

19/01/2006
VC37**SCHEDULE 1 TO THE NEIGHBOURHOOD CHARACTER OVERLAY**Shown on the planning scheme map as **NCO1****WAVERLEY PARK NEIGHBOURHOOD CHARACTER AREA****1.0**19/01/2006
VC37**Statement of neighbourhood character**

The preferred neighbourhood character of Waverley Park is for a concentrated and intensive built form of individual dwellings, terraces and townhouses, and multi-storey apartment buildings, within a framework of local streets, prominent precinct parks and a broader open space and pedestrian circulation system.

The preferred neighbourhood character is the result of integrated site, built form and lot planning, design and development for the whole of Waverley Park by its single developer. The design and preferred neighbourhood character are intended to be implemented through full construction by the developer.

The preferred neighbourhood character of Waverley Park incorporates:

- Comprehensive built form and lot layout planning and development incorporating integrated architectural design to ensure compatibility of building styles, interrelationships and texture, colours and finishes.
- Buildings and lots designed and constructed providing residents with high levels of amenity while incorporating extensive lengths of walls on boundaries, two and three storey walls on some boundaries, higher site coverage and balconies, verandahs, porches and other building features protruding into setbacks, all as part of the design and implementation of a planned intensive high density urban form.
- Buildings generally at about three metres setback from street frontages and 1.5 metres from sideages but in some situations (to meet specific design intentions such as to provide strong visually distinct borders to important vistas, 'statement' buildings at intersections and hard edges to public spaces) with buildings built to one or more street boundaries.
- The scale and juxtaposition of dwellings composed within each streetscape and ranging from one to three levels (excluding the apartment buildings), based on particular site location and massing arrangements.
- The retention and promotion of significant views and vistas within the site.
- A generally concentric (based on the oval) main road pattern reminiscent of the previous radial street layout.
- Precincts based on structured open spaces and clearly delineated circulation paths that provide permeability, passive surveillance of public areas and greater safety.
- Retention of the oval.
- Re-use of the retained portion of grandstand for administrative, commercial, sporting and community purposes such as a convenience shop, gymnasium, sports clubrooms, offices and associated facilities.
- The remainder of the stands will be removed but with the mounding adapted to include a ring of apartment buildings to a maximum height of RL104 metres (up to about four storeys excluding basements) except for either side of the remaining grandstand in which case the apartment buildings will be to a maximum height of RL 121.1 metres (up to about seven storeys excluding basements).

- Beyond the apartment buildings, townhouses and 'terraces' stepping down the slope to medium density dwellings that will be developed on the remainder of the site and include about 1250 dwellings.
- Provision of a lake as a main water feature and sited generally in the area of the existing lake.

The preferred neighbourhood character has been designed to offer variety but with a clear description of the built form including compatible proportions, harmonious materials palettes (such as brick, corrugated iron, weatherboard, glass, tile and render), selected colour finishes and landscape, to be developed and retained in each. All future development will be consistent with the documented preferred neighbourhood character.

Specific design standards have been developed and apply to development in Waverley Park.

2.0
19/01/2006
VC37

Neighbourhood character objective

The objective for Waverley Park is to create a neighbourhood character that:

- Exhibits a planned higher dwelling density and built form intensity.
- Reflects the coordinated planning, design and building of a new community including lots, streets, other infrastructure, dwellings, other buildings, open spaces and the landscape.
- Is maintained into the future by additions and alterations being consistent with the original character as constructed by the developer of Waverley Park.

3.0
19/01/2006
VC37

Modification to Clause 54 and Clause 55 standards

STANDARD	MODIFIED REQUIREMENT
A3	Walls of buildings should be set back from streets the distance specified in Table A1.
	Porches, pergolas, balconies, verandahs, facias, gutters and eaves may encroach into the setbacks of this standard.

STANDARD	MODIFIED REQUIREMENT
----------	----------------------

Table A1 Street setback

DEVELOPMENT CONTEXT	MINIMUM SETBACK FROM FRONT STREET (METRES)	MINIMUM SETBACK FROM A SIDE STREET (METRES)
All situations	<p>3 metres except where lesser setbacks are:</p> <ul style="list-style-type: none"> ▪ Generally consistent with design approaches specified in the Waverley Park Concept Plan, August 2002, or ▪ Specified for a lot on a building envelope plan as part of the stage plans endorsed under Planning Permit STA/2001/000714 for Waverley Park. 	<p>1 metre except where lesser setbacks are:</p> <ul style="list-style-type: none"> ▪ Generally consistent with design approaches specified in the Waverley Park Concept Plan, August 2002, or ▪ Specified for a lot on a building envelope plan as part of the stage plans endorsed under Planning Permit STA/2001/000714 for Waverley Park.

A4 and B7

The maximum building height should not exceed 10 metres above the finished ground level, unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the maximum building height should not exceed 12 metres above the finished ground level.

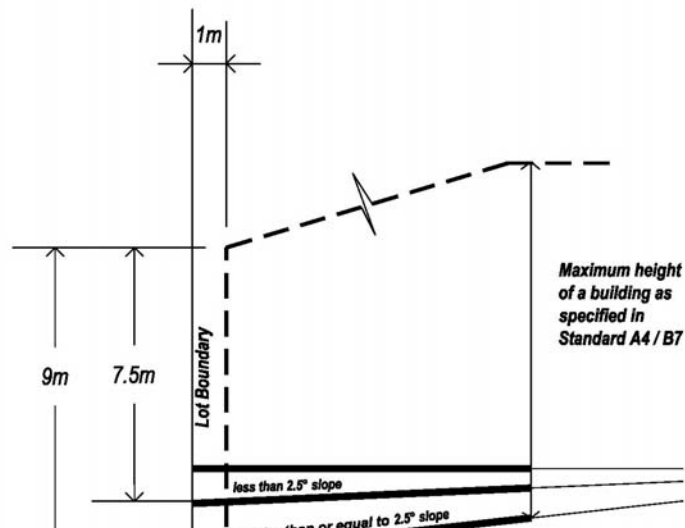
In the case of a three-storey dwelling, the maximum building height should not exceed 13 metres above the finished ground level, unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the maximum building height should not exceed 15 metres above the finished ground level.

The maximum building height may be varied if it is specified for a lot on a building envelope plan as part of the stage plans endorsed under Planning Permit STA/2001/000714 for Waverley Park.

STANDARD	MODIFIED REQUIREMENT
A5	<p>The site area covered by buildings should not exceed 80 per cent, except where it is:</p> <ul style="list-style-type: none"> ▪ Generally consistent with design approaches specified in the Waverley Park Concept Plan, August 2002, or <p>Specified for a lot on a building envelope plan as part of the stage plans endorsed under Planning Permit STA/2001/ 000714 for Waverley Park.</p>

A10	<p>A new building not on or within 150mm of a boundary should be set back from side or rear boundaries 1 metre plus 0.3 metres for every metre of height over 7.5 metres above the finished ground level unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case 1 metre plus 0.3 metres for every metre of height over 9 metres above the finished ground level.</p> <p>A dwelling facing onto and directly abutting public open space may be built on or within 150mm of the common boundary.</p> <p>Sunblinds, verandahs, balconies, porches, eaves, fascias, gutters, chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach into the setbacks of this standard.</p> <p>Landings having an area of not more than 2 square metres, stairways, ramps, pergolas, shade sails and carports may encroach into the setbacks of this standard.</p>
-----	--

Diagram A1 Side and rear setbacks



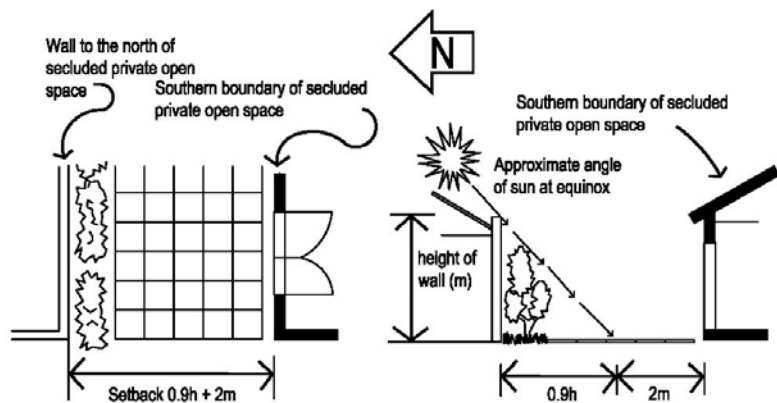
STANDARD	MODIFIED REQUIREMENT
<p>A11 and B18</p>	<p>The length of walls of a building on a lot constructed on or within 150mm of a side or rear boundary of the lot or a carport on a lot constructed on or within 1 metre of a side or rear boundary of the lot should not abut the boundaries for a combined length of more than:</p> <ul style="list-style-type: none"> ▪ 50 per cent of the combined length of the perimeter boundaries of the lot, unless the building has one or more common walls with an abutting building on another lot, in which case the length of walls may abut the boundaries for a combined length of up to 100 per cent of the length of the perimeter boundaries of the site, ▪ Where there are existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports, ▪ The length specified for a lot on a building envelope plan as part of the stage plans endorsed under Planning Permit STA/2001/ 000714 for Waverley Park, <p>whichever is the greater.</p> <p>A wall or carport may fully abut a side or rear boundary beyond that specified above where slope and retaining walls or fences would result in the effective height of the wall or carport being less than 8.5 metres above the finished ground level on the abutting property boundary.</p> <p>A building on a boundary includes a building set back up to 150mm from a boundary.</p> <p>The height of a new wall constructed on or within 150mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary should not exceed 7.5 metres above the finished ground level unless:</p> <ul style="list-style-type: none"> ▪ The slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the height of the new wall should not exceed 9 metres above the finished ground level, ▪ Abutting a higher existing or simultaneously constructed wall, ▪ Generally consistent with design approaches specified in the Waverley Park Concept Plan, August 2002, or ▪ Specified for a lot on a building envelope plan as part of the stage plans endorsed under Planning Permit STA/2001/ 000714 for Waverley Park.

STANDARD	MODIFIED REQUIREMENT
----------	----------------------

A17 and B28	<p>A dwelling or residential building should have private open space consisting of:</p> <ul style="list-style-type: none"> ▪ An area of 40 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with a minimum area of 25 square metres, a minimum dimension of 3 metres and convenient access from a living room, or ▪ A balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room, or ▪ A roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room.
--------------------	--

A18	<p>The private open space should be located on the north side of the dwelling, if practicable.</p> <p>The southern boundary of secluded private open space should be set back from any wall on the north of the space at least $(2 + 0.9h)$ metres, where 'h' is the height of the wall and secluded private open space is an area of 25 square metres.</p>
------------	--

Diagram A5 Solar access to open space



A19 and B31	<p>The design of buildings, including:</p> <ul style="list-style-type: none"> ▪ Façade articulation and detailing, ▪ Window and door proportions, ▪ Roof form, and ▪ Verandahs, eaves and parapets, <p>should respect the existing or preferred neighbourhood character.</p> <p>Garages and carports should be visually compatible with the development and the preferred neighbourhood character.</p>
--------------------	--

STANDARD	MODIFIED REQUIREMENT
A20	<p>The design of front fences should complement the design of the dwelling and any front fences on adjoining properties.</p> <p>A front fence within 3 metres of a street should not exceed the maximum height specified in Table A2.</p>

Table A2 Maximum front fence height

STREET CONTEXT	MAXIMUM FRONT FENCE HEIGHT
Streets in a Road Zone, Category 1	2 metres
Other streets	1.5 metres

B6	<p>Walls of buildings should be set back from streets the distance specified in Table B1.</p> <p>Porches, pergolas, balconies, verandahs and eaves may encroach into the setbacks of this standard.</p>
----	---

Table B1 Street setback

DEVELOPMENT CONTEXT	MINIMUM SETBACK FROM FRONT STREET (METRES)	MINIMUM SETBACK FROM SIDE STREET (METRES)
Buildings of three or less storeys, excluding a basement	<p>3 metres except where lesser setbacks are:</p> <ul style="list-style-type: none"> Generally consistent with design approaches specified in the Waverley Park Concept Plan, August 2002, or Specified for a lot on a building envelope plan as part of the stage plans endorsed under Planning Permit STA/2001/000714 for Waverley Park. 	<p>1 metre except where lesser setbacks are:</p> <ul style="list-style-type: none"> Generally consistent with design approaches specified in the Waverley Park Concept Plan, August 2002, or Specified for a lot on a building envelope plan as part of the stage plans endorsed under Planning Permit STA/2001/000714 for Waverley Park.
Buildings of four or more storeys, excluding a basement	3 metres except where a podium to a building contains on its upper level an area of landscaped open	0 metre.

space, where the minimum setback is 0 metre.

STANDARD	MODIFIED REQUIREMENT
<p>B8</p>	<p>The site area covered by buildings should not exceed 80 per cent, except where:</p> <ul style="list-style-type: none"> ▪ A podium to a building contains on its upper level an area of landscaped open space, where the site area covered by the podium may be up to 100 per cent, ▪ It is generally consistent with design approaches specified in the Waverley Park Concept Plan, August 2002, or ▪ Specified for a lot on a building envelope plan as part of the stage plans endorsed under Planning Permit STA/2001/ 000714 for Waverley Park.
<p>B9</p>	<p>At least 20 per cent of the site should not be covered by impervious surfaces, except where:</p> <ul style="list-style-type: none"> ▪ A podium to a building contains on its upper level an area of landscaped open space, where the site may be fully covered by impervious surfaces, ▪ It is generally consistent with design approaches specified in the Waverley Park Concept Plan, August 2002, or ▪ Specified for a lot on a building envelope plan as part of the stage plans endorsed under Planning Permit STA/2001/ 000714 for Waverley Park.

STANDARD	MODIFIED REQUIREMENT
----------	----------------------

B17

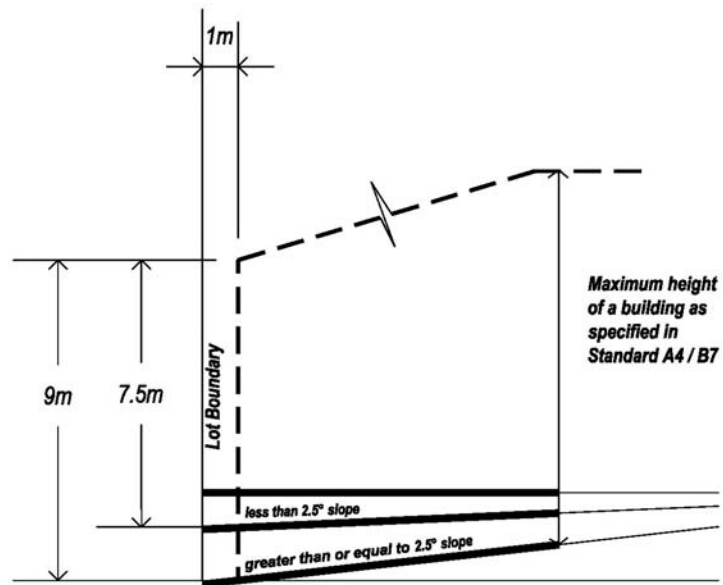
A new building not on or within 150mm of a boundary should be set back from side or rear boundaries 1 metre plus 0.3 metres for every metre of height over 7.5 metres above finished ground level unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case 1 metre plus 0.3 metres for every metre of height over 9 metres above finished ground level.

A building facing onto and directly abutting public open space may be built on or within 150mm of the common boundary.

Sunblinds, verandahs, porches, eaves, fascias, gutters, chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach into the setbacks of this standard.

Landings having an area of not more than 2 square metres, stairways, ramps, pergolas, shade sails and carports may encroach into the setbacks of this standard.

Diagram B1 Side and rear setbacks

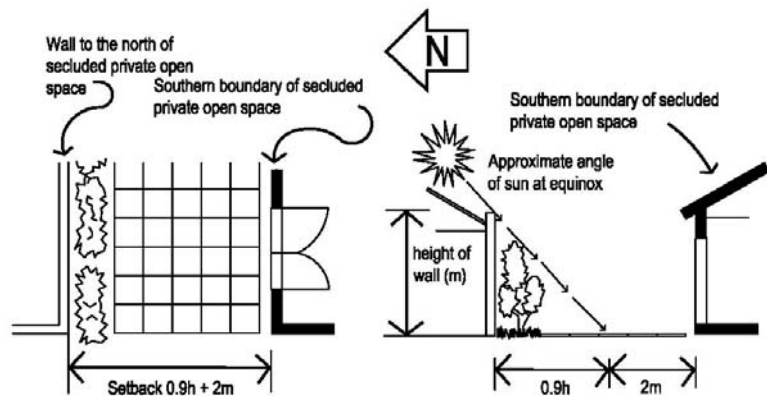


STANDARD	MODIFIED REQUIREMENT
----------	----------------------

B29 The private open space should be located on the north side of the dwelling, if practicable.

The southern boundary of secluded private open space should be set back from any wall on the north of the space at least $(2 + 0.9h)$ metres, where 'h' is the height of the wall and secluded private open space is an area of 25 square metres.

Diagram B5 Solar access to open space



B32 The design of front fences should complement the design of the dwelling or residential building and any front fences on adjoining properties.

A front fence within 3 metres of a street should not exceed the maximum height specified in Table B3.

Table B3 Maximum front fence height

STREET CONTEXT	MAXIMUM FRONT FENCE HEIGHT
Streets in a Road Zone, Category 1	2 metres
Other streets	1.5 metres

4.0
19/01/2006
VC37

Decision guidelines

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

- The design response.
- The Waverley Park Concept Plan, August 2002.