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Proposed C159mona

SCHEDULE 16 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO16**.

1 JACKSONS ROAD AND 636 WELLINGTON ROAD, MULGRAVE - URBAN RENEWAL PRECINCT

1.0 Design objectives

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To provide for the development of a medium rise built form character with a moderate building height that transitions in response to the variable topography across the site.

To ensure that site planning, built form, scale and architectural qualities deliver high quality interfaces with the private, communal and public realms and avoid unreasonable off site amenity impacts.

To ensure separation between buildings that promote views across and through the site.

To ensure landscape design enhances the new character of the precinct and integrates the development with its context including the retention and ongoing health of the precinct's high value trees.

To ensure development provides a high standard of internal and external amenity for those living and working in, or visiting the precinct including the provision of adequate open space.

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 height

Development must not exceed the ~~maximum building height~~ [built form requirements relating to building height](#) specified in Table 1a, ~~1b, and 1c~~ [and 1d](#).

The maximum building height excludes rooftop services which should be hidden from view from any adjoining public space or designed as architectural roof top features. Roof top services include, but are not limited to; plant rooms, air conditioning units, lift overruns and roof mounted equipment.

A permit may not be granted to vary this requirement.

Table 1a Built form requirements for Precinct A and B

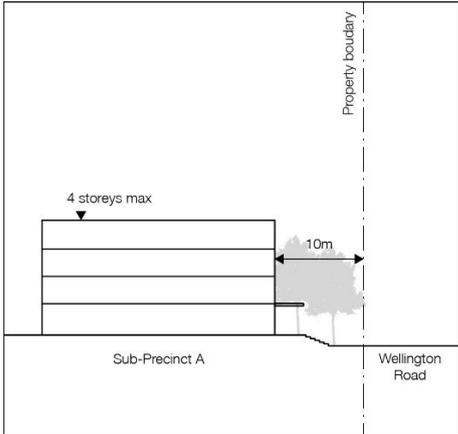
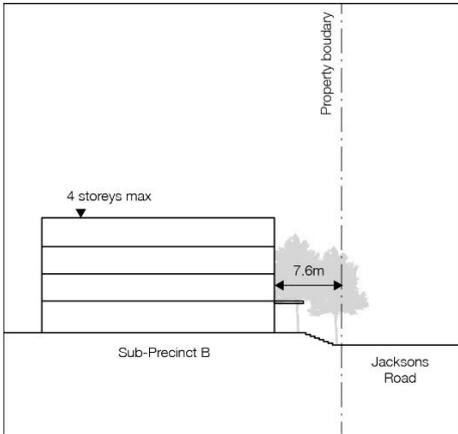
Built Form Sub-Precinct	Maximum Building Height Built Form Requirements Above Existing Ground Level (Established by Australian Height Datum Levels in Map 1)	Development outcomes
<p>Sub-Precinct A and B: Wellington Road and Jacksons Road Interface</p>	<p>4 storeys (13.5 metres)</p>	<p>Buildings form a prominent built form presence to Wellington and Jacksons Road, frame the higher</p>
 <p>The diagram shows a cross-section of a building with four storeys, labeled '4 storeys max'. The building is set back from the 'Wellington Road' property boundary by 10 metres. A tree is shown in the setback area. The area to the left of the building is labeled 'Sub-Precinct A'.</p>	<p>built forms within the site, allow for connections between Wellington Road and the rest of the precinct and provide for:</p>	<ul style="list-style-type: none"> Buildings that are designed to be visually unobtrusive to Wellington Road and Jacksons Road through recessive and articulated architecture, particularly to create visually recessive for upper storeys.
 <p>The diagram shows a cross-section of a building with four storeys, labeled '4 storeys max'. The building is set back from the 'Jacksons Road' property boundary by 7.6 metres. A tree is shown in the setback area. The area to the left of the building is labeled 'Sub-Precinct B'.</p>	<ul style="list-style-type: none"> Buildings orientated to Wellington Road and Jacksons Road with a strong cohesive architectural presentation. 	<ul style="list-style-type: none"> Promote views through the site and from adjoining residential properties. Pedestrian and vehicular permeability to Sub-Precincts D1 and D2 having regard to the substantial level differences.

Table 1b Built form requirements for Precinct C

Built Form Sub-Precinct	Maximum Building Height Built Form Requirements Above Existing Ground Level (Established by Australian Height Datum Levels in Map 1)	Development outcomes
Sub-Precinct C: Residential Interface	4 storeys (13.5 metres)	<p>Lower height buildings separated from existing abutting residential properties and provide for:</p> <ul style="list-style-type: none"> ▪ Building height to not exceed 4 storeys or the maximum height permitted in the adjoining residential zone based on that existing ground level. ▪ Landscaped setbacks to Wellington Road, Jacksons Road and existing residential interfaces, including the provision of canopy trees. ▪ Protection of off-site amenity, particularly overshadowing to the south. ▪ Development setback from the southern and western precinct boundaries by at least 3 metres, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. ▪ Promote views through the site from adjoining residential properties.

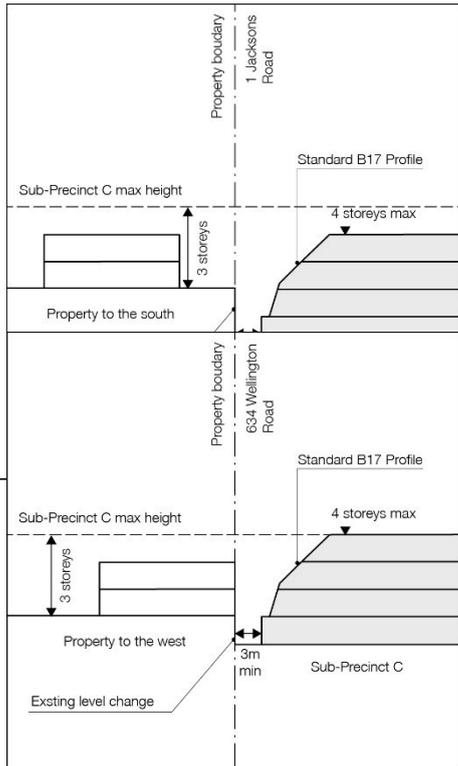
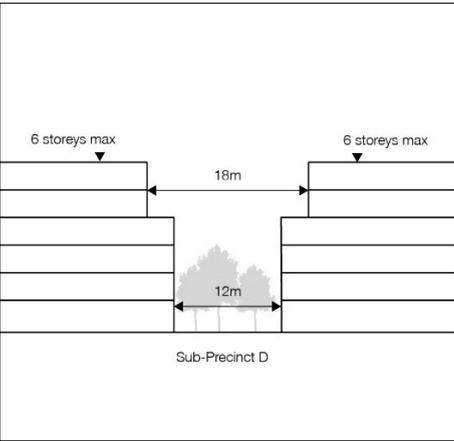
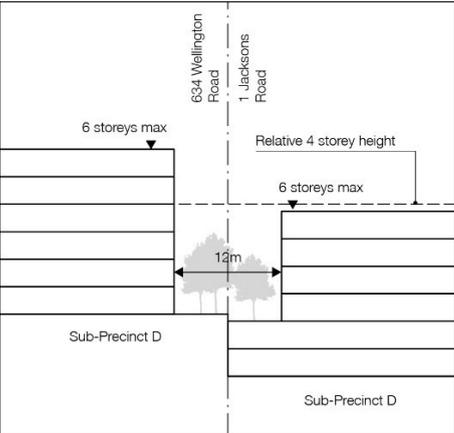


Table 1c Built form requirements for Precinct D1

Built Form Sub-Precinct	Maximum Building Height Built Form Requirements Above Existing Ground Level (Established by Australian Height Datum Levels in Map 1)	Development outcomes
Sub-Precinct D1: Core Precinct	6 storeys (22 metres)	<p>Buildings which take advantage of the more centralised location to provide increased built form and provide for:</p> <ul style="list-style-type: none"> ▪ Appropriate management of the level change between 1 Jacksons Road and 634 Wellington Road to manage the amenity impacts between buildings. ▪ Protection of off-site amenity, particularly overshadowing to the south. ▪ Promote views through the site from adjoining residential properties. ▪ Permeability within sub-precinct and to Sub-Precincts A, B and C, having regard to the substantial level differences. ▪ Landscaping between buildings, including canopy trees.
		
		

ADD A NEW SUB-PRECINCT D2. TO BE THE SAME AS SUB-PREINCT D1 EXCEPT WITH A MAXIMUM BUILDING HEIGHT OF 5 STOREYS. TO BE PREPARED WITH THE PROPONENT PRIOR TO SUBMITTING TO MINISTER FOR PLANNING FOR APPROVAL

Building setbacks

Development should be set back in accordance with any preferred setbacks specified in Map 1 to this schedule.

An application to vary the preferred setbacks must demonstrate how the development will continue to achieve the design objectives of this schedule and the relevant precinct development outcome.

Buildings constructed within each precinct should be separated at lower levels by at least 12 metres to enable the planting of canopy trees and by at least 18 metres at upper levels (above the third storey) in accordance with Table 1a, ~~1b, and 1c~~ [and 1d](#) to allow equitable access to daylight and outlook and in recognition of the suburban context of the site.

Building form and design

Building form should consider the variable site topography and its impact on longer distance views to the Dandenong Ranges both from other development (existing and future) within the precinct and from abutting residential properties.

Building design should moderate visual bulk by managing building height, length and breadth, building spacing, composition, high quality architectural details and materiality.

Buildings neighbouring existing residential properties should provide ground level setbacks capable of supporting screening vegetation and transitional upper level setbacks to maintain the amenity of adjoining residential properties.

Buildings should utilise materials that do not generate glare and ~~to~~ minimise ~~the~~ reflectivity [for](#) ~~on~~ traffic.

Developments must be designed to ensure limited visibility of car parking areas and loading bays from Jackson Road and Wellington Road. Car parking, turning areas or other hard stand areas should be located away from primary internal accessways [where practicable](#).

Utility areas such as waste and recycling areas and services including antennas, air-conditioning units, electrical substations and firefighting equipment should be located to minimise their visual impact, particularly to streets and public areas whilst remaining compliant with service provider requirements.

Circulation and access

Pedestrian linkages should be provided to connect all parts of the precinct.

The design and siting of buildings and works should promote a high degree of pedestrian/ cyclist/ vehicle permeability.

Primary vehicle access for the eastern and central parts of the precinct (1 Jacksons Road) should be from Jacksons Road.

Primary vehicle access for the western part of the precinct (634 Wellington Road) should be from Wellington Road.

Landscaping

Existing high value trees in the precinct and existing trees on neighbouring sites should be retained and protected.

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Development should incorporate new canopy trees with a mature height of 20 metres or more.

New landscaping should incorporate a mix of low, medium and high canopy species, and offer seasonal variation and colour.

Map 1

1 JACKSONS ROAD AND 634 WELLINGTON ROAD, MULGRAVE – Sub-Precinct Areas, Boundary Setbacks and High-Value Trees



TO SHOW REVISED SUB-PRECINCT D AS D1 AND D2 AND TO ADD RELEVANT AUSTRALIAN HEIGHT DATUM HEIGHTS TO MAP 1. TO BE PREPARED WITH THE PROPONENT PRIOR TO SUBMITTING TO MINISTER FOR PLANNING FOR APPROVAL.

LEGEND

- Site boundary
- - - Setback
- ↔ Existing access point (left-in/left-out)
- Existing high-value trees
- Sub-Precinct A
- Sub-Precinct B
- Sub-Precinct C
- Sub-Precinct D
- ▨ Setback Area
- Landscaped Setback Area

Table 2 High value tree reference for Map 1

Tree No.	Species	Common Name
1	<i>Quercus bicolor</i>	Swamp White Oak
2	<i>Corymbia maculata</i>	Spotted Gum
3	<i>Eucalyptus bicostata</i>	Victorian Blue Gum
4	<i>Quercus canariensis</i>	Algerian Oak
5	<i>Quercus canariensis</i>	Algerian Oak

3.0

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Subdivision

None specified.

4.0

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Signs

None specified.

5.0

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Application requirements

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:

- An Arboricultural Assessment of all trees within the site and on abutting land (including nature strips) where they may be impacted by the development and which:
 - Identifies key arboricultural details including species name, common name, health, structure and retention value.
 - Nominates all trees as either for removal or for retention.
 - Provides Structural Root Zones and Tree Protection Zones for all trees proposed for retention in accordance with Australian Standard AS4970-2009.
- 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, including the identification of tree protection zones.
 - Proposes new canopy trees and other vegetation that will enhance the landscape character of the area.
 - 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, external lighting, surface materials and other landscaping elements.
 - Identifies the extent of any cut and fill, embankments or retaining walls associated with the landscape treatment of the site.
 - Identify measures to maintain landscaping, including weed control, pruning, mulching and irrigation systems.

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:

- The relationship of the proposed building to the topography of the site both at the development's location and the precinct generally with regard to the anticipated development outcomes specified in Table 1a, ~~1b, and 1c~~ [1b](#) and [1d](#).
- Any impact ~~including potential impact~~, on the functionality of pedestrian, bicycle and vehicle movements and the anticipated ~~development~~ outcomes in Table 1a, ~~1b, and 1c~~ [1b](#) and [1d](#).
- The height of new development and its setbacks from both the sites boundaries and other development within the precinct (both existing and future), with regard to the relevant sub-precinct preferred development outcomes specified in Table 1a, ~~1b, and 1c~~ [1b](#) and [1d](#).