

22/07/2010
C107

SCHEDULE 22 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO22**

LAND BOUND BY BARKLY STREET TO THE NORTH, NICHOLSON STREET TO THE EAST, BRUNSWICK ROAD TO THE SOUTH, BRUNSWICK EAST

1.0

22/07/2010
C107

Design objectives

- To promote design excellence and high quality contemporary and innovative architecture throughout the precinct.
- To encourage development to provide high-density forms of residential accommodation above ground floor and first floor commercial spaces.
- To encourage the creation of a high quality public realm, active street frontages at ground level, linkages between Barkly Street and Brunswick Road and surveillance of streets.
- To encourage an equitable and reasonable standard of privacy, daylight, solar access, natural ventilation and outlook from within buildings in the precinct.
- To ensure that the height, siting and design of development does not adversely impact on the amenity of neighbouring properties.
- To avoid unreasonable visual bulk of development when viewed from surrounding streets and properties by ensuring appropriate scale, form and articulation.
- To establish a high quality architecturally designed signature building on the corner of Brunswick Road and Nicholson Street.
- To ensure that development within the precinct incorporates environmentally sustainable design.
- To ensure development provides noise attenuation measures where required that may be affected by established business operations and traffic.
- To ensure that development is designed to meet the access needs of all sectors of the community.
- To ensure that development does not result in safety and congestion issues at intersections with primary roads (Road Zone 1) or secondary roads (Road Zone 2).
- To satisfy the Roads Corporation's requirements to ensure that the development of land does not adversely affect the level of service, safety and amenity of the adjacent arterial road network.

2.0

22/07/2010
C107

Application Requirements

An application for development of land within the precinct must include, as appropriate, the following information to the satisfaction of the Responsible Authority:

- An Environmental Management Plan prepared by a suitably qualified environmental engineer that demonstrates how the development provides for environmentally sustainable design throughout its full life cycle to the satisfaction of the responsible authority.
The Environmental Management Plan should:
 - Identify strategic or other documented sustainability targets or performance standards;
 - Document the means by which the appropriate targets or performance standards may be met;
 - Identify responsibilities and a schedule for implementation, and ongoing management, maintenance and monitoring where relevant; and
 - Demonstrate that the design element, technologies and operation practices included in the Environmental Management Plan can be maintained over time.
- An Acoustic Engineering Report prepared by a suitably qualified person demonstrating the use of suitable materials and building treatments to ensure internal noise levels are satisfactory.

3.0

22/07/2010
C107

Buildings and works

Built form

- Development of a signature building at the intersection of Nicholson Street and Brunswick Road should not exceed 25.2 metres (7 storeys).
- The height of new development at 39 – 47 Nicholson Street should not exceed 18 metres (5 storeys).
- Development fronting Barkly Street should not exceed 10.9 metres (3 storeys) in height unless otherwise specified in this schedule.
- The height of new development adjacent to 46 Barkly Street should not exceed 10.9 metres (3 storeys).
- Development fronting Brunswick Road should not exceed 14.5 metres (4 storeys) in height unless otherwise specified in this schedule.
- The height of new development adjacent 31 – 35 Brunswick Road should not exceed 10.9 metres (3 storeys).
- A maximum building height of 21.6 metres (6 storeys) will be considered for properties fronting Barkly Street and Brunswick Road, provided it is well setback from the street frontage and separated from residential interfaces.
- An application to vary the building heights must achieve exemplary architectural design and clearly demonstrate compliance with the design objectives of this schedule.
- The height requirements do not apply to any rooftop building, plant or equipment that is located and designed to minimise its visibility from any adjoining road to the satisfaction of the responsible authority.
- Demonstrate how the development will incorporate adaptable, accessible and visitable design features.

Pedestrian access, movement and amenity

Any new development should make a positive contribution to the pedestrian environment by:

- providing linkages between Brunswick Road and Barkly Street that caters for pedestrians and cyclists;
- providing high quality streetscape treatment (including street furniture, lighting and landscaping) along main pedestrian routes;
- providing a canopy for weather protection over the footpath to Brunswick Road and Nicholson Street where possible; and
- relocating affected and/or new utilities, cabling and service infrastructure underground where possible.

Car parking and vehicle access

- Car parking should be provided in a manner so as not to be intrusive to the design elements of structures and to not dominate the street frontage.
- Areas set aside for car parking are to be located to avoid fronting on to Brunswick Road, Nicholson Street or Barkly Street at either ground or podium levels.
- The number of access points to Brunswick Road, Nicholson Street and Barkly Street should be kept to a minimum.

Environmentally sustainable design

Development should incorporate, where appropriate, environmentally 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, green travel and alternative transport modes, building materials and waste minimisation.

4.0

22/07/2010
C107

Exemption from notice and review

An application for buildings and works that is consistent with the *Brunswick Road, Nicholson Street, Barkly Street Development Precinct Height and Massing Study 2009* prepared by Rothe Lowman for EG Funds Management 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

22/07/2010
C107

Decision guidelines

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

- The design objectives and building and works requirements of this schedule.
- The architectural quality and innovative response of the building design.
- The extent to which the development makes a positive contribution to the overall vitality of the Brunswick Major Activity Centre and Nicholson Street/Brunswick Road Urban Village Precinct.
- The contribution the development makes to urban design, walkability, permeability and streetscape appearance of the area.
- The layout and appearance of areas set aside for vehicular access, loading and unloading and the location of any proposed car parking.
- The overall environmental sustainable performance of the development.
- The extent to which the development can accommodate an integrated mix of uses including office, retail and residential.
- Whether the development is sympathetic to adjoining uses and internal residential amenity is protected from adjoining non-residential uses.
- The extent to which 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).
- Proposed access locations and treatments, and the impacts on traffic conditions on surrounding streets, as considered under a Transport Impact Assessment Report.
- The views of VicRoads and the Department of Transport.

6.0

22/07/2010
C107

References

Moreland Industrial Land Use Strategy, Hansen Partnership & National Economics, August 2004.
Design Guidelines for Higher Density Residential Development, Department of Sustainability and Environment, 2004.
Design Guidelines for Development of Four or More Storeys, Moreland City Council, June 2005.
Activity Centre Design Guidelines, Department of Sustainability and Environment, 2005.
Draft Brunswick Structure Plan 2008, Moreland City Council, 2008
Brunswick Road, Nicholson Street, Barkly Street Development Precinct Height and Massing Study, Rothe Lowman for EG Funds Management, June 2010.