SCHEDULE 1 TO CLAUSE 37.08 ACTIVITY CENTRE ZONE

Shown on the planning scheme map as ACZ1.

DONCASTER HILL MAJOR ACTIVITY CENTRE

1.0

Doncaster Hill Framework Plan

Land use and development objectives to be achieved

- To advance Doncaster Hill as a sustainable and vibrant mixed-use activity centre with a strong sense of place and civic identity.
• To develop the centre as a focus for contemporary high density residential development incorporating a mix of complementary retail, social, commercial and entertainment uses.

• To ensure the activity centre enhances the social, environmental, economic and cultural elements of the municipality and region, advancing Doncaster Hill as a destination in Melbourne’s East.

**Land use**

• To provide for a vibrant range of mixed uses that support the strategic role of the Doncaster Hill Major Activity Centre.

• To provide for a high level of activity that attracts people, provides a focal point for the community, creates an attractive and safe urban environment, increasing opportunities for social interaction.

• To ensure mixed use development comprises flexible floor spaces for a range of uses.

• To recognise the importance of the role that Westfield Doncaster plays as an anchor in the Doncaster Hill Activity Centre and as a major regional shopping centre.

• To substantially increase the provision, intensity and diversity of housing (especially affordable housing), that allows for all sectors of the community to live in the centre.

• To provide for high-density residential development on individual sites in conjunction with a diversity of other uses including a mix of retail, commercial, social, community and entertainment uses.

• To encourage commercial and small-scale retail uses at the lower level of buildings, with high-density apartment style residential development on upper levels.

**Built form**

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

• To encourage innovative, contemporary architecture that provides a distinctive sense of identity for the Doncaster Hill Major Activity Centre.

• To emphasise the existing dramatic landform of Doncaster Hill through built form that steps down the hill.

• To ensure an appropriate transition in height both within the activity centre and to surrounding neighbourhoods.

• To encourage built form that capitalises on key views and vistas including to the middle-ground and distant features including Dandenongs, the Kinglake Ranges and the central Melbourne skyline.

• To encourage the provision of urban art within built form or in adjacent public areas.

• To encourage the built form at gateway locations identified in the Framework Plan to be designed to act as markers with distinguishing architectural or urban design treatments.

**Environmental sustainability**

• To ensure Australian Best Practice environmentally sustainable design is met in relation to building energy management, water sensitive urban design, construction materials, indoor environment quality, waste management and transport.

**Public realm**

• To encourage active street frontages and pedestrian generating activities to be located along main roads.

• To ensure public spaces are minimally impacted by overshadowing, including preserving solar access in mid-winter to the key boulevards of Doncaster Road and Williamsons Road.
To facilitate the enjoyment of public urban spaces/plazas, streetscapes, pedestrian and bicycle paths by ensuring that these areas are not excessively overshadowed or affected by wind tunnelling.

To encourage artwork in suitable locations to contribute to creating a distinctive sense of identity.

Open space and landscaping

- 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 create a healthy and consistently landscaped environment that is dominated by native and indigenous planting.
- To maximise opportunities for landscaping in the public and private realm.
- To ensure each precinct has ready access to well designed public open space.

Transport and access

- To achieve development of circulation networks that focus on providing strong linkages within the Doncaster Hill Major Activity Centre, and enhance public transport, pedestrian and bicycle users’ amenity.
- To provide for well-defined vehicular, bicycle and pedestrian access both within and external to all precincts, with strong pedestrian crossing points to be established between the north and south sides of Doncaster Road.
- To encourage the integration of car parking areas into buildings and the unique sloping landform, including providing under-croft and basement as opposed to open-lot parking.

Land configuration and ownership

- To encourage the reconfiguration and consolidation of land where necessary to create viable development sites and optimal development of the centre.
- To avoid the fragmentation of land through subdivision that does not achieve the outcomes of the Development Framework.

Table of uses

Section 1 - Permit not required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accommodation (other than Camping and caravan park, Caretaker’s house, Corrective institution and Dwelling)</td>
<td>Must not be located at ground floor level, except for entry foyers.</td>
</tr>
<tr>
<td></td>
<td>Must be in conjunction with one or more other uses in section 1 or 2.</td>
</tr>
<tr>
<td>Caretaker’s house</td>
<td></td>
</tr>
<tr>
<td>Dry cleaner</td>
<td>Must be in Precincts 4 or 2A.</td>
</tr>
<tr>
<td>Dwelling</td>
<td></td>
</tr>
<tr>
<td>Education centre</td>
<td>Must be in Precinct 1.</td>
</tr>
<tr>
<td>Food and drink premises (other than Hotel and Tavern)</td>
<td>Must be in Precincts 4 or 2A.</td>
</tr>
<tr>
<td>Use</td>
<td>Condition</td>
</tr>
<tr>
<td>--------------------------------------------------------------------</td>
<td>----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Must be in conjunction with one or more other uses in section 1 or 2, except for in Precinct 4A. Must be located at ground floor level, but is not limited to ground floor level, except for in Precinct 4A.</td>
<td></td>
</tr>
<tr>
<td>Home based business</td>
<td></td>
</tr>
<tr>
<td>Leisure and recreation (other than Open sports ground, Restricted recreation facility, Major sports and recreation facility and Motor racing track)</td>
<td></td>
</tr>
<tr>
<td>Laundromat</td>
<td>Must be located in Precincts 4 or 2A.</td>
</tr>
<tr>
<td>Market</td>
<td>Must be located in Precinct 1.</td>
</tr>
<tr>
<td>Office</td>
<td>Must not be in Precincts 2E-G, 3A or 6D-E. Must be in conjunction with one or more other uses in section 1 or 2.</td>
</tr>
<tr>
<td></td>
<td>Any frontage at ground floor level must not exceed 2 metres, unless the office is a bank, real estate agency, travel agency, or any other office where the floor space adjoining the frontage is a customer service area accessible to the public.</td>
</tr>
<tr>
<td></td>
<td>Within Precinct 3 on land bounded by Doncaster Road, Tower Street, Berkeley Street and Council Street, must have a floor area of at least 1,500 square metres.</td>
</tr>
<tr>
<td>Open sports ground</td>
<td>Must be located in Precinct 1.</td>
</tr>
<tr>
<td>Postal agency</td>
<td></td>
</tr>
<tr>
<td>Railway</td>
<td></td>
</tr>
<tr>
<td>Restricted recreation facility</td>
<td>Must be located in Precinct 1.</td>
</tr>
<tr>
<td>Shop (other than Adult sex product shop)</td>
<td>Must be located in Precincts 4 or 2A.</td>
</tr>
<tr>
<td>Tramway</td>
<td></td>
</tr>
<tr>
<td>Any use listed in Clause 62.01</td>
<td>Must meet requirements of Clause 62.01.</td>
</tr>
<tr>
<td>Section 2 - Permit required</td>
<td></td>
</tr>
<tr>
<td>Use</td>
<td>Condition</td>
</tr>
<tr>
<td>Adult sex product shop</td>
<td>Must be at least 200 metres (measured by the shortest route reasonably accessible on foot) from a residential zone or Business 5 Zone, land used for a hospital, primary school or secondary school or land in a Public Acquisition Overlay to be acquired for a hospital, primary school or secondary school.</td>
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<tr>
<td>Use</td>
<td>Condition</td>
</tr>
<tr>
<td>----------------------------------------------------------------------</td>
<td>-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Commercial display area</td>
<td>Must be in Precinct 4 or 2A</td>
</tr>
<tr>
<td>Food and drink premises (other than Hotel and Tavern) – if the Section 1 condition is not met</td>
<td>Must be in conjunction with one or more other uses in section 1 or 2, except for in Precinct 4A. Must be located at ground floor level, but is not limited to ground floor level, except for in Precinct 4A.</td>
</tr>
<tr>
<td>Hotel</td>
<td>Must be in conjunction with one or more other uses in section 1 or 2, except for in Precinct 4A.</td>
</tr>
<tr>
<td>Office – if the Section 1 condition is not met</td>
<td>Must be in conjunction with one or more other uses in section 1 or 2.</td>
</tr>
<tr>
<td></td>
<td>Within Precinct 3 on land bounded by Doncaster Road, Tower Street, Berkeley Street and Council Street, must have a floor area of at least 1,500 square metres.</td>
</tr>
<tr>
<td>Place of assembly (other than Carnival, Circus and Drive-In theatre)</td>
<td>Must be in conjunction with one or more other uses in section 1 or 2.</td>
</tr>
<tr>
<td>Research centre</td>
<td></td>
</tr>
<tr>
<td>Research and development centre</td>
<td></td>
</tr>
<tr>
<td>Restricted recreation facility</td>
<td></td>
</tr>
<tr>
<td>Retail premises (other than food and drink premises, market, primary produce sales, postal agency and shop)</td>
<td>Must be in conjunction with one or more other uses in section 1 or 2, except for in Precinct 4A. Must be located at ground floor level, but is not limited to ground floor level, except for in Precinct 4A.</td>
</tr>
<tr>
<td>Service industry (other than Dry cleaner and Laundromat)</td>
<td></td>
</tr>
<tr>
<td>Shop (other than Adult sex product shop) – if the Section 1 condition is not met</td>
<td>Must be in conjunction with one or more other uses in section 1 or 2. except for in Precincts 4 or 2A. Must be located at ground floor level, but is not limited to ground floor level. except for in Precincts 4 or 2A.</td>
</tr>
<tr>
<td>Tavern</td>
<td>Must be in conjunction with one or more other uses in section 1 or 2.</td>
</tr>
<tr>
<td>Transport terminal (other than Airport, Road freight terminal and Wharf)</td>
<td></td>
</tr>
<tr>
<td>Utility installation (other than Minor utility installation and Telecommunications facility)</td>
<td></td>
</tr>
<tr>
<td>Any other use not in Section 1 or 3</td>
<td></td>
</tr>
</tbody>
</table>
Section 3 - Prohibited

Use

Agriculture (other than Apiculture)
Airport
Brothel
Camping and caravan park
Cemetery
Corrective institution
Drive-in theatre
Freeway service centre
Industry (other than Service industry and Research and development centre)
Major sports and recreation facility
Motor racing track
Primary produce sales
Road freight terminal
Saleyard
Timber production
Warehouse (other than a Commercial display area)
Winery
Wharf

Centre-wide provisions

Use of land
A permit is not required to use land located in Precinct 1 for the purpose of Local Government or Education providing the use is carried out by, or on behalf of, the public land manager.

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 Major Activity Centre are discouraged.
Consolidation of land to facilitate the creation of viable development sites is encouraged.

Buildings and works

Dwellings
No permit is required to:

- Construct or extend one dwelling on a lot of more than 500 square metres. This exemption does not apply to:
  - Construction of a dwelling if there is at least one dwelling existing on the lot.
  - Extension of a dwelling if there are two or more dwellings on the lot.
- Construction or extension of a dwelling if it is on common property.
- Construction or extension of a front fence within 3 metres of a street if the fence is associated with 2 or more dwellings on a lot or a residential building, and the fence exceeds the maximum height specified in Clause 55.06-2.
- The development of a Caretaker’s house or a Bed and breakfast.
- Construct or carry out works normal to a dwelling.
- Construct or extend an out-building (other than a garage or carport) on a lot provided the gross floor area of the out-building does not exceed 10 square metres and the maximum building height is not more than 3 metres above ground level.
- Construct one dependent person’s unit on a lot.

### Design and development

#### Dwellings

On a lot of less than 500 square metres, a development must meet the requirements of Clause 54 if it proposes to:

- Construct or extend one dwelling; or
- Construct or extend a front fence within 3 metres of a street if the fence is associated with one dwelling.

A development must meet the requirements of Clause 55 if it proposes to:

- Construct a dwelling if there is at least one dwelling existing on the lot.
- Construct two or more dwellings on a lot.
- Extend a dwelling if there are two or more dwellings on the lot.
- Construct or extend a dwelling if it is on common property.
- Construct or extend a residential building.
- Construct or extend a front fence within 3 metres of a street if:
  - The fence is associated with 2 or more dwellings on a lot or a residential building, and
  - The fence exceeds the maximum height specified in Clause 55.06-2.

This does not apply to a development of four or more storeys, excluding a basement.

#### Building height

New development must not exceed the Maximum Building Heights and Design Element Heights specified in the precinct provisions at Clause 5 of this Schedule.

A permit cannot be granted to vary the Maximum Building Heights or Design Element Heights specified in the precinct provisions at Clause 5 of this Schedule.

For the purposes of this Schedule, 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 the precinct provisions at Clause 5 of 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. Design Element Areas are identified for each precinct in the Precinct Provisions at Clause 5 of this Schedule.

Design Elements should:

- Substantially contribute to the overall built 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 Major Activity Centre;
- Not occupy greater than 15% of the overall roof area of the building.
- Not substantially increase the visual mass of the building; and
- Not cast additional overshadowing upon adjacent and nearby properties and public spaces at 12 noon on 22 June.

**Building setbacks**

A permit cannot be granted to vary the front setbacks, including the front podium and front tower setbacks, specified in the precinct provisions at Clause 5 of this Schedule for those properties abutting Doncaster Road, Williamsons Road or Tram Road.

A permit may be granted to vary the minimum side and rear setbacks specified in the precinct provisions at Clause 5 of this Schedule.

Minor buildings and works such as verandas, architectural features, balconies, sunshades, screens, artworks and street furniture may be constructed within the setback areas specified in the precinct provisions at Clause 5 of this Schedule provided they are designed and located to the satisfaction of the responsible authority.

**Overshadowing**

Development 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 11:30am and 1:30pm on 22 June.

Development should be designed to avoid casting shadows on adjacent properties (including public open space areas) outside the activity centre between 11:00am and 2:00pm on 22 September.

**Boulevard character**

Development along Doncaster Road, Williamsons Road and Tram Road, except for land in Precinct 4A (Westfield Doncaster) along Williamsons 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.

- For land in Precinct 4A (Westfield Doncaster), the boulevard character treatments along Williamsons Road will be detailed in a Development Plan prepared and approved pursuant to Schedule 4 of the Development Plan Overlay.

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

**Access and mobility**

New development must:

- Comply with the Australian Standard AS1428 Part 2 provisions for access and mobility;
- Provide a high level of accessibility at the principal front entry for any residential development; and
- Provide for side or rear access to parking areas on sites along Doncaster Road, where appropriate.
Precinct provisions

Precinct 1: Civic and Education

Precinct map

5.1-2 Precinct objectives

- To develop Precinct 1 as a consolidated focus for civic, community, education and recreation facilities and associated activities.

- To create an enhanced historic and arts enclave focusing on the old shire offices and school building as integral features of the precinct, and develop a link with the heritage elements in Precinct 2.
To consider mixed use commercial and residential opportunities within the precinct.

To create a major public open space comprising an attractive green spine and outdoor events space, with extensive canopy tree planting.

To create well designed urban spaces/plazas interfacing with the major civic open space, community, civic and education facilities and Doncaster Road, as part of future development proposals.

To create an attractive green spine as an ‘outdoor events space’ which is visible from Doncaster Road, and with strong pedestrian links to key buildings and new facilities within the precinct.

To create a landmark gateway building at the eastern end of the precinct.

### 5.1-3 Precinct requirements

<table>
<thead>
<tr>
<th>Sub-Precinct</th>
<th>Maximum height (Excluding Basement)</th>
<th>Design Element Height</th>
<th>Setbacks</th>
</tr>
</thead>
<tbody>
<tr>
<td>1A</td>
<td>None specified</td>
<td>None specified</td>
<td>5m from front boundary 4.5m from side boundaries 8m from rear boundaries</td>
</tr>
<tr>
<td>1B</td>
<td>29m</td>
<td>3.8m above maximum height</td>
<td>5m from front boundary 4.5m from side boundaries 8m from rear boundaries</td>
</tr>
<tr>
<td>1C</td>
<td>None specified</td>
<td>None specified</td>
<td>None specified</td>
</tr>
</tbody>
</table>

### 5.1-4 Precinct guidelines

- Buildings should be innovative and contemporary and respond to the character of the existing municipal offices building and to the unique topography of the site.
- Recreation/open space setting should be preserved.
- Any new development should be sympathetic to the scale of the surrounding residential neighbourhood.
- Building facades and public spaces should reflect the precinct’s functions.
- Pedestrian linkages should be created with the retail precincts / active street frontages of both Westfield Doncaster and Doncaster Road.
- Significant vistas to the northern ranges from Doncaster Road (in the vicinity of the Municipal Offices) and from Schramms Reserve should be retained.
- New boulevard treatments should allow for access to key views and be designed to highlight the entrance to community spaces and facilities provided.
- Extensively plant native and indigenous vegetation throughout the precinct.
Precinct 2: South East Doncaster Boulevard

Precinct objectives

- To encourage an appropriate mix of residential and commercial uses in the precinct.
- To encourage the greatest area of high-density development to locate along the Doncaster Road ridgeline.
- To encourage the provision of cafes, restaurants and outdoor eating within the precinct.
- To retain and enhance the historic elements within the precinct and develop a link with the historic and arts enclave in Precinct 1.
To support and connect with the pedestrian link proposed for the Doncaster Road, Williamsons and Tram Roads intersection at the western end of the precinct.

To create a landmark gateway building at the eastern and western ends of the precinct.

To create a public urban space/plaza with good solar access abutting the south side of Doncaster Road, with convenient access to the north side.

To develop an area of open space as a passive green park, with urban play opportunities, and located in an area convenient to the precinct with well defined pedestrian links.

5.2-3 Precinct requirements

<table>
<thead>
<tr>
<th>Sub-Precinct</th>
<th>Maximum Height (Excluding Basement)</th>
<th>Design Element Height</th>
<th>Setbacks</th>
</tr>
</thead>
<tbody>
<tr>
<td>2A</td>
<td>21.5m</td>
<td>4.3m above maximum height</td>
<td>5m to front podium edge from front boundary 9m to front tower edge from front boundary 4.5m from side boundaries 5m from rear boundary</td>
</tr>
<tr>
<td>2B</td>
<td>29m</td>
<td>5.8m above maximum height</td>
<td>5m to front podium edge from front boundary 9m to front tower edge from front boundary 4.5m from side boundaries 5m from rear boundary</td>
</tr>
<tr>
<td>2C</td>
<td>40m</td>
<td>8.0m above maximum height</td>
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<tr>
<td>2D</td>
<td>36m</td>
<td>7.2m above maximum height</td>
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</tr>
<tr>
<td>2E</td>
<td>21.5m</td>
<td>None specified</td>
<td>5m to front podium edge from front boundary 9m to front tower edge from front boundary 4.5m from side boundaries 5m from rear boundary</td>
</tr>
<tr>
<td>2F</td>
<td>14.5m</td>
<td>None specified</td>
<td>5m from front boundary 4.5m from side boundaries 4.5m from rear boundary</td>
</tr>
<tr>
<td>2G</td>
<td>11m</td>
<td>None specified</td>
<td>3m from front boundary 4.1m from side boundaries 4.5m from rear boundary</td>
</tr>
</tbody>
</table>

5.2-4 Precinct guidelines

- Development should recognise heritage elements within the precinct.
- Built form should achieve a general stepping of the building in a southerly direction from the ridgeline, down Tram Road, and towards the residential area to the east.
Precinct 3: North East Doncaster Boulevard

**Precinct objectives**

- To encourage a greater mix of uses including residential and commercial uses in the precinct.
- To encourage an enhanced pedestrian environment within the precinct.
- To ensure development steps down the hill to maximise the northerly aspect and commanding views to the northern ranges.
- To encourage the provision of a pedestrian and bicycle network to Westfield Doncaster and the civic and education precinct.
5.3-3 Precinct requirements

<table>
<thead>
<tr>
<th>Sub-Precinct</th>
<th>Maximum height (Excluding Basement)</th>
<th>Design Element Height</th>
<th>Setbacks</th>
</tr>
</thead>
</table>
| 3A           | 12.5m                              | None specified        | 5m from front boundary  
4.1m from side boundaries  
4.5m from rear boundary |
| 3B           | 14.5m                              | None specified        | 5m from front boundary  
4.5m from side boundaries  
4.5m from rear boundary |
| 3C           | 29m                                | 5.8m above maximum height | 5m to front podium edge from front boundary  
15m to front tower edge from front boundary  
4.5m from side boundaries  
4.5m from rear boundary |

5.3-4 Precinct guidelines

- Development should address rear lane-scapes providing alternate residential frontage to the north in addition to commercial and retail frontages along Doncaster Road.
- Developments should maximise opportunities afforded by being positioned between Westfield Doncaster and the civic and education precinct.

5.3-5 Any other requirements

In the area between Doncaster Road, Tower Street, Berkeley Street and Council Street, development must not occur on land with an area of less than 2,500 square metres.

In the area between Berkeley Street, Tower Street, Goodson Street and Council Street, development must not occur on land with an area of less than 2,000 square metres.
5.4-2 Precinct objectives

- To further improve existing active street frontages.
- Encourage an enhanced pedestrian environment within the precinct.
- To maintain and improve the positive engagement of the precinct with the main intersection of Doncaster Road and Williamsons Road.
- To provide opportunities for a range of residential and commercial uses to develop within the precinct along with the existing retail development.
- To create a number of significant externalised public urban spaces/plazas, which are well connected to the public transport interchange and boulevard along Doncaster Road.
To support and connect with the pedestrian link proposed for the Doncaster, Williamsons and Tram Roads intersection at the western end of the precinct.

To provide a high quality design outcome, improved streetscapes and appropriate interfaces with residential areas.

To provide flexibility to respond to retail and employment trends.

5.4-3 Precinct requirements

<table>
<thead>
<tr>
<th>Sub-Precinct</th>
<th>Maximum height (Excluding Basement)</th>
<th>Design Element Height</th>
<th>Setbacks</th>
</tr>
</thead>
<tbody>
<tr>
<td>4A</td>
<td>None specified</td>
<td>None specified</td>
<td>None specified</td>
</tr>
<tr>
<td>4B</td>
<td>21.5m</td>
<td>4.3m above maximum height</td>
<td>5m to front podium edge from front boundary</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>13m to front tower edge from the front boundary</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>4.5m from the side boundaries</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>4.5m from the rear boundary</td>
</tr>
<tr>
<td>4D</td>
<td>11m</td>
<td>None specified</td>
<td>5m from front site boundary</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>4.5m from side boundaries</td>
</tr>
<tr>
<td>4E</td>
<td>None specified</td>
<td>None specified</td>
<td>None specified</td>
</tr>
</tbody>
</table>

5.4-4 Precinct guidelines

- Maintain a landmark building at the Doncaster Road and Williamsons Road intersection.
- Architectural design of any built form at the north west corner to Westfield Doncaster to be appropriate to its gateway location.
- To provide for a landmark building in the vicinity of the entrance forecourt to Williamsons Road.
- Maintain and enhance an integrated public transport interchange to support both Westfield Doncaster and the greater Doncaster Hill area in a prominent and easily accessible location.
- Create a pedestrian friendly interface between Westfield Doncaster, Doncaster Road, Williamsons Road and Tower Street.
- Establish strong pedestrian entries and linkages from Westfield Doncaster to all other precincts within Doncaster Hill.
- Future building form is to maximise the north-east aspect and views, and vistas to the CBD.
- External spaces should directly link to Williamsons Road and Doncaster Road where appropriate.
5.5-2 Precinct objectives

- To encourage an appropriate mix of residential and commercial uses in the precinct.
- To encourage high density development along the Williamsons Road ridgeline, with less dense development progressively stepping down the hill towards the west.
- To capitalise on broad views and vistas obtained from strategic points along the Williamsons Road ridgeline, including from public urban spaces/plazas.
- To provide for an improved pedestrian network with stronger links to Westfield Doncaster, public transport interchanges, and nearby open space.
• To create a significant area of public urban space/plaza both within and convenient to the precinct to help cater for the proposed high-density development in the surrounding precincts.

• To create a landmark gateway building at the southern end of the precinct.

• To provide a pedestrian network that will provide positive linkages to the adjacent precincts in particular the Westfield Doncaster site, the public transport interchanges and Lawford Reserve.

• To encourage the inclusion of public open space abutting Williamsons Road that accommodates vistas to the city and has convenient links to Westfield Doncaster.

5.5-3  Precinct requirements

<table>
<thead>
<tr>
<th>Sub-Precinct</th>
<th>Maximum height (Excluding Basement)</th>
<th>Design Element Height</th>
<th>Setbacks</th>
</tr>
</thead>
<tbody>
<tr>
<td>5A</td>
<td>29m</td>
<td>None specified</td>
<td>5m from side boundaries 8m from rear boundary</td>
</tr>
<tr>
<td>5B</td>
<td>14.5m</td>
<td>None specified</td>
<td>5m from side boundaries 8m from rear boundary</td>
</tr>
<tr>
<td>5C</td>
<td>36m</td>
<td>7.2m above maximum height</td>
<td>5m to front podium edge from front boundary 9m to front tower edge from front boundary 5m from side boundaries</td>
</tr>
<tr>
<td>5D</td>
<td>29m</td>
<td>5.8m above maximum height</td>
<td>5m to front podium edge from front boundary 9m to front tower edge from front boundary 4.5m from side boundaries 5m from rear boundary</td>
</tr>
</tbody>
</table>

5.5-4  Precinct guidelines

• Support and connect with the pedestrian link proposed for the Doncaster Road, Williamsons and Tram Roads intersection at the southern end of the precinct.

• Retain strategic view corridors towards the city from Williamsons Road within future development from specially created public urban spaces/plazas between buildings. A long continuous wall of building is discouraged.
Precinct 6: North West Doncaster Boulevard

Precinct objectives

- To encourage an appropriate mix of residential and commercial uses in the precinct.
- To create a vibrant and commercially viable mix of uses at a lower scale and generally on smaller scale allotments than is proposed for precincts located further east in Doncaster Hill.
- To encourage the provision of pedestrian and cycling links to connect with Lawford Reserve and the Doncaster Road, Williamsons and Tram Roads intersection at the eastern end of the precinct.
- To create a landmark gateway building at the western end of the precinct.
- To strengthen pedestrian and bicycle linkages between the precinct and Lawford Street Reserve.
### 5.6-3 Precinct requirements

<table>
<thead>
<tr>
<th>Sub-Precinct</th>
<th>Maximum height (Excluding Basement)</th>
<th>Design Element Height</th>
<th>Setbacks</th>
</tr>
</thead>
</table>
| 6A           | 21.5m                              | None specified        | 5m to front podium edge from front boundary  
                          |                      |           | 11m to front tower edge from front boundary  
                          |                      |           | 4.5m from side boundaries  
                          |                      |           | 5m from rear boundary  |
| 6B           | 21.5m                              | None specified        | 5m to front podium edge from front boundary  
                          |                      |           | 11m to front tower edge from front boundary  
                          |                      |           | 4.5m from side boundaries  
                          |                      |           | 5m from rear boundary  |
| 6C           | 18m                                | 3.6m above maximum height | 5m to podium edge from front boundary  
                          |                      |           | 11m to front tower edge from front boundary  
                          |                      |           | 4.5m from side boundaries  
                          |                      |           | 5m from rear boundary  |
| 6D           | 14.5m                              | None specified        | 5m from site boundary  
                          |                      |           | 4.5m from side boundaries  
                          |                      |           | 4.5m from rear boundary  |
| 6E           | 11m                                | None specified        | 2m from front boundary  
                          |                      |           | 4.1m from side boundaries  
                          |                      |           | 5m from rear boundary  |

### 5.6-4 Precinct guidelines

- Support and connect with the pedestrian link proposed for the Doncaster, Williamsons and Tram Roads intersection at the southern end of the precinct.
Precinct 7: South West Doncaster Boulevard

Precinct objectives

- To encourage an appropriate mix of residential and commercial uses in the precinct.
- To create a vibrant and commercially viable mix of uses, generally on smaller allotments than is proposed for precincts located further east in Doncaster Hill.
- To ensure that the precinct has ready access to well designed public open space.
- To improve pedestrian access through this precinct to Doncaster Road from the residential land to the south.
- To create a landmark gateway building at the eastern and western ends of the precinct.
5.7-3  Precinct requirements

<table>
<thead>
<tr>
<th>Sub-Precinct</th>
<th>Maximum Height (Excluding Basement)</th>
<th>Design Element Height</th>
<th>Setbacks</th>
</tr>
</thead>
<tbody>
<tr>
<td>7A</td>
<td>32.5m</td>
<td>6.5m above maximum height</td>
<td>5m to podium edge from front boundary</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>9m to tower edge from front boundary</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>4.5m from side boundaries</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>4.5m from rear boundary</td>
</tr>
<tr>
<td>7B</td>
<td>29m</td>
<td>4.3m above maximum height</td>
<td>5-10m to front podium edge from front boundary</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>6m to front tower edge from podium edge</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>4.5m from side boundaries</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>5m from rear boundary</td>
</tr>
<tr>
<td>7C</td>
<td>21.5m</td>
<td>None specified</td>
<td>5-10 to front podium edge from front boundary</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>8m to tower edge from podium edge</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>4.5m from side boundaries</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>5m from rear boundary</td>
</tr>
<tr>
<td>7D</td>
<td>18m</td>
<td>3.6m above maximum height</td>
<td>10m to podium edge from front boundary</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>8m to front tower edge from podium edge</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>4.5m from side boundaries</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>5m from rear boundary</td>
</tr>
</tbody>
</table>

5.7-4  Precinct guidelines

- Strengthen links between the precinct and existing nearby areas of open space.
- Significant vistas to the CBD skyline from Doncaster Road should be retained.
- Provide open space which offers well designed play opportunities to the south of the precinct.
- Support and connect with the pedestrian link proposed for the Doncaster, Williamson's and Tram Roads intersection at the eastern end of the precinct.

6.0  Application requirements

In addition to the application requirements set out at Clause 37.08-7, an application to construct a building or construct or carry out works must be accompanied by the following information, as appropriate, to the satisfaction of the responsible authority. For the land in Precinct 4A (Westfield Doncaster), the application requirements set out below are to be read in conjunction with those in the Development Plan Overlay (Schedule 4), as appropriate:

- Sections of the proposed building at appropriate intervals.
- Sight-lines from balcony edges.
- A three-dimensional coloured artist’s impression showing the proposed development in the context of surrounding development.
- 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 (SMP).
In Precinct 1, an application for a permit by a person other than the relevant public land manager must be accompanied by the written consent of the public land manager, indicating that the public land manager consents generally or conditionally either:
- To the application for permit being made.
- To the application for permit being made and to the proposed use or development.

**Sustainability Management Plan**

A Sustainability Management Plan (SMP) must achieve the following to the satisfaction of the responsible authority:
- Address matters of building energy management, water sensitive urban design, construction materials, indoor environment quality, waste management, and transport.
- Demonstrate the application of Australian best practice rating tools and design principles, use of emerging technology, and a commitment to ‘beyond compliance’ throughout the construction period and subsequent operation of the development.
- Identify statutory obligations and documented sustainability performance standards from Government and other authorities.
- Specify key performance indicators, to an agreed level, to measure the achievement of objectives and initiatives identified in the Plan.
- Identify responsibilities and a schedule for both implementing and monitoring the Plan over time.

The individual components of the SMP should address:

- **Building Energy Management:**
  - The design of the building for energy efficiency (thermal envelope).
  - The use of energy saving technologies to further reduce demand.
  - The use of alternative energy sources, whether provided on-site or through the purchase of ‘green energy’.

- **Water Sensitive Urban Design:**
  - An integrated water management plan that identifies opportunities for:
  - A reduction in demand for potable water through use of water conservation features and alternative sources of supply such as wastewater and stormwater.
  - A reduction in the volume of wastewater through water conservation and reuse.
  - An improvement in stormwater quality runoff and a reduction in peak flows through appropriate treatment and stormwater reuse.

- **Construction Materials:**
  - The use of building materials that minimise ecological or health impacts and greenhouse gases based on the type and volume of raw materials, water and energy consumed in their production.
  - The use of materials that can be expected to endure for the life of the development with minimal maintenance and can be recycled at the end of their useful life.
  - The reuse of recycled materials and the use of materials with recycled components.
  - The use of materials produced in Victoria or Australia.
  - The use of pre-fabricated, pre-cut and standardised components to reduce waste.
Indoor Environment Quality:
- The provision of airflow, fresh air intake, cross-ventilation, daylight, appropriate levels of lighting, views and direct access to outdoor areas.
- The use of materials with low levels of toxic chemicals, minimal off-gassing and production of allergens and other internal air pollutants.
- The exclusion of external pollutants (including odours) and the safe disposal of internally generated pollutants.
- The measures to reduce reliance on mechanical heating, ventilation, cooling and lighting systems.
- The use of flexible internal controls for these systems.
- The measures to minimise noise levels and noise transfer within and between buildings and associated external areas.
- The provision of an independent acoustics report detailing measures to minimise adverse impacts of noise levels and noise transfer within and between buildings.

Waste Management:
- An integrated plan for:
  - A reduction in the amount of waste delivered.
  - A reduction in the amount of waste to landfill.
  - Maximising recycling and composting opportunities.
  - Appropriately dealing with hazardous materials.
  - The provision of adequate private/communal space(s) for the collection of recyclable materials and waste.

Quality of Public and Private Realm:
- Design and development that conforms to the Australian Standard AS1428 Part 2 provisions for access and mobility.
- Design and development that provides a high level of accessibility at the principal front entry for any residential development.
- The provision of an independent access audit report detailing measures to conform with the Australian Standard AS1428 Part 2 provisions for access and mobility.
- The provision of shared spaces that can accommodate varying functions and flexibility for future uses.

Transport:
- The provision of easily located ‘after trip’ facilities for bicycle users, joggers, etc.
- Car parking that reduces energy consumption due to lighting and ventilation.

Demolition and Construction
- The protection of vegetation and other features to be retained and public assets.
- Testing for and development of a management plan for contaminated or potentially contaminated sites.
- The prevention of the unintended movement of building waste and hazardous materials and other pollutants on or off the site, whether by air, water or other means.
- The measures to minimise the amount of waste delivered; the recycling of demolition and waste materials; and the return of waste materials to the supplier (where the supplier has a program of reuse or recycling).
- The measures to minimise noise and other amenity impacts from mechanical equipment and demolition/construction activities, especially outside of daytime hours.
- The measures to minimise interference with normal circulation and parking arrangements and any continuing use of outdoor areas.
- The measures for ensuring worker and public safety.
- A means for communicating construction arrangements to occupants of affected properties.
- The provision of adequate environmental awareness training for all on-site contractors and sub-contractors.

7.0

Notice and review

An application to construct a building or construct or carry out works is not 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 in accordance with Clause 37.08-8 of the Activity Centre Zone.

8.0

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65 and Clause 37.08-9, the responsible authority must consider, as appropriate:

Use

- Whether the proposal achieves an appropriate mix of uses within the site to complement and support the strategic role of Doncaster Hill Major Activity Centre.
- Whether the proposal provides for flexible non-residential floor spaces that can be adapted in the future to a variety of alternative non-residential uses.
- The contribution that the proposal made towards the achievement of residential population targets as set out in the Doncaster Hill Strategy (October 2002, Revised 2004) and as envisaged by this scheme.
- Whether the proposal will create a mix of active uses and pedestrian generating activities, particularly at street level, that contribute to a vibrant public realm.
- The contribution made towards the achievement of employment targets, including commercial and retail floor space forecasts as set out in the Doncaster Hill Strategy (October 2002, Revised 2004).
- Whether the proposal provides for an appropriate scale of development in order to accommodate the mix and intensity of uses envisaged for each precinct.

Design and built form

Whether the proposed development:

- Creates a strong visual interest by providing unique building types based on innovative, contemporary architecture, urban design and ecologically sustainable development principles.
- Is site responsive and achieves an appropriate scale with a stepping down in built form that responds to Doncaster Hill’s natural topography.
- Incorporates side and rear setbacks to enhance pedestrian safety and amenity, and assists 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 overhead weather protection features adjoining key pedestrian walkways and nodal points.
- Ensures dwelling balconies have an open space area of at least 8 square metres, 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.
- The objectives, standards and decision guidelines of Clause 55. This does not apply to a development of four or more storeys, excluding a basement.
- Whether the design and siting of any 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 landscape 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).

Subdivision
- Whether the subdivision is associated with a development proposal that supports the objectives promoted by this Schedule and does not result in the fragmentation of sites.

Access
Whether the proposed development:
- Incorporates provisions for pedestrians, cyclists and 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 under-croft 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.

Signs
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, except for the land in Precinct 4A (Westfield Doncaster) along Williamsons Road. For land in Precinct 4A (Westfield Doncaster) along Williamsons Road, guidance for the location and display of advertising signs will be detailed in a Development Plan prepared and approved pursuant to Schedule 4 of the Development Plan Overlay.

Other provisions of the scheme
None specified.
11.0

Background documents

Doncaster Hill Strategy (Manningham City Council, October 2002, Revised 2004); and
Doncaster Hill Sustainability Guidelines (Manningham City Council, June 2004).