

22.17 FORREST HILL PRECINCT POLICY25/06/2009
C58

This policy applies to all applications to use or develop land in the Forrest Hill Precinct, being the area bounded by Chapel Street, Toorak Road, the railway line and Alexandra Avenue. The Policy is to be read in conjunction with Schedule 8 to the Design and Development Overlay at Clause 43.02.

22.17-1 Policy basis25/06/2009
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The Forrest Hill Structure Plan 2005 was prepared :

- To implement the metropolitan strategy Melbourne 2030 – Planning for Sustainable Growth.
- To manage pressure for redevelopment of the precinct, as it changes from an industrial past to a mixed-use future.
- To recognise the potential of the precinct to accommodate more intensive development and provide capacity for new higher density housing, office and other compatible uses.

The Forrest Hill Structure Plan envisages a vibrant, higher density mixed use precinct that makes a significant contribution towards providing housing and employment opportunities in the Prahran South Yarra principal activity centre and the broader City of Stonnington. New development will embody design excellence, make a positive contribution to the appearance, amenity and safety of the public domain, foster sustainable transport outcomes and improve pedestrian access and connectivity.

22.17-2 Objectives25/06/2009
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- To create a vibrant, sustainable mixed-use precinct where people live, work and visit.
- To realise the potential of the Forrest Hill Precinct to accommodate intensive development and to achieve urban consolidation.
- To encourage a mix of higher density housing, employment and other compatible uses.
- To ensure the activity mix of the precinct complements, but does not compete with, the primary retail function of the remainder of the Prahran South Yarra principal activity centre.
- To ensure new development contributes to a high quality, safe and distinctive public realm with an emphasis on walkability, active street frontages, sunlight access, creation of new public and private spaces, a new east west link and enhanced access to the rail and tram network.
- To provide for the regeneration of the Forrest Hill Precinct while protecting and conserving its existing heritage places.
- To encourage innovation, design excellence and environmentally sustainable design outcomes.
- To encourage site amalgamation and intensive development on large sites, while ensuring the design of buildings achieve a fine grain rhythm at street level.
- To ensure development of land liable to inundation and overland flows is compatible with the level of flood hazard and local drainage conditions.

22.17-3 Policy25/06/2009
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- Encourage a mix of land uses, across the precinct, and layered horizontally within multilevel development, including high density residential and office development.
- Encourage community service uses such as childcare centres and medical centres (on non-flood liable land), which support the urban village role of the precinct.

- Discourage larger-scale retail premises that would detract from the primary retail role of the Prahran South Yarra activity centre, including supermarkets and department stores.
- Encourage active land uses (such as shops, galleries, cafes and restaurants) at ground level.
- Discourage the establishment or expansion of service industries (such as panel beating).
- Discourage uses that may result in amenity conflicts with residential activity including entertainment uses (nightclubs, taverns etc) that operate into the late evening / early morning.
- Maintain the educational role of Melbourne High and encourage the wider community use of school facilities.

Urban Structure and Character

- Retain and reinforce:
 - a 'hard street edge' reflective of the traditional industrial character
 - the established grid of streets and laneways
 - identified heritage places
 - coherent gateways, in particular the northern gateway site at 681 & 709 Chapel St and the primary gateway site at 241 – 257 Toorak Rd and 625 Chapel St.
 - significant view lines
- Create a new precinct character based on a built form typology of podiums built to the street edge with tower elements set back to maintain sunlight access and sky views.
- Provide for a variation of building heights between sub-precincts, to respond to their urban context and the desire to create a distinctive built form character for each area. In particular:
 - Encourage taller buildings, along Yarra Street, at the edge of the precinct.
 - Encourage mid-rise buildings, along Claremont, Daly and Almeida Streets.
 - Create a consistent street-wall height along Chapel Street reflecting the prevailing height on the eastern side of Chapel Street.
 - Maintain the human scale of buildings fronting the Toorak Road retail strip.
 - Recognise the potential for taller structures behind Toorak Road to be setback from street frontages.
- Encourage buildings at prominent locations to incorporate design features or art works that add to the distinctiveness of the precinct.
- Ensure the facades of buildings avoid extensive expanses of blank glass or solid wall.
- Provide reasonable solar access and privacy to all spaces within residential units.

Mid block east-west link

- Provide a public pedestrian/cyclist laneway that extends between Yarra Street and Chapel Street, on the Daly Street alignment.
- Provide a mid block east-west link incorporating a small urban square.

Public Realm

- Ensure that development makes a positive contribution to the public domain and pedestrian environment by introducing active frontages, encouraging pedestrian activity, providing weather protection and minimising adverse amenity impacts on the street level microclimate, including overshadowing, overlooking and wind effects.
- Ensure reasonable sunlight penetration to footpaths, laneways and public open spaces.
- Ensure that the public domain is clearly defined by the street wall alignment, with projections permitted on the building façade provided they are maintained within the title boundary.
- Encourage the introduction of landscaping to improve the amenity and appearance of the public domain and outdoor areas.

- Reinforce the boulevard character of Chapel Street.
- Improve connectivity of the precinct with the Yarra River corridor, primarily through improved pedestrian and bicycle connections and crossings, and signage to improve legibility.
- Require the setback of buildings along Yarra Street to contribute to enhanced public space and a widened footpath.
- Require new development to contribute to public realm improvements that enhance accessibility to and within the precinct through;
 - Provision of a consistent, high standard network of continuous footpaths that are sufficiently wide and well paved;
 - Raised threshold treatments across Yarra and Claremont Streets to improve pedestrian movement along Toorak Road;
 - Signalising the Yarra Street/Alexandra Avenue intersection to improve pedestrian and bicycle crossings and access to the main Yarra and Capital City Trails and the regional bike network, and
 - The redesign and reconstruction of Yarra Street to provide for a widened footpath, vehicle access, on-street parking and traffic calming measures.
- Minimise the adverse impact of vehicle entrances and service areas on the streetscape, the pedestrian environment and the traffic function of surrounding streets.