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Urban Design Framework

Introduction and Site

Purpose of this document

This Urban Design Framework (UDF) is intended to guide the future built form for the subject sites in Sheppard Street Coburg North. Overall the UDF has been designed to accompany and inform a planning Scheme Amendment, re-zoning the subject land from Industrial to residentially zoned land. These sites warrant re-zoning as they possess strategic value in consideration of their accessibility, high amenity location and their adjacency to an established residential community to the north.

This UDF has been prepared by Openwork and builds upon earlier work done for the proponent by Human Habitats.

Site Area

The subject sites are a 1.73-hectare collection of 15 land parcels, forming the southern sections of Sheppard Street and Norris Street, extending eastward to the Upfield Rail Corridor at 2-6 Norris Street. The individual land holdings that comprise the subject area are:

- 3-5 Sheppard Street, Coburg – Warehouse with ancillary office;
- 7 Sheppard Street, Coburg – Warehouse;
- 4 Sheppard Street, Coburg – Three storey office building;
- 6 Sheppard Street, Coburg – Warehouse with ancillary office;
- 8 Sheppard Street, Coburg - Warehouse with ancillary office;
- 10 Sheppard Street, Coburg - Warehouse with ancillary office;
- 16-20 Sheppard Street, Coburg – Large landholding comprising warehouse with detached administration building, car park and storage yard;
- 6 Norris Street, Coburg – Dwelling; and
- 2-4 Norris Street, Coburg – Two storey warehouse, storage yard and dwelling used as office.

Site Context

The subject sites are located on the northern edge of the Coburg North Industrial Precinct, which extends from Gaffney Street to the south, the Upfield rail corridor to the east, generally Sussex Street to the west and Shorts Road to the north. The subject sites mainly comprise small to medium industrial premises, with residential dwellings to the north and the east.

Interfaces

The subject sites demonstrate four very different sets of interfaces. To the North are predominantly one storey residential dwellings. To the South is the Bakers Business Park, a commercial development of 24 small factories/warehouses. To the far East, the site abuts the Upfield Rail Corridor, while properties on Sheppard Street abut nine residential zoned dwellings on Norris Street. To the West is a Council thoroughfare connecting to Hosken Reserve. The Australian International Academy, a prep to year 12 private school is located south west of the thoroughfare/Hosken Reserve.



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- 1 The subject sites in their regional context.
 - 2 The subject sites in their neighbourhood context.
 - 3 The subject sites in their local context.

Sheppard Street, Coburg North / Wurundjeri Land

Urban Design Framework

Policy Context and Existing Conditions

Policy Context

State Context

A number of Victorian Planning Provisions are relevant to the UDF:

- Clause 13.07-1S – Land Use Compatibility;
- Clause 16.01-2S – Location of Residential Development;
- Clause 16.01 – 4S – Housing Affordability;
- Clause 17.03 – Industry;
- Clause 17.03-1s -Industrial Land Supply;
- Clause 17.03-2s – Industrial Development Sitting; and
- Clause 18.01-1 – Land Use and Transport Planning.

The area is currently within the Industrial 3 Zone, currently abutting the Industrial 1 Zone to the south, the Public Parks & Recreation Zone to the west, the Public Use Zone to the east and the General Residential Zone to the north-east. The existing zone difference between the subject area and the industrial core of the Coburg North Industrial Precinct is reflective of the current function of the subject area as a transitional section of the broader industrial precinct.

The area is affected by the Development Contributions Overlay – Schedule 1, this overlay is not site specific and is applied to all land within the City of Moreland.

Local Context

- Clause 21.02: Municipal Profile; and
- Clause 21.03: Strategic Framework.

Existing Urban Structure

The area presently forms an industrial enclave, being the only industrial zoned area within the Coburg North Industrial Precinct that is accessed via Shorts Road. The northern extent of Hosken Reserve acts as the informal boundary of the industrial precinct. North of the subject area is the established residential area of Merlynston, extending northward to the Fawcner Cemetery. Further south towards the core of the industrial precinct are a number of slightly larger landholdings. The subject area is within close proximity to a number of public recreation reserves, while the private school located southwest of the site and the Upfield railway corridor along the east interface are land use anomalies of the immediate surrounding area.

Existing Built Form

The individual landholdings within the area generally comprise single storey warehouses with ancillary office and on-site car parking located within the front setback. The large parcel at 18 Sheppard Street uniquely features two frontages and covers an extensive portion of the site. The adjacent Bakers

Business Park features 24 small scale warehouses. Further south, factories are typically sited boundary to boundary with car parking located in the front setback. The residential area to the north predominantly features a mix of interwar and post war detached dwellings, while there is a notable emergence of attached, medium density dwellings clustered within 400 metres of Merlynston Railway Station.

Strengths, Weaknesses, Opportunities and Threats

Strengths

The area is well situated on the periphery of the Merlynston residential neighbourhood. Multiple modes of public transport and community services are within close proximity. Sheppard and Norris Streets are presently mostly residential, with the UDF providing an opportunity to build on this existing residential character. Moreland Industrial Land Strategy Precinct 16 is located to the south of the subject sites. The subject sites are noted as a transition residential area within MILS 16.

Weaknesses

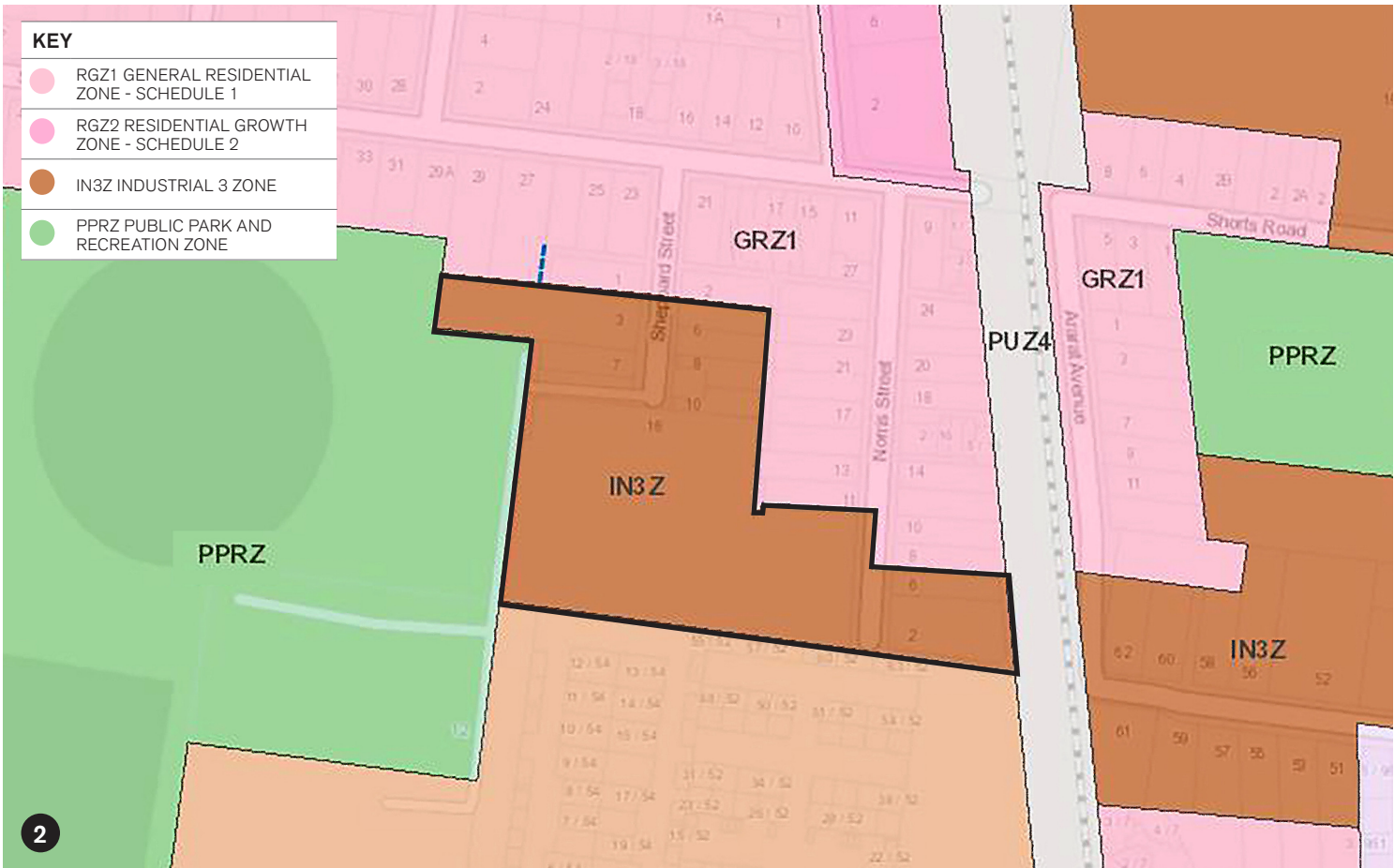
There is no pedestrian access to Hosken Reserve from Norris Street. The UDF area adjoins an existing low scale interface along the northern portion of Norris Street. The nature of the Bakers Business Park presents an inert edge to the south of the site for the foreseeable future.

Opportunities

The southern portions of the predominantly residential streets of Sheppard Street and Norris Street provide an opportunity for the provision of housing in an established suburb with good public transport and connection to services. Opportunities exist to provide pedestrian links between Hosken Reserve and Norris Street link Norris Street and to provide active frontages to Hosken Reserve.

Threats

Potential off site amenity effects generated through the close location of the business park and the industrial core of the Coburg North Industrial Precinct.



- 1 The subject sites
- 2 Existing zoning

Urban Design Framework

Vision and Principles

Vision

The southern portions of the predominantly residential streets of Sheppard Street and Norris Street provide an opportunity for the provision of housing in an established suburb with excellent public transport and connection to services. The UDF seeks to enhance the amenity of existing residents by establishing an appropriate transitional buffer between the industrial precinct and the community of Merlynston.

The UDF proposes an integrated built form and public realm that extends the amenity of Hosken Reserve and that increases the connectivity of existing residential development on Sheppard and Norris Street.

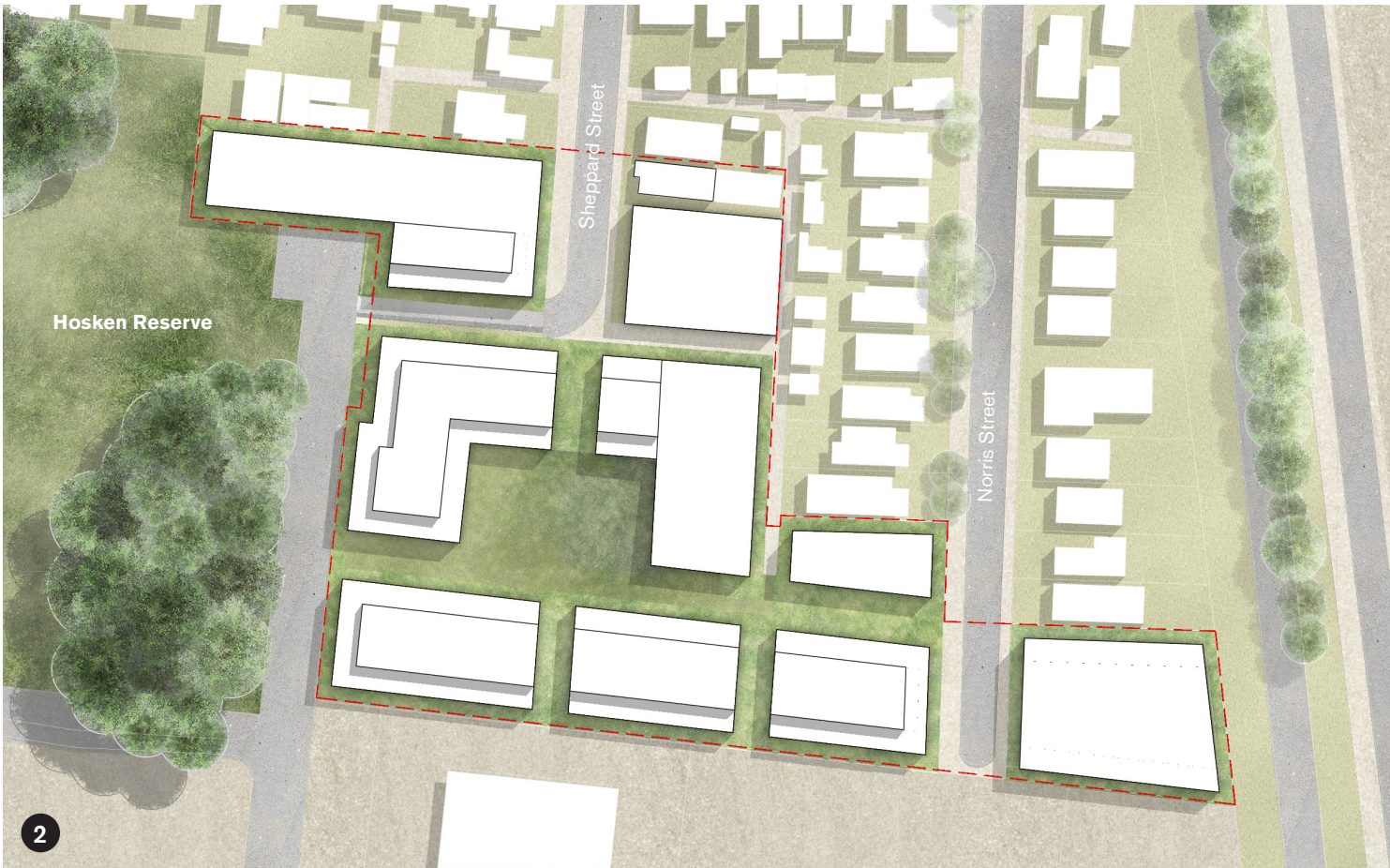
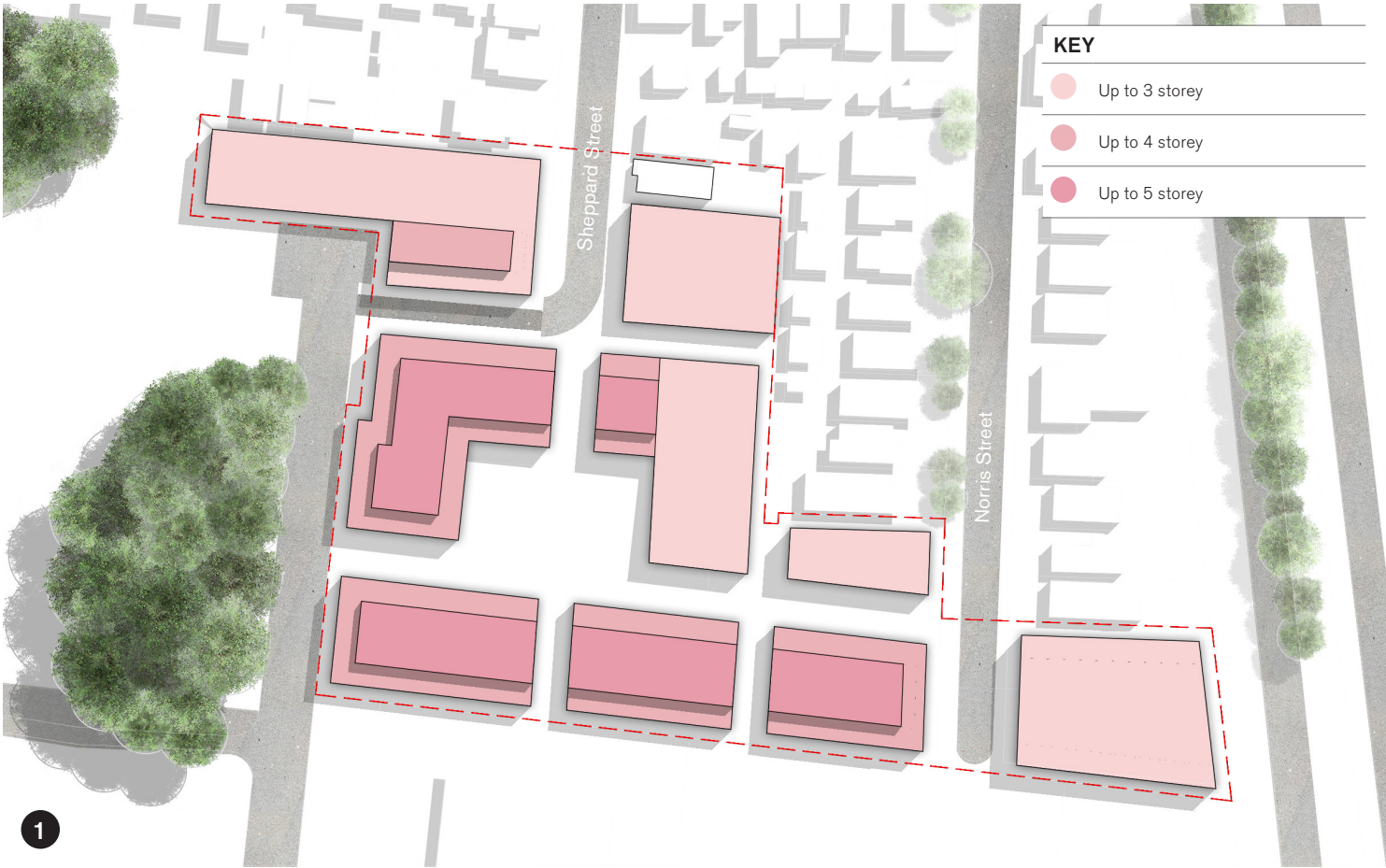
Design Principles

Built Form

- Preserve the residential amenity of the established neighbourhood of Merlynston by providing a suitable transition between the industrial core of the Coburg North industrial precinct.
- Establish a predominately 3 storey height across the subjects sites, stepping up to 4 or 5 storeys where there are no sensitive interfaces with established residential development.
- Provide 3m setbacks off all boundaries for the first three storeys, with an additional setback for upper level built form.
- Encourage an arrangement of massing that transitions between the small scale of the residential development to the north and the large scale of the industrial precinct to the south.
- Within these transitional footprints, encourage built form that is an aggregate of smaller parts – individual buildings with a community of around 30 dwellings per core.
- Encourage active residential frontages, stoops and passive surveillance, while facilitating a balance of dwelling typologies suitable for a variety of households.
- Ensure that each building community entry and ground plane strategy is clearly distinguished in treatment to aid wayfinding.
- Avoid replication of non-active uses at ground floor by allowing for precinct-based loading, parking, substations and servicing.
- Ensure that buildings do not over shadow central open spaces by more than 50% during 10am-2pm at the equinox.
- Integrate services, storage and bike parking to liberate the ground floor for uses that contribute to the activation and animation of the ground floor.

Landscape and Public Realm

- Provide access to shared basement carparking accessed from Sheppard Street and Norris Street to ensure that the proposed east-west connection has maximum green space and is for pedestrians, not cars.
- Ensure that each building community has a space in the public realm that they can annex and occupy as a community event or gathering space. Encourage an arrangement of built form that allows these spaces to link and connect.
- Encourage a direct and clear pedestrian connection from Hosken Reserve through to the railway corridor. Avoid locating this connection against the industrial use to the south of the site, which is unlikely to change in the short to medium term and has limited opportunity for activation or surveillance.
- Enhance access to the recreation facilities at Hosken Reserve for current residents of Merlynston and future residents of the study area.
- Maximise opportunities for direct access to ground floor apartments from the public realm.
- Establish the 3m setback at ground as a vegetated buffer between the public realm of the street and the private realm of the ground floor dwelling.
- Built form and landscape are to privilege private and communal spaces that can shaped and enriched by residents.
- Use the public, communal and private landscape to expand the ecology of Coburg, seeking to reintroduce indigenous and endemic spaces and privileging habitat creation for native fauna.
- Establish a clear landscape hierarchy, denoting public, communal and private open spaces. Use soft and hard landscape treatments to imply thresholds between these space types rather than seeing them as hard borders.
- Minimise hard surfaces throughout the precinct, deploying permeable paving, landscaped terraces and roofs.




1 Diagram: Built Form


2 Diagram: Landscape and Public Realm

Key Directions drawing: Built Form


KEY




Indicative residential entry




Positive residential interface




Area subject to UDF




Up to 3 storey



Up to 4 storey



Up to 5 storey



Possible vehicle entry



Key Directions drawing: Landscape and Public Realm

KEY

Indicative residential entry

Shared zone

Major public link

Minor public link

Area subject to UDF

Minor private link

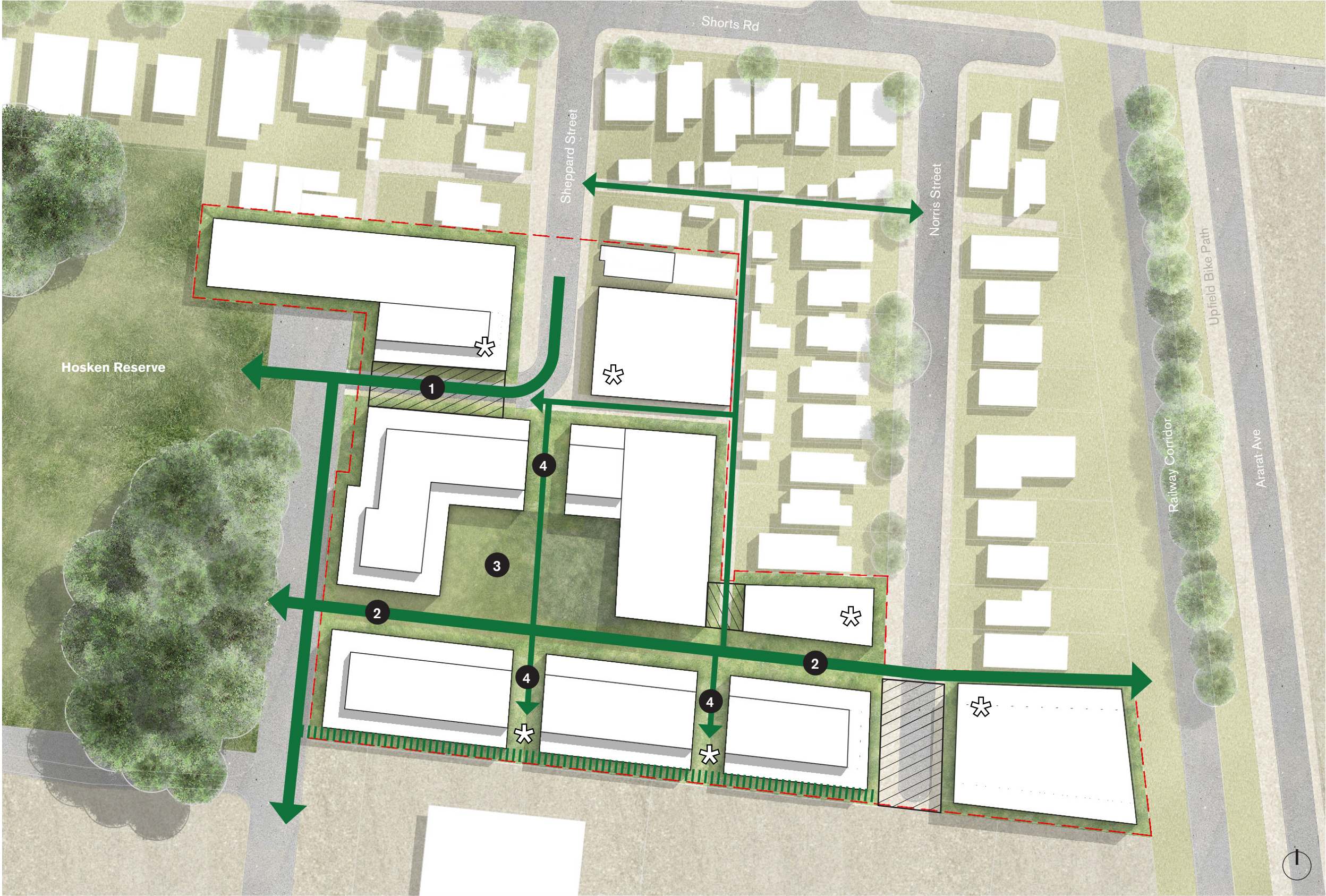
KEY

1 Emergency vehicle / shared zone connection through Council land.

2 Pedestrian mews connection from Reserve to Norris Street and the Upfield Bike Path.

3 Parklet with residential activation.

4 Green link between buildings



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