

15/12/2011
C124

SCHEDULE 8 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO8**.

SUNSHINE HOSPITAL MEDICAL SERVICES PRECINCT

1.0

General design objectives

15/12/2011
C124

- To facilitate the development of a medical services precinct that complements the redevelopment of Sunshine Hospital.
- To ensure development achieves the design objectives and requirements for each area within the medical services precinct.
- To ensure development within the proposed medical services precinct is of a high quality, well designed and of a contemporary style that will create an attractive new built form character.
- To ensure new development is of a scale, height and built form, including setbacks that respects the amenity of the public realm and neighbouring residential areas and the existing industrial land in Furlong Road and limits adverse effects.
- To ensure the amenity impacts of existing industrial uses are considered in the location and design of new use and development adjacent to existing industrial use.
- To ensure that the development of land is consistent with the Sunshine Hospital Medical Services Precinct, Design and Development Principles, June 2009.

General design guidelines

- Building facades (including front, rear and side) should be well articulated, through variations in form, material and colours to include vertical design elements and incorporate upper level setbacks.
- On corner sites buildings should address both street frontages with either openings or street level windows.
- New development should not significantly overshadow existing secluded private open space of adjoining residential properties.
- Views into existing secluded private open space and habitable room windows should be minimised.
- Obscure glazing in any part of the window below 1.7 metres may be openable provided that there are no direct views as specified above.
- The design of new buildings should promote visual interaction between ground floor activity and pedestrians on the street. A minimum of 25% of the ground floor building facade should have transparent elements such as doors and windows to promote the surveillance of abutting streets and any abutting public open spaces.
- The layout of new development should be integrated with the street. Buildings should be oriented to front existing streets.
- High fencing in front of medical buildings and dwellings should be avoided.
- Proposed development should be accompanied by a schedule of colours, finishes and materials.

Traffic and car parking objectives

- To improve the public realm by minimising the impact of vehicles, both visually and physically.

- To ensure that the development of land avoids adverse impacts from potential traffic increases.

Traffic and car parking guidelines

- Pedestrian routes within car parks should be connected to key destinations and not impeded by vehicular movement.
- The design of buildings should minimise the visual intrusion of car parking facilities through methods such as landscaping to reduce visibility from the public realm, adjoining residential properties and create an attractive appearance.
- Car parking should be located to the side or rear of properties or in a basement.
- The use of barbed wire in car parking facilities is discouraged.
- Acoustic fencing should be provided to adjoining residential properties and land with an interface with an industrial zone.
- Access and egress to car parking areas should be located from pedestrian access to ensure pedestrian safety.

2.0

15/12/2011
C124

Sunshine Medical Services Precincts

Area 1 - Furlong Road and Majorca Street Area (Figure 1)

Preferred character

- A new built form character incorporating taller structures of 3 storeys to complement the scale of the hospital.
- Well designed and quality new development of a contemporary architectural character.
- A pedestrian friendly public realm to maximise the permeability and surveillance of adjoining streets.
- Consolidated car parking facilities that are integrated with the development, surrounding hospital and medical services precinct.

Building design objectives

- To encourage the development of a new higher scale built form character associated with medical services that does not adversely impact upon the amenity of neighbouring properties.
- To ensure a positive public-private interface is achieved where development relates to the adjacent street and public spaces.

Building design guidelines

- The height of buildings fronting the street should be limited to a maximum of three (3) storeys or 10.5 metres. An increase in building height may be considered if the building is well articulated and the upper levels are setback from the lower levels to minimise the appearance of visual bulk when viewed from the footpath directly opposite the site.
- The scale of any new development that has a rear abuttal to Gillon Court and Ironbark Street should be of a scale which is respectful of the existing character of the area.
- Development proposals must include a plan showing the proposed viewline (1.6m above ground) to demonstrate the building is not visually dominant from the footpath on the opposite side of the street of the proposed development.

- All buildings should be setback a minimum of 2.0 metres from Furlong Road and Majorca Street to allow for landscaping within the setback area.
- The height and setback of a building from a boundary adjoining a residential property should be designed to respect the existing and preferred neighbourhood character and limit the impact on the adjoining dwellings.

Area 2 – St Albans Road/St Albans South Area (Figure 1)

Preferred character

- A predominantly residential built form character with a consistent built form scale of 1-2 storeys.
- Provision of adequate front, side and rear setbacks to allow for landscaping to respect the predominately residential character.

Building design objectives

- To ensure the built form of new development respects the existing residential character in terms of scale, height, massing, front, side and rear setbacks, limits the impact on the amenity of existing dwellings and makes efficient use of the site.
- The layout of new development should be integrated with the street.
- Buildings should be designed to promote the surveillance of abutting streets and any abutting public open spaces.

Building design guidelines

- The height of buildings fronting the street should be limited to a maximum of two (2) storeys or 7.0 metres. An increase in building height may be considered if the building is well articulated and the upper levels are setback from the lower levels to minimise the appearance of visual bulk when viewed from the footpath directly opposite the site.
- The setbacks of buildings from a street should respect the existing or preferred neighbourhood character and make efficient use of the site.
- The height and setback of a new building from side and rear boundaries should respect the existing and preferred neighbourhood character and limit the impact on the amenity of existing dwellings.
- Buildings should be oriented to front existing and proposed streets.
- High fencing in front of buildings should be avoided to ensure active streetscapes and maintain surveillance of the public realm.

3.0

Buildings and works

15/12/2011
C124

The permit requirement for buildings and works includes the construction of a front fence facing the street that exceeds 1.2 metres in height and is not a minimum of 50% transparent.

A permit is not required for:

- Buildings and works associated with the provision of public open space.
- Repairs and routine maintenance to buildings and works.
- Road works and associated street furniture and lighting.

4.0

Advertising signs

15/12/2011
C124

Signage should be provided within the architecture of the building to ensure a consistent and uncluttered approach.

5.0

Decision guidelines

15/12/2011
C124

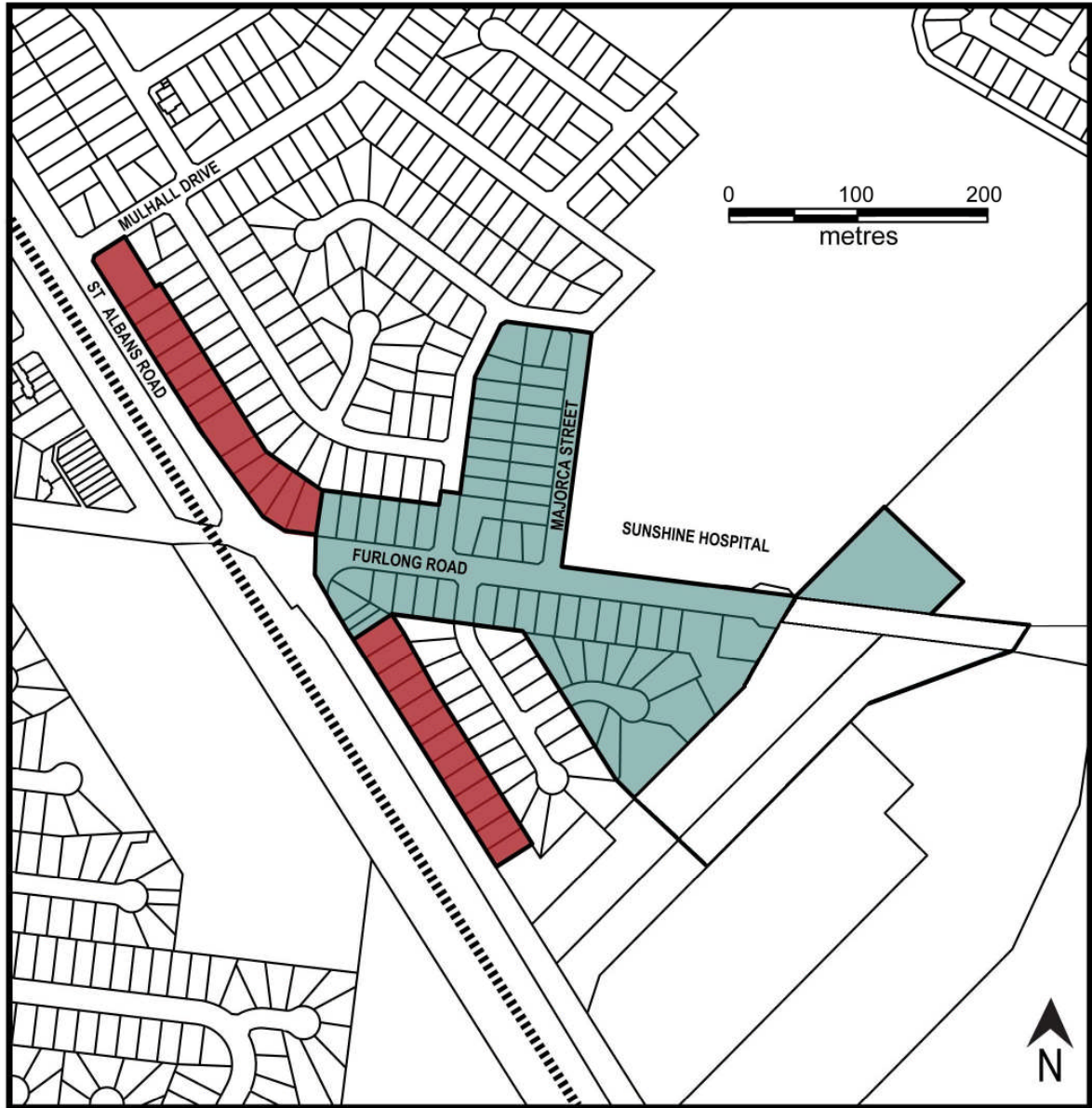
Before deciding on an application, the Responsible Authority must consider, where appropriate:

- How the design, height and visual bulk of new development responds to the existing and preferred character and amenity of the Furlong Road/Majorca Street character area (Area 1) and the St Albans Road/St Albans South character area (Area 2).
- The impact of traffic generated by non-residential development and its impact on the adjoining main roads.
- How the development improves the street environment for pedestrians along street frontages.
- Whether the design of any proposed buildings and works would have a detrimental impact on the amenity of the area.
- Whether the layout provides for the safe access/egress to and from the site and that the layout provides for the separation of vehicle and pedestrian traffic, efficient vehicle and pedestrian movement and does not impact on the amenity of the surrounding area.
- The impact of car parking facilities on the public realm and amenity of the existing streetscape.
- Whether the development provides for adequate access to each building for emergency vehicles, mail delivery and the pick up of garbage.
- The objectives and preferred character guidelines.

Reference documents

Sunshine Hospital Medical Services Precinct, Design and Development Principles, June 2009.

Figure 1 - Land affected by Design and Development Overlay - Schedule 8



LEGEND

-  Area 1 - Furlong Road/Majorca Street
-  Area 2 - St Albans Road/St Albans South