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C160

## SCHEDULE 25 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme **map as DDO25.**

### 1-9 Moreland Road, Coburg – Urban Renewal Precinct

#### 1.0

#### Design Objectives

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- To support a transition to quality medium density residential development to create a new mid-rise built form character, ranging from four (4) to a mandatory maximum height of six (6) storeys.
- To ensure landscape design enhances the new character to be created in the precinct and integrates the development into the surrounding context.
- To ensure the built form and scale of development responds to the Neighbourhood Centres Strategy Vision and to the surrounding context by mitigating off-site amenity impacts.
- To ensure that redevelopment of the site contributes to a fine grain urban structure by providing a network of public streets, footpaths and lanes within the site and connecting through to Moreland Road and Moore Street, Campbell Reserve and Merri Creek Reserve.
- To prioritise pedestrian and cycle movements over vehicle movements.
- To ensure development does not create a continuous wall of built form along the Merri Creek and Campbell Reserve interfaces by including breaks between buildings as indicated on the Figure 1: Concept Plan.
- To ensure site design, building frontages, design articulation and internal layout achieve a high quality interface with and surveillance of the public realm, including Campbell Reserve, Merri Creek Reserve, Moreland Road and Moore Street as well as public and communal spaces created within the site.
- To enhance the streetscape character, pedestrian safety and amenity of Moreland Road and Moore Street, as appropriate.
- To construct the Moore Street footpath along the northern boundary of the site, to provide a street address to new dwellings fronting Moore Street and facilitate direct pedestrian access to the Merri Creek Reserve from Moore Street.
- To enhance the safety and amenity of Merri Creek and Campbell Reserve.
- To conserve and enhance the locally heritage significant 1940s Administration Building on the site.
- To [create space for outdoor dining and seating along the\[M1\]](#) ~~create a new public space on the~~ south-east corner of the site, in association with commercial redevelopment of this part of the site and with good access from the Moreland Road and the Merri Creek linear path.
- To ensure future residents are provided with a high level of internal amenity in accordance with the objectives of the Moreland Apartment Design Code 2015.
- To ensure the design of new development avoids unreasonable off site amenity impacts.
- To ensure a mix of dwellings are provided on site, including a mix of 1, 2 and 3+ bedroom dwellings.

#### 2.0

#### Application requirements

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An application for development must include, having regard to the particular stage of development, the following information to the satisfaction of the responsible authority:

- Confirmation of when and how any upgrades to Moore Street, Moreland Road, Merri Creek Reserve and Campbell Reserve adjacent to the site will be constructed, to be paid for by the developer, to be confirmed by a section 173 Agreement, or other suitable guarantee. The cost of these upgrades are to be considered in addition to any developer contribution made under clause 45.06 (DCPO) Schedule 1 and clause 52.01 (open space contribution) of the Planning Scheme.
- An Urban Design Report addressing how the development addresses the Design Objectives set out at clause 1.0 above and the Buildings and Works requirements set out at clause 3.0 below.
- A Traffic Engineering Report confirming the suitability of traffic and access arrangements for each stage of development, having regard to the relevant requirements set out at clause 3.0 below.
- A preliminary site assessment prepared by a suitably qualified environmental professional demonstrating that there has been no contamination risk found that could not be managed that may prevent the proposed use and development, the nature of any contamination risk and specifying the name and qualifications of the author of the report.
- An Electromagnetic Field (EMF) emission report detailing the level of EMF from the adjacent electricity transmission tower and any mitigation strategies to remove any unacceptable levels of EMF emissions.
- A Sustainable Management Plan (SMP) prepared by a suitably qualified person that demonstrates how the development ~~provides for environmentally sustainable design—measures achieves best practice in environmentally sustainable development from the design stage through to construction and operation, as required by clause 22.08 of the Municipal Strategic Statement (Environmentally Sustainable Development Local Policy[M2]).~~
- An Acoustic Engineering Report prepared by a suitably qualified person demonstrating the use of suitable materials and building treatments to ensure internal noise levels are satisfactory.
- An Accessibility Report prepared by a suitably qualified person detailing how the development will incorporate the adaptable and visitable design features, set out at clause 21.03 of the Municipal Strategic Statement (Strategies 9.1 and 9.2).
- An Affordable Housing Report prepared by a suitably qualified person, detailing how the development will incorporate the affordable housing strategies set out at clause 21.03 of the Municipal Strategic Statement (Strategy 8.2).
- A Geotechnical Report that ensure that potential landslip issues are managed.
- A Landscape Plan to include proposed design upgrades to Moore Street, Moreland Road, Merri Creek Reserve and Campbell Reserve and detailing the planting strategy associated with each stage of development.
- A Heritage Report detailing measures for the restoration of the heritage building and commenting on the suitability of the design of proposed adjacent built form, in accordance with the relevant Design Objectives set out at clause 1.0 above and the Buildings and Works requirements set out at clause 3.0 below.

### 3.0

#### Buildings and works

No permit is required to:

- Install an automatic teller machine.
- Alter an existing building facade provided that:
  - The alteration does not include the installation of an external roller shutter; and
  - At least 65 per cent of the building facade at ground floor level is maintained as an entry or window with clear glazing.

- Construct or extend one dwelling on a lot of more than 300 square metres. This exemption does not apply to:
  - Construct a dwelling if there is at least one dwelling existing on the lot;
  - Construct or extend a dwelling if there are two or more dwellings on the lot;
  - Construct or extend a dwelling if it is on common property; and
- Construct or extend a front fence within 3 metres of a street if the fence is associated with 1 or more dwellings on a lot or a residential building, and the fence exceeds the maximum height specified in Clause 55.06-2. Construct or carry out works normal to a dwelling.
- Construct or extend an outbuilding (other than a garage or carport) on a lot provided the gross floor area of the outbuilding does not exceed 10 square metres and the maximum building height is not more than 3 metres above ground level.

## Built Form

- Building height fronting Campbell Reserve must not exceed a maximum of six (6) storeys (18 metres) above 47.00 AHD.
- Building height fronting the Merri Creek must not exceed a maximum five (5) storeys (15 metres) above the [M3]height of the road along the eastern boundary.
- Building height fronting Moore Street must not exceed a maximum of four (4) storeys (12 metres) above the street.
- Building height fronting Moreland Road must not exceed a maximum of four (4) storeys (12 metres) above the street.
- Maximum building height on the site must not exceed a maximum of 6 storeys (18 metres) above 47.00 AHD.
- A permit cannot be granted to exceed the maximum heights as outlined in the Concept Plan at Figure 1. of six (6) storeys.
- ~~A permit may be granted to exceed the preferred heights, other than the maximum six (6) storeys, as shown in Figure 1: Concept plan if the following criteria can be met, to the satisfaction of the responsible authority:~~
  - ~~○ How the objectives and requirements of this schedule have been met.~~
  - ~~○ The development is of exemplary design quality (i.e. substantially superior to an acceptable design), particularly with regard to the buildings external presentation and ground level street and park interfaces.~~
  - ~~○ How the visual impacts of the development are mitigated through the design response.~~
  - ~~○ How the development will enhance the amenity and character of the site and surrounding area.~~
  - ~~○ Any additional height exceeding the preferred heights must also provide specific additional benefits to the community, including:~~
    - ~~○ Excellent ESD performance over and above that required by Clause 22.08 (ESD Local Policy); and~~
    - ~~○ Additional contributions to public open space over and above that required by clause 52.01 (Public Open Space Contribution); or~~
    - ~~○ The provision of a social housing component, to be managed by a registered housing association or similar organisation[M4].~~

## Moore Street Interface

- ~~Building height at the Moore Street interface should not exceed the scale of the existing warehouse building at this interface which is 12 metres (approximately 4 storeys) high (as measured from the Moore Street interface[M5]).~~
- Dwelling entries should be provided along the Moore Street interface, with rear vehicle access for these dwellings preferred

- New development should provide a minimum 3 metre landscaped front setback from Moore Street.

### Moreland Road Interface

- New development must provide an active retail / commercial frontage to Moreland Road and appropriately resolve access and activation to the [Merri Creek Beaumonde Reserve](#) open space adjacent to the site [frontage](#)[M6].
- New development must provide a 3 – 6 metre wide footpath outstand area to create space for outdoor dining and seating adjacent to the commercial development in the south-east corner of the [site](#)[M7].
- Access and loading areas for retail and commercial buildings should be from the side or rear.

### Heritage

- New development must respect the scale and visual prominence of the tower element of the Administration Building.
- Viewlines to the Administration Building from the east and west along Moreland Road should be protected.
- New development within 18 metres directly behind the Administration Building should be generally consistent with the scale and form of the original former loading dock area.
- Restoration of the Administration Building should include:
  - Removal of extraneous items currently fixed to the tower;
  - The restoration of the original colour scheme; and
  - The removal of later additions that obscure views to the original building.

### Merri Creek and Campbell Reserve Interfaces

- Buildings and private open space must be clearly separated from the Merri Creek and Campbell Reserve boundaries by streets, pedestrian paths and/or lanes, as per the Concept Plan in Figure 1, to provide a clear delineation between the public and private realm.
- Building facades facing the Merri Creek should use natural materials (such as timber or face brickwork) and colours that reflect the natural setting of the creek environment and be finished in muted [tones](#)[M8].
- Development must create active frontages, dwelling entries and primary outlooks to provide for casual surveillance along the Merri Creek and Campbell Reserve frontages.
- Development should appear below tree height when viewed from both the Merri Creek Trail and the informal [path](#) (on the west side of the Creek)[M9].
- Development must not cast any additional shadowing of Merri Creek and Campbell Reserves beyond the line of existing shadows cast from 11am to 3pm measured at [22 September](#)-[22<sup>nd</sup>](#).
- Development must avoid a continuous wall of built form along the Merri Creek and Campbell Reserve frontages by creating breaks between buildings primarily through the internal network of streets and lanes as indicated on the Concept Plan at Figure 1.
- Roads or access lanes fronting the Merri Creek Reserve should minimise the creation of batters with steep sides where possible. Benched slopes should only be used when no alternative is available.

### Circulation and Access

- The design and siting of any new development on the site not associated with its existing industrial use should increase permeability through the site and surrounding

area, generally consistent with the circulation and access network shown in Figure 1: Concept Plan.

- Public roads and laneways must be designed and constructed in accordance with Moreland City Council standards and make appropriate provision for ~~two-way~~ vehicular traffic ~~where appropriate~~, safe pedestrian access for all, bicycles and street tree planting in accordance with Figures 2, 3 and 4.
- Primary vehicle access to the site must be from Moreland Road. Signalised access should consider the opportunities to improve pedestrian and bicycle crossing of Moreland Road.
- Vehicle access to the site from Moore Street should be limited to access buildings in the northern part of the site only and avoid creating opportunity for through traffic to use the site as an alternative route to avoid the Moreland Road / Nicholson Street intersection. Through-pedestrian and bicycle traffic should be facilitated.

## Design Detail

- Development must comply with the Moreland Apartment Design Code 2015 in particular the building separation and internal amenity objectives and standards.
- Development should create a safe and attractive public realm through:
  - Providing a clear delineation between public and private areas;
  - Landscaping and other streetscape design elements, pedestrian priority and a safe pedestrian environment through laneway access to vehicle parking.

## Landscaping

- Landscape design should integrate the site with the new public spaces identified in Figure 1 and with the adjoining Campbell and Merri Creek Reserves, complementing and enhancing the landscape and species types prevalent in these Reserves.
  - Landscaping should include planting within the site and in Merri Creek Reserve to buffer views from Campbell Reserve through to the transmission tower in the Merri Creek Reserve, subject to any necessary approval.
- Incorporate sufficient space and conditions for planting within the site of new canopy trees with a mature height of at least 15 metres along the interface with the Merri Creek Reserve<sup>[M10]</sup>, including deep soil planting.
- Ensure the landscape design:
  - Provides for summer shading of buildings and private open spaces and allows for access to winter sun;
  - Contributes to reduction of the urban heat island effect; and
  - Incorporates water sensitive urban design.

## 4.0 Subdivision

Except for the consolidation of existing lots or the realignment of existing boundaries, any application to subdivide land must include a Plan of Subdivision showing public roads generally in accordance with the Concept Plan at Figure 1.

## 5.0 Exemption from Notice and Review

None.

## 6.0 Decision guidelines

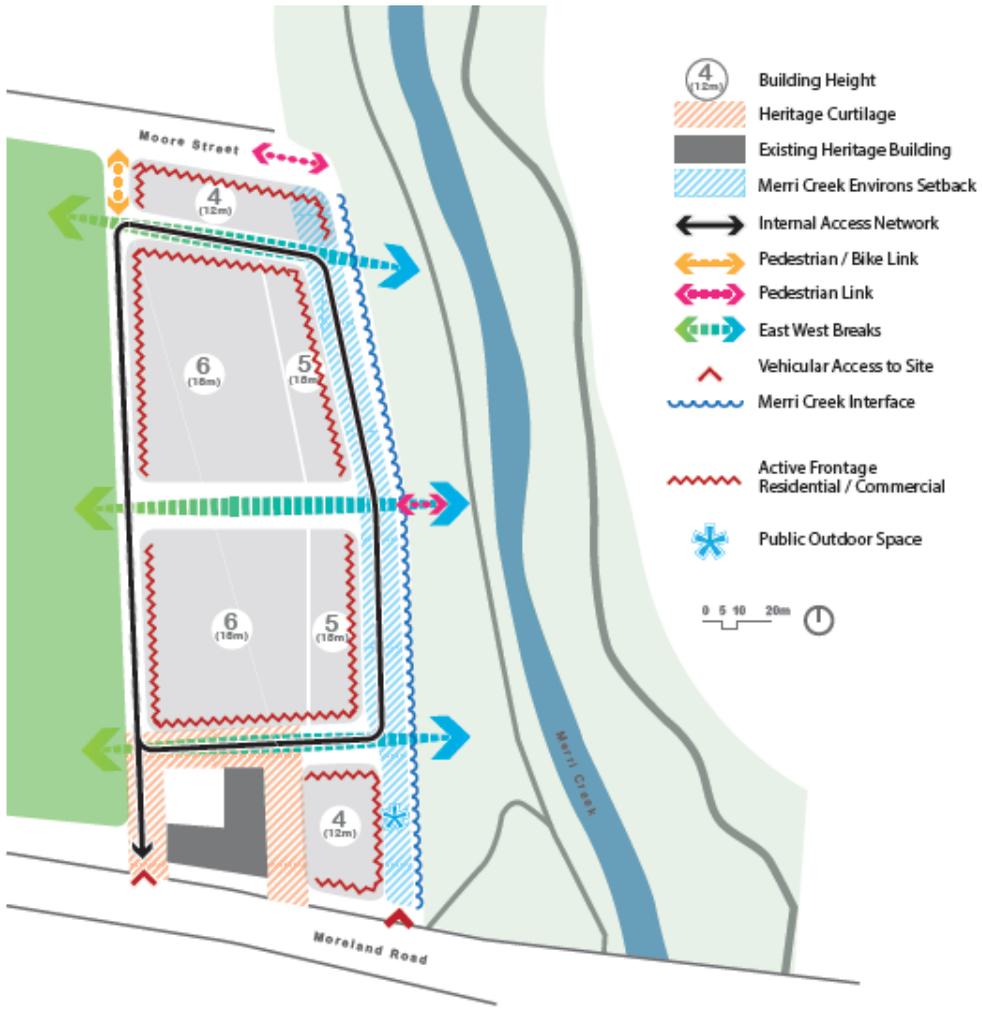
Before deciding on an application, the responsible authority must consider:

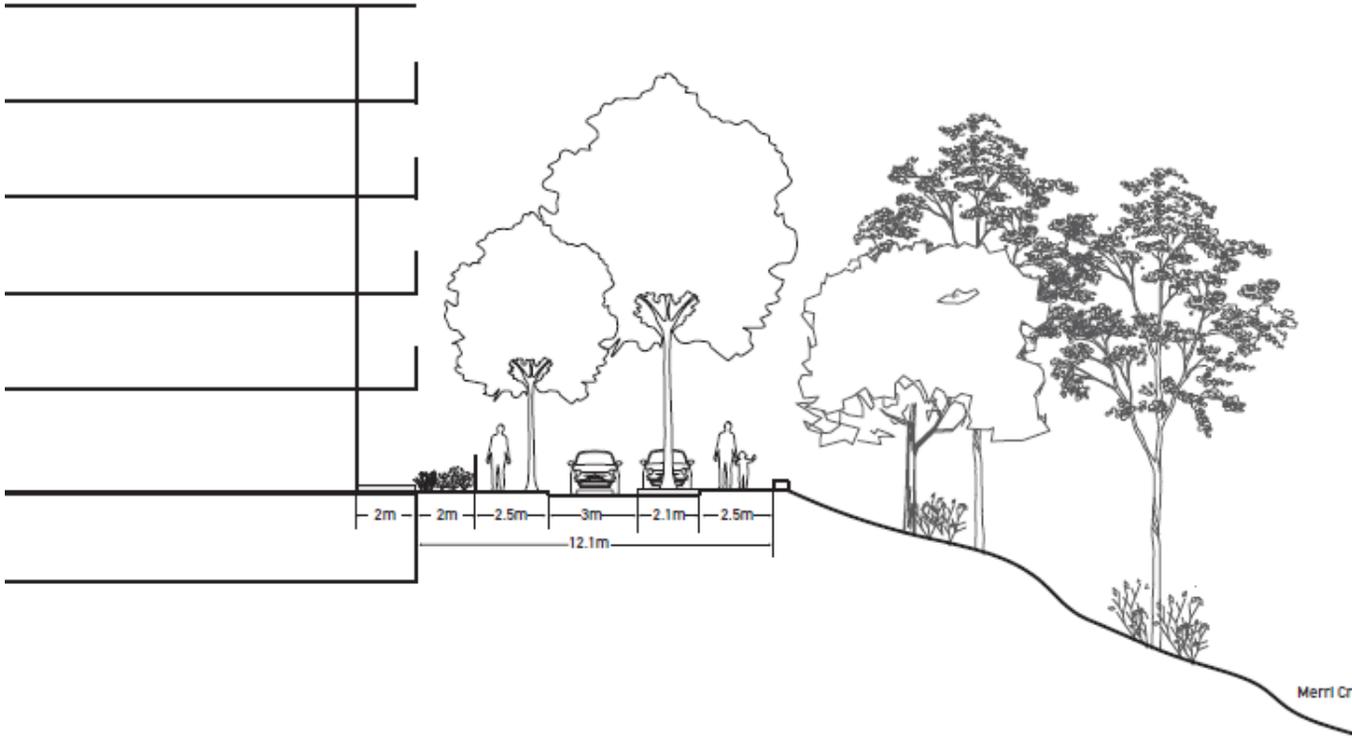
- The 2004 Development Guidelines for the Merri Creek
- The Moreland Neighbourhood Centres Strategy (2015)

- The Moreland Industrial Land Strategy (2015)
- The Moreland Apartment Design Code (2015).

Figure 1 - 1-9 MORELAND ROAD CONCEPT PLAN







**Figure 2 Merri Creek Interface Indicative Cross Section**



**Figure 3: Campbell Reserve Interface Indicative Cross Section**

**Figure 4: Merri Creek and Campbell Reserve Interface Parking Layout**

