

19/01/2006
VC37

SCHEDULE 12 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO12

ESPLANADE HOTEL SITE

11-12 THE ESPLANADE AND 6 VICTORIA STREET, ST KILDA

1.0

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Design objectives

To recognise the central local landmark value of the Esplanade Hotel and secure its pre-eminent place among the landmark buildings of The Esplanade.

To recognise and enhance the experience of The Esplanade as a pedestrian and vehicular promenade.

To respond to the character and amenity of the local residential area.

To encourage a built form that responds to the site's development potential to provide some higher density residential accommodation.

To ensure that new development is highly articulated and modulated within the height and setback controls.

To ensure that scale and massing at street interfaces acknowledges and mediates the surrounding built form.

To ensure that there is an appropriate transition in building scale between the perimeter and core areas of the site.

To ensure that new development will positively contribute to the diversity of the built form of The Esplanade.

To ensure that new development responds to (and does not dominate) other built form elements along The Esplanade.

To ensure new development is of a height that consolidates the predominant massing and skyline profile of The Esplanade and St Kilda Hill as seen from relevant vantage points.

To ensure that new development protects and positively responds to the character and amenity of the St Kilda foreshore.

To ensure that the location and design of new development take into account the following:

- The legibility of the façade and main section of the Esplanade Hotel from:
 - St Kilda Pier and foreshore area between the Pier and The Esplanade; and
 - The Esplanade (including the north-east corner of the intersection of Pollington Street and The Esplanade).
- The view along Victoria Street and Pollington Street south-west towards Port Phillip Bay.
- The view to The Esplanade and St Kilda Hill from St Kilda Pier and the foreshore.

To take into account and enhance the view to the hotel from the south-east corner of the intersection of Victoria Street and The Esplanade.

To ensure that any new development on the south-east corner of the site has regard to the urban design contribution made by the Baymor flats building to the built form and streetscape of Victoria Street and Pollington Street.

To ensure that the reasonable access, operational and service needs of the Esplanade Hotel are appropriately addressed such that the cultural significance of the hotel is not compromised.

To ensure that development does not overshadow the foreshore in midwinter, and that it minimises overshadowing of The Esplanade and Alfred Square Gardens in midwinter.

To ensure buildings do not unreasonably overshadow private open space of neighbouring residential properties.

To ensure that new development exhibits design excellence.

2.0 Buildings and works

Height

A permit cannot be granted for buildings and works exceeding the maximum height specified in the plan forming part of this clause other than:

- Architectural features such as domes, towers, masts and building services may exceed the maximum height by up to 4 metres providing they do not exceed 10% of the gross floor area of the top building level; and/or
- Minor buildings and works, such as architectural features, balconies, shelters, sunshades, artworks, street furniture and fences may be constructed at a height greater than the height specified in the plan forming part of this clause.

Setbacks

A permit may be granted for minor buildings and works, to vary the setback distance from the boundary specified in the plan, where it can be demonstrated to the satisfaction of the responsible authority that the variation will achieve the design objectives. Balconies may be permitted within the setback provided they comprise minor building elements, contribute to the overall design of the building and do not contribute to the overall bulk of the building.

Overshadowing

All buildings and works shall be designed to:

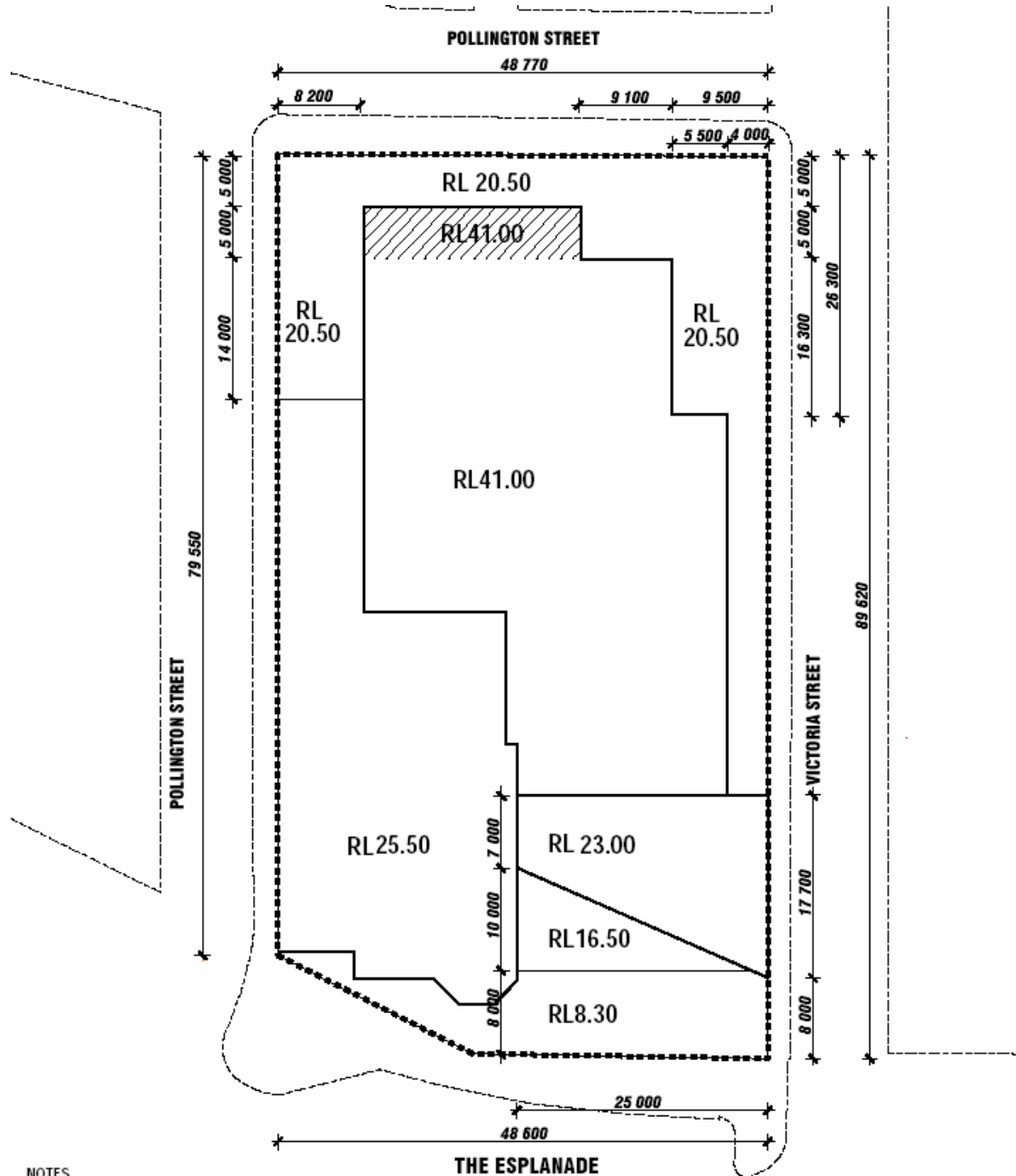
- Ensure that there is no overshadowing beyond the kerbline on the southern side of Jacka Boulevard road reserve adjoining the Port Phillip Bay foreshore between the hours of 10.00 A.M. and 4.00 P.M. on 22nd June.
- Minimise shadows beyond the western kerbline of The Esplanade between the hours of 10:00 AM and 4:00 PM on 22nd June.
- 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 A.M. and 4.00 P.M. on 22nd June.

Volumetric Controls

A permit cannot be granted for buildings or works:

- With a building volume for that part of the building above RL 20.50 (being the gross floor area for that part of the building above RL 20.50 and within the overall RL 41.00 envelope, multiplied by the height of that part of the building above RL 20.50) exceeding 26,445 m³; or
- with a gross floor area exceeding 55 m² for each level of the building above RL 20.50 and within that part of the RL 41.00 envelope shown hatched.

For the purpose of this schedule the space occupied by architectural features, balconies, roof plant, other external building services and other minor buildings and works is to be excluded in the calculation of a building volume to the satisfaction of the Responsible Authority.



NOTES

NOTHING IN THIS PLAN IS TO INFLUENCE THE CONSIDERATION OF THE HERITAGE PROVISION PURSUANT TO CLAUSE 43.01 OF THE PORT PHILLIP PLANNING SCHEME

THE SPECIFIED MAXIMUM HEIGHT WILL ONLY BE ABLE TO BE ACHIEVED BY A BUILDING MEETING THE DESIGN OBJECTIVES AND OTHER PROVISIONS OF THE SCHEDULE

PORT PHILLIP PLANNING SCHEME
DESIGN & DEVELOPMENT OVERLAY - SCHEDULE 12

PLAN FORMING PART OF CLAUSE 2.0 OF SCHEDULE 12

levels shown thus RL0.00 are
in metres to Australian height datum



SCALE
1:500 @ A4

