

**STATUTORY PLANNING COMMITTEE**  
**16 NOVEMBER 2009**

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<b>4.</b>	<b>1-11 WATERFRONT PLACE URBAN DESIGN GUIDELINES</b>
<b>EXECUTIVE DIRECTOR:</b>	<b>SUE WILKINSON, GENERAL MANAGER ENVIRONMENT AND PLANNING</b>
<b>PREPARED BY:</b>	<b>STEVE SCOTT, PLACE MANAGER PORT MELBOURNE</b>
<b>FILE NO.:</b>	<b>66/01/106</b>
<b>ATTACHMENTS:</b>	<b>1. 1-11 WATERFRONT PLACE URBAN DESIGN ADVICE OCTOBER 2009</b>

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**1. EXECUTIVE SUMMARY**

- 1.1 Council has been previously made aware that a development application for 1-11 Waterfront Place, Beacon Cove is likely to be submitted to the Minister for Planning in the near future.
- 1.2 Council has prepared its own urban design guidelines in readiness to respond to any development proposal for 1-11 Waterfront Place, Beacon Cove. It is noted that any associated engagement processes to consider any proposal are yet to be determined by the Minister for Planning.
- 1.3 The urban design guidelines has been prepared to provide a holistic vision for the sites potential redevelopment within the context of Port Melbourne's Waterfront, to provide information about land use and built form expectations and to assist in determining the capacity of development whilst respecting the valued characteristics of the area.
- 1.4 The urban design guidelines have been prepared recognizing a further urban design framework study will commence shortly for the Port Melbourne Waterfront.

**2. RECOMMENDATION**

That the Council:

- 2.1 Adopts the draft urban design guidelines 1-11 Waterfront Place – Design Guidelines October 2009 (**Refer Attachment 1**).
- 2.2 Delegates to the Executive Director of Community Development and Planning the authority to finalise the urban design guidelines, 1-11 Waterfront Place Beacon Cove Design Guidelines October 2009, generally in accordance with the objectives and principles outlined in the report.

- 2.3 Writes to the Minister for Planning outlining Council's preferred consultation and decision making process and requests that this includes the appointment of a Ministerial Advisory Committee to hear submissions on any development application for 1-11 Waterfront Place.
- 2.4 Undertakes informal consultation with established community groups such as Beacon Cove Neighborhood Association, Port People, Bay Street Inc. Friends of Foreshore etc, seeking their views regarding the detail of the Urban Design Advice 1-11 Waterfront Place Beacon Cove Report October 2009.

### **3. BACKGROUND AND CONTEXT**

- 3.1 The Minister for Planning has written to Council advising that the Department Planning and Community Development (DPCD) will receive any planning application for this site as the responsible planning authority.
- 3.2 DPCD, on behalf of the Minister for Planning has advised that Council and the community will be consulted in any future development application for 1-11 Waterfront Place, Beacon Cove. The consultation process and timing is not yet known.
- 3.3 Under the CDZ1 provisions, a planning permit is not required - rather buildings and works 'must be to the satisfaction of the Responsible Authority'. Accordingly there is no defined process for consultation and consideration of a development proposal for this site.
- 3.4 It is therefore recommended that Council write to the Minister for Planning and request that any development proposal for the site proceed through an Advisory Committee process in accordance with Section 151 of the Planning and Environment Act.
- 3.5 Council has prepared its own urban design and planning guidelines to assist in its submission on any future development of 1-11 Waterfront Place, Beacon Cove.
- 3.6 The design and planning guidelines consist of detailed urban design considerations and analysis of existing planning controls to enable Council to contribute meaningfully to the planning process decided by the Minister for Planning.
- 3.7 Whilst the design and planning guidelines have been prepared independent of an Urban Design Framework process, they have been developed having regard to previous extensive community consultation in the development of the Port Melbourne Waterfront Revitalisation Report 2005 and consideration of the state planning framework and CoPP local planning controls.

### **4 DISCUSSION**

- 4.1 CoPP together with consultants have prepared a detailed response to the design and planning issues that should be considered in any planning application for the site 1-11 Waterfront Place, Beacon Cove.

- 4.2 The urban design guidelines have been developed to ensure a well considered approach to determining the appropriate height, profile and character for any redevelopment proposal. It is important that any new development is required to support the roles expected of this area as a national/city significant gateway and local meeting point. In addition, it is important that any proposal respond to the areas context as a working port and place of leisure.
- 4.3 The draft report is divided into two parts. Part 1 - consists of urban design advice and development guidelines which detail preferred built form and is illustrated by schematic plans, diagrams, perspective views, aerial photographic montages and photographs. Part 2 – provides the background and consists of an analysis of the site and environs to ensure that the design outcomes are responsive to place, strategic and planning context. The contextual studies and sunlight modeling exercise contained in the report provides the basis for the urban design principles and guidelines.
- 4.4 The guidelines are broadly consistent with the principles and objectives of state and local planning policy and exemplary ESD principles, which should determine appropriate form for future development by indicating massing, scale, height, layout, permeability, amenity, interfaces, access, parking, street interfaces, connectivity and architectural character.
- 4.5 The strategies and performance measures for preferred built form are set out under four overriding development principles for the site;
- 4.5.1 Urban character
  - 4.5.2 Public space amenity
  - 4.5.3 Movement
  - 4.5.4 Sustainability
- 4.6 The method for determining an appropriate built form height was to extrude the potential footprint for development and sculpture through the use of setbacks to a height that does not unduly impact on the amenity of neighbouring sites and ensure maximum sunlight access to surrounding footpaths and promenade.
- 4.7 Benchmarking of adjacent building height concluded that whilst there are 12-14 level buildings in the precinct, this built form is not in keeping with the valued existing pedestrian orientated character of the site and context. Additionally these heights showed significant overshadowing of the foreshore and promenade.
- 4.8 The report concludes that a built form height of 21m RL or 5 levels with setback is the preferred scale in consideration of policy, strategic and site analysis including the 3D modeling. Any increment in height should be based

on and evaluated on the principles, guidelines and preferred built form as detailed in the report.

- 4.9 It is important to note that the urban design guidelines are not prescriptive and have been prepared to guide future conceptual and detailed design phases and decision making processes. Proposals that provide an alternative response or solution to the site, which are underpinned by the principles and performance measures outlined in the report should be encouraged.

**5. ALIGNMENT TO COUNCIL PLAN**

- 5.1 The urban design guidelines and recommended planning process is consistent with the strategic directions “Enhancing Liveability” and “Engaging and Governing the City” in the Council Plan.

**6. POLICY IMPLICATIONS PLAN**

- 6.1 There are no adverse policy implications to the adoption of the urban design guidelines.
- 6.2 The adoption of the urban design guidelines will assist Council in the delivery of its ‘Enhancing Liveability’ for its community.

**7. FINANCE / RESOURCE IMPLICATIONS**

- 7.1 Participation in the planning assessment for 1-11 Waterfront place will have resourcing implications to be funded out of the operational budget.

**8. LEGAL & RISK IMPLICATIONS**

- 8.1 The predominant risk for Council is not delivering on its Council Plan.

**9. IMPLEMENTATION STRATEGY**

**9.1 TIMELINE**

- 9.1.1 The timeline of and process for the planning application 1-11 Waterfront Place Beacon Cove is unknown at this point , however, there are strong indications that an application will be received by DPCD prior to December 2009.