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Proposed C432ggee

SCHEDULE 54 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO54**

SOUTH GEELONG - MOORABOOL STREET KEY REDEVELOPMENT AREA

1.0 Design objectives

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To promote contemporary design and built form that demonstrates design excellence, enables a diverse mix of housing and commercial uses, and contributes to the distinctive boulevard character and greening of Moorabool Street.

To support lot consolidation to achieve maximum building heights, desired scale and setbacks that also deliver high levels of internal amenity.

To ensure that development provides equitable development rights to adjoining sites and allows reasonable access to sunlight, daylight, outlook, and privacy to habitable spaces.

To ensure that development supports accessibility and ease of walking, cycling, and use of public transport, to, from and around the Moorabool Street area.

To protect the internal residential amenity of new buildings by limiting noise transmission and provide acoustic measures to protect from external noise sources such as trains, commercial activities and public spaces.

2.0 Buildings and works

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

General Requirement

Consolidate sites where appropriate to maximise development potential while balancing equitable development opportunities on adjacent lots.

Building height

Development should not exceed the preferred maximum building heights as shown in Map 1 to this schedule.

The preferred maximum building height does not include architectural features, masts and building services including plant rooms, air conditioning, lift overruns, structures associated with roof top gardens, decks and communal outdoor spaces and their ancillary facilities or enclosed stairwells provided that the following criteria are met:

- Not more than 50% of the roof area is occupied by equipment (other than solar panel or greening).
- The equipment is located to minimise additional overshadowing and reduce visual impact.
- The equipment does not exceed the height limit by more than 3.6 metres; and
- The equipment and screening are integrated into the design of the building to the satisfaction of the responsibly authority.

Development should meet the following minimum floor to floor dimensions:

- 4 metres at ground level
- 3.2 - 3.5 metres for residential and non-residential uses in the levels above.

Interfaces

Development should not exceed the maximum street wall heights specified in Map 1 and Table 1 to this schedule.

Development should provide a 2 metre setback to boundaries adjoining laneways as indicated in Figure 1 and 2 and should be generally in accordance with the preferred setbacks specified in Table 1 and Figure 1 to 6.

Table 1 to Schedule 54 of Clause 43.02

Interface Type	Maximum street wall height	Preferred setback above street wall
Interface Type A	None.	None.
Interface Type B1	8 metres (2 storeys)	4 metres to Moorabool Street
Interface Type B2	8 metres (2 storeys)	3 metres to Lonsdale Street
Interface Type C1	11 metres (3 storeys)	4 metres to Moorabool Street, Verner Street, Foster Street, Park Crescent
Interface Type C2	11 metres (3 storeys)	3 metres to Moorabool Street, Baliang Street, Fyans Street

Figure 1: Laneway Interface Type L1 - To properties within Heritage Overlay

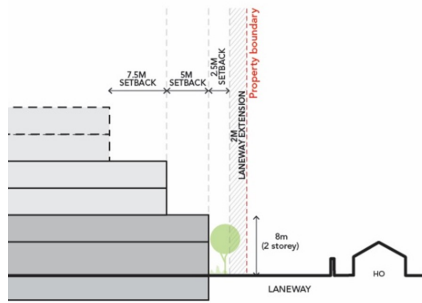


Figure 2: Laneway Interface Type L2 - To properties outside of Heritage Overlay

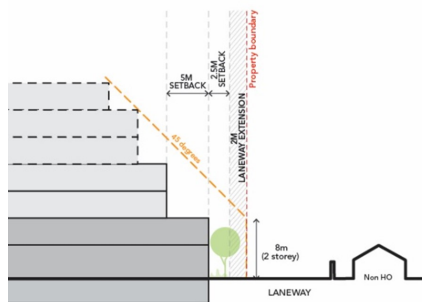


Figure 3: Interface to future pedestrian links

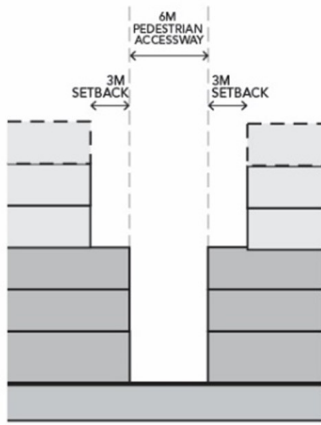


Figure 4: Interface to Sons of Temperance Hall

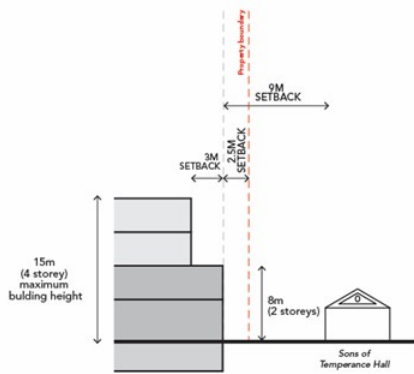


Figure 5: Interface to South Geelong Uniting Church (Moorabool Street)

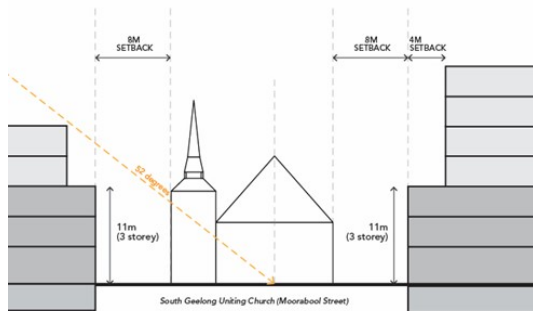
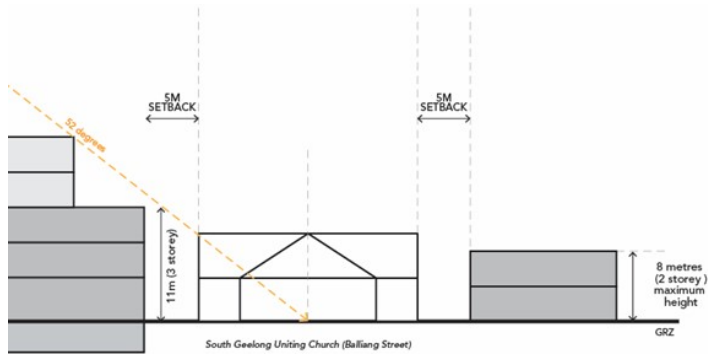


Figure 6: Interface to South Geelong Uniting Church (Balliang Street)



Building Setbacks and Separation

All buildings should generally be built to side boundaries.

Development above the maximum street wall height of 11 metres or 3 storeys should be set back a minimum of 4.5 metres from boundaries unless a different setback is listed in Table 1.

Development should provide a minimum of 9 metres distance between towers above the maximum street wall height of 11 metres or 3 storeys.

Building Design

Incorporate low scale podium and distinctive upper levels through variation in form, materiality, recesses, and openings with emphasis on ground floor detailing that achieves human scale with an active street experience.

Ensure that building design and setbacks at the podium level provide separation that assists to mitigate visual bulk and excessive screening to avoid overlooking.

Design buildings to address front, oblique and side views.

Achieve high quality design outcomes on corner sites that address both street frontages with door openings, windows and interesting soffit lighting and treatment at street level.

Create visual interest in upper levels through the provision of balconies, eaves, terraces, and verandas that are visually recessed from adjoining streets and laneways but ensures passive surveillance of the public realm.

Discourage primary aspect to side boundaries for residential dwellings.

Avoid extensive expanses of unbroken solid or reflective blank glass or blank walls visible to the public realm including where they abut a street or laneway. Include an interim façade strategy when blank walls are visually prominent while adjoining properties are being realised.

Consolidate rear setbacks to avoid 'wedding cake' profiles.

Create midblock pedestrian links connecting Moorabool Street to Lamb Place as indicated in Map 1.

Ensure new pedestrian links are safe (comply with Crime Prevention Through Environmental Design Guidelines), receive adequate access to sunlight and are open to the sky as indicated in Figure 3.

Ensure devices and privacy screens do not substantially reduce the potential for day lighting or outlook for residents.

Public Realm Interface

Ensure ground floor activity, façade and internal layout is designed to facilitate visual and physical access between the building and adjoining public realm, enhancing the pedestrian environment.

Retain and plant street trees along Moorabool Street to create a boulevard effect.

Avoid concealed alcoves, recessed nooks and hidden entrances that affect perceived safety.

Avoid large signage and/or non-transparent glazing at ground level.

Provide separate residential and commercial entrances that are clearly legible from the street. Dwellings at the ground level should be provided with individual entrances from the footpath.

Provide a high level of passive surveillance from upper levels of building adjacent to open space including, rear laneways, public open space and forecourts and space surrounding the former South Geelong Uniting Church including the former Methodist Hall at 451-471 Moorabool Street and 4-6 Balliing Street and the Sons of Temperance Hall at 441 Moorabool Street.

Incorporate façade design and lighting that establishes a sense of safety and security after hours including along main streets, side streets and laneways.

Provide sleeved active frontages along pedestrian connections where possible.

Overshadowing

Avoid any overshadowing to dwellings to the rear of the Moorabool Street Key Redevelopment Area between 10 am and 2 pm on 22 September.

Avoid additional shadows over public open space between 10 am and 3 pm at the winter solstice.

Minimise additional overshadowing at the spring equinox to existing forecourts of the Former South Geelong Uniting Church including the former Methodist Hall at 451-471 Moorabool Street and 4-6 Balliang Street and Sons of Temperance Hall at 441 Moorabool Street as indicated in Figure 5 and 6 and should be designed to maximise solar access at the spring equinox to the new open space required through setbacks around these buildings.

Minimise the impact on solar access from new development to residential areas to the east of the site, communal and secluded open spaces within the development, including balconies, terraces and habitable room windows.

Wind and weather protection

Ensure safe wind conditions as specified in Table 2 on public land, publicly accessible areas on private land, private open space and communal open space.

Achieve comfortable wind conditions as specified in Table 2 in public land and publicly accessible areas on private land.

Avoid the addition of protective screens and other incidental add-ons to offset excessive wind gust levels.

Discourage the use of landscaping within public spaces to mitigate wind.

Table 2 to Schedule 54 to Clause 43.02

Wind condition	Requirement
Comfortable wind conditions	Hourly mean wind speed or gust equivalent mean speed (3 second gust wind speed divided by 1.85), from all wind directions combined with probability of exceedance less than 20% of the time, equal to or less than: <ul style="list-style-type: none"> ▪ 3 metres per second for sitting areas, ▪ 4 metres per second for standing areas, ▪ 5 metres per second for walking areas.
Unsafe wind conditions	Annual maximum 3 second gust wind speed exceeding 20 metres per second with a probability of exceedance of 0.1% considering at least 16 wind directions.

Incorporate continuous weather protection such as awnings, openings and architectural detail that promotes activity and visual interest. Ensure the soffit of awnings are well detailed and attractive when viewed from the street.

Ensure weather protection technique employed does not impinge existing or future street trees.

Acoustic attenuation

Incorporate acoustic treatments to limit noise transmission from external noise sources such as trains, South Geelong train station, Kardinia Park and Stadium, entertainment venues and public spaces to a level that is comfortable for residential uses.

Incorporate noise attenuation measures and suppression techniques to ensure noise does not unreasonably affect the amenity of nearby land within a residential zone.

A permit must contain conditions which give effect to the Acoustic Assessment Report, where the land has been identified as a lot that requires mitigation measures against noise impacts.

Access, Parking and Loading Areas

Provide an easily identifiable entrance, sense of arrival and safety through placing the primary pedestrian entrances to dwellings and tenancies on the street frontage.

Minimise the impact of vehicle access and car parking on the public realm by:

- Providing vehicle access to side streets or rear laneways.
- Locating car parking where it cannot be seen from the public realm.
- Designing vehicular entrances to have minimal visual impact.
- Providing car parking within the basement or conceal it from the public realm if located within the podium by sleeving active uses.

Avoid vehicular crossovers to Moorabool Street and Lonsdale Street.

Remove redundant crossovers from Moorabool Street.

Ensure the design of rear setbacks are as indicated in Figure 1 and 2 to facilitate the expansion of Lamb Place for vehicular access.

Design all above ground car parking areas to support adaptive reuse over time.

Support reduced or shared car parking amenities for residential development where possible.

Locate bin enclosures and other storage at the rear of buildings and screened from public view to ensure a tidy presentation of streets and laneways.

Sustainable Design

Integrate landscape design with building form and layout.

Provide green roofs in accessible, serviceable, and visible parts of the roof. Incorporate vertical gardens where possible.

Fencing

Discourage fencing on Moorabool Street.

Ensure a side or rear boundary fence does not exceed 1800 mm in height above ground level at any point and follows any change in level along the property boundary.

Discourage gates that open directly over a footpath or road.

Exemption from notice and review

An application to construct a building or construct or carry out works is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act. This exemption does not apply to land within 30 metres of land (not a road) which is in a residential zone, land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.

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Subdivision

Exemption from notice and review

An application to subdivide land is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act. This exemption does not apply to land within 30 metres of land (not a road) which is in a residential zone, land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.

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Signs

None specified

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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:

An Urban Context Report and Design Response which:

- Responds to the urban context (including built form character of adjacent and nearby buildings, adjacent and nearby heritage places, and equitable outcomes for potential development on adjoining sites).
- Implement recommendations from the other technical reports required under the application requirements of this schedule.
- Responds to the design objectives and buildings and works requirements of this schedule.
- Provides design excellence through providing sustainable, high quality architecture which articulates and minimises visual bulk, and landscape architecture and urban design enforcing liveability and activating the public realm.

An Environmentally Sustainable Design Management Plan (EMP) prepared by a suitably qualified environmental engineer or equivalent that demonstrates how the development provides for best practice environmentally sustainable design.

A Wind Report for buildings exceeding a height of 18 metres (5 storeys).

Any application for subdivision or development of land for Accommodation, Education Centre (other than Tertiary institution and Employment training centre) or Hospital, must be accompanied by an acoustic assessment report prepared by a qualified acoustic engineer or other suitably skilled person to the satisfaction of the responsible authority which:

- Applies the following noise objectives:
 - Not greater than 35 dB LAeq,8h when measured within a sleeping area between 10pm and 6am.
 - Not greater than 40 dB LAeq,16h when measured within a living area between 6am and 10pm.
 - For areas other than sleeping and living areas, not greater than the median value of the range of recommended designed sound levels of Australian Standard AS/NZ 2107:2016 (Acoustics – Recommended design sound level and reverberation times for building interiors).
- Noise levels should be assessed:
 - Considering the cumulative noise from all sources impacting on the proposal including road traffic noise and industry noise, as well as potential other potential noise sources; and
 - In unfurnished rooms with a finished floor and the windows closed and be based on average external noise levels measured as part of a noise level assessment.
- Addresses noise compatible design for buildings, with siting, orientation, and internal layout, to be considered prior to setting building envelope performance requirements.

A Traffic Impact Assessment Report (TIAR), where relevant.

Plans, elevations, and section drawings for any car parking proposed at or above ground level to show finished floor levels and a statement by a suitably qualified engineer to demonstrate the capacity for this to be adapted to alternative uses.

A Landscape Plan detailing proposed hard and soft landscape elements, plant schedule, plant container details and maintenance and irrigation systems.

Scaled shadow diagrams to show existing and proposed shadows at hourly intervals between 10:00 am and 3:00 pm on 22 September, to demonstrate compliance with overshadowing requirements.

Streetscape elevations showing the existing streetscape, and how the proposed development sits within the streetscape. A three-dimensional perspective which shows the proposed development within the streetscape in the context of adjacent development.

Any application for development of land for a dwelling including a dwelling as part of a mixed-use development should provide an Affordable Housing Delivery Strategy to the satisfaction of the responsible authority which sets out:

- How affordable housing is to be delivered in accordance with social and affordable housing policy at Clause 16.01 of the Planning Scheme.
- The method of implementing the strategy, such as by an agreement under Section 173 of the Planning and Environment Act 1987.
- Locations for the affordable housing to be delivered.
- A summary of the range of housing types, densities and sizes.
- Staging requirements and ensuring that affordable housing is provided in a timely manner as development occurs.

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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 development appropriately responds to the design objectives and requirements including building heights, streetwall heights and setbacks in this schedule.
- Whether the development delivers efficient built form outcomes that manages visual and internal amenity through site consolidation.
- Whether the development employs an appropriate massing strategy that reduces visual bulk particularly when viewed from the low scale surrounds.
- Whether the development supports high-quality pedestrian amenity within the public realm, in relation to human scale and overshadowing.
- Whether the application incorporates acoustic treatments to limit the impact from noise from railway operations and activities at Kardinia Park and Stadium.
- Whether the application includes an Affordable Housing Delivery Strategy to the satisfaction of the responsible authority.
- Whether the development incorporates ecologically sustainable design practices.
- Whether the proposal allows for open sightlines and high levels of passive surveillance by users and residents.
- Whether the development avoids:
 - Extensive blank walls along streets.
 - Buildings oriented towards internal spaces rather than streets.
 - Alcoves and recesses that may provide hiding places or that may collect dirt and litter.
- Whether the development provides active street frontages including integration of required servicing into the façade away from key pedestrian and public spaces, co-location of service cabinets internal to loading, waste or parking areas where possible.
- Whether the development achieves design excellence by providing high quality and innovative architecture, landscape architecture and urban design which demonstrates function, liveability, sustainability and public contribution to buildings and urban spaces.
- Whether car parking demand can be appropriately managed.

Variations to preferred requirements

Where an application proposes to exceed, or vary a preferred requirement under a discretionary control contained within this schedule consider:

- Whether the design objectives have been met.
- Whether a variation to a requirement avoids or minimises adverse off-site impacts such as visual bulk, overlooking and overshadowing to adjacent residential properties and the public realm.
- Whether the proposal can enable a variation to a requirement without material adverse offsite impacts.
- Whether the proposal presents, or substantially facilitates an improved architectural outcome.

Map 1 to Schedule 54 to Clause 43.02

