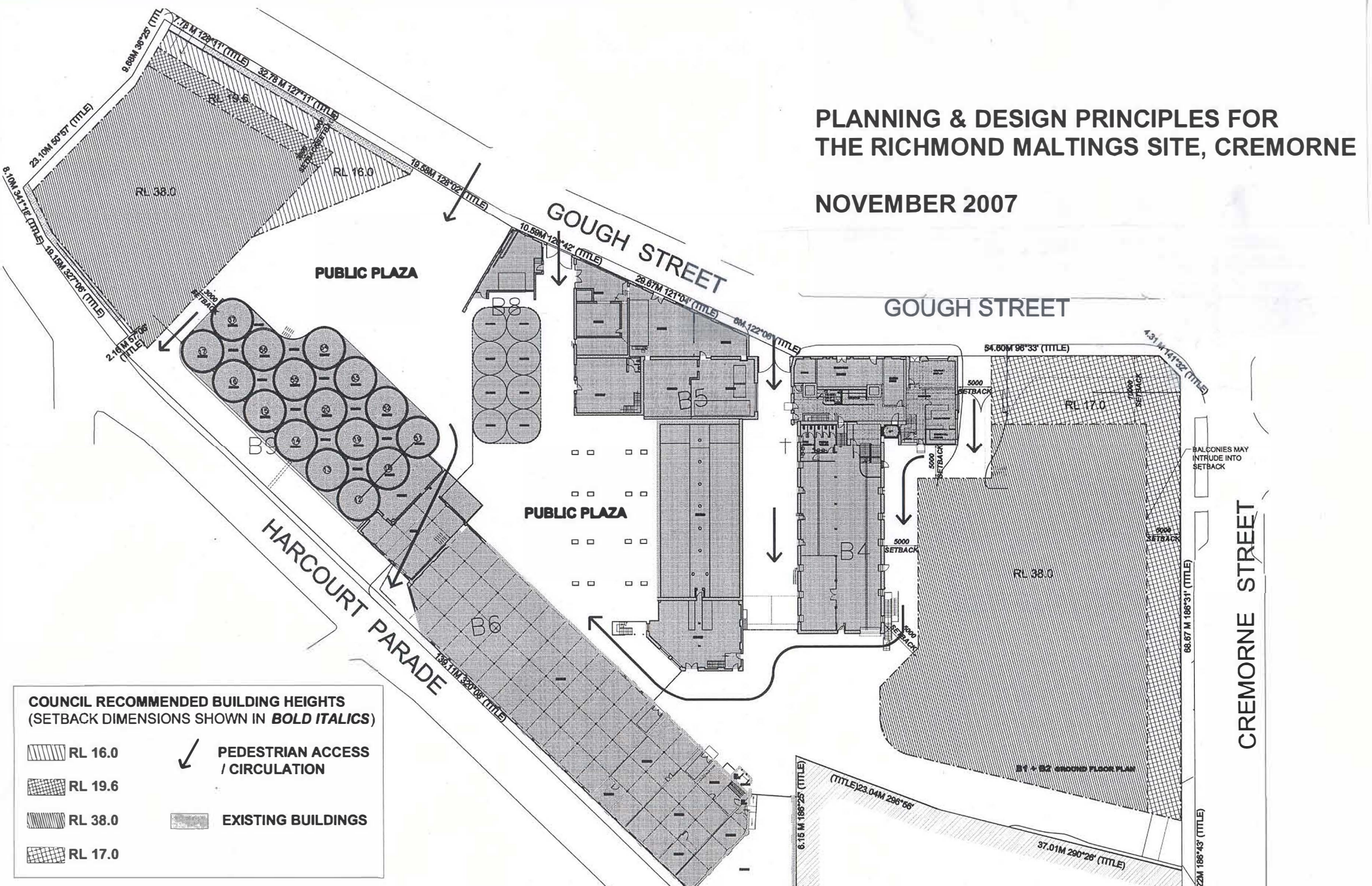


# PLANNING & DESIGN PRINCIPLES FOR THE RICHMOND MALTINGS SITE, CREMORNE

NOVEMBER 2007



**COUNCIL RECOMMENDED BUILDING HEIGHTS**  
(SETBACK DIMENSIONS SHOWN IN **BOLD ITALICS**)

- RL 16.0
- RL 19.6
- RL 38.0
- RL 17.0
- PEDESTRIAN ACCESS / CIRCULATION
- EXISTING BUILDINGS

DATE	REV	REVISION DESCRIPTION	ISSUED	DATE	REV	REVISION DESCRIPTION	ISSUED	DATE	REV	REVISION DESCRIPTION
1-2-08		FINAL DESIGN PRINCIPLES								

PROJECT: GOUGH STREET RICHMOND THE RICHMOND MALT PTY LTD  
 DRAWING TITLE: DEVELOPMENT PLAN RECOMMENDED BUILDING ENVELOPE DIAGRAM  
 EAST: UNLINED IS COPYRIGHT. REPRODUCTION IS PROHIBITED WITHOUT PERMISSION. USE WRITER'S GUIDELINES ONLY.

DATE:	NOV '07
SCALE:	KL
PROJECT NO.:	04040
DATE:	TP 3.11
REVISION:	P7

INTERIOR DESIGNERS ARTWORKS

**HEDE** ARCHITECTS

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## **PLANNING & DESIGN PRINCIPLES FOR THE RICHMOND MALTINGS SITE, CREMORNE – NOVEMBER 2007**

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- Conserve and enhance the key heritage features of the site which depict the various stages of the malting process since the late 19<sup>th</sup> Century.
- Provide opportunities for interpretation and appreciation of the cultural heritage attributes of the site which are to be retained.
- Activate the corner of Gough and Cremorne Streets.
- Facilitate safe, convenient and legible public access into and through the site.
- Maintain a low rise edge to the Gough Street residential interface to the north.
- Provide tall development at the eastern end of the site consistent with the built forms adjacent to the east.
- Retain the visual prominence and landmark qualities of the Nylex sign and clock and the 1960's silos which support this heritage feature.
- Provide opportunities for pedestrian access through the site to Harcourt Parade to the south and the Punt Road bridge. Options for any future potential pedestrian access across or along Harcourt Parade are to be the subject of full discussion and negotiation between VicRoads, CityLink, Council and the land owner.
- Provide open space set back at ground & 1<sup>st</sup> floors at Cremorne end of Gough Street.
- Create a vibrant plaza edged by key heritage buildings which act as an activity node as well as significant place to view and interpret these buildings.
- Provide parking in basements and above ground multi level structures.
- Restrict vehicle access points to the eastern and western ends of the site thus maximising the opportunities for a pedestrian dominated environment within the site itself.
- Major advertising signage must not detract from the visual amenity of the site or surrounding area.
- Integrate public artwork and creative lighting displays on the site which add vibrancy, colour and visual interest to the site.
- Establish a mix of uses on the site including restricted retail premises, cafes, bars, offices, display/exhibition spaces and residential apartments which reinforce the diversity and richness of Richmond.
- Establish well defined and legible entries to the site which contribute to the sense of address.
- Reinforce the landmark qualities and heritage attributes of the site in the design of new buildings and works.
- Attract a mix of uses which create local employment opportunities and contribute to the economy of the City of Yarra.
- Strengthen the built form edge to the Monash Freeway and the Yarra River while allowing for access to sky and long distance views.
- Widen footpath and provide street planting adjacent to roads. Refer to landscape drawing for details.
- Provide an appropriate stepped built form along the Gough Street frontage
- Provide an attractive and appropriately designed façade/elevation to the western boundary of the site.
- Ensure that new development or refurbished / converted buildings for new residential and other noise sensitive uses, located on the southern part of the site directly adjacent to the Monash Freeway, include appropriate acoustic measures as outlined in AS 3671-1999 "Acoustics – Road Traffic Noise Intrusion – Building Siting and Construction", to attenuate noise levels internally within the building.