

19/01/2006
VC37

SCHEDULE 6 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO6**

452 TO 456 VICTORIA STREET BRUNSWICK

1.0

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Design objectives

- To provide a high quality interface to Clifton Park.
- To enhance the public realm through landscaping, pedestrian & cycling amenities and informal surveillance
- To provide a high quality example of the use of energy efficient design.
- To increase permeability of the urban environment.
- To encourage innovative design that reflects the scale and bulk of surrounding development.
- To provide an appropriate interface to the Industrial 1 Zone on the southern boundary to ensure compatibility between adjoining land uses.

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Buildings and works

Height

Buildings and works must not exceed a height of 12 metres, and 7 metres on the western boundary of the site.

In regards to residential development, these heights may only be varied with a permit, when both design excellence and a 5 star HERS rating are met.

The height of the building or works is the height of its highest point above the permanent footpath at the centre of the site frontage to Victoria Street.

Building heights should address potential visual bulk, overshadowing and overlooking impacts on adjoining residences.

Setbacks

Setbacks to the western boundary and to the property at No.454 Victoria Street should provide a landscape buffer / green spaces function, and address visual bulk, overshadowing and overlooking impacts on adjoining residences.

Setbacks on the eastern boundary should allow opportunities for visual landscape treatments to demarcate the boundary between the site and Clifton Park.

Setbacks on the southern boundary, particularly for residential uses, should provide an appropriate buffer / interface treatment to minimise the potential for conflict between adjoining uses.

Permeability

Development should increase permeability through the site, especially from Pearson Street to Clifton Park. Access should be well lit and able to service pedestrian and bicycle usage.

Opportunities to increase visible permeability both north-south and east-west through the site should be encouraged.

Design and articulation

The fabric utilised in construction should be sympathetic to the scale and bulk of housing on Pearson Street and at No.454 Victoria Street whilst providing an innovative and contemporary treatment of the site.

All boundaries of the development should be highly articulated and have design features that provide rhythm, and add to the visual richness of the area.

Innovative design that achieves a more sustainable form of development should be achieved within the site. Opportunities for natural ventilation and cooling, reduction of impervious surfaces (including roof gardens), passive solar design, reuse of grey water should be utilised.

Residential Development should achieve a 4 star HERS rating.

Car parking should be provided in manner so as not to be intrusive to the design elements of structures.

Landscaping should take into account any significant existing trees on the site and appropriate interface treatments to Clifton Park.

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Decision guidelines

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

- The design objectives and building and works objectives within this schedule.
- The potential impact of development on the existing dwelling at No.454 Victoria Street.
- The character of buildings in Pearson Street where similarity of height is an important factor, achieving a gradation of development height across the site.
- Innovation in the treatment of the boundary between the development and Clifton Park so as to achieve a harmonious transition between areas.
- The architectural quality and innovative response of the buildings on the site.
- The ability of the design of the development to accommodate an integrated mix of uses on the site.
- The interface with Clifton Park and opportunities for landscape interfaces in conjunction with the Clifton Park Masterplan.
- Any loss of privacy caused by overlooking.
- The ability of the design of the development to accommodate an integrated mix of uses on the site.