

29/03/2007
C117**SCHEDULE 8 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO8**.

CARLTON HOUSING PRECINCTS**Site Description**

The development area covers three public housing precincts in Carlton. The precincts are:

- Lygon/Rathdowne Precinct comprising the area generally bounded by Lygon Street, Princes Street, Drummond Street, Neill Street and Rathdowne Street, Carlton;
- Elgin/Nicholson Precinct comprising the area bounded by Elgin Street, Nicholson Street, Canning Street and Palmerston Street, Carlton;
- Keppel/Cardigan Precinct comprising the area bounded by Keppel Street, Cardigan Street, Cemetery Road East and Swanston Street, Carlton.

1.029/03/2007
C117**Requirement before a permit is granted**

A permit may be granted to use or subdivide land, construct a building or construct or carry out works before a development plan has been prepared to the satisfaction of the responsible authority.

Before granting a permit the responsible authority must be satisfied that the permit will not prejudice the future use and development of the land in an integrated manner.

An application for a planning permit should be supported by an Environmental Sustainable Development report identifying the environmental features to be included in the development.

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C117**Requirements for development plan**

The development plan must include the following information:

- Existing conditions plans, showing land uses and existing building footprints, buildings proposed to be demolished, contours, adjoining roads and access points;
- Car parking rates for residential uses;
- Indicative numbers and the proposed mix of private and public dwellings;
- Report on traffic management and car parking requirements and where required traffic management measures.
- Response to the Carlton Community Infrastructure Plan Report, November 2006 prepared for the City of Melbourne and the Office of Housing, Revision E, as amended from time to time.
- Concept plans which show:
 - Existing and new building locations, land uses, car parking areas, public roads, vehicle access locations, pedestrian and bike paths and areas and locations of public open space;
 - Building envelopes for new buildings including preferred maximum building height, the minimum separation distance between buildings, the minimum setback from the street frontage and the preferred street address;
 - A landscape concept plan;
 - Design guidelines on precinct planning; street edge/frontage treatments; building envelope and articulation; circulation and parking; open space and landscape design; heritage buildings and streetscapes; safety and security, environmentally sustainable design; and accessibility

which are generally in accordance with the design guidelines contained in the Carlton Housing Precincts Development Plan, March 2006 as amended November 2006, or as further amended from time to time;

- Principles and objectives for new development which are generally in accordance with those contained within the Carlton Housing Precincts Development Plan, March 2006 as amended November 2006, or as further amended from time to time.

Before approving a development plan for any part of the development area or for any stage of development, the responsible authority must be satisfied that its approval will not prejudice the future development of the development area in an integrated manner.

Where the terms “building height” and “building envelope” are used in this Schedule, they have the following meanings.

Building height

Building height is the vertical distance between the footpath or natural surface level at the centre of the site frontage and the highest point of the building, with the exception of architectural features and building services.

Building envelope

The building envelope nominates the preferred maximum building height for a new building and the area within which a new building should be sited.

2.1

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Lygon/Rathdowne Precinct

In addition to any other requirements for a development plan specified in this schedule, the development plan for the Lygon/Rathdowne Precinct must provide for:

- A new public street between Drummond Street and Rathdowne Street;
- A new pedestrian connection /view line to Princes Street between Drummond Street and Rathdowne Street.

2.2

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Elgin/Nicholson Precinct

In addition to any other requirements for a development plan specified in this schedule, the development plan for the Elgin/Nicholson Precinct must provide for:

- The reinstatement of part of Station Street into the precinct, to provide a street address and access for buildings, a pedestrian connection, visitor parking and public open space. A through traffic connection between Elgin Street and Palmerston Street must not be provided.
- New pedestrian connections/view lines to Canning Street (north south); and reinstated part of Station Street (east west).

2.3

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Keppel/Cardigan Precinct

In addition to any other requirements for a development plan specified in this schedule, the development plan for the Keppel/Cardigan Precinct must be generally consistent with any relevant permit(s) or other approval issued under the Heritage Act 1995, and must show:

- Retained heritage buildings;
- Buildings which are proposed to be demolished, subject to a permit being granted under the Heritage Act 1995;
- Building envelopes for new buildings, and the minimum separation distance between retained buildings and new buildings;

- Proposed uses for the retained heritage buildings;
- Design guidelines addressing the treatment of the setting around the retained heritage buildings.

Decision Guidelines

Before deciding on any planning permit application for the Keppel/Cardigan Precinct, in addition to the decision guidelines specified in this schedule, the responsible authority must consider:

- Impact on the significance of the heritage place, in particular impact on the retained heritage buildings;
- Potential for the re-use of the retained heritage buildings; and
- Extent of consistency with any relevant permit(s) or other approval issued under the Heritage Act 1995.

3.0

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Principles and objectives for new development

New development should:

- Replace the existing public housing walk-up blocks with new multiple dwelling housing;
- Maintain, as a minimum, the current number of public housing units;
- Provide an integrated mix of private and social housing;
- Provide for forms of social housing matched to the housing needs of low-income residents;
- Incorporate core sustainability features addressing water management, greenhouse gas emissions, solar access and waste management;
- Create a composition of varied forms and heights across the precincts that respect the built form character of the surrounding neighbourhood and the heritage buildings and streetscapes;
- Express significant corners with higher buildings built to the boundary;
- Recreate a sense of the former local street network using public open space and tree planning;
- Provide pedestrian and bike paths to connect to the surrounding neighbourhoods;
- Create a strong sense of personal safety and property security in a both day and night environment by enhancing visibility and casual surveillance opportunities, creating pedestrian friendly streets and clearly identified public and private areas;
- Provide sufficient car parking and utilise where possible the fall across the site to minimise the view of car parking areas from the street frontage;
- Implement traffic management techniques to actively discourage through traffic;
- Connect to the surrounding neighbourhoods using reinstated streets, view lines, open space and pedestrian and bike paths;
- Provide attractive, well-located and useable public open space;
- Provide an appropriate building height transition between towers and surrounding streets;
- Clearly define the building entry from the street frontage and provide an individual street address;
- Clearly define public and private areas using techniques such as open style fencing and landscaping;
- Provide activated and pedestrian friendly street frontages with opportunities for casual surveillance;
- Maintain the pedestrian scale of residential streets;

- Provide a range of public spaces and dwellings that meet the needs of all people including those with mobility impairment;
- Provide dwellings and non residential uses with accessibility, visitability and adaptability features;
- Design and locate car parking areas, including semi-basements, so that they do not dominate the street or public open space;
- Provide for community facilities and other non-residential uses that support the Carlton community and provide opportunities for social interaction;
- Respect heritage places, heritage buildings and streetscapes.

4.0

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Decision guidelines

Before deciding on a request to amend a development plan, the responsible authority shall consider the comments of the City of Melbourne, if received within 28 days of the request.

Before deciding to approve or amend a development plan or any planning permit application, in addition to the decision guidelines in Clause 65, the responsible authority must consider:

- The purposes of the zone, overlays and any other relevant provisions of the planning scheme.
- The development's contribution to the neighbourhood and sense of place;
- The impact on internal and external traffic movements.