

27/09/2018
C268(Part 1)

SCHEDULE 16 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO16**.

NEIGHBOURHOOD CENTRES

1.0

Design objectives

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C229

- To ensure the height and setbacks of development maintain and enhance the established streetscape and traditional, low-rise, high street character of neighbourhood centres.
- To achieve innovative, high quality architectural design that makes efficient use of land while enhancing the appearance and strengthening the identity of the neighbourhood centres.
- To ensure appropriate development that is complementary to the existing neighbourhood character and has regard to adjoining residential amenity.
- To ensure development respects and enhances identified heritage buildings and precincts.

2.0

Buildings and works

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A permit is required to construct a building or construct or carry out works. This does not apply to:

- The installation of an automatic teller machine.
- An alteration to an existing building facade provided:
 - The alteration does not include the installation of an external roller shutter.
 - 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 if it is authorised by the relevant public land manager.

Application Requirements

An application to develop land should include, as appropriate, the following information to the satisfaction of the responsible authority:

- Three dimensional drawings or photo montages depicting the proposed development in the context of nearby buildings, taken from multiple viewpoints including pedestrian eye-level, for buildings or extensions of three storeys or more.
- An Environmental Sustainable Design Statement for new buildings (excluding fences, walls, outbuildings and service installations) and building additions of one or more storeys.
- An acoustic report that demonstrates how the design of the development achieves suitable indoor noise levels and protects residential uses within the development from external or potential internal noise sources including, but not limited to, entertainment activities, roads, tram and railway lines.

Building and Street Wall Height

A permit cannot be granted to exceed the mandatory maximum street wall height and the mandatory maximum overall building height in the relevant Table and Map as specified in the Building height and setback requirements of this Schedule.

For the purposes of this requirement:

- The street wall is the front façade of a building along all street frontages.
- A frontage onto public open space or public car park is treated as a frontage onto a street and is subject to the maximum streetwall height.
- The overall vertical height is measured from the natural ground level to the peak of the roof or parapet.

A permit cannot be granted to exceed the maximum overall building height set out in the relevant Table and Map as specified in the Building height and setback requirements of this Schedule except:

- To accommodate roof top services that are designed as architectural roof top features or hidden from view from any adjoining public space. Roof top services includes but is not limited to plant rooms, air conditioning, lift overruns, roof top gardens, decks and communal outdoor spaces and their ancillary facilities.
- Where the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the maximum overall building height may be exceeded by one (1) metre.
- Where an existing building on the subject land already exceeds the mandatory maximum height allowed under this Schedule. In this event, a permit can be granted to construct a building or carry out works to the same height as the existing building.

An application to reduce the street wall height in the relevant Table and Map as specified in the Building height and setback requirements of this Schedule. must demonstrate how the design objectives of this schedule will be met.

Setbacks

Primary Street Frontage

Where a preferred minimum upper storey setback is shown in the relevant Table as specified in the Building height and setback requirements of this Schedule, the building must be setback a minimum of 1.6 metres from the primary street frontage measured from the face of the building. The setback may be utilised for the purpose of the balcony.

A permit cannot be granted to reduce this requirement, except for architectural features that enhance the façade articulation and create visual interest.

Development up to the street wall height should be built on or within 200mm of the site boundary along all street frontages. This may be varied, if the setback is:

- designed as part of the public domain; and
- fully accessible to the public.

For the purpose of this requirement, a frontage onto a public open space or public car park is treated as a frontage onto a street.

Development above the street wall height should comply with the preferred minimum upper storey setbacks in the relevant Table as specified in the Building height and setback requirements of this Schedule. The setback for development above the street wall height is measured from the face of the building along the primary street frontage.

Side Street Frontage

Where a site is on a corner, development above the street wall height should provide the following setbacks along the side street frontage:

- 1.6 metres up to a building height of 14.5 metres; and
- 3 metres for building height in excess of 14.5 metres.

The setback for development above the street wall height is measured from the face of the building along the side street frontage.

An application to reduce the preferred upper storey setbacks must demonstrate how the design objectives of this Schedule have been met.

From Residential Zones

Where a rear boundary is shared with a property in a Residential Zone, any development must be set back:

- a minimum of three (3) metres; and
- in accordance with the provisions of Clause 55.04-1 of the Planning Scheme thereafter.

A permit cannot be granted to vary this requirement except where development:

- applies to alterations and/or additions to an existing building; or
- applies to a basement; or
- abuts a non-residential use.

Where a service lane/laneway separates a rear boundary from a property in a Residential Zone, development should apply ResCode setbacks in accordance with the provisions of Clause 55.04-1 of the planning scheme measured from the rear property boundary.

Where a side boundary is shared with a property in Residential Zone, a development should apply ResCode setbacks in accordance with the provisions of Clause 55.04-1 of the planning scheme measured from the shared side property boundary.

An application to reduce the rear or side boundary setback requirements must demonstrate how the design objectives of this schedule have been met.

Public Acquisition Overlay

Where land is affected by a Public Acquisition Overlay, the boundary of the PAO is taken to be the street frontage. The responsible authority will only consider an application to encroach within a PAO where written consent can be provided from the acquiring authority for the land confirming that an encroachment into the PAO is appropriate.

Building height and setback requirements

The tables and maps outline the height and setback requirements for each Neighbourhood Centre.

The Maximum Street Wall Height and the Maximum Overall Building Height requirements are mandatory and the Preferred Minimum Upper Storey Setback requirement is discretionary.

Table 1: Ashburton Neighbourhood Centre - Height and Setback Requirements

Area	Maximum Street Wall Height	Preferred Minimum Upper Storey Setback	Maximum Overall Building Height
1	8 metres	0 metres	8 metres
2	8 metres	5 metres	11 metres
3	9 metres	5 metres	11 metres
4	11 metres	0 metres	11 metres

**Map 1 Ashburton Neighbourhood Centre - Built Form Areas**

Note:

Site constraints or context may mean it is not appropriate to develop to the full extent of the building envelope established by the building heights and setbacks specified in this Schedule.

Table 2: Ashwood Neighbourhood Centre - Height and Setback Requirements

Area	Maximum Street Wall Height	Preferred Minimum Upper Storey Setback	Maximum Overall Building Height
1	8 metres	3 metres	11 metres

**Map 2 Ashwood Neighbourhood Centre - Built Form Areas**

Note: Site constraints or context may mean it is not appropriate to develop to the full extent of the building envelope established by the building heights and setbacks specified in this Schedule.

Table 3: Auburn Village Neighbourhood Centre - Height and Setback Requirements

Area	Maximum Street Wall Height	Preferred Minimum Upper Storey Setback	Maximum Overall Building Height
1	11 metres	0 metres	11 metres
2	11 metres	5 metres	14.5 metres

**Map 3 Auburn Village Neighbourhood Centre - Built Form Areas**

Note:

Site constraints or context may mean it is not appropriate to develop to the full extent of the building envelope established by the building heights and setbacks specified in this Schedule.

Table 4: Balwyn Neighbourhood Centre - Height and Setback Requirements

Area	Maximum Street Wall Height	Preferred Minimum Upper Storey Setback	Maximum Overall Building Height
1	13 metres	6 metres	16 metres
2	9 metres	5 metres	11 metres
3	9 metres	0 metres	9 metres
4	11 metres	0 metres	11 metres

**Map 4 Balwyn Neighbourhood Centre - Built Form Areas**

Note:

Site constraints or context may mean it is not appropriate to develop to the full extent of the building envelope established by the building heights and setbacks specified in this Schedule.

Table 5: Balwyn East Neighbourhood Centre - Height and Setback Requirements

Area	Maximum Street Wall Height	Preferred Minimum Upper Storey Setback	Maximum Overall Building Height
1	8 metres	5 metres	14.5 metres
2	8 metres	5 metres	11 metres

**Map 5 Balwyn East Neighbourhood Activity Centre - Built Form Areas**

Note:

Site constraints or context may mean it is not appropriate to develop to the full extent of the building envelope established by the building heights and setbacks specified in this Schedule.

Table 6: Bellevue Neighbourhood Centre - Height and Setback Requirements

Area	Maximum Street Wall Height	Preferred Minimum Upper Storey Setback	Maximum Overall Building Height
1	8 metres	3 metres	11 metres

**Map 6 Bellevue Neighbourhood Centre - Built Form Areas**

Note:

Site constraints or context may mean it is not appropriate to develop to the full extent of the building envelope established by the building heights and setbacks specified in this Schedule.

Table 7: Belmore Heights Neighbourhood Centre - Height and Setback Requirements

Area	Maximum Street Wall Height	Preferred Minimum Upper Storey Setback	Maximum Overall Building Height
1	8 metres	3 metres	11 metres
2	8 metres	3 metres	14.5 metres

**Map 7 Belmore Heights Neighbourhood Centre - Built Form Areas**

Note:

Site constraints or context may mean it is not appropriate to develop to the full extent of the building envelope established by the building heights and setbacks specified in this Schedule.

Table 8: Boroondara Neighbourhood Centre - Height and Setback Requirements

Area	Maximum Street Wall Height	Preferred Minimum Upper Storey Setback	Maximum Overall Building Height
1	8 metres	0 metres	8 metres
2	8 metres	3 metres	11 metres

**Map 8 Boroondara Neighbourhood Centre - Built Form Areas**

Note:

Site constraints or context may mean it is not appropriate to develop to the full extent of the building envelope established by the building heights and setbacks specified in this Schedule.

Table 9: Burwood Village Neighbourhood Centre - Height and Setback Requirements

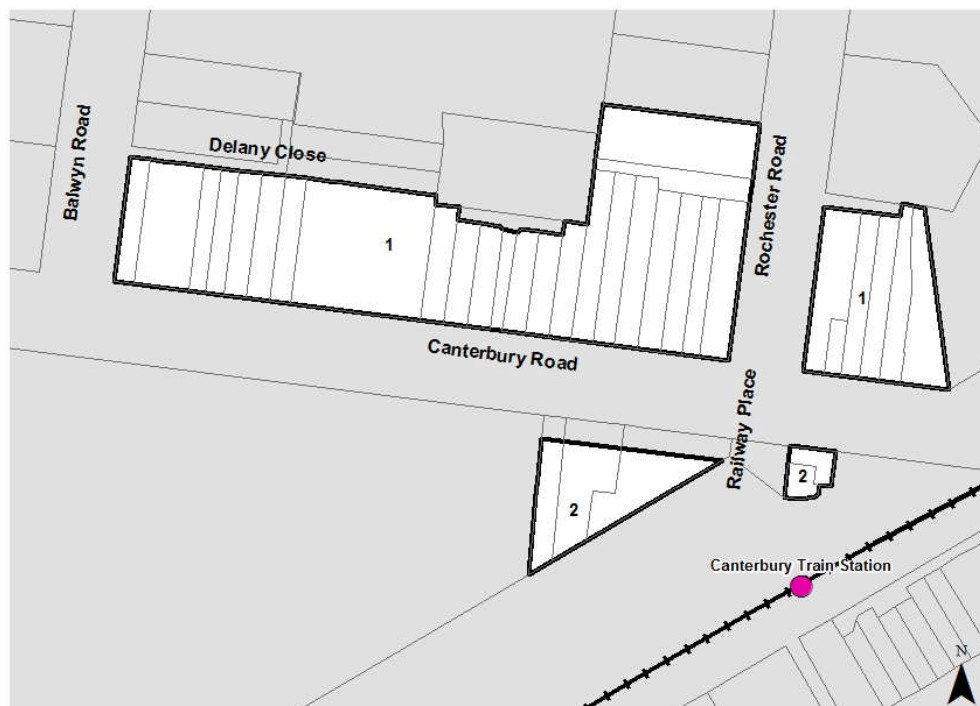
Area	Maximum Street Wall Height	Preferred Minimum Upper Storey Setback	Maximum Overall Building Height
1	8 metres	5 metres	11 metres
2	9 metres	5 metres	11 metres

**Map 9 Burwood Village Neighbourhood Centre - Built Form Areas**

Note: Site constraints or context may mean it is not appropriate to develop to the full extent of the building envelope established by the building heights and setbacks specified in this Schedule.

Table 10: Canterbury Village Neighbourhood Centre - Height and Setback Requirements

Area	Maximum Street Wall Height	Preferred Minimum Upper Storey Setback	Maximum Overall Building Height
1	9 metres	5 metres	11 metres
2	8 metres	0 metres	8 metres

**Map 10 Canterbury Village Neighbourhood Centre - Built Form Areas**

Note:

Site constraints or context may mean it is not appropriate to develop to the full extent of the building envelope established by the building heights and setbacks specified in this Schedule.

Table 11: Church Street Neighbourhood Centre - Height and Setback Requirements

Area	Maximum Street Wall Height	Preferred Minimum Upper Storey Setback	Maximum Overall Building Height
1	8 metres	0 metres	8 metres
2	11 metres	0 metres	11 metres
3	11 metres	5 metres	14.5 metres

**Map 11 Church Street Neighbourhood Centre - Built Form Areas**

Note:

Site constraints or context may mean it is not appropriate to develop to the full extent of the building envelope established by the building heights and setbacks specified in this Schedule.

Table 12: Cotham Village Neighbourhood Centre - Height and Setback Requirements

Area	Maximum Street Wall Height	Preferred Minimum Upper Storey Setback	Maximum Overall Building Height
1	11 metres	0 metres	11 metres
2	11 metres	5 metres	14.5 metres
3	8 metres	3 metres	11 metres

**Map 12 Cotham Village Neighbourhood Centre - Built Form Areas**

Note:

Site constraints or context may mean it is not appropriate to develop to the full extent of the building envelope established by the building heights and setbacks specified in this Schedule.

Table 13: Deepdene Neighbourhood Centre - Height and Setback Requirements

Area	Maximum Street Wall Height	Preferred Minimum Upper Storey Setback	Maximum Overall Building Height
1	8 metres	3 metres	11 metres

**Map 13 Deepdene Neighbourhood Centre - Built Form Areas**

Note:

Site constraints or context may mean it is not appropriate to develop to the full extent of the building envelope established by the building heights and setbacks specified in this Schedule.

Table 14: Dickens Corner Neighbourhood Centre - Height and Setback Requirements

Area	Maximum Street Wall Height	Preferred Minimum Upper Storey Setback	Maximum Overall Building Height
1	8 metres	5 metres	14.5 metres
2	9 metres	5 metres	11 metres
3	8 metres	5 metres	19 metres
4	8 metres	5 metres	14.5 metres

**Map 14 Dickens Corner Neighbourhood Centre - Built Form Areas**

Note:

Site constraints or context may mean it is not appropriate to develop to the full extent of the building envelope established by the building heights and setbacks specified in this Schedule.

Table 15: East Camberwell Neighbourhood Centre - Height and Setback Requirements

Area	Maximum Street Wall Height	Preferred Minimum Upper Storey Setback	Maximum Overall Building Height
1	8 metres	3 metres	11 metres
2	8 metres	0 metres	8 metres

**Map 15 East Camberwell Neighbourhood Centre - Built Form Areas**

Note:

Site constraints or context may mean it is not appropriate to develop to the full extent of the building envelope established by the building heights and setbacks specified in this Schedule.

Table 16: Glenferrie Hill Neighbourhood Centre - Height and Setback Requirements

Area	Maximum Street Wall Height	Preferred Minimum Upper Storey Setback	Maximum Overall Building Height
1	11 metres	0 metres	11 metres
2	11 metres	3 metres	14.5 metres

**Map 16 Glenferrie Hill Neighbourhood Activity Centre - Built Form Areas**

Note

Site constraints or context may mean it is not appropriate to develop to the full extent of the building envelope established by the building heights and setbacks specified in this Schedule.

Table 17: Golf Links Village Neighbourhood Centre - Height and Setback Requirements

Area	Maximum Street Wall Height	Preferred Minimum Upper Storey Setback	Maximum Overall Building Height
1	8 metres	3 metres	11 metres

**Map 17 Golf Links Village Neighbourhood Centre - Built Form Areas**

Note

Site constraints or context may mean it is not appropriate to develop to the full extent of the building envelope established by the building heights and setbacks specified in this Schedule.

Table 18: Greythorn Neighbourhood Centre - Height and Setback Requirements

Area	Maximum Street Wall Height	Preferred Minimum Upper Storey Setback	Maximum Overall Building Height
1	8 metres	5 metres	14.5 metres
2	8 metres	5 metres	11 metres

**Map 18 Greythorn Neighbourhood Centre - Built Form Areas**

Note:

Site constraints or context may mean it is not appropriate to develop to the full extent of the building envelope established by the building heights and setbacks specified in this Schedule.

Table 19: Harp Village Neighbourhood Centre - Height and Setback Requirements

Area	Maximum Street Wall Height	Preferred Minimum Upper Storey Setback	Maximum Overall Building Height
1	11 metres	5 metres	19 metres
2	11 metres	5 metres	14.5 metres
3	9 metres	5 metres	11 metres
4	9 metres	0 metres	9 metres
5	11 metres	0 metres	11 metres



Map 19 Harp Village Neighbourhood Centre - Built Form Areas

Note: Site constraints or context may mean it is not appropriate to develop to the full extent of the building envelope established by the building heights and setbacks specified in this Schedule.

Table 20: Hartwell Neighbourhood Centre - Height and Setback Requirements

Area	Maximum Street Wall Height	Preferred Minimum Upper Storey Setback	Maximum Overall Building Height
1	11 metres	5 metres	22 metres
2	8 metres	5 metres	14.5 metres
3	8 metres	5 metres	11 metres
4	11 metres	0 metres	11 metres
5	8 metres	0 metres	8 metres
6	11 metres	5 metres	14.5 metres

**Map 20 Hartwell Neighbourhood Centre - Built Form Areas**

Note:

Site constraints or context may mean it is not appropriate to develop to the full extent of the building envelope established by the building heights and setbacks specified in this Schedule.

Table 21: Middle Camberwell Neighbourhood Centre - Height and Setback Requirements

Area	Maximum Street Wall Height	Preferred Minimum Upper Storey Setback	Maximum Overall Building Height
1	8 metres	5 metres	14.5 metres
2	8 metres	0 metres	8 metres
3	8 metres	5 metres	11 metres

**Map 21 Middle Camberwell Neighbourhood Centre - Built Form Areas**

Note:

Site constraints or context may mean it is not appropriate to develop to the full extent of the building envelope established by the building heights and setbacks specified in this Schedule.

Table 22: Mont Albert Tram Terminus Neighbourhood Centre - Height and Setback Requirements

Area	Maximum Street Wall Height	Preferred Minimum Upper Storey Setback	Maximum Overall Building Height
1	8 metres	5 metres	11 metres
2	9 metres	5 metres	11 metres

**Map 22 Mont Albert Tram Terminus Neighbourhood Centre - Built Form Areas**

Note:

Site constraints or context may mean it is not appropriate to develop to the full extent of the building envelope established by the building heights and setbacks specified in this Schedule.

Table 23: Mount Street Neighbourhood Centre - Height and Setback Requirements

Area	Maximum Street Wall Height	Preferred Minimum Upper Storey Setback	Maximum Overall Building Height
1	8 metres	5 metres	11 metres

**Map 23 Mount Street Neighbourhood Centre - Built Form Areas**

Note:

Site constraints or context may mean it is not appropriate to develop to the full extent of the building envelope established by the building heights and setbacks specified in this Schedule.

Table 24: North Balwyn Neighbourhood Centre - Height and Setback Requirements

Area	Maximum Street Wall Height	Preferred Minimum Upper Storey Setback	Maximum Overall Building Height
1	9 metres	3 metres	14.5 metres
2	9 metres	3 metres	11 metres

**Map 24 North Balwyn Neighbourhood Centre - Built Form Areas**

Note:

Site constraints or context may mean it is not appropriate to develop to the full extent of the building envelope established by the building heights and setbacks specified in this Schedule.

Table 25: Riversdale Village Neighbourhood Centre - Height and Setback Requirements

Area	Maximum Street Wall Height	Preferred Minimum Upper Storey Setback	Maximum Overall Building Height
1	9 metres	0 metres	9 metres
2	9 metres	5 metres	11 metres
3	8 metres	5 metres	11 metres



Map 25 Riversdale Village Neighbourhood Centre - Built Form Areas

Note: Site constraints or context may mean it is not appropriate to develop to the full extent of the building envelope established by the building heights and setbacks specified in this Schedule.

Table 26: South Camberwell Neighbourhood Centre - Height and Setback Requirements

Area	Maximum Street Wall Height	Preferred Minimum Upper Storey Setback	Maximum Overall Building Height
1	11 metres	0 metres	11 metres
2	11 metres	3 metres	14.5 metres

**Map 26 South Camberwell Neighbourhood Centre - Built Form Areas**

Note:

Site constraints or context may mean it is not appropriate to develop to the full extent of the building envelope established by the building heights and setbacks specified in this Schedule.

Table 27: Stradbroke Village Neighbourhood Centre - Height and Setback Requirements

Area	Maximum Street Wall Height	Preferred Minimum Upper Storey Setback	Maximum Overall Building Height
1	11 metres	0 metres	11 metres

**Map 27 Stradbroke Neighbourhood Centre - Built Form Areas**

Note: Site constraints or context may mean it is not appropriate to develop to the full extent of the building envelope established by the building heights and setbacks specified in this Schedule.

Table 28: Surrey Hills Neighbourhood Centre - Height and Setback Requirements

Area	Maximum Street Wall Height	Preferred Minimum Upper Storey Setback	Maximum Overall Building Height
1	8 metres	5 metres	11 metres
2	8 metres	0 metres	8 metres

**Map 28 Surrey Hills Neighbourhood Centre - Built Form Areas**

Note:

Site constraints or context may mean it is not appropriate to develop to the full extent of the building envelope established by the building heights and setbacks specified in this Schedule.

Table 29: Through Road Neighbourhood Centre - Height and Setback Requirements

Area	Maximum Street Wall Height	Preferred Minimum Upper Storey Setback	Maximum Overall Building Height
1	8 metres	3 metres	11 metres
2	11 metres	0 metres	11 metres

**Map 29 Through Road Neighbourhood Centre - Built Form Areas**

Note:

Site constraints or context may mean it is not appropriate to develop to the full extent of the building envelope established by the building heights and setbacks specified in this Schedule.

Table 30: Upper Glen Iris Neighbourhood Centre - Height and Setback Requirements

Area	Maximum Street Wall Height	Preferred Minimum Upper Storey Setback	Maximum Overall Building Height
1	9 metres	3 metres	11 metres
2	11 metres	3 metres	14.5 metres

**Map 30 Upper Glen Iris Neighbourhood Centre - Built Form Areas**

Note:

Site constraints or context may mean it is not appropriate to develop to the full extent of the building envelope established by the building heights and setbacks specified in this Schedule.

Table 31: Willsmere Village Neighbourhood Centre - Height and Setback Requirements

Area	Maximum Street Wall Height	Preferred Minimum Upper Storey Setback	Maximum Overall Building Height
1	8 metres	3 metres	11 metres

**Map 31 Willsmere Village Neighbourhood Centre - Built Form Areas**

Note: Site constraints or context may mean it is not appropriate to develop to the full extent of the building envelope established by the building heights and setbacks specified in this Schedule.

3.0 Subdivision

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A permit is required to subdivide land.

4.0 Advertising signs

26/10/2017
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None specified.

5.0 Decision guidelines

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Before deciding an application, the responsible authority must consider the following, as appropriate:

- Whether the proposed development achieves the design objectives and requirements of this schedule .
- Whether the design of the development can accommodate an integrated mix of uses including retail, office/commercial and residential.
- Whether the proposed development is appropriately recessed to reduce potential amenity impacts on adjoining residential properties.
- Whether the proposed development is appropriately recessed to reduce visual bulk on service lanes/laneways.
- Whether the combination of heights, setbacks and design treatment of new buildings is sympathetic to the heritage place or adjoining the site.
- Whether the design of the proposed development supports the provisions of this planning scheme and in particular:

- Clause 22. 03 Heritage Policy.
- Clause 45.01 Public Acquisition Overlay.
- Clause 55 objectives and standards.

Transitional arrangements

The requirements of this overlay do not apply to any planning permit application received by the responsible authority before 9 April 2015. The requirements of Clause 43.02 as in force immediately 9 April 2015 continue to apply.