

19/11/2009
C74

SCHEDULE 18 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO18

ELWOOD NEIGHBOURHOOD ACTIVITY CENTRES AND ADJOINING RESIDENTIAL LAND

1.0

10/04/2008
C57(Part 1)

Design Objectives

- To ensure development achieves the design objectives and requirements identified for each area in the Table to this Schedule.
- To enable additional development within the neighbourhood activity centres and adjoining residential areas.
- To encourage high quality, well-designed new buildings, works, renovations and additions that are compatible with the existing architectural and streetscape character of Elwood Junction, Elwood Village and the residential areas of Ormond Road.
- To encourage contemporary architecture that respects the historic and distinctive character of the retail and residential areas.
- To ensure built form respects the amenity of the public realm and surrounding residential areas and limits adverse impacts.
- To ensure that development is of a scale that maintains a sense of openness, access to sky views and provides for adequate solar access to ensure the protection of the amenity of the public realm.
- To ensure articulated, attractive and detailed facades on all street elevations.
- To retain a built form that respects the scale and form of nearby heritage places.

2.0

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Buildings and Works

A permit cannot be granted to vary any mandatory requirements in the Table to this Schedule.

This does not apply to architectural features such as domes, towers, masts and building services, including enclosed stairwells, that do not exceed the required height by more than 4 metres. The floor area of these features must not exceed 10% of the gross floor area of the top building level.

A permit may be granted to vary the discretionary requirements as specified in the Table to this Schedule, subject to the proposal achieving the Design Objectives specified for this Schedule, the Preferred Character and Design Objectives for the particular area, and any local planning policy requirements, to the satisfaction of the responsible authority.

Minor buildings and works, such as basements which do not project above ground level, verandahs, architectural features, balconies, shelters, sunshades, art works, street furniture, and fences may be constructed within the setback distance from boundaries specified in the Table to this Schedule for area DDO18-2, subject to the proposal achieving the Design Objectives specified for this Schedule, and the Preferred Character and Design Objectives for the particular area.

In this schedule reference to a 'storey' is a reference to an above-ground storey. It does not include a basement.

An application must be accompanied by a site analysis and urban context report, which demonstrates how the proposed buildings or works achieve:

- The Design Objectives of this Schedule;
- The Design Objectives of the relevant Area;
- The Requirements of the relevant Area.

Table to Schedule 18

AREA DDO18-1 – Elwood Neighbourhood Activity Centres (Elwood Junction and Elwood Village)

Preferred Character

- Vibrant pedestrian-orientated shopping and leisure strips with buildings that provide active frontages that face the footpath with a mix of uses above.
- A built form that relates to the scale of the existing two-storey inter-war buildings.
- New development of a contemporary character with architectural detail that responds to the existing two-storey inter-war buildings by interpreting their characteristic pattern of façade articulation and materials.

Design Objectives

- To ensure that the built form of new development respects the historic scale of buildings in the area including their overall and street height and parapet form.
- To ensure that additional building levels above the street wall are set back behind the street wall so that they do not compromise the integrity of the street wall parapet.
- To ensure ground-floor frontages are pedestrian orientated and add interest and vitality to the retail areas.
- To ensure that developments on lots in the Business 1 Zone in Elwood Junction and Elwood Village provide comfortable transition in form to the residential precincts to the rear.
- To add interest and variety to the commercial area's streetscape by including architectural corner features integrated with the design of the building on street corners (with the exception of 35 Glen Huntly Road).

Requirements

- Buildings with frontage to Glen Huntly and Ormond Roads must have a street wall* with a height of not less than 7.5 metres and not more than 3 storeys and 10.5 metres, and must not exceed an overall height of 4 storeys and 13 metres, with the exception of any new building on the land at 35 Glen Huntly Road which must not exceed an overall height of 9.5 metres.
- * Street wall is the wall at zero setback from the footpath or in the absence of a footpath, the road boundary.
- Any storey(s) above the street wall must adopt a setback from front and side street boundaries (not laneways) that ensures that, at most, only fascia and eaves are visible from standing eye level (1.6 metres above ground level) on the footpath directly opposite the site.
 - Balustrading above the street wall must be setback from the street boundary such that it is not visible from standing eye level (1.6 metres above ground level) on the footpath directly opposite the subject site, unless it can be incorporated into the street wall without extending above a height of 10.5 metres.

- Buildings on corner sites (including those with laneway abuttal) must have a street wall with a height of not less than 7.5 metres and not more than 3 storeys and 10.5 metres, for at least 10 metres along the side street boundary.
- New development on land on the north side of Ormond Road, with the exception of the land at 79 to 83 Ormond Road, must be set back above a height of 10.5 metres such that it is not visible from standing eye level (1.6 metres above ground level) at the rear building line of any adjoining residential property.
- Where balconies are included above ground level, they must not project beyond the title boundary.
- Buildings must be built to the width of the lot along the Ormond Road and Glen Huntly Road frontages.
- Buildings should have a verandah or canopy over the street footpath extending the full width of the property and consistent with the height of the adjoining weather protection structures.
- The design of buildings should contribute to visual interaction between ground floor activity and pedestrians on the street by:
 - having the ground floor level with the footpath, except within the Special Building Overlay where ground floors may be raised to meet the requirements of that overlay;
 - incorporating substantial clear glazing at the ground floor level;
 - including pedestrian entrances to retail activities from Glen Huntly and Ormond Roads.
- Above ground floor level, the facades of buildings facing Ormond and Glen Huntly Roads and any intersecting side street or laneway should be well articulated and should respond to the building characteristics of the two-storey inter-war buildings by an interpretation of/ or by including the following design details:
 - punched openings;
 - parapets;
 - the existing predominant pattern of vertical articulation;
 - the existing predominant pattern of window proportions and locations; and
 - predominantly red face brickwork and/or light-coloured render finish.
- Upper level side walls should be designed to create an attractive façade.
- All new vehicular access should be provided from the side or rear of lots, wherever possible.
- New development should not significantly overshadow existing secluded private open space of residential properties in accordance with Clause 54.04-5 / 55.04-5 (overshadowing open space objective) of the Port Phillip Planning Scheme.
- The height and setback of a building from a boundary with any residential property should accord with Clause 54.04-1 / 55.04-1 (side and rear setbacks objective) of the Port Phillip Planning Scheme.

AREA DDO18-2 – Residential Precinct

Preferred Character

- A residential area with a consistent built form character where buildings present to the street and abutting properties to the rear as of three-storey contemporary building scale.

- An area where new development is highly articulated and of a contemporary character.
- An area that has a leafy character with buildings having front and side setbacks allowing for landscaping.

Design Objectives

- To ensure that the built form of new development respects the domestic nature of the area and communicates a residential quality in terms of building massing and presentation.
- To ensure the provision of generous front setbacks to maintain the precinct's garden qualities.
- To ensure that side setbacks are provided at ground and upper level to ensure sufficient spacing between buildings for the penetration of light and landscaping into the streetscape.
- To ensure that redevelopment of residential land in Ormond Road provides a transition in form to that of abutting residential properties to the rear.
- To ensure that buildings are well articulated and of a contemporary character which are respectful to their historic context.

Requirements

- The front wall of buildings must not exceed a height of 3 storeys and 10.5 metres and the buildings must not exceed an overall height of 4 storeys and 13 metres.
- Any 4th storey must be set back from front and side street boundaries such that it (and any associated balustrading) is not visible from standing eye level (1.6 metres above ground level) on the footpath directly opposite the site.
- New development on land on Ormond Road must be set back above a height of 10.5 metres such that it is not visible from standing eye level (1.6 metres above ground level) at the rear building line of any adjoining residential property.
- Any 4th storey must be designed to appear as a lightweight element in the context of the total building structure.
- Buildings must be set back from the front boundary a minimum distance of 6 metres or that distance required by Clause 54.03-1 / 55.03-1 (street setback objective) of the Port Phillip Planning Scheme, whichever is the greater.
- Front setbacks must be landscaped, and should not be used for car parking.
- Front and side street facades should be highly articulated and of a contemporary character while maintaining some reference to the design detail of residential heritage buildings within the precinct, by employing features such as doors, windows, balconies, porches, bay windows, overhanging eaves, recesses, projections and changes of material and colour.
- Exposed side walls and the rear walls of buildings should be well articulated.
- The height and setback of a building from a boundary with any residential property should accord with Clause 55.04-1 (side and rear setbacks objective) and Clause 55.04-5 (overshadowing open space objective) of the Port Phillip Planning Scheme.
- New development should have rear setbacks that maintain the existing characteristic pattern of backyards in the area.

3.0 Decision Guidelines

13/11/2008
C57(Part 2)

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

- The Design Objectives of this Schedule
- The Preferred Character statements, Design Objectives and Requirements for the relevant area
- The Ormond Road Urban Design Guidelines (2008)