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SCHEDULE 6 TO THE DESIGN AND DEVELOPMENT OVERLAY

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

601-603 VICTORIA STREET, ABBOTSFORD

1.0

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Design objectives

To ensure that development:

- Responds to the industrial nature of the area, including the Abbotsford Brewery, by resolving the potential impacts of industry, including noise, light, odour and 24 hour traffic movements, in the design and construction of buildings so as not to prejudice the ongoing operation of surrounding non-sensitive uses.
- Incorporates appropriate acoustic measures to attenuate audible noise levels within habitable indoor and outdoor areas of buildings containing residential or other noise sensitive uses so that they do not adversely affect the operations of industry.
- Makes a positive contribution to Victoria Street as an active pedestrian environment and retail and commercial strip through high quality architecture
- Improves physical and visual linkages between the surrounding area and the Yarra River.
- Does not adversely impact on local traffic conditions.
- Is of an appropriate height and scale for its strategic location and respects the predominant character of Victoria Street between Church and Burnley Streets.
- Does not dominate the skyline when viewed from the Yarra River corridor and Yarra Bend Park.
- Improves the pedestrian environment along all street frontages.
- Responds to the predominantly industrial built form character of the area.

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Buildings and works

Development of the site must include an open thoroughfare that:

- Provides access and direct viewlines for pedestrians between Grosvenor and Shamrock Streets.
- Has a minimum width of 10 metres.
- Be landscaped and substantially fronted by development.
- Can form part of a development contribution requirement of any subsequent subdivision application

Buildings and works should be constructed in accordance with the requirements specified in Table 1 to this schedule.

Table 1

Maximum building height	Upper level setbacks	Built form outcomes
Victoria Street frontage: 11 metres (RL26)	Victoria Street frontage: development above 11 metres (RL 26) to be set back a minimum of 10 metres.	The scale of the building reinforces the strategic importance of Victoria Street. The dominant parapet height of surrounding development along the north side of Victoria Street is maintained and reinforced.
Flockhart Street frontage: 16.5 metres (RL26)	Flockhart Street frontage: development above 16.5 metres (RL 26) is to be set back a minimum 4 metres.	Development responds to the slope of the site and lower scale development to the north.

Maximum building height	Upper level setbacks	Built form outcomes
Grosvenor Street frontage: 13.5 metres (RL26)	Grosvenor Street frontage: development above 13.5 metres (RL 26) is to be set back a minimum 5.5 metres	The visual impact of upper levels is minimised when viewed from Victoria Street east and west of the site. Development responds to the lower scale (one to two storey) of buildings on the south side of Victoria Street and west side of Grosvenor Street.
Overall maximum height: 21 metres (RL 30.5) elsewhere on the site	Northern boundary of the site: development above 16.5 metres (RL 26) is to be set back a minimum 8.5 metres	Development responds to the medium scale (up to five storeys) of industrial buildings on the east side of Flockhart Street and to the north of the site.

Development that includes residential or other sensitive uses must:

- Include design and noise attenuation measures that achieve the noise levels (within any noise sensitive areas) that are calculated by applying the method in Schedule B of State Environment Protection Policy No. N-1 ‘Control of Noise from Commerce, Industry and Trade’ (SEPP N-1) for calculation of noise limits.
- Locate, and if necessary screen, private open spaces, including balconies, to attenuate industrial noise to meet the requirements of SEPP N-1.
- Incorporate design measures that minimise the potential impact of non-routine odour emission.

At ground level, development must:

- Provide physical and visual connections between the land, or buildings on the land to the Yarra River corridor and Victoria Street.
- Use Grosvenor Street for pedestrian access and Flockhart Street for vehicle access.
- Provide visual interest for pedestrians and opportunities for passive surveillance through the location and design of building entries windows, and balconies and façade articulation.
- Minimise vehicle crossovers, blank walls and blind corners.

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Subdivision

A permit is not required to subdivide land.

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Application requirements

An application must be accompanied by a site analysis and a design response explaining how the development achieves the Design objectives of this schedule and Built form outcomes in Table 1 to this schedule.

An application that includes residential or other sensitive uses must be accompanied by an acoustic assessment, prepared by a qualified acoustic consultant, to the satisfaction of the responsible authority, that demonstrates how the noise attenuation measures will achieve noise levels (within any noise sensitive areas) that are calculated by applying the method in Schedule B of SEPP N-1 for calculation of noise limits. The acoustic assessment must include:

- The internal and external noise levels and the method of calculation used.
- Details of the design of walls, roof, windows, door, external glazing and the air- conditioning or ventilation system and how these will achieve the required noise levels.

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Persons or body to be notified

In accordance with section 52(1)(c) of the Act, notice of an application under this schedule must be given to the owner and occupier of the Abbotsford Brewery site at 4-6 Southampton Crescent, Abbotsford.

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Decision guidelines

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

- Whether the proposal responds to the industrial context of the area, in particular, the measures employed to ensure that non-residential uses will protect residential amenity from noise, light, and odours emitted from commercial uses on the site.
- How ground level commercial occupancy provides an active, physically and visually connected interface along the Victoria Street frontage.
- How the design, height and form of development responds to the built form character of Victoria Street and existing development in Flockhart Street and Grosvenor Street.
- How the design, height and visual bulk of building/s on the site address potential negative amenity impacts on surrounding development.
- How the proposal improves the street environment for pedestrians along street frontages.
- The effect on the local road network of the location of, and access to, parking facilities.
- The extent to which the Design objectives and the Built form outcomes in Table 1 to this schedule are met.