

20/10/2011
C122**SCHEDULE 17 TO THE DESIGN AND DEVELOPMENT OVERLAY**Shown on the planning scheme map as **DDO17**.**PARKDALE ACTIVITY CENTRE****1.0 Design objectives - General**21/01/2010
C100

- To reinforce the urban form, character and streetscape of the Parkdale Activity Centre.
- To achieve responsive and sensitively designed development that is of a high architectural quality and urban design standard.
- To achieve appropriately designed development that is consistent with the built form outcomes and heights envisaged by this Overlay.
- To ensure development has proper regard for the established streetscape and development pattern in terms of building design, height, scale, and siting.
- To preserve solar access to adjoining residential zones, dwellings, public and private open space and pedestrian paths.
- To protect and enhance key views, vistas and landmarks.
- To protect and enhance the cultural heritage significance of the Parkdale shopping precinct.

Design objectives – Built Form

- Ensure a consistent and robust 2 storey street edge to commercial street frontages
- Encourage new development to include both vertical and horizontal articulation to maintain the fine grain shop front appearance.
- Respect residential interfaces to ensure sunlight is maintained and overshadowing of private open space is minimised.
- Ensure new development and additions in Precinct A, are compatible with the architectural design and aesthetic characteristics of the heritage precinct, and be visually recessive to support the visual dominance of the significant elements of the heritage precinct.
- Ensure new development and additions in Precinct A adopt an understated character to minimise the visual dominance over the heritage precinct in terms of size, height or bulk.
- Ensure new development and additions in Precinct A repeat the particular rhythm, spatial characteristics and character of heritage places in a heritage precinct.
- Ensure new development and additions in Precinct A relate to and uses as reference points the materials, front and side setbacks, roof form, colours, and details of adjacent buildings and the surrounding precinct.

2.021/01/2010
C100**Buildings and works****Height****Precinct A**

Buildings and works must not exceed the maximum overall building height set out in the Table to this Schedule for Precinct A.

A permit cannot be granted to vary the maximum overall building height set out in the Table to this Schedule for Precinct A unless it seeks to replace an existing building which prior to the approval date exceeds the maximum height. In such instances, a permit cannot be granted for a building which exceeds 2 storeys.

Precinct B

Buildings and works should not exceed the maximum overall building height set out in the Table to this Schedule for Precinct B.

A permit may be granted to exceed the height limit in circumstances where it can be demonstrated that the Design objectives and Design standards can be satisfied.

Setbacks

Buildings and works should not exceed the minimum building setback set out in the Table to this Schedule for Precinct A.

A permit may be granted to vary the setback requirements for Precinct A in the Table to this Schedule in circumstances where it can be demonstrated that the Design objectives and Design standards can be satisfied.

Table to Schedule 17

Height Control Area as shown on the plan to Schedule 17	Maximum Overall Building Height	Design Standard
<p>Precinct A 194-350A Como Parade West, and 66-68 Parkers Road, 79-85 Parkers Road, 31 and rear of 25 Heslop Street, Parkdale</p>	2 storeys (8 metres)	<ul style="list-style-type: none"> ▪ Buildings must be setback a minimum of 3 metres from the title boundary that directly abuts existing residential areas. ▪ Maintain the existing low scale, fine grain shopfront pattern across all storeys. ▪ Ensure new additions and development demonstrate contemporary architectural detailing and form and fenestration which responds to the heritage characteristics of the precinct. ▪ Building edges abutting laneways shall integrate adequate measures to enable clear sight lines for vehicles and pedestrians using the laneway.
<p>Precinct - B 141-187 Como Parade East and 131-149 Parkers Road, Parkdale</p>	3 storeys (11 metres)	<ul style="list-style-type: none"> • Encourage the street facing upper storey to be light weight in appearance and read differently to the street wall façade. • Encourage the upper storey facing residential interfaces to be light weight in appearance and contain a suitable level of design expression and material detailing to reduce building bulk.

3.0

Decision guidelines

21/01/2010
C100

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

- The design objectives of this Schedule and the design guidance provided through the reference document.
- The site analysis and urban context report.

- The visibility of the building form and height on the scale and character of Como Parade West.
- Whether opportunities exist to avoid the building being visually obtrusive by the use of alternative building designs and staggered building forms.
- The architectural style and detail of the building, and whether it will make a positive statement.
- Whether the proposed siting, height, design and building setbacks will adversely affect the significance of the heritage precinct.
- Whether the architectural style and detail of the building and works will adversely affect the significance of the heritage precinct.
- The amenity impacts on any adjoining land, particularly with respect to overshadowing, privacy and visual bulk.
- The use of materials, finishes and colour.
- The visual impact of any balcony or roof deck and associated access when viewed from the street and surrounding area.
- Whether the third storey is visually intrusive when viewed from the street and surrounding area.
- Whether appropriate surveillance of open space links and open space and public areas is achieved through building design and placement.
- Whether the proposed siting, height, and design is in keeping with the preferred built form outcome and height.
- The potential for underdevelopment of sites through buildings that achieve a significantly lower built form outcome than encouraged.

4.0

Expiry

20/10/2011
C122

This Schedule does not apply after 30 April 2013.

5.0

Reference Documents

21/01/2010
C100

PLAN Moorabbin to Mordialloc Integrated Framework Plan, July 2008

Kingston Planning Scheme – Schedule to DDO17

KINGSTON PLANNING SCHEME - SCHEDULE TO DDO17



LEGEND

 A	DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 17 (PRECINCT A)	 B	DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 17 (PRECINCT B)
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