

10/04/2014
C117**SCHEDULE 7 TO THE DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO7**.

KEILOR ROAD MAJOR ACTIVITY CENTRE**1.0**10/04/2014
C117**Design objectives**

- To develop a consistent street rhythm which reinforces local character and creates an engaging interface.
- To minimise the impact of higher density development on adjoining land uses in terms of appearance, amenity and streetscape presentation.
- To increase density in the residentially zoned streets surrounding the core commercial area while reducing any adverse amenity impacts on the surrounding area.
- To increase commercial and residential density along the Keilor Road (main road) Corridor through a range of dwelling types and sizes.
- To promote the development of contemporary, high quality designed buildings which contribute to the local identity of Keilor Road.
- To achieve excellence and diversity in architecture, which incorporates Environmental Sustainable Design, Water Sensitive Urban Design and Crime Prevention through Environmental Design initiatives.
- To ensure new development provides well-located, accessible and safe car parking areas which do not visually dominate the streetscape.
- To provide a pedestrian friendly environment along all street frontages and active frontages in commercial areas.
- To integrate planting and landscaping in new development to enhance the appearance and amenity of buildings and spaces.

2.010/04/2014
C117**Buildings and works**

An application must be accompanied by a statement detailing how the proposed building or works will achieve each of the design objectives within this schedule.

A permit is not required:

- To construct or carry out works normal to a dwelling.
- To construct or extend an out-building, garage or car port on a lot provided that it is behind the front line of the dwelling and does not exceed the guidelines in Table 1 to this schedule.
- To construct or extend a front fence in Precincts 1 and 2 provided this complies with Table 1 to this schedule.

A permit is required:

- To construct or extend a front fence in Precincts 3 and 4.

Building height

Building height does not include architectural features or building services.

Preferred Maximum Building Heights are set out in Table 1 of this schedule. If a proposed building exceeds these heights the application must be accompanied by a detailed site

analysis, urban context report and shadow assessment and must clearly demonstrate how the development will achieve each of the design objectives of this schedule.

Setbacks

Minimum setbacks are set out in Table 1.

Where the side or rear boundary is shared with a property in a Residential Zone or Commercial Zone, eaves, porches, balconies and verandahs may encroach not more than 0.5 metres into the nominated setback.

Where the side or rear boundary fronts onto a street or public park, eaves porches, balconies and verandahs may encroach not more than 2.5 metres into the nominated setback.

To build within the preferred setbacks an application must demonstrate how the development will achieve each of the Design Objectives of this schedule.

Key sites

Applicants may seek consideration of a site as a 'key site' by demonstrating compliance in principle with the criteria below. These sites must be located in Precincts 3 or 4 and may be considered appropriate for an increased height limit through submission of a site analysis and urban context report. It must also be demonstrated that the additional height has no significant amenity impacts in terms of overlooking and overshadowing of residential properties.

Sites within designated areas which can demonstrate compliance with at least three of the following criteria may be appropriate for an increased height limit of up to 6 storeys.

The criteria are:

- The site has a total land parcel area of greater than 1,000 square metres with a frontage width of greater than 20 metres.
- The site is within 400 metres of a tram stop or train station.
- New vehicle access to the site can be achieved by a side street or via a rear lane (where access is not more than 25m from the laneway entry).
- The additional height applicable to a 'key site' has no significant amenity or heritage impacts. Amenity impacts refer to overlooking, overshadowing or significant detriment to existing view lines. Heritage impacts are to be considered where the site adjoins land in a Heritage Overlay.

Table 1

Preferred heights, setbacks and precinct guidelines

Precincts 1 and 2 (Land in a Residential Zone/Public Use Zone or Commercial 1 Zone)

These requirements apply to a property shown as located in Precincts 1 and 2 on the Keilor Road Activity Centre Precinct map that forms part of this schedule.

Preferred maximum building height	Minimum ground level setback	Minimum upper level setback
Up to 3 storeys (9-10m) in accordance with standards A4 (Clause 54) and B7 (Clause 55).	Standards A3, A10, B6 & B10 within Clause 54 and Clause 55 apply to all residential zoned properties.	The relevant standards of Clause 54 and Clause 55 apply to residential zoned properties.

Preferred maximum building height	Minimum ground level setback	Minimum upper level setback
Up to 5 storeys (18m) on sites >5000 square metres.	<p>SIDE</p> <p>Where the sides of the lot abut a residential property buildings over 3 storeys (10m) in height should be set back a minimum of 3 metres from side boundaries.</p>	<p>FRONT & REAR</p> <p>Upper levels above the third storey should be set back a minimum of 3 metres from the ground floor building footprint (at the front and rear).</p>

Precinct 3 (Land in a Commercial 1 Zone)

These requirements apply to a property shown as located in Precinct 3 on the Keilor Road Activity Centre Precinct map that forms part of this schedule.

Preferred maximum building height	Minimum ground level setback	Minimum upper level setback
<p>Up to 3 storeys (9m - 10m) where a single dwelling covenant applies</p> <p>Up to 4 storeys (15m)</p> <p>Up to 5 storeys (18m) on sites >5,000 square metres</p> <p>Up to 6 storeys (21m) on 'key sites'</p>	<p>FRONT</p> <p>Buildings should be built to the front boundary (zero metre front setback).</p> <p>REAR</p> <p>Where the rear of the lot abuts a lane buildings should be set back a minimum of 1 metre from the rear boundary.</p> <p>Where the rear of the lot abuts a residential property buildings should be set back a minimum of 3 metres from the rear boundary.</p>	<p>FRONT</p> <p>All levels above the third storey should be setback a minimum of 3 metres from the ground floor building footprint (at the front).</p> <p>REAR</p> <p>All levels above the third storey should be setback a minimum of 5 metres from the ground floor building footprint (at the rear).</p>

Precinct 4 (Land in a Commercial 2 Zone)

These requirements apply to a property shown as located in Precinct 4 on the Keilor Road Activity Centre Precinct map that forms part of this schedule.

Preferred maximum building height	Minimum ground level setback	Minimum upper level setback
<p>Up to 3 storeys (12m)</p> <p>Up to 4 storeys (15m) on sites >5,000m²</p> <p>Up to 6 storeys (21m) on 'key sites'</p>	<p>FRONT</p> <p>Buildings should be set back a minimum of 1.5 metres to provide a landscaped front setback.</p> <p>REAR</p> <p>Where the rear of the lot abuts a residential</p>	No requirement.

Preferred maximum building height	Minimum ground level setback	Minimum upper level setback
	property: <ul style="list-style-type: none"> ▪ Buildings up to 3 storeys (12m) in height should be set back a minimum of 10 metres from the rear boundary. ▪ Buildings over 3 storeys (12m) in height should be set back a minimum of 15 metres from the rear boundary. 	

3.0

10/04/2014
C117

Decision guidelines

Before deciding on an application to construct a building or carry out works, the responsible authority must consider:

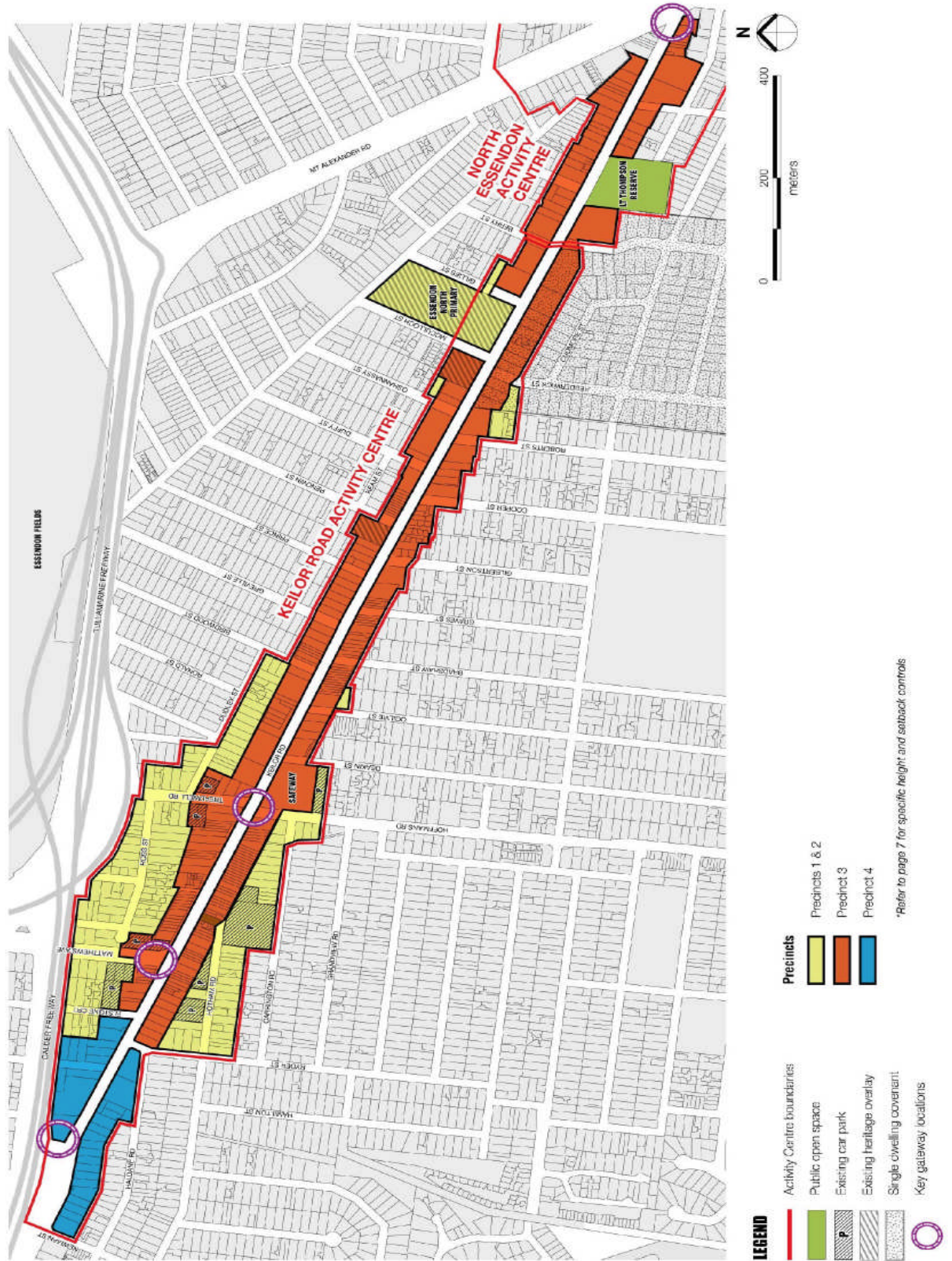
- How the proposed development responds to each of the design objectives of this schedule.
- The preferred maximum heights, setbacks and precinct specific provisions specified in Table 1 to this schedule.
- The design, scale, height and visual bulk of the development in relation to the surrounding land uses and built form character of the corridor.
- Whether the building materials, colours and finishes reflect the surrounding built form.
- The treatment of surrounding sensitive interfaces and any impacts on residential amenity.
- The layout and appearance of areas set aside for car parking, access and egress and the location of any proposed off street car parking.
- The incorporation of environmentally sustainable initiatives and treatments.
- The impact of any variation in heights to those as specified within Table 1 to the schedule and whether these variations continue to meet the objectives of this schedule.
- Whether key sites meet the criteria as specified in this schedule.
- Whether the proposed development is consistent with the Keilor Road Built Form Guidelines 2012.

4.0

10/04/2014
C117

Reference Documents

- *Keilor Road Built Form Guidelines 2012*



KEILOR ROAD ACTIVITY CENTRE PRECINCT MAP