



5.0

BUILT FORM GUIDELINES & CONTROLS

5.0

5.1 Built Form Guidelines & Controls

The following Design Objectives and Built Form Outcomes are derived from the built form testing in Chapter 4.0 of this report, best practice design principles and were refined using feedback from community consultation sessions.

The controls reinforce the importance of increased front, side and rear setbacks to allow for deep soil planting, significant vegetation and landscaping. Increased setbacks also allow for greater overall building height without compromising on aspects of amenity including overshadowing, visual bulk, overlooking and character of the surrounding area.

The Built Form Guidelines and Controls within this study should be considered in conjunction with the Whitehorse Planning Scheme (where appropriate):

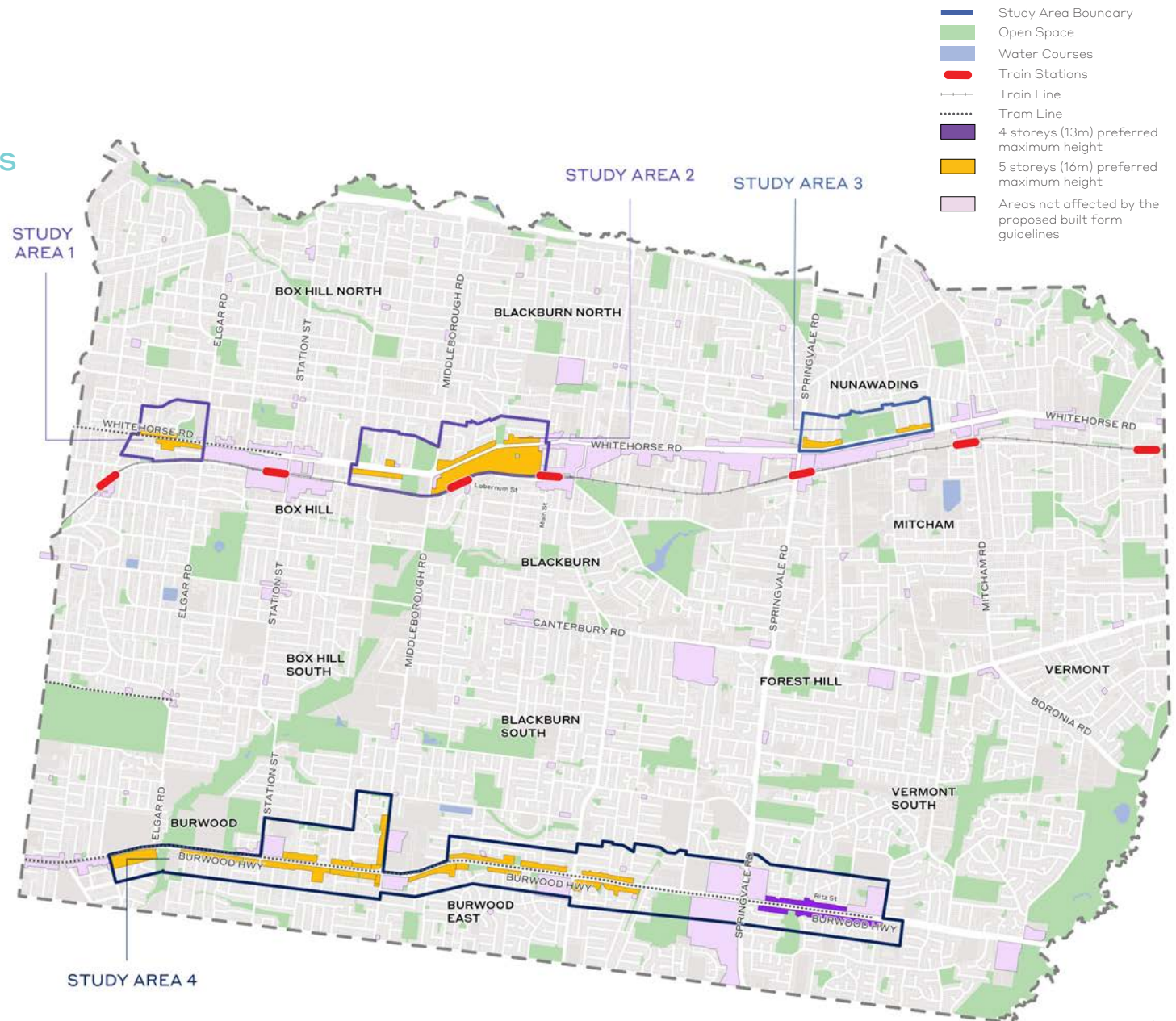
- Clause 58 - Apartment Developments
- Whitehorse Significant Landscape Overlay (SLO)
- Whitehorse Landscape Guidelines, 2012
- Neighbourhood Character Study, 2014 and Clause 22.03, Residential Development Policy




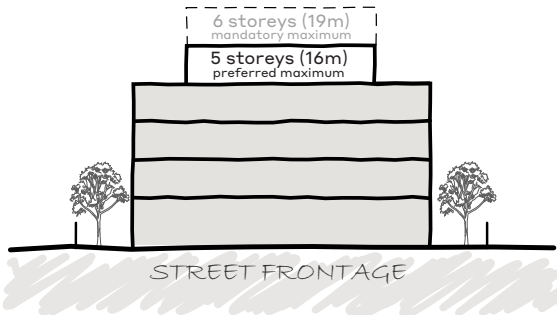
31 Oakleigh: 6 storey development with upper level setback

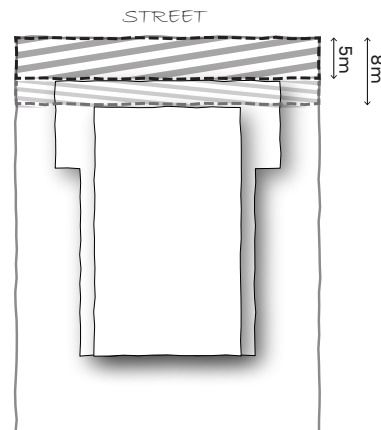
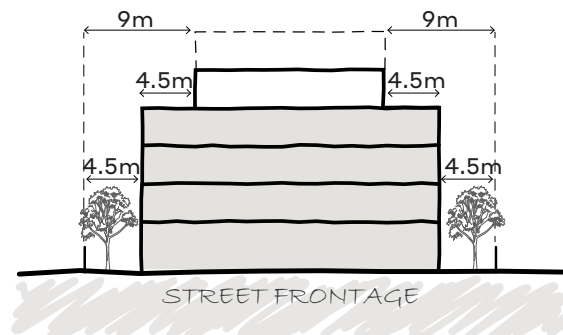
5.2 Design Objectives & Built Form Outcomes

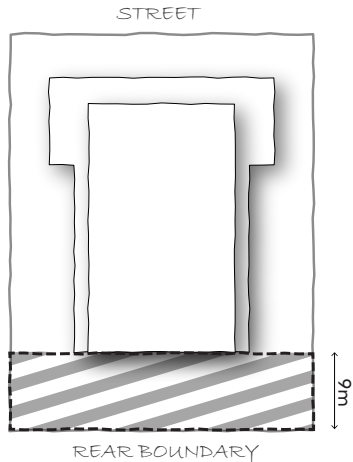
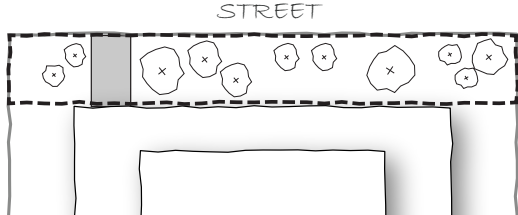
- To ensure development achieves a high quality of pedestrian amenity in the public realm in relation to human scale and micro-climate conditions such as acceptable levels of sunlight access and wind effects.
- To ensure that new buildings and additions provide equitable development rights for adjoining sites.
- To ensure that the height of new buildings provides an acceptable built form interface with adjoining heights of development in other zones.
- To maintain the visual prominence of landscaping, particularly to the rear interface to and ensure space for medium-large trees on site.
- To protect sunlight access to key public places and open space areas so as to provide a comfortable, pedestrian-friendly urban environment.

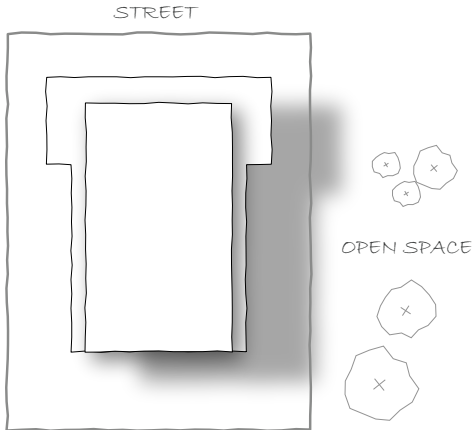
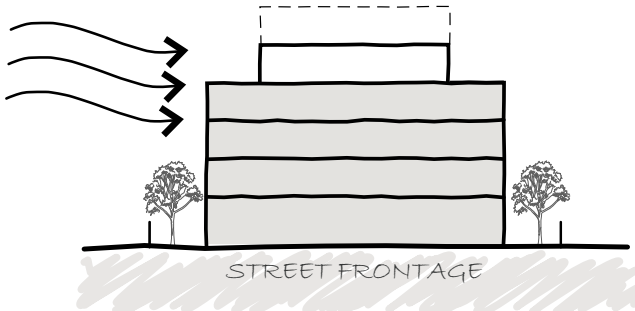


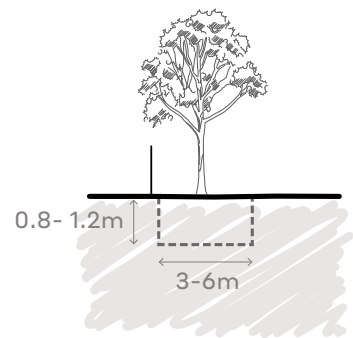
Preferred Heights Map

BUILT FORM ELEMENT	MEASURE	BUILT FORM OUTCOMES	ILLUSTRATIONS
Height	<p>4 storeys (13 metres) preferred maximum east of Springvale Road</p> <p>5 storeys (16 metres) (preferred maximum) elsewhere</p> <p>6 storeys (19 metres) (mandatory maximum)</p>	<ul style="list-style-type: none"> The maintenance of a mid-rise scale of development. To enhance the sense of openness, maintains access to expansive sky views along the corridor and maximises solar access from/to the low scale residential development of the adjacent areas. The visual impact of taller buildings, above the preferred building height, is alleviated through increased upper level setbacks. 	 <p>4 storeys (13m) preferred maximum</p>  <p>5 storeys (16m) preferred maximum</p>

BUILT FORM ELEMENT	MEASURE	BUILT FORM OUTCOMES	ILLUSTRATIONS
Front Setback	Minimum 5 metres with an additional 3 metres to upper levels above 4 storeys (total of 8 metres) (mandatory)	<ul style="list-style-type: none"> Buildings are setback from the front boundary to: <ul style="list-style-type: none"> ensure they do not visually dominate the streetscape provide adequate sun penetration at street level assist with mitigating wind down-draughts allow for landscaping and tree planting within the front setback area 	
Side Setbacks	Minimum of 4.5 metres with an additional 4.5 metres to upper levels above 4 storeys (total of 9 metres) (mandatory)	<ul style="list-style-type: none"> Buildings are setback from the side boundaries to: <ul style="list-style-type: none"> provide adequate sunlight, daylight, privacy and outlook from habitable rooms, for both existing and proposed developments. provide adequate daylight and sunlight to streets. ensure buildings do not appear as a continuous wall at street level or from nearby vantage points and maintain open sky views between them. allow for landscaping and tree planting within the side setback area 	

BUILT FORM ELEMENT	MEASURE	BUILT FORM OUTCOMES	ILLUSTRATIONS
Rear Setbacks	Minimum of 9 metres to ensure adequate area for large canopy trees and landscaping) (mandatory)	<ul style="list-style-type: none"> Buildings are setback from the rear boundary to: <ul style="list-style-type: none"> provide adequate sunlight, daylight, privacy and outlook from habitable rooms, for both existing and proposed developments. ensure they do not visually dominate or compromise the character of adjacent existing low-scale development areas. allow for landscaping and tree planting, in particular large tree canopy to assist with a visual break between the lower scale built form of the adjacent areas outside of the RGZ. 	
Pedestrian Interfaces	Buildings at ground floor must present attractive pedestrian orientated frontages which minimise vehicle access and services. These elements should be integrated within the landscaped front setback.	<ul style="list-style-type: none"> Buildings should ensure that the ground floor frontages add visual interest and contribute to the street. Access to car parking and service areas should minimise impact on street frontages. Windows at ground level should be maximised to provide passive surveillance. Visible service areas (and other utility requirements) should be treated as an integral part of the overall building design and fully screened from public areas. 	

BUILT FORM ELEMENT	MEASURE	BUILT FORM OUTCOMES	ILLUSTRATIONS
Shadowing	No significant shadowing to adjacent public open space between 12.00pm and 2.00pm on 22 September (discretionary)	<ul style="list-style-type: none"> Additional overshadowing of adjoining open space will only be considered appropriate where: <ul style="list-style-type: none"> the area of remaining sunlit space exceeds the area of shadowed space there is no adverse impact on the natural landscaping, including trees and lawn or turf surfaces in the public space. the existing and future use, quality and amenity of the public space is not compromised. 	
Wind Effects	Developments over 4 storeys in height must be accompanied by a wind tunnel assessment to determine that the development would not cause unsafe wind conditions in publicly accessible areas (mandatory)	<ul style="list-style-type: none"> The wind analysis must: <ul style="list-style-type: none"> explain the effect of the proposed development on the wind conditions in publicly accessible areas. model the wind effects of the proposed development and its surrounding buildings 	

BUILT FORM ELEMENT	MEASURE	BUILT FORM OUTCOMES	ILLUSTRATIONS
Landscaping	Provide for a minimum deep soil area relative to tree height which is a minimum depth of 800mm (for small trees) to a maximum of 1200mm (for large trees)	<ul style="list-style-type: none"> • Ensure the green character of the area is enhanced with deep soil plantings in the front, side and rear setbacks • Utilise appropriate native plant species in accordance with Council Guidelines 	

5.3 Implementation Options

Consideration of Practice Note 46, Strategic Assessment Guidelines for preparing and evaluating planning scheme amendments has been undertaken. The guidelines includes questions regarding whether the amendment makes proper use of the Victoria Planning Provisions and whether the amendment seeks to duplicate or contradict other provisions.

It is recommended for clarity, that the proposed built form provisions are contained within a schedule to the Design and Development Overlay, and applied to all land within the study area within the Residential Growth Zone (RGZ) excluding land affected by structure plans, such as Box Hill Activity Centre, Tally Ho and Burwood Heights.

The inclusion of all matters related to the design outcomes sought, which also include streetscape presentation, and details regarding landscaping, are appropriately referenced within Clause 43.02-2. It is not recommended to include variations into the schedule to the RGZ as these are limited to standards of Clause 54 and 55 (ResCode).

The proposed schedule to the Design and Development Overlay, also enables the consideration of setbacks for applications affected by Clause 58 (Apartment Developments). The decision guidelines at Clause 58.04-1 (Building setback objectives) specify that the Responsible Authority must consider any urban design objective, policy or statement set out in this scheme.

The evidence based approach of this report is to support the application of mandatory controls to guide the future development of these corridors.

The establishment of clear parameters, informed by the principles as well as the built form outcomes sought, will strengthen consideration of building height above the preferred maximum, including:

- minimal amenity impacts (wind effects, overshadowing),
- resolution of the proposed developments relationship to scale of the surrounding area,
- design excellence,
- exceeding landscaping requirements.

Consideration of further policy support within the Planning Policy Framework will also be required. It is advised that with the Smart Planning reform, policy will only be required where there is an absence of guidance within the Planning Policy Framework. It is considered that updates to Clause 22.03 (Residential Development) is required to reflect the application of Clause 58 and provide strengthened policy objectives associated with design excellence, service integration and presentation of frontages along the corridors.

5.4 Summary of Findings

The built form testing demonstrates reasonable development capacity is maintained and potentially increased within the Residential Growth Zones, with proposed built form typologies reflecting a varied built form response to provide greater opportunities for deep soil planting, large canopy trees and landscaping.

Specifically, the built form testing also demonstrates that:

- The overall gross floor area between the permitted developments and the built form testing (with proposed controls) is comparable;
- The introduction of larger setbacks provides lesser site coverage and greater opportunities for deep soil planting and landscaping. This is consistent with the Neighbourhood Character Study which states that “vegetation character is generally the most significant determinant of neighbourhood character” in the City of Whitehorse;
- Significant lot size achieved through site consolidation is required to pursue heights of 6 storeys; and

- Greater setbacks to side and rear boundaries are required to provide adequate amenity to apartments as required under Clause 58 (Apartment Developments).

The site testing for Frankcom Street also demonstrates that it has limited development opportunities remaining and is appropriately sited within the Residential Growth Zone. Development in the street includes many unit developments and an approved 5 storey development. However resolution of vehicle turns at the end of the street and improved pedestrian access to the railway is required.