

## **11.03-6L Victoria Street East Precinct**

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Proposed C269yara

This policy applies to all land in the Victoria Street East Precinct as shown on the Victoria Street East Precinct Framework Plan to this clause.

### **Yarra River and open spaces**

#### **Objectives**

To protect and enhance the character of the river corridor.

To capitalise on the northerly aspect of the Precinct's river environs, while protecting and maintaining the environmental qualities and recreational use of the river corridor.

#### **Strategies**

Design development to integrate with the Yarra River environs natural vegetation character by:

- Planting with predominantly indigenous species.
- Screening views of buildings from the Yarra River Main Trail and areas of public open space.
- Providing fencing, retaining walls and terracing that complement the natural landscape setting through design, materials and colours.

Orientate habitable rooms to take advantage of the northerly aspect provided in this area of the river corridor.

Improve natural surveillance, general safety and public accessibility of public spaces within the river environs.

#### **Policy guidelines**

Consider as relevant:

- Using permeable fences and screen plantings.
- Using muted tones and natural colours and materials such as timber, bluestone or other basaltic rocks while avoiding reflective materials.

Installing external lighting in new development:

- To illuminate pedestrian activity areas only, avoiding light spill into tree canopies and other vegetated areas.
- Of white based lighting.
- Avoiding yellow lighting and the illumination of building facades oriented towards the river.

Finishing building bases with graffiti proof paint.

Locating boat landings parallel to the water's edge, constructed of durable heavy timber or concrete in natural weathered colours.

### **Vehicular access and car parking**

#### **Objectives**

To provide for adequate access to, from and within redevelopment sites that contributes to an integrated pedestrian and cycling network within the Precinct.

To ensure priority is given to tram services in Victoria Street.

#### **Strategies**

Improve Doonside Street as a major vehicular entry to Victoria Gardens and the area to the south.

Provide a vehicular link between Southhampton and Flockhart Streets to improve local access as an alternative to Victoria Street.

Use existing signalised intersections where possible for vehicle access to new development, with priority given to minimising impacts on the Route 109 tram.

Provide principal vehicular access to the Yarra Gardens precinct and Walmer Street sites via the Walmer Street intersection and Flockhart Street to minimise impacts on Victoria Street

Use existing rear lanes, where they exist, to provide service and vehicular access to sites.

Visually conceal garage access to underground car parks from the river frontage and the Main Yarra Trail.

Avoid driveway crossovers and service entries along Victoria Street if access can be provided through other properties. Where crossovers cannot be avoided, minimise their width.

Discourage open air ground level car parks or car parking in structures exposed to street frontages, by incorporating car parking within development, preferably basement.

Limit run-off from car parking areas to protect water quality in the Yarra River.

## **Land use, activity and development opportunities**

### **Objectives**

To facilitate the development of the Victoria Street East Precinct with a high density mix of land uses.

To maximise opportunities for new development on former industrial sites and other disused sites, while protecting the amenity of the surrounding area and enhancing the landscape character of the River corridor.

To create new local employment opportunities and protect existing ones, especially in the nearby CUB precinct.

### **Strategies**

Maximise opportunities for new development on former industrial sites and other disused sites.

Protect the amenity of the surrounding residential area.

Protect existing industrial activities in the Industrial 1 Zone adjacent to the Precinct, while supporting opportunities for a shift from industrial zone to business and residential zone within the Precinct

Encourage a mix of land uses in accordance with the Victoria Street East Precinct Framework Plan, having regard to site constraints.

Discourage uses west of Walmer Street that prejudice the operation of nearby industry and the CUB complex.

Encourage acoustic treatments in new residential development that would suitably protect it from existing uses.

Encourage uses that activate the Victoria Street, Burnley Street and River Corridor frontages at ground level.

## **Urban design and built form**

### **Objectives**

To encourage high quality urban design and architecture throughout the precinct that contributes to the public realm, including the Yarra River environs and streetscapes.

### **Strategies**

Ensure the siting, scale, bulk and massing of development responds to the distinctive landscape and ex-industrial character of the precinct.

Support development that protects the character and amenity of neighbouring residential areas.

Maintain access to sunlight and amenity in public spaces and sensitive community facilities and ensure they are protected from overshadowing and other detrimental impacts.

Design buildings on the Victoria Street frontage to:

- Respect the prevailing building height of the streetscape.
- Include articulation so as to present as a number of separate buildings.
- Avoid a continuous podium or building mass.
- Provide separation between buildings to allow views of the River and landscaping, inclusive of canopy trees.

Design buildings with active frontages, articulated building facades, upper level building setbacks and windows to allow for passive surveillance of public realm.

Design development on Burnley Street to provide a transition in scale and massing, including upper level setbacks to minimise impacts on the amenity of adjacent lower-rise housing areas.

Protect the amenity of Williams Reserve, Annettes Place and the Yarraberg Child Care and Community Centre in the design of adjacent development.

Maintain the built form pattern in commercial and industrial interface areas including zero front or side setbacks, except for interfaces with adjoining public spaces or the River corridor.

## **Pedestrian and cycle routes**

### **Objective**

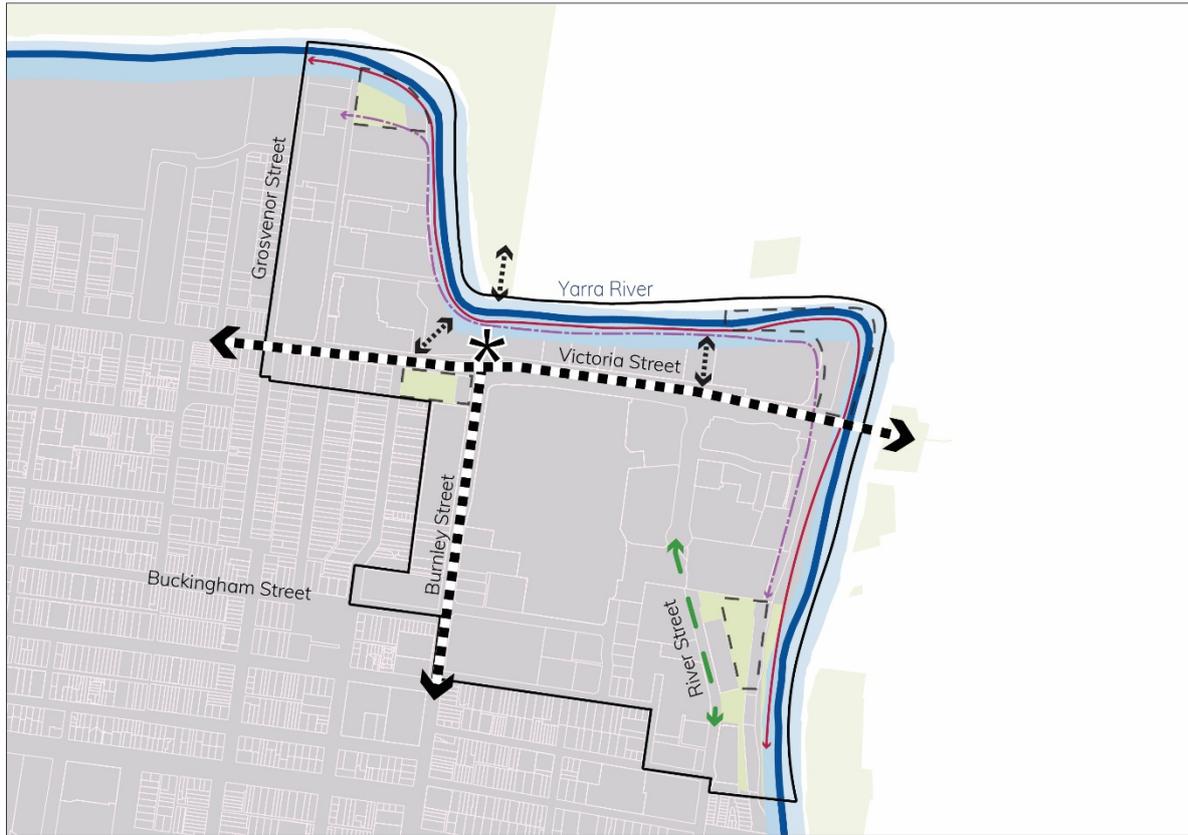
To facilitate an integrated network of pedestrian and cycling access within the Precinct.

### **Strategies**

Support the widening of the northern Victoria Street footpath, west of Walmer Street, by setting any new building back from the existing property boundary to a new (recessed) property frontage, creating a colonnade within the existing building envelope or by other design features.

Provide mid-block links through major redevelopment sites, including through the Yarra Gardens precinct to connect the riverside paths west to Flockhart and Grosvenor Streets and south to Davison Street.

# Victoria Street East Precinct Framework Plan



**LEGEND**

- |                    |   |   |
|--------------------|---|---|
| Yarra LGA boundary | Improved pedestrian amenity and access along main roads | Precinct boundary   |
| Open space         | Pathway in 'natural' setting                            | Existing parkland   |
| Water body         | Pathway in 'urban' setting                              | Walmer Street Gateway<br>Pedestrian priority and improved access to river |
|                    | Links to river corridor                                 |   |
|                    | Pedestrian connection to River Street                   |   |

