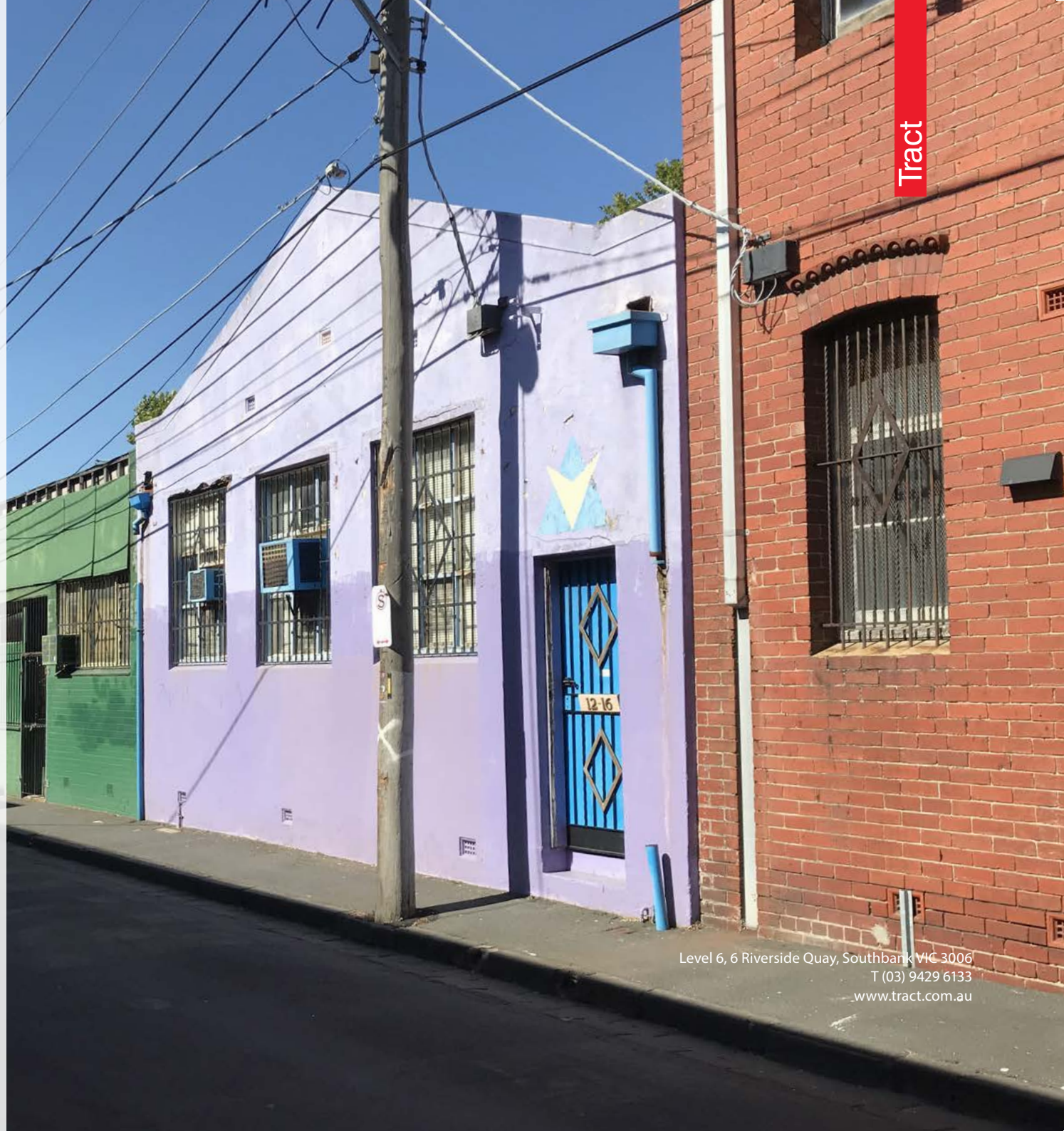


Mount Street Area Streetscape Draft Masterplan

15 April 2019



Tract

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| | |
|-------------------------------|--|
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| Approved By | Mike Stokes |
| Date of Issue | 21 March 2018 |

| Rev No. | Date | Brief Detail on Revisions | Prepared By | Approved By |
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| 00 | 6 March 2018 | Council Presentation: Site Analysis + Vision + Plans + Sections (Preliminary DRAFT) | C.Shepherd | M.Stokes |
| 01 | 13 March 2018 | Site Analysis + Vision + Plans + Sections (DRAFT) | C.Shepherd | M.Stokes |
| 02 | 21 March 2018 | Site Analysis + Vision + Plans + Sections (DRAFT) | C.Shepherd | M.Stokes |
| 03 | 26 March 2018 | Update to Option C as requested by Council. | C.Shepherd | M.Stokes |
| 04 | 22 February 2019 | Update to Option C as requested by Council. | S.Black | J.Green |
| 05 | 01 March 2019 | Update to Option C as requested by Council. | S.Black | J.Green |
| 06 | 26 March 2019 | Update to report as requested by Council. | S.Black | J.Green |
| 07 | 09 April 2019 | Update to report as requested by Council. | S.Black | J.Green |

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01 INTRODUCTION

1.1 Introduction

Prahran is a vibrant, popular place to live, and over the next decade we expect more people to move into the area. With this in mind we want your help to develop a plan to deliver streets, footpaths and open spaces that celebrate Prahran's eclectic vibe, and meet community expectations.

Within Prahran, the area surrounding Mount Street, bounded by Chapel, King, Bangs and King Streets has been identified as an area of significant development.

The expected growth in development in this area will place pressure on infrastructure and services including our streets, parks and community facilities.

To prepare for this change Council is developing a Masterplan for the Mount Street Precinct. The Masterplan will guide Council and private developers to deliver better open spaces, footpaths and streets, and ensure future development considers the needs of the community. Most importantly, we want the Mount Street precinct to remain a vibrant and attractive place to live, work and visit.

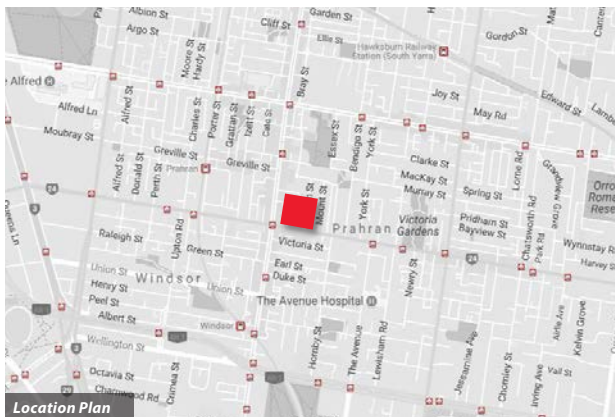
02 OVERVIEW

2.1 Project Background

The Mount Street Area Masterplan is a project being undertaken by the City of Stonnington Council in conjunction with Tract Consultants. The project will nominate enhancements to the existing streetscapes, and adjacent Council land. This Masterplan document will form the framework for future works and upgrades to the area.

2.2 Study Area

The Mount Street Area is focusing on the envelope of Bangs Street, King Street, Chapel Street and High Street.

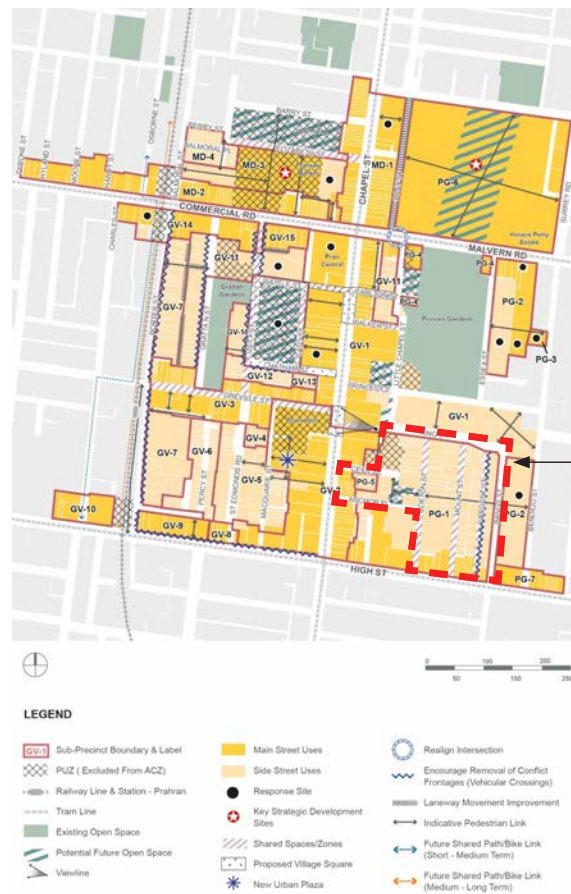


03 COUNCIL'S VISION & STRATEGY

This document seeks to guide the implementation of recommendations from the Chapel Street Activity Centre: Chapel reVision Structure Plan 2012 – 2031, which include:

- Retain and enhance link through the King street carpark to provide pedestrian connectivity from Cecil Place to King Street
- New east-west pedestrian link connecting Clifton Street to Bendigo Street.
- Investigate new east-west pedestrian links as public open space or publicly accessible open space to enhance pedestrian connections between Clifton Street and Bendigo Street, either as part of future developments or via land acquisitions.
- Require a 1 metre setback on the north side of Anchor Pl.
- Encourage vehicle access from Bang street for properties fronting Regent Street to remove vehicle crossing on eastern side of Regent Street
- Investigate opportunities to underground or relocate the substation in Anchor Place to improve laneway activation and to provide up to a 1 metre setback at ground level at 3 Anchor Place, 11-13 Anchor Place and 10 Cecil Place along the south boundary to Anchor Place.

Prahran Precinct Map



Prahran Built Form Requirements

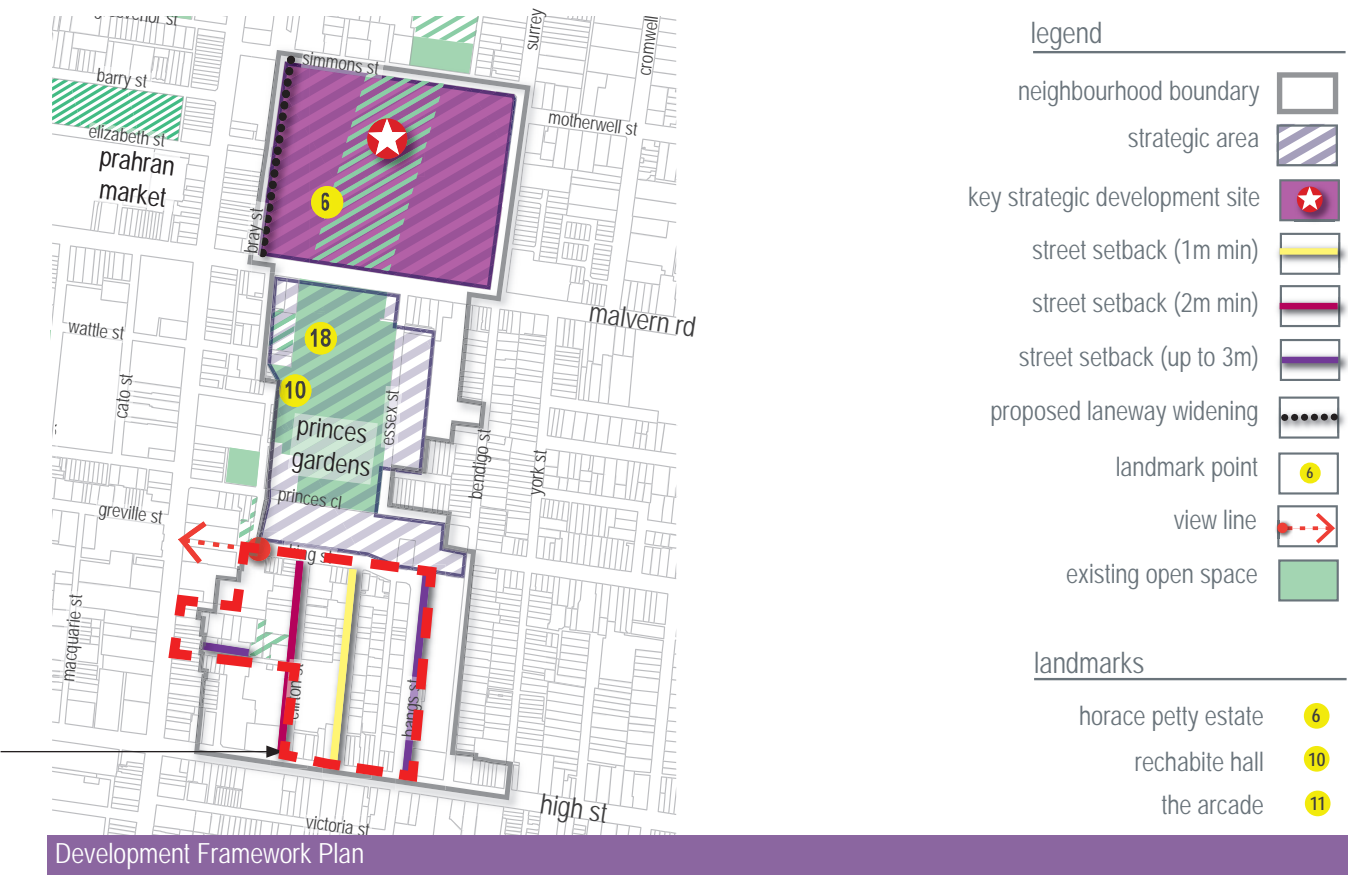


3.1 Chapel ReVision - Development Framework Plan

The key recommendations from Chapel ReVision include-

- Retain pedestrian permeability through these sites to encourage more sustainable forms of movement throughout the Activity Centre.
- Provide widened footpaths to cater for the transition of the area from industrial to mixed use and anticipated growth in this area.
- Increase and improve public open space to enhance the public realm and pedestrian movements within an area undergoing transition to mixed use/higher density housing.
- Encourage sustainable movement within the Activity Centre
- New links/lanes, expanded footpaths and pedestrian spaces to create opportunity for public open space in locations such as Anchor Place and Bendigo, Bangs, Regent, Mount and Clifton Streets.
- Investigate the opportunity to create a new public pocket park on the carpark at 19 Cecil Place.

Mount Street Area



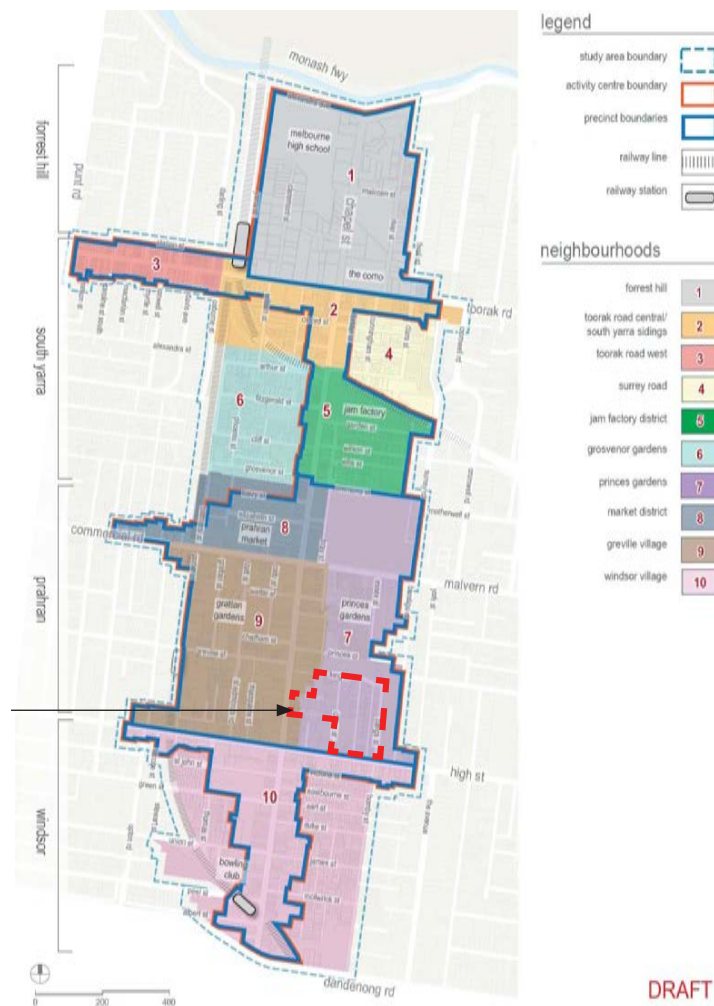
3.2 Chapel ReVision - Neighbourhood Framework Plan

The Neighbourhood Framework Plan provides an overview of the existing characteristics of each area including the variety of buildings, uses, public spaces, existing services and facilities.

Key recommendations from the Neighbourhood Framework Plan For the Mount Street area include -

- New links and laneways, expanded footpaths and pedestrian spaces to create an opportunity for public open in locations such as Anchor Place and Bendigo, Bangs, Regents, Mount and Clifton Streets.
- Investigate the opportunity to create a new public pocket park on the car park and 19 Cecil Place
- Prepare a masterplan for Bang, Regent, Mount and King Street as an Area in transition to mixed use area.
- Investigate opportunities to widen footpaths on the eastern side of Regent Street, including considering the removal of on street parking.
- Provide a tree lined footpath along the eastern side of Bang Street.

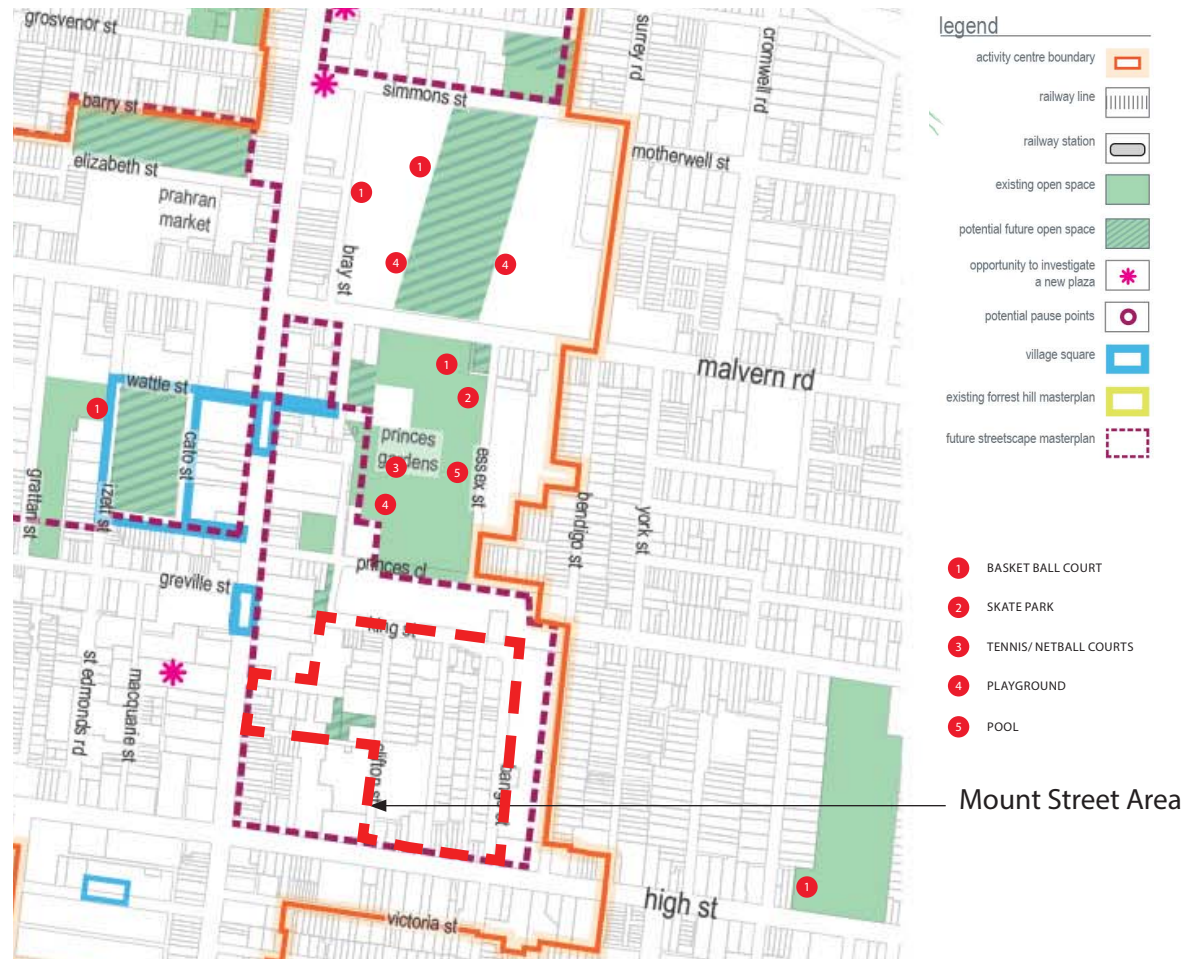
Mount Street Area



3.3 Chapel ReVision - Public Realm Framework Plan with facility locations

The Chapel Revision identifies Chapel Street has a significant shortage of public open space in the Chapel Street area.

A key objective is to provide quality streets and public spaces to meet the needs of an increasing number of people that will live, work and visit the area in the future.

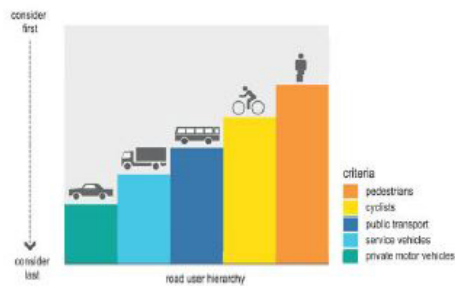


3.4 Chapel ReVision - Road Use Hierarchy

Key strategies for the precinct is to accommodate the movement needs of an increased number of people living working and visiting the area in a convenient, safe and sustainable way, with more emphasis on pedestrians, public transport and measures to address traffic congestion.

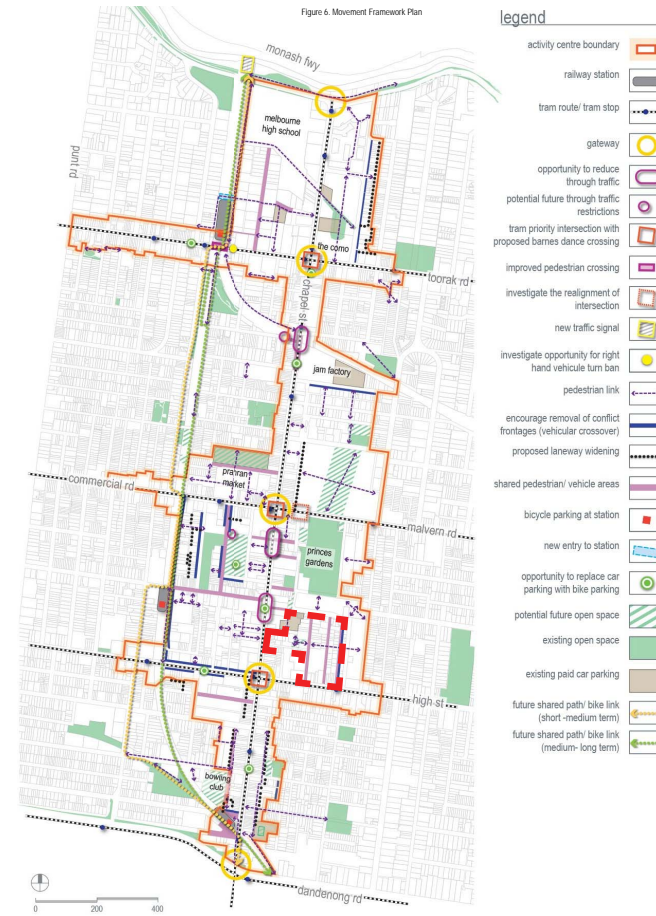
The proposed strategies include -

- It is important to establish an integrated transport network that priorities walking, cycling and public transport and provide a safer and highly accessible network
- Establish a local access street network include key nodes and open space
- Prioritise the growth of sustainable transport modes



Chapel Revision Structure Plan - Road User Hierarchy

Movement Framework Plan



04 STREET ANALYSIS

4.1 Bangs Street

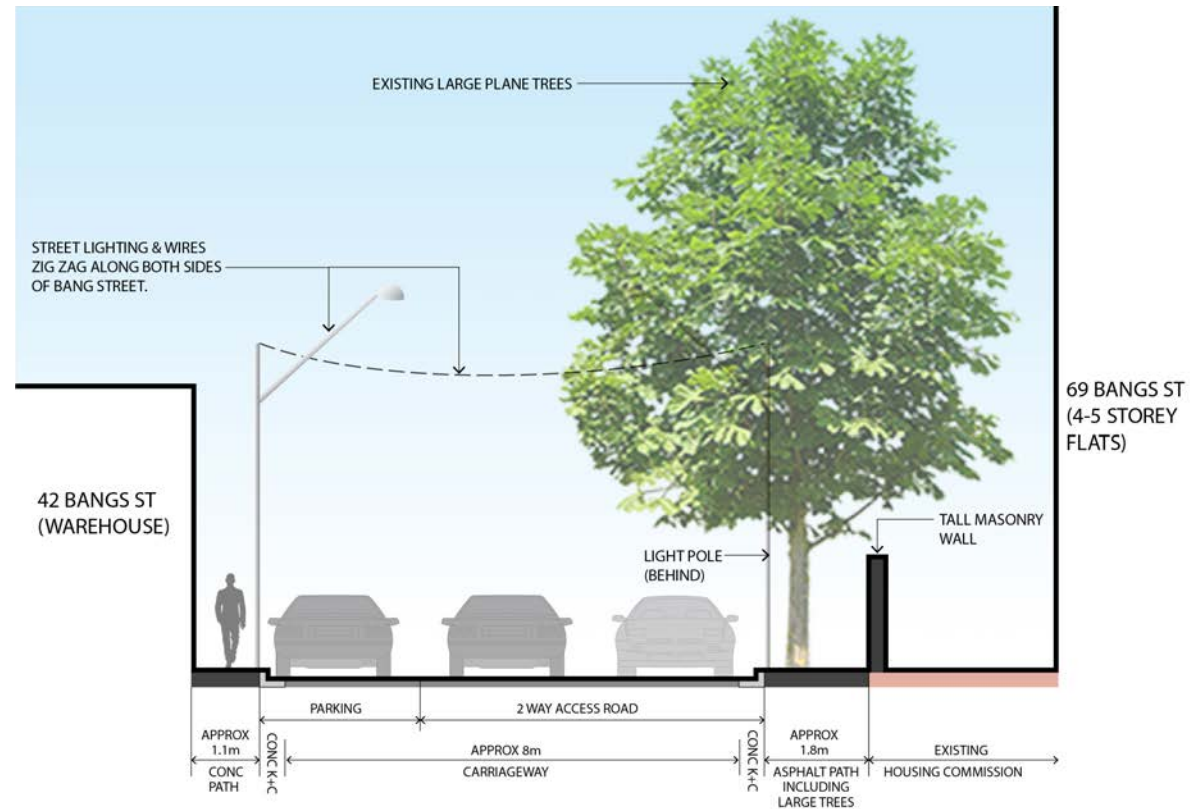


Bangs Street is one of the primary roads through the study area.

The street is approximately 12m in width. There is a single lane of traffic in each direction with parking on the west side.

The street is dominated by a handful of existing mature Plane Trees that offer a sense of vertical scale in comparison to the adjacent Office of Housing buildings.

To the corner of Bangs Street and Kings Street is a park that provides access to Bendigo Street to the east and Princes Street to the north.



Section elevation: view north on Bangs Street

Bangs Street: Photos of specific elements



Dominance of the housing commission to the east



Large Plane Tree provides a vast canopy over Bang Street and gives some ascendancy to the domineering Housing Commission behind.



Narrow pathway is restricted by existing trees



Footpaths to the West are very narrow.



Vibrancy from street art on She Bangs.



Park entry on the corner of King St.



New development with different architectural styles, materials and finishes.



Existing warehouses & industrial businesses.

4.2 King Street



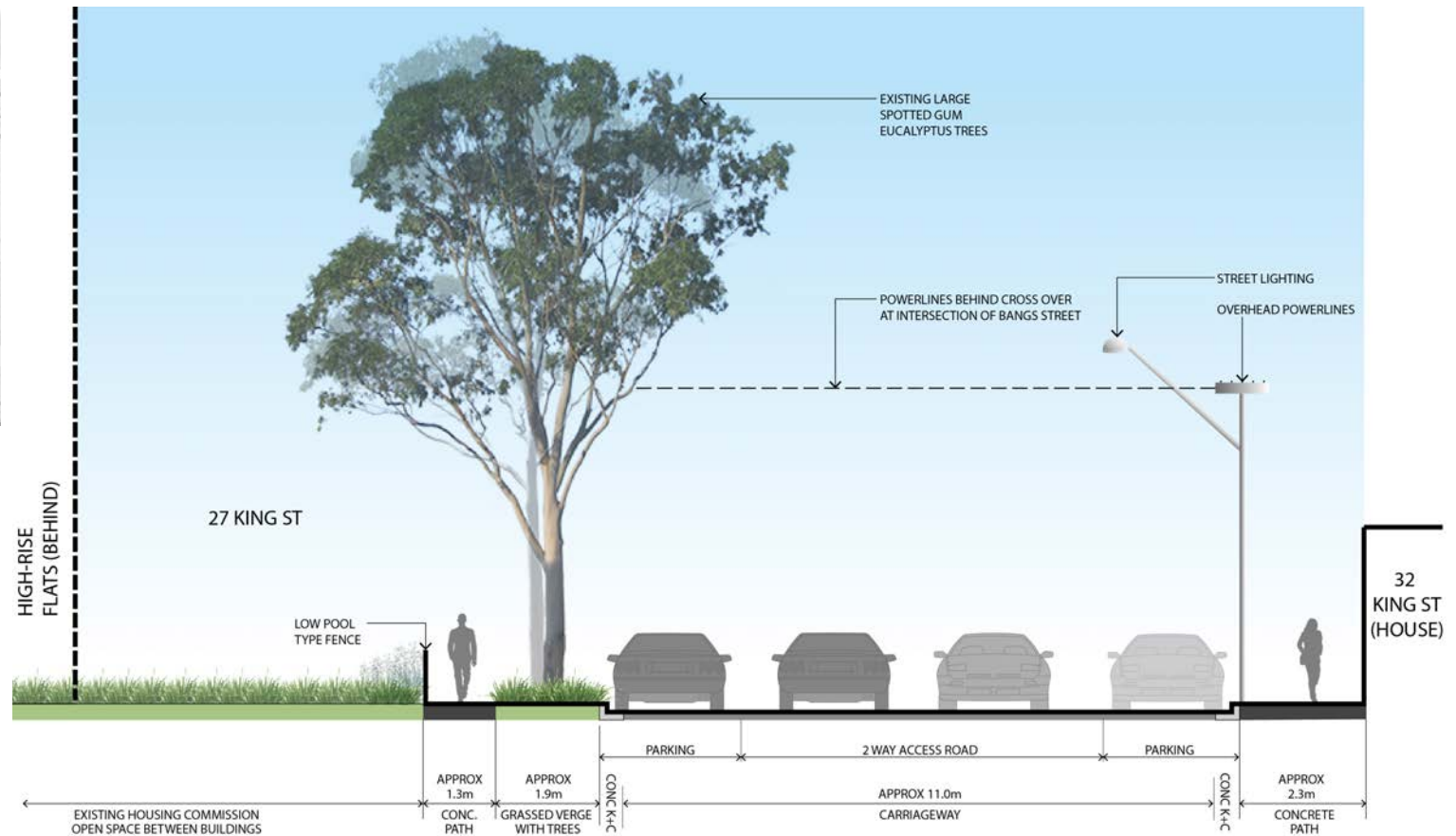
Similar to Bangs Street, King Street is one of the primary roads through the study area.

The street is approximately 17.5m in width. There is a single lane of traffic in each direction with parking on both sides.

The street terminates at a roundabout with a visual cue to Chapel Street and the Prahran Town Hall.

The street is dominated by a row of existing mature Spotted Gums in the nature strip that offer a sense of vertical scale in comparison to the adjacent Office of Housing buildings.

To the corner of Bangs Street and Kings Street is a park that provides access to Bendigo Street to the east and Princes Street to the north.



Section elevation: view east on King Street

King Street: Photos of specific elements



Visual dominance of powerlines



Colour and vibrancy from She Bangs



Housing commission building



Large Eucalyptus' provides a vast canopy



Uninviting access into existing open space



A wide street dominated by vehicles parked on



Inconsistent materiality



Council's Multi-level Carpark with pedestrian link to Cecil

4.3 Regent Street

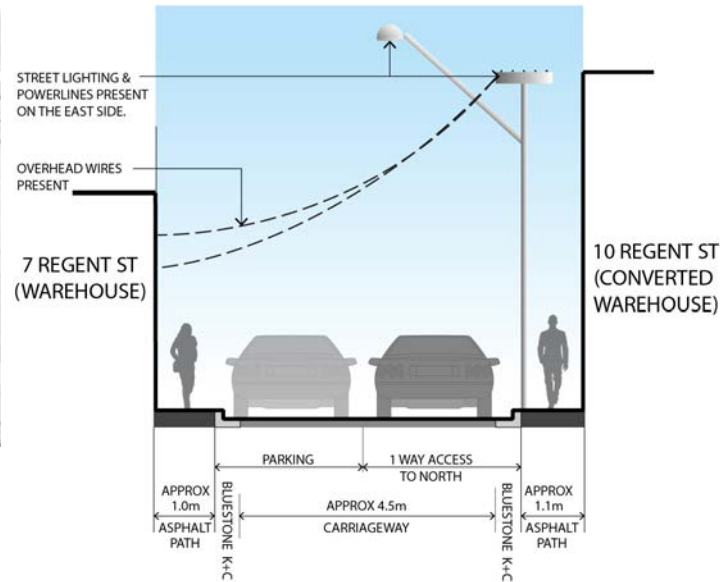


Regent Street is one of three minor north-south roads in the study area.

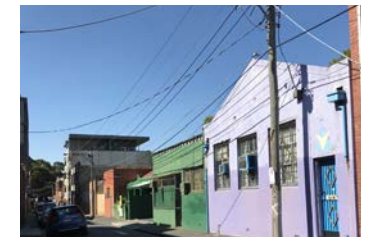
The street is approximately 7.5m in width. There is a single lane of traffic that travels north with parking on the western side of the road.

The street has the least amount of new development and as such retains a strong light industrial character with red bricks, steel and concrete dominating. There is also a somewhat consistent scale of buildings to either side of the street.

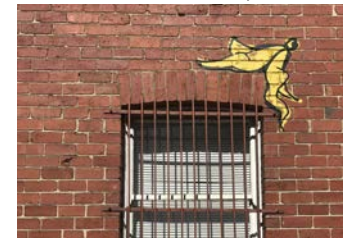
Many existing industrial buildings have been converted into private dwellings.



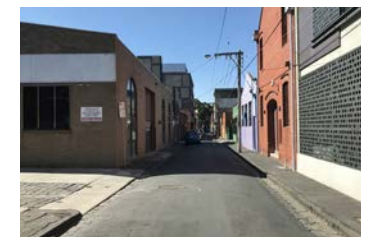
Section elevation: view north on Regent Street



Inconsistent on materiality



Missed landscape opportunities



No street trees

4.4 Mount Street



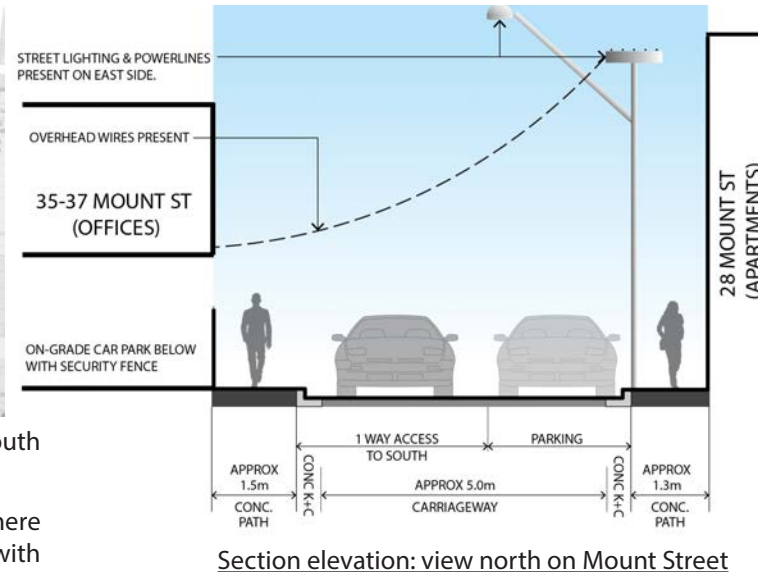
Mount Street is one of three minor north-south roads in the study area.

The street is approximately 8.5m in width. There is a single lane of traffic that travels south with parking on the eastern side of the road.

The streetscape is dominated by several multi storey buildings along the western side of the street. Generally these buildings are setback from the footpath with paving between the building and the footpath.

The far south-west corner of the street is activated by Middletown Restaurant. The restaurant wraps around the corner providing activation to both High Street and Mount Street.

The built form and height is irregular, with several existing Victorian terrace houses remaining wedged between 2 and 3 storey new and old commercial buildings.



Section elevation: view north on Mount Street



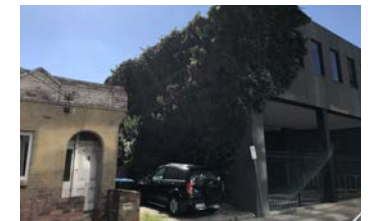
Housing Commission dominant views North



Mixed bag architectural forms



Building setbacks with no landscape.



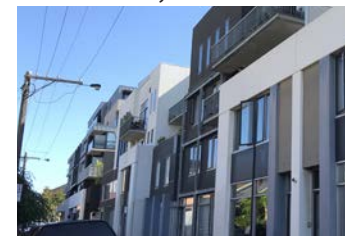
Green opportunities



Mixed materiality: bluestone & concrete

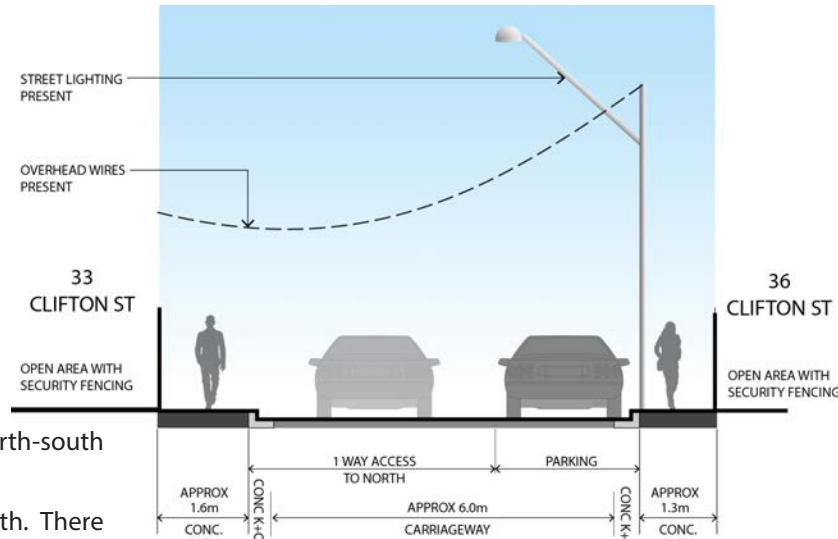


Concrete rollover kerb is prevalent



Overhead powerlines are dominant

4.5 Clifton Street



Section elevation: view north on Clifton Street

Clifton Street is one of three minor north-south roads in the study area.

The street is approximately 10m in width. There is a single lane of traffic that travels north with parking on the eastern side of the road.

The streetscape is dominated by a large mixed use development to the south of the street that occupies the former Vision Australia Site. The heritage listed Protestant Hall at 22 Cecil Place, backs onto Clifton Street and is well setback from the footpath.

The Smith Hotel occupies the south eastern corner of the street and activates High Street.



New development



Relatively wide setbacks with minimal



Inconsistent materiality



Tactiles and directional indicators only



Well utilised bike racks



Industrial warehouses and residential



Artistic opportunities present



Narrow cluttered walkways

4.6 Cecil Place

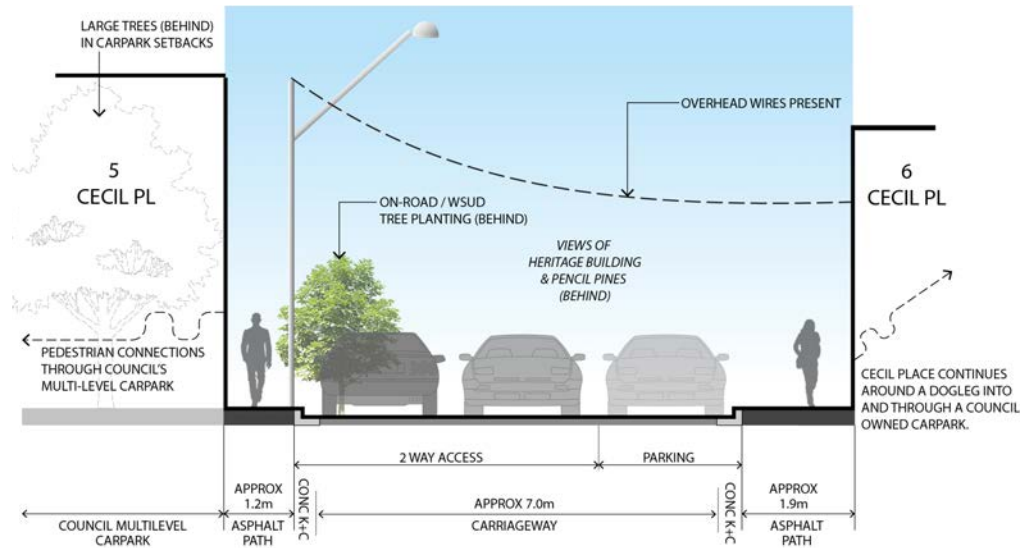


Cecil Place runs predominately east west and connects through to Clifton Street and Anchor Place via the existing carpark.

The street is approximately 11m in width and traffic can travel in both directions with parking limited to the south side of the western end of the street.

The streetscape is softened by the integration of 2 trees planted to the edge of the road reservation. There are two additional pockets of planting, with mature trees to either end of the existing carpark and a single mature gum to the pedestrian entrance of the carpark.

Two mature cypress trees flank the front of Protestant Hall.



Section elevation: view east on Cecil Place

Cecil Place: Photos of specific elements



Council's multi-level carpark has pedestrian link to King



Early 20th century architecture prevalent



Heritage building & Pencil Pines main focal point from



On-Street tree planting



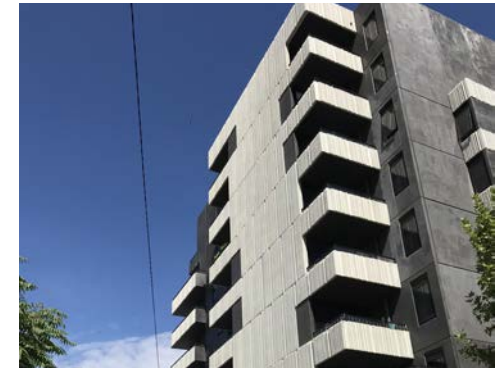
Pockets of planting setback through the Multi-level car



Old bike hoop



Council on grade car park is a sea of asphalt with some tree highlight



Tall residential towers sits in the corner of the Council car

4.7 Anchor Place

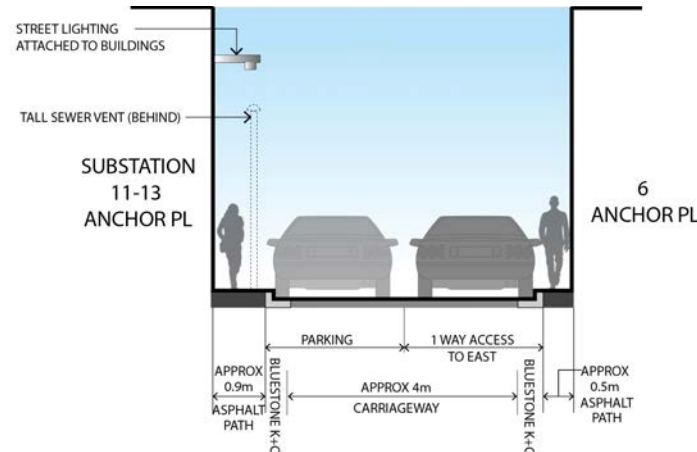


Anchor Place provides an east west connection between Clifton Street and Chapel Street.

The narrow street is approximately 6.5m in width with one-way east bound access. Parking is limited to the north side of the western end of the street.

On the south side is a former, commercial two storey red brick building that has been converted into dwellings to the first floor and retail to the ground floor. These retail tenancies are successful at activating the street.

Numerous upper level, private balconies protrude beyond the building façade and into the streetscape.



Section elevation: view east on Anchor Place



Narrow pathways blocked by bins from commercial tenancies



Underutilised building set backs



Mixed kerb materiality



Redbrick substation



Sewer vent is focal point of views down



Mixed materiality and interface with new developments



Council car park dominates with vehicles and minimising pedestrian flow



Street art / graffiti present in alleyways

05 MOUNT STREET AREA SUMMARY

5.1 Positives & Opportunities



Large Established trees



Opportunistic plant life on walls



On Street Trees



Building Setback



Street ownership/pride



Street Art



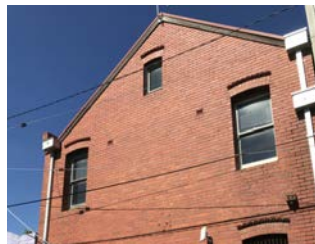
SheBangs



Pedestrian links



Bike parking



Converted warehouses



Well considered architectural design



Street corner activation

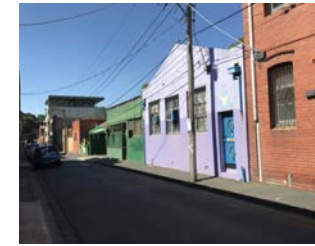
5.2 Detractors



Narrow pathways



Underutilised setbacks



Overhead powerlines & wires



Dominant views to housing commission



No trees



Cars parked



Streetscape materiality inconsistencies



Block footpaths



Inconsistent architecture and planning regulations

06 SUMMARY OF ROUND 1 COMMUNITY CONSULTATION

The first step in the consultation phase was undertaken in December 2018, with the aim to seek feedback on key problems, opportunities and priorities in the development of the Bang Street Masterplan. The consultation was held at She Bangs Art Cafe at 5pm in the afternoon. Feedback was also provided by email.

In summary, the results of the engagement show there is community interest in the four topics below.

TRAFFIC AND PARKING

Participants expressed concern with misbehaved traffic, unsafe speeds of the road, through traffic, dangerous intersections and parking



PEDESTRIAN SAFETY AND AMENITY

Participants spoke of poor quality and narrow footpaths with uneven surfaces, and obstacles such as bins restricting access. Clear pedestrian links were also mentioned, as well as giving priority to pedestrians over cars.



GREENERY AND VEGETATION

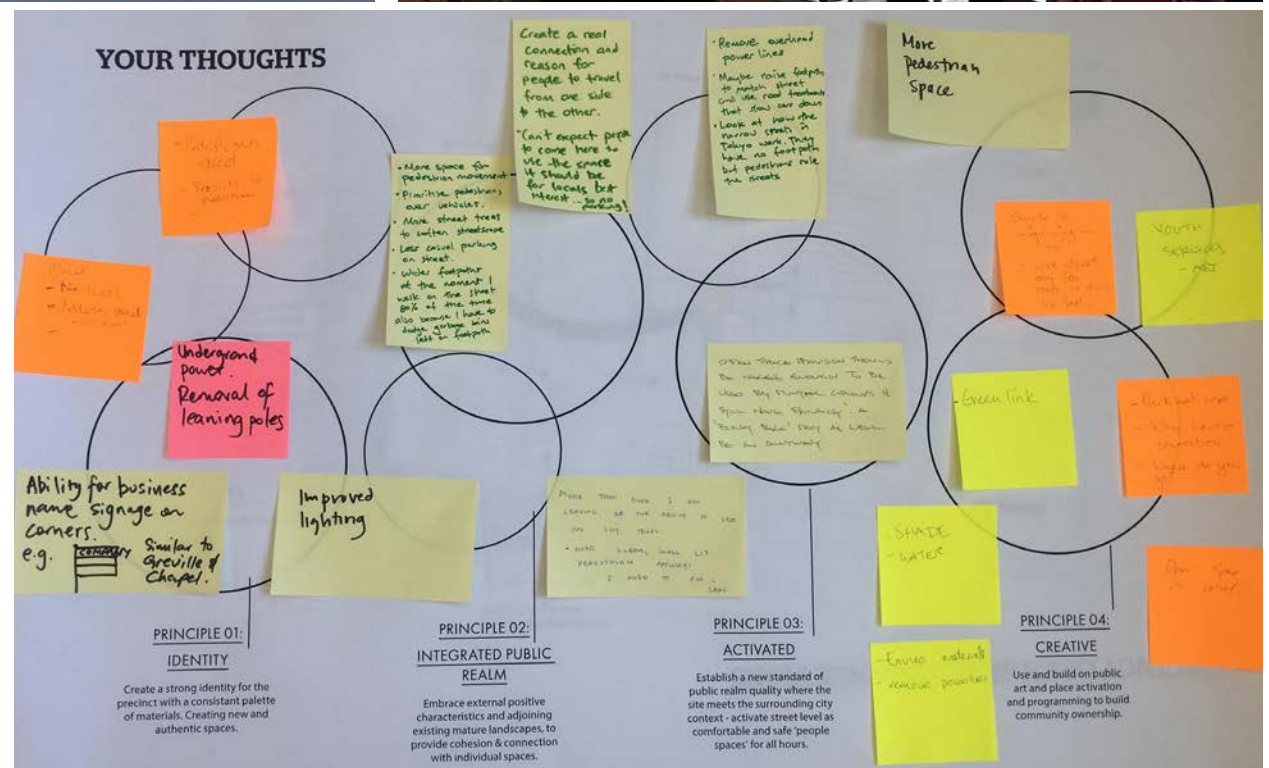
Interest was expressed in creating a variety of green spaces, such as community gardens, vertical gardens, and improving the tree-scape with street trees to suit the size of the street



A PLACE FOR THE COMMUNITY

Interest in activating the public realm by activating street corners, community gardens and greens spaces with facilities that act as destinations. They should also cater for the diversity of groups that use the public space. Concern was also expressed for misuse of the public spaces, and improved lighting for safety.





Community Consultation -- Held at She Bangs, December 2018

07 VISION & PRECEDENTS



PRINCIPLE 01:

IDENTITY

Create a strong identity for the precinct with a consistent palette of materials. Creating new and authentic spaces.



PRINCIPLE 02:

INTEGRATED PUBLIC REALM

Embrace external positive characteristics and adjoining existing mature landscapes, to provide cohesion & connection with individual spaces.



PRINCIPLE 03:

ACTIVATED

Establish a new standard of public realm quality where the site meets the surrounding city context - activate street level as comfortable and safe 'people spaces' for all hours.



PRINCIPLE 04:

CREATIVE

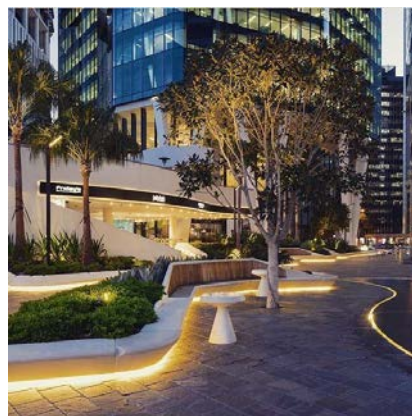
Use and build on public art and place activation and programming to build community ownership.



BESPOKE FURNITURE/
Use of bespoke furniture with colours that draw your eye and visually connect the open spaces



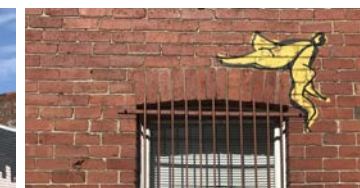
LIGHTING
Guide people safely through the spaces. The potential to incorporate strip lighting in to the furniture, and create a trail of light weaving through the spaces



COMMUNITY GATHERING SPACE
Potential to create a space to facilitate organisations to create community gathering eg neighbourhood street dinners.



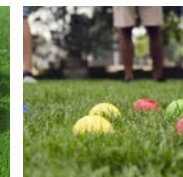
GEOMETRIC FORM
Use of strong geometric form to break up the linear spaces and create an identifiable language



STREET ART TRAIL
Draw people through the space with walls and elements of the pocket parks painted by local artists



SPACE FOR ACTIVITIES
Grassed areas for flexible use



08 PROPOSED PROPERTIES FOR FUTURE OPEN SPACE

Plan showing proposed properties for future open space and how they will be connected

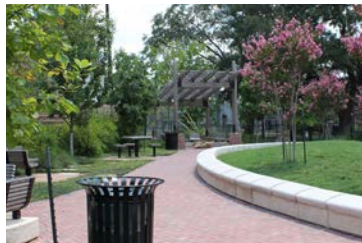
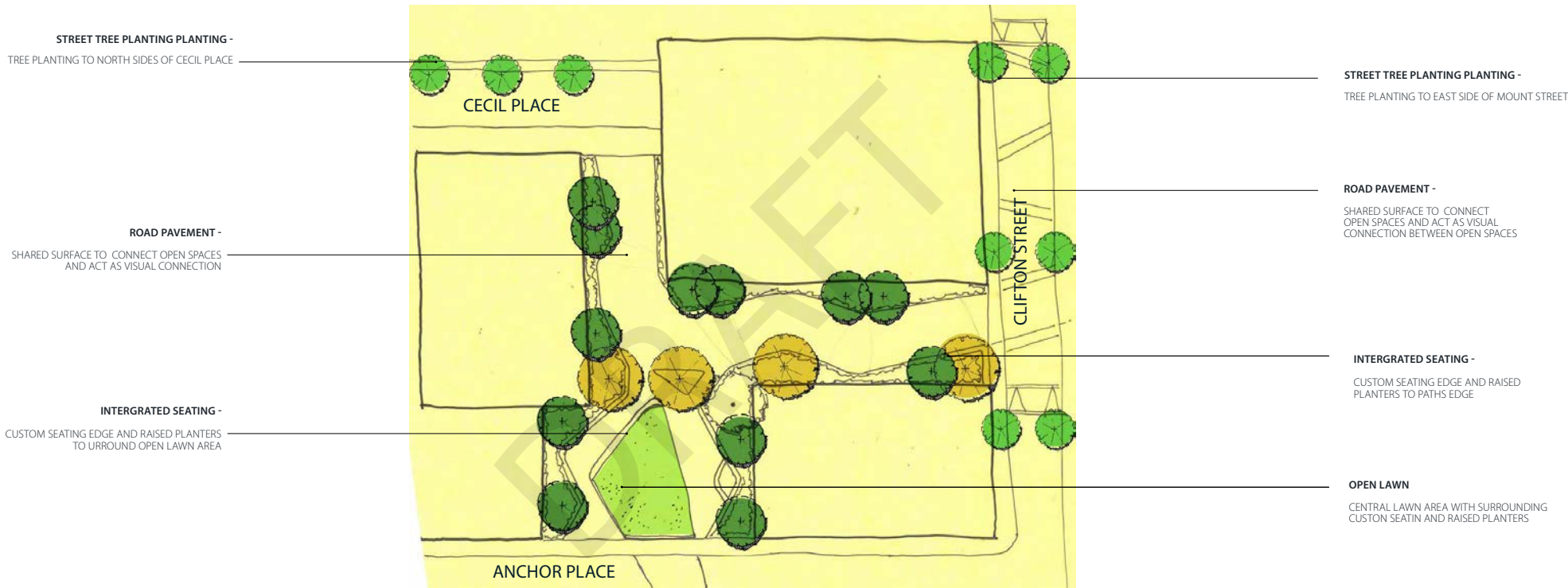


09 DRAFT MASTERPLAN CONCEPT

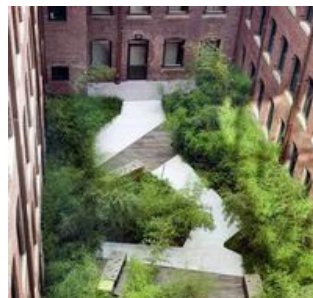
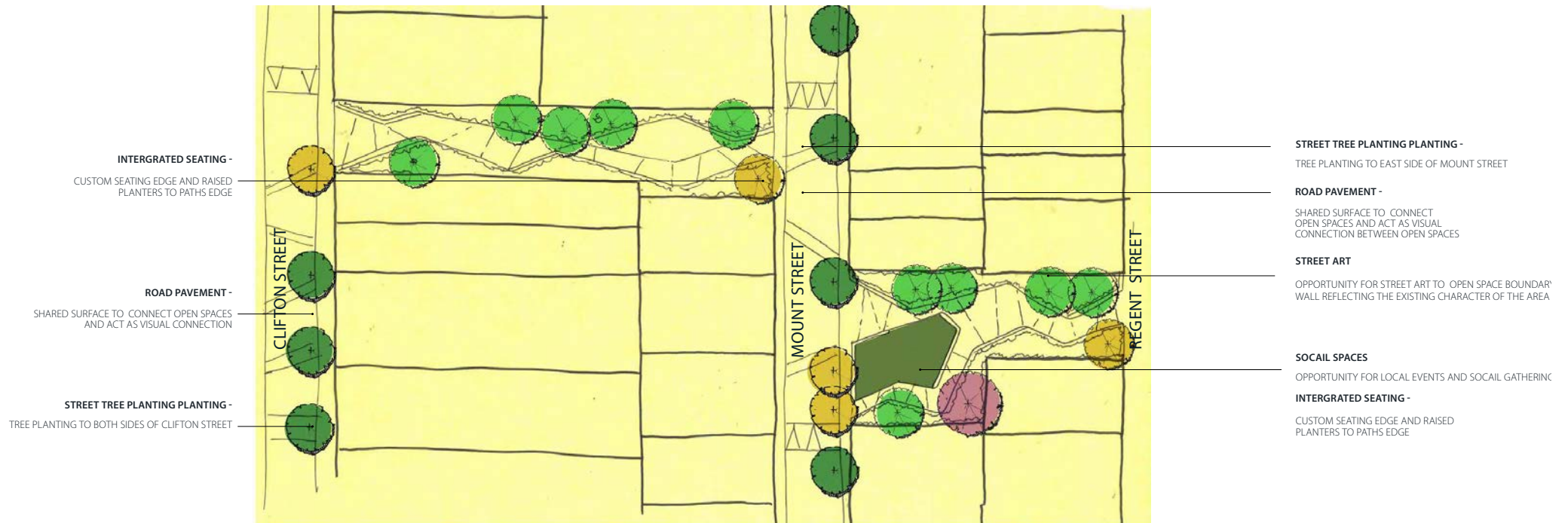


010 POTENTIAL OPEN SPACE CONCEPTS

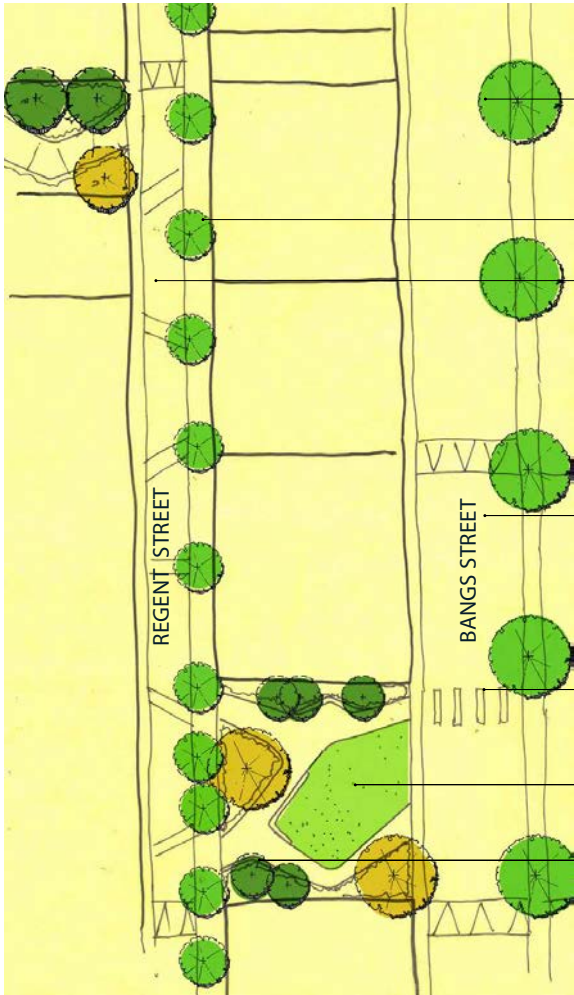
10.1 Cecil Place Open Space



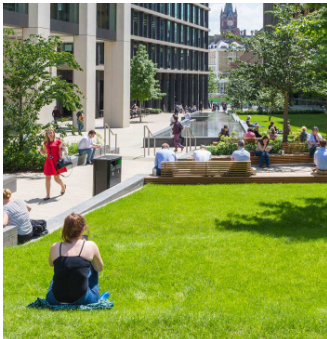
10.2 Clifton Street - Regent Street Open Space



10.3 Regent Street - Bangs Street Open Space



- STREET TREE PLANTING -**
EXISTING TREE - CONFIRM RETENTION OR REMOVAL
- STREET TREE PLANTING -**
TREE PLANTING TO EAST SIDE OF REGENT STREET
- ROAD PAVEMENT -**
SHARED SURFACE TO CONNECT OPEN SPACES AND ACT AS VISUAL CONNECTION BETWEEN OPEN SPACES
- ROAD PAVEMENT -**
SHARED SURFACE TO CONNECT OPEN SPACES AND ACT AS VISUAL CONNECTION BETWEEN OPEN SPACES
- PEDESTRAIN CROSSING -**
ORMAL PEDESTRAIN CROSSING DUE TO VOLUME OF TRAFFIC AND CONNECTION TO FUTURE OPEN SPACE TO THE EAST
- OPEN LAWN**
OPPORTUNITY FOR OPEN LAWN AREA
- INTERGRATED SEATING -**
CUSTOM SEATING EDGE AND RAISED PLANTERS TO PATHS EDGE



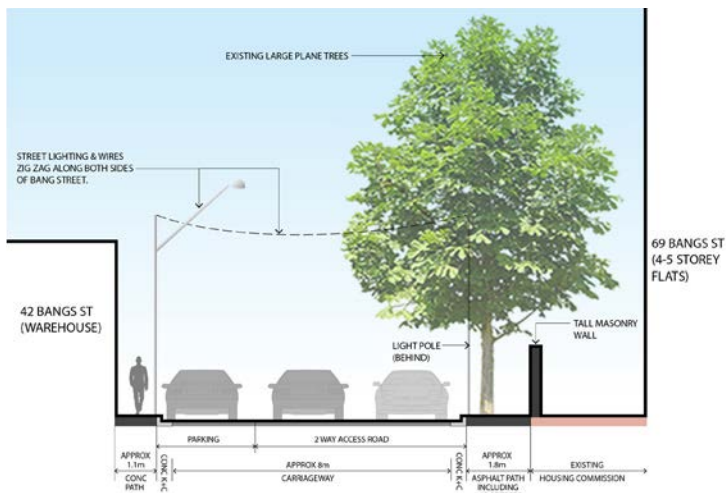
011 ASPIRATIONAL TYPICAL SECTIONS

11.1 Bangs Street



BANGS STREET

- Retain two-way access to the east
- Retain parking bays to the west with new tree bays
- Upgrades to street lighting
- Widening of path to the west
- Undergrounding powerlines
- Some car parks removed



Existing section elevation: view north on Bang Street

Bangs Street- Section 01



Proposed section elevations: view north on Bang Street

Bangs Street- Section 02

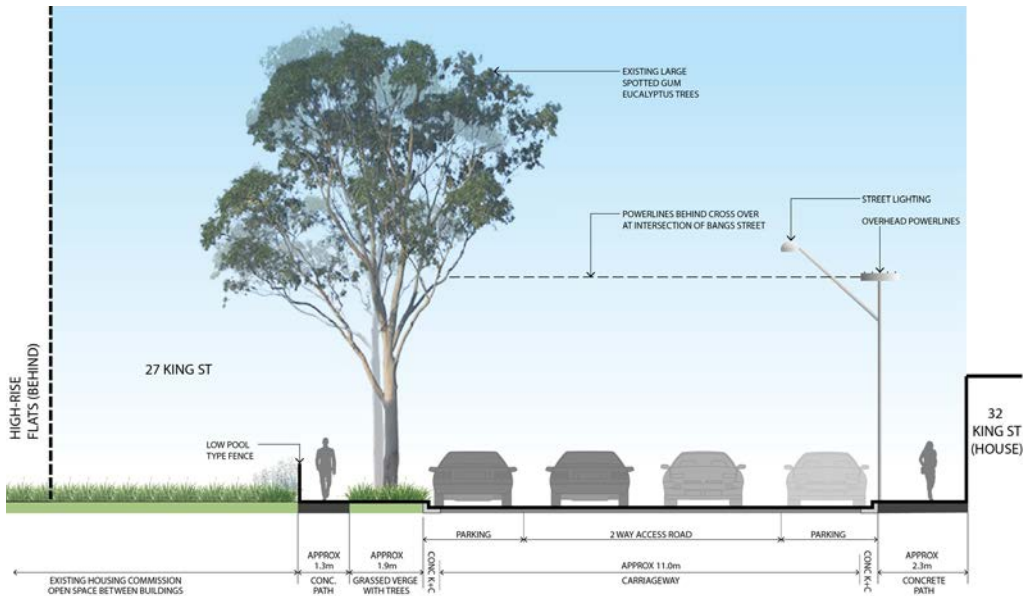


11.2 King Street



KINGS STREET *(Looking East)*

- Modify kerb alignment to the south with new tree planting bay and parking
- Retain two-way access
- Upgrades to street lighting
- Wider footpath to both sides



Existing section elevation: view east on King Street



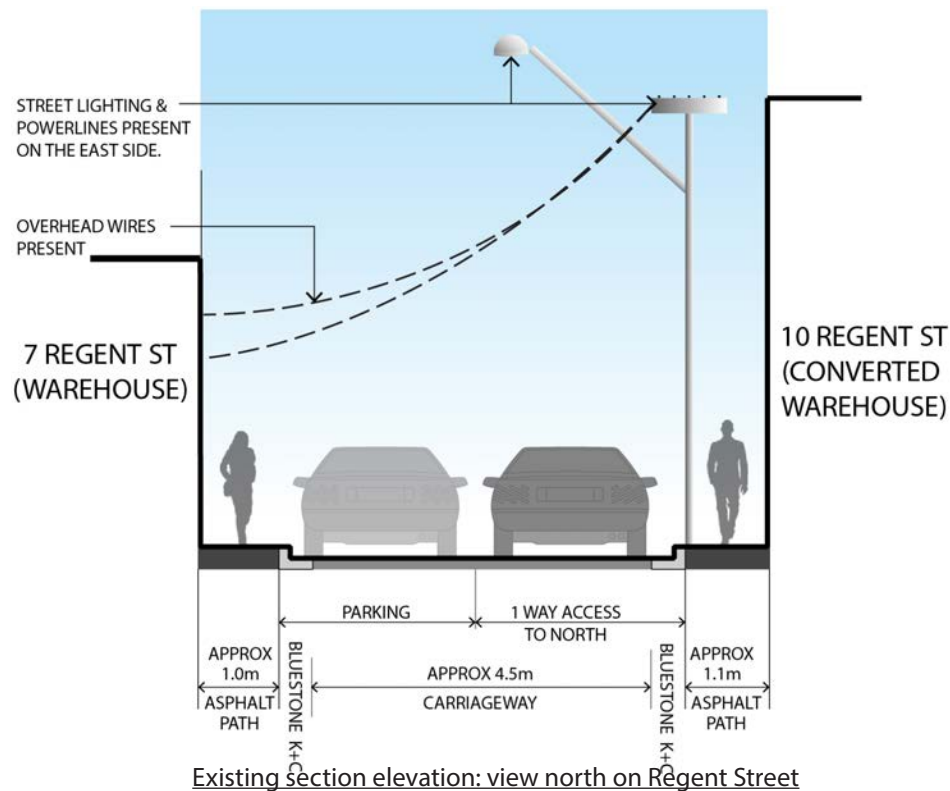
Proposed section elevation: view east on King Street

11.3 Regent Street



REGEN STREET *(Looking North)*

- Wider footpath to both sides
- Retain one-way access to the north
- Majority of parking bays removed
- Tree planting to the east
- Upgrades to street lighting
- Retain existing loading bays
- Underground powerlines

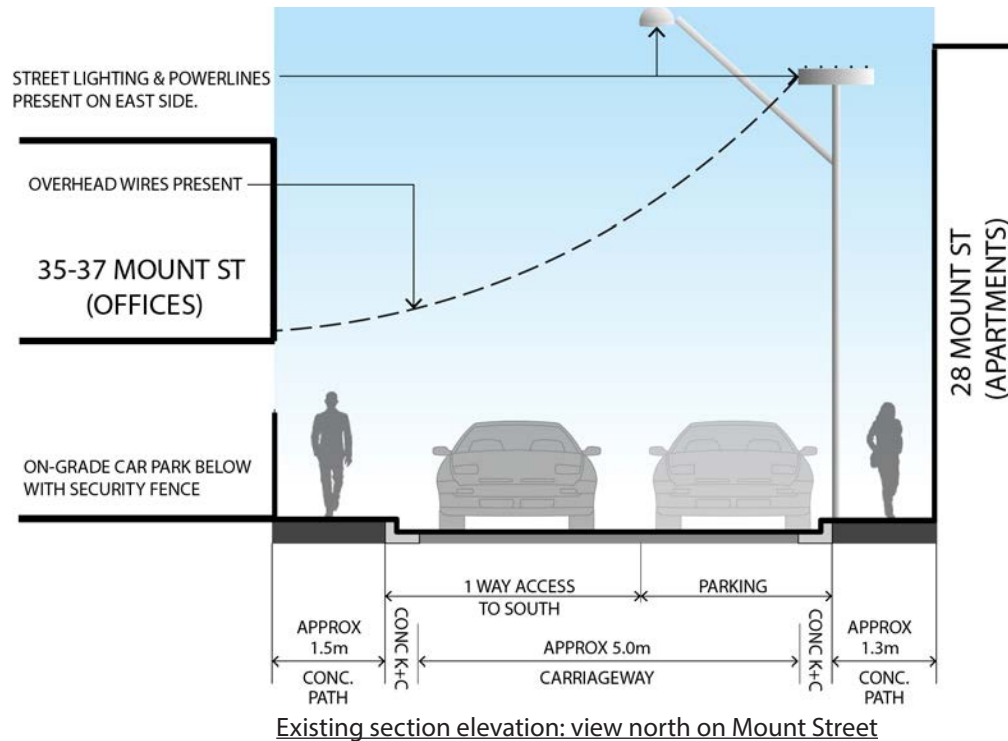


11.4 Mount Street



MOUNT STREET *(Looking North)*

- Retain one-way access to the south
- Parking bays to the east with new tree bays
- Retain footpath width to the West
- Slightly increasing footpath width to the East
- Upgrades to street lighting
- Some parking bays removed
- Loading bays retained
- Underground powerlines

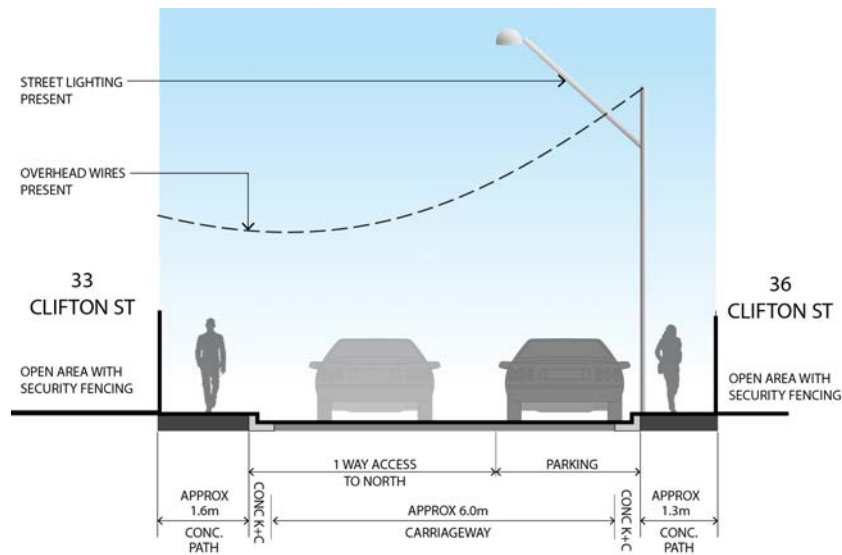


11.5 Clifton Street



CLIFTON STREET *(Looking North)*

- Modify kerb alignment to the east, widening footpath and new tree planting on both sides.
- Retain one-way access to the north
- Modify Kerb alignment to the west, widening footpath
- Upgrades to street lighting
- Some car parks removed
- New loading bays
- Underground powerlines



Existing section elevation: view north on Clifton Street



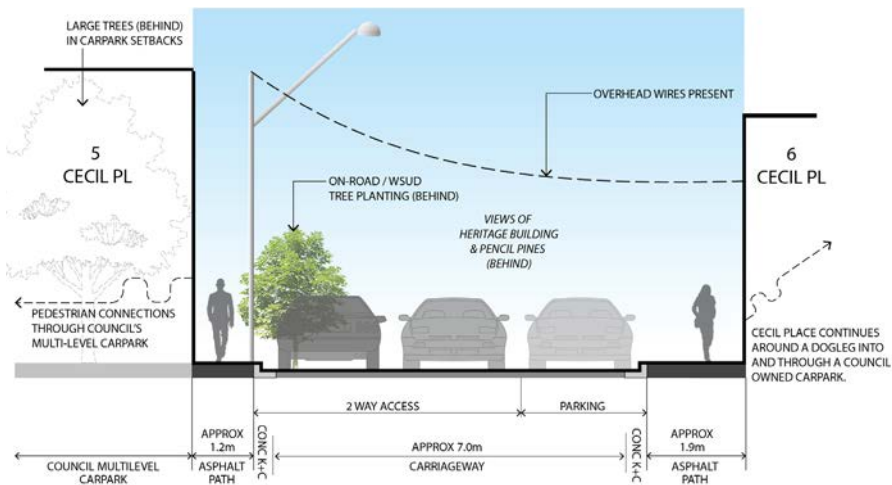
Proposed section elevation: view north on Clifton Street

11.6 Cecil Place



CECIL PLACE *(Looking East)*

- Modify kerb alignment to both sides to include new tree planting, and wide footpath/ opportunities for on street dining
- Two-way access
- Loading Zones to the south to be retained.
- Parking Spaces to the south to be removed
- Upgrades to street lighting
- Opportunity to make a portion of the street, beyond the multi-level car park entry into a car free open space.



Existing section elevation: view east on Cecil Place



Proposed section elevation: view east on Cecil Place



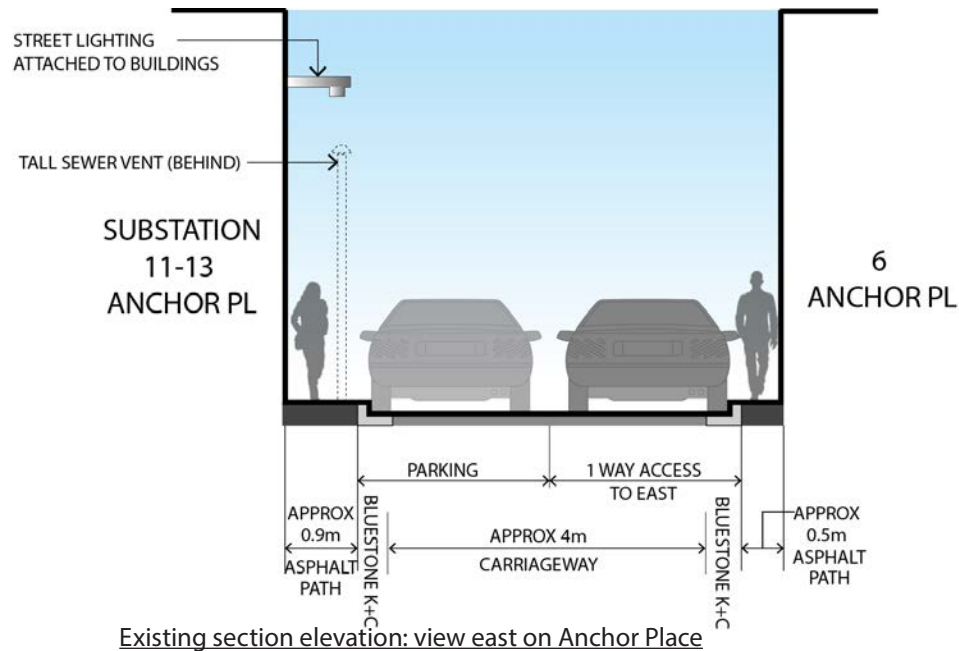
Proposed section elevation: view east on Cecil Place with outstands

11.7 Anchor Place



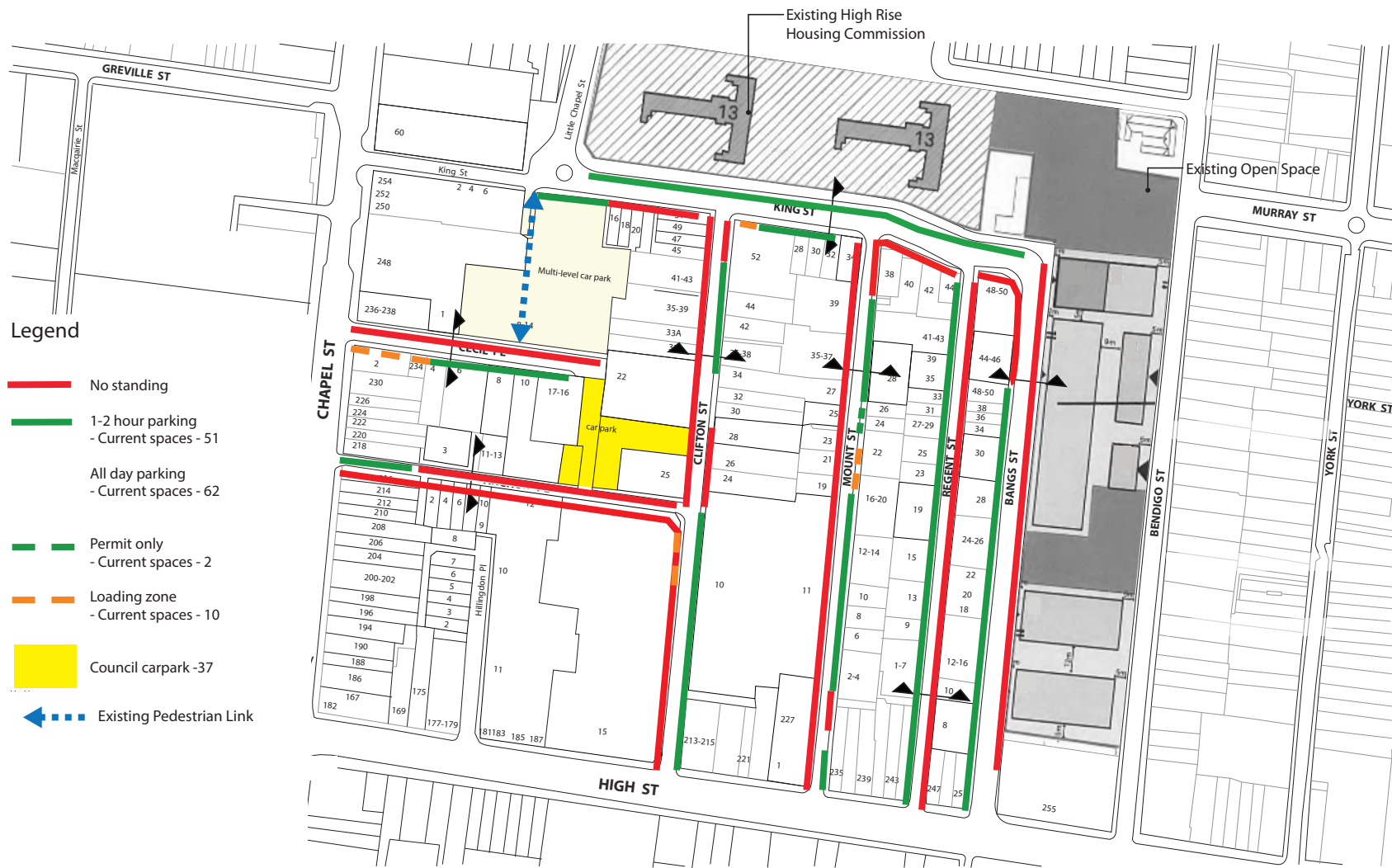
ANCHOR PLACE *(Looking East)*

- Retain one-way access
 - Replace parking bays to the north with loading bays.
 - Widen footpath to both sides to include tree planting
 - Upgrades to street lighting
 - Opportunity to temporarily close the Anchor Place to vehicles at Council preferred times such as weekends.
- Thus, connecting, activating and enticing people in from Chapel Street.



Proposed section elevation: view east on Anchor Place

012 EXISTING ON STREET PARKING



013 PROPOSED ON STREET PARKING

