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Proposed C173mona

SCHEDULE 21 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO21**.

HUNTINGDALE PRECINCT - INDUSTRIAL AND TECHNOLOGY

1.0 Design objectives

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To focus taller development within proximity to the precinct core with high quality and site responsive development.

To encourage development that retains human scale and makes an appropriate transition in building height from the Precinct to the adjoining residential areas.

To create a permeable street network with new lanes and accessways through larger blocks.

To support the highest standards of contemporary architecture, landscape and urban design.

2.0 Buildings and works

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2.1 Definitions

Precinct core: All land within Design and Development Overlay - Schedule 20, forming the boundaries of the Huntingdale Neighbourhood Activity Centre.

2.2 General requirements

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

2.2.1 Building form and design requirements

- Provide a transition in scale at interfaces with surrounding residential areas.
- New development will respond to neighbouring residential areas, where applicable, by ensuring new built form along key streets uses robust materials, articulates entrances and avoids expanses of blank walls with no windows.
- Long or large-footprint buildings should incorporate articulation in their facades, such as expressed recesses or protruding elements.
- Encourage adaptive reuse of suitable existing buildings to retain the 'grit' of the existing character.
- The following minimum floor to ceiling dimensions should apply to ensure that development is adaptable to future change:
 - 4.5 metres at ground level
 - 3.2 metres for levels above ground level (including podium car parking)

2.2.2 Ground level requirements

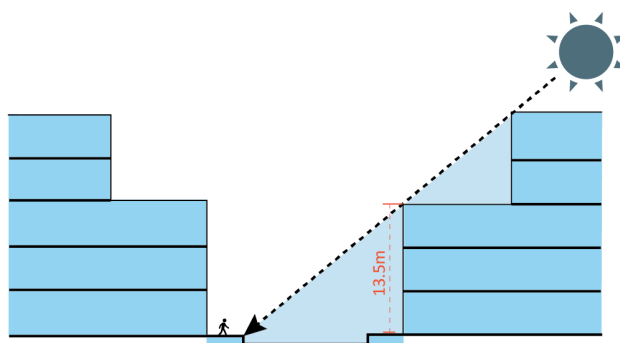
- Encourage active frontages to enable visual interaction and engagement between the inside of buildings and the street.
- Discourage car parking within front setback areas, locating car parking and loading to the side and rear of the building.
- Vehicle crossovers should be minimised and located separate to main pedestrian routes to building entries, to reduce conflict with pedestrians.

- Designing vehicle crossover to maintain pedestrian priority to a minimum width of 1.6 metres.
- Setbacks, where provided, are to include at least 60% garden landscaping.

2.2.3 Upper level requirements

- To minimise the overshadowing impacts on the public realm and open space (existing and proposed), levels above 13.5m street wall must be set back to avoid overshadowing of opposite footpath (at the kerb line) during the following times at the solar equinox (22 September) (refer to Diagram 1 below):
 - Southern footpaths between the 10am and 2pm
 - Western footpaths from 10am
 - Eastern footpaths before 2pm.

Diagram 1 - Calculating setback of upper levels



- Encourage the provision of sleeved active uses where podium car parking is proposed above the first floor.
- Encourage sufficient separation between buildings to maximise outlook and amenity. Development should be setback from common boundaries at the upper levels a minimum of:
 - 4.5 metres from the boundary where habitable rooms and balconies are proposed
 - 3 metres from the boundary where non-habitable rooms or commercial uses are proposed.

2.2.4 Landscaping and connectivity requirements

- Provide generous public realm, where front setbacks are required, including opportunities for canopy planting, pedestrian pathways, and casual seating.
- Improve the pedestrian connections within the Precinct through providing sufficient setbacks for laneway widening, where applicable, and providing new laneways through larger blocks.
- Introduce new through-site links and courtyard spaces within new development to improve site permeability and reintroduce a fine grain within the sub-precincts.

2.3 Sub-precinct design requirements

The following sub-precinct buildings and works requirements apply to an application (within the relevant sub-precinct) to construct a building or construct or carry out works, in addition to the general requirements in Section 2.2 above, and shown in Maps 1 and 2 at the end of this schedule:

2.3.1 Area 1A - Hanover Street to Connell Road Industrial Area

Development in Area 1A should deliver:

- Heights of 14.1 metres (up to 4 storeys) with setbacks along interfaces with residential streets.
- A fine grain, permeable street network through the creation of new streets, including between Wells Road and Edward Street, between Edward Street and station trail, and between Downing Street and Westminister Road.

Table 1 - Area 1A

Built form	Preferred requirement
Maximum building height	14.1 metres up to 4 storeys
Maximum street wall height	14.1 metres
Minimum street setback	3 metres on Burlington Street, Connell Road and Edward Street 0 metres elsewhere
Minimum upper level setback	0 metres

2.3.2 Area 1B - Burlington Street Industrial Area

Development in Area 1B should deliver:

- Heights of 21 metres (up to 6 storeys) in an area proximate to the Oakleigh Major Activity Centre, with upper levels setback from Burlington Street.

Table 2 - Area 1B

Built form	Preferred requirement
Maximum building height	21 metres up to 6 storeys
Maximum street wall height	13.5 metres
Minimum street setback	0 metres
Minimum upper level setback	5 metres above 3 storeys to Burlington Street

2.3.3 Area 2A - Connell Road to Warner Street Industrial Area

Development in Area 2A should deliver:

- Interfaces with the railway line to have windows, balconies and communal spaces facing the trail to provide increased passive surveillance opportunities.
- New street links through large blocks to increase permeability, including between Parkside Avenue and Hamilton Street, between Parkside Avenue / Railway Avenue and station trail, and between Hamilton Street and Moller Street.

Table 3 - Area 2A

Built form	Preferred requirement
Maximum building height	14.1 metres up to 4 storeys

Built form	Preferred requirement
Maximum street wall height	14.1 metres
Minimum street setback	3 metres on John Street, Connell Road and Railway 5 metres on Edward Street 0 metres elsewhere
Minimum upper level setback	0 metres

2.3.4

Area 2B - Warner Street Industrial Area

Development in Area 2B should deliver:

- Heights of 21 metres (up to 6 storeys) and zero lot setback to Warner Street.
- New street links through large blocks to increase permeability, including between Warner Street and Huntingdale Road.

Table 4 - Area 2B

Built form	Preferred requirement
Maximum building height	21 metres up to 6 storeys
Maximum street wall height	13.5 metres
Minimum street setback	0 metres
Minimum upper level setback	Determined by the extent of overshadowing to western footpath on Warner Street

2.3.5

Area 3B - Huntingdale Road Industrial Area

Development in Area 3B should deliver:

- Heights of 27 metres (up to 8 storeys), continuing the preferred building heights along the Precinct Core, and a zero lot setback to Huntingdale Road.
- Maintenance of human scale, maintaining a street wall height of 13.5 metres (up to 3 storeys) with upper level setbacks that maintain solar access to the streetscape.
- Vehicle access from Croft Street or the rear laneway and no vehicle crossovers on Huntingdale Road

Table 5 - Area 3B

Built form	Preferred requirement
Maximum building height	27 metres up to 8 storeys
Maximum street wall height	13.5 metres
Minimum street setback	0 metres
Minimum upper level setback	Determined by the extent of overshadowing to eastern footpath on Huntingdale Road

2.3.6

Area 3C - Assa Abloy Site

Development in Area 3C should deliver:

- Heights of 27 metres (up to 8 storeys) within the core of the site, 21 metres (up to 6 storeys) along Huntingdale Road and 14.1 metres (up to 4 storeys) along residential and lower scale industrial areas.
- Maintenance of human scale, maintaining a street wall height of 13.5 metres (up to 4 storeys) along Huntingdale Road with upper level setbacks that maintain solar access to the streetscape.
- Create new street links through large site(s) to increase permeability, including between Hamilton Street and Huntingdale Road, between Edward Street and Moller Street and between Edward Street and Croft Street.

Table 6 - Area 3C

Built form	Preferred requirement
Maximum building height	27 metres up to 8 storeys 21 metres up to 6 storeys (on Huntingdale Road) 14.1 metres up to 4 storeys (on Edward, Hamilton and Croft Streets)
Maximum street wall height	13.5 metres
Minimum street setback	5 metres on Edward Street and Huntingdale Road (north of Ross Street) 0 metres elsewhere
Minimum upper level setback	35 metres from Edward and Hamilton Streets, and 45m from Croft Street Above street wall on Huntingdale Road (up to 21 metres - 6 storeys), determined by the extent of overshadowing to eastern footpath on Huntingdale Road 35 metres from Huntingdale Road (above 21 metres - 6 storeys).

2.3.7

Area 4A - Huntingdale Road to Shafon Street Industrial Area

Development in Area 4A should deliver:

- Heights up to 21 metres (up to 6 storeys) with a 3 metre street setback along the residential interface.
- Taller built form in proximity to Huntingdale Road.
- Minimal crossovers along east west streets to allow clear and easy access through to the Precinct Core.
- Maintenance of human scale, maintaining a street wall height of 13.5 metres (up to 3 storeys) with upper-level setbacks that maintain solar access to the streetscape.

Table 7 - Area 4A

Built form	Preferred requirement
Maximum building height	21 metres up to 6 storeys

Built form	Preferred requirement
Maximum street wall height	13.5 metres
Minimum street setback	3 metres on Hargreaves Street 0 metres elsewhere
Minimum upper level setback	Determined by the extent of overshadowing to the southern footpaths on Clifford Street, Stafford Street and Hume Street.

2.3.8

Area 4B - Shafton Street to Fenton Street Industrial Area

Development in Area 4B should deliver:

- Heights of 14.1 metres (up to 4 storeys), 3 metre setbacks along key internal streets and 5 metre setbacks along North Road.
- Minimal crossovers along east west streets to allow clear and easy access through to the Precinct Core.

Table 8 - Area 4B

Built form	Preferred requirement
Maximum building height	14.1 metres up to 4 storeys
Maximum street wall height	0 metres
Minimum street setback	3 metres on Hargreaves, Fenton, Clifford, Stafford and Hume Streets (excluding side boundaries of properties fronting Shafton Street) 5 metres on North Road 0 metres elsewhere.
Minimum upper level setback	0 metres

2.3.9

Area 5A - Fenton Street to Franklyn Street Industrial Area

Development in Area 5A should deliver:

- Heights of 13.5 metres (up to 3 storeys) and generous setbacks along all street interfaces.
- A new through-site link between Franklyn Street and Fenton Street (approximately parallel with Stafford Street) - connecting to main cycling link at Fenton Street.

Table 9 - Area 5A

Built form	Preferred requirement
Maximum building height	13.5 metres up to 3 storeys
Maximum street wall height	N/A
Minimum street setback	3 metres on Fenton Street 5 metres on North Road and Franklyn Street
Minimum upper level setback	0 metres

2.3.10

Area 6A - North Road to Carinish Road Industrial Area

Development in Area 6A should deliver:

- Heights of 13.5 metres (up to 3 storeys), 5 metres setbacks to North Road and 3 metre setbacks to most internal streets.

Table 10 - Area 6A

Built form	Preferred requirement
Maximum building height	13.5 metres up to 3 storeys
Maximum street wall height	0 metres
Minimum street setback	5 metres on North Road 0 metres on Milgate Street and 9-11 & 10-14 Fulton Street; 3 metres elsewhere.
Minimum upper level setback	0 metres

2.3.11

Area 7A - Rail Corridor to Valley Street Industrial Area

Development in Area 7A should deliver:

- Heights of 13.5 to 14.1 metres (up to 4 storeys) across the Sub Precinct, with taller forms focused along the railway corridor, and central to the precinct.
- Development that specifically addresses the likelihood of flood events through principles of integrated water management reducing on-site damage and any impact on downstream land
- Minimal visual and physical dominance of vehicles, car parking surfaces and service areas.
- New street links through large blocks to increase permeability, including between Foran Grove and station trail; between Station trail and Valley Street; between Coora Avenue and Natalia Avenue; between Natalia Avenue and Valley Street; between Huntingdale Road and Coora Road and between Stradbroke Street and Valley Street.

Table 11 - Area 7A

Built form	Preferred requirement
Maximum building height	14.1 metres up to 4 storeys 13.5 metres up to 3 storeys (within 25m of the residential area, 20m from Valley Street, 35m from Huntingdale Road and at 17-27 Valley Street)
Maximum street wall height	N/A
Minimum street setback	7 metres on Valley Street and Huntingdale Road 5 metres on Coora Road 3 metres elsewhere
Minimum upper level setback	0 metres

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:

- Where street setbacks are required, plans showing landscaping works, including canopy tree species and mature height, other vegetation (including ground cover) and permeable surfaces.
- Where the development exceeds 13.5m, overshadowing diagrams showing the extent of shadow to footpaths and other public areas at the equinox.

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 building and works requirements set out in Section 2.0 to this schedule are met.
- Whether the built form and building height results in unreasonable overshadowing.

Map 1 - Precincts 1A to 3C



MONASH PLANNING SCHEME

Map 2 - Precincts 4A to 7A

