

28/03/2017
C229**SCHEDULE 16 TO THE DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO16**.

Queens Parade (west)**1.0**28/03/2017
C229**Design objectives**

The design objectives for Precinct 1B: Brunswick Street Precinct includes:

- To encourage low rise additions behind the front sections of the terraced houses of Brunswick Street and Queens Parade that respects the prevailing streetscape character and subdivision grain.
- To retain and conserve the heritage values of this low scale Victorian residential area including the front sections of the terraced houses, street setbacks and subdivision pattern.
- To retain the visual prominence of the individually significant corner building that forms the southern gateway to Queens Parade and to Fitzroy North more broadly.
- To facilitate the appropriate low rise infill of the site located to the rear of residential properties fronting Brunswick Street.
- To ensure future vehicle access and services are provided off a rear laneway, where possible.
- To ensure upper level elevations that are exposed to the public domain are high quality, visually recessive and do not diminish the appreciation of the heritage building.

The design objectives for Precinct 2A: Boulevard Precinct includes:

- To ensure the redevelopment of the land accommodating the former 'K.G. Luke Pty Ltd Electro Plate Manufacturers' factory contributes positively to the urban character of Fitzroy North.
- To retain, enhance and incorporate the existing heritage facade into the redevelopment of the site and to create a consistent parapet height along the streetscape.
- To ensure new development does not diminish, or detract from the heritage values of the boulevard streetscape, the heritage street wall and the heritage trees along Queens Parade.
- To moderate the prominence of development above the street wall with respect to mid and long range panoramic and streetscape views and the Yarra skyline from the Edinburgh Gardens (HO213) and Newry Street (HO327- Fitzroy North Precinct).
- To ensure heritage buildings retain their three-dimensional form as viewed from the public realm to avoid 'facadism'.
- To ensure an appropriate transition in building scale across the site having regard to the existing and preferred built form to the east, north and west.
- To recognise the low scale, fine grain format of existing surrounding development.
- To avoid repetitive stepped built form at upper levels of development.
- 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.

- To encourage permeability within and through the site.
- To ensure adequate solar access is provided to the Queens Parade boulevard and the adjoining Napier Street Reserve.

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Buildings and works

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

A permit cannot be granted to exceed the ‘mandatory control’ listed within Tables 1 and 2.

The street wall height is measured at the vertical distance between the footpath or natural surface level at the centre of the site frontage and the highest point of the building at the street edge, with the exception of architectural features and building services.

Building height does not include architectural features and service equipment including plant rooms, lift overruns, structures associated with green roof areas and other such equipment provided that all of the following criteria are met:

- The total roof area occupied by the equipment (other than solar panels) is minimised;
- The equipment is located in a position on the roof so as to minimise its visibility and minimise additional overshadowing of neighbouring properties and public spaces;
- The equipment does not extend higher than 3.6 metres above the maximum building height; and
- The equipment and screening is integrated into the design of the building to the satisfaction of the responsible authority.

Table 1 – Precinct 1B building heights & setbacks

Built Form	Mandatory Control	Discretionary Control	Built Form Outcome
Building Height	<ul style="list-style-type: none"> ▪ Maximum 9m (3 storeys) for properties fronting Brunswick Street & Queens Parade ▪ Maximum 9m (3 storeys) for rear laneway site known as Lot 1 on Title Plan TP806921. 		Development that respects the heritage and streetscape value of the precinct.
Façade Height	<ul style="list-style-type: none"> ▪ Retain existing heritage façade. ▪ Development on 460 Brunswick Street adjoining the individually significant corner building must not exceed the parapet height 		Development that: <ul style="list-style-type: none"> ▪ Reinforces the heritage values of the precinct; ▪ Respects the scale of the existing heritage buildings; ▪ Maintains the existing heritage buildings as the dominant feature in the streetscape; and ▪ Limits amenity impacts of building bulk, overlooking and overshadowing on

Built Form	Mandatory Control	Discretionary Control	Built Form Outcome
	of building.	that	existing residential properties.
Front Setback from boundary of Brunswick Street/Queens Parade		<ul style="list-style-type: none"> Development on 460 Brunswick Street adjoining the individually significant corner building should match the setback of that building. Retain existing front setback. 	
Upper Level Setback from front of building		Minimum of 8m setback behind the heritage façade/ new streetwall	
Setback(s) from side boundary		<ul style="list-style-type: none"> ResCode Standard B17 	
Setback(s) from rear boundary		<ul style="list-style-type: none"> ResCode Standard B17 	

Table 2 – Precinct 2A building heights & setbacks

Built Form	Mandatory Control	Discretionary Control	Built Form Outcome
Building Height	<ul style="list-style-type: none"> Maximum 31m (10 storeys). 		<p>Development that:</p> <ul style="list-style-type: none"> Respects the scale of existing heritage buildings, both on and adjoining the site; Ensures projections above the street wall are not dominant in the skyline when viewed from Newry Street, Coleman Street and the Edinburgh Gardens; Ensures adequate solar access is provided to the Queens Parade boulevard and the adjoining Napier Street Reserve at the equinox (09.00-15.00); and Maintains the visual dominance of the heritage boulevard trees on Queens Parade over the built form.
Façade Height	<ul style="list-style-type: none"> Retain existing heritage façade; or Where no 	<ul style="list-style-type: none"> The street wall of development adjoining the individually significant building should 	<p>Development that:</p> <ul style="list-style-type: none"> Incorporates the existing heritage street wall into the redevelopment of the site and establishes a

Built Form	Mandatory Control	Discretionary Control	Built Form Outcome
	heritage façade exists a maximum 10m (3 storeys).	be below the parapet height of the heritage building.	consistent street wall height along the streetscape; <ul style="list-style-type: none"> Ensures through a combination of height, massing and materials, the decorative parapet of the individually significant heritage building remains prominent along the street wall;
Front Setback from boundary of Queens Parade		0m up to maximum 10m (3 storeys).	
Upper Level Setback from front of building		Above existing heritage façade: <ul style="list-style-type: none"> Minimum of 8m setback from 10m (3 storeys) to 16m (5 storeys) Minimum of 11m setback from 16m (5 storeys). Above new street wall (where no existing heritage façade): <ul style="list-style-type: none"> Minimum of 5m setback from 10m (3 storeys) to 16m (5 storeys) Minimum of 8m setback from 16m (5 storeys). 	<ul style="list-style-type: none"> Ensures the primacy of the landscape boulevard within the Queens Parade viewshed; and Does not detract from the heritage values of the boulevard streetscape, the heritage street wall and the heritage trees along Queens Parade.
Setback(s) from rear boundaries – North & North West adjacent to NRZ & GRZ		<ul style="list-style-type: none"> ResCode Standard B17 measured from the rear boundary of adjoining properties up to 10m (3storeys). Setback within a 45 degree angle line measured from 10m (3 storeys) up to 25m (8 storey). 	Development that: <ul style="list-style-type: none"> Delivers an appropriate transition in scale of development from the surrounding lower scale heritage residential built form; Delivers an appropriate interface arrangement to neighbouring properties and minimises visual bulk and mass when viewed from neighbouring properties;
Setback(s) from side boundary – East adjacent to NRZ		<ul style="list-style-type: none"> 0m setback to match party wall of existing adjoining development up to 10 metres (3 storeys). Setback within a 45 degree angle line measured from 10m (3 	<ul style="list-style-type: none"> Limits amenity impacts of building bulk, overlooking and overshadowing on existing residential properties; Avoids repetitive stepped form within the 45 degree profile; and Ensures the projections above the street wall are

Built Form	Mandatory Control	Discretionary Control	Built Form Outcome
		storeys) up to 25m (8 storey).	not dominant in the skyline when viewed from Newry Street.
Setback(s) from side boundary – East adjacent to MUZ		<ul style="list-style-type: none"> 0m setback to match party wall of existing adjoining development or 10m (3 storeys) where no party wall exists. Minimum of 9m setback from the windows/ balconies of adjoining apartments up to 16m (5 storeys). Minimum of 15m setback above 16m (5 storeys). 	<p>Development that:</p> <ul style="list-style-type: none"> Delivers an appropriate interface arrangement and minimise visual bulk and mass when viewed from neighbouring properties; Delivers an appropriate transition in scale of development to the existing apartments on Napier Street; and Limits amenity impacts of building bulk, overlooking and overshadowing on existing residential properties.
Setback(s) from side/ rear boundaries – West & North West adjacent to MUZ		<ul style="list-style-type: none"> 0m setback to match party wall of existing adjoining development to the west or 10m (3 storeys) where no party wall exists. Setback within a 45 degree angle line measured from 10m (3 storeys). 	<p>Development that</p> <ul style="list-style-type: none"> Delivers an appropriate interface arrangement and minimise visual bulk and mass when viewed from neighbouring properties Delivers an appropriate transition in scale of development to the existing apartments and the lower scale heritage residential built form in Brunswick Street; Avoids repetitive stepped form within the 45 degree profile; and Limits amenity impacts of building bulk, overlooking and overshadowing on existing residential properties.

Table 3 – General Design Requirements

Design Element	Requirement	Built Form Outcome
Building facades and street frontages	<p>The articulation of new building facades should incorporate vertical articulation to reinforce the prevailing fine grain pattern of subdivision and buildings in the area.</p> <p>Façade design treatments and the articulation of new buildings should respect the detailing of heritage buildings.</p>	<p>Development that:</p> <ul style="list-style-type: none"> Recognises the fine grain built form character of heritage streetscapes and minimises the dominance of wide building frontages; and Delivers high quality façade and architectural

Design Element	Requirement	Built Form Outcome
		detailing that respects the heritage qualities of Queens Parade and Brunswick Street.
Upper Level Development (above the street wall/3 storeys)	<p>Any part of a building above a non heritage street wall height should use materials at the upper levels of the building that are recessive in finish and colour.</p> <p>Development that is visible above or behind the street wall should be designed so that side walls are articulated and read as part of the overall building design.</p> <p>Any part of a building above a heritage facade should:</p> <ul style="list-style-type: none"> ▪ use visually lightweight materials that are recessive and sympathetic to the heritage facades; ▪ incorporate fenestration patterns and solid to void ratios that respect heritage facades; and ▪ avoid highly articulated facades with recessed and projecting elements. 	<p>Development that:</p> <ul style="list-style-type: none"> ▪ Maintains the dominance of the heritage street wall in the streetscape and the vista along Queens Parade; ▪ Ensures upper level development is visually recessive; and ▪ Ensures upper level development does not detract from the heritage streetscape.
Building Separation	<p>The upper levels of new buildings on sites with frontages wider than 80 metres should provide visual separation and views to the sky between buildings.</p>	<p>Development that:</p> <ul style="list-style-type: none"> ▪ Avoids continuous built form at upper levels; and ▪ Minimises the visual dominance of upper levels on the streetscape.

Note: Nominated storeys within Tables 1, 2 & 3 are based on an assumption of 4m floor to ceiling height for a ground level commercial use and 3m floor to ceiling height for residential use above.

Application Requirements

Unless with the written consent of the Responsible Authority, an application must provide:

- An Urban Context Report that:
 - Describes the existing urban context of the area;
 - Explains the key planning, design and contextual considerations and influences on the proposed building and works;
 - Explains how the proposed buildings and works responds to their urban context including:
 - the built form character of the adjacent and nearby buildings;
 - the heritage character of adjacent and nearby heritage buildings and places; and
 - the streetscape character;
 - Explains how the proposed buildings and works respond to the design objectives, requirements and design outcomes of this Schedule, as appropriate;
 - Explains the effect of the proposed buildings and works, including on:

- sunlight, daylight and wind impacts on streets and other public spaces; and
- adjoining residential development, as appropriate;
- Perspectives showing the form, massing, profile, material finishes and detailed design of the proposed building(s).
- Perspective and modelling of the proposed building(s) when viewed from the north side of Newry Street and of Coleman Street, and the WT Peterson Oval, the Fitzroy Grandstand and other locations in the southern part of Edinburgh Gardens to Council's specifications.
- A landscape plan prepared by a suitably qualified landscape designer.
- A traffic, and car parking report including the following details:
 - The appearance, layout and allocation of car parking – including any visitor and flexi car parking;
 - Bicycle parking provisions including number and location;
 - Vehicular ingress and egress to and from the site; and
 - Location and arrangements for the loading and unloading of heavy vehicles where relevant.
- A heritage impact assessment prepared by a suitably qualified heritage consultant, including a schedule of conservation works and a heritage interpretation plan for Individually Significant (graded) buildings.
- For residential development, an acoustic report prepared by a suitably qualified acoustic engineer, demonstrating how the requirements of the State Environment Protection Policy (Control of Noise from Commerce, Industry and Trade) No. N-1, the State Environment Protection Policy (Control of Music Noise from Public Premises) No. N-2, sleep disturbance criteria and any other relevant Australian Standards, as applicable, will be met.
- A Sustainable Design Assessment (SDA) for 2-9 dwellings to Council's specifications (in accordance with the Application Requirements of Clause 22.17).
- 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 environmental wind assessment prepared by a suitably qualified professional to undertake measurements of environmental wind conditions around the proposed development and develop wind amelioration features as necessary.
- 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.

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Subdivision

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A permit is not required to subdivide land.

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Decision guidelines

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Before deciding on an application, the Responsible Authority must consider the following:

- Whether the design objectives in Section 1.0 and the built form outcomes in Tables 1, 2 and 3 of this Schedule are achieved.

- Whether the design requirements for specific areas in Tables 1 and 2 of this Schedule are achieved.
- The *Queens Parade, Clifton Hill Built Form Review – February, 2017*.
- The architectural quality of the proposal, including the design, scale, height, materials, mass and visual bulk of the development in relation to the surrounding built form.
- The profile and impact of redevelopment along Queens Parade and from Newry Street, Coleman Street and the Edinburgh Gardens.
- The design response at the interface with existing low-scale residential properties.
- Whether the proposal contributes to and improves the pedestrian environment and other areas of the public realm.
- How the proposal responds to the presence of heritage buildings either on, or in close proximity to the development.
- The design of the streetscape interface along the primary street frontage and its contribution to an active street environment.
- How any proposed buildings and works will impact on solar access to Queens Parade and the Napier Street Reserve.
- The suitability of vehicle access and egress arrangements and the location, layout and appearance of areas set aside for car parking.
- The extent to which ESD measures are incorporated into the development.

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Reference document

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Queens Parade, Clifton Hill Built Form Review – February, 2017

6.0

Expiry

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The requirements of this Schedule cease to have effect after 30 March 2019.

Map 1: Precinct Boundary Map

