

30/04/2009
C144

SCHEDULE 9 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO9**

52-76 BUNCLE STREET, PEARL STREET & 91-117 MELROSE STREET, NORTH MELBOURNE MEDIUM DENSITY HOUSING SITE

1.0

01/07/2008
C134

Requirement before a permit is granted

A permit for subdivision may be granted prior to the approval of the development plan provided that the subdivision is for the land at 52-76 Buncle Street, is for no more than 2 lots and that each lot created has a minimum area of 3000 square metres.

A development plan may be approved in stages and a permit for development for that stage may be issued prior to the approval of a development plan for any other stage of development of the land.

2.0

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Conditions and requirements for permits

Buildings (other than a lift overrun, plant equipment or architectural features) should not exceed four storeys, excluding a basement (for the purpose of this schedule a storey has a floor to floor height not exceeding 3.5 metres).

Appropriate supervision from an arborist prior to and during building works is required where the buildings and works are within the nominated tree protection zone to the satisfaction of the responsible authority.

Setbacks for development must be in accordance with the building envelope plan forming part of this schedule except for minor encroachments including eaves, architectural features, screening devices or similar.

3.0

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Requirements for the development plan

The purpose of the requirements in this schedule are to:

- Enable development in accordance with the building envelope plan which forms part of this schedule.
- Enable development which is of a high quality design and responds to the purposes and requirements of this clause and other requirements of the Scheme.
- Encourage a built form that responds to the site's development potential to accommodate medium to higher density housing.
- Respond to the character and amenity of the area and ensure that any new development will not have an unreasonable effect on the residential amenity of the surrounding areas.
- Ensure that any new development is appropriately articulated and modulated as it presents to the site's various street frontages.
- Ensure that there is appropriate transition in building height and scale between the development of the subject land and development of the adjoining land at 61-89 Melrose Street.
- Ensure an appropriate level of car parking is provided.
- Ensure that new development is of a height and scale that will be compatible with the surrounding built form context.

- Provide for appropriate landscape setbacks and provide for a high standard of landscaping that is responsive to the preferred landscape character for the surrounding area.
- Ensure that new development exhibits design excellence and high quality materials and finishes.
- Ensure that car parking and garages do not dominate in terms of their presentation to the site's street frontages.
- Ensure that development which has a side elevation to street frontages is appropriately articulated so as to provide visual interest when viewed from the public realm.
- Ensure that new development incorporates appropriate front setbacks.
- Ensure that all service infrastructure is appropriately integrated into the design of new buildings and obscured from the public domain.
- Ensure that all public spaces and accessways are designed to facilitate a perception of security and accessibility for the whole community.
- Ensure that a pedestrian connection is provided between Pearl Street and Mark Street.
- Ensure that the development does not unreasonably overshadow the adjoining land at 61-89 Melrose Street.
- Ensure that the development incorporates appropriate measures to avoid the unreasonable potential for overlooking of the adjoining development at 61-89 Melrose Street.

The Development Plan must show:

- The location, dimensions, height, floor area and elevations of all buildings and works (including any above roof facilities), details of all building materials, including colours and finishes.
- The location of all vehicle ingress and egress ways and pedestrian access to and from the site.
- The location, layout, design and construction details of areas set aside for car parking including visitor car parking.
- The location and details of all urban design features of the development, including streetscape elements and associated paving and landscaping beautification.
- The location and screening of all service infrastructure.
- The location of any open space or foyer or pedestrian areas and the provision for appropriate landscaping.
- The relationship of the development to existing or proposed development on adjoining land and how the elevations and building design address the issues of street address, overshadowing, daylight, energy efficiency, overlooking and bulk.
- The location and screening of waste collection areas.
- Where common parking areas are proposed at grade, the screening of these areas when viewed from Bunce, Sutton, Mark Streets by the use of appropriate landscaping and/or architectural devices.
- Development fronting Melrose Street to include architectural features to respond to the traditional house subdivision pattern in Melrose Street. Such features may include spacing of dwelling entries, balconies and window fenestration.
- Details of Ecologically Sustainable Development (ESD).
- Pedestrian / vehicular circulation so as to improve physical connectivity and avoid pedestrian / vehicle conflict.
- Pedestrian connection between Pearl Street and Mark Street.

BUILDING ENVELOPE PLAN

**52-76 BUNCLE STREET, PEARL STREET & 91-117 MELROSE STREET,
NORTH MELBOURNE**

