

10/04/2014
C117**SCHEDULE 10 TO THE DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO10**.

NORTH ESSENDON MAJOR ACTIVITY CENTRE**1.0****Design objectives**10/04/2014
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- To ensure new development complements the village character of North Essendon.
- To increase residential density above commercial properties and provide a range of housing types and styles.
- To increase density in the residentially zoned streets surrounding the core commercial area while reducing any adverse amenity impacts on the surrounding area.
- To ensure the height and bulk of new development does not adversely impact on the amenity of adjoining properties.
- To achieve excellence and diversity in architecture, which incorporates Environmental Sustainable Design, Water Sensitive Urban Design and Crime Prevention Through Environmental Design initiatives.
- To maintain the established pattern of front and side setbacks.
- To ensure new development demonstrates a high standard of contemporary design.
- To provide well-located, accessible and safe car parking areas which do not visually dominate the streetscape.
- To integrate planting and landscaping in new development to enhance the appearance and amenity of buildings and spaces.

2.0**Buildings and works**10/04/2014
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An application must be accompanied by a statement detailing how the proposed building or works will achieve each of the Design Objectives in this schedule.

A permit is not required:

- For repairs and routine maintenance to buildings and works
- To construct or extend an out-building, garage or carport on a lot provided that it is behind the front line of the dwelling and does not exceed the guidelines in Table 1 to this schedule
- To construct or extend a front fence which is not greater than 1.2 metres in height

Building height

Building height does not include architectural features or building services.

Preferred Maximum Building Heights are set out in Table 1 of this schedule. If a proposed building exceeds these heights the application must be accompanied by a detailed site analysis, urban context report and shadow assessment and must clearly demonstrate how the development will achieve each of the Design Objectives of this schedule.

Setbacks

Minimum setbacks are set out in Table 1 to this schedule.

Where the side or rear boundary is shared with a property in a Residential Zone or Commercial Zone, eaves, porches, balconies and verandahs may encroach not more than 0.5 metres into the nominated setback.

Where the side or rear boundary fronts onto a street or public park, eaves, porches, balconies and verandahs may encroach not more than 2.5 metres into the nominated setback.

To build within the preferred setbacks an application must demonstrate how the development will achieve each of the design objectives of this schedule.

Table 1

Residential Properties

These requirements apply to a property shown as a residential property on the North Essendon Activity Centre map that forms part of this schedule.

Preferred maximum building height	Minimum ground level setback	Minimum upper level setback
Up to 3 storeys (9-10m) in accordance with standards A4 (Clause 54) and B7 (Clause 55).	Standard A3, A10, B6 & B17 with Clause 54 and Clause 55 apply.	The relevant standards of Clause 54 and Clause 55 apply.
Up to 4 storeys (15m) for all residential zoned properties located on the north side of Queen Street.	Buildings fronting Queen Street should be set back a minimum of 3 metres from the front boundary at street level.	FRONT Levels 3 and 4 should be set back a minimum of 3 metres from the ground floor front facade.

Commercial Properties

These requirements apply to a property shown as a commercial property on the North Essendon Activity Centre map that forms part of this schedule.

Preferred maximum building height	Minimum ground level setback	Minimum upper level setback
Up to 4 storeys (15m)	<p>FRONT</p> <p>Buildings fronting Leake Street should be built to the front boundary (zero metre front setback at street level).</p> <p>Buildings fronting Winifred Street, Queen Street and Sturt Street should be set back a minimum of 3 metres from the front boundary at street level.</p> <p>REAR</p> <p>Where the rear of the lot abuts a residential property buildings should be set back a minimum of 3 metres from the rear boundary.</p>	<p>FRONT</p> <p>Levels 3 and 4 should be setback a minimum of 3 metres from the ground floor front facade.</p> <p>REAR</p> <p>Where the rear of the lot abuts a residential property levels 3 and 4 should be set back 1.5 metres from the ground floor rear façade.</p>

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Decision guidelines

Before deciding on an application to construct a building or carry out works, the responsible authority must consider:

- How the proposed development responds to each of the urban design objectives of this schedule.

- The preferred maximum height, setbacks and precinct specific provisions specified in Table 1 to this schedule.
- The design, scale, height and visual bulk of the development in relation to the surrounding land uses and built form character of the corridor.
- Whether the building materials, colours and finishes reflect the surrounding built form.
- The treatment of surrounding sensitive interfaces and any impacts on residential amenity.
- The layout and appearance of areas set aside for car parking, access and egress and the location of any proposed off street car parking.
- The incorporation of environmentally sustainable initiatives and treatments.
- The impact of any variation in heights to those as specified in Table 1 to the schedule and whether these variations continue to meet the objectives of the schedule.
- Whether the proposed development is consistent with the North Essendon Activity Centre Built Form Guidelines 2012.

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Reference Documents

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- *North Essendon Activity Centre Built Form Guidelines 2012*



NORTH ESSENDON ACTIVITY CENTRE MAP
 NOTE: This schedule only applies to commercial and residential properties shown on this map.