

07/07/2016
C103

SCHEDULE 1 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO1**.

PORT MELBOURNE MIXED USE GROWTH AREA

1.0

07/07/2016
C103

Design objectives

To protect and enhance the environment of the Port Melbourne foreshore as an important natural, recreational and tourism asset for the metropolitan Melbourne.

To encourage a built form that responds to the area's significant development opportunities at the same time as respecting those elements that make this area special and distinct from other parts of the municipality such as its seaside ambience, open sky views along Bay Street between Rouse and Beach Street and low rise built form at the street frontage.

To preserve solar access in mid winter to the foreshore including associated bicycle and pedestrian paths, and to Bay Street and Rouse Street.

To achieve a built form that responds to the existing characteristics of Port Melbourne (which include the diversity of lot sizes, built form, design features and the complex grain of the urban fabric).

To achieve an acceptable balance between the opportunity for increased built form, bulk and height and maintaining a reasonable level of residential amenity. To encourage pedestrian movement and promote active street frontages in the areas between Station Pier and Bay Street Shopping Centre by:

- Requiring flexible building layouts at ground level capable of accommodating a mixture of uses.
- Ensuring that ground floors of new developments at street level are easily accessible and relate well to the street.

To protect and enhance key views, in particular:

- Along Bay Street to Port Phillip Bay, and in particular to maintain an open sky view or "view cone" when looking towards the Bay from Bay Street at its intersection with Rouse Street.

To protect the setting, appearance and significance of heritage places by:

- Ensuring that the height and design of new development on sites adjacent to a heritage place does not adversely affect the cultural heritage significance of the heritage place.
- Ensuring that frontage setbacks of new development complement the frontage setbacks of a heritage place on the same site or an adjoining site.

To achieve a built form along Beach Street that complements the water edge environment, and a public domain attractive to people experiencing the area on foot, on bicycles and by means of other non-motorised forms of transport.

To segment the massing of built form on sites fronting Beach Street in the area between Post Office Place and Dow Street.

To ensure that the design of built form is responsive to Gasworks Park and Lagoon Reserve.

2.0

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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 tables to this schedule.

- Architectural features such as domes, towers, masts and building services do not exceed the absolute maximum height by more than 4 metres and do not exceed 10% of the gross floor area of the top building level, except for DDO1-5.

A permit can not be granted to exceed the absolute height.

The height of buildings and works should be consistent with the relevant outcome specified in the tables to this schedule.

Where a site is affected by the Heritage Overlay, the provisions of that overlay take precedence over the provisions in a table to this schedule.

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 a table to this schedule.
- Setbacks of any heritage place adjoining the land and facing the same street are matched. If the land adjoins more than one heritage place then the setback should be no greater than the largest setback and no less than the smaller setback.

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.

A permit may be granted to vary the setback distances from boundary specified in the table to this schedule 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 an adjoining or nearby property.
- Allow the retention of any other significant feature of the site such as vegetation.
- Be consistent with the context of the surrounding urban form.

The setback of buildings and works should be consistent with the relevant outcome specified in the tables to this schedule.

Overshadowing

All buildings and works should be designed to avoid casting shadows beyond:

- The kerblines on the southern side of the road reserve adjoining the Port Phillip Bay foreshore after 10:00 AM on 22 June (the winter solstice).
- The kerblines on the southern-eastern side of Bay Street between the hours of 11:00 AM and 2:00 PM on 22 June (the winter solstice).
- The kerblines on the south-western side of Rouse Street between the hours of 11:00 AM and 2:00 PM on 22 June (the winter solstice).

Reconstructed or replacement buildings

A permit may be granted to replace a building or works existing on the approval date but which does not meet the height or setback requirements of the table to this schedule if:

- The responsible authority is satisfied that an increased height or reduced setback improves the amenity and enhances the urban character of the area.
- The building or works are no higher than the building being replaced.
- The building or works are to be constructed no closer to a boundary than the building being replaced.

Building design

Buildings and works are considered to meet the design objectives for building design if the following requirements, as appropriate, are met:

- In all areas, the design of buildings should:
 - provide direct access from the footpath with minimal change of level,
 - incorporate provision for visual ‘interaction’ between ground floor activity and pedestrians, and
 - avoid half-basement or ground floor car parks at a street frontage.
- The design of lower levels (ground to third storey) integrates successfully with (and could interpret) traditional building forms in Port Melbourne by including:
 - a predominantly masonry style with ‘punched’ openings and articulated wall surfaces, and
 - the provision of weather protection for pedestrians in Beach Street.
- The design of buildings above three storeys is in a contrasting, ‘lighter’ style of design, including:
 - a stepping back of upper levels on frontages to all street frontages and lanes,
 - heavier articulation in plan form and massing, and in front and side elevations to provide a varied skyline and avoid monolithic tower or slab-block forms, and
- The height of new development adjacent to land in a Heritage Overlay should be generally consistent with the facade height of significant and contributory buildings. Taller structures should be sited and designed so that they do not dominate adjacent heritage places.
- The height of new development on corner sites is consistent with the built form character of each street. Taller buildings should step down in height along the side frontage toward adjacent low rise development.
- The design of buildings and works is consistent with the relevant outcome specified in the tables to this schedule.
- In Beach Street between Post Office Place and Dow Street, there is one substantial inset of the elevation to a depth of approximately 20 metres at the Beach Street frontage.
- Buildings are designed to front onto Gasworks Park and Lagoon Reserve.
- New development is not visible above the roofline of any building fronting Bay Street between Rouse and Beach Streets when viewed from a point located 1.5m above ground level at the centre of Bay Street and in line with the property frontages on the north side of Rouse Street. This affects the block bounded by Beach, Nott, Rouse, Graham and Dow Streets.

In Beach, Rouse and Bay Streets between Graham and Rouse Streets, the floor to floor heights at ground level are a minimum of 4.5 metres or capable of accommodating a future change of use to retail or entertainment, except for Beach St between Johnston and Pickles St.

PORT PHILLIP PLANNING SCHEME

Table 1 to Schedule 1

Area	Preferred front setback	Preferred maximum height less than 5 metres from any road boundary**	Absolute maximum height	Outcome
DDO1-1a	0 metres	10.5 metres	25.5 metres	<p>Development is responds to the traditional low rise, hard edged, 'solid' character of the area's built form.</p> <p>Vibrant pedestrian-oriented precinct with active ground floor uses supporting pedestrian movement to Station and Princes Piers.</p> <p>Development incorporates a 2 – 3 storey podium, built to the street boundary, with a simple form, masonry finish, active edge at ground level and 'punched' openings above, and weather protection of the footpath.</p> <p>Higher development occurs which does not dominate the lower scale setting of the remainder of Beach Street.</p> <p>Upper levels to a maximum total height of 8 storeys are distinct from the podium through setbacks, a more expressive and heavily articulated form and nautical references</p> <p>The roof form contributes to a visually interesting skyline.</p> <p>The foreshore including associated bicycle and pedestrian paths enjoys good solar access in mid winter.</p>
DDO1-1b	0 metres	10.5 metres	13.5 metres	<p>Development responds to the traditional low rise, hard edged, 'solid' character of the area's built form.</p> <p>Low-scale 'cornerstone' and bluestone heritage fabric is retained.</p> <p>New development incorporates a 2 – 3 storey podium, built to the street boundary, with a simple form, masonry finish, strong horizontal articulation, and active edge at ground level and weather protection over the footpath west of Bay Street, and 'punched' openings above.</p> <p>Any fourth level is set back from the podium and distinctive in appearance so as to be visually recessive from the street.</p> <p>The front of the podium has an articulated parapet / roofline, potentially punctuated by narrow 4-story sections.</p> <p>An open view of sky exists when looking towards the Bay from Bay Street at its northern intersection with Rouse Street and new development is not visible above the roofline of any building fronting Bay Street.</p> <p>The foreshore including associated bicycle and pedestrian paths and Bay Street enjoys good solar access in mid winter.</p>
DDO1-2	0 metres	10.5 metres	19.5 metres	<p>Development responds to the traditional low rise, mixed character of the area's built form.</p>

PORT PHILLIP PLANNING SCHEME

Area	Preferred front setback	Preferred maximum height less than 5 metres from any road boundary**	Absolute maximum height	Outcome
				<p>The area is characterised by a combination of existing heritage maritime and industrial fabric, and new medium-rise contemporary development adding commercial and residential uses.</p> <p>There is comparatively higher development that does not dominate the lower scale setting of the remainder of Rouse Street.</p> <p>Development incorporates a 2 – 3 storey podium, with a simple form, masonry finish and ‘punched’ openings.</p> <p>Development is built to the street boundary and has an active edge at ground level in Rouse Street, and has a small front setback elsewhere.</p> <p>Upper levels up to a maximum of 6 storeys are distinct from the podium through setbacks and an expressive and heavily articulated form.</p> <p>Development contributes to an eclectic mix of architectural styles.</p> <p>The roof form contributes to a visually interesting skyline.</p> <p>The foreshore including associated bicycle and pedestrian paths, and to Bay Street and Rouse Street enjoys good solar access in mid winter.</p>
DDO1-3	0 metres	10.5 metres	31.5 metres	<p>New mixed-use development along Bay Street contributes to an active frontage at ground level, whilst respecting heritage and traditional low-scale streetscape elements.</p> <p>There is a point of comparatively higher development on Bay Street between the traditional low rise ‘strip centre’ built form of the Bay Street shopping centre and the low to medium rise block between Rouse Street and Beach Street.</p> <p>There is comparatively higher development that does not intrude into the open ‘skyscape’ that currently characterises Rouse Street and Bay Street.</p> <p>Development incorporates a 2 – 3 storey podium, built to the street boundary, with a simple form, masonry finish, an active edge at ground level, ‘punched’ openings above and weather protection over the footpath.</p> <p>Upper levels up to a total maximum height of 10 storeys are distinct from the podium through setbacks and a more expressive and heavily articulated form.</p> <p>The roof form contributes to a visually interesting skyline.</p> <p>Bay Street and Rouse Street enjoys good solar access in mid winter.</p>
DDO1-5a	0 metres	10.5 metres	13.5 metres	<p>Significant and contributory heritage places are retained.</p> <p>Development is consistent with the traditional low rise, hard edged, ‘solid’ character of the area’s built form.</p>

PORT PHILLIP PLANNING SCHEME

Area	Preferred front setback	Preferred maximum height less than 5 metres from any road boundary**	Absolute maximum height	Outcome
				<p>Any new development presents to the street as 2 – 3 storeys with a simple form, masonry finish and 'punched' openings.</p> <p>Development is built to the street boundary or has a small front setback.</p> <p>Any fourth level is set back from the floors below and distinctive in appearance so as to be visually recessive from the street.</p>

*** Includes an average allowance of 3.0 metres floor to ceiling height per storey, except for DDO1-1, DDO1-2 and DDO1-3 where 4.5 metres floor to floor height is allowed for ground floors.*

Table 2 to Schedule 1

Area	Preferred front setback	Preferred maximum height between 3 and 8 metres from any road boundary**	Absolute maximum height	Outcome
DDO1-4	3* metres	9 metres	18 metres	<p>There are garden setback frontages consistent with prevailing setbacks.</p> <p>A high quality built form exists that is transitional in scale between the higher intensity of the other sub-areas, and the lower scale of existing residential areas.</p> <p>Development presents a domestic 2 – 3 storey scale to the street, with upper levels up to a total maximum height of 6 storeys set back so as to reduce their visual bulk from the street.</p> <p>Development has a highly articulated, residential character.</p>
DDO1-6	3* metres	9 metres	21 metres	<p>Development is set back behind a small front garden.</p> <p>A high quality built form exists that is transitional in scale between the higher intensity of the other sub-areas, and the lower scale of existing residential areas.</p> <p>Development has a maximum height of 7 storeys.</p> <p>Any elements higher than the PMH are substantially setback from Liardet or Pickles Streets.</p> <p>Development has a masonry finish with 'punched' openings.</p> <p>Development has a highly articulated, residential character.</p>

** This may be reduced to conform with adjacent residential buildings that have a lesser setback from the street frontage.*

*** Includes an average allowance of 3.0 metres floor to ceiling height per storey, except for DDO1-1, DDO1-2 and DDO1-3 where 4.5 metres floor to floor height is allowed for ground floors.*

Table 3 to Schedule 1

Area	Preferred front setback	Preferred maximum height between 2.5 and 5 metres from any road boundary**	Absolute maximum height	Outcome
DDO1-5b	2.5* metres	6 metres	9 metres	<p>Development is set back behind a small front garden containing a canopy tree.</p> <p>Development maintains the prevailing rhythm of narrow-fronted dwellings.</p> <p>Development presents to Portview Square as 2 storeys high, with a simple form, parapet, masonry or weatherboard cladding, and 'punched' openings.</p> <p>Development conforms to the prevailing cohesive contemporary architectural style.</p> <p>Any third level is set back from the floors below and distinctive in appearance so as to be visually recessive from Portview Square.</p> <p>Front fences are a combination of high rendered walls and transparent grilles.</p>

** This may be reduced to conform with adjacent residential buildings that have a lesser setback from the street frontage.*

*** Includes an average allowance of 3.0 metres floor to ceiling height per storey, except for DDO1-1, DDO1-2 and DDO1-3 where 4.5 metres floor to floor height is allowed for ground floors.*