

26/04/2012
C168**SCHEDULE 59 TO THE DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO59**.

NORTH WHARF PRECINCT, DOCKLANDS**1.0**26/04/2012
C168**Design objectives**

- To ensure that new development respects and responds to the heritage elements of the site and surrounds
- To achieve a balanced spatial relationship between built forms and open spaces and create well connected linkages to open spaces adjoining the riverfront and beyond.
- To connect North Wharf Precinct with its surrounds, including Docklands, through elements encouraging movement and access.
- To recognise the site's location adjoining public open spaces.
- To provide safe paths of movement for pedestrians and cyclists through the precinct and beyond.

2.026/04/2012
C168**Buildings and works**

A permit is required to construct buildings and to carry out works.

An application for permit must be accompanied by a site analysis and urban context report that demonstrate how the proposed buildings and works achieve each of the Design Objectives and Built Form Outcomes of this schedule, and any local planning policy requirements.

3.026/04/2012
C168**Built form outcomes****3.1**26/04/2012
C168**Heritage elements**

- Development must respect the primary views from the public domain to the heritage elements of the Wharf, Crane, Shed 5 and the Mission to Seafarers.
- Development must provide for a publicly accessible area along the south face of the Mission to Seafarers building to allow the building to maintain a strong visual presence within North Wharf Precinct.
- The physical scale of any development proposal for the precinct must be responsive to the scale of the existing buildings in the precinct, in particular with Shed 5 and the Mission to Seafarers building, and the adjoining public open spaces.
- Any redevelopment of Shed 5 must provide for the potential to open up and engage with the river edge promenade and the surrounding public open spaces.

Built form and open space

- Building forms must orientate towards and be responsive to public open spaces and the river with strong building frontages enclosing and framing the river corridor and spaces, providing a range of views and settings for heritage structures and publicly accessible areas.
- Active building edges are encouraged that enhance the activities of the surrounding public areas, with a high level of public interface at ground level. Building frontage to Wurundjeri Way should acknowledge this road's potential boulevard character and the role this edge has as a prime public face.
- Building design should protect pedestrians from prevailing winds and inclement weather where appropriate.
- Built forms should minimise the external impact of car parking.

- Building design should consider the impacts of traffic noise from Wurundjeri Way and introduce measures to reduce noise levels across the precinct.
- Any development must achieve a minimum five star Green Star in the Green Building Council of Australia rating for commercial development, including the design of whole-of-site systems for sustainable energy, water use and recycling.

Movement and access

- Any development must provide a contiguous riverfront experience and allow for connection to a generous public pedestrian promenade along the river edge.
- Any development should ensure that it addresses a clear, direct and generous shared pedestrian/cyclist connection from the river edge promenade (in the vicinity of Seafarers Bridge) through (or immediately adjacent) to the public open space, and to the recommended crossing point at Wurundjeri Way, or to any other easily accessible variant of the Wurundjeri Way crossing.
- Car parking requirements within the site will need to be demonstrated by a needs analysis.
- Vehicular access and movement through the precinct must be rationalised and clearly arranged to minimise pedestrian/cyclist/vehicular conflict, with the provision of clear visual cues and sightlines along paths of travel.
- New development must enhance connectivity with the surrounding area, including the north-south axis from Seafarer's Bridge to Wurundjeri Way into Docklands, and the east-west axis from the Charles Grimes Bridge along the waterfront to Spencer Street.

4.0

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Exemption from notice and review

An application to construct a building or construct or carry out works is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

5.0

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Subdivision

A permit is not required to subdivide land.