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SCHEDULE 8 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO8**.

Forrest Hill Precinct

1.0

09/02/2012
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General Design Objectives

To be considered in conjunction with Clause 15.01.

Context

- To develop a predominantly higher density precinct where new buildings are of a pedestrian friendly scale and design at ground level, with upper levels setback where necessary so as to minimise off site amenity impacts.
- To ensure new development contributes to the preferred character and land use function of each sub-precinct.

Public realm

- To maximise the permeability of the precinct through reinforcing and where necessary extending the grid of streets and laneways.
- To ensure car parking areas are concealed from public view and access to on-site car parking is designed to maximise the safety of pedestrians.

Safety

- To locate entrances, doorways, awnings and fenestrations which provide a sense of informal surveillance and activation of street façades.

Landmarks, views and vistas

- To retain and reinforce 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.
- To protect and preserve significant view lines.
- To avoid unreasonable visual bulk of new development when viewed from surrounding areas by ensuring appropriate scale, form and articulation.

Pedestrian spaces

- To ensure the street wall of new buildings are parallel to the street alignment so as to create a sense of street enclosure.
- To create a mid-block east-west link and public space that provides a vibrant, attractive and safe pedestrian and cycle connection through the Forrest Hill Precinct.
- To ensure buildings are setback in accordance with the standards for the specific Character Area.
- To ensure development is:

- well articulated through variations in forms, materials, openings, colours and the inclusion of vertical design elements.
- incorporates a continuous awning.
- provides for passive surveillance.
- addresses street frontages with openings or street level windows.
- provides continuous, visible and active retail or commercial frontages in the southern half of the precinct.
- provides a semi-active frontage complementary to the expected predominant residential uses in the northern half of the precinct.

Heritage

- To ensure that heritage buildings and places are maintained, and any adjacent development is of a form and scale that is respectful of the heritage place.
- To retain the most significant elements of any significant or contributory heritage building in any redesign.

Consolidation of sites and empty sites

- To encourage site amalgamation and intensive development on large sites, while ensuring the design of buildings achieve a fine grain rhythm at street level.

Light and shade

- To contribute an equitable and reasonable standard of privacy, daylight, solar access, natural ventilation and outlook from within the buildings.

Energy and resource efficiency

- To ensure new development or modifications to existing buildings employ environmentally sustainable design, water sensitive urban design and safe design.

Architectural quality

- To ensure the design of new built form is site responsive to the locality, innovative and achieves environmentally sustainable design outcomes.
- To ensure that all development achieves excellence in architecture and urban design.
- To reduce wind turbulence at ground or podium level through using stepped building forms and articulation of the building mass.
- To incorporate a continuous street wall that will create enclosure, preserve sunlight penetration to the street and avoid loss of sky views.
- To provide tall, slender building forms rather than bulky, monolithic buildings in order to minimise visual bulk.

Landscape architecture

- To encourage the introduction of landscaping to improve the amenity and appearance of the public domain and outdoor areas.

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Proposals will be assessed against the following buildings and works requirements, as appropriate. Proposals that do not meet the requirements for buildings and works in this schedule should still meet the above General Design Objectives and the design objectives and the design standards for each character area.

Mid block east-west link

- New development should:
 - Provide a public pedestrian/cyclist laneway that is a minimum of 4 metres in width, clear of all obstructions and projections.
 - Provide a clear line of sight from one end to the other.
- New development along both the northern and southern sides of the proposed east west link, the street wall should:
 - Form a continuous building line with no setbacks or gaps, except for entrances.
 - Incorporate a continuous awning along the street wall.

Car parking

- New development should:
 - Avoid half level basement car parks at footpath level.
 - Provide off-street parking under buildings, at the rear of buildings, or concealed within the building behind an active frontage or a facade that is designed so as to disguise the car park.

Heritage Overlay

- For sites within a Heritage Overlay, if there is any conflict between the requirements of the Heritage Policy at Clause 22.04 and the requirements of this overlay, the requirements of Clause 22.04 shall prevail in the assessment of a proposal (excluding the Fun Factory site at 241-257 Toorak Rd and 625 Chapel St).
- Every effort must be made to retain the most significant elements of any significant or contributory buildings in any redesign.

Land Subject to Inundation Overlay

- For sites within a Land Subject to Inundation Overlay, the requirements of Clause 44.04 are to be met.
- Where the site is within the Land Subject to Inundation Overlay applications must address how the proposal will meet the requirements of the overlay as well as achieving the overall objectives of this DDO.

Special Building Overlay

- For sites within a Special Building Overlay, the requirements of Clause 44.05 are to be met.
- Where the site is within the Special Building Overlay, applications must address how the proposal will meet the requirements of the overlay as well as achieving the overall objectives of this DDO

Site Analysis and Context Plan

- A development application must be accompanied by a site analysis and urban context report and shadow assessment, which demonstrates how the proposed buildings and works achieve:
 - The General Design Objectives and Requirements of this schedule.
 - The Preferred Character statement of the sub-precinct.
 - The Design Objectives of the sub-precinct.
 - The Design Standards of the sub-precinct.
 - The solar access objectives of the sub precinct.

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Character Areas

This Clause includes specific objectives and standards for the Character Areas shown on the attached Forrest Hill Structure Plan Character Areas map.

Proposals that do not meet the design standards in this clause should still meet the design objectives for each character area.

Chapel Street North

Preferred Character

- A mixed use precinct which supports small scale retail or commercial use at street level and commercial / residential uses above.
- Well-designed new development that will reinforce but not dominate the gateway and boulevard role of the precinct.
- Gateway sites that provide significant 'markers' into the activity centre.
- Development that responds to the surrounding urban context and results in the highest design and amenity outcomes.
- The scale and design of new buildings should:
 - Relate to the prevailing scale of development along the east side of Chapel Street.
 - Reinforce the boulevard character of Chapel Street.
 - Respect the significance and maintain the prominence of the Melbourne High School building.
 - Maintain uninterrupted viewlines of the 1927 Melbourne High School building from the west.
 - Avoid overbearing forms and attention grabbing design details.
 - Display design excellence.

Design Objectives

- To provide tall, slender building forms rather than bulky, monolithic buildings in order to minimise visual bulk.
- To encourage appropriate scale, setbacks, built form, materials, articulation, landscaping and mediation with the surrounding built form.

- To setback new development in line with the existing building line along Chapel Street to provide built form consistency along the western side of the Chapel Street.
- To ensure that new buildings do not confuse the Melbourne High School building roofline as viewed from the west.
- To avoid an overbearing presence on the Melbourne High School building.
- To emphasise the important corner gateway site at Alexandra Avenue and Chapel Street through use of appropriate built form, setbacks, active frontages and landscape treatments.
- To ensure reasonable sunlight penetration to the east side of Chapel Street.

Design Standards

Development should:

- Incorporate a street parapet height of a minimum of 7.5m and a maximum of 12m.
- Incorporate a 12m setback from the street frontage above the street wall height.
- Not exceed a podium height of up to 30 metres.
- Not exceed a preferred building height of 38 metres.
- Provide up to a 3 metre front setback from the property boundary so as to provide consistency in the building edge along the western side of Chapel Street.
- Incorporate upper level setbacks for any tower above the podium of a minimum of 6m from side and rear boundaries.
- Incorporate upper level setbacks above street wall height so that development is separated horizontally from other buildings on the same or adjoining sites by at least 12 metres.

Chapel Street South

Preferred Character

- A retail strip supported by a high quality pedestrian environment at street level.
- The scale and design of new buildings will:
 - Complement the prevailing scale of development along the east side of Chapel Street and reinforce the boulevard character.
 - Create a coherent street edge to clearly define the public realm and contribute to the amenity of the street environment.

Design Objectives

- To encourage appropriate scale, setbacks, built form, materials, articulation, landscaping and mediation with the surrounding built form.
- To setback new development in line with the existing building line along Chapel Street to provide built form consistency along the western side of Chapel Street.
- To provide tall, slender building forms rather than bulky, monolithic buildings in order to minimise visual bulk.

Design Standards

Development should:

- Incorporate a street parapet height of a minimum of 7.5m and a maximum of 12m.
- Provide up to a 3 metre front setback from the property boundary so as to provide consistency in the building edge along the western side of Chapel Street.
- Not exceed a preferred building height of 50 metres.
- Incorporate upper level setbacks for any tower above the podium of a minimum of 6m from side and rear boundaries.
- Incorporate upper level setbacks for residential development above street wall height so that development is separated horizontally from other buildings on the same or adjoining sites by at least 12 metres.

Toorak Road

Preferred Character

- A high value retail strip supported by a high quality pedestrian environment at street level.
- Well designed new development which integrates with the established streetscape context, maintains the significance of heritage buildings, respects the building scale on the south side of Toorak Road, and contributes to the amenity of the public realm.

Design Objectives

- To maintain a street wall height that is complementary to the south side of Toorak Road and to the existing heritage buildings on adjacent properties.
- To ensure that the street wall of any development does not exceed the height of the parapet of the Claremont Hotel.
- To ensure that any additional building height is setback from the street wall.
- To provide a continuous active frontage along Toorak Road, particularly east of Claremont Street to Chapel Street, where there are opportunities to activate existing frontage setbacks areas.
- To preserve reasonable solar access to the southern footpath of Toorak Road.

Design Standards

Development should:

- Incorporate a street parapet height of a minimum of 11m and a maximum of 12m.
- Incorporate a 10m setback from the street frontage above the street wall height.
- Have a preferred building height of 27 metres for a distance of 45m north of Toorak Road.
- Have a preferred building height of 50 metres beyond a distance of 45m north of Toorak Road.
- Have an active frontage at ground level with clear glazing.

Fun Factory Site – 241/257 Toorak Road; 625 Chapel Street.

Preferred Character

- A primary gateway to the Forrest Hill Precinct, and prominent site within the wider Prahran South Yarra Principal Activity Centre, with new development expected to act as an architectural landmark.
- A prominent corner site, which must strengthen the legibility of the Toorak Road and Chapel Street intersection and reflect the significance of these streets as important access routes.
- New development which complements the existing streetscapes of Toorak Road and Chapel Street, largely defined by the podium of the Como Centre and the height of the building on the south-west corner of Toorak Road / Chapel Street.
- A large site with potential to make a significant contribution to urban consolidation.

Design Objectives

- To reinforce the primary gateway significance of the Fun Factory site to the Forrest Hill Precinct and Prahran South Yarra Principal Activity Centre.
- To accommodate an iconic podium-tower development.
- To ensure the upper levels are designed so as to reduce building mass and bulk and produce a sculptural and slender building outcome.
- To provide retail uses and active frontages to revitalise the main street.
- To avoid an overbearing presence on Toorak Road, Chapel Street and the Forrest Hill Precinct.
- To ensure podium levels complement the existing streetscape of the Toorak Road/ Chapel Street intersection and provide a consistent building edge (street wall) along the western side of Chapel Street.

Design Standards

Development should:

- Incorporate a street wall parapet height along Chapel Street and Toorak Road of a minimum of 15m and a maximum of 23m.
- Provide up to a 3 metre front setback from the property boundary along Chapel Street.

Yarra Street

Preferred Character

- Contemporary, higher scale development that contributes to urban consolidation through the redevelopment of redundant industrial sites.
- Higher scale development provided by the abuttal to the railway reserve, which steps down at the southern and northern ends of the street to respect the lower rise and heritage values of Toorak Road and the Melbourne High school building.
- A key connection between the Toorak Road shopping strip, South Yarra station, the Yarra River and Melbourne High School, supported by an improved public realm with emphasis on safe, well defined pedestrian and cycle links.

- A high level of street activity and connection through the precinct, supported by active street frontages to and along the 'east west link'.

Design Objectives

- To encourage higher density development and urban renewal in a podium and tower form.
- To ensure new development at the northern end of Yarra Street will relate to and not dominate the open spaces of Melbourne High School.
- To ensure new development at the southern end of the precinct will respect the scale and style of the heritage buildings on the north side of Toorak Road and will provide reasonable solar access to the southern footpath of Toorak Road.
- To setback new development from the street boundary to facilitate footpath extensions.
- To create a continuous and well-defined street wall to complement a high level of street activity.
- To build to the full width of a lot (ie boundary to boundary).

Design Standards

Development should:

- Be setback between 2 and 5 metres from the Yarra Street frontage to enable two traffic lanes (each lane a minimum of 3 metres in width), and a parking lane and footpath (minimum of 2 metres in width) along the east side.
- Have a street parapet wall height of a minimum of 10m and a maximum of 15m.
- Have a preferred building height of 76 metres.

Claremont Street

Preferred Character

- Contemporary, mixed use development that creates diverse opportunities for living and working, with greater emphasis on retail and commercial uses towards the Toorak Road end, changing to a greater residential focus towards the northern end within the mixed-use zone.
- A coherent streetscape, comprising medium rise development that maintains its human scale at street level.
- A high level of connectivity created 'mid-block' through establishment of the 'east west link', supported by active frontages.

Design Objectives

- To ensure new development along Claremont Street will relate to and not dominate the open spaces of Melbourne High School.
- To create a well defined street wall to clearly delineate the public realm and complement a high level of street activity.
- To build to the full width of a lot (ie boundary to boundary).
- To ensure new development at the southern end of the precinct will not preclude solar access to the southern footpath of Toorak Road.

- To encourage well designed human scale development in Claremont Street to complement its mixed use role.

Design Standards

Development should:

- Have a street wall parapet height of a minimum of 7.5m and a maximum of 12m.
- Have a preferred building height of 50 metres.
- Have an active frontage at ground level with clear glazing.

Daly Street

Preferred Character

- Contemporary, mixed use development that creates diverse opportunities for living and working, and contributes to urban consolidation through the redevelopment of underutilised sites.
- A safe and attractive public realm that forms a key component of the 'east-west link' (connecting Chapel Street through to Claremont and Yarra Streets) supported by active frontages along the length of Daly Street.

Design Objectives

- To encourage medium density development on a mix of lot sizes.
- To ensure new development along Daly Street will relate to and not dominate the open spaces of Melbourne High School.
- To create a well defined street wall to clearly delineate the public realm and complement a high level of street activity.
- To ensure that any additional building height is set back from the street wall.
- To build to the full width of a lot (ie boundary to boundary).
- To respect the heritage significance of No 2. Daly Street, South Yarra (HO305).

Design Standards

Development should:

- Have a street parapet wall height of a minimum of 7.5m and a maximum of 12m
- Have a preferred building height of 50m.
- Have an active frontage at ground level with clear glazing.

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Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider:

- The Forrest Hill Structure Plan 2005

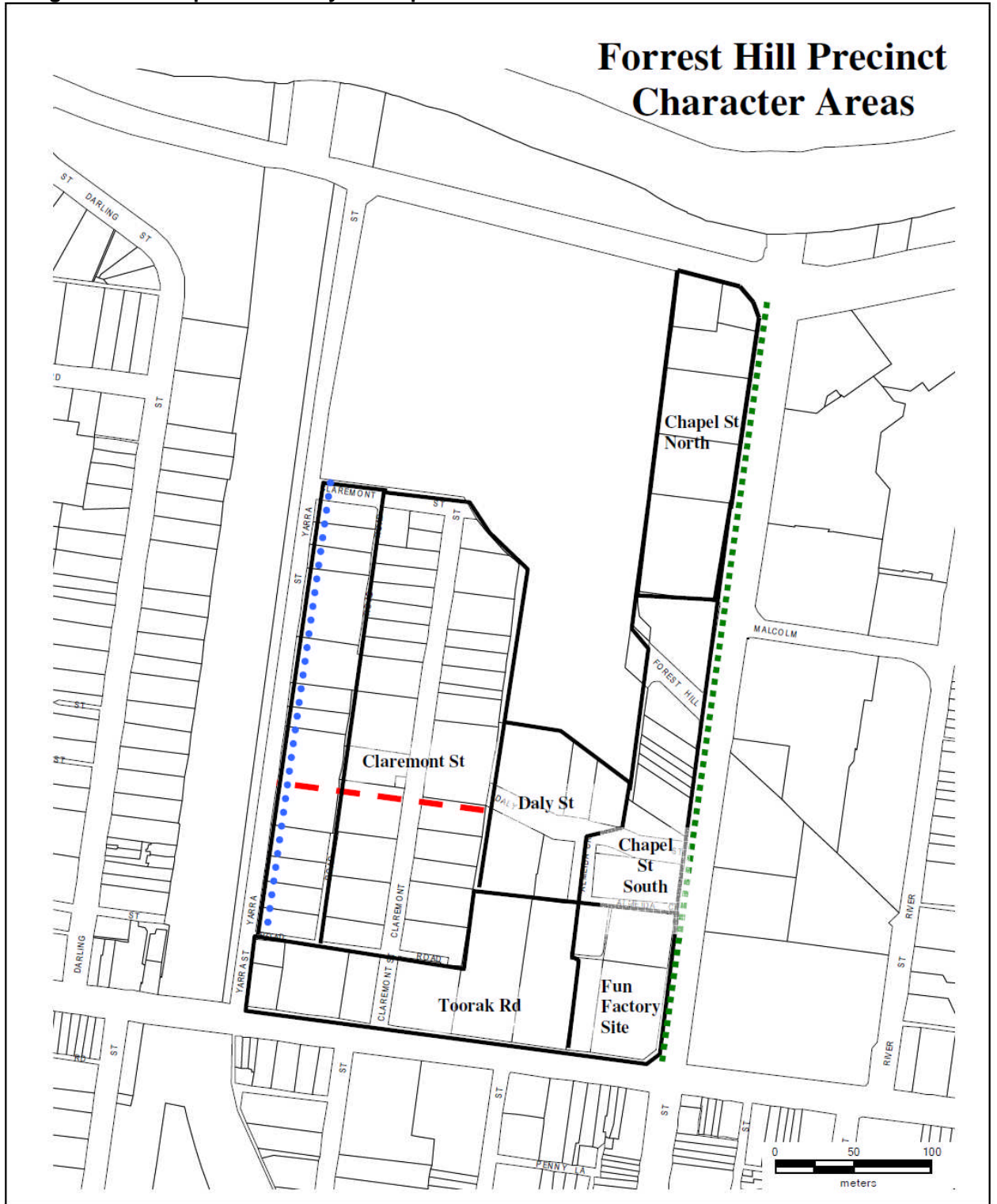
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Reference documents

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- Forrest Hill Structure Plan 2005

Design and Development Overlay 8 – Map: Forest Hill Precinct



-  Indicative location of mid block east-west link
-  up to a 3 metre setback (Chapel Street)
-  2 – 5 metre setback (Yarra Street)