

24/04/2008
C52**SCHEDULE 8 TO THE DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO8** (the precincts are shown on page 27 of this DD0)

SOUTH MELBOURNE CENTRAL**Definitions**

Street Wall Height is the height of the wall at zero setback from the adjoining pavement. Where there is no pavement the height is to be measured from the ground level adjoining the site.

The **Southern Footpath** is deemed to be the space extending 6 metres from the property line of buildings on the southern side of the street.

South Melbourne Central is referred to as **SMC** in this Schedule.

1.024/04/2008
C52**Design objectives**

To provide for high quality, well designed new development in the precincts of South Melbourne Central (SMC) which are facing increased pressure for development or where the South Melbourne Central Structure Plan 2007 has recommended significant changes in land use. The SMC Structure Plan identifies 11 precincts where change will occur (refer Map 1 South Melbourne Central Precinct Boundaries in Clause 22.11). These precincts are:

- Precinct 1: Clarendon Street Core Local Shopping Strip
- Precinct 2: Emerging Activity Precinct
- Precinct 3: Northern Mixed Activity Edge
- Precinct 4: Southern Mixed Activity Edge
- Precinct 5: Coventry Street Specialty Shopping Precinct
- Precinct 6: South Melbourne Market
- Precinct 7: Eastern Business Precinct
- Precinct 8: Western Business Precinct
- Precinct 9: Kings Way Mixed Use Corridor
- Precinct 10: City Road Wedge
- Precinct 11: Ferrars Street Light Rail Corridor

To respect the distinctive hard edge character of the commercial and industrial precincts of SMC by requiring zero setbacks. To encourage a vibrant street life and outdoor activity by:

- creating a high quality public realm with particular emphasis on pedestrian friendliness and active street frontages.
- maintaining sunlight access to the southern footpath of principle activity streets all year round.
- encouraging ground floor design that contributes to interaction with streetscape activity and balconies or terraces at the upper levels that overlook the street.
- encouraging the provision of new private and public open spaces.

To retain the variety of spatial experiences of SMC which ranges from the 30 metre wide main streets to the intimate through-block laneway spaces.

To ensure that the sense of openness and sky visibility of SMC's wide main streets is maintained.

To ensure that new built form does not unreasonably diminish sunlight access, particularly to key pedestrian routes.

To emphasise corner sites through built form, setbacks, street level activity and/or landscape treatments.

To realise the development potential of large sites with design outcomes that respect streetscape character and urban amenity.

To encourage development to express detailed articulation and varied streetscape frontages.

To ensure that new development on sites containing or adjacent to a heritage place is of a form and scale that is respectful of the heritage place excepting in Precinct 10 – City Road Wedge.

To maintain the distinction in building scale between SMC, which is characterised by low to medium rise buildings, and the highrise buildings of Southbank, the CAD and Kings Way.

To emphasise the edges of SMC along Kings Way and north and west of City Road with higher scale built form.

To ensure that all new development or modifications to existing buildings employ environmentally sustainable design techniques.

To ensure that the design of new development intended for residential use provides for adequate protection of future residents from external and internal noise sources.

2.0

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Buildings and works

Permit requirement

A permit cannot be granted to vary any mandatory requirements of this Schedule. This does not apply to the following circumstances:

- A permit may be granted to allow architectural features such as domes, towers, masts and building services that do not exceed the required height by more than 4 metres. The floor area of these features must not exceed 10% of the gross floor area of the top building level.
- A permit may be granted to increase the street wall height by up to 1 metre to accommodate balustrades and parapets. Increased street wall heights must comply with the solar access requirements of the sub-precinct.
- A permit may be granted to increase the street wall height of corner sites, as specified in the table to this schedule, by up to 4 metres. Where the site has a street frontage of over 15 metres, the street wall height may be increased by 4 metres within a distance of 15 metres from the corner. Increased street wall heights at corners must comply with the solar access requirements of the sub-precinct.
- A permit may be granted to increase the street wall height and overall building height where a site is within the SBO. In this circumstance the height requirements of this schedule should be read to mean height above the 1:100 year flood level. Increased heights must comply with the solar access requirements of the sub-precinct.

- A permit may be granted to increase the street wall height and the overall building height by up to 2 meters where the fall of a site significantly affects its ability to be developed up to the number of storeys indicated in the provisions of this table. Increased heights must comply with the solar access requirements of the sub-precinct.

A permit may be granted to vary the requirements as specified in this Schedule in the above circumstances, subject to the proposal achieving the Preferred Character and Design Objectives specified for that Precinct and any local planning policy requirements, to the satisfaction of the responsible authority.

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General Requirements

- Buildings must have a zero setback to the street frontage, unless specified in the table to this schedule. A permit may only be granted to vary the zero setback where a public open space or landscaped area is created. This setback must:
 - be designed, landscaped and furnished to the satisfaction of the Responsible Authority.
 - make a positive contribution to the appearance and amenity of the building and the streetscape.
- The street wall should be built to side boundaries, except in the Kings Way Mixed Use Precinct (see Kings Way Mixed Use Precinct requirements).
- On corner sites, buildings must address both street frontages with either openings or street level windows.
- Upper level side walls must be designed to create an attractive façade.
- New development must have an active street frontage. At least 25% of the façade should have transparent elements such as windows, doors or display panels. Within the Business 1 and Business 2 zones this is increased to 50%. This requirement can be varied if the provision of transparent elements diminishes the heritage value of the building.
- The building façade on sites with a frontage over 10 metres must be well articulated through variations in forms, materials, openings or colours or the inclusion of vertical design elements.
- New garage doors must be integrated with the design of the façade.
- Pitched roofs above the eaves/parapet, lift over-runs or plant rooms should be designed as integrated elements with the design of the building to minimise visibility from surrounding streets.
- A permit to reduce the setbacks above the street wall height by up to 20% of the front setback above the street wall height may only be granted where all of the following apply:
 - the precinct requirements do not require the upper level of a building to be obscured from view from the street.
 - the architecture of the upper levels renders them distinctly different and visually recessive through variations in forms, materials, openings or colours.
 - the solar access requirements of the sub-precinct are met.
- A development application must be accompanied by a site analysis and urban context report, which demonstrates how the proposed buildings or works achieve:
 - the Design Objectives of this Schedule;
 - the Preferred Character statement of the relevant Area;

- the Design Objectives of the relevant Area;
- the Requirements of the relevant Area.

4.0 Application requirements

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- Any development application must be accompanied by:
 - a comprehensive planning and urban design analysis addressing the following matters, as appropriate, to the satisfaction of the Responsible Authority:
 - the form, massing, profile, material finishes and detailed design of the proposed building
 - an assessment of any existing buildings on the site of heritage, architectural or cultural significance
 - a description of the predominant neighbourhood and streetscape character and an explanation of how this character has influenced the siting, form, massing and design of the proposed building
 - an assessment of off-site impacts of the proposed building, such as overshadowing and / or overlooking, in particular overshadowing of important public spaces and / or main streets
 - justification for the proposed street wall height and proposed setbacks of the upper levels from the street frontage
 - impacts of the proposed building on views to and from the site
 - identification of any opportunities for new landmark structures, whether at street scale or 'city scale', and how such structures relate to any existing landmarks and important views
 - details of the overall site yield / floor space and an assessment of the effects on services, traffic generation and parking demand
 - an assessment of access to and circulation through / around the site for vehicles, pedestrian and cyclist
 - details of land use, including an assessment of how the proposed building engages with and contributes to the activity of the street
 - Where a precinct or sub-precinct has particular solar access requirements, applications for new buildings or additions / alterations that will increase the height and / or decrease the setback of the street façade of a building must be accompanied by a shadow assessment demonstrating that the solar access objectives for the precinct will be met.
 - Where a site is within more than one precinct (Area) in the Table to Schedule 8, each street frontage must conform to the requirements of the relevant precinct provisions. Where part of a site is within another precinct, but does not have any street frontage, this part may be considered as part of the main precinct as long as it does not adversely impact on the Design Objectives of both precincts.
 - New residential development should provide for acoustic protection for future residents and should be accompanied by a report prepared by a suitably qualified acoustic specialist outlining appropriate measures to provide such protection.

5.0 Decision guidelines

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In addition to the requirements of Clause 43.02-5, before deciding on an application the responsible authority must consider, as appropriate:

- The Design Objectives at 1.0.
- Whether the proposed buildings or works will result in development that is in keeping with the Preferred Character statements for the relevant area.
- Whether the proposed buildings or works are compatible with the Design Objectives of the relevant area;
- Whether the proposed buildings or works are in accordance with the General Requirements of this Schedule and the Requirements of the relevant area.

References

The South Melbourne Central Structure Plan & Implementation Strategy 2007.

The South Melbourne Central Urban Design Framework 2007

Tables to Schedule 8

Area DDO 8-1 Clarendon Street Core Local Shopping Strip

Preferred Character

- A unique and vibrant Victorian era shopping strip that is the retail and activity focus of SMC.

Design Objectives

- To protect the distinctive heritage qualities of this Victorian era shopping strip.
- To ensure that new development is designed to complement the scale of heritage buildings in this precinct.
- To continue the consistent streetwall parapet height of Clarendon Street.
- To enhance the pedestrian experience of this part of Clarendon Street as a major pedestrian thoroughfare within SMC through the design of building frontages and the public realm.
- To ensure that new built form does not diminish sunlight access to the footpaths of Clarendon Street.

Requirements

In addition to the building height, setback and siting requirements of the Port Phillip Heritage Policy at Clause 22.04, the following requirements must be met:

- The street wall parapet height must be a minimum of 8 meters (equivalent of two storeys), and must not exceed 12 metres or three storeys, whichever is the lesser.
- New built form must not diminish sunlight access:
 - to the western footpaths (up to the property line) between 10am and 12pm 21 June.
 - to the eastern footpaths (up to the property line) between 2pm and 4pm 21 June.
- The ground floor must be level with the footpath.
- At least 50% of the ground floor façade should be clear-glazed.
- Additional crossovers or garage doors facing the street are not permitted. All vehicular access is to be provided from the side or rear.

Area DDO 8-2 Emerging Activity Precinct

Preferred Character

- A vibrant mixed-use area with York Street and Market Street emerging as attractive pedestrian spines connecting Clarendon Street to the Market.
- The high quality of design of buildings and spaces of York Street supports the expansion of its retail and business role to become an extension of the Clarendon Street Activity Centre.

Design Objectives

- To create overall visual consistency and a greater sense of streetscape enclosure with a standard street wall height the equivalent of two to three storeys.
- To enhance the pedestrian experience of this part of York Street, Market Street and Cecil Street as the principal pedestrian routes through the design of building frontages and the public realm.
- To ensure that new built form does not unreasonably diminish sunlight access to the footpaths of York Street and Cecil Street.

Requirements

- The street wall parapet height must be a minimum of 8 metres and must not exceed 12 metres.
- New built form on the northern side of York Street must not diminish sunlight access to the southern footpath (up to 6 metres from the property frontage) between 11am and 2pm 21 June.
- New built form on the east side of Cecil Street must not diminish sunlight access to the east and west footpaths of Cecil Street adjacent to the South Melbourne Market.
- The ground floor entry must be level with the footpath.
- At least 50% of the ground floor façade should be clear-glazed.
- Additional crossovers on to York Street are not permitted. Vehicular access must be provided from the side or rear where possible.

Buildings heights and setbacks above street wall for sub-precinct areas

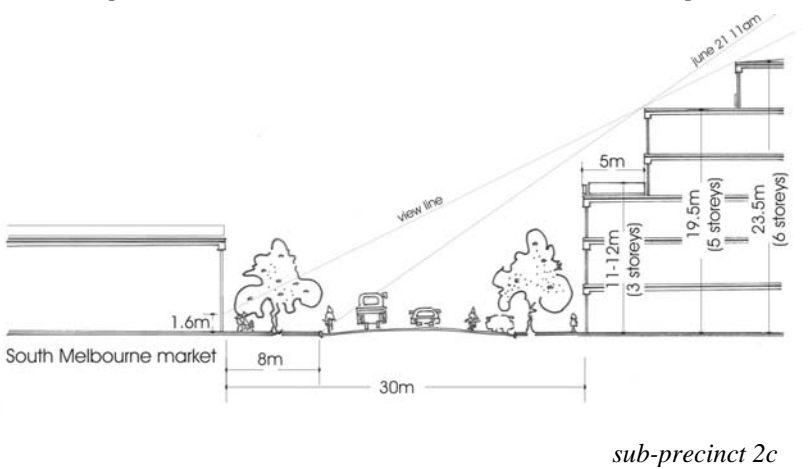
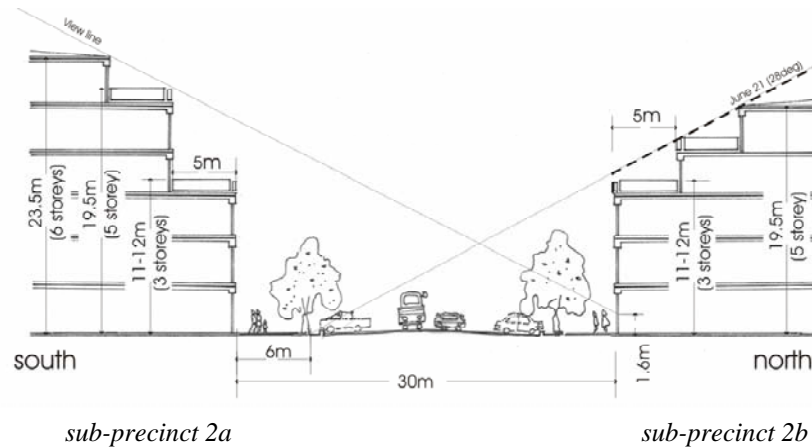
Sub-Precincts 2a and 2c

- The maximum overall building height should not exceed 23.5 metres or 6 storeys, whichever is lesser.
- Above the street wall and up to a height of 19.5 metres (levels four and five) the building must be set back a minimum of 5 metres from the street frontage. In sub-precinct 2c this setback applies to both the York Street and Cecil Street frontages.
- The level above 19.5 metres (level six) must be set back so that it is not visible when viewed from the street frontage of the site/s directly opposite on the other side of the street, at an eye level of 1.6 metres above the footpath level.
- Where the street wall height is less than 10 metres both levels 5 and 6 must be set back so that they are not visible when viewed from the street frontage of the site/s directly opposite on the other side of the street, at an eye level of 1.6 metres above the footpath level.

Sub-precinct 2b

- The maximum overall building height should not exceed 19.5 metres or 5 storeys, whichever is lesser.

- Above the street wall and up to a height of 19.5 metres (levels four and five) the building must be set back a minimum ratio of 2 (setback) : 1 (height), the equivalent of an angle of 27°.



Area DDO 8-3 Northern Mixed Activity Edge

Preferred Character

- A vibrant and active pedestrian environment with well designed new buildings, public realm and street planting that support the retail and business role of this section of Clarendon Street, and provide an attractive gateway into the municipality.
- The scale and design of buildings in this precinct will make a visual transition between the Victorian era shop fronts of Clarendon Street and the CAD-edge development to the north of the Freeway.

Design Objectives

- To enhance the pedestrian experience of this part of Clarendon Street as a major pedestrian thoroughfare within SMC through the design of building frontages and the public realm.
- To create overall visual consistency and a greater sense of streetscape enclosure with a standard street wall height of two to three storeys.
- To ensure that new development is designed to complement the scale of heritage buildings in this precinct.

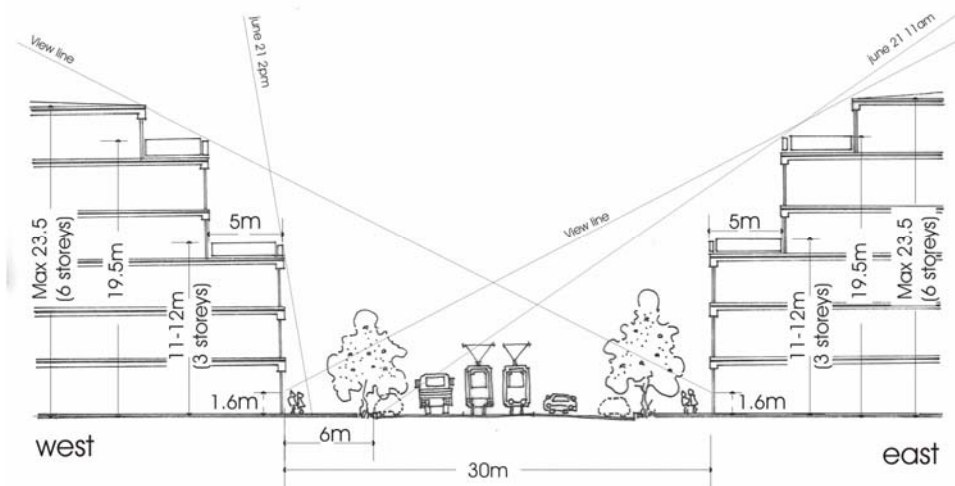
- To ensure that new built form does not diminish sunlight access to the footpaths of Clarendon Street.

Requirements

- The street wall parapet height must be a minimum of 8 metres (equivalent of two storeys) and must not exceed 12 metres (equivalent of three storeys).
- New built form must not diminish sunlight access of footpaths up to the property line:
 - on the western side, between 10am and 12pm 21 June.
 - on the eastern side, between 2pm and 4pm 21 June.
- The ground floor must be level with the footpath.
- At least 50% of the ground floor façade should be clear-glazed.
- Additional crossovers or garage doors facing the street are not permitted. All vehicular access is to be provided from the side or rear.

Buildings heights and setbacks above street wall

- The maximum overall building height should not exceed 23.5 meters or 6 storeys, whichever is lesser.
- Above the street wall and up to a height of 19.5 metres (levels four and five) the building must be set back a minimum of 5 metres from the street frontage.
- The level above 19.5 metres (level six) must be set back so that it is not visible when viewed from the street frontage of the site/s directly opposite on the other side of the street, at an eye level of 1.6 metres above the footpath level.
- Where the street wall height is less than 10 meters both levels 5 and 6 must be set back so that they are not visible when viewed from the street frontage of the site/s directly opposite on the other side of the street, at an eye level of 1.6 metres above the footpath level.



Northern Mixed Activity Edge section

Area DDO 8-4 Southern Mixed Activity Edge

Preferred Character

- A vibrant mixed use precinct that has an active pedestrian environment, well designed new buildings and an attractive public realm.

Design Objectives

- To create overall visual consistency and a greater sense of streetscape enclosure with a standard street wall height of two to three storeys.
- To ensure that new built form does not diminish sunlight access to the footpaths of Park Street.
- To ensure that within sub-precinct 4a development on the west side of Palmer Street is complementary to, and respects the amenity of, the residential development on the east side of Palmer Street.

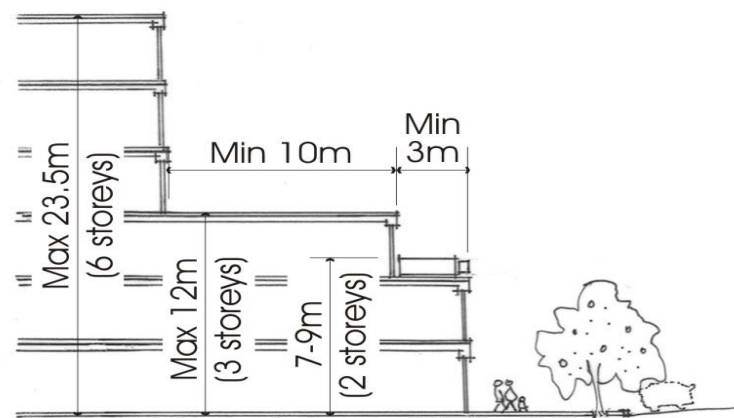
Requirements

Sub-Precinct 4a

For sub-precinct 4a the following requirements must be met:

- The streetwall parapet height must be a minimum of 7 metres and must not exceed 9 metres (equivalent to 2 storeys).
- The maximum overall height should not exceed 23.5 metres or six storeys, whichever is the lesser.
- Above the street wall and up to a height of 12 metres (level three) the building must be set back a minimum of 3 metres from the street frontage.

- The levels above 12 metres in height must be set back a minimum of 10 metres from the front of the level below.
- New buildings on the northern side of Park Street must maintain the midwinter sunlight access to the footpaths on the southern side of the street. The entire width of these footpaths should have sunlight access, up to the property frontages, between 11am and 2pm 21 June.
- Side walls abutting Palmer Street must conform with the street frontage setback requirements.
- Any floors above 12 metres in height must be distinguished from those below in terms of their façade style, colours, materials and/or openings.
- The ground floor level must not be more than 0.75 metres above the footpath level.
- On corner sites, buildings must address both street frontages with either openings or street level windows.



Sub-precinct 4a

Sub-precinct 4b

In addition to the building height, setback and siting requirements of the Port Phillip Heritage Policy at Clause 22.04, the following requirements must be met:

- The street wall parapet height must be a minimum of 8 metres (equivalent of two storeys) and must not exceed 12 metres or three storeys, whichever is the lesser.
- The ground floor must be level with the footpath.
- At least 50% of the ground floor façade should be clear-glazed.
- Additional crossovers or garage doors facing the street are not permitted. All vehicular access is to be provided from the side or rear.
- New built form must not significantly overshadow existing secluded private open space of adjoining residential properties in accordance with the Standard B21 of Clause 55.04-5 *Overshadowing open space objective*.

Area DDO 8-5 Coventry Street Specialty Shopping Precinct

Preferred Character

- A vibrant shopping precinct that has an active pedestrian environment, well designed new buildings and an attractive public realm.
- This precinct will become an extension of the activity of the Clarendon Street shopping strip and provide an attractive pedestrian connection to the Market.

Design Objectives

- To ensure that new development is designed to complement the scale, siting, form and detailed design of heritage buildings in this precinct, in accordance with Port Phillip's Heritage Policy.
- To encourage well designed new development, where appropriate, that is a contemporary approach to this heritage precinct.
- To provide a range of retail opportunities within the existing heritage built form.
- To ensure that new built form does not diminish sunlight access to the footpaths of Coventry Street.
- To discourage site consolidation on the southern side of Coventry Street so that the traditional subdivision pattern of smaller lots and the network of laneways is maintained.

Requirements

In addition to the building height, setback and siting requirements of the Port Phillip Heritage Policy at Clause 22.04, the following requirements must be met:

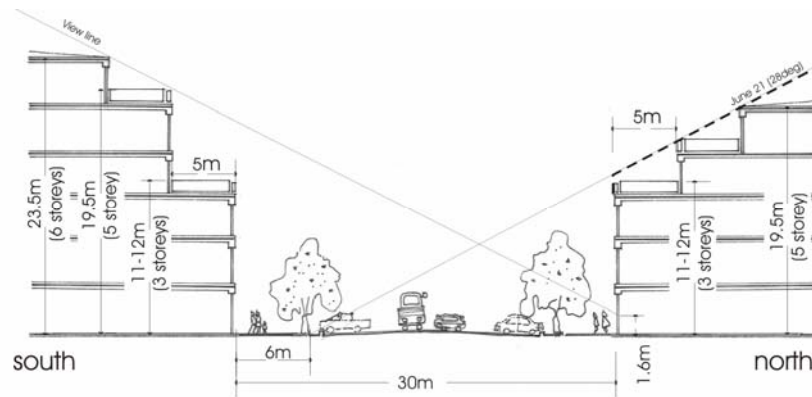
- The ground floor must be level with the footpath.
- At least 50% of the ground floor façade should be clear-glazed.
- Additional crossovers or garage doors facing the street are not permitted. All vehicular access is to be provided from the side or rear.
- The street wall parapet height must be a minimum of 8 metres (equivalent of two storeys) and must not exceed 12 metres (equivalent of three storeys).

Sub-Precinct 5a

- The maximum overall building height should not exceed 23.5 metres or 6 storeys, whichever is lesser.
- Above the street wall and up to a height of 19.5 metres (levels four and five) the building must be set back a minimum of 5 metres from the street frontage.
- The level above 19.5 metres (level six) must be set back so that it is not visible when viewed from the street frontage of the site/s directly opposite on the other side of the street, at an eye level of 1.6 metres above the footpath level.
- Where the street wall height is less than 10 metres both levels 5 and 6 must be set back so that they are not visible when viewed from the street frontage of the site/s directly opposite on the other side of the street, at an eye level of 1.6 metres above the footpath level.

Sub-precinct 5b

- The maximum overall building height should not exceed 19.5 meters or 5 storeys, whichever is lesser.
- Above the street wall and up to a height of 19.5 metres (levels four and five) the building must be set back a minimum ratio of 2 (setback) : 1 (height), the equivalent of an angle of 27°.
- New buildings on the northern side of Coventry Street must maintain the midwinter sunlight access to the footpaths on the southern side of the street. The entire width of these footpaths must have sunlight access, up to the property frontages, between 11am and 2pm 21 June.



sub-precinct 5a

sub-precinct 5b

Area DDO 8-6 South Melbourne Market Precinct

Preferred Character

- The Market will remain an important shopping and activity space in SMC.
- Active market frontages to York, Coventry and Cecil Streets will enhance the public realm areas surrounding the Market.
- Buildings on the western part of the Market Precinct will be in keeping with the scale and appearance of buildings in the area.

Design Objectives

- To improve the design quality and amenity of the Market’s ground level frontages to encourage street life and activity.
- To encourage active market frontages and new public spaces:
 - on the York Street frontage, to profit from the northern sunny aspect.
 - on Coventry Street frontage to provide an improved sense of connection with the light rail stop.
 - on the Cecil Street frontage to profit from the sunny aspect and improve integration of the site with the Activity Centre.
- To ensure new development is of a scale and form that maintains a pedestrian scale in this precinct.

- To retain sunlight access to the key activity spaces surrounding the Market.
- To improve access to the Market by sustainable transport modes by:
 - establishing the Market Precinct as a pedestrian enclave.
 - improving access to the adjacent light rail stop.
 - providing adequate access and parking for bicycles.
- To improve access to the Market for visitor, stallholder and delivery vehicles.
- To ensure that development on the two sites in the western portion of the Market Precinct is complementary to the scale of development to the north and south of the site and provides an acceptable transition in scale to the two storey Market building.

Requirements

- The existing scale of the Market building should be maintained.
- Sunlight access to the streets surrounding the Market must be maintained.
- The street wall parapet height must be a minimum of 8 metres and must not exceed 12 metres.
- The maximum building height for the two sites in the western part of the precinct should not exceed 23.5 metres (equivalent to 6 storeys).
- Above the York Street street wall and up to a height of 19.5 metres (levels four and five) the building must be set back a minimum of 5 metres from the street frontage.
- Above the Coventry Street street wall and up to a height of 19.5 metres (levels four and five) the building must be set back a minimum ratio of 2 (setback) : 1 (height), the equivalent of an angle of 27°.
- The level above 19.5 metres (level six) must be set back so that it is not visible when viewed from the street frontages of the site/s directly opposite on the other side of the street, at an eye level of 1.6 metres above the footpath level.

Area DDO 8-7 Eastern Business Precinct

Preferred Character

- An eclectic, vibrant and attractive business area with a mixture of innovative new architecture and refurbished traditional industrial buildings attracting a wide range of creative businesses and industries.
- The variety of streetscapes and spatial experiences within this precinct will be reinforced through the design of buildings, the public realm and planting with the highly valued 'fine urban grain' of the buildings and lot sizes remaining a defining feature of this precinct.

Design Objectives

- To foster a new and distinct urban character that complements and reflects the traditional industrial nature of this precinct.
- To retain the eclectic mix of building types and functions.
- To create overall visual consistency in the precinct with a standard street wall height of the equivalent of three storeys.

- To provide the main 30 metre wide streets with a greater sense of enclosure and definition through new built form and planting, while avoiding a canyon effect and retaining the sky visibility. This also includes the section of Eastern Road between Bank and Dorcas Streets that is a key movement route.
- To emphasise Moray Street as the principal street of this precinct in terms of its activity, and as a key pedestrian route, through public realm treatment and planting.
- To maintain sunlight access to residential properties on the southern side of Bank Street.

Requirements

- The street wall parapet height must be a minimum of 11 metres and must not exceed 12 metres.
- A maximum of 8 metres (equivalent of 2 storeys) change of height is allowed within 5 metres of an abutment to existing buildings.
- The ground floor level must not be more than 0.75 metres above the footpath level or 1:100 year flood level.
- At least 25% of the ground floor façade should be clear-glazed or transparent.
- New crossovers are generally discouraged. Rear access should be utilised where available.

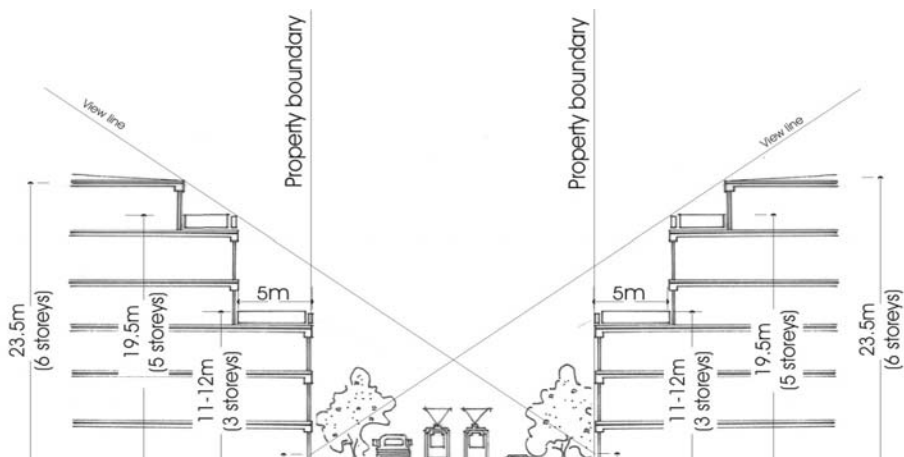
Buildings heights and setbacks above street wall for sub-precinct areas

Sub-precinct 7a

- The maximum overall building height should not exceed 23.5 meters or 6 storeys, whichever is lesser.
- Above the street wall and up to a height of 19.5 metres (levels four and five) the building must be set back a minimum of 5 metres from the street frontage.
- That part of the building above 19.5 metres (level six) must be set back so that it is not visible when viewed from the street frontage of the site/s directly opposite on the other side of the street, at an eye level of 1.6 metres above the footpath level.
- Where the street wall height is less than 10 meters both levels 5 and 6 must be set back so that they are not visible when viewed from the street frontage of the site/s directly opposite on the other side of the street, at an eye level of 1.6 metres above the footpath level.



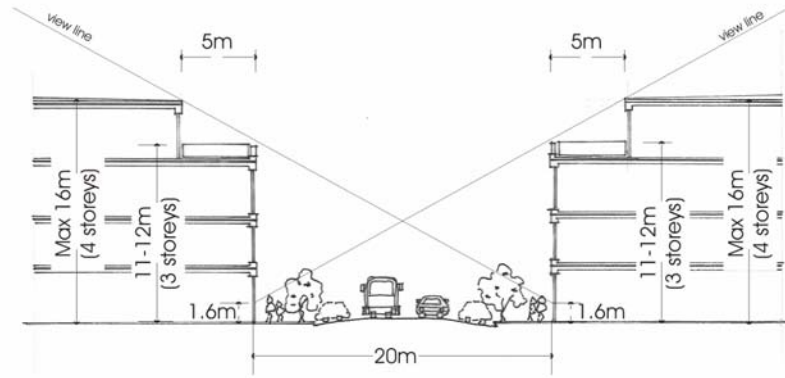
sub-precinct 7a - 30m wide street section



Eastern Road section – between Bank & Dorcas Streets

Sub-precinct 7b

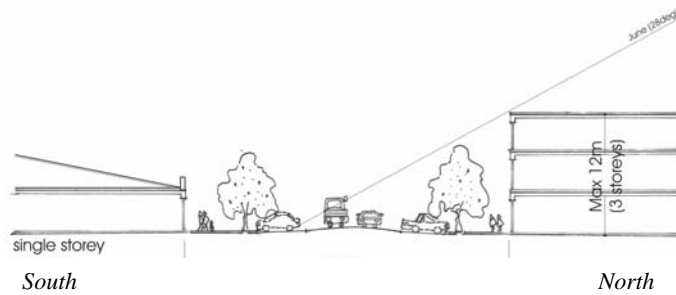
- The maximum overall building height should not exceed 15.5 metres or 4 storeys, whichever is the lesser.
- Above the street wall the building must be setback a minimum of 5 metres from the street frontage. This setback may be reduced where the Council’s requirements are met.



sub-precinct 7b section

Sub-precinct 7c

- Buildings should not exceed 12 metres in height (equivalent of three storeys).
- New buildings on the northern side of Bank Street must maintain the midwinter sunlight access to the footpaths on the southern side of the street. The entire width of these footpaths must have sunlight access, up to the property frontages, between 11am and 2pm 21 June.



sub-precinct 7c - Bank Street north-south section,

Area DDO 8-8 Western Business Precinct

Preferred Character

- Western Business Precinct will become an attractive business area while still retaining its characteristic ‘hard edge’ industrial feel.
- A high standard of design will be achieved in new and refurbished buildings and the public realm. This will complement the range of businesses, including larger scale offices and showrooms that are attracted to the area.
- The important interface of the Western Business Precinct with the Emerging Activity Precinct and the South Melbourne Market will be carefully designed, guided by the sunlight access, activity and streetscape design objectives of these precincts.

Design Objectives

- To foster a new and distinct urban character that complements and reflects the traditional industrial nature of this precinct.
- To retain the eclectic mix of building types and functions.
- To create overall visual consistency in the precinct with a standard street wall height the equivalent of three storeys.
- To provide the main 30 metre wide streets with a greater sense of enclosure and definition through new built form and planting, while avoiding a canyon effect and retaining the sky visibility.
- To ensure that the new development respects the scale of the heritage buildings on City Road.
- To enhance the pedestrian experience and street activity through the design of building frontages and the public realm. This is of particular relevance along Market and York Streets at the interface with the Emerging Activity Precinct and the South Melbourne Market, respectively.
- To ensure that new built form does not unreasonably diminish sunlight access to the footpaths of Market Street and York Street.
- To encourage landscaping along the Market Street, York Street and Cecil Street streetscapes to achieve a high quality pedestrian environment and public realm.

Requirements

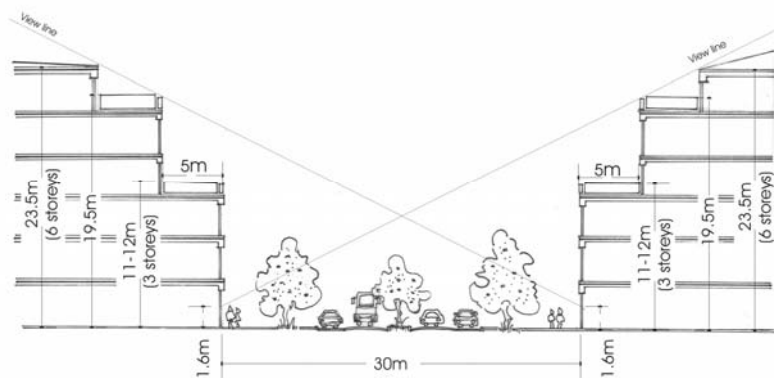
- The ground floor level must not be more than 0.75 metres above the footpath level.
- The building façade on sites with a frontage over 10 metres must be well articulated through variations in forms, materials, openings or colours or the inclusion of vertical design elements.
- New buildings on the northern side of Market and York Streets must not diminish the midwinter sunlight access to the footpaths of on the southern side of these streets. The entire width of these footpaths should have sunlight access, up to the property frontages, between 11am and 2pm on 21 June.
- All development at 100 Market Street must have its primary frontage to either Cecil Street or Market Street.
- Any residential development at 100 Market Street must be designed to provide acoustic protection for residents.
- At least 25% of the ground floor façade should be clear-glazed.
- Additional crossovers on to York Street are not permitted. All vehicular access should be provided from the side or rear.
- Landscaping should be provided along Market Street, York Street and Cecil Street streetscapes to the satisfaction of the responsible authority.

Buildings heights and setbacks above street wall for sub-precinct areas

Sub-precinct 8a

- The street wall parapet height must be a minimum of 8 metres and must not exceed 12 metres (between 2 and 3 storeys).

- The maximum overall building height should not exceed 23.5 meters or 6 storeys, whichever is lesser.
- Above the street wall and up to a height of 19.5 metres (levels four and five) the building must be set back a minimum of 5 metres from the street frontage.
- The level above 19.5 metres (level six) must be set back so that it is not visible when viewed from the street frontage of the site/s directly opposite on the other side of the street, at an eye level of 1.6 metres above the footpath level.
- Where the street wall height is less than 10 metres both levels 5 and 6 must be set back so that they are not visible when viewed from the street frontage of the site/s directly opposite on the other side of the street, at an eye level of 1.6 metres above the footpath level.



sub-precinct 8a section

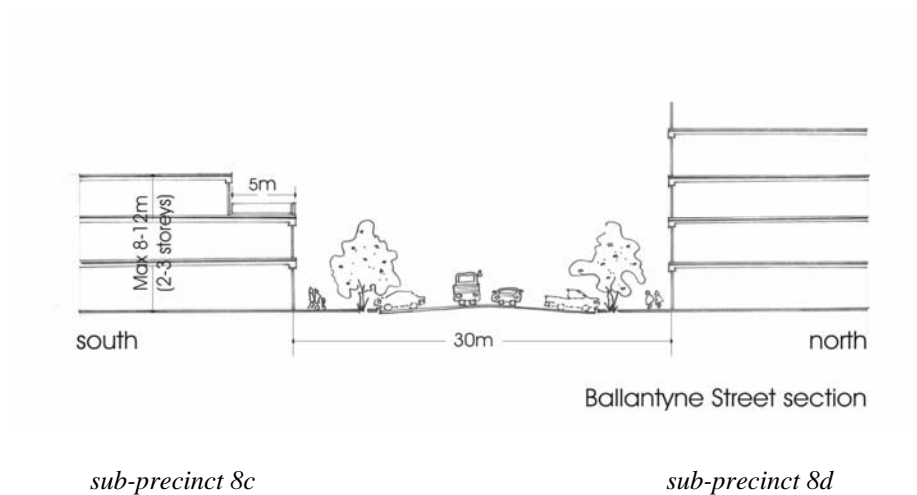
Sub-precinct 8b

- The street wall parapet height must be a minimum of 8 metres and must not exceed 12 metres (between 2 and 3 storeys).
- The street wall height may be increased by 4 metres (equivalent of one storey) within 15 metres of a street corner.
- The maximum overall building height should not exceed 23.5 metres or 6 storeys whichever is the lesser.
- Above the street wall and up to a height of 19.5 metres the building must be set back a minimum ratio of 2 (setback) : 1 (height), the equivalent of an angle of 27°.
- That part of the building above 19.5 metres must be set back so that it is not visible when viewed from the street frontage of the site/s directly opposite on the other side of the street, at an eye level of 1.6 metres above the footpath level.
- Where the street wall height is less than 10 meters both levels 5 and 6 must be set back so that they are not visible when viewed from the street frontage of the site/s directly opposite on the other side of the street, at an eye level of 1.6 metres above the footpath level.



Sub-precinct 8c

- The street wall parapet height of new buildings must not exceed the parapet height of the adjoining site or 10 metres, whichever is the greater.
- The maximum overall building height should not exceed 12 metres or three storeys, whichever is the lesser. That part of the building above the street wall must be set back a minimum of 5 metres from the street frontage.



Sub-precinct 8d

- There are no maximum height limits for buildings on this site provided the overall design achieves architectural excellence.

Area DDO 8-9 Kings Way Mixed Use

Preferred Character

- Kings Way will become an attractive transitional space between the CAD and the City of Port Phillip, reflecting its status as a regional thoroughfare.
- Kings Way will be transformed into a major boulevard by the design of buildings and the public realm, new planting and the rationalisation of the various types of transport carried by this route.

- New buildings and public realm improvements will consolidate Kings Way as an important and attractive location for large-scale commercial and residential development.
- Pedestrian amenity along Kings Way will be significantly improved through sensitive building design at street level, public realm improvements and planting.

Design Objectives

- To create visual order and consistency in the built form and public realm of both sides of Kings Way.
- To require that new buildings are adequately set back from the street frontage to allow the planting of large canopied trees.
- To ensure that frontage setbacks from Kings Way are attractively landscaped.
- To ensure that buildings on Kings Way make a positive contribution to the streetscape. This must address large scale design elements in its role as a major traffic route, and pedestrian scale detail at street level.
- To create a transition in the built form between Kings Way and the interface with the Eastern Business Precinct.
- To ensure that buildings along Kings Way do not reduce sunlight access to nearby residential properties.

Requirements

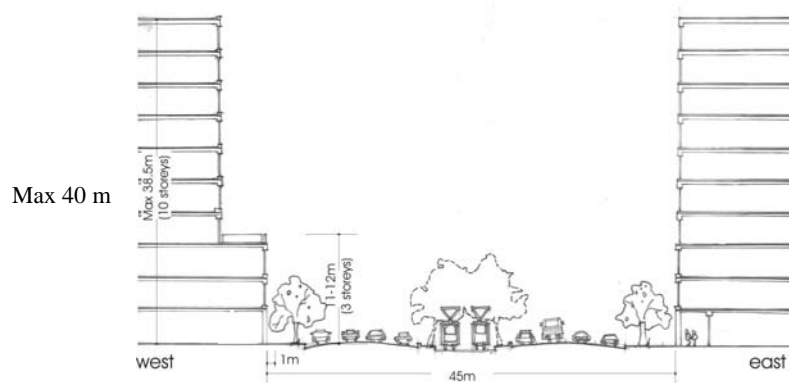
- Buildings must be set back from Kings Way 1 metre to allow for the planting of canopied trees along the footpath. This setback will be used by Council as part of the footpath.
- There is no minimum setback above the streetwall fronting Kings Way. However, clear articulation is required between the street wall and upper level towers.
- Buildings fronting Kings Way or side streets may have a street wall height up to 12 metres.
- All ground level setbacks from Kings Way or side streets must be landscaped to the satisfaction of the Responsible Authority.
- New buildings must not diminish sunlight access to nearby residential properties.
- The ground floor level must not be more than 1 metre above the footpath level or the 1:100 year flood level.
- At least 50% of the ground floor façade should be clear-glazed.
- Vehicular access to sites must be from the side or rear where possible.

Buildings heights and setbacks above street wall for sub-precinct areas

Sub-precinct 9a

- Above the street wall height, the building must be set back a minimum of 12 metres from side street frontages.
- Above the street wall height, the building must be set back a minimum of 12 metres from side and rear boundaries.
- Above the street wall height buildings should have:

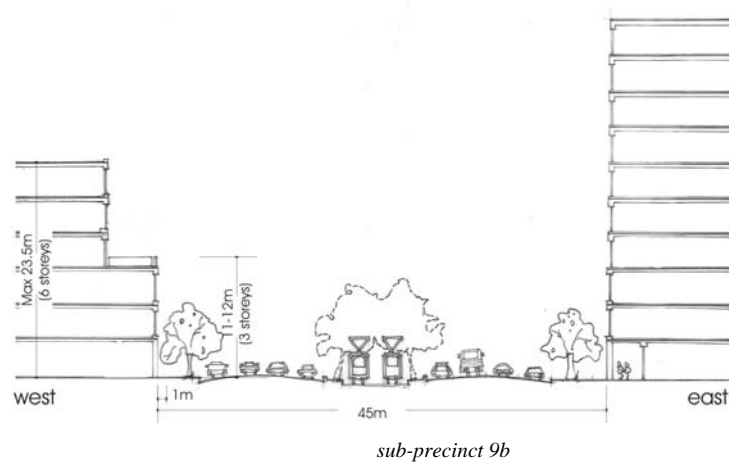
- a maximum width of 24 metres (dimension parallel to the Kings Way frontage and including balconies and architectural articulation);
- a minimum distance of 12 metres to an adjacent tower, either on the same site or an adjacent site.
- Overall building height should not exceed 40 metres or 10 storeys, whichever is the lesser.
- Clear articulation is required between the street wall and upper level towers. This may be achieved by setting back or bringing forward the tower form, using a distinctively different façade treatment in terms of colours, materials and openings, or by introducing a dominant horizontal articulation line.



sub-precinct 9a

Sub-precinct 9b

- Overall height should not exceed 23.5 metres or 6 storeys, which ever is the lesser.
- Buildings may be constructed to the side and rear property boundaries up to a height of 12 metres.
- All buildings above 12 metres in height should be setback a minimum of 12 metres from the side and rear boundaries (other than from Eastern Road, Bank Street and Victoria Street).
- Above the street wall, the building must be set back a minimum of 5 metres from Eastern Road.
- Above the street wall, the building must be set back a minimum of 5 metres from Bank Street (or a greater set back as required so as not to diminish sunlight access to nearby residential properties).
- All buildings above 12 metres in height should be set back a minimum of 6 metres from Victoria Street.
- Clear articulation is required between the street wall and upper level towers. This may be achieved by setting back or bringing forward the tower form, using a distinctively different façade treatment in terms of colours, materials and openings, or by introducing a dominant horizontal articulation line.



Sub-precinct 9c

- Overall building height should be a minimum of 11 metres and should not exceed 12 metres or 3 storeys, whichever is the lesser.
- Buildings may be constructed to the side and rear property boundaries provided they do not diminish sunlight access to nearby residential properties.

▪ *Sub-precinct 9d*

- The street wall height must not exceed 12 metres. This applies to both Dorcas Street and Eastern Road.
- Overall building height should not exceed 31 metres or 8 storeys, whichever is the lesser.
- Above the street wall, and up to a height of 23.5 metres (equivalent to 6 storeys), the building must be set back a minimum of 5 metres from Eastern Road and Dorcas Street. That part of the building above level 6 must be set back a minimum of 12 metres.
- Buildings may be constructed to the side and rear property boundaries up to a height of 12 metres.
- All buildings above 12 metres in height should be set back a minimum of 12 metres from the side and rear boundaries (other than from Eastern Road, Dorcas Street and Victoria Street).

- All buildings above 12 metres in height should be set back a minimum of 6 metres from Victoria Street
- Above the street wall height buildings should have:
 - a maximum width of 24 metres (dimension parallel to Dorcas Street / Eastern Road and including balconies and architectural articulation);
 - a minimum distance of 12 metres to an adjacent tower, either on the same site or an adjacent site.
- Clear articulation is required between the street wall and upper level towers. This may be achieved by setting back or bringing forward the tower form, using a distinctively different façade treatment in terms of colours, materials and openings, or by introducing a dominant horizontal articulation line.

Area DDO 8-10 City Road Wedge

Preferred Character

- New medium-to-high rise buildings will provide a transitional form between the low-medium rise SMC and the high-rise towers of Southbank.
- Substantial buildings will provide for a mixture of residential, commercial and other uses.
- The tower elements of any new buildings will be well set back from City Road so as to appear to sit behind the buildings on City Road and be part of the Southbank precinct.
- Residential and commercial or other uses at ground and lower levels will establish in new or refurbished buildings, which should retain or establish a hard edge to street frontages and generate streetscape activity.
- New or refurbished buildings and public realm improvements will exhibit innovative and contemporary design, with features that enhance the public realm while retaining elements of the area's industrial character and heritage.
- Whilst recognizing that the preferred character contemplates substantial change to such buildings, every effort must be made to retain the most significant elements of any significant or contributory heritage buildings.
- Subject to any heritage considerations, active street frontages will be established and new development will be required to make a contribution to the improvement of the public realm of the area.
- New development will facilitate pedestrian amenity and connectivity.

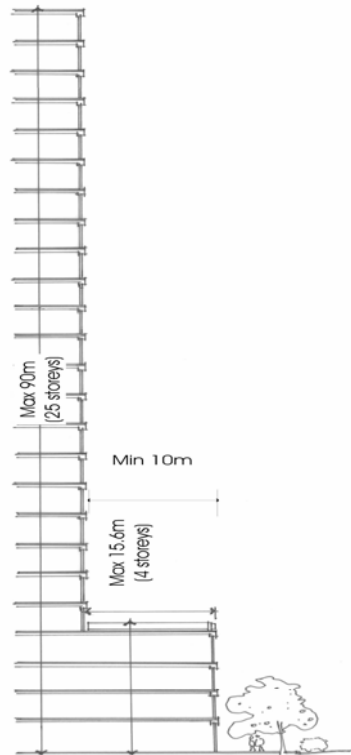
Design Objectives

- To ensure that the new built form adopts a transitional scale between the built form south of City Road and the Southbank high-rise.
- To ensure development is appropriately sited, oriented and spaced to ensure adequate and equitable access to sunlight and outlook.
- To ensure tower elements of new development is appropriately set back from City Road to appear to form part of the Southbank precinct.
- To create visual order and consistency in the street wall built form on both sides of City Road.

- To protect the public realm and create a safe pedestrian friendly environment by minimising the wind impacts of new development and minimising overshadowing of abutting footpaths.
- To enhance the pedestrian amenity of City Road, Cecil Street and Whiteman Street through the contribution of sensitive building design at street level, public realm improvements and planting to improve the street level environment to provide connections that are accessible, safe, interesting and pleasant.
- For sites within the Heritage Overlay, if there is any conflict between the building, siting and design requirements of the Port Phillip Heritage Policy at Clause 22.04 and the building siting and design requirements of this overlay, the requirements of this overlay shall prevail.
- To encourage adaptive re-use of heritage buildings as appropriate so that they form a unique and valued part of the contemporary urban fabric and that new development reflects the preferred character in this area.
- To ensure site responsive design that takes into consideration the location of the Precinct adjacent to the Freeway and associated amenity issues and required setbacks.
- To encourage urban art as an integrated component of any new development.
- Ensure appropriate acoustic measures are employed to provide protection from the freeway noise.

Requirements

- The streetwall parapet height in this precinct must not exceed 16 metres or 4 storeys, whichever is the lesser.
- The overall maximum building height should not exceed 90 metres or 25 storeys.
- Above the streetwall, buildings must be setback 10 metres from City Road.
- New development must incorporate the existing significant heritage fabric by way of sensitive inclusion within the building podium level. Buildings may be built to the boundary on Cecil Street and Whiteman Street where it can be demonstrated that the design is appropriate in the streetscape context.
- Buildings must be set back from the Freeway structure in accordance with VicRoads specifications.



Precinct 10

Area DDO 8-11 Ferrars Street Light Rail Corridor

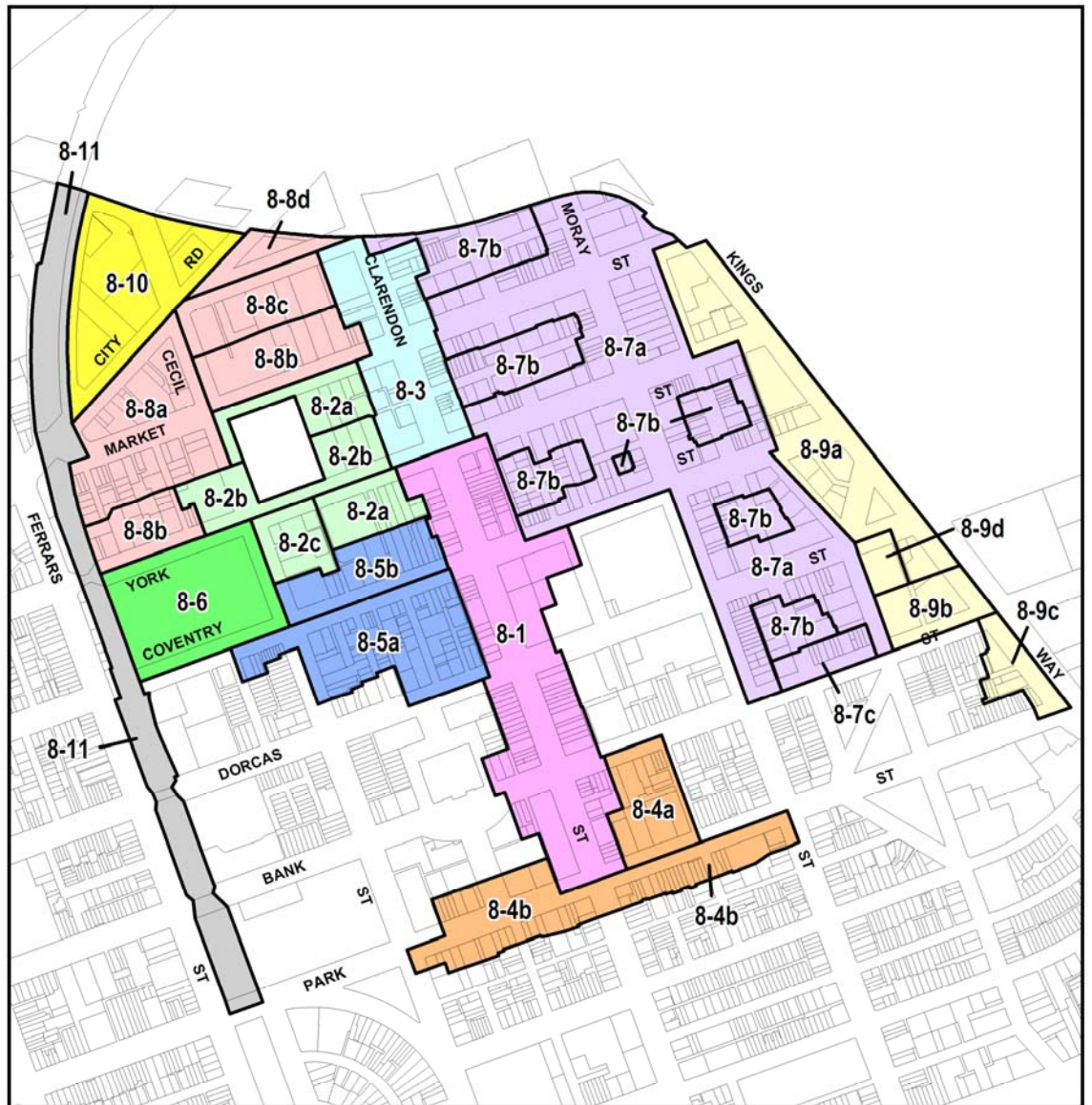
Preferred Character

- An eclectic and mixed use precinct that takes advantage of its location along a transit corridor and compliments the role of the Activity Centre.
























Design Objectives

- To protect views to the historic bluestone bridges.
- To ensure that new development respects and complements the residential areas on the western side of Ferrars Street.
- To encourage innovative architectural solutions to the linear nature of the land.

PORT PHILLIP PLANNING SCHEME SCHEDULE TO DDO8



LEGEND

	8-1	Schedule 8-1		8-4b	Schedule 8-4b		8-7c	Schedule 8-7c		8-9b	Schedule 8-9b
	8-2a	Schedule 8-2a		8-5a	Schedule 8-5a		8-8a	Schedule 8-8a		8-9c	Schedule 8-9c
	8-2b	Schedule 8-2b		8-5b	Schedule 8-5b		8-8b	Schedule 8-8b		8-9d	Schedule 8-9d
	8-2c	Schedule 8-2c		8-6	Schedule 8-6		8-8c	Schedule 8-8c		8-10	Schedule 8-10
	8-3	Schedule 8-3		8-7a	Schedule 8-7a		8-8d	Schedule 8-8d		8-11	Schedule 8-11
	8-4a	Schedule 8-4a		8-7b	Schedule 8-7b		8-9a	Schedule 8-9a			

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