**ATTACHMENT B: SUPPORTING DOCUMENT to Gronn Place - Brunswick West**

**Explanation of changes to be made to the exhibited DPO Schedule 12**

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| **Issue with exhibited DPO Schedule** | **What change is proposed and** | **What it means** |
| The Built Form table incorrectly nominates the Interface Treatments (i.e. the proposed setbacks and heights of buildings along the boundaries of the site) applicable to each Area on the site, as identified in the Development Concept Plan on the last page of the DPO Schedule | It is proposed to amend the DPO Schedule to correctly identify the Interface Treatments applicable to each Area. | This change is merely a text correction to correctly identify the Interface treatments applicable to each area. It doesn’t result in any change to proposed building heights and setbacks. |
| Interface Treatment A (Direct Residential Interfaces) is defined as having a 3 metre setback and increased as required to protect existing trees or to accommodate replacement trees. While this is technically correct, a range of different setback distances are proposed for Interface Treatment A depending on the location of the boundary. | It is now proposed to identify the different setback distances in the Development Concept Plan and to amend the description of Interface Treatment A to refer to the Boundary setbacks as shown in the Development Concept Plan. | This change will make it easier for surrounding residents to understand the extent of setbacks for new development along their boundaries. |
| Interface Treatment B (Kitchener Street) is incorrectly identified as having a uniform 4.5 metre setback up to 3 storeys in height and an additional 3 metre setback above 3 storeys for all of that part of the site which adjoins Kitchener Street. It also identifies a 6 storey height limit. | Interface Treatment B should have two separate Sections, with **Kitchener Street North** having a 5 metre street setback, with an articulation zone up to 3 storeys and an additional 2 metre setback above 3 storeys, with an 8 storey preferred height and **Kitchener Street South** having a 3 metre street setback, with an articulation zone up to 3 storeys and an additional 2 metre setback above 3 storeys and a 6 storey preferred height. To make this clear, it is proposed to apply Interface Treatment B just to Kitchener Street northern potion include a new Interface Treatment E for the Kitchener Street southern portion. | This change means that proposed development on the northern portion of Kitchener Street should be setback 0.5 metre further from the street than identified in the exhibited DPO Schedule and development on the southern portion can be built 2 metres closer to the street than identified in the DPO schedule. It is submitted that his change will not have any unreasonable impact on amenity given this is not a sensitive residential interface, with the Tullamarine Fwy located on the opposite side of Kitchener Street |

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| **Issue with exhibited DPO Schedule** | **What change is proposed and** | **What it means** |
| Interface Treatment C (New Open Space Corridor Through Site) incorrectly identifies a 15 metre corridor buildings and a 3 metre setback for portions of buildings above 3 storeys. | Interface Treatment C will be identified as having a minimum 18 metre wide corridor to a 2 metre articulation zone on buildings either side of the corridor. Building heights vary at different points along the corridor. | This is a better outcome for the internal amenity of future residents of the site, with greater separation between built form and more opportunity for landscaping, open space and garden areas. |

Consequential changes arising from the above:

* Clause 3.0 – Requirements for Development Plan, Built Form, will be amended to provide for “Articulation Zones” to be shown, as required, on the edges of buildings, being areas for placement of balconies, open space, architectural features and the like.
* The Development Concept Plan will be updated to identify the different setback dimensions for Interface Treatment A and identify the location of new Interface treatment E (Kitchener Street southern portion).

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