

26/11/2009
C99

SCHEDULE 9 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO9**

DOONSIDE PRECINCT

1.0

26/11/2009
C99

Design objectives

- To recognise this Precinct, being on the edge of an activity centre and abutting low rise residential development, as transitional in its location and function.
- To ensure building design responds to the industrial character of the precinct but respects the character of the established residential areas to the south and east of the Precinct.
- To respect the scale of development on the south side of Appleton Street.
- To provide a pedestrian friendly environment along all street frontages.
- To encourage improvements to the public domain, including the provision of public open space.
- To ensure that new development does not adversely impact on local traffic conditions.
- To ensure a high standard of architectural design.
- To ensure that new development does not prejudice the ongoing operation of nearby commercial, industrial and warehouse businesses.

2.0

26/11/2009
C99

Buildings and works

The following requirements apply:

Building heights and setbacks

Buildings on Doonside, Burnley and David Streets should be built to the property frontage.

The height of any development in the precinct should not exceed:

- 11m along street frontages.
- 15.5m with appropriate setbacks above 11m.

Development above 15.5m:

- Should demonstrate a high standard of architectural design.
- Should not overshadow adjoining streets, public spaces or private properties beyond that caused by a building of 11m when measured between the hours of 10.00am and 2.00pm at the Equinox.

This does not apply to:

- Any rooftop building, plant or equipment which is located and designed to minimise its visibility from any adjoining road to the satisfaction of the responsible authority.
- Any architectural feature which is located and designed to the satisfaction of the responsible authority.

Building design

Development should be designed to:

- have active and attractive frontages
- relate to and address all frontages
- be well articulated and modulated
- use materials and finishes which respect adjacent development and the transitional role of the Precinct
- incorporate appropriate acoustic measures to attenuate audible noise levels within habitable indoor and outdoor areas of buildings containing residential or other noise sensitive uses
- incorporate upper level setbacks to Appleton Street so as to respect the scale of development on the south side of the street.

Traffic

Vehicular access and traffic movements in Appleton Street should be minimised.

Permeability and public spaces

Through block connections for pedestrians should be provided wherever possible to link Appleton Street, Doonside Street and Victoria Gardens.

Public open space should have a street frontage.

Amenity

Development that includes residential or other sensitive uses should:

- Minimise the potential impacts of local business (including noise, light, odour and 24 hour traffic movements), in the design and construction of buildings.
- Include design and noise attenuation measures that achieve the noise levels (within any noise sensitive areas) that are calculated by applying the method in Schedule B of State Environment Protection Policy No. N-1 'Control of Noise from Commerce, Industry and Trade' (SEPP N-1) for calculation of noise limits.
- Locate, and if necessary screen, private open spaces, including balconies, to attenuate industrial noise to meet the requirements of SEPP N-1.
- Incorporate design measures that minimise the potential impact of non-routine odour emission.

Landscaping

Public and private open space and other public realm areas should be appropriately landscaped.

3.0

26/11/2009
C99

Subdivision

No specific requirements

4.0

26/11/2009
C99

Advertising signs

No specific requirements

5.0

26/11/2009
C99

Application requirements

An application must be accompanied by a site analysis and a design response explaining how the development achieves the 'Design objectives' and 'Buildings and works' provisions of this schedule.

An application that includes residential or other sensitive uses must be accompanied by an acoustic assessment, prepared by a qualified acoustic consultant that demonstrates how the noise attenuation measures will achieve noise levels (within any noise sensitive area) in accordance with Part 2.0 Amenity.

6.0

26/11/2009
C99

Decision guidelines

Before deciding on an application, the responsible authority must consider, as appropriate:

- The effect of the development on the identified heritage places within the precinct.
- The impact of traffic generated by the proposal and whether it is likely to require additional traffic management control works in the neighbourhood.
- How ground level commercial occupancy addresses the Burnley Street frontage.
- How the design, height and form of development responds to the built form character of Victoria Gardens and existing development in Appleton Street.
- How the design, height and visual bulk of building/s on the site address potential negative amenity impacts on surrounding development.
- How the proposal improves the street environment for pedestrians along street frontages.
- The location of, and access to, parking facilities and their effect on the local road network.
- The effectiveness of new residential development and other noise sensitive uses in protecting their own amenity where potentially affected by existing commercial, industrial, and warehouse businesses.