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C157

## **SCHEDULE 10 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO10**.

### **ELSTERNWICK ACTIVITY CENTRE**

#### **1.0**

#### **Design objectives**

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- To preserve and enhance the heritage character of the Glen Huntly Road shopping strip.
- To preserve and enhance the heritage and residential areas in Elsternwick.
- To encourage well designed mixed-use development, that supports the housing and economic needs of the Elsternwick activity centre.
- To ensure an appropriate design response to sensitive interfaces, such as heritage or residential sites and open space.
- To encourage developments in urban renewal areas and on strategic sites that provide a significant benefit for the Elsternwick community.

#### **2.0**

#### **Buildings and works**

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A permit is not required to construct a building or construct or carry out works for the purpose of:

- The installation of an automatic teller machine.
- An alteration to an existing building façade in a Commercial 1 Zone or Mixed Use Zone but only if:
  - The alteration does not include the installation of an external roller shutter; and
  - At least 80 per cent of the building facade at ground floor level is maintained as an entry or window with clear glazing.
- An awning that projects over a road in a Commercial 1 Zone or Mixed Use Zone, but only if it is authorised by the relevant public land manager.
- A single dwelling on a lot.
- Extension of a single dwelling on a lot or buildings and works ancillary to a single dwelling on a lot.

The following buildings and works requirements apply to an application to construct a building or construct or carry out works.

#### **Building Height**

A building should not exceed the maximum building height and the number of storeys specified in Column 3 of Table 1 to this schedule. This does not apply to architectural features, masts, building services or enclosed stairwells that do not exceed any required height limit by more than 4 metres. The combined floor areas of these features should not exceed 10 per cent of the gross floor area of the top storey of the building.

**Table 1 – Building height requirements**

<b>Column 1</b>	<b>Column 2</b>	<b>Column 3</b>
<b>Precinct Number</b>	<b>Precinct Name</b>	<b>Maximum building height</b>
1	Heritage Character (residential)	9m, comprising up to 2 storeys
2	Garden Apartment	n/a
3	Shoptop Heritage/Character	14m, comprising up to 4 storeys
4	Shoptop Standard	14m, comprising up to 4 storeys
5a (east)	Strategic Site	30m, comprising up to 8 storeys
5a (west)	Strategic Site	37m, comprising up to 10 storeys
5b	Strategic Site	23m, comprising up to 6 storeys
6	Urban Renewal	43m, comprising up to 12 storeys

The Precinct Numbers referred to in Column 1 of Table 1 are the areas shown on Map 1 forming part of this Schedule.

In Table 1, references to storeys do not include a basement.

### **Setbacks**

Buildings and works including lift overruns should:

- Achieve the setback requirements described below; and
- Be setback no less than the setbacks in Table 2 and illustrated in Table 3 to this schedule.

### **Setbacks - All areas**

Building setbacks should provide an appropriate response to sensitive interfaces shown on Map 1 to this schedule.

### **Setbacks - Precinct 2**

In Precinct 2 shown on Map 1 to this schedule, building setbacks should:

- Contribute to a low scale (two-storey) streetscape character, with upper floors recessed.
- Minimise the visual impact of development from adjoining residential sites.
- Avoid boundary to boundary development, to minimise impacts on adjoining properties and the residential streetscape character (walls-on-boundary may be provided on one side of the development only).
- Provide adequate separation between buildings to achieve a high level of internal amenity for existing and future occupants of dwellings and to minimise impacts on existing lower scale residential sites.
- Provide a well-landscaped garden setting including substantial front and rear setbacks that accommodate deep planted canopy trees.
- Provide an appropriate transition to adjoining sites that are of a lower scale.

### **Setbacks - Precinct 3 and 4**

In Precinct 3 and 4 shown on Map 1 to this schedule, building setbacks should:

- Within Precinct 3, ensure that upper levels are not visible when viewed from standing eye level (1.6m) at the street frontage directly across the street.
- Respond to the role, function and character of side streets, where the site is on a corner.
- Contribute to a street wall that reinforces traditional parapet heights and reduces visual prominence of upper floors.
- Provide a suitable transition to sensitive interfaces.
- Support the function of designated active and service laneways. Rear setbacks should result in widened accessways of 6m width.
- Support boundary to boundary development (side boundary to commercial sites), to maintain a consistent attached built form character.
- Where a side setback is proposed, provide adequate separation between buildings to achieve a high level of internal amenity for occupants of dwellings and to ensure equitable development outcomes.

#### **Setbacks - Precinct 5 and 6**

In Precinct 5 and 6, building setbacks should:

- Reduce the visual impact of taller buildings by providing a consistent street wall height with upper floors recessed.
- Not prejudice the delivery of future public open space in designated locations.
- Support the function of designated active and service laneways and facilitate new laneways and pedestrian connections between buildings.
- Provide adequate separation between towers of buildings to achieve a high level of internal amenity for existing and future occupants of adjacent towers and to avoid the appearance of a continuous built form when viewed from the public realm.
- Provide significant separation of tower forms from sensitive interfaces.

**Table 2 – Building Setback Requirements**

<b>Column 1 Precinct No.</b>	<b>Column 2 Precinct Name</b>	<b>Column 3 Street setback</b>	<b>Column 4 Side and rear setbacks</b>
1	Heritage Character (residential)	n/a	n/a
2	Garden Apartment	<p>Primary frontage:</p> <ul style="list-style-type: none"> <li>7m, to a height of two storeys</li> <li>A further 4m at the third storey.</li> <li>A further 3m at the fourth storey.</li> </ul> <p>Secondary frontage (corner sites):</p> <ul style="list-style-type: none"> <li>3m to a height of two storeys</li> <li>A further 2m at the third storey.</li> </ul>	<p>Side setback in accordance with Clause 55.04.-1 of this planning scheme except for:</p> <ul style="list-style-type: none"> <li>Minimum side setback of 6m for secluded private open space at upper floors.</li> </ul> <p>Rear setback:</p> <ul style="list-style-type: none"> <li>5m, to a height of 2 storeys</li> <li>A further 6m at the third storey and above.</li> <li>A further 3m at the fourth storey.</li> </ul>
3 & 4	<p>Shoptop (Heritage/Character)</p> <p>Shoptop (Standard)</p>	<p>Primary Street Frontage Setback:</p> <ul style="list-style-type: none"> <li>0m to a height of 2 storeys (9m including parapet/balustrade)</li> <li>Upper level setbacks — 5m</li> </ul> <p>Secondary Street Frontage Setback (where the site is on a corner):</p> <p>Where the secondary frontage is a main road:</p> <ul style="list-style-type: none"> <li>0m to a height of 2 storeys (9m including parapet/balustrade)</li> <li>Upper level setbacks — 5m</li> </ul> <p>Where the secondary frontage is a local street:</p> <ul style="list-style-type: none"> <li>0m to a height of 2 storeys (9m including parapet/balustrade)</li> </ul>	<p><b>Commercial interface</b></p> <p>Where the site abuts a commercial/mixed use site:</p> <ul style="list-style-type: none"> <li>Any side-facing balconies should be setback a minimum of 6m from the side boundary.</li> </ul> <p>Where the site abuts a laneway:</p> <ul style="list-style-type: none"> <li>3 metre setback from the laneway to a height of two storeys, to provide an overall laneway width of 6m.</li> <li>Upper level setbacks — a further 3m</li> </ul> <p><b>Residential interface</b></p> <p>Side Setback where the site abuts a residential site:</p> <ul style="list-style-type: none"> <li>0m to a height of two storeys (9m)</li> <li>Upper level setback – 3m</li> </ul> <p>Rear Setback</p> <p>Where the site directly abuts a residential site:</p> <ul style="list-style-type: none"> <li>6m setback to a height of two storeys.</li> </ul>

Column 1 Precinct No.	Column 2 Precinct Name	Column 3 Street setback	Column 4 Side and rear setbacks
		<ul style="list-style-type: none"> <li>• Upper level setbacks — 3m</li> </ul> <p><i>In precinct 3, upper levels should be set back so as not to be visible when viewed from standing eye level (1.6m) at the street frontage directly across the street.</i></p>	<ul style="list-style-type: none"> <li>• A further 5m at the third storey.</li> <li>• A further 6m at fourth and fifth storeys.</li> </ul> <p>Where the site abuts a laneway:</p> <ul style="list-style-type: none"> <li>• 3m setback from the laneway to a height of two storeys, to provide an overall accessway at width of 6m.</li> <li>• A further 5m at the third storey.</li> <li>• A further 6m at fourth and fifth storeys.</li> </ul>
5 & 6	Strategic Site  Urban Renewal	0m to a height of 3 storeys (13m including parapet/balustrade) Upper level setbacks — 5m	<p>Where a site abuts a commercial/mixed use site:</p> <ul style="list-style-type: none"> <li>• 3m setback to a height of three storeys (13m), to provide a laneway connection between buildings (overall width 6m)</li> <li>• Upper level setbacks — 3m</li> </ul> <p>Where a site abuts a sensitive interface shown in Map 1:</p> <ul style="list-style-type: none"> <li>• 6m setback to a height of two storeys (9m),</li> <li>• A further 5m at the third storey</li> <li>• A further 3m at fourth storey</li> <li>• All subsequent levels set back 20m from the property boundary</li> </ul>

## **Building Design**

### **Building Design – All areas**

- Buildings should incorporate high quality materials, textures and colours that respond to the residential or commercial characteristics of the streetscape, as appropriate.
- Buildings should be designed to address front, oblique and side views.
- Where appropriate, buildings should provide wide entries that are clearly visible, legible and welcoming.
- Building services including domestic services, utilities and waste management facilities should be well-placed, concealed and integrated into building design.
- Buildings should minimise overshadowing impacts on existing and future open spaces, commercial footpath-trading areas and existing residential sites.

### **Building Design - Precinct 1**

- In precinct 1 shown on Map 1 to this schedule, buildings should make a positive contribution to heritage and character streetscapes.

### **Building Design - Precinct 2**

- In Precinct 2 shown on Map 1 to this schedule, roof design should:
- Positively respond to and enhance the residential streetscape.
- Incorporate contemporary architectural interpretations of traditional roof forms to assist with streetscape integration.

### **Building Design - Precinct 3-6**

- In Precincts 3-6 shown on Map 1 to this Schedule, buildings should:
  - Incorporate a podium and tower form with detailing emphasised at ground floor to achieve a human scale with an active street level experience.
  - Provide separation between a low-scale podium and upper levels to assist in integration with traditional low-scale streetscapes and to assist in mitigating building bulk and overlooking (without reliance on privacy screens).
  - Provide active edges at ground floor, with weather protection (awnings), openings and architectural detailing providing activity and interest for people.
  - Create new active frontages to new plazas and active laneways, and conceal services in these locations.
  - Consolidate upper setbacks to avoid a visible tiered form.
  - Where the street proportions and character are strongly defined, respond to those key features (such as setbacks, parapets, cornices, awnings or colonnade heights).
  - Use vertical and horizontal architectural elements and spacings that match the development pattern of the street (for example, match the finegrain character of surrounding buildings by matching vertical alignments in the podium of a building).
  - Where adjacent to sensitive interfaces, provide a transition in scale from larger buildings to areas of smaller scale.
  - Ensure that ground floor development fronting Selwyn Street contributes to its role as a cultural precinct.
  - In Precinct 3, prioritise the retention of existing street frontages, including restoration or reconstruction of original heritage features.

- In Precincts 5 and 6 shown on Map 1 to this Schedule, buildings should support a range of employment, residential and community spaces.

### **Garden setting and landscaping (Precincts 1 and 2 shown on Map 1)**

- Buildings should:
  - Provide an open and landscaped garden setting with substantial front and rear setbacks, deep planted canopy trees and permeable surfaces.
  - Minimise basement footprints within the front and rear setbacks to provide for deep planting.
  - Provide a minimum of 1 advanced canopy tree per 8 metres of boundary at the front and rear; and 1 tree per ground floor dwelling in total (total includes advanced canopy trees). If the result is not a whole number, round up to the nearest whole number.

### **Outlook, overlooking and passive surveillance**

- Buildings should:
  - Ensure active living areas (balconies, courtyards, terraces, lounges, kitchens, dining, etc.) maximise views, outlook, natural daylight and ventilation while managing overlooking and visual privacy for residents without the need for excessive screening.
  - Encourage interaction and passive surveillance of the street and public open space, with windows, balustrades, fencing and landscaping that provide a level of permeability.
  - Avoid balconies and upper level living areas facing side boundaries.
  - Developments should not borrow from the separation, outlook and amenity of developable adjoining land.

### **Access and parking - Residential**

- In Precincts 1 and 2 shown on Map 1, buildings should:
  - Ensure that accessways and car parking structures are visually recessive and do not compromise landscaping opportunities.
  - Minimise the number and width of vehicle crossings and driveways, and conceal or recess garage and basement entries.
  - Vehicle access from side streets or rear lanes is preferred. However, if required on the primary street frontage, driveways/access ramps should provide for a high level of landscaping and not dominate the front setback.

### **Access and parking - Commercial/Mixed Use**

- In Precincts 3-6 shown on Map 1, building should:
  - Prioritise high quality streetscapes through considered parking and access design that minimises visual and physical impacts.
  - Focus on maintaining active land uses at street level by locating parking structures underground in basements or towards the rear of the building if above ground.
  - Provide vehicle access from side streets or rear laneways if available.
  - Minimise access and crossover widths as much as practical.
  - Ensure that bicycle parking is secure, convenient and readily accessible.
  - Separate resident and visitor entries from commercial entries, service areas, vehicle accessways and loading zones.

**Site consolidation (Precincts 2-6 shown on Map 1)**

- Sites should be consolidated where appropriate to deliver an efficient built form and to ensure the visual and amenity impact of larger developments can be managed within the site.
- Building design on consolidated sites should continue to respond to the rhythm and pattern of development on the street.
- New laneways should be created on larger consolidated sites where appropriate.

**3.0**

**Subdivision**

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None specified.

**4.0**

**Advertising signs**

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None specified.

**5.0**

**Decision guidelines**

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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 development responds to the design objectives set out in Clause 1.0 to this schedule.
- The extent to which proposed buildings respect the preferred scale and form of development, particularly when viewed from the pedestrian network.
- Whether the design and form of buildings supports the housing and economic needs of the Elsternwick Activity Centre.
- Whether proposed buildings on sites that are in the vicinity of a heritage place are respectful of that heritage place.
- Whether proposed buildings are sensitively designed to avoid views into secluded private open spaces and habitable room windows of dwellings on adjacent land.
- The impact of overshadowing to the public realm.
- Whether development in Precinct 5 or 6 demonstrates a high level of architectural quality and makes a positive contribution to the public realm.
- Whether any building in Precinct 5 or 6 that exceeds the maximum preferred building height
  - Demonstrates that the development includes the provision of significant community benefit; and
  - Does not create unreasonable impacts on the amenity of sensitive interfaces as a result of additional height; and
  - Demonstrates architectural design excellence.

**Reference documents**

*Elsternwick Structure Plan, 2018-2031 (February 2018)*

*Glen Eira City Council Quality Design Guidelines – Residential Areas (March 2018)*

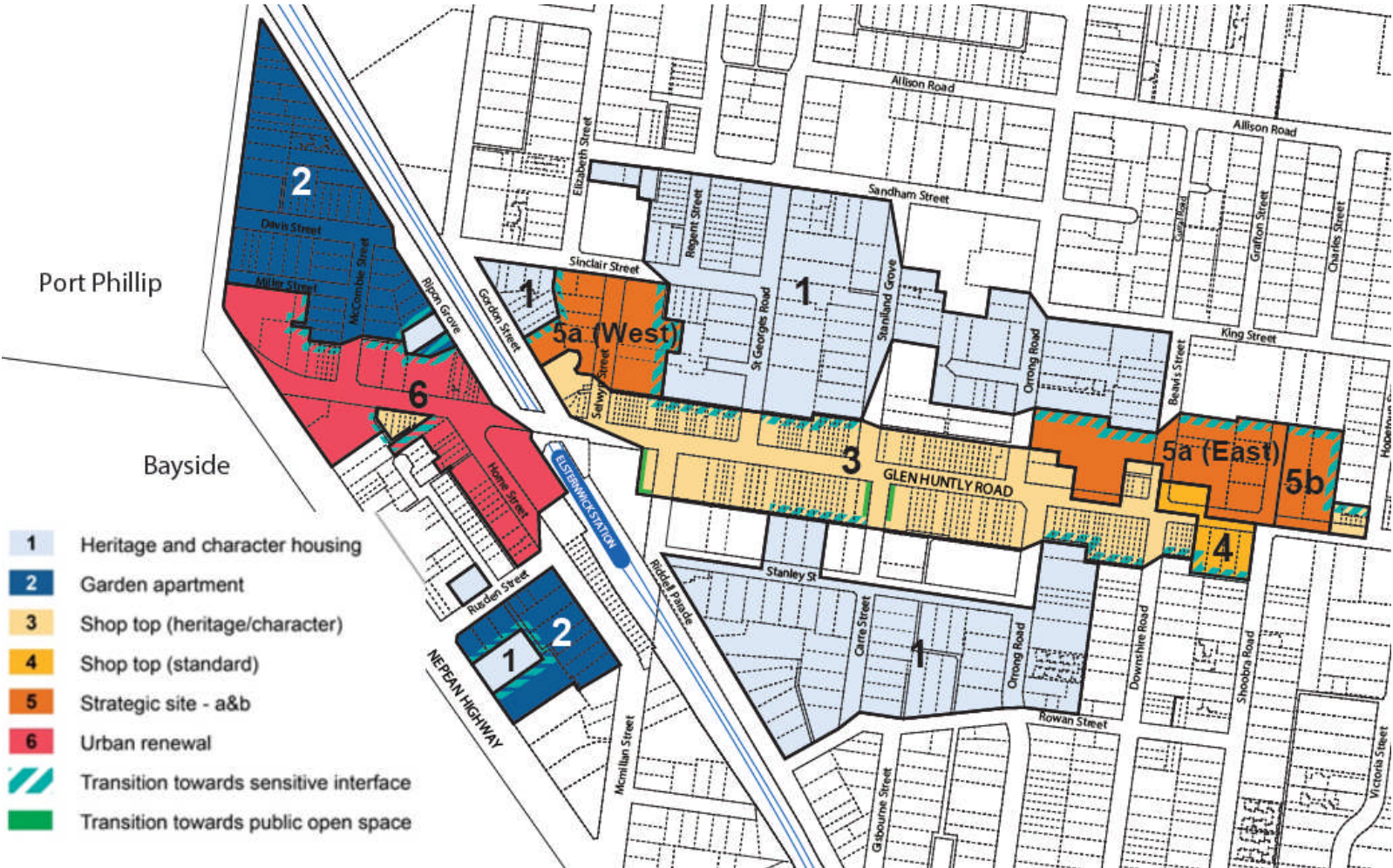
*Glen Eira City Council Quality Design Guidelines – Commercial and Mixed Use Areas (March 2018)*

**Expiry**

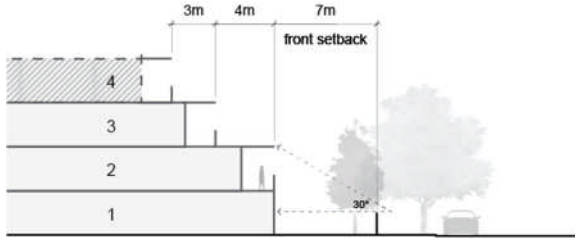

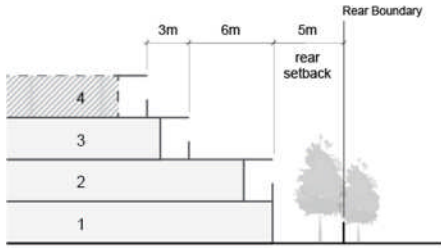

The requirements of this overlay cease to have effect after 30 June 2020.

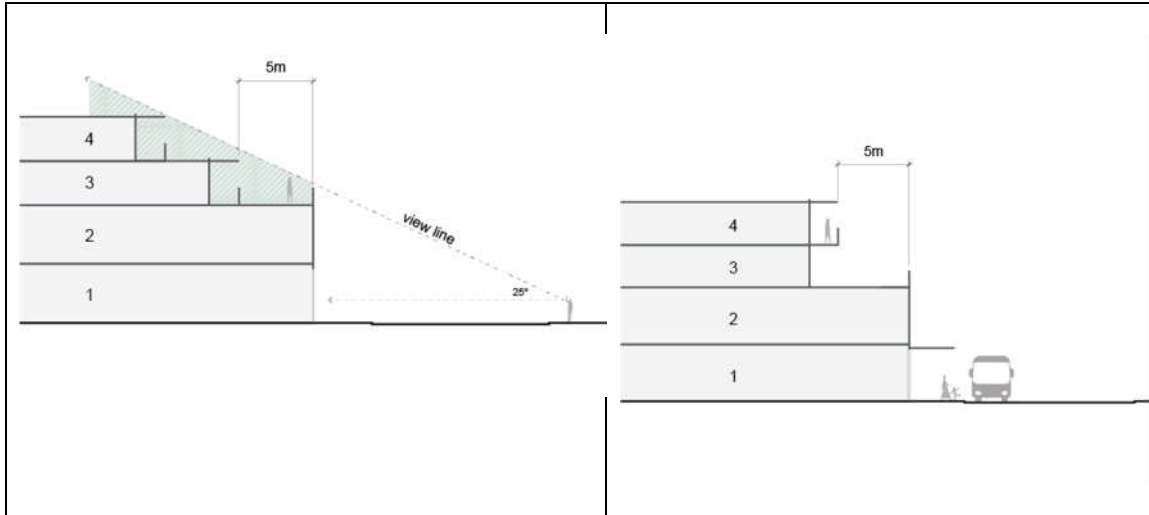


Map 1 - Precinct Plan

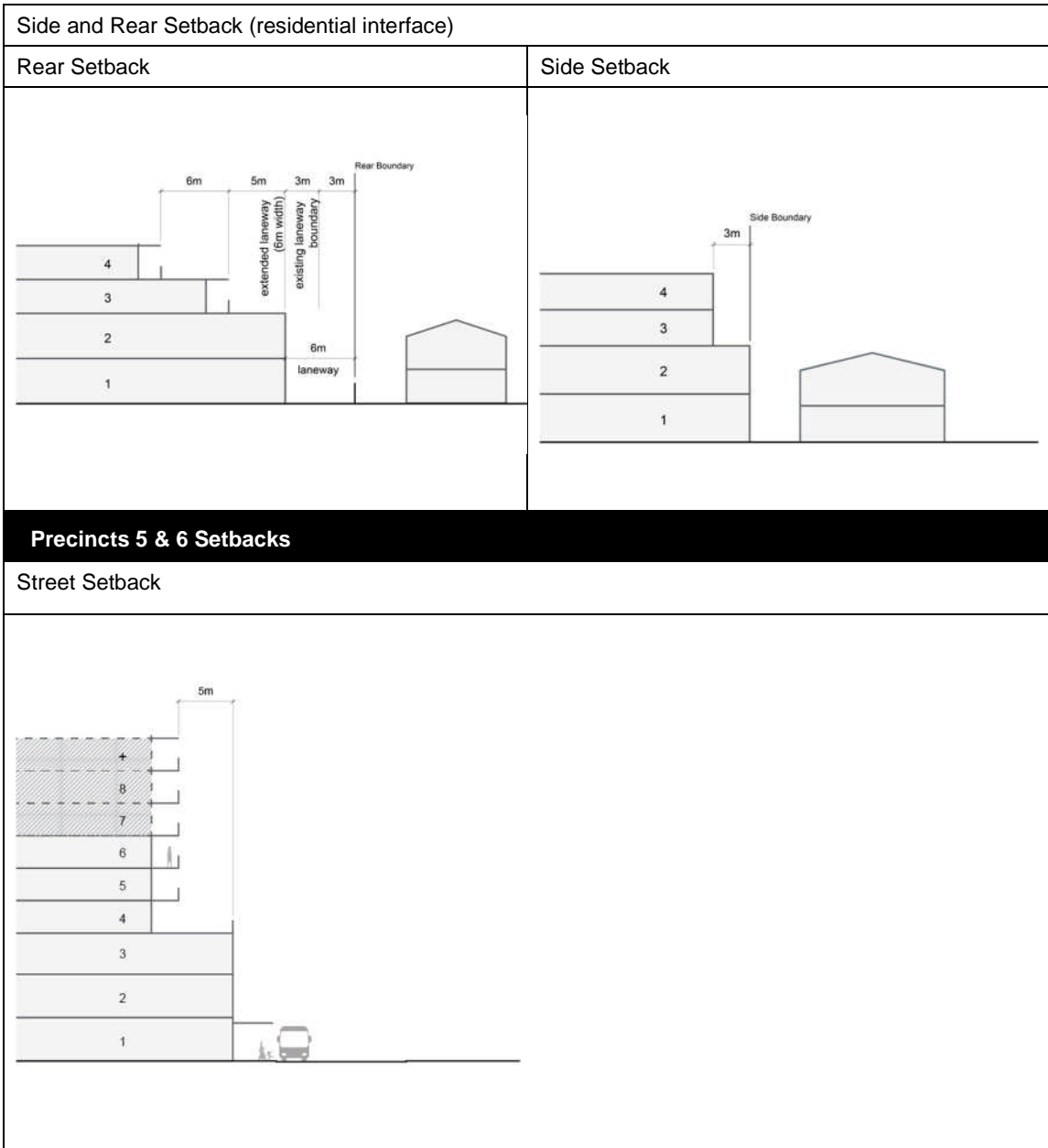


**Table 3 Setback Diagrams**

<b>Precinct 2 Setbacks</b>	
<p>Street Setback</p> 	<p>Secondary Street Frontage (corner sites)</p> 
<p>Rear Setback</p> 	<p>Side Setback</p> 
<b>Precincts 3 and 4 Setbacks</b>	
<p>Street Setback (Precinct 3)</p>	<p>Street Setback (Precinct 4)</p>

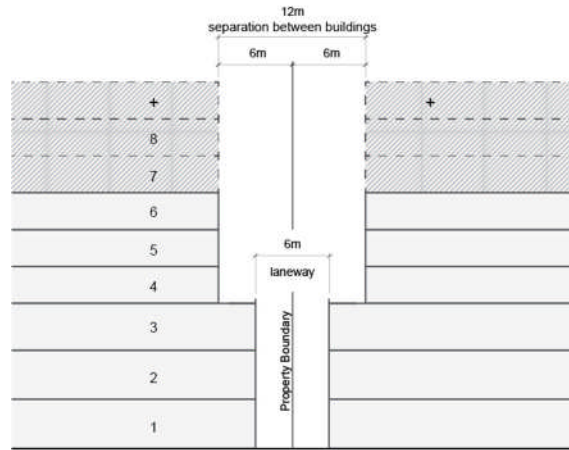


Secondary street frontage (corner sites)											
Main Road Frontage	Local Road Frontage										
<p>A diagram showing a corner site with four levels labeled 1, 2, 3, and 4. Level 1 is the base, level 2 is above it, level 3 is above level 2, and level 4 is above level 3. A vertical dimension line indicates a 5m setback from the main road to the start of level 4.</p>	<p>A diagram showing a corner site with four levels labeled 1, 2, 3, and 4. Level 1 is the base, level 2 is above it, level 3 is above level 2, and level 4 is above level 3. A vertical dimension line indicates a 3m setback from the local road to the start of level 4. A small car icon is shown on the local road.</p>										
Side and Rear Setback (commercial interface)											
Where the site abuts a commercial/mixed use site	Where the site abuts a laneway										
<p>Note: balconies facing side or rear to be setback minimum 6m from boundary</p> <table border="1"> <thead> <tr> <th></th> <th>Property Boundary</th> </tr> </thead> <tbody> <tr> <td>4</td> <td></td> </tr> <tr> <td>3</td> <td></td> </tr> <tr> <td>2</td> <td></td> </tr> <tr> <td>1</td> <td></td> </tr> </tbody> </table>		Property Boundary	4		3		2		1		<p>A diagram showing a site with four levels labeled 1, 2, 3, and 4. A vertical line indicates the 'Property Boundary'. To the right of the property boundary is a 'laneway'. A horizontal dimension line above the laneway indicates a '12m separation' from the property boundary. This 12m separation is divided into three sections: 3m, 6m, and 3m. The 6m section is directly adjacent to the laneway.</p>
	Property Boundary										
4											
3											
2											
1											



Side and Rear Setback

Commercial Interface



Sensitive Interface

