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Proposed C417melb

SCHEDULE 78 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO78**.

STUBBS PRECINCT

1.0

Design objectives

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Proposed C417melb

To create a mixed use, mid-rise precinct with development generally ranging in height from 4 storeys (16 metres) up to 8 storeys (32 metres).

To ensure new development responds with appropriate building heights and setbacks to protect winter sunlight access to parks and open spaces and responds to adjacent low scale residential areas.

To ensure all development delivers high quality design and on larger sites delivers multiple buildings with a diversity of built form typology and invites design excellence.

To ensure development supports a high quality permeable environment for pedestrians and cyclists.

To ensure development delivers a high amenity public realm with a human scaled interface

2.0

Buildings and works

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2.1 Definitions

For the purposes of this schedule:

Additional shadow means any shadow cast outside of any existing shadow from buildings and works.

Allowable shadow means the shadow that would be cast on the park between 10am and 3pm, 21 June:

- By street walls built to the street wall height on land near a park;
- If no street wall height requirement applies, buildings built to the maximum building height requirement on land near the park.

Building services includes areas used for the purposes of loading, waste management and electrical, communications, gas, water and fire prevention infrastructure.

Character building means any of the buildings listed below (and identified as a Character Building in the *Macaulay Structure Plan 2021*):

- 456 Macaulay Road, Kensington (single storey brick workshop)

Consolidated car park means a car park:

- Where all parking bays and related facilities are held in single ownership.
- That is available for shared usage by a catchment larger than the site on which the car parking is provided.
- That is managed in accordance with a car parking plan that is to the satisfaction of the responsible authority.

Existing shadow means any shadow cast by existing buildings and works and the shadow that would be cast by a building of 9 metres in height.

Floor Area Ratio means the gross floor area above finished floor level of all buildings on a site, divided by the area of the site. For the purposes of this calculation:

- gross floor area includes all enclosed areas, services, lifts, car stackers and covered balconies.
- the area of the site includes all contiguous titles in the same ownership that form part of the proposed development before redevelopment and/or subdivision, including land required by Council for public realm.

Laneway means a road reserve of a public highway 9 metres or less wide.

Sleeve means to position active uses between large floorplate tenancies, carpark or service areas and the public realm to achieve an active and safe street edge.

Stationary activity means activities by people that involve extended stays within a space, such as sitting and eating, rather than walking through.

Street means a road reserve of a public highway more than 9 metres wide.

Street wall means any part of a building constructed within 0.3 metres of an existing or proposed street, laneway or public open space.

Street wall height means the vertical distance between the footpath or natural surface level at the centre of the site frontage and the highest point of the street wall, with the exception of non-habitable architectural features not more than 3.0 metres in height and building services setback at least 3.0 metres behind the street wall.

2.2 Buildings and works for which no permit is required

A permit is not required:

- to construct a building or carry out works at ground level to provide access for persons with disabilities that comply with all legislative requirements.
- for buildings and works to install or modify building services where the overall building height is not increased.

2.3 Requirements

The following buildings and works requirements apply to an application to construct a building or carry out works:

- Buildings and works must meet the Design Objectives specified in this schedule.
- A permit cannot be granted to vary a Built Form Requirement expressed with the term ‘must’.
- A permit may be granted to vary a discretionary Built Form Requirement expressed with the term ‘should’.

An application for buildings and works that does not meet a requirement expressed with the term ‘should’ must demonstrate how the development will achieve the relevant Built Form and/or Design Outcomes.

Floor Area Ratio

Built Form Requirement

An application to construct a building or carry out works must not exceed the Floor Area Ratio shown in Map 1.

Where the site includes contiguous titles in the same ownership, a section 173 agreement must be entered into and registered on each title which records the amount of Floor Area Ratio developed across the entire site, and the amount (if any) of remaining Floor Area Ratio able to be developed on each title should it be individually redeveloped in future.

Map 1: Floor Area Ratio



Building height

Buildings and works should not exceed the preferred maximum building height shown in Map 2 and as specified in Table 1 of this schedule.

Map 2: Building height



Table 1: Building height

Area	Preferred Maximum Building Height	Built Form Outcome
1	8 storeys (32 metres)	Building height that: - Reflects the existing character and higher built form along Racecourse Road arterial connection. - Supports greater building mass along Racecourse Road and central to Macaulay Road blocks.

MELBOURNE PLANNING SCHEME

Area	Preferred Maximum Building Height	Built Form Outcome
		- Does not cast additional shadow between 10am and 3pm on 21 June beyond the allowable shadow to the new Stubbs North Reserve and Macaulay Terraces. - Does not cast a shadow beyond the street wall to the southern footpath of Macaulay Road between 11am and 2pm on 22 September
2	6 storeys (24 metres)	Building height that: - Limits overshadowing to Moonee Ponds Creek. - Does not cast a shadow beyond the street wall to the southern footpath of Parsons and Robertson streets between 11am and 2pm on 22 September - Does not cast additional shadow between 10am and 3pm on 21 June beyond the allowable shadow to the new Stubbs North Reserve, Robertson Street Reserve expansion and Macaulay Terraces. - Provides a transition from higher built form along Racecourse Road to a lower scale fronting Moonee Ponds Creek and the low scale residential development south of Macaulay Road.
3	6 storeys (24 metres) to a depth of 10 metres	Building height that: - Does not cast a shadow beyond the street wall to the southern footpath of Macaulay Road between 11am and 2pm on 22 September - Does not cast additional shadow between 10am and 3pm on 21 June beyond the allowable shadow to Macaulay Terraces.
4	5 storeys (20 metres)	Building height that: Respects the character of the existing low scale residential development to the south.
5	4 storeys (16 metres)	Building height that: - Is sensitive to adjacent low scale residential buildings. - Does not cast a shadow beyond the street wall to the southern footpath of Parsons, Smith and Robertson streets and Macaulay Road between 11am and 2pm on 22 September. - Limits overshadowing to Moonee Ponds Creek corridor.

Street wall heights

Buildings and works should not exceed the preferred maximum street wall height shown in Map 3 and as specified in Table 2 of this schedule. Buildings and works must not exceed the mandatory street wall heights shown in Map 3 and as specified in Table 2 of this schedule.

For corner conditions with two different street wall heights, the higher street wall should wrap around the corner for a maximum distance of 15 metres except:

- Where mandatory street wall heights are specified in Table 2.
- For sites located on the north-west corner of Parsons and Stubbs streets and the north-west and south-west corners of Robertson and Stubbs streets.

Map 3: Site setback

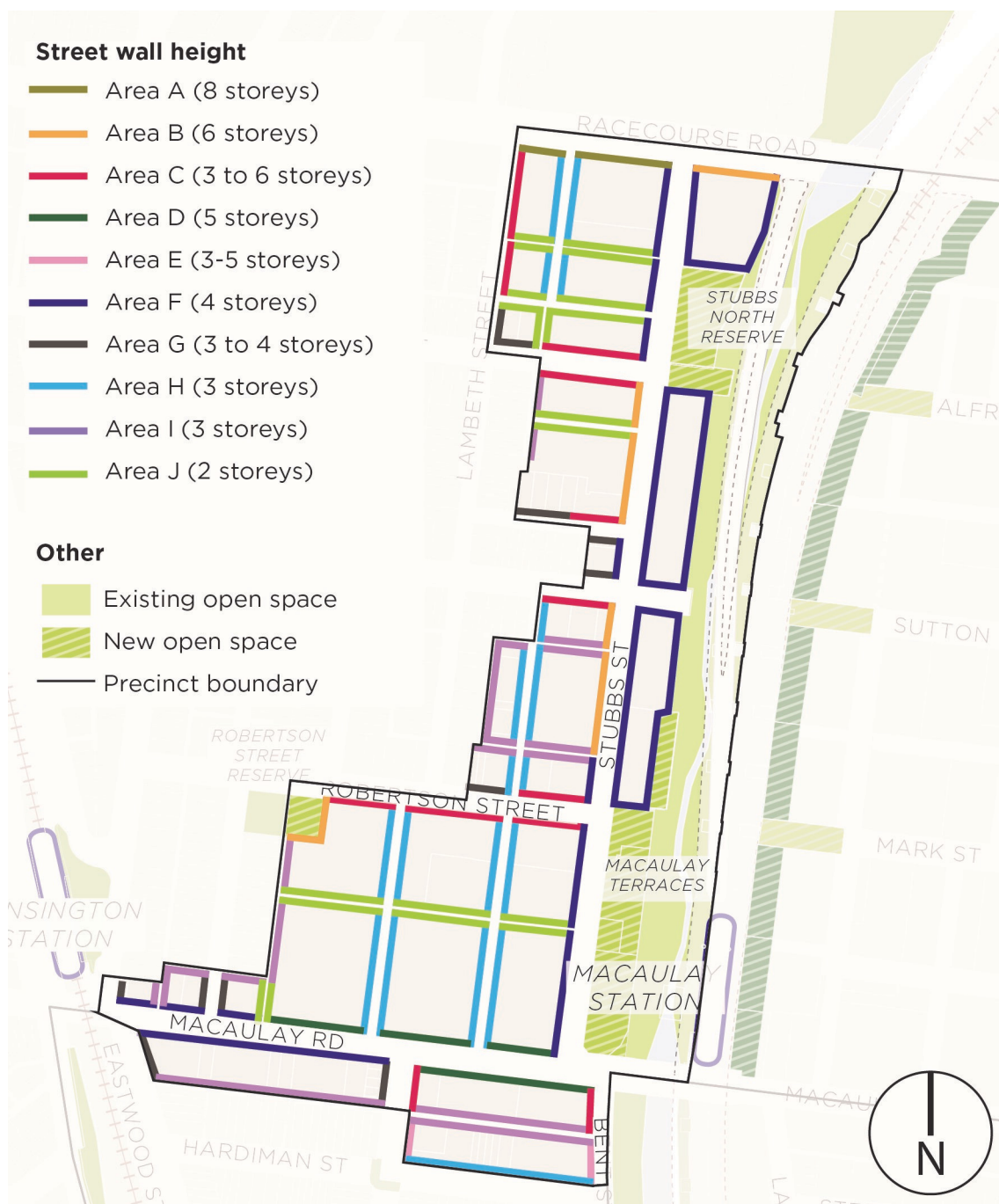


Table 2: Street wall height

Area	Preferred Maximum Street Wall Height	Mandatory maximum street wall height	Built Form Outcome
A	8 storeys (32 metres)		Street wall height that:

Area	Preferred Maximum Street Wall Height	Mandatory maximum street wall height	Built Form Outcome
			- Generally establishes a 1:1 street wall height to street width ratio, providing an appropriate sense of enclosure and a comfortable scale at street level. - Allows greater mass to be located towards Racecourse Road to respond to the existing scale of built form.
B	6 storeys (24 metres)		Street wall height that: - Transitions height along Racecourse Road to a lower scale at Moonee Ponds Creek interface. - Generally establishes a 1:1 street wall height to street width ratio, providing an appropriate sense of enclosure and a comfortable scale at street level. - Does not cast additional shadow between 10am and 3pm on 21 June beyond the allowable shadow to Robertson Street Reserve expansion.
C	3 to 6 storeys (12 metres to 24 metres)		Street wall height that: - Enables transition in height to respond to local context. - Does not overshadow the southern footpath of Parsons and Robertson streets on 22 September between 11am and 2pm. - Is taller at the corners to define street edges and promote legibility of the precinct. - Transitions street wall down in height from Stubbs Street to lower scale residential areas to the west. - Responds to the varying height and character on either side of Robertson and Lambeth streets and provides an appropriate transition to low scale residential areas. - Responds to scale of heritage places.
D	5 storeys (20 metres)		Street wall height that: - Generally establishes a 1:1 street wall height to street width ratio, providing an appropriate sense of enclosure and a comfortable scale at street level. - Does not overshadow the southern footpath of Macaulay Road on 22 September between 11am and 2pm.
E	3 to 5 storeys (12 metres to 20 metres)		Street wall height that: - Defines a legible street edge to north-south streets. - Provides a comfortable scale at street level.
F	4 storeys (16 metres)		Street wall height that:

Area	Preferred Maximum Street Wall Height	Mandatory maximum street wall height	Built Form Outcome
			- Does not overshadow the southern footpath of Macaulay Road on 22 September between 11am and 2pm. - Does not cast additional shadow between 10am and 3pm on 21 June beyond the allowable shadow to the new Stubbs North Reserve and Macaulay Terraces. - Limits overshadowing to Moonee Ponds Creek
G	3 to 4 storeys (12 metres to 16 metres)		Street wall height that: - Responds to adjacent lower scale residential areas. - Does not overshadow the southern footpath of Parsons, Smith and Robertson streets on 22 September between 11am and 2pm.
H	3 storeys (12 metres)		Street wall height that: Generally establishes a 1:1 street wall height to street width ratio, providing an appropriate sense of enclosure and a comfortable scale at street level.
I		3 storeys (12 metres)	Street wall height that: - Responds to narrow laneway width. - Enables daylight and sunlight penetration to adjoining residential sites. - Reduces building mass to narrow laneways as it transitions to residential development to the west.
J	2 storeys (8 metres)		Street wall height that: - Generally establishes a 1:1 street wall height to street width ratio, providing an appropriate sense of enclosure and a comfortable scale at street level. - Enables greater building separation to improve internal amenity, outlook and privacy.

Building setbacks

Buildings and works should be setback by the preferred minimum distance as specified in Table 3.

Table 3: Building setbacks

Location	Preferred minimum building setback	Built Form Outcomes
Above the street wall	5 metres	Setback that: ▪ Enables adequate daylight penetration in streets and internal spaces, and views to the sky. ▪ Reduces visual bulk to the street and maintains a pedestrian scale. ▪ Achieves building separation above the street wall that supports internal amenity, privacy and appropriate outlook between buildings. ▪ Reinforces the prominence of the street wall.
Building setbacks from side and rear boundaries for habitable rooms	7.5 metres from the common boundary	Setback that: ▪ Provides equitable development for adjoining sites. ▪ Allows reasonable access to privacy, sunlight, daylight and outlook to windows. ▪ Ensures buildings do not appear as a continuous wall and maintains open sky views between them. ▪ Allows sun penetration to the public realm and mitigates wind impacts at street level.
Between buildings on the same site	12 meters	Setback that: ▪ Allows reasonable access to privacy, sunlight, daylight and outlook to windows. ▪ Ensures buildings do not appear as a continuous wall and maintains open sky views between them. ▪ Allows sun penetration to the public realm and mitigates wind impacts at street level.

New and widened streets and laneways

Development must provide for new and widened public streets and laneways in accordance with Map 4 and the design requirements in Table 4.

Map 4: New and widened streets and laneways



Table 4: New and widened streets and laneways

Location	Preferred Minimum Building Setback
New and widened streets and laneways must be located as identified in Map 4 and as per the alignment outlined in Incorporated Document “Macaulay – Stubbs and Boundary Precincts – New and Widened Streets and Laneways – Alignments and Cross-Sections, June 2022”	A street network that: - Increases pedestrian and bicycle network permeability and connectivity, particularly to and from activity centres, major public infrastructure and through large blocks. - Maximises the opportunity for diverse land uses to activate the public realm. - Promotes a coordinated approach to delivering new connections.

Location	Preferred Minimum Building Setback
	- Enables servicing and access to be located away from primary active and pedestrian priority interfaces. - Creates development sites that are able to be developed independently of each other while avoiding duplication of access.
New and widened streets and laneways must be:	Street and laneways that:
- Of the width and typology specified in Map 4 and cross-section outlined in Incorporated Document <i>“Macaulay – Stubbs and Boundary Precincts – New and Widened Streets and Laneways – Alignments and Cross-Sections, June 2022”</i> - Vested into public ownership and accessible 24/7. - At-grade and open to the sky.	- Create a safe and pleasant, high-amenity and people-focussed public realm. - Prioritise walking and cycling and improve connectivity. - Support the overall function and capacity of the movement network. - Provide building separation and setbacks between developments. - Provide space for people to sit, gather and interact. - Integrate blue and green infrastructure, including water sensitive urban design and large canopy tree planting. - Maximise the opportunity for diverse land uses to activate the public realm.

Solar protection

Built form requirements

Buildings and works above the street wall must not cast additional shadow to the southern footpath of Fink Street, Bruce Street, Arden Street and on 22 September between 11am and 2pm.

Buildings and works must comply with the solar protection requirements to public parks specified in Table 5. Parks and streets with solar protection are identified in Map 5. These requirements do not apply to buildings and works constructed within public parks.

Table 5: Solar protection to public parks

Public park	Date and hours
Robertson Park	Buildings and works must not cast additional shadow onto the park between 10am and 3pm on June 21 beyond the existing shadow, or allowable shadow, or the combination of the existing shadow and allowable shadow (whichever is the greatest).
Robertson Street Reserve (proposed extension).	
Proposed Stubbs North Reserve.	
Proposed Macaulay Terraces.	

Map 5: Parks and streets with solar protection



Site layout

Site layout refers to the arrangement of buildings and spaces, including the position of entries, building services and circulation cores and how these elements respond to and reinforce the character of streets and laneways.

Table 6: Site layout

Design Requirements	Design Outcome
Building should be aligned to the street at ground level unless they provide for a plaza.	Site layout that: - Reinforces the valued characteristics of streets and laneways. - Delivers a well-defined public realm.

Design Requirements	Design Outcome
Development should avoid narrow publicly accessible alcoves and recesses that lack a clear public purpose. Development should avoid entrapment areas and areas with limited passive surveillance. Development should cater for anticipated pedestrian volumes.	
Plazas should: ▪ Be open to the sky. ▪ Be accessible to people of all abilities. ▪ Provide opportunities for stationary activity. ▪ Be lined with active frontages. ▪ Incorporate soft and hard landscaping elements. ▪ Have access to sunlight	Plazas that: ▪ Are accessible to people of all abilities. ▪ Are safe and attractive. ▪ Deliver opportunities for stationary activity. ▪ Alleviate pedestrian congestion.
Vehicle entries and loading bays should: ▪ Be located on servicing and access interfaces shown on Map 6. ▪ Not be located on a primary active interface shown on Map 6. The location and width of car park entries should minimise the impacts on the pedestrian network.	Vehicle entries that: ▪ Do not create traffic conflict. ▪ Do not undermine the attractiveness or safety of the pedestrian experience.
Colonnades should: ▪ Adopt vertical proportions with a height greater than the width. ▪ Incorporate high quality design detail to all publicly visible planes and surfaces. ▪ Provide ground level spaces that are accessible to people of all abilities. ▪ Have a clear public purpose.	Colonnades that: ▪ Are safe and attractive. ▪ Are accessible to people of all abilities.

Design Requirements	Design Outcome
- Be well-lit and provide clear lines of sight from one end to another. - Be safe and free of entrapment spaces and areas with limited passive surveillance.	

Building mass

Building mass relates to the three dimensional form of a building, including its scale, height, proportions and composition.

Table 7: Building mass

Design Requirements	Design Outcome
Development should adopt a diversity of forms, typologies and architectural language, within a cohesive design framework, on large sites where a development comprises multiple buildings.	Building mass that: - Distinguishes between different buildings where a development comprises multiple buildings. - Respects the height, scale and proportions of adjoining heritage places.
Development on large sites should provide variation in volume and height to break up building mass, including the opportunity for multiple rather than single towers.	- Reinforces the fine grain and visual interest of streetscapes. - Maintains a diverse and interesting skyline through the design of roof profiles. - Reduces the visual impact and perception of building bulk from both near and afar

Building program

Building program relates to the position and configuration of internal spaces to a building and has a direct relationship to the public realm.

Table 8: Building program

Design Requirements	Design Outcome
Development should position active uses to address the public realm.	A building program that:
Development should:	Delivers safe and high quality interfaces between the public and private realm.
- Maximise the number of pedestrian building entries. - Avoid long expanses of frontage without a building entry.	- Maximises activation of the public realm. - Can accommodate a range of tenancy sizes, including smaller tenancies in the lower levels of the building. - Allows for adaptation to other uses over time.
Large floorplate tenancies should be sleeved with smaller tenancies at ground level at a boundary to a street or laneway.	Delivers internal common areas or rooftop spaces that maximise passive surveillance and interaction with the public realm.
Floor to floor heights should be a minimum of:	
4.5 metres at ground level.	

Design Requirements	Design Outcome
3.2 metres for levels associated with residential, accommodation. 4 metres for levels associated with commercial, retail and other uses. Floor to ceiling heights should be a minimum of: 4 metres at ground level. 2.7 metres for levels associated with residential, accommodation. 3.2 metres for above ground car parks. 3.5 metres for levels associated with commercial, retail and other uses. Ground floor tenancies should be configured so that they do not rely upon queuing within the public realm, except where this occurs on a pedestrian only laneway where this is the established character.	
Ground floor building services, including waste, loading and parking access: - Should be minimised. - Must occupy less than 40 per cent of the ground floor area of the site area. Internal waste collection areas should be sleeved. Services, loading and waste areas should be located away from streets and public spaces, or within basements or upper levels. Service cabinets should be located internally with loading, waste or parking areas where possible. Undercroft spaces for waste or loading should not adversely impact safety and continuity of the public realm. Access doors to any waste, parking or loading area should:	Building services that: - Minimise impacts on the public realm. - Maximise the quality and activation of the public realm. - Do not dominate the pedestrian experience and are designed as an integrated design element. - Provide waste collection facilities as an integrated part of the building design.

Design Requirements	Design Outcome
- Be positioned no more than 500 millimetres from the street edge. - Be designed as an integrated element of the building. Rooftop plant, services and antennae should be integrated into the overall building form.	
All car parking should be located in a basement unless it is part of a development that removes existing open to sky at grade car parking. Car park ramps should be capable of removal for future adaptation. Avoid car parking entries on small sites, where they impact on the activation and safety of the public realm. Above ground car parking: - Must be located on the first floor or above unless it is a Consolidated Car Park. - Must be sleeved to streets unless it is a Consolidated Car Park and its visual impact on the public realm has been minimised.	Car parking that: - Minimises the impact of car parking on the public realm. - Can be adapted to other uses. - Is primarily delivered as a Consolidated Car Park

Public interfaces

Public interfaces relate to the boundary between a building and the public realm along streets, laneways and open spaces.

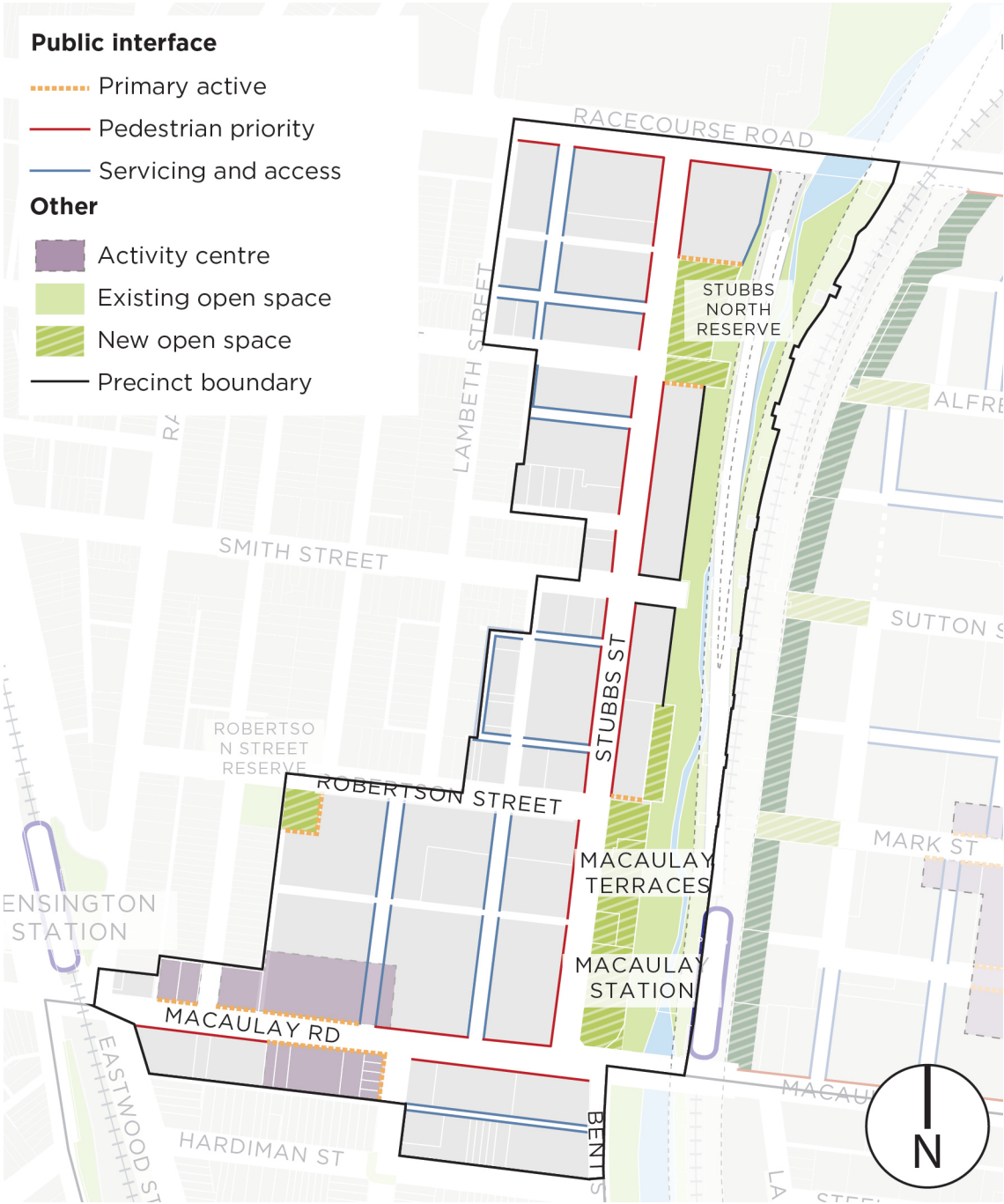
Table 9: Public interfaces

Design Requirements	Design Outcome
The following ground level frontage requirements must be met for development along primary active interfaces, as shown on Map 6: - At least 80 per cent of the combined length of the ground level interfaces of a building to streets and laneways is occupied by: - Building Entries (including frames). - Windows (including frames and windows at ground level above stall-risers up to 700mm in height). - Pilasters.	Public interfaces that: - Contribute to the use, activity, safety and interest of the public realm. - Provide continuity of ground floor activity along streets and laneways. - Allow unobstructed views through openings into the ground floor of buildings.

Design Requirements	Design Outcome
This requirement does not apply to land affected by the Land Subject to Inundation Overlay and the Special Building Overlay. Windows are to have clear glazing without stickers or paint that obscures views. The ground level frontage requirements do not apply to the development of a building in a heritage overlay or heritage graded building. Development of a building in a heritage overlay or a heritage graded building should not reduce compliance with the public interface design outcomes. Security grilles or mesh should: ▪ Be transparent. ▪ Not block views into tenancies at night. ▪ Be mounted internally to the shop windows. Avoid tinted, opaque or high reflectivity glass which obscures views between the public realm and building interior. On sloping sites, a direct connection should be established at grade to useable space within ground level tenancies, with level transitions contained within the building envelope.	
Upper level projections and canopies should allow for the growth of existing and planned street trees. Upper level projections such as juliet balconies, adjustable screens or windows, cornices or other architectural features may project into streets or laneways: ▪ On primary active interfaces as shown on Map 4, up to 600 mm. ▪ On other streets and laneways up to 300 mm. On streets with primary active interfaces, balconies associated with an active commercial use may project up to 1.6 metres from the facade or 800 mm from the back of kerb. Balcony projections should be at least 5 metres above any public space measured from ground level. Development should not include enclosed balconies or habitable floor space projecting over the public realm. Ensure that public realm projections (excluding canopies) at the upper levels do not extend the full width of a building frontage. Ensure that public realm projections (excluding canopies) at the upper levels do not extend the full width of a building frontage.	Facade projections and balconies that: ▪ Do not adversely impact the levels of daylight or views to the sky from a street or laneway. ▪ Do not obstruct the service functions of a street or laneway through adequate clearance heights. ▪ Add activity the public realm. ▪ Form part of a cohesive architectural response to the public realm.

Design Requirements	Design Outcome
Development should include continuous weather protection along primary active interfaces as shown in Map 6, except where a heritage place warrants an alternative approach. Weather protection canopies should: ▪ Be between 3.5 metres and 5 metres above ground measured to the underside of the soffit. ▪ Provide for exposure to winter sun and shelter from summer sun. ▪ Not enclose more than one third of the width of a laneway. ▪ Display a high design standard including material selection in the appearance of the soffit and fascia.	Weather protection that: ▪ Delivers pedestrian comfort in the public realm and protection from rain, wind and summer sun. ▪ Uses canopies that are functional, of high quality design, and contribute to the human scale of the street.

Map 6: Public interfaces



Design detail

Design detail refers to the resolution of a contextually responsive building exterior that contributes to the quality of the public realm through its architectural expression, materials and finishes.

Table 10: Design detail

Design Outcomes	Design Requirements
Exterior design that: Establishes a positive relationship between the appearance of new development and the valued characteristics of its context.	Facades should provide for depth and a balance of light and shadow on the street wall and upper levels through the use of balconies, integrated shading, rebates or expression of structural elements.

Design Outcomes	Design Requirements
- Is visually interesting when viewed up close and from a distance. - Responds to the distance at which the building is viewed and experienced from the public realm in the selection, scale and quality of design elements. - Incorporates sufficient design detail in the lower levels of a building to deliver a visually rich and engaging pedestrian experience. - Delivers high quality design on all visible sides of a building including rooftops, where visible from the public realm. - At the ground level interface, provides visual connection between the public realm and interior spaces	Street wall facades should avoid a predominately glazed appearance. Street wall facades should establish a balance of transparency and solidity. Facades should avoid the use of surfaces which cause unacceptable glare to the public realm. Materials should be durable, robust and low maintenance in the higher parts of a building. Blank walls that are visible from the public realm should be designed as an integrated component of the building composition. Materials should be natural, tactile and visually interesting at the lower levels near the public interface to reinforce a human scale. Ground level interfaces including shopfronts should provide thickness, depth and articulation and avoid long expanses of floor to ceiling glazing. Materials and finishes such as painted concrete or ventilation louvres should be avoided at the lower levels where they undermine the visually rich, tactile quality of streets and laneways. Service cabinets should not visually dominate street frontages and should use high quality materials.

Wind effects

Built form outcomes

Buildings must be designed to achieve local wind conditions that:

- Maintain a safe and pleasant pedestrian environment on footpaths and other public spaces for walking, sitting or standing.

Built form requirements

The following built form requirements apply to buildings and works above 20 metres:

Buildings and works:

- Must not cause unsafe wind conditions as specified in Table 11 in publicly accessible areas, including spaces identified with solar protection, within the assessment distance from all facades.
- Should achieve comfortable wind conditions as specified in Table 11 in publicly accessible areas within the assessment distance from all facades.

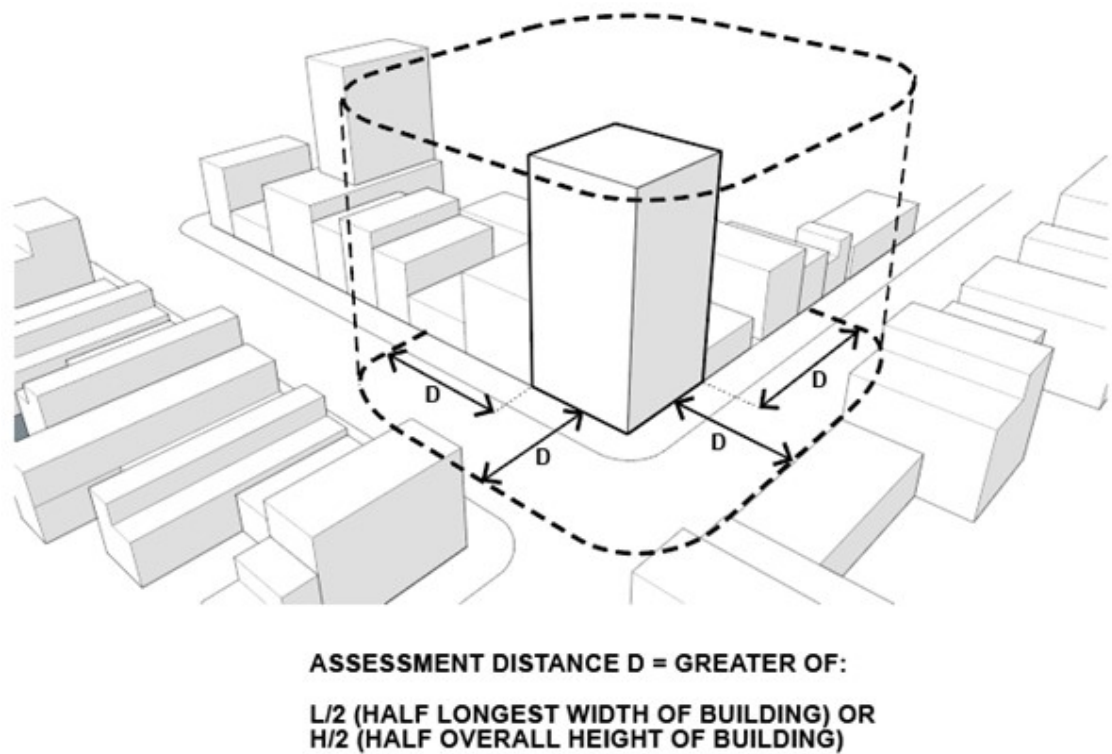
The assessment distance is shown in Figure 1 below and is the greater of:

- Half the longest width of the building.
- Half the total height of the building.

Table 11: Wind effects on the public realm

Wind condition	Specification
Comfortable wind conditions	The hourly mean wind speed from all wind directions combined with a probability of exceedance of 20 per cent, is less than or equal to: ▪ 3 metres/second for sitting areas. ▪ 4 metres/second for standing areas. ▪ 5 metres/second for walking areas. Hourly mean wind speed is the maximum of: ▪ The hourly mean wind speed the gust equivalent mean speed (3 second gust wind speed divided by 1.85).
Unsafe wind conditions	The hourly maximum 3 second gust from any wind direction (considering at least 16 wind directions) with a corresponding probability of exceedance percentage greater than 20 metres per cent.

Figure 1



3.0**Subdivision**

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None specified.

4.0**Advertising signs**

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None specified.

5.0**Application requirements**

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The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

Urban Context Report and Plans

- A site analysis and urban context report that:
 - Documents the key contextual influences on the development.
 - Demonstrates how the development addresses the Design Objectives, Built Form Outcomes and Built Form Requirements in this schedule.
 - Includes photomontage studies of the proposal within its streetscape context from pedestrian eye level at street level including relevant approved developments.
 - Includes an analysis of how the amenity of the public and private realm is maximised given the relationship between the proposal and adjacent buildings and open space.
 - Explains the effect of proposed building and works on:
 - Microclimate including sunlight, daylight and on streets and other public spaces.
 - Vistas and the visual impact of building massing from afar in the context of existing and proposed development.
 - Street elevations of the block showing how the development proposal sits within and contributes to its context.
 - Plans, elevations and section drawings (1:50 or 1:20) and a written statement showing the design of the lower levels of the building including entries, shop front design, service areas, weather protection canopies and integrated signage elements.
 - Where buildings and works above 20 metres in height are proposed, a three-dimensional digital model of the proposed development in accordance with the City of Melbourne 3D Digital Modelling Advisory Note.
 - Where car parking is proposed at or above ground level, a car parking adaptation strategy prepared by a qualified structural engineer or architect to demonstrate the capacity to adapt the car parking areas to alternate uses in future.
 - Scaled shadow diagrams to show existing and proposed shadows at hourly intervals from 10am to 3pm to demonstrate the impact on the public parks for the dates and times specified at Table 5 and shown on Map 5.

Wind analysis report

An application for a permit for a building with a total building height in excess of 20 metres must be accompanied by a wind analysis report prepared by a suitably qualified person. The wind analysis report must:

- Include details of the wind criteria used and justification for the wind criteria.
- Explain the effect of the proposed development on the wind conditions in publicly accessible areas within a distance equal to half the longest width of the building, measured from all facades, or half the total height of the building, whichever is greater.

- At a minimum, model the wind effects of the proposed development and surrounding buildings (existing and proposed) using wind tunnel testing.
- Identify the principal role of each portion of the publicly accessible areas for sitting, standing or walking purposes.
- Not rely on street trees or any other element such as screens, within public areas for wind mitigation.

High quality design report

An application for a permit must be accompanied by a report to demonstrate high quality design. The report must:

- Explain how the application provides high quality architecture, landscape architecture and urban design which demonstrates function, liveability, sustainability, and public contribution to buildings and urban spaces.
- Explain how the application responds to the requirements of this schedule.
- Describe how the development addresses and provides high quality public realm outcomes and ameliorates solar and wind effects to the public realm.
- Where an application seeks to vary the requirement(s) of this schedule, it must explain how the built form outcomes are achieved, and how the alternative response demonstrates appropriate built form outcomes having regard to the decision guidelines of this schedule.

Design Excellence report

An application for a permit on key significant and strategic sites should be accompanied by a report to demonstrate design excellence.

- Significant and strategic sites include:
 - Consolidated sites and large sites over 1000 sqm.
 - Proposed to facilitate masterplanned developments.
 - Prominent locations including those sites that will deliver, or are adjacent to, public spaces, community uses, or major public infrastructure.
 - On, or adjacent to, an identified heritage place or character building.
 - On key interfaces including Moonee Ponds Creek, Boundary Road, Macaulay Road and Racecourse Road or at their intersection.
- The report should:
 - Demonstrate the use of a design review panel process or a design competition which has been endorsed by Melbourne City Council.
 - Demonstrate how any feedback provided by a design review panel or design competition panel has been successfully responded to and adopted in the design response.

3D digital model of buildings and works

An application for a permit must be accompanied by a 3D digital model of the proposed buildings and works in a format to the satisfaction of the responsible authority. The model may be used for assessing overshadowing and visual impacts caused by the proposal and for general archive, research and public information purposes. The 3D model must show:

- Any existing shadow cast on the nominated public open spaces during the periods specified in Table 6.
- Any extent of shadow cast by the nominated street wall height on the public open spaces specified in Table 6.
- The extent of shadow to be cast by the proposed buildings and works.

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Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

General

- The extent to which the development addresses the Design Objectives, Built Form Outcomes and Built Form Requirements in this schedule.
- Whether the development responds to its context including the built form character, height and scale of adjacent and nearby buildings and adjacent and nearby heritage places.
- Whether the cumulative effect of the proposed development in association with adjoining existing and potential development supports a high quality of pedestrian amenity in the public realm (public parks, footpaths and key pedestrian routes), in relation to human scale and microclimate conditions including overshadowing and wind impacts.
- On sites where a development comprises multiple buildings, whether the buildings adopt a diversity of forms, typologies and architectural language, within a cohesive design framework.
- Whether development is in accordance with Incorporated Document “*Macaulay – Stubbs and Boundary Precincts – New and Widened Streets and Laneways – Alignments and Cross-Sections, June 2022*”.

Building Height

- Whether the building height responds to the site and provides variation in building height compared with adjacent existing or proposed development.
- Whether the building height provides transition to lower scaled areas adjacent.

Street Wall Height

- Whether the building responds appropriately to the streetscape, including its width, and the scale and height of neighbouring buildings.
- If the proposed street wall height exceeds the preferred maximum height specified, the development should demonstrate that the proposed street wall height:
 - Is proportional to the street width.
 - Provides articulation, visual interest and variety over the length of the street frontage.

Building Setbacks

- Whether the building setbacks appropriately consider the:
 - Built form response on site including consideration of the size and shape of the parcel of land to which the application relates.
 - The siting of the proposed development and the areas to be occupied by the development in relation to the size and shape of the land.
 - Relationship to adjoining sites and consideration of the potential redevelopment opportunities.
 - Articulation, visual interest and building modulation to decrease the impact of visual bulk and improve amenity outcomes.

Wind Effects

- Whether the proposal maintains safe and pleasant pedestrian microclimatic conditions on the footpath adjacent to the development and demonstrates:
 - A maximum of 3 metres per second for sitting which is associated with activities such as outdoor cafes, pool areas, gardens.

- A maximum of 4 metres per second for standing which is associated with activities such as window shopping, drop off, queuing.
- A maximum of 5 metres per second for walking adjacent to the development.
- The cumulative wind effects within the publicly accessible areas within the assessment distance, including public spaces subject to solar protection identified in Table 12 to this schedule.

Design Excellence

- The extent to which the development responds to the feedback of any design review panel or design competition process, whether or not that process occurs before the application is made.