

Pentridge Village

Pty Ltd



Design Guidelines and Masterplan

Pentridge Village Pty Ltd

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1.0

pentridge village vision

pentridge village design guidelines and masterplan

1.1 Pentridge Village Vision

The area of Comprehensive Development within the Pentridge Village site comprises a core of heritage buildings, surrounded by an area of land that can integrate and support the Coburg Activity Centre with a range of retail, commercial, community and residential activities.

The vision for the site is to:

- › *Reintegrate the former prison site with the surrounding community through the establishment of an active tourist and commercial precinct within the existing walled heritage area, including a range of accommodation, office, retail and commercial uses both inside and outside the walled area.*
- › *Establish new links through the site to link existing community and retail facilities to the south with open space and residential uses to the north and east.*
- › *Provide supporting residential development at a suitably intensive scale that can populate and support active use of safe community spaces throughout the site.*
- › *Establish a mixed use precinct focused along Pentridge Boulevard with a range of retail, commercial and accommodation uses to provide overall viability to the site development.*
- › *Establish new active pedestrian and visual links from Pentridge Boulevard and Urquhart Street to inside the walled heritage area so as to draw people into the site and integrate the heritage area with the surrounding public domain.*
- › *Create a regional tourist icon through redevelopment of part of D Division and the memorial garden as an interpretative museum of prison life in the 19th century.*
- › *Ensure that this museum facility can operate in a viable manner through complementary commercial and tourism uses in the area including, accommodation, hospitality and supporting retail services as well as non-intrusive use of some areas of D Division for commercial use, notably specialist storage or other similar uses.*

2.0

site analysis

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The following section provides detail of the physical context of the Pentridge Village site that currently dictates development on the site. This site analysis does not preclude the need to undertake site specific analysis for development approvals, but seeks to provide an overall context to the preparation of the design guidelines and masterplan for the site.

A summary of the site analysis is detailed in *Figure 2*. This includes notation of various significant features of the site including opportunities and constraints.

2.1 Site Context

The site encompasses approximately 8 hectares and is located 10 kilometres north of the Melbourne CBD. The site is bounded by Urquhart Street and Council facilities to the south, school and church uses to the west, Pentridge Boulevard with Pentridge Piazza to the north and residential areas of Pentridge Boulevard to the north east. Directly east are tennis courts and playing fields managed by Council.

Importantly the site is part of the Coburg Activity Centre and is relatively close to the trains, trams and buses that form part of or link to the Principal Public Transport Network of Melbourne. Capitalising on these resources is essential to fulfilling the potential of Coburg as a Principal Activity Centre.

2.2 Heritage Elements

The Pentridge Village heritage precinct comprises buildings of the former Metropolitan Reception Centre Prison. The area dominates views to the site, being on elevated section of land and building form. Key issues include the need to reduce isolation of the precinct through breaks in walls and providing better sight lines and access through the precinct. Activating the space, particularly between the high bluestone walls of Divisions D and F is critical to the successful transformation of this historic precinct to active urban spaces.

The entire site is registered by Heritage Victoria as a site of State significance. Alterations or demolition of any of these elements therefore requires approval of Heritage Victoria.

Figure 3 and **Figure 4** identifies the area registered by Heritage Victoria, including bluestone walls and the area identified in the *Heritage Audit Management Plan (July 2007)* as areas requiring heritage interpretation.

Detailed summaries of the significance of all the heritage features is provided in the report by Bryce Rayworth and Tract Consultants Pty Ltd: *Coburg Prisons Complex Development Strategy; heritage and development issues September 2000*. Building and works that affect these heritage assets need to be addressed within the guidelines of this document and any subsequent directions of Heritage Victoria. In addition the design and location of items of interpretation infrastructure is set out under the terms of the *Heritage Audit Management Plan* which forms part of the covenant entered into by the Heritage Council of Victoria and Pentridge Village Pty Ltd.

This Management Plan identifies and defines Heritage Infrastructure and prescribes the manner in which the Heritage Infrastructure is required to be managed and maintained.

It is noted that approvals from both Moreland City Council and Heritage Victoria have been issued for the upgrade and reuse of a majority of the existing heritage buildings within the site.

2.3 Sites under Construction & Subject to Planning Approval

Since completion of the 2005 Pentridge Village Design Guidelines a number of planning permits have been granted both within Pentridge Village and Pentridge Piazza for building form that now provides an updated context to the design guidelines. This includes:

- > Commencement of construction of four storey apartment buildings west of Wardens Walk.
- > Five storey development north of F Division and east of the former Laundry Building.
- > Restoration of D Division.
- > Building north of D Division within the area currently known as Via Roma.
- > Construction of QM building north of Pentridge Boulevard within Pentridge Piazza.
- > Approval of a 15 storey tower within the former hospital site of Pentridge Piazza at the north-west corner of Pentridge Boulevard and Stockade Avenue.

In addition Pentridge Village has submitted a planning application for:

- > a part 7 storey and part 8 storey building at the northern end of the precinct bounded by Pentridge Boulevard, Stockade Avenue and Wardens Walk.
- > Cinema, gymnasium and mixed use development abutting Urquhart Street south and east of D Division.

Council has also identified significant building opportunities for land it owns south of Urquhart Street. Coburg 2020 identifies land east of its current municipal offices as suitable for a landmark building of approximately 10 storeys.

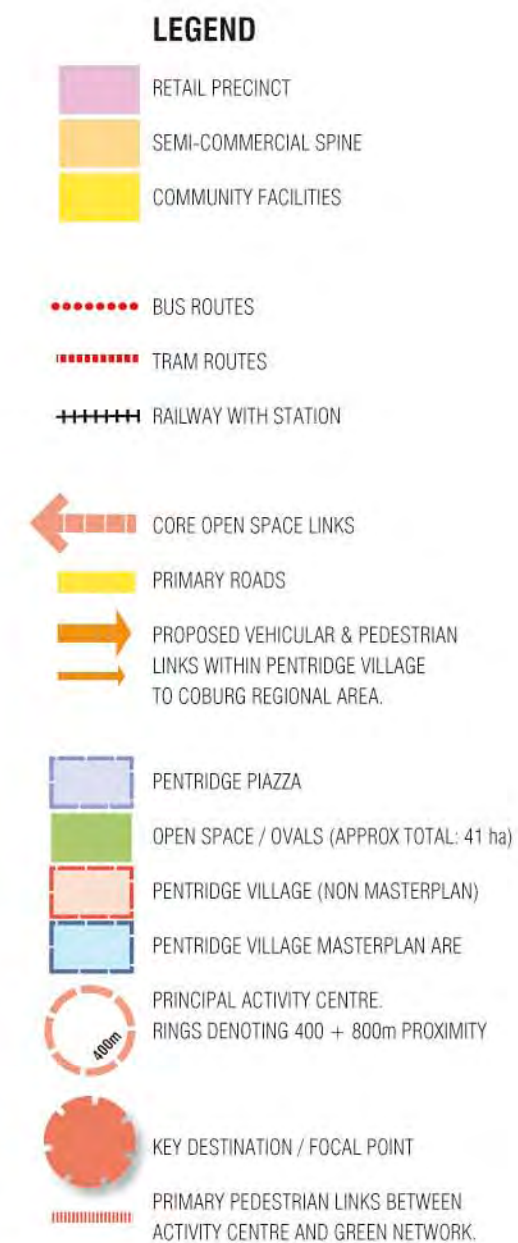
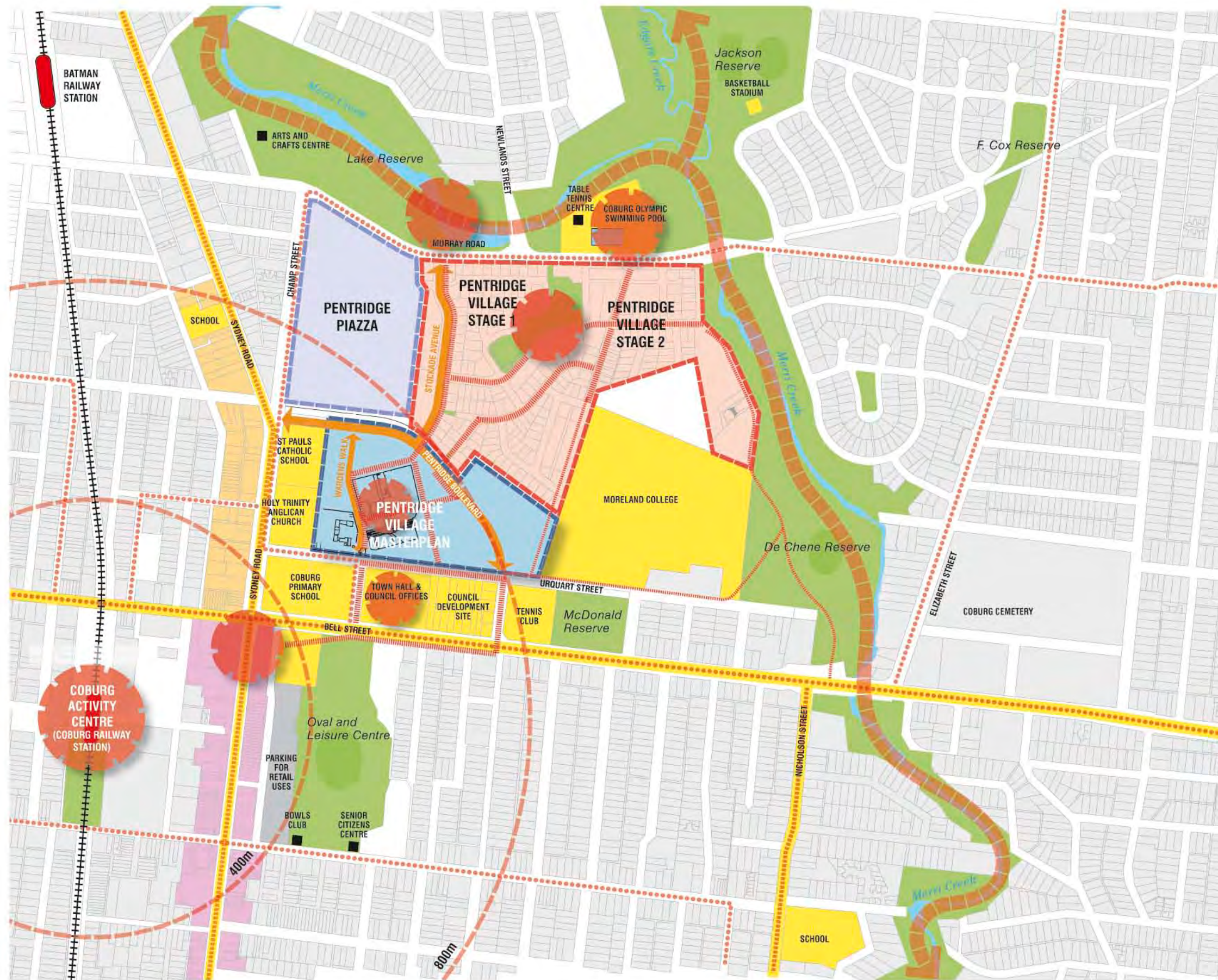
site analysis

Table 1 below identifies approvals granted for development to date within Pentridge Village, including expected construction dates:

BUILDING	DEVELOPMENT	PERMIT APPROVED	EXPECTED CONSTRUCTION
1	26 four storey apartments and three home offices including basement car parking.	MPS/2007/491	December 2008
2	31 dwellings and associated car parking on site. Works within 3 metres of bluestone wall.	MPS/2006/0089; Heritage Vic Approval: P10412	Under Construction
3	46 Temporary car parking spaces. Various building alterations and entry garden. Balance of the site at the rear of G Division subject to further investigation.	MPS 2006/0191; Heritage Vic Approvals: P10034, P10083, P10317	Completed
North end of Building 4	5 restaurants and reuse of D Division for wine storage and museum and associated temporary car parking.	MPS/2006/0560; MPS/2007/716; Heritage Vic Approvals: P10678, P11079	Under Construction
Southern end of Building 4	Proposed Mixed Use comprising a gymnasium, offices and ancillary retail.	Application lodged with DPCD. Approval issued by Heritage Victoria: P14122	2011
6	14 three storey apartments and associated car parking.	MPS 2006/0267; Heritage Vic Approvals: P10612	Under construction
7	Buildings and works to former Laundry building to accommodate a restaurant and waiver of standard car parking.	MPS 2008/671; Heritage Vic Approval: P11077	2009–2010
8	62 dwellings and 11 retail shops, basement car parking and waiver of standard car parking.	MPS 2007/0232	2009
9	Two buildings including part 7 and part 8 storey offices, apartments and associated home offices and basement car parking, café and multipurpose rooms.	Approval imminent	
10	Cinema based entertainment facility and multi storey residential building.	Application lodged with DPCD	2011
11	120 Seat café/restaurant and waiver of car parking and building alterations.	MPS /2006/395; Heritage Victoria Approval: P10694	Complete

In summary, the key areas of development still to be approved include:

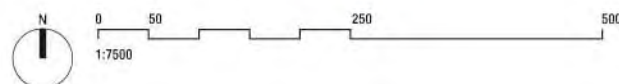
- > Part of the remaining land at the rear of Building 3.
- > Part of Building 4 including the D Division Courtyard and the land south of the bluestone wall.
- > Building 5.
- > Building 9 (approval pending).
- > Building 10.
- > Buildings 12, 13 & 14 .

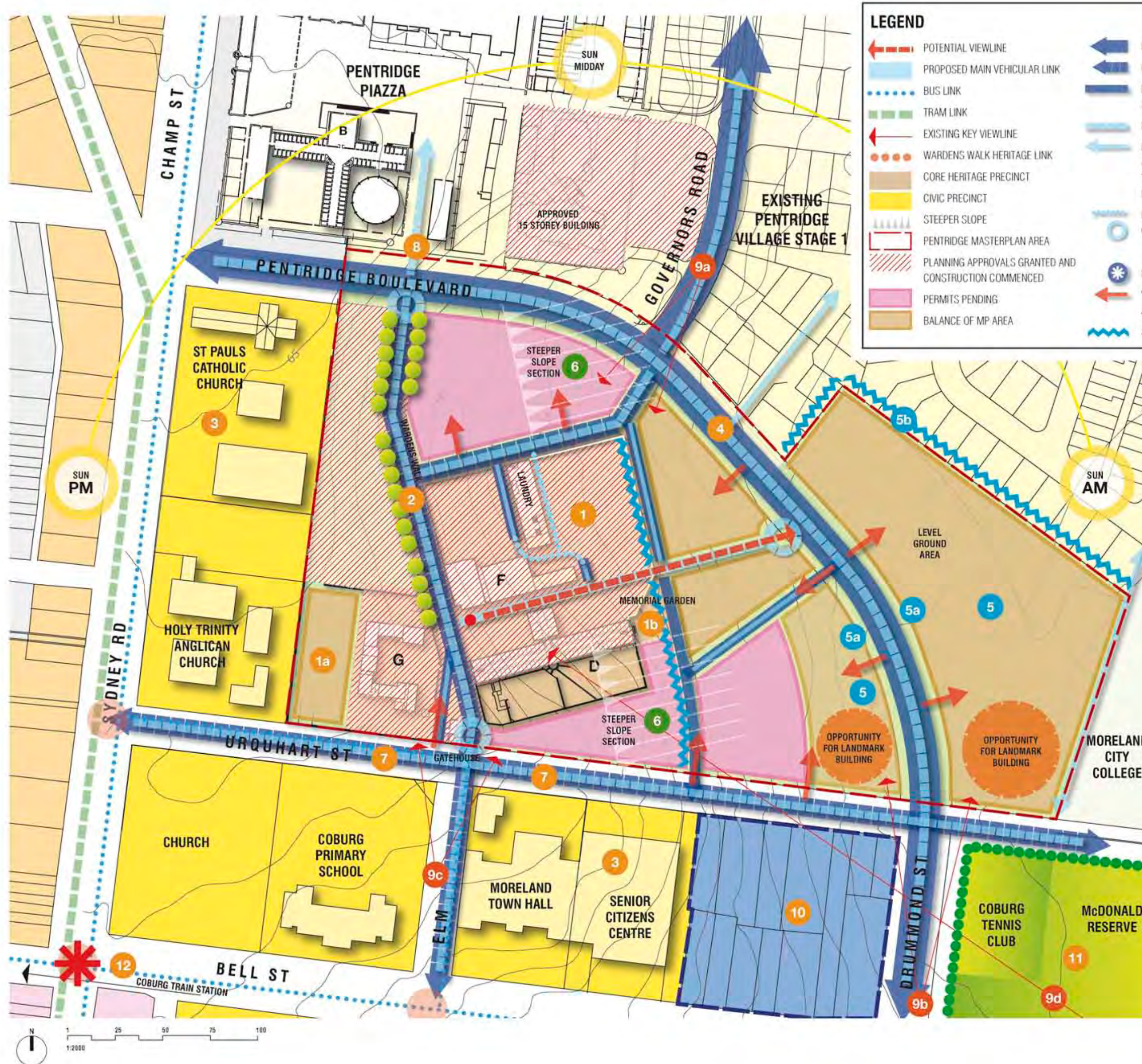


PENTRIDGE VILLAGE MASTERPLAN

FIGURE 1 – SITE CONTEXT

DRAWING No. PV MP-01
 REVISION 04
 SCALE 1:7500 @ A3
 DATE 11 NOVEMBER 2008
 PLANNERS ALPHAPLAN
 LANDSCAPE ARCHITECTS PFISTERER + FREEMAN





LEGEND

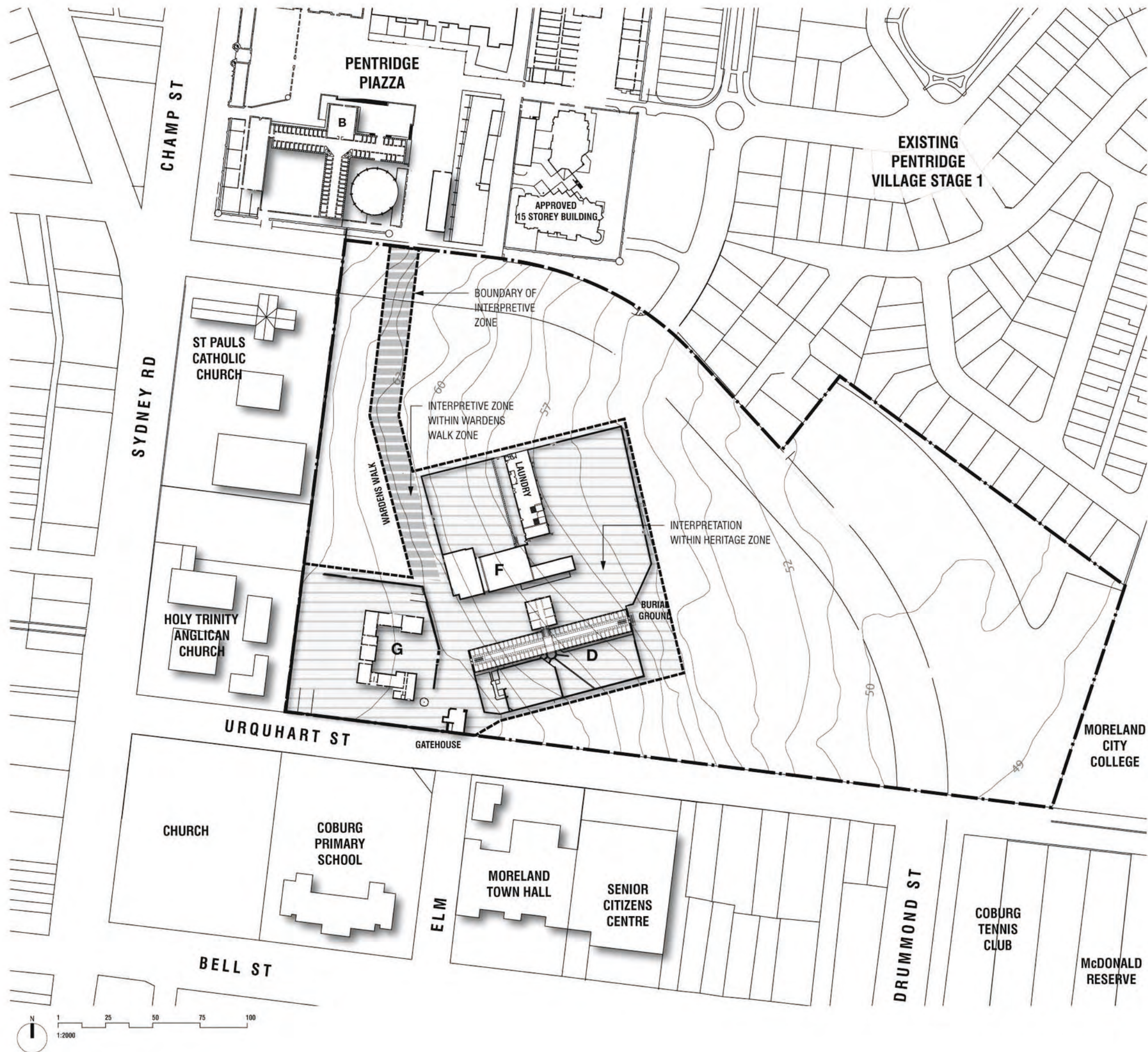
- POTENTIAL VIEWLINE - PROPOSED MAIN VEHICULAR LINK - BUS LINK - TRAM LINK - EXISTING KEY VIEWLINE - WARDENS WALK HERITAGE LINK - CORE HERITAGE PRECINCT - CIVIC PRECINCT - STEEPER SLOPE - PENTRIDGE MASTERPLAN AREA - PLANNING APPROVALS GRANTED AND CONSTRUCTION COMMENCED - PERMITS PENDING - BALANCE OF MP AREA	- MAJOR VEHICLE ACCESS - MINOR VEHICLE ACCESS - POTENTIAL SERVICE VEHICLE ACCESS/ SHARED ACCESSWAY - MAJOR PEDESTRIAN / CYCLE ACCESS - MINOR PEDESTRIAN / CYCLE ACCESS (ADDITIONAL MINOR VEHICLE ACCESS POINTS TO CAR PARKING AND LOADING BAYS MAY BE REQUIRED FROM SOME PEDESTRIAN ACCESS) - ROUTES PEDESTRIAN LINK ONLY - CIRCULATION NODE - PEDESTRIAN FOCAL POINT - VEHICLE ACCESS POINTS TO CAR PARKING AND LOADING AREAS - SENSITIVE BUILT FORM INTERFACE
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- 1 Heritage Precinct Elements Include:**
 - Division D:** Originally identified as a museum site. Approval granted by MCC and Heritage VIC for reuse as Wine Storage and museum interpretation.
 - Division F:** F Division Original prison building used as early womens prison. Opportunities exist for conversion of this building for offices, consulting suites and complementary residential uses.
 - Division G:** Former wardens residence and juvenile detention. Opportunities exist for use of the land at the rear for hotel accommodation which links with courtyard interface.
- 2 Laundry Building:** Laundry Building Approval issued for reuse as restaurant by DPCD and Heritage Victoria.
- 3 Graveyard site:** to be incorporated into Museum use. Includes former burial ground of various notorious residents of the prison complex.
- 4 Warden's walk:** Warden's Walk Link from Pentridge Plaza to Elm street now constructed.
- 5 Existing community uses:** provide potential social and cultural links to the site.
- 6 Pentridge Boulevard:** Now constructed and will provide access through the site and provide physical separation between the Pentridge Village heritage precinct, Pentridge Plaza development and the already developed areas of Pentridge Village.
- 7 Flat land near Pentridge Boulevard** unencumbered by slope or heritage elements.
- 8 Opportunities:** Locate taller buildings along the edge of Pentridge Boulevard and intersection of Urquhart and Pentridge Boulevard.
- 9 Constraints:** Proximity of Heritage precinct and conventional lots along Governors Road and Lynn Street.
- 10 Areas of sloping land,** outside existing heritage area face onto Pentridge Boulevard.
- 11 Opportunity to reinforce** Urquhart Street as a pedestrian interface.
- 12 Interface to Pentridge Plaza** includes existing bluestone wall (except where agreed to be demolished), views of B Division, approved QM residential development and Sentinel, 15 storey apartment complex on former hospital site.
- 9 Key view lines to the site include:**
 - 9a** Views from existing residential area from Stockade Avenue.
 - 9b** Shorter range views of site to establish Pentridge Boulevard effect from Cnr of Bell Street and Drummond Street.
 - 9c** Shorter views from Council offices and Elm Grove of D Division, south wall and Gatehouse.
 - 9d** Long range views from Bell Street hill to D Division Lantern Roof.
- 10 Council redevelopment site** nominated in Coburg 2020 for 10-storey landmark building.
- 11 Public Open space.**

PENTRIDGE VILLAGE DEVELOPMENT PLAN

FIGURE 2 SITE ANALYSIS / OPPORTUNITIES & CONSTRAINTS

DRAWING No. PV DP-01
 REVISION 01
 SCALE 1:2000 @ A3
 DATE 12 AUGUST 2009
 PLANNERS ALPHAPLAN / BROADPLAN
 LANDSCAPE ARCHITECTS PFISTERER + FREEMAN



PENTRIDGE VILLAGE MASTERPLAN FIGURE 3 – HERITAGE INTERPRETIVE ZONE

DRAWING No. PV MP-08
 REVISION 01
 SCALE 1:2000 @ A3
 DATE 27 JULY 2005
 PLANNERS ALPHAPLAN
 LANDSCAPE ARCHITECTS PFISTERER + FREEMAN



LEGEND

HERITAGE BLUESTONE WALLS

DEMOLISHED WALLS

WALL REFERENCE NUMBER

PENTRIDGE VILLAGE SITE

PENTRIDGE VILLAGE MASTERPLAN
FIGURE 4 – WALLS REGISTERED BY HERITAGE VICTORIA

DRAWING No. PV MP-07
REVISION 02
SCALE 1:2000 @ A3
DATE 29 NOVEMBER 2005
PLANNERS ALPHAPLAN
LANDSCAPE ARCHITECTS PFISTERER + FREEMAN

2.4 Site Conditions

The focus of the following section of this document is to establish context for the development of the remaining sites at Pentridge Village with specific reference to those sites which have frontage to the eastern and western perimeters of Pentridge Boulevard and along Urquhart Street as referenced in **Figure 2**.

2.4.1 TOPOGRAPHY

The site slopes from north-west falling some 16 metres to the south east intersection of Urquhart Street and Drummond Street. East of Pentridge Boulevard the land is distinctly flatter. Hence the interface to Pentridge Boulevard is somewhat different from the east and west, with land abutting the western boundary being graduated. The nature of the topography at this location provides greater potential for stepped development, following natural contours, whilst maintaining key views of the heritage precinct.

2.4.2 SITE CONTAMINATION

No significant areas of contamination have been identified in studies to date in the heritage precinct that are likely to restrict development of any particular sites. However, it is noted that any sites identified as having potential contamination will need to conform with the conditions of an Environmental Audit.

2.4.3 PERMEABILITY

The ability to gain access to and through a site is important to achieving the goals identified in Section 1. Currently there is good road, public transport and pedestrian links around the site.

Some links through the site have already been agreed upon in existing approvals and agreements with Council. These include Pentridge Boulevard. This is now constructed and will link Sydney Road with Bell Street and provide a key east – west link through the site.

In addition to the existing linkages a new north-south access way is proposed from Urquhart Street to Stockade Avenue which will perform a similar role to Wardens Walk as a shared access for both service vehicles and pedestrians. This linkage is designed to entice pedestrians to experience the heritage precinct to the west including the memorial garden

adjacent to the east wall of D Division and the proposed Piazzale which will provide an important focal point for the precinct.

2.4.4 VIEWS AND VISTAS

These are detailed in the site analysis plan **Figure 2** and summarized below:

- a) Retain identified views of the bluestone walls, former Laundry and F Division from the intersection of Stockade Avenue and Pentridge Boulevard. Opportunity exists to establish a landmark identifying feature at this intersection.
- b) Long range views from Bell Street south of the tennis courts to the D Division lantern roof and, provide a landmark to the community and passing traffic. It is noted however that the viewing range may be obstructed in the event of any redevelopment of the Council land on the south side of Urquhart Street and west of Drummond Street.
- c) Shorter range views of D Division and land east of Pentridge Boulevard exist from the corner of Elm Street and Urquhart Street. Opportunity exists to create a 'bookend – landmark' at the intersection of Urquhart Street and Pentridge Boulevard to identify the site from this intersection.
- d) Retain identified view lines north from Elm Street to the Southern Gatehouse, G Division and the western end of D Division.

2.4.5 ENVIRONMENT AND OPEN SPACE

The site has proximity to local community parks and recreational reserves including the pedestrian and bicycle network along Merri Creek. Generous public open space connected to primary movement corridors such as Pentridge Boulevard, Wardens Walk, the newly proposed north south linkage and Urquhart Street provide opportunity to create gateways for the development site.

2.4.5 INFRASTRUCTURE AND SERVICES

Key infrastructure opportunities around the site include the abundance of public transport options as well as open space along Merri Creek and Coburg Lake. Key public transport links are identified in **Figure 2**.

Likewise the existing shopping and community facilities within walking distance of the site promote a need to intensify housing within the site so as to maximise the potential use of these facilities and to ensure continued viability of a variety of services offered by the Coburg Activity Centre for the broader community.

All reticulated services are provided on site. Storm water runoff provides perhaps the greatest restriction in more intensive development of the site. On site retention or reuse options have been adopted as part of implementing Council's Environmental Sustainable Development policies (ESD)

To achieve an appropriate ESD outcome for Pentridge Village a Water Sensitive Urban Design Strategy (WSUD) has been implemented for the whole of the site. This strategy has been established and agreed to by both Pentridge Village and Moreland City Council and will form part of the Master Plan Guidelines as a reference document for future development . Other key sustainability elements for the site include the use of appropriate building material alternatives which will assist in maximising energy conservation and minimising environmental impacts associated with site construction practices.

A car parking management plan has also been implemented to address both internal access and supply of existing and future temporary car parking spaces which may be displaced as a result of ongoing development of the land. The implementation of such a plan will ensure that an adequate supply of car parking is made available for all stages of development and will continually be updated to reflect any changes in land use activity and yield which may occur on the site over time.

3.0

development principles

pentridge village design guidelines and masterplan

From the site analysis and discussion of strategic background detailed above, development principles for the site have been derived and articulated below.

3.1 Development Principles

3.1.1 VIBRANCY

Critical to the success of this precinct will be increasing activity and permeability of the site. More intensive forms of development will need to be provided. Opportunities to create landmarks, destination points and attractors to draw people through the site need to be promoted. The evolution of Pentridge Village over the last 6 years has seen a number of these strategic goals been achieved, however further work is required to continue to promote further opportunities for intensive development at the site.

Development Directions for Pentridge Village:

- Utilise the core heritage area for a mix of entertainment, tourism, retail, accommodation and employment so as to increase the rate and hours of activity in the centre.
- Create a network of public links and destination points through creation of new roads, walkways and civic spaces to draw people into and through the site. This includes:
 - Wardens Walk providing a key north south link for pedestrians and minor vehicle movements.
 - Via Roma providing a key east west link through the heritage area, providing pedestrian access only.
 - A new north-south link connecting Urquhart Street, Piazzale and Stockade Avenue for pedestrians, service and emergency vehicle movements.
 - Pentridge Boulevard providing the key vehicle movement through the site with adequate cycle and pedestrian use and high quality 'boulevard' landscaping.
 - Urquhart Street as an east-west connector between Council facilities and Pentridge Village. Creating functional entry points, being the intersection between Urquhart Street and Wardens Walk, Urquhart Street and the new north-south linkage, Via Roma and Pentridge Boulevard (Piazzale Connection) and Wardens Walk with Pentridge Boulevard (Pentridge Piazza Connection).
- Promote active frontages, where possible, to all major pedestrian and vehicle access ways, particularly Pentridge Boulevard, Urquhart Street, Wardens Walk Via Roma and the proposed north-south linkage.

- Promote opportunities to create a mixed use precinct in and around Piazzale along both sides of Pentridge Boulevard and along Urquhart Street. Opportunities should be taken to complement existing and approved intensive development with complementary built form and promote taller buildings where possible.
- Consider respective wall openings and lowerings where relevant to activate spaces, promote surveillance and permeability through the site.
- Maintain and restore where appropriate the clarity and integrity of the existing heritage fabric by reusing existing buildings and materials as a means of reinforcing character and minimising waste.
- Incorporate adequate circulation space around existing heritage elements, where appropriate, to enhance the presence of the heritage buildings to the new public spaces and maximise identified view lines to key heritage elements.
- Use contemporary materials in new buildings and building extensions to compliment and contrast with the existing heritage fabric. Materials, finishes and form should establish a clear distinction to be made between new and existing structures, both internally and externally.
- Utilise the natural topography in the establishment of new building envelopes to achieve appropriate density, whilst complementing the height of the surrounding built and approved developments. New building profiles should seek to minimise the impact of overshadowing and overlooking where possible, recognising the need to balance this imperative against other site and policy objectives (notably heritage conservation).

3.1.2 PERMEABILITY AND LIVEABILITY

Development Directions for Pentridge Village:

- Capitalise on the heritage buildings, walls and landscapes of the site to create an attractor and focal point for local residents as well as visitors to the area.
- Utilise the existing Heritage Interpretation Strategy as a basis for establishing a regional tourist based attraction incorporating part of D Division and the former Graveyard site.
- Conserve and promote the unique character of the core heritage precinct as a community meeting space, by

activating the public space between Divisions D and F as well as along Urquhart Street between Pentridge Village and the Council offices. Greater sight lines and pedestrian access through the communal areas is to be promoted to facilitate community meeting destination points.

- Promote links through the site to make the centre more legible to the surrounding community and create more obvious links within and through the site.

3.1.3 HOUSING CHOICES

Development Directions for Pentridge Village:

- Promote higher density living around areas of mixed use activity to promote walkable neighbourhoods.
- Promote apartment and/or townhouse development in all precincts of development. Promote building forms that are site responsive, have regard to the existing heritage fabric and promote a range of affordable housing opportunities for a range of population needs.

3.1.4 LINKAGES

The Precinct Plan (**Figure 5**) identifies the need to open up the site through greater use of a grid based access pattern through the site. This is limited and skewed based on the existing building pattern and the connecting road patterns to the north east.

Development Directions for Pentridge Village:

- Prioritise pedestrian and cycle movements through the site, particularly in key pedestrian links as detailed in **Figure 5**.
- Focus development as a walkable neighbourhood by increasing housing catchments within the precinct, thereby increasing catchments to local services.
- Provide suitable areas for carparking of local and service vehicles in discrete locations that do not dominate the streetscape in accordance with an approved car parking management plan.
- Provide pedestrian access and meeting areas for people with all forms of ability, including use of graded access wherever possible, subject to meeting heritage objectives.
- Promote key linkages as defined in **Figure 5**. These establish a more permeable access system through the site, based on a north-south/east-west grid, skewed where

necessary to fit with the existing heritage buildings and layout of future building envelopes.

Key links through the site as detailed below:

WARDENS WALK: This link has been constructed and provides a core north south link between the Coburg town centre, Pentridge Village and Pentridge Piazza. The link follows the existing roadway on site, but is skewed in its northern section to a more direct north alignment, to a connection point in the Pentridge Piazza site.

PENTRIDGE BOULEVARD: This is near completion and will provide the core vehicle access through the site. The Boulevard has been designed as a two way carriageway and includes indented parallel parking spaces and openings within the central median to allow for turning lanes as required to accommodate standard vehicle and service vehicle access into various sites in different parts of the precinct.

VIA ROMA: This provides a key east west link, to provide destination, focus and sight lines to the F and D Division forecourt and has been endorsed by Council in recent planning and subdivision approvals. A link between this forecourt and a forecourt at the intersection with Pentridge Boulevard provides an opportunity to expose the heritage precinct to Pentridge Boulevard and likewise provide a greater sense of activity and surveillance of the D and F Division forecourt.

STOCKADE AVENUE TO WARDENS WALK: Now completed this link provides a minor vehicle and pedestrian link, forming a skewed east west link, linking to Stockade Avenue to the north. This provides a clear and obvious route to Murray Road and Coburg Lake as well as increasing sightlines into the heritage precinct from Stockade Avenue, with glimpses of the wall and heritage buildings.

PROPOSED NORTH-SOUTH LINK: The proposed north south link will provide an opportunity for a secondary shared access for service vehicles and pedestrians from Urquhart and Stockade Avenue. This access will increase sightlines through the site as well as permeability and surveillance across the heritage precinct to the west and more active retail and hospitality functions envisaged for Piazzale.

URQUHART STREET: The role and future design of Urquhart Street remains unresolved and requires further consultation and agreement with Council so that it can be better integrated as a key linkage between the Council land and Pentridge Village.

3.1.5 OPEN SPACE

Development Directions for Pentridge Village:

- Promote avenue planting along major pedestrian and vehicle ways that is relevant to the specific conditions of the surrounds. This may include a mix of exotic or native vegetation, depending upon existing heritage landscapes (e.g. Wardens Walk).
- Integrate art works to form the basis of heritage interpretation, public interest and entertainment, and orientation devices as a potential branding tool for Pentridge Village.
- Provide public open space in the following general formats:
 - Small courtyard spaces in and around the main heritage buildings, respecting the siting of these buildings and providing the opportunity to maintain identified viewlines.
 - Development of community gathering spaces at Piazzale. Landscape buffer area along the North East boundary of the precinct which recognises the sensitivity of existing conventional residential lots fronting Governors Road and Lyn Street.
- Provide Community spaces on private land including:
 - Semi public spaces such as landscape forecourts and outdoor café/recreation areas associated with key civic spaces.
 - Semi-private open spaces such as the museum memorial garden and apartment landscape podiums provide areas of landscape relief, communal circulation and recreation, although not available for unrestricted public use.

3.1.6 SUSTAINABILITY

Development Directions for Pentridge Village:

- Integrate environmentally sustainable development principles into the key elements of design, demolition, construction and operation.
- Sustainable design principles are to be addressed and incorporated into individual developments at the earliest opportunity as an important design and development consideration.

- The full sustainable development potential of each building is to be demonstrated by incorporating where economically viable current best practice, use of emerging design solutions and technologies and embracing a 'beyond compliance' approach to mandatory standards.

Key sustainability elements and objectives to be addressed include:

BUILDING ENERGY MANAGEMENT

Maximise energy conservation, increase use of renewable energy resources and decrease the development's contribution to Greenhouse gas emissions.

URBAN WATER CYCLE MANAGEMENT

Incorporate water sensitive urban design, integrating storm-water management and water conservation initiatives that offer a superior alternative to the traditional approach to water management.

CONSTRUCTION MATERIALS

Minimise the environmental impacts of building materials and encourage use of sustainable material alternatives.

INDOOR ENVIRONMENT QUALITY

Provide healthy indoor environment quality through use of natural ventilation design where possible and minimised use of materials that may pollute the air through volatile organic compound (VOC) emissions.

WASTE MANAGEMENT

Reduce waste generated by building occupants that is collected, hauled to and disposed of in landfills.

SUSTAINABLE TRANSPORT AND ACCESSIBILITY

Maximise opportunities for use of various modes of transport that minimise environmental impacts associated with motor vehicle use and car parks.

Maximise the accessibility of new buildings for people of differing levels of mobility and promote the importance of pedestrian movement through the site for all users.

DEMOLITION AND CONSTRUCTION

Minimise environmental impacts associated with site construction practices, including waste, onsite recycling management and stormwater management etc.

4.0

design and development guidelines

pentridge village design guidelines and masterplan

From the site analysis detailed in Section 2 and the Development principles derived in Section 3 a detailed design response has been established and is detailed in *Figure 5 & Figure 6*.

The following chapter provides direction on design and development for the remaining parcels of land to be developed within the precinct. It should be noted that specific site analysis and design responses will need to be provided (where relevant) for each development application submitted to Moreland City Council to address detailed issues of heritage, infrastructure and traffic management as relative to detailed development proposals.

It is noted that Moreland City Council is currently reviewing the use and development of its own assets south of Urquhart Street as part of the Coburg Activity Centre. Information concerning any future development of the Council land abutting Urquhart Street and likely timing of any such development should be provided to ensure better coordination of development on both sites.

4.1 Building 3 – G Division

Building Area 3 focuses upon the existing G Division building and surrounding walls. G Division is a U – shaped building framing a courtyard and surrounded by bluestone walls on all sides.

The original 1875 buildings and 1892 extension are noted as of primary significance in heritage strategies for the site. The strategies indicate that the re use of these buildings should not disturb the original form and fabric of the building including both internal and external elements. This is further detailed in the recommendations of the Development Strategy: *Heritage and development issues, 2000* (Bryce Rayworth and Tract Consultants Pty Ltd).

As detailed in this Strategy, the modern cell blocks to the rear have been demolished. This is also consistent with the 1996 (Allom Lovell) *Conservation Management Plan*.

The Southern Gatehouse (S11) located within Wardens Walk provides a destination and gateway entry. The gatehouse itself is to be retained and has since been developed for a café (Refer MPS 2006/395).

Specific directions for this site include:

- › Development height in this area should respect the existing elements including G Division and the surrounding walls. New building forms should be sited predominantly west of the existing heritage buildings and not detract from the existing heritage buildings when viewed from Wardens Walk.
- › New building forms should generally range in height up to 5–7 storeys dependant upon a detailed site analysis to allow consideration of how heritage elements and views of heritage elements will be conserved and integrated into detailed development design.
- › Development should promote a range of uses including community, commercial office or consulting suites as well as complementary residential uses or hotel accommodation to utilise the existing buildings and limited development space within the walled area.
- › Retain the existing garden forecourt within the U shape of the G Division buildings as an important heritage landscape element.
- › Continue to maintain and reinstate the 19th century heritage façade of G Division in refurbishment of the buildings.

4.2 Building 4 – D Division Courtyard

Approval has been granted for restoration and reuse of D Division and commitment given to the inside of D Division to be established for wine storage and museum interpretation. This is consistent with the intent of the original master plan guidelines and will form an important heritage component of the future use of this building. Part of the courtyard is to be retained for the museum which includes a triangular portion of the former exercise yards. Other sections of the courtyard are available for development.

Specific directions for this site include:

- › Development height in this area should respect the existing elements of D Division and the surrounding walls. New building forms should be sited so as not to detract from the existing heritage buildings when viewed from Wardens Walk and the intersection with Urquhart Street.
- › Height of new development should be no greater than 2 storeys dependant upon detailed site analysis to allow consideration of how heritage elements and views of heritage elements will be conserved and integrated into detailed development design.
- › Exercise walls to the south of the D Division building should remain in tact with the smallest, central yard being retained as a representative sample of prison life as part of the museum use.
- › The western exercise yard (courtyard) may be utilised for alternative uses and built form subject to detailed design discussions with Heritage Victoria. Potential uses include outdoor café with glazed roofing, community or consulting suites.

4.3 Building 4 – D Division – South

This site includes the exercise yards at the eastern end of D Division and vacant land which fronts Urquhart Street, extending east from the Southern Gatehouse approximately 95 metres to the edge of the proposed internal shared access way. As described in **Table 1** of Section 2.3, a Planning Permit application has been submitted for a mixed use development on this site ranging in height from 2–4 storeys and

comprising a gymnasium, associated retail and commercial uses. It is noted that this application has also been reviewed and approved by Heritage Victoria in association with the works undertaken in proximity to the bluestone wall (Wall Y).

Whilst outside the core heritage area, development should retain identified view lines from Elm Street to the Southern Gatehouse and the western end of D Division. This creates further opportunities to enhance the space between the Southern Gatehouse and the gymnasium building as a pedestrian focal point with further opportunities to create connections with the Council offices to the south. The design response envisaged requires further investigation and discussion with Council before any decision is reached on the use of this space.

Opportunities to provide active frontages, most notably along Urquhart Street and further to the east by 'wrapping' a building around the outside wall at this eastern edge provides an opportunity to create frontage to this space.

Specific directions for this site include:

- Provide modern contemporary built form that can provide a transition between the heritage elements to the north and the civic buildings south of Urquhart Street.
- Provide development of an appropriate intensity and height to balance the need to intensify and activate development in the area, whilst maintaining identified viewlines to the core heritage area from Elm Street.
- Building height in this area should generally range from 2–4 storeys and should generally be responsive to a detailed site analysis, building envelope capacity and view-line assessment detailing the impact of design on identified views of D Division and heritage registered walls.
- Promote active frontages where possible to the proposed shared accessway at the eastern edge of the site and, along Urquhart Street.
- Reinforce the role of Wardens Walk as a pedestrian focal point and civic entry to the precinct by utilising the space in and around the western end of D Division as a forecourt.
- Promote a range of uses to complement the tourist core to the north and mixed use development to the east, through complementary tourist uses to entice people into the heritage core.
- Promote the use of basement car parking utilising the slope of the land.

4.4 Building 5 – F Division

Development of Building 5 is still in the planning stages. The exterior of F Division is proposed to be retained with minor alterations proposed for the interior. It is noted that a majority of the specific directions set out for this part of the precinct under the original master plan guidelines have already been adopted with the exception of the future re-use of the F Division building.

Specific directions for this site include:

- Adaptive reuse of F Division to promote a range of uses including community, commercial office or consulting suites as well as complementary residential uses.
- Seek to retain the existing building form where possible. Any additions or external alterations to the building should be designed in consultation with Heritage Victoria.
- Maintain wall openings as approved by Heritage Victoria.

4.5 Building 10

This site forms part of the development application for the gymnasium to the west of the site and includes a mixed use development comprising a cinema based entertainment facility, ancillary retail, offices and studio apartments up to 7 storeys with basement car parking.

This site extends east from the proposed shared accessway to the intersection with Pentridge Boulevard and the area set aside for Building 14 on the master plan. Transitional built form that can link the two areas will be important given that higher built form is envisaged for the corner of Pentridge Boulevard and Urquhart Street. The site also has opportunity to provide frontage to minor access ways through the site, linking Urquhart Street with Piazzale and Via Roma as well as the redevelopment of Council sites south of Urquhart Street.

This site has excellent frontage to Urquhart Street which should be capitalised on through use of active frontages and intensive building forms to increase diversity of use and development. As part of the development of business based uses on this site, consideration should also be given to increases in housing choices as live / work opportunities or

commercial uses that can complement the tourist function of D Division and the broader sustainability objectives of both Coburg 2020 and Melbourne 2030.

The use of accommodation over the commercial uses also adds key benefits through increased surveillance and greater residential choice, supporting the broader strategic objectives.

Specific directions for this site include:

- New building forms on this site should generally range from 6–7 storeys from natural ground level with some potential elements that are higher to complement the taller buildings envisaged for the western side of Pentridge Boulevard.. Building design should be responsive to a detailed site analysis, building envelope capacity and view line assessment detailing the impact on identified views of heritage buildings at the time of planning permit application.
- Promote active frontages where possible to proposed accessways around the precinct. In particular promote active use and frontage to Urquhart Street and the proposed shared accessway.
- Promote a range use uses to complement the tourist core to the west and commercial development to the east through residential use with complementary office and/or commercial development.
- Promote the use of basement car parking utilising the slope of the land.

4.6 Building 14

This site has an excellent frontage to Pentridge Boulevard which extends from the corner of Pentridge Boulevard and Urquhart Street to the edge of the shared accessway which divides the site from the southern boundary of Piazzale. This site is physically different to the land east of Pentridge Boulevard with the land being more elevated with significant grade to enable terraced building form to be introduced including a more prominent landmark building at the intersection of Pentridge Boulevard and Urquhart Street.

The sites excellent frontage to Pentridge Boulevard should be promoted by encouraging a range of mixed uses including restricted retailing, offices and a diverse range of accommodation which offer increases in housing choices as live/work opportunities.

Specific directions for this site include:

- Utilise the slope of land to provide higher development closer to Pentridge Boulevard and reinforce Pentridge Boulevard as a strong boulevard built form entry at Drummond Street.
- Promote modern mixed use development with contemporary architectural form, to help create a boulevard streetscape particularly at the ground floor level through the use of commercial uses, (including restricted retailing) or publicly visible foyer areas of buildings as well as landscaped front entries. High walls that obscure views to uses adjoining walkways should be avoided where possible.
- Building heights should generally range from 6–10 storeys from natural ground level with some elements that are higher dependant upon detailed site analysis and building envelope capacity at the time of planning permit application.
- Identify higher built form near intersection of Pentridge boulevard and Urquhart Street as landmark to complement the 10 storey development proposed for Council land south of Urquhart street and the higher built form proposed east of Pentridge boulevard thereby reinforcing a boulevard built form along Pentridge Boulevard.
- Promote the use of basement car parking utilising the slope of the land.

4.7 Building 12

Development within this area needs to link the more intensive urban form establishing to the north – west and west with the two storey residential development to the north east, as well as providing active interface to Pentridge Boulevard. Staggered building form down the contour lines that can reinforce the boulevard effect of Pentridge Boulevard,

whilst providing profile to both the Stockade Ave and Pentridge Boulevard entry. Providing a focal point to Via Roma between F and D Division is also important to drawing people through the heritage area and identifying a destination point to the end of Via Roma. This is proposed to be achieved through establishment of a civic space, referred to as Piazzale near the intersection with Pentridge Boulevard. There is also a need to provide a view line and active access path along the eastern wall of the heritage area (Wall R) connecting the extension of Stockade Ave to Via Roma.

Specific directions for this site include:

- Focus development around a band of consistent built form with frontage to Pentridge Boulevard, identifying the edges of this to Stockade Avenue and Piazzale as secondary landmark buildings within the overall zoned area. Building heights should range between 4–8 storeys and will be dependent upon detailed site analysis, building envelope capacity and consideration of views and compatibility with nearby heritage elements.
- Stagger building height across the contours of the land to promote solar access to buildings and adjoining public spaces.
- Promote the use of basement car parking, utilizing the topography of the land.
- Provide a range of uses that can transition between the residential areas to the north east and the heritage core to the south west. This may include accommodation uses as well as some ground floor office, hospitality specialty retail or commercial uses, particularly where adjoining the Piazzale. At this public interface, commercial uses such as restaurants, cafes, specialist retail and office uses should be promoted.
- Interface treatments within and around the perimeter of Piazzale should include windows and interactive frontages, not blank walls or screened glass.
- Provide opportunity for a semi active face toward the wall along the west boundary of this site where possible, through use of overhanging balconies, driveway access and pedestrian access.
- Promote active frontage to Piazzale, Pentridge Boulevard and the shared accessway, particularly at the ground floor level, through use of commercial uses or publicly visible foyer areas of buildings as well as landscape front entries. High walls that obscure views to uses adjoining walkways and streets should be avoided where possible.

4.8 Building 13

This area of flat land, east of Pentridge Boulevard, provides the opportunity for larger building footprints to be easily achieved.

The south east section provides particular opportunity to establish a landmark building, creating a focus to the site from the Drummond Street, Bell Street intersection.

The site is generally isolated from any conventional residential development with other intensive uses proposed to the north and west, tennis courts located to the south, and educational uses to the east. Multi-storey development that promotes a mix of activities should be established on this site. This may include a range of mixed uses and residential opportunities, particularly at upper levels to facilitate broader sustainability policies of both Council and the state government.

Specific directions for this site include:

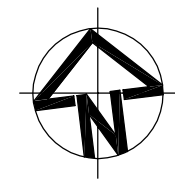
- Promote active frontage to Pentridge Boulevard, particularly at the ground floor level through use of commercial uses, (including restricted retailing) or publicly visible foyer areas of buildings as well as landscape front entries. High walls that obscure views to uses adjoining walkways and streets should be avoided where possible.
- Promote intensive multi storey development abutting Pentridge Boulevard with height stepping down to the north east where the site abuts existing two storey residential development. Building heights should range from 6–16 storeys from natural ground level, with some elements that are higher dependant upon detailed site analysis and building envelope capacity at the time of planning permit application.

design and development guidelines

- Identify higher built form near the intersection of Pentridge Boulevard and Urquhart Street as a landmark icon to reinforce the boulevard entry.
- Provide a minor public pedestrian link through the site to the existing pedestrian access way at the north east corner of the site.
- Promote modern mixed use development with contemporary architectural form, to help create a boulevard streetscape.
- Integrate housing opportunities where possible with commercial based uses to increase overall sustainability objectives. This may include commercial development and restricted retail at ground level with accommodation at upper levels and in appropriate locations accommodation at both ground and upper levels.
- Facilitate sustainable development through mixed use, where commercially viable and sustainable design.



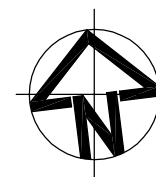
PENTRIDGE VILLAGE
FIGURE 5 - PRECINCT PLAN



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PENTRIDGE VILLAGE
FIGURE 6 (a) - MASTER PLAN



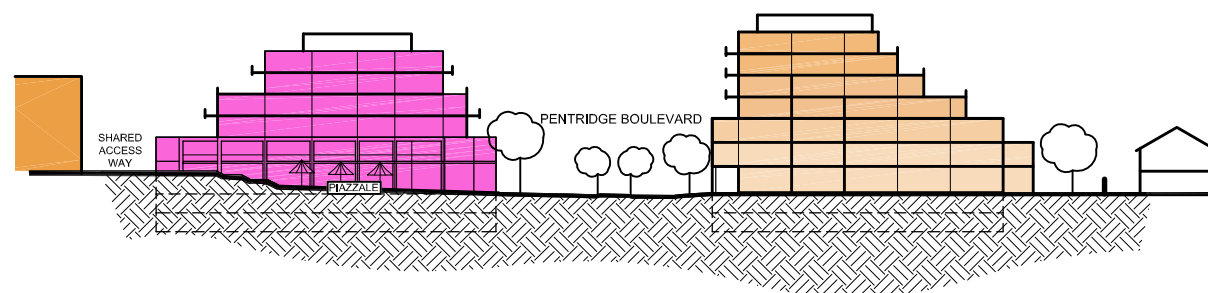
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EDGARD PIROTTA
ARCHITECTS

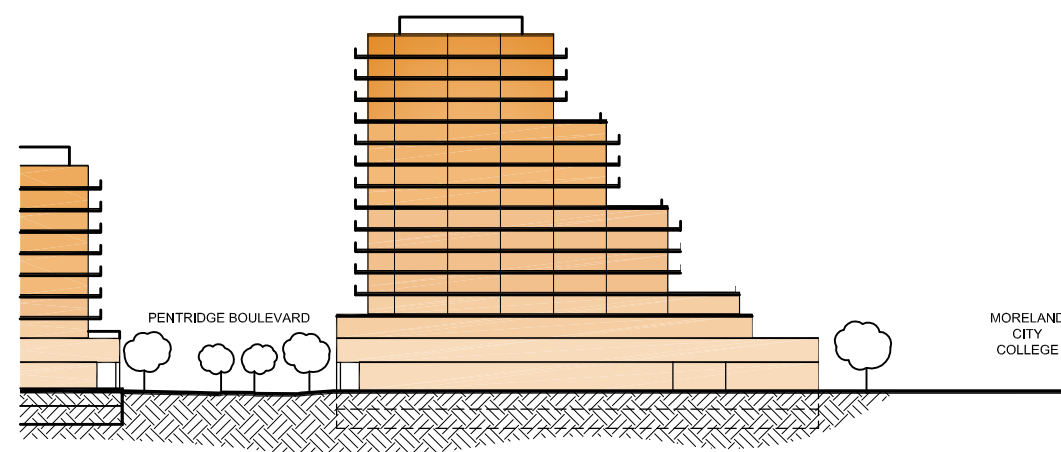
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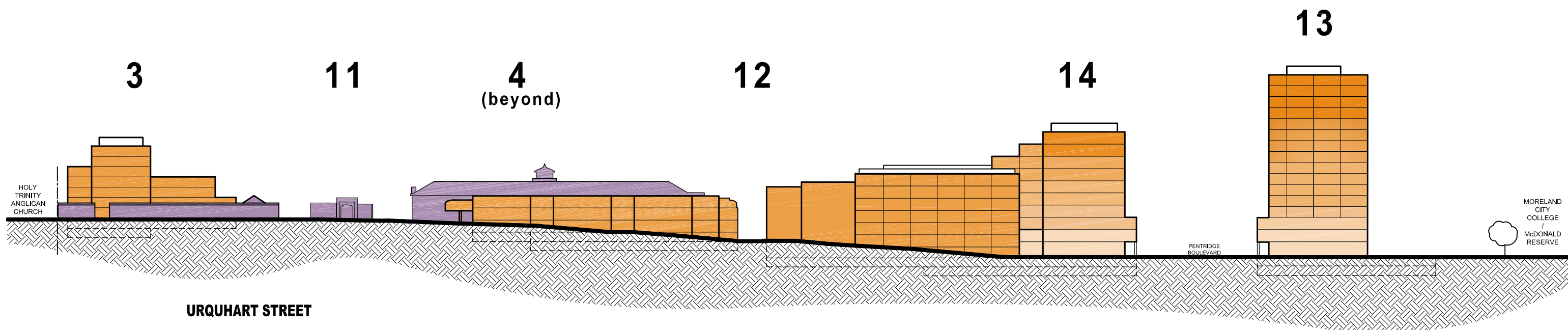
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SECTION THROUGH PIAZZALE / BOULEVARD



SECTION THROUGH BOULEVARD (SOUTHERN END)



LEGEND

- EXISTING HERITAGE BUILDINGS
- MIXED USE
- MIXED USE
(INCLUDING SPECIALTY RETAIL / HOSPITALITY)

PENTRIDGE VILLAGE

FIGURE 6 (b) - MASTER PLAN INDICATIVE BUILT FORM

25.08.09



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5.0

staging

pentridge village design guidelines and masterplan

Pentridge Village Pty Ltd has established a program for development of the site, based on servicing and access arrangements. It is noted that this may vary over time depending upon market demand, service and access provision.

STAGE	BUILDING	EXPECTED COMMENCEMENT DATE	EXPECTED COMPLETION DATE
1	9	June 2010	December 2011
2	4	October 2010	April 2011
3	10	October 2010	April 2011
4	12	June 2011	December 2012
5	13	2014–2016	2017
6	14	October 2012	April 2014
7	3	February 2014	February 2016
8	5	February 2011	October 2012

appendix

Appendix A – Car parking considerations (GTA Consultants)-

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Detailed car parking assessment is provided as a
separately bound document.
.....

Water Sensitive Urban Design Strategy prepared
by Neil M Craigie Pty Ltd is provided as a separately
bound document.
.....



Our Ref: GM17581

12 August 2009

Broadplan
PO Box 407
BALWYN VIC 3103

Attention: Mr. John Bardini

Dear John

RE: PENTRIDGE VILLAGE MASTERPLAN – CAR PARKING PLANNING

This letter sets out the planning approach to car parking for the Pentridge Village development.

The approach to the provision of car parking is to adopt a minimisation policy consistent with the objectives of state government planning for activity centres.

As a guideline for further development within the site, Table 1 provides an example range of peak car parking generation rates which may be applied to each development component. In establishing the rates provided below we have considered the advisory committee report on the Review of Parking Provisions in the Victorian Planning Provisions, the Central Coburg 2020 parking strategy, the draft Central Coburg Parking Precinct Plan and an extensive body of empirical evidence from similar developments.

Table 1: Guidance Car Parking Generation Rates

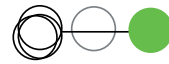
Use	Unit	Generation Rate Range
Residential	spaces per dwelling	0 – 2
Shop	spaces per 100 sqm	1.6 – 3.5
Restricted Retail	spaces per 100 sqm	1.3 – 2.5
Restaurant / Café	spaces per seat	0.2 – 0.3
Office	spaces per 100 sqm	2.5 – 3.0
Place of Assembly	spaces per patron	0.2 – 0.3

These rates will guide future development proposals with some flexibility envisaged such that parking can be provided in a flexible manner to best adapt to changing circumstances and behaviour patterns in future.

The provision of car parking will also seek to locate public parking demands within shared parking areas to account for the different pattern of demands experienced at various times of the day by individual land uses.

Car parking has been assessed for both the interim arrangements as development occurs progressively over a period of years as well as the ultimate conditions following complete development of the precinct which is documented in a Car Parking Master Plan document.





Naturally, should you have any questions or require any further information, please do not hesitate to contact me in our Melbourne office on (03) 9851 9600.

Yours sincerely

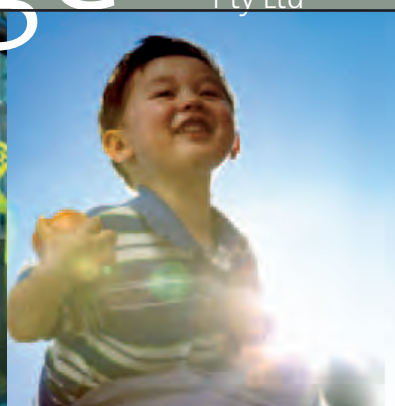
GTA CONSULTANTS

A handwritten signature in black ink, appearing to read 'A Matthews', written over a light blue grid background.

Andrew Matthews
Associate Director

Pentridge Village

Pty Ltd



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