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Proposed C180more

SCHEDULE 29 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO29**

430-436 VICTORIA STREET AND 7 GARDINER STREET, BRUNSWICK

1.0

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Design objectives

To ensure buildings are developed at an appropriate scale that compliments existing development fronting the western edge of Clifton Park.

To ensure buildings limit overshadowing and visual impacts to protect the amenity of Clifton Park.

To provide a landscape design that integrates the development into the parkland context.

To provide activation and surveillance of the public realm and minimise the visual impacts of car parking, access and loading.

To ensure new development includes measures to mitigate potential amenity impacts of existing industrial uses.

2.0

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Buildings and works

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

Height

Building height should not exceed 18 metres and 5 storeys.

Building edge fronting Victoria Street, Gardiner Street and Clifton Park should not exceed 14 metres and four storeys in height.

Setbacks

Buildings should be setback from Victoria Street a minimum of 3 metres.

Buildings should be setback from Clifton Park boundary to accommodate deep soil volumes of existing mature trees and provide space for new planting to support the developments integration with the parkland setting.

For buildings above 4 storeys in height, the upper levels should:

- Be setback a minimum of 3m from the building edge along Victoria Street and Gardiner Street;
- Avoid multiple setbacks that create a ‘wedding cake’ built form outcome; and
- Not overshadow the eastern path in Clifton Park between 9am to 3pm on 22 September.

Design and articulation

Buildings should:

- Avoid large expanses of blank walls of built form along the park and street interfaces;
- Use a combination of design features, setbacks and breaks in the upper levels to help the buildings appear recessive when viewed from Clifton Park;
- Emphasise pedestrian entries with design features, including landscaped treatments;

- Provide windows with views of adjacent streets and public spaces for surveillance of the public realm; and
- Facilitate tree planting by the provision of deep soil planting areas.

Development should be designed with a primary frontage to Victoria Street with active uses and windows that wrap around the North-East and North-West corners of the building to enhance the legibility as the primary pedestrian entrance to the site.

Development should avoid level changes between any connections with the park.

Only low semi-transparent fencing should be used along the park interface.

Car parking and Access

Vehicle access and loading areas should be provided from Gardiner Street only.

Car parking and associated structures should not detract from the activation of the public realm.

Internal amenity

Buildings should be designed and constructed to include acoustic attenuation measures that will reduce noise levels from surrounding industrial activity.

Landscaping

The landscape design should provide:

- Landscape setback to Victoria Street;
- Landscape setback to Clifton Park that softens the building on the park and integrates the site within the landscape setting.
- Deep soil planting to accommodate generous vegetation including canopy trees for cooling and shading.

3.0

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Subdivision

None specified.

4.0

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Signs

None specified.

5.0

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Application requirements

The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A Tree Management Report for existing tree where their Tree Protection Zone is impacted by the proposal

6.0

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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 landscape integration with Clifton Park.
- The visual impact and overshadowing of Clifton Park.

MORELAND PLANNING SCHEME

- Views of the development from the Park.
- The interface between the development and Clifton Park
- The external appearance of the building and its contribution to the Victoria Street and Gardner Street streetscapes.
- How the landscaping contributes to a reduction of the urban heat island effect.
- How the design responds to the location of existing canopy trees and canopy cover along the eastern part of Clifton Park.
- How the development responds to potential amenity impacts from the surrounding industrial uses.