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Proposed C172mona

SCHEDULE 6 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO6**.

THE MONASH BOULEVARDS

1.0

Design objectives

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To provide a consistent, strongly landscaped setback along each boulevard, enhancing the garden city character of Monash.

To provide high quality and environmentally sustainable mid-rise development along each boulevard, with taller built form located at key gateways.

To ensure the height and built form of new buildings provide an acceptable interface, amenity outcomes and transition to adjoining lower scale residential areas in the General Residential Zone and Neighbourhood Residential Zone.

To encourage lot consolidation in order to achieve the maximum building heights and to provide for sufficient building setbacks to deliver high levels of internal and external amenity.

To minimise the need for fencing along street interfaces through appropriate landscaping and building design.

2.0

Buildings and works

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A permit is not required to construct a building or construct or carry out works for a development up to and including 3 storeys if the following conditions are met:

- No part of a building, including a basement, is constructed within 7.6m from the boundary with Dandenong Road, Springvale Road or a service road accessed from Dandenong Road or Springvale Road;
- A minimum of 60% of the above setback is landscaped and free of impermeable surfaces; and
- The building is used for the purposes of accommodation.

A permit is required to construct a fence with any street interface.

The following buildings and works requirements apply to an application to construct a building, construct or carry out works:

Definitions

'Boulevard' means Dandenong Road, Springvale Road or a service road accessed from Dandenong Road or Springvale Road.

'Boulevard boundary' means a lot boundary shared with a boulevard.

'Boulevard setback' means the space between the boulevard boundary and any buildings.

Building height

- Building heights should not exceed the heights identified in Table 1 relative to the site width requirements.
- Building heights above 11 metres (up to three storeys) should not exceed 13.5 metres (up to four storeys) beyond 50 metres from the *boulevard boundary*, regardless of the applicable maximum building height in Table 1.

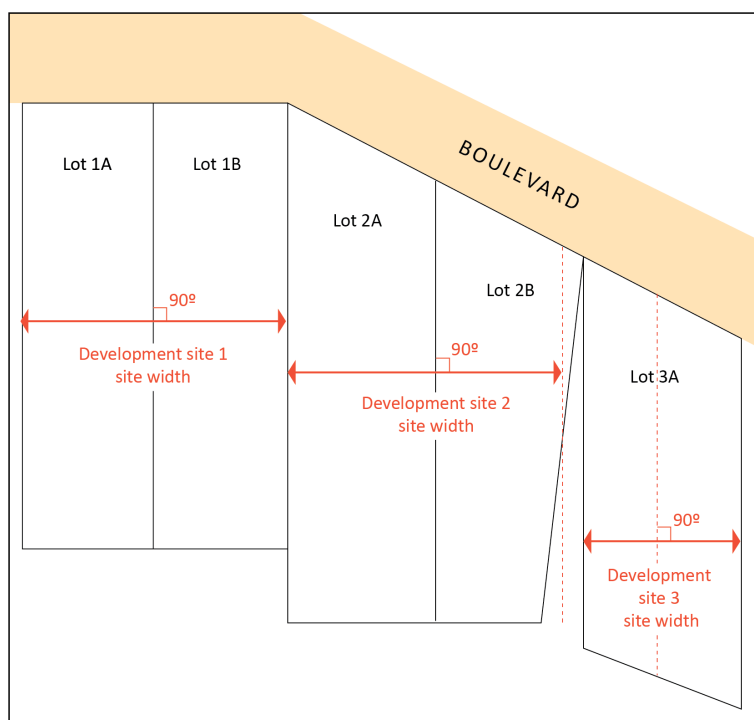
Table 1: Building height and lot width

Height area	Site width*	Preferred building height
Area A (GRZ4)	Less than 24 metres in width	11 metres up to 3 storeys

Height area	Site width*	Preferred building height
	24 metres or greater in width	13.5 metres up to 4 storeys
Area B (RGZ7)	Less than 30 metres in width	13.5 metres up to 4 storeys
	30 metres or greater in width	21 metres up to 6 storeys

*Note - As illustrated in Diagram 1, 'site width' is calculated by combining the widths of all lots making up the development site as measured perpendicular to the side boundary. Where side boundaries are not parallel, the average site width is used.

Diagram 1: Calculating site widths



Boulevard setback

- All parts of a building should be set back a minimum of 7.6 metres from the *boulevard boundary*. This includes any part of a basement, excluding an access ramp. (Refer to Diagrams 2 & 3 below)
- Upper levels above 13.5 metres (four storeys) should be set back an additional 3.0 metres from the *boulevard boundary* (10.6 metres in total). (Refer to Diagram 3 below)
- A minimum of 60% of the boulevard setback should contain landscaping and pervious surfaces.
- Canopy trees should be planted within the *boulevard setback* to achieve a mature height greater than the predominant height of the building visible from the street and with sufficient canopy spread to shade to at least 80% of the *boulevard setback*. For the purposes of this requirement, the predominant height will be 13.5m (or the height of the development, whichever is lesser) in Area A or if levels above 13.5m are setback an additional 3.0m from the *boulevard* in Area B.
- Secluded private open space areas at ground level should not be provided within the *boulevard setback*. Instead, these areas should be provided within the other setbacks.

Other setbacks

Corner and dual frontage sites

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- A building should be set back at least 3.0 metres from the intersecting side street. (Refer to Diagrams 5 & 6)
- Upper levels above 13.5 metres (four storeys) should be set back an additional 3.0 metres from the intersecting side street (6.0 metres in total). (Refer to Diagram 6)
- Where a site has more than one frontage, the setback from the secondary (non-boulevard) frontage should respect the setbacks of the surrounding built form.

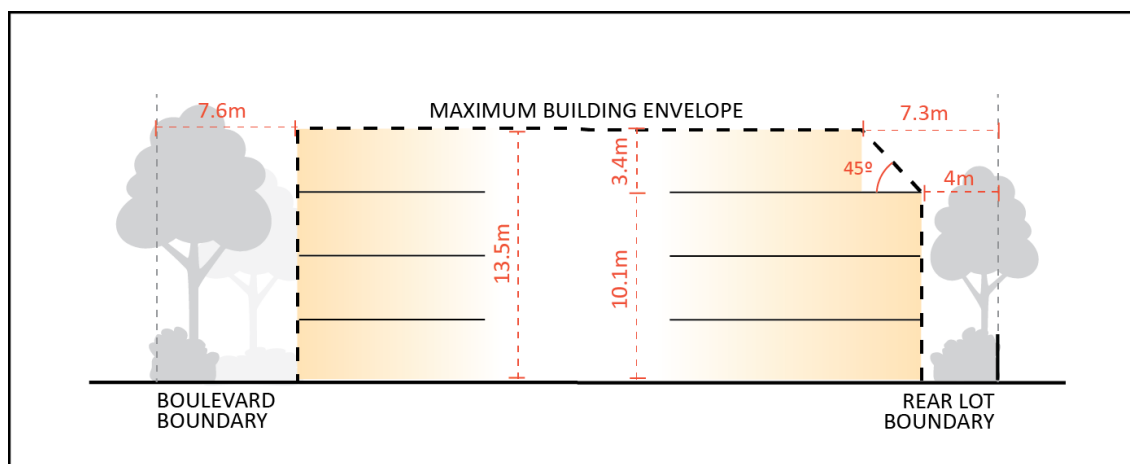
Side setbacks

- Buildings should be set back 1.0m plus 0.3m for every metre of height over 3.6m up to 10.1 metres, plus 1 metre for every metre of height over 10.1m, up to 16.9m). (Refer to Diagrams 5 & 6)
- On sites within Area B that abut a site in Area A or a residential zone that allows for heights up to 4 storeys, ensure that buildings exceeding 16.9 metres (5 storeys) in height provide a transition in height along that interface.

Rear setbacks

- Buildings should be set back 4.0m from the rear boundary for development up to 10.1m (3 storeys), plus 1.0m additional setback for every metre of height over 10.1m up to 16.9m (5 storeys). Rear setback to be taken from the rear boundary, and not the centre of a laneway (if applicable). (Refer to Diagrams 2 & 3)
- Where a habitable room window, balcony, terrace, deck or patio faces a common side or rear boundary, provide a setback of 4.5m to the common boundary.
- Where a site directly abuts a property within the Neighbourhood Residential Zone, provide 4.0m rear setback for development up to 6.8m (2 storeys), plus 1.0m additional setback for every metre of height over 6.8m up to 13.5m (4 storeys). (Refer to Diagram 4)

Diagram 2: Boulevard and rear setbacks in Area A



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Diagram 3: Boulevard and rear setbacks in Area B

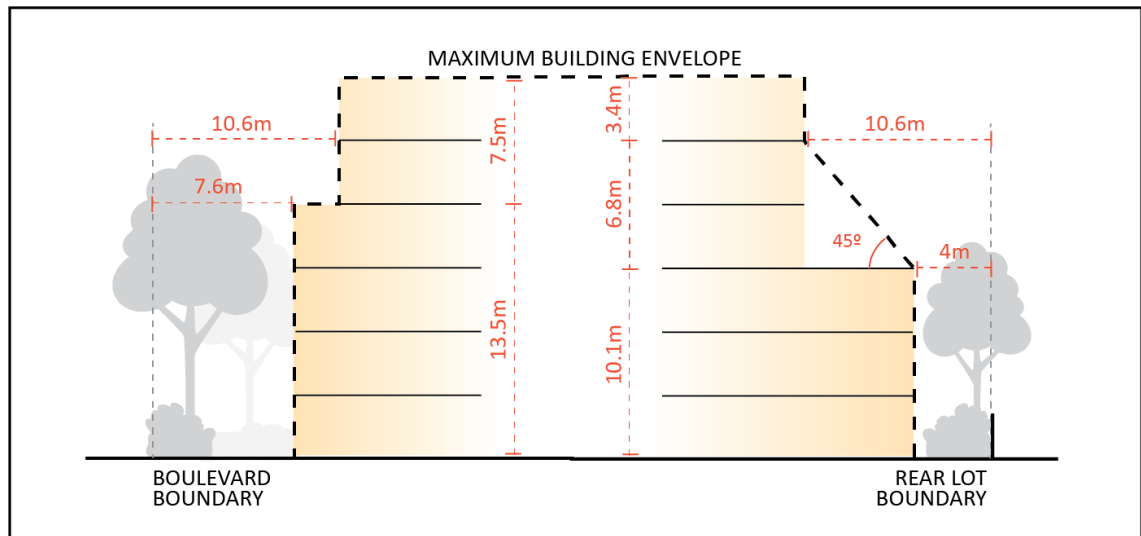


Diagram 4: Rear setbacks with NRZ

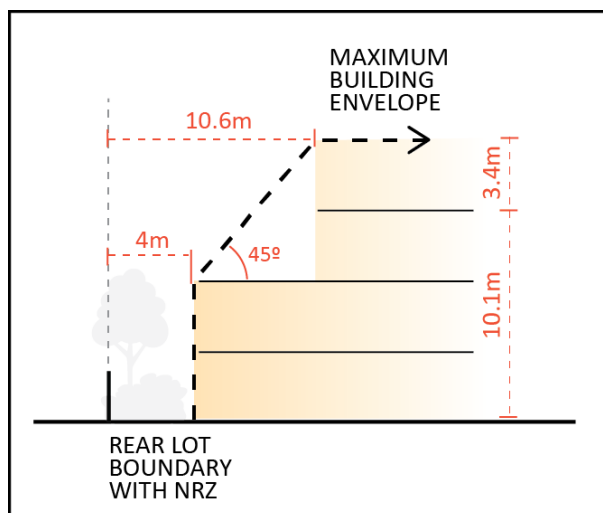


Diagram 5: Side boundary and side street setbacks in Area A

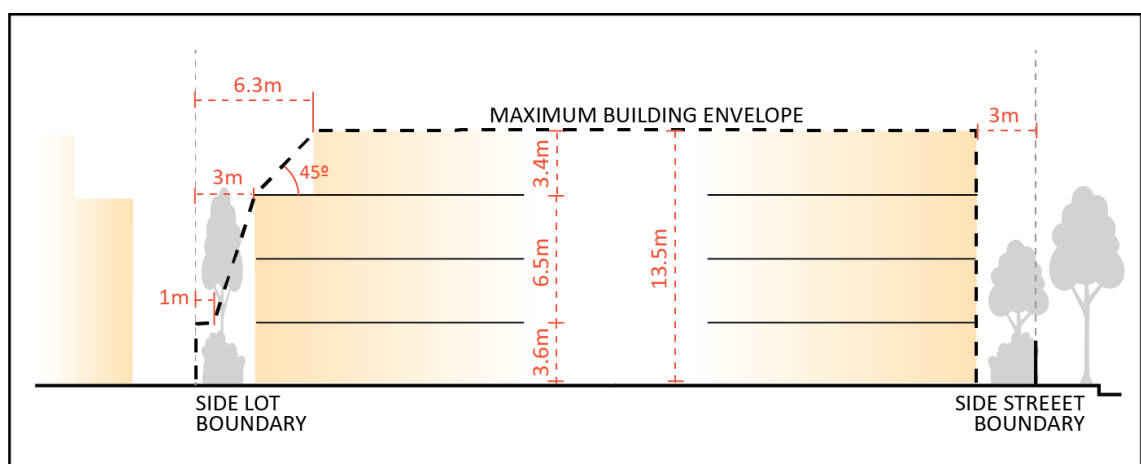
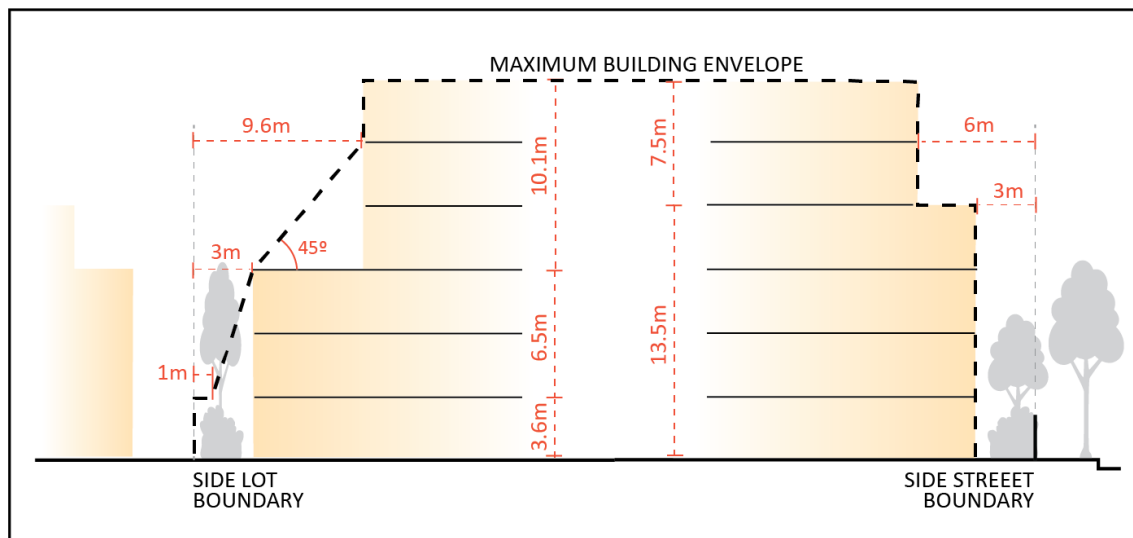


Diagram 6: Side boundary and side street setbacks in Area B



Building form, orientation and design

- For sites adjoining heritage places, provide a transition in scale and form to respect and integrate with the heritage character and significance of the adjoining heritage places.
- Building façades should be designed to:
 - Be sufficiently articulated to avoid visual bulk through the considered design of openings, balconies, varied materials, recessed and projected elements, opportunities for vegetation, and revealing structural elements such as columns and beams.
 - Avoid large areas of rendered surfaces.
 - Avoid a ‘wedding cake’ built form outcome through upper levels on buildings of five storeys or more set back in a minimum of two steps.
 - Allow for the interpretation or reading of each floor level of the building.
 - Be simple and articulated, and not rely on excessive use of materials to achieve visual interest.
- Roof forms should be designed to:
 - Be articulated or divided into distinct sections on larger buildings in order to minimise visual bulk and respond to the roof proportions of existing buildings.
 - Consider site orientation so that element such as eaves and external shades can respond to solar access and shading needs.
 - Consider the architectural detail of eaves as part of the design.
- Services and equipment above the roof (such as plant, lift cores, heating and cooling) should be well integrated, not face the street and contained within the roof form or screened behind a parapet so that they are not visible.
- Site services, such as meter boxes, fire fighting equipment and mail boxes, should be incorporated into the design of the building.
- Buildings to include provision for rainwater capture, storage and re-use, and future readiness for connection to recycled water.
- Provide a sense of address and human scale interaction with the street through:
 - Ground level occupation and the presence of habitable rooms and balconies at all levels.
 - Placing inactive uses, such as laundries, garages and bathrooms, away from street-facing interfaces (where practicable).

- Utilise modulation to distinguish between individual dwellings.
- Activated and landscaped interfaces along all street frontages.
- Separate entries to individual dwellings at ground level.
- Clearly defined building entries directly front the street.
- Where private open space is located at ground floor and visible from a street, innovative techniques should be used to define and give privacy to areas in place of solid fencing. This may include the use of raised garden beds or decorative screening and permeable fencing.
- Buildings should be sited to:
 - Facilitate natural light and ventilation to windows and openings, including cross-ventilation breezes.
 - Mitigate noise and air pollution from the main road environment and, in some cases, nearby industrial uses, to noise sensitive rooms and balconies.
 - Allow for adequate light and sun penetration to existing and future development on adjoining properties.
 - Designed and orientated to maximise opportunities for solar access to living areas and private open space.
 - Locate driveways on the south side of lots with an east-west orientation to maximise solar access to habitable spaces and minimise overshadowing of neighbouring properties.
 - Respond to existing conditions including adjoining uses, topography, vegetation and views.

Car parking and building access, pedestrians and cycling

- Vehicle crossovers and car parking access should be designed to:
 - Provide a single vehicle crossover per site.
 - Be provided from the intersecting side street rather than the Boulevard interface or service lanes, if the site is on a corner.
 - Be positioned away from existing street trees to avoid root damage and/or removal.
- Pedestrian entries, routes between public areas and site facilities, and access should be designed to:
 - Be visible, and accessible to all people, including those with limited mobility, and those with bikes, prams, wheelchairs and mobility scooter.
 - Have integrated pedestrian access ramps and stairs, without compromising the extent of landscaping within street setbacks.
 - Be easy to locate and orientated to address the *boulevard boundary*.
 - Have planting and landscape treatments.
 - Facilitate ease of evacuation to side and rear streets in the event of high pressure gas pipeline failure along Dandenong Road.
- The location of bicycle parking should be easily accessible from the street and at ground level and should be in an area of the site subject to passive or active surveillance.
- Ensure new apartment developments have capacity and readiness for EV charging.

Landscaping and fencing

- Landscaping should be designed to:

- Prioritise the retention of significant and large canopy trees.
 - Maximise deep soil planting zones within boulevard interface and rear setbacks.
 - Have canopy vegetation of a suitable size and height which emerges above the predominant form of the proposed development visible from the street.
 - Be a minimum of 60 per cent of the total area of the boulevard interface, incorporating grassed and planted areas.
 - Have vertical greening within side (and side street) setbacks to create the effect of the buildings sitting in a landscaped setting. This will preferably include trees with a narrow canopy or shrubs or climbers on fences / walls are to reach a minimum of 1.8 metres high where trees are not feasible.
 - Utilise green roofs, walls and balconies to provide additional landscaping and soften the visual impact of buildings.
 - Incorporate fencing solutions.
- Water run-off from impervious surfaces should be collected, cleaned and re-used through passive irrigation where practical.
 - Where paved surfaces are required, position trees and built form to ensure these are at least partially shaded during summer.
 - Encourage the use of permeable paving surfaces, where feasible, to assist with overall soil moisture content.
 - Fences along street interfaces, particularly the boulevard interface, should be avoided to create open and welcoming entrances. However, if fences are required they should be designed to:
 - Not exceed a maximum height of 1.2 metres.
 - Be designed to incorporate landscaping and permeability to contribute greenery and provide a level of passive surveillance to the street.
 - Avoid high fencing along footpaths.

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:

Applications for a fence

- Plans showing proposed fencing, including height, materials and transparency.

Applications for a buildings of three storeys or less

- Plans showing the extent of walls and other architectural features extending into the 7.6 metre boulevard setback.
- Plans showing existing vegetation and any trees proposed to be removed.

- Plans showing proposed landscaping works, permeable/impervious surfaces, and planting including tree species and mature height.
- A schedule of materials and finishes to be used in the development.
- The location and number of vehicle crossovers.
- A statement about how the development meets the requirements of this schedule.

Applications for non-accommodation buildings of three storeys or less, and accommodation buildings of four storeys or more

- A landscape plan prepared by a landscape architect or a suitably qualified landscape designer, drawn to scale and dimensioned which:
 - Identifies, retains and protects significant vegetation on the site and significant vegetation on adjoining properties in proximity to the development which contributes to the character of the area, including the identification of tree protection zones.
 - Proposes new canopy trees and other vegetation that will enhance the landscape character of the neighbourhood particularly within the front, side and rear setbacks, along driveways and walkways, and within private open space areas.
 - Provides a schedule of all proposed trees, shrubs and ground covers including the size of all plants (at planting and at maturity), their location, botanical names and the location of all areas to be covered by grass, lawn, mulch or other surface material.
 - Provides the location and details of all fencing and external lighting.
 - Identifies the extent of any cut and fill, embankments or retaining walls associated with the landscape treatment of the site.
 - Details of all proposed surface materials including pathways, patios or decked areas and measures to reduce stormwater runoff such as porous paving, swales and infiltration, ponding areas and grey water reuse.
- A schedule of materials and finishes to be used in the development.
- A plan identifying service areas, such as waste and recycling areas, utilities and services.
- Details of screening to waste and recycling areas if provided external to the building.
- A statement about how the development meets the requirements of this schedule.

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 the development meets the building heights, building setbacks, building form and design, access, landscaping and fencing requirements of this schedule.
- Whether there is an appropriate balance between greening of the site and providing for reasonable levels of accommodation and access.
- The practicality of providing ground level setbacks on all interfaces, particularly on smaller and irregularly shaped sites.
- The design and placement of vehicle access to avoid the removal or harm to existing street trees.

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- Whether there is an appropriate balance between simple architectural detail and articulation to avoid visual bulk.
- Where a permit is required for the development under the General Residential Zone or the Residential Growth Zone, any inconsistency between the requirements of the schedule to the RGZ and this schedule. In the event of any inconsistency, this schedule prevails.