

Development Plan Response

Part 5.0 Land Use

This section outlines how the Development Plan responds to the following requirements of DPO16:

Development Plan Components

- Develop a mixed use precinct comprising a variety of housing types, community facilities and public open space.
- Address Smith Street to strongly encourage the use of tram services in connection with development of the site, and to contribute to the streetscape character and vitality of the activity strip along the length of Smith Street.
- Provide community infrastructure to service the needs of the local area ensuring they complement the adjoining proposed indoor sports courts and integration of the site with the adjoining proposed education facility.
- Create usable, safe and accessible public spaces to meet local needs and improve resident amenity and usability.

Site Design and Land Use

- Develop a coherent and identifiable precinct.
- Design to address and activate the public realm, without privatising its amenity.
- A minimum of 8% of the site to be provided as public open space.
- Position the school to front Queens Parade and centre the sports courts on the site as a key community node with ease of access to public transport.
- Support retail, office and other uses at street level.

- Promote urban legibility and high quality public access to and through the site including clear site lines and a choice of routes.
- Minimise over shadowing effects within the site and on adjoining land.
- Design public open spaces to have good solar amenity, good passive surveillance.
- Avoid buildings that disproportionately overwhelm public spaces.
- Provide landscaping to reduce the visual impact of development, improve liveability and mitigate impacts of the urban heat island effect.
- Provision of street trees, high quality lighting and other streetscape enhancements.
- Retain the visual prominence of at least the top third of the individually significant Shot Tower from primary views when viewed from or through the site.
- Provide wind climate design to ameliorate wind conditions at street level, public spaces, balconies and adjoining properties.
- Provide acoustic design treatments that addresses the impact of existing and potential noise particularly from road traffic and trams.





This Development Plan has been designed to create a mixed use precinct that comprises a variety of housing types, community facilities and public open space. This section outlines how this has been achieved in accordance with requirements of DPO16.

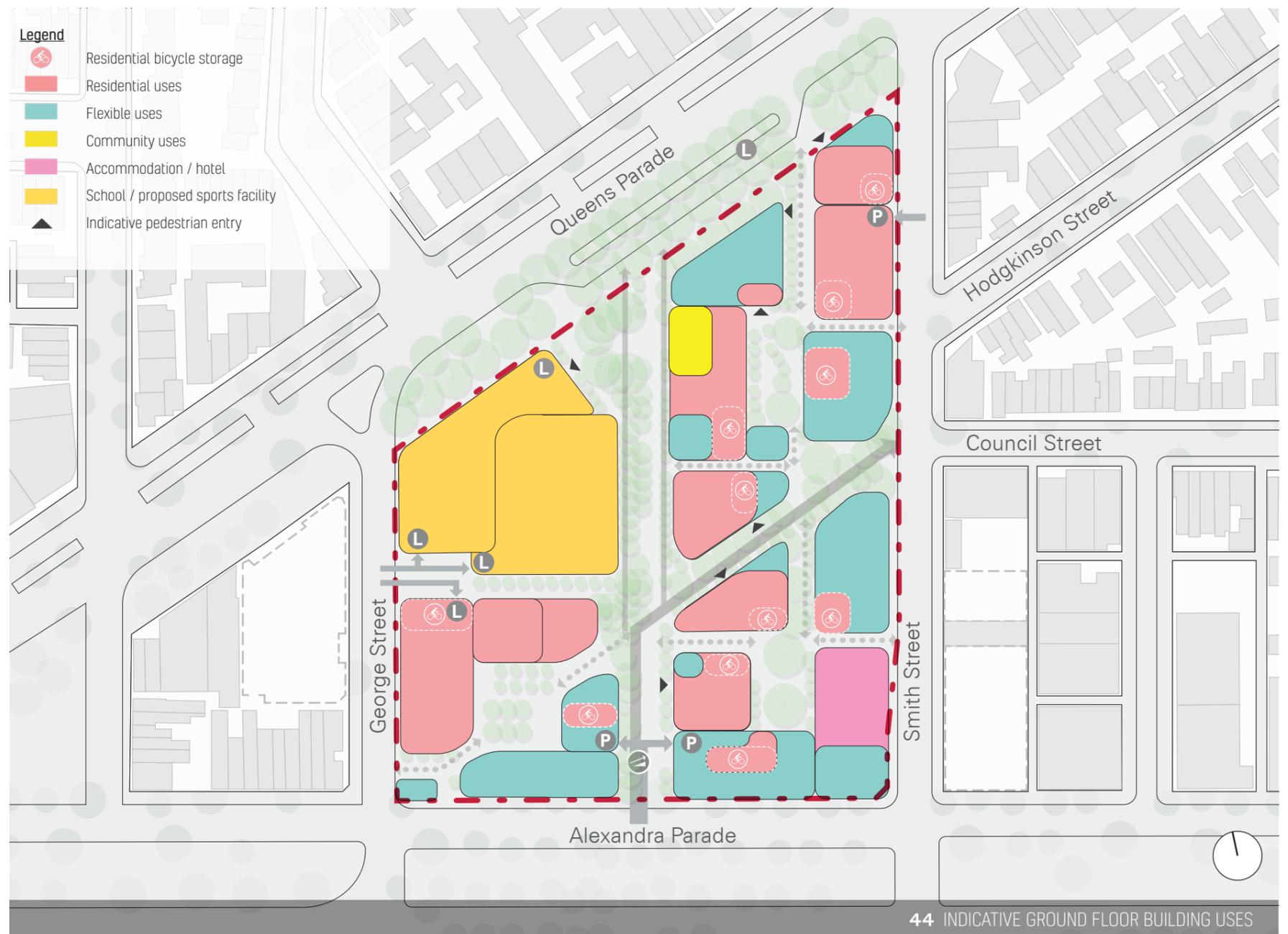
The location and type of uses should be generally in accordance with the indicative uses plans. The location and mix of uses across the site can only be varied if market demand exists for a different mix of uses so as to avoid vacant tenancies.

5.1 Ground Floor Uses

All ground floor spaces will have high floor to ceilings to allow for a variety of public-facing uses to occur. Flexible spaces have been located for ease of access and in locations that have increased foot traffic. These spaces may include retail, hospitality, office and co-working spaces, affordable workspaces for creative industries, galleries, grocery stores and gyms. There is the potential to partner with organisations to curate creative workplace and exhibition spaces. In addition, there is an opportunity to provide community-oriented spaces, including for child care, maternal and child health, and for small events, such as children’s birthday parties or neighbourhood group meetings.

Within Development Agreements for each site, developer partners will specify how vacant spaces will be avoided through programming of spaces and reduced rent for creative and community uses. Flexible uses may include up to 50% communal residential uses, provided that these uses are not for individual dwellings or allow for the provision of Specialist Disability Accommodation (SDA). An opportunity for a hotel or short-stay accommodation is located at the corner of Alexandra Parade and Smith Street, with public facing facilities on the ground floor, activating this prominent corner.

Flexible ground floor uses will contribute to the vitality and activation of Smith Street, which will encourage pedestrian activity. Residential



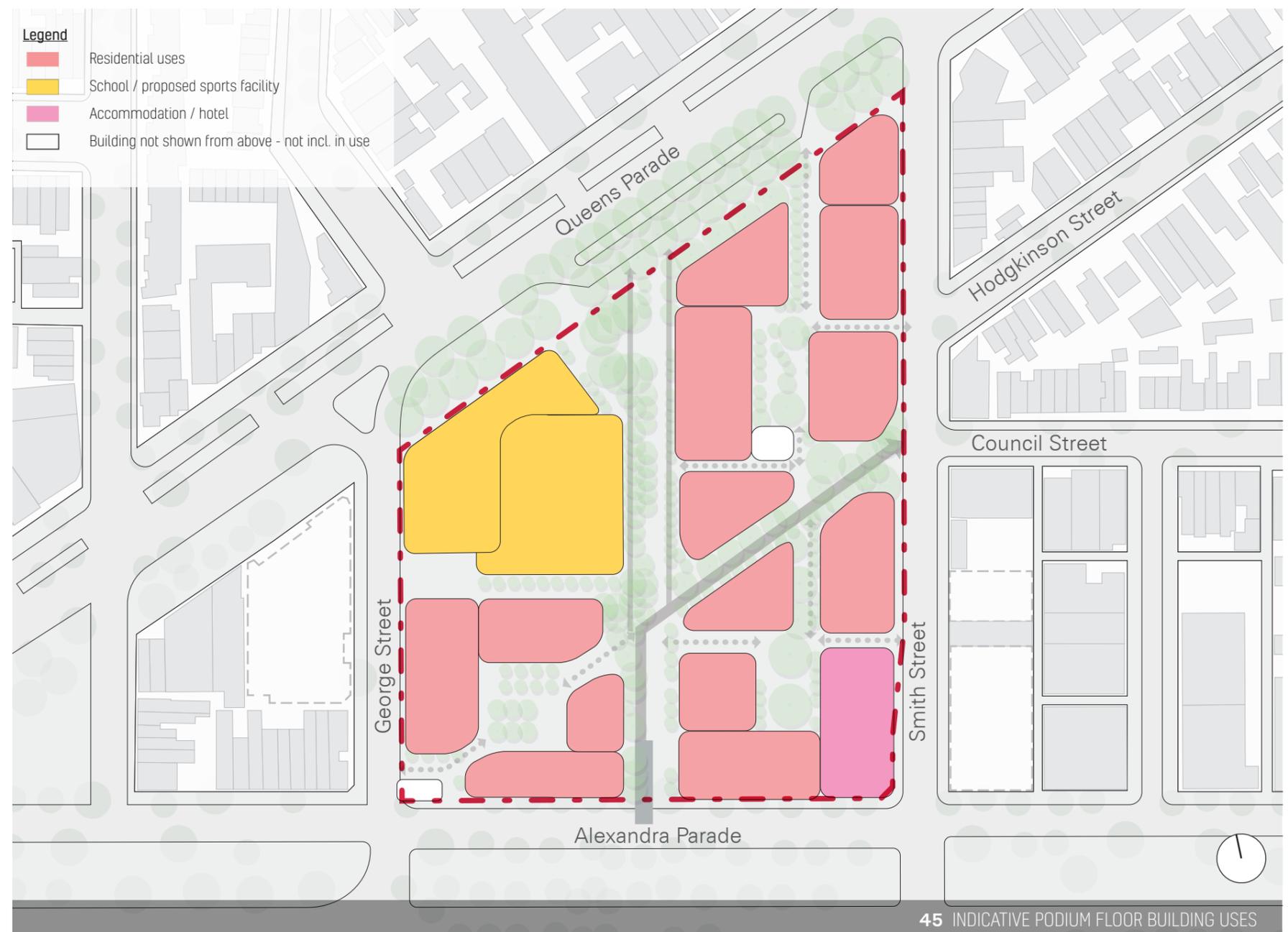
44 INDICATIVE GROUND FLOOR BUILDING USES

entrances will be located on the ground floor, with individual access to ground floor apartments activating select locations that are quiet and more protected. Where possible, residential entrances along Smith Street should provide direct visual connections to internal courtyards, all of which contribute to the urban legibility, passive surveillance and high quality public access to and through the site, while contributing to the streetscape character and vitality of Smith Street. Foyer-type spaces should be minimised. There is a preference for 50% of Bicycle parking to be accommodated on the ground floor to prioritise this mode of transport. These consolidated bicycle parking areas for each apartment will be secure but visible on the ground floor.

The school site, identified in yellow in Figure 44 and Figure 45, has been positioned in the north-western corner of the site to appropriately address Queen's Parade, as required by DPO16.

5.2 Podium Level Uses

The podium level uses of the buildings are primarily residential use. Subject to the commercial viability, Building H, on the corner of Alexandra Parade and Smith Street is identified as a potential opportunity for a hotel or short-stay accommodation.



45 INDICATIVE PODIUM FLOOR BUILDING USES

5.3 Upper Level Uses

The upper levels of the buildings are predominantly residential uses, with some shared common spaces on rooftops. There is also provision for a hotel or short-stay accommodation on podium levels of the building on the corner of Alexandra Parade and Smith Street.

Upper levels have also been designed to have consideration of views to and from the significant Shot Tower, where possible.



46 INDICATIVE UPPER FLOOR BUILDING USES

The below table outlines the approximate GFA by building and development parcel, based on the building envelopes available for future development in accordance with Figure 64 Indicative Heights Diagram. The indicative total GFA provides for a total apartment yield of approximately 1,200.

Final yield for each building will be determined at Planning Permit stage based on more developed design in response to the Development Plan.

Building	GFA (sqm.)		
	Residential / Hotel / Accom.	Flexible	Total
A	3,805	120	3,925
B	8,919	90	9,009
C	7,860	720	8,580
D	6,823	140	6,963
E	11,385	210	11,895
F	8,034	736	8,770
Sub-total Parcel C	46,826	2,016	49,142
G	9,013	1,000	10,013
H	11,390	570	11,960
I	5,619	650	6,269
J	7,195	150	7,345
K	7,177	95	7,272
Subtotal Parcel B	40,394	2,465	42,859
L	10,810	1,035	11,845
M	16,354	760	17,114
O	-	144	144
Sub-total Parcel A	27,164	1,939	29,103

47 APPROXIMATE BUILDING GFA

5.4 Cultural Heritage

Valve House will be retained and enhanced as part of the Development Plan. This will be achieved by designing spaces and sightlines to highlight the structure within the development.

A detailed plan of the interpretation scheme of the Valve House will be prepared and included at the Parcel A Planning Permit stage of the development. This should include explanatory principles behind the scheme and an indication of the form, content and locations of interpretation elements.

New development should include integration and inclusion of historical and cultural interpretation. These interpretative elements should also serve as wayfinding elements that orient and direct users through the site.

5.5 Community Infrastructure

The key piece of community infrastructure that will be delivered is the school and indoor sports facility located on the school site in the north-western corner of the development site. This development process is being run concurrently by the Victorian School Building Authority, the Department of Education and Training and the Department of Transport. Construction of the school is now in the final stages and government funding for the sports facility has been confirmed.

A dedicated space is to be made available for use by Yarra City Council for community use will be provided within the Development Plan Site. Additionally, flexible spaces throughout the ground level of the proposed development and within the historic Valve House will provide opportunities to accommodate further community uses.

Generous public open space areas will be provided throughout the development, with the highly permeable building layout providing access to the surrounding community.

All of which contribute to servicing the needs of the site and the surrounding local area.



48 INDICATIVE SENIOR SCHOOL DESIGN (VSBA)

5.6 Public Realm

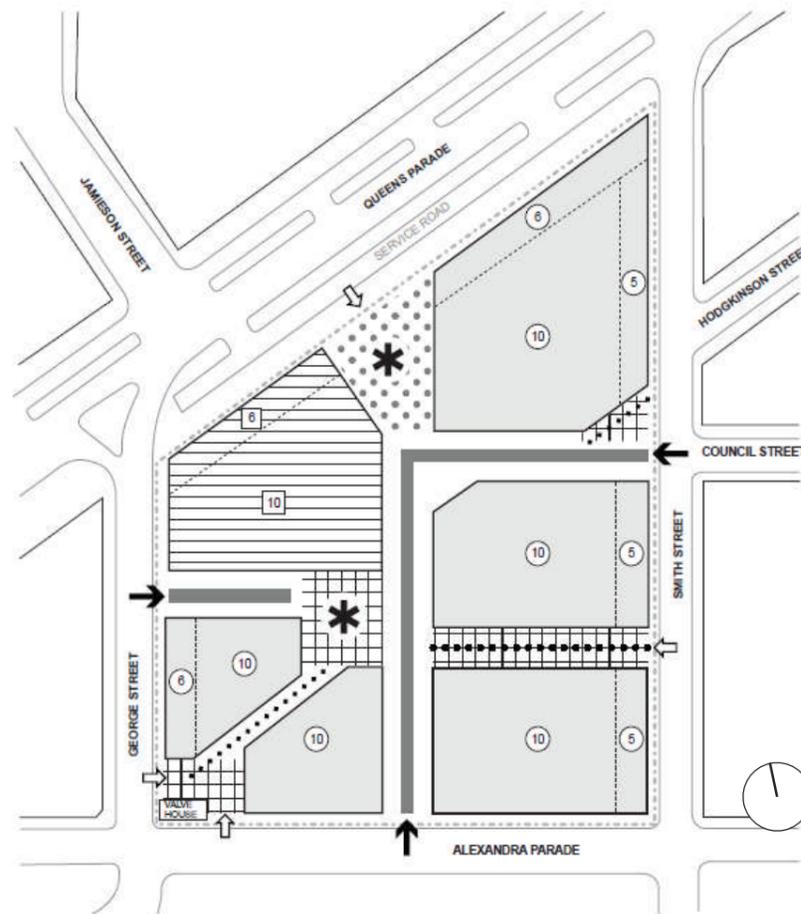
The public realm strategy for the site seeks to integrate the rich surrounding neighbourhood context through a layering of indigenous, pre-colonial and industrial histories.

The Development Plan will deliver 8% of the site as new public open space that will be vested in Yarra City Council. Careful consideration has been given to ensure all public spaces are designed to be safe and accessible to meet the needs of the local area.

The dedicated areas of public open space will be supplemented by:

- Open space areas accessible to the community on the school site.
- Pedestrian prioritised access ways throughout the site and beyond to designated public transport nodes.
- Privately owned communal spaces that will be accessible to the community.
- Entryways and landscape treatments, clear sightlines and wayfinding signage.

Planting of vegetation within the public realm should be done in conjunction with the City of Yarra's preferred species list.



LEGEND

- | | |
|--|---------------------------------|
| MIXED USE | VEHICLE AND PEDESTRIAN ACCESS |
| PUBLIC USE ZONE | PEDESTRIAN / CYCLE ACCESS |
| ARTICULATED MIXED-USE BUILT FORM TO A MAXIMUM HEIGHT - NO. OF STOREYS | PLAZA - PRIMARY PEDESTRIAN NODE |
| PUBLIC USE BUILT FORM TO A MAXIMUM HEIGHT - NO. OF STOREYS (EQUIVALENT RESIDENTIAL HEIGHT) | INTERNAL STREET |
| UPPER LEVEL SETBACKS | PEDESTRIAN CONNECTIONS |
| DPO BOUNDARY | PASSIVE OPEN SPACE |
| | OTHER OPEN SPACE |



Legend

- | | |
|--|--|
| Site Boundary | Communal Open Space with Access to Deep Soils: 1,697 sqm. - 4.3% |
| Proposed Extended Project Boundary | Private Development |
| Lot Boundaries | Mandated Thoroughfare |
| Basement Carparking Extents | Night Access Control Line |
| Proposed Public Open Space Vested in Council: 3,180sqm. - 8% | Carpark Entry |
| VSBA Open Space: 565 sqm. - 1.4% | Building Entry |
| New Council Road: 3,647 sqm. - 9.2% | |

5.7 Landscape Master Plan

The Landscape Master Plan describes a series of key public and private spaces that together form the open space network for the Fitzroy Gasworks site.

These spaces comprise:

- Village Green - A proposed linear park to the north of the site interfacing with Queens Parade, the proposed High School, and the north eastern development lot.
- Community Heart - A community plaza in the centre of the site that links the public realm across the site.
- Places to Play - Play area located to the east of the school within the public realm as a primary place for play activities.
- Streets for People - Pedestrian priority shared streets allowing for slow vehicle access.
- Permeable Lanes and Shared Courtyards - Private laneways between developments providing permeability, blurring the line between the public and private realm and offering pedestrian connections to the broader development during the day combined with central courtyards for communal use.



5.8 Laneways and Urban Greening

5.8.1 Laneways and Arcades

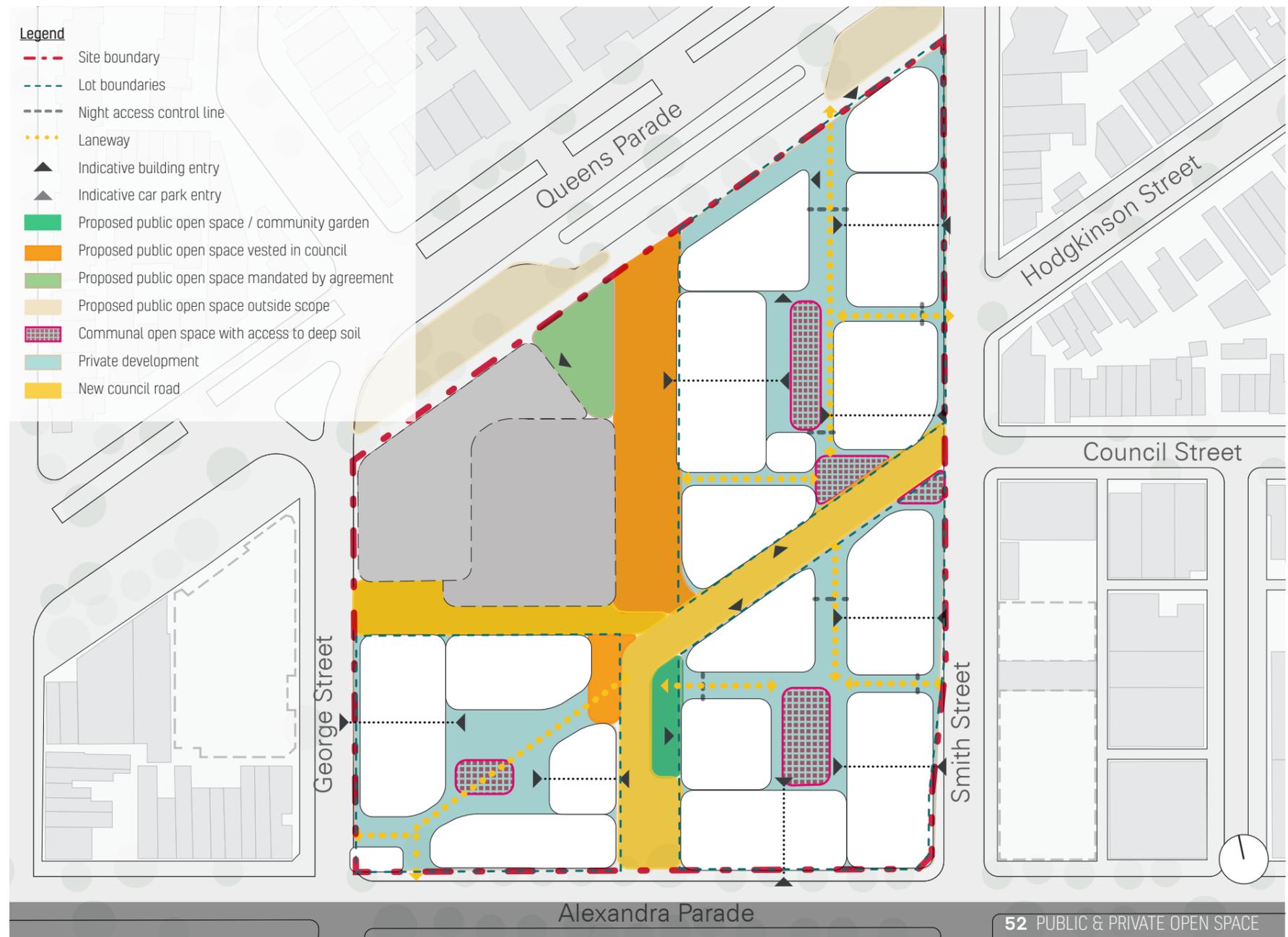
Laneways have been designed to be spaced every 45-65 metres along the development's perimeter, providing access and visual connections from surrounding streets to open spaces within the development which reduces the visual impact of the development and improves liveability. Laneways are a minimum of 3m wide. Arcades are at least 3m wide and 6m tall, and provide access to internal courtyards. There are no buildings longer than 60m. Additionally, visual connection through to central courtyards are provided at key points from Smith Street.

5.8.2 Laneway Maintenance

Maintenance of laneways and connections will be formalised in a Section 173 agreement or equivalent.

5.8.3 Urban Greening

Urban greening has many benefits including reducing urban heat island effect, increasing biodiversity and improving the health and well-being of residents. Minimum standards for urban greening have been targeted, with each parcel achieving a Green Factor rating. One important way to increase urban greening and the Green Factor rating is to provide deep soil planting areas to allow for large canopy trees and permeability of soil. Indicative locations for deep soil planting have been shown in key locations within each parcel - for example, in central courtyards. Consideration has been made to maximise sunlight access in these locations and to avoid basement parking underneath. Planting of vegetation within the public realm should be done in conjunction with the City of Yarra's preferred species list.



5.8.4 Community Garden

A community garden with 220m² of agricultural space is incorporated into the precinct. This may be spread across public areas or roofs. The community garden will be accessible to the residential community, have access to sunlight throughout the year as well as appropriate drainage. The introduction of 220m² of accessible agricultural space satisfies 'Credit 14.2 Local Food Production' as part of the 'Green Star Communities' rating.

5.8.5 Light Pollution

In order to reduce light pollution, 95% of all external public lighting luminaires within the project site boundary have an upward light output ratio less than 5%. Mitigation of light pollution is required in 'Credit 32.1 Light Pollution' as part of the 'Green Star Communities' rating. As part of this credit, a manufacturer's data sheet for each luminaire type will be installed, showing photometric data and illumination diagrams, including horizontal and vertical light distribution.

5.9 Public and Private Open Space

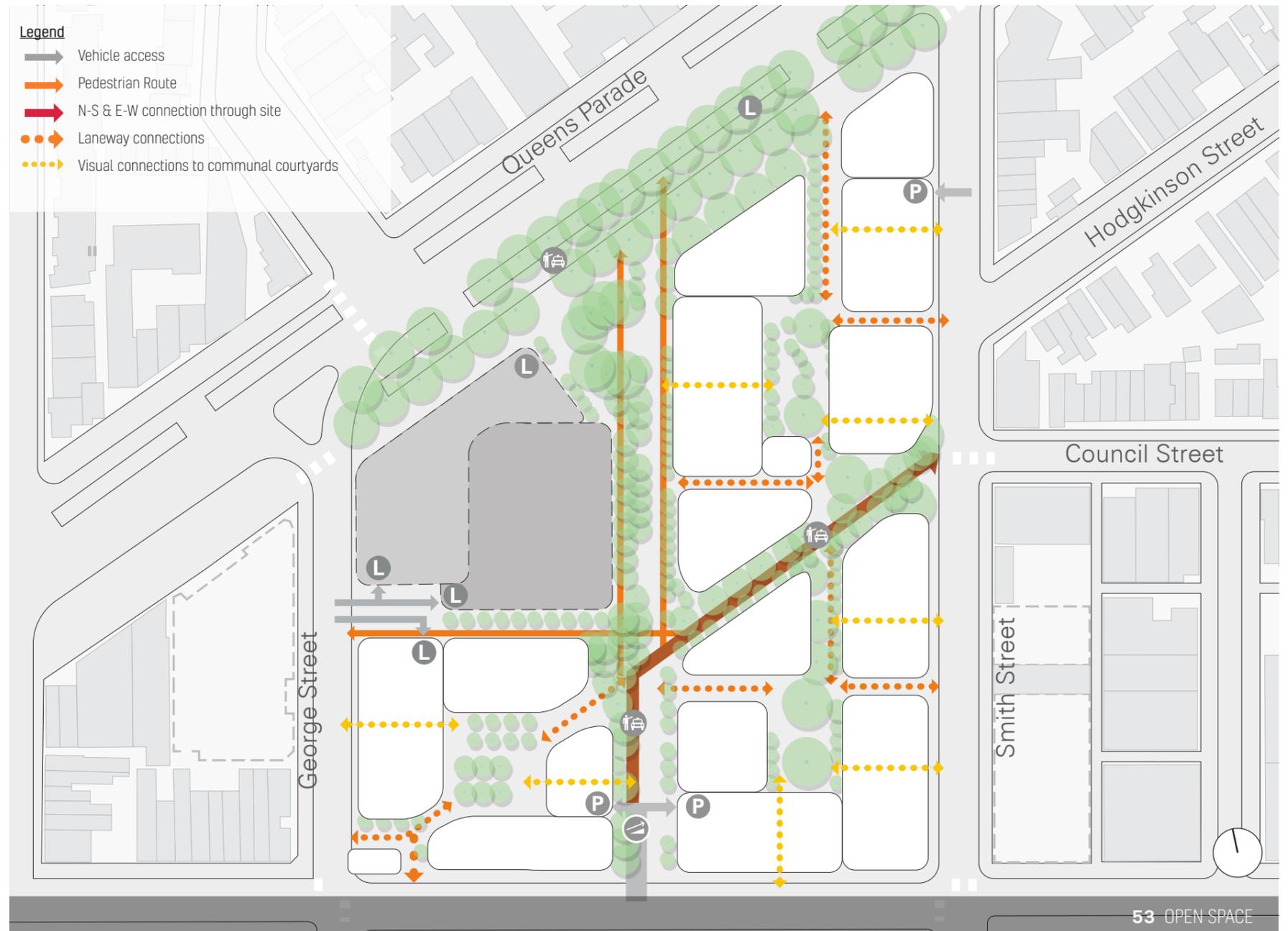
The Development Plan Overlay specifies a minimum of 8% of the site is to be provided as public open space through a series of plazas throughout the site, with a more generous passive open space to the north.

The Public Realm Plan highlights a series of spaces that capture DPO16 requirements, and inform potential new sites for open space [see Figure 50].

As a part of the Public Realm Strategy, a low-speed, pedestrian-prioritised shared street, Village Street, provides further opportunities to incorporate typical elements of public open spaces, linking the public realm together.

Further open spaces above basement car parking with capacity to accommodate deep soil planting offer the potential to increase the amount of public open space within the development site.

Private development lots provide more intimate communal open spaces for residents, with daylight access to these spaces for the general public. The interface between private lots and public open space and streets is integral to these spaces serving as an extension of the public realm during key daylight hours.



5.10 Microclimate

The following requirements relating to external noise and wind are consistent with the requirements of Clause 58 Apartment Developments.

5.10.1 Overshadowing

Building forms have been orientated to minimise overshadowing to internal streets, parks, internal courtyards and surrounding properties providing good solar amenity and ensuring buildings do not disproportionately overwhelm public spaces.

The following diagrams illustrate the shadows cast by proposed building envelopes at the equinox and winter solstice. Shadows cast from future development to be generally in accordance with the shadows shown.

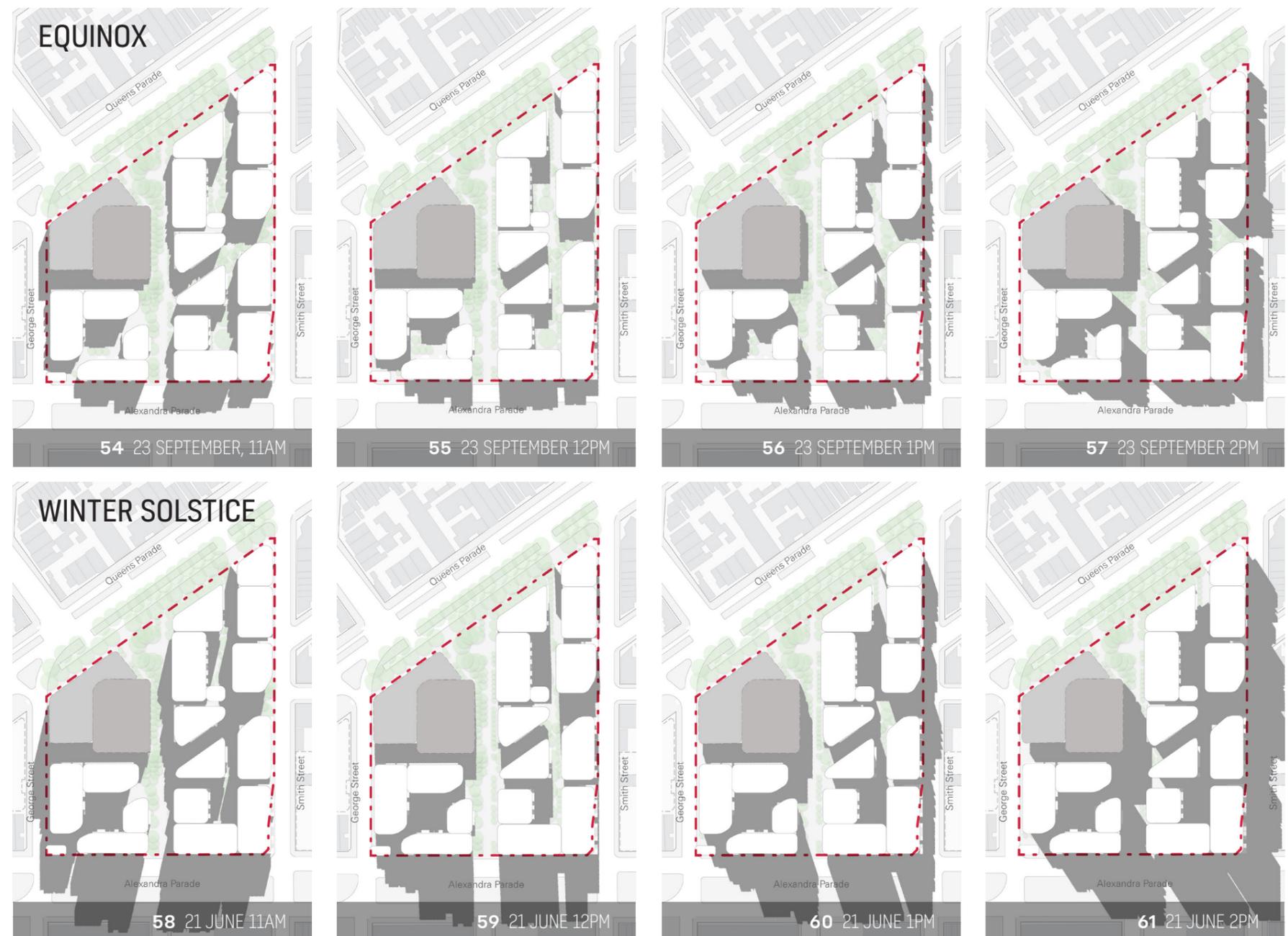
5.10.2 External Noise

The entire site falls within the Better Apartment Design Standards (BADs) definition of a 'noise influence area'. This is because the entire site is within 300m of Alexandra Parade.

Minimum standards of acoustic treatment will therefore need to be adhered to and incorporated into any further development design in accordance with the BADs standards. Minimum requirements include:

- Not greater than 35dB(A) for bedrooms, assessed as an LAeq,8h from 10pm to 6am
- Not greater than 40dB(A) for living areas, assessed LAeq,16h from 6am to 10pm.

Consideration should also be given to noise mitigation of the Smith Street tram, particularly where the tram turns on to Queens Parade.



5.10.3 Wind Conditions

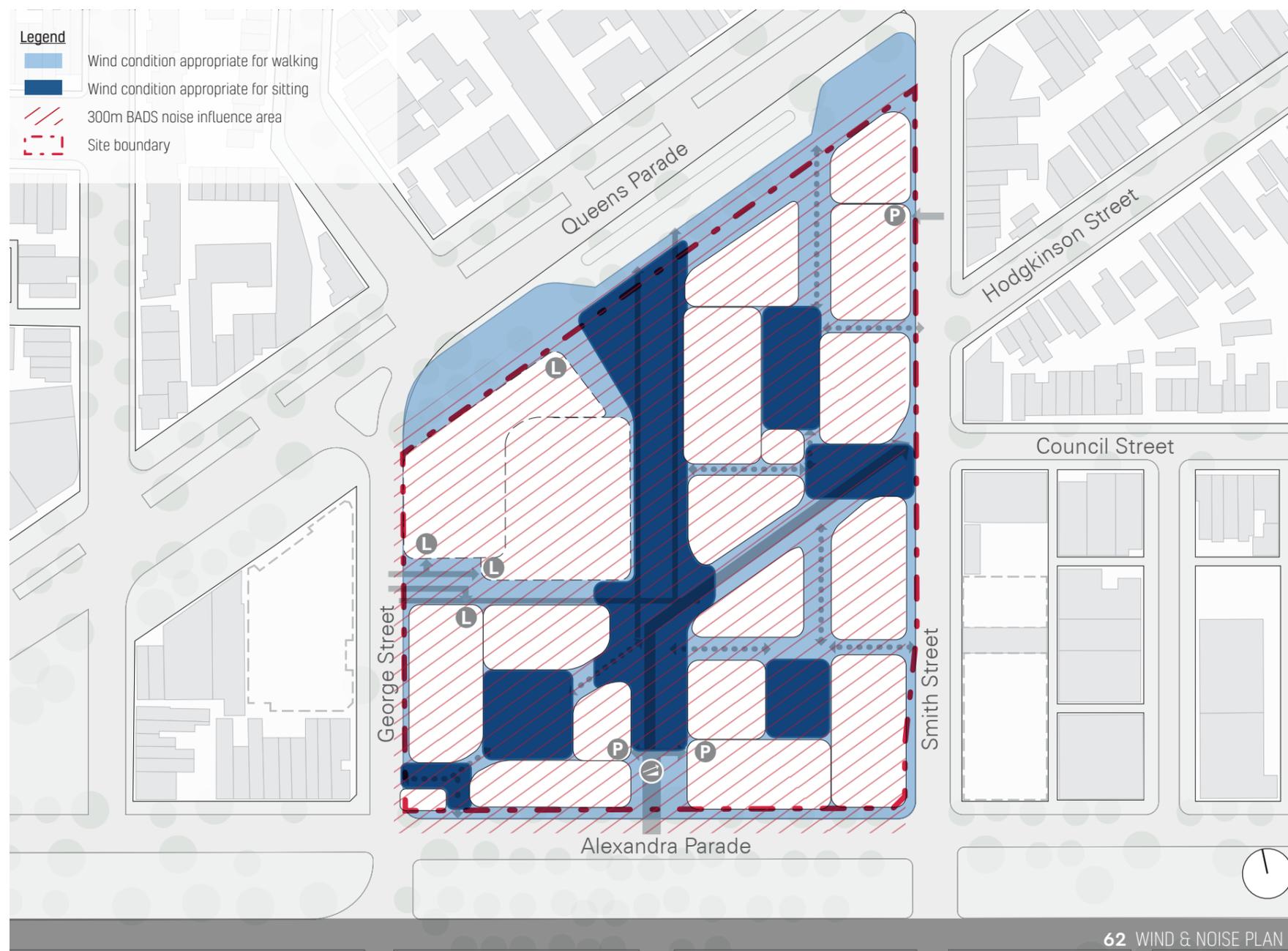
Given that Fitzroy Gasworks is a pedestrian-prioritised precinct, wind conditions should not make for an uncomfortable or unsafe public realm. Buildings and works constructed on site should achieve comfortable wind conditions across all areas within the development plan. Wind amelioration measures will be integrated into the design and architecture of buildings. The design should demonstrate that it complies with the following wind levels:

- A wind speed not exceeding 5m/s for areas appropriate for walking.
- A wind speed not exceeding 3m/s for areas appropriate for sitting.

5.10.4 Heat Island Effect

The urban heat island effect must be mitigated through urban greening and the selection of roof sheeting material. This is a requirement of 'Credit 31.1 Heat Island Effect' as part of the 'Green Star Communities' rating. At least 50% of the total project site area, in plan view, will comprise of one or a combination of the following:

- Vegetation;
- Green roofs;
- Roofing materials, including shading structures (where three year SRI for products is not available, use for pitched roof $<15^\circ$ an initial SRI > 82 . Alternatively, for roof pitched $>15^\circ$: an initial SRI > 39 ;
- Unshaded hardscaping elements with a three year SRI > 34 or an initial SRI >39 ;
- Hardscaping elements shaded by overhanging vegetation or roof structures;
- Water bodies and/or water courses; and
- Areas directly to the south of vertical building elements, including green walls and areas shaded at the summer solstice.



Not in Use