

DD/MM/YYYY
Proposed C110**SCHEDULE 9 TO DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as DDO9.

TALLY HO MAJOR ACTIVITY CENTRE**1.0**DD/MM/YYYY
Proposed C110**Design objectives**

- To ensure development is consistent with the *Tally Ho Major Activity Centre Urban Design Framework, 2007*, *The Tally Ho Urban Design and Landscape Guidelines 2013* and Clause 22.08 Tally Ho Major Activity Centre of the Whitehorse Planning Scheme.
- To reinforce an image of innovation and knowledge through the establishment of contemporary buildings nestled within a native Australian landscape.
- To create a high quality built environment and a good 'sense of place'.
- To configure uses that are connected in a way that encourages further business development and cohesion.
- To coordinate a uniform image for the Tally Ho Major Activity Centre (MAC) and a character defined by innovative contemporary architectural design.
- To clearly demarcate the Tally Ho MAC at its public edges.
- To ensure sensitive design at the MAC's interfaces with adjoining residential zones.
- To improve and encourage active street frontages that create street address and interest at the pedestrian level.
- To improve accessibility and safety for all transport modes with improved facilities especially for pedestrians, cyclists and public transport commuters.
- To ensure that the form and scale of new development is influenced by local topography, native vegetation and key views.
- To create 'campus style development' within a generous landscape setting.
- To ensure new development incorporates best practice Ecologically Sustainable Design (ESD) principles.
- To ensure future development recognises the importance of local heritage assets.
- To ensure that proposed landscape is high quality, and compliments and enhances existing and new development.
- To use landscape as a common thread to connect various parts of the Tally Ho MAC.
- To encourage the retention and regeneration of existing native vegetation and habitat.
- To ensure drainage management is addressed sustainably and Water Sensitive Urban Design (WSUD) is an integrated into site design as well as the broader area.
- To provide public open space and outdoor areas that are engaging and functional with good solar access and shading.
- To integrate signage into building design, so it does not compromise the integrity of the streetscape or the landscape setting.

2.0 Buildings and works

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Permit requirement

A permit is required to construct a front fence along any street frontage.

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

Buildings and works must be developed in accordance with the following general and precinct specific requirements:

General requirements

Building heights

- Buildings and works should not exceed the preferred maximum building height specified in Table 1 to this schedule.
- An application to exceed the preferred maximum building height must demonstrate how the development will continue to achieve the Design Objectives and Built Form Outcomes of this schedule and any local planning policy requirements.
- The preferred maximum building height excludes rooftop services which should be hidden from view from any adjoining public space or designed as architectural roof top features. Roof top services includes but is not limited to plant rooms, air conditioning, lift overruns and roof mounted equipment.

Built form

- Buildings and works should be setback from boundaries in accordance with the Table 2 to this schedule.
- Buildings on corner sites should be designed to demarcate the corner location through distinctive architectural treatment and feature materials and finishes that wrap around the street frontages to heighten the sense of address.
- The design of buildings should contribute to interaction with pedestrians at ground level by:
 - Utilising visually interesting façade effects that allow for a high degree of transparency to allow for views in and out.
 - Activating street edges with the logical placement of clearly visible building entries, fenestration and openings.
 - Providing a human scale at the street front and building entry.
 - Avoiding the presentation of blank walls to the public realm.
- Building elevations should incorporate design detailing and material treatments that assist in articulation of the building form and limit the potential for visual bulk.
- A regular pattern of vertical and horizontal division should be incorporated into building elevations that face a street.
- Building materials and finishes should reflect a highly contemporary palette and colours that generally complement the landscape character of the MAC.
- Development should achieve high standards of ecological 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.

Site design and configuration

- Buildings should take advantage of long range views to the east and west.
- Development with an interface with a residential zone 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.
- Car parking areas should be concealed in decked facilities, basements or undercrofts, where possible. Basements should not be exposed above ground level in areas where they can be seen from areas used regularly by pedestrians.
- Building extensions and alterations should be designed and sited to compliment or enhance the existing building and landscape setting.
- Buildings should be designed to provide passive surveillance of public spaces, landscape areas and car parking.
- Development should include internal foyers or external courtyards that enable opportunities for people to meet and interact.
- The siting of buildings should respond to local topography. On sloping sites, buildings should maximise opportunities for split level design, accessways and pedestrian paths should follow contours and avoid significant excavation works or retaining walls.
- 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) is encouraged.

Landscape and streetscape design

- Selection of new plants should favour indigenous and native species.
- Existing native and indigenous vegetation should be retained wherever possible.
- A hierarchy of canopy plantings that distinguish between main road frontages, internal streets and pedestrian ways should be provided.
- Street trees should be selected on the basis of a mature height that suits both the road network and the building context.
- All species selection should be made on the basis of low water demand plantings.
- Large screening shrubs should be avoided to improve passive surveillance and safety.
- Vertical gardens and green roofs should be incorporated into new developments where possible.
- Shade trees should be provided in open air and at-grade car parking areas.
- Pedestrian footpaths should have a minimum width of 2.5 metres and clear visibility for at least 3 metres on either side.
- Contrasting pavement materials should be used to define pedestrian and vehicular areas for safety and way finding purposes.

Precinct specific requirements

The precincts defined in the Tally Ho MAC are shown in maps 1 and 2 at the end of this schedule. The precincts comprise:

- A - Main road interfaces
- B - Internal road interfaces
- C - Residential and public open space interfaces

Buildings and works requirements for each precinct are specified in the Tables to this Schedule. These requirements are additional to the Design Objectives in Clause 1.0 and the General Requirements in Clause 2.0 above. They must be read and applied in conjunction with Clauses 1.0 and 2.0.

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Table 1

PRECINCT	PREFERRED MAXIMUM BUILDING HEIGHT	PREFERRED BUILT FORM OUTCOMES
DDO9-A Main Road Interface		
Sub precinct (i)	20 metres	<p>Building heights should be configured with regard to key corridor views to the north, east and west.</p> <p>Buildings at the intersection of Burwood Highway and Springvale Road should be designed to create a sense of address and arrival to the MAC.</p> <p>Buildings should present a street address and highly visible entry to the 'main road' frontage.</p> <p>Buildings should present a sheer profile without substantial stepping back on upper levels.</p> <p>Buildings should present highly articulated facades with either glazed walls or projecting balconies or a combination of both.</p> <p>Roofs should be carefully designed to have regard to views towards the MAC.</p> <p>Parapet forms and shaped roof forms should be integrated into the overall building form.</p> <p>Roof and parapet forms should have regard to topography and the alignment of other buildings located along the 'main road' frontage.</p>
Sub precinct (ii)	17 metres	
Sub precinct (iii)	14 metres	
Sub precinct (iv)	10 metres	
Sub precinct (v)	7 metres	
DDO9-B Internal Road Interface		
Sub precinct (i)	20 metres	<p>Buildings should be of a lower scale that generally fits within the existing canopy of the natural landscape.</p> <p>Buildings should have a stepped form with a maximum 8 metre parapet height and upper levels set back at least 2.5 metres behind the parapet.</p>
Sub precinct (ii)	17 metres	
Sub precinct (iii)	14 metres	
Sub precinct (iv)	10 metres	

Sub precinct (v)	7 metres	<p>Upper levels should be clearly distinguishable with lightweight form and materials.</p> <p>The design of building elevations should incorporate a vertical rhythm.</p> <p>Buildings should present highly articulated facades with either glazed walls or projecting balconies or a combination of both to the street.</p> <p>Roof forms should be discreet and be incorporated into the overall form of buildings.</p> <p>Flat, skillion or concealed roof forms should be used to ensure the dominance of landscape canopy over built form.</p> <p>Roof and parapet forms should have regard to topography and other buildings located along internal and secondary streets.</p>
DDO9-C Residential and Public Open Space Interfaces		
Sub precinct (i)	20 metres	Building heights should reflect a transition down in height to residential and public open space areas.
Sub precinct (ii)	17 metres	Buildings should be of a scale that generally fits within the existing canopy of the natural landscape
Sub precinct (iii)	14 metres	
Sub precinct (iv)	10 metres	Buildings should have a stepped form with a maximum 8 metre parapet height at residential interfaces and 11.5 metres at public open space interfaces (sub precinct (i)). Any upper levels should be set back at least 2.5 metres behind the parapet.
Sub precinct (v)	7 metres	<p>The objectives and standards of Clause 55 relating to amenity impacts should apply where a rear or side boundary abuts land in a residential zone.</p> <p>Buildings that have a direct interface with public open space should provide for activation and surveillance across open space areas.</p> <p>Building elevations adjacent to residential zones or public open space should have a high degree of articulation.</p> <p>Non-reflective materials, natural tones and finishes should be used to establish a harmonious relationship with the surrounding context.</p> <p>Roof forms should be incorporated into the overall form of buildings.</p> <p>Flat, skillion or concealed roof forms should be used to ensure the dominance of landscape canopy over built form.</p> <p>Roof forms should assist in the transition of buildings to a lower scale by, for example, including upper levels within pitched roofs.</p>

Table 2

PRECINCT	PREFERRED SETBACKS	PREFERRED BUILT FORM OUTCOMES
<p>DDO9-A</p> <p>Main Road Interface</p>	<p>5 metres from front boundaries</p> <p>5 metres from side boundaries.</p> <p>10 metres for land abutting housing or parkland (in order to allow substantial landscaping).</p> <p>10 metres from rear boundaries</p>	<p>Front setback areas should provide a generous public realm, incorporating pedestrian pathways, canopy plantings and opportunities for street activity, including outdoor dining.</p> <p>Side setback areas should provide for vehicular and pedestrian access, and landscaping with good light penetration, ventilation and visibility.</p> <p>Building elevations addressing side setbacks should be attractive to provide an inviting accessway or interface.</p> <p>Rear setback areas should provide for access between properties and canopy plantings.</p>
<p>DDO9-B</p> <p>Internal Road Interface</p>	<p>10 metres from front boundaries</p> <p>10 metres from side boundaries</p> <p>10 metres from rear boundaries</p>	<p>Upper level setbacks should be relative to site dimensions and should be no less than 2.5 metres behind the parapet on all building elevations.</p> <p>Front setback areas should provide an open aspect and include pedestrian pathways, softening landscape effects and access areas.</p> <p>Car parking within front setbacks areas should be avoided.</p> <p>Side setback areas should provide for the siting of any service areas, car parking and canopy plantings.</p> <p>Where development abuts a residential zone or public open space more substantial side setbacks will apply.</p> <p>Building elevations addressing side setbacks should be attractive to ensure an inviting access or interface and include building entries where possible.</p> <p>Rear setback areas should provide for access to car parking areas and canopy plantings.</p> <p>Rear setback areas fronting Lakeside Drive and Wesley Court, and which overlook the waterway, should provide an open aspect for safety and surveillance</p>
<p>DDO9-C</p> <p>Residential and Public Open Space Interfaces</p>	<p>10 metres from all boundaries for building walls up to 8 metres in height</p>	<p>Upper level setbacks should be no less than 2.5 metres behind the parapet of all building elevations.</p> <p>Front setback areas should provide an open aspect and include pedestrian pathways, softening</p>

		<p>landscape effects and access areas.</p> <p>Car parking within front setback areas should be avoided.</p> <p>Side setback areas should provide for the siting of service areas, accessways, car parking and canopy trees.</p> <p>Building elevations addressing side setbacks should be attractive to ensure inviting and amenable access or interface.</p> <p>Where a building abuts a residential property, side setback areas should provide for a minimum 5 metre wide landscape buffer.</p> <p>Building elevations abutting public open space should provide for a more 'open' design incorporating clearly visible building entries and plenty of windows.</p> <p>Rear setback areas should allow for the retention of existing established vegetation and must not affect the integrity of existing vegetation on neighbouring properties.</p> <p>Side and rear building setbacks, which abut a residential zone or public open space, should apply the objectives and standards of Clause 55 relating to amenity impacts.</p>
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Table 3

PRECINCT	PREFERRED LANDSCAPE, STREETScape AND FENCING TREATMENTS
DDO9-A Main Road Interface	<p>Development should support the pedestrian network identified in the Tally Ho Major Activity Centre Plan (attached to Clause 22.08).</p> <p>Lighting should be used to highlight features such as avenue trees, feature canopies, garden beds, entrances, pathways and signage.</p> <p>Avoid front boundary fencing and other barriers within 15 metres of the Main Road frontage.</p> <p>Any side or rear boundary fencing should be no greater than 1.8 metres in height.</p>
DDO9-B Internal Road Interface	<p>Landscaping in front setbacks should comprise clean-stemmed canopy trees, above a native grass or ground cover understorey.</p> <p>Pedestrian access should be provided in between buildings and should link to the pedestrian network identified in the Tally Ho Major Activity Centre Precinct Plan (attached to Clause 22.08).</p> <p>Avoid front boundary fencing and high security fencing to side and rear interfaces.</p> <p>Any side or rear fencing should be no greater than 1.8 metres in height.</p>

<p>DDO9-C Residential and Public Open Space Interfaces</p>	<p>Establish a landscape screening effect at the interface with residential properties so as to ensure maintenance of privacy and amenity.</p> <p>Create a more open landscape effect at the interface with public open space areas to ensure good surveillance.</p> <p>Pedestrian access should be provided in between buildings and should link to the pedestrian network identified in the Tally Ho Major Activity Centre Precinct Plan (Clause 22.08).</p> <p>Any side and rear boundary fencing should generally be no greater than 1.8 metres in height, unless the proposed fencing abuts residential development.</p>
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Subdivision

A permit is not required to subdivide land.

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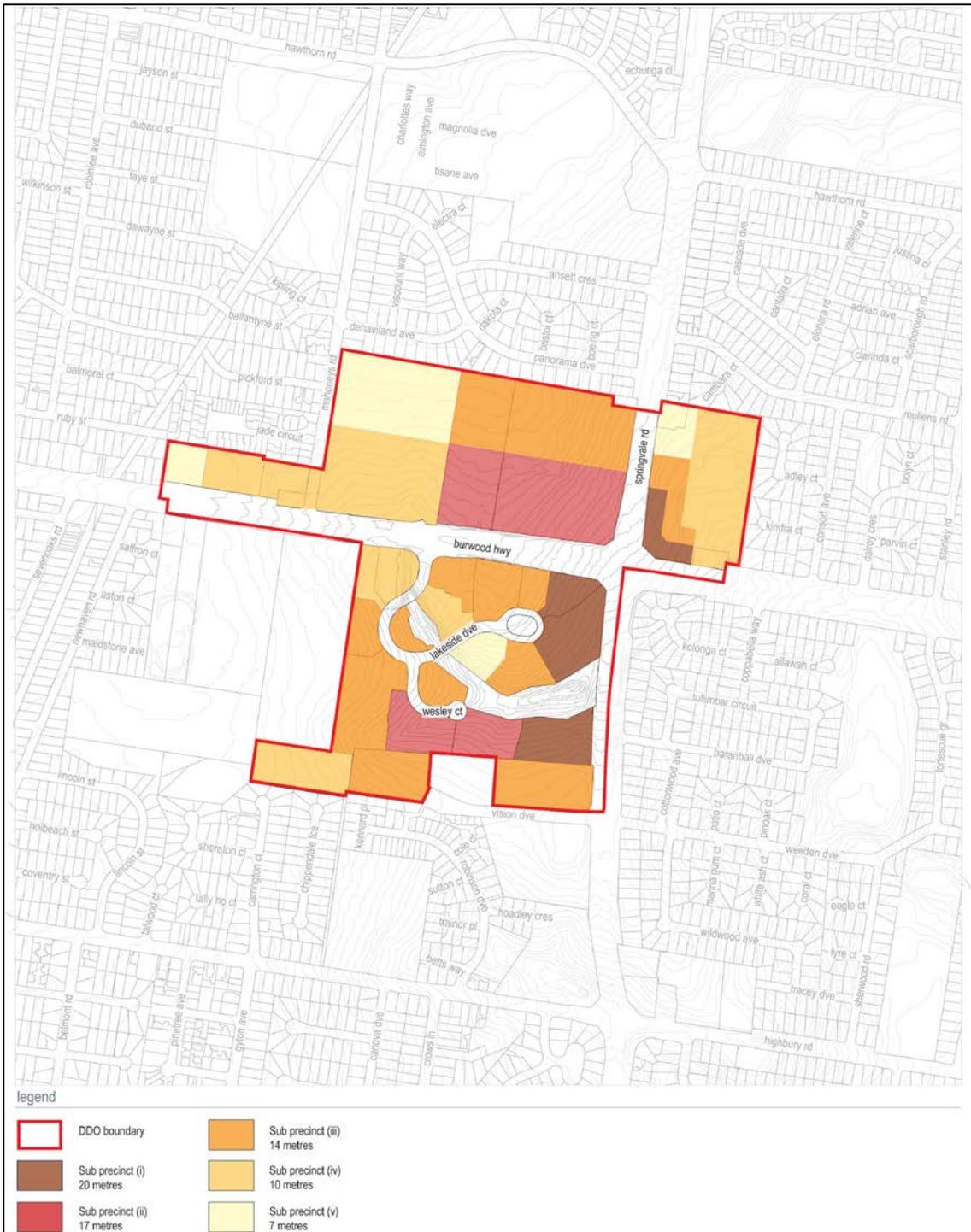
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Reference documents

Tally Ho Major Activity Centre Urban Design Framework, 2007

Tally Ho Urban Design and Landscape Guidelines, 2013

Map 1 Tally Ho Major Activity Building Heights Plan



Map 2 Tally Ho Major Activity Precinct Plan

