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SCHEDULE 19 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO19**.

64 ALEXANDRA PARADE, CLIFTON HILL

1.0 Design objectives

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- To facilitate a future development that provides for a mix of commercial uses at street level with residential uses above.
- To facilitate a development that will provide a range of dwelling types, as appropriate, to allow for a diversity of households.
- To enable ~~a scale and density of mid rise~~ development which takes advantage of the site's strategic location including its proximity to the CBD, local activity nodes, public transport, other established ~~amenities_ and appropriately responds to the boulevard character of Alexandra Parade~~.
- To provide an appropriate built form response to any recognised heritage ~~features-values~~ of the site.
- To retain the visual prominence of at least ~~at the top one~~–third of the individually significant Shot Tower from primary views.
- To ensure development appropriately considers the amenity impacts on neighbouring development and achieves a high standard of internal amenity within the development.
- ~~To encourage the development above the street wall to be designed as a series of separate development parts with building separation to enable views to the sky.~~

2.0 Buildings and works

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A permit is required to construct a building or construct or carry out works.

Built Form Guidelines

The following Built Form Guidelines should be met:

Height and Setbacks

- Buildings on the site ~~should be~~ are a ~~preferred~~ maximum 8 storeys (25 metres).
- Future development on the site ~~should~~ provides a consistent street wall height to the public realm along Alexandra Parade and Gold Street of a ~~preferred~~ maximum of 3 storeys (12 metres).
- The maximum height and massing of ~~a future development~~ ~~should be~~ is positioned to the south-east corner of Alexandra Parade and Gold Street, responding to the limited sensitivity at these interfaces.
- Future building form ~~should~~ delivers an appropriate interface arrangement and minimise visual bulk and mass when viewed from neighbouring properties.
- Upper levels of development ~~should~~ be appropriately sited so as not to diminish the appreciation of, or impact primary views to at least the top one ~~a~~–third of the height of the Shot Tower from the west on Alexandra Parade.
- Upper level development be designed to ensure buildings are expressed in the round and designed to provide detail on facades when viewed from all directions.

Building Form and Design

- Avoid ~~repetitive~~ stepped built form at upper levels of development.
- Avoid blank walls or large portions of blank walls where visible from the public realm.
- Deliver a high quality architectural response through building form, massing, materials and finishes.

- Ensure activation at ground level of Alexandra Parade and Gold Street through design measures including glazing, active uses and pedestrian entries.
- Avoid a single mass form for development above the street wall.
- Provide passive surveillance to streets and footpaths.
- Locate car parking within the site and be screened from the public realm.
- Ensure that new development is appropriately sited and scaled so that it avoids encroachment upon views to the Shot tower, as seen in the primary views described under Heritage in this DDO
- Ensure that development does not diminish or detract from the boulevard character of Alexandra Parade.
- Ensure development provides an appropriate transition to lower built form at the interface with adjoining low rise residential areas to the west and north of the site.

Heritage

- To incorporate reference to the former industrial history of the site and any specific identified heritage values, such as in the form of public artwork, architecture and heritage interpretation.
- Encourage development that retains and sensitively incorporates the original Box's Hair Curling Works factory, crossovers and internal courtyard into its design and layout.
- Encourage the adaptive reuse of the site's heritage building (Box's Hair Curling Works factory).
- Preserve identified primary views to the Shot Tower, particularly from the north west corner of the median strip and south west corner of Brunswick Street and Alexandra Parade by providing adequate setback and building separation to maintain clear sky between new development and the Shot tower to retain the prominence of at least the top one third of the height of the structure.
- Preserve identified primary views to at least the top one third of the Shot Tower, particularly from the Eastern Freeway (west of the overpass) by providing clear sky in the backdrop of at least the top one third of the height of the structure.

Vehicle Access and Traffic

- Ensure vehicle entrances do not impact on high traffic flows on Alexandra Parade, by locating entrances to onsite parking on Gold Street.
- Ensure vehicle access is located to limit impact on the pedestrian safety or street amenity.

Amenity

- Provide a good level of onsite amenity for future residents of the development through the layout and orientation of dwellings.
- Ensure the form and scale of proposed development is not the detriment of existing adjacent uses, particularly adjoining low rise residences to the west and north of the site.
- Limit additional shadow cast to neighbouring residential properties to the west and north between 11am and 2pm at 22 September.
- Limit opportunities for overlooking to properties to the north and west.

Public Realm

- Provide streetscape improvements including sufficient footpath width along Alexandra Parade and Gold Street to enable the improved future use by retailers and pedestrians and enable sufficient activation of the street interfaces.
- To provide opportunities for additional tree planting where possible along Alexandra Parade and Gold Street.
- Provide a high quality response to the corner of Alexandra Parade and Gold Street to allow safe pedestrian movement.
- Provide well designed, horizontal awnings/verandahs along Alexandra Parade and Gold Street

Application Requirements

Unless with the written consent of the Responsible Authority, an application for development on the land must provide:

- An Urban Context Report.
- Perspectives showing the form, massing, profile, material finishes and detailed design of the proposed building(s).
- A Traffic and Transport Impact Assessment prepared by a suitably qualified traffic engineer.
- A Green Travel Plan prepared by a suitably qualified person outlining site-specific initiatives and actions to encourage the use of more sustainable transport options.
- A Heritage Impact Assessment prepared by a suitably qualified heritage consultant.
- For residential development, an acoustic report prepared by a suitably qualified acoustic engineer.
- For residential development, a Housing Diversity and Adaptability Report must be prepared which provides the following information:
 - A demographic analysis of the types of people and households anticipated to live within the development based on the proposed dwelling design and bedroom mix.
 - The location of larger dwellings, with a preference for them to be clustered together and overlooking communal open space.
 - The landscaping design of communal open spaces for all household types ensuring they are easily accessible and visible from the larger apartments and incorporate child friendly materials and provide weather protection.
 - The model to provide at least 5% of the overall housing stock as affordable housing.
- How the development responds to the particular housing needs of future residents across their lifetime. A Sustainability Management Plan (SMP) for 10 or more dwellings to Council’s specifications (in accordance with the Application Requirements of Clause 22.17).
- A Waste Management Plan prepared by a suitably qualified waste management expert.
- A Contamination Assessment of the site prepared by a suitably qualified and experienced ~~person~~ environmental professional, must be submitted to and approved by and to the satisfaction of the Responsible Authority and make reference to the Department of Sustainability and Environment (DSE), General Practice Note – Potentially Contaminated Land, June 2005. The assessment must include:
 - a description of previous land uses and activities on the land;
 - an assessment of the level, nature and distribution of any contamination within, or in close proximity to, the land;
 - details of any provisions, recommendations and requirements (including but not limited to, clean up, construction, ongoing maintenance or monitoring) required to effectively address and manage any contamination within the land; and
 - recommendations as to whether the land is suitable for the use for which the land is proposed to be developed and whether an Environmental Auditor should be appointed under section 53S of the Environment Protection Act 1970 (EP Act) to undertake an Environmental Audit in accordance with the provisions of the EP Act.

3.0

Subdivision

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None specified.

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Advertising signs

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None specified.

5.0 Decision guidelines

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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:

- The design, height, massing and scale of the development in relation to the site context.
- The effect of the development on the amenity of neighbouring properties and the public realm.
- How the proposal improves the street environment for **pedestrians** along street frontages.
- The response to identified heritage values of the site and broader precinct, including primary views to at least **the top** third of the height of the Shot Tower.
- The impact of traffic generated by the proposal.
- **The recommendations of a contamination assessment and remediation strategy.**