

19/01/2006
VC37

SCHEDULE 5 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO5**

ALBERT PARK AND MIDDLE PARK FORESHORE

1.0

19/01/2006
VC37

Design Objectives

To protect and enhance the environment of the South Melbourne foreshore as an important natural and recreational asset of metropolitan Melbourne.

To ensure that new development preserves and enhances the predominant low rise scale created by the heritage places that is an essential part of the character, amenity and identity of this area that assists in it being the exemplary urban foreshore both in this municipality and Melbourne as a whole.

To preserve sunlight access to the foreshore including bicycle and pedestrian paths, other public places and open spaces.

To ensure that the frontage setback of new development on sites containing or adjacent to a heritage place is consistent with the frontage setback of the heritage place and does not diminish the setting, appearance or significance of the heritage place.

To encourage high quality, well-designed new development that respects the traditional urban form and fabric of the area and contributes positively to the public realm.

To ensure that the amenity and character of adjoining residential properties, small streets and laneways is protected.

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 table to this schedule.
- The building measured up to the underside of the eaves for a building with a roof pitch of at least 27 degrees does not exceed the preferred maximum height.
- Architectural features such as domes, towers, masts and building services do not exceed the maximum height by 4 metres and do not exceed 10% of the gross floor area of the top building level.

The responsible authority will only consider a permit to exceed the preferred maximum height up to the absolute maximum height where it can be clearly demonstrated that the proposed development will continue to meet all the relevant design objectives and achieve all the outcomes specified in the table to this schedule.

Setbacks

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

- Setbacks of any heritage place adjoining the land 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, are not constructed within the setback areas specified in the table to this schedule.

Overshadowing

Buildings and works should be designed to avoid casting shadows beyond the kerblines on the south-western side of Beaconsfield Parade adjoining the Port Phillip Bay foreshore between the hours of 10:00 AM and 4:00 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 is no higher than the building being replaced.
- The building or works is to be constructed no closer to a boundary than the building being replaced.

Table to Schedule 5

Area	Distance from boundary	Preferred maximum height	Absolute maximum height	Outcome
DDO5-1	None specified	6 metres plus roof	15 metres	<p>The height of new development is consistent with the predominant scale created by heritage places in the area.</p> <p>The roof form of new development contributes to the visually interesting roofscape, that predominantly comprises pitched roofs, which is an important part of the character of this area.</p>
DDO5-2	None specified	9 metres plus roof	15 metres	<p>The height of new development is consistent with the predominant scale created by heritage places in the area.</p> <p>The roof form of new development contributes to the visually interesting roofscape, that predominantly comprises pitched roofs, which is an important part of the character of this area.</p> <p>The setting of, and views to the Victoria Hotel, an important landmark in this area, is maintained.</p>
DDO5-3	None specified	15 metres	15 metres	<p>The height of new development is consistent with the predominant scale created by heritage places in the area.</p> <p>The roof form of new development contributes to the visually interesting roofscape, that predominantly comprises pitched roofs, which is an important part of the character of this area.</p>