

CAULFIELD PARK NEIGHBOURHOOD ACTIVITY CENTRE BUILT FORM FRAMEWORK

Tract



Prepared for Glen Eira City Council

DRAFT BUILT FORM FRAMEWORK

APRIL 2021

QUALITY ASSURANCE

Glen Eira NAC`s Built Form Frameworks
Caulfield Park NAC Draft Built Form Framework

Prepared for
Glen Eira City Council

Project Number
320.0714.U.03

Revisions

Issue	Date	Description	Prepared By	Reviewed By	Project Principal
00	21 January 2021	Response to Council Officer Comments	KXS	TS	MN
01	4 February 2021	Response to Council Officer Comments	KXS	TS	MN
02	21 April 2021	Response to Council Officer comments	KXS	TS	MN
03	14 April 2021	Response to Council Officer comments	KXS	TS	MN
04	21 April 2021	Revisions from Council discussions (Municipal context plan revised)	KXS	TS	MN

CONTENTS

INTRODUCTION

PROJECT OVERVIEW	06
STUDY AREA	06

PART 1 - CONTEXT AND ANALYSIS

1 CONTEXT

1.1 STRATEGIC CONTEXT	10
1.2 STRATEGIC DOCUMENTS	12
1.3 PLANNING POLICY FRAMEWORK	13
1.4 LOCAL PLANNING POLICY FRAMEWORK	14
1.5 PLANNING ZONES	15
1.6 OVERLAYS	16
1.7 RECENT DEVELOPMENT CONTEXT	17

2 ANALYSIS, ISSUES AND OPPORTUNITIES

2.1 TOPOGRAPHY	18
2.2 LAND USE & INTERFACES	20
2.3 BUILT FORM CHARACTER & PUBLIC REALM	22
2.4 DEVELOPMENT ACTIVITY AND CAPACITY	30

PART 2 - THE BUILT FORM FRAMEWORK

3 DESIGN PRINCIPLES

3.1 THE PRINCIPLES	36
--------------------	----

4 BUILT FORM FRAMEWORK

4.1 BUILT FORM FRAMEWORK	39
4.2 CENTRE-WIDE DESIGN OBJECTIVES AND REQUIREMENTS	40
4.3 PRECINCT 1 - HAWTHORN ROAD	42
4.4 PRECINCT 2 - BALACLAVA ROAD	49

INTRODUCTION

PROJECT OVERVIEW

STUDY AREA

DR



פיתה מן
رجل البينا
THE PITA MAN

STICK ON
SIGNS

Growing Together

ulfield Family
chiropractic

Phone: 9532 8715

O'Milk
Convenience Store

40



NO PARKING
TODAY
SEEK
SIGN

PROJECT OVERVIEW

This built form framework for the Caulfield Park Neighbourhood Activity Centre (NAC) is one of three built form frameworks being prepared to address an existing policy gap. The other centres forming part of the project are the Caulfield South Neighbourhood Activity Centre and the Bentleigh East Neighbourhood Activity Centre.

The Built Form Frameworks set out preferred development outcomes in each centre. This will ensure new development provides for the continual revitalisation of the shopping strips with high quality design whilst maintaining the valued character of each centre and protecting the amenity of adjoining residential areas.

The Frameworks provide guidance for building heights, setbacks and other design considerations. These frameworks are supported by rigorous analysis and guided by sound urban design principles appropriate to the context of each centre.

This Caulfield Park NAC Built Form Framework consists of the following parts:

Part 1 - Context and Analysis - Provides analysis and background research to understand the NAC, its context and drivers for change.

Part 2 - The Built Form Framework - Provides the guiding principles and the built form framework including building heights and setbacks.

Proposed planning controls have been developed to reflect the requirements of the Caulfield Park NAC Built Form Framework. The controls are provided in the form of a Design and Development Overlay.

STUDY AREA

The Caulfield Park NAC is located approximately 1.2km west of the Caulfield Junction Major Activity Centre. It provides a limited amount of retail, hospitality, personal and business services, and office uses. It is surrounded by housing, two schools and opens up onto Caulfield Park, which is a 26 Hectare major open space destination. The study area for the Caulfield Park NAC Built Form Framework generally aligns with the existing Commercial 1 Zoning. Refer to Figure 1 - Study Area Plan.

There are a number of people living within the centre with recent, mixed use developments located along Hawthorn Road. These residents benefit from good public transport access with tram routes along both Hawthorn and Balaclava Roads.

DRAFT



- Study Area
- ◆ Tram Stops

Figure 1. Study Area Plan

PART 1 - CONTEXT & ANALYSIS

1. CONTEXT

- 1.1 STRATEGIC CONTEXT
- 1.2 STRATEGIC DOCUMENTS
- 1.3 PLANNING POLICY FRAMEWORK
- 1.4 LOCAL PLANNING POLICY FRAMEWORK
- 1.5 PLANNING ZONES
- 1.6 OVERLAYS
- 1.7 RECENT DEVELOPMENT CONTEXT

2. ANALYSIS

- 2.1 TOPOGRAPHY
- 2.2 LAND USE & INTERFACES
- 2.3 BUILT FORM & CHARACTER
- 2.4 DEVELOPMENT ACTIVITY & CAPACITY





Serviced Offices Available
Tel: 9524 3100

Mediation
VICTORIA
www.mediationvictoria.com.au

Mediation
VICTORIA
www.mediationvictoria.com.au

PEARSONS LAWYERS
FAMILY LAW SPECIALISTS
Phone 03 9524 3100

ARE YOU
INJURED?
Book to see a
Physiotherapist
today
KIESER
Call 8554 1155



SCHOOL
1/4 P
8-6
8-12

1 CONTEXT

1.1 STRATEGIC CONTEXT

Consistent with sustainable land use and development principles, Neighbourhood Activity Centres are identified in state and local planning policy and strategy as suitable locations for accommodating increased residential density. The policy framework including Plan Melbourne, City Plan and the relevant clauses of the Glen Eira Planning Scheme (State and local) establishes this clear direction.

1.1.1 PLANNING POLICY CONTEXT

Planning policy relating to Caulfield Park Neighbourhood Activity Centre (NAC) identifies the centre as one of 11 NACs in Glen Eira. The higher order centres in Glen Eira are Major Activity Centres, of which there are six. Consistent with sustainable land use principles, NACs in the metropolitan areas are high amenity areas that should accommodate growth to meet the needs of existing and future communities. They differ from the Major Activity Centres identified in Figure 3, which offer a greater amount of transport options, retail and services. As such the level of development and change in the NACs is expected to be less than that experience in the Major Activity Centres.

The following sections provide a brief outline of this policy context. As noted previously, the centre is largely in the Commercial 1 Zone.

In and around activity centres, a degree of change will occur, consistent with Plan Melbourne, City Plan and the Glen Eira Planning Scheme and commensurate with the level of amenity and accessibility provided by each centre and also taking into account locally-specific amenity and character considerations. Planning controls informed by the built form framework will provide Council with the necessary guidance to assess planning applications and to provide proponents and the community with clear parameters for design in centres.

Council aims to sustainably manage anticipated growth and amenity and to identify and preserve the valued features of the built environment as its activity centres evolve. For Council to implement built form guidance that is robust and defensible,

the guidance must balance the strong policy objectives of directing more intense development to well-located areas such as neighbourhood activity centres with the need to protect the key elements that make these centres desirable places in their own right. In the Victorian planning system, planning controls that do not achieve a reasonable balance cannot be introduced to the planning scheme.

1.1.2 BUILT FORM FRAMEWORKS IN CONTEXT

Built form frameworks, like structure plans, consider locally-specific elements of a centre such as land use patterns, built form and character, function and amenity and form a vision and built form controls for addition to the planning scheme. Figure 2 provides an overview of where built form frameworks sit in the planning framework relative to built form decisions and residential growth.

1.1.3 PURPOSE OF THE CAULFIELD PARK NEIGHBOURHOOD ACTIVITY CENTRE BUILT FORM FRAMEWORK

Recent development activity and planning applications at Caulfield Park NAC and other NACs indicate the need for more detailed and specific built form policy and controls to guide development. While there are existing policies and controls applying to the Caulfield Park NAC they generally consist of:

- High-level strategy and planning policy that supports increased densities in NACs.
- Zoning that predominantly guides land use rather than built form outcomes. The Commercial 1 Zone allows for more intense mixed use development and nearby residential zoning provides for a transition up from the residential hinterland towards activity centres.

This built form framework will provide the locally-relevant analysis of physical characteristics and a vision to inform the drafting of built form controls for the planning scheme and provide that more specific and detailed guidance.

The following issues are addressed by the built form framework:

- Preferred building heights based on built form and shadow analyses.
- Street wall and interfaces.
- Building setbacks and modulation – for amenity and visual impact.
- Transitions to less intense development including residential uses.



Figure 2. Built Form Framework Planning Context

1.1.1 CAULFIELD PARK NEIGHBOURHOOD
ACTIVITY CENTRE LOCATION AND PHYSICAL
CONTEXT

The Caulfield Park Neighbourhood Activity Centre is located on Balaclava Road and Hawthorn Road in Caulfield North (Refer to Figure 3 - Context Plan). The centre is located towards the north of the municipality in a predominantly residential context and enjoys access to fixed rail (tram) services along both roads and the Night Bus along Balaclava Road. The centre is located approximately 7.6 km south-east of the Melbourne CBD.

The centre also benefits from the amenity and character of Caulfield Park at the north-eastern corner of the main intersection. This intersection provides an important vantage point for viewing and experiencing the centre. See the Built Form & Character analysis section of this report for an overview of the existing built form context. The areas immediately surrounding the centre are low-rise neighbourhoods in the General Residential Zone. The General Residential Zone allows for development of up to three storeys.

As mentioned previously, Council’s planning policies identify the centre as one of 11 NACs in Glen Eira, being second in the activity centre hierarchy in terms of suitability for increased density and height due to the level of amenity offered.



Figure 3. Context Plan

1.2 STRATEGIC DOCUMENTS

1.2.1 PLAN MELBOURNE 2017-2050

The Plan Melbourne provides strategic direction and guidance for some of Melbourne’ state significant employment and activity centre clusters, along with housing and transport directions for greater Melbourne. While the document does not provide specific guidance to the Caulfield Park Neighbourhood Activity Centre some of the more relevant directions are:

- Direction 2.1: Manage the supply of new housing in the right locations to meet population growth and create a sustainable city.
- Direction 5.1: Create a city of 20-minute neighbourhoods.

These directions aim to cluster new housing in activity centres and other places that offer good access to jobs, services and public transport and includes a policy for local governments to prepare structure plans for activity centres to accommodate growth.

There are significant opportunities for medium and higher density housing options in locations close to jobs and services including located around Major Activity Centres

The strategic direction closely aligns to the future outcomes envisaged for the NAC. Particularly providing housing opportunities close to transport enabling people to work and live in close proximity.

1.2.2 GLEN EIRA CITY PLAN

The Glen Eira City Plan provides a broad framework to manage growth and change in both housing and employment. Consistent with Plan Melbourne and several existing local planning policies, City Plan aims to direct the majority of new growth into activity centres towards sustainable land use and development outcomes.

To implement the strategic framework (introducing planning controls to the planning scheme), structure planning or built form frameworks need to be prepared for key areas suitable for growth such as major and neighbourhood activity centres and urban renewal areas. These activities produce the built

form, amenity and character material to assist to refine height controls and identify specific ways of managing amenity and character through the planning scheme.

Glen Eira City Plan provides an activity centre hierarchy which identifies Major Activity Centres at the top, followed by Neighbourhood Activity Centres and local centres. The highest levels of growth are to be directed to Major Activity Centres and urban renewal areas. Neighbourhood Activity Centres are identified as suitable for ‘moderate focus for housing growth’.

City Plan provides vision statements for growth locations. The vision for the Caulfield Park NAC is:

- **Caulfield Park** will be a local hub, which embraces its strong culture and heritage. A transport junction anchored by green open space, the centre will maintain a strong sense of community and connected village feel.

The Plan also seeks to nominate appropriate heights for the identified housing change areas with the neighbourhood activity centres identified as being suitable for up to between four storeys (for commercial areas with heritage overlays) and five storeys (for commercial areas without heritage overlay).

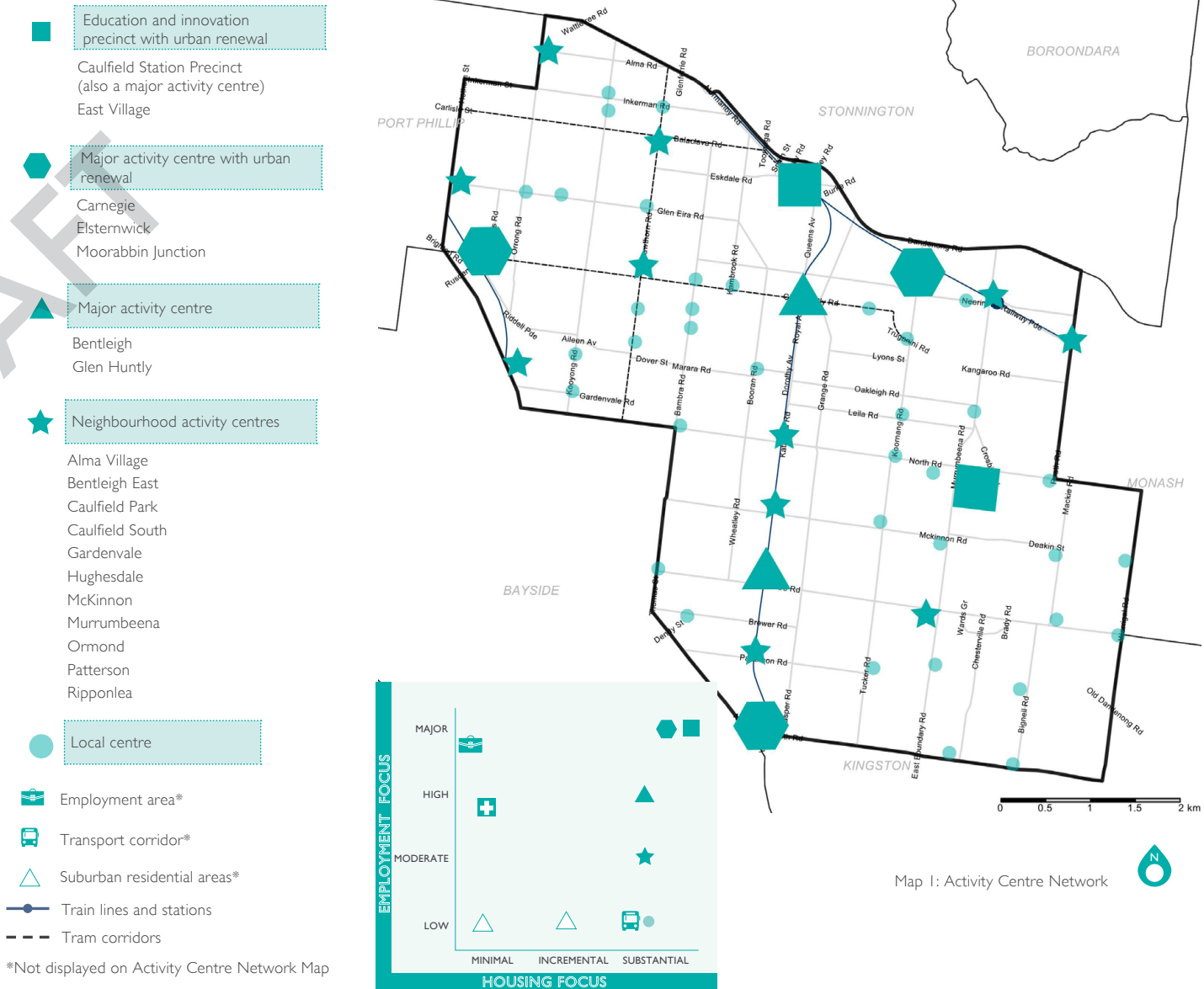


Figure 4. Glen Eira Activity Centre Network Map

1.3 PLANNING POLICY FRAMEWORK

1.3.1 PLANNING POLICY FRAMEWORK

This built form framework has been prepared to contribute towards achieving the objectives and strategies of the following state policies of the Glen Eira Planning Scheme, summarised as follows:

1.3.2 CLAUSE 11 – SETTLEMENT

Seeks to anticipate and respond to the needs of existing and future communities through the provision of zoned and serviced land for housing, employment, recreation and open space, commercial and community facilities and infrastructure.

Clause 11.03-1S (Activity Centres)

Seeks to encourage the concentration of major retail, residential, commercial, administrative, entertainment and cultural developments into activity centres that are highly accessible to the community.

Clause 11.03-1R (Activity Centres – Metropolitan Melbourne)

Aims to support the development and growth of Metropolitan Activity Centres by encouraging the location of new small scale education, health and community facilities that meet local needs in or around Neighbourhood Activity Centres.

1.3.3 CLAUSE 13 (ENVIRONMENTAL RISK AND AMENITY)

Seeks to strengthen the resilience and safety of communities by adopting a best practice environmental management and risk management approach.

Clause 13.03-1S (Floodplain management)

- Seeks to assist the protection of:
- Life, property and community infrastructure from flood hazard.
 - The natural flood carrying capacity of rivers, streams and floodways.

Clause 13.04-1S (Contaminated and potentially contaminated land)

Seeks to ensure that potentially contaminated land is suitable for its intended future use and development, and that contaminated land is used safely.

1.3.4 CLAUSE 15 – BUILT ENVIRONMENT

Seeks to ensure that all new land uses and development appropriately responds to its landscape, valued built form and cultural context, and protect places and sites with significant heritage, architectural, aesthetic, scientific and cultural value.

Clause 15.01-1S (Urban design)

Aims to create urban environment that are safe, functional and provide good quality environments with a sense of place and cultural identity.

Clause 15.01-1R (Urban design – Metropolitan Melbourne)

Aims to create a distinctive and liveable city with quality design and amenity by supporting the creation of well-designed places that are memorable, distinctive and liveable.

Clause 15.02-1S (Energy and resource efficiency)

Aims to encourage land use and development that is energy and resource efficient, supports a cooler environment and minimises greenhouse gas emissions through strategies such as greening urban areas, buildings, transport corridors and open spaces with vegetation to reduce urban heat island effects.

Clause 15.03-1S (Heritage conservation)

Seeks to ensure the conservation of places of heritage significance by retaining elements that contribute to the importance of the heritage place.

1.3.5 CLAUSE 16 – HOUSING

Seeks to provide for housing diversity and ensure the efficient provision of supporting infrastructure. However, the quantum of development intensification remains relatively open, with appropriate controls to be defined through local planning based on local context.

Clause 16.01-1S (Housing supply)

Seeks to facilitate well-located, integrated and diverse housing that meets community needs through measures such as increasing the proportion of housing in designated locations in established urban areas (including under-utilised urban land) and reduce the share of new dwellings in greenfield, fringe and dispersed development areas and encouraging higher density housing development on sites that are well located in relation to jobs, services and public transport.

Clause 16.01-1R (Housing Supply – Metropolitan Melbourne)

Aims to manage the supply of new housing to meet population growth and create a sustainable city by developing housing and mixed use development opportunities in established areas. Those locations include neighbourhood activity centres - especially those with good public transport connections.

1.4 LOCAL PLANNING POLICY FRAMEWORK

This built form framework has been prepared to contribute towards achieving the objectives and strategies of the following local policies of the Glen Eira Planning Scheme, summarised as follows:

Please note that while this content is correct at the time of writing, Council is in the process of updating its local planning policy. While there will be changes to specific policies it is not expected that the general intent of policy relating to NACs will change.

1.4.1 CLAUSE 21.04 – HOUSING AND RESIDENTIAL DEVELOPMENT

This policy provides objectives and strategies to guide housing and residential development in Glen Eira. The following policies are considered relevant to this built form framework:

Objective 4

- To stimulate and improve the vitality of Glen Eira’s commercial centres.

Strategies

- Encourage a mix of housing types, increased residential densities and mixed use developments within urban villages and neighbourhood centres.
- Encourage residential development, where considered appropriate, subject to consultation with traders and the wider community, above or below existing car parks in urban villages and neighbourhood centres, whilst maintaining or enhancing the existing level of parking.
- Ensure that developments in commercial areas that adjoin residential areas are sensitively designed to protect residential amenity.
- Ensure residential development in commercial areas does not contribute to traffic and car parking problems.

1.4.2 CLAUSE 21.06 – BUSINESS

This policy provides objectives and strategies to guide the development of identified urban villages and neighbourhood centres to cater for a wider variety of commercial use while retaining a hub of convenience shops within Glen Eira. The following policies are considered relevant to this built form framework:

Objectives (amongst others)

- To maintain a mix of commercial centres that cater for the needs of the Glen Eira community.
- To enhance and further develop urban villages and neighbourhood centres as the focus for community life.
- To maintain pleasant and safe public environments in commercial centres in partnership with business.

Strategies (amongst others)

- Maintain the hierarchy of commercial centres so that centre functions are easily definable and to ensure that retail and other requirements are suitably provided at each level in the hierarchy.
- Ensure that new or expanded land uses are able to be accommodated in existing commercial centres, including the encouragement of non-retail businesses, where appropriate.
- Ensure commercial activities in mixed use zone complement other commercial activities nearby and not undermine the commercial hierarchy.
- Ensure that, wherever possible, additional population growth can be accommodated (for example through multi-unit development) so existing facilities in commercial centres can continue to be supported.
- Ensure that commercial centres have a high standard of urban design and are attractive and appealing to potential customers, traders and investors.

1.4.3 CLAUSE 22.07 – HOUSING DIVERSITY AREA POLICY

This policy identifies the areas where housing diversity will be encouraged. It also seeks to ensure that the density, mass and scale of development is consistent with the role, capacity and constraints of each centre.

Objectives (amongst others)

- To encourage housing diversity in preferred strategic locations that have good access to public transport, commercial, community, educational and recreational facilities.
- To ensure that the density, mass and scale of residential development is appropriate to the location, role and neighbourhood character of the specific housing diversity area.
- To ensure that the siting and design of new residential development takes account of its interface with existing residential development on adjoining sites.
- To ensure that the design of new residential development is sensitive to and respectful of the scale of existing residential development on adjoining sites.

Strategies for Neighbourhood Activity Centres

- Recognise neighbourhood centres as locations which provide significant opportunities for housing diversity, but at a lesser scale and density than developments in urban villages and the Phoenix Precinct.
- Recognise that different development outcomes are sought in the commercial and residential areas of neighbourhood centres.

Strategies for commercial areas of centres (amongst others)

- Ensure that the density, mass and scale of development is appropriate to the scale, character and physical size of the neighbourhood centre.
- Ensure that any new residential development is designed and sited to minimise its adverse impacts on adjoining existing residential properties by way of building bulk, overlooking and overshadowing.

- Ensure that residential buildings are encouraged to step down at the rear to achieve a transition to residential areas.
- Ensure that building heights are compatible with their site context and the wider neighbourhood centre.
- Ensure that where the new building is greater in height than the prevailing building height or where significant changes in building height are proposed for residential buildings:
 - There is a graduated transition in building height between the proposed building and adjoining buildings.
 - The resulting height, mass and scale of the building does not dominate or visually intrude on the streetscape and takes account of views from the wider neighbourhood and at a distance.
 - The upper storeys are recessive so that the visibility of upper storeys is reduced when viewed from the footpath opposite or residential properties to the rear.
 - Provision be made for the establishment of new landmark buildings on strategic redevelopment sites that are made available through the removal of a level crossing.
- Ensure that the retail function and active frontage of centres is retained on the ground floor.

Strategies for the residential areas of centres (amongst others)

- Recognise that these areas offer opportunities for multi-unit development, but at a lower scale and density than development in the commercial and mixed use areas of neighbourhood centres.
- Ensure that the density, mass and scale of residential development is appropriate to that of the neighbourhood centre.
- Encourage a decrease in the density of residential development as the proximity to the commercial area of the neighbourhood centre decreases.
- Ensure that the siting and design of residential development responds positively to its interface with existing residential development in minimal change areas.

1.5 PLANNING ZONES

1.5.1 CLAUSE 34.01 COMMERCIAL 1 ZONE (C1Z)

The NAC is predominantly included within the Commercial 1 Zone the purpose of which is (amongst others) to support vibrant mixed use commercial centres for retail, office, business, entertainment and community uses, and additionally provides for residential uses at densities complementary to the role and scale of the commercial centre.

The zone contains decision guidelines that ask decision makers to consider certain aspects of development when deciding planning applications. The most relevant decision guidelines for this zone are:

Amenity

- Consideration of the interface with adjoining zones, especially the relationship with residential areas.
- Consideration of the overlooking and overshadowing as a result of building or works affecting adjoining land in a General Residential Zone, Neighbourhood Residential Zone, Residential Growth Zone or Township Zone.
- The objectives, standards and decision guidelines of Clause 54 and Clause 55. This does not apply to an apartment development. For an apartment development, the objectives, standards and decision guidelines of Clause 58.

Built form

- Consideration of the streetscape, including the conservation of buildings, the design of verandahs, access from the street front, protecting active frontages to pedestrian areas, solar access, the treatment of the fronts and backs of buildings and their appurtenances, illumination of buildings or their immediate spaces and the landscaping of land adjoining a road.

Transport

- Considerations relating to the movement of pedestrians and cyclists, and vehicles providing for supplies, waste removal, emergency services and public transport.

1.5.2 CLAUSE 32.08 GENERAL RESIDENTIAL ZONE (GRZ1)

Two allotments within the south-east portion of the Caulfield Park Neighbourhood Activity Centre are included within Schedule 1 to the General Residential Zone (see Figure 5). The General Residential Zone encourages a diversity of housing types and housing growth particularly in locations offering good access to services and transport, and additionally to allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

Schedule 1 to the General Residential Zone is designated 'Neighbourhood Centre Areas'.

In respect to dwellings and residential buildings on land subject to Schedule 1 to the GRZ, residential developments must not exceed a height of 11 metres.

The relevant decision guidelines of the General Residential Zone and Schedule1 ask decision makers to consider:

Residential development

- For the construction and extension of two or more dwellings on a lot, dwellings on common property and residential buildings, the objectives, standards and decision guidelines of Clause 55. Clause 55 addresses issues such as neighbourhood character, amenity impacts and on-site amenity.
- Whether subdivision will result in development which is not in keeping with the character and appearance of adjacent buildings, the streetscape or the area.

Non-residential use and development

- Whether the use or development is compatible with residential use.
- Whether the use generally serves local community needs.
- The scale and intensity of the use and development.
- The design, height, setback and appearance of the proposed buildings and works.
- The safety, efficiency and amenity effects of traffic to be generated by the proposal.

All development

- Whether opportunities exist to avoid a building being visually obtrusive through the use of alternative building designs, particularly for developments with overall building heights in excess of 10.5 metres.
- The layout and appearance of areas set aside for car parking, access and egress, loading and unloading and the location of any proposed off-street car parking.

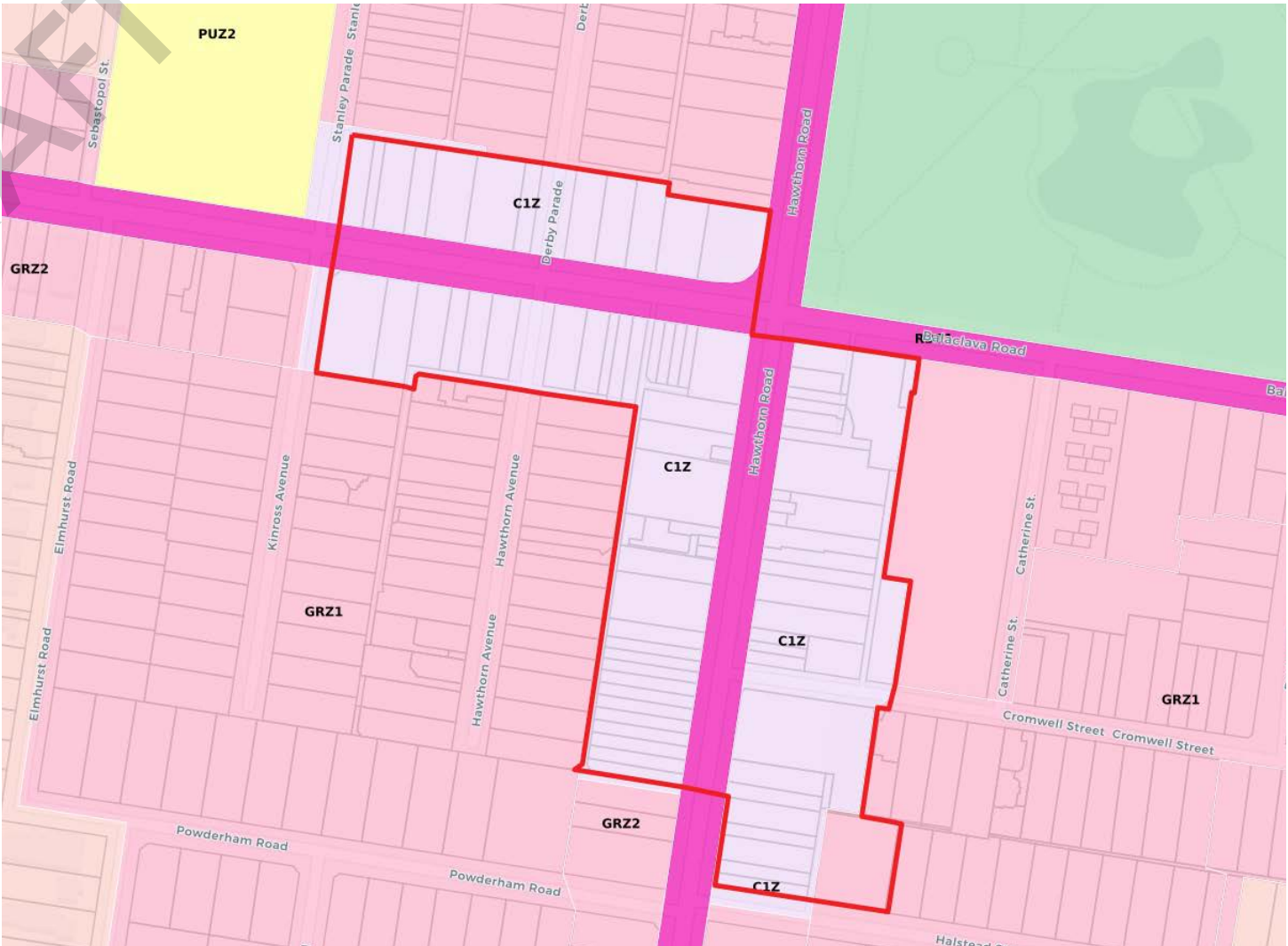


Figure 5. Planning Zones

1.6 OVERLAYS

1.5.3 CLAUSE 44.05 SPECIAL BUILDING OVERLAY

The Special Building Overlay applies to land predominantly north of Balaclava Road, including Balaclava Road. The Overlay identifies land in urban areas liable to inundation by overland flows from the urban drainage system and seeks to ensure development maintains the free passage and temporary storage of floodwaters, minimises flood damage, is compatible with the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.

Applications are assessed against a set of decision guidelines and are referred to the relevant floodplain management authority for comment.

1.5.4 CLAUSE 45.09 PARKING OVERLAY (PO2)

Schedule 2 to the Parking Overlay applies to the entire NAC. Schedule 2 to the Parking Overlay is titled 'Student Housing in Specific Areas'. Where student housing is proposed in this area, the schedule aims to provide car parking at a rate commensurate with the reduced ownership pattern of students, allowing a reduced rate of on-site car parking of 0.4 spaces per student housing bed provided.

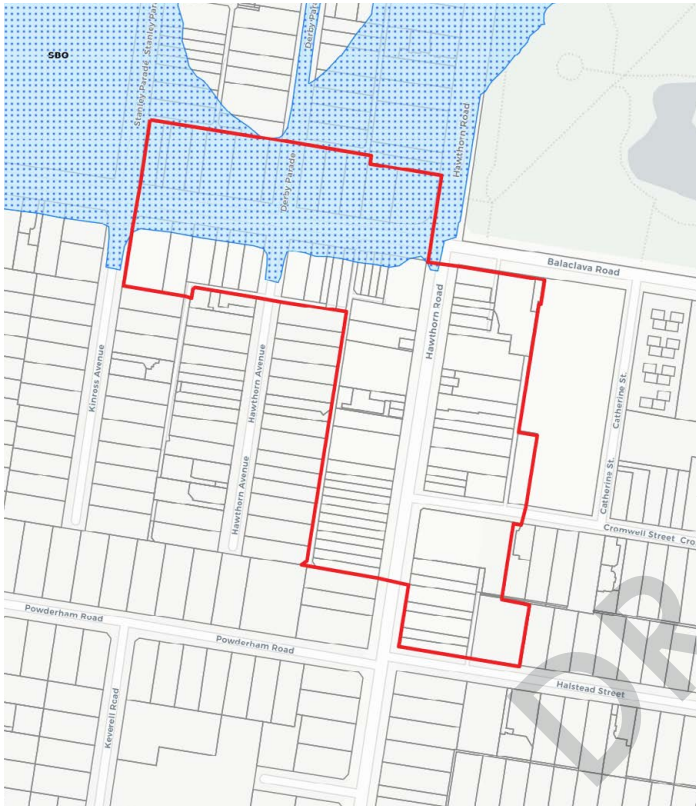


Figure 6. Special Building Overlay Plan



Figure 7. Parking Overlay Plan

1.7 RECENT DEVELOPMENT CONTEXT

The Caulfield Park NAC is a desirable location for more intense development, particularly residential. It is well-located, well serviced by public transport and offers a range of services and facilities. Planning policy at both the state and local level support the more intense development of this type of centre.

As a result, several development applications have been applied for, approved or constructed. Without detailed built form guidance in place, resultant development can appear ad-hoc and potentially not in keeping with the vision for a particular centre.

Currently more intense development has been centred on the Caulfield South NAC with some activity also occurring in the Caulfield Park NAC. Given the policy direction to locate more intense development within neighbourhood activity centres, it is prudent to develop detailed guidance for all the neighbourhood activity centres.

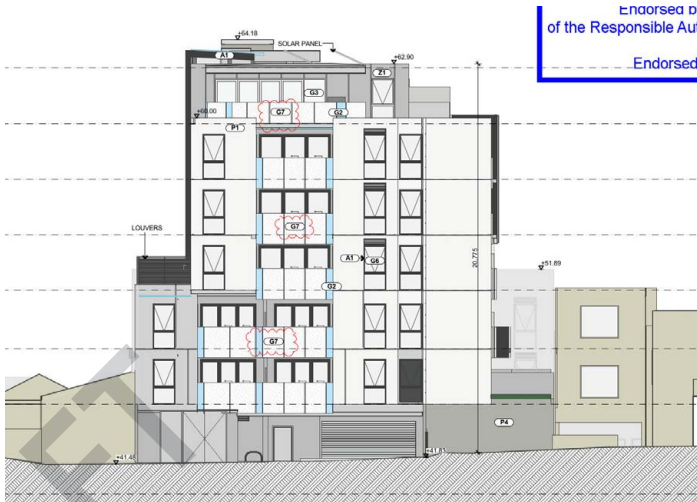
Notable development in the Caulfield Park NAC includes:

67-77 Hawthorn Road, Caulfield North

An application for an eight storey building was refused by Council. The permit applicant appealed to the Victorian Civil and Administrative Tribunal (the Tribunal) which approved the building at seven levels based on amended plans substituted at the hearing. In its decision, the Tribunal found that there was strong policy support for this kind of development in this location and that the height of the building was appropriate given the overall form and strategic context of the site.

219-229 Balaclava Road, Caulfield North

An application for a seven storey building was submitted to Council. At its meeting on 24th November 2020 Council resolved to support the development on the condition that the height of the building is reduced to five storeys.



67-77 Hawthorn Road, Caulfield North



219-229 Balaclava Road, Caulfield North

2 ANALYSIS, ISSUES AND OPPORTUNITIES

The following chapter outlines analysis, issues and opportunities to be addressed through the development of the Built Form Framework for the Caulfield Park NAC.

2.1 TOPOGRAPHY

Figure 8 reveals the elevation of landform within the NAC and surrounds, and identifies key topographic features.

The landform of Caulfield Park is reasonably flat with a small fall of approximately 4m from the eastern edge of the centre to the west. Both Hawthorn Road and Balaclava Road are flat making the centre highly walkable.

There is notable rise to the east along Balaclava Road towards Caulfield Park. This provides for views into the park and also to the St Aloysius Church. Views from these locations back to the NAC will be important to consider.

Buildings on the south side of Balaclava Road opposite the park will be slightly more prominent in the NAC because of the rise in elevation.

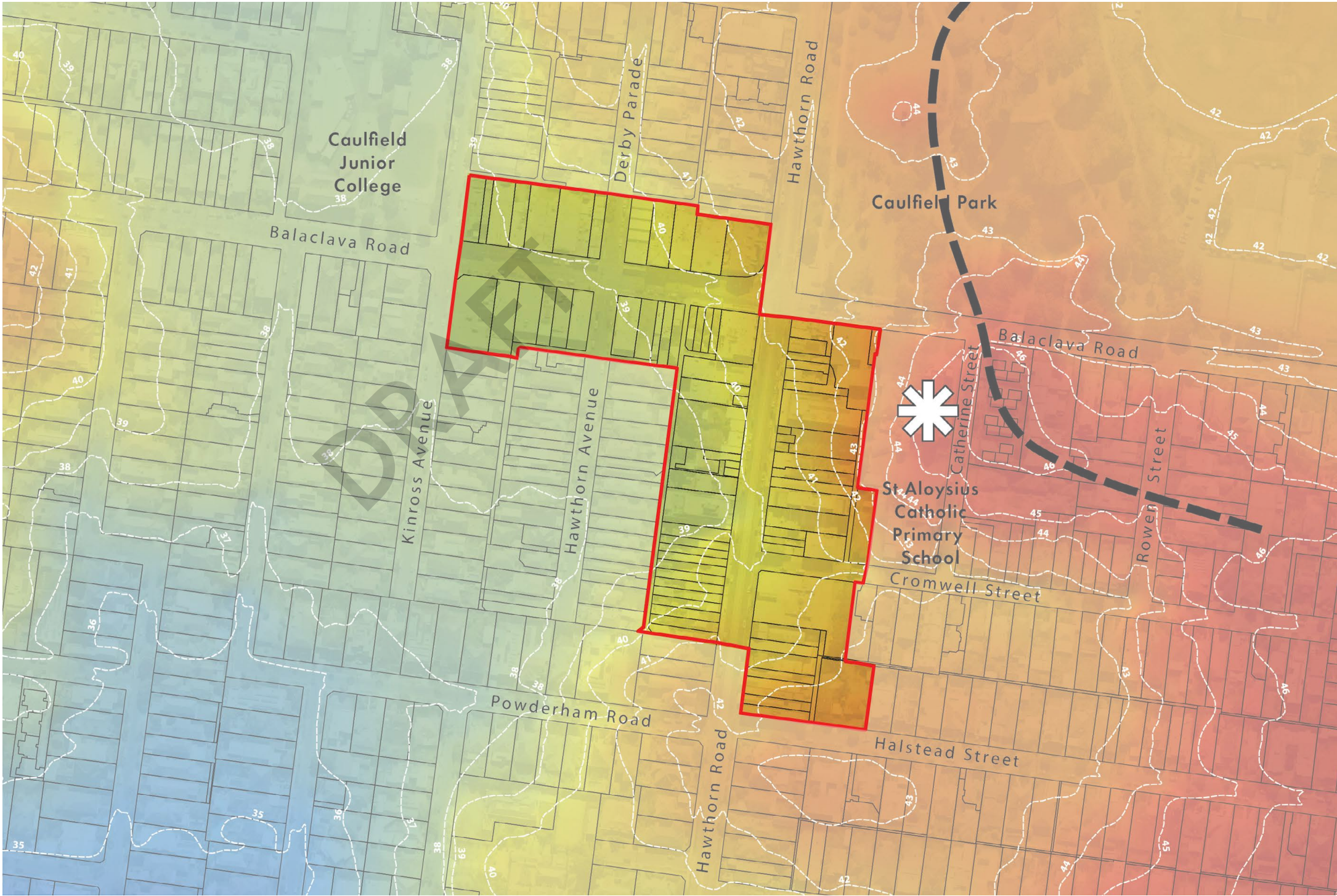


Figure 8. Elevation Plan

Figure 9 provides an assessment of land slope within the NAC.

The land slope across properties on Hawthorn Road ranges between 2.5% and 7.5% whereas properties along Balaclava Road are flatter with slope around 0-2.5%.

There is more significant slope at the eastern edge of the study area adjoining the St Aloysius Catholic Primary School. This evidenced by the retaining walls along the laneway in this location.

Overall, the existing land slope will present minimal constraints to development in the NAC.

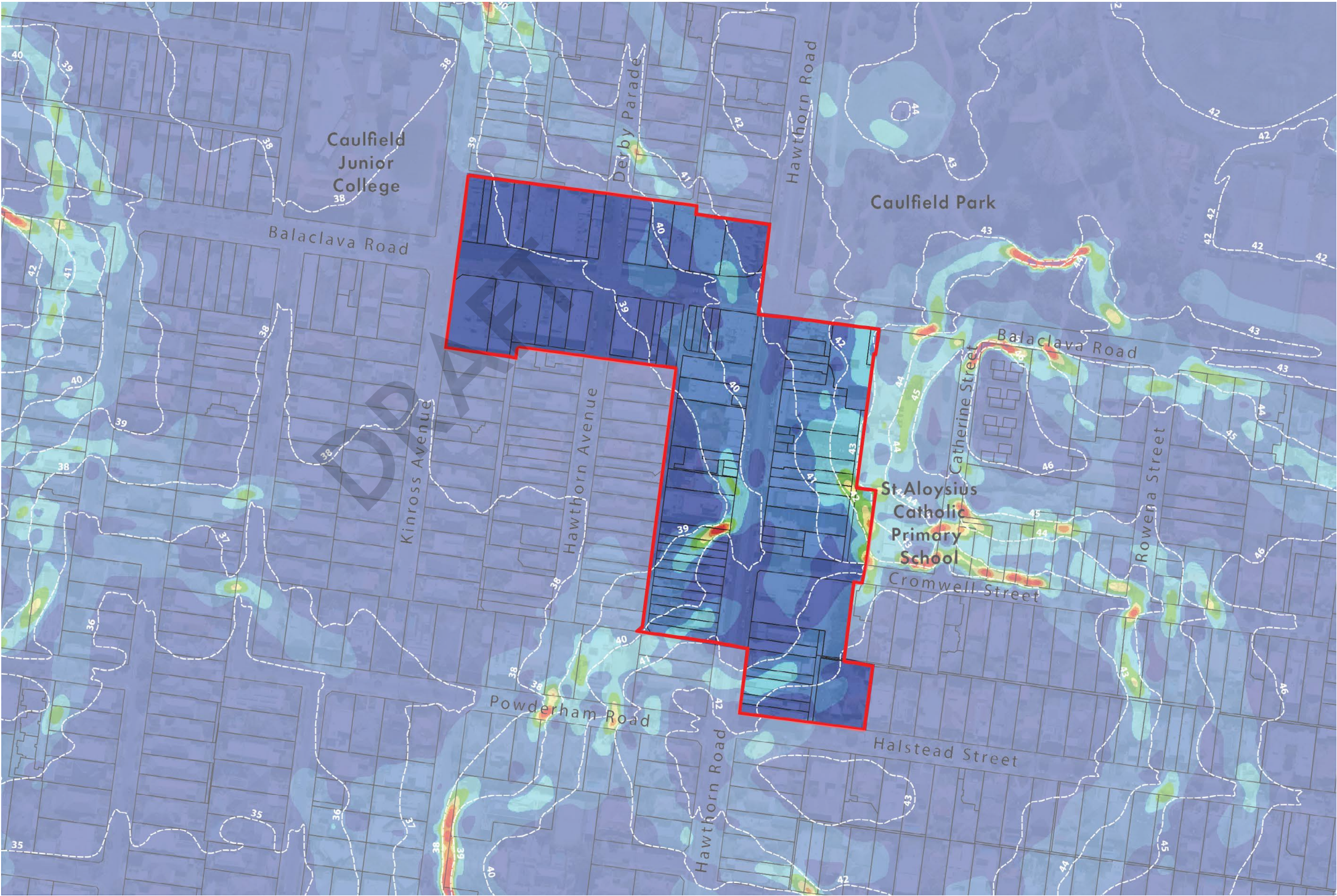
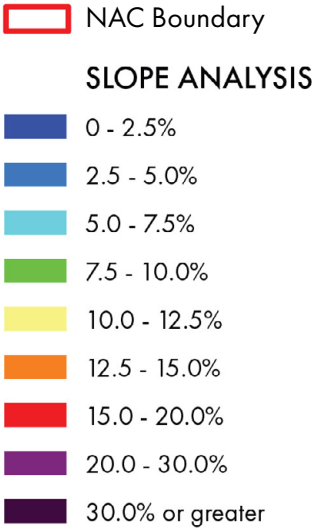


Figure 9. Slope Analysis

2.2 LAND USE & INTERFACES

Figure 10 identifies land use precincts and range of interface conditions across the NAC.

The Caulfield Park is NAC a compact Centre anchored by major open space and two schools providing key destinations for the community. It is also very well served by public transport with two tram routes running through the centre.

The centre is broadly divided into three land use areas. The primary retail area is located along Hawthorn Road and extends onto the southern side of Balaclava Road for a short distance. This area comprises a range of retail, hospitality, personal and business service uses provided in small tenancies (see Image 1).

Larger footprint office and warehouse uses are located on Balaclava Road (see Image 2) and a smaller office area is located at the southern end of Hawthorn Road. These areas are less active than the primary retail area and provide some undesirable frontages to the footpaths (see Image 3).

There are several recently constructed mixed use developments in the NAC on Hawthorn Road which include retail, office and residential uses. These developments help to activate the streets by providing more people living in the centre and retail uses at ground level.

The NAC has a range of interface conditions with adjoining land uses. The predominant interface is to residential uses which are located along the northern, western, eastern and southern boundaries. There is a mix of laneways separating residential and commercial uses and direct abuttal between the uses.

Other interfaces include two schools, the St Aloysius Church, which is protected by a heritage overlay and Caulfield Park.

2.1.1 KEY ISSUES AND OPPORTUNITIES

- There are opportunities to enhance Balaclava Road and the southern end of Hawthorn Road through new, mixed use developments that provide more active ground level uses.
- The blank wall at north-west corner of Hawthorn Road / Balaclava Road junction creates a poor street address at a key location (see Image 4). There is an opportunity to improve this frontage.
- The residential interface to the south, west and east provide constraints for future building heights and setbacks. Development will require a sensitive design response to transition to adjoining residential areas.
- The activity centre's eastern boundary interfaces with St Aloysius Catholic Primary School and the St Aloysius Church (see Image 5), which is protected by a Heritage Overlay. This will require a sensitive design response regarding height, setbacks and solar access.



Image 1. Retail activity is focused along Hawthorn Road in small tenancies



Image 2. Office and commercial uses are focused along Balaclava Road in larger footprint buildings



Image 3. There is an opportunity to improve the poor street address on Derby Parade if the site is redeveloped



Image 4. There is an opportunity to improve the street address and blank walls at the junction of Balaclava Rd & Hawthorn Rd if the site is redeveloped



Image 5. Mixed use Laneway interface with St Aloysius Catholic Primary School playground. The retaining wall along the edge of the laneway provides visual separation.



Image 6. Existing laneway from Balaclava Road with commercial uses located either side.

 NAC Boundary

LAND USES

-  Primary Retail
-  Office / Commercial / Secondary Retail
-  Mixed Use - Redevelopment Sites
-  Open Space

INTERFACES

-  Residential Interface - Laneway Separation
-  Residential Interface - Direct Abuttal
-  Open Space Interface
-  School/Community Interface
-  Poor Street Address / Interface

DESTINATIONS





-  Key Public Space
-  School
-  Open Space
-  Tram Stop



Figure 10. Land Uses and Interfaces Analysis

2.3 BUILT FORM CHARACTER & PUBLIC REALM

Figure 11 maps a range of built form character and public realm elements across the Caulfield Park NAC.

Understanding the existing and emerging built form and character of the Caulfield Park NAC is important in order to identify character elements that should be protected, how built form could be improved and assess the impact of new, taller development on the streetscapes.

The Caulfield Park NAC has a local feel reinforced by the low scale and narrow shopfronts, which are predominantly 1-2 storeys. This fine-grain character is focused along Hawthorn Road and a small part of Balaclava Road (see Image 7).

The built form character changes along Balaclava Road. Larger floorplate office buildings and warehouses provide less engagement with the footpath (see Image 8). These buildings tend to have bulkier forms and less parapet articulation than the original shopfronts on Hawthorn Road (see Image 9).

There is a row of Tudor Revival style buildings at 158-166 Hawthorn Road (see Image 10), which bookend the southern edge of the centre. These buildings make an important contribution to the character of the centre and have been recognised for their heritage significance by being included in a proposed Heritage Overlay.

New development has occurred in the centre and is focused along Hawthorn Road. These buildings extend up to seven storeys however the building height at the street is typically three storeys. The impact of these buildings on the NAC is mixed. Because they are much taller than the existing built form they are very prominent when looking along Hawthorn Road (see Images 25 and 26). The choice of materials and lack of upper level articulation on some of these buildings detracts from these views. However the three storey street wall makes a positive contribution to the streetscape particularly where basement car park entries and services are provided from laneways rather than Hawthorn Road.

Existing awnings provide weather protection to footpaths along the majority of Hawthorn Road within the core retail area. Weather protection is however limited along Balaclava Road. This is a reflection of the existing land uses which tend to be retail and hospitality focused along Hawthorn Road and office focused on Balaclava Road (see Image 11).

Although the centre benefits from major open space close by, the footpaths along Hawthorn Road and Balaclava Road are key public spaces. They have good access to sunlight and provide good opportunities for on street dining and gathering (see Image 12).

Another key gathering place is Caulfield Park and in particular the square that is located at the south western corner of the park. This is located at a prominent junction and provides a key vantage point for looking back to the NAC.

2.3.1 KEY ISSUES AND OPPORTUNITIES

- The existing one to three storey shop-fronts provide a good sense of 'human scale' to the streets. There is an opportunity to retain a similar scale and set back taller building elements in future developments to reduce their visual impact on the streetscape.
- The corner of Balaclava Road and Hawthorn Road is a significant location which is visually prominent from Caulfield Park. There are opportunities to enhance this corner with high quality buildings.
- Recent development along Hawthorn Road provides a street wall height of three storeys, which maintains a scale that does not overwhelm the footpath. There is an opportunity to continue this height in new development where appropriate (see Image 13-15).
- The proposed heritage buildings along Hawthorn Road should be retained and new development should ensure their prominence in the streetscape is maintained.
- There are opportunities to continue the fine-grain character in new developments to provide visual interest and diversity of activity to the street.
- It is important to maintain solar access to key pedestrian street in the activity centre particularly the east and west footpaths on Hawthorn Road. This should also be extended to southern footpath of Balaclava Road, which will play a more important role for pedestrians as land use across the activity centre intensifies.
- There are a number of laneways running parallel to Hawthorn and Balaclava Road. These could provide service and car park access to future development in order to minimise driveway disruptions to footpaths and maintain continuous active frontages.
- As the existing laneways are typically only 3 metres wide and do not support two way traffic, this may present constraints in the long-term for car parking and service access.



Image 7. The fine grain retail on Hawthorn Road is an important part of the NAC's character providing for a diversity of land uses. This character can be reinforced in new developments



Image 9. Balaclava Road has a different character due the larger format office uses. These buildings are bulkier in their forms and have limited vertical modulation.

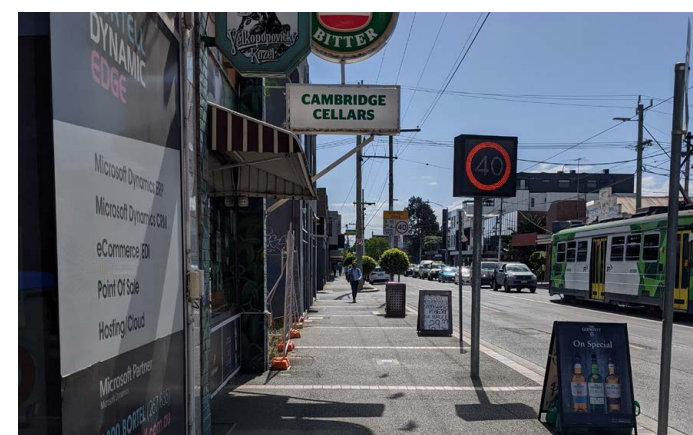


Image 11. The lack of awnings along Balaclava Road is a reflection of the predominant office uses in the area. There is an opportunity to provide weather protection when buildings are redeveloped.



Image 8. Office uses along Balaclava Road provide limited engagement with the footpath. There is an opportunity to enhance this interface if redeveloped.



Image 10. The Tudor style architecture buildings at the southern entry to the centre are important and will be protected through a future heritage overlay. Their prominence in the streetscape should be retained if new development occurs.



Image 12. Footpaths on Balaclava Road near the intersection of Hawthorn Road. Outdoor dining uses are taking advantage of the sunlight provided by the northern aspect.



Image 13. Recent five storey building on Hawthorn Road. Upper levels are recessed and well articulated to the front and side boundaries



Image 14. Recent mixed-use development of seven storeys on Hawthorn Road. The heavy use of glass and lack of horizontal articulation make the upper levels appear very prominent and out of context with the streetscape



Image 15. Recent mixed use development of five storeys at the corner of Balaclava Road and Stanley Parade. The upper level setbacks reduce the visibility of levels four and five from the street

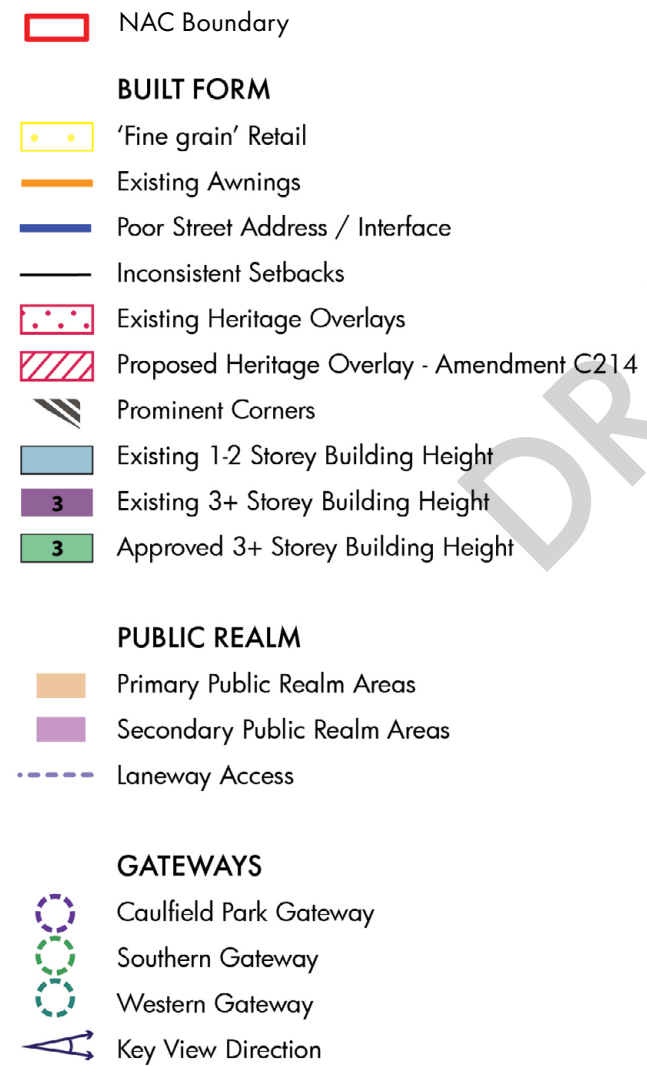


Figure 11. Built Form Character & Public Realm Analysis



Image 22. Panorama of Hawthorn Road and Balaclava Road Intersection from Caulfield Park. This view highlights the prominence of the corner buildings.

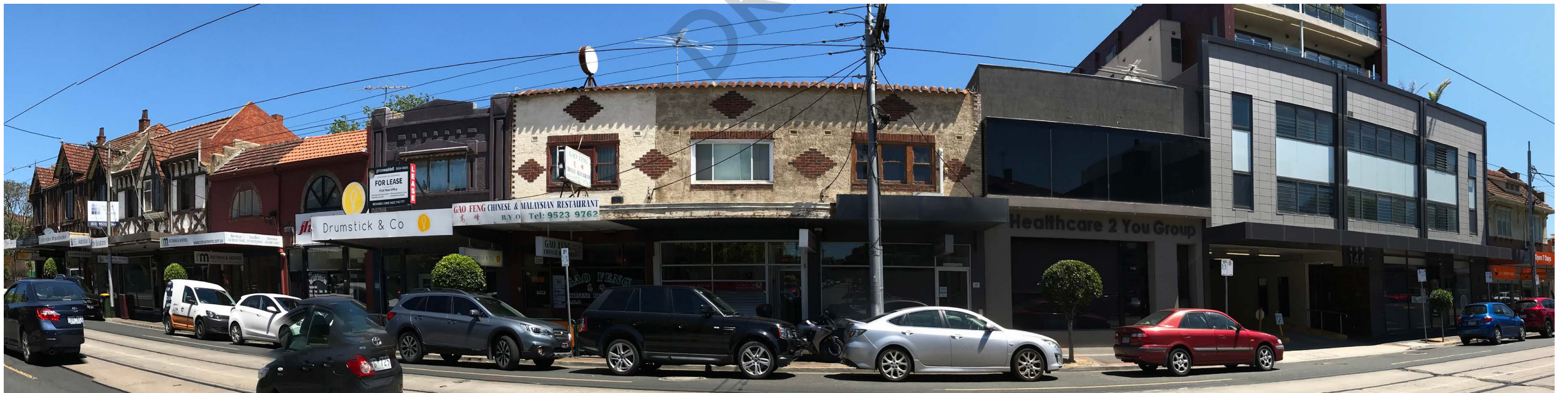


Image 23. Panorama of the west side of Hawthorn Road. This view shows the proposed heritage overlay buildings bookending the southern entry to the NAC. There is a consistent two storey street wall with the exception of the newer development at the right side of the image.



Image 24. Panorama from Caulfield Park. Buildings on the south side of Balaclava Road are very prominent from this view.



Image 25. View looking north along Hawthorn Road towards Caulfield Park. The recessed upper levels on the east side of Hawthorn Road are effective and retain a lower scale street wall.



Image 26. View along Hawthorn Road looking south. The recent development is very prominent in this view. The vertical articulation and darker materials make the upper levels appear more dominant.

2.3.2 EXISTING SHADOW ANALYSIS

Figure 13 demonstrates the shadows cast by existing buildings within the Caulfield Park NAC. Development above 3 storeys and recent approvals are shown separately in green.

The date selected for the shadow analysis is September 22 - the equinox. This represents the mid-point between the summer solstice and winter solstice. It is the date commonly used in planning assessments to assess the impact of shadows.

The analysis demonstrates that more recently developed buildings on Hawthorn Road shadow the footpath from 3pm onwards at the Equinox. The lower scale shopfronts have minimal shadow impact on footpaths.

The analysis also demonstrates there is minimal shadow impact on existing residential areas from commercial buildings.

The 3D model for the shadow analysis has been developed using PSMA Geoscape building footprint data which provides an outline of the building footprint and overall roof height. The building footprints have been extruded up to the overall roof height and integrated into a topographic model.




-  NAC Boundary
-  Approved / Constructed Development of 3 storeys or greater
-  Shadow from existing and approved buildings



Figure 13. Existing Shadow Analysis







2.4 DEVELOPMENT ACTIVITY AND CAPACITY

Figure 15 maps recent development activity within the Caulfield Park NAC, sites that are constrained for development and sites that present good development opportunities.

Development activity and capacity is an important consideration in preparing the Built Form Framework. Recent development can indicate the type of development that the centre will attract in the future. Analysing the potential capacity of the centre is also important to understand the scale and type of development that could potentially be accommodated.

Development activity within the Caulfield Park NAC has been focused along Hawthorn Road. There has been one recent development of seven storeys (see image 28), two developments of five storeys. Within the context of a small strip, these developments have introduced some noticeable changes to its character.

Another notable recent development is located at the western end of the centre on Balaclava Road. This development comprises five storeys and provides a high quality address to two street frontages.

2.4.1 KEY ISSUES AND OPPORTUNITIES

- The mapping opposite identifies areas along Hawthorn Road and a small section of Balaclava Road where future development may be constrained, due to lot size, width and depth. This also encompasses the proposed Heritage Overlay which will apply to 158-166 Hawthorn Road (see Image 29-30).
- There are a number of sites that present good opportunities for development based on lot size. These include larger office and warehouse sites on Balaclava Road and some sites along Hawthorn Road. These sites generally benefit from laneway access or a secondary street frontage which can assist with future vehicle and service access.
- The Commercial area is surrounded by properties in the General Residential Zone which allows for development of 3 storeys (11 metres). It will be important for future building heights to transition sensitively to the surrounding residential areas.

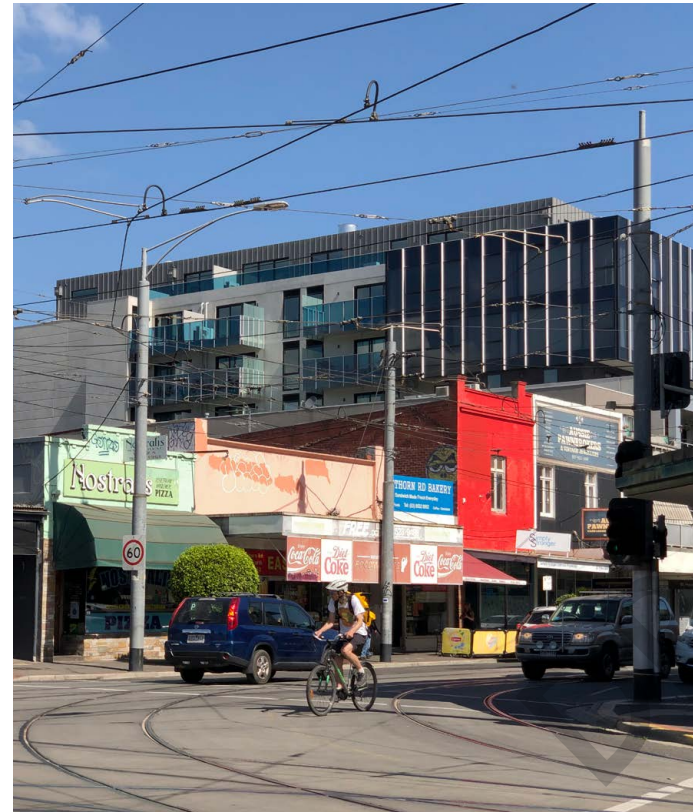


Image 27. A recent seven storey development on Hawthorn Road. This development sits next to sites that are considered to be constrained for development because of their depth.



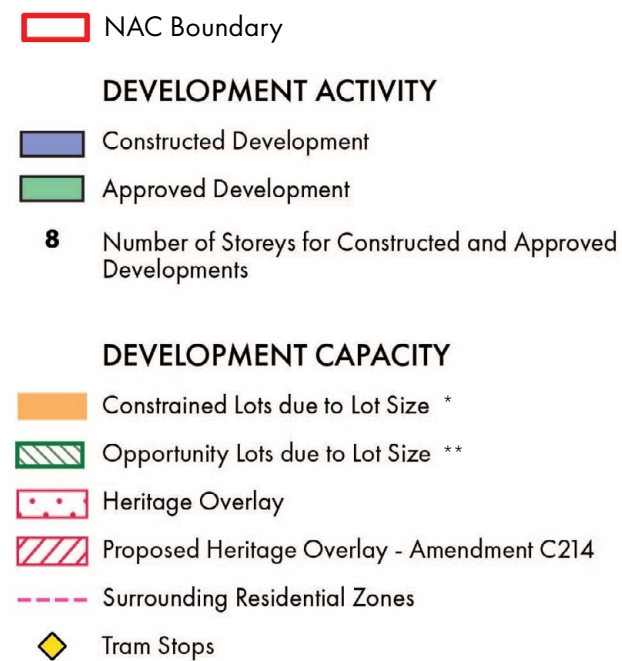
Image 28. The heritage buildings at the southern edge of the centre should be retained and will present a constraint for future development. These lots are also narrow in width.



Image 30. Larger office buildings along Balaclava Road that could potentially be redeveloped with higher quality built form that provides activation to the street.



Image 29. Smaller sites on Balaclava Road that may be constrained for development unless they are consolidated.



* Constrained lots are identified as lots with an area of less than 300 sq.m

** Opportunity lots are identified as lots with an area greater than 600 sq.m.



Figure 15. Development Activity and Capacity Analysis

2.4.2 LOT WIDTH ANALYSIS & TYPOLOGIES

Figure 16 provides analysis of lot widths across the Caulfield Park NAC and Figure 17 provides an indication of the potential development outcomes that could be accommodated on each site based on the lot width.

The typology analysis has been undertaken on the basis of a residential development outcome. Commercial development would be less constrained with less of a need to provide daylight into habitable rooms.

Front and rear facing apartments provide the simplest development outcome for narrow lots, as they can facilitate 1-2 apartments facing the street, and one facing the rear of the property, on each floor (subject to width). This type of development occupies the entire width of the lot, and does not provide any articulation or activation to either side of the development (which is assumed will develop in a similar manner).

Wider properties can accommodate a different model of development, podium and tower, which can have an outlook to other developments either side. This type of development can provide for a greater range of apartment types with varying aspects. It does however create issues of apartment separation for privacy and daylight that need to be considered.

The analysis indicates that there are a small number of lots on Hawthorn Road and Balaclava Road that would not support apartment development in their current configuration. However the majority of the centre includes lots wide enough to provide apartment development and a small number supporting side facing apartments.

While this analysis identifies potential development outcomes for individual properties, it does not take into consideration the potential for multiple properties being consolidated, which often occurs in Activity Centres.



Figure 16. Lot Width Analysis

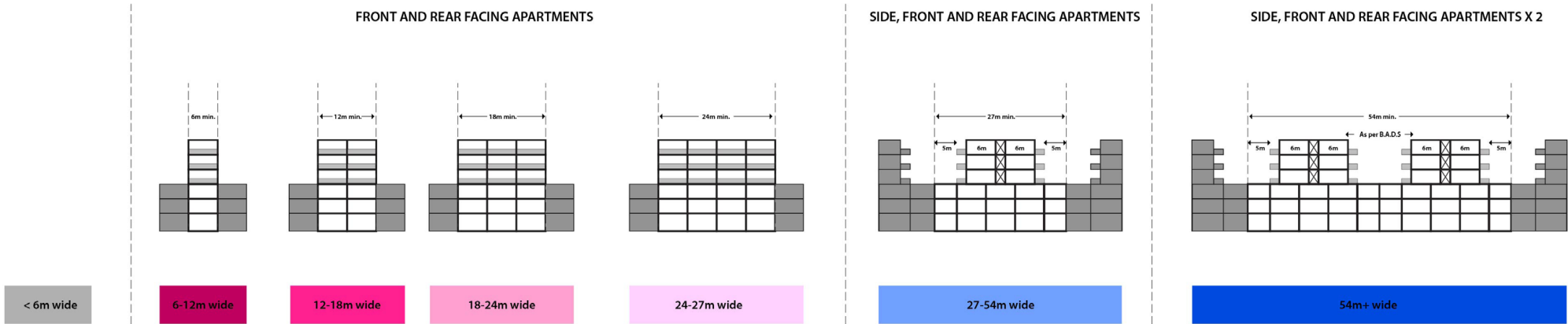


Figure 17. Lot Width Typologies

2.4.3 LOT DEPTH ANALYSIS & TYPOLOGIES

Figure 18 provides an analysis of lot depths across the NAC and Figure 19 provides an indication of the potential development outcomes that could be accommodated on each site based on the lot depth.

Similar to lot width, the depth of a property has an impact on the type of development that can be provided as shown on the typologies opposite.

The typologies indicate that shallow lots provide a limited opportunity for development, and allow for only single aspect apartments. This takes into account a typical setback to a residential interface, and a suitable upper level setback to the primary street frontage.

Lots which are deeper provide opportunities for dual aspect apartments, addressing the primary street, and the rear of the lot.

Lots greater than 55m (approx.) could allow for two buildings with both front and rear facing apartments. This outcome does create apartment separation issues that need to be considered.

Lot depths in Caulfield Park are fairly consistent and would generally support front and rear facing apartments. There are small areas of shallow lots that would support single aspect apartment buildings, however some of these properties interface with commercial uses so rear setbacks may not be as onerous.



Figure 18. Lot Depth Analysis

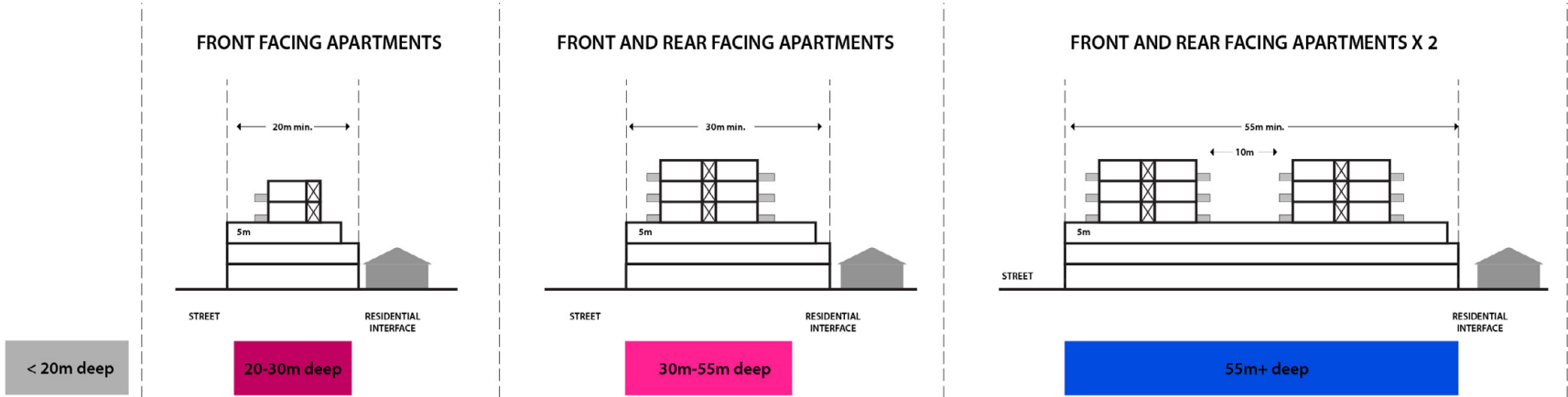


Figure 19. Lot Depth Typologies

PART 2 - THE BUILT FORM FRAMEWORK

3 DESIGN PRINCIPLES

3.1 THE PRINCIPLES

4 BUILT FORM FRAMEWORK

4.1 BUILT FORM FRAMEWORK

4.2 CENTRE-WIDE DESIGN OBJECTIVES AND REQUIREMENTS

4.3 PRECINCT 1 - HAWTHORN ROAD

4.4 PRECINCT 2 - BALACLAVA ROAD





Home Delivery
& Catering
PH:9532 9566

CROMWELL ST.
ST. ALFRED'S
PRIMARY SCHOOL

macco bi

WOLFSTEP COURT

3 DESIGN PRINCIPLES

The following over-arching principles have been prepared to guide the drafting of design objectives and requirements for the Caulfield Park NAC. The principles aim to respond to the issues and opportunities identified in Part 1 relating to amenity and character and an understanding of the centre’s strategic role in meeting future housing and employment needs.

3.1 THE PRINCIPLES

PRINCIPLE 1 - A VIBRANT NEIGHBOURHOOD CENTRE WITH A MID-RISE CHARACTER THAT VALUES HERITAGE

MID-RISE CHARACTER

The approach for Caulfield Park is to establish a mid-rise character providing building heights in the 4-6 storey range. These heights will support further growth of the centre whilst being compatible with the surrounding lower scale residential context and heritage within the centre.

Glen Eira includes a mix of both Major Activity Centres (MACs) and Neighbourhood Activity Centres. The MACs play a significant role for the community providing a number of public transport options, and access to retail, services and employment opportunities. The NACs play an important, though less significant role in meeting future needs for housing and employment as they are smaller in size with less retail and employment opportunities. They tend to serve the surrounding local neighbourhoods.

The Glen Eira City Plan outlines the preferred focus for the NACs and notes that they will have a ‘medium’ focus for employment growth and a ‘moderate’ focus for housing growth. Caulfield Park is identified as a Neighbourhood Activity Centre and as such is intended to experience moderate growth.

The Caulfield Park NAC is somewhat constrained for development. It includes a small heritage precinct, some areas of smaller lots, a residential interface along most of its edges and key footpaths which need to be protected from overshadowing. Combined together, these constraints will limit development opportunities.

PROTECT AND ENHANCE HERITAGE

Caulfield Park NAC includes a proposed heritage precinct at the southern end of the centre and the existing heritage protected St Aloysius Church. The Built Form Framework will ensure the prominence of these heritage buildings is maintained in the centre.

This will be achieved by matching the street wall height of existing contributory and individually significant heritage buildings within the proposed heritage precinct, providing lower overall building heights and adequately recessing upper levels to ensure the street wall is the dominant element in the streetscape. Additional design details will ensure the new buildings and additions do not compete with the heritage facades.

For the St Aloysius Church, a transition in scale and upper level setbacks to the church will ensure it remains a dominant feature.



PRINCIPLE 2 - AN ENJOYABLE AND SAFE PLACE TO SHOP, WORK, GATHER, DINE AND EXERCISE

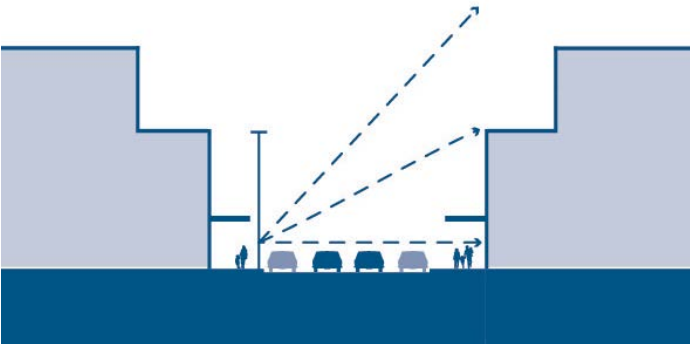
REINFORCE THE HUMAN SCALE TO KEY STREETS

Existing buildings within the Caulfield Park NAC are generally low scale, between one and two storeys in height. The low scale character of the centre will change over time and Hawthorn Road has experienced a number of recent, higher scale developments.

It is important that new, taller buildings are designed in a way that integrates with the existing low scale of the centre and do not dominate the streetscape. This is possible by providing a lower scale building at the street edge and setting the taller elements further behind.

A two to three storey building height at the street is recommended for the Caulfield Park NAC, which will maintain a scale that is both compatible with existing heritage and non-heritage shopfronts, and does not overwhelm the streetscape. This has been evidenced with recent developments in the NAC that provide a three storey street wall.

Another aspect to the human scale in the Caulfield Park NAC is the ‘fine-grain’ narrow shopfronts, which provide visual interest and provide for a greater diversity of uses and experiences. It is recommended this character is continued through new developments across the centre.

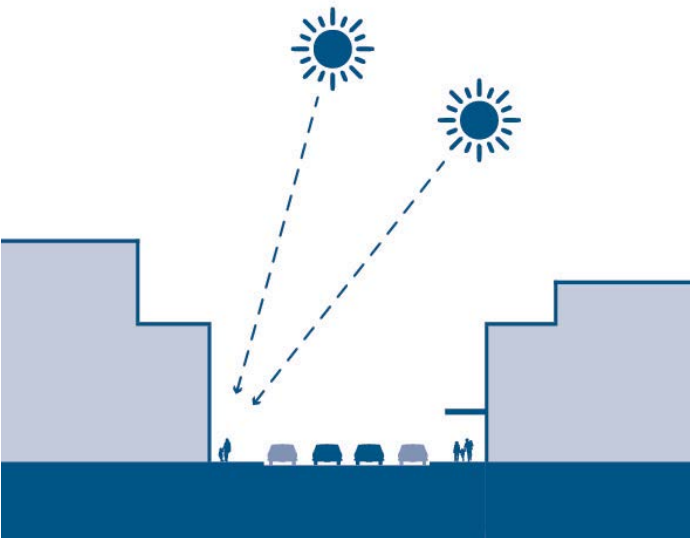


MAINTAIN SOLAR ACCESS TO KEY FOOTPATHS

The Caulfield South Park NAC’s footpaths play an important role as spaces for people to gather and interact. Maintaining sunlight to key footpaths is important to encourage outdoor dining and street based retail, and support the vitality of the centre.

The Built Form Framework Plan for the Caulfield Park NAC identifies the key footpaths where access to sunlight is considered to be important. This includes the eastern and western footpaths of Hawthorn Road, where retail and hospitality activity is currently focused, and the southern footpath of Balaclava Road where there is a greater amount of office based activity.

Sunlight access is often measured at the equinox (22 September) in Planning Schemes across Victoria. This date sits mid-point between the winter solstice (June 22) where shadows are at their longest, and the summer solstice (December 22) where shadows are at their shortest. For the Caulfield Park NAC Built Form Framework, the Equinox was selected as the date to measure solar access.



The following measures for solar access have been adopted for the Built Form Framework. These time periods will ensure sunlight is provided to the footpaths at the most active times of the day, which will help to support hospitality and retail uses.

These measures were tested and considered to provide a balance between providing good solar access whilst not unreasonably limiting development opportunities in the centre.

Maintain sunlight to key footpaths as follows:

- Southern footpaths of Balaclava Road - Solar access from 10am on September 22
- Western footpaths of Hawthorn Road - Solar access from 10am - 12pm on September 22
- Eastern footpaths of Hawthorn Road - Solar access from 12pm - 2pm on September 22

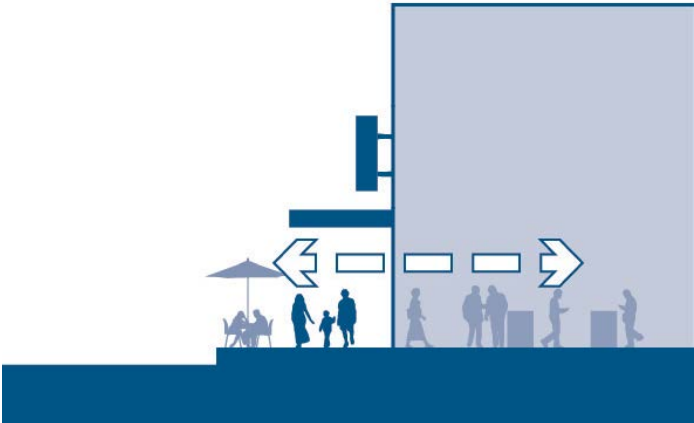
PROVIDE FOR A CONTINUOUS NETWORK OF ACTIVE FRONTAGES WITH WEATHER PROTECTION

Continuous retail and business activity across the Caulfield Park NAC is key to providing a positive pedestrian experience. Locations where there are blank walls, car park or loading areas to the street, disrupt the flow of retail activity and provide limited passive surveillance of the footpaths.

It is recommended that all of Hawthorn Road and Balaclava Road treated as active frontages, with windows at ground level, and uses at the front of the building that provide for customer engagement. Buildings on corners would provide active frontages to both streets. In addition, uses above the ground level are encouraged to address the street with windows and balconies.

All buildings should be constructed with floor to ceiling heights that would support retail, commercial and hospitality uses at ground level. This will allow for buildings to be easily adapted for such uses into the future and further strengthen street based activity.

Existing awnings provide weather protection along the majority of properties on Hawthorn Road within the core retail area. New developments should continue this element along both Hawthorn Road and Balaclava Road, with awnings placed at lowered heights to reinforce an intimate pedestrian environment.



PRINCIPLE 3 - A CENTRE THAT EMERGES SENSITIVELY FROM THE SURROUNDING NEIGHBOURHOOD AND CONSIDERS RESIDENTIAL INTERFACES BOTH WITHIN AND OUTSIDE THE CENTRE

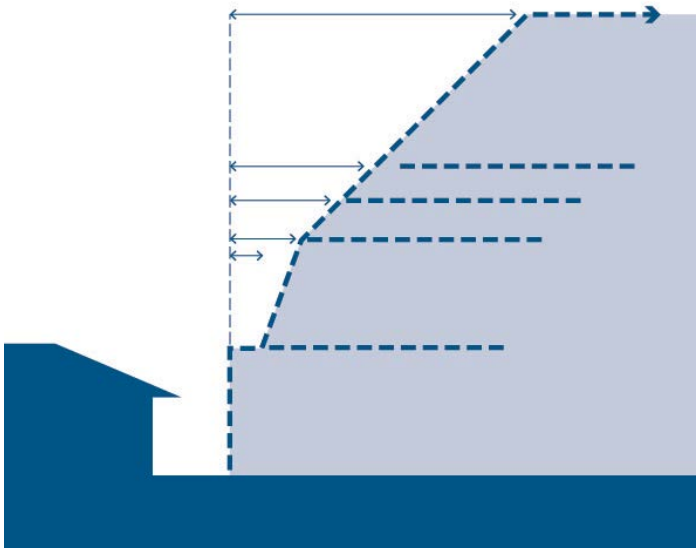
ENHANCE THE RESIDENTIAL INTERFACE

The Caulfield Park NAC abuts residential uses along most of its edges. The interface varies between direct abuttal to a residential property or a laneway separating the uses.

It is important that development in the NAC transitions appropriately to the residential edge to protect the amenity of these areas.

For locations where there is a direct abuttal to residential properties, a single storey built form edge is proposed, which is then recessed to minimise visual impact and reduce the impacts of overlooking and overshadowing. Where a laneway exists, a two storey built form edge is proposed to the laneway which then recesses considerably.

In addition to the upper level setbacks, development will need satisfy relevant requirements from Clause 54, 55 and 58 of the Glen Eira Planning Scheme to further protect residential amenity.

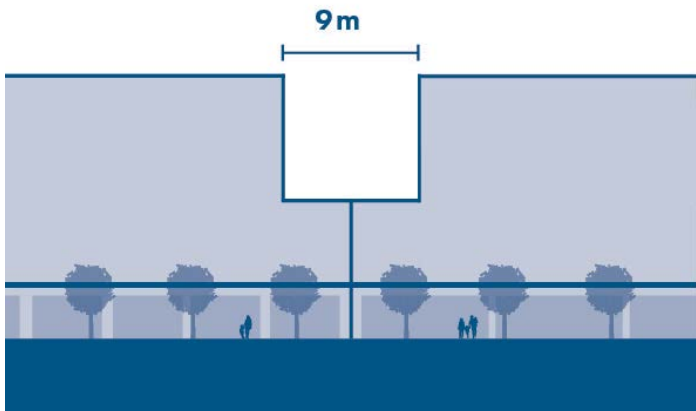


PROVIDE FOR EQUITABLE ACCESS TO AMENITY

Development across the Caulfield Park NAC is likely to be sporadic with potential for new, taller buildings to be located adjacent to existing, low scale buildings for a substantial period of time. It is important to have measures in place to ensure the future development potential of adjoining sites is not significantly compromised by the first development.

A key consideration in equitable access is ensuring adjoining buildings have sufficient separation, to limit overshadowing and ensure adequate privacy for apartments and access to daylight. The centre-wide framework provide for a 9 metre separation distance between apartment developments where they have balconies or windows of habitable rooms facing each other.

However, for 1 to 3 storeys, zero side and rear setbacks are recommended in most cases. Land uses on these levels will typically be retail or office uses where access to sunlight and privacy issues are less critical.



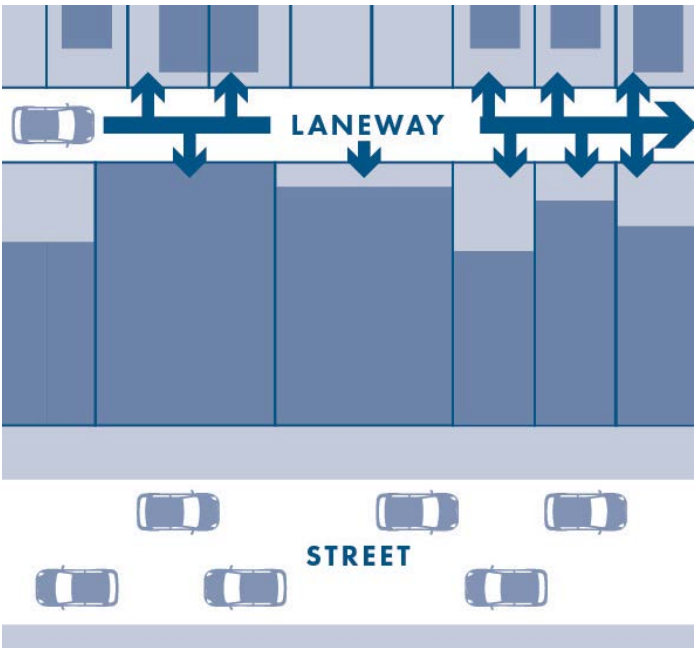
PRINCIPLE 4 - A WELL SERVICED AND ACCESSIBLE CENTRE

ENSURE ADEQUATE SERVICING OF EXISTING AND NEW DEVELOPMENTS

As the Caulfield Park NAC grows and intensifies with additional development, so do its servicing and access requirements for buildings. This includes access to car parking for residents, workers and customers, access for service vehicles, and pedestrian and cycle access.

It is important that new development takes advantage of existing service access arrangements through laneways in order to avoid vehicle disruption to footpaths, and to prioritise ground floor active frontages and land uses rather than access and parking infrastructure. Where no laneway exists, driveway crossovers should be located on secondary frontages and minimised in width.

Another important consideration is ensuring new development can be accessed adequately by pedestrians and cyclists.



4 BUILT FORM FRAMEWORK

This section outlines Centre-Wide Design Objectives and Requirements that will apply to all development within the NAC, and more specific building height, setback and design requirements that apply to two Built Form form precincts identified in Figure 20.

4.1 BUILT FORM FRAMEWORK

Figure 20 - Built Form Framework Plan, identifies the preferred and mandatory heights, setbacks and other built form requirements across the Caulfield Park NAC.

The proposed building heights have been developed through application of the design principles outlined above, responding to key issues and opportunities identified in Part 1 of this report, and testing of the built form outcomes through 3D modelling. The recommended heights have taken into account a number of considerations including responding to sensitive interfaces, ensuring solar access to key footpaths and public spaces, and understanding the development potential of properties based on size and heritage requirements.

This plan identifies the key public realm areas, where good access to sunlight is required. These areas include existing footpaths where there is a high amount of pedestrian activity. Upper level setbacks are recommended at these locations to maintain good access to sunlight.

The strategic justification and rationale for the application of building heights and setbacks in each precinct is discussed in detail in Sections 4.3 and 4.4.

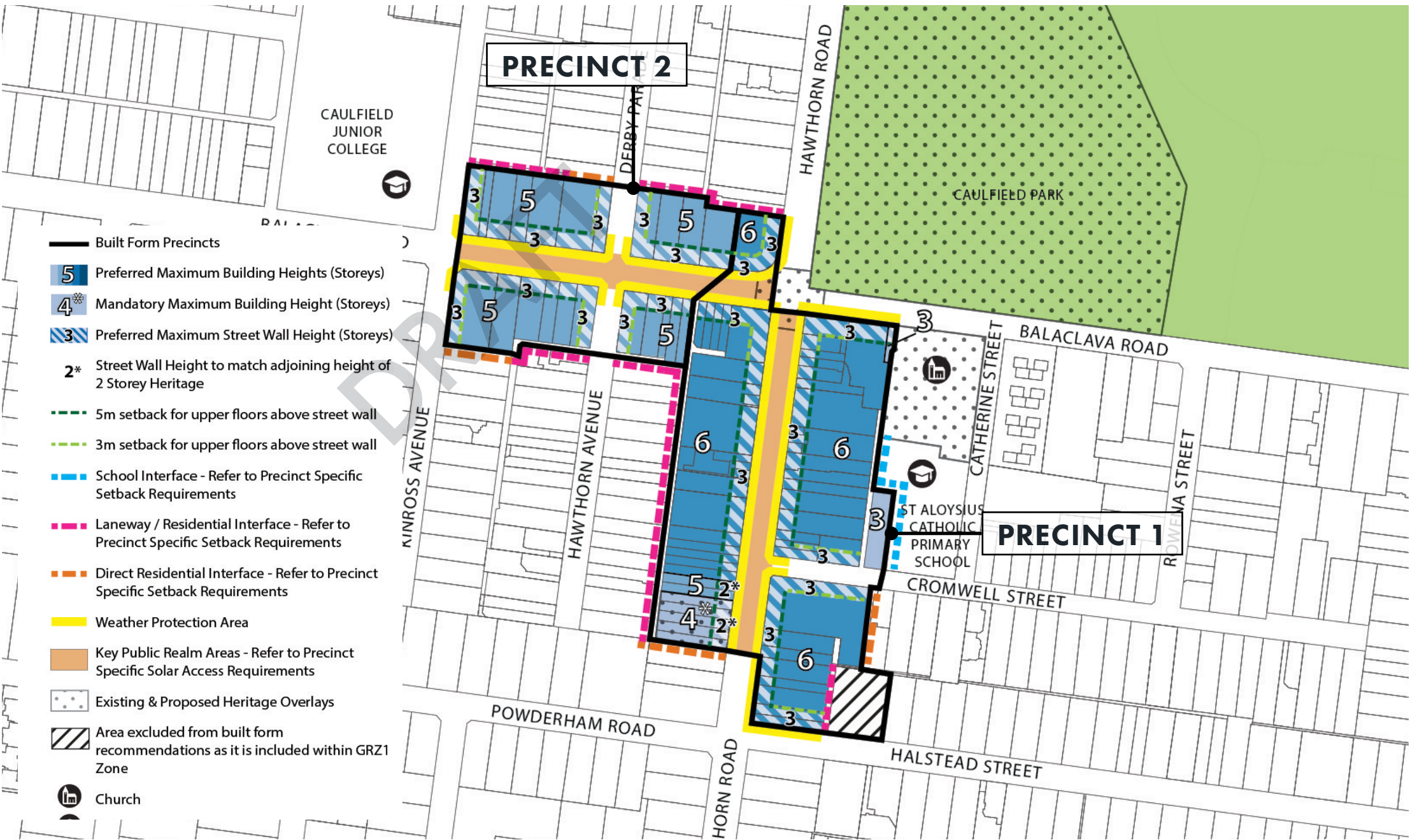


Figure 20. Built Form Framework Plan

4.2 CENTRE-WIDE DESIGN OBJECTIVES AND REQUIREMENTS

4.2.1 DESIGN OBJECTIVES

- To support a new mid-rise scale built form character for the centre with lower built form at the street interface and to adjoining residential areas.
- To ensure development maintains the prominence of the heritage buildings at 158-166 Hawthorn Road and respects the heritage of the St Aloysius Church.
- To maintain direct sunlight during the most active hours to key footpaths in order to encourage outdoor dining and street based retail, and support the vitality of the centre.
- To ensure development enhances the prominent intersection of Hawthorn and Balaclava Road with high quality built form that addresses both roads.
- To ensure development enhances the pedestrian experience through improved activation at ground floor and maintaining sunlight to the Hawthorn Road and Balaclava Road footpaths.
- To ensure development protects existing residential amenity and does not overwhelm adjoining residential properties.

4.2.2 DESIGN REQUIREMENTS

Building heights

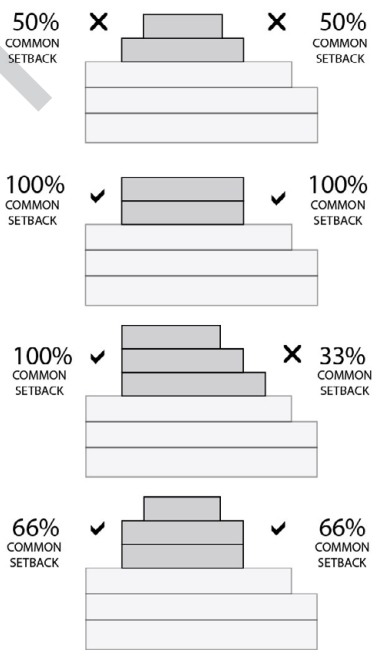
- The preferred maximum building height excludes rooftop services which should be hidden from view from any adjoining public space or designed as architectural roof top features. Roof top services includes but is not limited to plant rooms, air conditioning, lift overruns and roof mounted equipment.
- Buildings should be designed with a floor-to-floor dimension of a minimum of 4.0 metres at ground floor to enable adaptation for other uses in the future.

Building separation

- Where development shares a common boundary, upper level development should:
 - Be setback a minimum of 4.5m from the common boundary, where a habitable window or balcony is proposed.
 - Be setback a minimum of 3.0m from the common boundary where a commercial or non-habitable window is proposed.

Building form and design

- Building design should minimise the visual bulk of large buildings through significant breaks and recesses in building massing.
- Development should avoid repetitive stepped building forms by providing a common street and rear setback for a minimum of 65% of the upper levels above street wall. Refer to diagram below:



- Buildings should reflect the existing fine grain pattern (narrow shopfronts) within the shopping strip by incorporating separate ground floor tenancies and vertically and horizontally modulated forms that integrate with the streetscape context.
- Roof forms should be integrated with the overall building façade design.
- Buildings should utilise materials that do not generate glare, and can withstand the effects of weathering.
- All new buildings are to incorporate best practice Environmentally Sustainable Development (ESD) principles. Refer to the Sustainable Design Assessment in the Planning Process (SDAPP) Framework.

Heritage Design

These requirements apply to properties within an existing or proposed Heritage Overlay or abutting an existing or proposed Heritage Overlay.

- Facade design and details for infill buildings and new buildings should:
 - Be simple and not compete with the elaborate detailing of the adjoining heritage buildings.
 - Respect the vertical proportions of the heritage streetscape and adjoining heritage buildings.
 - Avoid large expanses of glazing except for ground floor shopfronts.
- Adaptation and reuse of heritage buildings should:
 - Maintain existing openings and avoid highly reflective glazing in historic openings.
 - Encourage the retention of solid built form behind retained facades and avoid balconies behind existing openings.
 - Maintain the inter-floor height of the existing building and avoid new floor plates and walls cutting through historic openings.
- Development above the street wall on land within a Heritage Overlay or adjoining a Heritage Overlay should:
 - Be visually recessive and not dominate the heritage building and streetscape.
 - Utilise materials and finishes that are recessive in texture and colour.
 - Incorporate simple architectural detailing that does not detract from the heritage buildings and streetscape
 - Reflect the fine-grain pattern of subdivision of the streetscape.

Street interface

- Provide a minimum of 80% of the building façade at ground floor level with a visually permeable façade incorporating windows and door openings with clear glazing to ‘Key Public Realm Areas’.
- Buildings on corner sites should be designed to actively address both frontages at street level.
- Upper levels of buildings should be designed to provide habitable rooms with windows or balconies that overlook the public realm.
- Buildings fronting laneways should be designed for passive surveillance with a permeable façade, including windows and door openings.
- Ensure car parking is not visible from the street by incorporating design measures such as sleeving, or alternatively providing as basement parking.

Residential Interface

- Development should provide upper level setbacks in accordance with the precinct specific setbacks (refer to sections 4.3 to 4.4).
- Development must satisfy the objectives and standards of Clauses, 54,55 or 58, which aim to protect the amenity of adjoining residential areas.

Weather protection

- Provide verandahs on all buildings located in the ‘Weather Protection Areas’.
- Verandahs should be at an appropriate height above the footpath to avoid damage whilst still providing effective weather protection, generally between 3.0 and 4.0m and consistent with adjoining sites.
- Verandahs should be designed to mitigate the potential for visual clutter effects from light fittings, service cables and under awning signage.

Access and services

- Pedestrian entries to buildings should be clearly visible and easily identifiable from the street and accessible for all abilities.
- Residential entries should be distinguished from retail and commercial entries.
- Loading, service access and car park access should be provided from laneways and secondary streets. Where this not possible, vehicle crossovers should be minimised to reduce disruption to the footpaths and active frontages and located to avoid street trees if present.
- Provide appropriate setbacks at the rear of the building to laneways ensure adequate space for car park access and servicing. Further details at Clause 52.06 of the Glen Eira Planning Scheme.
- Screen air conditioning services, antennas and other utilities from public view using balcony treatments / roof structures / architectural elements. Avoid using walls to screen services.
- Avoid and minimise building services and utilities at ground floor street frontages to prioritise active frontages at these locations. Integrate services and utilities with the building design.
- Waste storage, loading and recycling facilities should be screened from public view. They should be easily accessed by residents and well ventilated.

Landscaping

- Communal garden spaces should be provided at podium and rooftop levels where appropriate to create amenity for residents, workers and visitors. The gardens should take into consideration, aspect, materials and solar orientation.
- Large development sites are encouraged to contribute to improved pedestrian amenity of the centre by providing for new private/public pedestrian/cycling links through the centre, where sites present an appropriate and useful opportunity to do so.

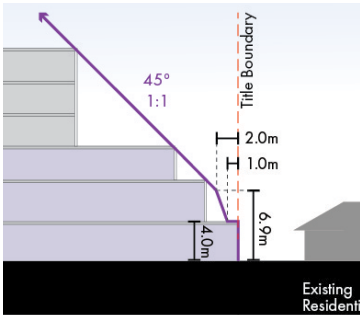
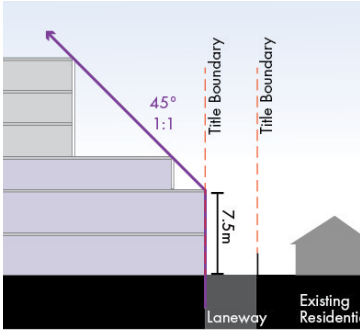
4.3 PRECINCT 1 - HAWTHORN ROAD

4.3.1 PRECINCT OVERVIEW

Hawthorn Road will strengthen its role as a vibrant shopping and employment strip supported by new mixed use developments of up to six storeys, which transitions in scale to the proposed heritage precinct and the St Aloysius Church.

New buildings of high architectural quality will refresh and lift the character of the street and mark the important intersection of Hawthorn and Balaclava Road and provide an attractive interface to the park.

4.3.2 BUILT FORM REQUIREMENTS

Building height	Street Wall	Setbacks	Specific Requirements
<div>Mandatory maximum Heights</div> <div><ul style="list-style-type: none">Up to 4 storeys (15.0m) within the proposed heritage precinct at 158-166 Hawthorn Road</div> <div>Preferred Maximum Heights</div> <div><ul style="list-style-type: none">Up to 5 storeys (18.0m) adjacent to the proposed heritage precinct for land at 154-156 Hawthorn RoadUp to 6 storeys (21.0m) elsewhere</div>	<div>Preferred Street wall Height</div> <div><ul style="list-style-type: none">Up to 2 storeys (9.0m) or match the height of the adjoining heritage building for land at 154-156 Hawthorn Road3 storeys (11.0m) elsewhere</div>	<div>Preferred Setbacks</div> <div><ul style="list-style-type: none">Zero front and side setbacks for development up to height of the street wall5.0m front setback for development above the street wall3.0m setback to the secondary street frontage for development above the street wall on corner sites3.0m setback to both street frontages for development above the street wall on sites located on the corner of Hawthorn Road and Balaclava Road5.0m setback to the side eastern boundary of 219 Balaclava Road for development above the street wallDevelopment directly abutting a residential zone to the rear or side should provide setbacks in accordance with the diagram below:</div> <div></div> <div><ul style="list-style-type: none">Development that abuts a laneway directly abutting a residential zone should provide setbacks in accordance with the diagram below:</div> <div></div>	<div>Heritage</div> <div><ul style="list-style-type: none">Development should respect the heritage protected St Aloysius Church.Development should respect the proposed heritage precinct at 158-166 Hawthorn Road.Retain individually significant and contributory heritage buildings.Upper levels should be set behind the entire front hipped roof form of significant and contributory buildings at 158-166 Hawthorn Road.</div> <div>Solar Access</div> <div><ul style="list-style-type: none">Ensure solar access is maintained to the entire eastern footpath of Hawthorn Road from 12pm - 2pm on September 22.Ensure solar access is maintained to the entire western footpath of Hawthorn Road from 10am - 12pm on September 22.Ensure solar access is maintained to the entire southern footpath of Balaclava Road from 10am on September 22.</div>

4.3.3 STRATEGIC JUSTIFICATION/RATIONALE

The following outlines how the proposed Built Form Framework for Precinct 1 addresses the issues and opportunities identified in Part 1 and achieves the Design Principles in Section 3.2:

- The key footpaths along Hawthorn Road will be protected from excessive overshadowing through the proposed height limits. The shadow analysis demonstrates that sunlight will be maintained to the entire western footpath from 10am - 12pm at the equinox and the eastern footpath will be in sunlight from 12pm - 2pm. This will support the role of the footpaths as key public spaces at times where they are likely to be more active.
- The desired low to mid rise scale of the centre will be achieved with a maximum building height of 6 storeys. This height supports additional density in the centre while balancing character and amenity considerations. Setbacks of 5 metres for development above 3 storeys will ensure the street wall is the dominant element in the streetscape when viewed from opposite footpaths, rather than the overall building height. The long cross sections shown in Figures 24 and 25 demonstrate that the proposed building scale transitions appropriately to the surrounding General Residential Zoned areas, which has a maximum allowable building height of 3 storeys.
- The proposed 6 storey building height is also consistent with recent developments. The larger lots within this precinct could support this height and transition appropriately to the adjoining residential areas.
- The human scale of the streetscape will be maintained by providing a street wall of 3 storeys (11.0m). This will be combined with requirements for vertical and horizontal articulation to ensure the bulk of the street wall is minimised. Although this height is taller than existing one and two storey shopfronts, it is a scale that will not overwhelm the streetscape as demonstrated by recently constructed examples in the NAC.

- The proposed heritage area at 158-166 Hawthorn Road will retain its prominence in the streetscape by providing mandatory height of 4 storeys on the heritage sites and providing a gradual scale transition to 5 storeys on the two sites immediately north. The heritage buildings are approximately 11m in height (including the prominent roof form), which is equivalent to three contemporary storeys. The additional one storey in height above the heritage building will ensure it remains prominent. Because of the heritage significance of these buildings, and the potential for taller development to reduce the prominence of the heritage building, a mandatory height control was considered necessary. In addition, a specific requirement to set upper levels behind the entire hipped roof form fronting the street will ensure the buildings retain their heritage significance.
- The heritage significance of the St Aloysius Church will be maintained by providing upper level setbacks of 5.0m above 3 storeys to the eastern boundary of 219 Balaclava Road. This setback is the equivalent width of 231 Balaclava Road which has a recommended height of 3 storeys. The additional heritage requirements outlined in 4.2.2 will further enhance the heritage place.
- The amenity of adjoining residential areas will be protected by applying rear upper level setbacks in accordance with Section 4.2.2 and applying additional requirements through Clause 54, 55 and 58 of the Glen Eira Planning Scheme. The shadow testing demonstrates that the proposed building heights can be achieved whilst maintaining sunlight to private open space to adjoining residential areas.
- Sunlight to the outdoor areas of the St Aloysius Primary School will be maintained by applying rear upper level setbacks to commercial properties adjoining the laneway.
- The intersection of Hawthorn Road and Balaclava Road will be enhanced by providing buildings with reduced upper level setbacks and encouraging high quality architecture at this important junction.
- The built form framework will support internal amenity of dwellings (outlook and access to daylight) by achieving a minimum building separation of 9 metres at upper floors (using a 4.5m upper floor setback).

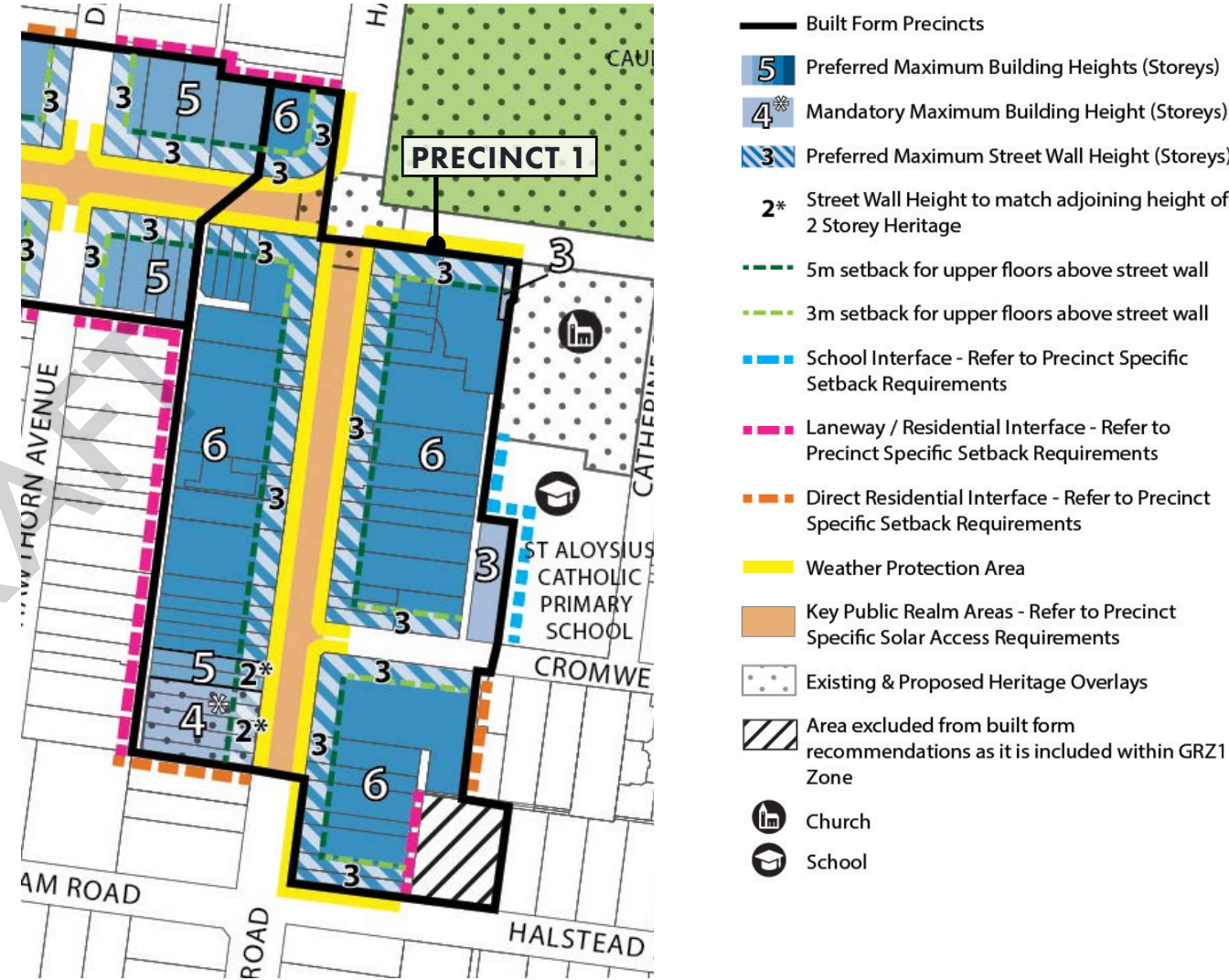


Figure 21. Built Form Framework - Precinct 1

4.3.4 PRECINCT 1 - CROSS SECTIONS

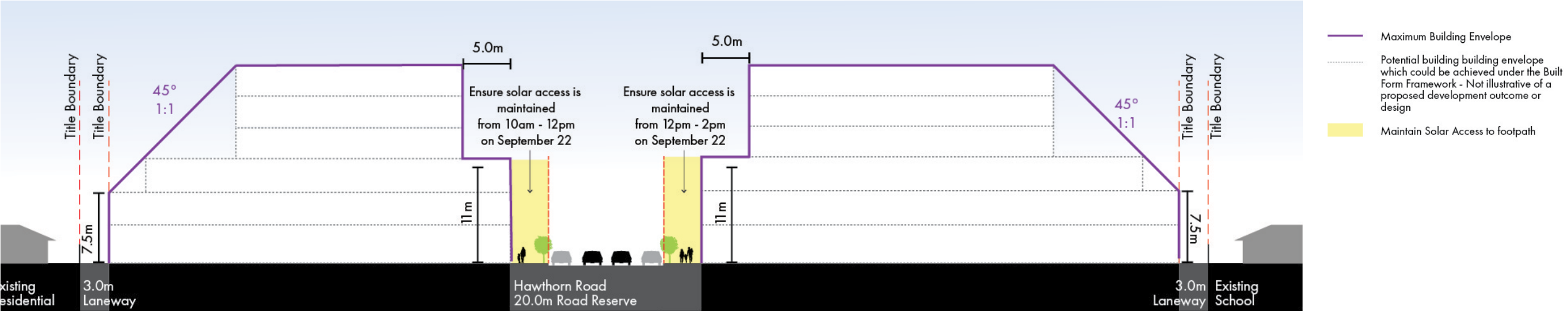


Figure 22. Precinct 1 - Cross Section A

DRAFT

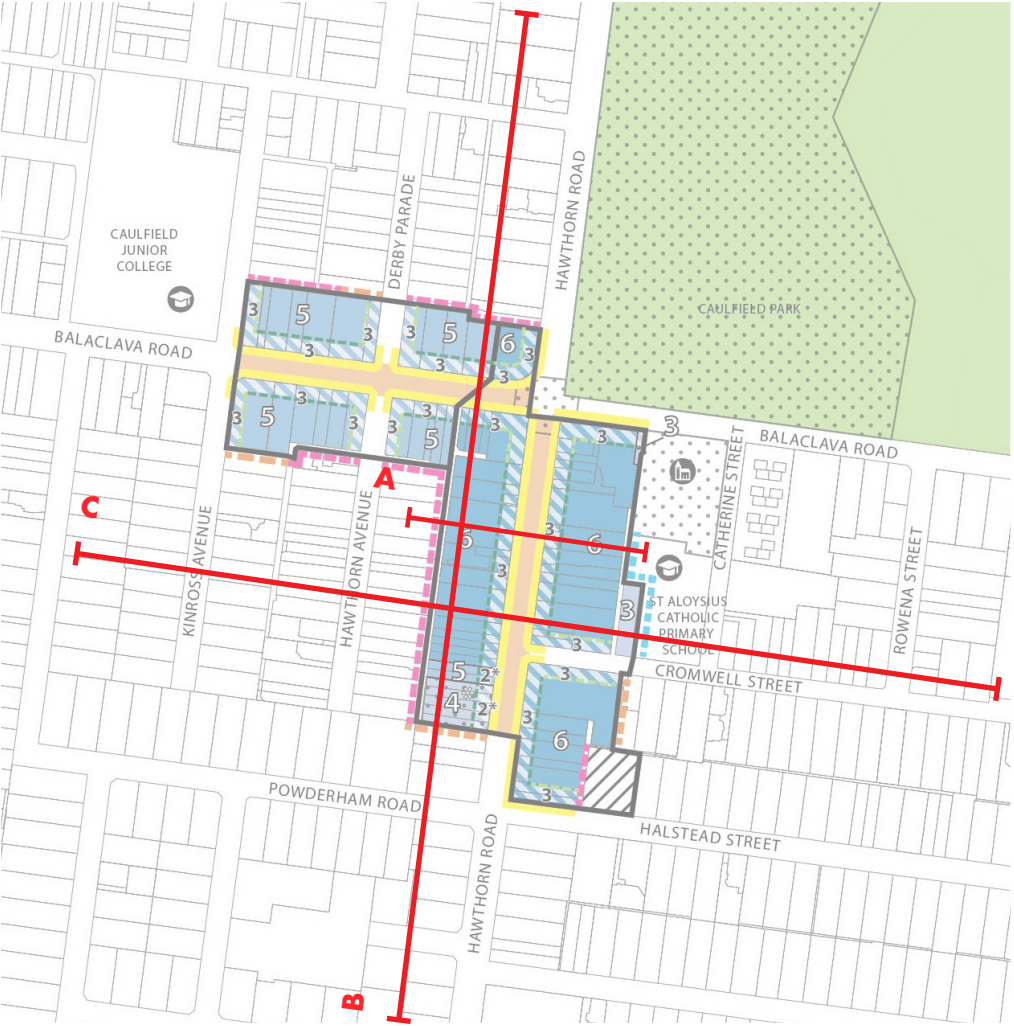


Figure 23. Precinct 1 - Cross Section Key Plan

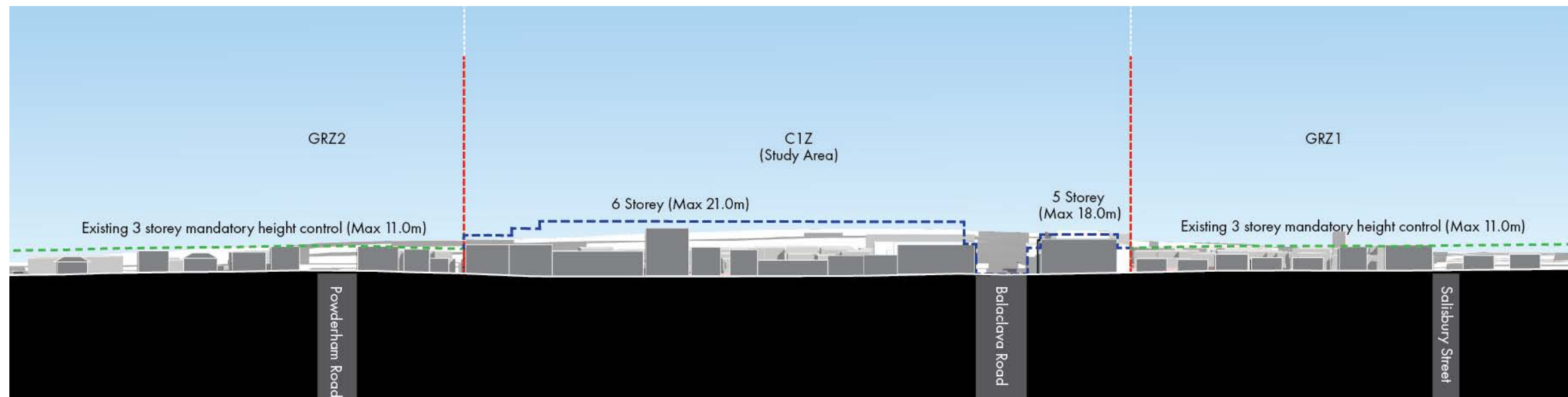


Figure 24. Precinct 1 - Cross Section B

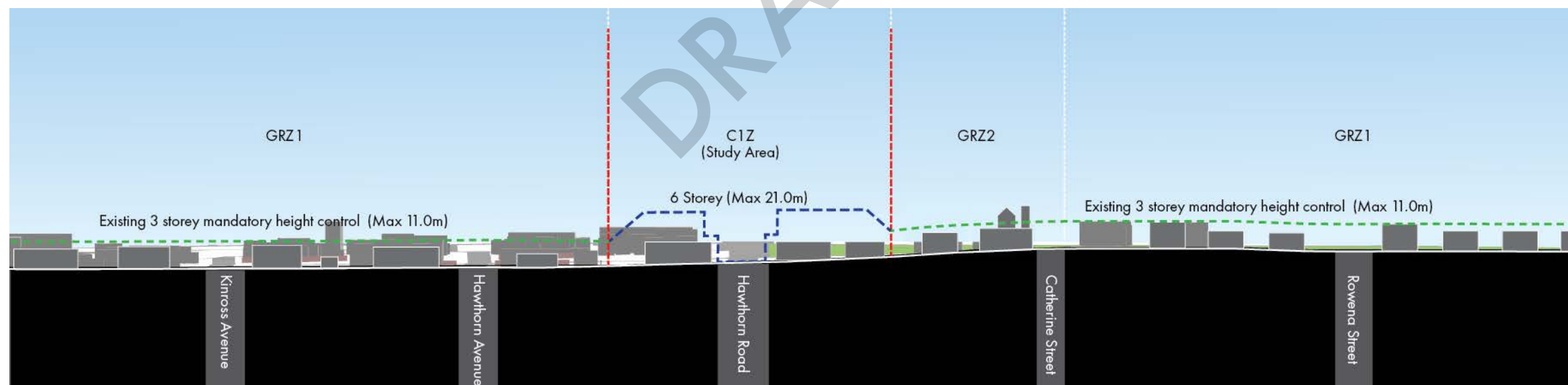


Figure 25. Precinct 2 - Cross Section C

- Study Area Boundary
- Planning Scheme Zoning Boundary
- Existing Built Form
- Existing Maximum Built Form Height
- Proposed Maximum Built Form Height

4.3.5 PRECINCT 1 - SKETCH VISUALISATION



Figure 26. Viewpoint 1 - Existing Conditions



Figure 28. Viewpoint 1 - With examples of supported street wall and building height shown

- Street Wall Maximum Height
- Building Maximum Height

N.B. The Sketch above shows potential building envelopes which could be achieved under the Built Form Framework. It is not illustrative of a proposed development outcome or design.

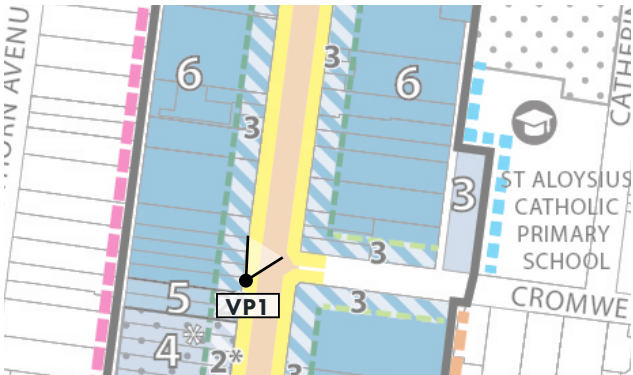


Figure 27. Viewpoint 1 Location Plan

The sketch visualisation depicts a potential built form outcome within the streetscape along with an outline of the potential maximum building envelope for both the street wall and overall building.

The visualisation shows that the street wall will integrate with the emerging three storey street wall provided in recent developments. The upper levels are visible and match in with the sixth storey of the existing development at 67 Hawthorn Road. The street wall, however, remains the dominate element in the streetscape.

4.3.6 PRECINCT 1 - SHADOW ANALYSIS

Figure 29 demonstrates the shadows cast by existing buildings within the Caulfield Park NAC and the shadow cast by the maximum building envelope achievable through the Built Form Framework.

- Precinct Boundary
- Shadow from existing built form
- - - Shadow from proposed maximum building envelope

9am - Sept 22



10am - Sept 22



11am - Sept 22



Figure 29. Precinct 1 - Shadow Analysis

12pm - Sept 22



1pm - Sept 22



2pm - Sept 22



3pm - Sept 22



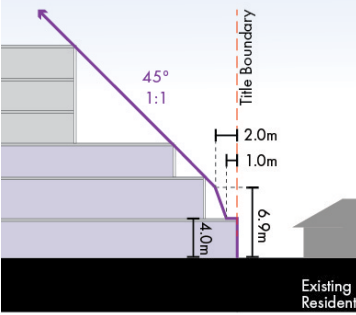
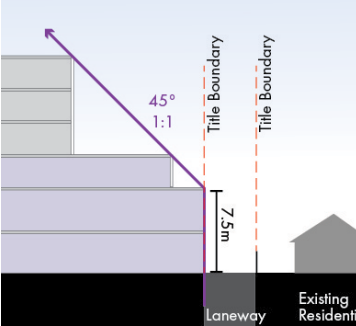
4.4 PRECINCT 2 - BALACLAVA ROAD

4.4.2 PRECINCT OVERVIEW

Balaclava Road continues to provide a commercial and office focus with mixed use buildings of up to five storeys replacing older warehouses and providing greater activation to the street.

Development sensitively scales to adjoining residential areas.

4.4.1 BUILT FORM REQUIREMENTS

Building height	Street Wall	Setbacks	Specific Requirements
Preferred Maximum Heights <ul style="list-style-type: none">Up to 5 storeys (18.0m)	Preferred Street wall Height <ul style="list-style-type: none">3 storeys (11.0m)	Mandatory Setbacks <ul style="list-style-type: none">Zero front and side setbacks for development up to height of the street wall Preferred Setbacks <ul style="list-style-type: none">5.0m front setback for development above the street wall3.0m setback to the secondary street frontage for development above the street wall on corner sitesDevelopment directly abutting a residential zone to the rear or side should provide setbacks in accordance with the diagram below:	Solar Access <ul style="list-style-type: none">Ensure solar access is maintained to the entire southern footpath of Balaclava Road from 10am on September 22.
			
		<ul style="list-style-type: none">Development that abuts a laneway directly abutting a residential zone should provide setbacks in accordance with the diagram below: 	

4.4.3 STRATEGIC JUSTIFICATION/RATIONALE

The following outlines how the proposed Built Form Framework for Precinct 2 addresses the issues and opportunities identified in Part 1 and achieves the Design Principles in Section 3.2:

- The southern footpath along Balaclava Road will be protected from excessive overshadowing through the proposed height limits. The shadow analysis demonstrates that sunlight will be maintained to the entire southern footpath from 10am. This will ensure the footpath is able to fulfil its role as a key public space by providing sunlight at times when it is likely to be more active.
- The desired low to mid rise scale of the centre will be achieved with a maximum building height of 5 storeys. This height supports additional intensification and development in the centre which is consistent with the planning policy context outlined in Part 1 of this report. The proposed height is slightly lower than the proposed heights for Hawthorn Road, which reflects the lower order role of Balaclava Road. The larger lots and presence of laneways within this precinct could support this height and transition appropriately to the adjoining residential areas. Setbacks of 5m for development above 3 storeys will ensure the street wall is dominant in the streetscape when viewed from the opposite footpath. The long cross section shown in Figure 25 demonstrates that the proposed building scale transitions appropriately to the surrounding General Residential Zoned areas, which has a maximum allowable building height of 3 storeys.
- The human scale of the streetscape will be strengthened by providing a street wall of 3 storeys (11.0m). This will be combined with requirements for vertical and horizontal articulation to ensure the bulk of the street wall is minimised and help to activate Balaclava Road.

- The amenity of adjoining residential areas will be protected by applying rear upper level setbacks in accordance with Section 4.2.2 and applying additional requirements through Clause 54, 55 and 58 of the Glen Eira Planning Scheme. This is particularly important as residential uses are located to south of commercial properties. The shadow testing demonstrates that the proposed building heights can be achieved whilst maintaining sunlight to private open space to adjoining residential areas.
- The built form framework will support internal amenity of dwellings (outlook and access to daylight) by achieving a minimum building separation of 9 metres at upper floors (using a 4.5m upper floor setback).

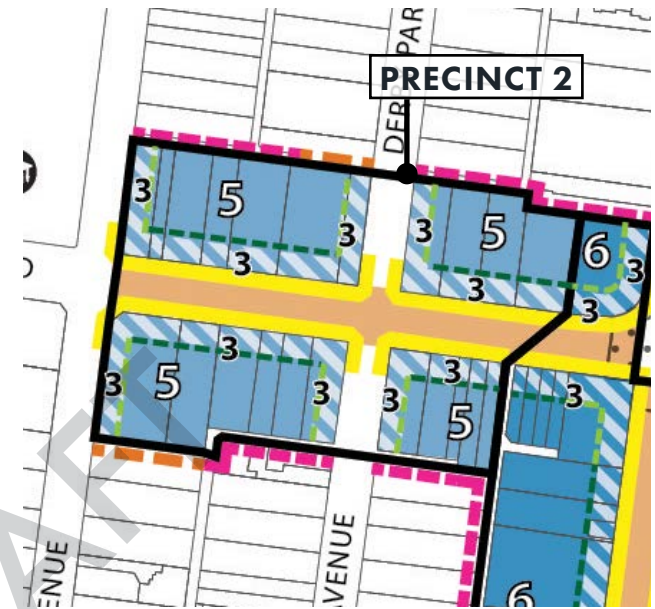


Figure 30. Built Form Framework - Precinct 2

- Built Form Precincts
- 5 Preferred Maximum Building Heights (Storeys)
- 4 Mandatory Maximum Building Height (Storeys)
- 3 Preferred Maximum Street Wall Height (Storeys)
- 2* Street Wall Height to match adjoining height of 2 Storey Heritage
- 5m setback for upper floors above street wall
- ... 3m setback for upper floors above street wall
- School Interface - Refer to Precinct Specific Setback Requirements
- Laneway / Residential Interface - Refer to Precinct Specific Setback Requirements
- Direct Residential Interface - Refer to Precinct Specific Setback Requirements
- Weather Protection Area
- Key Public Realm Areas - Refer to Precinct Specific Solar Access Requirements
- Existing & Proposed Heritage Overlays
- Area excluded from built form recommendations as it is included within GRZ1 Zone
- Church
- School

4.4.4 PRECINCT 2 - CROSS SECTION

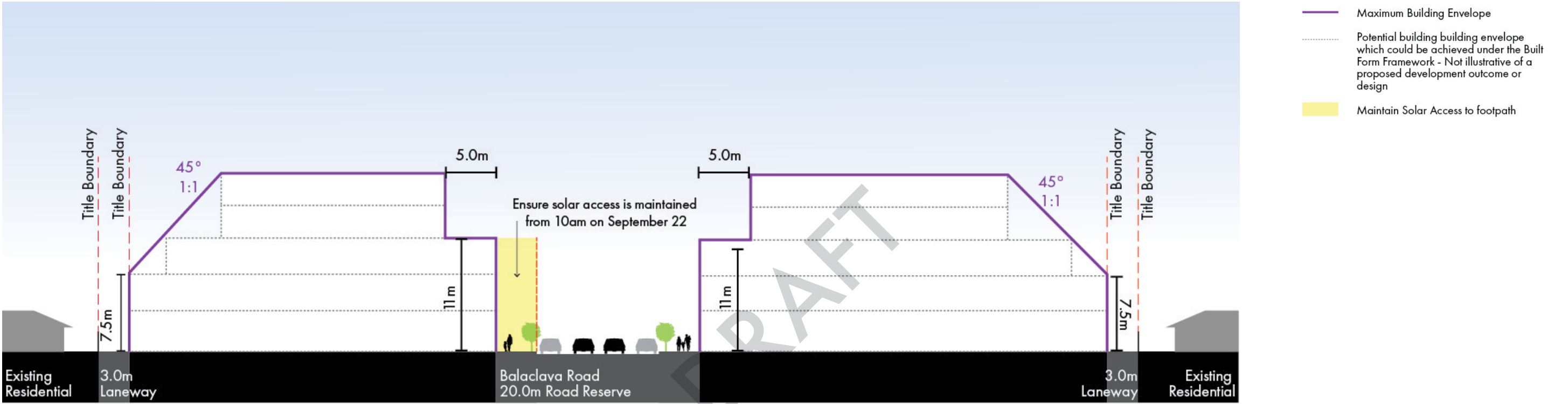


Figure 31. Precinct 2 - Cross Section A



Figure 33. Precinct 2 - Cross Section Key Plan

4.4.5 PRECINCT 2 - SKETCH VISUALISATION



Figure 34. Viewpoint 2 - Existing Conditions



Figure 36. Viewpoint 2 - With examples of supported street wall and building height shown

- Street Wall Maximum Height
- Building Maximum Height

N.B. The Sketch above shows potential building envelopes which could be achieved under the Built Form Framework. It is not illustrative of a proposed development outcome or design.

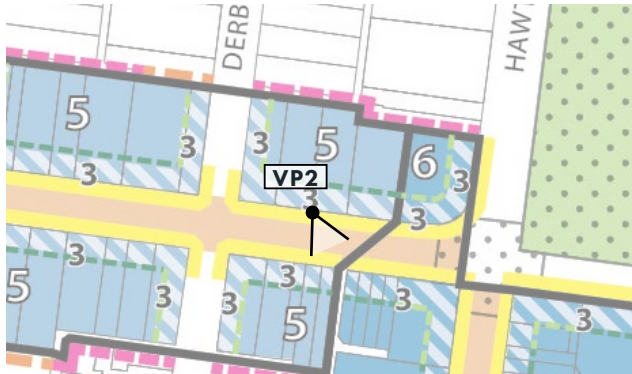


Figure 35. Viewpoint 2 Location Plan

The sketch visualisation depicts a potential built form outcome within the streetscape along with an outline of the potential maximum building envelope for both the street wall and overall building.

The visualisation shows that the street wall will integrate with the existing context, create a more cohesive streetscape and reinforce the important intersection of Hawthorn Road and Balaclava Road. The view shows upper levels of development in Precinct 1 visible where a 6 storey height limit is proposed.

4.4.6 PRECINCT 2 - SHADOW ANALYSIS

Figure 36 demonstrates the shadows cast by existing buildings within the Caulfield Park NAC and the shadow cast by the maximum building envelope achievable through the Built Form Framework.

9am - Sept 22



10am - Sept 22



11am - Sept 22



12pm - Sept 22



- Precinct Boundary
- Shadow from existing built form
- - - Shadow from proposed maximum building envelope

Figure 37. Precinct 2 - Shadow Analysis

1pm - Sept 22



2pm - Sept 22



3pm - Sept 22



DRAFT