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SCHEDULE 11 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO11**

1-9 LYGON STREET, 64 BRUNSWICK ROAD, BRUNSWICK AND 6-20 LYGON STREET, 60 & 60A BRUNSWICK ROAD, BRUNSWICK EAST

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Design objectives

- To recognise the corner sites as a gateway to the Brunswick Major Activity Centre.
- To ensure that the height of any new development sits comfortably within its low rise environment.
- To ensure that any development is of high quality contemporary and innovative architecture.
- To ensure that any development provides for active street frontages at ground level and surveillance of streets and adjoining open space from upper levels.
- To encourage the creation of a high quality and safe public realm along the main street frontages.
- To ensure that new development enhances the amenity of the adjoining Linear Park Reserve and achieves activation between new development and the park.
- To ensure that development incorporates environmentally sustainable design measures.
- To ensure any future redevelopment at 64 Brunswick Road responds to the significance of the adjacent heritage building at 66-68 Brunswick Road, Brunswick.
- To ensure advertising signage is appropriately located to avoid any detrimental visual impacts.

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Application requirements

An application for development should include, as appropriate, the following information to the satisfaction of the responsible authority:

- An Urban Design Report demonstrating how the proposal responds to the design objectives and buildings and works requirements of this schedule.
- An Environmental Management Plan (EMP) prepared by a suitably qualified person that demonstrates how the development provides for environmentally sustainable design measures.
- A Green Travel Plan (GTP) outlining site-specific initiatives and actions to encourage the use of sustainable transport options.
- An Electromagnetic Field (EMF) emission report detailing the level of EMF from the adjacent electricity sub-station and any mitigation strategies to remove any unacceptable levels of EMF emissions.
- A Traffic Impact Assessment Report (TIAR).

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Buildings and works

Built form

- Development should comply with the preferred building heights as detailed in *Diagram 1 – Preferred built form outcome*.

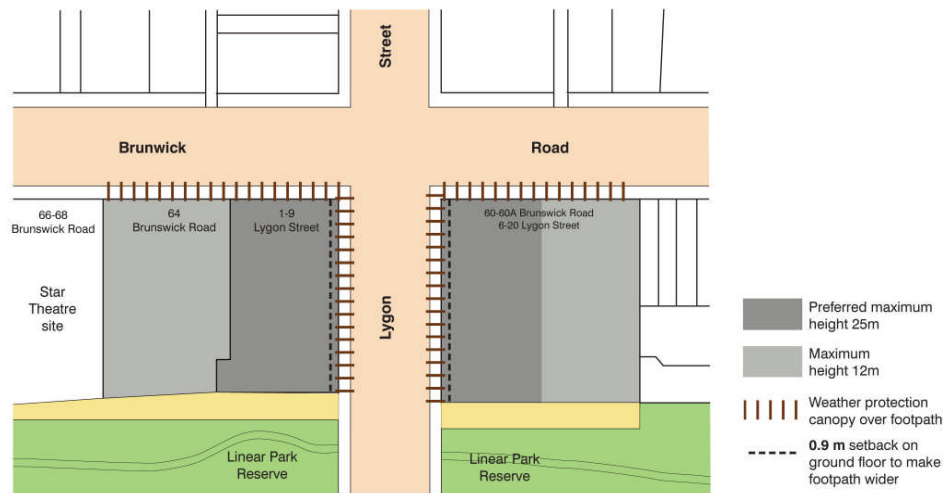


Diagram 1: Preferred built form outcome

- The preferred maximum height does not include architectural features and/or screening devices to building services such as lift over-runs and roof-mounted equipment which should be integrated into the design of the building.
- Development which varies from the preferred maximum building height detailed in *Diagram 1* must demonstrate how the design objectives of this schedule will be met.
- Development either side of Lygon Street should adopt a complimentary form in terms of height and scale to provide symmetry on both sides of Lygon Street.

Active frontage (Lygon Street and Brunswick Road)

- Development should incorporate active street frontages at ground level along Lygon Street and Brunswick Road in accordance with the design guidelines contained at Clause 22.11 *Buildings of four or more storeys policy* of this scheme.

Linear Park Reserve interface

- Development should incorporate an active frontage along the southern interface with the Linear Park Reserve. This may be achieved by incorporating all or a number of the following design measures:
 - Providing openable, non-reflective, transparent glazing to the southern property boundary.
 - Providing a ground floor setback from the southern property boundary to allow for an active frontage to a forecourt area within the property boundary.
 - Providing direct access to and from the Linear Park Reserve (if an agreement can be reached with the land manager).

Pedestrian access, movement and amenity

- Development should comply with *Diagram 2: Pedestrian and vehicle access and movement* in relation to pedestrian access, movement and amenity.
- Development should be designed to respect Lygon Street, Brunswick Road and the Linear Park Reserve as the main pedestrian routes.
- Development should make a positive contribution to a high quality pedestrian environment by:
 - Providing ground floor building setbacks to accommodate the widening of footpaths along the Lygon Street frontage;
 - Relocating affected and/or new infrastructure under ground where possible;
 - Providing a canopy for weather protection over the footpath of abutting streets;

- Providing high quality streetscape treatment (including street furniture and landscaping) along main pedestrian routes.
- Additional pedestrian connections between the Linear Park Reserve and Brunswick Road should be:
 - Located along the western boundary of 64 Brunswick Road and/or the eastern boundary of 6-20 Lygon Street and 60 Brunswick Road;
 - Designed to have active frontages to ensure safety and high quality pedestrian amenity;
 - Separated from any access lane for vehicles.
- Pedestrian connections between the Linear Park Reserve and Brunswick Road along the western boundary of 1-9 Lygon Street are discouraged.

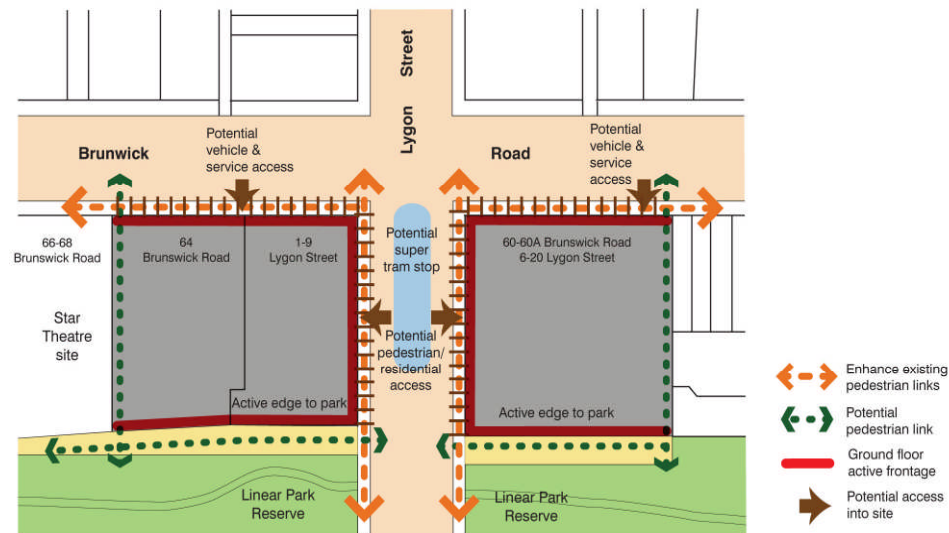


Diagram 2: Pedestrian and vehicle access and movement

Car parking and access

- Development should comply with *Diagram 2: Pedestrian and vehicle access and movement* in relation to vehicle access.
- Areas set aside for car parking are to be located and designed:
 - to avoid fronting onto Lygon Street, Brunswick Road or the Linear Park Reserve at either ground or upper.
 - so as to not dominate any street frontage or be visually intrusive when viewed from Lygon Street, Brunswick Road or the Linear Park Reserve .
- Vehicle access to the sites should be provided from the Brunswick Road frontage along the eastern boundary of 6-20 Lygon Street and western boundary of 1-9 Lygon Street.

Environmental sustainable design

- Development should incorporate, where appropriate environmental sustainable design measures in the areas of energy and water efficiency, passive solar design, natural ventilation, stormwater reduction and management, solar access, orientation and layout of the development, building materials and waste minimisation.

Heritage Context (64 Brunswick Road)

- Any development at 64 Brunswick Road should not exceed the preferred height of 12 metres at the front boundary. This height may be varied if appropriate front setbacks are provided and it can be demonstrated that any increased height will not adversely affect the adjoining heritage place.

- Any new development should be designed to provide transitional setbacks that are sympathetic to the adjoining heritage place.

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Advertising signs

- A permit is required to display a Section 1 sign specified in any category of advertising control specified in Clause 52.05, if it is located above 12 metres or in the southern elevation at the interface with the Linear Park Reserve.
- Installation and display of advertising signs above 12 metres is strongly discouraged.
- Advertising signs facing the Linear Park Reserve should not be internally or externally illuminated.

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Decision guidelines

Before deciding on an application, the responsible authority must consider, as appropriate:

- The design objectives of this schedule.
- The architectural quality of the building design.
- Whether the development makes a positive contribution to the overall vitality of the Brunswick Major Activity Centre.
- The contribution the development makes to urban design, walkability and streetscape appearance of the area.
- Whether the development produces a high quality landmark building that reinforces the gateway to the Brunswick Major Activity Centre and to the City of Moreland.
- Whether the development is sympathetic to adjoining commercial, residential uses, public open space and heritage places.
- The effects of overshadowing on the Linear Park Reserve.
- Whether the design of the development can accommodate an integrated mix of uses including retail, office and residential.
- The overall environmental sustainable performance of the development.
- Any structure plan for the area adopted by the responsible authority.
- Whether the proposed development achieves the design objectives set out in the *Activity Centre Design Guidelines* published by the Department of Sustainability and Environment (2005).
- Whether the proposed development achieves the design objectives set out in the *Design Guidelines for Higher Density Residential Development* published by the Department of Sustainability and Environment (2004).