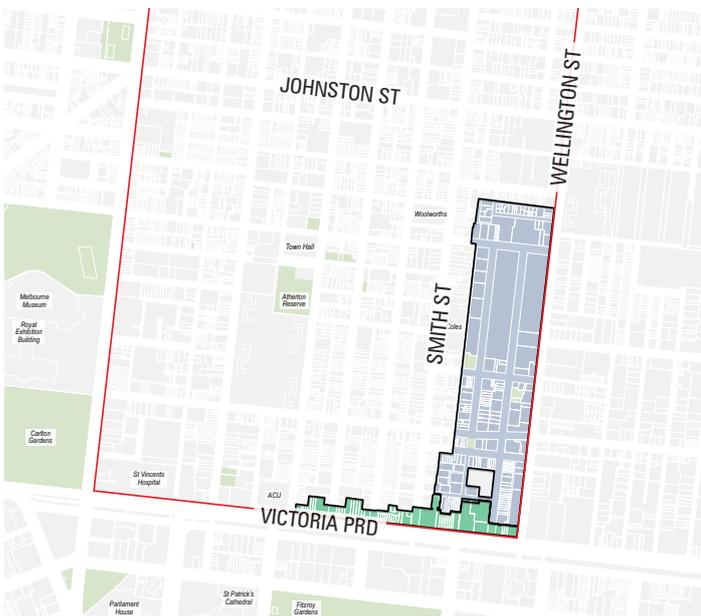


PRECINCT 7: COLLINGWOOD (C)



Boundary Description

This precinct encompasses the Collingwood slope and is bound by Victoria Parade to the south, Wellington Street to the east and Little Wellington Street to the north. The western extent is defined by the rear of commercial properties along the eastern side of Smith Street.



Precinct map

Precinct Influences

Collingwood today is a particularly mixed urban area, defined by the coexistence of larger former warehouse heritage forms, new apartment developments and remnant Victorian era cottages and terrace shops. These prevailing elements sit side by side with more modest 20th Century development that is 'ripe' for renewal.

The Collingwood precinct is a robust and diverse inner urban area. Its urban fabric reflects its various phases of development, which has resulted in the very mixed character and varied land uses.

The precinct comprises two distinct areas: one to the north dominated by industrial heritage buildings and a strong north-south orientated grid with large lot sizes; and one to the south with a mixed character comprising a diverse finer grain residential and small scale commercial fabric with pockets outside of the Heritage Overlay and a more permeable street network.

The emergence of new residential developments on the larger and non-heritage sites has introduced another distinct element into the Collingwood urban fabric, further adding to its diversity.

Change Rating



Precedent Built Form



PRECINCT 8: TOWN HALL (8)



Boundary Description

Bounded by Napier Street to the east, Exhibition Street to the north and King William Street to the south. The western extent is defined by the rear of commercial properties along the eastern side of Brunswick Street. South of Langridge Street, the precinct 'wraps' PUZ land including Sacred Heart Primary School.

Precinct Influences

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

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



Precinct map

Change Rating



Precedent Built Form



5.0 Existing Built Form Typologies

Based on the contextual and built form analysis of the previous sections, differences in the feel and built form character are emerging between certain areas within the wider study area. The interplay between street function and role, employment activities, existing heritage fabric and more recent built form, streetwall heights and overall heights has resulted in differences that can be translated into descriptions of a dominant character within an area. It allows an identification of important aspects per area, which will inform the formulation of future character statements and provide a direction for the relevant built form parameters for development activity.

In an attempt to simplify and distil the existing diverse built form character of Fitzroy and Collingwood we undertook a typological approach to classify the built form into 7 types in order to understand the spatial distribution.

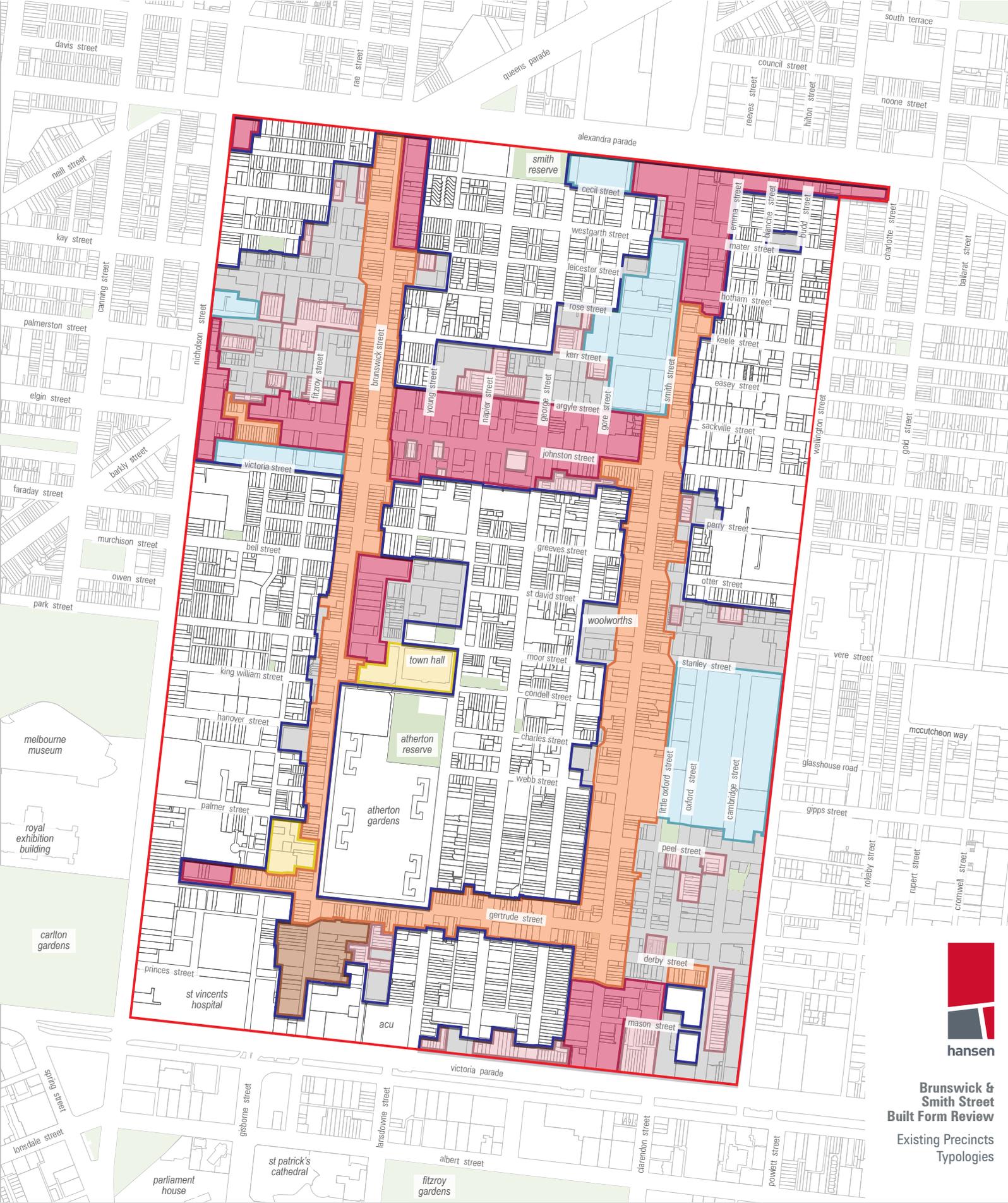
The 7 existing built form typologies are as follows:

- Traditional Retail Spine;
- Peripheral Main Street;
- Heritage Industrial;
- Traditional Residential;
- Grand Residential;
- Mixed Use Back Blocks; and
- Civic

However, the Civic typology only applies to the following:

- Fitzroy Town Hall;
- The Sacred Heart Church and School; and
- Brotherhood of St. Laurence.

Therefore, it was deemed not necessary to document their existing built form characteristics.



- Legend**
- study area
 - built form review boundary
 - testing precinct

- traditional retail spine 1
- peripheral large lot 2
- heritage industrial 3
- traditional residential 4
- grand residential 5
- mixed use back blocks 6
- civic 7

open space



hansen

**Brunswick & Smith Street
Built Form Review**
Existing Precincts
Typologies

Project Ref: 2017.073
 Dwg No.: UDD-022
 Scale: 1:6000 @A3
 Date: 14.11.19
 Revision: C

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TPOLOGY 1: TRADITIONAL RETAIL SPINE

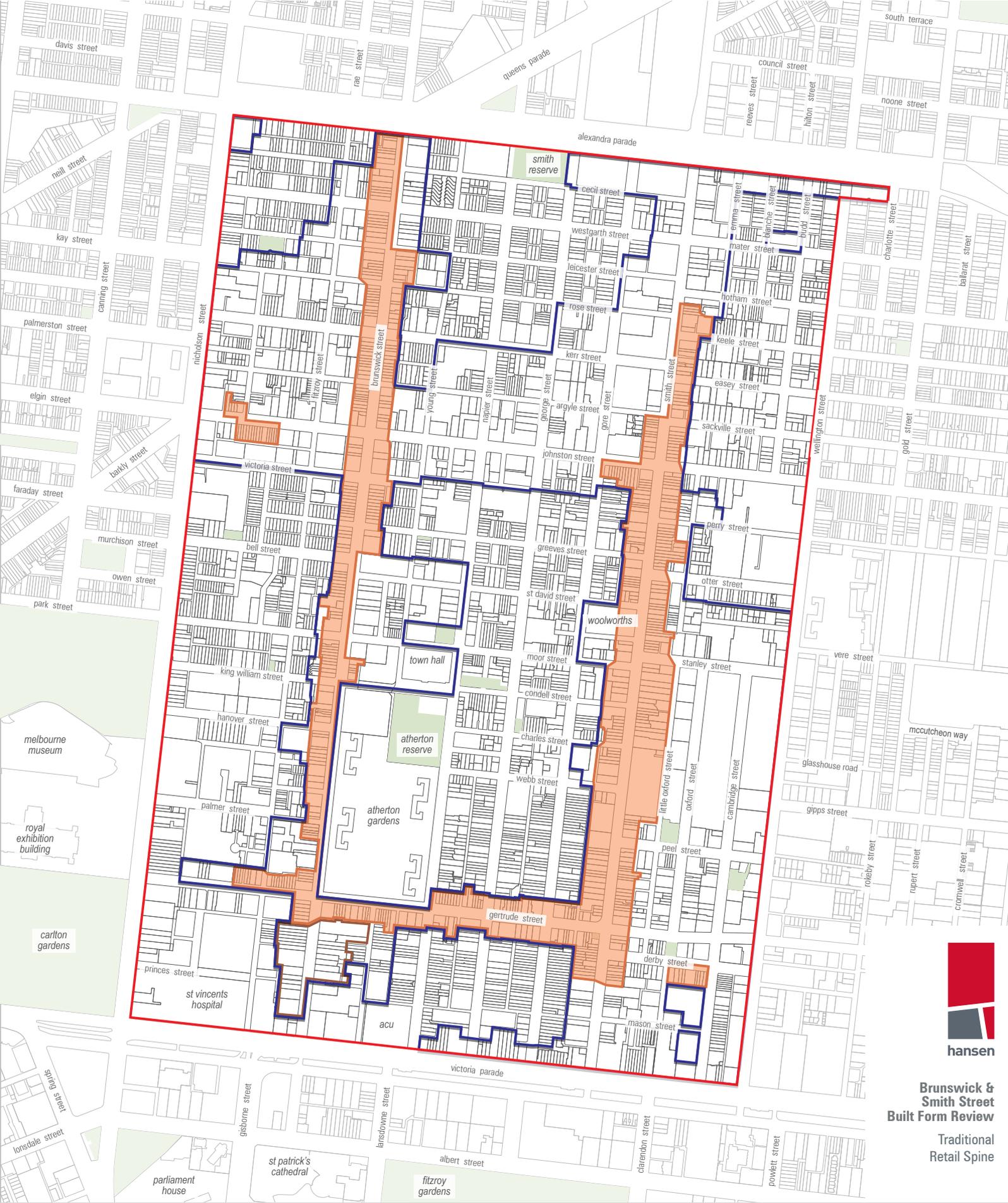


Located predominately along Smith Street, Brunswick Street, Gertrude Street and the western portion of Johnston Street, the traditional retail spine precinct comprises of mainly fine grain shop fronts with a distinguished heritage character. The traditional, old charm main street character with wide shop windows at ground floor, verandahs over footpaths and narrow frontages host non-generic, individual commercial and gastronomy businesses that attract a lot visitors, leading to a busy pedestrian environment. The design of buildings and their streetwall and character is very consistent due to the strong re-occurrence of key characteristics and façade elements.

Key Characteristics

- Main frontage with central tram provision
- Long linear streetscapes corridors with strong streetwall profile
- Predominately fine grain subdivision
- Strong heritage fabric
- Prominent 2 storey traditional streetwall presentation
- Consistent built form rhythm
- Significant heritage built form fabric
- Highly glazed ground floor (shop) fronts at ground floor
- Skillion verandahs or canopy above footpath
- Upper levels are more solid with several vertical windows, pilasters often continued from ground floor
- Decorative parapet and visible chimneys
- Limited landscape provision
- On-street kerbside parking
- Provision of rear laneways for service access





- Legend**
- study area
 - built form review boundary
 - testing precinct
 - traditional retail spine 1
 - open space



**Brunswick & Smith Street
Built Form Review**

Traditional Retail Spine

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TYOLOGY 2: PERIPHERAL MAIN STREET



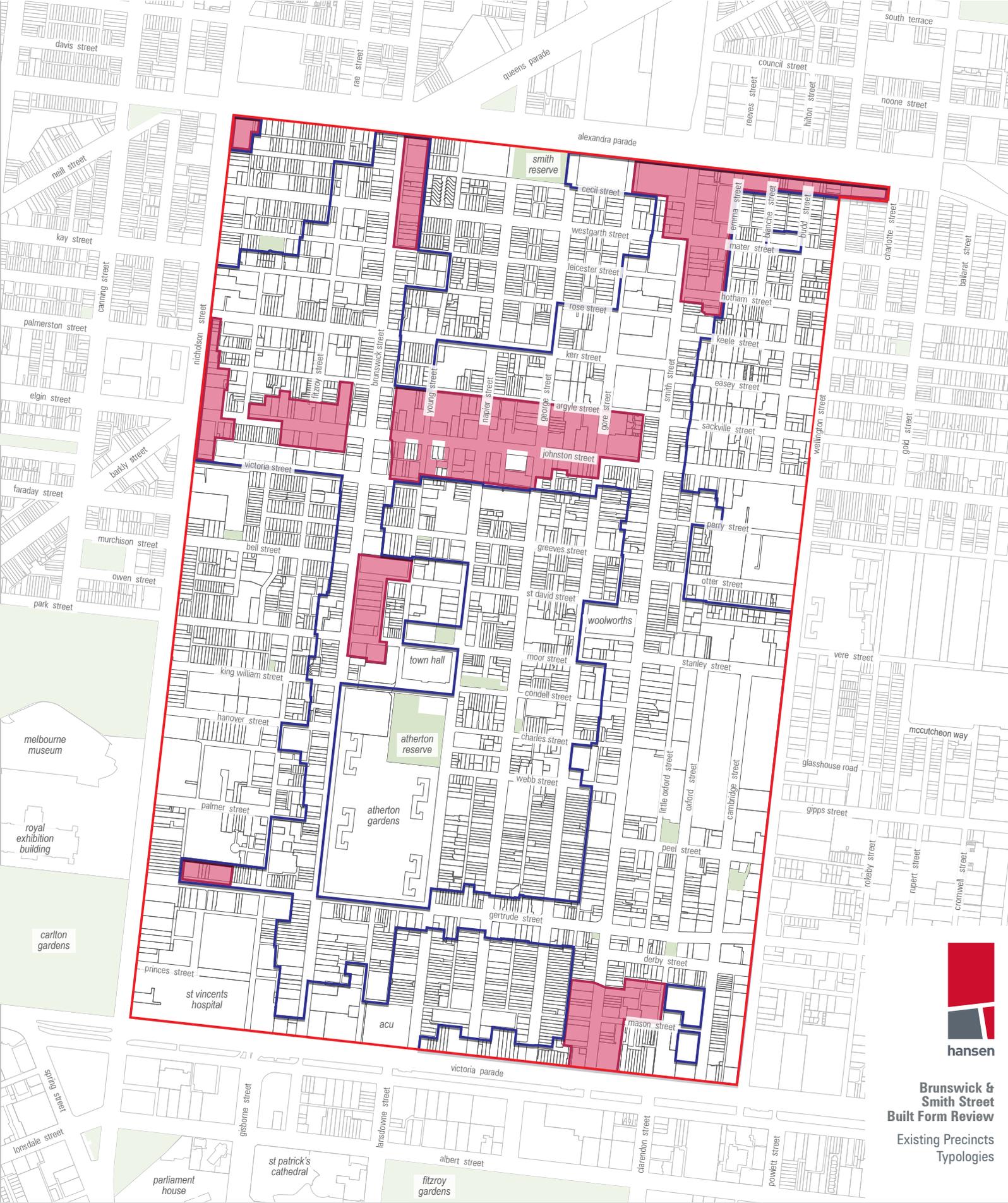
Located along the northern and southern ends of Smith Street, the northern end of Brunswick Street, Johnston Street between Brunswick and Smith Streets and a portion along Nicholson Street, the moderate grain spine precinct comprises of moderate grain shop fronts with a mix of contemporary and heritage character.

These areas resemble a mix between 1 to 3 storey streetwalls and similar overall heights. Recent developments are higher, but overall still the exception. The more robust bulk and less ornate facades (in comparison to the traditional main streets) and generally larger windows at ground and upper levels create a post-war industrial and commercial street appearance

Key Characteristics

- Main road frontage
- Mainly moderate grain subdivision
- Mix of heritage and contemporary fabric
- Prominent 2-3 storey streetwall presentation
- Inconsistent built form rhythm
- Highly glazed ground floor (shop) fronts
- Absence of canopies and awnings
- Fascia is more modern and less ornate
- Windows more horizontally aligned and larger
- Pockets of recently completed development
- Limited landscape provision
- On-street kerbside parking
- Bus and tram provision in most areas
- Provision of rear laneways for service access





Legend

- study area
- built form review boundary
- testing precinct
- peripheral large lot 2
- open space



**Brunswick & Smith Street
Built Form Review**
Existing Precincts
Typologies

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TYOLOGY 3: HERITAGE INDUSTRIAL

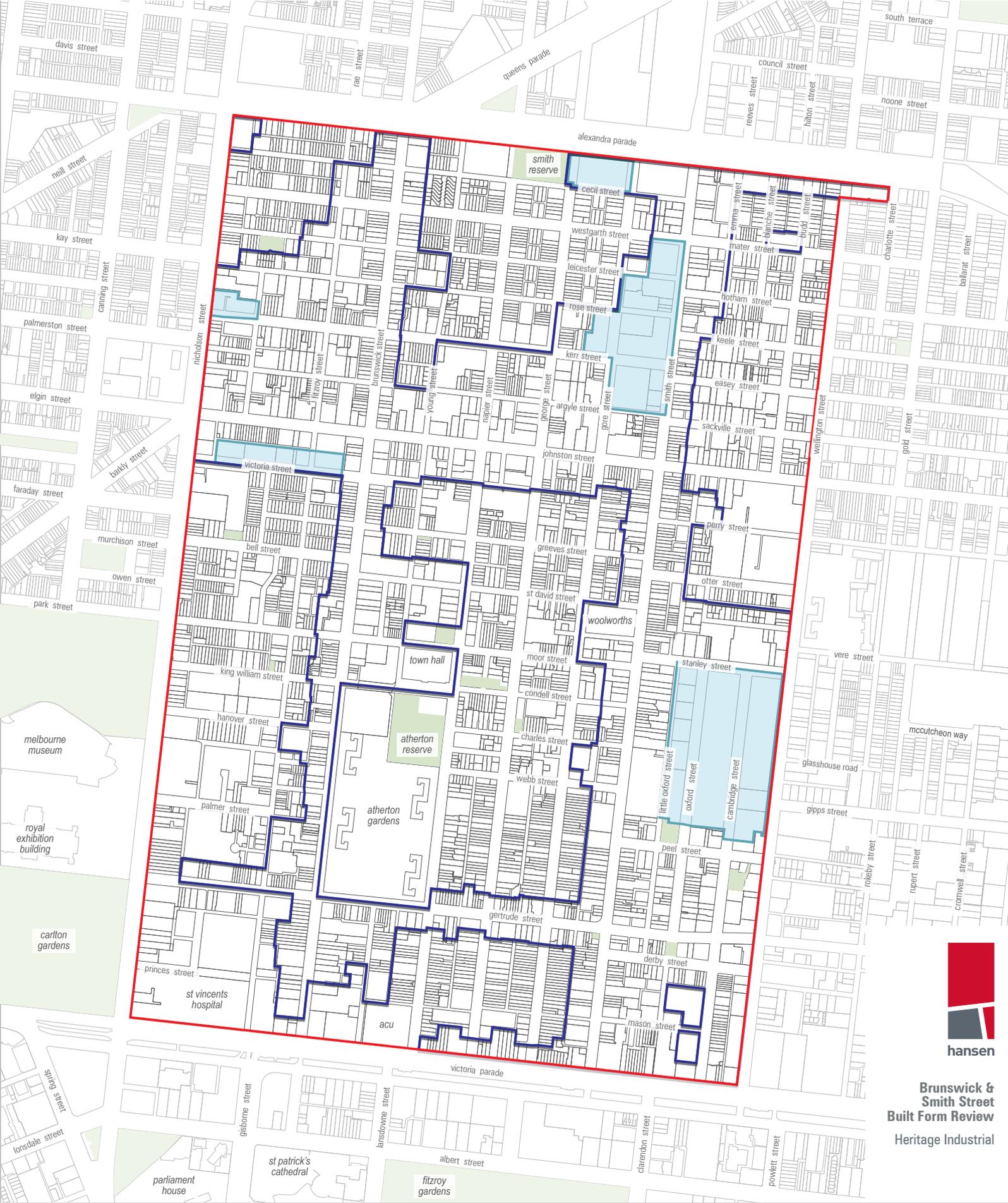


Typically comprising the larger land parcels and comprise either remnant heritage factory buildings which have been renovated or recent infill developments. Located at the MacRobertson precinct to the north of Johnston Street and west of Smith Street, the Foy and Gibson precinct on the Collingwood slope, the Victoria Street properties to the west of Brunswick Street as well as 3 smaller pockets to the periphery of the study area, all comprising main street frontages. These locations are dispersed across the study area, defined by the original industrial forms and factories and were the cornerstone for the development of Collingwood and Fitzroy at that time.

Key Characteristics

- Predominately large grain subdivision
- Clear contrast to surrounding subdivision and built form
- Strong industrial fabric
- Varied streetwall presentation
- A mix of robust and intact 1-2 storey industrial built form and newer developments
- Red brick facades articulated via pilasters, plinth, window sills and fascia of different material or colour, larger windows.
- Considerable individually significant heritage fabric
- Limited landscape provision
- On-street parking
- Often occupy full urban blocks
- Limited rear laneways for service access





Legend

- study area
- built form review boundary
- testing precinct

open space

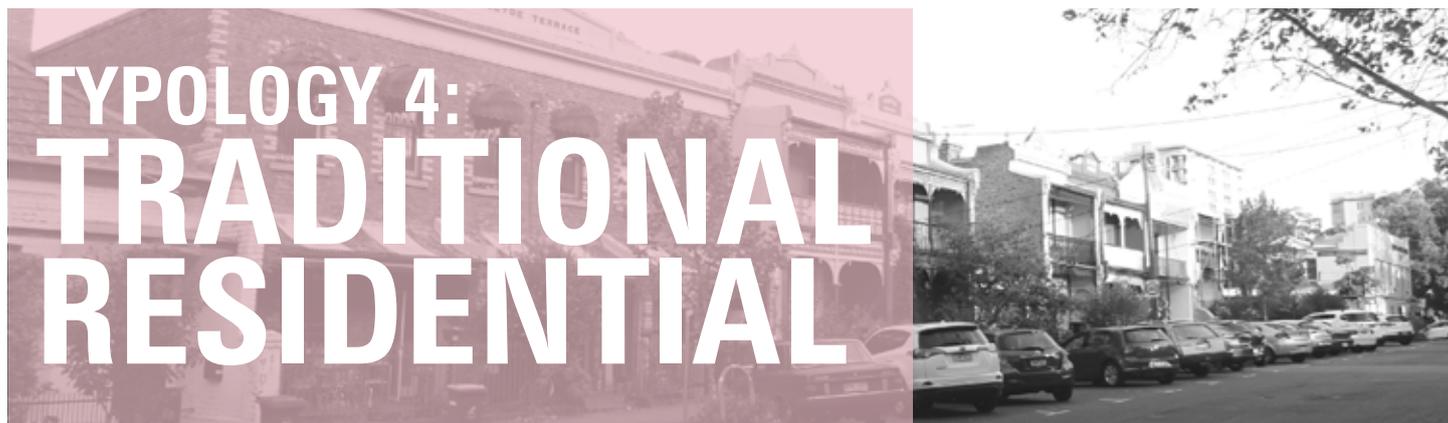
heritage industrial 3



Brunswick & Smith Street
Built Form Review
 Heritage Industrial

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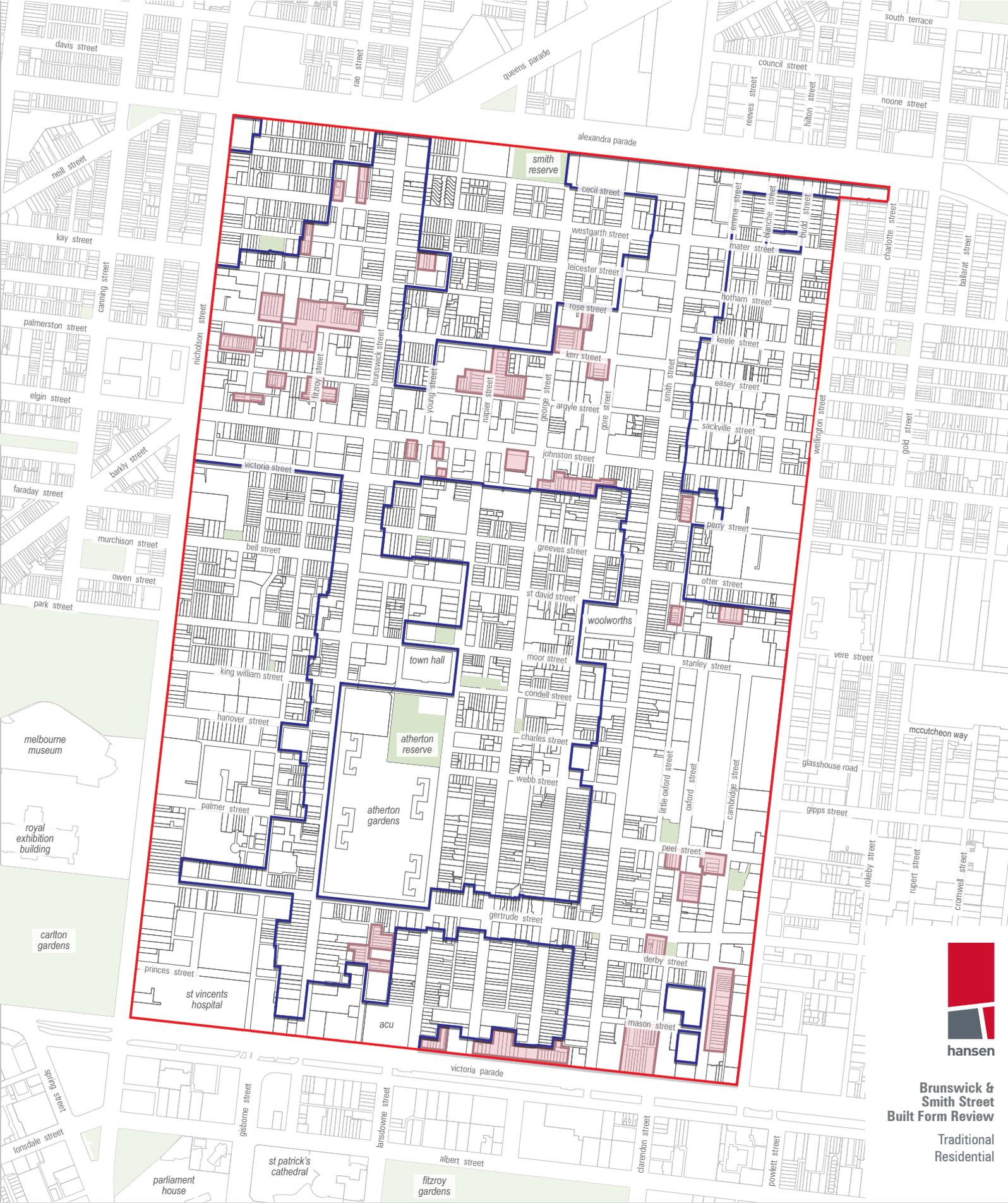


The traditional residential 'precinct' includes small pockets scattered throughout predominantly the mixed use back blocks, with a few instances along Johnston Street. Its characteristics include fine grain subdivisions and attached heritage terrace housing.

Key Characteristics

- Small narrow lot size
- Predominately fine grain subdivision with some larger grain lots
- Intact heritage fabric
- 1-2 storey scale
- Attached terrace dwellings
- Inconsistent fine grain built form rhythm
- Predominately heritage dwellings with some contemporary additions and new buildings
- Some landscape provision with small front setbacks
- On-street kerbside parking
- Often provision of rear laneways for service access





- Legend**
- study area
 - built form review boundary
 - testing precinct

traditional residential 4

open space



hansen

**Brunswick & Smith Street
Built Form Review**
Traditional Residential

Project Ref: 2017.073
 Dwg No.: UDD-022
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 Date: 14.11.19
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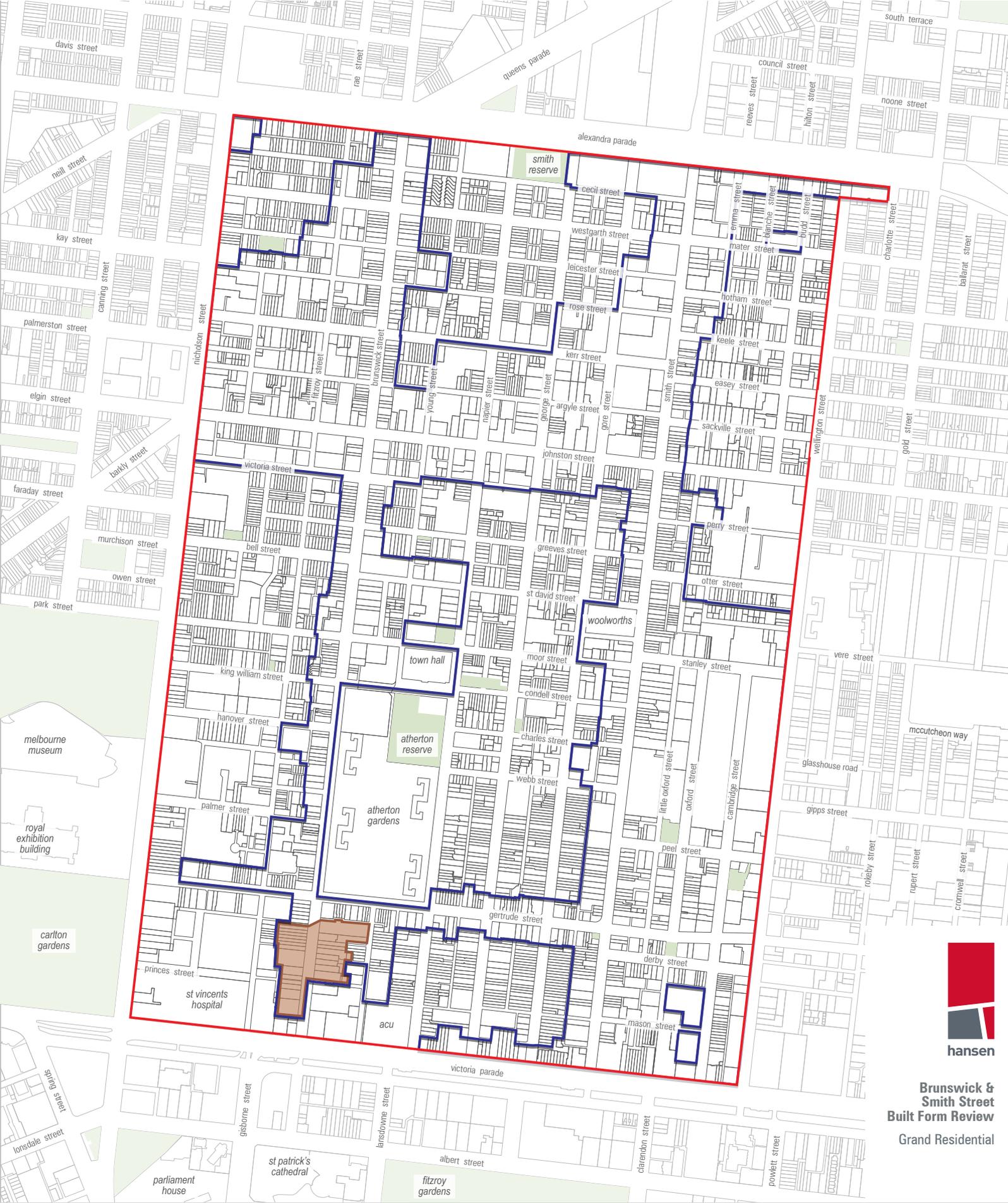


Located to either side of Brunswick Street (south of Gertrude Street) this predominantly intact precinct of more opulent heritage homes and 'high street' forms.

Key Characteristics

- Main road frontage
- Varied subdivision grain and lot depth
- Strong heritage fabric
- Predominantly 2-3 storey streetwall presentation
- Attached forms and more ornated architectural features
- Some landscape provision within small front setbacks
- On-street kerbside parking
- Partial provision of rear laneways for service access
- Central tram provision





- Legend**
- study area
 - built form review boundary
 - testing precinct
 - open space



**Brunswick & Smith Street
Built Form Review**
Grand Residential

Project Ref: 2017.073
 Dwg No.: UDD-022
 Scale: 1:6000 @A3
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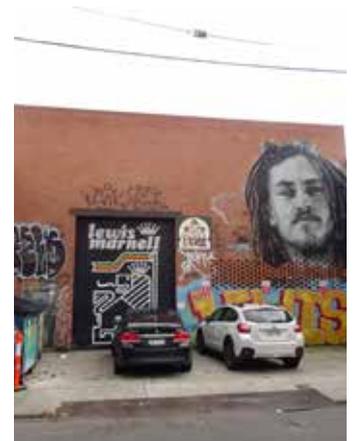
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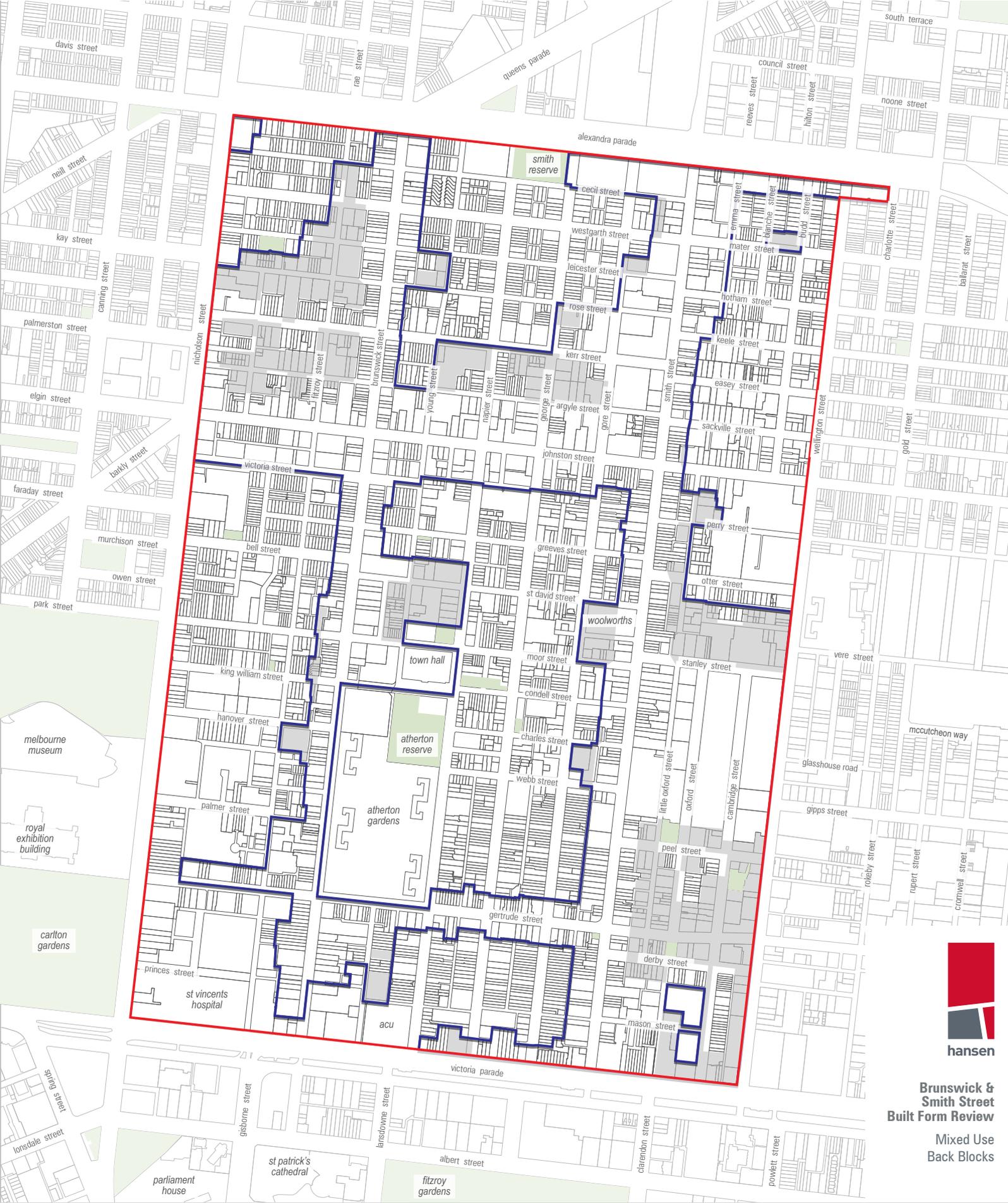
TYOLOGY 6: MIXED USE BACK BLOCKS

The varied grain mixed use precincts are located predominately within the mixed use zone (behind the spine) and comprises of a moderate grain subdivision pattern with areas of fine grain residential lots. This precinct is characterised by its variety of industrial and contemporary built form with pockets of traditional residential scattered within the precinct. It comprises a variety of heritage and post-war industrial built form, with some recent mixed use development infill. Traditional, small scale heritage residential form is scattered across these areas. Due to a lack of landscaping and narrower streets back blocks within Fitzroy West have a 'harsher' appearance than those in Fitzroy East or Collingwood South.

Key Characteristics

- Predominantly local street frontage
- Medium size lots and grain with some fine grain residential
- Mix of industrial and contemporary fabric with pockets of residential
- Varied streetwall heights
- Predominant 2 storey streetwall comprising brick or render with horizontally emphasised fenestration
- Inconsistent built form rhythm and presentation
- Largely non contributory or no heritage grading
- Limited streetscape landscape provision, particularly in Fitzroy West
- On-street kerbside parking
- Bus and tram provision in close proximity
- Provision of rear laneways for service access





Legend

- study area
- built form review boundary
- testing precinct

open space



**Brunswick & Smith Street
Built Form Review**

Mixed Use
Back Blocks

Project Ref: 2017.073
 Dwg No.: UDD-022
 Scale: 1:6000 @A3
 Date: 14.11.19
 Revision: C



APPENDIX A

Planning Policy Framework

The Planning Policy Framework (PPF) provides the planning policy direction for Victoria, and form part of all local Planning Schemes (including the Yarra Planning Scheme) at Clauses 10-19.

The relevant directions within the PPF are as follows:

Clause 11.03-1

- *To build up activity centres as a focus for high-quality development activity and living for the whole community by developing a network of activity centres*
- *To encourage the concentration of major retail, residential, commercial, administrative, entertainment and cultural developments into activity centres which provide a variety of land uses and are highly accessible to the community*

Clause 11.06-2

- *To provide housing choice close to jobs and services*

Clause 15.01-1

- *To create urban environments that are safe, functional and provide good quality environments with a sense of place and cultural identity*

Clause 15.01-2

- *To achieve architectural and urban design outcomes that contribute positively to local urban character and enhance the public realm while minimising detrimental impact on neighbouring properties*

Clause 15.01-2

- *To ensure development responds to its existing context and reinforces special characteristics of local the local environment, such as heritage key landmarks, views and vistas*

Clause 15.01-4

- *To improve community safety and encourage neighbourhood design that makes people feel safe*

Clause 15.02-1

- *To encourage land use and development that is consistent with the efficient use of energy and the minimisation of greenhouse gas emissions*

Clause 15.03-1

- *To ensure the conservation of places of heritage significance*

Clause 16.01-2

- *To locate new housing in or close to activity centres and in urban renewal precincts and sites that offer good access to jobs, services and transport*

Clause 16.01-3

- *To identify areas that offer opportunities for more medium and high density housing near employment and transport in Metropolitan Melbourne*

Clause 16.01-4

- *To provide for a range of housing types to meet increasingly diverse needs*

Clause 17.01-1

- *To encourage development which meet the communities' needs for retail, entertainment, office and other commercial services and provides net community benefit in relation to accessibility, efficient infrastructure use and the aggregation and sustainability of commercial facilities*

Clause 18.01-1

- *To create a safe and sustainable transport system by integrating land-use and transport*

Other relevant state-wide documents include:

- Plan Melbourne;
- The Better Apartment Design Standards (BADS); and
- The Urban Design Guidelines for Victoria (2017).

Plan Melbourne 2017-2050

Is the overall strategic plan to guide Melbourne's future growth in population and employment while ensuring it remains liveable, sustainable and accessible for all.

It is guided by 9 principles which are translated into 7 outcomes. Each outcome has a set of directions to achieve it. There is an emphasis on growing the city in a sustainable manner that makes the best possible use of existing, well located and accessible centres such as Fitzroy (Brunswick Street and Smith Street), which are both identified as being major activity centres.

The most relevant principles are as follows:

Principle 1 : A distinctive Melbourne

- *Melbourne has an enviable natural environment, important Aboriginal cultural heritage values, a rich inheritance of open space, and landmark buildings and streets created during the population booms of the Gold Rush and post-War period.*
- *To ensure Melbourne remains distinctive, its strengths will be protected and heritage preserved while the next generation of growth is planned to complement existing communities and create attractive new neighbourhoods.*

The extensive heritage fabric within built form review area, has to be carefully considered when formulating new built form controls.

Principle 5: Living locally - 20 minute neighbourhoods

- *Creating accessible, safe and attractive local areas where people can access most of their everyday needs within a 20-minute walk, cycle or local public transport trip, will make Melbourne healthier and more inclusive.*
- *Due to the specialised and diverse nature of work, many people will still need to travel outside of this 20-minute neighbourhood for their jobs.*

Given the proximity of the built form review area to central Melbourne and infrastructure it provides excellent opportunity for 'sustainable' growth.

The relevant directions are as follows:

Direction 2.1: Manage the supply of new housing in the right locations to meet population growth and create a sustainable city.

Direction 2.2: Deliver more housing closer to jobs and public transport.

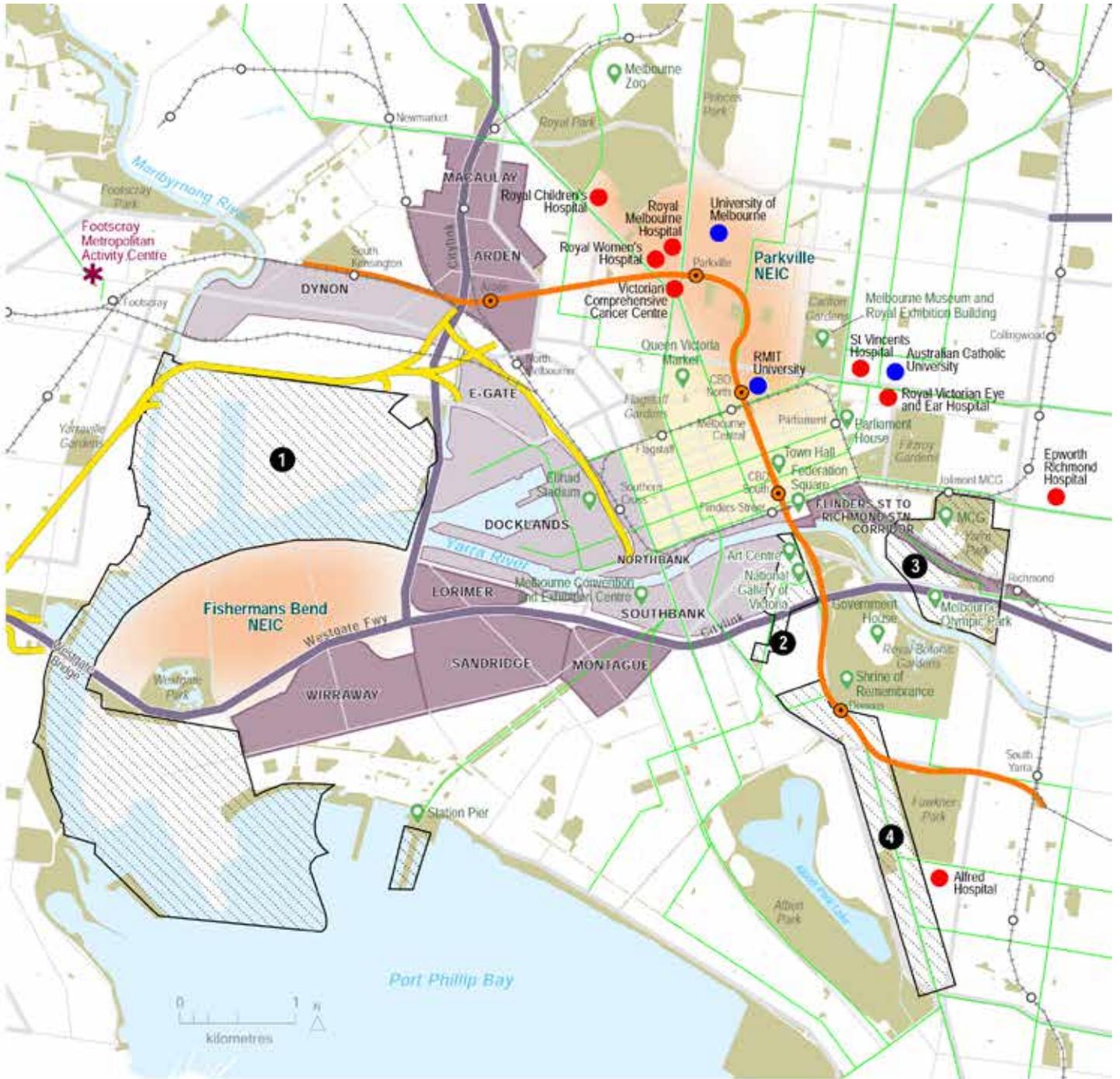
Direction 2.5: Provide greater choice and diversity of housing.

Direction 4.4: Respect Melbourne's heritage

Direction 5.1: Create a city of 20-minute neighbourhoods.

Given the activity centre status and close proximity of the study area to the central city means its continued growth will create likely demand and increased development pressure on Brunswick Street and Smith Street and the nearby mixed use pockets.

▪



Map 4

Key features in and around Melbourne's central city

- | | | | |
|---|--|---|--|
| <ul style="list-style-type: none"> Central Business District National employment and innovation cluster (NEIC) Major urban renewal precinct (2015 - 2051+) Priority precinct⁽¹⁾ Other precinct Health facility Education facility | <ul style="list-style-type: none"> Key precinct 1 Port of Melbourne 2 Arts precinct 3 Sports precinct 4 St Kilda Road precinct Landmark Public open space | <ul style="list-style-type: none"> Metro Tunnel (rail) New station State-significant road corridor Western Distributor (potential alignment) Rail network Train station Tram network Road network Waterway Waterbody | <p>(1) Priority precincts:</p> <ol style="list-style-type: none"> 1 Fishermans Bend (Lorimer, Montague, Sandridge, Wirraway) 2 Arden and Macaulay 3 Flinders Street Station to Richmond Station Corridor <p>Source: Department of Environment, Land, Water and Planning</p> |
|---|--|---|--|

The Urban Design Guidelines for Victoria (2017).

The Victorian State Government developed the Urban Design Guidelines for Victoria to support state agencies, local government and the urban development sector to deliver, functional and enjoyable places for people to live, work, and spend leisure time. The guidelines aim to create neighbourhoods that foster community interaction and make it easy for people of all ages and abilities to live healthy lifestyles and engage in regular physical activity. These places may be urban areas in metropolitan Melbourne and in regional cities and towns.

- The guidelines are ordered within urban elements:
- 1. Urban structure – the overall topography and land division pattern
- 2. The movement network – the roads, streets, and paths
- 3. Public spaces – areas for public recreation
- 4. Public transport environs – the spaces and buildings around stations, bus and tram interchanges
- 5. Buildings – and their contribution to their setting
- 6. Objects in the public realm – facilities located in streets and public spaces.

The Better Apartment Design Standards (BADS)

The Better Apartment Design Standards apply to all new apartment developments across Victoria.

The Standards were introduced in 2017 and provide clear rules for apartment design to improve liveability and ensure an acceptable standard of internal amenity.

Local Planning Policy Framework

The Yarra Local Planning Policy Framework (LPPF) applies to land within the municipal boundary of the City of Yarra. It is contained in Clauses 21, referred to as the Municipal Strategic Statement (MSS), and Clause 22, which contains the Local Planning Policies (LPP).

The Relevant Clauses of the MSS are summarised below.

Clause 21.03: Vision

Relevant sections in the MSS vision are:

- Yarra will accommodate a diverse range of people.
- Yarra will have increased opportunities for employment.
- Yarra's existing retail strip shopping centres will provide for the needs of local residents, and attract people from across Melbourne.
- Yarra's historic fabric which demonstrates the development of metropolitan Melbourne will be internationally recognised.
- Yarra will have a distinctive identity as a low-rise urban form, with areas of higher development and highly valued landmarks.
- All new development will demonstrate design excellence.

Clause 21.04: Land Use

21.04-1 Accommodation and housing

- *'Yarra will continue to accommodate its share of the housing growth of the inner Melbourne Metropolitan region.'*

Objective 1: To accommodate forecast increases in population

Strategy 1.1: Ensure that new residential development has proper regard for the strategies applicable to the neighbourhood in question identified in clause 21.08.

Strategy 1.2 Direct higher density residential development to Strategic Redevelopment Sites identified at clause 21.08 and other sites identified through any structure plans or urban design frameworks.

Clause 21.05: Built Form

Addresses matters relating to Heritage and Urban Design.

Clause 21.05-1 Heritage establishes a strong policy position to acknowledge, protect and enhance heritage places within the City of Yarra. Relevant strategies includes:

Strategy 14.1: Conserve, protect and enhance identified sites and areas of heritage significance including pre-settlement ecological heritage.

Strategy 14.2: Support the restoration of heritage places.

Strategy 14.3: Protect the heritage skyline of heritage precincts.

Strategy 14.5: Protect the significant landscape and heritage within streets, parks, gardens, waterways or other open spaces.

Strategy 14.6: Protect buildings, streetscapes and precincts of heritage significance from the visual intrusion of built form both within places and from adjoining areas.

Clause 21.05-2 Urban Design recognises the valued low-rise urban form of the City of Yarra and that the existing urban form is punctuated by taller buildings located near activity centres as well as landmark buildings, with objectives to reinforce the existing urban framework and to retain Yarra's identity as a low-rise urban form with pockets of higher development.

Relevant strategies include:

Strategy 16.2: Maintain and strengthen the preferred character of each Built Form Character Type within Yarra.

Strategy 17.1: Ensure that development outside activity centres and not on Strategic Redevelopment Sites reflects the prevailing low-rise urban form.

Strategy 17.2: Development on Strategic Redevelopment Sites or within activity centres should generally be no more than 5-6 storeys unless it can be demonstrated that the proposal can achieve specific benefits such as: significant upper level setbacks; Architectural design excellence; best practice environmental sustainability objectives in design and construction; high quality restoration and adaptive re-use of heritage buildings; positive contribution to the enhancement of the public domain; and provision of affordable housing.

Further specifically relevant objectives and strategies of Clause 21.05-2 Urban Design include:

Objective 18: To retain, enhance and extend Yarra's fine grain street pattern.

Strategy 18.1: Encourage the re-establishment of streets and laneways through new development sites where such links were part of the historic street pattern, except where this will cause detrimental traffic impacts.

Objective 19: To create an inner city environment with landscaped beauty.

Strategy 19.1 Require well resolved landscape plans for all new development.

Strategy 19.2: Encourage opportunities for planting suitable trees and landscape areas in new development.

Strategy 19.3: Encourage the retention of mature vegetation.

Strategy 19.4: Protect mature and healthy flora species where they have heritage value or are a valued part of the character of an area.

Objective 20: To ensure that new development contributes positively to Yarra's urban fabric.

Strategy 20.1: Ensure development is designed having particular regard to its urban context and specifically designed following a thorough analysis of the site, the neighbouring properties and its environs.

Strategy 20.2: Require development of Strategic Redevelopment Sites to take into account the opportunities for development on adjoining land.

Strategy 20.3: Reflect the fine grain of the subdivision pattern in building design where this is part of the original character of the area.

Objective 21: To enhance the built form character of Yarra's activity centres.

Strategy 21.1: Require development within Yarra's activity centres to respect and not dominate existing built form.

Strategy 21.2: Require new development within an activity centre to consider the context of the whole centre recognising that activity centres may consist of sub-precincts, each of which may have a different land use and built form character.

Strategy 21.3: Support new development that contributes to the consolidation and viability of existing activity centres.

Clause 21.08: Neighbourhoods

Clause 21.08-5: Collingwood

Identifies properties to either side of Smith Street as forming the Smith Street Major Activity Centre and the creation of a mid block pedestrian through link, connecting Smith Street and Wellington Street between Stanley Street and Langridge Street.

Identifies a number of strategic redevelopment sites within the study area, most of which has already developed except for the sites along the western side of Wellington Street, between Stanley Street and Langridge Street.

Seeks a land contribution to open space in preference to monetary contribution when residential subdivision occurs.

Seeks to support development that maintains and strengthens the preferred character of the relevant Built Form Type and seeks to encourage redevelopment of 113 Wellington Street (Police Workshop) in a way that contributes positively to the urban fabric and public domain of Yarra subject to maintaining and reinforcing

the built form character of the area.

Seeks to strengthen the built form of land adjacent to Alexandra Parade.

In the area bound by Johnston Street, Wellington Street, Victoria Parade and Smith Street (including both side of Smith Street), seeks to:

- Maintain the varied profile of the skyline and the built form character of Smith Street;
- Ensure no new development presents as a dominating built form along Smith Street;
- Retain the prominence of the key 'icon' (landmark) buildings in the Smith Street streetscape such as Pattersons, Safeway (now Woolworths) and the Post Office;
- Maintain Foy and Gibson complex of buildings as a large dominating visually cohesive group of buildings; and
- Ensure new development respects the scale of adjoining existing clusters of low rise residential properties.

Clause 21.08-7: Fitzroy

Identifies properties to either side of Brunswick Street and Gertrude Street as forming the Brunswick Street Major Activity Centre (with the exception of Atherton Gardens - which is a Strategic redevelopment site) and identifies properties to either side of Smith Street as forming the Smith Street Major Activity Centre.

Seeks to encourage the redevelopment of the following strategic redevelopment sites: the Atherton Gardens Housing Estate in a way that contributes positively to the urban fabric and public domain of Yarra.

Seeks to support the improvement to the built form of land adjacent to Alexandra Parade and the Atherton Gardens Housing Estate.

Seeks to maintain the visual prominence of the Fitzroy Town Hall and Spire of St Marks.

Seeks to support the existing scale and character of the Brunswick Street and Gertrude Street activity centres.

Clause 22.02: Development Guidelines for Sites Subject to the Heritage Overlay

This policy guides the protection and improvement of places, including buildings, identified as having cultural and natural heritage significance. Every building is classified as being individually significant, contributory or non-contributory within a given heritage overlay area.

The relevant objectives are as follows:

- *To conserve the historic fabric and maintain the integrity of places of cultural heritage significance;*
- *To retain significant view lines to, and vistas of, heritage places; and*
- *To preserve the scale and pattern of streetscapes in heritage places.*

Clause 22.03: Landmarks and Tall Structures.

This policy seeks to retain important landmarks and icons in the municipality and the view lines to them. Those identified that are contained within the study area are:

- Clocktower of Fitzroy Town Hall; and
- Spire of St Marks Church, George Street, Fitzroy

Development should protect the silhouette/profile of St Patrick's Cathedral seen from the intersection of Brunswick Street with St Georges Road.

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

In March 2018, a Review of the Landmarks within Yarra was completed by Ethos Urban and adopted by Council. This work has been incorporated within this Background Analysis and will inform more detailed precinct work and future heights and setbacks.

Clause 22.05: Interfaces Use Policy

This policy seeks to reduce conflict between commercial, industrial and residential activities, and supporting appropriate industrial and commercial activity.

New dwellings must be constructed to protect residents as much as reasonably possible from the inherent conflicts. There is also a need to ensure that commercial and industrial activities are well managed having regard to their proximity to residential uses.

Objectives:

- *To enable the development of new residential uses within and close to activity centres, near industrial areas and in mixed use areas while not impeding the growth and operation of these areas as service, economic and employment nodes.*

- *To ensure that residential uses located within or near commercial centres or near industrial uses enjoy a reasonable level of amenity.*

Clause 22.05-4.1: Dwelling Design, seeks new residential development to be setback 30m amongst other design responses to minimise the impacts of noise, overlooking and other amenity impacts from commercial and industrial uses.

Clause 22.05-4.2: Non-Residential Development Near Residential Properties, seeks to minimise overlooking from residential uses into new commercial and industrial developments by the use of setbacks and other design responses.

Clause 22.07: Development Abutting Laneways

This policy aims to retain laneways and enhance their amenity. Of relevance is that, when the possibility exists, laneways be used for vehicular access instead of the street frontages.

The relevant policy is as follows:

- *Development respect the scale of the surrounding built form.*
- *Development not obstruct existing access to other properties in the laneway.*

Clause 22.10: Built Form and Design Policy

This policy applies to all new developments, except those affected by the Heritage Overlay. The Design Objectives must be met whereas the Design Guidelines are a means to meet the objectives and, consequently, other solutions may be considered by Council.

Relevant Design Objectives are as follows:

Clause 22.10-3.2: Urban form and character

- *To retain and extend the City's fine grain of street pattern and urban form.*

Clause 22.10-3.3: Setbacks & Building Height

- *To ensure that the setbacks and height of new developments are appropriate for the desired neighbourhood character.*

Clause 22.10-3.4: Street and Public Space Quality

- *To ensure ground levels and interface treatments positively engage with the public realm.*

Clause 22.10-3.6: Site Coverage

- *To ensure that the site coverage of new development complements the desired neighbourhood-character of the area and responds to the features of the site*

Clause 22.10-3.8: Off-Site Amenity

- *To ensure that new development does not prejudice the rights of adjoining and/or nearby landusers (especially residents) to enjoy solar access, privacy, and acceptable noise levels.*

Clause 22.12: Public Open Space Contribution

This policy applies to all residential and mixed use proposals with a residential component.

The relevant objectives are as follows:

- *To identify when and where land contributions for public open space are preferred over cash contributions.*
- *To ensure that where appropriate, land suitable for public open space is set aside as part of the design of a development so that it can be transferred to or vested in Council, in satisfaction of the public open space contribution requirement.*

Review & Development of the City of Yarra Landmarks Policy (March 2018)

The purpose of this study is to review the list of nominated landmarks in the Landmarks and Tall Structures Policy and recommend how the Policy could be improved to protect the City's landmarks.

Relevant to the study area the report identifies two Landmarks within the study area, being:

- the Clock tower of the Fitzroy Town Hall (201 Napier Street, Fitzroy); and
- the Spire of the St Mark's Church (268 George Street, Fitzroy).

It also identifies four Landmarks that are visible from the study area, being:

- Shot tower (94 Alexander Parade, Clifton Hill);
- Spire of St John's Church (61 Queens Parade, Clifton Hill);
- Spire of St Luke's Church (121-123 St Georges Road, North Fitzroy); and
- Spire of St Patrick's Cathedral (1 Cathedral Place, East Melbourne).

The review identifies both primary and secondary views in relation to each landmark. However, only the primary views provide the most identifiable and prominent views of the landmarks and are considered to be worthy of planning scheme protection.

Recommended revised policy should:

- Protect the primary views to the city's important landmarks, as identified;
- Retail the visual prominence of the identified architectural elements of each landmark in primary views to the landmark;
- Ensure that new development is appropriately sited and scaled so that it avoids encroachment upon the identified architectural elements of the landmarks, as seen in the primary views;
- Ensure that, where a landmark is currently appreciated within a "clear sky" context, adequate setback and building separation is provided to maintain clear sky between identified architectural elements and new development to retain the prominence of the landmark; and
- Minimise direct sources of light spill from new development that would reduce the visual prominence of identified landmark illuminated signs at night time.

Other recommendations

In places where pressure for higher scale built form is anticipated, such as activity centres or strategic redevelopment sites, detailed building height and setbacks for landmarks of high significance should be implemented through a Design and Development Overlay (DDO).

The DDO will allow specific building height and setback distances around a landmark to be stipulated in the planning scheme and will therefore carry a greater statutory weight than the requirements of a Local Policy. The DDO requirements can be implemented either as discretionary or mandatory controls.

DDOs would be prepared through further urban design analysis and visual assessment, as well as integration with strategic land use objectives for the area.

Clock tower of the Fitzroy Town Hall

- Identifies three key views - Views 1-3 as being 'primary views' that warrant protection.
- However, only view 3 occurs from within the Review Area.

Spire of St Marks Church

- Identifies three key views - Views 1-3 as being 'primary views' that warrant protection.
- However, none of these views occurs from within the Review Area.

Shot tower

- Identifies three key views - Views 1-3 as being 'primary views' that warrant protection.
- However, only view 1 may impact on the Review Area.

Spire of St Lukes Church

- Identifies three key views - Views 1-3 as being 'primary views' that warrant protection.
- However, only view 1 may impact on the Review Area.

Spire of St Patricks Cathedral

- Identifies one key view - View 1 as being 'primary views' that warrant protection.
- View 1 may impact on the Review Area.

Yarra Housing Strategy (Adopted September 2018)

The purpose of this study is to prepare a housing growth framework that sets a preferred vision for Yarra over the next 15 years. The strategy will provide clear policy direction about where residential development will be focused, and where it will be limited, in order to meet the changing needs of our community.

In respect to heritage, the strategy seeks to continue to protect existing high value heritage areas across Yarra. It notes that about two thirds of all properties in Yarra are covered by the Heritage Overlay and, in fact, more properties are covered by the Heritage Overlay in Yarra than in any other municipality in Victoria. The strategy will need to respond to the high level of heritage protection in Yarra.

While Yarra's activity centres have key attributes that make them ideal for accommodating housing growth, they also include unique and intact heritage streetscapes and buildings. The Heritage Overlay applies to large sections of Yarra's major activity centres including Brunswick, Smith and Swan Streets, as well as Bridge Road. Future growth in these areas will need to be managed to respond to the heritage significance of these centres.

In respect to economic development, the strategy seeks to retain land for non-residential uses to support arts, cultural and other employment and economic uses. It notes that Yarra is an attractive location for residential development, which if not managed and planned, could displace existing economic activity. Yarra's activity centres however are appropriate locations for new housing, given their proximity to services, facilities and public transport. However, Council recognises that there are economic benefits that flow on from additional housing in activity centre.

In respect to communal open space, the strategy seeks to encourage the provision of communal spaces in housing development. It notes that apartments will be the predominant housing form built over the next 15 years and there is a need to ensure that the needs of all household types are considered in the design of communal open space in high density developments.

In respect to diversity and adaptability, the strategy seeks to promote the inclusion of accessible and adaptable housing and housing suitable for all life stages. It notes that Yarra supports the tertiary institutions and also student housing that has good access (by walking, cycling or public transport) to these institutions.

In respect to affordable housing, the strategy seeks to support provision of affordable housing, including through co-housing and housing associations. It notes that the strong demand to live in Yarra has resulted in rapid house price growth and high land values in the past decade. To maintain Yarra's social and economic diversity, there needs to be more affordable housing.

This strategy recommends introducing requirements into the Yarra Planning Scheme that seek at least 10% affordable housing when sites are rezoned for residential use, and in significant developments of 50 or more dwellings.

In respect to sustainability, the strategy seeks to encourage housing development with high environmental qualities. It notes that with increased growth and development there is a corresponding community expectation to increase the standards of design and amenity, communal open and internal space and responsiveness to local character.

The strategy indicates that the spatial extent of the Brunswick Street and Smith Street Major Activity Centre has expanded to incorporate the surrounding Mixed Use Zone land and therefore differs to the boundaries contained within Clause 21.08. The strategy identifies the 'new' Gertrude Neighbourhood Activity Centre.

The strategy updates Yarra's identified strategic redevelopment sites, currently identified in Clause 21.08. Notably it removes the Atherton Gardens site and retains three strategic redevelopment sites which have yet to be realised. It does not identify any new strategic development sites within the study area.

In the short to longer term (0-15 years), future housing supply in Yarra is anticipated to be provided from the following sources:

- The remaining 13 Strategic Redevelopment Sites;
- The 10 year pipeline of planned major residential developments identified in the Victorian Government's UDP2017;
- Development sites within activity centres and mixed use precincts that have been identified as suitable for future residential growth; and
- Minimal and incremental development in established residential areas around Yarra.
- The Strategic Housing Framework Plan identifies a hierarchy of change across Yarra. In relation to the Study Area, all of the residential zoned land is identified as Minimal Change, while Gertrude Street, Fitzroy west (back blocks) and the Foy and Gibson complex are identified as Incremental Change. Much of the Brunswick Street, Johnston Street and Smith Street corridors are identified as Moderate Change, with the Collingwood South precinct (generally DDO23 area) and the middle section of Johnston Street (between Brunswick and Smith Street) and the northern end of Smith Street are identified as High Change.

Clause 43.01: Heritage Overlay

The study area is extensively covered by Heritage Overlays. The purpose of the overlay is:

- To conserve and enhance heritage places of natural or cultural significance.
- To conserve and enhance those elements which contribute to the significance of heritage places.
- To ensure that development does not adversely affect the significance of heritage places.
- To conserve specified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.

The study area also contains the following site specific heritage covers:

- H095 – 15-17 Bedford Street Collingwood;
- H096 – 33-47 Bedford Street Collingwood;
- H098 – 1 Derby Street Collingwood;
- H099 – 2 Derby Street Collingwood;
- H0100 – 3-7 Derby Street Collingwood;
- H0101 – 8 Derby Street Collingwood;
- H0102 – 10-16 Derby St & 7 Langridge Street Collingwood;
- H0107 – 8-10 Johnston Street Collingwood;
- H0108 – 51 Keele Street Collingwood;
- H0115 – 12 Napoleon Street Collingwood;
- H0117, 118, 119, 120 – 32-38 Otter Street Collingwood;
- H0121 – 37 Oxford Street Collingwood;
- H0122 – 39-41 Oxford Street Collingwood;
- H0123 – 50-52 Oxford Street Collingwood;
- H0124 – 51-57 Oxford Street Collingwood;
- H0125 – 59-63 Oxford Street Collingwood;
- H0126 – 58-62 Oxford Street Collingwood;
- H0127 – 79-93 Oxford Street Collingwood;
- H0128 – 95-101 Oxford Street Collingwood;
- H0129 – 103-135 Cambridge St & 7-11 Stanley St & 68-172 Oxford St & 103-115 Oxford St & 114 -118 Langridge St Collingwood;
- H0133 – 25-27 Sackville Street Collingwood;
- H0135 – 114-116 Smith Street Collingwood;
- H0136 – 174-176 Smith Street Collingwood;
- H0137 – 2 Stanley Street Collingwood;
- H0140 – 59 Wellington Street Collingwood;
- H0142 – 46 Peel Street Collingwood;
- H0144 – 53 Otter St & 215-225 Wellington Street Collingwood;
- H0145 – 62 Easey Street & 261 Wellington Street Collingwood;
- H0148 – 17 Bell Street Fitzroy;
- H0149 – 40-48 Bell Street & 27-31 John Street Fitzroy;
- H0150 – 7-9 Brunswick Street Fitzroy;
- H0151 – 11 Brunswick Street Fitzroy;
- H0152 – 13 Brunswick Street Fitzroy;
- H0153 – 25 – 37 Brunswick Street Fitzroy;
- H0154 – 39-49 Brunswick Street Fitzroy;
- H0155 – 236-248 Brunswick Street Fitzroy;
- H0156 – 34-38 Fitzroy Street Fitzroy;
- H0157 – 317 – 339 George Street Fitzroy;
- H0158 – 250-270 George Street Fitzroy;
- H0159 – 64-66 Gertrude Street Fitzroy;
- H0160 – 181-183 Gertrude Street & 89 George Street Fitzroy;
- H0167 – 161 – 209-221 Gore Street Fitzroy;
- H0168 – 331 Gore Street Fitzroy;
- H0169 – 333 Gore Street Fitzroy;
- H0170 – 335 Gore Street Fitzroy;
- H0171 – 35 Hanover Street Fitzroy;
- H0179 – 172 – 36-50 Napier Street Fitzroy;
- H0181 – 48 A Nicholson Street Fitzroy;
- H0180 – 126 Moor Street & 201 Napier Street Fitzroy;
- H0182 – 44 Nicholson Street Fitzroy;
- H0183 – 50-68 Nicholson Street Fitzroy;
- H0184 – 88 Nicholson Street Fitzroy;
- H0185 – 98 Nicholson Street Fitzroy;
- H0186 – 122 Nicholson Street Fitzroy;
- H0187 – 165-169 Smith Street Collingwood;
- H0190 – 77 Victoria Parade Fitzroy;
- H0191 – 196 – 169-179 Victoria Parade Fitzroy;
- H0197 – 203 Victoria Parade Fitzroy;
- H0345 – 38 – 40 Brunswick Street Fitzroy;
- H0347 – 22 Brunswick Street Fitzroy;
- H0354 – 67-71 Johnston Street Collingwood;
- H0355 – Young Street - Unknown address;
- H0356 – 12 Cowell Street & 185-193 Fitzroy Street Fitzroy;
- H0385 – 97-107 King William Street Fitzroy;
- H0417 – 44 Oxford St & 63 Cambridge Street Collingwood;
- H0422 – 4 Henry Street Fitzroy;
- H0471 – 218-222 Nicholson Street Fitzroy; and
- H0472 – 12-16 Argyle Street & 8-10 Spring Street Fitzroy.

Design and Development Overlays

The study area contains 4 Design and Development Overlays as follows:

- DDO08 – Fitzroy South;
- DDO10 – Johnston Street Precinct – West of Smith Street;
- DDO12 – Former NMIT Site 35 Johnston Street, Collingwood;
- DDO13 – Emma Street Precinct, Collingwood; and
- DDO23 - Collingwood South (Mixed Use) Precinct

The extent of these overlays is relatively small as they only apply to discrete precincts or specific sites. The largest DDO is the Johnston Street Precinct (DDO10) which applies to properties which front Johnston Street generally between Brunswick and Smith Streets.

DDO8 Fitzroy South

Applies to properties along the northern side of Gertrude Street, between Nicholson Street and Fitzroy Street.

Design 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.*

DDO10 Johnston Street Precinct – West of Smith Street

Applies to properties fronting both side of Johnston Street, between Brunswick Street and Gore Street.

Design Objectives

- *To retain the valued features which contribute to the preferred future character and heritage of the area.*
- *To ensure development fits with its context and the preferred future character.*
- *To develop streets with a human scale and vibrant street life.*
- *To improve the pedestrian environment in Johnston Street.*
- *To encourage high quality new development.*

Buildings and works

Built form should address the following design principles:

- *Buildings should be built to the street frontage and side boundaries of the site.*
- *Taller buildings should be setback and spaced to create new interest and variety in building forms.*

- *The form, massing, materials, finishes and detailed design of buildings respond to the preferred character of the area.*
- *Ensure active ground level frontages and designs which facilitate street level activity.*
- *The street frontage façade of infill development should complement the predominant street frontage height of nearby and abutting properties. The street façade height should not exceed three storeys or 12 metres.*
- *Development above street façade height should be set-back and not exceed four to six storeys.*
- *Setbacks should meet the following view line and amenity setback criteria:*
 - *Avoid increased overshadowing of street and public space between 10am and 2pm at the equinox (22 September);*
 - *Where sites adjoin fine grained, low rise residential development, provide a stepped transition in height at the sensitive interface to minimise amenity impacts;*
 - *Minimise the visual intrusion of the upper levels when viewed from footpaths or public spaces.*
- *In the area north of Johnston Street and east of Napier Street, new development must respect the height of the former MacRobertson complex and avoid dominating these buildings.*

It is anticipated that the Built Form Framework will inform future built form controls along this section of Johnston Street, replacing the existing DDO10.

DDO12 Former NMIT Site 35 Johnston Street, Collingwood

Applies to properties fronting both Johnston Street and Perry Street that made up the former NMIT campus. None of these properties fall within the built form review area. Therefore, this DDO does not impact on future built form controls implemented as a result of this project.

Design Objectives

- *To encourage regeneration of the site through high quality architecture.*
- *To respect and respond to any retained heritage fabric on the site.*
- *To facilitate an adaptive re-use of the site.*
- *To encourage urban design that provides for a high level of community safety and comfort.*
- *To maintain a suitable level of amenity to adjacent residential uses through the design, height and form of proposed development.*
- *To ensure that overshadowing of neighbouring properties and public space is within reasonable limits.*
- *To ensure that new built form is adequately articulated and modulated.*

- *To ensure that the combination of uses and the intensity of development is compatible with the capacity of the existing road system.*
- *To ensure that the number of vehicle accessways along Perry and Johnston Streets are limited, and that vehicle parking is concealed from street view.*
- *To ensure that new development responds to the neighbourhood character and site influences.*
- *Development should recognise and respond to the slope of the site.*
- *To ensure that buildings properly address the public realm, including that of Johnston and Perry Streets.*
- *To provide for pedestrian permeability through the site.*
- *To require energy efficient building design.*
- *To provide for an appropriately sized, well designed and located area of public open space that is publicly accessible with good surveillance and has active interfaces with appropriate uses.*

DD013 Emma Street Precinct, Collingwood

Applies to properties along the western side of Emma Street.

Preferred future character:

- *An area where future development respects the scale and character of buildings in the area, particularly the heritage buildings in Smith Street.*
- *The valued low-rise character of the heritage areas retained. The remaining non-heritage sites may be redeveloped in scale with surrounding buildings.*

Design Objectives:

- *To retain the valued features which contribute to the preferred future character and heritage of the area.*
- *To ensure development fits with its context and the preferred future character.*
- *To encourage an appropriate transition between the scale and character of the traditional retail strip centre in Smith Street and lower-rise residential areas to the east.*
- *To encourage high quality new development.*

DD023 Collingwood South (Mixed-Use) Precinct

Now applies to properties along the western side of Wellington Street generally between Peel Street and Victoria Parade and properties along Oxford Street and Cambridge Street, generally south of Peel Street and fronting Peel Street, Langridge Street, Derby Street and Mason Street, between Little Oxford Street and Wellington Street.

This interim DDO which endorsed as part of C250 in November 2018 and implements part of the Collingwood Built Form Framework which forms part of this project. Implementing built form controls for this area was prioritised by Council due to development pressure and community sentiment. The current DDO23 is due to expire on 18 October 2020.

Design Objectives

- *To foster an emerging, contemporary, mixed-use character with a prominent street-wall edge, incorporating upper level setbacks and design features that create a distinction between lower and upper levels.*
- *To ensure that the overall scale and form of new buildings is mid-rise (ranging from 3 to 12 storeys) and responds to the topography of the precinct, by providing a suitable transition in height as the land slopes upwards, whilst minimising amenity impacts on existing residential properties, including visual bulk, overlooking and overshadowing.*
- *To maintain the prominence of the corner heritage buildings on Wellington Street, and respect both individual and groups of low-scale heritage buildings through recessive upper level development and a transition in scale from taller form towards the interface with heritage buildings.*
- *To promote and encourage pedestrian activity through street edge activation and the protection of footpaths and public open spaces from loss of amenity through overshadowing.*
- *To ensure that development provides for equitable development outcomes through building separation and a design response that considers the development opportunities of neighbouring properties.*

It is understood that the Council intention is to implement a permanent DDO23 to replace this interim one. However the ultimate control may differ to the current one.