SCHEDULE 17 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO17.

SMALL NEIGHBOURHOOD ACTIVITY CENTRES

1.0

Design objectives

To ensure that the scale and form of new development is compatible with the role and function of the centre.

To respond to and enhance the foreshore environment of Port Phillip Bay.

To ensure that new development is designed to provide an appropriate transition to existing low scale residential areas.

To ensure that new development contributes to an enhanced pedestrian environment by providing for active street frontages.

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 plans 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 must not exceed 11 metres above natural ground level and must contain no more than 3 storeys. A permit cannot be granted to vary this requirement.

A building may exceed the maximum building height by up to 1 metre if the slope of the natural ground level, measured at any cross section of the site of the building wider than 8 metres, is greater than 2.5 degrees.

For the purposes of this schedule, building height within the Special Building Overlay is to be measured from the applicable flood level (to Australian Height Datum) for the site as advised by the floodplain management authority.

Non-structural elements and service equipment including plant rooms, lift overruns, structures associated with green roof areas and other such equipment may exceed the maximum building height where designed to the satisfaction of the responsible authority.

Building setback

Primary street frontage

A building should achieve a 3 storey street wall height with zero setback to the primary street frontage.
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 except where a street wall height for a secondary street is specified in the built form plans.

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.

A third storey is should be recessed or set back at least 5 metres from the front boundary.

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, including laneways, footpaths and open space.

- 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 views and connections to nearby public open space.

- 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.

- Car parking should be located within a basement level at the rear of the building, or otherwise screened from view.

- Create continuous laneway connections where land abuts a no-through access laneway.

- 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 neighbourhood and site description and 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 plans 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, including parking, traffic or building form is acceptable.
- The impact of the proposal on any adjoining heritage place.
- Whether the development provides appropriate setbacks to nearby sensitive uses.
- Whether the development creates the new pedestrian thoroughfares outlined in the urban form concept plans.
- Whether the development prevents the ability to extend laneways serving the activity centre.
Built form plans

Map 1: Esplanade and Grosvenor Street Centre

Map 2: Keys Street Centre