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Proposed C173mona

SCHEDULE 20 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO20**.

HUNTINGDALE PRECINCT - PRECINCT CORE

1.0 Design objectives

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To focus taller development within the Precinct Core with high quality and site responsive design.

To encourage development that retains human scale and provides an appropriate transition in building height from the Precinct to the adjoining residential areas.

To support the highest standards of contemporary architecture, landscape and urban design.

2.0 Buildings and works

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2.1 Definitions

Precinct core: All land within this overlay, being composed of Areas 3A, 3D, 3E, 3F and 2C as shown on Map 1 at the end of this schedule, and forming the boundaries of the Huntingdale Neighbourhood Activity Centre.

2.2 General requirements

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

2.2.1 Building form and design requirements

- Long or large-footprint buildings should incorporate articulation in their facades, such as expressed recesses or protruding elements.
- The number of vehicle crossovers should be minimised and located separate to main pedestrian routes to building entries, to reduce conflict with pedestrians.
- Designing vehicle crossover to maintain pedestrian priority to a minimum width of 1.6 metres.
- Locate car parking and loading to the side and rear of the building.
- Provide a transition in scale at interfaces with surrounding residential areas.
- Ensure that new sensitive uses, including dwellings, are designed to protect their own amenity from nearby noise sources such as the railway corridor and surrounding industrial uses.
- Encourage adaptive reuse of suitable existing buildings to retain the 'grit' of the existing character.
- The following minimum floor to ceiling dimensions should apply to ensure development is adaptable to future change:
 - 4.5 metres at ground level
 - 3.2 metres above ground level (including podium car parking)

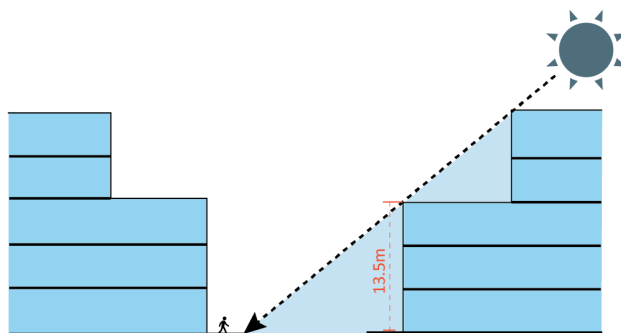
2.2.2 Ground level requirements

- Encourage active frontages to enable visual interaction and engagement between the inside of buildings and the street.
- Discourage car parking within front setback areas.

2.2.3 Upper level requirements

- To minimise the overshadowing impacts on the public realm and open space (existing and proposed), levels above a 13.5m street wall must be set back to avoid overshadowing of opposite footpath (at the kerb line) during the following times at the solar equinox (22 September) (refer to Diagram 1 below):
 - Southern footpaths between the 10am and 2pm
 - Western footpaths from 10am
 - Eastern footpaths before 2pm.

Diagram 1 - Calculating upper level setbacks



- Encourage the provision of sleeved active uses where podium car parking is proposed above the first floor.
- Encourage sufficient separation between buildings to maximise outlook and amenity. Development should be setback from common boundaries at the upper levels a minimum of:
 - 4.5 metres from the boundary where habitable rooms and balconies are proposed
 - 3 metres from the boundary where non-habitable rooms or commercial uses are proposed.

2.2.4 Landscaping and connectivity requirements

- Introduce new through-site links and courtyard spaces within new development to improve site permeability and reintroduce a fine grain within the sub-precincts.
- Provide generous public realm, where front setbacks are required, including opportunities for canopy planting, pedestrian pathways, and seating.
- Improve the pedestrian connections within the Precinct through providing sufficient setbacks for laneway widening, where applicable, and providing new laneways through larger blocks.

2.3 Sub-precinct design requirements

The following sub-precinct buildings and works requirements apply to an application (within the relevant sub-precinct) to construct a building or construct or carry out works, in addition to the general requirements in Section 2.2 above, and shown in Map 1 at the end of this schedule:

2.3.1 Area 2C - Railway Avenue

Development in Area 2C should deliver:

- Heights of 21 metres (up to 6 storeys) and zero lot setback along Railway Avenue and Warner Street.
- Taller forms focused in proximity to Huntingdale Road.

Table 1 - Area 2C

Built form	Preferred requirement
Maximum building height	21 metres up to 6 storeys
Maximum street wall height	13.5 metres
Minimum street setback	0 metres
Minimum upper level setback	Determined by the extent of overshadowing to opposite footpaths on Railway Avenue and Warner Street

2.3.2

Area 3A - Huntingdale Road Core Commercial Area

Development in Area 3A should deliver:

- Heights of 27 metres (up to 8 storeys) and zero lot setback along Huntingdale Road and side streets.
- Pedestrian link between Huntingdale Road and Warner Street.
- Vehicle access from side streets or rear laneways and no vehicle crossovers on Huntingdale Road.

Table 2 - Area 3A

Built form	Preferred requirement
Maximum building height	27 metres up to 8 storeys
Maximum street wall height	13.5 metres
Minimum street setback	0 metres
Minimum upper level setback	Determined by the extent of overshadowing to opposite footpaths on Huntingdale Road, opposite southern footpaths on Railway Avenue, Clifford Street, Stafford Street or Hume Street

2.3.3

Area 3D - Huntingdale Road Mixed Use Area

Development in Area 3D should deliver:

- Heights of 21 metres (up to 6 storeys) with generous setbacks along parts of Huntingdale Road, transitioning from the Precinct Core to the surrounding residential area.

Table 3 - Area 3D

Built form	Preferred requirement
Maximum building height	21 metres up to 6 storeys
Maximum street wall height	13.5 metres

Built form	Preferred requirement
Minimum street setback	5 metres on Huntingdale Road between Greville and Ross Streets, on Greville Street, on Berkeley Street and on Ross Street (north side only) 0 metres elsewhere
Minimum upper level setback	Determined by the extent of overshadowing to western footpath on Huntingdale Road, opposite southern footpaths on Berkeley Street, Ross Street, Beaufort Street or Hargreaves Street

2.3.4

Area 3E - Huntingdale Road Peripheral Commercial Area

Development in Area 3E should deliver:

- Heights of 14.1 metres (up to 4 storeys) and zero lot setbacks to Huntingdale Road and side streets.

Table 4 - Area 3E

Built form	Preferred requirement
Maximum building height	14.1 metres up to 4 storeys
Maximum street wall height	14.1 metres
Minimum street setback	0 metres
Minimum upper level setback	0 metres

2.3.5

Area 3F - Haughton Road Environs

Development in Area 3F should deliver:

- Heights of 21 metres (up to 6 storeys) and zero lot setbacks to surrounding streets.
- Purpose Built Student Accommodation proximate to the railway station.

Table 5 - Area 3F

Built form	Preferred requirement
Maximum building height	21 metres up to 6 storeys
Maximum street wall height	13.5 metres
Minimum street setback	0 metres
Minimum upper level setback	Determined by the extent of overshadowing to western footpath on Moroney Street or opposite southern footpath North Road

3.0

Subdivision

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None specified.

4.0

Signs

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None specified.

5.0

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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:

- Where street setbacks are required, plans showing landscaping works, including canopy tree species and mature height, other vegetation (including ground cover) and permeable surfaces.
- Where the development exceeds 13.5m, overshadowing diagrams showing the extent of shadow to footpaths and other public areas at the equinox.

6.0

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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:

- Whether the building and works requirements set out in Section 2.0 to this schedule are met.
- Whether the built form and building height results in unreasonable overshadowing.

Map 1 - Precinct Core

