

19/01/2006  
VC37

## SCHEDULE 3 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO3**

### SHERWOOD ROAD DEVELOPMENT AREA

#### 1.0

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#### Design objectives

- To conserve and enhance the capacity of the Sherwood Road area to demonstrate its urban character and cultural heritage values as described in the Monash Heritage Study (1999).
- To ensure that development complements the management of the publicly owned parklands and roads forming part of the Sherwood Road area.

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#### Buildings and works

A permit is not required to construct a building or construct or carry out works which are not visible from Sherwood Road or parkland.

A permit is required to construct a fence in the area between the front wall of a dwelling and the street. This includes a front fence and a side boundary fence between the street boundary and the alignment of the front wall nearest the street.

Buildings and works must be constructed in accordance with the following requirements:

##### Alterations and additions

- A front garden setback of 7.5 metres must be provided.
- Side boundary setbacks must be 1.8 metres or the width of a driveway.
- Additions at the front of houses must not encroach beyond the facade line of the dwelling.
- Upper level additions must be set back from the facade line so as to ensure that the existing single storey streetscape is not unreasonably intruded upon.
- Additions facing the corner parks must address the parkland so as to enhance these spaces and increase their level of community usage.
- The impact of upper level additions must not intrude unreasonably when viewed from the street and central reserve.
- Additions and alterations that are visually linked with the existing buildings erected at the time the area was developed must complement the design of these buildings.
- New works must be compatible not only with the house to which they are attached but also with the street.

##### New buildings and works

##### Building form

- New buildings must not dramatically alter the character of their immediate environs or the public squares unless the design of the building serves to more successfully address a street corner or aspect to one of the corner parks.
- Building envelopes must be similar in scale to those of other early post-war buildings in the vicinity of the project.
- Building envelopes must be no higher than the existing single storey buildings for a distance of at least 6 metres back from the facade line.
- Roof forms must be similar to those of other early post-war buildings in the vicinity of the project. Roof forms which are inappropriate include curved or wave roofs, barrel roofs, skillion roofs, flat roofs, parapets and blade roofs.

- The width of the proposed building frontage must be characteristic of the street.

### Location

- Facades of new buildings must be set back from front property alignments the same distance as the nearest early post-war buildings on either side. If these are next door and set back different distances, the setback must be close to the mean of the two setbacks.
- Side boundary setbacks must be typical of the early post-war buildings in the vicinity of the project. Building to the side boundaries is inappropriate.
- Setbacks must be sufficient to ensure that the garden character of Sherwood Road, being made up of detached villas in a spacious landscaped setting, is conserved.
- Designs must address the street frontage in the first instance and, if possible, the corner parks.
- Fences facing the corner parks must address the parkland so as to enhance these spaces and increase their level of community usage. Use of high paling for fencing facing the parks is inappropriate.
- Garages and carports must not be located in the front setback.

### Garages

- Garages, and especially the garage door, must not dominate the design of a proposed building. Preference will be given to single garages, set back a distance greater than 600mm behind the facade of the dwelling.
- The visual impact of a garage must be minimised. The front verandah or porch may protrude beyond the line of the garage to soften its impact or a canopy, pergola or similar device may be provided to cause the garage door to be visually recessive.
- Double garages must be set back behind the facade of the dwelling a distance greater than 600mm.
- Garage door surfaces must be understated so as not to attract attention. The garage door must be finished in a single recessive paint colour.
- Only one driveway crossing may be provided to each property.
- Driveway crossings to the property alignment must match existing profiles and be finished in natural colour cement to match existing crossings.

### Fences

- Front fences, and side boundary fences between the street frontage and the facade of the dwelling, must be avoided as these are uncharacteristic of the garden suburb environment that gives cultural value to the Sherwood Road area.
- The entries to the corner parks must have low brick fences, no higher than 600mm, so as to give emphasis to their presence in the area.
- Low brick fences, no higher than 600mm, must be provided if new dwellings are located at the rear of lots, facing the corner parks. High fences must be avoided.
- If high fences are required on corner lots to give privacy to rear gardens, they must be of brick construction, set back at least 1 metre from the street alignment and no higher than 1650mm.

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### Decision guidelines

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

- The impact that any new building and works will have on the cultural and heritage significance of the Sherwood Road area.

## MONASH PLANNING SCHEME

- Whether any new building and works will alter the character of their immediate environs or adversely affect the streetscape.
- The impact of upper level additions, assessed from across the street and central reserve.

### Alterations and additions

The architectural character of the buildings can generally be described in the following terms:

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Roofs	Quarter pitch using gabled or hipped forms and being clad with variegated terra cotta tiles or cement tiles using a pattern similar to the traditional Marseilles tile.
Number of storeys	Single.
Fences	Front - most commonly non existent. Side, from the front boundary to the facade of the dwelling line - most commonly non existent.

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## 4.0

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### References

- City of Monash Heritage Study, Gerner Consulting Group Pty Ltd and Andrew Ward, February 1999
- City of Monash Conservation & Environment Strategy, City of Monash, 1997
- City of Monash Environmental History, Sally Wilde, 1996
- Oakleigh Heritage Study, 1991
- Design and Development Guidelines for the Sherwood Residential Area, Mount Waverley, City of Monash, March 2000