

Tracked Changes: Design and Development Overlay

Green text = Panel recommendations adopted by Council

Red text = Changes in adopted version different from, or additional to, Panel recommendations

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SCHEDULE 13 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO 13**

WEST HAWTHORN AREA

1.0 Design Objectives

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To implement the West Hawthorn Urban Design Framework (~~July~~ 2006).

To ensure new development does not compromise significant view corridors, particularly views of the Hawthorn Town Hall and the Church of the Immaculate Conception.

To encourage built form that does not cause unreasonable amenity impacts on ~~compromise the amenity of~~ adjacent residential areas and minimises the negative impacts of overlooking, overshadowing, noise and visual bulk.

To ensure encourage landscaped areas at residential interfaces to soften built form.

To encourage buildings built to the street to activate street frontages in business zones.

To ensure development on the north side of Burwood Road allows the potential for adequate solar access to the south side of Burwood Road at the equinox.

To encourage development which incorporates ecologically sustainable energy, water and construction principles in its design.

~~To maximise water and energy conservation in new development and increase use of renewable energy resources.~~

~~To achieve a reduction in waste generated by building occupants that is collected, hauled to and disposed of in landfills.~~

~~To ensure that the views of the relevant Road, Water and Sewerage Authorities are considered.~~

2.0 Buildings and works

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The requirements in the Table should be met.

A permit cannot be granted to vary any Mandatory Requirements in the Table to this Schedule.

~~The Design Objectives must be met. A permit cannot be granted to vary any of the Design Objectives.~~

The General requirements in the Table should be met.

An application to develop land in a business zone must be accompanied by an urban context report and design response which includes the matters set out in ~~comply with~~ clause 52.35 of the scheme. The ~~site analysis and~~ urban context report and design response must show how the development achieves ~~the~~:

- The Design Objectives of this Schedule and for the relevant precinct;
- The Mandatory Requirements for the relevant precinct;
- The Requirements applicable to the relevant precinct.

The responsible authority may waive or reduce a requirement for information if it considers it to be not relevant to an application.

An application which does not meet the discretionary building height or setbacks specified in the Table must demonstrate that the proposed development will continue to meet the relevant design objectives specified in the Table.

~~Architectural features, building services, plant and infrastructure including but not limited to air conditioning units, masts, stairwells and liftwells may exceed the specified building height provided they are integrated with the design of the building.~~

~~Ecologically sustainable energy, water and construction considerations should be incorporated early in the design process in order to reduce the costs of later design modifications.~~

~~A permit application must be accompanied by the following as appropriate:~~

- ~~▪ Information to demonstrate how the proposed new development assists in creating a safe pedestrian environment through design and increased surveillance by applying the provisions of the document “Safer Design Guidelines for Victoria, 2005”~~
- ~~▪ A waste management plan which includes measures to maximise recycling, composting and the reduction of waste.~~
- ~~▪ A reduced rate of on site parking provision will be considered where an integrated transport plan is prepared to the satisfaction of the responsible authority.~~

Height

Building services, plant and infrastructure including but not limited to air conditioning units, masts, stairwells and liftwells may exceed the specified building height by up to 3 metres provided that:

- requirements in the Table to Schedule 13 relating to the design and siting of building services, plant and infrastructure are met; and
- requirements for setbacks in the Table to Schedule 13 are met.

Table to Schedule 13

The precincts referred to in this table are the precincts identified on Map 1 forming part of this schedule.

Note: Precinct numbering originates in the West Hawthorn UDF. Controls for Precincts 2 and 7 were not adopted.

DDO13 West Hawthorn Area – All Precincts

Requirements

General Requirements

- Buildings should minimise the impact on the amenity of residentially zoned land having regard to matters such as overlooking, overshadowing ~~noise and or~~ visual bulk.
- All development on land abutting residentially zoned land or separated from residential land by a laneway, should comply with the relevant objectives and standards of Clause 55.04 and the Guidelines for Higher Density Residential Development (DSE 2004) as appropriate.

- Facades, side and rear walls that are visible from the public realm or from residential areas should be articulated to a high standard and consideration should be given to the proposed fenestration.
- ~~Commercial d~~Development along Burwood Road should have a zero setback and extend across the full width of the lot at least at ground floor level except where access requirements do not allow this.
- Where it is necessary to set back a building from the zero setback point, the treatment of the setback should not create a barrier between the street and the building. Within a residential area, the setback should be landscaped.
- ~~New developments should provide long term staff and resident parking demands on site.~~
- Existing mature vegetation should be retained and buildings designed to protect the vegetation.
- Development on the north side of Burwood Road should ensure reasonable solar access to the south side of Burwood Road at the equinox.
- Streets, lanes and walkways should be well lit to enhance public safety and useability.
- Loading bays, site storage and waste collection areas should be appropriately screened from public view.
- Building services, plant and infrastructure structures ~~should not be readily visible or~~ should seamlessly integrate with the architecture of the host building.
- Developments should apply current best practice and emerging technology in energy and water conservation.
- Developments should incorporate Water Sensitive Urban Design where appropriate to improve the quality of storm water leaving the area.
- Rainwater retention for reuse should be incorporated into the design of all new buildings.
- Stormwater detention should be evaluated and employed as a solution to infrastructure limitations.
- Developments should use permeable surface coverings wherever practicable.
- ~~New development should provide bicycle facilities in accordance with Clause 52.34. Medium density residential development of more than three dwellings, and office development of more than 200sqm should provide bicycle facilities at the same rates for other dwelling and office uses listed in Clause 52.34.~~
- Vehicular access should not be from Burwood Road where there are other options for vehicular access.
- Car parking and garage doors should not dominate the streetscape. Basement car parks should be located fully below street level when fronting Burwood Road and Glenferrie Road.
- New development should incorporate environmentally sustainable design features as appropriate.

Mandatory Requirements

- ~~Nil~~

DDO13-1 Precinct 1 - Office and Housing

Design Objectives

- To encourage ~~medium scale~~ built form outcomes that are consistent with the precinct's ability to accommodate substantial change.

- To promote a precinct that has a high degree of design flexibility and can absorb and pioneer a variety of architectural styles, high quality contemporary architecture and innovative design solutions.
- To encourage built form and landscape design that identifies the commencement of the western end of the West Hawthorn neighbourhood activity centre.
- ~~To ensure that the built form and landscape outcomes of new developments minimise amenity impacts on residentially zoned land.~~
- To protect existing residential areas from unreasonable loss of amenity.
- To ensure building heights and setbacks maintain reasonable amenity to existing residential properties.

Requirements

General Requirements

- ~~Ensure t~~The hard edges of buildings to the street frontage should maintain a human scale. Higher built form elements should be setback so that buildings do not unreasonably dominate the streetscape ~~to be out of sight at pedestrian level~~ when viewed from the opposite side of the street.
- At the 5m setback from residentially zoned properties, new buildings should have a maximum building height of 7m, and thereafter should be setback 1m for every 0.3m in building height.
- ~~Encourage the establishment of a landscape buffer at the interface with the abutting residentially zoned properties, and limit the height of the built form to 7 metres with additional height designed to be out of sight when viewed at ground level from neighbouring residential properties. Generally, at the 5.0m setback new buildings should have a maximum building height of 7.0m, and thereafter should be setback 1.0m for every 0.3m in building height.~~

Mandatory Requirements

- Building height ~~must~~ should not exceed 16 metres.
- At the street frontage buildings ~~must~~ should have a maximum building height of 10.0 metres. Thereafter buildings ~~must~~ should be setback a minimum of 5 metres ~~1.0m for every 0.5m in height.~~
- If a rear boundary abuts residentially zoned property, new development must be setback 5.0m from this property boundary. The setback must be landscaped.
- ~~New buildings adjoining residential properties should provide transitional height and setbacks to limit the impact of overshadowing and overlooking, and reduce the visual bulk of upper levels.~~
- ~~Building heights and setbacks of all non-residential and residential buildings in relation to the adjoining a residential boundary should be in accordance with the provisions of Clause 55.04 for development up to 9 metres. Where development exceeds 9 metres, regard should be given to the directions of Clause 52.35.~~
- ~~If a rear boundary abuts residentially zoned property the setback should be landscaped.~~

DDO13-2 Precinct 2 - Hawthorn Station Village

Design Objectives

- ~~To encourage low scale built form outcomes which conform with the existing character and are consistent with the precinct's ability to accommodate minimal change.~~
- ~~To ensure built form and landscape outcomes respect and enhance the character of the precinct.~~

Requirements

General Requirements

- ~~▪ Buildings should not exceed 9 metres in height.~~

DDO13-3 Precinct 3 - The West Hawthorn Village

Design Objectives

- To encourage ~~low to medium scale~~ built form outcomes that are consistent with the precinct's ability to accommodate incremental change.
- ~~▪ To encourage the intensification of retail and commercial floor space.~~
- To ensure built form and landscape outcomes respect and enhance the character of the precinct.
- To maintain streetscape rhythm.
- ~~Development should~~ To provide for active frontages along Burwood Road and Power Street.
- To maintain the current human / pedestrian friendly scale of development.
- To create and reinforce local spaces for passive recreation.
- To protect existing residential areas from unreasonable loss of amenity.
- To ensure building heights and setbacks maintain reasonable amenity to existing residential properties.

Requirements

General Requirements

- ~~Traditionally n~~Narrow buildings should not be consolidated into a single wider building.
- Building Height should not exceed 9 metres at the street frontage. Any ~~3rd~~ 3rd storey ~~beyond the street frontage must should~~ be setback a minimum of 5 metres so that ~~buildings do not unreasonably dominated the streetscape it cannot be seen above the apparent street wall height~~ when viewed from the opposite side of the street ~~at 1.7m above ground level~~. Overall Building Height should not exceed 11 metres. This does not apply to ~~the former Elgin Inn Bottle Shop site (108 Power Street),~~ Hawthorn Square (88-114 Burwood Road) or the car park to the rear of Hawthorn Square (124-128 Power Street)
- At ~~the former Elgin Inn Bottle Shop site (108 Power Street),~~ Hawthorn Square (88-114 Burwood Road) and the car park to the rear of Hawthorn Square (124-128 Power Street) Building Height should not exceed 16m. At the street frontage the Building Height should not exceed 10 metres. Above that height, buildings should be setback a minimum of 5 metres ~~1.0m for every 0.5m in height.~~
- New buildings adjoining residential properties should provide transitional height and setbacks to limit the impact of overshadowing and overlooking, and reduce the visual bulk of upper levels.
- Building heights and setbacks of all non residential and residential buildings in relation to the adjoining a residential boundary should be in accordance with the provisions of Clause 55.04 for development up to 9 metres. Where development exceeds 9 metres, regard should be given to the directions of Clause 52.35.
- Reinforce the area at the Power Street and Burwood Road corner of Hawthorn Square (88-114 Burwood Road) as an important local space for passive recreation.

DDO13-4A Precinct 4A - Mixed Use North

Design Objectives

- To encourage ~~medium-scale~~ built form outcomes that are consistent with the precinct's ability to accommodate substantial change.
- To promote a precinct that has a high degree of design flexibility and can absorb and pioneer a variety of architectural styles, high quality contemporary architecture and innovative design solutions.
- ~~To encourage the consolidation and intensification of large format / bulky goods retail and other commercial floor space at ground level with residential or office floor space above.~~
- To ensure the southern edge of the precinct abutting Burwood Road promotes active street frontages and complements the high quality pedestrian environment in this location.
- To encourage utilisation of Lynch Street for vehicular access.
- ~~Development should~~ To provide for active frontages along Burwood Road and Power Street.
- Development should provide ~~for active frontages along~~ casual surveillance of Tweed Street and Golding Street where this does not compromise the amenity of adjacent residential land uses ~~with respect to noise, loss of privacy and poor visual amenity.~~

Requirements

General Requirements

- Development should ensure the potential for adequate sunlight penetration to the ~~south side~~ southern footpath of Burwood Road at the equinox.

Mandatory Requirements

- Buildings Height ~~should~~ must not exceed ~~22~~ 18 metres.
- ~~At the street frontage the Building Height must not exceed 10 metres. Above that height, a building must be setback 1.0m for every 0.5m in height.~~
- At the Burwood Road street frontage, the Building Height must ~~should~~ not exceed 12 metres.
- Any additional height above 12 metres must ~~should~~ be set back a minimum of 6.5 metres from the Burwood Road frontage, so that buildings do not unreasonably dominate the streetscape and maintain adequate sunlight penetration to the south side of Burwood Road at the equinox.
- At street frontages other than those to Burwood Road, Building Height must not exceed 18 metres.

DDO13-4B Precinct 4B - Mixed Use South

Design Objectives

- To encourage ~~medium-scale~~ built form outcomes that are consistent with the precinct's ability to accommodate substantial change.
- To promote a precinct that has a high degree of design flexibility and that can absorb and pioneer a variety of architectural styles, high quality contemporary architecture and innovative design solutions.
- ~~To encourage the consolidation and intensification of large format / bulky goods retail and other commercial floor space at ground level, with residential or office floor space above.~~

- To ensure the northern edge of the precinct abutting Burwood Road promotes active street frontages and complements the high quality pedestrian environment in this location.
- ~~To ensure that the built form and landscape outcomes of new developments minimise impacts on residentially zoned land.~~
- To protect existing residential areas from unreasonable loss of amenity.
- To ensure building heights and setbacks maintain reasonable amenity to existing residential properties.
- To ensure new buildings respect and complement heritage buildings.
- To ensure vehicular access arrangements have minimal impact on residential amenity in Manningtree Road.
- To promote active frontages along Lavidge Street, Thomas Street, Drill Street, Elizabeth Street, Guest Street, Cook Street and Luton Lane where this does not compromise the amenity of adjacent residential land uses with respect to noise, loss of privacy and poor visual amenity.

Requirements

General Requirements

- ~~Ensure~~ The hard edges of buildings to the street frontage should maintain a human scale, with additional height thereafter being out of sight at pedestrian level.
- At the 5m setback from residentially zoned properties, new buildings should have a maximum building height of 7m, and thereafter should be setback 1m for every 0.3m in building height.
- ~~Encourage the incremental establishment of a landscape buffer at the interface with abutting residentially zoned properties, and thereafter limit the height of the built form to two storeys with additional height being out of sight when viewed at ground level from neighbouring residential properties. Generally, at the 5.0m setback new buildings should have a maximum height of 7.0m, and thereafter should be setback 1.0m for every 0.3m in height.~~
- Development should provide for active frontages along Burwood Road and Power Street.
- ~~Development should provide for active frontages along Lavidge Street, Thomas Street, Drill Street, Elizabeth Street, Guest Street, Cook Street and Luton Lane where this does not compromise the amenity of adjacent residential land uses with respect to noise, loss of privacy and poor visual amenity.~~
- ~~Development of land for larger showrooms / bulky goods premises should seek to provide on site parking for staff and customers at basement level.~~
- New development should provide a landscaped buffer that when fully matured will substantially screen buildings adjoining the Manningtree Road properties.

Mandatory Requirements

- Building Height must ~~should~~ not exceed 18 metres.
- At the ~~Burwood Road~~ street frontage, the Building Height must ~~should~~ not exceed 12 metres.
- Any additional height above 12 metres must ~~should~~ be set back a minimum of 5 metres from the ~~Burwood Road~~ street frontage, so that buildings do not unreasonably dominate the streetscape.
- ~~New buildings adjoining residential properties should provide transitional height and setbacks to limit the impact of overshadowing and overlooking, and reduce the visual bulk of upper levels.~~

- ~~▪ Building heights and setbacks of all non-residential and residential buildings in relation to the adjoining a residential boundary should be in accordance with the provisions of Clause 55.04 for development up to 9 metres. Where development exceeds 9 metres, regard should be given to the directions of Clause 52.35.~~
- ~~▪ Building Height must not exceed 16 metres.~~
- ~~▪ At the street frontage buildings must have a maximum building height of 10 metres. Thereafter buildings must be setback 1.0m for every 0.5m in height.~~
- If a rear boundary abuts residentially zoned property, new development must not be located within 5.0m of this property boundary, and the setback must be used as a significant landscape buffer.

DDO13-5 Precinct 5 - Transit Oriented Development

Design Objectives

- To encourage ~~low-scale~~ built form outcomes that are consistent with the precinct's ability to accommodate significant incremental change.
- To maintain the service role of Lynch Street and promote residential townhouse development at the eastern and western ends of the precinct.

Requirements

General Requirements

- Buildings should be well articulated, minimise overlooking, overshadowing and noise impacts and respond positively to the public realm.
- Building Height should not exceed ~~18~~ 9 metres.

DDO13-6 Precinct 6 - Glenferrie Road Quarter

Design Objectives

- To encourage ~~medium-scale~~ built form outcomes that are consistent with the precinct's ability to accommodate incremental change.
- To reinforce the existing retail and commercial character of the area, including community and professional services.
- To ensure built form and landscape outcomes respect and enhance the character of the precinct.
- To ensure that the built form and landscape outcomes of new developments minimise impacts on residentially zoned land.
- ~~In order to~~ To maintain streetscape rhythm, traditional narrow buildings should not be consolidated into single wider buildings.
- ~~Development should~~ To provide for active frontages along Burwood Road and Glenferrie Road.
- ~~Development should~~ To provide for active frontages along Luton Lane where this does not compromise the amenity of adjacent residential land uses with respect to noise, loss of privacy and poor visual amenity.
- To protect existing residential areas from unreasonable loss of amenity.
- To ensure building heights and setbacks maintain reasonable amenity to existing residential properties.

Requirements

General Requirements

- New development along Burwood Road should extend across the lot at ground floor level to prevent the creation of concealed spaces and to continue the consistent character along Burwood Road.

Mandatory Requirements

- Building Height ~~should~~ must not exceed 16 metres.
- At the street frontages ~~of Burwood Road and Glenferrie Road~~ the Building Height ~~should~~ must not exceed 10 metres. Thereafter buildings ~~should~~ must be setback a minimum of 5 metres ~~1.0m for every 0.5m in height.~~
- New buildings adjoining residential properties should provide transitional height and setbacks to limit the impact of overshadowing and overlooking, and reduce the visual bulk of upper levels.
- Building heights and setbacks of all non residential and residential buildings in relation to the adjoining a residential boundary should be in accordance with the provisions of Clause 55.04 for development up to 9 metres. Where development exceeds 9 metres, regard should be given to the directions of Clause 52.35.

DDO13-7 — Precinct 7 — Established Housing

Design Objectives

- ~~To encourage low scale built form outcomes that conform with the existing character and are consistent with the precinct's ability to accommodate minimal change.~~
- ~~To ensure built form and landscape outcomes respect and enhance the valued residential character of the precinct.~~
- ~~Maintain adequate parking for local residents.~~

Requirements

General Requirements

- ~~Setbacks should be in accordance with clause 55.~~
- ~~Residential developments should meet the resident and visitor parking rates of Clause 55.03-11 of the Boroondara Planning Scheme.~~
- ~~Bicycle parking and end of trip facilities should be included in accordance with Clause 52.34 of the Boroondara Planning Scheme.~~
- ~~Building Height should not exceed 9 metres.~~

3.0 Subdivision

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A permit is required to subdivide land.

In considering an application for the subdivision of land in precincts 1, 4A and 4B, the responsible authority must consider the preferred land uses for the precinct identified in Clause 22.15 and whether the proposed subdivision will prejudice the outcomes sought in that local policy.

4.0 Decision Guidelines

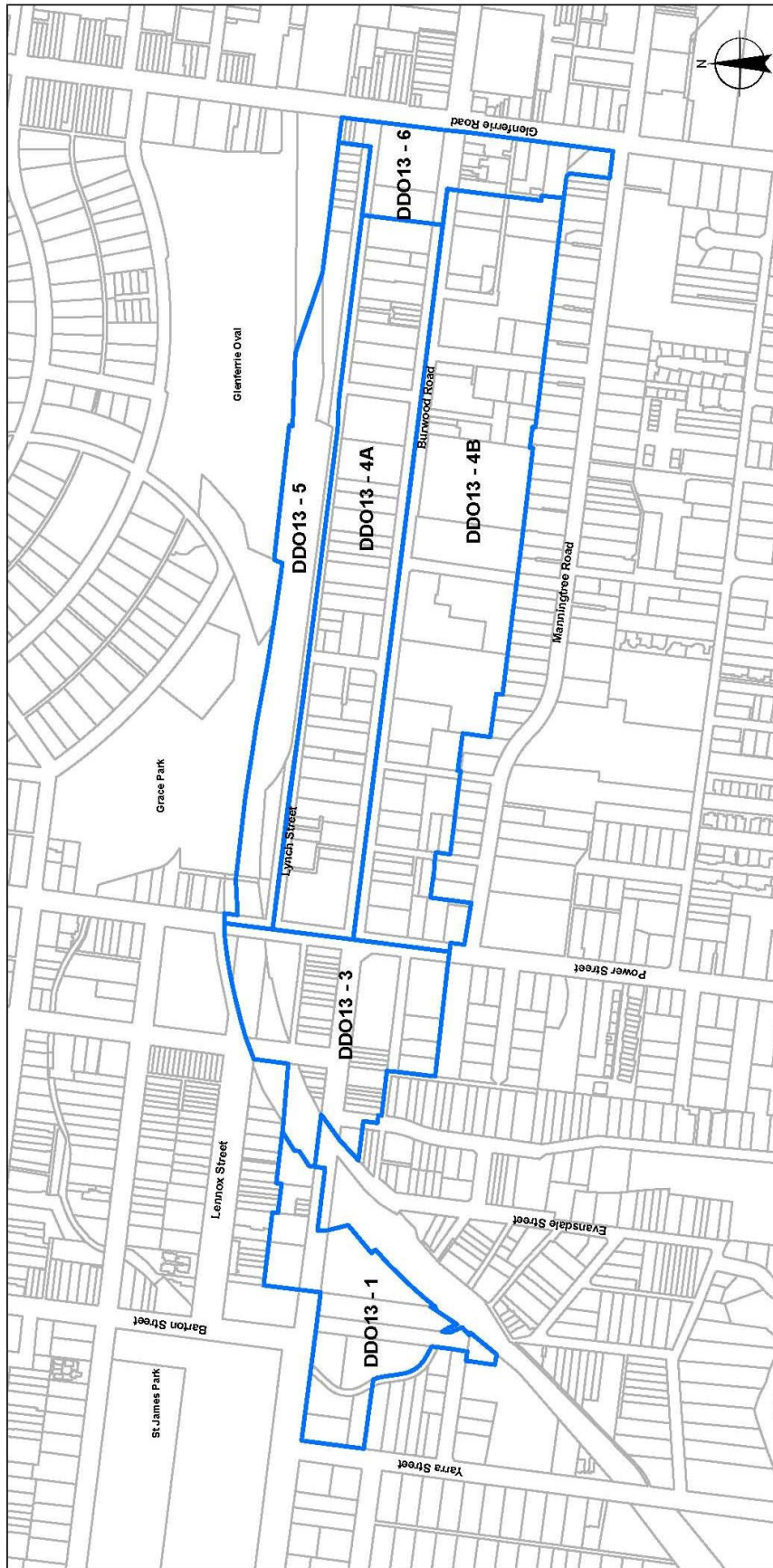
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Before deciding on an application, the Responsible Authority must consider, as appropriate:

- The West Hawthorn Area Policy at Clause 22.15.
- The design objectives and requirements for the area and relevant precinct.
- The impact of traffic generated by the proposal and whether it is likely to require special traffic management control works in the neighbourhood.

- Points of access to and from the land and whether they are suitably located.
- The views of Vic Roads, Melbourne Water and / or Yarra Valley Water with respect to the impact of a proposal on existing infrastructure capacity.

MAP 1: WEST HAWTHORN AREA AND PRECINCTS



Note: Controls for Precincts 2 and 7 were not adopted

Tracked Changes: Local Policy

22.15 WEST HAWTHORN AREA POLICY

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This policy applies to all applications for use and development of land in the West Hawthorn area shown on Map 1 of this policy.

22.15-1 Policy Basis

The policy is derived from the *West Hawthorn Urban Design Framework (2006)* (UDF).

Burwood Road, West Hawthorn is unique to the City of Boroondara for its large lot sizes, and range of bulky goods and large format retail uses. ~~It is an area which has significant capacity to accommodate land use intensification and substantial built form change.~~ A local policy ~~is was~~ required to appropriately manage the impacts of ~~such change increased demand for intensification and changes in land use in Burwood Road West Hawthorn.~~

The ~~UDF West Hawthorn Area Policy seeks to~~ encourages Burwood Road West Hawthorn as a mixed use precinct, ~~to facilitate including~~ bulky goods, ~~large format retailing, homewares, and~~ office ~~and higher density residential development uses~~ while providing for a range of other employment opportunities in retail, commercial and community based uses ~~and new housing opportunities~~. While encouraging the further development of this corridor, this policy also seeks to ensure that new development is appropriately located and designed, fosters sustainable transport and building outcomes, improves pedestrian access and connectivity, and ~~does not cause unreasonable amenity respects and minimises adverse~~ impacts on adjoining residential areas and public spaces.

~~The West Hawthorn Area and the eight precincts identified within it are shown in the West Hawthorn UDF and in the map which follows this policy.~~

This local policy is intended to give effect to provisions and recommendations contained in the West Hawthorn Urban Design Framework (~~July~~ 2006). It should also be read in conjunction with the Design and Development Overlay Schedule 13 (West Hawthorn Area).

~~Note: Precinct numbering originates in the West Hawthorn UDF. Controls for Precincts 2 and 7 were not adopted.~~

22.15-2 Objectives

- To implement the West Hawthorn Urban Design Framework (~~July~~ 2006).
- To encourage the provision of bulky goods, ~~homewares~~ large format retailing and office uses and a mix of compatible employment opportunities in retail, commercial and community based uses in appropriate locations.
- To recognise West Hawthorn's potential to provide for a diversity of higher density housing opportunities and urban consolidation, particularly in areas that are not encumbered by or proximate to heritage places or have direct abuttal to residential areas.
- To ensure active ground level frontages and vibrant street level activity.
- To provide community services / facilities that accommodate the current and future needs of the West Hawthorn Community.

22.15-3 Policy

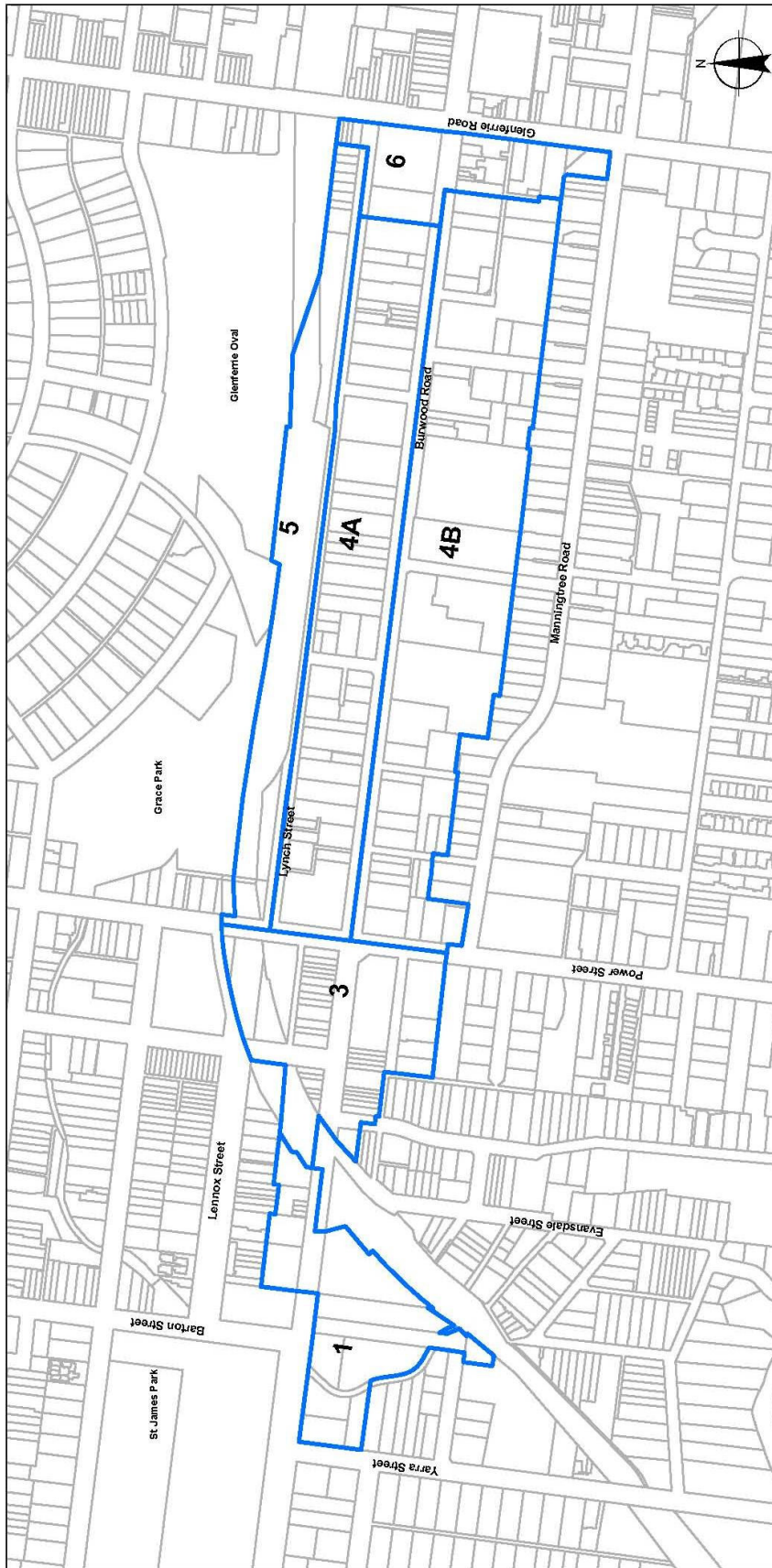
It is policy to:

- Encourage uses with active frontages in commercial areas to promote pedestrian activity and vibrancy at ground floor level on sites with street or laneway frontages.
- Encourage higher density office & residential development on upper floor levels in commercial areas.
- Discourage residential land use at ground ~~and first floor~~ level facing Burwood Road.
- Encourage ~~predominately~~ office and residential uses in Precinct 1.
- ~~Retain and protect residential land use in Precincts 2 and 7.~~
- Encourage convenience retail and services ~~at on~~ ground levels, with office and residential land use above ground level in Precinct 3.
- Encourage ~~predominately office and~~ bulky goods, large format retailing and compatible retail and commercial uses / ~~home wares shops~~ at ground ~~and first~~-floor levels and residential and office uses at upper levels in Precincts 4A and 4B.
- Encourage ~~Consider~~ cafés, bars or restaurants in Precincts 4A and 4B to service employment and residential land uses in and around the study area.
- Encourage ~~predominately~~ office and residential land use in Precinct 5.
- Encourage ~~Promote~~ uses that reinforce existing retail and commercial uses including community and professional services in Precinct 6.

22.15-4 Policy References

West Hawthorn Urban Design Framework (~~July~~ 2006)

MAP 1: WEST HAWTHORN AREA AND PRECINCTS



Note: Controls for Precincts 2 and 7 were not adopted