

04/05/2017  
C230**SCHEDULE 14 TO THE DESIGN AND DEVELOPMENT OVERLAY**Shown on the planning scheme map as **DDO14****Kew Junction Activity Centre****1.0**04/05/2017  
C230**Design objectives**

To achieve innovative, high quality architectural design that makes efficient use of land whilst enhancing the appearance and strengthening the identity and built form character of the activity centre.

To ensure development respects the significance of heritage sites and precincts.

To respect the character and amenity of adjacent residentially zoned land and public open spaces.

To encourage development that supports alternative modes of travel such as walking, cycling and public transport.

To create a safe, accessible pedestrian environment for all groups of the community.

To encourage development that is ecologically sustainable.

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C230**Buildings and works**

A permit is required to construct a building or construct or carry out works.

This does not apply to:

- The installation of an automatic teller machine.
- An alteration to an existing building facade provided:
  - The alteration does not include the installation of an external roller shutter.
  - At least 80 per cent of the building facade at ground floor level is maintained as an entry or window with clear glazing.
- An awning that projects over a road if it is authorised by the relevant public land manager.

**Application requirements**

An application to develop land should include, as appropriate, the following information to the satisfaction of the responsible authority:

- A statement addressing the design objectives and requirements for the centre and for the individual precincts as set out in this Schedule.
- An urban context report and design response. The urban context report and design response must show how the development addresses and achieves:
  - The design objectives of this schedule and for the relevant precinct.
  - The General Requirements of the relevant precinct.
  - For development of five or more storeys, the matters set out in Clause 52.35.
- An Environmental Sustainability Design Statement, which demonstrates how ecologically sustainable design and Water Sensitive Urban Design principles have been incorporated into the development.

The responsible authority may waive or reduce a requirement for information if it considers it to be not relevant to an application.

### **Variations to the requirements of this schedule**

An application to vary the requirements in this schedule (including preferred building heights) must:

- Identify the design objectives and design requirements specified in this schedule that will be achieved by the proposal.
- Include an assessment of how any departure from a preferred building height or building setback specified in this schedule assists the proposal to achieve the design objectives and design requirements specified in this schedule.
- Demonstrate that the proposal will achieve the following outcomes (as appropriate):
  - A high standard of architectural design.
  - Innovative ecologically sustainable design practices.
  - Minimal overshadowing of adjoining streets, public spaces and residential properties.
  - Minimal impact on the amenity of adjoining residential precincts.
  - Respect for places subject to the Heritage Overlay.
  - Transitions in scale to lower building forms.

An application to vary the requirements in this schedule should also identify (where relevant) whether the site has any particular characteristics or features that warrant the variation and an alternative design response.

#### **DDO14 All Precincts**

The precincts referred to below are the precincts identified on *Map 1- Kew Junction Activity Centre and Precincts* forming part of this schedule.

### **General Requirements**

#### *Building Design*

- Buildings should be designed to respect the amenity of adjoining residentially zoned land having regard to matters such as setbacks, overlooking, overshadowing, noise and/or visual bulk, guided by the objectives and standards of ResCode (Clauses 54 and 55 of the Boroondara Planning Scheme).
- Development should demonstrate high quality architectural design that enhances the appearance and amenity of the centre, whilst complementing its existing character.
- Building facades should be articulated through considered composition of their various design elements. This includes the size and placement of door and window openings, balconies or awnings and the colour and texture of different materials.
- The roof form and building profile of developments should be carefully considered in terms of its appearance within the streetscape and from distant viewpoints to ensure that views to the Holy Trinity Church, the War Memorial and the former Kew Post Office (along High Street) and the Melbourne Chinese Baptist Church (along Cotham Road) are respected.
- The existing horizontal or vertical design rhythms of the streetscape should be maintained, where these are dominant features, by:
  - Referencing the established roof or parapet heights of adjoining buildings, where this is a consistent feature in the streetscape, in the design of a new facade.

- Maintaining the existing 'fine grain' appearance of buildings created by the narrow shopfronts through vertical articulation in wide building frontages.
- Buildings should incorporate Crime Prevention Through Environmental Design (CPTED) principles and provide active frontages (except where landscape setbacks are required) to streets, parks, public plazas, car parks and pedestrian spaces to increase interaction with and passive surveillance of the public realm.
- New or refurbished buildings should have regard to the incorporation of Ecologically Sustainable Design techniques to improve the thermal efficiency of the building and reduce energy and water consumption such as water efficient fittings and fixtures, recycling and organic waste disposal, solar hot water systems and local energy generation.
- Development should avoid overshadowing of public spaces and private open spaces between the hours of 11 am to 3pm on 21 March and 22 September.
- Development should incorporate lighting to enhance the night time appearance of the building and add to pedestrian safety.
- New residential development should be oriented and designed to avoid and protect residents from the amenity impacts of nearby businesses - e.g. through the use of acoustic insulation.
- Development should incorporate weather protection for pedestrians in the form of verandas or awnings.
- Building services and equipment such as air-conditioners, stairwells and lift over-runs should be located to minimise their visibility and should be integrated into the design of buildings.

#### *Heights and Setback*

- Building heights and setback are set out in this Schedule for each precinct. The precincts are defined on *Map 1 Kew Junction Activity Centre and Precincts*.
- Landscaped setbacks of a minimum of 2 metres (unless specified otherwise) should be provided where shown on *Map 1 Kew Junction Activity Centre and Precincts* of this Schedule. Within this setback, suitable tree planting and landscaping utilising Water Sensitive Urban Design (WSUD) is encouraged to add visual interest and amenity to the centre.
- Developments should be built to the street edge where shown on *Map 1 Kew Junction Activity Centre and Precincts* of this Schedule. This may be varied, if a setback is:
  - designed as part of the public domain; and
  - fully accessible to the public.

Buildings should provide continuous weather protection along these streets.

#### *Spaces and Access*

- Ensure that new or improved pedestrian links are attractive, accessible, identifiable, well connected and safe for both day and night time users of all abilities.
- Ensure development incorporates and encourages sustainable transport options including walking, cycling and public transport.
- The number of crossovers, garages and car park entrances should be minimised. Where possible, car parking should be located underground.
- Encourage design that maximises safety and utilises CPTED principles.
- Encourage the use of landscaping and street tree planting (in accordance with existing Council policies) to increase the amenity of the centre.

### **DDO14-1 Precinct 1 – Five Ways Intersection**

## Design Objectives

- To establish a distinct cluster of high scale buildings around the five ways junction.
- To establish a distinct image and improve the visual amenity for the centre at this intersection.
- To provide a transition in scale for development at the edges of the precinct to protect the amenity of adjoining low-rise residential areas.
- To provide a development framework for the VicRoads site.

## Requirements

### *Precinct 1a – Requirements*

- Building heights should not exceed an overall height of 28.5 metres.
- At the building frontage, building height should not exceed 18 metres.
- Development above 18 metres should be set back 8 metres from the ground level facade.
- Buildings on the junction corner sites should express their prominent corner location through their built form and architectural detail.

### *Precinct 1b – Requirements*

- Building heights should not exceed an overall height of 11 metres.

### *Precinct 1c (VicRoads site) – Requirements*

- Building heights should not exceed an overall height of 28.5 metres.
- Building heights should not exceed 11 metres within 10 metres of the site boundaries.
- A landscaped setback of a minimum of 5 metres should be provided to Stratford Avenue, Denmark Street and Wellington Street.
- Open spaces and pedestrian connections should be provided throughout the site, with new public open spaces fronting onto Stratford Avenue, away from the traffic of Denmark Street.
- Development should accommodate a pedestrian/cycle pathway with the opportunity for continuing/maintaining a link to Glenferrie, via Le Bray Reserve and Glenferrie Oval.

## **DDO14-2 Precinct 2 – Retail and Activity Core**

## Design Objectives

- To facilitate high quality development and reinforce this precinct as the focal point of retail activity in the centre supported by office, residential and community uses.
- To support the activity and vitality of the precinct through the creation of an attractive, safe and pedestrian focussed retail environment.
- To improve pedestrian access to supermarket entrances and minimise pedestrian/vehicular conflict while improving loading arrangements.
- To ensure adequate vehicle and loading access to and from Princess Street is provided.

## Requirements

### *Precinct 2a – Requirements*

- Building heights should not exceed an overall height of 18 metres.
- At the building frontage, building height should not exceed 11 metres.
- Development above 11 metres should be set back 5 metres from the front ground level facade.
- Development should be designed and oriented to support and reinforce the creation of a landscaped walkway at the rear of High Street shops from Princess Street through to Walpole Street at the rear of High Street shops by:
  - Upgrading existing laneways and creating a landscaped walkway with seating at intervals for pedestrian use.
  - Ensuring an even building setback line in the redevelopment of the rear of shops.
  - Linking to the existing walkway from Brougham Street to Walpole Street supported by appropriately located pedestrian crossings.
  - Ensuring safe and clear pathways through car parks.
  - Creating new pedestrian links through larger redevelopment sites.
- Development should support the creation of new plaza spaces or small landscaped seating areas along the pedestrian walkway.
- Development should avoid overshadowing of the pedestrian walkway at the rear of High Street shops.
- The established parapet height of the heritage shopfronts of High Street and Cotham Road should be retained as the dominant visual elements in these streetscapes.
- Development adjoining or nearby the former Court House and Police Station and War Memorial should retain the visual dominance of these buildings and complement the scale and form of these heritage buildings.
- Development along Cotham Road should support and reinforce a landscaped pedestrian link to Alexandra Gardens.

*Precinct 2b – Requirements*

- Building heights should not exceed an overall height of 14.5 metres.
- At the building frontage, building height should not exceed 11 metres.
- Development above 11 metres should be set back 5 metres from the front ground level facade.

*Precinct 2c – Requirements*

- Building heights should not exceed an overall height of 11 metres.
- Development should take advantage of the fall in the land across the car park to the south to assist in providing access to basement car parking.
- Development should support and reinforce pedestrian connections to the northern side of High Street and through to Denmark Street.

**DDO14-3 Precinct 3 – High Street East**

**Design Objectives**

- To enhance this precinct as an attractive, safe and pedestrian focussed mixed use area with improved pedestrian linkages to Precinct 2 and community facilities within the precinct.
- To create a more consistent building scale along the High Street corridor.

## Requirements

### *Precinct 3 – Requirements*

- Building heights should not exceed an overall height of 18 metres.
- At the building frontage, building height should not exceed 11 metres.
- Development above 11 metres should be set back 5 metres from the front ground level facade.
- Development or refurbishment of existing buildings should improve the architectural quality of the precinct and promote a more consistent building scale along the street edge.
- Development should provide landscaping within building frontages where landscaped setbacks are required through further tree planting of substantial canopy trees.
- Development should support opportunities for improved access to community facilities such as the Kew Primary School and the Kew Recreation Centre
- Development should support rear laneways for pedestrian access where appropriate.

### 3.0

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### Subdivision

A permit is required to subdivide land.

### 4.0

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### Decision guidelines

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

- The design objectives and requirements of this schedule.
- The urban context and design response, where required.
- Potential amenity impacts upon adjoining residential properties.
- Whether the proposal incorporates ecologically sustainable design practices.
- The impact of the proposal upon the significance of identified heritage places.
- The objectives and strategies of the *Kew Junction Structure Plan 2009 (updated 28 December 2011)*.

### 5.0

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### Exemption from Notice and Review

An application to construct a building or carry out works or to subdivide land is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

This exemption does not apply to:

- Land within 30 metres of land (not a road) which is in a residential zone, land used for a hospital or land in a Public Acquisition Overlay to be acquired for a hospital.
- An application for buildings and works that exceeds the relevant building height requirements or does not meet the relevant setback requirements of this schedule.

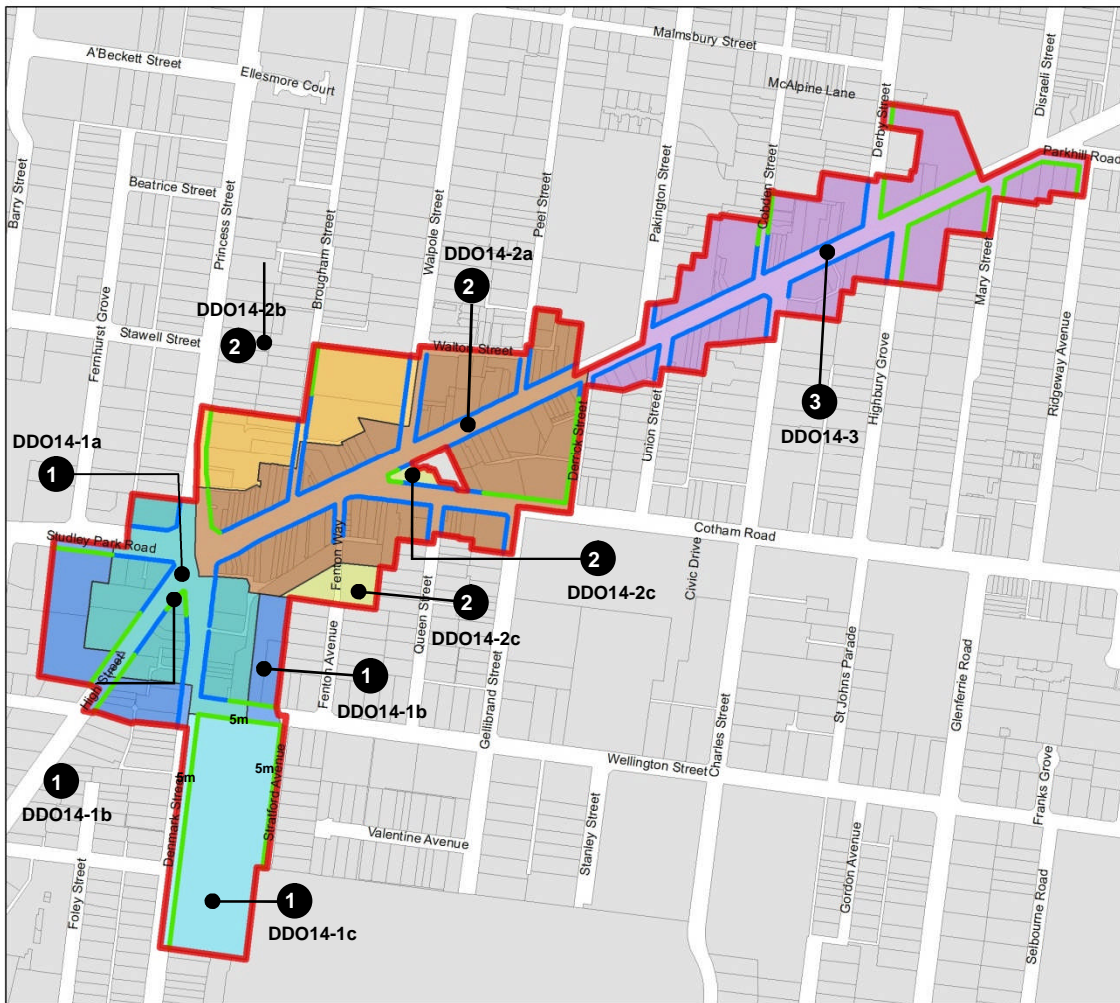
### 6.0











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### Reference documents

*Kew Junction Structure Plan* (City of Boroondara 2009; updated 28 December 2011)

# Map 1: Kew Junction Activity Centre and Precincts



- |   |  |   |  |   |   |
|---|--|---|--|---|---|
|  | Activity Centre Boundary   |  | DDO14-Precinct 1a<br>Overall building height: 28.5m<br>Maximum height at building<br>frontage: 18m<br><i>Levels above 18m set back 8m</i>          |  | DDO14-Precinct 2a<br>Overall building height: 18m<br>Maximum height at building<br>frontage: 11m<br><i>Levels above 11m set back 5m</i>   |
|  | Built form to be built to the<br>street edge<br>(0m front setback) |  | DDO14-Precinct 1b<br>Overall building height: 11m  |  | DDO14-Precinct 2b<br>Overall building height: 14.5m<br>Maximum height at building<br>frontage: 11m<br><i>Levels above 11m set back 5m</i> |
|  | 2m Landscape setback<br>(Unless otherwise<br>indicated)            |  | DDO14-Precinct 1c<br>Overall building height: 28.5m<br>Maximum height of 11m within<br>10m of site boundary<br><i>Levels above 11m set back 5m</i> |  | DDO14-Precinct 2c<br>Overall building height: 11m   |
|   |  |   |  |  | DDO14-Precinct 3<br>Overall building height: 18m<br>Maximum height at building<br>frontage: 11m<br><i>Levels above 11m set back 5m</i>    |