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Proposed C447melb

SCHEDULE 84 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO84**.

192-200 ARDEN STREET, NORTH MELBOURNE

1.0

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Design objectives

- To ensure that development responds sensitively to the heritage fabric of the Melbourne Mills heritage building and the wider North and West Melbourne (HO3) precinct
- To ensure that development appropriately protects the amenity of the residential buildings along O'Shanassy Street, to the north of the site.
- To ensure that development is compatible with the scale and character of the Melbourne Mills heritage building, and the buildings located along Arden Street.
- To ensure that development appropriately responds to the slope of the site and the visual impact of development to Macaulay Road and Arden Street through a stepped building form and a strong urban edge to the corner element.
- To ensure that development achieves design excellence.

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Buildings and works

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

- The built form requirements in Table 1 apply to an application to construct a building or carry out works.
- A permit may be granted to vary a built form requirement expressed in Table 1.
- An application for buildings and works that does not meet a built form requirement in Table 1 must demonstrate how the development will meet the relevant design objectives and the relevant built form outcomes.

Table 1: Built Form Requirements

Area Identified in Map 1	Preferred Setback from Dryburgh Street	Preferred Minimum Setback from Northern Boundary	Preferred Maximum Building Height	Built Form Outcomes
A	0 Metres	0 Metres	3.4 Metres	Built form that: ■ reflects the existing street setback and street wall along Dryburgh Street ■ ensures limited visibility from the adjoining site to the North of 139-153 O'Shanassy Street, North Melbourne

MELBOURNE PLANNING SCHEME

Area Identified in Map 1	Preferred Setback from Dryburgh Street	Preferred Minimum Setback from Northern Boundary	Preferred Maximum Building Height	Built Form Outcomes
B	0 Metres	9 Metres	7 Metres	Built form that: - contributes to a pedestrian scale street interface - ensures an appropriate interface and avoids unreasonable visual bulk to the adjoining site at 139-153 O'Shanassy Street, North Melbourne
C	6.5 Metres	9 Metres	16.5 Metres	Built form that: - contributes to a stepped down building form from the Melbourne Mills building down to the Western boundary along Dryburgh Street and Macaulay Road. - ensures an appropriate interface and avoids unreasonable visual bulk to the adjoining site at 139-153 O'Shanassy Street, North Melbourne.
D	12 Metres	9 Metres	20 Metres	Built form that: respects the heritage character and scale of the adjoining

MELBOURNE PLANNING SCHEME

Area Identified in Map 1	Preferred Setback from Dryburgh Street	Preferred Minimum Setback from Northern Boundary	Preferred Maximum Building Height	Built Form Outcomes
				Melbourne Mills building. ensures an appropriate interface and avoids unreasonable visual bulk to the adjoining site at 139-153 O'Shanassy Street, North Melbourne.
E	Not Applicable	Not Applicable	20 Metres	Built form that: - respects the Melbourne Mills building and protects the buildings' significant external heritage fabric. - ensure an appropriate interface and avoids unreasonable visual bulk to the adjoining site at 139-153 O'Shanassy Street, North Melbourne.

Map 1: Sub-areas



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Subdivision

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None specified.

4.0

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:

- **A site analysis and urban context report** which demonstrates:
 - how the proposed building or works achieve each of the Design Objectives and Built Form Outcomes of this schedule, and any local planning policy requirements.
 - how the proposed buildings and works relate to and respond to the built form character of adjacent and nearby buildings.
 - how the proposed buildings and works relate to and respond to the heritage character of adjacent and nearby heritage places.
 - how the development references the industrial history of the precinct, and how it encourages the contemporary use of contextual industrial materials.
- **A design excellence report** which demonstrates:
 - how the development provides high quality architecture and urban design which demonstrates function, liveability, sustainability, and public contribution to buildings and urban spaces

- how the development addresses and provides high quality public realm outcomes and ameliorates solar and wind effects to the public realm.
- **A complete set of plans**, including:
 - street elevations demonstrating how the development proposal sits within and contributes to its context.

Where an application proposes to exceed the maximum building heights or preferred setbacks specified in Table 1, a report which demonstrates how the development will continue to achieve the design objectives and built-form outcomes of this schedule and any local planning policy requirements must be provided.

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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:

- The extent to which the development addresses the Design Objectives, Built Form Outcomes and Built Form Requirements in this schedule.
- Whether the development provides a high level of amenity for building occupants.
- Whether the proposed setbacks are sufficient to allow for equitable access to privacy, sunlight, daylight and outlook, appropriately managing visual bulk impacts to adjoining sites.
- Whether the development supports high levels of pedestrian amenity related to access to sunlight and sky views and a pedestrian-friendly scale.