

19/01/2006
VC37

SCHEDULE 5 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO5**

22 FRENCH AVENUE BRUNSWICK

1.0

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Design objectives

- To provide a high quality interface between housing in French Avenue and Lord Street and Methven Park.
- To enhance the public realm through landscaping and give informal surveillance of Methven Park.
- To consider the visual impact of any new development on the heritage value of Methven Park.
- To provide a high quality example of the use of energy efficient design and environmentally sustainable development.
- To improve pedestrian access from French Avenue to Methven Park.
- To encourage contemporary and innovative design that reflects is respectful of the urban character and landscape attributes of the location.
- To provide for quality design treatments which facilitate the development of urban villages within the municipality.
- To ensure that new development includes appropriate acoustic measures to attenuate noise levels from adjoining industrial uses being audible within the building.
- To provide a design that respects and protects the recognised heritage value of adjoining properties.
- To ensure that any new development is compatible with the existing scale and character of residential buildings on adjoining and nearby sites.

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Buildings and works

Height

Buildings and works must not exceed a height of 9 metres. Building height should be greater at the north western extremity of the site, and not exceed 7 metres on the eastern extremity of the site.

Building height on the southern boundary should be articulated and in keeping with the park interface.

This requirement can 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 French Avenue frontage.

Setbacks

Setbacks to French Avenue should be characteristic to the street and current residential development.

Setbacks from the southern boundary should enable the utilisation of northern light for the adjoining property in Lord Street and Methven Park.

Setbacks to the eastern and southern boundary should provide a landscape buffer / green space function, and address visual bulk, overshadowing and overlooking impacts on adjoining properties.

Permeability

Development should increase permeability through the site. Access should be well lit and able to service pedestrian and bicycle usage.

Opportunities to increase visible permeability north south through the site should be encouraged.

Design and articulation

Property demarcation on the southern boundary should be landscaped to produce a visual transition between public and private land.

The fabric utilised in construction should be sympathetic to the character of the neighbouring development, but provide an innovative and contemporary treatment of the site.

All development on the site should be highly articulated to break the visual bulk, and give rhythm to the development.

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.

Development should achieve a minimum 4 star HERS rating.

Car parking should be provided in manner so as not to be intrusive to the design elements and landscape perception of the development.

Include connection with the parkland with landscape treatment within the setback that respects the existing vegetation in Methven Park.

Any development must be designed and constructed to include noise attenuation levels in accordance with the Building Code of Australia and relevant Australian Standards for acoustic control to a maximum of 45dB(a) in habitable rooms within the development.

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Decision guidelines

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

- Any relevant urban village policy and any urban village framework plan adopted by the responsible authority.
- The Design objectives and Building and works requirements of this clause.
- The quality of the interface with Methven Park, and any impacts on its heritage qualities.
- The character of buildings in which similarity of height is an important factor, and a gradation of development height across the site.

- The architectural quality of structures and overall environmental sustainability of the development.
- The ability of the design of the development to accommodate an integrated mix of uses on the site.
- The interface with residential properties in Lord Street and French Avenue.
- Any loss of privacy caused by overlooking.
- The interface with industrial properties.
- The extent to which any new residential development protects its internal amenity from adjoining industrial uses.

Refer to:

Urban Villages: A sustainable future for Moreland, Integrated Urban Management, 23 June 1999.