

SCHEDULE 6 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO6**

DONCASTER HILL ACTIVITY CENTRE**1.0 Design objectives**

To provide for high-density development that supports the strategic role of the Doncaster Hill Activity Centre as the location for sustainable, contemporary, vibrant mixed use development.

To encourage the use of contemporary architecture combined with innovative urban design and building techniques incorporating ecologically sustainable design principles.

To step down built form within the boundaries of the Doncaster Hill Activity Centre to create a transition between the higher density and larger scale developments of the Doncaster Hill Activity Centre and the traditional residential scale of the surrounding neighbourhood.

To achieve development that provides a distinctive sense of identity for each precinct in the Doncaster Hill Activity Centre.

To emphasize the major intersection of Doncaster Road, Williamsons Road and Tram Road by developing iconic artwork and infrastructure that defines its significance as the major intersection within the Doncaster Hill Activity Centre.

To encourage the built form at the gateway locations identified on Map 1 to this Schedule to be designed to act as markers with distinguishing architectural or urban design treatments.

To create treed boulevards framed by podiums, consistent front setbacks and a high quality landscape treatment along Doncaster, Williamsons and Tram Roads.

To encourage active street frontages and pedestrian generating activities along public urban spaces, boulevards, open space areas and pedestrian linkages.

To achieve development of circulation networks that focus on providing strong linkages within the Doncaster Hill Activity Centre; and enhance pedestrian and bicycle users' amenity.

To achieve development that provides accessible, safe, attractive and functional private and public open space opportunities, which are well connected and integrated within a permeable urban environment.

To encourage development to either incorporate urban art into its built form or provide a form of urban art within open space areas adjacent to the building or, contribute to the provision of urban art.

To encourage built form that capitalises on key views and vistas including to the Dandenongs, the Kinglake Ranges and the central Melbourne skyline.

To preserve solar access in mid winter to the key boulevards of Doncaster Road and Williamsons Road so as to contribute to a comfortable, pedestrian friendly urban environment.

To facilitate the enjoyment of public urban spaces, streetscapes, pedestrian and bicycle paths by ensuring that these areas are not excessively overshadowed or affected by wind tunnelling from new buildings or works.

To encourage consolidation of land that facilitates the creation of viable development sites capable of achieving the outcomes promoted by the Scheme for land within the Doncaster Hill Activity Centre.

To discourage the fragmentation of sites other than in association with a development proposal that achieves the outcomes promoted by the Scheme for land within the Doncaster Hill Activity Centre.

2.0 Buildings and works

Height

New development in a precinct identified on Map 1 in this Schedule must not exceed the Maximum Building Height and Design Element Height specified in Table 1 to this Schedule.

A permit cannot be granted to vary the Maximum Building Height specified in column 2 of Table 1 to this Schedule.

A permit cannot be granted to vary the Design Element Height specified in column 3 of Table 1 to this Schedule.

For the purposes of this clause, the Maximum Building Height and Design Element Height does not apply to service equipment including plant rooms, lift overruns, solar collectors and other such equipment provided the following criteria are met:-

- No more than 50% of the roof area is occupied by the equipment;
- The equipment is located in a position on the roof so as to minimise additional overshadowing of neighbouring properties and public spaces;
- The equipment does not extend higher than 3.6 metres above the Maximum Building Height as specified in column 2 of Table 1 in this Schedule; and
- The equipment is designed and screened to the satisfaction of the responsible authority.

For the purposes of this Schedule, a Design Element is a unique architectural or design feature that substantially contributes to the overall building form and appearance.

A Design Element can only be provided on buildings located within the Design Element Areas identified on Map 1 in this Schedule, where all of the following requirements are met. A Design Elements must:-

- Substantially contribute to the overall building form and appearance by forming part of a distinctive architectural or ecologically sustainable design feature;
- Be based on contemporary architectural and innovative urban design techniques that incorporate ecologically sustainable design principles;
- Be located where built form will have the greatest impact and be able to make an architectural statement including the highest areas on ridgelines, the area surrounding the intersection of Doncaster and Williamsons Road and, the entry points/gateways into Doncaster Hill Activity Centre;
- Not substantially increase the visual mass of the building;
- Not cast additional overshadowing upon adjacent and nearby properties and public spaces at 12 noon on 22 June; and
- Not occupy greater than 15% of the overall roof area of the building.

Setbacks

New development in the precincts identified on Map 1 in this Schedule must comply with the setback provisions specified in column 4 in Table 1 to this Schedule.

A permit cannot be granted to vary the front setbacks, including the front podium and front tower setbacks, as specified in column 4 in Table 1 to this Schedule for those properties abutting Doncaster Road, Williamsons Road or Tram Road.

Verandahs, architectural features, balconies, sunshades, screens, artworks and street furniture may be constructed within the front, side and rear setback areas specified in column 4 in Table 1 to this Schedule provided they are designed and located to the satisfaction of the responsible authority.

Overshadowing

A building on the north side of Doncaster Road must not cast a shadow further than 1.2 metres south of the back of the kerb on the south side of Doncaster Road, between the hours of 11:30 AM and 1:30 PM on 22 June.

All buildings and works should be designed to avoid casting shadows upon any adjacent properties (including public open space areas) outside the area covered by DDO-6 between 11:00 AM and 2:00 PM on 22 March or 22 September.

Boulevard character

Development along Doncaster Road, Williamsons Road and Tram Road must provide:-

- A podium of at least 12 metres along street frontages;
- A uniform 5 metre setback to a podium from the site frontage;
- A 3.6 metre wide paved promenade across the site frontage, replacing the existing footpath, to the satisfaction of the responsible authority;
- Two staggered avenues of large deciduous trees (minimum 3.5 metres height at time of planting) at 12 metre spacings, and the inside row being positioned at 3.5 metre offset from the building edge, with species being to the satisfaction of the responsible authority;
- A tree grille at each tree, to be bordered by a pavement header strip to the satisfaction of the responsible authority;
- A mix of hard and soft landscape treatments within the street frontage setback area located between the new paved promenade and the front wall of the building. Hard landscape treatments may include paving, street furniture and screens etc., which complement the boulevard landscape treatment. Soft landscape treatments may include grassed areas and planting that complements the boulevard landscape treatment to the satisfaction of the responsible authority;
- Artwork in a suitable location within the street frontage area, unless an artwork contribution has been made in some other form to the satisfaction of the responsible authority.

Landscape design

Landscape design must:-

- Incorporate screen planting and landscape buffers of 1.5 metre minimum width as an interface to adjoining sites;
- Provide canopy trees and native and indigenous plantings;

- Provide landscape treatments to the tops of podiums to provide visual interest to soften the urban built form environment; and
- Create private and public open space areas that are accessible, safe, attractive and functional for all users.

Information to be submitted with a planning application

Applications must be accompanied by, where appropriate, the following plans and reports to the satisfaction of the responsible authority:

- Fully scaled and dimensioned site plans showing existing and proposed conditions;
- Fully scaled and dimensioned elevations and floor plans (including street elevations);
- Sections of the proposed building at appropriate intervals;
- Sight lines from balcony edges;
- Shadow diagrams;
- 3 dimensional coloured artists impression showing the proposed development in context of surrounding development;
- An Urban Design Response that identifies and assesses:
 - Neighbourhood details within a 100 metre radius of the subject site;
 - Features and characteristics of the site;
 - How the proposed development derives from and responds to the neighbourhood and site description, and the various outcomes for the land sought by the scheme;
- A Traffic and Car Parking Assessment that includes existing traffic details, parking allocation, traffic generation and distribution, impact of generated traffic on the existing road network, parking generation rates and traffic management from the development construction phase onwards;
- A Sustainability Management Plan prepared in accordance with Clause 22.13 Doncaster Hill Activity Centre Sustainability Management Plan policy;
- Smart Building Response that details the technical measures to incorporate high tech communication networks;
- Landscape Plan that details all landscaping treatments for each stage of development and permanent management and upkeep of landscape areas/treatments;
- Arborist's Report;
- Wind Tunnel Assessment that outlines the likely environmental wind affects of the new development on the adjoining and surrounding neighbourhood;
- Noise attenuation details;
- Details and plans of signage; and
- Identification and assessment of all relevant Planning Scheme requirements.

3.0 Advertising signs

Advertising signs requiring a permit under Clause 52.05 must not be located within the 5 metre setback from the street frontage along Doncaster Road, Williamsons Road and Tram Road.

4.0 Subdivision

Applications for subdivision of existing sites that are not associated with a development proposal that supports the objectives promoted by this Scheme for the Doncaster Hill Activity Centre are discouraged.

Consolidation of land to facilitate the creation of viable development sites is encouraged.

Table 1 to Schedule 6

Precinct	Maximum Building Height	Design Element Height	Setbacks to front, side and rear walls of buildings	Outcome to be achieved
DD06-1A	Not specified	This is not within a Design Element area	5 metres from front boundary 4.5 metres from side boundaries 8 metres from rear boundary	The landscaped and tree-lined setbacks are an important feature of the boulevard frontage.
DD06-1B	29.0 metres	3.8 metres above the Maximum Building Height	5 metres from front boundary 4.5 metres from side boundaries 8 metres from rear boundary	Consistent built edge and landscaped and tree-lined setbacks are an important feature of the boulevard frontage.
DD06-1C	None specified	None specified	None specified	Precinct 1C has a low built form scale which complements the recreational/open space setting and low rise residential scale of the surrounding neighbourhood.
DD06-2A	21.5 metres	4.3 metres above the Maximum Building Height	5 metres to front Podium edge from front boundary 9 metres to front Tower edge from front boundary 4.5 metres from the side boundaries 5 metres from rear boundary	A higher scale of development with a range of building heights stepping down with the landform. Consistent built edge and landscaped and tree-lined setbacks are an important feature of the boulevard frontage. A pedestrian scale exists at street frontage and amenity impacts as a result of overshadowing, visual bulk or wind tunnelling are minimised.
DD06-2B	29.0 metres	5.8 metres above the Maximum Building Height	5 metres to front Podium edge from front boundary 9 metres to front Tower edge from front boundary 4.5 metres from the side boundaries 5 metres from rear boundary	A higher scale of development that takes advantage of the ridgeline location with a range of building heights stepping down with the landform. Consistent built edge and landscaped and tree-lined setbacks are an important feature of the boulevard frontage. A pedestrian scale exists at street frontage and amenity impacts as a result of overshadowing, visual bulk or wind tunnelling are minimised.

Precinct	Maximum Building Height	Design Element Height	Setbacks to front, side and rear walls of buildings	Outcome to be achieved
DD06-2C	40.0 metres	8.0 metres above the Maximum Building Height	5 metres to front Podium edge from front boundary 11 metres to front Tower edge from front boundary 4.5 metres from the side boundaries 5 metres from rear boundary	The highest scale of development that takes advantage of ridgeline location with a range of building heights stepping down with the landform. Consistent built edge and landscaped and tree-lined setbacks are an important feature of the boulevard frontage. A pedestrian scale exists at street frontage and amenity impacts as a result of overshadowing, visual bulk or wind tunnelling are minimised.
DD06-2D	36.0 metres	7.2 metres above the Maximum Building Height	5 metres to front Podium from front boundary 13 metres to front Tower edge from front boundary 4.5 metres from the side boundaries 5 metres from rear boundary	A higher scale of development that takes advantage of ridgeline location with a range of building heights stepping down with the landform. A high quality gateway development. Consistent built edge and landscaped and tree-lined setbacks are an important feature of the boulevard frontage. A pedestrian scale exists at street frontage and amenity impacts as a result of overshadowing, visual bulk or wind tunnelling are minimised.
DD06-2E	21.5 metres	This is not within a Design Element area	5 metres to front Podium edge from front boundary 9 metres to front Tower edge from front boundary 4.5 metres from the side boundaries 5 metres from rear boundary	A high quality built form that exists as a transitional scale between the higher intensity of other sub areas and the lower scale of existing residential areas to the south. Consistent built edge and landscaped and tree-lined setbacks are an important feature of the boulevard frontage.
DD06-2F	14.5 metres	This is not within a Design Element area	5 metres from front site boundary 4.5 metres from the side boundaries 4.5 metres from rear boundary	A high quality built form that exists as a transitional scale between the higher intensity of other sub areas and the lower scale of existing residential areas to the south.
DD06-2G	11.0 metres	This is not within a Design Element area	3 metres from front site boundary 4.1 metres from the side boundaries 4.5 metres from rear boundary	A high quality built form that exists as a transitional scale between the higher intensity of other sub areas and the lower scale of existing residential areas to the south.
DD06-3A	12.5 metres	This is not within a	5 metres from front site boundary	A high quality built form that exists as a transitional scale between the

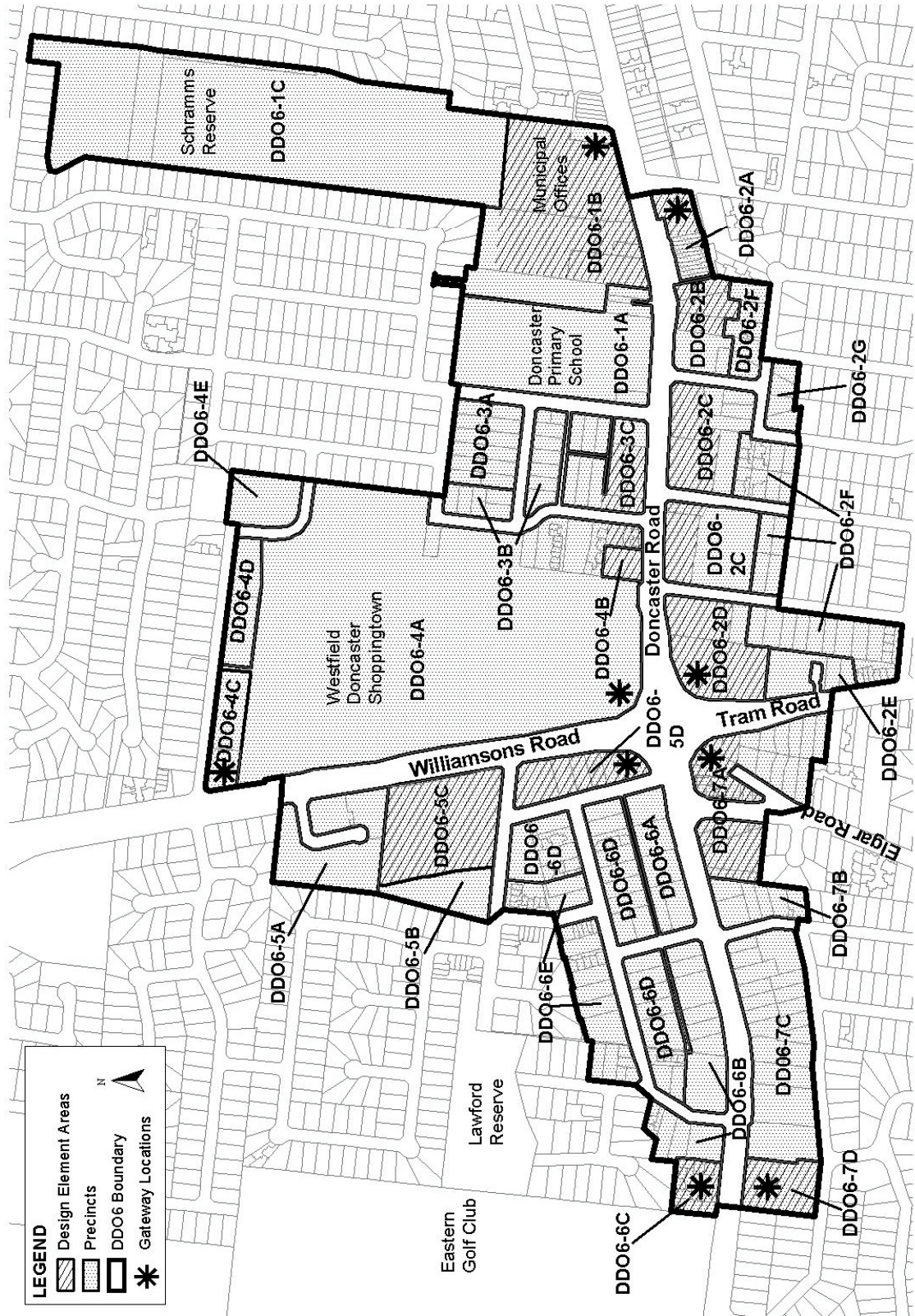
Precinct	Maximum Building Height	Design Element Height	Setbacks to front, side and rear walls of buildings	Outcome to be achieved
		Design Element area	4.1 metres from the side boundaries 4.5 metres from rear boundary	higher intensity of other sub areas and the lower scale of existing residential areas north of Goodson Street.
DD06-3B	14.5 metres	This is not within a Design Element area	5 metres from front site boundary 4.5 metres from the side boundaries 4.5 metres from rear boundary	A high quality built form that exists as a transitional scale between the higher intensity of development along Doncaster Road and Westfield Shoppingtown to the west and lower scale development to the north of Berkeley Street.
DD06-3C	29.0 metres	5.8 metres above the Maximum Building Height	5 metres to front Podium edge from front boundary 15 metres to front Tower edge from the front boundary 4.5 metres from the side boundaries 4.5 metres from rear boundary	A higher scale of development with a range of building heights stepping down with the landform. Consistent built edge and landscaped and tree-lined setbacks are an important feature of the boulevard frontage. A pedestrian scale exists at street frontage and amenity impacts as a result of overshadowing, visual bulk or wind tunnelling are minimised.
DD06-4A	None specified	None specified	None specified	High quality built form and higher scaled development that takes advantage of the large consolidated site but steps down to compliment the topography and achieves the outcomes promoted by the Scheme for the land. High quality built edge treatments, landscaped and tree-lined setbacks are an important feature of the boulevard frontage. A pedestrian scale exists at street frontage and amenity impacts as a result of overshadowing, visual bulk or wind tunnelling are minimised.
DD06-4B	21.5 metres	4.3 metres above the Maximum Building Height	5 metres to front Podium edge from front boundary 13 metres to front Tower edge from the front boundary 4.5 metres from the side boundaries 4.5 metres from rear boundary	Consistent built edge and landscaped and tree-lined setbacks are an important feature of the boulevard frontage. A pedestrian scale exists at street frontage and amenity impacts as a result of overshadowing, visual bulk or wind tunnelling are minimised.
DD06-4C	None specified	None specified	None specified	A high quality built form that exists as a transitional scale between the higher intensity of other sub areas and the lower scale of existing residential areas.
DD06-4D	11.0 metres	This is not	5 metres from front	A high quality built form that exists

Precinct	Maximum Building Height	Design Element Height	Setbacks to front, side and rear walls of buildings	Outcome to be achieved
		within a Design Element area	site boundary 4.5 metres from the side boundaries	as a transitional scale between the higher intensity of other sub areas and the lower scale of existing residential areas.
DD06-4E	None specified	None specified	None specified	A high quality built form that provides a transition in scale between the higher intensity of development in Doncaster Hill and the lower scale development of adjoining existing residential areas.
DD06-5A	29.0 metres	This is not within a Design Element area	5 metres from the side boundaries 8 metres from rear boundary	Consistent built edge and landscaped and tree-lined setbacks are an important feature of the boulevard frontage. Higher development and a range of building heights stepping down with the landform.
DD06-5B	14.5 metres	This is not within a Design Element area	5 metres from the side boundaries 8 metres from rear boundary	A high quality built form that exists as a transitional scale between the higher intensity of other sub areas and the lower scale of existing residential areas.
DD06-5C	36.0 metres	7.2 metres above the Maximum Building Height	5 metres to front Podium edge from front boundary 9 metres to front Tower edge from front boundary 5 metres from the side boundaries	Consistent built edge and landscaped and tree-lined setbacks are an important feature of the boulevard frontage. A higher scale of development that takes advantage of a large consolidated site but steps down to form a transition between medium to lower scale development of other sub areas. The maintenance of viewing corridors to the City skyline along public or private open space areas or roads from various points along Williamsons Road.
DD06-5D	29.0 metres	5.8 metres above the Maximum Building Height	5 metres to front Podium edge from front boundary 9 metres to front Tower edge from front boundary 4.5 metres from the side boundaries 5 metres from rear boundary	Consistent built edge and landscaped and tree-lined setbacks are an important feature of the boulevard frontage. A higher scale of development and range of building heights stepping down with the landform.
DD06-6A	21.5 metres	This is not within a Design Element area	5 metres to front Podium edge from front boundary 11 metres to front Tower edge from front boundary 4.5 metres from the side boundaries 5 metres from rear	Consistent built edge and landscaped and tree-lined setbacks are an important feature of the boulevard frontage. A higher scale of development and range of building heights stepping down with the landform.

Precinct	Maximum Building Height	Design Element Height	Setbacks to front, side and rear walls of buildings boundary	Outcome to be achieved
DD06-6B	21.5 metres	This is not within a Design Element area	5 metres to front Podium edge from front boundary 11 metres to front Tower edge to the front boundary 4.5 metres from the side boundaries 5 metres from rear boundary	Consistent built edge and landscaped and tree-lined setbacks are an important feature of the boulevard frontage. A higher scale of development and range of building heights stepping down with the landform.
DD06-6C	18.0 metres	3.6 metres above the Maximum Building Height	5 metres to Podium edge from front boundary 11 metres to front Tower edge from front boundary 4.5 metres from the side boundaries 5 metres from rear boundary	A high quality gateway development which does not disrupt views to the CBD. Consistent built edge and landscaped and tree-lined setbacks are an important feature of the boulevard frontage. To allow for higher development and range of building heights stepping down with the landform.
DD06-6D	14.5 metres	This is not within a Design Element area	5 metres from front site boundary 4.5 metres from the side boundaries 4.5 metres from rear boundary	High quality medium scaled development. Building height steps down to form a transition between the comparatively higher built form along Doncaster Road and medium rise scale of built form on the north side of Firth Street.
DD06-6E	11.0 metres	This is not within a Design Element area	2 metres from front site boundary 4.1 metres from the side boundaries 5 metres from rear boundary	High quality medium scaled development. High quality built form that exists as a transitional scale between the higher development of other sub areas and the lower scale of existing residential areas north of Firth Street.
DD06-7A	32.5 metres	6.5 metres above the Maximum Building Height	5 metres to Podium edge from front boundary 9 metres to Tower edge from front boundary 4.5 metres from the side boundaries 4.5 metres from rear boundary	Consistent built edge and landscaped and tree-lined setbacks are an important feature of the boulevard frontage. A high quality major gateway development. Higher scale of development and range of building heights stepping down with the landform, with a gradual transition in scale to the low scale residential development to the south.
DD06-7B	29 metres	4.3 metres above the Maximum Building Height	5 – 10 metres to front Podium edge to front boundary 6 metres to front Tower edge from Podium edge	Consistent built edge and landscaped and tree-lined setbacks are an important feature of the boulevard frontage. Higher scale of development and range of building heights stepping down with the landform, with a

Precinct	Maximum Building Height	Design Element Height	Setbacks to front, side and rear walls of buildings	Outcome to be achieved
			<p>4.5 metres from the side boundaries</p> <p>5 metres from rear boundary</p>	<p>gradual transition in scale to the low scale residential development to the south.</p> <p>To protect view lines, buildings of a lower scale down the hill will be required to step back further than buildings higher up the hill.</p>
DD06-7C	21.5 metres	This is not within a Design Element area	<p>5 – 10 metres to front Podium edge from front boundary</p> <p>8 metres to Tower edge from Podium edge</p> <p>4.5 metres from the side boundaries</p> <p>5 metres from rear boundary</p>	<p>Consistent built edge and landscaped and tree-lined setbacks are an important feature of the boulevard frontage.</p> <p>Higher scale of development and range of building heights stepping down with the landform, with a gradual transition in scale to the low scale residential development south of Carawatha Road.</p> <p>To protect view lines, buildings of a lower scale down the hill will be required to step back further than buildings higher up the hill.</p>
DD06-7D	18.0 metres	3.6 metres above the Maximum Building Height	<p>10 metres to front Podium edge from front boundary</p> <p>8 metres to front Tower edge from Podium edge</p> <p>4.5 metres from the side boundaries</p> <p>5 metres from rear boundary</p>	<p>Consistent built edge and landscaped and tree-lined setbacks are an important feature of the boulevard frontage.</p> <p>High quality gateway development which does not disrupt views to the CBD.</p> <p>Higher scale of development and range of building heights stepping down with the landform, with a gradual transition in scale to the low scale residential development south of Carawatha Road.</p> <p>To protect view lines, buildings of a lower scale down the hill will be required to step back further than buildings higher up the hill.</p>

Map 1 Maximum Building Height and Design Element areas in the Doncaster Hill Activity Centre



4.0 Decision guidelines

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

- The design objectives and outcomes of this schedule;
- Whether adequate information has been supplied in accordance with the information requirements of this schedule to enable appropriate assessment of the proposal;
- Whether the design of any building or structure satisfies the following design principles:
 - Creates a strong visual interest by providing unique building types based on innovative, contemporary architecture, urban design and ecologically sustainable design principles;
 - Is site responsive and achieves an appropriate scale with a stepping down in built form that responds to Doncaster Hill's natural topography;
 - Contributes to achieving the outcomes for each Precinct set out in column 5 of Table 1 in this Schedule;
 - Moderates building bulk through the articulation of form and surface treatments,
 - Avoids blank walls;
 - Incorporates parapets and roofs that are designed to ensure interest and variety;
 - Incorporates side and rear setbacks to enhance pedestrian safety and amenity and assist in the retention of view lines, penetration of sunlight and creation of landscape buffers;
 - Ensures that any environmental wind effects to the adjoining and surrounding neighbourhood is minimised to the satisfaction of the responsible authority;
 - Provides safe, attractive and active street frontages to buildings that are situated along boulevards, public urban areas, open space areas and pedestrian linkages;
 - Provides sunlight penetration to the south side of Doncaster Road at all times to create a high quality pedestrian and treed boulevard environment;
 - Ensures that ground floor activity on boulevards is visible to the street;
 - Provides permeable, safe and comfortable pedestrian and bicycle access and connections that integrate with adjoining or nearby precincts within Doncaster Hill;
 - Provides overhead weather protection features adjoining key pedestrian walkways and nodal points;
 - Incorporates a range of sizes and configurations for apartments;
 - Provides design feature entries to buildings that are easily visible and identifiable from streets and other public areas;
 - Integrates service and utility areas with the side or rear of buildings;
 - Provides suitably flexible floor spaces that can support a variety of future uses;
 - Provides useable, comfortable and well landscaped private and public open space areas designed to maximise solar access;
 - Ensures dwelling balconies have an open space area of at least 8m² and a minimum dimension of 1.6 metres;

- Complements where relevant, the form, scale, materials, colour and lighting of a heritage place on the same or adjoining site;
- Incorporates provisions for people with a disability demonstrating how access needs are accommodated;
- Integrates car parking requirements into the design of buildings and landform by encouraging the use of undercroft or basement parking and minimises the use of open lot /half basement/ground floor car parks at street frontage;
- Provides vehicular access to buildings fronting key boulevards off side streets or via rear access;
- Limits the number of vehicle crossings to each development;
- Provides secure bicycle storage facilities;
- Addresses the safety and security of residents, visitors, workers and property by ensuring:
 - Entrances to buildings are not obscured or isolated from the street and internal access ways;
 - Provision of good lighting and visibility of communal areas and internal access ways;
 - Private spaces within developments are protected from inappropriate use as public thoroughfares; and
 - Integrates with and contributes to urban art by providing, where appropriate, opportunities for artworks within public spaces.
- Whether the design and siting of any advertising sign/s satisfies the following design principles:
 - Signs should be integrated into the design of the building façade, preferably within the first 3 levels of the podium;
 - Signs should be of a size and height that is complementary to the built form of the building and surrounding landscaping treatments;
 - Signs should be limited in number and incorporate limited detail other than is necessary to identify the building name and key tenants;
 - Signs should be consolidated in mixed use and commercial developments to avoid the visual clutter of signage and displays (eg, vehicles, products, promotional material and free standing signs).
- Whether the subdivision is associated with a development proposal that supports the objectives promoted by this Scheme for the Doncaster Hill Activity Centre and does not result in fragmentation of sites.