

16/08/2018  
G157

## **SCHEDULE 9 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO9**.

### **GARNEGIE ACTIVITY CENTRE**

#### **1.0**

31/03/2022  
G228glen

#### **Design objectives**

- To preserve and enhance the low scale character of the Koornang Road shopping strip.
- To encourage well designed mixed-use development, that supports the housing and economic needs of the Carnegie activity centre.
- To ensure an appropriate design response to sensitive interfaces, such as heritage or low-scale residential sites and open space.
- To encourage developments in urban renewal areas and on strategic sites that provide a significant benefit to the Carnegie community.

#### **2.0**

06/06/2022  
G241glen

#### **Buildings and works**

A permit is not required to construct a building or construct or carry out works for the purpose of:

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

The following buildings and works requirements apply to an application to construct a building or construct or carry out works:

#### **Building height**

A building should not exceed the maximum preferred building height and the number of storeys specified in Column 3 of Table 1 to this Schedule. This does not apply to architectural features, masts, building services or enclosed stairwells that do not exceed any required height limit by more than 4 metres. The combined floor areas of these features should not exceed 10 per cent of the gross floor area of the top storey of the building.

A building must not exceed the maximum mandatory building height and the number of storeys specified in Column 4 of Table 1 to this Schedule. This requirement cannot be varied with a permit. This does not apply to alterations to or extension of a lawfully existing building but only if all of the following requirements are met:

- The existing building has a building height of more than that specified in Column 4 of the Table to this Schedule.
- The maximum building height of the existing building is not exceeded.
- The footprint of the upper storey, existing at the approval date, is not increased by more than 10 per cent.

**Table 1 – Building height requirements**

Column 1 Precinct Number	Column 2 Precinct Name	Column 3 Preferred building height	Column 4 Maximum building height
A	Shoptop Heritage/Character	n/a	14m, comprising up to 4 storeys
B	Shoptop Standard	n/a	17m, comprising up to 5 storeys
C	Strategic Site	24m, comprising up to 6 storeys	30m, comprising up to 8 storeys
D (a)	Urban Renewal	24m, comprising up to 6 storeys	30m, comprising up to 8 storeys
D (b)	Urban Renewal	27m, comprising up to 8 storeys	43m, comprising up to 12 storeys

The Precinct Numbers referred to in Column 1 of Table 1 are the areas shown on Map 1 forming part of this Schedule.

In Table 1, references to storeys do not include a basement.

### Setbacks

Buildings and works including lift overruns should:

- Achieve the setback requirements described below; and
- Be setback no less than the setbacks in Table 2 and illustrated in Table 3 to this Schedule.

### Setbacks – all areas

Building setbacks should provide an appropriate response to sensitive interfaces shown on Map 1 to this Schedule.

### Setbacks – Precincts A and B

In Precincts A and B shown on Map 1 to this Schedule, building setbacks should:

- Contribute to a street wall that reinforces traditional parapet heights and reduces visual prominence of upper floors.
- Within Precinct A, ensure that upper levels are not visible when viewed from standing eye level (1.6 metres) at the street frontage directly across the street.
- Provide a suitable transition to sensitive interfaces.
- Provide separation between a low-scale podium and upper levels to assist in integration with traditional low-scale streetscapes and to assist in mitigating building bulk and overlooking (without reliance on privacy screens).
- Support the function of designated active and service laneways. Rear setbacks should result in widened accessways, of 6 metres width.
- Respond to the role, function and character of side streets, where the site is on a corner.
- Provide boundary to boundary development (side boundary to commercial sites), to maintain a consistent attached built form character.
- Where a side setback is proposed, provide adequate separation between buildings to achieve a high level of internal amenity for occupants of dwellings and to ensure equitable development outcomes.

**Setbacks—Precincts C and D**

In Precincts C and D shown on Map 1 to this Schedule, building setbacks should:

- Reduce the visual impact of taller buildings by providing a consistent street wall (podium) height with upper floors recessed.
- Not prejudice the delivery of future public open space in designated locations.
- Support the function of designated active and service laneways and facilitate new laneways and pedestrian connections between buildings.
- Provide adequate separation between towers of buildings to achieve a high level of internal amenity for existing and future occupants of adjacent towers and to avoid the appearance of a continuous built form when viewed from the public realm.
- Provide significant separation of tower forms from sensitive interfaces including heritage areas.

**Table 2—Building setback requirements**

Column 1 Precinct No.	Column 2 Precinct Name	Column 3 Street setback	Column 4 Side and rear setbacks
A & B	Shoptop (Heritage/Character) Shoptop (Standard)	<p>Primary Street Frontage Setback:</p> <ul style="list-style-type: none"> <li>■ 0m to a height of two storeys (9m including parapet/balustrade).</li> <li>■ Upper level setbacks —5m.</li> </ul> <p>Secondary Street Frontage Setback (where the site is on a corner):</p> <p>Where the secondary frontage is a main road:</p> <ul style="list-style-type: none"> <li>■ 0m to a height of two storeys (9m including parapet/balustrade).</li> <li>■ Upper level setbacks —5m.</li> </ul> <p>Where the secondary frontage is a local street:</p> <ul style="list-style-type: none"> <li>■ 0m to a height of two storeys (9m including parapet/balustrade).</li> <li>■ Upper level setbacks —3m.</li> </ul> <p><i>In Precinct A, upper levels should be set back so as not to be visible when viewed from standing eye level (1.6m) at the street frontage directly across the street.</i></p>	<p><b>Commercial interface</b></p> <p>Where the site abuts a commercial/mixed use site:</p> <ul style="list-style-type: none"> <li>■ Any side-facing balconies should be setback a minimum of 6m from the side boundary.</li> </ul> <p>Where the site abuts a laneway:</p> <ul style="list-style-type: none"> <li>■ 3m setback from the laneway to a height of two storeys, to provide an overall laneway width of 6m.</li> <li>■ Upper level setbacks—a further 3m</li> </ul> <p><b>Residential interface</b></p> <p>Side Setback where the site abuts a residential site:</p> <ul style="list-style-type: none"> <li>■ 0m to a height of two storeys (9m).</li> <li>■ Upper level setback —3m from the podium wall.</li> </ul> <p><b>Rear Setback</b></p> <p>Where the site directly abuts a residential site:</p> <ul style="list-style-type: none"> <li>■ 6m setback to a height of two storeys (9m).</li> <li>■ A further 5m at the third storey.</li> <li>■ A further 6m at the fourth and fifth storeys.</li> </ul> <p>Where the site abuts a laneway:</p> <ul style="list-style-type: none"> <li>■ 3m setback from the laneway to a height of two storeys, to provide an overall laneway width of 6m.</li> <li>■ A further 5m at the third storey.</li> <li>■ A further 6m at fourth and fifth storeys.</li> </ul>

Column 1 Precinct No.	Column 2 Precinct Name	Column 3 Street setback	Column 4 Side and rear setbacks
G & D	Strategic Site & Urban Renewal	<ul style="list-style-type: none"> <li>■ 0m to a height of three storeys (13m including parapet/balustrade).</li> <li>■ Upper level setbacks — 5m.</li> </ul>	<p>Where a site abuts a commercial/mixed use site:</p> <ul style="list-style-type: none"> <li>■ 3m setback to a height of three storeys (13m), to provide a laneway connection between buildings (overall width 6m).</li> <li>■ Upper level setbacks — a further 3m.</li> </ul> <p>Where a site abuts a sensitive interface shown on Map 1:</p> <ul style="list-style-type: none"> <li>■ 6m setback to a height of two storeys (9m).</li> <li>■ A further 5m at the third storey.</li> <li>■ A further 3m at the fourth storey.</li> <li>■ All subsequent levels set back 20m from the property boundary</li> </ul>

### Building design

Buildings should:

- Incorporate high quality materials, textures and colours that respond to the residential or commercial characteristics of the streetscape, as appropriate.
- Be designed to address front, oblique and side views.
- Provide wide entries that are clearly visible, legible and welcoming, where appropriate.
- Ensure building services including domestic services, utilities and waste management facilities, are well placed, concealed and integrated into building design.
- Minimise overshadowing impacts on existing and future open spaces, commercial footpath/trading areas and existing residential sites.
- Incorporate a podium and tower form with detailing emphasised at ground floor to achieve a human scale with an active street level experience.
- Provide active edges at ground floor, with weather protection (awnings), openings and architectural detailing providing activity and interest for people.
- Provide separation between a low-scale podium and upper levels to assist in integration with traditional low-scale streetscapes and to assist in mitigating building bulk and overlooking (without reliance on privacy screens).
- Consolidate upper setbacks to avoid a visible tiered form.
- Where the street proportions and character are strongly defined, respond to those key features (such as setbacks, parapets, cornices, awnings or colonnade heights).
- Use vertical and horizontal architectural elements and spacings that match the development pattern of the street (for example, match the finegrain character of surrounding buildings by matching vertical alignments in the podium of a building).
- Where adjacent to sensitive interfaces, provide a transition in scale from larger buildings to areas of smaller scale.
- Ensure that building design and setbacks at the podium level provide separation that assists to mitigate building bulk and overlooking (without reliance on privacy screens).

- Support the function of active and service laneways and facilitate new laneways and pedestrian connections between buildings.
- Create new active frontages to new plazas and active laneways, and conceal services in these locations.
- In Precinct A, prioritise the retention of existing street frontages, including restoration or reconstruction of original heritage features.
- In Precincts C and D, support a range of employment, residential and community spaces.
- In Precinct D, contribute to an integrated urban renewal precinct that accommodates employment and housing growth and contributes to a high quality public realm.

**Outlook, overlooking and passive surveillance**

Buildings should:

- Ensure active living areas (balconies, courtyards, terraces, lounges, kitchens, dining, etc.) maximise views, outlook, natural daylight and ventilation while managing overlooking and visual privacy for residents without the need for excessive screening.
- Encourage interaction and passive surveillance of the street and public open space, with windows, balustrades, fencing and landscaping that provide a level of permeability.
- Avoid balconies and upper level living areas facing side boundaries.

**Access and parking**

Buildings should:

- Prioritise high quality streetscapes through considered parking and access design that minimises visual and physical impacts.
- Focus on maintaining active land uses at street level by locating parking structures underground in basements or towards the rear of the building if above ground.
- Provide vehicle access from side streets or rear laneways if available.
- Minimise access and crossover widths as much as practical.
- Ensure that bicycle parking is secure, convenient and readily accessible.
- Separate resident and visitor entries from commercial entries, service areas, vehicle accessways and loading zones.

**Site consolidation**

- Sites should be consolidated where appropriate to deliver an efficient built form and to ensure the visual and amenity impact of larger developments can be managed within the site.
- Building design on consolidated sites should continue to respond to the rhythm and pattern of development on the street.
- New laneways should be created on larger consolidated sites where appropriate.

**3.0**

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**Subdivision**

None specified

**4.0**

16/08/2018  
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**Advertising signs**

None specified.

**5.0**

08/06/2023  
6253glen

**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:

- Whether development responds to the design objectives set out in Clause 1.0 to this Schedule.
- The extent to which proposed buildings respect the preferred scale and form of development, particularly when viewed from the pedestrian network.
- Whether the design and form of buildings supports the housing and economic needs of the Carnegie Activity Centre.
- Whether proposed buildings on sites that are in the vicinity of a heritage place are respectful of that heritage place.
- Whether proposed buildings are sensitively designed to avoid views into secluded private open spaces and habitable room windows of dwellings on adjacent land.
- The impact of overshadowing to the public realm.
- Whether development in Precinct C or D demonstrates a high level of architectural quality and makes a positive contribution to the public realm.
- Whether any building in Precinct C or D that exceeds the preferred building height:
  - Demonstrates that the development includes the provision of significant community benefit; and
  - Does not create unreasonable impacts on the amenity of sensitive interfaces as a result of additional height; and
  - Demonstrates architectural design excellence.

**Reference documents**

Carnegie Structure Plan 2018-2031 (February 2018)

Glen Eira City Council Quality Design Guidelines – Commercial and Mixed Use Areas (March 2018)

**Expiry**

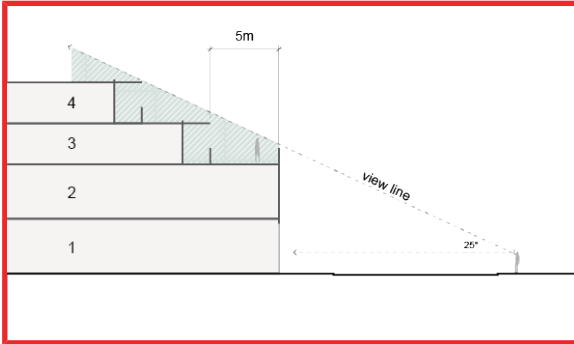
The requirements of this overlay cease to have effect after 31 December 2024.

Map 4 - Building Heights

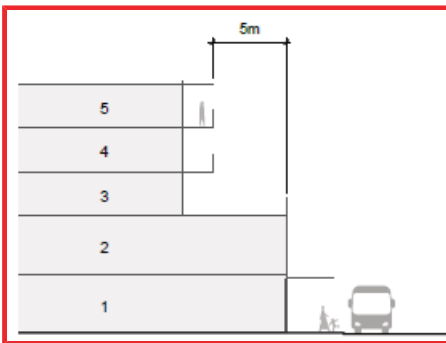


**Precincts A & B Shoptop (Heritage Character & Standard)**

Street Setback (Precinct A)

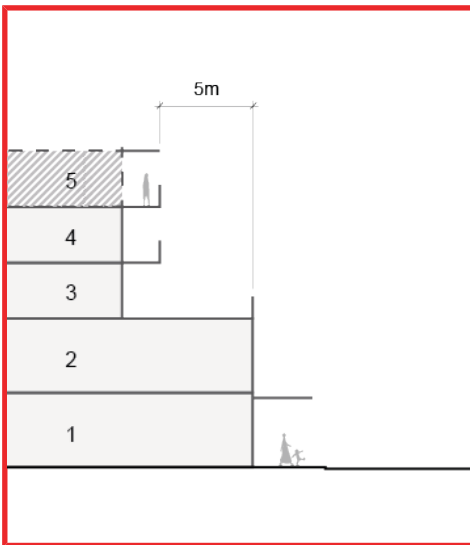


Street Setback (Precinct B)

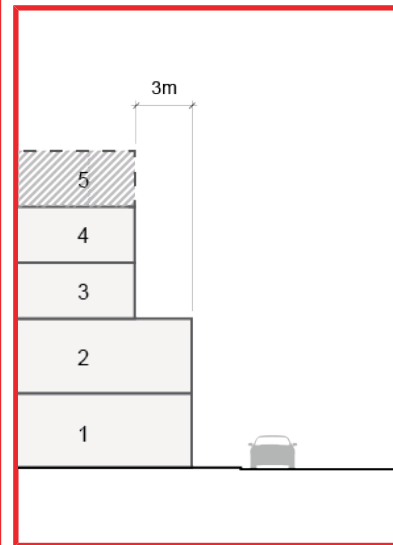


Secondary-street frontage (corner sites)

Main Street Frontage



Local Street Frontage



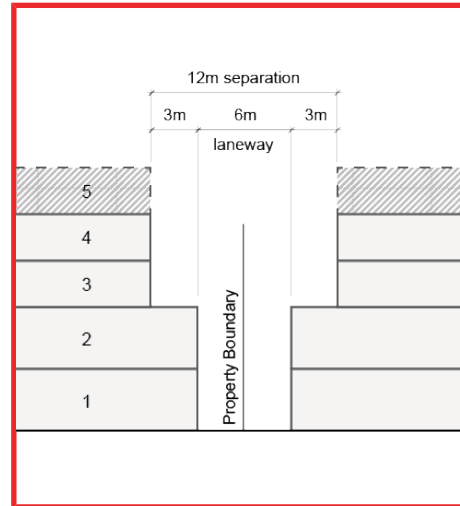
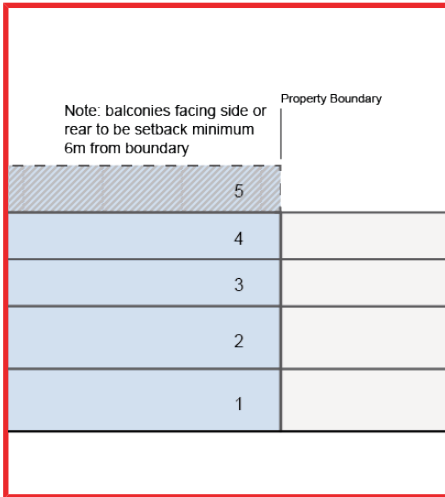
Side and Rear Setbacks – commercial interface

Where the site abuts a commercial site

Where the site abuts a laneway

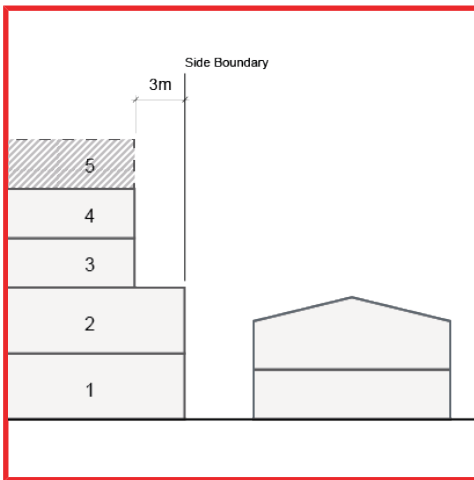


**Precincts A & B Shoptop (Heritage Character & Standard)**

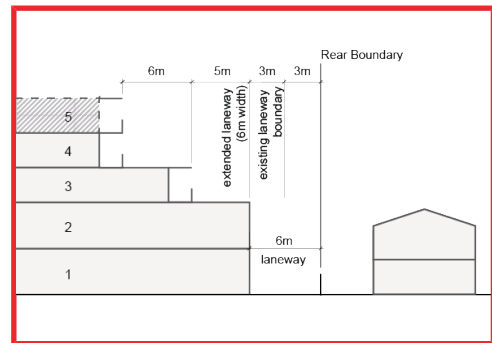


**Side and Rear Setbacks – residential interface**

**Side Setback**



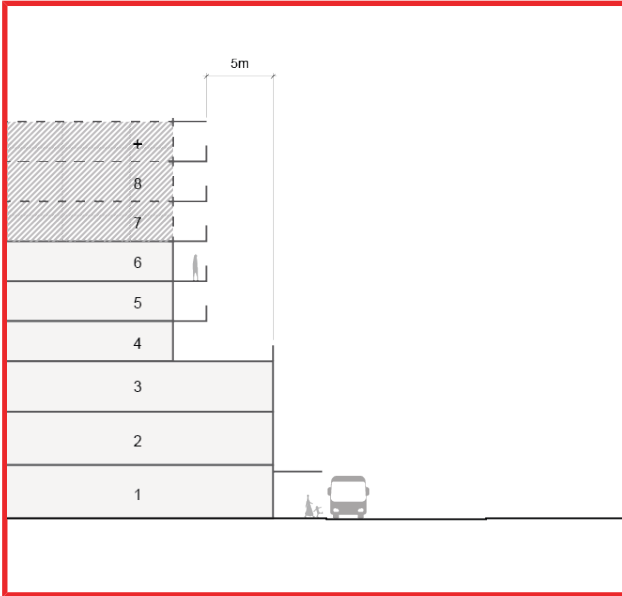
**Rear Setback**



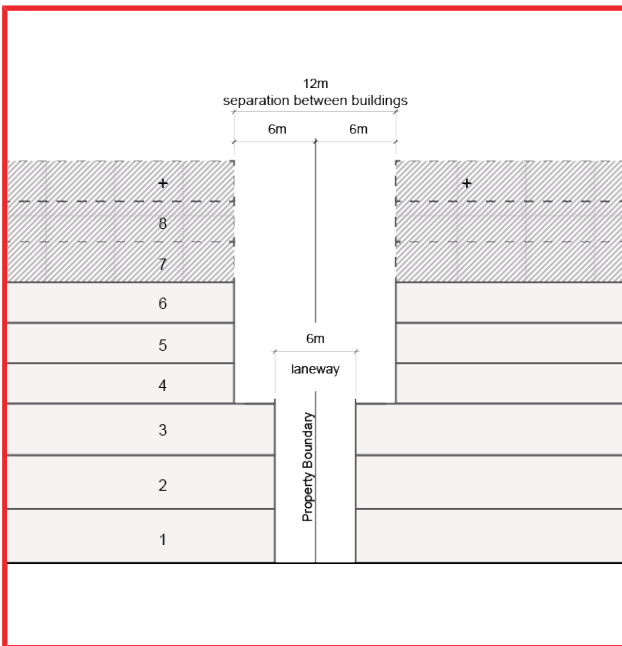
**Precincts C & D Strategic Sites and Urban Renewal**

**Street Setback**

Precincts C & D Strategic Sites and Urban Renewal



Side and Rear Setback – Commercial Interface



Side and Rear Setbacks – Sensitive Interface

