Theme 2: Built Form and Building Design

A place where quality design enhances South Melbourne's distinct characteristics

Introduction

Current planning requirements

The character of South Melbourne will continue to evolve as development pressure increases. With increasing demand for varied workplaces and residences, South Melbourne will continue to be a highly attractive location for public and private sector investment.

The current planning requirements for South Melbourne are mostly contained in Design and Development Overlay Schedule 8 (DDO8) – South Melbourne Central at Clause 43.02 of the Port Phillip Planning Scheme, shown in Figure 17. DDO8 came into effect in 2008 when it was implemented by Amendment C52 to the Port Phillip Planning Scheme and was updated in 2012 by Amendment C102. The Design and Development Overlay Schedule 16 (DDO16) exclusively applies to the Spotlight Centre/South Melbourne Central shopping centre at 111 Cecil Street.

Assessment of development over the last 15 years has provided lessons on how the outcomes sought by DDO8 and DDO16 have been delivered and where planning controls need to be improved. Key identified development issues include:

- Recent development can be characterised by buildings with multiple upper-level setbacks, referred to as a 'wedding cake', creating the following issues:
  - Awkward and inefficient floor plate layouts
  - Poor internal amenity
  - Environmentally unsustainable building designs
  - Increased construction costs
  - Poor architectural design outcomes
  - Designs that are not responsive to neighbourhood character.
- Setback requirements making it difficult to build to permitted heights.
- The need for greater policy guidance around articulation and streetscape frontages.

This issues are highlighted in Figure 18.

Retaining South Melbourne's unique character

South Melbourne's buildings are typical of an inner-city, mixed-use neighbourhood developed, subdivided and development from the mid nineteenth century onwards.



Figure 17 - Map showing DDO8 and DDO16.





Building styles and types found within the Structure Plan area include:

- Victorian and Edwardian era shop residences, larger retail stores, banks and pubs
- Early 20th century factories and warehouses in the northern section
- Mid-20th century walk-up and high-rise public housing at Park Towers and Emerald Hill Court
- Mid-rise commercial development since the 1970s in the northern section
- Residential and mixed-use development since the 1970s with growing demand for living in the inner-city
- Office development since the 1980s along the Kings Way corridor.

Many of South Melbourne's buildings are in the Heritage Overlay, so it will be important for new development to respond appropriately, ensuring that new development adds to South Melbourne's unique mixed-use identity while protecting valued heritage buildings.

It will be equally important to ensure that important views and local landmarks are not compromised as they contribute to reinforcing a sense of place, retaining crucial historic reference points and providing a positive experience for visitors.

As addressed in Theme 1: Activities and Uses no changes are proposed to the residential precincts in the Neighbourhood Residential Zone (NRZ). These areas are already covered by existing planning controls that will continue managing development.

New planning controls to guide future development

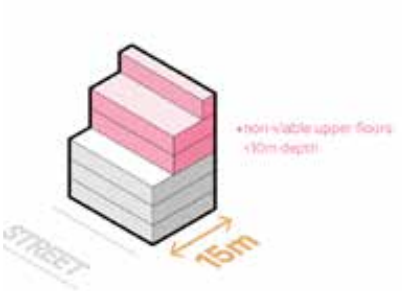
Sustained development, design issues and the need for clearer policy directions to guide South Melbourne's future character highlight the need for new planning controls addressing the way buildings are designed.

New planning controls will provide more clarity and certainty for landowners, the City and the community. They will also seek to strengthen South Melbourne's position as a Major Activity Centre and Enterprise Precinct and encourage greater investment, while protecting heritage, enhancing the public realm, managing amenity impacts and strengthening South Melbourne's sense of community.

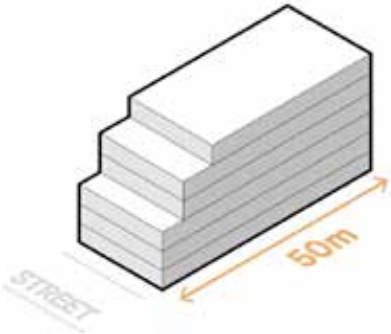
Most of the new planning requirements will be contained within new schedules to the Design and Development Overlay (DDO). The DDO is a planning tool that is applied to areas which need specific requirements to guide the built form and design of new development. DDOs set requirements for the height, form and the general design of buildings. DDOs can include built form and design requirements that are mandatory, discretionary or preferred. A mandatory requirement is a requirement that must be met with no opportunity to vary it. A discretionary (or preferred) requirement provides for some flexibility in how the required outcome is achieved. It is proposed that the new DDOs will contain a mix of mandatory and discretionary controls. The DDOs will apply to four



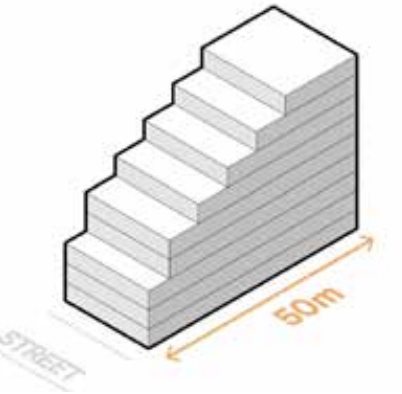
General example of a development under the current DDO8 built form controls, with a 3 storey street wall, levels 4 and 5 setback 5m, and level 6 setback a further 7m.



On sites with limited depth, the controls can result in upper level floor plates that are not viable for development.



On deeper sites, it is common to fill the available planning envelope which has resulted in buildings with significant bulk, limited outlook and poor internal amenity.



As development under DDO8 'should not exceed' the relevant building height (discretionary rather than mandatory), buildings on deeper sites can contribute to stack additional upper levels with further setbacks. This results in massing that resembles a wedding cake, increased visual bulk and inefficient floorplates.

Figure 18 - Diagrams showing a general example of how the planning envelope controls in DDO8 and the depth of sites impacts development outcomes (Hodyl & Co 2024).

distinct precincts: Clarendon Street, Market, Enterprise Precinct East and Enterprise Precinct West. Defining four precincts will support a tailored approach to new development in South Melbourne.

How will the South Melbourne Structure Plan support this theme?

The Structure Plan's approach to developing a built form and heritage framework has been informed by extensive technical analysis including, the *South Melbourne Built Form Review* (Hodyl & Co, August 2024) and the *Built Form Review: South Melbourne Major Activity Centre & Employment Precincts Heritage Built Form Analysis & Recommendations* (GJM Heritage, June 2023).

The Review identified four design objectives to guide the preferred built form and heritage parameters for South Melbourne, including:

1. Ensure development is responsive to the local context and character
2. Contribute to engaging and walkable precincts
3. Provide high-amenity housing and workplaces
4. Integrate climate responsive design.

Each objective is addressed in turned and includes the preferred built form and heritage outcomes for key design elements, such as (but not limited to) Floor Area Ratio (FAR), building height, heritage, internal amenity, street wall height, upper-level setback, solar access to the public realm, and building separation. Collectively, these preferred built form and heritage outcomes for development will help define a preferred building envelopes for new development.

The following summarises the process undertaken to test Floor Area Ratios (FARs) and built form, with further information contained in the *South Melbourne Built Form Review* (Hodyl & Co, August 2024):

- **Step 1:** Consider what is the vision for South Melbourne, the type of buildings that align with the vision and establish a starting point for Floor Area Ratios and built form recommendations.
- **Step 2:** Establish good design outcomes, by identifying good design objectives, examples of design recommendations that respond to these objectives and test how this influences Floor Area Ratios and built form recommendations.
- **Step 3:** Select sites for testing, consider different site conditions and test how this responds to these objectives and test how this influences Floor Area Ratios and built form recommendations.
- **Step 4:** Test and evaluate Floor Area Ratios and built form recommendations through an iterative design process.







Built Form Objective 1:

Ensure development is responsive to the local context and character

South Melbourne has a diverse mix of architecture and building uses, attributes valued by the community. It is important that new buildings are responsive to their context which varies significantly across the Structure Plan area. This ranges from sensitive responses to highly intact heritage properties through to locations where higher destiny and taller building heights can be accommodated.

Design recommendations

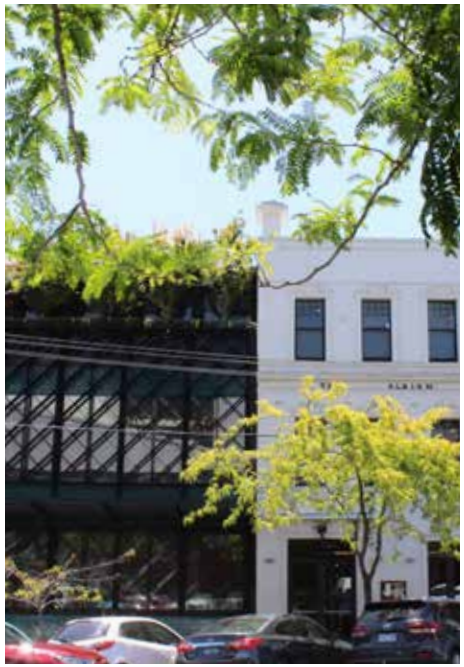
Underpinned by extensive analysis, the following design recommendations from the *South Melbourne Built Form Review* (Hodyl & Co, August 2024) provide guidance on how to achieve this objective:

- Ensure development responds to the valued attributes of South Melbourne and contributes positively to the existing and future character within each precinct
- Enable precincts that are human scaled with a diversity of building types that are mainly mid-rise with some higher built form in specified areas
- Ensure development respects the height, scale and proportions of adjoining heritage places and residential areas
- Ensure development reinforces the fine grain, vertical rhythm and visual interest of streetscapes
- Encourage reduced visual bulk and maintain sky views on larger sites through the development of individual buildings or through the separation of built form elements at upper levels
- Carefully locate taller built form to minimise visual bulk and overshadowing
- Ensure solar access controls are more targeted to maintain sunlight at certain times of the year to key streets and open spaces
- Ensure street wall controls are more targeted by responding to the built form character and hierarchy of streets
- Maintain the existing street wall height of heritage places and buildings while enabling taller street wall heights in non-heritage areas
- Enable simple and legible building forms and efficient floor plates by avoiding multiple setbacks above the street wall
- For heritage buildings, provide a sensitive distinction between the lower building levels and the new upper building levels through changes in form, details and materials.

Built form outcomes

Floor Area Ratios

The use of a density control or Floor Area Ratio (FAR) contributes to higher quality buildings and greater certainty in planning outcomes.







The review of DDO8 and DDO16 noted that the current controls lack necessary clarity and consistency which contributes to uncertainty, disagreement between parties and poor quality built form outcomes. A density control or Floor Area Ratio (FAR) can provide greater certainty by specifying the amount of gross floor area that can be developed on a site. The use of FAR controls alongside building envelope controls is a standard planning mechanism that is used nationally and internationally in regulating development.

What is a Floor Area Ratio?

A FAR is a common measure that represents the density of a building (or buildings) within a specified area of land. It is expressed as a ratio between the amount of Gross Floor Area (GFA) that can developed and the area of a site. For example, with a FAR of 4:1, the GFA that could be developed on a site of 1000 square metres would be 4000 square metres, which is four times the site area.

FARs are used with other building envelope controls such as street wall heights, upper level setbacks, building separation and building heights. The use of FARs with other controls can be tailored to specific areas to ensure buildings are responsive to the context as well as providing for greater flexibility or diversity of design outcomes. This is related to the use of mandatory and discretionary controls.

Figure 19 illustrates different outcomes that could be delivered with a FAR of 4:1. The examples illustrate why a FAR should also be paired with other built form controls, such as discretionary heights and setbacks need to be provided a level of design flexibility that is appropriate for the context.

The use of mandatory and discretionary controls

It is recommended that FAR controls are mandatory if they are to be effective.

Building envelope controls are typically discretionary although certain mandatory controls may be justified, for example to protect sunlight to streets and parks or to ensure appropriate building heights and upper level setbacks above an existing heritage building.

Benefits of density controls

The key benefits of using FAR controls alongside building envelope controls include:

- Providing greater clarity and certainty of future development yield that can be delivered on the site whilst ensuring that amenity outcomes are appropriately managed
- Provides design flexibility to respond to the specific conditions of a site and the surrounding context.

The relationship between FAR and site size

Delivering good design outcomes requires FARs to be carefully calibrated to site size. While infill sites can often rely on spaces outside of the site to deliver high amenity (for example, outlook to surrounding streets), developments on larger sites must also deliver amenity within sites. This means that FARs on larger sites can be lower than the FARs that apply to smaller sites, recognising that as site size increases, more space within sites must be dedicated to creating sufficient separation between buildings, and on some sites accommodating additional communal open space or pedestrian connections.

Figure 21 illustrates the different design outcomes sought on larger sites in comparison to smaller infill sites.

The relationship between FAR and residential / commercial building typologies

Commercial buildings can typically support larger and deeper floorplates than residential buildings, resulting in a higher GFA per floor. However, this does not mean that differentiated FARs are

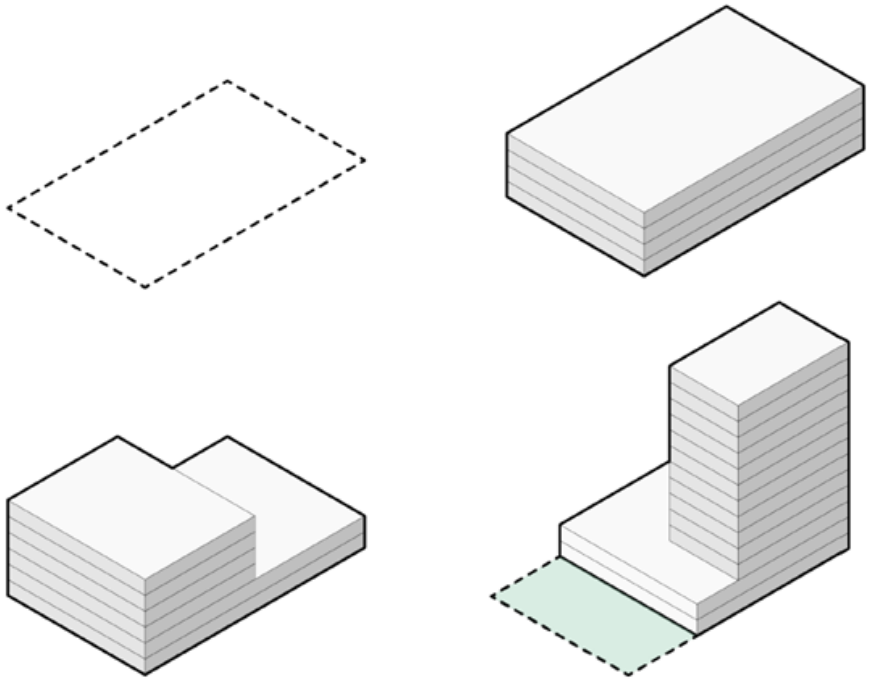


Figure 19 - General example of how a FAR of 4:1 can result in different design outcomes based on relationship with other built form controls including building height, street wall heights and setbacks (Hodyl & Co 2024).

required to apply to sites of the same size. Figure 19 illustrates how differences in floor-to-floor heights and overall building height for residential and commercial buildings mean that residential buildings are often able to deliver an extra storey within the height envelope, resulting in a similar FARs for sites of both residential and commercial uses.

Delivering more efficient built form

The built form controls in the current DDO8 and DDO16 result in building mass being pushed to the centre and rear of a site as upper levels are increasingly setback above the low street wall heights. Reorienting the building mass towards the street as shown in Figure 21 allows for higher internal amenity, increased connection between building occupants and activity in the public realm, as well as greater efficiency in the design of floor plates. This approach can be used in a targeted way as it is important to maintain lower street wall heights in particular contexts, for example in areas where there is a cohesive heritage streetscape, on narrow streets or laneways or where there is a transition to low rise residential areas. Figure 19 shows the relationship between FAR and site size.

Building height

The proposed building height ranges reflect the highly varied character of the Structure Plan area and have been determined through considering factors such as the role and width of streets, lot sizes, interfaces and land uses. There are opportunities for taller built form up to 12 storeys along Kings Way and on larger sites in the north of the precinct. Mid-rise buildings generally up to 7 or 8 storeys can be located along the 30 metre streets with lower building heights up to 5 or 6 storeys on the narrower 9 and 12 metre streets. In general, properties on the Victorian Heritage Register, heritage precincts with cohesive shop residence streetscapes will have lower building heights of 3 to 5 storeys, as well as areas with more sensitive interfaces such as to the residential zoned land south of Park Street.

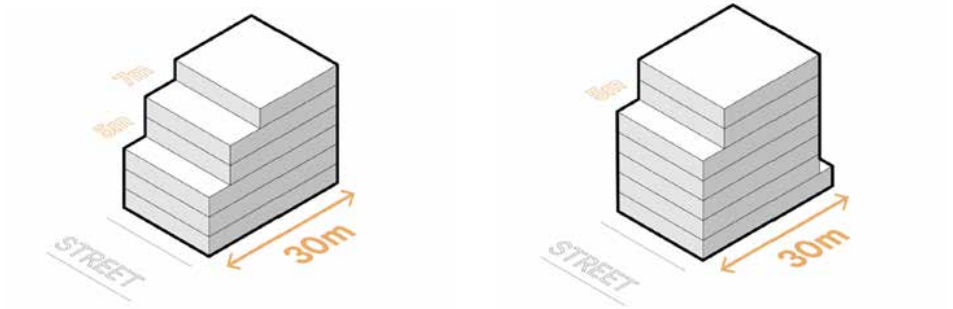


Figure 20 - Diagrams showing a general comparison between the current DDO8 built form controls and built form that allows for more of the building mass to be reoriented towards the street frontage (Hodyl & Co 2024).

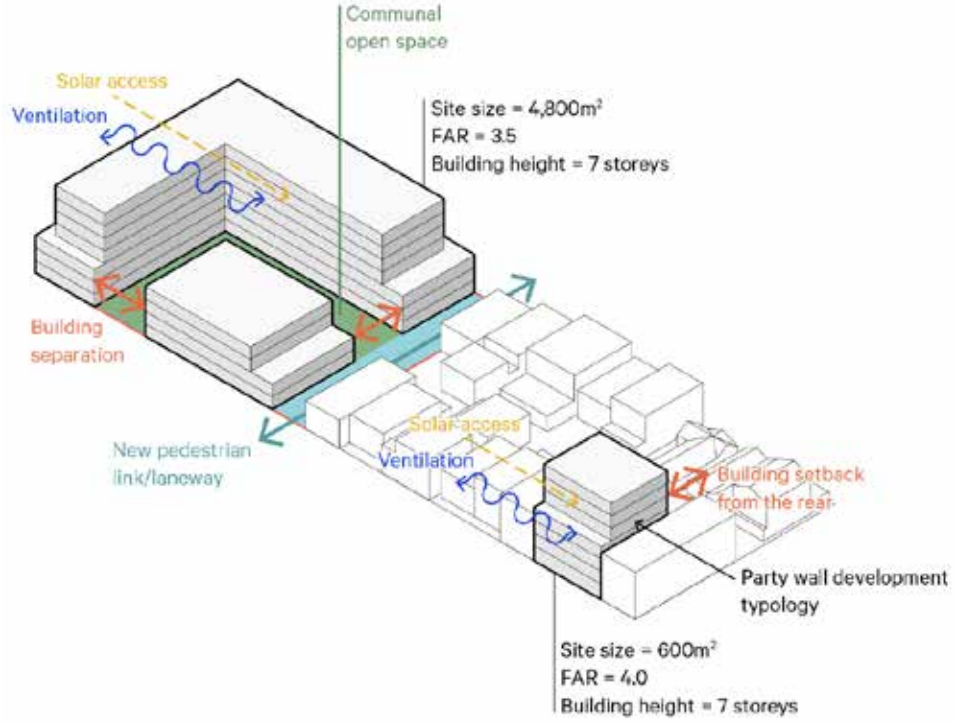
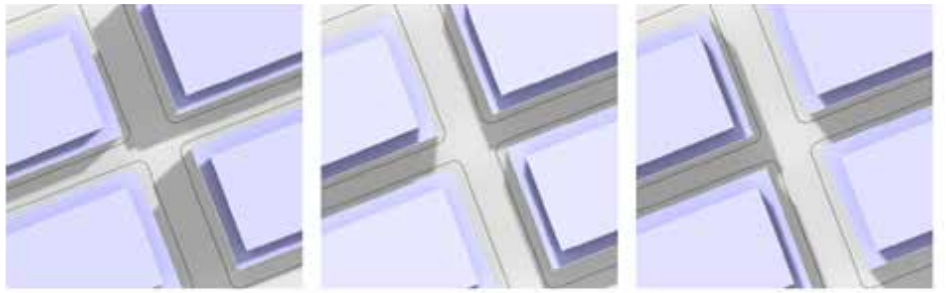


Figure 21 - The relationship between FAR and site size, as illustrated by an infill site of 600 sqm, and an island site of 4,800sqm (Hodyl & Co 2023).



Overshadowing of 30m wide streets at 10.00am, 12.00pm and 2.00pm based on a 5 storey street wall, 5m upper level setback and 7 storey building height for non-residential development.



Overshadowing of 20m wide north-south streets at 10.00am, 12.00pm and 2.00pm based on a 4 storey street wall, 5m upper level setback and 6 storey building height for non-residential development.



Overshadowing of 9m wide north-south streets at 10.00am, 12.00pm and 2.00pm based on a 3 storey street wall, 5m upper level setback and 5 storey building height for non-residential development.

Figure 22 - Studies of overshadowing to common street types at the spring equinox (22 September). Based on the level of development indicated above, sunlight protection is maintained to southern footpaths on 30m wide streets with sunlight access provided to all north-south oriented streets. Due to the alignment of blocks in South Melbourne, the impact of overshadowing to north-south streets is greater in the morning and improves in the afternoon (Hodyl & Co 2024).

Solar access to the public realm

Much of the activity in the Structure Plan area occurs along, and is oriented towards, the 30 metre streets. With limited public open space in the Structure Plan Area, the street network will play a crucial role in delivering high quality amenity in the public realm. This includes providing good sunlight access to the wide footpaths located on the southern, eastern and western side of the main streets. There is a direct relationship between sunlight access, the orientation of streets and the proposed street wall heights, upper level setbacks and building heights.

The existing built form controls in DDO8 includes mandatory winter sunlight controls for several streets:

- The western and eastern footpaths of Clarendon Street
- The southern footpaths of Market, York and Coventry Streets to the west of Clarendon Street streets surrounding the South Melbourne Market
- The southern footpath of Bank Street between Moray Street and Eastern Road.

Changes to these restrictive controls are recommended to enable development outcomes that better reflect the role and function of South Melbourne as a Major Activity Centre and Enterprise Precinct. Hence, it is recommended that sunlight controls for the spring equinox (22 September) are generally applied across the Structure Plan area to better balance built form outcomes with winter controls targeted to more specific locations. Sunlight access measured at the spring equinox is a standard measurement implemented consistently in Planning Schemes across Victoria. This date is at the mid-point between the winter solstice (22 June) where shadows are at their longest, and the summer solstice (22 December) where shadows are at their shortest. The renders in Figure 22 indicate the level of sunlight access that can be achieved at different times of the day at the spring equinox.

On narrower streets, a balance needs to be struck between enabling appropriate levels of development and providing sunlight access at the spring equinox. Buildings on narrower north-south streets can still provide a level of sunlight access through the middle of the day, while achieving this on east-west streets is challenging.

The built form propositions for each precinct later in this chapter include further detail on specific streets, footpaths and open space where development must not cast shadows at specific times for either the spring equinox or winter solstice.

Interfaces with adjoining sites

Density and built form controls will enable new development to respond positively to important interfaces in the Structure Plan area. Recommended built form planning controls for each precinct, set out later in this chapter, specify important interface conditions requiring a specific built form response, such as separation between buildings.

Heritage outcomes

South Melbourne has a rich mix of heritage architecture with buildings of varying sizes and character found in heritage precincts, along cohesive heritage streetscapes and on isolated sites. There is a mixture of residential, commercial, and industrial heritage with several buildings of State importance.

Figure 26 (on pages 65 and 66) identifies the types of heritage building found in South Melbourne. Key municipal-wide landmarks within South Melbourne include the Shrine of Remembrance, the South Melbourne Town Hall, views along the north and south of Clarendon Street. South Melbourne features many local landmarks, which are shown in Figure 27 (on page 67).

The recommended built form outcomes will apply to heritage buildings and sites adjoining heritage buildings to ensure appropriate consideration is given to the heritage values within South Melbourne.

The appropriate development response to heritage buildings will vary depending on the typology, size and status of heritage buildings. Figures 23 to 25 show examples of varied responses to different types of heritage buildings.

New development within the Heritage Overlay

The following recommendations from the *Built Form Review: South Melbourne Major Activity Centre & Employment Precincts Heritage Built Form Analysis & Recommendations* (GJM Heritage June 2023) apply to new developments on land subject to the Heritage Overlay across precincts and heritage building typologies:

- Ensure that upper storey additions are sited and massed behind the principal facade (or facades), particularly in intact or consistent streetscapes where a mandatory minimum 6 metre upper-level setback control should in most cases ensure the visual primacy and legibility of the heritage streetscape
- Ensure that any upper-level or infill development is respectful to the heritage fabric in terms of mass, scale and materiality
- Retain chimneys and principal roof forms visible from street views. To allow for the redevelopment to the rear of commercial buildings local heritage policy at Clause 15.03-1L in the Port Phillip Planning Scheme which discourages alterations to "Contributory fabric, the principal façade, roof or any walls or surfaces visible from the public realm including a side street or laneway for Significant and Contributory places" will need to be moderated to give greater weight to street views rather than laneway views.
- Ensure that key public realm views, as identified in the local policies at clauses 15.01-1L-02 (Urban design) and 11.03-1L-01 (South Melbourne Central Major Activity Centre) of the Port Phillip Planning Scheme are protected. This includes the following landmark views and view corridors:

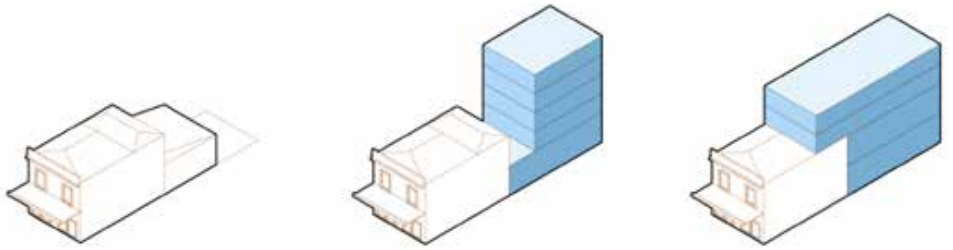


Figure 23 - An example of an existing shop residence in South Melbourne with two different approaches to redevelopment. The middle image maintains the heritage fabric of the main building with a taller volume towards the rear of the site. The image to the right maintains the front rooms of the main building as well as the existing floor to floor levels, with the new addition being more directly integrated into the heritage fabric (Hodyl & Co 2024).

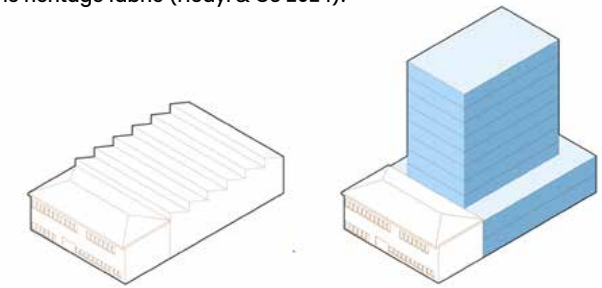


Figure 24 - An example of industrial heritage building with a distinct element to the street that fronts a sawtooth warehouse space. This approach avoids facadism by maintaining the front element which allows the facade and roof form to be read from the public realm. The new development can then occupy the remaining site area of the former sawtooth warehouse (Hodyl & Co 2024).

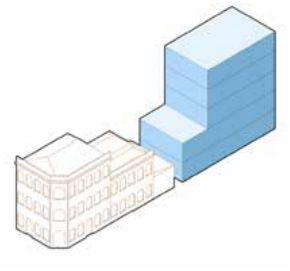


Figure 25 - An example of how an adjacent site should respond to the form and scale of a heritage building. In this general example, an office building had a two storey rear interface which matches the height of the two storey pub. A significant upper level setback provides separation for the taller element of the commercial building (Hodyl & Co 2024).

  - The clock tower of South Melbourne Town Hall when viewed from the footpath on the south-eastern corner at the intersection of Clarendon and Bank streets
  - The Shrine of Remembrance when viewed along Bank Street from Clarendon Street
  - Looking north along Clarendon Street towards Melbourne's CBD and Southbank
  - Looking south along Clarendon Street towards Albert Park.
- Retain the visual prominence within the streetscape of local landmarks identified in Figure 27. To achieve this, new upper-level development behind existing heritage buildings should:
  - Incorporate materials and finishes that are recessive in texture and colour
  - Generally utilise visually lightweight, but high quality, materials that create a juxtaposition with the heavier masonry typical of the heritage buildings
  - Incorporate simple architectural detailing so it does not detract from significant elements of the existing building or streetscape.
- Provide a recessive backdrop to the heritage streetscape within precincts and to individual heritage buildings by:
  - Avoiding highly articulated facades with recessed and projecting elements
  - Avoiding highly contrasting or vibrant primary colours
  - Avoiding the replication of existing decorative features and architectural detail.
- New development on land immediately abutting heritage places should:
  - Provide a sensitive site-responsive transition between the existing heritage fabric and the proposed new built form
  - Be distinguishable from the original heritage fabric and adopt a high quality and respectful contextual design response
  - Incorporate simple architectural detailing so it does not detract from significant elements of the existing building or streetscape.
- Retain the visual prominence of the return façades of heritage buildings that address two major streets, by applying a mandatory minimum 6 metre upper-level setback control for new upper-level development from both street frontages. This includes corner buildings within heritage streetscapes and standalone individual heritage places, located at the following intersections:
  - Clarendon Street with Market, York, Coventry, Dorcas, Bank and Park streets
  - Cecil with Market, York and Coventry streets
  - Moray with York, Coventry, Bank and Park streets
  - Eastern Road and Bank Street
  - Park and Perrins streets (on the key



north-south axis to South Melbourne Town Hall).

- Retain the visual prominence of return façades - or end of terrace (side) elevations - of heritage buildings that address a secondary (or minor) street, by applying a preferred upper-level setback control for new upper-level development above the secondary street frontage. This includes corner buildings within heritage streetscapes and standalone individual heritage places, located at the following intersections:
  - Clarendon Street with Alfred Lane and Chessell, Ross, Wynyard, Dow, Napier, Raglan and Thomson streets
  - Moray Street and Little Moray Place
  - York Street and Northumberland Street
  - Coventry Street with Hotham, Francis, Union, Charles and Yarra streets
  - Dorcas Street with Union, John and Charles streets
  - Clarke Street and Ross Street
  - Park Street and Church Street.
- Encourage high quality, contemporary design that respects and complements the heritage place consistent with the local heritage policy at clause 15.03-1L of the Port Phillip Planning Scheme.
- In addition, a further setback from the principal street frontage at the uppermost level should be applied where appropriate to ensure that this floor is visually recessive, when viewed from the public realm.

New infill development within cohesive heritage streetscapes

The following recommendations apply to the consistent and visually cohesive heritage streetscapes found within the Structure Plan area. This typically applies to the rows of shop/residences and commercial buildings found in Clarendon, Coventry, and Park streets that are included within the extent of HO440 – Emerald Hill Residential Precinct. While forming a consistent and cohesive heritage streetscape, the rows of shop/residences on the western side of Clarendon Street and the northern side of Park Street included in the extent of the Emerald Hill Estate (VHR H1136), have not been considered in these recommendations as they are included in the Victoria Heritage Register.

To maintain the visual cohesiveness and prominence of the heritage street wall:

- Adopt a zero site setback from the street boundary for infill development
- Maintain a street wall height for infill development that reflects the established (Victorian and Edwardian-era) predominantly two-storey scale between 8 metres and 11 metres by encouraging the street wall height of infill development to not exceed the height of the flat upper surface of the parapet of an adjacent Significant- or Contributory-graded heritage building.
- Discourage single-storey street wall infill development unless the both adjacent graded buildings are single-storey.



- Ensure that the heritage buildings and terrace rows remain visually prominent within the streetscape and retain their three-dimensional form as viewed from the public realm to avoid 'facadism'. This can be achieved by applying mandatory controls for minimum upper-level setbacks behind the street wall of consistent streetscapes of shop/residences (Clarendon, Coventry and Park streets) through:
  - Requiring new upper-level development to be set back from the street wall by a minimum of 6 metres which will retain the substantial majority of the front chimneys as freestanding rooftop elements and would retain the 'front' room of the deep plan form (typically around 13 metres)
  - Respecting the inter-floor heights of the existing heritage fabric at ground and first floor levels; and
  - Ensuring that the height of new buildings does not visually dominate the heritage streetscape by applying a preferred height limit to complement the mandatory FAR. Within the cohesive heritage streetscapes this height limit may vary from 14.8m (4 storeys) to 18 metres (5 storeys) and up to 21.2 metres (6 storeys) depending on lot size and depth, emerging built form and the character of the heritage streetscape as determined by the *South Melbourne Built Form Review* (Hodyl & Co, August 2024).

New development on individual Heritage Overlay places

The following recommendations apply to individual heritage places that do not form part of a precinct. Within the Structure Plan area typical examples include industrial buildings, church/halls and larger commercial premises, such as corner hotels that are not within or abut a heritage precinct. Any new development within the Heritage Overlay must consider, as a starting point, the Statement of Significance for the heritage place.

To retain the prominence of heritage buildings and the legibility of a building's three-dimensional form:

- Upper-level setbacks above individual heritage buildings should be informed by:
  - Statement of Significance for the heritage place
  - The heritage fabric, such as chimneys, parapets and other rooftop element
  - The depth of structural bays
  - The original roof form.
- To ensure that new built form does not visually dominate the heritage place new development should:
  - Incorporate materials and finishes that are recessive in texture and colour
  - Generally utilise visually lightweight, but high quality, materials that create a juxtaposition with the



heavier masonry typical of the heritage buildings
  - Incorporate simple architectural detailing so it does not detract from significant elements of the existing building or streetscape.
- Provide a recessive backdrop to the heritage streetscape within precincts and to individual heritage buildings by:
  - Avoiding highly articulated facades with recessed and projecting elements
  - Avoiding highly contrasting or vibrant primary colours
  - Avoiding the replication of existing decorative features and architectural detail.

Sites adjoining land subject to the Heritage Overlay

New development on land not subject to the Heritage Overlay abutting heritage buildings should provide a suitable transition to lower-scale of heritage buildings. This may be achieved by:

- Encouraging new development adjoining land on the Heritage Overlay to match the street wall height for a distance equivalent to a typical structural or façade bay (approximately 6m in the case of a typical nineteenth century shop residence)
- Where the proposed development is separated from the heritage place by a laneway, the street wall height for new development on adjacent land should not be greater than two storeys taller than the neighbouring heritage building, for a minimum distance of equivalent to a typical structural or façade bay
- Where land not subject to the Heritage Overlay adjoins a Significant- or Contributory-graded building, encourage upper-level development to be set back from the street wall to avoid visually overwhelming the adjacent heritage building.



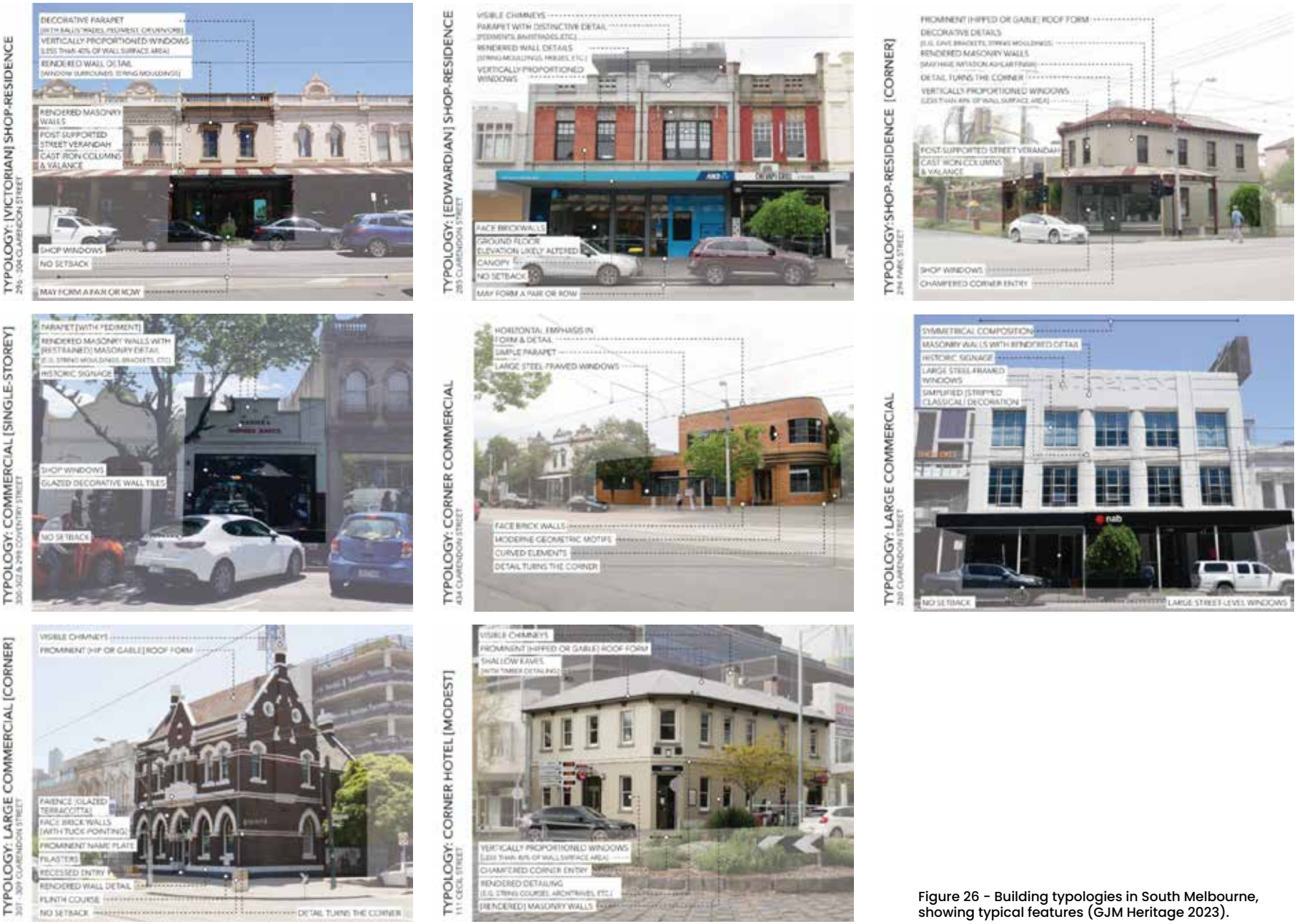


Figure 26 - Building typologies in South Melbourne, showing typical features (GJM Heritage 2023).

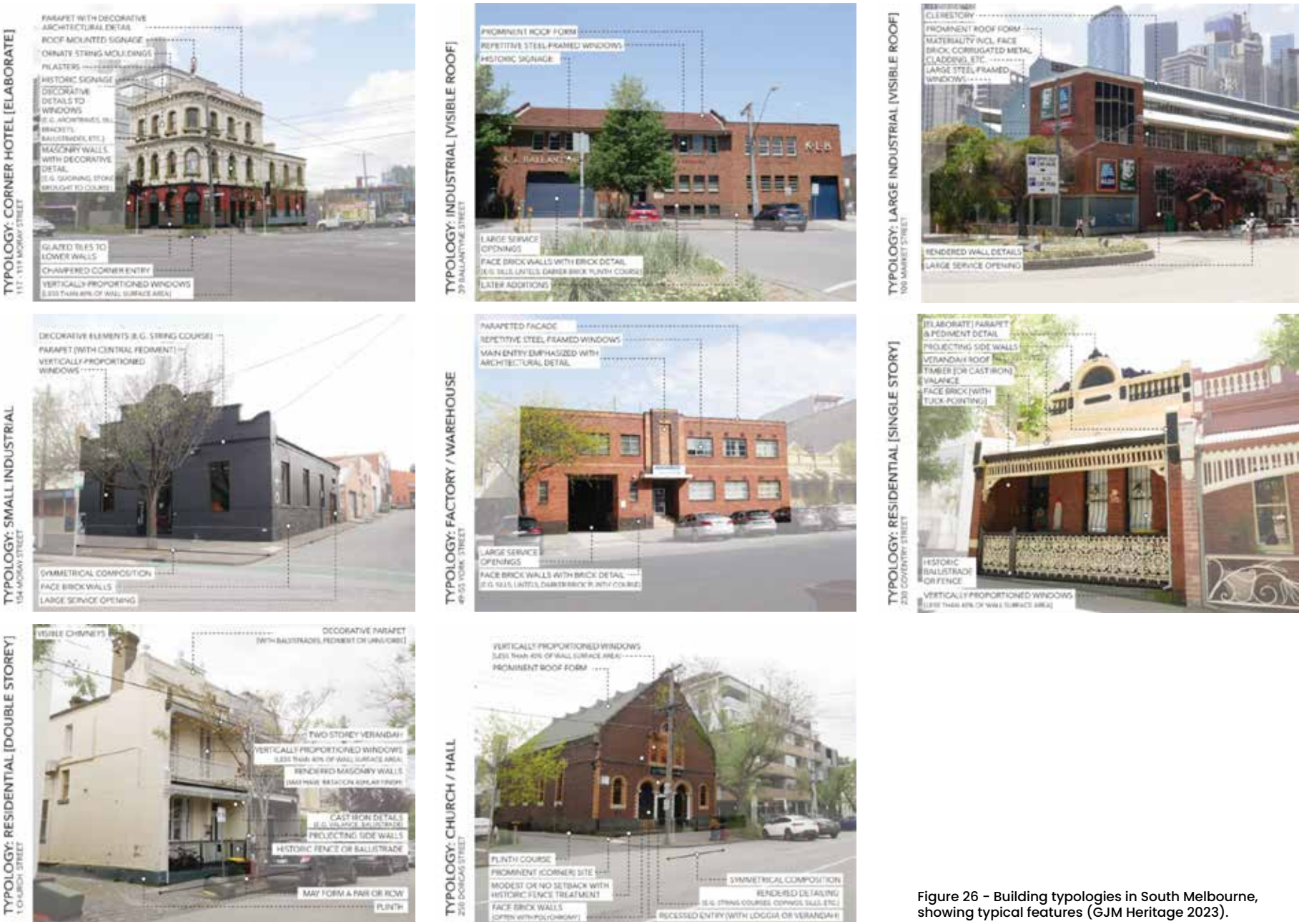


Figure 26 - Building typologies in South Melbourne, showing typical features (GJM Heritage 2023).

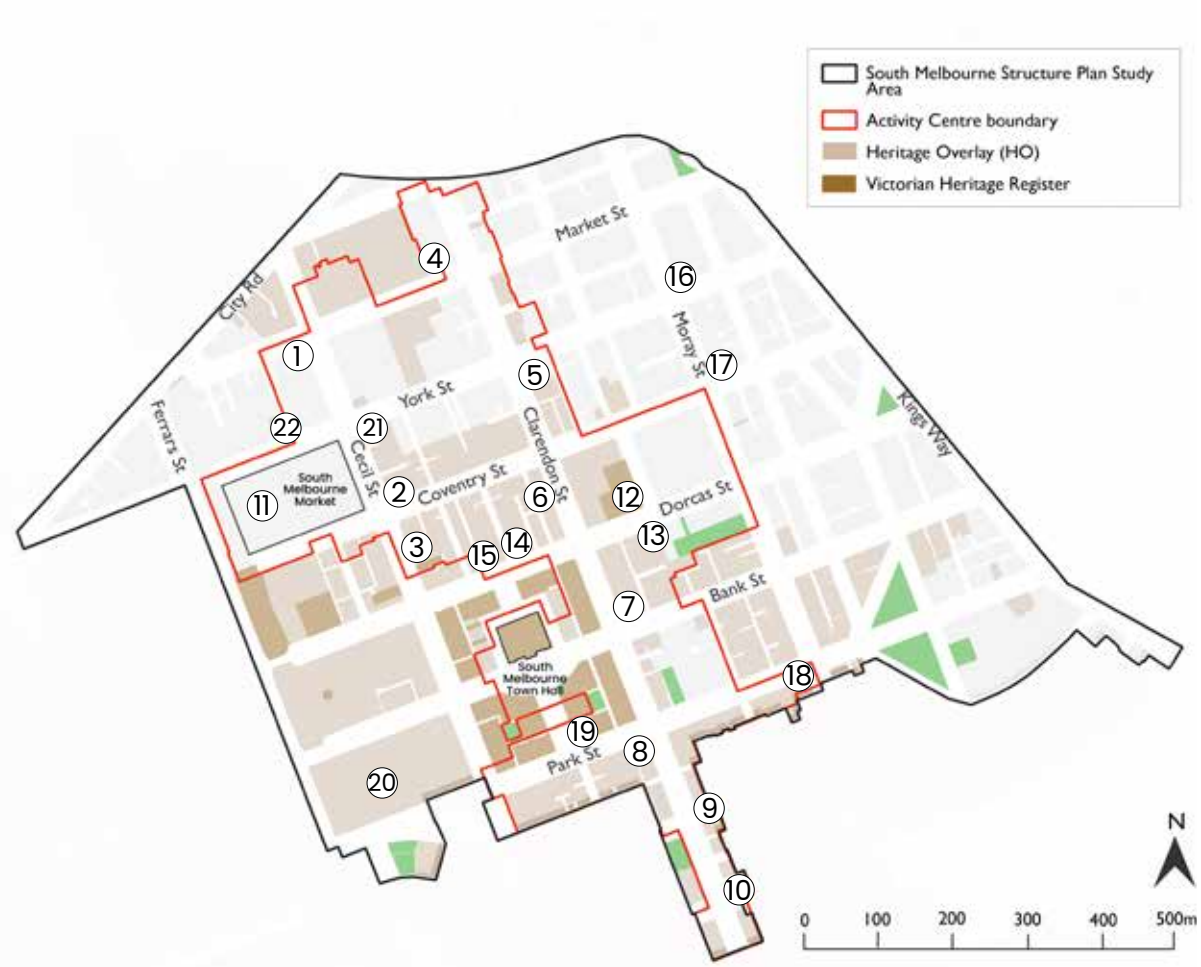


Figure 27 - Location and description of local landmark buildings in South Melbourne identified by GJM Heritage (2023).



78 Cecil Street (Southern Cross Hotel)

Type: Hotel on a prominent corner site

Grading: Significant Heritage Place – inside HO (HO440)



139 Cecil Street (George Hotel)

Type: Hotel on a prominent corner site

Grading: Significant Heritage Place – inside HO (HO440)



155 Cecil Street (Finn Barr)

Type: decorative façade and distinctive tower

Grading: Included in the Victorian Heritage Register (VHR H0715)



152-160 Clarendon Street (Market Hotel - Former Star Hotel)

Type: Hotel on a prominent corner site

Grading: No HO; identified as a Significant Heritage Place in the South Melbourne Stage 2 Heritage Review



209-215 Clarendon Street (Clarendon Hotel)

Type: Hotel on a prominent corner site

Grading: Significant Heritage Place – inside HO (HO440)



260 Clarendon Street (Maples Building)

Type: Large three-storey former showroom within predominantly two-storey, fine grain streetscape

Grading: Significant Heritage Place – inside HO (HO440)



307-309 Clarendon Street (Former bank)

Type: Former bank on a prominent corner site

Grading: Significant Heritage Place – inside HO (HO440)



364-368 Clarendon Street (Limerick Arms Hotel)

Type: Hotel on a prominent corner site

Grading: Significant Heritage Place – inside HO (HO440)



409-415 Clarendon Street (Emerald Hotel)

Type: Hotel on a prominent corner site

Grading: Contributory Heritage Place – inside HO (HO440)



433-435 Clarendon Street (Coppersmith Hotel)

Type: Hotel on a prominent corner site

Grading: Contributory Heritage Place – inside HO (HO440)



322-328 Coventry Street and 116-136 Cecil Street (South Melbourne Market)

Type: Market building that occupies whole block

Grading: No HO



210 Dorcas Street (St Luke's Anglican Church)

Type: Church

Grading: Included in the Victorian Heritage Register (VHR H0218)



221-229 Dorcas Street (Former bank)

Type: Greek Orthodox Church

Grading: Significant Heritage Place – inside HO (HO440)



232 Dorcas Street (Former Salvation Army Citadel)

Type: Hall

Grading: Individual Heritage Place (HO109)



250 Dorcas Street (Former Baptist Church)

Type: Church

Grading: Individual Heritage Place (HO110)



117-119 Moray Street (Māori Chief Hotel)

Type: Hotel on a prominent corner site

Grading: Individual Heritage Place (HO205)



147 Moray Street (Bells Hotel - Former Freer's Family Hotel)

Type: Hotel on a prominent corner site

Grading: Individual Heritage Place (HO206)



256-258 Moray Street (The Rubber Chicken)

Type: Hotel on a prominent corner site

Grading: Significant Heritage Place – inside HO (HO440)



256-264 Park Street (Former Harcourt Parry Building)

Type: Former emporia with decorative façade and distinctive tower

Grading: Included in the Victorian Heritage Register (VHR H1136)



332 Park Street (Park Towers)

Type: Prominent high- rise residential building and adjacent reserve

Grading: Significant Heritage Place – inside HO (HO440)



143 York Street (Market Tavern)

Type: Hotel on a prominent corner site

Grading: Significant Heritage Place – inside HO (HO440)



172 York Street (Albion Hotel)

Type: Hotel on a corner site across from the South Melbourne Market

Grading: Individual Heritage Place (HO311)

Update to Heritage Overlay

To complement new built form controls recommended by the Structure Plan, which will continue to protect and enhance South Melbourne's heritage character, the Structure Plan recommends implementing the findings of the *City of Port Philip Stage 2 Heritage Review: South Melbourne* (Trethowan 2023).

Doing so will address gaps in the Heritage Overlay by protecting places assessed as being of local significance, consistent with the heritage criteria used for assessing the heritage value of places contained in *Planning Practice Note 1: Applying the Heritage Overlay* (Victorian Government, May 2024). These places are illustrated in Figure 28.



Figure 28 - Places recommended to be included in the Heritage Overlay.


1


2


3


4
We Care Thai Massage


5


6


7
LUNAR
PUNKS


8


9



⑩



⑪



⑫



⑬

Actions

Planning scheme amendment - built form controls

2.1 Prepare a planning scheme amendment to introduce and implement the built form recommendations for the South Melbourne Structure Plan, addressing the following built form parameters :

- The need to identify planning tools such as Floor Area Ratios to deliver more certainty and better buildings
- Delivering more efficient built form
- Building heights
- Delivering sunlight to streets and parks.
- Heritage parameters for:
  - New development within the Heritage Overlay generally
  - New infill development within cohesive heritage streetscapes
  - New development on individual Heritage Overlay places
  - Sites adjoining land subject to the Heritage Overlay.

Planning scheme amendment – heritage gaps

2.2 Implement the *City of Port Philip Stage 2 Heritage Review: South Melbourne* (Trethowan, 2023) by:

- Adding the places assessed as being of local significance, listed in Figure 28, to the Heritage Overlay of the City of Port Phillip Planning Scheme.
- Including the new statements of significance for the significant places as incorporated documents in the Port Phillip Planning Scheme.
- Adding the properties assessed as being of local contributory significance, listed in Figure 28, to the Heritage Overlay of the City of Port Phillip Planning Scheme as Contributory places within revised precinct boundaries for Heritage Overlay 440 (Emerald Hill Residential Precinct).

Monitoring and review

2.3 Establish an ongoing monitoring and review program to assess the performance of new planning controls for the South Melbourne Structure Plan Area.


MELBOURNE BUTTER

Built Form Objective 2:

Contribute to engaging and walkable precincts

Each building must contribute to the creation of a comfortable and engaging public realm and encourage people to inhabit streets and public spaces.

Design recommendations

The following design recommendations from the *South Melbourne Built Form Review* (Hodyl & Co, August 2024) provide guidance on how to achieve this objective:

- Provide high-quality frontages to streets and laneways.
- Encourage a mix of small and medium tenancies along key pedestrian streets and laneways in retail and commercial areas.
- Reduce the impact of servicing on the public realm by minimising the number of vehicle crossovers required and removing vehicle crossovers where appropriate.
- Ensure that the location of vehicle entries does not undermine the attractiveness, experience or safety of the public realm.
- Minimise the extent of servicing located on main street frontages and other key pedestrian routes, carefully integrating the design of servicing into the overall design of the ground floor.
- Provide depth and detail to all visible facades, with high quality and visually rich details in lower levels.
- Carefully integrate signage into the design of the ground floor and discourage signage treatments that reduce activation and passive surveillance of the public realm by obstructing windows and doors.
- Provide continuous weather protection along main street frontages and other key pedestrian routes that allows for exposure to winter sun and shelter from summer sun.
- Encourage new development to include splayed corners which are a prominent urban and architectural feature of the area.

Built form outcomes

Building and street wall heights are key elements of building form that also contribute to a 'human-scaled' streetscape. Figure 30 demonstrates how these controls work together to deliver design outcomes that respond to the street widths in South Melbourne.

Street wall heights

Street wall heights have been determined through considering the role and width of streets. The relationship or ratio between the street wall height and width of the street therefore varies across the Structure Plan area. The resulting ratios are generally between 0.67:1 to 1.33:1 which results in a comfortable 'human-scale' as experienced from the street. In heritage precincts or cohesive heritage streetscape, the ratio will is lower in order to maintain a consistent street wall height with existing heritage buildings such as 2 storey shop residences. Street wall heights on narrower streets will often result in a greater level of enclosure to achieve reasonable development outcomes.

As a result of these factors, street wall heights across this Structure Plan area range from 3 storeys (equivalent to 2 storeys for a heritage shop residence) up to 6 storeys.

Street wall heights and corner sites

For corner sites with two different street wall heights, the higher street wall should return around the corner before stepping down to the lower street wall height. As South Melbourne has a highly varied character, the distance that the higher street wall returns should be determined through a design led response. Within the precinct, this could include reflecting spatial patterns such as finer grain lot sizes, the modules of neighbouring existing buildings, or the spatial plan of the proposed development such as the module of an apartment or structural bay of a commercial development. Figure 29 shows two approaches to turning a corner from a wider to narrower street, both of which have the same Floor Area Ratio and in an area with a higher street wall requirement. The street wall height maps for each precinct later in this section include the turning of corners.

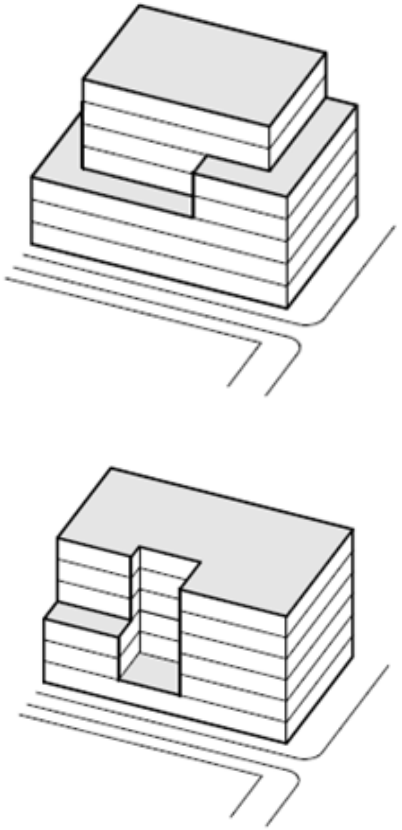


Figure 29 - Two approaches to turning a corner from a wider to narrower street, both of which have the same Floor Area Ratio.

Upper level setbacks

Setting back the upper levels of buildings above the street wall reinforces the 'human-scale' of the street and allows sunlight to reach the street. With taller street wall heights, the number of upper levels can be reduced and accommodate within a single setback. This results in the upper levels being read as a 'cap' to the building rather than a 'wedding cake' where there is a series of upper levels with multiple setbacks.

A discretionary setback of 3 to 5 metres is generally proposed above the street wall (Figure 30). This will help to reduce the visual bulk of the upper level building 'cap' or ensure that sunlight reaches the street. All development should provide a single setback above the street wall to avoid 'wedding cake' outcomes. For areas with taller buildings heights resulting in more than 2 or 3 storeys above the street wall, or if the preferred maximum building height is exceeded, the setback is to be increased to meet any solar requirements and ensure the 'human scale' of the street experience is maintained. Setbacks above the street wall for heritage precincts and properties are more varied.

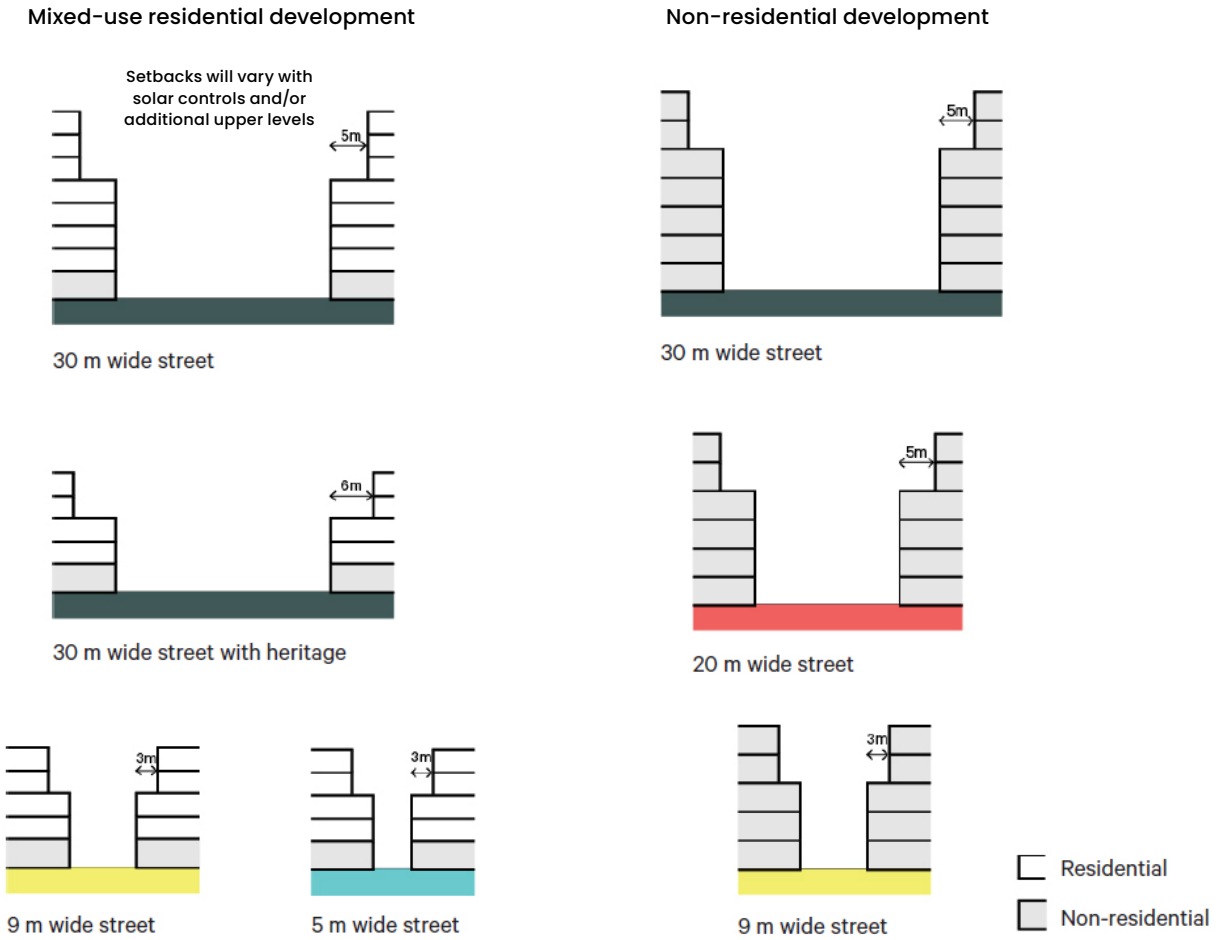


Figure 30 - Diagrams demonstrating the relationship between street widths, street wall heights, upper level setbacks and building heights along typical streets in the Structure Plan area for both mixed-use residential development and non-residential development.

Active frontages

The design of all frontages, including active frontages should be carefully considered to enhance the passive surveillance and contribute to a public realm that is attractive, engaging and safe. The built form propositions for each precinct later under this theme identify specific streets where the design of active frontages is a priority.

Actions

Planning scheme amendment

2.4 Prepare a planning scheme amendment to introduce and implement the built form recommendations for the South Melbourne Structure Plan, addressing:

- Design recommendations to support Design Objective 2, including:
  - Street wall heights and upper level setbacks that avoid multiple 'steps'
  - Active frontages.







Built Form Objective 3:

Provide high-amenity housing and workplaces

Providing a high level of amenity will contribute to the health, wellbeing and productivity of building occupants. It is important to ensure that good levels of daylight and sunlight enter buildings. It is also important that high amenity buildings provide equitable and dignified access to all, along with ensuring that buildings are adaptable to respond to changes in use over time.

Design recommendations

The following design recommendations from the *South Melbourne Built Form Review* (Hodyl&Co, October 2023) provide guidance on how to achieve this objective:

- Provide internal amenity and equitable development between sites by ensuring adequate building separation
- Support equitable development by ensuring that the primary outlook is secured to the street or within the development site
- Ensure that internal privacy is well managed through building separation, landscape interventions and the careful location of windows
- Avoid relying on screening to manage privacy issues at the ground floor and at upper levels
- Provide adequate floor-to-floor heights that support good internal amenity outcomes and are adaptable to changes in future land use over time, including the floor-to-floor heights of car parking
- Ensure universal design principles are achieved to provide equitable and dignified access for everyone.

Built form outcomes

Internal amenity

Adequate building separation distances are required to ensure that good levels of daylight and sunlight enter buildings, as well as providing adequate cross ventilation. Building separation also ensures that outlook is provided from within buildings to connect occupants to the outside world and that privacy between neighbouring buildings is managed.

Building separation is also important to provide development equity, ensuring that the way one site is developed does not diminish the potential to deliver a well-designed building on an adjacent site. This is achieved by setting buildings back from side and rear boundaries and by separating buildings within sites.

To provide high levels of internal amenity, buildings should be designed to secure amenity from:

1. Streets
2. The rear of the property through appropriate setbacks and building separation
3. Communal outdoor open space within the development that has a dimension that meets building separation requirements.

Proposed building separation requirements are set out in Figure 30 and Figure 31, as well as being described in further detail below.

For residential development, primary outlook refers to living spaces and balconies, while secondary outlook refers to bedrooms and bathrooms. For non-residential development, building separation should utilise the distances under primary outlook.

Shared rear title boundaries

Where two properties share a rear boundary, development abutting the boundary should be a maximum of 3 storeys subject to any daylighting and ventilation requirements. Above the ground floor, any floors should be setback from the rear boundary to provide amenity by meeting the requirements for building separation, presented in Figures 31 and 32. For non-residential development, these requirements may not apply for properties with a depth of 16 metres or less that share a rear boundary where appropriate amenity can be achieved through a single outlook to the street.

Narrow laneways

The Structure Plan Area includes narrow laneways that are generally 3 metres wide or less. To ensure that there is appropriate internal amenity and equitable development for properties on the opposite side of the laneway, the rear of developments should be setback



above the ground floor to provide adequate building separation.

For properties with a side boundary to narrow laneways, development abutting the laneway may be up to 22 metres or the height limit (whichever is lesser) if amenity is secured to streets or the rear of the property, and if the facade to the laneway is slender.

Light wells

The use of light wells for daylight should be avoided or minimised. Where light wells are provided, they should:

- provide daylight access to bedrooms only.
- be painted in a light reflective colour.
- provide an opportunity for usable space at ground level.
- ensure bedroom windows in separate dwellings that face light wells are staggered to avoid direct overlooking.
- provide ground level access to the light well via a door.
- provide opportunities for landscaping.
- avoid designs which rely on multiple small light wells by consolidating light wells into a larger courtyard space.

While factors other than building height, such as site orientation, will influence the level of daylight to light wells, the following preferred light well dimensions are recommended:

- buildings up to 22 metres: 18 square metres (minimum width 3 metres).
- buildings above 22 metres and up to 27 metres: 36 square metres (minimum width 4.5 metres).
- buildings above 27 metres: 54 square metres (minimum width 6 metres).

Floor to floor heights

Floor to floor heights of 3.2 metres have been adopted for residential development with floor to floor heights of 4 metres for non-residential development. This aligns with best practice, provides a high level of internal amenity, and promotes sustainable building design.

Floor area ratio

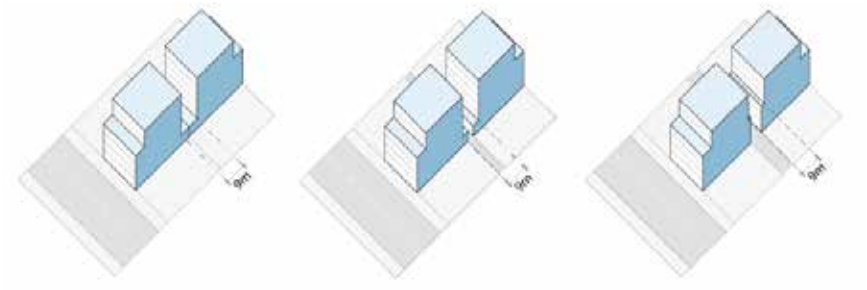
Floor area ratios in conjunction with building envelope controls can work together to achieve positive amenity outcomes by providing design flexibility to respond to the specific conditions of a site and the surrounding contexts. This will ensure that future buildings deliver high amenity dwellings and workplaces for future occupants.

Building Height	Minimum separation from site boundary		Separation between multiple buildings on an individual site
	Primary outlook	Secondary outlook	
Up to 22m	4.5 m	3 m	9 m
Above 22m and up to 27m	6 m	3 m	12 m
Above 27m	9 m	4.5m	18 m

Figure 31 - Recommended building separation.

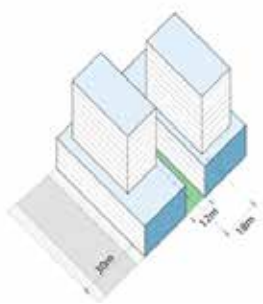


Building height up to 22m with 9m building separation



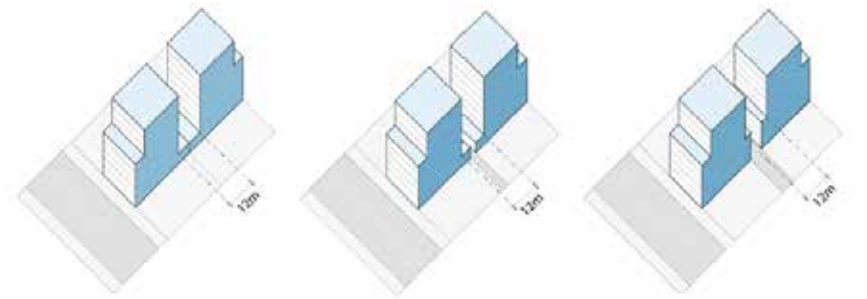
Shared rear property boundary | 3m wide laneway | 4-6m wide laneway

Building height up above 27m with 18m building separation

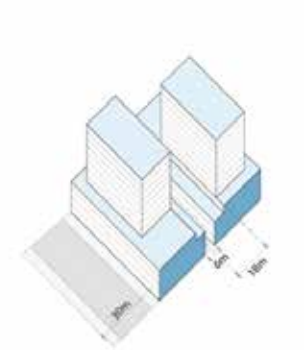


Shared rear property boundary

Building height up to 22m and up to 27m with 12m building separation



Shared rear property boundary | 3m wide laneway | 4-6m wide laneway



6m wide laneway

Figure 32 - Sections showing recommended minimum building separation for primary to primary outlook.

Actions

Planning scheme amendment

2.5 Prepare a planning scheme amendment to introduce and implement the built form recommendations for the South Melbourne Structure Plan, addressing:

- Design recommendations to support Design Objective 3, including:
  - Internal amenity
  - Development equity
  - Shared rear property boundaries
  - Narrow laneways
  - Light wells
  - Floor to floor heights
  - Floor area ratios.

Built Form Objective 4:

Integrate climate responsive design

Delivering sustainable buildings is integral if South Melbourne is to contribute to addressing the Climate Emergency declared by Council in 2019 and support the outcomes sought by *Act and Adapt: Sustainable Environment Strategy 2023-28*. Sustainable, high-quality building design leads to reductions in energy costs and healthier building environments for residents, workers and visitors.

Design recommendations

The following design recommendations from the *South Melbourne Built Form Review* (Hodyl & Co, August 2024) provide guidance on how to achieve this objective:

- Support increased urban greening through green walls and green roofs.
- On larger sites, consider opportunities to provide deep soil zones to support in ground planting and canopy trees in the private realm.
- Provide carefully considered design solutions for buildings in flood affected areas, particularly in the transition from the building to the public realm to ensure that building entries and frontages are accessible and active.
- Encourage on site flood mitigation and Water Sensitive Urban Design (WSUD).
- Incorporate design detail and material choices that reduce urban heat.

Built form outcomes

Flood risk

The City of Port Phillip is particularly vulnerable to the impacts of climate change, including rising sea levels, increased storm severity and frequency, and more extreme rainfall. These effects are expected to significantly impact low-lying areas within South Melbourne's Enterprise Precinct.

Much of these precincts are covered by the Special Building Overlay[1] (SBO). Conditions that apply to development in these locations can include ground floor levels being set above the flood level or limitations on the design of basement parking and access.

In October 2021, the Minister for Planning approved Amendment VC171, which revised the Victoria Planning Provisions (VPPs) and planning schemes, including the Port Phillip Planning Scheme to strengthen coastal hazard planning and implement the Marine and Coastal Policy 2020.

Amendment VC171 replaced the previous requirement for councils to plan for a 0.2-metre sea level rise by 2040 with a new requirement to plan for a sea level rise of at least 0.8 metres by 2100. It also emphasises the need to consider the combined effects, such as tides, storm surges, coastal processes, and local conditions, when assessing climate change-related risks.

1 The SBO is a planning tool designed to identify areas in the Planning Scheme susceptible to overland flooding and to facilitate appropriate development in these areas.

The *Water Act 1989* and State Planning Policy requires the City to use the best available data for determining flood levels.

These changes have highlighted more locations in South Melbourne vulnerable to flooding when compared to what is currently affected by the SBO. These changes now identify additional sites either susceptible to flooding or facing an elevated flood risk, and this information is not currently reflected in the Planning Scheme. Melbourne Water will work with the City to address this in the future.

Melbourne Water's sea level rise data

To assist with the City's consideration of this new benchmark, Melbourne Water has provided the City with flood data and mapping, highlighting areas of Port Phillip, including South Melbourne most susceptible to sea level rise.

This modelling is an interim measure while amendments are prepared to introduce the new controls into the Port Phillip Planning Scheme to identify land subject to future flooding and ensure appropriate referrals are made to Melbourne Water. These amendment/s are scheduled to commence in 2024/25.

In January 2024, the Department of Energy, Environment and Climate Action (DEECA) released the *Port Phillip Bay Coastal Hazard Assessment* (PPBCHA). This project provides additional modelling on coastal erosion, permanent and tidal inundation and groundwater.

Until such time as Melbourne Water and the City have reviewed the PPBCHA data, the City will continue to rely on the Melbourne Water Sea Level Rise data as the best available to inform statutory and strategic planning decisions.

Proactive approach to flood risk mitigation

Flood mitigation can be addressed at the precinct or individual lot scale. The Victorian Government released *Guidelines for Development in Flood Affected Areas* February 2019 to assist with managing the impact of flood risk on our community. Melbourne Water is required to use this document to assess development.

Lot scale

As the site-specific level, the Melbourne Water advises:

- New development should incorporate flood protection to mitigate tangible damage (e.g. structural building damage, economic losses) and intangible damage (e.g. emotional trauma, health impacts)
- Where new development must achieve the nominal flood protection level (NFPL), as per the Victorian Government's Guidelines, the relevant NFPL for coastal inundation will be defined as the 2100 1% AEP flood level, plus 600mm freeboard
- Residential infill development and subdivisions will be assessed against the 2100 planning horizon for coastal inundation

- Basement entries must be protected to the NFPL. For constrained sites in areas affected by sea level rise, self-closing barriers may be considered to provide the freeboard protection (minimum apex to 2100 1% AEP flood level), with supporting documentation and legal agreements
- For multi-storey development, practical discretion will be exercised as appropriate for setting floor levels for lower risk service areas such as bin rooms, bike storage and transition zones
- Temporary buildings or structures with a limited life span may be permitted with floor levels below the 2100 NFPL at the discretion of the floodplain manager
- New development should be designed to minimise exposure of people to dangerous floodwaters
- The 'Flood Safety' principles and assessment criteria in the Victorian Government's Guidelines will be considered for the 2100 1% AEP flood event in the assessment of coastal inundation
- Where flood depths for the 2100 1% AEP exceed the safety criteria in the DELWP Guidelines, development may not be supported. Consideration must be given to the Planning Policy Framework, including the relevant 'flood risk factors' in any applicable overlays.

Managing flood impacts on a site-by-site basis is generally addressed at the planning permit application stage. During his stage, Melbourne Water as the floodplain manager provides statutory referral comments on new development, primarily regarding minimum floor levels based on current flood mapping.

Precinct scale

At the precinct level Melbourne Water has provided preliminary guidance for South Melbourne aimed at proactively steering high levels of built form / development density away from areas at elevated risk of flooding, as defined by the safety criteria outlined in the Guidelines for Development in Flood-Affected Areas.

The Structure Plan is well placed, as a forward looking strategic planning document, to support flood mitigation efforts in the area including formulating land use policies that consider flood risk. To this end, Melbourne Water and the City will work together to collectively.

Environmentally Sustainable Design

As a member of the Council Alliance for a Sustainable Built Environment (CASBE), the City of Port Phillip is working with 24 other councils to push for planning policy that elevates sustainability requirements for new buildings and encourages a move towards net zero carbon development. The goal of the project is to better protect the natural environment, reduce resource and energy consumption, and support the health and wellbeing of future occupants.

Under the proposed changes, new developments would:

- Produce net zero carbon emissions
- Reduce household bills by making buildings more energy efficient
- Provide a healthier and more comfortable environment for building occupants
- Better manage water quality, use and collection
- Protect and enhance greening and biodiversity
- Be more resilient to changing climate impacts.

It is therefore important that the City of Port Phillip continues its advocacy with CASBE to elevate sustainability requirements for new buildings, not just for South Melbourne, but also throughout the municipality.

In the meantime, new buildings will continue to be assessed against sustainability provisions in the Port Phillip Planning Scheme, namely Clause 15.01-2L-02 (Environmentally sustainable development).

Cooling South Melbourne: Impact Analysis of Cooling Interventions 2020 also highlights how deploying new technologies and innovative design can contribute towards mitigating against and adapting to the effects of climate change.

High albedo (i.e. reflective) materials for urban surfaces like roofs walls and streets, along with increasing urban greenery are highly effective in reducing both average and maximum surface and ambient temperatures. Water irrigation or misting also plays an important



role in reducing both ambient and surface temperatures throughout the day. Investigating how to implement a combination of these tools will crucially improve the outdoor thermal comfort of South Melbourne, particularly in a warming climate.

Actions

Planning scheme amendment

2.6 Prepare a planning scheme amendment to introduce and implement the built form recommendations for the South Melbourne Structure Plan, addressing:

- Design recommendations to support Design Objective 4
- Public interfaces in flood prone areas.

Council advocacy

2.7 Advocate to the State Government to introduce updated planning provisions addressing flood risk into the Port Phillip Planning Scheme as soon as possible.

CASBE advocacy

2.8 As a member of the Council Alliance for a Sustainable Built Environment (CASBE), continue to advocate for planning policy contained in Amendment C208port that elevates sustainability requirements for new buildings and encourages a move towards net zero carbon development.

2.9 Using *Cooling South Melbourne: Impact Analysis of Cooling Interventions* 2020, encourage innovative design in new development that contributes towards mitigating against and adapting to the effects of climate change.

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Built form precincts

To support the implementation of the design objectives, four precincts have been identified to deliver place-specific outcomes for South Melbourne. These precincts are shown in Figure 33 and include:

1. Clarendon Street Precinct
2. Market Precinct
3. Enterprise Precinct East
4. Enterprise Precinct West.

Each built form precinct contains a character statement. A character statement is a short summary of the elements of an area that make it distinctive. It identifies valued existing characteristics and outlines the preferred future character by describing the desired appearance of the precinct in the future.

The character statements and precinct boundaries were determined by considering the following attributes:

- Role of South Melbourne
- Existing and preferred streetscape character
- Streets and public spaces
- Existing buildings and land use
- Heritage
- Sunlight
- Size of blocks and land parcels
- Access and movement
- Vistas and views
- Flood risk.

Approach to recommended built form controls

The recommended built form controls for each precinct provide guidance on key design elements, including density, building height, street wall height, upper level setbacks and building separation. The controls are tailored to the varied character identified within each of the four precincts.

Two overarching approaches are recommended for the built form controls as shown in Figure 33. In the Clarendon Street Precinct, envelope controls are proposed for the majority of properties to best enable built form outcomes that are responsive to the significant low-rise heritage context. The controls include mandatory building heights as well as mandatory street wall heights and upper level setbacks on main streets. For other streets and laneways within this precinct, street wall heights and upper level setbacks are discretionary.

The remainder of the Clarendon Street Precinct, as well as the other three precincts, provide an opportunity to support more flexible design outcomes while also providing for appropriate densities across these areas. The recommended controls for these areas include mandatory Floor Area Ratios (FARs) with discretionary building heights, street wall heights and upper level setbacks. The extent of the Structure Plan area covered by these two approaches is shown in Figure 33.

With highly varied lot sizes across the precinct, it is important to note that





there may be challenges in developing smaller sites to achieve the maximum FAR or building height. In some instances, lot consolidation may be required for development to be feasible, or a small heritage lot in combination with setback requirements may limit development.



Figure 33 - Map showing South Melbourne's built form precincts along with the areas covered by an envelope control and Floor Area Ratio.