

31/03/2011
C103**SCHEDULE 12 TO THE DESIGN AND DEVELOPMENT OVERLAY**Shown on the planning scheme map as **DDO12****FORMER NMIT SITE 35 JOHNSTON STREET, COLLINGWOOD****1.0 Design objectives**31/03/2011
C103

- To encourage regeneration of the site through high quality architecture.
- To respect and respond to any retained heritage fabric on the site.
- To facilitate an adaptive re-use of the site.
- To encourage urban design that provides for a high level of community safety and comfort.
- To maintain a suitable level of amenity to adjacent residential uses through the design, height and form of proposed development.
- To ensure that overshadowing of neighbouring properties and public space is within reasonable limits.
- To ensure that new built form is adequately articulated and modulated.
- To ensure that the combination of uses and the intensity of development is compatible with the capacity of the existing road system.
- To ensure that the number of vehicle accessways along Perry and Johnston Streets are limited, and that vehicle parking is concealed from street view.
- To ensure that new development responds to the neighbourhood character and site influences.
- Development should recognise and respond to the slope of the site.
- To ensure that buildings properly address the public realm, including that of Johnston and Perry Streets.
- To provide for pedestrian permeability through the site.
- To require energy efficient building design.
- To provide for an appropriately sized, well designed and located area of public open space that is publicly accessible with good surveillance and has active interfaces with appropriate uses.

2.0 Buildings and works31/03/2011
C103

Buildings and works should be constructed so as to meet the design objectives specified in clause 1.0.

3.0 Application requirements31/03/2011
C103

Development proposals should be accompanied by a comprehensive site analysis and urban context report which documents the key influences on the proposed development, how it responds to the strategies, policies and requirements of the planning scheme, and how it relates to the social, built and historic character of the surrounding area. The report should form the basis for the consideration of height, scale, massing and detail.

The subject site is in a location where Yarra City Council wishes to see the provision of an area of public open space in the order of 1000 square metres. This is a larger amount of public open space than Council is entitled to obtain pursuant to Clause 52.01 of the scheme. Therefore the applicant must demonstrate that consultation has occurred with Council to determine whether the design of the development enables provision of additional land to Council at Council's cost.

4.0 Decision guidelines

31/03/2011
C103

Before deciding on an application to construct a building or to construct or carry out works, the responsible authority must consider, as appropriate:

- Whether new development maintains a public view of the Keith Haring mural.
- The effect of the development on the amenity of nearby properties and the public realm, particularly in regard to building bulk and overshadowing.
- The impact of traffic generated by the proposal and whether it is likely to require special traffic management control works in the neighbourhood.
- The extent to which the new building is articulated and modulated to reduce visual dominance of the building mass.
- The extent to which energy efficiency measures, renewable energy sources, and water usage minimisation has been incorporated into the design.
- Whether new development achieves an area of public open space to service the needs of occupants of the site and the surrounding community.
- Whether there has been a comprehensive site analysis and urban context report used as the basis for the development proposal.