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## SCHEDULE 10 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO10**.

### 289-291 MORACK ROAD, VERMONT SOUTH

#### 1.0

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#### Design objectives

To ensure development respects the existing character of residential land to the west and provides for a high quality and architecturally appealing interface with the streetscape of Morack Road.

To ensure the form, scale, setback and landscape treatment of development is influenced by topography, key views and the character of the Morack Golf Course and Dandenong Creek Environs.

To ensure a transition of height and massing between the larger scale development fronting Burwood Highway to the south and the lower-scale residential development to the west, the golf course and the Dandenong Creek Environs.

To ensure development incorporates Ecologically Sustainable Design (ESD) principles and responds appropriately to environmental constraints including potential impacts of stormwater runoff and flooding, including Water Sensitive Urban Design (WSUD) for drainage management.

To ensure development considers the retention and regeneration of existing native vegetation and habitat.

#### 2.0

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#### Buildings and works

##### Permit requirements

A permit is required to construct a fence along all or part of the Morack Road frontage.

A permit is required to construct any side or rear boundary fencing that exceeds 1.8 metres in height.

The following buildings and works requirements apply to an application to construct a building or construct or carry out works:

##### General requirements

##### Built form

- Buildings should be set back from the northern and eastern boundaries by a minimum of 3 metres.
- Upper levels facing the Morack Public Golf Course and Dandenong Creek Trail should be recessed to reduce the appearance of building bulk.
- Blank walls to the public realm and public spaces should be avoided.
- Building elevations should incorporate design detailing and material treatments that assist in articulation of the building form and limit the potential for visual bulk.
- Development should achieve high standards of environmental sustainability. Opportunities for maximising northerly aspects for passive solar design, natural ventilation and cooling, natural lighting, and integrated water management are encouraged to be incorporated into any new development. In addition, development must consider objectives of Clause 22.10, including:
  - Energy performance;
  - Water resources;
  - Indoor Environment Quality;
  - Stormwater Management;
  - Transport;

- Waste Management; and
- Urban Ecology.
- Transparent fencing should be incorporated into development adjoining the Morack Golf Course and Dandenong Creek Environs, where appropriate, with the extent of visual permeability to be to the satisfaction of the responsible authority. Appropriate measures must be implemented to ensure that future development on the site is protected from activities associated with the Morack Golf Course.

#### **Site design and transition**

- Buildings should take advantage of views to the north and east, toward the Morack Public Golf Course and Dandenong Creek Trail, respectively.
- Development with an interface with a residential zone (including across a road) should be designed to limit unreasonable amenity impacts such as overlooking, overshadowing and visual bulk.
- All services, including car parking and loading should be located away from the site frontage and street view.
- The siting of buildings should respect the site topography.
- The natural drainage of land should be considered in the design of development on sloping sites and the adoption of Water Sensitive Urban Design (WSUD) and ESD principles is encouraged.

#### **Landscape and streetscape design**

- High quality landscape treatment of the site and within setbacks must be provided that contributes positively to the street edges, the golf course interface and to the Dandenong Creek Environs and its habitat.
- Selection of new plants should favour indigenous and native species.
- Large screening shrubs should be avoided to improve passive surveillance and safety.
- Existing vegetation should be retained wherever possible.

### **3.0**

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#### **Subdivision**

None specified.

### **4.0**

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#### **Advertising signs**

None specified.

### **5.0**

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#### **Decision guidelines**

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- An application to vary the preferred setbacks must demonstrate how the development will achieve the requirements of this schedule, and any local planning policy requirements.
- Achieves high or superior architectural quality;
- Achieves innovation with respect to environmental sustainability;
- Minimises impacts on amenity of the adjoining Morack Golf Course, Dandenong Creek Trail and wider Dandenong Creek Environs;

## WHITEHORSE PLANNING SCHEME

- Provides a design response appropriate in site context, including heights and setbacks on adjoining properties, and existing neighbourhood character of Morack Road;
- Achieves specific urban design outcomes such as vista retention, protection of the public realm from over shadowing, and transitioning to adjoining land;
- Responds to the Urban Floodway Zone, to the satisfaction of Melbourne Water; and
- Considers the movement of pedestrians and cyclists.