

28/05/2021
C185dare**SCHEDULE 16 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**Shown on the planning scheme map as **DDO16**.**ST GEORGES ROAD CORRIDOR****1.0**28/05/2021
C185dare**Design objectives****General**

- To encourage high quality urban redevelopment that achieves higher residential densities via lot consolidation along St Georges Road.
- To ensure development promotes active modes of transport.
- To ensure new development supports activating areas along St Georges Road, in particular:
 - At Merri Parade/St Georges Road junction; and
 - Around the intersections with Gladstone Avenue, Normanby Avenue, Hutton Street, Oakover Road and Bell Street.
- To encourage commercial and residential development to improve the visual amenity of built form along St Georges Road and the adjoining public realm via high quality urban design and architecture, including the preferred retention of existing shopfront facades and the reflection of the fine-grain rhythm of traditional shopfronts and residential development in new proposals.
- To ensure development achieves a balance between intensification, and the consideration of off-site amenity impacts.
- To ensure development achieves a high standard of pedestrian amenity at the interface with the public realm and promotes a safe pedestrian friendly environment.
- To ensure the cumulative effect of development along St Georges Road leads to the creation of high quality design outcomes, including ensuring similar future development potential and high quality design outcomes on adjoining land within the St Georges Road corridor.
- To encourage adaptable building layouts that can support a variety of commercial and/or residential uses over time.
- To ensure development on corner lots provides a transition in scale along the side street frontage that responds to the character of adjoining sites to the rear.
- To ensure a diversity of dwelling sizes and configurations with easy accessibility to public transport and commercial services.
- To ensure rear building setbacks are not visually dominant to adjoining residential sites and are sympathetic to the topography of the land, stepping up or down with the fall of the land.

Access and Parking

- To encourage convenient pedestrian connectivity through strategic development sites.
- To ensure development provides convenient bicycle and vehicle parking and access conditions.
- To maximise the retention of existing on street car parking spaces where possible and avoid proliferation of vehicle crossovers, especially on to St Georges Road.
- To encourage development that minimises vehicle crossovers to St Georges Road and provides rear lane or side street vehicular access instead

2.025/11/2021
GC195**Buildings and works**

New development should be constructed in accordance with the objectives and general requirements of this schedule.

A permit is required to construct a front fence that is above 1.2 metres above natural ground level.

A permit is not required:

- To extend a single dwelling, or carry out works in association with an existing single dwelling on a lot in excess of 300 square metres, provided the buildings and works do not exceed or breach the preferred building heights and front, side and rear setback requirements in this schedule.
- To construct or extend an out-building, garage, car port or other structure associated with an existing single dwelling, provided that it is set back from the front facade of the dwelling and does not exceed the preferred building heights or encroaches on the minimum front, side and rear setback requirements in this schedule.

2.1 General building envelope requirements

2.1.1 Minimum frontage width to St Georges Road

Land should be consolidated as follows to enable higher densities and create favourable conditions for high quality development outcomes:

- Land to be developed in a Commercial 1 Zone or Mixed Use Zone 1 should have a minimum frontage width of 15 metres.
- Land to be developed in the General Residential Zone or the Residential Growth Zone should have a minimum frontage width of 20 metres.
- Where a development does not achieve the frontage width requirements above, it must demonstrate, to the satisfaction of the Responsible Authority, how the proposal intends to achieve exemplary design outcomes. Such a development may not be eligible to build to the maximum height.
- The minimum frontage width requirements do not apply to maintenance works to existing buildings, façade works, internal restructuring and ground floor extensions to existing structures or to heritage overlay areas.

2.1.2 Building height

Any new building must not exceed the maximum height shown on the maps to this schedule. Heights are calculated at 4 metres for a ground floor level and 3 metres per upper floor level plus 1 metre for potential parapets.

The maximum heights shown on the precinct maps to this schedule cannot be varied with a permit.

- For the purpose of this schedule:
 - 3 storeys means a maximum height of 11 metres;
 - 4 storeys means a maximum height of 14 metres;
 - 5 storeys means a maximum height of 17 metres;
 - 6 storeys means a maximum height of 20 metres

The maximum height applies across the entire site above existing natural ground level, where within the allowable building envelope. Reference points are to be taken from each site corner to direct heights across sloping site levels.

Rooftop plant and equipment and equipment associated with communal areas can exceed the specified height but such parts should not be visible from the surrounding public realm and adjoining properties to the rear (including laneway separation).

2.1.3

Building setbacks

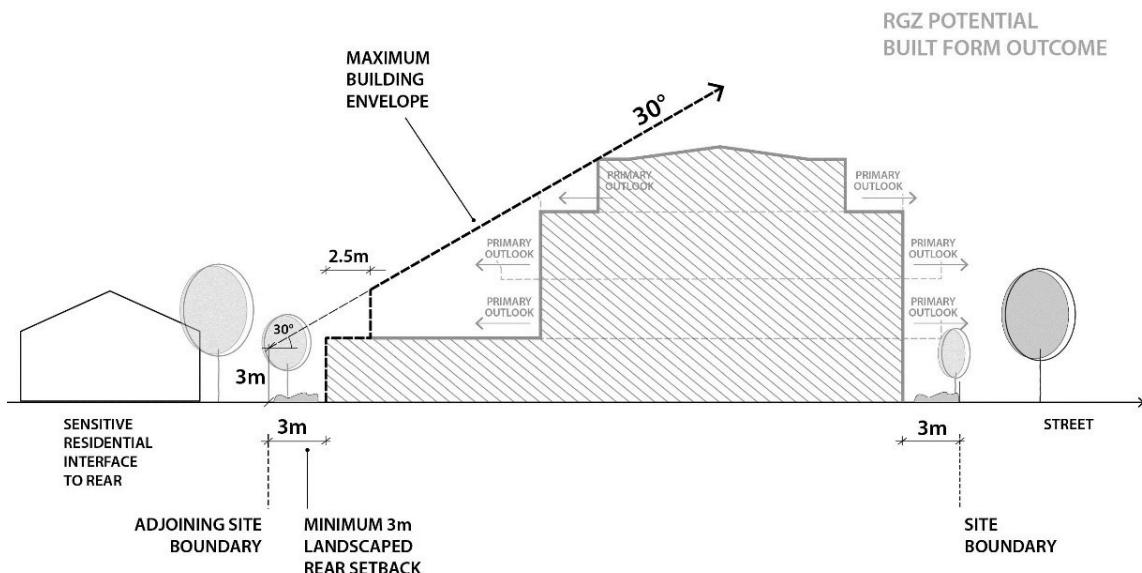
At the interface with St Georges Road buildings should create the following continuous street wall conditions to retain a pedestrian scale (see Figures 1 and 2 below):

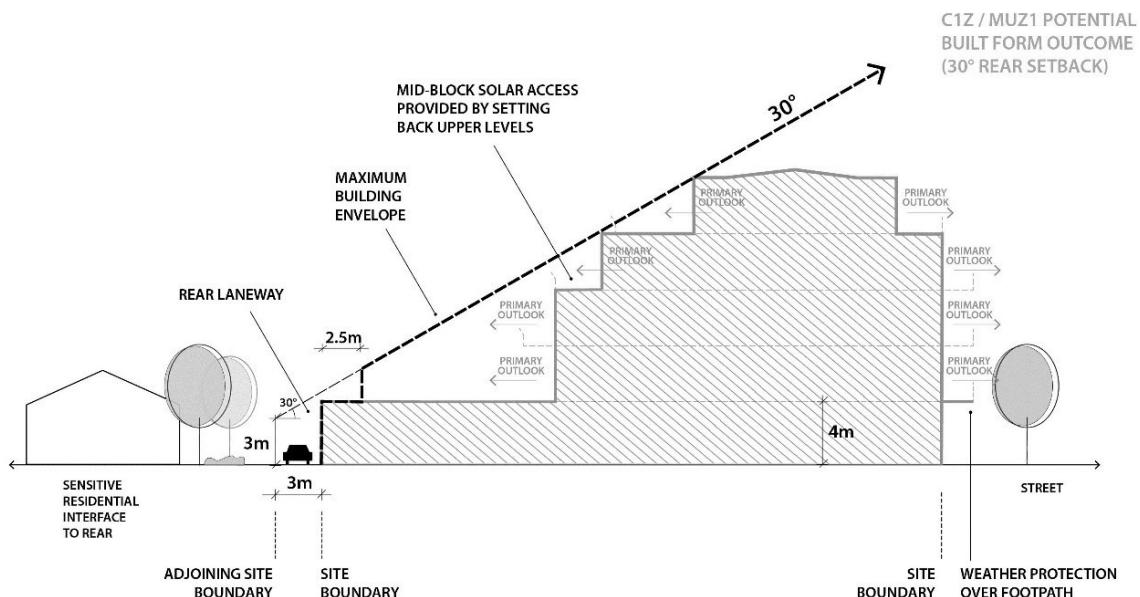
- In a Commercial 1 or Mixed Use Zone 1, the front setback from St Georges Road should be zero for the first four storeys (inclusive). Development on the west side of St Georges Road between Smith Street and Harold Street, Thornbury should be set back from St Georges Road by 1 metre.
- In a Residential Growth Zone 1, the front setback from St Georges Road should be 3 metres minimum for the first three storeys (inclusive).
- In a General Residential Zone 2, the front setback from St Georges Road should be 3 metres minimum for the first two storeys (inclusive).
- Where active frontages are required in subclause 6.0, boundary to boundary construction towards the frontage and along side boundaries is encouraged.
- Higher storeys should be setback from the street wall and either side boundary at an adequate distance to create a separation between the lower and upper parts of a building. Such space should be usable for secluded private open space.

The following rear setback conditions should be met to minimise unreasonable amenity impacts on residential land to the rear (see Figures 1 and 2 below):

- At ground level, the rear setback of a building from the boundary of an adjoining residential site must be set back by a minimum of 3 metres (including a laneway where applicable).
- At first floor level, the rear setback of a building from the boundary of an adjoining residential site must be set back by a minimum of 5.5 metres (including a laneway where applicable).
- Any other upper levels must be set back from the boundary of an adjoining residential site so as to be contained within either a 30 degree or 45 degree setback envelope as shown on the maps in subclause 6.0 below (if no rear setback is indicated the 45 degree envelope is to be applied).
- The envelope's angle is to be measured perpendicular to the adjoining residential site's boundary from a height of 3 metres above natural ground level, taken from the middle point of the adjoining site's width.

Figures 1 and 2: Illustration of Street Edge and Rear Setback Conditions and the Potential Built Form





The following site layout conditions should be met:

- Dwellings should be orientated towards front and rear boundaries where possible, in order to provide a high level of unobstructed daylight access. On deeper sites over 45 metres, buildings should be separated, mid-lot, to create an internal courtyard. Upper levels should be set back to allow good daylight access to dwellings at lower levels, and create a quality primary outlook for the dwellings facing the internal courtyard. Where orientation to side boundaries cannot be avoided, increasing side setbacks should be provided to enable a high level of daylight access.
- Where light courts are proposed, their footprint should be usable for secluded private open spaces, and their bounding walls at upper levels are to be set back gradually to provide a wider light court and good quality solar access to lower levels.
- Overall, development should be designed and sited so that adjacent lots can be developed in a similar manner, creating a cumulative development pattern that has consistent street edge condition, mid-lot separation of built form, and/or light court locations and side setbacks as described in this schedule.

2.1.4

Site coverage, permeability and walls on boundaries requirements

- Buildings should not exceed the maximum site coverage in Table 1 below.
- Permeable surfaces should not be less than the minimum in Table 1 below.
- A new wall constructed on or within 150mm of a side boundary of a lot or a carport constructed on or within 1 metre of a side boundary of lot should not abut the boundary for a length of more than the length specified in Table 1 below. This does not apply where the length of an existing or simultaneously constructed wall or carport abutting the boundary on an abutting lot is greater than the maximum allowed in Table 1.

Table 1: Site Coverage and Permeability

| Zone | Maximum site coverage | Minimum site permeability | Walls on side boundaries |
|--|-----------------------|---------------------------|---|
| Commercial 1 Zone and Mixed Use Zone (Schedule 1) | 100 per cent | Zero | 100 per cent of the length of the side boundary |

| Zone | Maximum site coverage | Minimum site permeability | Walls on side boundaries |
|---|-----------------------|---------------------------|--|
| Residential Growth Zone (Schedule 1) | 80 per cent | 10 per cent | 80 per cent of the length of the side boundary |

2.2

Building design requirements

- The building mass should be directed towards St Georges Road and secondary street frontages, where applicable.
- Building structures and layouts should be adaptable so as to allow for:
 - a variety of commercial spaces and potential for combining commercial units where in a Commercial Zone 1 or Mixed Use Zone 1;
 - floor to ceiling heights at ground level to be commercial capable where in a commercial zone or Mixed Use Zone 1 and facing a primary street frontage;
 - a variety of residential layouts that allow for the combination and/or separation of units over time;
 - residential layouts that provide access for people with limited mobility.
- The building design should achieve a fine grain streetscape rhythm (especially at ground level), with wider buildings or frontages being broken into smaller vertical sections having regard to the former or prevailing development patterns.
- The visual interest of buildings should be derived from the articulation of the three dimensional built form. Considerations include:
 - providing a suitable ratio of solid and void elements;
 - providing a well-considered combination of horizontal and vertical building elements;
 - creating visual interest through the arrangement of fenestration, balconies and the application of architectural features such as external shading devices, window sills etc;
 - the application of a limited palette of materials, as suited to their location on the building.
 - the creation of visual interest should not be overly reliant on the complex application of a variety of materials or colours.
- Development should activate the public realm via passive surveillance and avoid blank walls and high solid side fences, including side street frontages.
- Building corners on side streets should be splayed at the ground floor level by a minimum of 1 metre by 1 metre to provide for open pedestrian sightlines.
- Development should allow for landscaping within front and rear setbacks (including but not limited to canopy trees, green walls and green roofs) to soften the street edge towards the public realm and assist in screening development to adjoining properties to the rear. Landscaping should ensure a sense of openness is maintained at pedestrian height to enable passive surveillance and increase safety.
- Site services including air conditioning units and gas metres should not be visible from the public realm or a sensitive interface on and off-site.

Building Design Requirements Relating to Commercial Components

- In the Commercial 1 Zone and Mixed Use Zone 1, a continuous street edge should be created, including boundary to boundary development.

- In the Commercial 1 Zone and the Mixed Use Zone 1, fixed verandahs and canopies should be provided along St Georges Road and along side streets to provide weather protection and improve the pedestrian amenity. Such structures should be set back from the kerb by 0.75 metres.
- The built form at ground floor in the Commercial 1 Zone and in the Mixed Use Zone 1 should provide for active frontages towards St Georges Road and along side streets.
- Residential entries must not dominate the frontages of buildings in a Commercial 1 Zone or in a Mixed Use Zone 1.

Building Design Requirements Relating to Residential Components

- Development should be sited, designed and treated to mitigate impacts from noise sources such as vehicle access ways, roads and commercial uses via well-considered building layout and the use of double glazing or other suitable attenuation measures.
- Privacy screening should be designed so it is integrated into the building. Screening should allow for distant views whilst preventing overlooking and allow for a high level of direct daylight access such as. built in planter boxes with higher outer edges or horizontal louvres.
- Development of more than 10 dwellings should provide for easily maintainable and conveniently accessible communal outdoor areas that include weather protection, seating and landscaping.

Strategic Sites

In addition to the above, strategic sites should also achieve the following:

- Commercial spaces on strategic sites should provide a mix of small and middle sized spaces that are suitable for a variety of commercial uses.
- Where logical links can be created to increase the permeability and accessibility to destinations (including, but not limited to access to public transport, open spaces, schools or shops), development on strategic sites or within block lengths that exceed 100 metres should allow for pedestrian and bicycle links to the satisfaction of the Responsible Authority.
- Access linkages should be designed to provide for an open visual sightline at eye level, include canopy landscaping and facilitate passive surveillance or active frontages, where applicable.
- On strategic sites and sites with frontages exceeding 100 metres development should be sited and designed to accommodate new pedestrian links between streets where appropriate.
- Development should contribute to a diverse mix of dwelling sizes corresponding to the development potential of the site.
- Development should achieve a transition in scale to the surrounding area, especially along sensitive interfaces.
- A clear separation between public and private uses should be achieved without the use of high fences.
- Encourage a mix of uses in locations where an active frontage is shown in subclause 6.0.
- Strategic sites as shown in subclause 6.0:
 - 2 St Georges Road
 - 2 Charles Street
 - 231 St Georges Road
 - 252 St Georges Road
 - 316 St Georges Road
 - 334 – 344 St Georges Road

- 379 – 381 St Georges Road
- 410 St Georges Road
- 531 St Georges Road
- 411 – 423 Bell Street

2.3

Access and parking

- Pedestrian access to buildings should be achieved via St Georges Road or side streets, where applicable, and must be clearly visible, secure and have an identifiable sense of address. Residential and commercial entrances should be distinguishable from each other.
- The common pedestrian areas of new buildings should be designed with legible and convenient access.
- Bicycle parking should be located and designed to be secure and conveniently accessible from the street and associated uses.
- Where reasonably practicable, vehicle access should be created from side streets or rear laneways.
- Development should limit the amount and width of vehicle crossovers onto St Georges Road.
- Avoid right turning vehicles across the St Georges Road tram tracks including U-turns and encourage the use of ‘Left in’ and ‘Left out’ only vehicle access in accordance with the *Public Transport Guidelines for Land Use and Development, 2008*.
- Under-croft car parking may be considered if it is sleeved within development so that it is concealed from the public realm.

3.0

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Subdivision

None specified.

4.0

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Signs

Other than the permit requirements of the zone and Clause 52.05, the following requirements apply:

- Any signage above the ground floor level (including above verandahs and canopies) is discouraged.
- Signs should fit within the architectural forms and be integrated with the design of the building and must not exceed or protrude above verandahs or canopies.

5.0

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Application requirements

The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- Urban design context report and design response.
- Traffic assessment and management plan, including a bicycle parking plan.
- Acoustic assessment.
- Waste management plan.

6.025/11/2021
GC195**Decision guidelines**

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

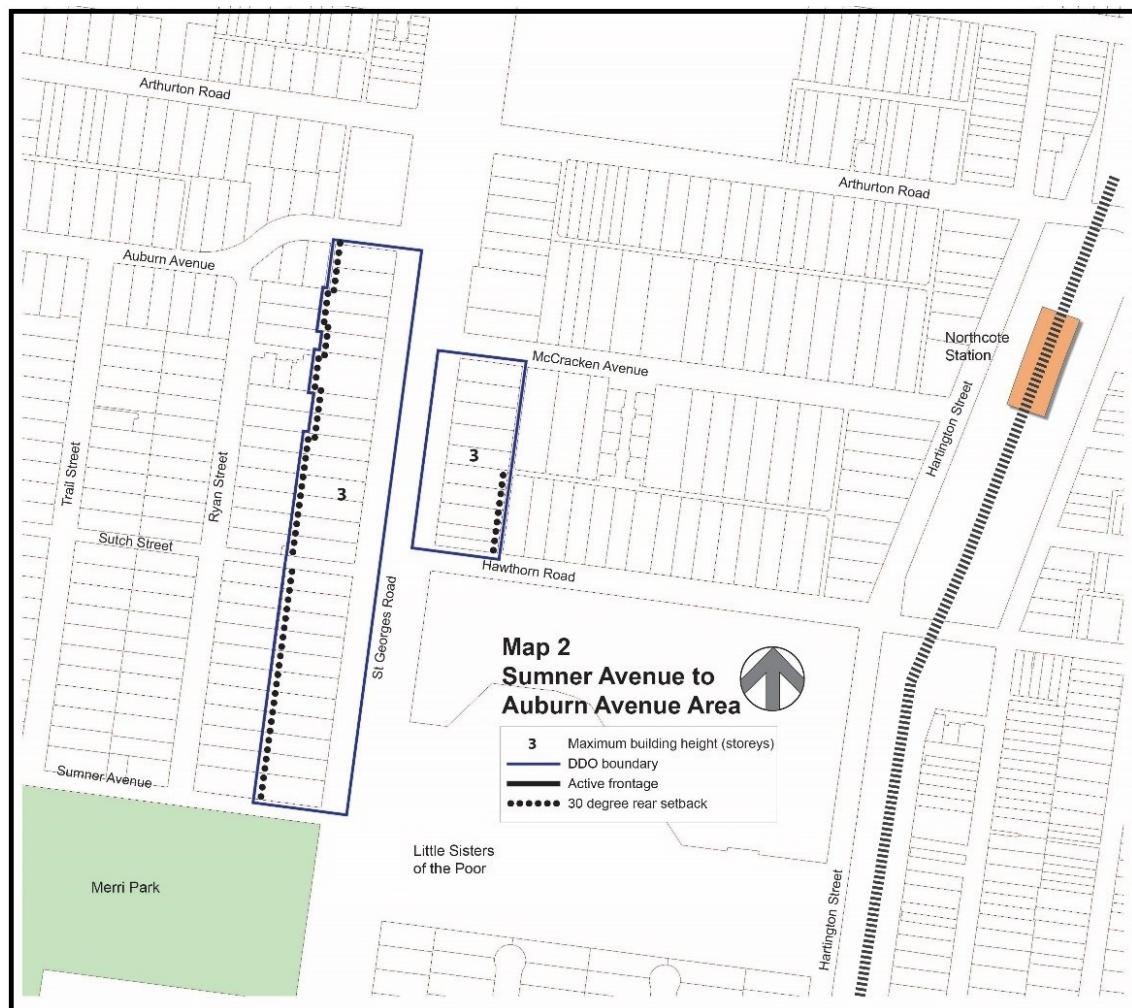
- Whether the objectives and design requirements of this schedule have been met, in particular:
- Whether the potential for land consolidation has been utilised to achieve higher dwelling density and to ensure high quality design outcomes as described in this schedule;
- Whether the development is of high architectural quality and contributes to a high quality streetscape and pedestrian environment as prescribed in this schedule;
- Whether the development represents a well-considered design response, including the provision of:
 - adaptable floor layouts to allow for different uses and/or the combination of units over time;
 - a building design that achieves front and rear facing dwellings to reduce the reliance on side boundary facing light courts;
 - innovative building siting and massing that allows for the replication of those conditions on adjoining sites, achieving a development pattern with a positive cumulative effect for potential off-site and on-site amenity conditions.
- Whether new pedestrian linkages are logical and achievable and the quality of such connections, including achieving straight pedestrian sightlines, light access and landscaping;
- Whether the development complies with the rear setback requirements as specified in subclause 6.0 of this clause.
- Whether the potential amount and size of vehicle crossovers to St Georges Road and side streets have been minimised.
- Whether the design strategies and guidelines of the Urban Design Framework 2015 St Georges Road and Plenty Road Corridors have been met.
- The extent to which a development within the Design and Development Overlay Schedule 16 area achieves a transition in scale at a zoning interface.

Precinct Maps

Map 1 to Schedule 16 to Clause 43.02: Bridge Street to Westbourne Grove



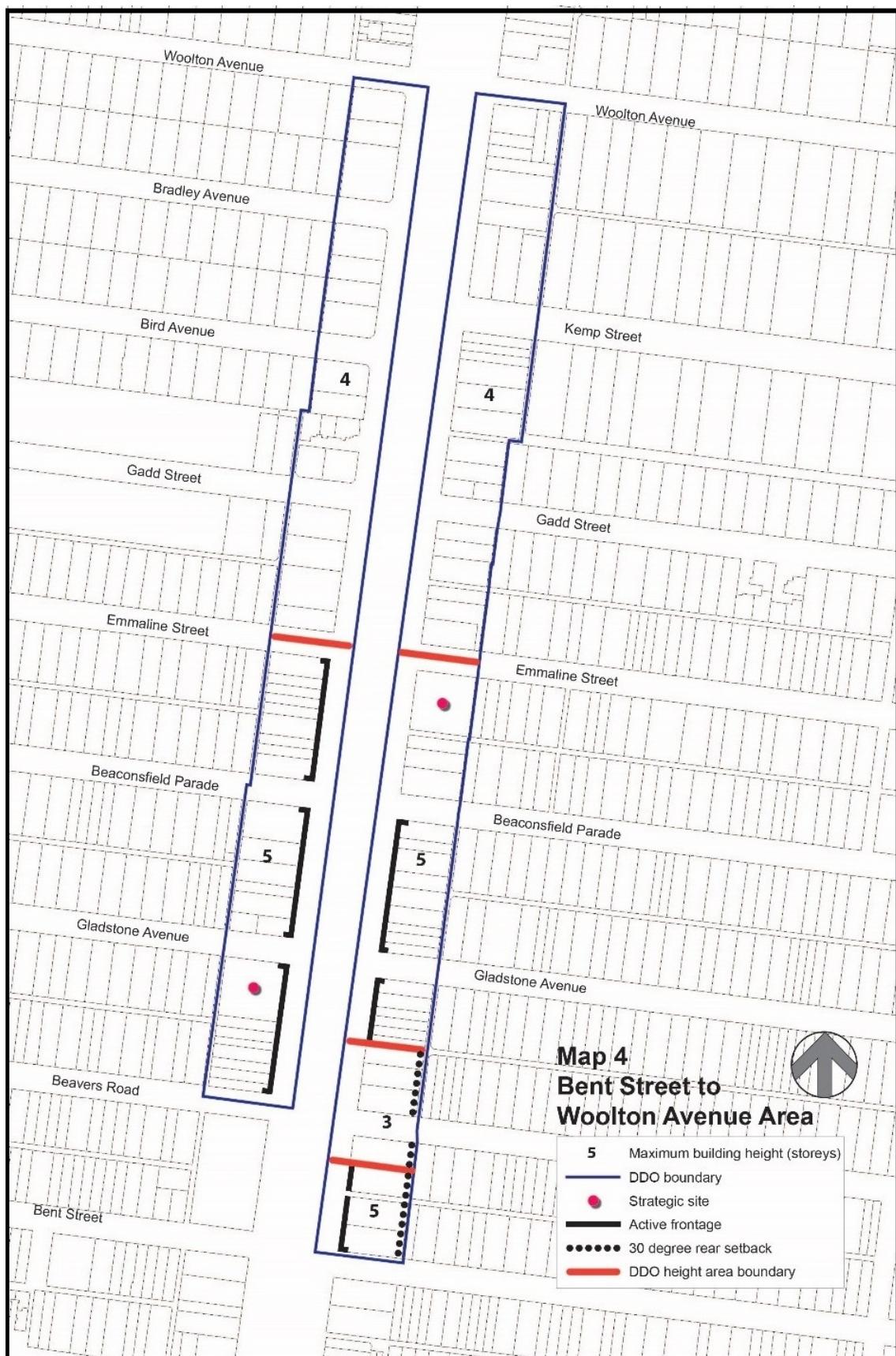
Map 2 to Schedule 16 to Clause 43.02: Sumner Avenue to Auburn Avenue



Map 3 to Schedule 16 to Clause 43.02: McCracken Avenue to Bent Street



Map 4 to Schedule 16 to Clause 43.02: Bent Street to Woolton Avenue



Map 5 to Schedule 16 to Clause 43.02: Woolton Avenue to Ballantyne Street



Map 6 to Schedule 16 to Clause 43.02: Ballantyne Street to Miller Street

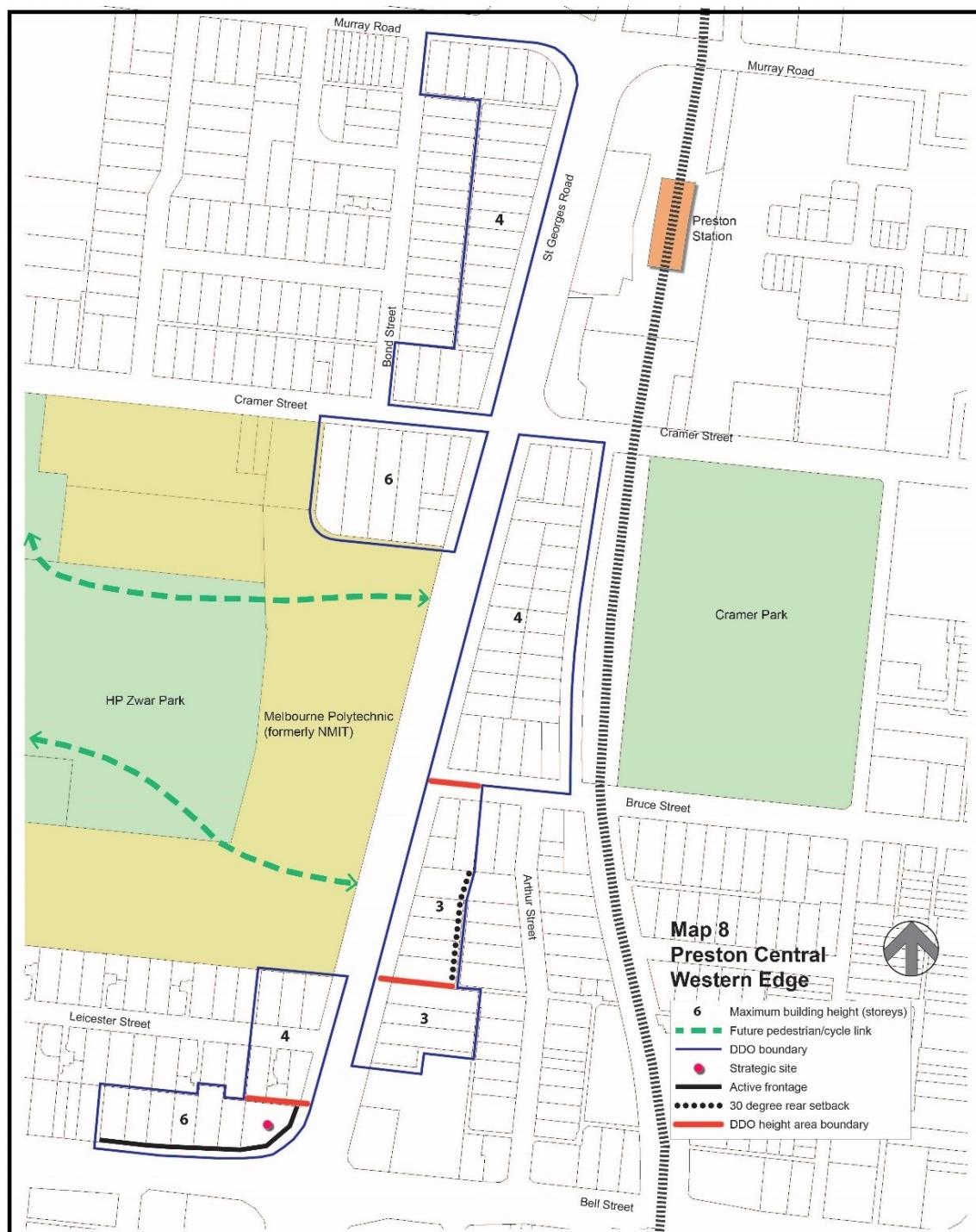


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Map 7 to Schedule 16 to Clause 43.02: Miller Street to Bell Street



Map 8 to Schedule 16 to Clause 43.02: Bell Street to Murray Road



Background documents

Darebin Housing Strategy 2013 (Revised 2015)

Public Transport Guidelines for Land Use and Development, 2008