

08/11/2012
C121**SCHEDULE 19 TO THE DESIGN AND DEVELOPMENT OVERLAY**

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

32-36 PRINCESS STREET, 11-15 BROUGHAM STREET, KEW**1.0**08/11/2012
C121**Design objectives**

- To facilitate high quality development and/or expansion of a supermarket and specialty retail to strengthen the role of the wider area (defined as Precinct 2 in the Kew Junction Structure Plan) as the core retail focus of the Kew Junction Activity Centre.
- To contribute to the enhancement of Precinct 2 as an attractive, safe and pedestrian focussed retail hub.
- To encourage high quality new development that respects the amenity of adjoining residentially zoned land, whilst retaining the built form character of Precinct 2.
- To improve pedestrian access to supermarket entrances and minimise pedestrian-vehicular conflict while improving loading arrangements.
- To ensure adequate vehicle and loading access to and from Princess Street is provided.

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C121**Buildings and works**

An application to develop land must be accompanied by an urban context report and design response, which demonstrates how the development addresses and achieves:

- The design objectives and built form outcomes of this Schedule;
- The design objectives and requirements of Precinct 2 of the Kew Junction Activity Centre;
- Suitable indoor noise levels between abutting dwellings, between dwellings and commercial uses in accordance with the *State Environment Protection Policy - NI - Control of Noise from Commerce, Industry and Trade*.

The responsible authority may waive or reduce a requirement for information if it is considered to not be relevant to the application.

Requirements

New development should address the design objectives and requirements as set out below:

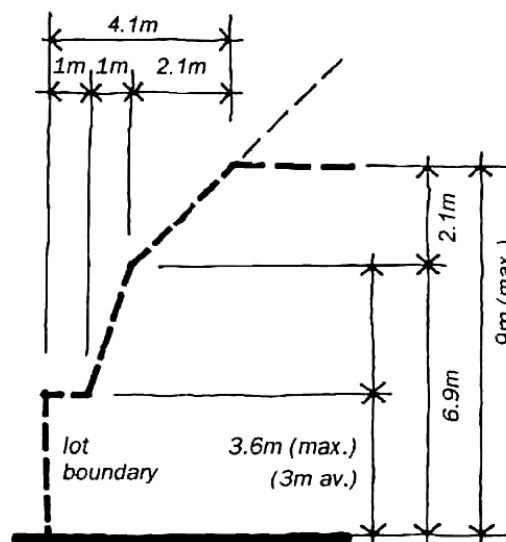
Building Design

- Buildings should be designed to minimise their impact on the amenity of adjoining residentially zoned land having regard to matters such as overlooking, overshadowing noise and or visual bulk, guided by the objectives and standards of ResCode (Clauses 54 and 55 of the Boroondara Planning Scheme).
- Commercial and residential development should implement acoustic treatments that will protect residents from unreasonable noise impacts.
- Building facades should be articulated through considered composition of their various design elements. This includes the size and placement of door and window openings, balconies or awnings and the colour and texture of different materials.

- Encourage the use of high quality building materials and design innovation in the use of elements - openings, colours, materials, textures, etc. to encourage attractive and interesting streetscapes and reduce the apparent bulk of buildings.
- The roof form and building profile should be carefully considered in terms of its appearance within the streetscape; and from distant viewpoints to ensure that views to the Holy Trinity Church, the War Memorial and the former Kew Post Office (along High Street) and the Melbourne Chinese Baptist Church (along Cotham Road) are retained.
- The existing horizontal or vertical design rhythms of the streetscape should be maintained, where these are dominant features, by
 - Referencing the established roof or parapet heights of adjoining buildings, where this is a consistent feature in the streetscape, in the design of a new facade.
 - Maintaining the existing 'fine grain' appearance of buildings through vertical articulation of wide building frontages.
- Buildings should provide active frontages (except where landscape setbacks are required) to streets and pedestrian spaces to increase interaction and passive surveillance of pedestrian areas and integration with the adjoining Business 1 zoned land. This can be achieved through design measures such as incorporation of clear glazing at the ground level and windows or balconies at the upper levels.
- Footpaths in front of redevelopment sites should be reconstructed to Council's streetscape standard, where applicable.
- Development should demonstrate the incorporation of Environmentally Sustainable Design techniques to improve the thermal efficiency of buildings and reduce energy and water consumption.

Heights and Setback

- Building heights should not exceed an overall height of 14.5 metres
- At the building frontages, building height should not exceed 11 metres
- Upper storeys above 11 metres should be set back 5 metres from the front ground level facades.
- Building setbacks at residential interfaces should be guided by Diagram A1 (Side and Rear Setbacks) of Clause 54.04-1, as shown below:



- Overall building heights referred to are based on a floor to ceiling height of 4 metres for the ground level, with 3.5 metres for subsequent level. These heights include the space required to accommodate services in between the level. The overall height is measured to the building parapet.
- Landscaped setbacks of a minimum of 2 metres should be provided along Princess Street and the northern boundary of 36 Princess Street and 15 Brougham Street, Kew.
- An application which does not meet the building height or setbacks specified must demonstrate that the proposed development will continue to meet the design objectives specified in the Schedule.
- Minor buildings and works such as verandas, architectural features, balconies, sunshades, screens, artworks and street furniture may be constructed within the setback areas specified under the 'Heights and Setback' in the building requirements of the Schedule provided:
 - The facade built to the nominated setback remains visually dominant;
 - All screening and balustrading to upper level balconies is glazed or of similar lightweight materials.

Spaces and Access

- Ensure that new or improved pedestrian links are attractive, accessible, identifiable, well-connected and safe for users of all abilities.
- Ensure development incorporates and encourages sustainable transport options, including walking, cycling and public transport.
- Ensure that supermarket loading arrangements be provided via Princess Street with appropriate layout to minimise conflict with pedestrian and traffic movement. Discourage loading arrangements via Brougham Street.
- Ensure that supermarket loading arrangements provided via Princess Street provide for safe and efficient movement of delivery vehicles, including provision for forward movement in and out of the site.
- The number of crossovers, garages and car park entrances should be minimised. Where possible, car parking should be located underground.
- Ensure that car-parking design and access retains or improves linkages between Princess Street and Brougham Street, Kew.

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Decision guidelines

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

- The design objectives and the requirements of this schedule.
- The urban context and design response, where required.
- The *Kew Junction Structure Plan* for the precinct.
- Potential amenity impacts (including impacts associated with extended trading hours if applicable) upon adjoining residential properties.
- Whether the proposal achieves an environmentally sustainable design outcome.
- Whether the proposal makes a positive contribution to the image and character of the centre and its pedestrian environment.

- The impact of the proposal upon the existing built form character of Precinct 2, including as derived from the Victorian, Edwardian and Interwar era commercial buildings in Precinct 2.
- The impact of the proposal upon local traffic management and car parking.

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Reference Document

- Kew Junction Structure Plan, 2009 (updated 28 December 2011)