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Proposed C167mona

SCHEDULE 17 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO17**

MOUNT WAVERLEY ACTIVITY CENTRE

1.0

Design objectives

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To maintain and strengthen the centre's sense of place and village feel through the delivery of high quality built form outcomes.

To ensure buildings within core retail areas and along key pedestrian streets contribute to active and engaging street frontages, and support a high level of pedestrian amenity and safety through passive surveillance of public areas.

To encourage excellence in building design by ensuring development improves pedestrian amenity and responds to the characteristics of the site and its context.

To retain the existing fine grain character of commercial buildings around Hamilton Place.

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

2.0

Buildings and works

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

Building heights

Building Heights should not exceed the preferred maximum building height specified in Table 1 and figure 1 to this schedule. The following minimum floor to floor dimensions should apply:

- 4.2 – 4.5 metres for retail or restaurant use
- 3.2 – 3.5 metres for any other use

Development should not overshadow key public parks, plaza's and places.

Development should be designed to limit significant loss of sunlight to public areas, particularly through the middle of the day during winter.

Table 1 – Preferred maximum building heights.

Area	Preferred maximum height	Residential interface setbacks (refer Table 2)
Area A - Wadham Parade	3-4 storeys 15 metres	A2 - Type 2
Area B - Hamilton Place environs	3-4 storeys 15 metres	B1 - Type 1
Area C - Stephensons Road environs	4-5 storeys 18.5 metres	C2 - Type 2 C3 - Type 3
Area D - Virginia Street environs	3-4 storeys 15 metres	D3 - Type 3

Area E - Virginia Street carpark north east.	5-8 storeys	
This area is set back at least 25m from Virginia Street and 32m from Alexander Street	29 metres	
Area F - Part Stephensons Road and Mummery Street	3-4 storeys	F2 - Type 2
	15 metres	

Building setbacks

Buildings should be built to the boundary shared with any street, including side-streets.

Unless there is an interface with residential land as identified in Figure 1 and Table 2, development above three storeys should be set back at least 3 metres from any street or parking lot boundary including streets at the side and rear .

Where buildings abut residential land shown on figure 1 to this schedule, setbacks should be in accordance with table 2 to this clause.

Table 2 – Residential interface setbacks

Interface (see figure 1)	Preferred minimum setbacks	Example
Type 1 – Commercial/ Laneway/ Residential Interface	0 metres at ground level; plus an additional one metre setback to everyone one metre of building height above the third level	
Type 2 – Commercial/ Residential Interface	3 metres at ground level; plus an additional one metre setback to everyone one metre of building height above the third level	
Type 3 – Commercial/ Residential Interface – Sherwood Road	3 metres at ground level; plus an additional one metre setback to everyone one metre of building height above the second level	

Building form and design

Development on sites identified with a primary active street frontage in figure 1 to this schedule should utilise permeable and transparent facade treatments and provide for active, customer focused uses at ground level of all primary frontages.

Development on sites identified with a secondary active street frontage in figure 1 to this schedule should contribute to activation of the street at ground level of all secondary frontages

Development on gateway sites into the centre shown on figure 1 should be designed to create a sense of arrival at the centre through architectural features of the building.

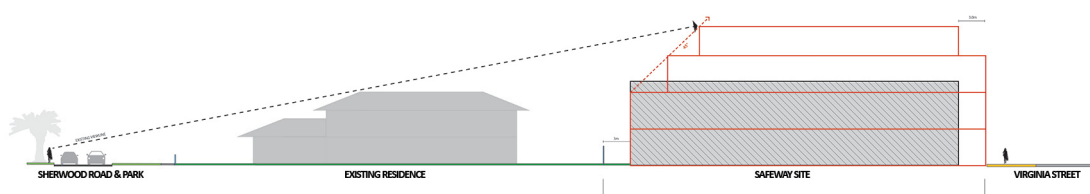
Encourage the enhancement of the fine grain streetscape rhythm through breaking up long single building facades through different facade treatments.

Building design should minimise the visual bulk of large buildings through significant breaks and recesses in building massing.

Buildings that have an interface with residential land shown on figure 1 to this schedule should be designed minimise negative amenity impacts including overlooking, overshadowing, noise and odour to the adjoining residential land.

Buildings on the south side of Virginia Street should be designed to minimise their appearance from behind in view lines from Sherwood Road Park as demonstrated in figure 2 below.

Figure 2 - Viewlines from Sherwood Road Reserve



Circulation and access

Loading areas and services areas of buildings should be:

- Screened and/or integrated into the design of the building.
- Located away from the primary frontage.
- Located and designed to avoid conflicts with cyclists and pedestrians.
- Designed to minimise impacts on surrounding traffic movements.
- Well designed and adequate for the future needs of the land uses of the building.

Landscaping

Significant trees on sites should be retained wherever possible.

Development should consider opportunities for landscaping above the ground level such as through planter boxes, green walls or green roofs built into the building form to contribute to the Garden City character of the area.

Where any setbacks are visible from the public realm, they should be landscaped to contribute to Garden City character of the area.

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 an application proposes to exceed the preferred maximum building height, it must demonstrate how the development will continue to achieve the Design Objectives, Development Outcomes and all other relevant requirements of this schedule.
- Where an application proposes to exceed the preferred maximum building height on a site with a residential interface, the application must address the impacts and any mitigation measures in relation to the residential land.

6.0

Decision guidelines

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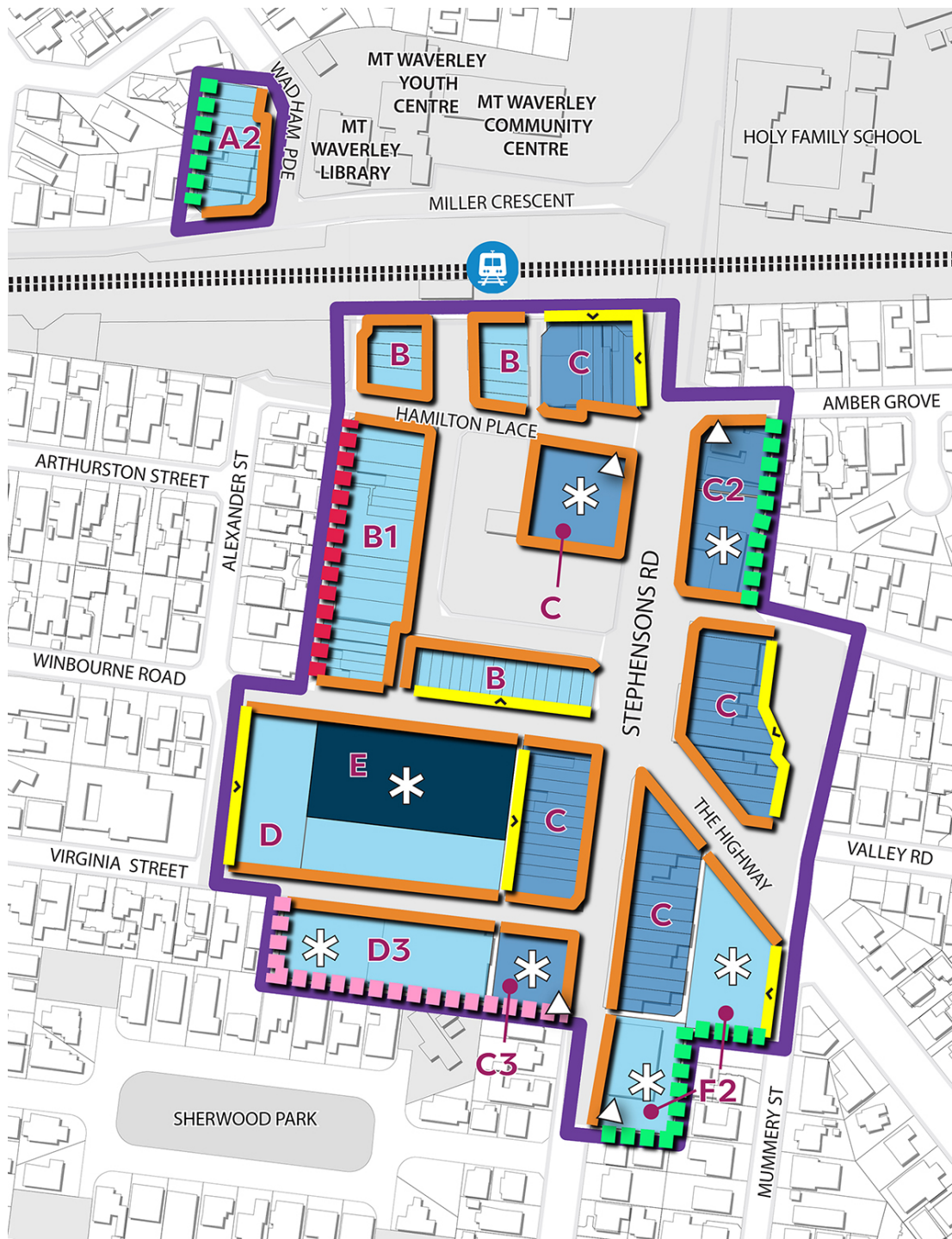
The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the development meets the building heights, building setbacks, building form and design, circulation and access, and landscaping requirements specified in this schedule.

Reference Documents

Mount Waverley Activity Centre Structure Plan Tract Consultants, March 2021

Figure 1 - Built form map



LEGEND

- Development Intensification Area
- Mount Waverley train station
- Preferred building heights**
 - 3-4 storeys / max 15.0m
 - 4-5 storeys / max 18.5m
 - 5-8 storeys / max 29.0m
- Primary active frontage
- Secondary active frontage
- Interface type 1
- Interface type 2
- Interface type 3
- Key strategic sites
- Potential gateway sites