

--/--/---
Proposed C162mari

SCHEDULE 8 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO8**.

WEST FOOTSCRAY RAILWAY STATION MIXED USE PRECINCT

1.0

Design objectives

--/--/---
Proposed C162mari

To encourage a range of well designed apartment buildings that support complementary uses at ground floor level.

To facilitate development that is of high architectural and urban design quality, offers attractive and functional internal and external spaces and provides good amenity.

To improve activation and utilisation of public spaces through active frontages to buildings along roads and public spaces.

To ensure development appropriately responds to amenity of surrounding areas.

2.0

Buildings and works

--/--/---
Proposed C162mari

A permit is not required under this overlay for any earthworks associated with the remediation of land in accordance with, or for the purpose of, obtaining a Certificate or Statement of Environmental Audit under the *Environment Protection Act 1970*. Earthworks must be carried out in accordance with a Remediation Action Plan and an Environmental Management Plan endorsed by the EPA appointed environmental auditor for the site.

A permit is not required to construct or carry out buildings and works for:

- The installation of an automatic teller machine.
- Shade sails to an existing roof deck.
- An awning that projects over a road if it is authorised by the relevant public land manager.
- Buildings and works for the purpose of Local Government, Education or Transport provided the use is carried out by, or on behalf of, the public land manager.
- An outbuilding with a gross floor area not more than 10 metres and a maximum building height not more than 3 metres above natural ground level.

The following buildings and works requirements in Table 1 and shown in Figure 1 apply to an application to construct a building or construct or carry out works on land in Precinct 3 shown in Figure 1.

MARIBYRNONG PLANNING SCHEME

Figure 1: Preferred Character Plan of Precincts

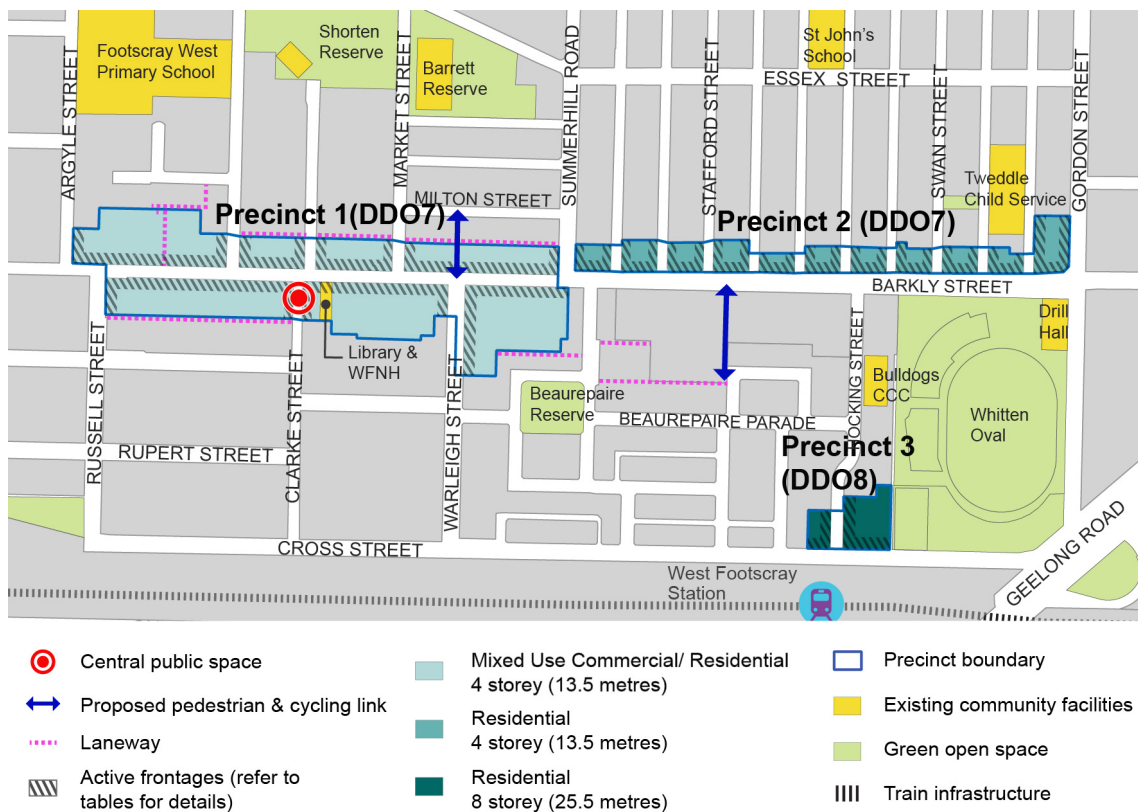


Table 1: West Footscray Railway Station Mixed Use Precinct (4, 6 and 8 Cross Street)

Design or Built Form Element	Requirement
Building Height	Building height must not exceed 25.5 metres (eight storeys).
Street Setback	<p>Walls of buildings should be set back from the front street:</p> <ul style="list-style-type: none"> 3 metres at ground level (incorporating landscaping) for development with a ground floor residential use. 0 metres to a height of 19.5 metres with a continuous street wall edge for development with a ground floor commercial use. 5 metres above a height of 19.5 metres (6 storeys). <p>Walls of buildings should be set back from side streets:</p> <ul style="list-style-type: none"> 0 metres at ground floor level. 3 metres above 19.5 metres.
Side Setback	<p>Where a wall does not include a habitable room window or balcony, the wall should be set back 0 metres to a side boundary.</p> <p>Above ground floor level, where a wall includes a habitable room window or balcony, the wall should be set back 6 metres to the side boundary (except along the frontage or side street).</p>
Rear Setback	At ground floor level, where a wall does not include a habitable room window or balcony, a 0 metre setback to a rear boundary.

Design or Built Form Element	Requirement
	<p>At ground floor level, where a wall includes a habitable room window or balcony, a 3 metre setback to a rear boundary.</p> <p>Above ground floor level to a height of 19.5 metres, a 6 metre setback to a rear boundary.</p> <p>Above a height of 19.5 metres, a 9 metre setback to a rear boundary.</p>
Public Realm Interface	<p>Incorporate an active frontage response at all ground level interfaces.</p> <p>Where a laneway or secondary street exists, no vehicle access from the main street.</p> <p>Car parking area not visible from the street.</p> <p>Provide clearly visible and distinct entry points for upper level residential uses (no alcoves or unsecured/setback entries).</p> <p>Incorporate windows on all levels of the building façade with direct access and outlook to the street frontage.</p> <p>Where ground floor land use is retail or commercial:</p> <ul style="list-style-type: none"> ▪ Incorporate 65-80% glazing and transparency on the ground floor façade. ▪ Incorporate a canopy or awning over the footpath for the full width of the building frontage. <p>Where ground floor land use is residential, incorporate low fences and setbacks to allow landscaped front yards with sufficient space for at least one medium size tree.</p> <p>Incorporate direct entries from the street to ground floor uses.</p> <p>Minimise the visual impact of service cabinets on the façade.</p> <p>Limit large signs.</p> <p>Plant and equipment (including air conditioning units and exhausts) should be integrated into the building design and appropriately screened.</p>

3.0

--/--/----

Proposed C162mari

Subdivision

None specified.

4.0

--/--/----

Proposed C162mari

Signs

None specified.

5.0

--/--/----

Proposed C162mari

Application Requirements

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 Planning Report that demonstrates how the development satisfies relevant planning policies and clauses of the Maribyrnong Planning Scheme.
- An Urban Design and Context Report that demonstrates how the design responds to the existing urban context, preferred future development of the area, Preferred Character Plan of Precincts shown in Figure 1 and built form requirements in Table 1 of this Schedule.

- An assessment of traffic and transportation issues including car parking design, provision, access and egress for future residents/occupants and visitors, and the relationship to the pedestrian, cycling and public transport network.
- An assessment of waste collection, removal and delivery areas for the proposed development.
- An Acoustic Report which includes a detailed assessment of potential noise impacts at different times of the day and week. This includes noise generated from abutting commercial activities and the surrounding road network.

If the report identifies that the proposed use and/or development may be adversely affected, specific recommendations must be provided within the report for appropriate acoustic design treatments to be implemented to ensure the proposed use and/or development is not adversely affected by the identified impacts.

- A report showing that the design of the development demonstrates high standards of environmental sustainability. The report should assess the design of the proposed development in the following areas:
 - Energy efficiency.
 - Measures to reduce or manage car parking demand and encourage sustainable alternative transport modes.
 - Integrated water management.
 - Waste minimisation.
 - Building materials.
 - Demolition and construction practices.
 - Landscaping.
 - Indoor environmental quality and natural lighting.
 - Other environmental sustainability issues impacting the proposed design.
- A Landscape Plan which shows information relating to:
 - The quantity and both botanical and common names of all proposed plants.
 - The size at time of installation and typical size (height and width) at maturity of all proposed plants.
 - Pot size for understorey planting and height for tree planting.
 - The ongoing management, including the maintenance needs of all plants within common areas.
- An adverse amenity impact assessment consisting of a report(s) prepared by a suitably qualified person(s). The report(s) must identify all potential adverse amenity impacts (eg; noise, odour) from nearby land and uses including, but not limited to:
 - The recreation facility to the east of the subject site(s).
 - Use of the rail corridor to the south of the subject site(s).
 - The paint manufacturing facility at Graingers Road, West Footscray.

The report(s) must include specific design recommendations to address any potential adverse amenity impacts identified.

6.0

--/--/---
Proposed C162mari

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:

- Whether the development meets the built form requirements in Table 1 and shown in Figure 1 of this schedule.
- Whether the response to noise, odour and overshadowing is acceptable.
- Whether the development provides suitable daylight, sunlight and outlook to proposed dwellings, habitable areas, landscaped areas and adjacent developments.
- Whether windows, terraces and balconies are appropriately oriented to the street or open space.
- Whether plant and equipment is successfully screened and integrated into the overall building design.
- How the location and design of exhaust flues and air conditioning units will ameliorate odour, heat and visual impacts on adjoining uses and streets.
- Whether the location, design and layout of car parking is an acceptable response to the public realm.
- The quality of pedestrian, bicycle and vehicular access and egress points and connections.
- The impact of traffic and parking on the road network.
- Whether the development is environmentally sustainable.
- The impacts of including any design recommendations from the adverse amenity impact assessment.