

# Table of Proposed Changes – Structure Plan and Urban Design Framework

# Attachment 6

Substantive Changes			
Topic	Proposed Change	Basis / Rational for Change	Specific Section / Page / Figure References to be amended
Vision for Activity Centre – recognition of significant future change	<p>Include an additional paragraph at the end of the Vision Statement:</p> <p><i>‘Over the next decade, significant change will occur across the activity centre. Through carefully planning, managing and directing change in line with this vision, Carlisle Street will be enhanced as a place to shop, visit, work and live’.</i></p>	<p>DPCD condition for support of Structure Plan.</p> <p>Requires that ‘Vision’ statement be strengthened to make reference to the significant change expected to occur within the activity centre.</p>	<p><u>Structure Plan:</u> Section 2.5 - A Vision Statement</p>
Proposed Heritage Controls - 320-336 Carlisle Street (east end)	<p><u>Proposed Change:</u> Delete the proposal to apply a Heritage Overlay to properties at 320 – 336 Carlisle Street, Balaclava.</p> <p>Make consequential changes to related maps / figures.</p> <p><u>Draft Structure Plan position:</u> The draft Structure Plan proposed that new heritage controls be introduced to cover properties at the eastern end of the activity centre, comprising a 1960’s office building, a row of attached two storey shops and three detached dwellings.</p> <p>The recommendation for heritage controls was based on a consultant report prepared as input to the Structure Plan.</p>	<p>Submissions objecting to the proposed heritage overlay represent 12 of the 13 properties proposed to be included in the HO (refer Submissions 12 &amp; 13). Submissions request deletion from the proposed Heritage Overlay on the basis that the properties are not of sufficient significance and have been modified and are more appropriate for redevelopment in the context of an entry point to a major activity centre.</p> <p>DPCD response to the draft Structure Plan also suggests deletion of this proposed HO in the context of extensive existing heritage controls and ensuring a balance with opportunities for renewal within the activity centre.</p> <p>Council’s Urban Design and Heritage Architect has advised:</p> <ol style="list-style-type: none"> <li>The heritage significance of all of the buildings within the precinct are considered to be of limited merit: <ul style="list-style-type: none"> <li>Carlisle House (office building at 320 Carlisle Street) is not a defining example of the ‘Wrightian’ style.</li> <li>The inter-war shop fronts have been substantially altered and, to a lesser degree, so</li> </ul> </li> </ol>	<p><u>Structure Plan:</u> Figure 3.1 – Remove properties between 320 and 336 Carlisle Street from ‘Potential Heritage Overlay’.</p> <p>Figure 2.2 – Show the subject (Business 1 zoned) properties as ‘Significant retail re-development opportunity’.</p> <p>Figure 2.5– Show subject (Business 1 zoned) properties as ‘Significant Residential Opportunity – at upper levels as part of mixed use development’.</p> <p>Figure 3.2 – Show subject properties as ‘moderate’ rather than ‘incremental’ change opportunities (within the activity centre).</p>

		<p>has the first floor.</p> <ul style="list-style-type: none"> <li>- The residential apartment block and dwellings (332-336) are common examples of the interwar era yet are not of sufficient merit to warrant a listing.</li> </ul> <p>2. Andrew Wards Port Phillip Heritage Review 2000 covered these buildings with a decision not to list them, either individually or a part of an expanded precinct overlay (HO7).</p> <p>The Consultant Report informs the Structure Plan and reflects a particular professional view, however, in line with advice from Council's heritage advisor, there is no imperative to include these buildings in a heritage overlay.</p> <p>The Structure Plan needs to balance the protection of heritage with the provision of opportunities for growth and change within the activity centre. Extensive heritage controls already exist over the balance of the retail strip further to the west of these sites.</p> <p>Sites between Blenheim Street and Orange Grove (north side) and opposite between Westbury and Carlisle Avenue (south side) present an area with future renewal opportunities. The Urban Design Framework establishes clear design objectives and requirements for the sites located within the activity centre, to ensure an appropriate scale and form of development.</p>	<p>Figure 5.1 – Show subject (Business 1 zoned) properties as 'Retail precinct outside the heritage overlay' (with opportunities for residential use above ground level).</p> <p><u>UDF:</u> Section 2.3 Heritage - Delete references to precinct as 'Potential Heritage Overlay' (map and text).</p> <p>Make any minor consequential changes to the Structure Plan and / or UDF necessary to achieve consistency with the above changes.</p>
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<p><b>William Street Precinct - Future Directions</b></p>	<p><u>Proposed Change:</u> Retain the current Industrial 1 zone over William Street and indentify the precinct as a 'Future Investigation Area', acknowledging the opportunity for comprehensive renewal in the medium / longer term (Revised wording for Section 4.1.4 - William Street Precinct is provided in Part A of this Attachment).</p> <p>Acknowledge that future land use mix and development intensity should recognise the strategic opportunity presented by proximity to Balaclava Station. Moot future investigation of land use mix and the associated built form to be undertaken with expectation that precinct could provide for an increase in both employment / business activities and new residential opportunities, with a focus on affordable housing (ie true mixed use area).</p> <p>A 'Business Only' option would again be canvassed at this stage.</p> <p><u>Draft Structure Plan position:</u> The draft Structure Plan presented a number of options for the future of the William Street precinct which is currently zoned for Industrial use. Options canvassed were to:</p> <ol style="list-style-type: none"> <li>1. Maintain a Business focus for precinct but rezone to Business 3 to allow a wider range of business uses (ie industrial and office).</li> <li>2. Allow for Mixed Use development on larger sites adjacent the station (ie residential on upper levels / commercial at street level).</li> </ol> <p>Draft Structure Plan highlighted:</p> <ul style="list-style-type: none"> <li>- Residential / mixed use would require a comprehensive approach to renewal.</li> <li>- Potential for a focus on affordable housing.</li> </ul>	<p>Viability of the existing land use mix and its complementary nature to the Carlisle Street retail strip is evident. This supports findings of the property assessment report by Charter Keck Cramer P/L which advised that on-going demand for industrial / business service uses in the precinct is projected.</p> <p>A meeting was held for specifically for land owners within the William Street precinct to determine views relating to land use options and future property intentions. Limited interest / feedback from land owners together with property advice suggests:</p> <ol style="list-style-type: none"> <li>1. the precinct is currently functioning adequately.</li> <li>2. the propensity for land use change / renewal is low.</li> <li>3. mixed use potential rather than business only may have greater land owner interest.</li> </ol> <p>The slow take up rate and remaining capacity for residential development in the existing Chapel Street and Pakington Street Mixed Use zones further indicates that significant renewal within the precinct in the short term is unlikely, nor essential in terms of offering new residential opportunities within the activity centre in the immediate future.</p> <p>DPCD have indicated that the future potential for mixed use / residential use should be maintained given the strategic location adjacent the station and retail strip.</p> <p>Retention of the Industrial 1 zoning in the short to medium term will best 'preserve' future options, in particular:</p> <ol style="list-style-type: none"> <li>1. The capacity for new residential / affordable housing, and</li> <li>2. A comprehensive approach to renewal of the precinct. Rezoning to a Business 3 may facilitate an increase in investment in the short term which may compromise future options.</li> </ol>	<p><u>Structure Plan:</u> Modify Section 4.1.4 - William Street Precinct to reflect retention of industrial zone / uses in the short term and identification as a 'Future Investigation Area' (medium term), in line with Attachment 6 Part A.</p> <p>Make consequential changes to maps / figures including:</p> <ul style="list-style-type: none"> <li>- Strategies 3.1.1 &amp; 3.1.5 - Diverse Activity Mix</li> <li>- Figure 2.1 - Land Use Precincts</li> <li>- Figure 2.3 - Employment /Commercial</li> <li>- Figures 2.5 and 5.1 - Residential Opportunities</li> <li>- Figure 6.4 - William Street Precinct</li> <li>- Figure 8.2 &amp; 8.3 - Application of New Zones / Overlays</li> </ul> <p>Make any minor consequential changes to the Structure Plan and / or UDF necessary to achieve consistency with the above changes.</p>

Topic	Proposed Change	Basis / Rational for Change	Specific Section / Page / Figure References to be amended
<p>141 Chapel Street - review of height provisions</p>	<p><u>Proposed Change:</u>            Modify the UDF to create an additional precinct 'Chapel Street North' which modifies Design Objectives / Requirements for sites fronting the western side of Chapel Street (141-151), in recognition of their differing built form context from the remainder of the Carlisle Street West Precinct (within which these site were initially included).</p> <p>Increase maximum heights as follows:            Street-wall: 11metre (3 levels) from 6 meters (2 levels)            Recessed upper levels: 16 metres (5 levels) from 10 metres (3 levels).</p> <p>Part B of this Attachment provides texts establishing the detailed design parameters for the new Chapel Street North Precinct. This is in a format consistent with the balance of the UDF and includes:</p> <ul style="list-style-type: none"> <li>- Existing Urban Character Statement</li> <li>- Preferred Character Statement</li> <li>- Design Objectives</li> <li>- Design Requirements</li> </ul> <p><u>Draft UDF position:</u>            The UDF included the subject site in the Carlisle Street West Precinct and defined future built form parameters for the site, consistent with this wider precinct:            Street-wall: 6 meters (2 levels)            Recessed upper level: 10 metres (3 levels)</p>	<p>David Lock and Associates P/L (consultants for the UDF) provided advice in response to a submission requesting increased heights on the site at 141 Chapel Street.</p> <p>The review concluded that the small group of retail / commercial properties fronting Chapel Street should be treated separately from those fronting Carlisle, to recognise their differing built form context.</p> <p>The revised building heights of 3 storey street-wall and 5 storey overall height (with recessed upper levels) is based on:</p> <ul style="list-style-type: none"> <li>- Consistency in scale with the Chapel Street mixed use precinct further south.</li> <li>- The existing 3 storey street-wall of the heritage building at 147-149 which is located within and dominates the precinct.</li> <li>- The similar scale of the police station building opposite.</li> <li>- Absence of need to protect 1. solar access to the footpath (given north / south orientation) and 2. the consistent parapet height - issues which apply specifically to sites fronting Carlisle Street.</li> </ul>	<p><u>UDF:</u>            Insert new 'Chapel Street North' precinct (Attachment 6 part B) including; 'Existing Urban Character' description, 'Preferred Built Form Character Statement', 'Design Objectives' and 'Design Requirements'.</p> <p>Modify Figures to reflect new precinct boundaries.</p> <p><u>Structure Plan:</u>            Figure 3.3 - Maximum preferred building heights. Reflect modified precinct boundaries and building heights.</p> <p>Figure 8.3 Implementation - Proposed DDO. Revise precinct boundaries to define new 'Chapel Street North precinct'.</p> <p>Make any minor consequential changes to the Structure Plan and / or UDF necessary to achieve consistency with the above changes.</p>

## Minor Changes / Updates / Clarifications of Intent

Topic	Proposed Change	Basis / Rational for Change	Specific Section / Page / Figure References to be amended
Update Status of Nightingale Street Heritage Precinct	<p>Modify the Structure Plan to reflect the 'approved' status of the Nightingale Street Heritage Precinct.</p> <p>The Nightingale Street Precinct is currently shown as a 'Proposed Heritage Overlay' in the draft Structure Plan and UDF. The Amendment to introduce the HO has now been approved.</p>	Structure Plan and UDF needs to be updated to reflect the change in status of Amendment C68 – (Nightingale Street Precinct Heritage Overlay).	<p>Figure 3.1 – Show Nightingale Street Precinct as 'New Heritage Overlay – (Approved)'</p> <p>UDF - Section 2.3 Heritage - Update map and text to refer to approved status / 'New Heritage Overlay'.</p>
Future Directions for Railway Reserve (Vic Track land)	<p>Delete reference to the Railway Reserve in relation to improving 'linear parks and plantings'.</p> <p>The draft Structure Plan reflected Council's Open Space Strategy in relation to promoting 'green' links.</p>	Submission / request from VicTrack to delete reference to improved plantings along the railway reserve, citing these present a danger, and that the space within the reserve has been identified for a third / fourth track.	<p>Strategy 3.4.5</p> <ul style="list-style-type: none"> <li>- Modify text to delete the words 'along the railway reserve' when referring to the retention and improvement to linear parks and plantings.</li> </ul>
Balaclava Walk Project - Updated description of housing proposal	<p>Modify the description of the proposed Affordable Housing project on the station car park site to reflect the following:</p> <ul style="list-style-type: none"> <li>- Council's established commitment to transfer the site (not 'airspace') to the Port Phillip Housing Association.</li> <li>- Capacity for 'approximately 100 residents' rather than '100+residences'.</li> <li>- Capacity for residential mix (private and community housing).</li> </ul>	Further design work has been undertaken since preparation of the Draft Structure Plan and a more accurate / current description of the affordable housing proposal can now be given.	Section 5.0 – Strategic Opportunity 1 - Balaclava Walk (Station) Project.

<p>Clarification / descriptions of growth categories</p>	<p>The Structure Plan defines the degree of change envisaged across different areas within the activity centre (in terms of both land use and the intensification of built form) and categorises these 'levels of change' as 'Significant', 'Moderate' and 'Incremental'.</p> <p>Figure 3.2 illustrates these levels of change, together with Figure 3.3 which shows maximum (preferred) building heights. Strategy 3.5.2 establishes principles for managing change within each of these categories.</p> <p>Additional text is proposed (to Strategy 3.5.2) which more fully describes the expected degree and nature of change, in terms of land use and the potential height of new development as follows: Manage the 'degree of change'....within the Activity Centre to (Additions to text as shown in bold):</p> <ol style="list-style-type: none"> <li>1. Ensure only <i>'incremental' change</i> - in areas covered by a Heritage Overlay to protect and reinforce the existing built form character.  <b>The prevailing two storey, human scale of heritage shop fronts along Carlisle Street will be protected, with opportunities for recessed upper level development (at 3-4 storeys).</b></li> <li>2. Enable <i>'moderate' change</i> – on sites outside the Heritage Overlay - to strengthen the existing built form character, and to provide scope for new development.  <b>These areas will generally consolidate existing commercial land uses but will provide opportunities for new development / replacement buildings at an increased 3-4 storeys.</b></li> <li>3. Facilitate <i>'Significant' Change</i> - in Mixed Use Zones and on defined 'strategic renewal sites and precincts' – to create a new built form character that supports commercial and / or</li> </ol>	<p>DPCD has requested a more detailed description of the 'level of change' categories nominated for the activity centre ie 'Significant', 'Moderate' and 'Incremental'.</p>	<p>Structure Plan:  Amend Strategy 3.5.2 as indicated.</p>
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	<p>residential growth.</p> <p>These areas provide for change in both land use (new residential opportunities) and for the intensification of built form (from an existing 1-2 levels to 4-5 levels).</p>		
<p>Clarification of UDF / Structure Plan boundaries and relationship.</p>	<p>Clarify the relationship between the Structure Plan and the Urban Design Framework (UDF), in particular to reflect that the UDF is focused only on sites / precincts where new built form controls (Design and Development Overlay) are proposed.</p>	<p>DPCD have requested the differences in the boundaries of the Structure Plan and UDF be further explained and that the activity centre boundary be illustrated in the UDF document.</p> <p>The UDF was developed as a companion document to the Structure Plan with a focus on locations within the activity centres where built form change is envisaged and should be managed through design provisions in the planning scheme (Design and Development Overlay).</p> <p>The UDF therefore was not intended to 'cover' the full extent of the designated activity centre and this should be made clear in both the Structure Plan and the UDF.</p>	<p><u>Structure Plan:</u> Figure 3.3 - Maximum preferred building heights. Include boundary of UDF where built form controls will apply.</p> <p><u>UDF:</u> Include 'Activity Centre Boundary' on first figure (page 3) of UDF, in addition to Study Areas for both the Structure Plan and for the UDF.</p>
<p>Clarification that access / loading rights for properties fronting Carlisle Street will be maintained.</p>	<p>Include the following in the description of 'Opportunity 2 Retail Renewal Project': 'Ensure appropriate access / loading is maintained for retail premises fronting Carlisle Street'.</p>	<p>Rights of access from the laneway between the Carlisle Street shops and 'at grade' car park is provided on title. Continuation of vehicular access along the laneway is noted on both Concept Drawings. Concerns from a number of submitters over the potential loss of access to the rear of properties can be further addressed by stating (in the text) the intention for access / loading to be maintained.</p>	<p>'Opportunity 2 Retail Renewal Project' under 'Improved Integration with the Carlisle Street Retail Strip'.</p>
<p>Various minor text / map corrections (no change of intent) to ensure consistency and accuracy throughout Structure Plan and UDF.</p>	<p>Various</p>	<p>Minor corrections to draft document to ensure accuracy and consistency.</p>	<p>Various</p>