

22.06 WHEELERS HILL NEIGHBOURHOOD ACTIVITY CENTRE POLICY

25/05/2017
VC133

This policy applies to land within and immediately surrounding the Wheelers Hill Neighbourhood Activity Centre as shown on the attached Precinct Plan.

22.06-1 Policy Basis

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This policy implements the objectives of the Wheelers Hill Neighbourhood Activity Centre Structure Plan, specifically Clause 21.16 of the Municipal Strategic Statement.

The Wheelers Hill Neighbourhood Activity Centre consists of three distinct areas. Two precincts, surrounded by an interface area used for residential purpose.

Precinct 1 The Ridge Precinct

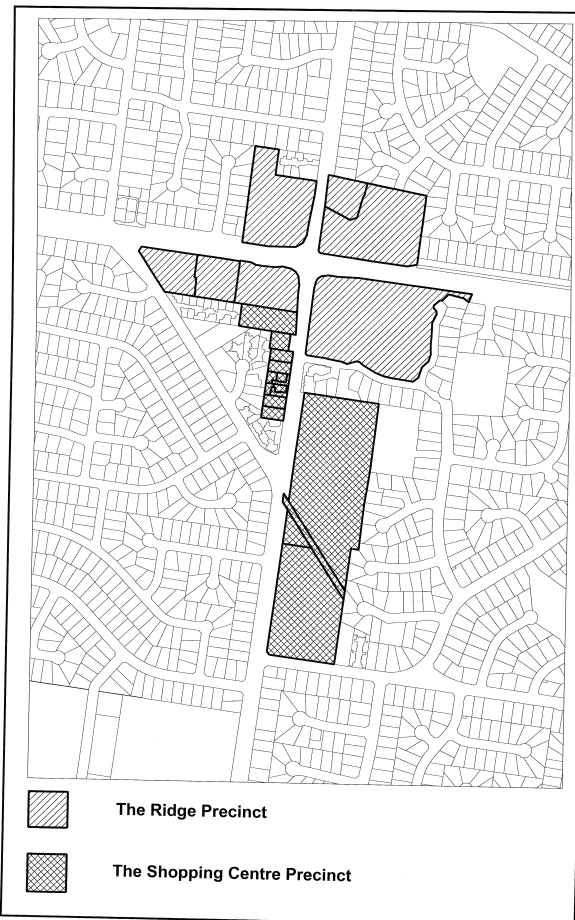
Includes land generally adjacent to the intersection of Jells Road and Ferntree Gully Road.

Precinct 2 The Shopping Centre Precinct

Includes land fronting the east side of Jells Road (Nos 190-242 Jells Road) between the rear of dwellings adjacent to the Art Gallery and Grandview Road. It also includes land on the west side of Jells Road between 171 Jells Road (Aged Accommodation) and The Deviation.

Interface Area

Includes the land generally within 400 metres of the Activity Centre.



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Objectives

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To ensure development is respectful of the Garden City character of Wheelers Hill and enhances the intersection as a focal point in the Neighbourhood Activity Centre.

To ensure new development respects and integrates with the scale, siting and character of the prevailing built form.

To ensure long distance views of the precinct are not dominated by the built form.

To enhance and protect the liveability and amenity of residential areas within Wheelers Hill from inappropriate development and land uses.

To enhance housing choice to meet community housing needs and to facilitate residential dwellings for aged persons in well-designed, medium-rise buildings.

To provide for the daily and weekly convenience shopping needs of the local community.

To provide a limited range of professional services, employment opportunities entertainment and health facilities that primarily serves the local community.

To ensure safe and convenient access to the activities in the precinct.

To retain and enhance the treed, garden character of the residential areas.

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Policy

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It is policy that:

General

- The overall height of development should be limited to ensure that buildings remain subservient to the predominant landscape character of Wheelers Hill, while allowing a development density appropriate to a neighbourhood activity centre.
- Buildings should be designed to have a height that reflects the slopes and terrain of the particular site.
- Development at the residential interface of all sites should be consistent in height and setback with the buildings on adjacent land.
- Development abutting existing residential properties should achieve a transition between the building scale and massing of the activity centre and that of the surrounding residential areas.
- A 10 metre landscaped front setback is required abutting main road frontages to ensure that any development adjacent to main road frontages achieves a continuation of the “Boulevard” character established throughout the City of Monash.
- The walls of buildings facing Ferntree Gully Road and Jells Road should be designed with extensive articulation and variation in massing to minimise the appearance of building bulk and height.
- Development adjacent to local road frontages must be limited to a maximum of 2 storey’s height to ensure that development is in character with existing development in the street, while allowing a development density appropriate to a neighbourhood activity centre.
- Development should provide opportunities for walking, running, cycling and other passive recreation activities as well as informal social interaction and casual surveillance of open areas.

Precinct 1 – The Ridge Precinct

- The development of residential apartments and aged accommodation to increase residential choice in Wheelers Hill is encouraged.

- A limited range of entertainment, health activities and related facilities to meet local community needs should be provided.
- The identified heritage features of the Wheelers Hill Neighbourhood Activity Centre should be retained and enhanced.
- The community roles of the precinct are enhanced.

Precinct 2 – The Shopping Centre Precinct

- A range of convenience shopping and services that meets the needs of the local community are provided.
- The landscaped character of the precinct is maintained.
- Built form should be designed to enhance community interaction and connections.

Residential Interface Area

- Housing choice through appropriate infill residential development is encouraged.
- New residential development surrounding the Activity Centre respects and integrates with the scale, siting and character of the prevailing built form.
- Residential development is consistent with the Garden City Character for Wheelers Hill.
- Access to and within the precinct by bicycle and foot is provided.

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Decision guidelines

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

- The Wheelers Hill Neighbourhood Activity Centre Structure Plan – September 2007.
- Clause 21.06A of the Municipal Strategic Statement.
- The design objectives and directions of this policy.
- Whether the location, appearance, scale, bulk, design, form, layout, and proportion and scale of any proposed buildings and works will:
 - Be in keeping with the character and appearance of adjacent buildings, the streetscape and the neighbourhood character of the area.
 - Have minimal impact on the amenity of abutting residential properties.
- Whether proposed landscaping will be in keeping with Garden City Character objectives, appearance of adjacent buildings, streetscape and neighbourhood character.
- The layout and appearance of areas set aside for car parking, access and egress, loading and unloading and the location of any proposed off street car parking.
- The rights of any persons affected by the application or the proposed development.

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Policy References

Wheelers Hill Neighbourhood Activity Centre Structure Plan - September 2007

Monash Urban Character Study, Gerner Consulting Pty Ltd (Volume 1 Assessment Report, January 1997, Volume 2 Citations, January 1997)

Monash Neighbourhood Character Guide, Gerner Consulting Pty Ltd (Volume 3 Private Development, January 1997, Volume 4 Public Infrastructure and Assets, January 1997, Volume 5 Medium Density Housing, June 1997, Volume 6 Business and Industrial Character Types, June 1997)

Image Enhancement of Main Roads, City of Waverley, 1992