

PDPL/01407/2021 - 223 Rouse Street, Port Melbourne

Design and Development Overlay Assessment

DDO1: Port Melbourne Mixed Use Growth Area (Schedule 1)

Objective	Outcome
Design objectives (1.0) <ul style="list-style-type: none">• <i>To protect and enhance the environment of the Port Melbourne foreshore as an important natural, recreational and tourism asset for the metropolitan Melbourne.</i>• <i>To encourage a built form that responds to the area's significant development opportunities at the same time as respecting those elements that make this area special and distinct from other parts of the municipality such as its seaside ambience, open sky views along Bay Street between Rouse and Beach Street and low rise built form at the street frontage.</i>• <i>To preserve solar access in mid winter to the foreshore including associated bicycle and pedestrian paths, and to Bay Street and Rouse Street.</i>• <i>To achieve a built form that responds to the existing characteristics of Port Melbourne (which include the diversity of lot sizes, built form, design features and the complex grain of the urban fabric).</i>• <i>To achieve an acceptable balance between the opportunity for increased built form, bulk and height and maintaining a reasonable level of residential amenity.</i>• <i>To encourage pedestrian movement and promote active street frontages in the areas between Station Pier and Bay Street Shopping Centre by:</i><ul style="list-style-type: none">○ <i>Requiring flexible building layouts at ground level capable of accommodating a mixture of uses.</i>○ <i>Ensuring that ground floors of new developments at street level are easily accessible and relate well to the street.</i>• <i>To protect and enhance key views, in particular:</i><ul style="list-style-type: none">○ <i>Along Bay Street to Port Phillip Bay, and in particular to maintain an open sky view or "view cone" when looking towards the Bay from Bay Street at its intersection with Rouse Street.</i>• <i>To protect the setting, appearance and significance of heritage places by:</i><ul style="list-style-type: none">○ <i>Ensuring that the height and design of new development on sites adjacent to a heritage place does not adversely affect the cultural heritage significance of the heritage place.</i>	Complies <p>The overall assessment below demonstrates compliance with the design objectives.</p> <p>It is considered that the development would respond to the preferred character sought by DDO1 and sub-precinct DDO1-2 on a site that is ready for redevelopment. The three storey street wall on the Rouse Street and Donaldson Street frontages would respect the low rise built form, and an active frontage to Rouse Street in the form of an Indoor Recreation Facility would ensure passive surveillance and a relationship with the street is maintained.</p> <p>The built form would not cast any mid-winter shadows to the foreshore or to the street reserves of Bay Street and Rouse Street.</p> <p>The use of materials, setbacks, balconies and fenestration throughout the buildings design would add to the eclectic urban fabric of the Port Melbourne Mixed Use Growth Area and seeks to achieve a balance between bulk, form and height to preserve the amenity of the existing residences.</p> <p>The development would not affect any key views from the public realms along Bay Street, and would not affect the movement of pedestrians.</p> <p>The subject site is located approximately 30m from the closest Heritage Overlay – a site specific Heritage Overlay (HO265) and would not affect the experience of the protected building's significance, appearance or setting.</p> <p>The site is not located on Beach Street, does not front Beach Street between Post Office Lane and Dow Street, and does not interface with Gasworks Park or Lagoon Reserve.</p>

<ul style="list-style-type: none"> ○ <i>Ensuring that frontage setbacks of new development complement the frontage setbacks of a heritage place on the same site or an adjoining site.</i> ● <i>To achieve a built form along Beach Street that complements the water edge environment, and a public domain attractive to people experiencing the area on foot, on bicycles and by means of other non-motorised forms of transport.</i> ● <i>To segment the massing of built form on sites fronting Beach Street in the area between Post Office Place and Dow Street.</i> ● <i>To ensure that the design of built form is responsive to Gasworks Park and Lagoon Reserve.</i> 	
<p>Buildings and works (2.0)</p> <p>Height</p> <ul style="list-style-type: none"> ● <i>Buildings and works are considered to meet the design objectives for height if:</i> <ul style="list-style-type: none"> ○ <i>They do not exceed the preferred maximum height specified in the tables to this schedule.</i> ○ <i>Architectural features such as domes, towers, masts and building services do not exceed the absolute maximum height by more than 4 metres and do not exceed 10 per cent of the gross floor area of the top building level, except for DDO1-5.</i> ● <i>A permit can not be granted to exceed the absolute height.</i> ● <i>The height of buildings and works should be consistent with the relevant outcome specified in the tables to this schedule.</i> ● <i>Where a site is affected by the Heritage Overlay, the provisions of that overlay take precedence over the provisions in a table to this schedule.</i> 	<p>Outcome</p> <p>Complies</p> <p>19.4m overall maximum height achieved as is outlined in DDO1-2 (see Table 1 assessment below), measured from NGL to the parapet on the south elevation.</p> <p>Architectural features to the roof are not included in the overall height. Building services including screens, balustrades, lift overrun and stair enclosure are included to the roof for the function of a roof terrace. The maximum height of the building services to the roof are 2.5m above FFL and would occupy less than 10% of the roof floor area.</p> <p>The site is not affected by a Heritage Overlay.</p>
<p>Setbacks</p> <ul style="list-style-type: none"> ● <i>Buildings and works are considered to meet the design objectives for setbacks if:</i> <ul style="list-style-type: none"> ○ <i>They are no less than the setback distance from boundary specified in a table to this schedule.</i> ○ <i>Setbacks of any heritage place adjoining the land and facing the same street are matched. If the land adjoins more than one heritage place then the setback should be no greater than the largest setback and no less than the smaller setback.</i> ● <i>Minor buildings and works, such as verandahs, architectural features, balconies, shelters, sunshades, art works, street furniture, fences, and also basements which do not project above ground level, may be constructed within the setback distance from</i> 	<p>Does not comply</p> <p>Variation acceptable</p> <p>The setbacks would not meet the setbacks outlined for DDO1-2 in the Table 1 assessment below; however, the site is constrained in a manner where the achievement of 5m setbacks from the Rouse Street (north) and Donaldson Street (west) boundaries would result in upper levels where the building footprints would not provide for reasonable internal amenity (a compliant building envelope would result in a 4m wide by 17.5m floor plate to work within). Therefore, considering the design objectives have been met (discussed above) and as the assessment finds the development to be consistent with the context of surrounding urban form, a variation to the setback requirements of DDO1-2 is considered acceptable in this instance.</p>

<p><i>boundaries specified in the table to this schedule.</i></p> <ul style="list-style-type: none"> • <i>A permit may be granted to vary the setback distances from boundary specified in the table to this schedule where it can be demonstrated to the satisfaction of the responsible authority that the variation will:</i> <ul style="list-style-type: none"> ○ <i>Achieve the design objectives.</i> ○ <i>Allow the retention of a heritage place on the site, or have less impact upon the significance of a heritage place on the site or on an adjoining or nearby property.</i> ○ <i>Allow the retention of any other significant feature of the site such as vegetation.</i> ○ <i>Be consistent with the context of the surrounding urban form.</i> • <i>The setback of buildings and works should be consistent with the relevant outcome specified in the tables to this schedule.</i> 	
<p>Overshadowing</p> <ul style="list-style-type: none"> • <i>All buildings and works should be designed to avoid casting shadows beyond:</i> <ul style="list-style-type: none"> ○ <i>The kerbline on the southern side of the road reserve adjoining the Port Phillip Bay foreshore after 10:00 AM on 22 June (the winter solstice).</i> ○ <i>The kerbline on the southern-eastern side of Bay Street between the hours of 11:00 AM and 2:00 PM on 22 June (the winter solstice).</i> ○ <i>The kerbline on the south-western side of Rouse Street between the hours of 11.00 AM and 2.00 PM on 22 June (the winter solstice).</i> 	<p>Complies</p> <ul style="list-style-type: none"> • The site is located approx. 140m from the kerbline on the southern side of the road reserve adjoining the foreshore. It will not cast a shadow at any time to reach this distance. • The site is located approx. 180m from the kerbline on the south-eastern side of the Bay Street. It will not cast a shadow at any time to reach this distance. • The orientation of the site to the south side of Rouse Street means it would not cast a shadow to the Rouse Street street reserve.
<p>Reconstructed or replacement buildings</p> <ul style="list-style-type: none"> • <i>A permit may be granted to replace a building or works existing on the approval date but which does not meet the height or setback requirements of the table to this schedule if:</i> <ul style="list-style-type: none"> ○ <i>The responsible authority is satisfied that an increased height or reduced setback improves the amenity and enhances the urban character of the area.</i> ○ <i>The building or works are no higher than the building being replaced.</i> ○ <i>The building or works are to be constructed no closer to a boundary than the building being replaced.</i> 	<p>Not applicable</p> <p>This applies to reconstructed or replacement buildings – not to new development.</p>
<p>Building design</p> <ul style="list-style-type: none"> • <i>Buildings and works are considered to meet the design objectives for building design if the following requirements, as appropriate, are met:</i> <ul style="list-style-type: none"> ○ <i>In all areas, the design of buildings should:</i> <ul style="list-style-type: none"> ▪ <i>provide direct access from the footpath with minimal change of level,</i> 	<p>Complies</p> <ul style="list-style-type: none"> • Direct access to the Indoor Recreation Facility would be at-grade with the Rouse Street footpath. There would be a minor change in level to the lobby entrance to the dwellings owing to the slope in Donaldson Street. • The Indoor Recreation Facility and 7 dwellings would provide for a visual interaction with Rouse Street, Donaldson

<ul style="list-style-type: none"> ▪ <i>incorporate provision for visual 'interaction' between ground floor activity and pedestrians, and</i> ▪ <i>avoid half-basement or ground floor car parks at a street frontage.</i> ○ <i>The design of lower levels (ground to third storey) integrates successfully with (and could interpret) traditional building forms in Port Melbourne by including:</i> <ul style="list-style-type: none"> ▪ <i>a predominantly masonry style with 'punched' openings and articulated wall surfaces, and</i> ▪ <i>the provision of weather protection for pedestrians in Beach Street.</i> ○ <i>The design of buildings above three storeys is in a contrasting, 'lighter' style of design, including:</i> <ul style="list-style-type: none"> ▪ <i>a stepping back of upper levels on frontages to all street frontages and lanes,</i> ▪ <i>heavier articulation in plan form and massing, and in front and side elevations to provide a varied skyline and avoid monolithic tower or slab-block forms, and</i> ○ <i>The height of new development adjacent to land in a Heritage Overlay should be generally consistent with the facade height of significant and contributory buildings. Taller structures should be sited and designed so that they do not dominate adjacent heritage places.</i> ○ <i>The height of new development on corner sites is consistent with the built form character of each street. Taller buildings should step down in height along the side frontage toward adjacent low rise development.</i> ○ <i>The design of buildings and works is consistent with the relevant outcome specified in the tables to this schedule.</i> ○ <i>In Beach Street between Post Office Place and Dow Street, there is one substantial inset of the elevation to a depth of approximately 20 metres at the Beach Street frontage.</i> ○ <i>Buildings are designed to front onto Gasworks Park and Lagoon Reserve.</i> ○ <i>New development is not visible above the roofline of any building fronting Bay Street between Rouse and Beach Streets when viewed from a point located 1.5m above ground level at the centre of Bay Street and in line with the property frontages on the north side of Rouse Street. This affects the block bounded by Beach, Nott, Rouse, Graham and Dow Streets.</i> ● <i>In Beach, Rouse and Bay Streets between Graham and Rouse Streets, the floor to floor</i> 	<p>Street and the rear lane through the use of glazed windows and balconies.</p> <ul style="list-style-type: none"> ● The car stacker fronts onto Donaldson Street, which contextually is a street that serves as a back-of-house entrance to dwellings, car parks and loading areas – similar to a laneway. ● The lower level design includes a rendered concrete finish, with some metal cladding, balconies and glazing to provide the appearance of a 'punched' opening. ● The proposed upper floors (second floor and above) contain various setbacks to the buildings walls – with balconies projecting within the north and south setbacks. ● Articulation in the form of a mid-point setback on the west elevation, projecting balconies, windows and changes of material result in a varied skyline form. ● The site is not adjacent to a Heritage Overlay. ● The site is located on a corner; however, it is located on a section that is undeveloped on the Rouse Street frontage, with single storey warehouse buildings fronting Rouse Street. This section is likely to be redeveloped in the future. The site is located adjacent to a six storey building that has a rear abuttal to Donaldson Street – this is located opposite the rear ROW to the subject site. ● It is considered that the building design would be consistent with the outcomes sought for DDO1-2 outlined in the Table 1 assessment below. ● The site is not located on Beach Street, between Post Office Place and Dow Street. ● The site does not interface with Gasworks Park or the Lagoon Reserve. ● The site is located approximately 170m from Bay Street and is unlikely to be visible above the roofline of any building on Bay Street given its distance. ● The site is not located on the block bounded by Graham and Rouse Street.
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<p>heights at ground level are a minimum of 4.5 metres or capable of accommodating a future change of use to retail or entertainment, except for Beach St between Johnston and Pickles St.</p>	
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Table 1 to Clause 43.02 - Sub-Precinct 1-2 assessment

Sub-Precinct 1-2	Outcome
<p><u>Preferred front setback</u></p> <p>0m</p>	<p>Complies</p> <p>0m setback achieved.</p>
<p><u>Preferred maximum height less than 5m from any road boundary**</u></p> <p>10.5m</p> <p>** Includes an average allowance of 3.0 metres floor to ceiling height per storey, except for DDO1-1, DDO1-2 and DDO1-3 where 4.5 metres floor to floor height is allowed for ground floors.</p>	<p>Does not comply Variation acceptable</p> <p>The proposal includes a 9.95m high (3 storey) street wall; however, the setback at the third, fourth and fifth storey is 3m from Rouse Street to a height of 19.1m</p> <p>Further, The same street wall (to 10.25m) is proposed on Donaldson Street, with a setback maximum of 0.995m to the upper floors to a height of 19.4m.</p> <p>Therefore, the maximum height less than 5m from any road boundary is 19.4m.</p> <p>As discussed above, a variation is considered acceptable given the site's constraints, and as the development meets the design objectives and would reflect the surrounding urban form.</p>
<p><u>Absolute maximum height</u></p> <p>19.5m</p>	<p>Complies</p> <p>19.4m overall maximum height achieved, measured from NGL to the parapet on the south elevation.</p>
<p><u>Outcome</u></p> <ul style="list-style-type: none"> • Development responds to the traditional low rise, mixed character of the area's built form. • The area is characterised by a combination of existing heritage maritime and industrial fabric, and new medium-rise contemporary development adding commercial and residential uses. • There is comparatively higher development that does not dominate the lower scale setting of the remainder of Rouse Street. • Development incorporates a 2 – 3 storey podium, with a simple form, masonry finish and 'punched' openings. • Development is built to the street boundary and has an active edge at ground level in Rouse Street, and has a small front setback elsewhere. • Upper levels up to a maximum of 6 storeys are distinct from the podium through setbacks 	<p>Complies</p> <p>It is considered that the development would reasonably respond to the existing and preferred character of this eclectic neighbourhood.</p> <p>The sites location amongst the former warehouse buildings, which are expected to be developed into the future, would be sufficiently separated from the lower scale development on the block between Donaldson Street and Stokes Street, resulting in that area not becoming dominated by the proposed built form. The block bounded by Donaldson Street to the west and south and Nott Street to the east contains a number of six storey buildings of a similar design and form to the proposed building, and would have a similar visual relationship to the buildings opposite on the north side of Rouse Street.</p> <p>A 3 storey podium is proposed which includes a rendered concrete finish, with some metal</p>

<p><i>and an expressive and heavily articulated form.</i></p> <ul style="list-style-type: none"> • <i>Development contributes to an eclectic mix of architectural styles.</i> • <i>The roof form contributes to a visually interesting skyline.</i> • <i>The foreshore including associated bicycle and pedestrian paths, and to Bay Street and Rouse Street enjoys good solar access in mid winter.</i> 	<p>cladding, balconies and glazing to provide the appearance of a 'punched' opening.</p> <p>The development includes an Indoor Recreation Facility at ground level with glass doors and windows for the majority of the frontage – providing activation to Rouse Street.</p> <p>The upper floors (third to fifth floor) would be set back 3m from the Rouse Street elevation and just shy of 1m from the Donaldson Street elevation, with balconies projecting into the front setback and metal cladding that would express as different form to the podium levels.</p> <p>The architectural styles in the immediate neighbourhood contains mostly former industrial warehouse style buildings, some contemporary architecture to the south and opposite on Rouse Street, contemporary infill townhouse developments opposite Donaldson Street and some heritage buildings towards Stokes Street. This development is considered to contribute a contemporary design that uses contemporary materials, which would contribute to the eclectic nature of development in the neighbourhood.</p> <p>The proposed roof form as a flat roof, with a roof terrace, would not typically be considered as visually interesting. However, given the constrained nature of the small lot and setbacks necessary to create a reasonable street wall – the ability to provide a more visually interesting roof design is limited.</p> <p>The development would not create any new shadow to cast onto the foreshore, owing to its location at a distance of 140m from the foreshore reserve. The development would also not cast any shadow onto Rouse Street, given the sites orientation is to the south side of Rouse Street.</p>
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