

31/05/2007
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SCHEDULE 3 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO3**

AUSTRALIAN DYEING COMPANY SITE, CLIFTON HILL

1.0

Design objectives

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To ensure that there is an appropriate transition in building scale across the site having regard to its proximity to the Eastern Freeway, the parklands of the Merri Creek and Yarra River and the Eastern Clifton Hill Heritage Precinct.

To ensure that the scale and form of new buildings have regard to the identified heritage building on the site.

To adaptively reuse the former 'Spicer' factory building at 163-167 Noone Street, Clifton Hill in any re-development of the site.

To ensure that new development is adequately articulated and modulated within the height and setback controls.

To encourage design excellence that recognises the industrial character of the site and the local heritage significance of the surrounding South East Clifton Hill area.

To encourage the redevelopment of the land.

To ensure that the combination of uses and intensity of any development is compatible with the capacity of the existing road system and any proposed modifications to accommodate any increase in traffic.

To respond to the neighbourhood character and site influences through development of buildings that:

- Are viewed as 2 and 3 storey building heights along the Noone Street frontage.
- Address the public realm.
- Acknowledge the existing strong building forms and which give a hard edge definition to the street.
- Utilise contemporary building forms and materials and avoid reproduction architecture.
- Avoid dominance of vehicle parking or access ways along Noone Street in particular.

To encourage energy efficient building design that will assist in establishing ecologically sustainable environment through the reduction in fossil fuels, greenhouse gas emissions and the use of renewable energy sources.

To incorporate references to the former industrial history of the site in the form of public artwork, landscaping and heritage interpretation.

To provide for pedestrian permeability through the site and where appropriate allow for vehicular access into the site.

To provide streetscape improvements along Alexandra Parade East adjoining the Freeway and along Noone and Gray Streets adjoining the site.

To provide for a pedestrian link to the adjacent parklands.

To provide hard and soft landscaping with indigenous landscape species in proximity to the Merri Creek and Yarra River Parklands.

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Buildings and works

Building height should not exceed:

- Three storeys above ground level or 11.8 metres to the Noone Street frontage for a depth of 10 metres.
- Four storeys above ground level or 13.0 metres for the former 'Spicer' factory building.
- Four storeys above ground level or 14.5 metres for the balance of the site.

This does not apply to:

- Any rooftop building, plant or equipment which is located and designed to minimise its visibility from any adjoining road to the satisfaction of the responsible authority.
- Any architectural feature which is located and designed to the satisfaction of the responsible authority.
- Additions to the former 'Spicer' factory on Noone Street, provided the decision guidelines and purposes of the Heritage Overlay are met.

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Decision guidelines

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

- The effect of the development on any building of architectural or heritage significance.
- The effect of the development on the amenity of adjoining properties, particularly in regard to building bulk and overshadowing.
- The impact of traffic generated by the proposal and whether it is likely to require special traffic management control works in the neighbourhood.
- The extent to which the development is articulated and modulated.
- The extent to which energy efficient building design has been incorporated into the development.
- The extent to which the Design Objectives are met.