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Proposed C167mona

SCHEDULE 17 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO17**

MOUNT WAVERLEY ACTIVITY CENTRE

1.0 Design objectives

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To ensure buildings and landscaping strengthen the sense of place and village feel.

To retain the fine grain character of buildings in Hamilton Place.

To transition building height from the development intensification area to adjoining residential areas.

To activate street frontages and provide a high level of pedestrian amenity and safety.

To protect solar access in key public spaces and key pedestrian routes.

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:

Building heights

Building heights should not exceed the preferred maximum building height specified in Table 1 and figure 1 to this schedule. The following minimum floor to floor dimensions should apply:

Buildings should provide a minimum floor to floor dimension on the ground floor of 4.2 metres.

Table 1 – Preferred maximum building heights.

Area	Preferred maximum height	Residential interface setbacks (refer Table 2)
Area A - Wadham Parade	15 metres	A1 - Type 1
Area B - Hamilton Place environs	15 metres	B1 - Type 1
Area C - Stephensons Road environs	18.5 metres	C2 - Type 2
Area D - Virginia Street north side	15 metres	
Area E - Virginia Street carpark north east. This area is set back at least 25m from Virginia Street and 32m from Alexander Street	29 metres	
Area F - Part Stephensons Road and Mummery Street	15 metres	F2 - Type 2
Area G - Virginia Street south side	15 metres	G2 - Type 2 (western boundary) G3 - Type 2 (southern boundary)

Building setbacks

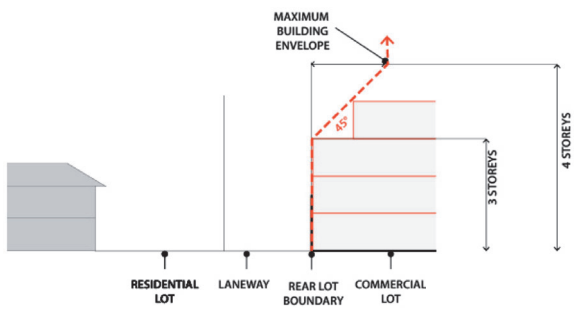
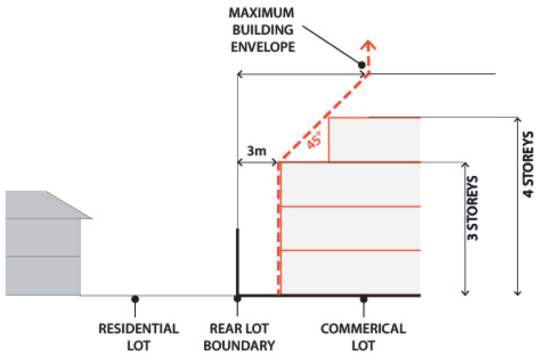
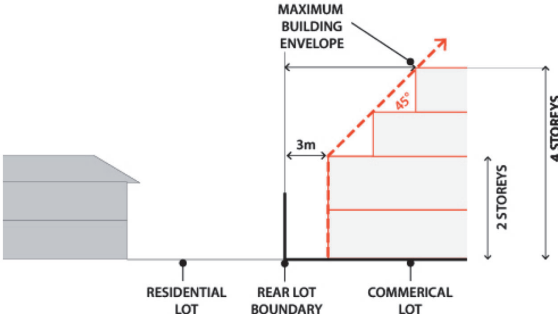
Buildings should be built to the boundary shared with any street, including side-streets.

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Unless there is an interface with residential land as identified in Figure 1 and Table 2, development above three storeys should be set back at least 3 metres from any street or parking lot boundary including streets at the side and rear.

Where buildings abut residential land shown on figure 1 to this schedule, setbacks should be in accordance with table 2 to this clause.

Table 2 – Residential interface setbacks

Interface (see figure 1)	Preferred minimum setbacks	Example
Type 1 – Commercial/ Laneway/ Residential Interface	0 metres at ground level; plus an additional one metre setback to every one metre of building height above the third level	
Type 2 – Commercial/ Residential Interface	3 metres at ground level; plus an additional one metre setback to every one metre of building height above the third level	
Type 3 – Commercial/ Residential Interface – Sherwood Road	3 metres at ground level; plus an additional one metre setback to every one metre of building height above the second level	

Building form and design

Development should maximise activation and create opportunities for street based interaction through methods such as clear glazing, maintaining views into and out of buildings, pedestrian entrances, human scale building detail and shelter at ground level adjacent to all primary active frontages identified on Figure 1.

Development should use clear glazing, create opportunities for street based interaction maintaining views into and out of buildings, and/or pedestrian entrances at ground level adjacent to a secondary active frontage on Figure 1.

Development on gateway sites into the centre shown on figure 1 should be designed to create a sense of arrival at the centre through architectural features of the building.

Development should break up long single building facades with different facade treatments.

Building design of large buildings should provide significant breaks and recesses in building massing.

Buildings that have an interface with residential land shown on figure 1 should be designed to minimise negative amenity impacts including overlooking, overshadowing, noise and odour to the adjoining residential land.

Buildings on the south side of Virginia Street should be designed to minimise their appearance from Sherwood Road Park as demonstrated in figure 2 below.

Circulation and access

Loading areas and services areas of buildings should be:

- Screened and/or integrated into the design of the building.
- Located away from the primary frontage.
- Located and designed to avoid conflicts with cyclists and pedestrians.
- Designed to minimise impacts on surrounding traffic movements.
- Well designed and adequate for the future needs of the land uses of the building.

Landscaping

Setbacks visible from the public realm should be landscaped to complement the Garden City character of the area.

3.0

Subdivision

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None specified.

4.0

Signs

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None specified.

5.0

Application requirements

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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:

- Where an application proposes to exceed the preferred maximum building height, it must demonstrate how the development will continue to achieve the Design Objectives, Development Outcomes and all other relevant requirements of this schedule.
- Where an application proposes to exceed the preferred maximum building height on a site with a residential interface, the application must address the impacts and any mitigation measures in relation to the residential land.

6.0

Decision guidelines

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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 development overshadows public spaces or the principal pedestrian network between 11am-2pm at the equinox.

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- Whether development retains existing canopy trees or provides for the establishment of new canopy trees.
- Whether development provides opportunities for landscaping above the ground level such as through planter boxes, green walls or green roofs built into the building form to contribute to the Garden City character of the area.

Reference Documents

Mount Waverley Activity Centre Structure Plan Tract Consultants, March 2021

Figure 1 Built form map

