

21/12/2017  
C192**SCHEDULE 4 TO THE DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO4**.

**NEIGHBOURHOOD ACTIVITY CENTRES****1.0 Design objectives**24/09/2015  
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To ensure new development is designed to facilitate a lively, attractive and safe local activity centre, and assist in improving its economic viability.

To ensure new development is designed to respond to the immediate site environs, reflect the role of the centre and enhance the character of the surrounding residential area.

To ensure new buildings incorporate design detail that provides a high quality and visually interesting interface with the streetscape (including internal streets within larger centres) and the surrounding residential area, addressing issues of amenity, functionality, adaptability and accessibility.

To ensure new buildings create a complementary interface to enhance the public realm.

To ensure new development is designed to minimise potential off-site impacts such as noise (including from services), overlooking, access to sunlight, and light spillage on adjoining residential properties.

**2.0 Buildings and works**21/12/2017  
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The following buildings and works requirements apply to an application to construct a building or construct or carry out works:

**Building heights**

- Buildings and works should not exceed the preferred maximum building height specified in the table and maps to this schedule.
- An application to exceed the preferred maximum building height must demonstrate how the development will continue to achieve the Design Objectives and Built Form Outcomes of this schedule, and any local planning policy requirements.
- The preferred maximum building height excludes rooftop services which should be hidden from view from any adjoining public space or designed as architectural roof top features. Rooftop services includes but is not limited to plant rooms, air conditioning, lift overruns and roof mounted equipment.
- Where the property abuts a residentially zoned site, all measurements of height should be taken from the abutting residential property boundary.

**Building setbacks**

- Buildings and works should be in accordance with the preferred setbacks specified in the table and maps to this clause.
- Properties abutting a residential zone must provide transitional upper level setbacks at the residential interface to maintain the amenity of adjoining residential properties.
- Built form for non-residential uses at ground level should provide active frontages to streetscapes.
- Recessed upper levels are preferred to reduce the appearance of building bulk.
- An application to vary the preferred setbacks must demonstrate how the development will continue to achieve the Design Objectives and Built Form Outcomes of this schedule and any local planning policy requirements.

Table to Schedule 4

<b>N'hood Activity Centre Category</b>	<b>Preferred maximum height</b>	<b>Preferred front (street) setbacks</b>	<b>Preferred rear setbacks</b>	<b>Preferred side setbacks</b>	<b>Built form outcome</b>
1A	11m (3 storeys) 7.5m (2 storeys) on a boundary adjoining a residential zone.	0m Set back upper levels over 7.5m a minimum of 3m from the front boundary.	Where the rear of the lot abuts a residential property or street, set back buildings a minimum of 3 metres from the rear boundary. Where the rear of the lot abuts a laneway, setback buildings a minimum of 1 metre from the rear boundary. Set back upper levels over 7.5 metres a minimum of 5 metres from the rear ground level building footprint.	Where the side of the lot abuts a residential property, buildings over 7.5 metres should be set back 1 metre from that boundary.	Development respects the low scale built form character of the surrounding residential areas.
1B	14.5m (4 storeys) 7.5m (2 storeys) on a boundary adjoining a residential zone.	0m Set back upper levels over 7.5m a minimum of 3m from the front boundary.	Where the rear of the lot abuts a residential property or street, set back buildings a minimum of 3 metres from the rear boundary. Where the rear of the lot abuts a laneway, set back buildings a minimum of 1 metre from the rear boundary. Set back upper levels over 7.5m a minimum of 5m from the rear ground level building footprint.	Where the side of the lot abuts a residential property, buildings over 7.5 metres should be set back 1 metre from that boundary. Where the height exceeds 11 metres, the setback should be setback 3 metres from that boundary.	Development respects the low scale built form character of the surrounding residential areas.
2A	14.5m (4 storeys) 7.5m (2 storeys) on a boundary adjoining a residential zone.	0m Set back upper levels over 11m a minimum of 3m from the front boundary.	Where the rear of the lot abuts a residential property or street, set back buildings up to 7.5m in height a minimum of 3 metres from the rear boundary. Where the rear of the lot abuts a laneway, set back buildings up to 7.5m in height a minimum of 1	Where the side of the lot abuts a residential property, buildings over 7.5 metres should be set back 1 metre from that boundary. Where the height exceeds 11 metres, the	The scale of development provides an appropriate interface with the surrounding residential areas.

N'hood Activity Centre Category	Preferred maximum height	Preferred front (street) setbacks	Preferred rear setbacks	Preferred side setbacks	Built form outcome
			<p>metre from the rear boundary. Set back upper levels over 7.5m a minimum of 5m from the rear boundary.</p> <p>Set back upper levels over 11m a minimum of 5m from the rear ground level building footprint.</p>	<p>setback should be setback 3 metres from that boundary.</p>	
2B	<p>18m (5 storeys) 7.5m (2 storeys) on a boundary adjoining a residential zone.</p>	<p>0m Set back upper levels over 11m a minimum of 3m from the front boundary.</p>	<p>Where the rear of the lot abuts a residential property or street, set back buildings up to 7.5m in height a minimum of 3 metres from the rear boundary.</p> <p>Where the rear of the lot abuts a laneway, no setback is required for buildings up to 7.5m in height.</p> <p>Set back upper levels over 7.5m a minimum of 5m from the rear boundary.</p> <p>Set back upper levels over 11m a minimum of 5m from the rear ground level building footprint.</p>	<p>Where the side of the lot abuts a residential property, buildings over 7.5 metres should be set back 1 metre from the ground floor building footprint.</p> <p>Where the height exceeds 11 metres, the setback should be setback 3 metres from the ground floor building footprint.</p>	<p>The scale of development provides an appropriate interface with the surrounding residential areas.</p>
3	<p>21.5m (6 storeys)</p>	<p>0m Set back upper levels over 14.5m a minimum of 3m from the front boundary.</p>	<p>Where the rear of the lot abuts a residential property or street, set back buildings a minimum of 5 metres from the side or rear boundary. The setback area should be heavily landscaped.</p> <p>Where the side or rear of the lot abuts a laneway, set back buildings a minimum of 3 metres from the side or rear boundary. The</p>	<p>Where the side of the lot abuts a residential property or street, set back buildings a minimum of 5 metres from the side boundary. The setback area should be heavily landscaped.</p> <p>Set back upper levels over 14.5m a minimum of 5m from the</p>	<p>The scale of development provides an appropriate interface with the surrounding residential areas.</p>

N'hood Activity Centre Category	Preferred maximum height	Preferred front (street) setbacks	Preferred rear setbacks	Preferred side setbacks	Built form outcome
			setback area should be heavily landscaped. Set back upper levels over 14.5m a minimum of 5m from the rear ground level building footprint.	side ground level building footprint.	

**3.0**

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**Subdivision**

None specified.

**4.0**

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**Advertising signs**

None specified.

**5.0**

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**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:

- An application to exceed the preferred maximum building height and/or vary the preferred setbacks must demonstrate how the development will achieve the Design Objectives and Built Form Outcomes of this schedule, and any local planning policy requirements;
- Whether the proposed buildings or works achieve high or superior architectural quality;
- Whether the proposed buildings or works achieve innovation with respect to environmental sustainability;
- Whether the proposed buildings or works involve innovative approaches to heritage fabric;
- Whether the proposed buildings or works achieve an equivalent or better design outcome;
- Whether the proposed buildings or works minimise impacts on amenity;
- Whether the design response to the site context including heights and setbacks on adjoining properties and existing neighbourhood character; and
- Whether the proposed buildings or works achieve specific urban design outcomes such as vista retention, protection of the public realm from excessive shadowing, transition to other land, or achieving specific land use outcomes.

**6.0**

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**Reference Documents**

*Neighbourhood Activity Centre Urban Design Guidelines, 2014*

