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C162

## SCHEDULE 4 TO THE DESIGN AND DEVELOPMENT OVERLAY

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

### NEIGHBOURHOOD ACTIVITY CENTRES

#### 1.0

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#### Design objectives

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

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#### Buildings and works

Buildings and works must be developed in accordance with the following requirements:

##### 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.

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**Table to Schedule 8**

<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	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	Where the side of the lot abuts a residential property, buildings over 7.5 metres should be set back 1 metre	The scale of development provides an appropriate interface with the surrounding residential

N'hood Activity Centre Category	Preferred maximum height	Preferred front (street) setbacks	Preferred rear setbacks	Preferred side setbacks	Built form outcome
		boundary.	<p>the rear boundary.</p> <p>Where the rear of the lot abuts a laneway, set back buildings up to 7.5m in height a minimum of 1 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>from that boundary.</p> <p>Where the height exceeds 11 metres, the setback should be setback 3 metres from that boundary.</p>	<p>areas.</p>
2B	<p>18m (5 storeys)</p> <p>7.5m (2 storeys) on a boundary adjoining a residential zone.</p>	<p>0m</p> <p>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 setback 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	21.5m (6 storeys)	<p>0m</p> <p>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</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</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
			landscaped. 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 setback area should be heavily landscaped. Set back upper levels over 14.5m a minimum of 5m from the rear ground level building footprint.	setback area should be heavily landscaped. Set back upper levels over 14.5m a minimum of 5m from the side ground level building footprint.	

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**Subdivision**

A permit is not required to subdivide land.

**5.0**

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**Decision guidelines**

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. Other decision guidelines include:

- Achieving high or superior architectural quality;
- Achieving innovation with respect to environmental sustainability;
- Involving innovative approaches to heritage fabric;
- Achieving an equivalent or better design outcome;
- Minimising impacts on amenity;
- The design response to the site context including heights and setbacks on adjoining properties and existing neighbourhood character; and
- Achieving 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*

Neighbourhood Activity Centres Category Map

NEIGHBOURHOOD ACTIVITY CENTRES (NACS)

- 1 MILNE ROAD & SEWELL STREET SHOPS
- 2 WOODHOUSE GROVE & ELGAR ROAD SHOPS
- 3 WOODHOUSE GROVE & STATION STREET SHOPS
- 4 SECOND AVENUE SHOPS
- 5 TRAWOOL STREET NEIGHBOURHOOD CENTRE
- 6 KERRIMUIR SHOPPING CENTRE
- 7 ARCADE ROAD SHOPS
- 8 THAMES & STATION STREET SHOPS
- 9 FENDLE STREET SHOPS
- 10 MONT ALBERT VILLAGE SHOPPING CENTRE
- 11 BOX HILL SOUTH SHOPPING CENTRE
- 12 CAROLINE CRESCENT & KATRINA STREET SHOPS
- 13 CHARLTON STREET & RAYMOND STREET SHOPS
- 14 DIANA DRIVE SHOPS
- 15 SPRINGFIELD & SURREY ROAD SHOPS
- 16 MIDDLEBOROUGH & WHITEHORSE ROAD SHOPS
- 17 LABURNUM VILLAGE SHOPPING CENTRE
- 18 MIDDLEBOROUGH & CANTERBURY ROAD SHOPS
- 19 BLACKBURN SOUTH SHOPPING CENTRE
- 20 INDRA ROAD AND BARATTA STREET SHOPS
- 21 VICKI STREET SHOPS
- 22 MITCHAM ROAD & ANDOVER AVENUE SHOPS
- 23 JUNCTION ROAD & CHARLES STREET SHOPS
- 24 MCKEON & QUARRY ROAD SHOPS
- 25 LINDSAY AVENUE SHOPS
- 26 MOUNTAIN VIEW ROAD SHOPS
- 27 DAMPIER GROVE SHOPS
- 28 MOUNT PLEASANT ROAD SHOPS
- 29 RANGEVIEW SHOPPING CENTRE
- 30 ROOKS ROAD & BEECH STREET SHOPS
- 31 VERMONT EAST SHOPPING CENTRE
- 32 CANTERBURY & FLORENCE ROAD SHOPS
- 33 BIRDWOOD & DEVON STREET SHOPS
- 34 STATION & ASQUITH STREET SHOPS
- 35 RIVERSDALE ROAD & FERNDALE STREET SHOPS
- 36 WATTLE PARK SHOPPING CENTRE
- 37 BANKSIA STREET SHOPS
- 38 FAELN & PUERTA STREET SHOPS
- 39 OAKWOOD SHOPS
- 40 HOLLAND & FULTON ROAD SHOPS
- 41 ELEY ROAD & SHAUN STREET SHOPPING CENTRE
- 42 ROYTON STREET SHOPS
- 43 CROMWELL & MCINTYRE STREET SHOPS
- 44 HIGHBURY & MIDDLEBOROUGH ROAD SHOPS
- 45 BETTINA STREET & BENWERRIN DRIVE SHOPS
- 46 BRENTFORD SQUARE SHOPPING CENTRE
- 47 VERMONT VILLAGE SHOPPING CENTRE
- 48 CENTRE & BEDDOE ROAD SHOPS
- 49 PARKMORE VILLAGE SHOPPING CENTRE
- 50 JOLIMONT ROAD SHOPS
- 51 HAWTHORN ROAD & ROBINLEE AVENUE SHOPS
- 52 HUTCHINSON & RUBY STREET SHOPS
- 53 SEVENOAKS ROAD SHOPS
- 54 BENNETTSWOOD SHOPS
- 55 HOUSTON SHOPPING CENTRE
- 56 VERMONT SOUTH SHOPPING CENTRE
- 57 BURWOOD ONE / KMART PLAZA
- 58 NORTH BLACKBURN SHOPPING CENTRE
- 59 CANTERBURY & SPRINGVALE ROAD SHOPS
- 60 INGLISBY ROAD SHOPS

NAC CATEGORIES

- 1A: small-medium neighbourhood centre on a standard width road
  - 1B: large neighbourhood centre on a standard width road
  - 2A: small-medium neighbourhood centre on a wide main road
  - 2B: large neighbourhood centre on a wide main road
  - 3: large car based centre on a wide main road
-  Train station & rail lines  
 Tram lines  
 Activity centres with structure plans or UDFs

