

# 2. Southern Neighbourhood

## BUILT FORM

### ESTABLISH A FUTURE CHARACTER THAT REFLECTS:

*A vibrant and eclectic neighbourhood with a moderate scale built form, incorporating active commercial frontages at street level and upper levels that accommodate a variety of business, creative industry and residential spaces.*

### ACTIONS

- Promote a mid-rise form of development by creating a consistent five storey street-wall with visually recessive upper levels.
- Buildings must be built to the street edge (zero setback to the street frontage) and are to extend across the full width of the property at street level (built to side boundaries).
- The above requirement may be varied along Boundary Street where a hard-edge to the street may be achieved through fencing and upper level balconies, allowing for a small setback to residential entries at ground level.
- Along the eastern side of Boundary Street adopt a three storey street-wall (to a maximum of 10.5 metres) to respect the scale and limit the impact of new development on the amenity of the established residential area to the west.
- Elsewhere the street-wall of buildings must not exceed 19 metres in height (a maximum of five storeys).
- The preferred maximum overall building height should not exceed:
  - 17.5 metres (and not more than five storeys) along Boundary Street
  - 43 metres (and not more than 12 storeys) in the block bounded by Montague, Gladstone, Ferrars and Buckhurst Streets.

- 29 metres (and not more than eight storeys) elsewhere in the Neighbourhood.

NB – Street-wall and building heights are based on floor to floor heights of 4.5 metres for commercial uses / 3.5 metres for residential uses at street level and 3.5 metres for upper levels.

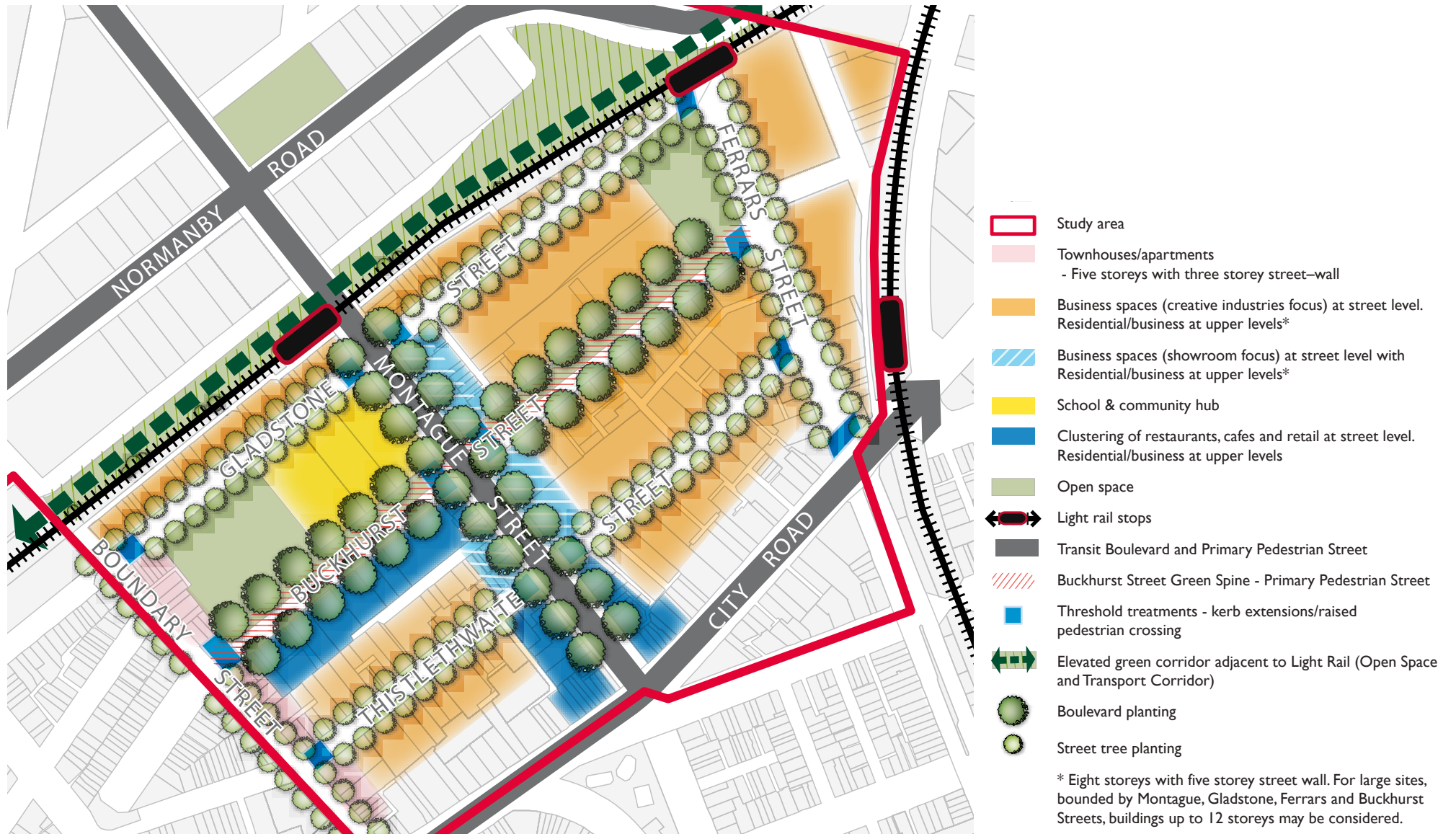
- Above the street-wall, buildings should be set back a minimum of five metres from the street frontage and should be visually recessive and distinguishable from the street-wall.
- Development should maximize opportunities for active frontages at ground floor (refer to Strategic Direction 3 Built Form – Strategy 3.4 for street specific requirements).
- Ensure that where site consolidation or development on larger sites occurs, the prevailing fine grain subdivision pattern that characterises the Neighbourhood is achieved through well articulated design, vertical design elements and variation of materials / colour.
- Maintain and enhance the existing laneway network, extend existing lanes and develop mid-block links as identified in Figure 11 – Lanes.
- Retain and re-use heritage places (eg along Montague Street) and other buildings identified as contributing to the character of the Neighbourhood.

### RATIONALE

To achieve urban renewal objectives for the Precinct, a new built form character will be created. However, this character must still respect the attributes of the Neighbourhood and maintain a point of difference that will create a unique identity for this location.

Given the likely transition of the Southern Neighbourhood over time, any new character should respect the existing built form.

Figure 18 – Southern Neighbourhood framework



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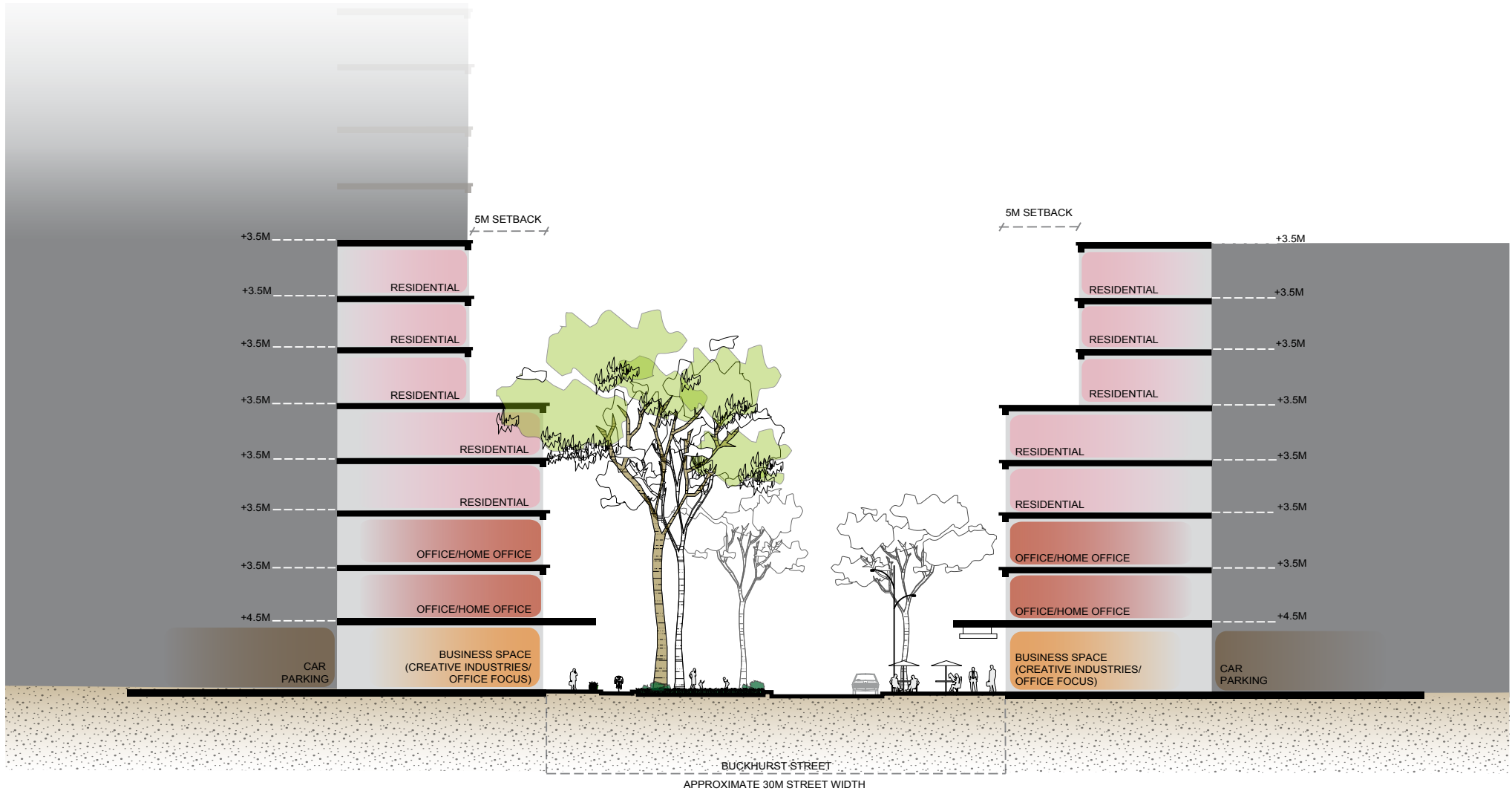


FIGURE 19 - PROPOSED HEIGHT AND SETBACKS FOR THE SOUTHERN NEIGHBOURHOOD (BETWEEN MONTAGUE STREET AND FERRARS STREET)

## Fine-grained pattern of development

The existing pattern of subdivision and the prevalence of smaller lots mean that the Southern Neighbourhood presents a more moderate opportunity for intensification than the Northern Neighbourhood.

The urban structure of this area (a fine grained street and laneway network and small sites with multiple owners) provides a positive base for the redevelopment of this Neighbourhood into a vibrant, mixed use area that includes smaller premises and builds on the distinct urban character.

It will be important that the redevelopment of this area does not erode these qualities through the consolidation of site ownership and the development of larger footprint buildings. Importantly, this type of built environment is conducive to smaller business enterprises.

## Street-wall and upper storey setbacks

A mid-scale street-wall of five storeys will achieve a strongly defined street edge and a sense of enclosure.

The street-wall height will achieve a street-wall to road width ratio of 1:2 along wide roads such Buckhurst Street and 1:1 on narrower streets such as Gladstone and Thistlethwaite Streets.

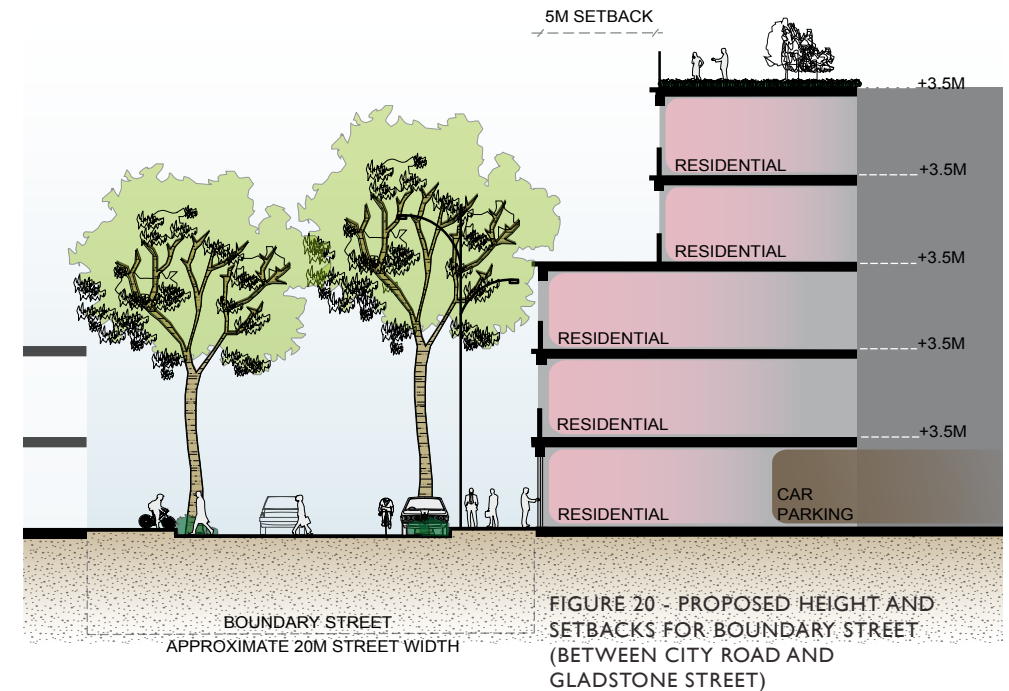
The first five storeys of a building are particularly important in establishing a visual relationship between pedestrian and building occupants.

New development should retain its hard urban edge character with a strongly defined streetscape and active edges at ground floor.

## Building height

Eight storeys is an appropriate height for the Southern Neighbourhood as it will:

- Provide for substantial development opportunities.
- Reinforce the existing urban structure (fine grained streets and laneway network and small sites with multiple owners).
- Ensure that the Southern Neighbourhood maintains a distinctly different character and feel to other renewal areas.



- Provide a transition between the low scale residential development in South Melbourne to the higher built form of Docklands and the Northern Neighbourhood.

The moderate scale of development intended for the neighbourhood provides an appropriate urban density. This form of development will also meet housing diversity objectives by providing a different built form typology than anticipated within both the City Road Corridor and Northern Neighbourhood.

It is important for new development to maintain some degree of similarity in height given some narrow lots that cannot be developed to the maximum development heights specified.

Properties fronting Boundary Street will have a maximum street-wall height of three storeys. This scale will respect the existing character of the street and recognise that the western side of Boundary Street is not subject to renewal.

An increase in height up to 12 storeys may be considered for lots bounded by Montague, Gladstone, Ferrars and Buckhurst Streets. This recognises the larger lots in this block which have increased development potential.