

19/04/2018  
C169**SCHEDULE 3 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**Shown on the planning scheme map as **DDO3**.**MT ALEXANDER ROAD CORRIDOR****1.0 Design objectives**24/01/2013  
C102

- To encourage building design and development that will enhance the visual appearance of the Mt Alexander Road Corridor.
- To minimise the impact of development on adjoining land uses in terms of appearance, amenity and streetscape presentation.
- To ensure any development adjacent to a heritage building does not compromise the building and is of a respectful scale and form.
- To achieve excellence and diversity in architecture, which incorporates Environmentally Sustainable Design initiatives.
- To prevent the visual intrusion caused by the inappropriate siting, massing and appearance of buildings and works.
- To provide a pedestrian friendly environment along all street frontages and active frontages in commercial areas.
- To enhance the role of sustainable transport modes and locate access to development so as to protect the transport function of the corridor.

**2.0 Buildings and works**24/01/2013  
C102

A permit is not required:

- To construct or extend a single dwelling, or carry out works in association with a single dwelling on a lot in excess of 300m<sup>2</sup>, provided this does not exceed the preferred building heights and front, side and rear setback requirements in Table 1 to this schedule.
- 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 preferred building heights and front, side and rear setback requirements in Table 1 to this schedule.

**2.0.1 Fences**24/01/2013  
C102

A permit is required to construct or extend a front fence or a fence that abuts Public Open Space except where the fence does not exceed 1.2 metres in height.

**3.0 Building Heights**24/01/2013  
C102

Preferred Maximum Building Heights are outlined in Table 1. The Preferred Maximum Building Heights do not include architectural features or building services. An application for a building height which exceeds the preferred maximum building heights outlined in Table 1 must be accompanied by a written statement justifying the variance. All applications must also be consistent with the objectives of the *Mt Alexander Road Corridor Urban Design Guidelines 2010*.

**4.0 Key Sites**19/04/2018  
C169

A site within Precinct B, C-2, D, F or H, as shown on Maps 1 and 2 to this Schedule, will be a 'key site' if it meets all of the following criteria.

- The site has a total land parcel area of greater than 1000 m<sup>2</sup> 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 via a side street or via a rear lane (where access is not more than 25 metres from the laneway entry)
- The additional height applicable to a 'key site' has no significant amenity impacts. This refers to overlooking, overshadowing or significant detriment to existing view lines.

A 'key site' within Precinct B, C-2, D, F or H should meet the Preferred Maximum Building Height specified in Table 1 to this schedule.

## 5.0

### Setbacks

24/01/2013  
C102

Preferred setbacks are outlined in Table 1.

Eaves, porches, balconies and verandahs may encroach not more than 2.5 metres into the nominated setback.

An application for a building with setbacks which do not comply with those specified in Table 1, must supply a written statement which provides justification for this variance. All applications must be consistent with the objectives of the *Mt Alexander Road Corridor Urban Design Guidelines 2010*.

## 6.0

### Precinct Specific Guidelines

19/04/2018  
C169

Precinct Specific Guidelines are outlined in Table 1.

An application which does not meet the guidelines specified in Table 1, must supply a written statement which provides justification for this variance. All applications must be consistent with the *Mt Alexander Road Corridor Urban Design Guidelines 2010*.

### Access

The preferred location for new access points for all future developments across all precincts, with the exclusion of Precinct A, is off side roads or rear lanes rather than Mt Alexander Road.

**Table 1 of Preferred Heights, Setbacks and Precinct Guidelines**

Refer to Map 1 and 2 of the Schedule for Precinct boundaries

**Precinct A**

| Preferred maximum height   | Setbacks  |  | Precinct specific guidelines   |
|--|---|--|--|
|  | Front   | Other  |  |
| For land in a Residential Zone:<br>10 metres (3 storeys)<br>For land in a Mixed Use Zone:<br>12 metres (3 storeys) | <p><b>For land in a Residential Zone:</b><br/>Match the existing setbacks, with the front wall to be no greater than 7.5 metres in height.</p> <p>Built form above 7.5 metres must be set back a minimum of a further 2 metres or to match the average of the existing buildings on the abutting allotments (whichever is greater)</p> <p><b>For land in a Mixed Use Zone:</b><br/>A 0.00 setback (the front boundary line) with the front wall to be no greater than 8 metres in height.<br/>Built form above 8 metres must be set back a minimum of 2 metres.</p> | <p><b>Where the rear of the lot abuts a rear lane:</b><br/>A 0.00 setback to the rear boundary, with the boundary wall no greater than 7.5 metres in height, and no wider than 6.5 metres.</p> <p>A 4 metre minimum setback to the rear boundary for all other built form.</p> <p><b>Where the rear of the lot abuts the rear of a residential property:</b><br/>A 4 metre minimum setback to the rear boundary with the wall to be no greater than 4 metres in height.<br/>A 6 metre minimum setback to the rear boundary with the wall to be no greater than 7.5 metres in height.<br/>A 7 metre minimum setback to the rear boundary for all other built form.</p> <p><b>Where the rear of the lot abuts a residential street:</b><br/>A 3 metre minimum setback to the rear boundary, with the wall to be no greater than 7.5 metres in height.</p> <p><b>Where the rear of the lot abuts the side of a residential property:</b><br/>A 3 metre minimum setback to the adjacent property boundary, with the wall to be no greater than 7.5 metres in height (single storey garages excluded).<br/>A 5 metre minimum setback to the adjacent property boundary for all other built form</p> | <p>Any part of a front fence that exceeds 1.2 metres should be 50% transparent.</p> <p>Landscaping is the preferred screening method over 1.2 metres for a front fence.</p> <p>Residential development should address their frontage to the Bulla Road service road.</p> <p>Lots abutting Orange Grove should address this street in addition to Bulla Road.</p> <p>Garages should be set back from building frontages where they front a residential street and should be no more than 6 metres in width.</p> <p>With the proximity of Essendon Airport to Mt Alexander Road referral advice should be sought with developments along the corridor as required.</p> |

## Precinct B

| Preferred maximum height                                     | Setbacks   |  | Precinct specific guidelines   |
|--|--|--|--|
|  | Front  | Other  |  |
| 15 metres (4 storeys)<br>21 metres (6 storeys) for key sites | <p><b>For land in a Residential Zone:</b></p> <p>Match the average distance of the setbacks of the front walls of existing buildings on the abutting allotments, with the front wall to be no greater than 7.5 metres in height.</p> <p>Built form above 7.5 metres in height must be setback a minimum of a further 2 metres or match the average of the existing buildings on the abutting allotments (whichever is greater), plus 0.5 metres for every metre of height above 11 metres</p> <p><b>For land in a Business or Mixed Use or Public Use Zone:</b></p> <p>A 0.00 setback to the front boundary line with the wall to be no greater than 8 metres in height.</p> <p>Built form above 8 metres must be set back a minimum of 2 metres, plus 0.7 metres for every metre of height above 11.5 metres.</p> | <p><b>Where the rear of the lot abuts a rear lane:</b></p> <p>A 0.00 setback to the rear boundary, with the boundary wall to be no greater than 7.5 metres in height (and no wider than 6.5 metres).</p> <p>A 4 metre minimum setback to the rear boundary, for all other built form, with the wall to be no greater than 11 metres in height.</p> <p>Each additional 1 metre of built form above 11 metres must be set back a minimum of a further 0.7 metres from the rear boundary line.</p> <p><b>Where the rear of the lot abuts the rear of a residential property:</b></p> <p>A 4 metre minimum setback to the rear boundary with the wall to be no greater than 4 metres in height.</p> <p>A 6 metre minimum setback to the rear boundary with the wall to be no greater than 7.5 metres in height.</p> <p>A 7 metre minimum setback to the rear boundary with the wall to be no greater than 11 metres in height.</p> <p>Each additional 1 metre of built form above 11 metres must be set back a minimum of a further 0.7 metres from the rear boundary line.</p> <p><b>Where the rear of the lot abuts a residential street:</b></p> <p>A 3 metre minimum setback to the rear boundary, with the wall to be no greater than 7.5 metres in height.</p> <p>Each additional 1 metre of built form above 7.5 metres must be set back a minimum of a further 0.7 metres from the rear boundary line.</p> <p><b>Where the rear of the lot abuts the side of a residential property:</b></p> <p>A 3 metre minimum setback to the adjacent property boundary, with the wall to be no greater than 7.5 metres (single storey garages excluded).</p> <p>A 5 metre minimum setback to the adjacent property boundary with the wall to be no greater than 11 metres.</p> <p>Each additional 1 metre of built form above 11 metres must be set back a minimum of a further 0.7 metres from the rear boundary line.</p> | <p>Development should not incorporate front fencing in a business or mixed use area.</p> <p>Redevelopment of key sites should emphasise pedestrian movements and limit the amount of at-grade car parking</p> <p>Where new development fronts open space fences should be 50% transparent and be limited to 1.2 metres in height.</p> <p>Development of sites adjacent to Woodland Park should build on views to the park and include pedestrian access to it.</p> <p>Prominent corner sites leading into the precinct should provide a suitable gateway treatment and provide frontage to both Mt Alexander Road or Bulla Road and the adjacent street and incorporate visually prominent architectural features.</p> |

## Precinct C

| Preferred maximum height  | Setbacks   |   | Precinct specific guidelines  |
|---|--|---|---|
|   | Front  | Other   |   |
| C-1 18 metres (5 storeys)<br>C-2 15 metres (4 storeys)<br>18 metres (5 storeys) for key sites | <p><b>For land in a Residential Zone:</b></p> <p>Match the average distance of the setbacks of the front walls of existing buildings on the abutting allotments, with the front wall to be no greater than 7.5 metres in height.</p> <p>Built form above 7.5 metres must be set back a further 2 metres or match the average of the existing buildings on abutting allotments (whichever is the greater), plus an additional 0.5 metres for every metre of height above 11 metres.</p> <p><b>For land in a Business, Mixed Use or Public Use Zone:</b></p> <p>A 0.00 minimum setback (the front boundary line) with the wall to be no greater than 8 metres in height.</p> <p>Built form above 8 metres must be set back a minimum of 2 metres, plus 0.7 metres for every metre of height above 11.5 metres.</p> | <p><b>Where the rear of the lot abuts a rear lane:</b></p> <p>A 0.00 setback to the rear boundary, with the boundary wall to be no greater than 7.5 metres in height, and no wider than 6.5 metres.</p> <p>A 4 metre minimum setback to the rear boundary for all other built form, with the wall to be no greater than 11 metres in height.</p> <p>Each additional 1 metre of built form above 11m must be set back a minimum of a further 0.7 metres from the rear boundary line.</p> <p><b>Where the rear of the lot abuts the rear of a residential property:</b></p> <p>A 4 metre minimum setback to the rear boundary with the wall to be no greater than 4 metres in height.</p> <p>A 6 metre minimum setback to the rear boundary with the wall to be no greater than 7.5 metres in height.</p> <p>A 7 metre minimum setback to the rear boundary with the wall to be no greater than 11 metres in height.</p> <p>Each additional 1 metre of built form above 11 metres must be set back a minimum of a further 0.7 metres from the rear boundary line.</p> <p><b>Where the rear of the lot abuts a residential street:</b></p> <p>A 3 metre minimum setback to the rear boundary, with the wall to be no higher than 7.5 metres in height.</p> <p>Each additional 1 metre of built form above 7.5 metres must be set back a minimum of a further 0.7 metres from the rear boundary line.</p> <p><b>Where the rear of the lot abuts public open space:</b></p> <p>A 3 metre minimum setback to the property boundary adjacent to public open space, with the wall to be no higher than 14.5 metres in height.</p> <p>Each additional 1 metre of built form above 14.5 metres must be set back a minimum of a further 0.7 metres from the rear boundary line.</p> <p><b>Where the rear of the lot abuts the side of a residential property:</b></p> <p>A 3 metre minimum setback to the adjacent property boundary, with the wall to be no higher than 7.5 metres (single storey garages excluded).</p> <p>A 5 metre minimum setback to the adjacent</p> | <p>Any part of a front fence that exceeds 1.2 metres in height should be 50% transparent.</p> <p>Landscaping is the preferred screening method over 1.2 metres for a front fence.</p> <p>Where buildings front open space, fences should be 50% transparent and be limited to 1.2metres in height.</p> <p>Where the side boundary abuts a residential property, the design should have regard to the scale of the adjoining property, providing generous setbacks for building elements above 3 storeys to ensure adequate daylight and amenity to existing one and two storey dwellings.</p> |

| Preferred maximum height | Setbacks |   | Precinct specific guidelines |
|--------------------------|----------|---|------------------------------|
|                          | Front    | Other   |                              |
|                          |          | property boundary with the wall to be no greater than 11 metres.<br>Each additional 1 metre of built form above 11 metres must be set back a minimum of a further 0.7 metres from the rear boundary line. |                              |

Precinct D

| Preferred maximum height   | Setbacks  |   | Precinct specific guidelines  |
|--|---|---|---|
|  | Front   | Other   |   |
| <p>18 metres (5 storeys) – east side of Mt Alexander Road</p> <p>21 metres (6 storeys) – west side of Mt Alexander Road</p> <p>39 metres (12 storeys) for key sites greater than 10,000sqm</p> | <p><b>For land in a Residential Zone:</b></p> <p>Match the average distance of the setbacks of the front walls of existing buildings on the abutting allotments, with the front wall to be no greater than 7.5 metres in height.</p> <p>Built form above 7.5 metres must be set back a minimum of a further 2 metres or match the average of the existing buildings on the abutting allotments whichever is greater), plus an additional 0.5 metres for every metre of height above 11 metres.</p> <p><b>For land in a Business, Mixed Use Zone or Public Use Zone:</b></p> <p>A 0.00 minimum setback (the front boundary line) with the wall to be no greater than 8 metres in height.</p> <p>Built form above 8 metres must be set back a minimum of 2 metres, plus 0.7 metres for every metre of height above 11.5 metres.</p> | <p><b>Where the rear of the lot abuts a rear lane:</b></p> <p>A 0.00 setback to the rear boundary, with the boundary wall to be no greater than 7.5 metres in height, and no wider than 6.5 metres.</p> <p>A 4 metre minimum setback to the rear boundary, for all other built form, with the wall to be no greater than 11 metres in height.</p> <p>Each additional 1 metre of built form above 11 metres must be set back a minimum of a further 0.7 metres from the rear boundary line.</p> <p><b>Where the rear of the lot abuts the rear of a residential property:</b></p> <p>A 4 metre minimum setback to the rear boundary with the wall to be no greater than 4 metres in height.</p> <p>A 6 metre minimum setback to the rear boundary with the wall to be no greater than 7.5 metres in height.</p> <p>A 7 metre minimum setback to the rear boundary with the wall to be no greater than 11 metres in height.</p> <p>Each additional 1 metre of built form above 11 metres must be set back a minimum of a further 0.7 metres from the rear boundary line.</p> <p><b>Where the rear of the lot abuts a residential street:</b></p> <p>A 3 metre minimum setback to the rear boundary, with the wall to be no greater than 7.5 metres in height.</p> <p>Each additional 1 metre of built form above 7.5 metres must be set back a minimum of a further 0.7 metres from the rear boundary line.</p> <p><b>Where the rear of the lot abuts a business street:</b></p> <p>A 0.00 minimum setback to the rear boundary, with the wall to be up to 11.5 metres in height.</p> <p>Each additional 1 metre of built form above 11.5 metres must be set back a minimum of a further 0.7 metres from the rear boundary line.</p> <p><b>Where the rear of the lot abuts the side of a residential property:</b></p> <p>A 3 metre minimum setback to the adjacent property boundary, with the wall to be no greater than 7.5 metres (single storey garages excluded).</p> <p>A 5 metre minimum setback to the adjacent property boundary with the</p> | <p>New development should be designed to address grade differences in the vicinity of the railway crossing and seek to improve pedestrian access to building entrances.</p> <p>New development in proximity to Buckley Street should not dominate the existing churches as the corner's major built form feature.</p> <p>Development of the VicTrack land should be subject to visual impact assessment.</p> <p>Any major development of the VicTrack land should be designed so as to accommodate a tram super stop within the road reserve (including any boundary realignment required to facilitate this).</p> <p>Development of the VicTrack land should be designed to retain adequate park and ride facilities for its public transport function.</p> <p>Redevelopment of key sites should emphasise pedestrian movements and limit the amount of at-grade car parking.</p> <p>Development of key sites should locate the majority of building massing to the centre of the site, to reduce visual dominance and protect the amenity of surrounding area.</p> <p>Building elements greater than 18 metres should be restricted to less than 60% of the total site area and any building elements above 27 metres should be restricted to less than 40% of the total site area</p> <p>Development of sites greater than 10,000 sqm must be subject to a masterplanning process.</p> |

| Preferred maximum height | Setbacks |  | Precinct specific guidelines |
|--------------------------|----------|--|------------------------------|
|                          | Front    | Other  |                              |
|                          |          | wall to be no greater than 11 metres.<br>Each additional 1 metre of built form above 11 metres must be set back a minimum of a further 0.7 metres from the rear boundary line. |                              |



Precinct E

| Preferred maximum height | Setbacks  |  | Precinct specific guidelines   |
|--------------------------|---|--|--|
|                          | Front   | Other  |  |
| 15 metres (4 storeys)    | <p><b>For all land:</b></p> <p>Match the average distance of the setbacks of the front walls of existing buildings on the abutting allotments, with the front wall to be no greater than 8 metres in height.</p> <p>Built form above 8 metres in height must be setback a minimum of a further 2 metres or match the average of the existing buildings on the abutting allotments whichever is greater), plus 0.5 metres for every metre of height above 11 metres.</p> | <p><b>Where the rear of the lot abuts a rear lane (includes Kernan Street):</b></p> <p>A 0.00 setback to the rear boundary, with the boundary wall to be no greater than 7.5 metres in height, and no wider than 6.5 metres.</p> <p>A 4 metre minimum setback to the rear boundary for all other built form, with the wall to be no greater than 11 metres in height.</p> <p>Each additional 1 metre of built form above 11 metres must be set back a minimum of a further 0.7 metres from the rear boundary line.</p> <p><b>Where the rear of the lot abuts the rear of a residential property:</b></p> <p>A 4 metre minimum setback to the rear boundary with the wall to be no greater than 4 metres in height.</p> <p>A 6 metre minimum setback to the rear boundary with the wall to be no greater than 7.5 metres in height.</p> <p>A 7 metre minimum setback to the rear boundary with the wall to be no greater than 11 metres in height.</p> <p>Each additional 1 metre of built form above 11 metres must be set back a minimum of a further 0.7 metres from the rear boundary line.</p> <p><b>Where the rear of the lot abuts a residential street:</b></p> <p>A 3 metre minimum setback to the rear boundary, with the wall to be no higher than 7.5 metres in height.</p> <p>Each additional 1 metre of built form above 7.5 metres must be set back a minimum of a further 0.7 metres from the rear boundary line.</p> <p><b>Where the rear of the lot abuts the side of a residential property:</b></p> <p>A 3 metre minimum setback to the adjacent property boundary, with the wall to be no higher than 7.5 metres (single storey garages excluded).</p> <p>Each additional 1 metre of built form above 7.5 metres must be set back a minimum of a further 0.7 metres from the rear boundary line.</p> | <p>Any part of a front fence that exceeds 1.2 metres in height should be 50% transparent.</p> <p>Landscaping is the preferred screening method over 1.2 metres for a front fence.</p> <p>Where buildings front open space fences should be 50% transparent and be limited to 1.2 metres in height.</p> <p>New development should respect the heritage interface with the church and heritage dwellings on the eastern side of Mt Alexander Road.</p> <p>Development on the eastern side of Mt Alexander Road should not restrict views of Queens Park from the north.</p> <p>Development on the western side of the road should respect the scale and rhythm of existing angled setbacks ensuring in all instances where angled setbacks exist, that the 'saw tooth' nature of front setbacks is maintained.</p> |

## Precinct F

| Preferred maximum height                                     | Setbacks  |  | Precinct specific guidelines  |
|--|---|--|---|
|  | Front   | Other  |   |
| 12 metres (3 storeys)<br>21 metres (6 storeys) for key sites | <p><b>For all land:</b></p> <p>Match the average distance of the front walls of existing buildings on the abutting allotments (the front boundary line) with the front wall to be no greater than 8 metres in height.</p> <p>Built form above 8 metres must be set back a minimum of 2 metres, plus 0.5 metres for every metre of height above 11 metres.</p> | <p><b>Where the rear of the lot abuts a rear lane:</b></p> <p>A 0.00 setback to the rear boundary, with the boundary wall to be no greater than 7.5 metres in height, and no wider than 6.5 metres.</p> <p>A 4 metre minimum setback to the rear boundary, for all other built form, with the wall to be no greater than 11 metres in height.</p> <p>Each additional 1 metre of built form above 11 metres must be set back a minimum of a further 0.7 metres from the rear boundary line.</p> <p><b>Where the rear of the lot abuts the rear of a residential property:</b></p> <p>A 4 metre minimum setback to the rear boundary with the wall to be no greater than 4 metres in height.</p> <p>A 6 metre minimum setback to the rear boundary with the wall to be no greater than 7.5 metres in height.</p> <p>A 7 metre minimum setback to the rear boundary with the wall to be no greater than 11 metres in height.</p> <p>Each additional 1 metre of built form above 11 metres must be set back a minimum of a further 0.7 metres from the rear boundary line.</p> <p><b>Where the rear of the lot abuts the side of a residential property:</b></p> <p>A 3 metre minimum setback to the adjacent property boundary, with the wall to be no greater than 7.5 metres (single storey garages excluded).</p> <p>A 5 metre minimum setback to the adjacent property boundary with the wall to be no greater than 11 metres.</p> <p>Each additional 1 metre of built form above 11 metres must be set back a minimum of a further 0.7 metres from the rear boundary line.</p> | <p>Redevelopment of key sites near the corner of Ormond and Maribyrnong Roads so as to accommodate a tram super stop within the road reserve if required (including any realignment of footpaths or boundaries required to facilitate this).</p> <p>Redevelopment of key sites should emphasise pedestrian movements and limit the amount of at-grade car parking.</p> <p>New development should ensure that locally significant heritage buildings are not compromised.</p> <p>New development that incorporates a 0.00 setback should also incorporate awnings to provide pedestrian shelter.</p> <p>The preferred location for new access points is off side roads or rear lanes rather than Mt Alexander Road.</p> <p>New development should build on key viewsheds along Ormond Road to Moonee Ponds Creek.</p> <p>New development should seek to reduce or eliminate areas of at-grade car parking within building frontages.</p> |

Precinct G

| Preferred maximum height | Setbacks   |  | Precinct specific guidelines   |
|--------------------------|--|--|--|
|                          | Front  | Other  |  |
| 12 metres (3 storeys)    | <p><b>For all land:</b><br/>Match the average distance of the setbacks of the front walls of existing buildings on the abutting allotments with the front wall to be no greater than 8 metres in height.<br/>Built form above 8 metres must be set back a minimum of 2 metres or match the average of the existing buildings on abutting allotments whichever is greater, plus 0.5 metres for every metre of height above 11 metres.</p> | <p><b>Where the rear of the lot abuts a rear lane:</b><br/>A 0.00 setback to the rear boundary, with the boundary wall to be no greater than 7.5 metres in height, and no wider than 6.5 metres.<br/>A 4 metre minimum setback to the rear boundary, for all other built form, with the wall to be no greater than 11 metres in height.<br/>Each additional 1 metre of built form above 11 metres must be set back a minimum of a further 0.7 metres from the rear boundary line.</p> <p><b>Where the rear of the lot abuts the rear of a residential property:</b><br/>A 4 metre minimum setback to the rear boundary with the wall to be no greater than 4 metres in height.<br/>A 6 metre minimum setback to the rear boundary with the wall to be no greater than 7.5 metres in height.<br/>A 7 metre minimum setback to the rear boundary with the wall to be no greater than 11 metres in height.<br/>Each additional 1 metre of built form above 11 metres must be set back a minimum of a further 0.7 metres from the rear boundary line.</p> <p><b>Where the rear of the lot abuts the side of a residential property:</b><br/>A 3 metre minimum setback to the adjacent property boundary, with the wall to be no greater than 7.5 metres (single storey garages excluded).<br/>A 5 metre minimum setback to the adjacent property boundary with the wall to be no greater than 11 metres.<br/>Each additional 1 metre of built form above 11 metres must be set back a minimum of a further 0.7 metres from the rear boundary line.</p> | <p>All new development should incorporate an awning to provide pedestrian protection.<br/>The preferred location for new access points is off side roads or rear lanes rather than Mt Alexander Road – in particular at key intersections where this does not impact on local amenity.<br/>New development should retain the scale and rhythm of the existing character with predominantly 2 storey frontages.</p> |

Precinct H

| Preferred maximum height                                     | Setbacks   |   | Precinct specific guidelines  |
|--|--|---|---|
|  | Front  | Other   |   |
| 12 metres (3 storeys)<br>18 metres (5 storeys) for key sites | <p><b>For all land:</b><br/>Match the average distance of the setbacks of the front walls of existing buildings on the abutting allotments with the wall to be no greater than 8 metres in height.</p> <p>Built form above 8 metres must be set back a minimum of a further 2 metres or match the average of the existing buildings on the abutting allotments whichever is greater), plus 0.5 metres for every metre of height above 11 metres.</p> | <p><b>Where the rear of the lot abuts a rear lane:</b><br/>A 0.00 setback to the rear boundary, with the boundary wall to be no greater than 7.5 metres in height, and no wider than 6.5 metres.<br/>A 4 metre minimum setback to the rear boundary, for all other built form, with the wall to be no greater than 11 metres in height.<br/>Each additional 1 metre of built form above 11 metres must be set back a minimum of a further 0.7 metres from the rear boundary line.</p> <p><b>Where the rear of the lot abuts the rear of a residential property:</b><br/>A 4 metre minimum setback to the rear boundary with the wall to be no greater than 4 metres in height.<br/>A 6 metre minimum setback to the rear boundary with the wall to be no greater than 7.5 metres in height.<br/>A 7 metre minimum setback to the rear boundary with the wall to be no greater than 11 metres in height.<br/>Each additional 1 metre of built form above 11 metres must be set back a minimum of a further 0.7 metres from the rear boundary line.</p> <p><b>Where the rear of the lot abuts a residential street:</b><br/>A 4 metre minimum setback to the rear boundary, with the wall to be no greater than 7.5 metres in height.<br/>Each additional 1 metre of built form above 7.5 metres must be set back a minimum of a further 0.7 metres from the rear boundary line.</p> <p><b>Where the rear of the lot abuts the side of a residential property:</b><br/>A 3 metre minimum setback to the adjacent property boundary, with the wall to be no greater than 7.5 metres (single storey garages excluded).<br/>A 5 metre minimum setback to the adjacent property boundary with the wall to be no greater than 11 metres.<br/>Each additional 1 metre of built form above 11 metres must be set back a minimum of a further 0.7 metres from the rear boundary line.</p> | <p>Any major development of the Tram Depot should be designed so as to accommodate a tram super stop within the road reserve (including any boundary realignment required to facilitate this).</p> <p>Where a side boundary abuts a residential property, the design should have regard to the scale of the adjoining property, providing generous setbacks for building elements above 3 storeys to ensure adequate day light and amenity to existing one and two storey dwellings.</p> <p>Redevelopment of key sites should emphasise pedestrian movements and limit the amount of at-grade car parking.</p> <p>New development that incorporates a 0.00 setback should also incorporate awnings where these are incorporated in surrounding buildings.</p> <p>The preferred location for new access points is off side roads or rear lanes rather than Mt Alexander Road.</p> <p>New development should seek to reduce or eliminate areas of at-grade car parking within building frontages.</p> |

Precinct I

| Preferred maximum height | Setbacks   |  | Precinct specific guidelines  |
|--------------------------|--|--|---|
|                          | Front  | Other  |   |
| 12 metres (3 storeys)    | <p><b>For all land:</b></p> <p>Match the average distance of the setbacks of the front walls of existing buildings on the abutting allotments (the front boundary line) with the front wall to be no greater than 8 metres in height.</p> <p>Built form above 8 metres must be set back a minimum of 2 metres or match the average of the existing buildings on abutting allotments (whichever is greater), plus 0.5 metres for every metre of height above 11 metres.</p> | <p><b>Where the rear of the lot abuts a rear lane:</b></p> <p>A 0.00 setback to the rear boundary, with the boundary wall to be no greater than 7.5 metres in height, and no wider than 6.5 metres.</p> <p>A 4 metre minimum setback to the rear boundary, for all other built form, with the wall to be no greater than 11 metres in height.</p> <p>Each additional 1 metre of built form above 11 metres must be set back a minimum of a further 0.7 metres from the rear boundary line.</p> <p><b>Where the rear of the lot abuts the rear of a residential property:</b></p> <p>A 4 metre minimum setback to the rear boundary with the wall to be no greater than 4 metres in height.</p> <p>A 6 metre minimum setback to the rear boundary with the wall to be no greater than 7.5 metres in height.</p> <p>A 7 metre minimum setback to the rear boundary with the wall to be no greater than 11 metres in height.</p> <p>Each additional 1 metre of built form above 11 metres must be set back a minimum of a further 0.7 metres from the rear boundary line.</p> <p><b>Where the rear of the lot abuts the side of a residential property:</b></p> <p>A 3 metre minimum setback to the adjacent property boundary, with the wall to be no greater than 7.5 metres (single storey garages excluded).</p> <p>A 5 metre minimum setback to the adjacent property boundary with the wall to be no greater than 11 metres.</p> <p>Each additional 1 metre of built form above 11 metres must be set back a minimum of a further 0.7 metres from the rear boundary line.</p> | <p>Development within the precinct should preserve views to the city and Debney's Park.</p> <p>All new development should incorporate an awning to provide pedestrian protection.</p> <p>The preferred location for new access points is off side roads or rear lanes rather than Mt Alexander Road – in particular at key intersections such as Kent Street.</p> <p>New development should retain the scale and rhythm of the existing village character with single and double storey shopfronts.</p> |

## Precinct J

| Preferred maximum height | Setbacks   |  | Precinct specific guidelines   |
|--------------------------|--|--|--|
|                          | Front  | Other  |  |
| 12 metres (3 storeys)    | <p><b>For land in a Residential Zone:</b></p> <p>Match the average distance of the setbacks of the front walls of existing buildings on the abutting allotments, with the front wall to be no greater than 7.5 metres in height.</p> <p>Built form above 7.5 metres must be set back a minimum of a further 2 metres or match the average of the existing buildings on the abutting allotments (whichever is greater)</p> <p><b>For land in a Business or Mixed Use Zone:</b></p> <p>A 0.00 setback (the front boundary line) with the wall to be no greater than 8 metres in height.</p> <p>Built form above 8 metres must be set back a minimum of 2 metres.</p> | <p><b>Where the rear of the lot abuts a rear lane:</b></p> <p>A 0.00 setback to the rear boundary, with the boundary wall to be no greater than 7.5 metres in height.</p> <p>A 4 metre minimum setback to the rear boundary, for all other built form, with the wall to be no greater than 11 metres in height.</p> <p>Each additional 1 metre of built form above 11 metres must be set back a minimum of a further 0.7 metres from the rear boundary line.</p> <p><b>Where the rear of the lot abuts the rear of a residential property:</b></p> <p>A 4 metre minimum setback to the rear boundary with the wall to be no greater than 4 metres in height.</p> <p>A 6 metre minimum setback to the rear boundary with the wall to be no greater than 7.5 metres in height.</p> <p>A 7 metre minimum setback to the rear boundary with the wall to be no greater than 11 metres in height.</p> <p>Each additional 1 metre of built form above 11 metres must be set back a minimum of a further 0.7 metres from the rear boundary line.</p> <p><b>Where the rear of the lot abuts a residential street:</b></p> <p>A 3 metre minimum setback to the rear boundary, with the wall to be no higher than 7.5 metres in height.</p> <p>Each additional 1 metre of built form above 7.5 metres must be set back a minimum of a further 0.7 metres from the rear boundary line.</p> <p><b>Where the rear of the lot abuts the side of a residential property:</b></p> <p>A 3 metre minimum setback to the adjacent property boundary, with the wall to be no greater than 7.5 metres (single storey garages excluded).</p> <p>A 5 metre minimum setback to the adjacent property boundary with the wall to be no greater than 11 metres.</p> <p>Each additional 1 metre of built form above 11 metres must be set back a minimum of a further 0.7 metres from the rear boundary line.</p> | <p>Any part of a front fence that exceeds 1.2 metres in height should be 50% transparent.</p> <p>Development should not incorporate front fencing in a business or mixed use zoned area.</p> <p>Landscaping is the preferred screening method over 1.2 metres for a front fence.</p> <p>New development in the north of the precinct should seek to shape rather than interrupt viewlines to the city and open space.</p> <p>In steeper sections, new development should seek to retain the distinctive stepped entry to building frontages.</p> |

## 7.0

## Decision guidelines

24/01/2013  
C102

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

- The response of the proposed development to each of the urban design objectives of this schedule and the *Mt Alexander Road Corridor Urban Design Guidelines 2010*.
- The preferred maximum heights, setbacks and Precinct Specific Guidelines specified in Table 1 to this schedule.
- The design, scale, height and visual bulk of the development in relation to surrounding land uses and built form character of the corridor.
- 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 accessibility of the development to sustainable transport modes as an alternative to car use.
- The need for a front fence or a fence abutting Public Open Space to minimise noise intrusion as well as the extent to which slope and retaining walls reduce any visual impacts of a higher front fence.
- Whether a proposed fence is a new fence or a replacement fence.

## 8.0

### Reference Documents

19/04/2018  
C169

*Mt Alexander Road Corridor Urban Design Guidelines 2010*





