

19/01/2006
VC37**SCHEDULE 16 TO THE DESIGN AND DEVELOPMENT OVERLAY**Shown on the planning scheme map as **DDO16****CNR YORK, CECIL & MARKET STREETS, SOUTH MELBOURNE****1.0**19/01/2006
VC37**Design objectives**

To ensure new development respects and enhances the valued elements of the built heritage, including principal landmarks and view lines which add to the area's identity and assist orientation; these include the South Melbourne Town Hall clock tower, the Westgate Freeway, Park Towers and the high rise buildings in Southbank and the CAD.

To recognise that larger lot sizes and amalgamation of lots provide particular opportunities for more intensive development.

To foster a new and distinct urban character that complements the remnant industrial nature of the site and surrounds.

To ensure new development complements the diversity of the urban fabric and character, reflects the incremental layers of development and activity in South Melbourne and responds to the fine grain of the surrounding area and subdivision.

To ensure new development is of a high standard of architectural and urban design.

To retain sunlight access to the principle activity streets and the South Melbourne Market all year round.

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.

To encourage pedestrian movement and links to, from and through the site and to other activity nodes, such as the South Melbourne Market, Clarendon Street and Coventry Street.

To ensure that active frontages are achieved and are designed to provide shop entrances or display windows facing the street, and avoid blank walls, non-transparent detail and non-retail uses.

To ensure new development responds and relates to the South Melbourne Market, on the diagonally opposite corner of York and Cecil Streets, and adds to this existing activity node, by including:

- A focus of pedestrian activity and entrances on the corner of York and Cecil Streets.
- An orientation to and high quality active design interfaces on York and Cecil streets especially.

To ensure new development maintains the network of laneways by maintaining the public role of laneways for circulation, service access areas and through block pedestrian connections.

To ensure new development is designed to provide for commercial activity on the lower floors by providing higher floor to floor at ground and first floor levels.

2.019/01/2006
VC37**Buildings and works****Height**

Buildings and works are considered to meet the design objectives for height if:

- They do not exceed the preferred maximum height specified in the table to this schedule.

- Architectural features such as air scoops, domes, towers, masts and building services do not exceed the preferred maximum height by more than 4 metres and do not exceed 10% of the gross floor area of the top of the building level.

The responsible authority will only consider a permit to exceed the preferred maximum height where it can be clearly demonstrated that the proposed development will continue to meet all the relevant design objectives, achieve all the outcomes specified in the table to this schedule and not result in any additional detriment to the amenity of any surrounding public realm or private residential areas as a result of increased height.

Setbacks

Buildings and works are considered to meet the design objectives for setbacks if:

- They are no less than the setback distance from boundary specified in the table to this schedule.
- Setbacks of any heritage place adjoining the land are matched. If the land is adjoining more than one heritage place then the setback should be no greater than the largest setback and no less than the smallest setback.

Buildings should not comprise more than one step in their setbacks.

Minor buildings and works, such as verandahs, architectural features, balconies, shelters, sunshades, art works, street furniture, fences, and also basements which do not project above ground level, may be constructed within the setback distance from boundaries specified in the table to this schedule.

The responsible authority will only consider a permit to vary the setback distance from the distance from the boundary specified in the table, where it can be demonstrated to the satisfaction of the responsible authority that the variation will:

- Achieve the design objectives.
- Allow the retention of a heritage place on the site, or have less impact upon the significance of a heritage place on the site or on any adjoining or nearby property.
- Be consistent with the surrounding built form.

Building Design

Buildings and works are considered to meet the design objectives for building design if:

- At ground floor level, floor-to-floor heights are at least 4.5 metres,
- At first floor level, floor-to-floor heights are at least 3.5 metres.

Overshadowing

Buildings must not overshadow the footpath on the southern side of York Street between 11:00am and 2:00pm on 21 June.

Buildings must not overshadow the footpath on the western side of Cecil Street opposite the Market after 10:00am on 21 June.

The footpath is defined here as the space extending 6 metres from the property line of the buildings.

Table to Schedule 16

Area	Distance from boundary	Preferred maximum building height	Outcome
DDO15	0 metres from York and Market Streets	11 metres	Sunlight access to the southern side of York Street is maintained. A pedestrian scale that complements the existing hard

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			edged character.
	0 metres from Cecil Street	10 metres	Sunlight access to the western side of Cecil Street is protected. A pedestrian scale that complements the existing hard edged character and the South Melbourne Market.
	7 metres or more from York and Market Streets	19.5 metres	Sunlight access to the southern side of York Street is maintained. Upper levels are setback to read as a separate building form and reduce building bulk.
	5 – 10 metres or more from Cecil Street	19.5 metres	Sunlight access to the western side of Cecil Street is maintained. Upper levels are setback to read as a separate building form and reduce building bulk