



# Yarra Gardens Precinct Plan

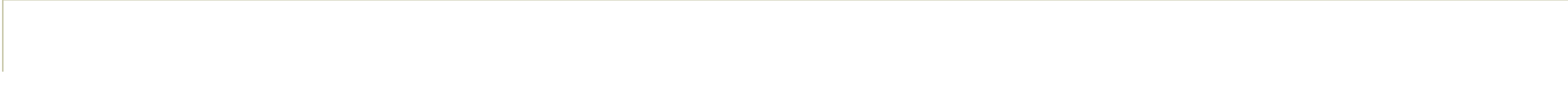
December 2009 • prepared for Salta Properties Pty Ltd



BATESSMART

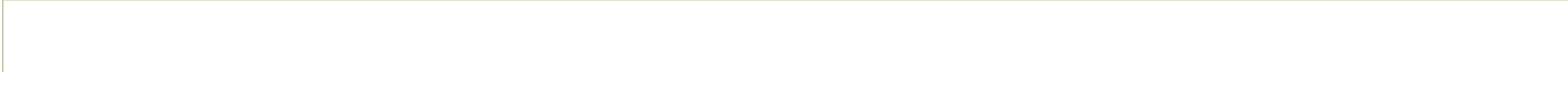
THE BUCHAN GROUP





# Table of Contents

1.0 Purpose	5
2.0 Objectives and Design Principles:	6
2.1 Precinct 1 – Yarra Gardens	6
2.2 Precinct 2 – Shamrock Street North	12
3.0 Building Envelopes	15



# 1. Purpose

This document establishes a series of purpose statements, urban design objectives and principles and maximum building envelopes that must be addressed by new development within the area covered by the Priority Development Zone Schedule 1 - Victoria Street East Precinct.

The Yarra Gardens Precinct forms part of the Victoria Street East Precinct. The Yarra Gardens Precinct comprises two (sub) precincts. The purpose for each precinct is as follows:

## Precinct 1 – Yarra Gardens

- To facilitate the development of Yarra Gardens (including the former MFB site), to provide a mix of uses to complement the Victoria Street Activity Centre, including high density residential, commercial and ancillary retail uses.

## Precinct 2 – Shamrock Street North

- To facilitate the development of the land on the northern side of Shamrock Street (between Flockhart Street and the Yarra River) for a mix of commercial uses and medium to high density residential, where appropriate.

In addition to Council policy, new development within each precinct must meet the objectives and address the design principles as described and illustrated below and should also have regard to the objectives in the Victorian Government's Design Guidelines (DSE 2004 - 2005) for:

- Activity Centres (2005)
- Higher Density Residential Development (2004); and
- Safer [public environment] Design (2005).

Victoria Street East Priority Development Zone  
Precinct Plan



- Precinct 1 - Yarra Gardens
- Precinct 2 - Shamrock Street North



# 2. Design Principles

## 2.1 Precinct 1 – Yarra Gardens

The Yarra Gardens Precinct is sited at an important interface between the Yarra River corridor and the Victoria Street Activity Centre. New development within the precinct must respond to three distinct aspects of its urban context:

- New development must respect its relationship to the public settings of the Yarra River corridor and its environs by adding substantially to the ground level amenity of these settings and by minimising the visual impact of development through a range of compositional and landscape strategies.
- New development must respond to Victoria Street including consideration of public transport (tram) services along it and provision of street-oriented activities and architecture that complement the established activity centre to the west.
- New development must respond to the evolving nature of its North Richmond industrial/commercial setting.

Key objectives for development in response to these factors include:

- Improve connections between the Victoria Street Activity Centre and the Yarra River.
- Provide better public walking and cycle access along the river.
- Expand the public open space of the river corridor.
- Ensure that any new public open space provides a high standard of amenity and is integrated with the broader river corridor landscape.
- Minimise the physical and visual impact of development on the public environment of the river corridor.
- Provide improved pedestrian amenity in Victoria Street, especially in the vicinity of the Burnley Street intersection.
- Fit comfortably into the wider Victoria Street environs in terms of building scale, built form pattern and architectural character.

## Built Form, Building Envelopes and Height Limits

### Objective:

To ensure that the siting and massing of new development responds to the precinct's relationship with the Yarra River corridor, its proximity to the Victoria Street Major Activity Centre and the evolving nature of the North Richmond industrial setting, through urban design and architectural excellence, variation and transitions in building form and height.

### Design Principles:

- Minimum building setbacks and maximum building heights must be in accordance with the Yarra Gardens Building Envelope Plan excluding 'architectural projections' - light or minor complementary architectural elements distinguished from their primary building form and involving point form projections through the building height of no more than 1.5m to 2.0m - which may protrude.
- Built form along the abutting street frontages will be in the form of a low-rise three to five level, well articulated podium, adopting coarse grained forms and broken up with different design treatments to avoid the appearance of a continuous, uniform street wall (refer to Diagrams A & B).
- Built form above podium height will be visually distinguishable from the podium by being more light weight, carefully shaped and articulated (refer to Diagram C).
- Higher built form within the eastern half of the Yarra Gardens precinct will be located generally perpendicular to the river, elevated above the riverside open space and separated on the river side by generous landscaped spaces (refer to Diagrams D & E).

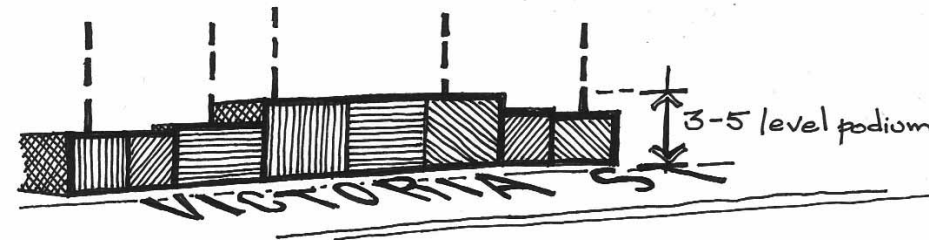


Diagram A

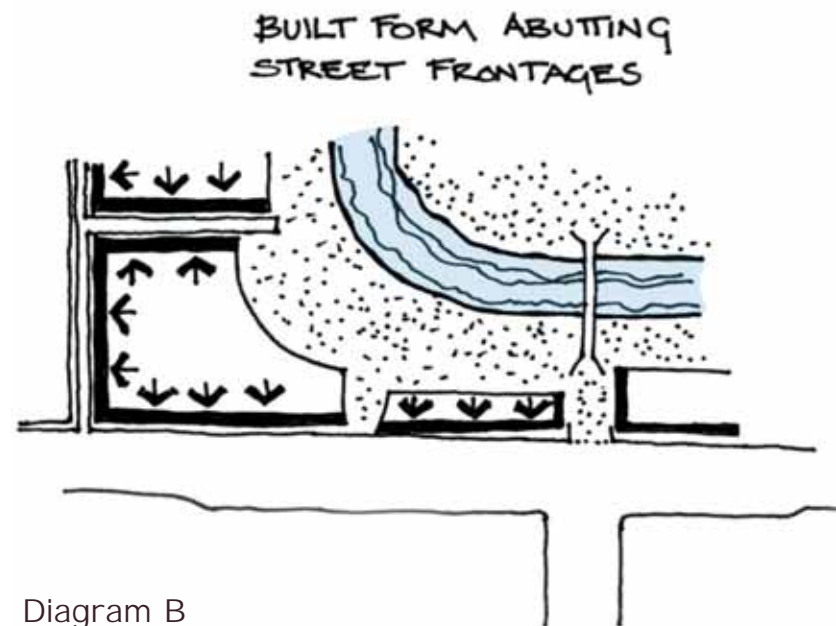


Diagram B

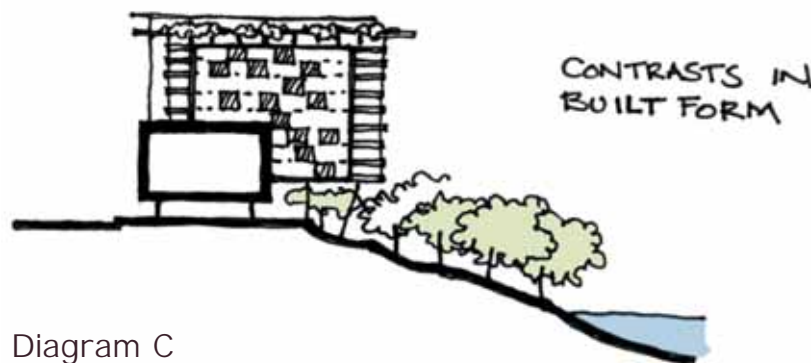


Diagram C

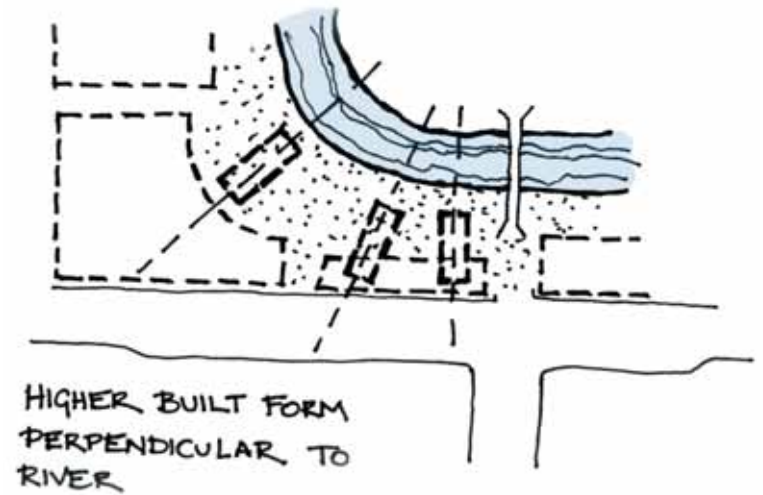


Diagram D

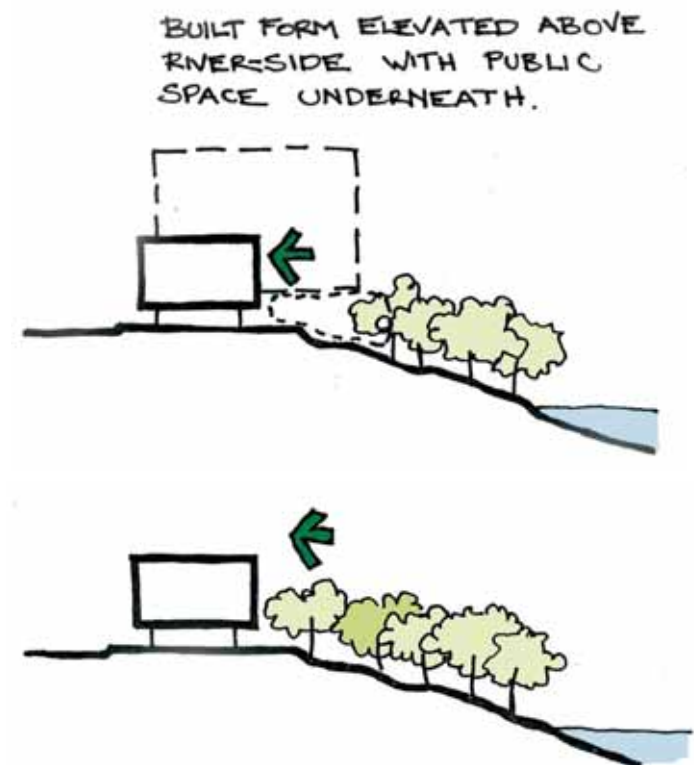


Diagram E

- Higher building forms will be shaped so the actual and apparent width of the building is minimised when viewed from the river with the eastern most element adopting a similar north-south dimension to the former MFB building. The maximum building width for higher elements is to be 28 metres measured parallel to the river (refer to Diagrams F & G).
- Spaces will be provided between the higher building elements that are at least as wide as the buildings themselves (e.g. buildings 28 metres wide are to be separated by spaces that average at least 28 metres in width).
- The podium and higher built form elements will display a height transition by being highest at the Walmer Street end and will be designed to minimise overshadowing of Williams Reserve at the equinox (refer to Diagram H).
- Built form will respond carefully to the heritage significant Terminus Hotel to ensure the existing building retains its positioning within the Victoria Street streetscape.
- Built form will interface with the Yarra River corridor to minimise reflectivity.

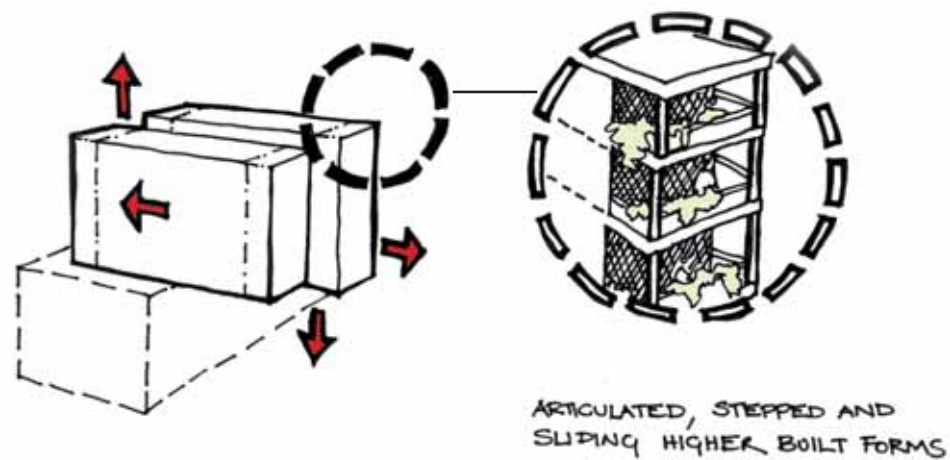


Diagram F

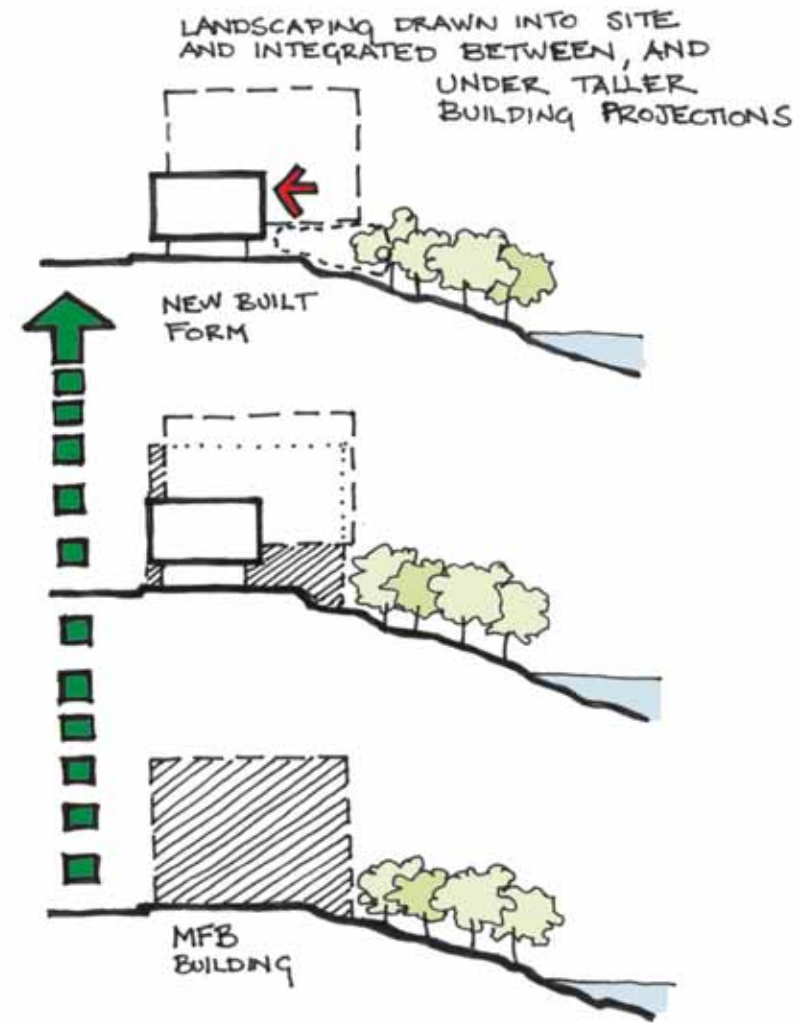


Diagram G

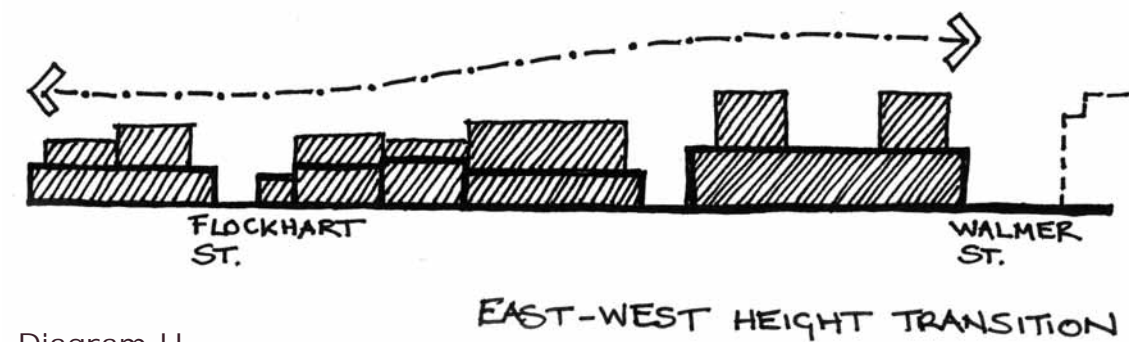


Diagram H

Public Realm

Objective:

To create a high quality public realm and enhanced amenity and connection for users of the Yarra River corridor by siting new development to maximise opportunities for north facing, publicly accessible, river side open space, incorporating a new pedestrian plaza at Walmer Street, maximising opportunities for active frontages and passive surveillance, making provision for a dual level pedestrian and cycle network, enabling visual connections between the river and Activity Centre; and providing for complementary landscape plantings.

Design Principles:

- Ground level built form will be concentrated along Victoria Street, well back from the river edge and with opportunities for glimpsed views to the river (refer to Diagram I).
- Landscaping will be drawn into the site from the Yarra River environs and integrated at ground level between and under taller building projections (refer to Diagram J).
- Open spaces associated with the building undercrofts will be open, publicly accessible, lofty, sheltered, naturally lit and exhibit excellence in terms of their architectural design and finish (refer to Diagram K).
- A public plaza at Walmer Street, with active frontages wrapping round the building to the river frontage, will be created as a key pedestrian and connecting point between Victoria Street and the Yarra River parklands to the north (refer to Diagram L).



Example of "Building on legs"

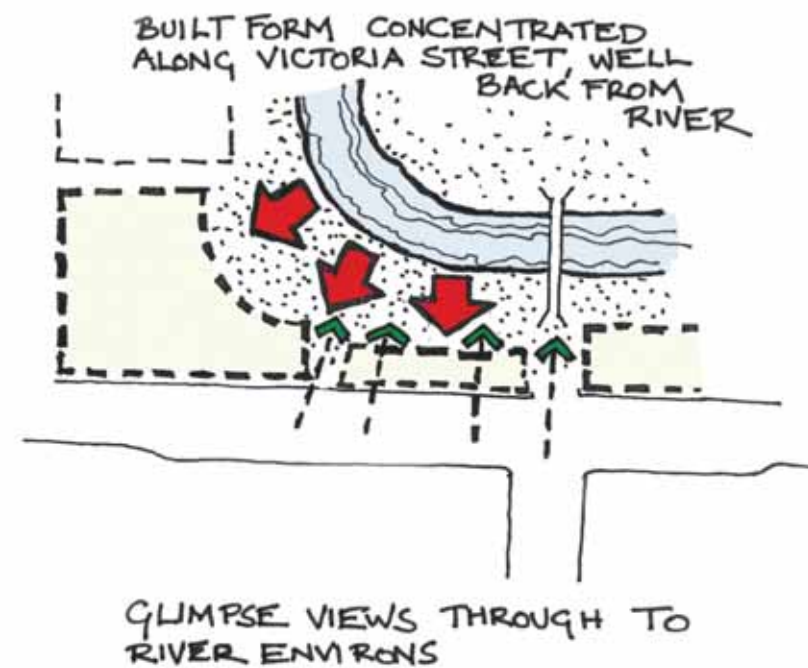


Diagram I

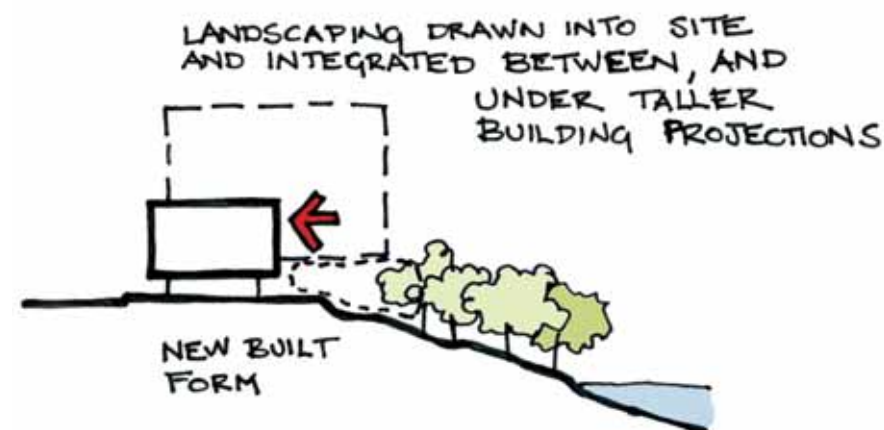


Diagram J

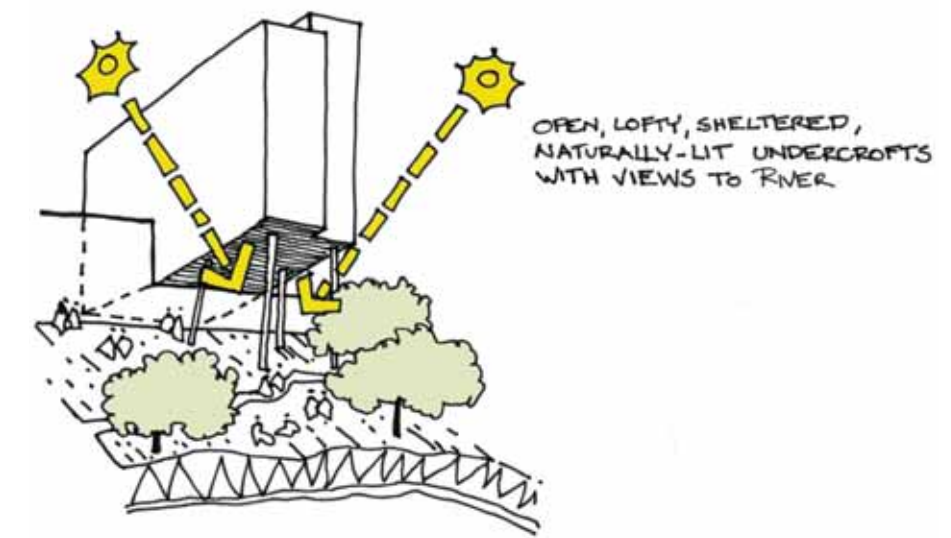


Diagram K

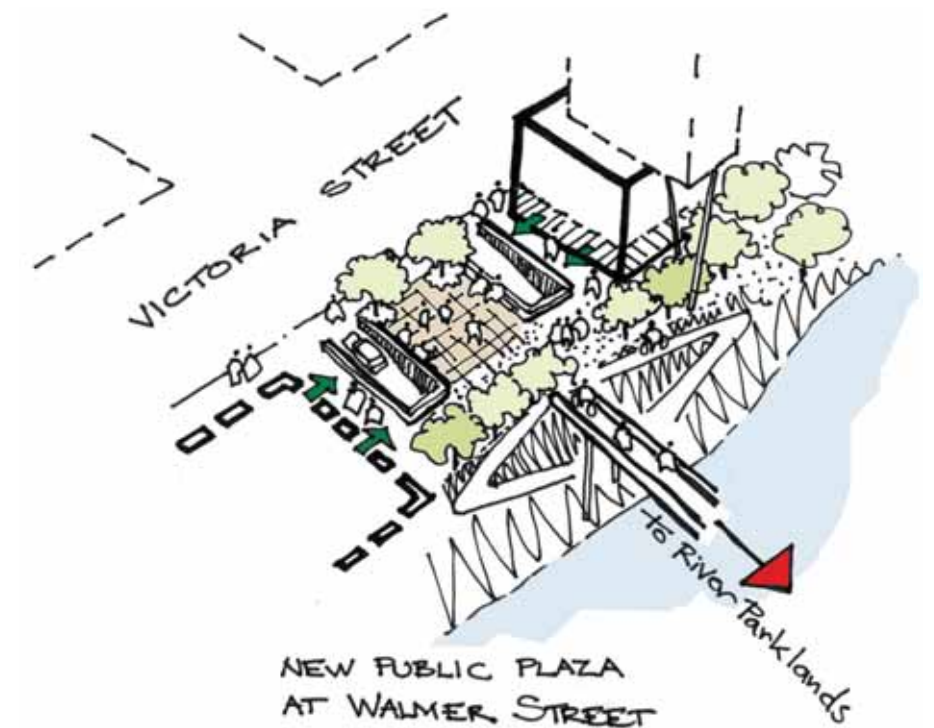


Diagram L

- A two-tier river edge movement system will be incorporated, maintaining and enhancing the 'natural' riverine character at the lower level and creating a relatively active 'urban' character at the upper level, directly connected to the Walmer Street Plaza (refer to Diagram M).
- A continuous pedestrian and cycle connection will be provided along the lower level of the river bank (refer to Diagram N).
- Landscaping will give preference to a local indigenous planting theme, except for existing high quality exotic species at the river edge, which should be retained.
- Ample soil volume and above ground space will be provided to accommodate the planting of canopy trees
- A Davison Street extension will be provided through the site to enable visual and pedestrian access between Victoria Street and the river corridor (refer to Diagram O).
- A pedestrian connection will be provided from Shamrock Street to the Yarra River.
- The northern Victoria Street footpath, west of Walmer Street, will be widened at ground level to provide a generous, sheltered pathway (refer to Diagram P).
- At ground level on Victoria Street the presence of residential foyers will be interspersed between commercial uses and not dominate the façade.
- Architectural strategies and the careful location of ground level uses to 'activate' the street and river frontages will be incorporated to ensure that public spaces are safe, sheltered from wind impacts and pleasant to pass through (refer to Diagram Q).

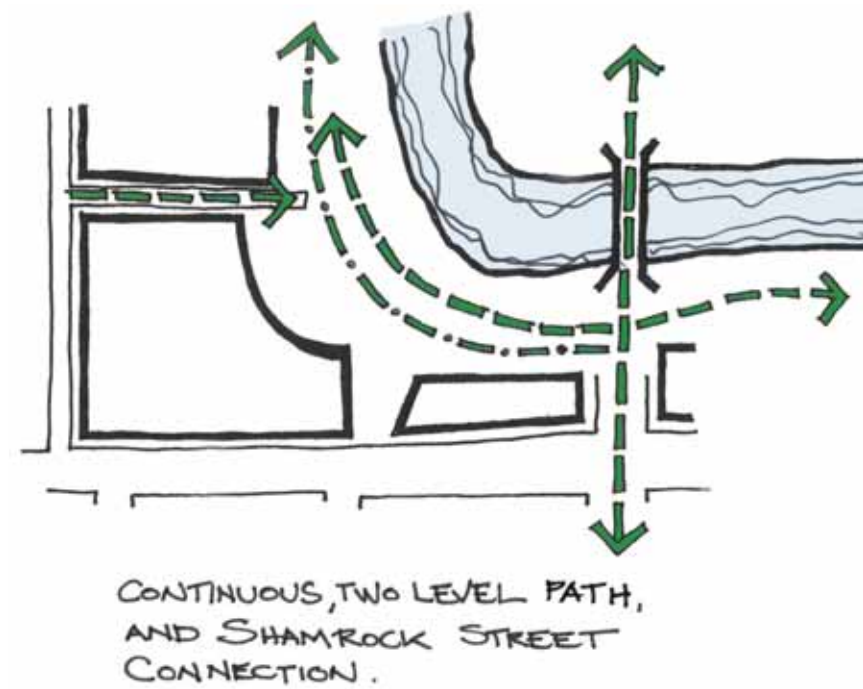


Diagram N



Diagram P

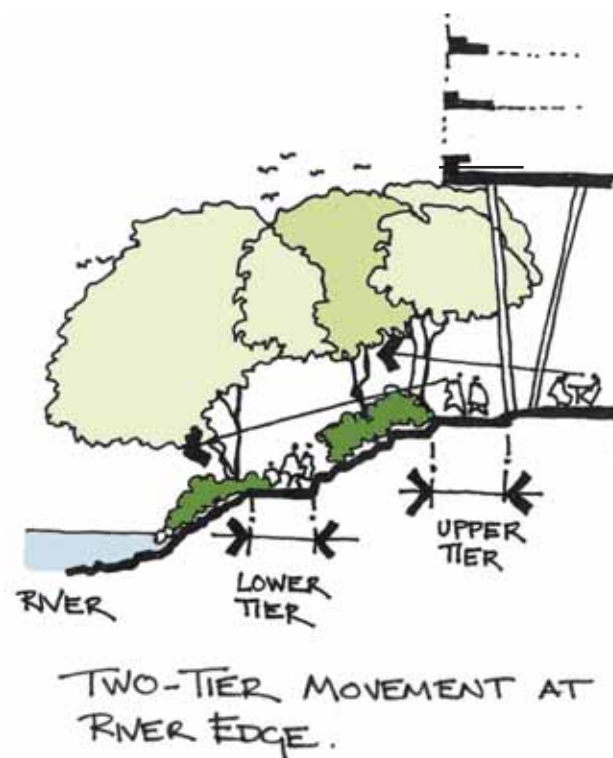


Diagram M

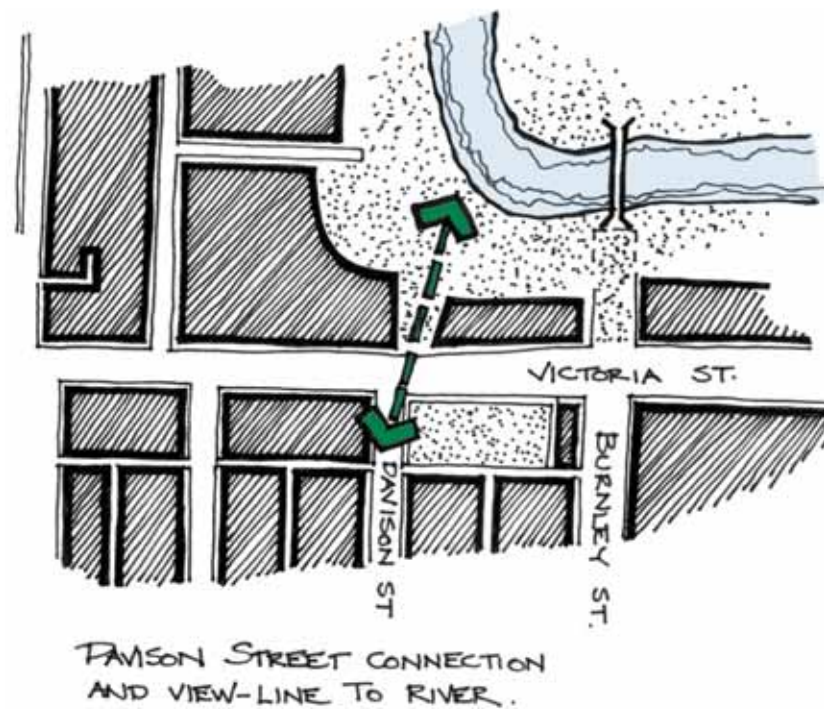


Diagram O

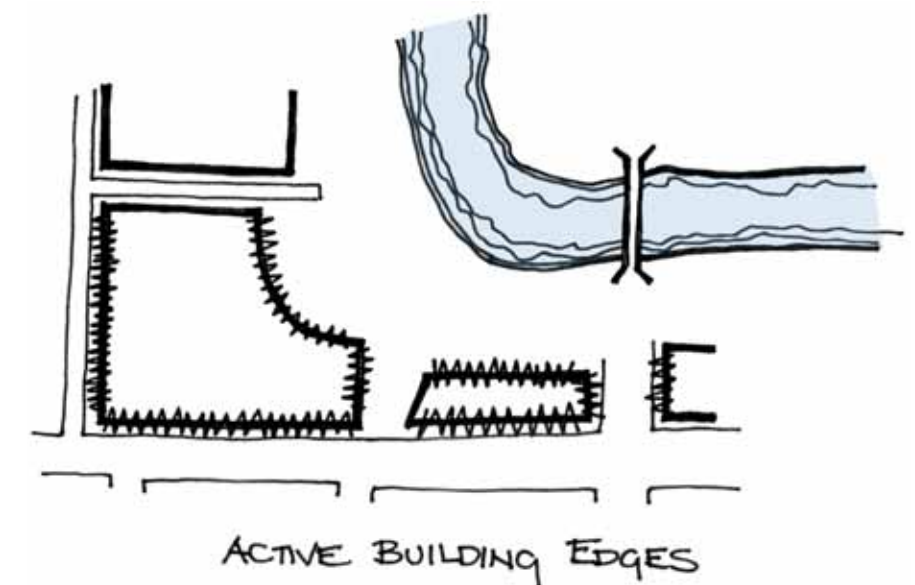


Diagram Q

## Sensitive Interfaces and Amenity

### Objective:

To sensitively design and site new development to reduce impacts on the amenity of occupants and public places, and to respond to the impacts of industrial noise and air emissions and the potential impact of inundation that affect parts of the precinct.

### Design Principles:

- The impacts of noise, odour and traffic movements due to the proximity of the industrial area to the west, including the Abbotsford Brewery, will be responded to in the design and construction of buildings used for sensitive uses.
- The amenity for residential uses, including access to daylight, location of open space, including balconies and minimising overlooking, will meet the objectives of the Guidelines for High Density Housing (DSE, 2004).
- The detailed design of the interface between new development and the Terminus Hotel will respond appropriately to noise impacts from the Hotel's heritage significance.
- The siting and design of buildings, access ways and open space will address the precinct's inundation characteristics and make provision for water sensitive design and sustainable storm water management practices.



## Access and Car Parking

### Objective:

To address existing levels of congestion within the activity centre through improvements to access and amenity for pedestrians, cyclists and public transport users. Vehicle access points and car parking areas are to be carefully located and designed, to minimise impacts to all forms of travel movement within the precinct.

### Design Principles:

- Principal vehicular access will be via underground entry ramps within Walmer Street - serving car parks within buildings to both sides of the Walmer Plaza, and via Flockhart Street, with "drop off" only access provided opposite Davison Street.
- The Plaza will be design to create pedestrian priority and to minimise conflicts between pedestrians, bicyclists and vehicles.
- Vehicle crossings of the Victoria Street footpath will be minimised.
- Provision will be made for direct and safe pedestrian access to public transport stops and for direct bicycle access into and out of Walmer Plaza.
- The amount of car parking will be rationalised between and within uses where practicable, provided generally in accordance with the car parking controls contained within the schedule to the Priority Development Zone and supported as far as possible by the use of 'green travel plan' agreements.
- Car parking will be provided at basement level where possible or if required to be constructed above ground will not be located to the Yarra River or Victoria Street frontages and will present an attractive building interface, through the use of appropriate design treatment and materials.

# Precinct 2 - Shamrock Street North

## Precinct 2 - Shamrock Street North

The Shamrock Street North Precinct is sited at an important interface between the Yarra River corridor, Industrial land to the north and west and the Victoria Street Activity Centre. New development within the precinct must respond to three distinct aspects of its urban context:

- New development must respect its relationship to the public settings of the Yarra River corridor and its environs by adding substantially to the ground level amenity of these settings and by minimising the visual impact of development through a range of compositional strategies.
- New development must respond to the evolving nature of its North Richmond/Abbotsford industrial/commercial setting and protect future uses from the impacts of existing industrial activity located to the north and west of the site.
- New development must respond to Flockhart and Shamrock Street including consideration of street-oriented activities and architecture that complements the established activity centre to the south and appropriate protects future uses from the existing industrial activity located to the north and west of the site.

Key objectives for development in response to these factors include:

- Improve connections between Flockhart and Shamrock Streets and the Yarra River.
- Provide better public walking and cycle access along the river.
- Expand the public open space of the river corridor.
- Ensure that any new public open space provides a high standard of amenity and is integrated with the broader river corridor landscape.
- Minimise the physical and visual impact of development on the public environment of the river corridor.
- Provide improved pedestrian amenity in Flockhart and Shamrock Streets.
- Fit comfortably into the wider Victoria Street environs in terms of building scale and architectural character.

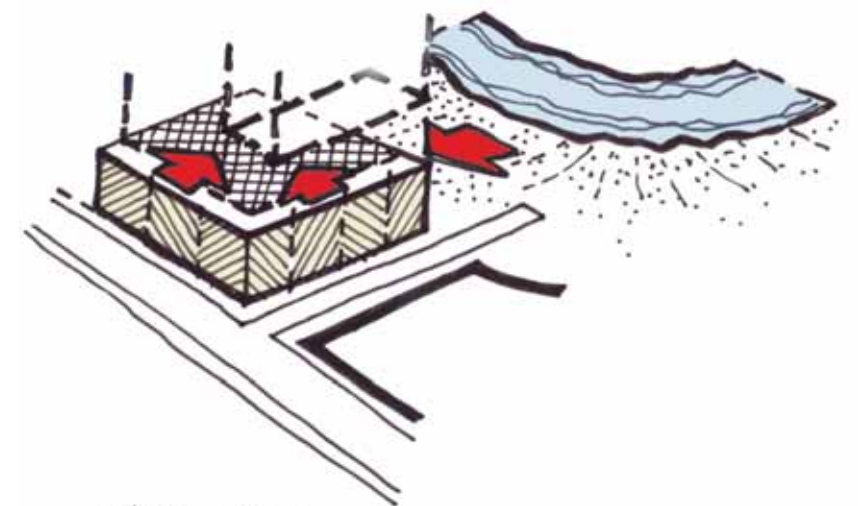
## Built Form, Building Envelopes and Height Limits

### Objective:

To ensure the siting and massing of new development responds to the precinct's relationship with the Yarra River corridor and the evolving nature of the north Richmond industrial setting, through urban design and architectural excellence, variation in building form and height.

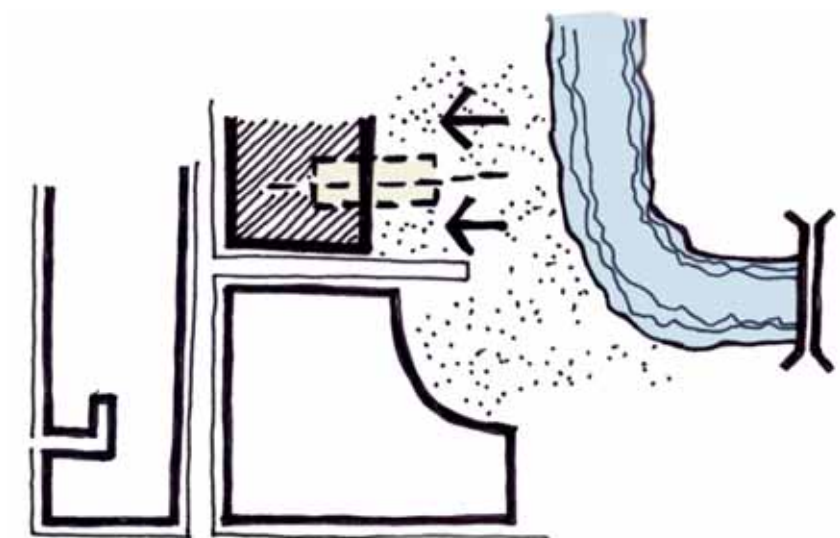
### Design Principles:

- Minimum building setbacks and maximum building heights must be in accordance with the Shamrock Street North Building Envelope Plan excluding 'architectural projections – light or minor complementary architectural elements distinguished from their primary building form and involving point form projections through the building height of no more than 1.5m to 2.0m – which may protrude.
- Built form along the Shamrock and Flockhart Street frontage will be in the form of a three to four level, well articulated podium that responds to the warehouse rhythm and scale of the North Richmond industrial surrounds and broken up with different design treatments to avoid the appearance of a continuous street wall (refer to Diagram A).
- Built form above podium will be setback from Flockhart and Shamrock Streets, more light weight, carefully shaped and articulated.
- Individual tall buildings, if provided, will be aligned perpendicular to the river, will maintain the rhythm of the higher built form in Precinct 1 with relatively narrow floor plate, enabling deeper setbacks from the river and minimising the dominance of built form on riverside open spaces (refer to Diagram B).
- Built form will be interfaced with the Yarra River corridor to minimise reflectivity.



WELL ARTICULATED STREET FRONTAGES TO PODIUM. UPPER BUILDING LEVELS SET BACK FROM PODIUM EDGE.

Diagram A



TALLER BUILDINGS ALIGNED PERPENDICULAR TO THE RIVER WITH NARROW FLOOR PLATES

Diagram B

## Public Realm

### Objective:

To create a high quality public realm, particularly enhancing the public amenity along the Yarra River corridor through the provision of a dual level pedestrian and cycle network, complementary landscaping, and visual connections through the precinct.

### Design Principles:

- The layout and design of new development will be based around open space and connections, particularly with the Yarra River.
- Landscaping will be drawn, in 'fingers', into the site from the Yarra River environs and integrated at ground level under taller building projections (refer to Diagram A).
- Open spaces associated with the building undercrofts will be open, lofty, sheltered, naturally lit and exhibit excellence in terms of their architectural design and finish.
- Landscaping will complement the local indigenous flora, with preference given to native planting themes, particularly along the river edge.
- Variation in site levels along the river frontage will provide two different river experiences - natural character at the lower level and urban/active character at the upper level with the opportunity for connection to the Walmer Street Plaza (refer to Diagram C).
- A continuous pedestrian and bicycle path will be provided along the lower level of the Yarra River frontage where the 'natural' character of the river will dominate (refer to Diagram D).
- Shamrock Street should provide a pedestrian connection to the Yarra River from Flockhart Street (refer to Diagram D).
- Commercial uses will be located to the Flockhart Street and Shamrock Street frontage of the site.
- New buildings will provide opportunity for passive surveillance of open space and the public realm.
- Ample soil volume and above ground space will be provided to accommodate the planting of canopy trees.

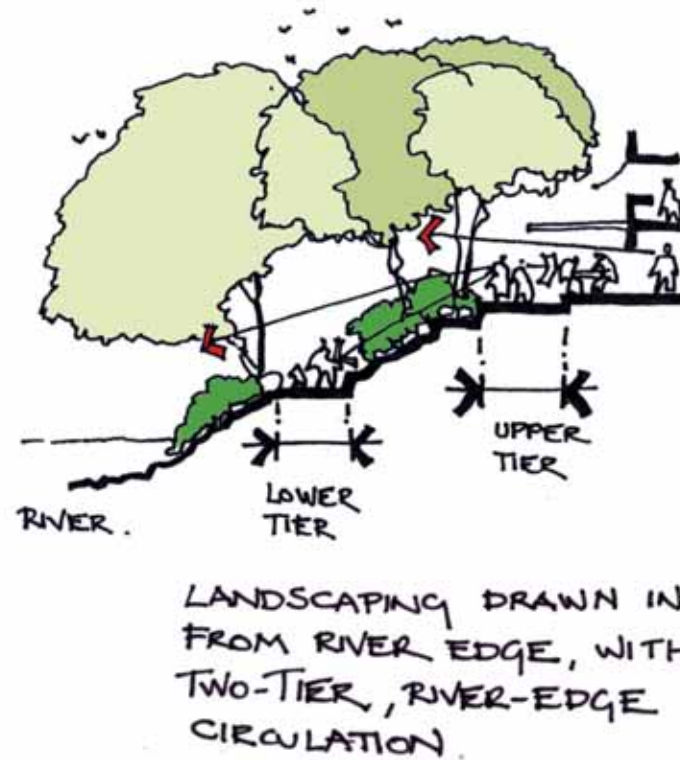


Diagram C



Diagram D



## Sensitive Interfaces/Amenity

### Objective:

To design new development to minimise the impact on the amenity of occupants and public places, and to respond to the impact of industrial noise and air emissions and the potential impact of inundation that affect part of the precinct.

### Design Principles:

- Residential and other 'sensitive uses' will not be located at the northern interface of the precinct, in the area nominated 'sensitive use buffer' identified on the Shamrock Street North Building Envelope Plan.
- The impacts of noise, odour and traffic movements due to the proximity of the industrial area to the west, including the Abbotsford Brewery, will be responded to in the design and construction of buildings used for sensitive uses.
- The amenity for residential uses, including access to daylight, location of open space, including balconies and minimising overlooking, will meet the objectives of the Guidelines for High Density Housing (DSE, 2004).
- The siting and design of buildings, access ways and open space will address the precinct's inundation characteristics and make provision for water sensitive design and sustainable storm water management practices.

## Vehicle Access and Car Parking

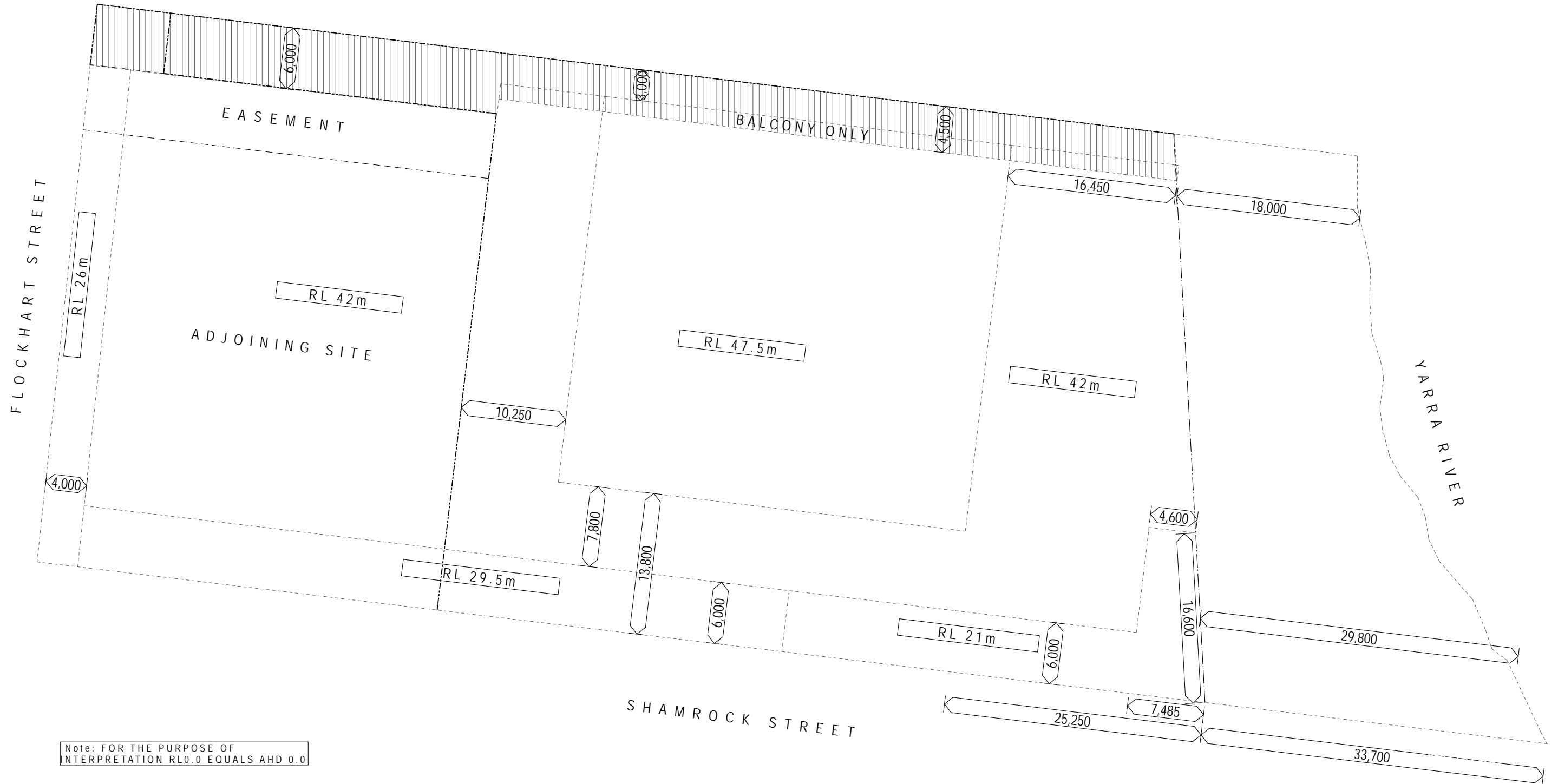
### Objective:

To address existing levels of congestion within the activity centre through improvements to access and amenity for pedestrians, cyclists and public transport users, vehicle access points and car parking areas are to be carefully sited and designed.

### Design Principles:

- Principal vehicular access will be via Flockhart Street. Secondary access may be provided to Shamrock Street.
- The amount of car parking will be rationalised between and within uses where practicable, provided generally in accordance with the car parking controls contained within the schedule to the Priority Development Zone and supported as far as possible by green travel plan agreements.
- Car parking will be provided at basement level, where possible, or if required to be constructed above ground, not be located to the Yarra River frontage and will present an attractive building interface, through the use of appropriate design treatment and materials.





Note: FOR THE PURPOSE OF INTERPRETATION RL0.0 EQUALS AHD 0.0



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