

MORTLAKE DEVELOPMENT CONTROL PLAN 2007

The following Section outlines the Character Statements, future desired character recommendations and other development controls prepared specifically for this locality. Given that the current proposal is for a Concept Plan approval, a number of the more detailed controls related to the finer grain design of future development would be more appropriately addressed at Project Application stages.

Character Statements

Bennett Street

Bennett Street runs north-south on the western side of the Mortlake peninsula. The street slopes slightly upwards to the south and represents a general fall from the southern to northern end of approximately 4.5 metres along a distance of approximately 250 metres. Development consists of entirely industrial properties. Built forms tend to be uniform along the western side of the street with 1-2 storey industrial buildings. Minor views are available to Majors Bay. A large vacant site dominates the eastern side of the street, currently occupied by a four storey industrial building. Residential properties on Edwin Street flank this site on its southern boundary.

Lot Pattern

The lot pattern shows a degree of variance. On the eastern side of the street, lot widths range between 8 to 20 metres (although most of these lots are amalgamated under one ownership) with areas ranging from approximately 400m² to 1000m². On the western side of the street, lots are generally larger with 20 metres frontages leading to the foreshore.

Building Frontage, Setbacks and Massing

The frontages on the western side of the street range between 8 to 20 metres. No particular street setback pattern is evident, with setbacks ranging between 3 to 15-20 metres. One to two storey industrial buildings predominate.

Open Space/Landscaping

Mature landscaping fronts the western side of the street.

Roofs

Flat roofs on industrial development predominate.

Parking/Access

Parking is provided on-site for industrial developments, very little on-street parking.

Materials, Finishes & Details

No uniform elements in terms of material, finish or detail is discernible in the streetscape.

Recommendations

New development to ensure that views to Majors Bay are enhanced. Future development on the eastern side of Bennett Street to ensure that potential views from the western side of Bennett Street are not disrupted.

Comment:

Precinct 2 is located on the western side of Bennett Street. Part of Precinct 1 is located on the eastern side of Bennett Street. The proposed building envelopes within these precincts have been carefully located to create a new view corridor, and means of public access to the foreshore. Rather than disrupt views, the proposed development will create views. Refer to Figure A below.

Figure A. View creation



Edwin Street

Edwin Street runs in an east-west direction from a T-intersection with Tennyson Road, intersects Hilly Street, Bennett Street and terminates at Majors Bay. Development between the intersections with Tennyson and Bennett Street is typified by one-storey residential cottages, interspersed with small-scale industrial buildings. Development west of the Bennett Street intersection is generally larger-scale industrial operations. Vistas to the west and Majors Bay are apparent, from all sections of the street.

Lot Pattern

The lot pattern along Edwin Street is varied, with residential properties being located on lots varying between 250 to 350m². Industrial developments range between 800 to 2000m².

Building Frontage, Setback and Massing

Building frontages are generally 7-8 metres in width. Building setbacks -range between 2 to 3 metres.

Roofs

Roofs on residential development are simple pitched roofs, with industrial buildings providing flat roofs.

Parking/Access

Residential properties generally provide on-site parking, with smaller cottages providing no on-site access.

Open Space and Landscaping

An area of open space is located- at the western junction of Edwin Street, fronting Majors Bay. An elevated platform provides access into foreshore mangrove forest. Foreshore pedestrian access continues south-west towards Majors Bay Reserve. On the south-western corner of the intersection with Hilly Street is Tom Murphy Reserve, an area of public open space approximately 400-500m².

Materials, Finishes & Details

Residential developments consist of a range of materials and finishes ranging from weatherboard, fibro to red brick. Housing styles-range between Interwar to 1950's brick Austerity.

Recommendations

Ensure that new development provides a setback of at least 3 metres to enhance views to Majors Bay and Tennyson Road. Improve legibility between Edwin Street foreshore access and Tom Murphy Reserve by providing consistent and compatible landscaping themes with new development.

Comment:

The setback to articulation area of the proposed built form fronting Edwin Street is approximately 2.5m, slightly less than the preferred amount prescribed under the desired character statement. However, the numeric quantity is not considered to be tantamount given the clear objectives of defining the street edge; enhancing views and providing consistent compatible landscaping themes. The proposal is entirely consistent with these objectives.

Hilly Street

Hilly Street runs north-south along the centre of the Mortlake peninsula, extending from Tennyson Road and terminating at a cul-de-sac at Wangal Point Reserve. This road acts as a collector road and runs parallel with Tennyson Road. The Mortlake Ferry is accessed via Hilly Street. The northern end of Hilly Street is typified by recent residential development with industrial development predominating at its southern sections. The street is generally flat, between Wangal Point Reserve and Northcote Street, with a rise between Northcote Street to Edwin Street and gentle undulations between Edwin Street and Tennyson Road. Views to Majors Bay and Yaralla Bay are evident, particularly at the intersection with Edwin Street.

Lot Pattern

Lot patterns along Hilly Street are varied, with lot sizes ranging from approximately 600m² to over 2500m².

Building Frontage, Setback and Massing

Residential properties are set back between 1 to 4 metres from the property boundary. These developments tend to be multi-unit developments of around two to four storeys. Entries are generally treated as trellised gates, with front fencing provided as pickets and some solid front fencing 1.5 to 2 metres in height. Industrial buildings are generally one-storey, between 7 to 8 metres in height.

Roofs

Roof treatments on residential developments are generally pitched, broken into smaller elements to denote individual dwellings within the total structure.

Parking/Access

For recent residential development, off-street parking is provided. Industrial development provides off-street parking with direct access from Hilly Street.

Open Space and Landscaping

Wangal Reserve is on the northern terminus of Hilly Street and provides a significant area of public foreshore open space and native flora species habitat. Punt Park is approximately 400m² of open space adjacent to the Mortlake Ferry and on the eastern side of Hilly Street. Tom Murphy Reserve is located at the intersection of Edwin Street. Landscaping is generally sporadic with no elements of great value excepting the fig species located at the north-eastern boundary of the Northcote Street intersection.

Materials, Finishes & Details

No implicit building character is evident along Hilly Street, with residential and non-residential development of a varied stylistic detail.

Recommendation

New development to ensure that views to Majors Bay and Yaralla Bay are enhanced. New development should be “transparent” to encourage views to these points within the development itself by providing at least one structural break through the development (see- Part C - Views and Vistas).

Comment:

As shown below at Figure B, the desired “transparency” of development is achieved by the creation of four new or enhanced view corridors through the site towards Majors Bay.

Figure B. View Corridors



Northcote Street

Northcote Street runs east-west and connects Tennyson Road, Hilly Street and Bennett Street. The street begins in at a T- intersection with Tennyson Road and terminates at a cul-de-sac on

the foreshore at Majors Bay. A prominent vista lies westwards towards Majors Bay. Industrial developments predominate, generally one-storey in height.

Lot Pattern

No uniform lot pattern. Lots not orientated towards the street.

Building Frontage, Setback and Massing

Setbacks between 0 to 3 metres from the property boundary. Brick and steel industrial buildings with varying structure.

Parking Access

No active access from this street, between Tennyson Road and Hilly Street. Industrial properties on the southern side of the intersection with Bennett Street.

Open Space and Landscaping

An area of open space is located at the western junction of Northcote Street, fronting Majors Bay. A concrete and steel pier provides access into Majors Bay. Foreshore pedestrian access continues north towards Wangal Reserve.

Recommendations

Ensure that new development provides a setback of at least 3 metres to enhance views to Majors Bay.

Improve legibility between Northcote Street foreshore access and Tennyson Road, by providing consistent and compatible landscaping themes with new development.

Comments:

Refer to comments above with respect to Edwin Street.

Compatibility Requirements for Residential Development

R16 External walls facing non-residential properties are to be constructed of materials with good sound insulating quality and no large openings (including windows) that would transmit noise.

Comment: Matter for consideration at Project Application stage. However, there is no reason why the proposal may not be satisfy this requirement.

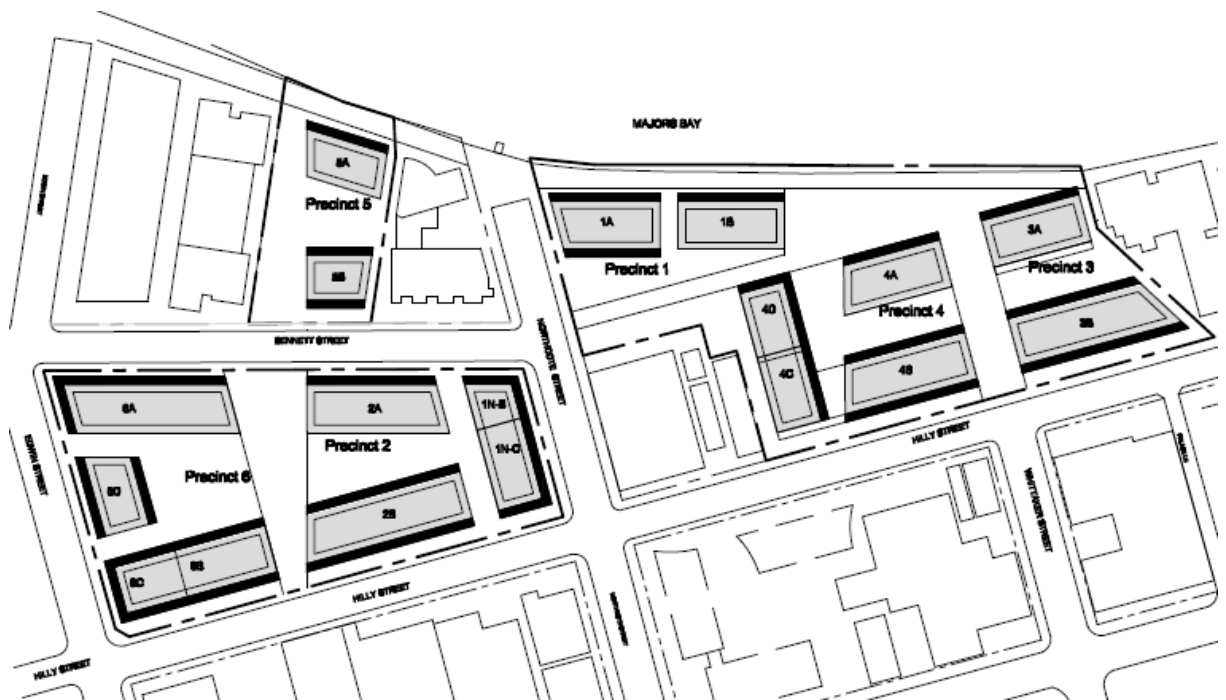
R17 The building plan; walls, windows, doors and roof are to be designed to reduce intrusive noise levels from potential sources of noise emanating from adjacent non- residential uses. Attention should be paid to re-orientating noise sensitive rooms (living, dining, bedrooms) away from potential sources of noise.

Comment: Matter for consideration at Project Application stage. However, there is no reason why the proposal may not be satisfy this requirement. Further, there are no significant noise sources in the vicinity of the proposed development.

R18 Balconies and other external building elements are to be located, designed and treated to minimise noise infiltration.

Comment: Figure C below indicates the primary facade articulation zones, in terms of principal balconies and the like. As demonstrated in the concept drawing, the balcony zones do not face adjoining non-residential sites and hence minimising noise impacts.

Figure C. Balcony/articulation zones



R19 Where windows are to face non-residential development, they are to be fitted with noise-attenuating glass to minimise the impact of background noise from non-residential development.

Comment: Matter for consideration at Project Application stage. However, there is no reason why the proposal may not be satisfy this requirement.

R20 Landscaping with appropriate setbacks is to be provided on communal and private open space to create a visual buffer between adjacent non-residential development and filter any air-borne particles generated by industry.

Comment: Generous landscaped setbacks are proposed to all boundaries. We are unaware of any air-borne particles being emitted by nearby industry and if this is the case we would request that Council take action under the Protection of the Environment Operation Act.

Built Form/Architectural Character

R1 In general, the facades on all elevations of new development should be highly articulated to reduce the general bulk and scale of new development. As a general rule, new development should appear taller than it is wide.

Comment: : Matter for consideration at Project Application stage. However, there is no reason why the proposal may not be satisfy this requirement.

R2 Traditional roof-forms predominated by hipped roofs that as a general rule do not exceed pitch of approximately 30°.

Comment: Flat roof forms are proposed.

R3 Development is to incorporate regular bays or recesses that reduce bulk and scale and provide public domain improvements.

Comment: : Matter for consideration at Project Application stage. However, there is no reason why the proposal may not be satisfy this requirement.

R4 Recessed window elements that are vertically proportioned.

Comment: Matter for consideration at Project Application stage. However, there is no reason why the proposal may not be satisfy this requirement.

R5 Recessed balconies that provide internal openings which reduce bulk and scale.

Comment: : Matter for consideration at Project Application stage. However, there is no reason why the proposal may not be satisfy this requirement.

R6 On any extended wall element beyond 1.5 metres there should be minor articulations in plan along facades (perhaps 150mm) from grade to roof usually, to cause vertical shadow lines.

Comment: Matter for consideration at Project Application stage. However, there is no reason why the proposal may not be satisfy this requirement.

R7 Articulated cornice elements that reduce bulk and scale and create visual interest.

Comment: Matter for consideration at Project Application stage. However, there is no reason why the proposal may not be satisfy this requirement.

Height and scale

R1 Maximum height of new development is not to exceed 12 metres from natural ground level to the uppermost point of the roof structures.

Comment: Refer to Height discussion below at Section 4 of Environmental Assessment.

R2 Building heights are to respond to the topography of Mortlake Point through building heights that ensure the sharing of views to significant land marks and encourage appropriate response to the natural topography.

Comment: Refer to Height discussion above Section 4 of Environmental Assessment. It is considered that in the context of other recent development of a similar nature and that no significance adverse impacts, such as view loss or overshadowing to the public domain, are introduced as a result of the proposed development, the massing of the proposed building envelopes is considered to be satisfactory.

R3 Where appropriate, new development is to adopt the predominant height and shape of adjoining development and have similar bulk and mass, taking into account the size and shape of the lot, with taller building or elements of one building placed on the higher parts of the site.

Comment: The taller building elements are located towards the ridge. Given the master planned approach taken and the amalgamation of 26 lots, and the existing adjacent industrial uses, a number of these requirements are not relevant to this proposal.

Setbacks

Buildings to be setback 6-7.5m from the front property boundaries to allow for good solar access to the public domain, and at least 3m from neighbouring property boundaries.

Comment: Refer to response to Character Statements above.

Public domain

R1 Development is to comply with the specific recommendations outlined for the specific area in Part B – Urban Character Analysis.

Comment: Refer to discussion above in this respect.

R2 Mid-block connections are to be provided for pedestrians on large sites, particularly those sites directly abutting public foreshore areas. Links should be a minimum of 3 metres in width and where appropriate, be dedicated as public right of way.

Comment: Figure D below shows the indicative building footprints and linkages (including access rights thereof) to foreshore links and mid-block connections

Figure D. Foreshore links and mid block connections



The link at the northern end of the site will act as an extension to Whittaker Street, is proposed to be dedicated to the public and is in excess of 3m wide. The link at the southern portion of the site will remain under private ownership but will be privy to an easement allowing for public access and again, will be in excess of 3m in width. The principal foreshore access will be via an extension to Northcote Street and will be publicly dedicated.

R3 Landscaping is to be utilised by development to encourage improved pedestrian amenity through the provision of shade-giving trees spaced at regular intervals of at least 6 metres.

Comment: Refer to discussion at Section 4 of Environmental Assessment with respect to landscaping.

R4 Landscaping should incorporate, where possible, native vegetation to improve the habitat potential of the area.

Comment: Refer to discussion at Section 4 of Environmental Assessment with respect to landscaping.

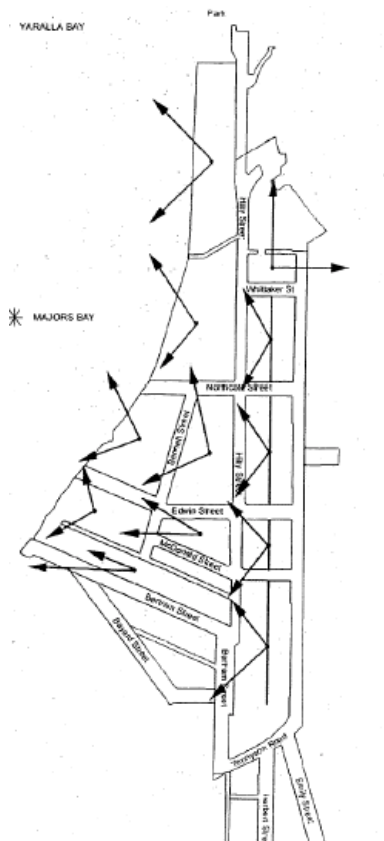
R5 Pedestrian access is to be clearly legible from the street, with multiple vehicular access points minimised to improve pedestrian comfort.

Comment: Refer to discussion below at Section 4 of Environmental Assessment with respect to landscaping.

Views

Mortlake DCP identifies key views as shown below at Figure E.

Figure E. Mortlake DCP key views



Comment: A number of these views do not exist at present in the public domain. The proposal will create new views aligning with existing streets and new public open space.

New publicly-accessible pedestrian paths extending from Hilly Street to the foreshore will benefit from the topography to maximise water views.

Refer to discussion with respect to views at Section 4 of EA.

Privacy

R1 The location, design and layout of the buildings, building openings and balconies are to minimise direct overlooking into habitable rooms and private open space and provide acoustic privacy to habitable rooms and private open space.

Comment: The proposed building envelopes are arranged so as to comply with the minimum separation distances required under the Residential Flat Design Code

R2 Where there are direct views between living areas or into adjoining private open space, fixed windows should be obscured or windows offset appropriately.

Comment: Matter for consideration at Project Application stage. However, there is no reason why the proposal may not be satisfy this requirement.

R3 Balconies facing blank walls are to have a separation of at least 6 metres, and a minimum separation of at least 12 metres where those balconies directly face a wall that comprises balconies and windows.

Comment: The proposed building envelopes are arranged so as to comply with the minimum separation distances required under the Residential Flat Design Code.

Environmental Design

R1 New development on the site should be orientated to maximise energy gain in winter and minimise energy gain in summer, in particular residential development, short-term accommodation and commercial development (or any area in the building that will be used most by its occupants). Areas of public domain should be located on the northern end of the site, to provide climate protection in the winter months.

Comment: The general orientation and shape of the amalgamated site, being in a North-South direction, as well as the existing street grid pattern, has to some extent acted as a constraint to the full optimisation of solar access. However, the **design carefully achieves building separation and modulates heights to optimise solar** access to the new units and areas of open space and the result is a scheme which will satisfies the Residential Flat Code in this respect.

As shown at Figure ?? above, the areas of open space, particularly those to be dedicated to the public are located at the northern portion of the site and will receive excellent levels of solar access.

R2 New development should incorporate energy efficiency into its design, by utilising glass areas to capture sun, shading devices (which could also provide weather protection if at street level), thermal insulation, ventilation to encourage air flow and landscaping to encourage shade and temperature control.

Comment: Refer to Section 4 of the EA with respect to Environmentally Sustainable Development.

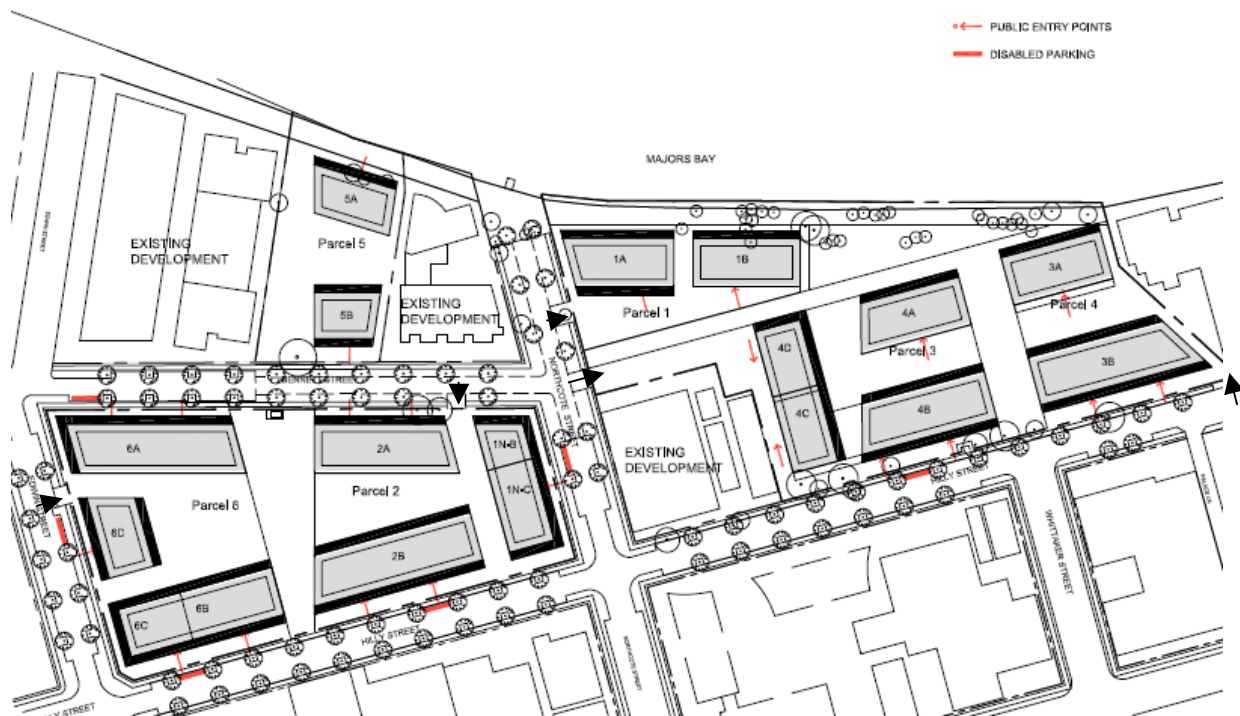
R3 Encourage passive systems that reduce the reliance on mechanical systems, including solar collector panels, efficient plumbing and storage tanks for rain or "grey" water. The lighting and atmospheric control systems should be designed so as to minimise energy use.

Comment: Refer to Section 4 of the EA with respect to Environmentally Sustainable Development.

R4 Pedestrian access is to be clearly legible from the street, with multiple vehicular access points minimised to improve pedestrian comfort

Comment: The number of driveway crossing have been minimised and where possible are located off secondary roads. The driveway entry to building ratio being 5:15 (1:3) is a good outcome in this respect and has been achieved by the shared basements and entry points. Refer to Figure F below.

Figure F. Indicative pedestrian access points and driveway crossings.



The proposed Concept Application is considered to consistent with the future desired character of the locality and complies with the specific controls with respect to compatibility; built form; height/scale; setbacks; public domain; views; privacy and environmental design, except for strict compliance with the numeric height controls, which as demonstrated at Section 4 of the EA is not considered to a significant issue given the satisfactory environmental performance of the built form in the context of this site; the public benefits that may be achieved by taller slimmer buildings; the consistency of the proposal with the development standards related to height and in the context of recent approvals of like development in the locality.