2.0 Sub-Precinct Guidelines

Sub-Precinct 1: Site Specific Guidelines

Site 1

Site 1 is located on the south-west corner of Maroondah Highway and EastLink Freeway. A key element to consider when developing this site is its valuable double frontage within the Western Gateway Precinct. The site allows for 3—8 storeys adjacent to EastLink. The development of the site should provide high-quality architecture to the Maroondah Highway and EastLink corner, quality frontage (i.e. no blank walls) to the railway line and pedestrian/vehicle links through the site from Maroondah Highway to the railway line. Proximity to the Heatherdale Station and EastLink is an important and valuable element for the site.

Refer also to the Western Gateway Study and Urban Design Review for additional urban design guidance.

Considerations

| DD03 Built Height Requirement | A—11 m Min, 29.5 m Max (3—8 storeys) |
| Site Area                    | 7,630 sqm                               |
| Basic Site Dimensions        | Width 53 m, Length 110 m                |
| Frontages                    | Maroondah Highway (53 m) EastLink Freeway (110 m) |
| Proposed Land Use Direction  | Ground floor commercial                  |
| Suggested Building Configuration | • Perimeter block formation around central open space  |
|                              | • Narrow building plates to allow for natural light access |
| Recommended Building Height  | 3—8 storeys (11 — 28.5 m)               |
| Key Considerations           | • Gateway status at visually prominent corner of Maroondah Highway and EastLink Freeway  |
|                              | • Retain views to Dandenongs             |

Key Guidelines

| Land Use & Activity                      | • Create active ground level frontages along Maroondah Highway (refer to the General Urban Design Guidelines) |
| Transport & Movement                    | • On-site parking and service area access to be via Maroondah Highway, along the western side of site (or rear laneway if possible) |
| Built Form                               | • Incorporate a 10 m building setback from the street boundary on Maroondah Highway to allow for wider pedestrian footpath and tree planting. This should be consistent for all developments west of EastLink  |
|                                          | • Create upper level setbacks to Maroondah Highway  |
|                                          | • Respond to the visual prominence of the locale by creating high-quality architectural definition to the edges interfacing with the EastLink freeway and Maroondah Highway  |
2.0 Sub-Precinct Guidelines

Sub-Precinct 1: Site Specific Guidelines

Site 2

Site 2 is located on the northern side of Maroondah Highway between Burwood Avenue and Sherbrook Avenue. The site allows for 3–8 storeys. The development of the site should provide high-quality architecture to the Maroondah Highway and EastLink corner, and a quality frontage to the adjacent northern residential area. Proximity to Heatherdale Station and EastLink is an important and valuable element for the site.

Refer also to the Western Gateway study and Urban Design Review for additional urban design guidance.

<table>
<thead>
<tr>
<th>Considerations</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>DD03 Built Height Requirement</td>
<td>A: 11 m Min, 29.5 m Max (3–8 storeys)</td>
</tr>
<tr>
<td>Site Area</td>
<td>3,475 scm</td>
</tr>
<tr>
<td>Basic Site Dimensions</td>
<td>Width 41.5 m, Length 83.5 m</td>
</tr>
<tr>
<td>Frontages</td>
<td>Maroondah Highway (83.5 m)</td>
</tr>
<tr>
<td></td>
<td>Burwood Avenue (43 m)</td>
</tr>
<tr>
<td></td>
<td>Sherbrook Avenue (43 m)</td>
</tr>
<tr>
<td>Proposed Land Use Direction</td>
<td>Ground floor commercial</td>
</tr>
<tr>
<td></td>
<td>Upper levels mixed use (commercial and residential)</td>
</tr>
<tr>
<td></td>
<td>Residential land use along the northern side of the site is preferred, to interface with existing residential properties to the north</td>
</tr>
<tr>
<td>Suggested Building Configuration</td>
<td>Building covering the majority of consolidated site</td>
</tr>
<tr>
<td>Recommended Building Height</td>
<td>3–8 storeys (11–28.5 m)</td>
</tr>
</tbody>
</table>

Key Guidelines

- **Land Use & Activity**: Create active ground level frontages along Maroondah Highway (refer to the General Urban Design Guidelines)
- **Transport & Movement**: On-site parking and service area access to be via Sherbrook or Burwood Avenues
- **Built Form**: Provide allowance for potential footpath widening and tree planting along Maroondah Highway
  - Any setback along Maroondah Highway should be continuous for the entire site between Burwood and Sherbrook Avenues
  - Create upper level setbacks to Maroondah Highway (level 7 and 8)
  - Buildings and works must not exceed a maximum height of 7.5 metres (comprising 2 storeys) for that part of the building within 4 metres of a Residential 1 Zone.

Illustrative Outcome When Urban Design Guidelines Applied

Legend

- Key Development Site
- Active Frontages
- Prominent Corner

Proposed Laneway

Access (this provides a buffer to adjacent low-level existing residents)
2.0 Sub-Precinct Guidelines

Sub-Precinct 1: Site Specific Guidelines

Site 3

Site 3 is located on the northern side of the Maroondah Highway between Sherbrook Avenue and New Street. A key consideration for this site is its potential to be a mixed use development with residential uses above. This site allows for 2–5 storeys. Key elements are the provision of vehicle and pedestrian access east–west and in particular the development of a road access at its northern boundary between New Street and Sherbrook Avenue.

Considerations

- **DD03 Built Height Requirement**: C—7.5 m Min, 18 m Max (2–5 storeys)
- **Site Area**: 11,855 sqm
- **Basic Site Dimensions**
  - Maroondah Highway (150 m)
  - Width (93 m), Length (150 m)
  - New Street (93 m)
  - Site Area: C—7.5 m Min, 18 m Max (2–5 storeys)

**Proposed Land Use Direction**

- Ground floor commercial
- Upper levels mixed use (commercial and residential)

**Suggested Building Configuration**

- Consolidated built form to Maroondah Highway and potentially residential townhouses to the rear (northern boundary)

**Recommended Building Height**

- 2–5 storeys (7.5–18 m)

**Key Considerations**

- Issues of address and access in relation to the planned street to the north
- Relationship between contrasting uses across the site and the potential interface with residential development at adjoining northern properties along Sherbrook Avenue

**Key Guidelines**

- **Land Use & Activity**
  - Create active ground level frontages along Maroondah Highway and New Street (refer to the General Urban Design Guidelines)
- **Transport & Movement**
  - On-site parking and service area access to be via Sherbrook Avenue, New Street or proposed northern street
  - Provide allowance for potential footpath widening and tree planting along Maroondah Highway
  - Any setback should be continuous for the entire site
- **Built Form**
  - Create upper level setbacks to Maroondah Highway
  - Respond to the visual prominence of locale by creating high-quality architectural definition to the edge interfacing with New Street and Maroondah Highway
  - Buildings and works must not exceed a maximum height of 7.5 metres (comprising 2 storeys) for that part of the building within 4 metres of a Residential 1 Zone

**Illustrative Outcome When Urban Design Guidelines Applied**

**Legend**

- **Key Development Site**
- **Active Frontages**
- **Prominent Corner**

**Sub Precinct 1: Key Development Sites**

**Site 3. Possible Potential Section**

**Sub-Precinct 1: Site Specific Guidelines**