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SCHEDULE 5 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO5**

WAVERLEY ROAD NEIGHBOURHOOD ACTIVITY CENTRE

1.0 Design objectives

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To design buildings that enhance the appearance, amenity and safety of the Waverley Road Centre, and contribute to its street life and activity.

To design buildings of an appropriate scale and form to the streetscape context and with well considered architectural detail.

In the commercial parts of the centre, to create a more cohesive streetscape image.

To encourage retention of older buildings which contribute to the overall character of the centre, where they are in good condition and where this is a practical design solution.

To use available commercial land within the centre more efficiently so that opportunities for new housing or local businesses are created.

To provide a range of housing choices within the centre to accommodate different housing needs and household types.

To respect the preferred character of existing residential areas.

To protect existing residential areas from unreasonable loss of amenity.

2.0 Buildings and works

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Permit requirement

A permit is not required to construct a building or carry out works for:

- Construction or carrying out the following within a business zone:
 - The installation of an automatic teller machine.
 - An alteration to an existing building façade provided:
 - The alteration does not include the installation of an external roller shutter.
 - At least 80 per cent of the building façade at ground 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.
- Extensions to an existing dwelling within a residential zone provided the extension does not exceed the building height and setback requirements for Precinct 6 in Table 2 to this schedule.

New development must meet the design objectives and should address the design requirements and outcomes to be achieved identified for the centre as well as any requirement/outcome specified for individual precincts in Table 1 to this schedule.

In addition to other information required to be submitted with a planning application, if required by the responsible authority, applications must be accompanied by a statement detailing how the proposed development responds to the design objectives, design requirements and outcomes to be achieved of this schedule.

3.0

Subdivision

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A permit is not required to subdivide land.

4.0

Decision guidelines

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

- The design objectives of this schedule.
- Whether the proposal achieves the design requirements and the outcomes to be achieved in Table 1 of this schedule.
- Whether the development is consistent with the Student Housing Policy at Clause 22.08.

5.0

Reference

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Waverley Road Urban Design Framework Plan, 2008.

Table 1 to Schedule 5 – General Requirements

General	
Design requirements	Outcome to be achieved
<p>Building height, form and siting</p> <p>Provide visual interest through variations in the form, setbacks and massing of new buildings.</p>	<p>Well designed buildings that are of a scale and form that complements the preferred character of the centre.</p> <p>Building height and setbacks that limit the impact on the amenity of existing dwellings.</p>
<p>Building appearance</p> <p>Building facades should be composed with an appropriate scale, rhythm and proportion that respond to the building's use and context.</p> <p>Where appropriate, provide opportunities for externally located artwork within new development.</p> <p>Bin enclosures and other storage should be located at the rear of buildings and screened from view to ensure a tidy presentation onto streets, pedestrian areas, laneways and public parking areas.</p>	<p>High architectural quality.</p> <p>Building façades that define the public realm and achieve the desired streetscape character.</p>
<p>Public/private interface</p> <p>The street façade and internal layout of the ground floor should be designed to facilitate visual and physical access between the building and the adjoining public realm/street.</p> <p>Pedestrian entries into buildings should be clearly visible, well lit and directly face the street or adjoining public space.</p> <p>Entrances should provide adequate weather protection.</p>	<p>Buildings that relate positively and add life to adjacent streets and public realm.</p> <p>Building frontages that provide for natural surveillance and security of public spaces.</p>
<p>Laneway access (rear of 60-100 Waverley Road)</p> <p>Use of the laneways as a shared space for both vehicles and pedestrians should be encouraged through development that provides activity to the laneway including elements such as windows and rear entry.</p> <p>The laneway could be strengthened as a pedestrian through-block connection between Dandenong and Waverley Roads.</p>	<p>Buildings and laneways that provide casual surveillance and alternative pedestrian access to Waverley Road.</p>
<p>Vehicle access and parking</p> <p>The number of vehicle crossovers should be minimised and where possible provided from laneways or secondary street frontages.</p> <p>On site parking for vehicles should be located to have a minimal visual impact on the streetscape and adjoining public spaces. Parking between the front of the building and the street should be avoided.</p>	<p>Design of parking and access areas will be safe, practical and attractive and can be easily maintained.</p>

<p>Setbacks where adjoining residential zoned properties</p> <p>New buildings adjoining residential properties should provide a transitional height and setbacks.</p> <p>Building heights and setbacks of all non residential and residential buildings adjoining a residential boundary should implement the objectives of ResCode for development up to 9 metres. Where development exceeds 9 metres, regard should be given to the directions of Clause 52.35.</p> <p>Where a laneway separates existing residential properties from a development site, the interface at which assessment should be made is at the residential property.</p>	<p>Building heights and setbacks that maintain reasonable amenity to existing residential properties.</p>
<p>Existing buildings</p> <p>Where possible, new development should incorporate older buildings that contribute to the character of the area. Retail or office buildings should provide an active frontage at the ground and upper levels to Waverley Road.</p>	<p>Retention of older buildings that are an important part of the area's character.</p>

Table 2 to Schedule 5 - Urban Design Precincts (as shown on Plan 1)

DDO5 – 2 Dandenong / Waverley Road Intersection	
Future Character Statement	The intersection of Dandenong and Waverley Roads will be strengthened as an entry point to the Waverley Road centre. It will also serve as an important point of connection between the centre and the Phoenix Precinct.
Outcome to be achieved	<p>The intersection of Dandenong and Waverley Roads strengthened as an entry point to the Waverley Road centre.</p> <p>Enhancement of the image and appearance of this precinct through the retention of older buildings, and the quality of new buildings and surrounding spaces.</p> <p><i>Existing landscape features</i></p> <p>New development should be sited and designed to retain the Norfolk Island Palms, and views to these trees from the Dandenong Road approach.</p> <p><i>Building form</i></p> <p>New buildings, or additional levels to older buildings, should reflect the form, scale and massing of the Edwardian and Interwar era buildings that contribute to the character of the area.</p>
Design requirements	
Building appearance	<p>Precinct 2a</p> <p>Buildings should be designed to complement the variations in the form, scale, massing and roofline of the Racecourse Hotel, with attention paid to the detailed design of visible wall surfaces.</p>
Building heights and setbacks	<p>Precinct 2a</p> <p>Building heights should not exceed 15 metres (4 storeys) along the Dandenong or Waverley Road frontages with variations in building height that results in parts of the built form at lesser height that respects heritage properties.</p> <p>Buildings at ground level should be set up to the Waverley Road street boundary. A landscaped setback from the Dandenong Road frontage may be considered.</p>
	<p>Precinct 2b</p> <p>Street wall heights should not exceed the façade wall height of 47 Waverley Road being the Bookaburra buildings.</p> <p>Buildings should not exceed an overall height of 11 metres (3 storeys). The 3rd storey should be set back at least 3 metres from Waverley Road to reduce its bulk to the street.</p> <p>Commercial buildings should be set up to the street boundary at ground level.</p> <p>Residential buildings should provide a landscaped setback.</p>

DDO5 – 3 Dandenong Road Residential Frontage	
Future Character Statement	New student housing developments will be focussed in this precinct, taking advantage of the proximity to the University which will be easily accessed by clear pedestrian or cyclist crossing points over Dandenong Road. Higher scale buildings will reflect the scale of the university buildings opposite, creating a strong and distinct streetscape image for this section of Dandenong Road.
Outcome to be achieved	A cluster of well designed, higher density residential development that take advantage of the proximity to Monash University, shops and transport. Buildings that contribute to the appearance of Dandenong Road as a regionally significant boulevard.
Design requirements	
Building appearance	High quality, contemporary architecture that make a positive contribution to the streetscape of Dandenong Road.
Building heights and setbacks	Buildings should not exceed an overall height of 15 metres (4 storeys). New buildings should be sited so that there is a landscaped frontage setback from Dandenong Road.
DDO5 – 4 Dandenong and Burke Roads Corner	
Future Character Statement	Buildings at the corner of Burke and Dandenong Road will reinforce the role of Dandenong Road as a regionally significant boulevard.
Outcome to be achieved	Buildings that enhance the Dandenong Road boulevard. Well designed, higher density residential development that takes advantage of the close proximity to the University, shops and transport.
Design requirements	
Building appearance	The design of these buildings should contribute to the streetscapes of Burke and Dandenong Roads by presenting a well designed façade to the street. Buildings should emphasise their prominent corner location with higher scale built form, while providing a sense of transition to adjoining residential properties.
Building heights and setbacks	Precinct 4 Building heights should not exceed 15 metres (4 storeys).

DDO5 – 5 Waverley Road Shopping Centre	
Future Character Statement	<i>Façade treatment of retail and commercial buildings</i> The predominant pattern of fine-grain shopfronts along the Waverley Road commercial strip should be maintained.
Outcome to be achieved	A mix of older buildings with contemporary architecture that creates a dynamic and eclectic character. New development that supports a range of shops, offices and dwellings.
Design requirements	
Building appearance	High quality, contemporary architecture that makes a positive contribution to the streetscape appearance and activity of Waverley Road.
Building heights and setbacks	Precinct 5a Building height should not exceed an overall height of 15 metres (4 storeys) along the Waverley Road frontage with variation in building form that results in parts of built form at lesser height. Buildings should be set up to the street boundary at ground level.
	Precinct 5b Building heights should not exceed an overall height of 11.5 metres (3 storeys). Higher building elements shall be treated on their merits having regard to the overall design objectives of the Overlay. On the northern side of Waverley Road, upper levels should be setback an adequate distance to protect existing solar access to the footpaths on the southern side of Waverley Road. Buildings should be set up to the street boundary at ground level.

DDO5 – 6 Residential Sites	
Future Character Statement	The residential sites within the Waverley Road centre will include a variety of housing types and styles, from the Victorian era to the present. New dwellings should be designed to reflect the character of the streetscape in terms of building height, siting and form and to respect the amenity of adjoining residential properties.
Outcome to be achieved	New dwellings that provide for a range of housing types close to the shopping centre, transport, University and other local facilities, while complementing the desired streetscape character of the area.
Design requirements	
Building appearance	High quality, contemporary architecture that makes a positive contribution to the streetscape appearance of the Waverley Road Centre.
Building heights and setbacks	Building heights should not exceed an overall height of 11.5 metres (3 storeys). Buildings should be setback from the street frontage in accordance with the setback pattern of adjoining residential properties to the satisfaction of the responsible authority. On the northern side of Waverley Road, upper levels should be setback an adequate distance to protect existing solar access to the footpaths on the southern side of Waverley Road.

PLAN 1 – PRECINCT PLAN

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Waverley Road Neighbourhood Activity Centre
Precinct Map