SCHEDULE 16 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO16**.

EAST BRIGHTON SHOPPING CENTRE – SMALL NEIGHBOURHOOD ACTIVITY CENTRE

1.0 Design objectives

To ensure that new development respects the preferred urban form and building types within the activity centre.

To ensure that new development is designed to provide an appropriate transition to and interface with adjoining and nearby residential development and heritage properties.

To ensure that new development contributes to safe and active streets with prioritised pedestrian environments.

To ensure that environmentally sustainable design is incorporated into new development.

2.0 Buildings and works

Buildings and works for which no permit is required

A permit is not required for the construction of:

- The installation of an automatic teller machine.
- An alteration to an existing building façade provided:
  - The alteration does not include the installation of an external roller shutter.
  - At least 80 per cent of the building façade at ground floor level is maintained as an entry window with clear glazing.
- An awning that projects over a road if it is authorised by the relevant public land manager.

Buildings and works requirements

Buildings and works should be generally in accordance with the built form plan of this schedule. The following design and development requirements apply to an application to construct a building or construct or carry out works.

Building height

A building should not exceed the preferred maximum building height and must not exceed the mandatory maximum building height specified in Table 1. A permit cannot be granted to vary the mandatory maximum building height requirements specified.

<table>
<thead>
<tr>
<th>Precinct on Map 1</th>
<th>Preferred maximum building height</th>
<th>Mandatory maximum building height</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>11 metres (3 storeys)</td>
<td>-</td>
</tr>
<tr>
<td>B</td>
<td>9 metres (2 storeys)</td>
<td>-</td>
</tr>
<tr>
<td>C</td>
<td>11 metres (3 storeys)</td>
<td>13.5 metres (4 storeys)</td>
</tr>
<tr>
<td>D</td>
<td>-</td>
<td>9 metres (2 storeys)</td>
</tr>
</tbody>
</table>

Building setback

*Primary street frontage*
A building should achieve a 2 storey street wall height with zero setback to the primary street frontage. This does not apply to Precinct C of Map 1, which should achieve a 3 storey street wall height.

**Setbacks from a side or rear boundary**

Where a building is adjacent to land in a residential zone, side and rear setbacks should be provided in accordance with the Standard B17 at Clause 55.04-1.

Where a side or rear boundary is separated from a boundary of a property in a Residential Zone by a laneway, the laneway width can form part of the setback distance at ground floor level.

For land on the eastern side of Hawthorn Road, a building must be set back from the boundary of 1 Clive Street, Brighton East, a minimum of:

- 3.5 metres at ground floor level.
- 5.5 metres at first floor level.

A permit cannot be granted to vary this requirement,

**Design detail**

Buildings should be designed to:

- Provide active street frontages at ground level by:
  - Orienting the front façade of a building and the main entrance to the face of the primary street frontage.
  - Applying clear glazing to windows and entrances, particularly along the primary street frontage.

- Provide passive surveillance from upper floors to the public realm.

- Storeys above the preferred street wall height should be visually recessed.

- Distinguish key street corners and key street view lines through the following techniques:
  - Variations in parapet detail;
  - Suitable mix of complementary colours and materials;
  - Maintaining activation of ground floor;
  - Maintaining human scale proportions;
  - Incorporating focal points at building entrances;
  - Screening ancillary structures from public view;
  - Wrapping design treatments around building corners.

- Retain and reinforce the pattern and rhythm of narrow building frontages within the streetscape and maintain human scale proportions.

- Acknowledge the parapets and roof forms of existing buildings on adjacent lots.

- Maximise surveillance of the public realm.

- Maximise access to natural light, including orienting offices, habitable room windows and balconies to the northerly aspect where possible.

- Provide natural ventilation, including cross ventilation where possible.

- Include external shading of windows where possible.

- Locate vehicle access to avoid or minimise disruption of pedestrian movement along a street by locating vehicle access to a property from a laneway or secondary street frontage where possible.
- Car parking should be located within a basement level at the rear of the building, or otherwise screened from view.
- Architectural detailing and building form should provide for a balance of horizontal and vertical elements.
- Utilise laneways as a physical break from new developments that are adjacent to residential areas.

3.0
Subdivision
None specified.

4.0
Signs
None specified.

5.0
Application requirements
The following application requirements apply to an application for a permit under Clause 43.02 in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:
- A design response which demonstrates how the development meets the requirements of this schedule.

6.0
Decision guidelines
The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:
- Whether the layout, siting and design of new development is consistent with the built form plan for the activity centre.
- Whether the development meets the design objectives and detailed design requirements of this schedule.
- Whether the amenity impact on any existing dwelling in a residential zone on an adjacent lot is acceptable.
- Whether the proposal has a detrimental impact on the ‘Otley’ property at 1 Clive Street, Brighton East.
- Whether the development creates the new pedestrian thoroughfares outlined in the built form plan.

The following decision guidelines apply to an application for a permit that exceeds the preferred building height requirements of this schedule:
- Whether the development provides a high standard of architectural design and an exemplary design response to the site context and design objectives.
- Whether the development demonstrates innovative environmental design.
- Whether the impact of overshadowing to adjoining streets, public spaces and residential properties is acceptable.
- Whether the development provides appropriate transitions in scale to lower building forms.
Built form plan

Map 1: East Brighton Shopping Centre - Small Neighbourhood Activity Centre