

Planning and Environment Act 1987

Government Land Standing Advisory Committee

Tranche 13 Report

64 Alexandra Parade, Clifton Hill

20 April 2018

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List of Abbreviations

CBD	Central Business District
Council	City of Yarra
DDO	Design and Development Overlay
DTF	Department of Treasury and Finance
EAR	Environmental Assessment Report
GRZ	General Residential Zone
HO	Heritage Overlay
MUZ	Mixed Use Zone
NRZ	Neighbourhood Residential Zone

About this report

On 29 October 2017, the Minister for Planning referred the following site to the Government Land Standing Advisory Committee as Tranche 13:

- 64 Alexander Parade, Clifton Hill.

This is the report under Section 151 of the *Planning and Environment Act 1987* of the Government Land Standing Advisory Committee for 64 Alexandra Parade, Clifton Hill.



Mandy Elliott, Chair



Jennifer Fraser, Member

20 April 2018

1 Summary and recommendation

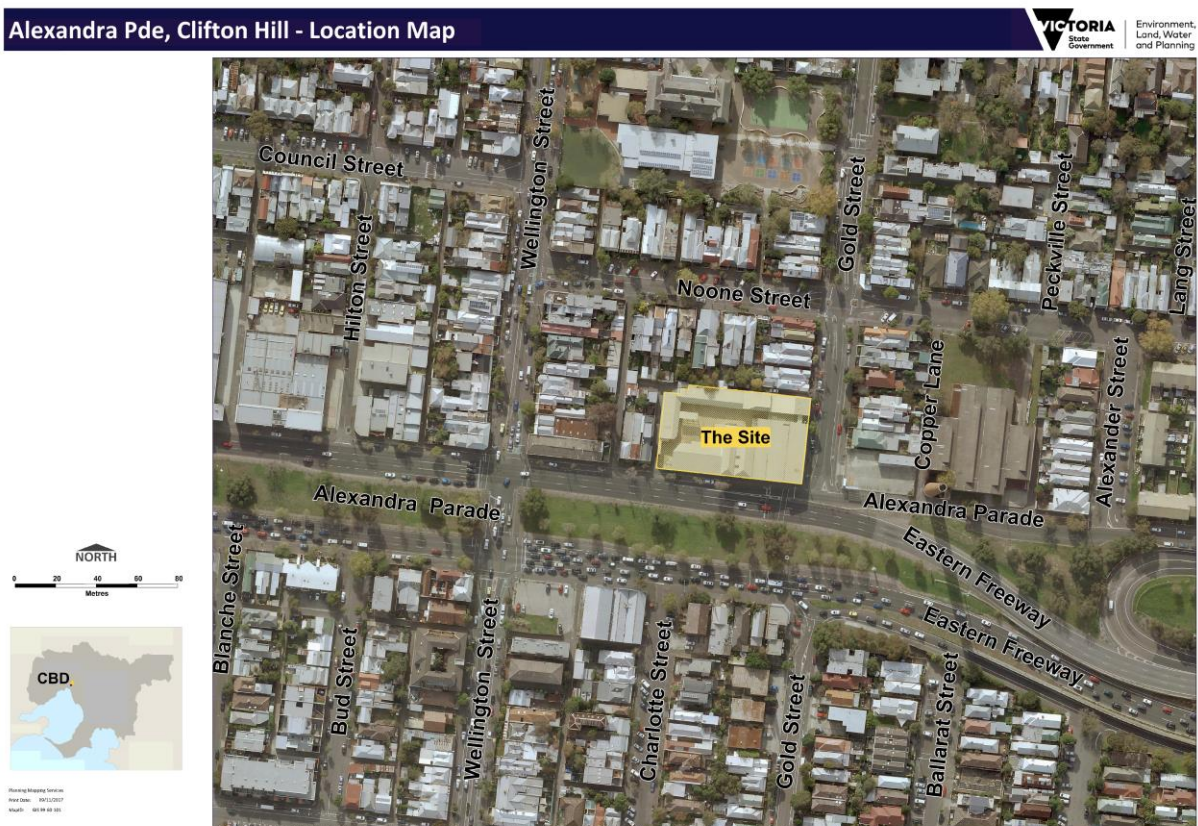
1.1 The site

The subject site is located at 64 Alexandra Parade, Clifton Hill, approximately 2.5 kilometres northeast of the CBD. The site is approximately 2,990 square metres and is generally flat in nature and rectangular in shape. It has a frontage to Alexandra Parade of approximately 72 metres and a frontage to Gold Street (depth) of approximately 42 metres. The site is located approximately 65 metres east of Wellington Street and 350 metres west from Hoddle Street. The side and rear boundaries to the west and north respectively adjoin public laneways. There is no vegetation on the site.

The site is located within the centre of a block zoned General Residential Zone (GRZ). It is opposite a Mixed Use Zone (MUZ) strip on the southern side of Alexandra Parade where current uses include various residential dwellings and multi-unit developments, retail, commercial and office tenancies, and warehouse buildings. The closest activity centres are located at Smith Street (approximately 400 metres west) and Johnston Street (approximately 800 metres southeast).

The site is vacant at present and currently developed by a 1-2-storey 'Home Hardware' bulky goods warehouse building with associated car parking.

Figure 1: Site location



1.2 Issues raised in submissions

The Committee considered all written submissions as well as submissions presented to it during the Hearing. In addressing the issues raised in those submissions, the Committee has been assisted by the information provided to it as well as its observations from inspections of the site.

Most submissions addressed the issues of heritage, views to the Shot Tower, traffic, parking and built form.

1.3 Committee conclusion

The site owner proposes to rezone the subject land from GRZ4 to MUZ. The site owner also proposes to apply a new schedule to the Design and Development Overlay (DDO) and retain the two existing overlays DDO2 (Main Roads and Boulevards) and HO17 (Clifton Hill Western Precinct). The Committee agrees that this is an appropriate zone and planning controls if the land is to be sold.

The proposed planning provisions make proper use of the Victoria Planning Provisions and were generally prepared and presented in accordance with the *Ministerial Direction on The Form and Content of Planning Schemes*. The Committee’s recommended changes include a number of minor changes to comply with good drafting practice and the *Ministerial Direction on The Form and Content of Planning Schemes*.

Table 1: Existing and proposed controls

Current planning scheme controls	Proposed planning scheme controls	Advisory Recommendation	Committee
General Residential Zone – Schedule 4	Mixed Use Zone	Mixed Use Zone	
Design and Development Overlay – Schedule 2 (DDO2 – Main Roads and Boulevards)	Retain	Retain	
	Apply a new site specific Design and Development Overlay Schedule 19	Design and Development Overlay Schedule 19 with the Committee’s recommended changes	
Heritage Overlay (HO317 – Clifton Hill Western Precinct)	Retain	Retain	

1.4 Recommendation

The Committee recommends that:

A planning scheme amendment be prepared and approved to rezone 64 Alexandra Parade, Clifton Hill to the Mixed Use Zone and apply a new Design and Development Overlay Schedule 19 (see the Committee version in Appendix D).

2 Process issues for this site

2.1 Process summary

The following tables set out the details of the process for this matter.

Table 2: Proposal summary

Proposal summary	
Tranche and site reference	Tranche 13: site reference FT116
Site address	64 Alexandra Parade, Clifton Hill
Previous use	A (currently vacant) 1-2-storey 'Home Hardware' bulky goods warehouse building with associated car parking
Site owner	Department of Economic Development, Jobs, Transport and Resources
Council	City of Yarra
Exhibition	Between 15 January and 23 February 2018
Submissions	Sixteen (16)

Table 3: Proposed planning scheme changes

Existing controls	Proposed changes
General Residential Zone – Schedule 4	Mixed Use Zone
Design and Development Overlay – Schedule 2 (DDO2 – Main Roads and Boulevards)	Retain Apply a new site specific Design and Development Overlay Schedule 19.
Heritage Overlay (HO317 – Clifton Hill Western Precinct)	Retain

Table 4: Committee process

Committee process	
Members	Mandy Elliott (Chair) and Jennifer Fraser
Information session	5 February 2018 at Collingwood Town Hall
Hearing	16 March 2018 at Planning Panels Victoria
Site inspections	Prior to and after the Hearing
Appearances	Ms Jane Kelly of Urbis briefed by the Department of Treasury and Finance on behalf of the site owner Mr Matthew Gilbertson of Glossop Town Planning for the City of Yarra
Date of this Report	20 April 2018

2.2 Process issues

There were no process issues raised for this site.

3 Site constraints and opportunities

3.1 Zoning context

The site is zoned GRZ Schedule 4 (Main Road Sites and Areas). The zone specifies that a building used as a dwelling or residential building must not exceed the height of 11.5 metres. This zone facilitates a range of residential and community services uses which complement the mixed use function of the locality, providing housing at moderate densities which respond to the existing or preferred character of an area. The site is currently vacant and along with other vacant sites in Alexandra Parade is awaiting redevelopment.

The land adjoining the site immediately to the east and west along Alexandra Parade is zoned GRZ. Land to the north is located within the Neighbourhood Residential Zone (NRZ), and land to the south of Alexandra Parade, is also located within the NRZ. Land use further west, closer to Smith Street, is located within the MUZ. The zones are shown on Figure 2.

The site is affected by the DDO Schedule 2 (Main Roads and Boulevards) and HO317 (Clifton Hill Western Precinct). These overlays will remain.

DDO2 aims to protect and enhance the public realm along the main streets through high quality urban design and architecture. This overlay does not contain any design standards but includes design objectives and decision guidelines for the Responsible Authority.

HO317 relates to the 'Clifton Hill Western Precinct' and affects all land surrounding the subject site.

Clause 21.02 of the planning scheme identifies that the City of Yarra is experiencing population growth and decreasing household size. The rezoning of the site presents an opportunity to provide housing that addresses these issues.

The MUZ is proposed along with a new Design and Development Overlay Schedule 19 (DDO19). The proposed DDO19 provides guidance for any future development on the site.

Figure 2: Current zoning

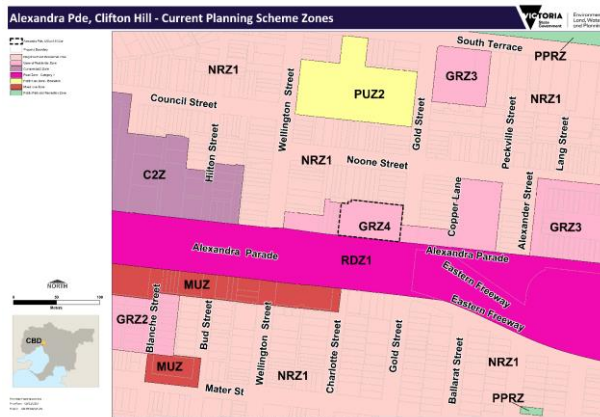
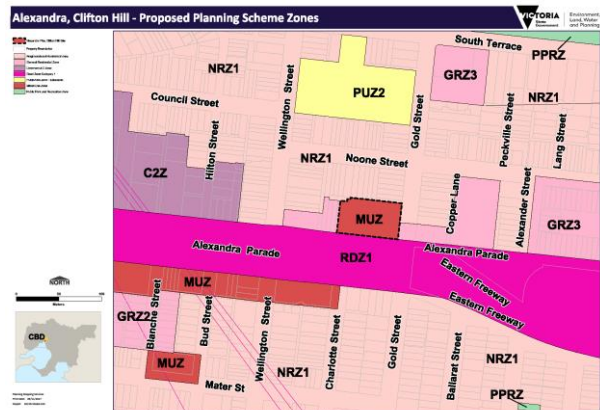


Figure 3: Proposed zoning



3.2 Site history and conditions

(i) History of the site

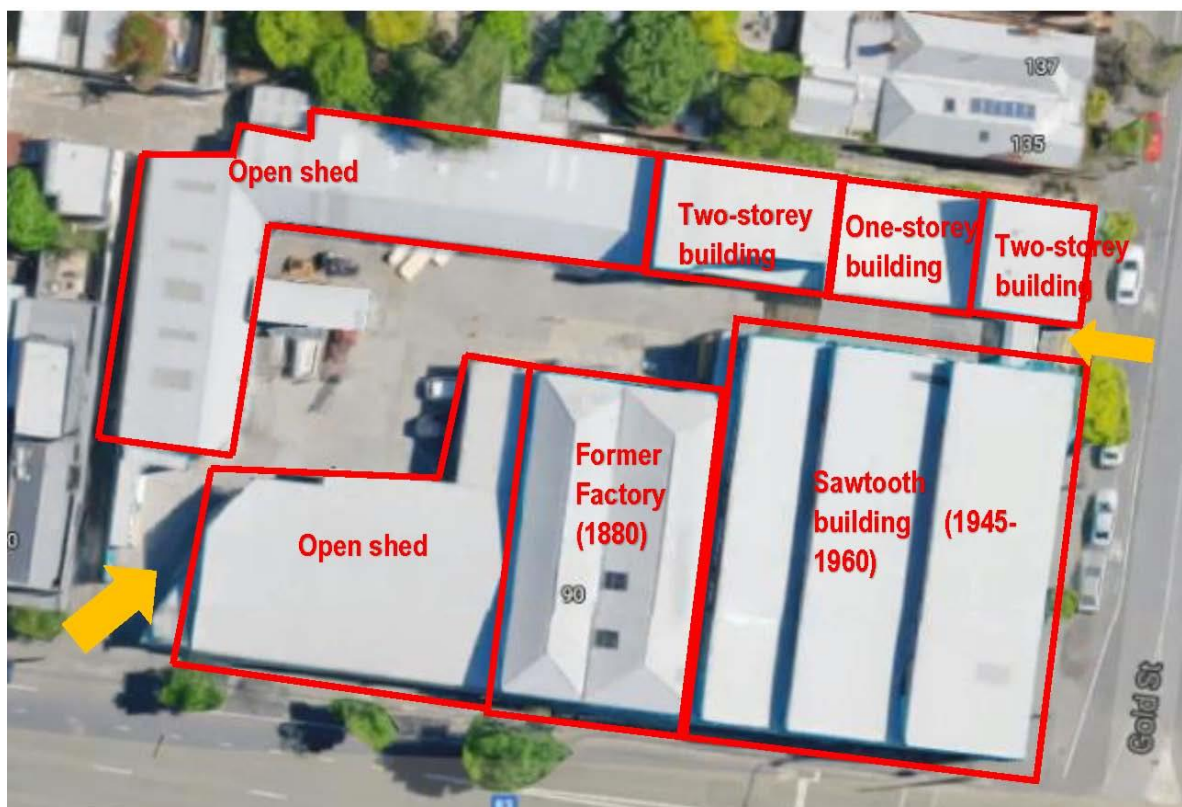
The site formed part of the Victorian-era industrial development along Alexandra Parade and Hoddle Street. In the past it has accommodated a number of uses including the Box Hair Curling Works (1880s), the Clifton Wheel Company (early 1900s), the Provan Timber Merchants (1903 – 1924) and most recently Provan’s Home Timber and Hardware.

The subject site falls within the Heritage Overlay HO317 – Clifton Hill Western Precinct. This precinct is predominantly low rise residential dwellings.

(ii) Current site conditions

The site is 2,990 square metres and is covered by a series of buildings around an internal courtyard which is accessed by two bluestone crossovers: one to the west and another to the east. The buildings are largely one or two storey. There is an open shed, saw toothed roof structures from between 1945 and the 1960s and the original 1880s factory building. These buildings vary in age, construction and integrity.

Figure 4: Various buildings and crossovers on site



Due to the site's previous industrial uses, site contamination has been considered. An Environmental Assessment Report prepared by Senversa¹ considered the potential for both on site contamination from sources such as fill material imported during site redevelopment, and its previous uses for timber manufacturing and various commercial/industrial purposes; and off site contamination from sources such as petroleum storage and handling, iron and steel works, the Shot Tower, the former Fitzroy Gasworks and other industrial uses in the vicinity.

Testing indicated some individual chemical concentrations in fill soil that were greater than the criteria for residential use but no significant soil, air or water contamination was found. The Environmental Assessment Report states:

*The identified contamination impacts are not considered to pose an unacceptable risk to future commercial/industrial use. Although some individual concentrations of lead and benzo(a)pyrene in fill soil are greater than adopted criteria for residential it is likely they could be managed under future mixed use (commercial on the ground floor with residences above) development by minimising access to the underlying soil.*²

The Environmental Assessment Report also indicated that should a more sensitive use (including residential) be considered then further soil, soil vapour and groundwater investigations would be required.

¹ Senversa, Environmental Assessment Report 62-64 Alexandra Parade, Clifton Hill, 17 May 2017

² Ibid p.12

3.3 Physical constraints

(i) Interface with surrounds

While the site has lanes on two sides and roads on the others it is not an unconstrained, island site. It is located on the southern edge of a heritage precinct which extends north to Queens Parade Clifton Hill, surrounded by low rise residential and is proximate to a heritage listed Shot Tower. It has the following interfaces.

North

Along part of the northern boundary of the site there is a Council owned lane/right of way from Gold Street. 135 Gold Street, 17 and 15 Noone Street share their southern boundary and 13 Noone Street shares its southern and eastern boundary with this lane. 11A and 11 Noone Street share their southern boundary with the site. These properties are one and two storey residential dwellings, typical of the narrow fine grained detached or semi-attached residential buildings covered by HO317. In the case of 135 Gold Street, a duplex joined to its neighbour on its northern edge, all its windows and the rear entry to the house are on the southern side interface with the subject site (see Figure 4).

East

Gold Street forms the site's eastern boundary, and provides access between Queens and Alexandra Parades. The Gold Street properties are single storey dwellings, set back from the street.

The Clifton Hill Shot Tower located at 94 Alexandra Parade is listed as significant in the heritage report.³ At 81 metres, it is the highest built element along Alexandra Parade. It is of local (Heritage Overlay – HO85) and state (Victorian Heritage Register HO709) significance. The preservation of views to it are protected under Clause 22.03 of the planning scheme which requires new buildings in the vicinity to be designed to ensure the Shot Tower remains the principal built reference. A number of submitters commented on the importance of the Shot Tower.

South

Alexandra Parade is the site's southern boundary and it provides three lanes of traffic in both easterly and westerly directions. Access to the Eastern Freeway begins at the site frontage, as does a slip lane which continues Alexandra Parade to Hoddle Street. On the southern side of Alexandra Parade, there are a mix of single or double storey residential buildings.

West

A service laneway forms the site's western boundary. It is the site's primary entry point. The service laneway extends the full depth of the subject site and forms a T shape at its northern end. Abutting the laneway to the west is a number of residential dwellings.

³ Trethowan p.25

(ii) Access

Alexandra Parade is recognised as a Road Zone – Category 1 (a VicRoads arterial) providing an east-west link between the Eastern Freeway and Princes Street.

Gold Street is a two way local road with bicycle lanes and on street parking on both sides. It forms a north-south link between Queens Parade and Alexandra Parade. The southerly exit from Gold Street is to the slip lane from Alexandra Parade to Hoddle Street.

In terms of public transport the No. 86 tram runs along Smith Street approximately 400 metres to the west. Victoria Park railway station on the South Morang and Hurstbridge lines is located approximately 700 metres to the south east. Bus services operate along Alexandra Parade and Hoddle Street.

(iii) Asset easements

There are no asset easements over the site.

(iv) Drainage

There are no drainage issues with the site.

4 Issues with the proposed changes

4.1 What zone is suitable?

(i) Submissions

The proposal is to rezone the site from GRZ4 to MUZ. This would remove the current maximum height restriction of 11.5 metres and enable the active facilitation of future commercial or retail uses at street level on Alexandra Parade and Gold Street. It would provide an opportunity to increase housing density in an area with limited sensitive interfaces or heritage restraints and, along Alexandra Parade, in what is largely a robust setting. The site owner, submitted that with a rezoning to MUZ the site provides a significant opportunity to accommodate growth and thereby deliver on state and local policies.

The site owner also pointed to the Environmental Assessment Report (EAR) which indicates that any potential contamination can be managed by allowing a mixed use development (commercial on the ground floor with residences above) minimising access to the underlying soil.

Council submitted that it broadly supported the proposal to repurpose the site to accommodate jobs and housing growth and to rezone it to the MUZ. The site, while currently zoned GRZ, has accommodated a non-residential use since the 1880s. It is a nonconforming use within the zone and is considered to be underutilised given its size and location. Council supports the rezoning but requests amendments to the proposed DDO19 in respect of heritage protection, protection of the Shot Tower and to facilitate policies on housing diversity and affordability. These are dealt with in Section 4.2 below.

There were no resident submissions directly addressing the proposed rezoning.

(ii) Discussion

The proposed rezoning to MUZ facilitates the achievement of state and local policies and provides flexibility in the uses allowed at ground level rather than restricting them to residential. These uses will be compatible with adjacent land uses along Alexandra Parade (other than the residential) as this area transitions.

The Committee supports the proposal to rezone the site to MUZ.

(iii) Conclusion

The Committee agrees that the MUZ is a suitable zone for this site if it is to be sold.

4.2 What built form controls are appropriate?

(i) Evidence and submissions

While a rezoning to the MUZ will establish an appropriate type of future development for this location it sets few parameters around the detail of any future development and how it relates to its context.

To provide the necessary guidance for any future development of the site, the site owner exhibited a draft DDO19 for the site. Submissions to the exhibited draft DDO19 raised issues of heritage, height, views to the Shot Tower, affordable housing and contamination assessment.

Built form

The MUZ Schedule, which applies to all Yarra Mixed Use Areas, does not specify a maximum building height limit. Consequently, height limits must be set in the DDO schedule.

In general, strategic redevelopment sites are the identified locations for the majority of municipal growth. While the site is not listed as a strategic redevelopment site within Clause 21.03 of the Yarra Planning Scheme, there are several such sites fronting Alexandra Parade. The site owner submitted that the key attributes the subject site shares with strategic redevelopment sites are:

- walking distance to a Principal or Major Activity Centre
- abutting train, tram or bus routes
- able to provide 10 or more dwellings.

On this basis, it was submitted that the site could also be categorised as a strategic redevelopment site.

Council submitted that the current list of strategic redevelopment sites is not exhaustive and that Council acknowledges there are other sites which exhibit significant opportunities for strategic redevelopment, such as the subject site.⁴

Clause 21.05-2 of the Planning Scheme provides that strategic redevelopment sites should generally be no more than 5-6 storeys unless it is demonstrated the proposal can achieve specific benefits, including:

- significant upper level setbacks
- architectural design excellence
- best practice environmental sustainability objectives in design and construction
- high quality restoration and adaptive reuse of heritage buildings
- enhancement of the public domain
- provision of affordable housing.

The site owner submitted that the area is in transition and drew the attention of the Committee to ten projects in the area. These are either in planning, permitted or under construction. They range in size and scale from 4 storeys and 18 dwellings to 17 storeys and 115 dwellings. Draft DDO19 proposes a height limit of 8 storeys.

In respect of height limits, local resident submissions noted that the proposed scale of redevelopment was not compatible with the low rise residential area to the north and that none of the larger scale projects in planning, permitted or under construction were in the immediate vicinity of the site.

Council advised that it supported a built form of up to 8 storeys with an acknowledgment that the redevelopment potential of the land is affected by the need to protect the site's

⁴ Document 3, para. 59.

significant heritage features. Council only supports the eight storey height on the basis that the heritage features of the site are protected. Council proposed a number of changes to DDO19 in relation to buildings and works to strengthen the built form and design and ensure development appropriately protects amenity and transitions to the low rise residential to the west and north of the site.

Heritage

The site is noted as having several elements that contribute to the heritage values of the precinct. The 1880s factory facing Alexandra Parade, the ‘Box Hair Curling Works’, is the oldest building on site. It is a two storey timber framed structure which has been altered over time. Some original timber columns and roof trusses are evident. The building’s structure and roof form is intact but very little of the original cladding and no original floors or windows remain. Nevertheless, it is one of very few nineteenth century two storey timber framed factories in Melbourne *“providing rare evidence of a building type and unique evidence of an unusual industry”*.⁵ It is classified as ‘contributory’ to the wider heritage precinct. The Heritage Report by Trethowan⁶ states that the 1880s ‘Box Hair Curling Works’ building is an important component of the Clifton Hill Western Precinct.

The crossovers to both Gold Street and Alexandra Parade feature original pitched bluestone and are in their original location. They too are considered contributory to the heritage precinct. Trethowan⁷ recommends their retention and sensitive incorporation into any redevelopment proposal. Similarly the internal courtyard is recognised as contributory and recommended for retention.

While the Trethowan report recommended preservation of the 1880s building, the bluestone cross overs and the central courtyard, the exhibited draft DDO19 only required the *“incorporation of a reference to the former industrial history of the site ... in the form of public artwork, architecture and heritage interpretation”*.

Council drew this to the attention of the Committee and submitted that the exhibited draft DDO19 provided no guidance regarding the sites contributory building and other heritage values. Council proposed changes to the DDO19 to require their retention and incorporation into future development of the site.

A number of written submitters made similar comments.

The site owner agreed to the DDO19 heritage changes proposed by Council.

The Shot Tower

It was common ground that views to and the silhouette of the Shot Tower should be preserved. This preservation should occur both in terms of the design and massing of any future development on the site, and in terms of the landmark role that the Shot Tower plays in the area.

⁵ ibid p.15

⁶ Trethowan, Heritage Report regarding the heritage issues pursuant to the proposed rezoning submission at 64 Alexandra Parade, Clifton Hill, 18 May 2017.

⁷ Trethowan p.21

Council submitted that draft DDO19 should be modified to enhance the protection of these. Council proposed modifications that clarify that the top one-third of the Shot Tower should be visible from the primary view lines and proposed the inclusion of an additional primary view line from the northwest corner of the median strip on the corner of Brunswick Street and Alexandra Parade.

Council also submitted that the Shot Tower must not be crowded by development and that clear sky should be evident between it and development on the site. Council submitted that:

Developing too near the Shot Tower will reduce an appreciation of its tall and narrow profile and in turn its heritage value and role as a local landmark.⁸

Resident submitters also wrote of their appreciation of their views to the Shot Tower from their residences.

Contamination assessment

Council requested changes to draft DDO19 to specify what must be included in the required contamination assessment. Council submitted that the Senversa Report identified that some further soil, soil vapour and groundwater investigations may still be required. Given that an Environmental Audit Overlay is not being pursued for the site, Council argued for a comprehensive assessment of any site contamination issues.

At the Hearing, Council and the site owner agreed that the proposed additions from Council to the DDO19 were appropriate with the inclusion of the words ‘if required’. These have been added to the draft DDO19.

Public realm improvements

Council requested a number of public realm improvements to ensure a high standard of architectural expression appropriate to the site’s boulevard location. The site owner, agreed with the proposed changes. These have been added to the draft DDO19.

Housing diversity

Council sought to include an application in the DDO19 for a Housing Diversity and Adaptability Report, which seeks (among other matters) to provide at least 10 per cent of the overall housing stock as affordable housing. Council stated that the 10 per cent is a Council adopted policy position. The site owner explained that it had accepted most of the proposed changes put forward by Council regarding affordable housing but do not agree with the inclusion of provision of 10 per cent as the Council policy has not been tested. The site owner explained that the Victorian Government is committed to providing more affordable and social housing as shown in the Government’s housing strategy ‘Homes for Victorians’. The site owner submitted that one of the strategies is for the government to establish an Inclusionary Housing Pilot with social or affordable housing to be provided across six sites and noted that the subject site is not one of these six.

⁸ Document 3 p.17

(ii) Discussion

The Committee agrees that given its size, multiple frontages, primary location on a major boulevard with good access to services, employment and transport, the facilitation of mid-rise, mixed use development would help revitalise this section of Alexandra Parade which has been in transition following the termination of the East West Link project. It supports the changes to the draft DDO19 proposed by Council and agreed to by the site owner in respect of height, built form and massing to provide a sensitive interface to the low rise residential areas to the north.

In respect of the Shot Tower, the Committee notes that it is 81 metres tall. The post-exhibition version of the draft DDO19 (document 2) provided by the site owner clarifies that the top one-third should be visible from the primary view points and expands the number of view points. The Committee supports this post-exhibition change. While the Committee understands the role views to this landmark play in the local community it is not possible to preserve all views for all people and enable the area to evolve. These changes have been included in the Committee preferred DDO19 at Appendix D.

Some residents raised issues with the potential for an increase in traffic from the MUZ, however, without details of development before the Committee, it is difficult to appreciate whether this would be an issue or not. Notwithstanding, the Committee notes that there is good access to the site and the DDO19 includes measures to protect amenity and enhance traffic conditions.

The Committee supports the proposed changes to improve the public realm and agrees with the additional requirements to the built form, heritage and site contamination assessment. In regards to housing diversity, the Committee agrees with the site owner that including a requirement for 10 per cent of the overall housing stock to be affordable housing has not been tested and is not state government policy, however, the Committee supports the changes agreed to by the site owner and Council and these are reflected in the Committee's version of the DDO19 at Appendix D.

(iii) Conclusion

The Committee agrees that the new DDO19 is an appropriate planning control to guide the built form for this site, while protecting the residential interface and heritage values.

Appendix A: About the Government Land Standing Advisory Committee

The Fast Track Government Land Service is a 2015 initiative to deliver changes to planning provisions or correct planning scheme anomalies for land owned by the Victorian Government. The Government Land Standing Advisory Committee (the Committee) was initially appointed in July 2015 under Part 7, section 151 of the *Planning and Environment Act 1987*. It was reappointed with a revised membership on 25 March 2018.

The Minister for Planning approved revised Terms of Reference for the Committee in July 2017.

The purpose of the Committee is:

... to advise the Minister for Planning on the suitability of changes to planning provisions for land owned, proposed to be owned in the future, or to facilitate the delivery of priority projects by the Victorian Government.

The Committee consists of:

- Chair: Lester Townsend
- Deputy Chairs: Trevor McCullough and Mandy Elliott
- Members: Gordon Anderson, Elissa Bell, Alan Chuck, Jenny Fraser, Prue Mansfield, Jane Monk, Rachael O'Neill, John Ostroff, Tania Quick, Cazz Redding and Lynn Sweeney.

The Committee is assisted by Ms Emily To, Project Officer with Planning Panels Victoria.

The Committee's Terms of Reference state:

25. *The Standing Advisory Committee must produce a written report for the Minister for Planning providing:*
- *An assessment of the appropriateness of any changes of planning provisions, in light of the relevant planning scheme and State and Local Planning Policy Frameworks.*
 - *An assessment of whether the proposed planning provisions make proper use of the Victoria Planning Provisions and are prepared and presented in accordance with the Ministerial Direction on The Form and Content of Planning Schemes.*
 - *An assessment of whether planning scheme amendments could be prepared and adopted in relation to each of the proposals.*
 - *An assessment of submissions to the Standing Advisory Committee.*
 - *Any other relevant matters raised in the course of the Standing Advisory Committee Hearing.*
 - *A list of persons who made submissions considered by the Standing Advisory Committee.*
 - *A list of persons consulted or heard.*

Appendix B: List of submitters

No.	Submitter
1	Alan Ray
2	Short Black Australia Pty Ltd
3	Catherine Watmough
4	Simon Slota-Kan
5	Daron Letch
6	Frances Ilyine and Andrew McDougall
7	Daniel Middleton
8	Michael Masters
9	Rene Slota and Sameiko Slota
10	Rene Slota and Sameiko Slota
11	Daron Letch
12	Noel Miller
13	City of Yarra
14	Matthew Griffiths
15	Collingwood Historical Society Inc
16	Tim McDonnell

Appendix C: Document list

Documents Presented to Hearing (No.)	Description	Presented By
1	Submission for DTF	Ms Kelly
2	Amended Schedule 19 to Clause 43.02 DDO	Ms Kelly
3	Submission for City of Yarra	Mr Gilbertson
4	Folder: Yarra Planning Scheme documents	Mr Gilbertson
5	Schedule 5 (Channel Nine site)	Mr Gilbertson
6	Schedule 11 (Amcor site)	Mr Gilbertson

Appendix D: Committee preferred DDO19

SCHEDULE 19 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO19. **64 ALEXANDRA PARADE, CLIFTON HILL**

1.0 Design objectives

To facilitate a future development that provides for a mix of commercial uses at street level with residential uses above.

To facilitate a mid-rise development that appropriately responds to the boulevard character of Alexandra Parade and will provides a range of dwelling types, ~~as appropriate~~, to allow for a diversity of households.

~~To enable a scale and density of development which takes advantage of the site's strategic location including its proximity to the CBD, local activity nodes, public transport, other established amenities.~~

To provide an appropriate built form response to ~~any~~ the recognised heritage ~~features~~ values of the site and to retain the visual prominence of at least the top one-third of the individually significant Shot Tower from primary views.

~~To retain the visual prominence of at least a third of the individually significant Shot Tower from primary views.~~

To ensure development appropriately considers the amenity impacts on neighbouring development and achieves a high standard of internal amenity within the development.

To encourage the development above the street wall to be designed as a series of separate development parts with building separation to enable views to the sky.

2.0 Buildings and works

~~A permit is required to construct a building or construct or carry out works.~~

~~Built Form Guidelines~~

The following buildings and works requirements apply to an application to construct a building or construct or carry out works.

The following Built Form Guidelines should be met:

Height and setbacks

Buildings on the site ~~should be~~ are a ~~preferred~~ maximum 8 storeys (25 metres).

Future development on the site ~~should~~ provides a consistent street wall height to the public realm along Alexandra Parade and Gold Street of a ~~preferred~~ maximum of 3 storeys (12 metres).

The maximum height and massing of a future development ~~should be~~ is positioned to the south-east corner of Alexandra Parade and Gold Street, responding to the limited sensitivity at these interfaces.

Future building form ~~should~~ delivers an appropriate interface arrangement and minimise visual bulk and mass when viewed from neighbouring properties.

Upper levels of development ~~should be~~ are appropriately sited so as not to diminish the appreciation of, or impact primary views to at least the top one a third of the height of the Shot Tower from the west on Alexandra Parade.

Upper level development is designed to ensure buildings are expressed in the round and designed to provide detail on facades when viewed from all directions.

Building form and design

Avoid ~~repetitive~~ stepped built form at upper levels of development.

Avoid blank walls or large portions of blank walls where visible from the public realm.

Deliver a high quality architectural response through building form, massing, materials and finishes.

~~Ensure activation at~~ Activate the ground level of Alexandra Parade and Gold Street through design measures including glazing, active uses and pedestrian entries.

Avoid a single mass form for development above the street wall. Provide passive surveillance to streets and footpaths.

Locate car parking within the site and ~~be-screened~~ it from the public realm.

~~Ensure that new development is appropriately sited and scaled~~ Site and scale development so that it avoids encroachment upon views to the Shot Tower, as seen in the primary views described under Heritage in this Design and Development Overlay.

Development does not diminish or detract from the boulevard character of Alexandra Parade.

Development provides an appropriate transition to lower built form at the interface with adjoining low rise residential areas to the west and north of the site.

Heritage

~~To i~~ Incorporate reference to the former industrial history of the site and any specific identified heritage values, such as in the form of public artwork, architecture and heritage interpretation.

Retain and sensitively incorporate the original Box Hair Curling Works factory, crossovers and internal courtyard into its design and layout, if practicable.

Adaptively reuse the site's heritage building (Box Hair Curling Works factory), if practicable.

Preserve identified primary views to the Shot Tower, particularly from the north west corner of the median strip and south west corner of Brunswick Street and Alexandra Parade by providing adequate setback and building separation to maintain clear sky between new development and the Shot Tower to retain the prominence of at least the top one-third of the height of the structure.

Preserve identified primary views to at least the top one-third of the Shot Tower, particularly from the Eastern Freeway (west of the overpass) by providing clear sky in the backdrop of at least the top one-third of the height of the structure.

Vehicle access and traffic

~~Ensure v~~ Vehicle entrances do not impact on high traffic flows on Alexandra Parade, by locating entrances to onsite parking on Gold Street.

~~Ensure v~~ Vehicle access is located to limit impact on the pedestrian safety or street amenity ~~and the amenity of adjoining residents.~~

Public realm

Provide a good level of onsite amenity for future residents of the development through the layout and orientation of dwellings.

~~Ensure t~~ The form and scale of proposed development is not the detriment of existing adjacent uses, particularly adjoining low rise residences to the west and north of the site.

Limit additional shadow cast to neighbouring residential properties to the west ~~and north~~ between 11am and 2pm at 22 September.

Limit opportunities for overlooking to properties to the north and west.

Built Form Guidelines

Provide streetscape improvements including sufficient footpath width along Alexandra Parade and Gold Street to enable the improved future use by retailers and pedestrians and enable sufficient activation of the street interfaces.

~~To p~~ Provide opportunities for additional tree planting where possible along Alexandra Parade and Gold Street.

Provide a high quality response to the corner of Alexandra Parade and Gold Street to allow safe pedestrian movement.

Provide well designed, horizontal awnings/verandas along Alexandra Parade and Gold Street.

Requirements relating to the design ~~Application Requirements~~

Unless with the written consent of the Responsible Authority, an application for development ~~on~~ ~~the land~~ must provide information on how the design responds to:

- An Urban Context Report.
- Perspectives showing the form, massing, profile, material finishes and detailed design of the proposed building(s).
- A Traffic and Transport Impact Assessment prepared by a suitably qualified traffic engineer.
- A Green Travel Plan prepared by a suitably qualified person outlining site-specific initiatives and actions to encourage the use of more sustainable transport options.
- A Heritage Impact Assessment prepared by a suitably qualified heritage consultant.
- For residential development, an acoustic report prepared by a suitably qualified acoustic engineer.
- For residential development, a Housing Diversity and Adaptability Report which provides the following information:
 - A demographic analysis of the types of people and households anticipated to live within the development based on the proposed dwelling design and bedroom mix.
 - The location of larger dwellings, with a preference for them to be clustered together and overlooking communal open space.
 - The landscaping design of communal open spaces for all household types ensuring they are easily accessible and visible from the larger apartments and incorporate child friendly materials and provide weather protection.
 - How the development responds to the particular housing needs of future residents across their lifetime. A Sustainability Management Plan (SMP) for 10 or more dwellings to Council's specification (in accordance with the Application Requirements of Clause 22.17).
- A Waste Management Plan prepared by a suitably qualified waste management expert.
- A Contamination Assessment of the site prepared by a suitably qualified and experienced ~~person environmental professional, and include recommendations and an implementation strategy to be undertaken in the event of any part of the site is contaminated. The assessment~~ must be submitted to and approved by and to the satisfaction of the Responsible Authority and make reference to the Department of Sustainability and Environment (DSE), General Practice Note Potentially Contaminated Land, June 2005. The assessment must include:
 - A description of previous land uses and activities on the land.
 - An assessment of the level, nature and distribution of any contamination within, or in close proximity to, the land, if required).
 - Details of any provisions, recommendations and requirements (including but not limited to, clean up, construction, ongoing maintenance or monitoring) required to effectively address and manage any contamination within the land (if required).
 - Recommendations as to whether the land is suitable for the use for which the land is proposed to be developed and whether an Environmental Auditor should be appointed under Section 53S of the Environment Protection Act 1970 (EP Act) to undertake an Environmental Audit in accordance with the provisions of the EP Act.

3.0 Subdivision

None specified.

4.0 Advertising signs

None specified.

5.0 Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The design, height, massing and scale of the development in relation to the site context.
- The effect of the development on the amenity of neighbouring properties and the public realm.
- How the proposal improves the street environment for pedestrians along street frontages.
- The response to identified heritage values of the site and broader precinct, including primary views to at least [the top](#) third of the height of the Shot Tower.
- The impact of traffic generated by the proposal.
- [The recommendations of a contamination assessment and remediation strategy.](#)