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Proposed C230whse

SCHEDULE 6 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO6.

490-500 BURWOOD HIGHWAY, VERMONT SOUTH (FORMER AUSTRALIAN ROAD AND RESEARCH BOARD SITE)

1.0

Design objectives

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To facilitate an integrated residential development that delivers a range of housing typologies including townhouses and apartments that incorporate Environmentally Sustainable Development (ESD) and Integrated Water Management (IWM) principles.

To support the appropriate adaptive reuse of the existing heritage buildings and a sympathetic design response that maintains key viewlines, particularly from Burwood Highway and the existing western entry road, to the former Administration building.

To retain the spacious and landscaped setting of the Burwood Highway frontage and enhance the existing landscape character of the site by retaining significant trees and stands of trees, and providing new landscaping that reflects the original landscaping themes.

To ensure the form and scale of development at the interface with land located in the Neighbourhood Residential Zone appropriately responds and transitions to the established lower scale development in the Garden Suburban 7 precinct.

To ensure high quality architectural, urban design and landscape outcomes that are responsive to the site's features and interfaces.

2.0

Buildings and works

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A permit is not required to:

- Construct or extend one dwelling on a lot of more than 300 square metres.
- Construct or carry out works normal to a dwelling.
- Construct or extend an outbuilding (other than a garage or carport) on a lot provided the gross floor area of the outbuilding does not exceed 10 square metres and the maximum building height is not more than 3 metres above ground level.
- Make structural changes to a dwelling provided the size of the dwelling is not increased, or the number dwellings is not increased and does not compromise the overall external design.
- Undertake works associated with a preliminary risk screen assessment statement in accordance with the *Environment Protection Act 2017*, or the remediation of the site in accordance with or for the purpose of obtaining a certificate or statement of environmental audit under the *Environment Protection Act 2017*.

Fences

A planning permit is required for any fencing along the frontage to Burwood Highway.

Built Form

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

- All buildings and works should be consistent with *Figure 1 - Concept Plan*.
- All buildings must not exceed the mandatory maximum building heights (storeys and metres) and should not exceed the preferred maximum building heights (storeys and metres) as indicated on *Figure 1 - Concept Plan*. A planning permit cannot be granted to vary the mandatory height requirements.
- All buildings must be set back a mandatory minimum 5 metres or 12 metres from land in the adjoining Neighbourhood Residential Zone as shown in *Figure 1 - Concept Plan* to respect

the existing character and amenity of established residential areas. A planning permit cannot be granted to vary this requirement.

- Apartment buildings should only be developed in the locations specifically identified for apartments in *Figure 1 – Concept Plan*.
- Apartment developments above four storeys should be set back at the upper two levels in order to create a distinguishable podium element with recessive upper levels that have limited visibility from the internal streets, adjacent Neighbourhood Residential Land and the Burwood Highway frontage. Balconies should not significantly encroach into upper level setbacks.
- Development should avoid creating a continuous wall of built form by providing physical breaks that accommodate vegetation and provide viewlines between apartment buildings and rows of townhouses.
- The upper levels of townhouses should be recessive and additional breaks should be provided between upper levels to provide articulation and reduce visual bulk, particularly when viewed from adjoining land in the Neighbourhood Residential Zone.
- Dwellings located on corner sites should be designed to address both interfaces to the public/communal realm, including opportunities for passive surveillance.
- Buildings should provide a high quality architectural response through appropriate building massing and articulation, building materials, finishes and design detail.
- Buildings should be sited and designed to maintain the prominence and significance of the heritage building and other key heritage characteristics of the site such as the courtyard structure.
- Pedestrian and bicycle connections should be provided throughout the site, through a network of streets and paths, and through breaks between buildings.
- The development should be designed to maximise northerly aspects for passive solar design, natural ventilation and cooling, energy efficiency performance, and thermal comfort. In addition, natural lighting, urban greening and integrated water management are required to be incorporated into any new development.
- Building design should minimise screening as a means of addressing overlooking.
- Development should provide a mix of dwelling sizes, including one, two and three bedroom dwellings.

Former Administration Building

- The former Administration building should read as a standalone building from Burwood Highway.
- No buildings are to be constructed between Burwood Highway and the north façade of the former Administration building. A planning permit cannot be granted to vary this requirement.
- Any additional car parking between Burwood Highway and the former Administration building should be subservient to the dominant landscape setting.
- Additions to, or new structures to the rear of the former Administration building should be respectful of the mass, form and detail of the heritage building.
- Any proposed works to extend above the former administration building should be:
 - limited to one additional level above the eastern end of the building
 - setback at least 2 metres from the north façade
 - designed with a simple form and complementary materials to appear visually recessive relative to the existing building
- Any proposed works to extend the footprint of the former administration building should:
 - be located to the rear (south) of the former administration building

- not exceed the height of the former administration building
- be designed to avoid any impact on the east courtyard at the rear of the former administration building

Landscaping

- Retain existing significant trees and stands of trees, being those of high and medium value.
- Provide a landscape design that is a sensitive reinterpretation of the existing concept in the context of new residential use and development.
- Provide new landscaping, including canopy trees, and a chain of courtyards, that applaud Beryl Mann's practical approach to the existing site landscape.
- Provide landscaped areas at the interfaces with existing residential land in the Neighbourhood Residential Zone.
- Provide a robust, low maintenance, drought-tolerant and aesthetically pleasing landscape that is inviting and is dominated by canopy vegetation.

Traffic and Transport

- Provide a permeable network of streets and open spaces to support safe and convenient vehicular, pedestrian and cycling movements.
- Provide appropriate road width in accordance with the requirements of Clause 56.06 to ensure practical and safe vehicular movement and facilitate on-street parking.
- Car parking for apartment developments should be located at basement or semi-basement level.
- The layout of on-street parking should allow sufficient space for driveways, canopy tree planting in the road reserve, utility services and emergency vehicle access.

An application to construct a building or construct or carry out works that is more than 30 metres from the site boundary shown in *Figure 1-Concept Plan*, and that does not exceed the preferred maximum building height (storeys and metres) shown in *Figure 1 – Concept Plan* is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act. This exemption does not apply to an application to construct or carry out works within the area between the north façade of the former Administration building and Burwood Highway boundary.

3.0 Subdivision

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Proposed C230whse None specified.

4.0 Signs

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Proposed C230whse None specified.

5.0 Application requirements

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Proposed C230whse 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:

- A Planning Report that demonstrates that the proposal:
 - is generally in accordance with the provisions of this Scheme;
 - meets the design objectives and buildings and works requirements of Clause 1.0 and 2.0 of this schedule.

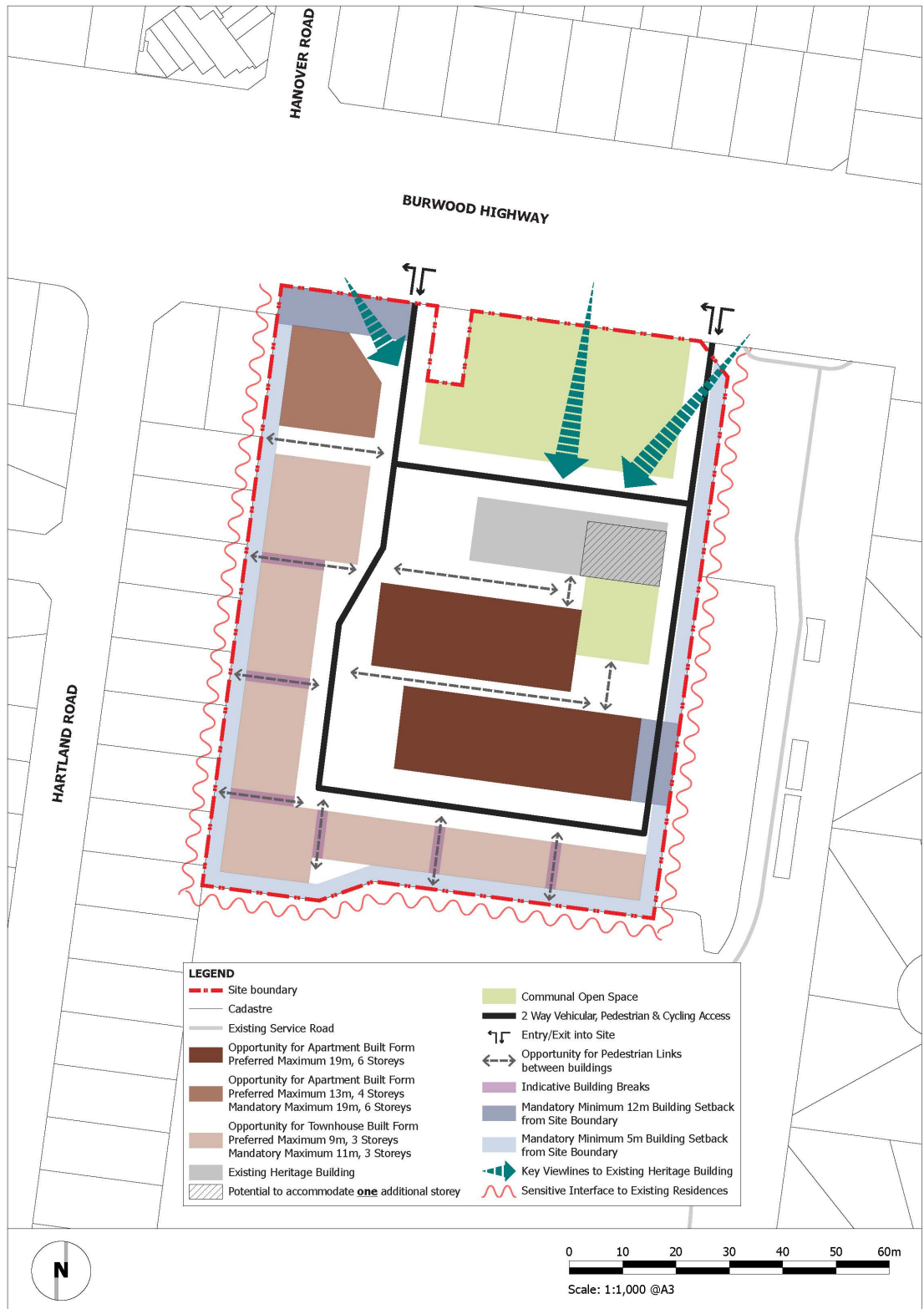
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- An Urban Context Report that analyses the features of the land and its strategic planning context within the City of Whitehorse and metropolitan Melbourne. The report must also outline the residential community vision and the proposed housing mix for the site.
- A Heritage Impact Statement that analyses the relationship between proposed development and the existing heritage buildings and other elements of heritage significance.
- A management plan for future conservation and adaptive reuse of the former administration building that includes a prioritised Schedule of Conservation and Maintenance Works.
- A View Line Analysis and 3D modelling of the proposed development from vantages along Burwood Highway and surrounding areas to enable an assessment of the visual impact on the development on the existing heritage buildings and on the surrounding residential area.
- A report from a suitably qualified arborist that:
 - assesses the health of the trees and justifies any tree removal;
 - outlines the measures to be taken, particularly during construction phase, to ensure that long-term preservation of trees on, or adjoining , the development site.
- A Landscape Report that identifies vegetation to be retained, the future landscape vision, and landscape details for the site. Consideration must also be given to the staged removal of any vegetation and replacement planting to ensure that a dominant canopy tree presence at the interface is retained as the site is redeveloped.
- Plans which show, as relevant to the application:
 - The location, height, dimensions and floor area of the proposed building forms in the context of the immediately surrounding area.
 - The indicative stages in which the land is to be developed.
 - The location of all vehicle, bicycle and pedestrian ways.
 - The location and layout of all car and bicycle parking areas and access and views to and from them.
 - The location of all communal open space.
 - The colours and details of materials to be used for external walls.
 - Annotation of WSUD and ESD measures on relevant plans.
 - The layout of vehicle and pedestrian access routes to surrounding public transport options.
- A Traffic Engineering Report prepared by a suitably qualified person confirming the suitability of traffic and access arrangements with reference to Clause 56.06 and the adequacy of the car parking provision.
- A Waste Management Report which provides details of waste collection, storage and removal facilities and areas.
- A Sustainability Management Plan which provides details regarding the Sustainable Design Assessment in the Planning Process (SDAPP) and Sustainable Subdivision frameworks, including the use of an ESD assessment rating tool. The Plan must include the following items:
 - Energy performance;
 - Integrated Water Management;
 - Indoor Environment Quality;
 - Transport;
 - Waste Management, Materials and Circular Economy;

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- Urban Heat; and
- Ecology.

Figure 1 - Concept Plan



6.0---/---
Proposed C230whse**Decision guidelines**

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 proposal achieves the design objectives of section 1.0, and the buildings and works requirements of section 2.0 of this schedule.
- The consistency of the proposed development with *Figure 1 – Concept Plan*.
- The reasonable, open, clear and unobstructed view lines from along Burwood Highway and surrounding area towards the existing significant heritage buildings.
- Whether the proposal respects and preserves the significant elements of the heritage place.
- Whether the development provides an appropriate transition to the adjoining properties in the Neighbourhood Residential Zone.
- The visibility of the upper levels of apartment buildings from internal streets, adjacent Neighbourhood Residential land and the Burwood Highway frontage.
- How the landscape design responds to the existing landscape character and Beryl Mann’s themes for the site, including the retention of significant vegetation.
- The impact of additional traffic generation and the provision of car parking and bicycle parking.
- The staging of development.
- The movement of pedestrians and cyclists, and vehicles providing for supplies, waste removal, emergency services, and public transport.
- The provision made for the storage of rubbish and materials for recycling in a manner that is screened from the public/communal realm.
- The proposed management arrangements for the maintenance of buildings, landscaping and paved areas.
- The design of the proposed buildings, their relationship to the streetscape and surrounding development and uses.
- The design of buildings, in response to ESD principles, that demonstrate that the development may attain a long-term, zero carbon, outcome.
- The application of IWM principles that address potential impacts concerning stormwater runoff, flooding, quality and drainage management, as well as, support water efficiency and the reduction of potable water demand.