

23/07/2015
C307

SCHEDULE 26 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO26**.

WEST FYANS-FYANS STREET PRECINCT STRUCTURE PLAN AREA

1.0

Design objectives

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To encourage high quality, innovative and contemporary design that is contextually relevant and responds to the unique historical and landscape setting of the area.

To encourage building forms, finishes and colours that make a positive contribution to the public realm.

To ensure that the height and massing of new development is sympathetic and responsive to the topography of the land

To ensure that development adjacent to the Barwon River corridor and open space provides an appropriate interface.

To maximise development opportunities through the consolidation of smaller lots.

To ensure that subdivision design maximises and enhances the development potential of land.

To promote public safety in the public and private realm.

To ensure new built form is sensitive to existing heritage sites and areas of high environmental and landscape value.

To promote best practise Environmental Sustainable Design including but not limited to energy and water including stormwater quality and reuse initiatives.

Promote development which creates a high level of amenity to residents, workers and visitors.

To ensure that buildings are designed to allow for adaptive reuse to meet the long term vision for each precinct.

2.0

Buildings and works

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Permit Requirements

A planning permit is not required to construct or extend a single dwelling on a lot.

A permit is required to construct a fence, where the fence is located along a boundary that has a frontage to a street where the fence is:

- Visually impermeable and/or greater than 1.5 metres in height above natural ground level or
- Constructed of unpainted galvanised steel or uncoated wire.

Design and Built Form

Development, where relevant should:

- Ensure the height of buildings are consistent with table 1 of this clause. Where the height of a building exceeds the height of adjoining buildings by more than one storey a high level of articulation and visual interest must be achieved.

- Meet the design objectives for the relevant precinct as detailed in table 1 and in the Access and Amenity Improvement Map attached to this clause.
- Avoid blank walls where they abut a street or the public realm.
- Create access links, pedestrian routes and spaces in accordance with the Access and Amenity Improvement Map attached to this Schedule.
- Incorporate best practice stormwater quality and reuse measures into the design of new buildings.
- Provide active frontages in the locations identified in the Access and Amenity Improvement Plan attached to this clause.
- Discourage the use of reflective material on walls and roofs of buildings where they are visible from the street and the public realm.
- Ensure fences are designed to allow for visual surveillance of both the public and private realm and constructed of materials or painted a colour that compliments the building and surrounding area.
- Ensure plant and equipment is adequately screened and not visible from the public realm.
- Ensure that development includes appropriate acoustic measures to limit the transmission of noise both into and out of buildings to create a liveable mixed use environment.
- Protect the scale and setting of heritage places by ensuring there is a transition in height and spacing between new development and buildings of heritage significance.
- Enhance the appearance and identity of the original entrance to Barwon Grange as a vehicle access and pedestrian route as identified in the Access and Amenity Improvement Plan through the use of landscaping and signage.

Car Parking and Vehicle Access

Car parks and vehicle access to new development should be designed to:

- Incorporate landscaping and design elements which limit car parking spaces, structures and access ways from dominating street frontages.
- Minimise the width and number of vehicle crossing points to a site.
- Locate and design car park entries to minimise adverse impacts on pedestrians.
- Where appropriate, direct vehicle access to the rear or side of properties where the site abuts more than one road or a laneway.
- Ensure all vehicle crossings, accessways and parking areas are sealed with an all weather seal coat
- Where appropriate ensure that the layout of a site allows for the loading and unloading of goods to occur within the site and does not impact on the ability of vehicles to enter or exit the site.
- Limit the need for vehicles to park on the street by providing car parking consistent with the requirements of Clauses 55 and 52.06. Where a variation to these requirements can be adequately justified a minimum of one car parking space per tenant must be provided on the site.

Traffic and Pedestrian Movements

The design of new development should incorporate:

- Improved traffic connections between Woodstock Street, Westbourne Place and Anne Street to improve manoeuvrability and limit impacts on Latrobe Terrace and West Fyans Street as identified in the Access and Amenity Improvement Plan
- Pedestrian and bicycle connections between Anne, Woodstock and Fernleigh Streets as identified in the Access and Amenity Improvement Plan
- Pedestrian and bicycle connections through to the Barwon River Environs in the locations identified in the Access and Amenity Improvement Plan

Public Spaces

Development adjacent to public space (including roads) should:

- Ensure the setback of buildings provides opportunities for planting to improve the overall appearance of the streetscape.
- Include the construction of a footpath to all street frontages if a footpath is not already provided.
- Provide opportunities for passive surveillance.

Landscaping

Where a setback is proposed as part of a development landscaping must be incorporated into the design of the site including the provision of canopy trees where appropriate, to improve the appearance of streetscapes and the public realm.

Exemption from notice and review

- An application within a Business 3 or Business 4 Zone is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act. This exemption does not apply to an application for a building or works within 30 metres of land (not a road) which is in a residential zone.

Application requirements

Where it is proposed to extend a building by more than 50% and/or construct a new building and/or carry out buildings and works as a result of a change in use of a building, the following information should be submitted with an application:

- An acoustic design report prepared by a suitably qualified person, which demonstrates that the building has been designed to limit the transmission of noise into and out of the building to protect the amenity of existing and future occupants of the building and surrounding buildings. The report must consider design elements such as building orientation, location of openings including roller doors and windows, location of balconies, location of plant and equipment, use of acoustic building materials or any other matter relevant to the particular use and development of the land. The recommendations of the report must be incorporated into the design of the building.

The Responsible Authority may waive all or part of this requirement where it considers the proposed use and development will not result in the generation of noise or be impacted by noise from an adjacent property.

3.0

Subdivision

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A planning permit is required to subdivide land. The subdivision of land:

- Should not result in the further fragmentation of land where it would prevent the development of land in accordance with the objectives of this Clause and Clause 22.09 Cultural Heritage.

Exemption from notice and review

An application to subdivide land is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

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Advertising signs

Where a permit is required to display an advertising sign, the signage should:

- Be co-located on sites which have more than one tenant so as to avoid signage clutter.
- Be co-ordinated and compatible with the scale and design of the building.

Exemption from notice and review

An application to display an advertising sign is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

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Decision guidelines

Before deciding on an application the Responsible Authority must consider:

- Whether the development achieves the design objectives for the West Fyans-Fyans Street Precinct Structure Plan including the objectives of each precinct.
- Whether the subdivision is associated with a development proposal that supports the objectives promoted by Clause 21.17 West Fyans-Fyans Street Precinct Structure Plan and does not result in the fragmentation of sites.
- The interface with adjoining zones.
- The impact of the buildings or works on the amenity of the Barwon River environs or any area of existing or proposed public open space.
- The impact of the development and/or works on identified heritage buildings.
- The incorporation of environmentally sustainable building design techniques and materials to reduce energy use and impacts on the environment.
- Whether the development achieves the enhancement and creation of pedestrian and bicycle links to the Barwon River Corridor as identified in the Access and Amenity Improvement Plan.
- Advertising Sign Guidelines, City of Greater Geelong 1997.
- Guidelines for Higher Density Residential Development 2004, State Government of Victoria, as appropriate.
- Safer Design Guidelines for Victoria, Department of Sustainability and Environment, as appropriate.

Reference Document

The West Fyans-Fyans Street Precinct Structure Plan 2009.

Table 1 to Schedule 26

Refer to the map in Clause 21.17 for the location of the relevant precinct

Precincts 2 and 5		
Design objectives	Preferred building height	Preferred setback and landscaping
<p>Buildings should address the street frontage by including the following elements in the design:</p> <ul style="list-style-type: none"> • Front facades that include design elements that add visual interest. • Locating pedestrian generating activities at the front of the building to promote active street frontages. • Clearly delineated visitor access points to the building. <p>Ensure the design of buildings provide elements which protect the amenity of and visually enhance areas of open space and residential interface</p>	<p>Development should be of 3 storey scale up to a maximum height of 10.5 metres, higher elements may be appropriate where there are limited impacts on the amenity of adjacent residential properties</p>	<p>A building should have a minimum setback of 5 metres. A reduced setback may be appropriate where it can be demonstrated that the development will make a positive contribution to the streetscape and will not impact on the amenity of adjacent land uses and buildings.</p> <p>Where the site is located on a corner a minimum setback of 2 metres should be provided from the side street. A reduced setback may be appropriate where it can be demonstrated that the development will make a positive contribution to the streetscape and will not impact on the amenity of adjacent land uses and buildings.</p> <p>Two metres at the front and side of each site should be set aside for landscaping where a setback has been provided.</p> <p>If more than 10 car spaces are provided the design should incorporate landscaped island beds to break up the hard surface area and improve visual amenity.</p>
Precincts 3A, 3B, 4 and 7 (Excluding the commercial node)		
Design objectives	Preferred building height	Preferred setback and landscaping
<p>Ensure new development is designed to address adjacent open space and/or the Barwon River corridor.</p> <p>Where land abuts a Public Acquisition Overlay, encourage the design of new buildings to have a frontage to land within that Public Acquisition Overlay.</p> <p>Buildings of 4 to 5 storeys in height should take advantage of the topography and views without adversely impacting on the visual landscape and existing amenity of surrounding properties.</p>	<p>Within precincts 3B, 4 and 7 encourage buildings of between 2 and 5 storeys, not exceeding 16.5 metres. Buildings up to five storeys should be located adjacent to the Barwon River Corridor with lower levels of such buildings located closest to the river with higher levels to the north.</p> <p>Buildings within precinct 3A, not located within a Residential 1 Zone, should have a height of up to 3 storeys not exceeding 10.5 metres.</p> <p>Buildings within a residential</p>	<p>A building should have a setback consistent with surrounding buildings. A reduced setback may be appropriate where it can be demonstrated that the development will make a positive contribution to the streetscape and will not impact on the amenity of adjacent land uses and buildings .</p> <p>Where a site is located on a corner the development must be setback a minimum of 2 metres to enable the incorporation of appropriate landscape treatments. This setback may be reduced where a non residential</p>

<p>Where non residential uses are proposed encourage buildings to have an active frontage on the ground floor, with a clearly identifiable entry</p> <p>Where alternative vehicle access can not be achieved, encourage car parking at the front of buildings adjacent to West Fyans and Fyans Streets.</p>	<p>zone within precinct 3A should have a height up to 2 storeys not exceeding 9 metres.</p>	<p>use is proposed on the ground floor abutting the side street or where the treatment of a side wall incorporates visually interesting elements, makes a positive contribution to the streetscape and will not impact on the amenity of adjacent land uses.</p>
<p>Commercial node</p>		
<p>Design objectives</p>	<p>Preferred building height</p>	<p>Preferred setback and landscaping</p>
<p>Create active street frontages along Pakington and Rutland Streets.</p> <p>Ensure new development at the river end of Pakington Street is designed to improve pedestrian linkages to the Barwon River Corridor in accordance with the Access and Amenity Improvement Plan attached to this clause</p> <p>Ensure entry points to buildings are clearly visible and architecturally interesting</p> <p>Encourage the development of verandahs along Pakington and Rutland Streets</p>	<p>Buildings should have a height up to 2 storeys not exceeding 9 metres for properties north of Rutland Street</p> <p>Encourage development of between 2 and 5 storeys not exceeding 16.5 metres in height south of Rutland Street.</p>	<p>Zero setback for properties fronting Rutland and Pakington Streets. In all other streets a building should have a setback consistent with surrounding buildings. A reduced setback may be appropriate where it can be demonstrated that the development will make a positive contribution to the streetscape and will not impact on the amenity of adjacent land uses and buildings</p> <p>Where a site is located on a corner the development must be setback a minimum of 2 metres to enable the incorporation of appropriate landscape treatments. This setback may be reduced where a non residential use is proposed on the ground floor abutting the side street or where the treatment of a side wall incorporates visually interesting elements, makes a positive contribution to the streetscape and will not impact on the amenity of adjacent land uses and buildings.</p>

