

SCHEDULE 12 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO12

ESPLANADE HOTEL SITE

11-12 THE ESPLANADE AND 6 VICTORIA STREET, ST KILDA

1.0

Design objectives

To recognise the central landmark value of the Esplanade Hotel and secure its pre-eminent place among the landmark buildings of The Esplanade.

To enhance the experience of The Esplanade as a pedestrian and vehicular promenade.

To strengthen and enhance pedestrian links between The Esplanade and Fitzroy and Acland Streets and to the St Kilda foreshore.

To maintain the amenity of the ~~recognise the harmonious and integrated relationship between the local residential streets of the local area and the balance between the amenity of the area and its broader foreshore context.~~ key foreshore attractions and activities.

To ensure that new development will positively contribute to the multiplicity and diversity of the built form of the Esplanade, and will not overwhelm or imbalance these qualities by the introduction of any excessively dominant built element(s).

To strengthen and consolidate the preferred prevailing massing and skyline profile of The Esplanade and St Kilda Hill as seen from a variety of relevant vantage points.

To protect and enhance the character and amenity of the St Kilda foreshore by ensuring that new development does not overpower and dominate the foreshore.

To protect and enhance key views including:

- To the front façade and main section and silhouette of the Esplanade Hotel from:
 - St Kilda Pier and the St Kilda foreshore area between the pier and The Esplanade.
 - The Esplanade from the south-west corner of the Arrandale property, 8-10 The Esplanade and from the north-west corner of the Bayview property, 13 The Esplanade. (including from the north-west and the south)
- Towards landmark buildings and structures on and adjacent to the foreshore, including the St Kilda pier, Catani clocktower and monuments.
- Along Victoria Street and Pollington Street (north) towards Port Phillip Bay.

- To The Esplanade and St Kilda Hill from St Kilda pier and the foreshore.

To ensure that the architecture and development of the site responds to the diverse and layered history and culture of the area, ~~and its residents and visitors.~~

To maintain the significant special role that the Baymor Flats building plays in the form and imagery of the streetscape and local vistas along Victoria Street.

To acknowledge and respond to the presence of open spaces within the site and the opportunity to move around and between some of the key existing parts of the buildings.

To respect and respond to the domestic scale and ambience of the residential streets in the vicinity of the site and the denser residential character of The Esplanade.

To respect and respond to the scale and variety of the significant heritage buildings on the Esplanade Hotel site and in the surrounding residential area.

~~To protect the essential significance of the heritage buildings on the site.~~

~~To ensure that if a significant heritage building is proposed to be demolished, the demolition and the replacement building satisfies the Heritage Policy, Heritage Overlay provisions, Design and Development Overlay provisions and any other relevant provisions in the Port Phillip Planning Scheme.~~

To ensure that the access, operational and service needs of the Esplanade Hotel are appropriately addressed and that the cultural significance of the Hotel is not compromised.

To protect sunlight access to public open spaces in midwinter and, in particular, to ensure that new development will not detract from the amenity of the foreshore reserve, The Esplanade and Alfred Square due to overshadowing.

To ensure buildings do not significantly overshadow existing secluded private open space of ~~protect sunlight access to private open spaces of~~ neighbouring properties, ~~in midwinter.~~

~~To ensure that new development exhibits architectural excellence and an imaginative design response in the skilful and subtle resolution of these DDO12 design objectives and any other relevant provisions in the Port Phillip Planning Scheme.~~

2.0 Buildings and works

Height

Buildings and works are considered to meet the design objectives for height if:

- They do not exceed the preferred maximum height specified in the table to this schedule.
- Architectural features such as domes, towers, masts and building services do not exceed the maximum height by more than 4 metres and do not exceed 10% of the gross floor area of the top building level.

The responsible authority will only consider a permit to exceed the preferred maximum height up to the absolute maximum height where it can be clearly demonstrated that the proposed development will continue to meet the relevant design objectives and achieve all the outcomes specified in the table to this schedule.

Setbacks

Buildings and works are considered to meet the design objectives for setbacks if they are no less than the setback distance from a boundary specified in the table to this schedule.

Minor buildings and works, such as 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 boundaries specified in the table to this schedule.

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 achieve the design objectives.

Overshadowing

All buildings and works should be designed to:

- Ensure that there is no overshadowing beyond the kerbline on the southern side of Jacka Boulevard road reserve adjoining the Port Phillip Bay foreshore between the hours of 10.00 A.M. and 4.00 P.M. on 22 June (the winter solstice).
- Generally avoid casting shadows beyond the western kerbline of The Esplanade between the hours of 11:00 AM and 2:00 PM on 22 June (winter solstice).
- Generally not further overshadow Alfred Square between the hours of 10.00 A.M. and 4.00 P.M. on the 22 June (winter solstice).
- ~~—Generally avoid casting significant shadows on neighbouring secluded private open space areas for four hours of sunlight between the hours of 9.00 A.M. and 3.00 P.M. on the 22 June (winter solstice).~~

Conservation

- ~~—A Conservation Management Plan is required to be submitted with an application for works to the existing buildings (excluding the bottle shop). The Conservation Management Plan must be endorsed by the Responsible Authority and any works to the existing buildings (excluding the bottle shop) shall be in accordance with the endorsed Conservation Management Plan.~~
- ~~—The main front section and north-east wing (containing the Gershwin Room) of the Esplanade Hotel building must be retained and conserved to maintain its significance as stated in the Statement of Significance.~~
- ~~—The former stables and the kitchen wing of the Esplanade Hotel building should preferably be incorporated in any future development of the site.~~

~~The main front section of the Baymor Flats building must be retained and conserved to maintain its significance as stated in the Statement of Significance.~~

Building design

Buildings and works are considered to meet the design objectives for building design if the following requirements are met:

- The design of new buildings on the site should:
 - avoid monolithic tower or slab-block forms,
 - provide a sense of human scale in the relationship between ground and upper levels and new and existing buildings,
 - provide a mix of clearly articulated building forms with only a portion of these rising to the Preferred Maximum Building Height,
 - provide a mix of clearly articulated building forms with only a very limited portion rising to the Absolute Building Height,
 - ensure that the front building elevation of any new development on the existing bottle shop site (12 The Esplanade) and the core area of the site is orientated to The Esplanade and the foreshore,
 - provide a massing of building forms that allows a substantial portion of the roof ridge line of the front section of the Esplanade Hotel to be seen against open sky when viewed from The Esplanade and St Kilda Pier.
- The design of any new building on the site should respect and respond to the significant heritage buildings that are to be conserved on the site and:
 - provide new layers of appropriate related building types, uses and forms that will enhance rather than replicate the significant heritage building(s),
 - where a new building forms a backdrop to a significant heritage building, the scale, proportion, colour and visual complexity of the new building are important considerations so that the backdrop gives visual dominance to the forms and profile of the heritage building,
 - recognise that where a new building is adjacent to the Esplanade Hotel and has a frontage to The Esplanade, it must present a comparable scale to that of the Hotel, and
 - ensure that any new development demonstrates high quality architectural planning, design and detailing that respects the value of adjacent heritage fabric rather than imitating it.

Table to Schedule 12

Area	Distance from boundary	Preferred maximum height	Absolute maximum height	Outcome
DDO12				
	Variable distance from The Esplanade boundary – that area of the site that provides a forecourt to the Esplanade Hotel.	No buildings and works to be constructed.	No buildings and works to be constructed.	<p>The existing open forecourt setting to the front facade and main section of the Esplanade Hotel is maintained.</p> <p>An important element of the essential heritage significance of the Esplanade Hotel is protected.</p>
	Variable distance from The Esplanade boundary – that area of the site occupied by the Esplanade Hotel building to be retained.	No higher than the existing Esplanade Hotel building.	15 metres (5 storeys)	<p>The cultural significance and the central landmark value of the Esplanade Hotel is maintained.</p> <p>The profile and silhouette of the existing building is maintained which is an important feature of the building and of the site when viewed from St Kilda Pier, St Kilda foreshore and The Esplanade.</p> <p>The essential heritage significance of the Esplanade Hotel is protected.</p>
	0 – 8 metres from The Esplanade boundary (view cone)*.	No buildings and works to be constructed.	No buildings and works to be constructed.	The existing open forecourt setting to the front façade of the Esplanade Hotel building and view from the south-east is maintained unimpeded consistent with the Hotel's identified heritage significance.

Area	Distance from boundary	Preferred maximum height	Absolute maximum height	Outcome
	<p>From 8 metres from The Esplanade boundary to a line joining the north-west corner of No. 13 The Esplanade property boundary with a point on the south-east elevation of the Esplanade Hotel being 18 metres from The Esplanade boundary (view cone line) *.</p>	<p>4 metres (1 storey)</p>	<p>7 metres (2 storeys)</p>	<p>The cultural significance and central landmark value of the Esplanade Hotel is reinforced.</p> <p>That part of the south-east elevation of the Esplanade Hotel, characterised by expressed string courses and eaves brackets, is visible to a person standing on the north-west corner of No. 13 The Esplanade property boundary.</p> <p>Potential new development adjacent to the Esplanade Hotel and fronting The Esplanade, is of a setback, scale and mass that complements the adjacent Esplanade Hotel building.</p> <p>The essential heritage significance of the Esplanade Hotel is protected.</p>
	<p>Between the view cone line and a line up to 25 metres from and parallel to The Esplanade boundary</p>	<p>13 metres (4 storeys)</p>	<p>15 metres (5 storeys)</p>	<p>The cultural significance and central landmark value of the Esplanade Hotel and its pre-eminent place among the significant buildings of The Esplanade is enhanced.</p> <p>The eaves and all of the leading hipped roof of the Hotel's south-east elevation are visible to a person standing on the north-west corner of No. 13 The Esplanade property boundary.</p> <p>Potential new development adjacent to the Esplanade Hotel and fronting The Esplanade, is of a setback, scale and mass that complements the adjacent Esplanade Hotel building.</p>

Area	Distance from boundary	Preferred maximum height	Absolute maximum height	Outcome
	10 metres from the Pollington Street (north-east boundary) **	9 metres (3 storeys)	12 metres (4 storeys)	<p>The building scale along Pollington Street (north-east boundary) is compatible with the:</p> <ul style="list-style-type: none"> • One and two storey dwellings in this section of Pollington Street and nearby Victoria Street. • Esplanade Hotel and Baymor Flats on the site. <p>Potential new development is of a scale that allows a substantial portion of the roof ridge line of the front section of the Esplanade Hotel to be seen against open sky when viewed from The Esplanade and St Kilda Pier.</p>
	8.2 metres from the Pollington Street (north-west boundary) **	12 metres (4 Storeys)	15 metres (5 Storeys)	<p>The building scale along the Pollington Street (north-west boundary) is compatible with the height and width of the north-east wing of the Esplanade Hotel and provides an appropriate transition in scale to the adjacent residential area.</p> <p>Potential new development is of a scale and mass that allows a substantial portion of the roof ridge line of the front section of the Esplanade Hotel to be seen against open sky when viewed from The Esplanade and St Kilda Pier.</p>
	9.5 metres from the Victoria Street boundary **	12 metres (4 storeys)	15 metres (5 storeys)	<p>The building scale and massing along the Victoria Street boundary is compatible with the height and width of the main wing of the Baymor Flats and the Esplanade Hotel and provides an appropriate transition in scale to the adjacent residential area.</p>

Area	Distance from boundary	Preferred maximum height	Absolute maximum height	Outcome
	Variable distance from boundary – that area of the site not included in the areas above.	24 metres (8 storeys)	30 metres (10 Storeys)	<p>There is an appropriate transition in scale and massing between:</p> <ul style="list-style-type: none"> • The perimeter and core areas of the site • The variable scale of buildings surrounding the site and potential new development on the core area of the site. <p>Monolithic tower or slab-block building forms are avoided.</p> <p>Development reinforces and complements the urban design, built form and amenity qualities of the site's context.</p> <p>Reasonable solar access is provided to The Esplanade promenade (western footpath), nearby public open spaces, including the foreshore reserve and Alfred Square, and private open spaces of neighbouring dwellings.</p>

* The view cone and view cone line relate to that portion of the site known as the bottle shop site and described in Certificate of Title as Vol. 8061, Folio 417, Lot 3 on Plan of Subdivision No. 27811, being part of Crown Allotment 3 at St Kilda Parish of Melbourne South, County of Bourke.

** At the corners of the site or where two maximum heights may overlap, the lower maximum height shall apply.