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SCHEDULE 1 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO1**

STONNINGTON MANSION

1.0

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Requirement before a permit is granted

A permit may be granted to use or subdivide land, construct a building, construct or carry out works or remove a tree before a development plan has been prepared to the satisfaction of the responsible authority provided the responsible authority is satisfied that the subdivision, use, building or works or tree removal will not prejudice the future use or development of the land in an integrated manner. The proposal must achieve the design objectives in Clause 2.0 and have regard to the design standards in Clause 3.0 of this Schedule, and be generally in accordance with the Stonington Mansion Precinct Plan 2007 which forms part of this schedule.

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Design objectives

General objectives

- To achieve an integrated development of the site.
- To recognise and protect the heritage significance of the Stonington mansion, its out buildings and garden and the heritage values of the neighbourhood in which the mansion is located
- To enhance the heritage values of the site through encouraging the demolition of existing non-heritage buildings, and ensuring new development achieves more respectful siting and design.
- To protect the landscape values of the site, and the integrity of the garden design and composition, including trees and earth mounds.
- To ensure that any new use or development maintains the residential amenity of the surrounding area.
- To facilitate a high standard of landscaping that is responsive to the existing landscape character of the site and surrounding area.
- To ensure new development is provided with appropriate levels of car parking, dedicated to the use of future occupants and visitors.

Precinct specific objectives

In addition to the general design objectives, the following objectives apply to specific precincts:

Mansion Precinct

- To recognise that all new buildings and works must be consistent with any permit issued by Heritage Victoria.

- To ensure the siting of buildings and works enables the retention and protection of significant vegetation within the mansion gardens.
- To provide the potential for public views into the heritage precinct from both Glenferrie Road and Somers Avenue.
- To ensure that the height and design of fencing within and abutting the heritage precinct does not obscure significant views to or between heritage buildings, nor diminish their spatial relationships.
- To ensure the future use of the Stonington mansion building, stables and gatehouse has a positive impact on the amenity of adjoining residential properties.

Somers Avenue Precinct

- To ensure new development along Somers Avenue addresses the street frontage, and reflects the established streetscape character with respect to the provision of front garden areas, the spacing between buildings, building materials and the bulk, height and roof pitch of dwellings.
- To ensure that new development adjoining the stables building respects its existing setback.

Residential Interface Precinct

- To ensure that new development maintains the amenity of adjoining residential properties.

Internal Residential Precinct

- To provide opportunity for an increase in the height and intensity of new development within the internal precinct of the site, given the separation from adjoining residential properties and heritage-registered buildings.
- To identify an area of useable common open space to the rear of the mansion terrace, adjacent to the historic terrace steps, and connected to a pedestrian link through the site, generally in the manner shown on the Stonington Mansion Precinct Plan 2007.

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Conditions and requirements for permits

Requirements

Any permit issued in respect of the use, the subdivision, the construction of buildings or works or the removal of a tree:

- must achieve the design objectives in Clause 2.0 and be generally in accordance with the Stonington Mansion Precinct Plan 2007, and
- must have regard to the following design standards:

Building Height

- New buildings should comply with the preferred building heights shown on the Stonington Mansion Precinct Plan 2007.

- The preferred height of new buildings in the north-south aligned part of Somers Avenue should not exceed two storeys (excluding a basement). A third storey may be permitted provided that where the building fronts Somers Avenue it presents to the street as a two storey development and where a building abuts property with frontage to Somers Avenue, the upper level is appropriately set back.
- The preferred height of new buildings in the east-west aligned part of Somers Avenue should not exceed two storeys. For the purpose of providing open space associated with an upper level dwelling, an attic and associated roof terrace may be permitted in the east west aligned part of Somers Avenue provided:
 - The attic and associated roof terrace are within the built form of the roof and the terrace is concealed from view from the street
 - The location and design of the attic and associated roof terrace are consistent with neighbourhood character, particularly in terms of their presentation to Somers Avenue.
- The preferred height of new buildings in the Internal Residential Precinct should not exceed three storeys. A fourth storey may be permitted in the form of an attic, subject to demonstrating an appropriate urban design outcome.
- The height of new buildings in the Residential Interface Precinct should not exceed three storeys and the third storey should be setback at least 6 metres from the boundary.

Setbacks

- Lots having frontage to Somers Avenue, should be setback a minimum of 7 metres to the street's east-west orientation, and 5 metres to its north-south orientation, except for any building adjacent to the stable or gatehouse building where the setback should match that of the stable or gatehouse building.
- Where the site abuts an existing residential lot (Residential Interface Precinct), development up to two storeys in height should be set back at least 3 metres and well-landscaped. Three-storey form in this location should be setback 6 metres from existing residential lots.
- Front setbacks within the development should provide opportunities for pedestrian accessibility and appropriate landscaping, particularly canopy trees.
- New buildings should be setback a minimum of 5 metres from the eastern (rear) edge of the mansion terrace wall.

Existing (non-heritage) buildings

- Existing non-heritage buildings may be refurbished, altered or re-used provided that it can be demonstrated to the satisfaction of the responsible authority that any alternations or additions will not result in any unreasonable amenity impacts on adjoining properties and that the variation is necessary to achieve an improved built form outcome.

Landscaping and Fencing

- All new development should provide for the protection and retention of existing trees which contribute to the heritage and aesthetic value of the site.
- Replacement planting must be undertaken to the satisfaction of the responsible authority where a permit is issued to remove a tree.
- Detailed measures for the protection of trees to be retained should be provided.

- The provision of new planting should seek to complement the existing vegetation, particularly the mansion gardens, in addition to responding to the architectural themes of any new buildings and works.
- Where new planting is contemplated, landscaping should seek to:
 - Provide consistent planting themes and respond to the existing heritage landscape.
 - Screen the interface between new development and adjoining residential properties and existing heritage buildings.
 - Complement the presentation of dwellings to Somers Avenue.
- Frontage fencing to Somers Avenue should minimise impacts on existing trees to be retained and solid fencing should be avoided.

Car Parking, Access & Movement

- Garages, basement car parks, and visitor parking spaces should be designed and sited to complement the character of the area, whilst ensuring the safe and efficient movement of vehicles.
- Primary vehicular access points from Somers Ave should be in accordance with the *Stonington Mansion Precinct Plan 2007*.
- Use of existing and shared vehicular access/egress points to the site should be provided where possible.
- The number of vehicular access/egress points should be minimised and sited to provide for the retention and protection of existing trees.
- Vehicle access to any new development between the stables and gatehouse, and to the stables building, should be from Somers Avenue, or other access location subject to the satisfaction of the responsible authority.

Common Open Space

- An area of common open space should be provided to the rear of the mansion adjacent to the terrace steps (as shown on the *Stonington Mansion Precinct Plan 2007*).

Land Use

- Residential use of all new development is encouraged.
- Non-residential uses should be confined to the historic buildings (mansion, stables and gatehouse) and have no unreasonable impact on the amenity of the area to the satisfaction of the responsible authority.
- Of the prohibited uses permissible in accordance with Clause 43.01-5 of the Heritage Overlay, office use is preferred.

Soil Contamination

- Any identified unsafe levels of soil contamination must be removed or treated prior to the commencement of a residential use. An application must be accompanied by a certificate of environmental audit or current site assessment demonstrating that the site is suitable or can be made suitable for residential use and development.

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Requirements for development plan

A development plan must be informed by a detailed site analysis of the features of the land and its strategic context, and be generally in accordance with the design objectives in Clause 2 and the design standards in Clause 3 of this Schedule and the *Stonington Mansion Precinct Plan 2007*.

The development plan must show or include the following information to the satisfaction of the responsible authority:

- A Site Analysis Plan including considerations of:
 - existing buildings to be retained / demolished
 - the existing heritage buildings and landscape
 - topography
 - overland flows
 - significant vegetation
 - views from and towards the site
 - surrounding land uses and developments
 - vehicle and pedestrian links into the site including public transport links.
- A Development Concept Plan which shows:
 - the land to which the development plan applies
 - the proposed use and development of each part of the land, including new and existing building locations, car parking areas, vehicular and pedestrian accessways and open spaces
 - the indicative staging and timing of development
 - subdivision design, including the number and size of proposed lots
 - 3-dimensional building envelopes including the siting, setbacks and heights of buildings
 - preferred materials and finishes to buildings (such as face brick work and tiled roofs, as appropriate to the location)
 - fencing types and locations
 - orientation and other principles to avoid excessive overshadowing or loss of privacy to adjoining residential properties
 - car park and access principles, including location of crossovers
 - open space and availability and maintenance of open space areas
 - linkages to surrounding areas.
- An Integrated Transport Plan including:
 - traffic management and traffic control works required to facilitate the proposed development
 - car parking requirements for the development including the number of spaces and the location and layout of all car parking areas
 - public transport availability
 - bicycle and pedestrian ways and connections.
- A Landscape Concept Plan showing:
 - trees to be retained

- tree protection zones for retained trees and a tree protection strategy to protect trees during construction and after the development is complete
- areas of new planting and planting themes
- proposed facilities including pedestrian paths and fence details
- communal and/or public open space and provision for pedestrian links to and through this space.
- A Stormwater Management Plan showing:
 - the proposed management of overland flows through the site
 - provision for maintenance access to Council's main drain.

Reference documents

Conservation Analysis & Management Plan, Allom Lovell and Associates, October 1993

Stonington Mansion 336 Glenferrie Road Malvern, Arboricultural Assessment, Greenwood Consulting Pty Ltd, November 2007

Figure 1 - Stonington Mansion Precinct Plan 2007

