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## SCHEDULE TO THE BUSINESS 2 ZONE

Land	Maximum combined leasable floor area (m2) for office.	Maximum combined leasable floor area (m2) for shop.
Plenty Road (west side) between Garnet Street and Bell Street Preston.	None specified	1000m <sup>2</sup>
195-209 St Georges Road, Northcote	2,000m <sup>2</sup>	None specified

## SCHEDULE 14 TO THE DESIGN AND DEVELOPMENT OVERLAY

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Shown on the planning scheme map as **DDO14**

### **195-209 ST GEORGES ROAD, NORTHCOTE**

#### **1.0 Design objectives**

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To support the mixed use and integrated redevelopment of the site.

To encourage new development to provide higher density forms of residential accommodation to contribute to the mix of housing options.

To encourage the creation of a high quality public realm through quality architectural design and attractive frontages.

To ensure that the height, siting and design of new development does not adversely impact on the amenity of residential properties.

To ensure redevelopment provides a high level of amenity for future residents.

To limit unreasonable visual bulk of new development to the public realm and adjacent properties through appropriate scale, form and articulation.

To encourage development to incorporate environmentally sustainable design principles.

To ensure that development does not adversely impact on local traffic conditions and promotes a safe pedestrian friendly environment.

#### **2.0 Buildings and works**

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Buildings and works should be constructed in accordance with the following requirements:

##### **Building height and setbacks**

- Any new development should be limited to a preferred maximum height of 5 storeys above natural ground level.
- Height and building setbacks to all frontages and boundaries should generally comply with the preferred building envelope plan forming part of this schedule.
- The height requirements do not apply to any rooftop building, plant or equipment that is located and designed to minimise its visibility from any adjoining road and residential properties to the satisfaction of the responsible authority.
- An application to vary the building heights and setbacks must achieve exemplary architectural design and demonstrate compliance with the design objectives and requirements of this schedule.

##### **Building form**

- Development should be orientated towards street frontages with an appropriate degree of articulation and variation of materials and finishes.
- Ground level frontages to St Georges Road should be attractively designed to provide a well articulated presentation with glazing and clearly defined pedestrian entry points.
- Development is to step down in height to the western boundary to minimise impacts on adjacent residential properties.
- Development should limit unreasonable amenity impacts to adjoining residential properties in terms of visual bulk, overshadowing, overlooking and noise.
- Appropriate noise attenuation measures should be incorporated to limit impacts to future occupants.

- The design and layout of development should provide high levels of amenity for future occupants.

#### **Pedestrian access and movement**

- Pedestrian entry (s) to any development should be provided from main street frontages via a central lobby (s) that is easily identifiable and visible.
- New development should promote sustainable transport options and provide bicycle storage.

#### **Car parking and vehicle access**

- Car parking or loading areas should not dominate the streetscape or building design and should, where possible, be located in basements or to the rear of the site away from the St Georges Road frontage.
- Access to car parking to occur via the side streets or where practical utilising the rear right of way.
- The number of access points to the site should be minimised and vehicle access directly off St Georges Road should be avoided.

#### **Environmentally sustainable design**

Any new development of the site should incorporate an environmental sustainable management plan that demonstrates how the development provides for environmentally sustainable design in relation to:

- Passive solar design.
- Natural ventilation.
- Water conservation and re-use.
- Energy management.
- Orientation and layout of the development.
- Materials.

### **5.0 Decision guidelines**

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

- The design objectives of this schedule.
- The architectural quality and innovative response of the building design.
- The proposed streetscape design.
- The layout and appearance of areas set aside for car parking, vehicular access and loading and unloading.
- The design and location of pedestrian and vehicular access and egress from the site.
- The effect of new development on the amenity of neighbouring residential properties.
- The height and form of development to the public realm.
- The environmental performance of the development.
- The extent to which the development achieves the design objectives set out in the *Design Guidelines for Higher Density Residential Development* published by the Department of Sustainability and Environment (2004).

### **6.0 Reference document**

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*Design Guidelines for Higher Density Residential Development*, Department of Sustainability and Environment, 2004.

