

19/01/2006
VC37

SCHEDULE 3 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO3

The Junction Area

1.0
19/01/2006
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Design objectives

To achieve high quality outcomes for commercial and residential premises and to improve the visual amenity and image of High Street and Plenty Road.

To promote design excellence on prominent sites suitable for multi storey buildings.

To ensure the design and layout of new developments protect the amenity of existing buildings and minimises potential amenity conflicts between uses

To ensure the design, layout and materials used for new developments provides a reasonable level of amenity for future residents.

To promote design that takes advantage of The Junction corner exposure, and to maximise the linkages with the Preston South Shopping Centre along High Street.

To promote design that contributes to the provision of safe, walkable and attractive environments.

To encourage a new facility at the intersection of Plenty Road and Dundas Street that would add to the drawing power of the area.

To encourage the retention of the fabric of industrial buildings of heritage value within new developments.

To encourage setbacks at specified corner sites for landscaping and specimen trees.

To promote environmentally sustainable development through the design and development of all buildings.

2.0**Buildings and works**19/01/2006
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AREA	SETBACK	HEIGHT	OTHER REQUIREMENTS
Area south of Raglan Street between Plenty Road and High Street, Preston.	<ul style="list-style-type: none"> ▪ A 7 x 7 metre setback is to be included at street corners on the corner of Raglan and High Street and Raglan and Plenty Road within which mature specimen trees are to be planted and maintained. ▪ All setbacks must be landscaped. 	<ul style="list-style-type: none"> ▪ Buildings and works must not exceed a height of 8 metres on the Plenty Road or High Street frontages. However, passive uses such as offices may be up to 12 metres at the street frontage with a 3 metre landscaped setback. ▪ May include building up to 24 metres. Buildings must not be greater than 12 metres at street frontage. An increased setback by an angle of 1 Horizontal : 2 Vertical is required if buildings are more than 12 metres in height. 	<ul style="list-style-type: none"> ▪ The height of the building or works is the height of its highest point, measured at the permanent footpath at the centre of the site frontage.
Area west of High Street, south of Oakover Road.	<ul style="list-style-type: none"> ▪ Buildings to be set back five metres from High Street. This strip is to be landscaped. 	<ul style="list-style-type: none"> ▪ May include building up to 24 metres. Buildings must not be greater than 12 metres at street frontage. An increased setback by an angle of 1 Horizontal : 2 Vertical is required if buildings are more than 12 metres in height. 	<ul style="list-style-type: none"> ▪ The height of the building or works is the height of its highest point, measured at the permanent footpath at the centre of the site frontage.
Area bound by Warrs Avenue, High Street, Oakover Road and Railway Place East.		<ul style="list-style-type: none"> ▪ Development up to 16 metres. 	<ul style="list-style-type: none"> ▪ Ensure that habitable rooms face north, and that windows and other openings to the south be limited with appropriate physical acoustic protection measures to minimise any potential amenity conflicts with Australia Post. ▪ Ensure that dwellings are designed to minimise potential amenity conflicts with the rail line.

AREA	SETBACK	HEIGHT	OTHER REQUIREMENTS
			<ul style="list-style-type: none"> ▪ The height of the building or works is the height of its highest point, measured at the permanent footpath at the centre of the site frontage.
Commercial area between Milton Crescent, Dundas Street and Plenty Road.	<ul style="list-style-type: none"> ▪ 10 metre corner setback to create small civic space on the corner of Plenty Road and Dundas Street that includes feature tree and/or public art. ▪ 3 metre planting setback to all street frontages, including specimen trees. 	<ul style="list-style-type: none"> ▪ Buildings and works must not exceed a height of 8 metres on the Plenty Road and Dundas Street frontages. 	<ul style="list-style-type: none"> ▪ Active commercial uses such as showrooms are encouraged. ▪ The height of the building or works is the height of its highest point, measured at the permanent footpath at the centre of the site frontage.

3.019/01/2006
VC37**Subdivision**

Subdivision of lots is discouraged unless in accordance with an approved concept plan.

4.019/01/2006
VC37**Decision guidelines**

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

- The architectural quality and innovative response of the building design.
- The character of groups, streets or precincts of buildings in which similarity of height is an important factor.
- The design and layout of the building to ensure minimisation of:
 - Overshadowing of any amenity areas on adjoining properties.
 - Any loss of privacy caused by overlooking.
- The contribution the development makes to urban design, walkability and streetscapes of the area, including pedestrian and car parking areas.
- The impact on the ongoing viability of any adjoining industrial use.
- The impact of any non-residential component of development including:
 - Any off-site impacts;
 - The level of noise generated and hours of operation;
 - The location and type of ventilation equipment including extractors;
 - Provision of storage, including waste which must be adequately secured and screened;

- The location of any noisy plant and equipment to ensure adequate noise attenuation measures and screening;
- The amenity provided within proposed residential development with particular regard to physical noise attenuation measures. The Responsible Authority may require an acoustic engineering report to be provided demonstrating the use of suitable materials and building treatments to ensure internal noise levels are satisfactory taking into account current noise levels.
- The environmental sustainability of the proposed development including the use of permeable surfaces, energy efficient design and practices, use of low embodied energy materials, water reuse, stormwater best practice and recycling.

Reference Documents

Junction Integrated Development Plan, December 2001.