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Proposed
C125

SCHEDULE 13 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO13**.

CLAYTON ACTIVITY CENTRE & MONASH NATIONAL EMPLOYMENT CLUSTER - HEIGHT AND BUILT FORM

1.0 Design objectives

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- To ensure that future development optimises the development potential of sites and is of a height, scale and form that reflects its location within the Clayton Activity Centre (Activity Centre) and/or the Monash National Employment Cluster (Cluster).
- To create a built form hierarchy that establishes taller building forms closer to the Clayton Town Centre precinct, Monash Medical Centre precinct and Monash University precinct that also provide a physical and visual transition down to sensitive residential interfaces around the periphery of the Activity Centre and Cluster.
- To encourage more efficient use and development of sites by linking building height to lot size.
- To ensure that new development creates a sense of address, presence and interaction with the street through open and attractive street frontages, pedestrian friendly environments and the use of windows and balconies to upper levels.
- To encourage excellence in architectural and building design throughout the Activity Centre and Cluster.
- To ensure urban design outcomes minimise the appearance of visual bulk to streets and respects the amenity of sensitive adjoining interfaces.
- To create certainty for the community, land owners and developers about the future for role of the Activity Centre and the Cluster and potential opportunities and constraints associated with the existing development pattern and significant land uses and activities.
- To encourage multi-level apartment style residential housing opportunities to complement and reinforce the strategic significance of the Activity Centre and the Cluster.
- To integrate environmentally sustainable development principles and techniques into the design, construction and ongoing operation of new development to improve resident amenity and contribute to the long-term sustainability of Activity Centre and Cluster.
- To create a coherent, pleasant, attractive and pedestrian friendly built form that links the residential areas with the Clayton Activity Centre, the Monash Medical Centre and Monash University.

2.0 Buildings and works

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Buildings and works in an area covered by this schedule are considered to meet the design objectives for height outlined in this schedule if they do not exceed the maximum height specified in the tables to this schedule.

An application for a building on a site within the Residential Growth Zone - Schedule 3 that is less than the minimum lot size area for the proposed building height identified in Table 1 of this schedule must be accompanied with a report outlining why the land cannot be consolidated with adjoining land and how the development will achieve the objectives of this Schedule.

3.0 Built form and scale

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Development within the Activity Centre and the Cluster is required to demonstrate excellence in architectural and building design.

Development throughout the Activity Centre and the Cluster should be higher and at a more intense urban scale than the surrounding suburban context.

Development should facilitate an incremental increase in building height and scale from the outer edges of the area increasing toward the commercial and institutional uses of the Activity Centre and Cluster.

4.0 Decision guidelines

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

- Demonstration of excellence in architectural and building design.
- Demonstration of the use of environmentally sustainable development principles in the design, construction and ongoing operation of the development.
- The style, type and quality of landscaping proposed.
- Whether the development will positively contribute to the development of local urban character, enhancing the overall public realm, whilst minimising detrimental impact on neighbouring properties and existing or proposed public spaces.
- Whether development encourages pedestrian activity and facilitates coherent, high quality pedestrian linkages and accessible, high amenity pedestrian environments.
- The placement and orientation of taller building elements to ensure a diverse and interesting streetscape and skyline, that maintains adequate sunlight access to streets and primary public spaces at ground level.
- Whether the development respects the type, character and amenity of existing residential areas, where direct abuttal or interface occurs.
- Whether the buildings create a sense of address with active, attractive, functional and pedestrian-friendly interfaces at street level.
- Where a development is proposed on a site that is less than the minimum area for the proposed building height, whether:
 - There is any potential for consolidation with adjoining land;
 - The design provides affordable or social housing or a housing type or tenure (excluding student accommodation) not traditionally represented in the Activity Centre or Cluster;
 - The proposal represents an exemplary design response;
 - The proposal includes the provision of basement parking;
 - The design includes recessive upper levels; and
 - The objectives of this Schedule are supported by the proposed development.

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Table 1 to Schedule 13

Building heights and setbacks from the front façade of buildings are to be in accordance with Table 1. The heights have been calculated on the basis that a floor measures 3.5 metres and internal floor to ceiling heights are 2.7 metres.

Land	Maximum Building Height	Upper level setback from front façade
General Residential zone – Schedule 6	Two storeys: 9 metres: lot size less than 1,000m ²	3rd storey: 3 metres
	Three storeys: 11.5 metres: lot size above 1,000m ²	
Residential Growth zone - Schedule 3	Two storeys: 9 metres: lot size less than 1,000m ²	3 rd and 4th storeys: 3 metres
	Three storeys: 11.5 metres: lot size above 1,000m ²	5 th storey: 6 metres
	Four storeys: 14.5 metres: lots above 1,400m ²	
	Five storeys: 18 metres: lots above 2,000m ²	