

10/03/2016
C128**SCHEDULE 22 TO THE DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO22**.

MENTONE JUNCTION PRECINCT

90 – 116 Nepean Highway, Mentone (Even No's)

202 – 208 Nepean Highway, Parkdale (Even No's)

10 – 44 Balcombe Road, Mentone (Even No's)

1 – 21 Balcombe Road, Mentone (Odd No's)

23-27 Balcombe Road, Mentone (Odd No's)

33 – 35 Childers Street, Mentone (Odd No's)

1.0**Design objectives**10/03/2016
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- To establish a high quality built form which reinforces its strategic context in close proximity to the Mentone Activity Centre and prominent location at the junction of the Nepean Highway, Warrigal Road and Balcombe Road.
- Encourage a good sense of streetscape rhythm in built form through the retention of existing fine grain character where it is a feature.
- Encourage parapet street walls to reflect the alignment pattern, in particular to encourage zero lot setbacks for fine grain development.
- Encourage built form that protects adjacent residential areas from imposing and incongruous forms which create visual bulk and have detrimental overshadowing impacts.
- Encourage high quality architectural detailing and forms on prominent corner locations.
- Encourage street level active frontages along main roads.
- Encourage landscaping consisting of native vegetation at direct residential interfaces and at interfaces with residential streets.
- Encourage the use of existing laneways for vehicular access and discourage new vehicular crossovers along Category 1 Zone Roads.

Built form

Where appropriate:

- Encourage a consistent 2 and 3 storey street wall in accordance with the table to this Schedule, with greater architectural features and detailing on prominent corner sites.
- Maintain upper level setbacks above the street wall in accordance with the table to this Schedule. Street walls should be designed to assist in concealing upper level additions and forms via parapet wall extensions which also function as balcony balustrades.
- Encourage the construction of canopies along Balcombe Road and Nepean Highway which should accommodate for the provision of native street trees.

- Encourage built form which strengthens a high quality public realm such as balconies and glazing overlooking the street, entrances directly onto the street, and high quality built form presentation to the laneways.
- Maintain the ‘garden setting’ via soft landscaping and native vegetation buffers along residential interfaces
- Encourage the widening, use and active surveillance of existing laneways.

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Buildings and works

Building Height and Street Wall Height

Precincts A, B and C

Buildings and works other than domestic services normal to a dwelling including lift overruns should not exceed the building height set out in the table to this Schedule for Precincts A, B and C.

A permit may be granted to vary any of the height requirements unless specified in the table to this Schedule.

Setbacks

Precincts A, B and C

Buildings and works including domestic services normal to a dwelling including lift overruns should be setback no less than those set out in the table for precincts A, B and C.

A permit may be granted to vary any of the setback requirements unless specified in the table to this Schedule.

Preferred Future Character

Precinct A: Fine grain mixed use precinct

Precinct A will continue to service as the primary retail focus with opportunities for shop-top housing in a general form of three storeys which preserves the existing character of traditional terraced shopfronts and retains a sense of fine grain rhythm.

Precinct B: Business Precinct

Precinct B will provide an employment focus with a mix of existing fine grain character and consolidated lots of three storeys. Laneway widening is envisioned at the rear of lots and an enhance building quality that engages positively with the streets and laneways.

Precinct C: Broad grain mixed use precinct

Precinct C will provide for a mix of uses including retail at the street level and residential apartments above which will provide for increased pedestrian activity and an improved public realm. Large forms on consolidated sites should address the junction intersection and provide a moderated building form at residential interfaces.

Table to Schedule 22

Height Control Area as shown on the plan to Schedule 22	Building Height	Street Wall Height	Setbacks	Design Standard
<p>Precinct – A1</p> <p>92 - 116 Nepean Highway, Mentone (Even No's)</p>	11 metres (3 storeys)	<p>92- 104 Nepean Highway:</p> <ul style="list-style-type: none"> Maximum 11 metres (3 storeys) street wall <p>106-116 Nepean Highway:</p> <ul style="list-style-type: none"> Maximum 8.5 metres (2 storeys) street wall. 	<p>92- 104 Nepean Highway:</p> <ul style="list-style-type: none"> 3rd storey setback at 1metre:1metre* to rear boundary <p>106-116 Nepean Highway:</p> <ul style="list-style-type: none"> 2nd storey setback at 0.5metre:1metre* to front and rear boundaries <p>104-116 Nepean Highway</p> <ul style="list-style-type: none"> Buildings should be setback no less than 3 metres from the south western boundary. 	<p>The following is applicable to all Precinct A:</p> <p>Create human scale proportions within streetscapes through appropriate massing and built form.</p> <p>Encourage a good sense of streetscape rhythm through retention of existing fine grain character.</p> <p>Encourage parapet street walls to reflect the existing alignment pattern, in particular encourage zero lot street frontage setbacks.</p>
<p>Precinct – A2</p> <p>90 Nepean Highway, Mentone</p>	14 metres (4 storeys)	<p>Maximum height of 11 metres (3 storeys) on the Nepean Highway frontage.</p> <p>Maximum height of 8.5 metres (2 storeys) on the western boundary maximum height of 11 metres (3 storeys) on both sides of the laneway interface</p>	<p>Buildings should be setback no less than 3 metres from the western boundary to allow for landscaping, with the 3rd storey setback 0.5metre:1metre*.</p> <p>4th storey setback at 1metre:1metre* from all boundaries</p> <p>90 Nepean Highway east of laneway</p> <ul style="list-style-type: none"> Buildings should be setback not less than 3metres from the boundary of the adjoining laneway <p>90 Nepean Highway west of laneway</p> <ul style="list-style-type: none"> Buildings should be setback not less than 3metres from the laneway directly opposite properties at 92-104 Nepean Highway 	<p>Encourage active uses on main road frontages.</p> <p>Protect amenity at residential interfaces.</p> <p>Encourage the use of existing laneways for rear access to properties and discourage new vehicular crossovers along street frontages with high pedestrian use.</p> <p>Encourage landscaping at direct residential interfaces and at interfaces with residential streets.</p>

Height Control Area as shown on the plan to Schedule 22	Building Height	Street Wall Height	Setbacks	Design Standard
<p>Precinct – B1</p> <p>14 – 44 Balcombe Road, Mentone (Even No's)</p>	<p>11 metres (3 Storeys)</p>	<p>Maximum 11 metres (3 storeys) street wall</p>	<p>Buildings should be setback no less than 3 metres from the northern and north-eastern boundary</p>	<p>The following is applicable to all Precinct B:</p> <p>Encourage a good sense of streetscape rhythm in the built form through retention of existing fine grain character.</p>
<p>Precinct – B2</p> <p>10 – 12 Balcombe Road, Mentone</p>	<p>14 metres (4 storeys)</p>	<p>Maximum 11 metres (3 storey) street wall</p>	<p>Buildings should be setback not less than 3metres from the northern boundary 4th storey setback at 1metre:1metre* to all boundaries</p>	<p>Encourage parapet street walls to reflect the alignment pattern, in particular encourage zero lot street frontage setbacks.</p> <p>Encourage active street level uses on main road frontages</p> <p>Encourage the use of existing laneways for rear access to properties and discourage new vehicular crossovers along street frontages with high pedestrian use.</p>
<p>Precinct – C1</p> <p>23-25 and 27 Balcombe Road</p>	<p>11 metres (3 storeys)</p>	<p>Maximum 11 metres (3 storey) street wall</p>	<p>Buildings should be setback not less than 5 metres from the western boundary for landscaping. Buildings should be setback not less than 3 metres from the southern boundary for landscaping with the 3rd storey setback at 1metre:1metre*</p>	<p>The following is applicable to all Precinct C:</p> <p>Create appropriate proportions within streetscapes through appropriate massing and built form.</p> <p>Encourage parapet street walls to reflect the existing alignment</p>

Height Control Area as shown on the plan to Schedule 22	Building Height	Street Wall Height	Setbacks	Design Standard
<p>Precinct – C2</p> <p>17-21 Balcombe Road, Mentone (Odd No's)</p>	14 metres (4 storeys)	Maximum 11 metres (3 storeys) street wall	<p>The 4th storey should be setback at 1metre:1metre from the street wall to Balcombe Road</p> <p>Buildings should be setback not less than 3 metres from the southern boundary for landscaping, with the 3rd storey setback at 1metre:1metre* and the 4th storey setback at 2metres:1metre*</p>	<p>pattern, in particular encourage zero lot setbacks.</p> <p>Encourage prominent corner sites to incorporate a greater degree of architectural detailing fitting of their visual exposure.</p> <p>Encourage street level active uses on main road frontages.</p> <p>Protect the amenity at residential interfaces.</p>
<p>Precinct – C3</p> <p>11-15 Balcombe Road, Mentone (Odd No's)</p>	14 metres (4 storeys)	Maximum 11 metres (3 storeys) street wall	<p>4th storey setback at 1metre:1metre* to Balcombe Road</p> <p>Buildings should be setback no less than 3 metres from the southern boundary for landscaping, with the 3rd storey setback at 1metre:1metre* and the 4th storey setback at 2metres:1metre*</p>	<p>Protect adjacent residential areas from imposing forms that create visual bulk and have detrimental overshadowing impacts.</p> <p>Encourage landscaping at direct residential interfaces and at interfaces with residential streets.</p> <p>Storeys above the 4th storey to have a reduced footprint and appear visually recessive.</p>
<p>Precinct – C4</p> <p>1-9 Balcombe Road, Mentone (Odd No's)</p>	20 metres (6 storeys) ¹	A maximum 14 metres (4 storeys) street wall to the junction intersection	<p>Buildings should be setback no less than 3metres from the western boundary with a maximum 2 storey wall, with the 3rd and 4th storeys setback 1metre:1metre*.</p> <p>Buildings should have a maximum street wall height of 11 metres (3 storeys) and must be setback no less than 5 metres from Warrigal Road and Balcombe Road. The 4th storey to be setback 1metre:1metre* from the 3rd storey.</p>	

Height Control Area as shown on the plan to Schedule 22	Building Height	Street Wall Height	Setbacks	Design Standard
<p>Precinct – C5</p> <p>33-35 Childers St, Mentone (Odd No's)</p>	<p>14 metres (4 storeys)¹</p>	<p>Maximum 11 metres (3 storeys) from the southern boundary</p> <p>Maximum 8.5metres (2 storeys) street wall from the eastern interface.</p>	<p>Buildings on the southern boundary should be setback no less than 5 metres to allow for landscaping with the 4th storey setback 1metre:1metre*.</p> <p>Buildings on the western boundary should be setback 3metres to allow for landscaping, with the 3rd and 4th storeys setback 1metre:1metre*.</p> <p>Buildings on Warrigal Road and Nepean Hwy should be setback no less than 5metres to allow for a landscaping , with the 4th storey setback 1metre:1metre*.</p>	
<p>Precinct C6</p> <p>202-208 Nepean Highway, Parkdale (Even no's)</p>	<p>14 metres (4 storeys)¹</p>	<p>14 metres (4 storeys) street wall along Nepean Hwy.</p> <p>11 metres (3 storeys) street wall along Warrigal Road and Potts Street.</p>	<p>Buildings should be setback not less than 3metres from the eastern and southern boundaries at the ground and first floor levels with the 3rd and 4th storeys each setback a further 1metre:1metre* from the floor below.</p> <p>The 4th storey fronting Warrigal Road and Potts Street should be setback 1metre:1metre* from the 3rd storey.</p> <p>A 5metre landscape setback should be provided along Warrigal Road and Potts Street.</p> <p>A 3metre landscape setback should be provided along Nepean Hwy</p> <p>A 3metre landscape setback should be provided along the southern and eastern</p>	

Height Control Area as shown on the plan to Schedule 22	Building Height	Street Wall Height	Setbacks	Design Standard
			interfaces with adjoining properties	

* The ratio expressed in the above table depicts the height and required setback, eg 1metre:1metre means that for every 1 metre in height, the built form should be setback 1 metre.

¹ On these three strategic redevelopment sites (Precincts C4, C5 and C6), high quality architectural treatment of the prominent corner is required which may include architectural detailing, modest increases in height, variation in material treatments and other embellishments.

3.0 Decision guidelines

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Before deciding on this application, the Responsible Authority must consider:

- The design objectives, design standards of this Schedule and the design guidance provided through the reference document.
- The site analysis and urban context report.
- The visibility of the building form and height on the scale and character of surrounding residential interfaces.
- Whether opportunities exist to avoid the building being visually obtrusive by the use of alternative building designs and staggered building forms.
- The architectural style and detail of the building, and whether it will make a positive statement, particularly on prominent corner locations as detailed in the table to the schedule.
- The amenity impacts on any adjoining land in a Residential Zone, particularly with respect to overshadowing, privacy and visual bulk.
- The use of materials, finishes and colour.
- The visual impact of any balcony or roof deck and associated access when viewed from the street and surrounding area.
- Whether the third or higher storeys are visually intrusive when viewed from the street and surrounding area.
- Whether appropriate surveillance of laneways and public spaces is achieved through building design and placement.
- Whether the proposed siting, height, and design is in keeping with the preferred built form outcome and height.
- The potential for underdevelopment of sites through buildings that achieve a significantly lower built form outcome than encouraged.

Height Control Area Plan

KINGSTON PLANNING SCHEME - SCHEDULE TO DDO22

