

19/01/2006  
VC37**SCHEDULE 6 TO THE DESIGN AND DEVELOPMENT OVERLAY**Shown on the planning scheme map as **DDO6****ST KILDA AREA – INCLUDING FITZROY STREET, THE ESPLANADE AND ACLAND STREET****1.0 Design objectives**19/01/2006  
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To protect sunlight access to public places and open space areas, in particular the foreshore and significant streets including Fitzroy Street, Acland Street, the Esplanade, Beaconsfield Parade and Marine Parade.

To protect and enhance the visual amenity and environment of the St Kilda foreshore as an important natural, recreational and tourism asset of metropolitan Melbourne by ensuring development complements the foreshore and hinterland.

To encourage retention of the streetscape elements and features that enhance the appearance of the identity and image of the St Kilda foreshore and adjacent areas as an attractive seaside residential, entertainment and leisure area.

To ensure the built form and building siting respects the dominant street patterns.

To encourage high quality, well-designed new buildings, works, renovations and additions that are compatible with the existing diverse architectural and streetscape character of St Kilda and reinforce its distinctive built form.

To create articulated, attractive and detailed facades on all visible elevations, including exposed boundary walls.

To ensure that the facade design of new development is compatible with, and respects the character of, neighbouring buildings within the same streetscape.

To create active commercial and retail street frontages, by increased floor to floor heights at ground floor level.

To ensure that active frontages are achieved where relevant 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 strengthen and enhance the pedestrian links between The Esplanade and Fitzroy Street and Acland Street, and to the St Kilda foreshore.

To ensure that any new car parking areas are not visible from public spaces, are not provided by way of open parking lots, and are provided in basement structures where feasible.

To encourage the design of new car parking spaces within buildings so that residential or commercial floor space is provided between the parking areas and public streets, so that the building does not appear as a parking station.

To protect and enhance key views to and from the St Kilda foreshore.

To ensure building height and form reflects the topography of the foreshore and surrounding area.

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 architectural design elements which enhance the character of the area and form and provide a safe and comfortable environment for outdoor eating and promenading.

**2.0 Buildings and works**19/01/2006  
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A permit cannot be granted to vary any mandatory requirements in the Table to this Schedule.

This does not apply to architectural features such as domes, towers, masts and building services, including enclosed stairwells 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 vary the discretionary requirements as specified in the Table to this Schedule, subject to the proposal achieving the Design Objectives specified for this Schedule, the Preferred Character and Design Objectives specified for that Area, and any local planning policy requirements, to the satisfaction of the responsible authority.

An 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 statements of the relevant area;
- The Design objectives of the relevant area;
- The Requirements of the relevant area.

#### **Table to Schedule 6**

#### **AREA DD06-1 - Fitzroy Street (south east side between St Kilda Road and Grey Street)**

##### **Preferred Character**

- A solid street wall providing a dramatic urban edge to Albert Park Reserve. The high-density apartments and studios above shops and the street's wide tree-lined footpath support a distinctive cosmopolitan street life.
- High quality architecture that responds to its visibility from Albert Park Reserve and Fitzroy Street at footpath scale.

##### **Design Objectives**

- To maintain and strengthen the hard built-form edge to Fitzroy Street.
- Buildings should have a high standard of facade design and articulation and distinctive tops to their Fitzroy Street facade.
- To ensure new buildings do not unreasonably overshadow the private open space of neighbouring residential properties.

##### **Requirements**

- Buildings should not exceed 25.5 metres in height and should be respectful and sympathetic to any adjacent heritage building.
- Buildings should have a zero setback to the Fitzroy Street frontage.
- Buildings should be set back so as to not unreasonably overshadow the private open space of residential properties to the south of Fitzroy Street between 10.00am and 2.00pm on 22 September.
- Car parking access should not be from Fitzroy Street.

#### **AREA DD06-2 - Fitzroy Street Central (south east side between Grey Street and Acland Street)**

##### **Preferred Character**

- A pedestrian orientated shopping and leisure strip, with a mix of uses above active frontages.
- A strip of retail properties that face a footpath with direct solar access.
- A low street wall height that allows the George Hotel to retain its visual prominence at the top of Fitzroy Street as it slopes towards the sea, terminated by the higher Prince of Wales Hotel. A street wall height that reinforces the shallow valley of the street's middle section.
- An outdoor eating and promenading precinct where the footpath area retains access to direct sunlight.

##### **Design Objectives**

- To retain a street wall height that preserves the prominence of local landmarks including the George Hotel and the Prince of Wales Hotel and to accentuate the street's topography.
- To ensure upper levels provide visual connection with street level activity.

- To encourage the provision of weather protection to the footpath.
- To ensure that buildings are designed to provide casual surveillance of the street from upper levels.
- To ensure new buildings do not unreasonably overshadow the private open space of neighbouring residential properties.

### Requirements

- Buildings must not exceed 16.5 metres in height (except with a permit for the development of the site at 29 Fitzroy Street and 2-6 Acland Street, forming the corner site of Fitzroy Street, Acland Street and Jackson Street).
- Buildings must not exceed 10.5 metres in height for the first 10 metres from the Fitzroy Street frontage.
- New car parking access must not be provided from Fitzroy Street.
- Buildings should have a zero setback to the Fitzroy Street frontage.
- Buildings should have a verandah or street canopy over the Fitzroy Street footpath that compliments existing weather protection structures.
- Buildings should be set back so as to not unreasonably overshadow the private open space of residential properties to the south of Fitzroy Street between:
  - 9.00am and 3.00pm on 22 September for those properties between Acland Street and the dog leg of Jackson Street (where it leads to Fitzroy Street).
  - 9.00am and 2.00pm on 22 September for those properties between the dog leg of Jackson Street (where it leads to Fitzroy Street) and Grey Street.

### AREA DD06-3 - Fitzroy Street Central (north west side between Canterbury Road and Beaconsfield Parade)

#### Preferred Character

- Varied built form that reflects the predominant mix of residential and office uses, in contrast to the shopping and leisure uses on the south-east side of Fitzroy Street.
- Varied setbacks, some of which provide a softer street edge through on-site landscaping, and compliment the “linear piazza” character of the footpath.
- A building scale which confirms/reinforces the tree-lined boulevard character and topography of the street.

#### Design Objectives

- Buildings should respond to and reflect the topography of Fitzroy Street.
- To ensure that buildings allow for a clear view of the sky for kerbside diners on the south-east side of Fitzroy Street.
- To ensure that the footpath on the south-east side of Fitzroy Street retains direct solar access.
- To ensure development complements the residential character of the north-west side of Fitzroy Street.
- To ensure building frontages and ground level activities complement the character of the tree-lined footpath environment.
- To ensure new development is of a scale and form that maintains the pedestrian scale.

### Requirements

- Buildings must not exceed 16.5 metres in height.
- Buildings must not cast a shadow within 6 metres of the property line of the south-east side of Fitzroy Street before 3.00 pm on 21 June.
- Buildings should be set back from the rear property boundary by 3 metres to reasonably protect residential amenity and must not be higher than 9.5 metres within 10 metres of the West Beach Road frontage.
- Current setbacks from the Fitzroy Street frontage should be retained to reflect the context of the street.
- Front setbacks should provide for landscaping.
- New car parking access must not be provided from Fitzroy Street.
- Buildings should not overshadow the foreshore reserve, including Cleve Gardens, after 10.00am on 21 June.
- Buildings should be designed to provide casual surveillance of the street from upper levels.

### **AREA DD06-4 - Fitzroy Street (south east side between Acland Street and The Esplanade)**

#### Preferred Character

- An architectural form that respects the historic built environment and responds to the open prospect of the beach front setting and marks the beach end of Fitzroy Street.
- A low scale pedestrian-oriented shopping and leisure strip with traditional heritage buildings with a mix of uses above active frontages that face a footpath that has direct solar access.

#### Design Objectives

- To retain a built form that respects the scale and form of nearby heritage places.
- To ensure that the existing built form is retained and that an active urban edge is maintained extending to the street.
- To encourage weather protection of the footpath by inclusion of continuous awnings.
- To encourage built form outcomes that reinforce the topography of St Kilda Hill.

#### Requirements

- Buildings must not exceed 12.5 metres in height.
- Buildings must not exceed 10.5 metres in height for the first 10 metres from the Fitzroy Street frontage.
- Buildings should have a zero setback to the Fitzroy Street frontage.
- Buildings should have a verandah or street canopy over the Fitzroy Street footpath that complements existing weather protection structures and maintain solar access.
- Building facades should be articulated to respond to their highly visible location.
- Buildings should be designed to provide casual surveillance of the street from upper levels.

### AREA DD06-5 - Acland Street Residential Areas (Between Fawkner and Fitzroy Streets)

#### Preferred Character

- A high quality, pedestrian route between Fitzroy Street and Acland Junction.
- A high quality residential heritage area set on St Kilda Hill.
- An area that has a leafy, tranquil and urbane character.
- High-standard yet varied architecture and mix of residential types that reflects the varied eras of the precinct.

#### Design Objectives

- To ensure development complements the low scale and character of the area.
- To ensure development responds to the heritage and the setting of St Kilda Hill.
- To ensure the landscaped character of the area is maintained.

#### Requirements

- Buildings must not exceed 9.5 metres in height.
- Buildings should be set back from all site boundaries and provide for adequate landscaping.
- Buildings should respond to the scale, siting, built form and grain of the area.

### AREA DD06-6 - The Esplanade

#### Preferred Character

- A street of prominent, individual and diverse buildings of high visibility that reinforce its elevated outlook and its role as the urban edge of St Kilda Hill.
- A built form that responds to the sweeping contour of The Esplanade and the formality of Alfred Square Gardens.
- A built form that strengthens the profile of St Kilda Hill.

#### Design Objectives

- To ensure buildings respond to their highly visible seaside location through highly articulated facades.
- To ensure building heights reinforce the topography of Esplanade and St Kilda Hill with lower buildings at the north and south ends of the precinct and higher buildings along the middle.
- To ensure that the landscaped setback character is maintained.

#### Requirements

- Buildings must not exceed 24.5 metres in height between Pollington and Robe Streets, must not exceed 13.5 metres in height at 24 The Esplanade and must not exceed 12.5 metres in height elsewhere.
- Buildings must not cast a shadow onto any land within the Port Phillip Foreshore Reserve between 10.00am and 4.00pm on 21 June.

- Buildings should not cast a shadow onto the south-west footpath of The Esplanade between 10.00 am and 4.00 pm on 21 June.
- Consistent with the above requirements, buildings should not unreasonably overshadow the Alfred Square Gardens having regard to the extent of sunlight which would continue to be available during the 6 hour period between 10.00 am and 4.00 pm on 21 June.
- Buildings should be set back a minimum of 3 metres from the street frontage.
- The front setback should be landscaped to allow for visual access, casual surveillance and safety.

#### **AREA DD06-7 - O'Donnell Gardens**

##### **Preferred Character**

- High quality architecture that addresses the street and interfaces with the residential area to the south.
- Hard-edge, expressive urban form that defines the street edge and the urban space of the adjacent Acland Junction and of O'Donnell Gardens.
- Mix of uses above ground level leisure, shopping and dining facilities.
- A transition in scale between the Upper Esplanade, O'Donnell Gardens precinct and Acland Street.
- A built form that complements the scale, character and siting of the Luna Park entry face and towers and scenic railway structure to form a sense of gateway to the approach to O'Donnell Gardens and the Acland Village precinct.

##### **Design Objectives**

- To ensure buildings complement the existing character including public spaces in the area.
- To ensure built form creates a hard edge to the public spaces of roads and gardens within the area.
- To define and strengthen the visual and spatial qualities of public open space with sympathetic new development.
- To encourage new buildings to orientate towards public open spaces, complementing the vistas to the area.
- To ensure buildings contribute to the sense of arrival at O'Donnell Gardens and the Acland Village precinct, including the prominence of Luna Park.

##### **Requirements**

- Buildings must not exceed 13.5 metres in height.
- Buildings should not cast a shadow over the O'Donnell Gardens between 10.00am and 4.00pm on 21 June.
- A zero setback to the frontage of all properties facing the O'Donnell Gardens should be achieved.

#### **AREA DD06-8 - Acland Village**

##### **Preferred Character**

- A cosmopolitan and vibrant shopping, leisure and residential village with a strong sense of its leisure function and local identity.
- A variable scale of development that responds to the different characters of the various streets.

- A precinct that builds on a local ethos of innovative design responses.

### **Design Objectives**

- To reinforce the existing scale of built form fronting Acland Street in order to achieve open views to the sky from the footpath.
- To encourage built forms that are flexibly designed to accommodate a variety of uses and activities.
- To ensure built form respects the amenity of the surrounding residential areas.
- To ensure built form on Acland Street is consistent with the predominant low-rise scale of the area.
- To retain the urban village atmosphere by a variable scale of buildings that allow for pedestrian friendly design and active frontages.
- To encourage the retention and expansion of through pedestrian traffic from Irwell and Belford Streets to Carlisle and Acland Streets, as well as to the surrounding area.
- To ensure that the scale and design of buildings fronting Shakespeare Grove reflect its high visual prominence from O'Donnell Gardens.
- Architecture should be innovative, of high quality and contribute to the diversity of Acland Street and its surrounds.

### **Requirements**

- Building height must not exceed:
  - Acland Street: 10.5 metres;
  - between, and including, 203-227 Barkly Street and 20-22 Blessington Street: 10.5 metres;
  - between, and including, 25-49 Blessington Street: 10.5 metres;
  - Shakespeare Grove, and between 12 Chaucer Street and Shakespeare Grove: 13.5 metres;
  - between, and including, 12 Chaucer Street and Blessington Street: 9.5 metres;
  - 12-18 Blessington Street: 9.5 metres;
  - on the east side of Barkly Street: no building within 3 metres of the rear boundary of those properties and no higher than 10.5 metres to Barkly Street and a transition to the rear of the site;
  - elsewhere: 16.5 metres.
- Buildings should not overshadow the Peanut Farm Reserve between 10.00am and 3.00pm on 21 June.
- Buildings on the north-east side of Acland Street should not cast a shadow to the south-west side of Acland Street footpath after 10.00am on 21 June.
- Buildings should not unreasonably overshadow the private open space of adjacent residential properties.
- Buildings should be set to the street boundary except Chaucer Street south where the minimum setback is to be 3 metres.

### **AREA DD06-9 - Marine Parade**

### **Preferred Character**

- A highly visible residential area whose architecture acknowledges its foreshore setting and reflects the low-rise residential character and ambience of this seaside suburb.

### **Design Objectives**

- To ensure development is compatible with the existing low-rise residential character of the area to the east.
- To encourage design that refers to the seaside setting, through orientation and soft front setbacks.

### **Requirements**

- Buildings must not exceed 11.0 metres in height.
- Buildings should be set back a minimum of 3 metres from the frontage to Marine Parade
- Buildings should not overshadow the foreshore after 10.00am on 21 June.
- Front fences should be a maximum of 1.8 metres high and a minimum of 50 percent transparent.
- Buildings should be sited and articulated as free standing.
- Buildings should be orientated towards the bay.
- Buildings should have visible roofs to Marine Parade.
- Front setbacks should be soft landscaped to maximise permeability.

## **AREA DD06-10 - Beaconsfield Parade**

### **Preferred Character**

- Reinforce the eclectic mix of heritage and contemporary buildings to create a distinctive built form edge along this part of the foreshore.

### **Design Objectives**

- To encourage innovative design that responds to the foreshore setting and vistas.
- To create a landscaped transition between buildings and the street environment.
- To encourage the provision of space between individual buildings on adjoining sites.

### **Requirements**

- Buildings must not exceed 16.5 metres in height.
- Buildings should be setback a minimum of 3 metres from the Beaconsfield Parade frontage.
- Front setbacks should be landscaped.
- Buildings should be orientated towards the foreshore.
- Buildings should respond to their highly visible location by incorporating a high degree of facade articulation and architectural features.



- Buildings should be free standing.
- Front fences should be a maximum of 1.8 metres high and a minimum of 50 percent transparent.
- Buildings should not overshadow the foreshore reserve after 10.00am on 21 June.

**3.0**

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**Decision Guidelines**

Before deciding on an application to construct or carry out works the responsible authority must consider, as appropriate:

- The design objectives of this schedule.
- The preferred character statements, design objectives and requirements for the relevant area.