

Development Plan Response

Development Plan Requirements

Summary Table

DPO16 Requirement

Develop a mixed use precinct comprising a variety of housing types, community facilities and public open space.

How Addressed

The development will deliver a true 'mixed use' precinct, comprising:

- Dwellings
- Flexible spaces capable of accommodating Specialist Disability Accommodation (SDA), commercial, retail and community uses
- A dedicated space for community use
- Accommodation/Hotel uses
- A secondary school
- A future sports facility
- Public open space
- Communal private open space (courtyards).

Refer to **Chapter 5.0 Land Use**.

Respond to the significance of Queens Parade and Alexandra Parade with built form that considers the design, height and visual bulk of the development in relation to surrounding land uses and developments and contributes to their significance as formal boulevards.

The Development Plan Overlay sets out height controls for the development of the precinct. Careful consideration has been made to ensure that this plan meets these requirements, including a maximum of 10 storeys for the entire precinct, and setbacks along Smith Street, Queens Parade and George Street, which will ensure an appropriate response to the significance of these road corridors.

Refer to **Chapter 6.0 Built Form**.

Address Smith Street to strongly encourage the use of tram services in connection with development of the site, and to contribute to the streetscape character and vitality of the activity strip along the length of Smith Street.

Flexible ground floor uses will contribute to the vitality and activation of Smith Street, which will encourage pedestrian activity and the use of the planned future Smith Street tram stop by residents.

Refer to **5.0 Land Use**.

DPO16 Requirement	How Addressed
Create useable, safe and accessible public spaces to meet local needs and improve resident amenity and usability.	<p>The proposed Landscape Master Plan provides for a variety of highly accessible, attractive, and useable public realms. Public open space will be provided along and adjacent to the north-south central spine to maximise sunlight access. This space, to be vested in Council, will occupy 8% of the total site area. It will be supplemented by publicly accessible space on the school site, shared street spaces, and communal private open space (courtyards). It will be a requirement that communal private open space at ground level be accessible to the public between sunrise and sunset.</p> <p>The public realm network will be readily accessible to the surrounding community via entryway and laneway treatments along each of the external street frontages.</p>
Create pedestrian and bicycle access into and through the precinct to support its development and integrate activity in the area with surrounding neighbourhoods.	<p>Refer to Chapter 5.0 Land Use.</p> <p>The development will be highly permeable to pedestrians and cyclists, with new streets and laneways punctuating each of the external street frontages. Aside from car park entrances, only one trafficable street will be provided through the development. This will facilitate the prioritisation of pedestrian and bicycle movements. Half of the bicycle parking provided on site will be located at ground level to encourage use.</p> <p>Refer to Chapter 8.0 Movement.</p>
Provide a range of dwelling types to cater for a variety of housing needs including the provision of up to 20% of dwellings as Affordable Housing (as defined at section 3AA of the Planning and Environment Act 1987).	<p>A mixture of 1, 2 and 3-or-more bedroom dwellings will be provided across the development. An indicative mix of dwelling sizes has been identified, allowing for some flexibility depending on whether the housing is market priced or affordable to moderate income households. A minimum of 20% of housing (or equivalent) will be provided as Affordable Housing for moderate income households.</p> <p>Refer to Chapter 7.0 Affordable Housing</p>

DPO16 Requirement	How Addressed
Provide community infrastructure to service the needs of the local area ensuring they compliment the adjoining proposed indoor sports courts and integration of the site with the adjoining proposed education facility.	<p>In addition to the school and sports courts (which are subject to separate approvals and Government funding processes), a tenancy is to be provided for community use.</p> <p>Refer to Chapter 5.0 Land Use.</p>
Incorporate sustainable design features to address water management, solar access and innovative energy saving initiatives.	<p>A comprehensive suite of sustainable design features is proposed. These address energy conservation, water conservation, water sensitive urban design, waste management, and demolition and construction practices.</p> <p>The building layout has been designed to allow sunlight access to open spaces, which are generally laid out in a north-south orientation.</p> <p>Refer to chapter 9.0 Environmentally Sustainable Design.</p>
Site Design and Land Use	
Develop a coherent and identifiable precinct.	<p>This Development Plan has been designed to create a coherent and identifiable mixed use precinct comprising a variety of housing types, community facilities and public open spaces. Spaces and sightlines through the site will highlight the restored Valve House which will create a sense of identity for the precinct, linking back to its historic use as the Fitzroy Gasworks.</p> <p>Refer to Chapter 5.0 Land Use</p>
Design to address and activate the public realm, without privatising its amenity.	<p>Flexible ground floor uses, suitable for a range of Specialist Disability Accommodation (SDA), commercial, office or community activities, are proposed at the public realm interfaces with Alexandra Parade, Smith Street, Queens Parade and the proposed internal streets. Tenancies in these locations will have active frontages to help activate the public realm.</p> <p>Refer to Chapters 5.0 Land Use</p>
A minimum of 8% of the site to be provided as public open space.	<p>8% of the site is to be set aside as public open space vested in Council. This will be supplemented by communal private open spaces (courtyards) and pedestrian-prioritised streets and shared paths.</p> <p>Refer to Chapter 5.0 Land Use.</p>

DPO16 Requirement	How Addressed
Position the school to front Queens Parade and centre the sports courts on the site as a key community node with ease of access to public transport.	<p>The school site is located to the north-west of the precinct at the corner of Queens Parade and George Street. The sports courts are to be located immediately to the west of the proposed Village Green and adjacent to the precinct core.</p> <p>Refer to Chapter 5.0 Land Use.</p>
Support retail, office and other uses at street level.	<p>Ground floor space will be designated as 'flexible tenancies', suitable for a variety of Specialist Disability Accommodation (SDA), commercial, office and community uses. These have been located to assist in activating existing and proposed street frontages. Additional space has been identified for community use; and for hotel, accommodation or residential in Building H at the corner of Alexandra Avenue and Smith Street.</p> <p>Refer to Chapter 5.0 Land Use.</p>
Promote urban legibility and high quality public access to and through the site including clear site lines and a choice of routes.	<p>The precinct will be highly permeable with streets punctuating each of the existing frontages. These will provide pedestrian and bicycle-prioritised access into and through the site.</p> <p>Legibility will be afforded through entryway treatments, clear sightlines through major axes, wayfinding signage and landscape treatments.</p> <p>Refer to Chapters 5.0 Land Use</p>
Minimise over shadowing effects within the site and on adjoining land.	<p>Built form has been oriented in a north-south direction with open courtyards to optimise sunlight penetration into ground level open spaces. Upper level setbacks along Smith and George Streets will minimise the impact of shadows on adjoining properties.</p> <p>Refer to Chapter 5.0 Land Use</p>
Design public open spaces to have good solar amenity, good passive surveillance.	<p>Public open space areas have been located along and adjacent to the central north-south spine at the centre of the precinct. Buildings have been orientated to avoid excessive overshadowing and afford passive surveillance across these areas.</p> <p>Refer to Chapter 5.0 Land Use</p>

DPO16 Requirement	How Addressed
Avoid buildings that disproportionately overwhelm public spaces.	<p>Building heights are limited to a maximum of 33 metres (10 storeys) across the site. Buildings fronting the eastern side of the proposed Village Green have reduced heights of 4-5 storeys.</p> <p>Refer to Chapter 5.0 Land Use</p>
Provide landscaping to reduce the visual impact of development, improve liveability and mitigate impacts of the urban heat island effect.	<p>A landscape masterplan has been prepared to enhance the liveability, legibility and environmental performance of the development, and will provide for the greening of public realm, internal courtyards and rooftops (see Figure 51).</p> <p>Refer to Chapter 5.0 Land Use</p>
Provision of street trees, high quality lighting and other streetscape enhancements.	<p>The landscape master plan includes provision for street trees and lighting to support amenity and safety, which will be planted in laneways throughout the site.</p> <p>Refer to Chapter 5.0 Land Use</p>
Retain the visual prominence of at least the top third of the individually significant Shot Tower from primary views when viewed from or through the site.	<p>A wide entryway treatment is proposed at the centre of the Smith Street frontage. This will open views towards to shot tower from within the site.</p> <p>Refer to Chapters 5.0 Land Use</p>
Built Form	
Provide a transition in buildings by reducing heights and increasing setbacks along sensitive interfaces with increased heights at the centre of the site in accordance with Table 1 and Figure 64.	<p>Building heights are reduced adjacent to the sensitive interfaces of Smith Street, Queens Parade and George Street. Setbacks and height controls that achieve this outcome are outlined in Table 1 - Height and Setback Controls.</p> <p>Refer to Chapter 6.0 Built Form</p>

DPO16 Requirement	How Addressed
Create high quality architectural frontages with a sense of articulation, streetscape scale and rhythm.	<p>The proposed setbacks and building heights, along with appropriate spacing and transitioning between buildings, will ensure that the streetscape scale and rhythm of the development is consistent with the surrounding neighbourhood context. Flexible ground floor uses will promote activity and vibrancy across all street frontages.</p> <p>Refer to Chapter 6.0 Built Form</p>
Articulate buildings to provide variety, visual breaks and promote a human scale to existing and new streets.	<p>As above, the proposed setbacks and building heights, along with appropriate spacing and transitioning between buildings, will ensure that the streetscape scale and rhythm of the development is consistent with the surrounding neighbourhood context.</p> <p>Refer to Chapter 6.0 Built Form</p>
Activate street frontages with windows at upper levels, building entries from main lobbies and ground floor apartments to contribute to street life and safety through passive surveillance.	<p>Active street frontages and windows at upper levels will enhance passive surveillance opportunities, contributing to street life and safety throughout the site.</p> <p>Refer to Chapter 6.0 Built Form</p>
Avoid visually dominant buildings through use of discontinuous forms, well-articulated facades and high-quality materials that weather well and are environmentally sustainable.	<p>Careful consideration has been made to ensure that a maximum of 10 storeys for the entire precinct, and setbacks along Smith Street, Queens Parade and George Street, will ensure that buildings are not visually dominant within the development. The proposed multi-building layout connected by pedestrian laneways promotes discontinuous forms, and environmentally sustainable materials will ensure an articulated facade that ages well.</p> <p>Refer to Chapter 6.0 Built Form</p>
A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views and provide maximum sunlight to these spaces.	<p>Habitable room windows and balconies will be located and designed to avoid direct views to other habitable spaces, and will ensure maximum sunlight to these spaces.</p> <p>Refer to Chapter 6.0 Built Form</p>

DPO16 Requirement	How Addressed
Provide wind climate design to ameliorate wind conditions at street level, public spaces, balconies and adjoining properties.	<p>The Development Plan identifies areas where wind protection will be required in order to protect pedestrian comfort and sets relevant standards for wind amelioration.</p> <p>Refer to Chapter 4.0 Land Use.</p>
Provide acoustic design treatments that addresses the impact of existing and potential noise particularly from road traffic and trams.	<p>As the entire site is within 300 metres of Alexandra parade it is defined as a noise influence area under the Better Apartments Design Standards. Noise assessments and potential mitigation will be required for all dwellings.</p> <p>Refer to Chapter 4.0 Land Use.</p>
Avoid buildings taller than six storeys creating a ‘canyon’ effect to streets by distributing height and providing breaks in built form.	<p>The proposed building heights, setbacks and breaks between buildings will provide variety and visual permeability throughout the development, avoiding a canyon effect.</p> <p>Refer to Chapter 6.0 Built Form</p>
Provide internal courtyards, supported by communal roof terraces and balconies facing out to the street in mixed use developments.	<p>The mixed-use component of the development is designed around three major parcels, each featuring an open central courtyard. The courtyards are designed to be open to encourage pedestrian access and sunlight penetration.</p> <p>Refer to Chapter 6.0 Built Form</p>
Design all development parcels shown on Figure 50 as perimeter blocks. Perimeter blocks should be defined by groups of buildings, with a range of building heights, to create a fine grain and articulated streetscape.	<p>Each of the three development parcels is designed as a perimeter block. The proposed design differs from Figure 49 by increasing the north-south orientation and the number of access laneways. These modifications are intended to optimise sunlight penetration into the courtyards and increase overall permeability. They have been the subject of previous community engagement.</p> <p>Refer to Chapter 6.0 Built Form.</p>

DPO16 Requirement	How Addressed
Avoid podium and tower typologies.	<p>The proposed building typologies are consistent with the intent of DPO16, providing reduced heights at sensitive interfaces to Smith Street, Queens Parade and George Street. In each case the reduced heights are between 50 and 60% of the overall height of the building, therefore avoiding a podium and tower typology.</p> <p>Refer to Chapter 6.0 Built Form.</p>
Movement	
Design effective traffic management and car parking to service the whole site. Innovative approaches to car parking provision will be considered.	<p>Long term car parking for all residential and non-residential uses is to be consolidated into three large underground car parks that correspond with each of the development parcels. Access to these car parks will be provided directly from Smith Street and near Alexandra Parade, thereby minimising crossover points and avoiding the need for vehicle to traverse the internal road network. Street level parking will be restricted to accessible spaces, short-term parking and loading.</p> <p>Refer to Chapter 8.0 Movement.</p>
Provide for safe and convenient pedestrian, cyclist, and vehicular access.	<p>The development has been designed to prioritise pedestrian and cycle movements. The precinct will be highly permeable, facilitating pedestrian and cycle movements into and across it; and providing connections to the existing network. A variety of measures will be incorporated into the design to promote amenity and safety: lighting, wayfinding signs, shared paths, a contraflow bike path, low vehicle speed limits and parking restrictions.</p> <p>Refer to Chapter 8.0 Movement.</p>
Minimise vehicle entries to reduce impact on footpaths.	<p>Vehicle entrance points will be restricted to a single through street that connects Alexandra Parade with Smith Street. The use of consolidated car parking areas for each parcel will limit the number of access points.</p> <p>Refer to Chapter 8.0 Movement.</p>

DPO16 Requirement	How Addressed
Provide a new tram stop on Smith Street which is compliant with the requirements of the Disability Discrimination Act 1992 (DDA).	<p>A new accessible tram stop is planned on Smith Street adjacent to the precinct. As it sits outside the Development Plan area it will be subject to a separate approvals process.</p> <p>Refer to Chapter 8.0 Movement.</p>
Provide two bicycle spaces per dwelling.	<p>Two bicycle spaces will be provided per dwelling, 50% of which are to be located at ground level in highly visible locations.</p> <p>Refer to Chapter 8.0 Movement.</p>
Design vehicle access and egress to and from the site to avoid tram delays along Smith Street.	<p>The through street proposed to link Alexandra Parade with Smith Street will be 'exit only' on Smith Street, thereby avoiding the potential for vehicles to delay trams by queuing in Smith Street.</p> <p>Similarly, the basement car park entrance proposed on Smith Street to Parcel C will be designed to prevent right hand turns to access or egress the site. This design will prevent vehicles from crossing or queuing along the tram line.</p> <p>Refer to Chapter 8.0 Movement.</p>

