

# CITY OF CENTRES:

Development of typology-based built form controls









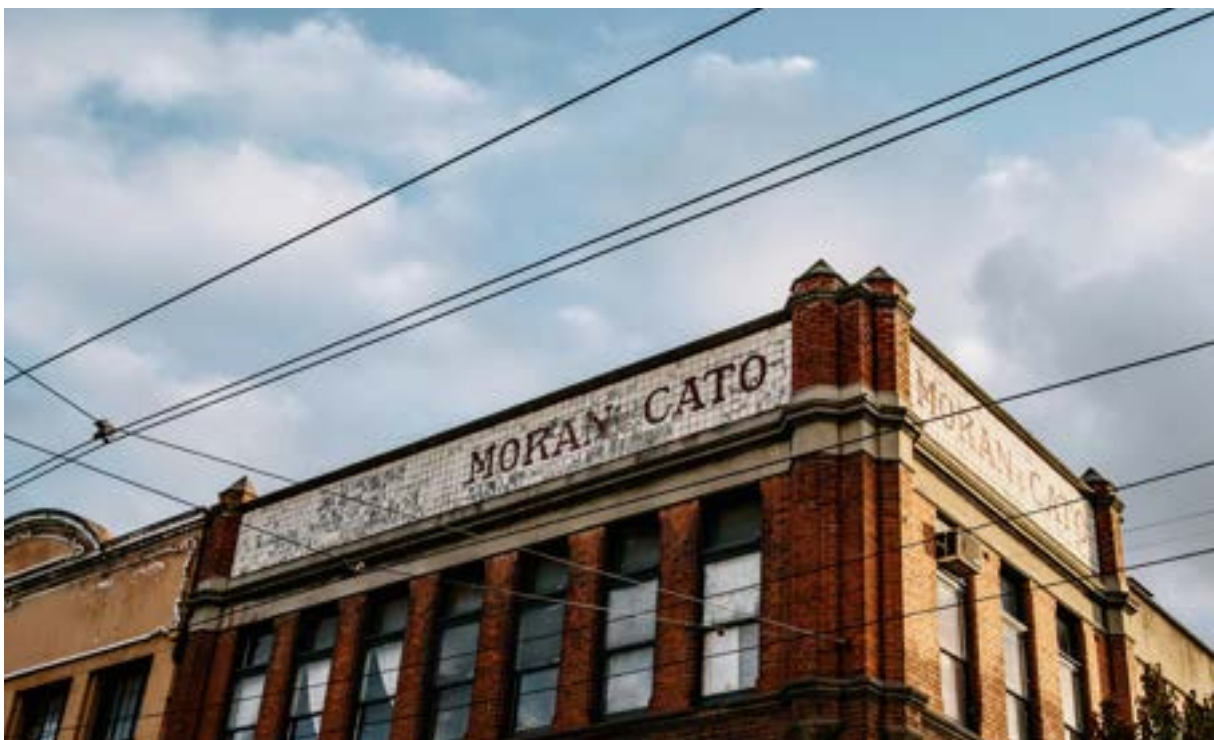
# Table of Contents

<b>Executive Summary</b> .....	<b>1</b>
<b>1.0 Introduction</b> .....	<b>5</b>
1.1 Background.....	5
1.2 Project purpose and scope.....	6
1.3 Project modules.....	7
<b>2.0 Activity Centre Classification</b> .....	<b>10</b>
2.1 Introduction.....	10
2.2 Density hierarchy and activity centre types ...	11
<b>3.0 Activity Centre Precincts</b> .....	<b>15</b>
3.1 Introduction.....	15
3.2 Precinct classification .....	17
3.3 Development precedents.....	23
<b>4.0 Built Form Typologies</b> .....	<b>27</b>
4.1 Introduction.....	27
4.2 Urban design principles .....	28
4.3 Main corridor Precincts .....	29
4.4 Off-corridor precincts.....	33
4.5 Residential Areas .....	37
4.6 Detailed design provisions .....	44
<b>5.0 Conclusion and Recommendations</b> ..	<b>49</b>
<b>Appendices</b> .....	<b>52</b>
<b>Appendix - 1</b> Activity centre hierarchy .....	<b>52</b>
<b>Appendix - 2</b> Activity centre precinct maps.....	<b>56</b>
<b>Appendix - 3</b> Development precedent library .....	<b>72</b>
<b>Appendix - 4</b> Typology data sheets .....	<b>84</b>



## List of Figures

Figure 1. Toorak Road, Prahran/South Yarra Major Activity Centre .....	2	Figure 9. Lower density activity centre street wall response (AC type 1-2) .....	33
Figure 2. Activity centre type .....	12	Figure 10. Higher density activity centre street wall response (AC type 3-4) .....	33
Figure 3. Camberwell Junction activity centre with precincts identified .....	19	Figure 11. Upper level setback response (AC type 3-4)....	34
Figure 4. Development precedents example.....	23	Figure 12. Side and rear setback response .....	35
Figure 5. Lower density activity centre heritage response (AC type 1-2) .....	30	Figure 13. NRZ interface response.....	36
Figure 6. Higher density activity centre heritage response (AC type 3-4) .....	30	Figure 14. GRZ interface response.....	36
Figure 7. Lower density activity centre non-heritage response (AC type 1-2).....	32	Figure 15. RGZ streetscape response .....	37
Figure 8. Higher density activity centre non-heritage response (AC type 3-4) .....	32	Figure 16. RGZ side and rear setback response .....	38
		Figure 17. Density allocation across the activity centre network.....	53





## List of Tables

Table 1. Precinct attributes .....	22	Table 11. Translation of density index matrix to activity centre types.....	53
Table 2. Maximum building height .....	39	Table 12. Maximum building height .....	57
Table 3. Street wall height .....	39	Table 13. Street wall height .....	57
Table 4. Front setbacks above the street wall .....	40	Table 14. Front setbacks above the street wall .....	58
Table 5. Side and rear setbacks (except from land zoned GRZ and NRZ) .....	41	Table 15. Side and rear setbacks (except from land zoned GRZ and NRZ) .....	59
Table 6. Side and rear setbacks from land zoned GRZ and NRZ .....	42	Table 16. Side and rear setbacks from land zoned GRZ and NRZ .....	60
Table 7. Building Program - Detailed design provisions....	45		
Table 8. Public interfaces - Detailed design provisions ....	46		
Table 9. Design detail - Detailed design provisions.....	47		
Table 10. Density index matrix for MACs.....	53		

## Abbreviations

<b>CBD</b>	Central Business District
<b>DTP</b>	Department of Transport and Planning
<b>FAR</b>	Floor Area Ratio
<b>GFA</b>	Gross Floor Area
<b>MAC</b>	Major Activity Centre
<b>MeAC</b>	Metropolitan Activity Centre
<b>NEIC</b>	National Employment and Innovation Cluster
<b>Plan Melbourne</b>	Plan Melbourne 2017-2051
<b>VPA</b>	Victorian Planning Authority





## **Acknowledgment of country**

The project team acknowledges the Traditional Owners and custodians of the land, waterways and skies, the Wurundjeri Woi Wurrung and Bunurong peoples of the Kulin Nation. We pay our respects to their Elders past, present and emerging.







# **EXECUTIVE SUMMARY**

# Executive Summary

Plan Melbourne seeks 70% of new housing to be in Melbourne's established areas. However, the recent pattern of residential development has fallen short of this aspiration.

Activity centres within established areas present a key opportunity to contribute to housing growth, particularly in relation to more compact forms of housing such as apartments. In addition to providing employment, shops and services, activity centres are typically well served by public transport.

However, with the notable exception of a small number of activity centres that have seen significant change, Melbourne's activity centres have experienced relatively little housing development. While there are no doubt a number of reasons for this, one key factor is thought to be the nature of the planning provisions that guide built form in the activity centres.

The built form provisions within Melbourne's activity centres are highly varied. Some activity centres have no specific built form provisions at all, while the provisions in others are relatively dated.

Permit applications for apartment buildings in activity centres are often highly contested, leading to extended approval processes and risk for developers.

The uncertainty, delay and cost resulting from these factors discourage developers from wanting to develop in activity centres.

The City of Centres project, seeks to find ways to facilitate more housing in Melbourne's established areas. It aims to provide greater clarity regarding State Government's expectations for the level of population growth to be accommodated within Melbourne's metropolitan and major activity centre network to 2051. In particular, it investigates the potential to facilitate more housing in these centres through the introduction of standardised built form and design controls, including 'deemed to satisfy' provisions, replacing the myriad of inconsistent provisions that currently apply across the metropolis.

These standardised provisions would:

- Provide more certainty for developers.
- Enable planning authorities to update all built form provisions in these activity centres more easily, as required.
- Speed up planning approval processes, in turn speeding up the delivery of housing.

A draft suite of standard built form controls has been developed. These controls take account of the different types of activity centre across the network, and the different circumstances that exist within activity centres. They seek to ensure best practice outcomes in terms of the public realm, amenity, heritage and character.

The project will create new activity centre policy for inclusion in the Planning Policy Framework detailing growth expectations and commensurate building typologies for each activity centre in the network.





Figure 1. Toorak Road, Prahran/ South Yarra Major Activity Centre



# INTRODUCTION



# 1.0 Introduction

## 1.1 Background

Melbourne's metropolitan strategy, Plan Melbourne 2017-2051 (Plan Melbourne), guides development at a metropolitan level that defines the future shape of the city. Plan Melbourne is currently being revised to establish future directions for dwellings and jobs growth within metropolitan Melbourne to address population expectations to 2051.

Melbourne's population is rapidly growing, with Melbourne expected to reach almost 8 million people by 2051<sup>1</sup>. Plan Melbourne seeks to ensure that 70 percent of new dwellings are located within established areas, with new housing in greenfield locations limited to 30 percent<sup>2</sup>.

Currently, established areas are providing 65% of new dwellings, compared with 35% in greenfield areas<sup>3</sup>. As a result, it has been identified that activity centres need to play an increased role in providing dwellings to accommodate the projected population growth. In addition to providing employment, shops

and services, activity centres are typically well served by public transport. They are also critical to achieving the Plan Melbourne vision for a more sustainable and accessible urban form based on 20-minute neighbourhoods. However, with the notable exception of a small number of activity centres that have seen significant change, many activity centres have experienced relatively little housing development despite having significant capacity. While there are no doubt a number of reasons for this, one key factor is thought to be the nature of the planning provisions that guide built form in the activity centres<sup>4</sup>.

Many of Melbourne's smaller suburban activity centres have no planning provisions governing built form outcomes (e.g. building height and density), while the built form controls for other centres are often relatively old<sup>5</sup>. Almost one-third of Major Activity Centres (MACs) have no built form provisions of any kind. One-third of the MAC built form provisions are more than 5 years old and

6% are more than 10 years old. The vast majority of the controls that do exist are based on studies that pre-date Plan Melbourne, while many pre-date the current residential zones.

The lack of clear planning policy and guidance to support increased building height and density resulting from old or absent controls commonly leads to underdevelopment and/or planning disputes that add considerable delays and cost to development. This, in turn, hampers the delivery of housing and services in appropriate locations.

The reason activity centre built form controls are absent or relatively old is that the strategic planning process required to be followed in creating them, as set out in Planning Practice Note 58, is slow and costly. In addition, this work is almost entirely prepared by municipal councils which do not have the resources to keep up with the need for them to be created or updated.

1 Greenfields, The context and the challenge, VPA- <https://vpa.vic.gov.au/metropolitan/more-information/the-context-and-the-challenge/>

2 Greenfield land is former rural land in Melbourne's growth areas that is being developed for housing- <https://www.planning.vic.gov.au/land-use-and-population-research/urban-development-program/greenfield-2020>

3 Activity Centre Pilot Program Key findings report, DELWP, 2018

4 Suburban Activity Centre Built Form Controls Research Project, kinetica 2022

5 Suburban Activity Centre Built Form Controls Research Project, kinetica 2022

## 1.2 Project purpose and scope

The City of Centres project is a key initiative in establishing future directions for population growth within metropolitan Melbourne and forms a part of a review of Plan Melbourne. It is focused on finding ways to facilitate more housing in Melbourne's established areas.

This project forms part of the City of Centres project. It seeks to clearly set out State Government's expectations for the level of population growth to be accommodated within Melbourne's metropolitan and major activity centres (MeACs and MACs). The project investigates the potential to facilitate more housing in the MeACs and MACs through the introduction of standardised built form and design controls, replacing the myriad of inconsistent provisions that currently apply across the metropolis.

The proposed controls have been informed by a review of policy settings in the Victorian planning system related to height and density; analysis of the typical urban contexts found in activity centres; good urban design practice; a review of built form typologies currently being constructed in activity centres.



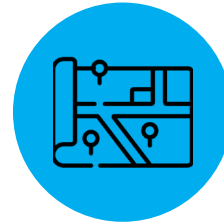
### 1.3 Project modules

The Project comprised the following suite of research tasks undertaken in collaboration with the Department of Transport and Planning (DTP) and the Victorian Planning Authority (VPA)



#### Activity centre classification

The Project analysed the relative market maturity within each activity centre and ranked them based on the likely timing of market readiness. The activity centres were also classified into density categories according to the desirability for growth from a planning policy perspective. The factors and attributes that informed the ranking and density allocation of each activity centre are discussed in detail in Section 2.



#### Development precedents

Typical, contemporary forms of residential development in activity centres were studied to ensure that the proposed planning provisions are based on feasible building forms. This work identified that development forms vary within activity centres based on different site and context attributes. These attributes were consolidated into a series of activity centre precinct types. The precedents and precinct types are discussed in Section 3.







### **Built form typologies**

Built form typologies were formulated for each activity centre precinct type based on the development precedents and contemporary planning expectations for activity centres. These typologies were reviewed to ensure their feasibility. The built form typologies for each precinct are explained in detail in Section 4.



# ACTIVITY CENTRE CLASSIFICATION

## 2.0 Activity Centre Classification

### 2.1 Introduction

The activity centres or activity centre precincts (see Section 3.2) that are the subject of this project have been classified in three different ways to inform the proposed built form typologies and their testing.

Metropolitan planning policy seeks to direct growth to places with good access to jobs, services and public transport. Therefore, the activity centres have been classified according to their access to jobs and public transport to determine the relative density levels that should be provided for within each of them. This informed variations to some of the built form typologies in terms of building height (and, therefore, density). The jobs and public transport analysis and density classification is described in Section 2.2.

The City of Centres project is focused on delivering sufficient growth to accommodate forecast housing demand to 2051. The development unlocked by the proposed built form provisions includes both housing and other uses such as retail and office space.







## 2.2 Density hierarchy and activity centre types

Metropolitan planning policy seeks to direct growth to places with good access to jobs, services and public transport. Therefore, it was important to determine where the greatest density of development should be allocated across the network from a planning policy perspective.

Density allocation was determined through the following steps:

- MeACs, National Employment and Innovation Clusters (NEICs) and Priority Precincts (PPs) were automatically allocated the highest density level based on planning policy which directs growth to these locations.
- In order to determine where the greatest density should be allocated among the remaining MACs, each activity centre was assessed according to its access to employment and fixed rail public transport<sup>6</sup>. See Appendix A for density breakdown.

The resulting density allocation matrix determined 11 levels of density across the network.

The 11 density categories was deemed excessive for the purpose of planning controls, so they were consolidated into the following 4 activity centre (AC) types:

- **Type 4 AC (highest density):** MeACs, NEICs and PPs
- **Type 3 AC (moderate - higher density):** centres with great access to fixed PT, high levels of employment access and/or less than 2.5km from the CBD
- **Type 2 AC (moderate density):** centres with good access to fixed PT and moderate access to employment
- **Type 1 AC (lowest density):** centres with limited access to fixed PT and low employment access

See tables and map in Appendix A that illustrate the resulting matrix of density levels.

The grouping of activity centres based on their preferred level in the density hierarchy has informed the maximum building heights in the proposed planning provisions.

The hierarchy is shown in the map in Figure 2.

<sup>6</sup> Additional future accessibility provided by Suburban Rail Loop (SRL) wasn't factored into the density allocation due to data being unavailable

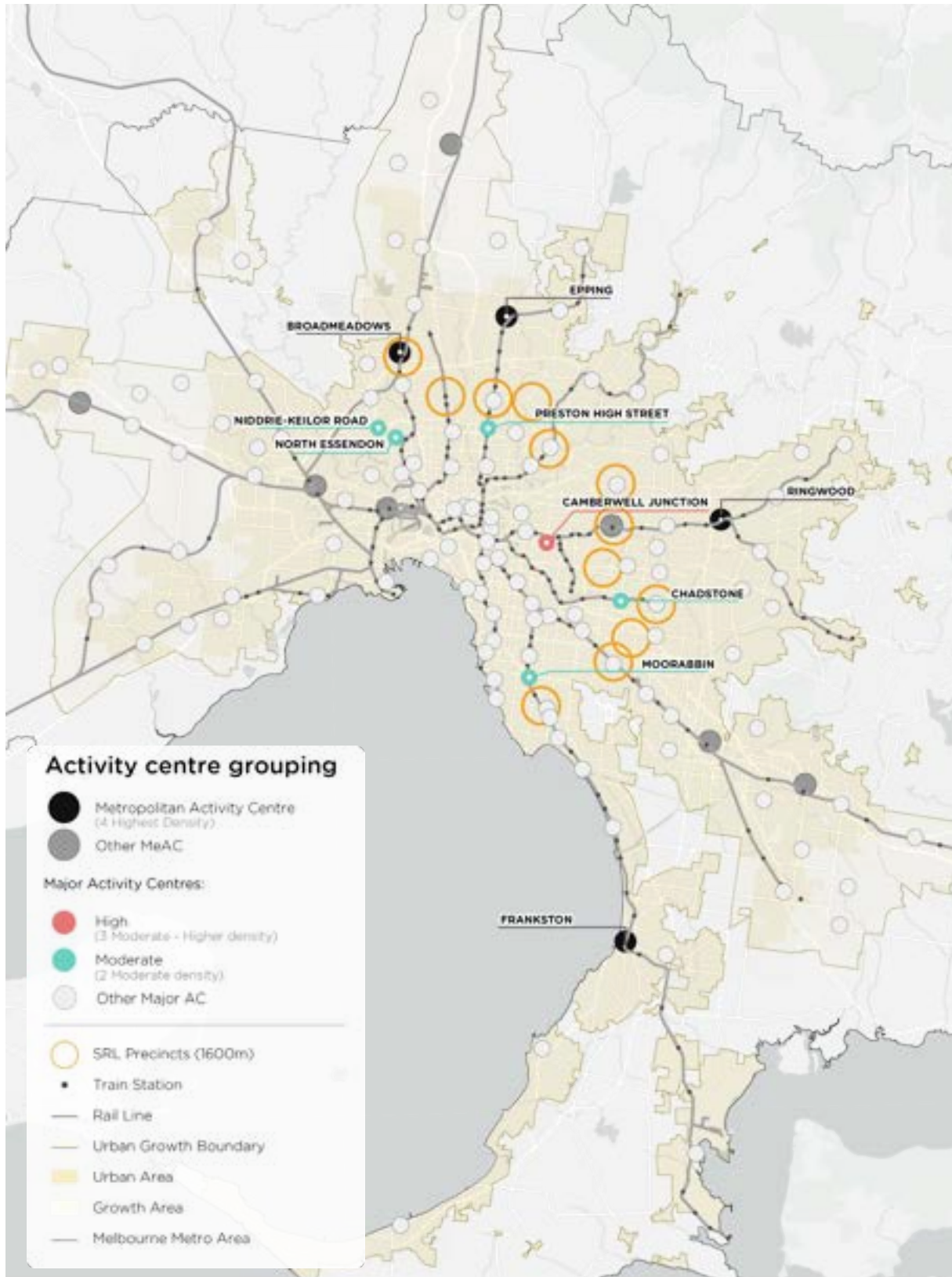


Figure 2. Activity centre type







# ACTIVITY CENTRE PRECINCTS

## 3.0 Activity Centre Precincts

### 3.1 Introduction

It is important to ensure that new built form controls for activity centres provide for feasible forms of development. Therefore, typical, contemporary forms of residential development in activity centres were studied to inform the development of built form typologies.

The study of typical buildings identified that development forms vary within activity centres based on different site and context attributes. These attributes were consolidated into a series of activity centre precinct types.

The purpose of the precinct identification was also to create standardised built form controls that can be easily prepared and applied by councils.







### 3.2 Precinct classification

Each of the activity centres across metropolitan Melbourne was studied to identify the typical site and context attributes found within them. These attributes were then categorised to define precinct types, each of which has distinct development opportunities and requires distinct planning settings to ensure appropriate built form.

Determining the various precincts that are found within activity centres allows for a fine grain approach that recognises individual attributes within individual centres and the role they play within the wider network across metropolitan Melbourne. By analysing activity centres through a precinct lens, this ensures that the proposed controls are based on building forms that respond to specific parts of an activity centre, rather than an activity centre wide blanket categorisation. The identification of precincts within activity centres will be beneficial in future stages of this work when planning controls are tested and implemented.

The map overleaf illustrates the precincts within a typical activity centre. Appendix 2.0 contains a map of each activity centre with precincts identified. Each precinct type also has a shorthand single letter precinct code.







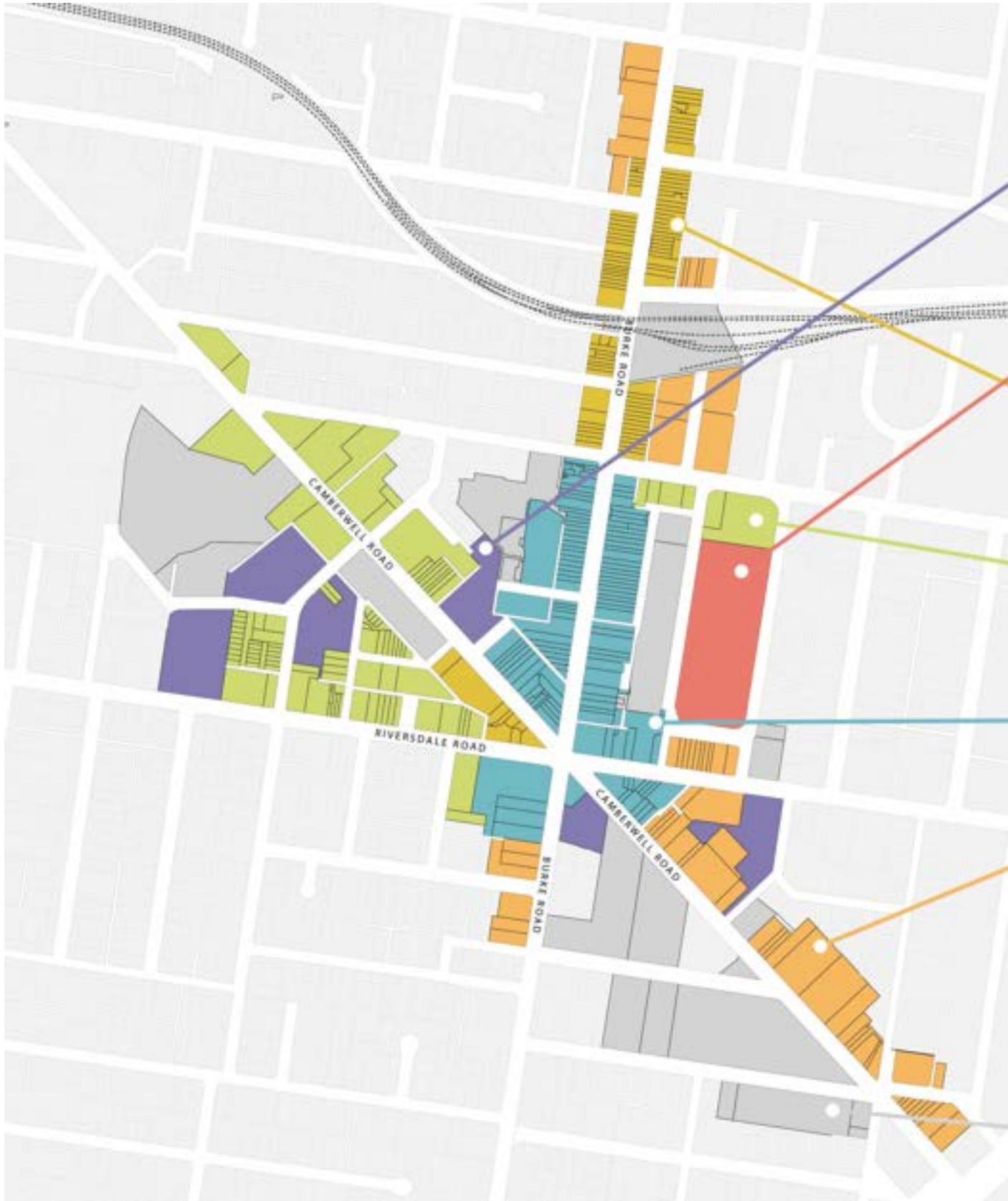
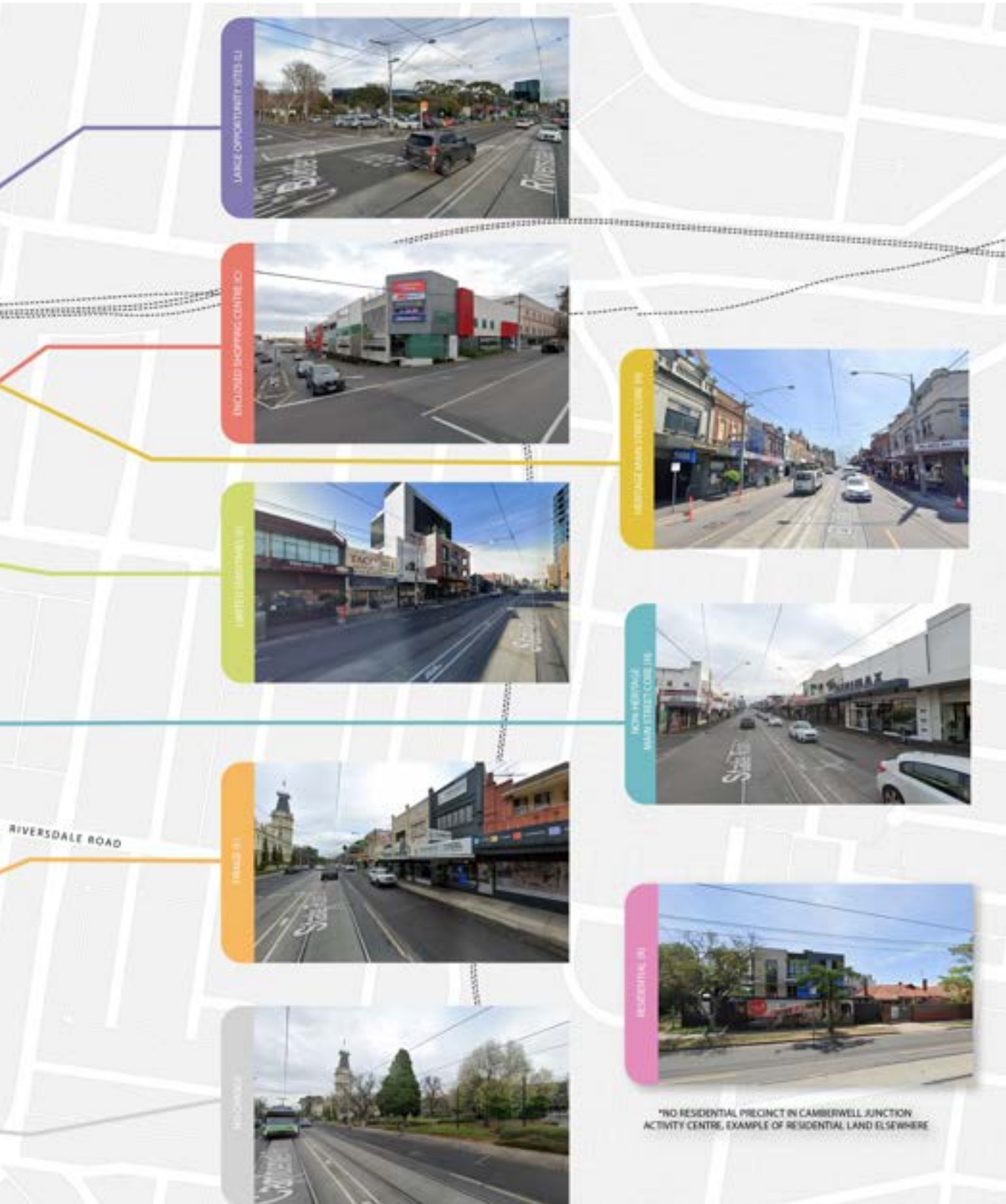


Figure 3. Camberwell Junction activity centre with precincts identified





Through the analysis, the following precinct types were identified:

Precinct type	Description	Defining attributes	Opportunities	Constraints
Heritage Main Street Core (H)	Typically comprising a fine-grain subdivision pattern and traditional shopfront buildings that have heritage or at least high character value, and higher expectations of public realm amenity	<ul style="list-style-type: none"> <li>• TRZ2 interface C1Z, C2Z or ACZ zoned land</li> <li>• Narrow lots (typically &lt;8m)</li> <li>• Small lots (average area of 150m<sup>2</sup> - 350m<sup>2</sup>)</li> <li>• Heritage overlay</li> <li>• 20m wide road reserve</li> <li>• Commonly served by a rear lane</li> </ul>	<ul style="list-style-type: none"> <li>• Additions behind heritage frontage and set back above, for office or residential uses</li> </ul>	<ul style="list-style-type: none"> <li>• Heritage values requiring respect</li> <li>• Narrow lots requiring amalgamation</li> <li>• High character value requiring respect</li> <li>• Expectation of a high public realm amenity (e.g. solar access to footpaths)</li> </ul>
Non-Heritage Main Street Core (N)	Typically comprising a mixed subdivision pattern with shopfront buildings that have dwellings and/or office space in the levels above	<ul style="list-style-type: none"> <li>• TRZ2 interface</li> <li>• C1Z, C2Z, ACZ, CDZ or MUZ zoned land</li> <li>• Mix of lot widths, with no consistent frontage width</li> <li>• Average lot area of 520m<sup>2</sup></li> <li>• 20m wide road reserve</li> <li>• Commonly served by a rear lane</li> </ul>	<ul style="list-style-type: none"> <li>• Redevelop for a taller building with a setback upper form</li> </ul>	<ul style="list-style-type: none"> <li>• Need for side and rear setbacks could restrict built form above the podium</li> <li>• Narrow lots requiring amalgamation</li> <li>• Expectation of a high public realm amenity (e.g. solar access to footpaths)</li> </ul>
Fringe Precinct (F)	Typically comprising a fine-grain subdivision pattern and a mix of shopfronts and dwellings	<ul style="list-style-type: none"> <li>• TRZ2 interface</li> <li>• C1Z, ACZ, or MUZ zoned land</li> <li>• Narrow lots (typically &lt;8m)</li> <li>• Occasionally affected by the Heritage overlay</li> <li>• Commonly served by a rear lane</li> <li>• 20m wide road reserve</li> <li>• Generally only 1 lot deep</li> <li>• Adjacent to residentially-zoned properties at the rear</li> </ul>	<ul style="list-style-type: none"> <li>• Redevelop for a taller building with a setback upper form, particularly close to the core</li> </ul>	<ul style="list-style-type: none"> <li>• Low scale residential interface at rear requiring moderated scale</li> <li>• Narrow lots requiring amalgamation</li> </ul>

Precinct type	Description	Defining attributes	Opportunities	Constraints
Limited Sensitivities (S)	Typically comprising larger lots developed with older low-rise commercial and light industrial buildings, some of which have been redeveloped into mixed-use, predominantly apartment buildings	<ul style="list-style-type: none"> <li>C1Z, ACZ, MUZ zoned land</li> <li>15-20m wide road reserve</li> <li>Medium-sized lots (typically &gt;1,500m<sup>2</sup>)</li> <li>Mix of 1 and 2 storey industrial buildings and 5-7 storey infill redevelopment</li> </ul>	<ul style="list-style-type: none"> <li>Redevelop for a taller building, particularly on larger lots and those close to the core</li> </ul>	<ul style="list-style-type: none"> <li>Narrow streets could restrict built form to maintain reasonable public realm amenity</li> <li>Residential interfaces at the rear</li> </ul>
Residential Precinct (R)	Comprising lots zoned RGZ (or ACZ where residential use is allowed at ground floor) at the edge of an activity centre	<ul style="list-style-type: none"> <li>Generally zoned RGZ but sometimes ACZ</li> <li>15m wide road reserve</li> </ul>	<ul style="list-style-type: none"> <li>Redevelop for a taller building, particularly on larger lots and those close to the core</li> </ul>	<ul style="list-style-type: none"> <li>Strata titling limiting the lots available for development</li> <li>Need to protect amenity of neighbouring residential properties</li> <li>Transition area to residential hinterlands</li> <li>Residential interfaces at the rear</li> </ul>
Large Opportunity Sites (L)	Comprising landholdings in single ownership that are large enough for multiple buildings	<ul style="list-style-type: none"> <li>C1Z, MUZ or ACZ zoned land</li> <li>Large lots (&gt;5,000m<sup>2</sup>)</li> </ul>	<ul style="list-style-type: none"> <li>Redevelop for multiple, taller buildings, particularly close to the core</li> </ul>	<ul style="list-style-type: none"> <li>Narrow streets could restrict built form to maintain reasonable public realm amenity</li> </ul>
Enclosed shopping Centres (C)	Comprising landholdings in single ownership with a large-format enclosed shopping centre, typically with at grade or multi-level parking at edges	<ul style="list-style-type: none"> <li>C1Z, CZD1 or ACZ zoned land</li> <li>Large lots (&gt;5,000m<sup>2</sup>)</li> </ul>	<ul style="list-style-type: none"> <li>Redevelop for multiple, taller buildings, particularly close to the core</li> </ul>	<ul style="list-style-type: none"> <li>Transition to low-scale residential lots (RGZ) within the activity centre</li> </ul>
No change	Comprising lots whose zoning precludes residential development	<ul style="list-style-type: none"> <li>IN1Z, IN2Z, PUZ, PPRZ zoned land</li> </ul>	<ul style="list-style-type: none"> <li>N/A</li> </ul>	<ul style="list-style-type: none"> <li>N/A</li> </ul>

Table 1. Precinct attributes

Consideration has been given to the attributes of each precinct type and how development needs to respond to them. For example, properties within the Fringe precinct typically have a sensitive residential interface to the rear or side. These interfaces require careful consideration to avoid amenity issues for neighbouring residents. Therefore, the built form

typology for the Fringe precinct type has been developed to respond to this interface through the application of ResCode Standard B17, modified to account for higher densities and expectations of development within a major or metropolitan activity centre.



### 3.3 Development precedents

Activity centre development precedents were collected for each precinct to provide information on development attributes. The full data set can be found in Appendix 4.0.

Below is an example of a development precedent and the built form information that was collected to inform the proposed typologies.



## Large Opportunity Sites

CODE: L

**Development example:**

	<p><b>Address:</b> 342-348 Victoria Street, Brunswick</p>
	<p><b>Site area:</b> 6,982m<sup>2</sup></p>
	<p><b>FAR:</b> 4.7</p>
	<p><b>Height:</b> 6-11 storeys (4 towers)</p>

Figure 4. Development precedents example









# BUILT FORM TYPOLOGIES

## 4.0 Built Form Typologies

### 4.1 Introduction

A set of urban design principles (see Section 4.2) were developed based on research of best practice urban design and the Urban Design Guidelines for Victoria.

Together with a review of existing activity centre local policy, zone provisions, DDOs and structure plans to identify best practice urban design outcomes, and studies of development precedents (discussed in Section 3) the built form typologies were developed to achieve each of the principles. The typologies have been designed to fit the majority of situations found in the subject activity centres. Variations from these typologies may be appropriate in atypical contexts.

Different typologies were developed for each activity centre precinct type (Main Corridor Precincts which includes Heritage Main Street Core, Non-heritage Main Street Core and Corridor Fringe Precincts. Off-corridor Precincts which includes Limited Sensitivities, Large Opportunity Sites and Enclosed Shopping Centres and Residential Areas).

Different heights have been applied to the typologies based on the activity centre type in order to achieve appropriate densities. In some situations, the proposed setbacks have been adjusted to take into account these differing heights.

The typologies were tested and refined by applying to a range of different lot sizes. The resulting recommended built form provisions are presented in a series of tables for each precinct. These indicate the preferred maximum building height in metres. The number of storeys that may be achieved will be dependent on land use mix and different floor to floor requirements (For example, a 6 storey office building is about the same height as an 8 storey residential building. See page 42 for typical floor to floor heights for different uses).

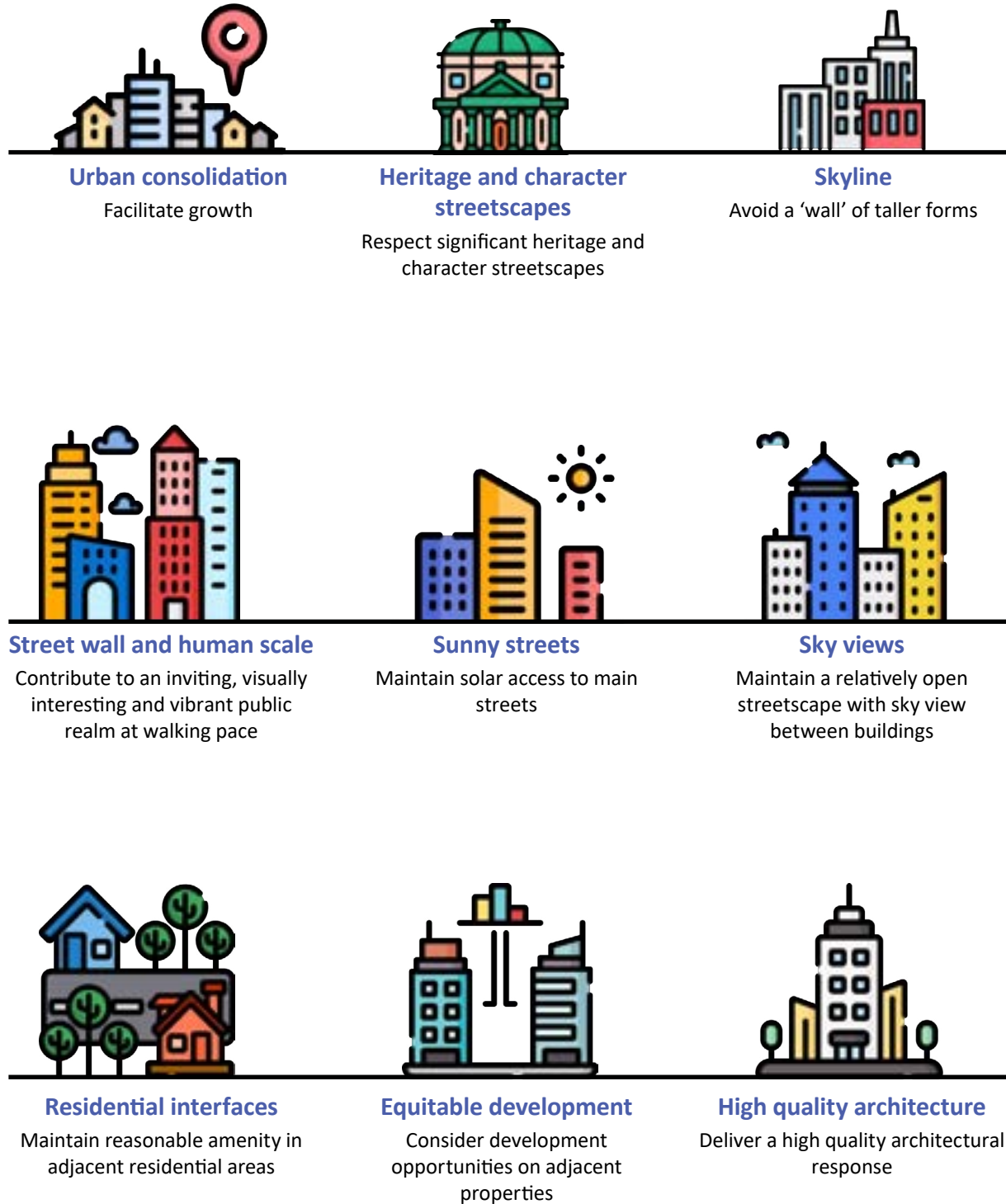
The height that may be achieved is also dependent on the ability to apply the setback parameters. Therefore, the ability to achieve the heights and setbacks will be dependent on lot sizes and amalgamation.

Preferred maximum building heights in lower order centres (lowest and moderate density categories) were identified based on a combination of applying the setbacks necessary to achieve the desired character and amenity outcomes to typical lot sizes. As these setbacks generally increase with height, they ultimately lead to a maximum height above which floor plates are too small to be viable. Street wall heights and upper level setbacks and the resulting overall heights possible when tested across a range of lot sizes (See Appendix 4.0 for lot size testing).

In higher order centres (MeACs and highest density MACs) the preferred maximum building height has been derived from precedents which illustrate generally acceptable height in the same precinct type and activity centre type across Metropolitan Melbourne. In some instances, greater road reserve widths at the property frontage allows for greater overall building height. This is further explained in Section 4.4.

## 4.2 Urban design principles

The typologies seek to achieve the following principles:





### 4.3 Main corridor Precincts

#### Heritage Main Street Core (H)

#### Non-heritage Main Street Core (N)

#### Corridor Fringe (F)

The activity centres typically contain one or more main streets with a low scale street wall of 1 to 2 storeys, sometimes with recessed upper levels. The main streets generally contain the greatest concentration of activity in the centre with a retail focus and more pedestrian activity, and higher density built form that tapers down at each end of the corridor. Main streets have been divided into three precinct types that have related built form outcomes: a Heritage core or a Non-heritage core and a Fringe corridor.

#### Street wall height

Along the main street corridors a maximum street wall height of 11 metres is proposed, which allows for a commercial ground floor and either two further levels of apartments or one additional commercial level. Where there are streetscapes or individual buildings that have been identified as significant from a heritage perspective, the heritage fabric at the street frontage is encouraged to be retained. Where the existing street-edge fabric is to be replaced, a new street wall of 2-3 storeys will fit comfortably with the likely prevailing street wall character. It will also maintain a comfortable relationship with the width of the street (typically 20m), maintaining a human scale.



### Heritage Main Street Core

CODE: H

Development example :



**Address:** 229 Smith Street, Fitzroy



**Site area:** 372m<sup>2</sup>



**FAR:** 5.8



**Height:** 7 storeys

## Height and upper level front setbacks

Overall building heights and upper level setbacks in these precincts have been determined based on the desire for the main street to maintain an inviting public realm at the street level, and to respect heritage values where they prevail, while also providing for greater densities that respond to the desired density level of the activity centre. In broad terms, two distinct typologies are proposed:

- In centres where a lower density is sought, a dominant street wall with a visually recessive upper form.
- In centres where a higher density is sought, a low-rise podium with towers above that are well set back from the street and separated from each other.

Where there is significant presence of heritage buildings or a heritage streetscape, the height and setback of built form above the street wall have been determined to ensure that it maintains a clear distinction with and will not dominate the street wall.

A minimum upper level setback of 5 metres is proposed to maintain a clear distinction between the heritage fabric and upper form. Above a height of 18 metres, the setback is increased by a further 1.5 metres for every metre of building height up to 21 metres. This ensures that the view of the upper form, from the opposite footpath occupies no more than one quarter of the angle of view occupied by the whole building, with that occupied by the street wall representing three quarters, assuming a typical, 20m wide street (see Figure 5). This approach capitalises on the ability of deeper lots to accommodate taller buildings without adversely affecting heritage or character values.

In centres where a higher density is sought, greater height is allowed in the form of a different typology with a bigger setback of 10 metres to well-separated tower forms up to 27 metres high (8 storeys with upper level apartments or 6 storeys with upper level offices) (see Figure 6).

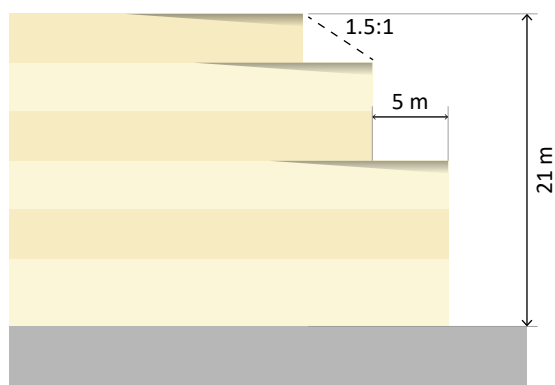


Figure 5. Lower density activity centre heritage response (AC type 1-2)

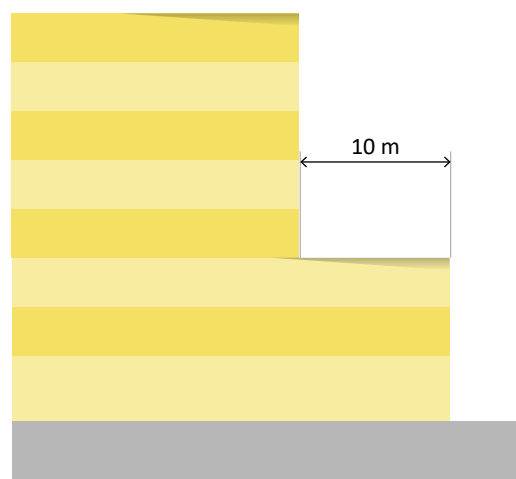


Figure 6. Higher density activity centre heritage response (AC type 3-4)

Within Non-heritage main street core precincts - streetscapes with no or limited heritage value but often with a valued streetscape character – the upper form is set back 3m to maintain a clear distinction with the street wall, and the height and setback of the upper form above the street wall has been set to create a 1:1 ratio of street wall and upper form for the overall building (see Figure 7). This maintains a familiar character where a lower-rise street wall is prominent, and an inviting public realm, but allows for more growth than in a Heritage main street core.

In centres where a higher density is sought, a podium-tower typology is proposed with a 5 metre front setback to the tower and tower heights of up to 40 metres (12 storeys with upper level apartments or 10 storeys with upper level offices).

The built form typology for the Fringe corridor precinct type adopts the principles of the Non-heritage main street core, but with a lesser upper form reflecting its fringe location, and a moderated scale to avoid unreasonable impact on the amenity of residential neighbours.





Tables 2-6 summarise the built form parameters for height and setbacks of properties within the main corridor precincts.



## Non-heritage Main Street Core

CODE: N

### Development example

	<b>Address:</b>	132 - 144 Springvale Road, Nunawading
	<b>Site area:</b>	1,865m <sup>2</sup>
	<b>FAR:</b>	6.2
	<b>Height:</b>	8 storeys



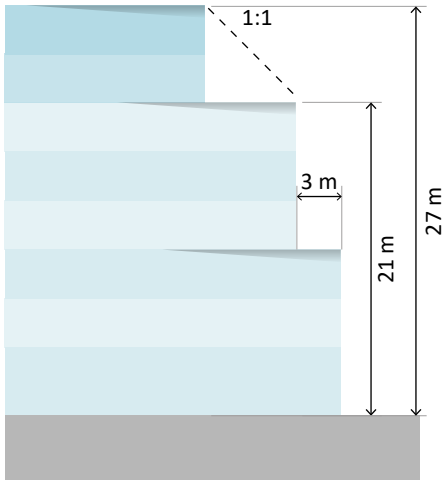


Figure 7. Lower density activity centre non-heritage response (AC type 1-2)

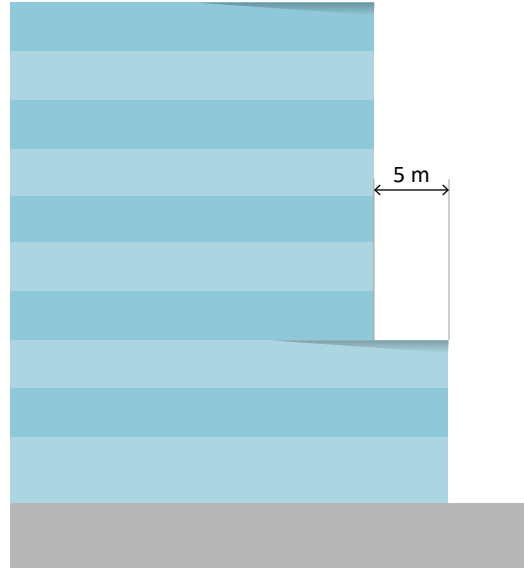



Figure 8. Higher density activity centre non-heritage response (AC type 3-4)

## Corridor Fringe

CODE: F

Development example:

	<b>Address:</b> 277 Centre Road, Bentleigh
	<b>Site area:</b> 1,567m <sup>2</sup>
	<b>FAR:</b> 4.4
	<b>Height:</b> 7 storeys



## 4.4 Off-corridor precincts

### Limited Sensitivities (S)

### Large Opportunity Sites (L)

### Enclosed Shopping Centres (C)

Away from the main street corridors, properties are generally larger, have less sensitivities and can therefore accommodate greater built form. In particular, there is also typically less notable heritage or character value to maintain and therefore the opportunity to create a new character.

### Street wall height

Given the lack of an existing consistent streetscape character, these precincts offer an opportunity to create a new character that is based on creating a comfortable public realm and more able to accommodate growth. A comfortable public realm is created by relating the street wall height to the width of the street.

Setting the maximum street wall height equal to the width of the road reserve that they front ensures that they maintain a comfortable public realm environment with a sense of openness and sky views, and solar access to the footpaths, while maximising the number of floors with an optimal floor plate.

Within these precincts it is common to have properties fronting wider road reserves (30m and wider). Therefore, street walls can achieve greater heights (see Figures 9 and 10).

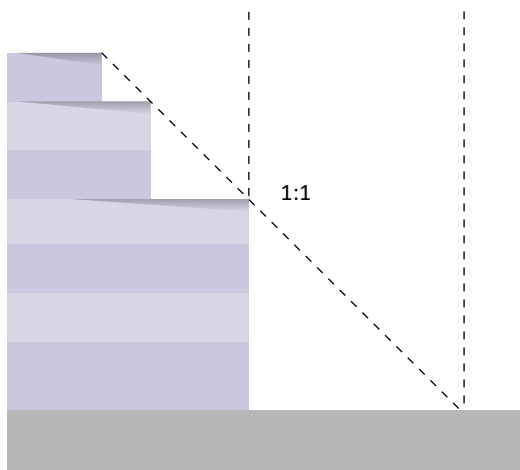


Figure 9. Lower density activity centre street wall response (AC type 1-2)

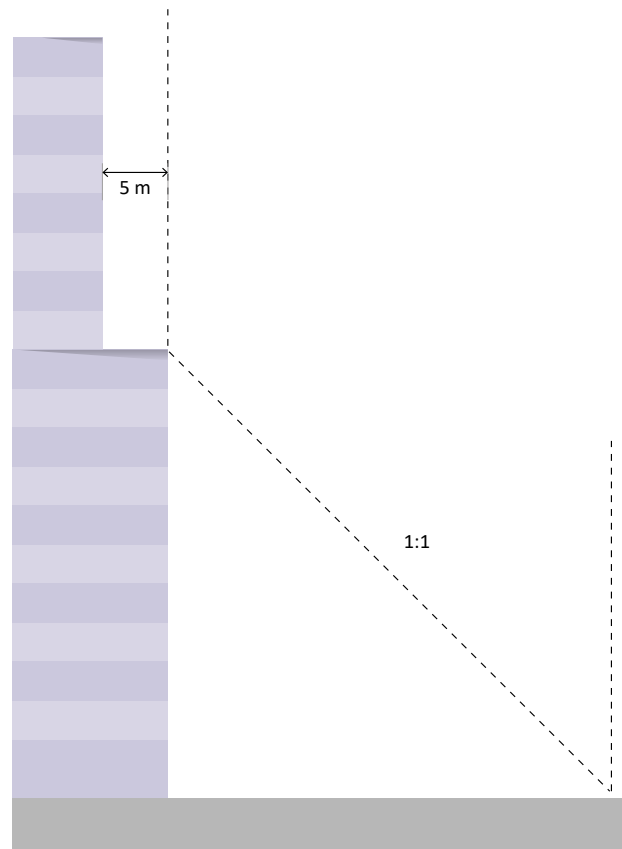


Figure 10. Higher density activity centre street wall response (AC type 3-4)

### Height and upper level front setbacks

As with the main corridor precincts, two broad typologies are proposed: a dominant street wall and recessive upper form in centres where a lower density is sought; and a podium-tower form in higher density centres.

Given the lesser sensitivities in these precincts, the maximum building heights are able to increase with the level of density sought in the activity centre, from 21 metres (5-6 storeys) in the lower-density centres to 66 metres (16-20 storeys) in the highest density centres. In addition, the Limited sensitivities precinct often includes wider roads, which present an opportunity for taller buildings without unreasonable impacts on the public realm. Therefore, in this precinct, in the MACs where the highest density is sought, building heights increase with the width of the road reserve at the Frontage of the property.

Setbacks above the street wall have been determined to ensure that the built form will balance a sense of openness and enclosure. This has been determined by ensuring that the built form up to 27 metres high

(6-8 storeys) does not encroach within a 45° plane from the opposite side of the street, and buildings above that height comprise towers that are set back from the street wall and well separated from each other (see Figure 11).

Tables 2-6 summarise the built form parameters for height and setbacks of properties within the off-corridor precincts.

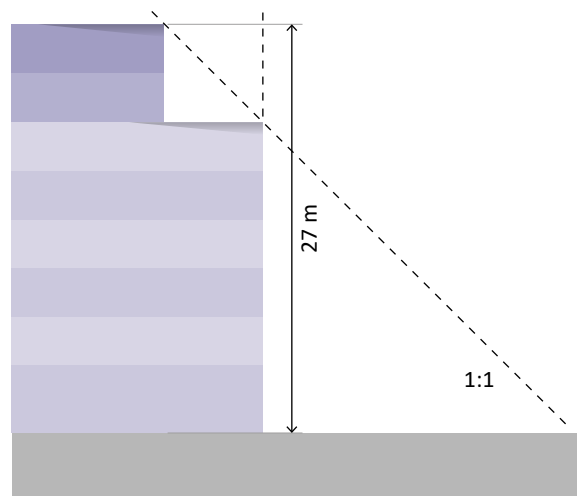






Figure 11. Upper level setback response (AC type 3-4)

## Limited Sensitivities

CODE: S

Development example:

	<b>Address:</b> 16-18 Sargood Street, Altona
	<b>Site area:</b> 1,129m <sup>2</sup>
	<b>FAR:</b> 4.9
	<b>Height:</b> 6 storeys





### Side and rear setbacks

The same setbacks are proposed to be applied to both the sides and rear of buildings in all the precincts except for the Residential precinct (discussed in Section 4.5). There are three types of side and rear setback:

- Interfaces with lots within the activity centre;
- Interfaces with land zoned GRZ outside the activity centre; and
- Interfaces with land zoned NRZ outside the activity centre.

The setbacks from land zoned GRZ and NRZ also apply where there is an intervening laneway. The side setback requirement is also proposed to have a variation for narrow lots. If a property is less than 22m wide (measured parallel to the Frontage) a building may be built to both side boundaries up to a height of 21 metres. Where a property is between 22m and 30m wide, the side setback requirement is only applied to one side boundary.

This provides feasible development opportunities for smaller properties while also managing equitable development opportunities for neighbouring properties. On lots exceeding 30m, setbacks are required from both sides to allow for adequate separation between upper forms in the streetscape.

Above a height of 21 metres, all buildings, need to adopt the same side setbacks regardless of lot width.

As height increases, setbacks increase, ensuring adequate separation between upper forms (see Figure 12). This contributes to reasonable internal amenity as well as providing for sunlight, daylight and sky views between buildings to contribute to the amenity of the public realm.

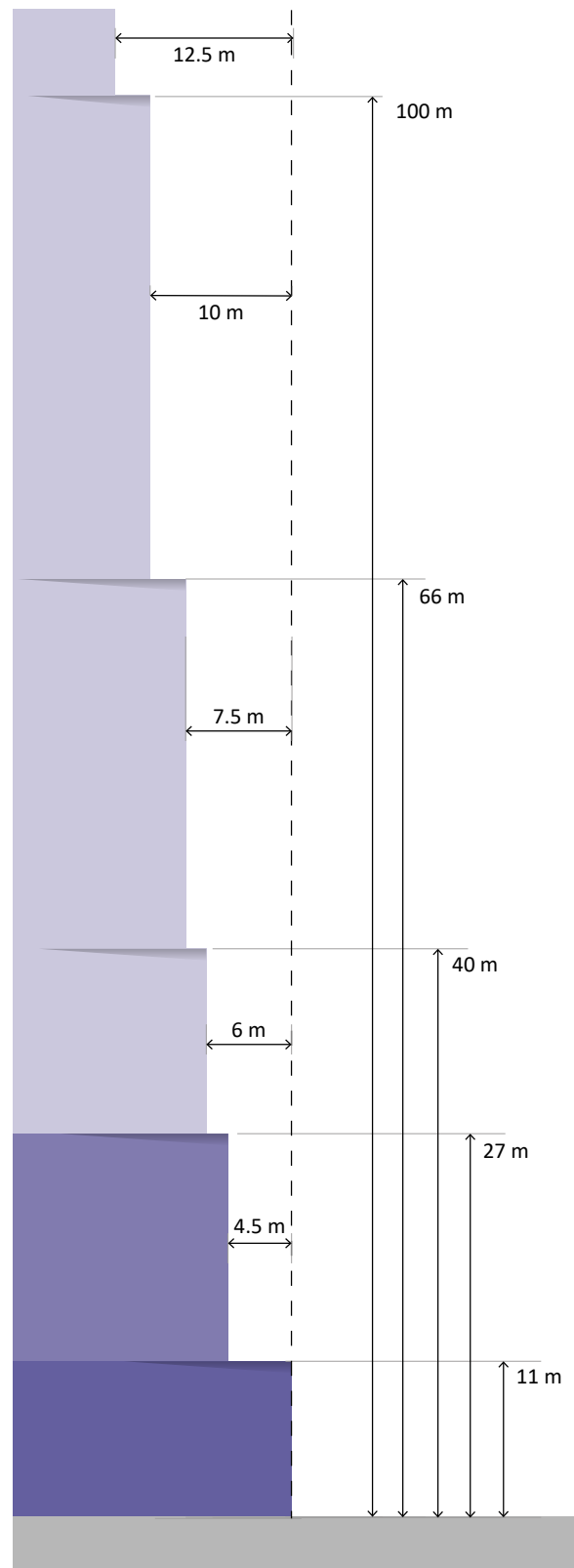


Figure 12. Side and rear setback response

If a property lies at the edge of an activity centre and is adjacent to land zoned GRZ or NRZ, different side and rear setbacks are proposed. This is to ensure that built form maintains reasonable amenity in the adjacent property/ies.

The NRZ is applied to land outside activity centres that has been identified as having specific character values that distinguish it from other parts of the surrounding area. Therefore, while properties within this zone may undergo change, it is unlikely than to change the essential character (see Figure 13).

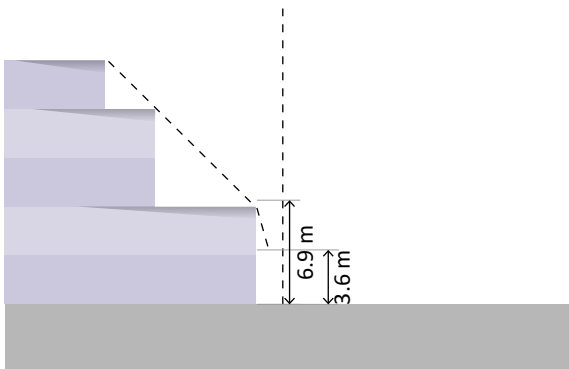


Figure 13. NRZ interface response

The purpose of the GRZ is to encourage development that respects the neighbourhood character of the area but also provides a diversity of housing types and housing growth, particularly in locations offering good access to services and transport. Therefore, a greater level of change is provided for, and there is less need for development within an activity centre to protect its character (see Figure 14).

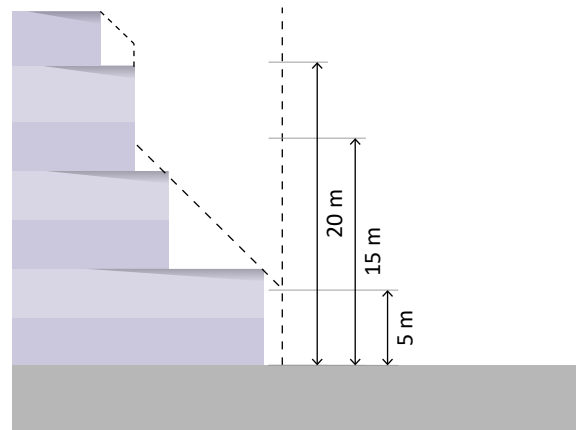






Figure 14. GRZ interface response

\* Where the neighbouring property is separated from the site by a laneway, the setback requirement should be measured from the centreline of the laneway.

## Large Opportunity Sites

CODE: L

Development example:

	<b>Address:</b> 699 Park Street, Brunswick
	<b>Site area:</b> 6,477m <sup>2</sup>
	<b>FAR:</b> 4.0
	<b>Height:</b> 4-12 storeys (TH & 2 towers)



## 4.5 Residential Areas

### Residential (R)

Some activity centres contain residentially-zoned pockets that offer good access to services and amenity and therefore present opportunities for greater density. Residential land within activity centre boundaries is typically zoned Residential Growth Zone (RGZ) because it has been identified as suitable for increased housing density. This zone is also used to provide a transition from more intensive development within an activity centre to residential areas outside the activity centre. Change within RGZ land is typically expected to be substantial, in the form of 4 storey apartment buildings.

### Height and front setbacks

Overall building heights and front setbacks in this precinct have been determined based on the desire to respect the residential character of the precinct, while also providing for greater densities that respond to the desired density level of the activity centre.

Within the Residential precinct, buildings up to 4 storey are encouraged, or up to 5 storeys in higher density centres, in response to the desire for growth and provision of dwellings.

A 3 metre landscaped front setback is proposed. This allows the retention and/or introduction of mature landscaping while also respecting the existing residential character of the area (see Figure 15).

### Upper level setbacks

Above 3 storeys, a minimum upper level setback of 5 metres is proposed (from the boundary) to ensure development within this precinct fits comfortably within a typical existing lower-rise character.

Tables 2-6 summarise the built form parameters for height and setbacks of properties within the Residential precinct.

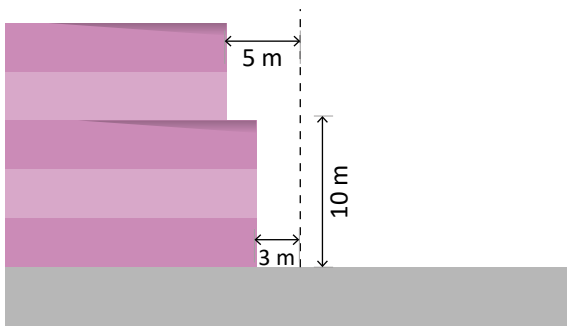


Figure 15. RGZ streetscape response



### Side and rear setbacks

The sides and rear of developments within the residential precinct require a varied response from the other precincts, to respect the residential character and respond to amenity both on-site and for neighbouring properties.

Therefore, a 3 metre setback is proposed from the side and rear boundaries up to 8 metres in height. This will allow for landscaping opportunities and the

provision of private open space for dwellings. Above a height of 8 metres, the setback is increased by a further 1 metre for every metre of building height up to a maximum setback of 4.5 metres from the boundary (see Figure 16).

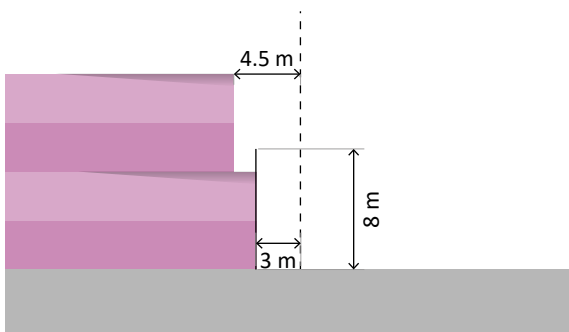






Figure 16. RGZ side and rear setback response

## Residential

**CODE: R**

**Development example:**

	<b>Address:</b> 167 Lower Heidelberg Rd, Ivanhoe East
	<b>Site area:</b> 1,054m <sup>2</sup>
	<b>FAR:</b> 1.2
	<b>Height:</b> 3 storeys



The following tables show the combined built form parameters across the various precincts.

### Maximum building height

Precinct	Maximum Height (m)				
	1	2	3	4	
Heritage Main Street Core (H)	21m		27m		
Non-Heritage Main Street Core (N)	21m	27m	40m		
Fringe (F)	21m		27m		
Limited Sensitivities (S)	21m	27m	Frontage	Height	66m
			S3a: < 20m	27m	
			S3b: between 20m and 30m	40m	
			S3c: between 30m and 40m	53m	
S3d: > 40m	66m				
Large Opportunity Sites (L)	21m	27m	40m	66m	
Enclosed Shopping Centres (C)	21m	27m	40m	66m	
Residential (R)	17m				

Table 2. Maximum building height

### Street wall height

Precinct	AC type	Maximum Street wall Height (m)
Heritage Main Street Core (H)	H1-H4	11m
Non-Heritage Main Street Core (N)	N1-N4	11m
Fringe (F)	F1-F4	11m
Limited Sensitivities (S)	S1-S4	Equal to the width of the road reserve at the Frontage
Large Opportunity Sites (L)	L1-L4	Equal to the width of the road reserve at the Frontage
Enclosed Shopping Centres (C)	C1-C4	Equal to the width of the road reserve at the Frontage
Residential (R)	R	N/A

Table 3. Street wall height

## Front setbacks above the street wall

Precinct	AC type	Part of the building	Minimum setback
Heritage Main Street Core (H)	H1-H2	0m to top of proposed street wall	0m
		Above the proposed street wall, up to 18m	5m
		> 18m	5m + 1.5m per additional 1m height
	H3-H4	0m to top of proposed street wall	0m
		Above the proposed street wall	10m
Non-Heritage Main Street Core (N)	N1-N2	0m to top of proposed street wall	0m
		Above the proposed street wall up to 21m	3m
		> 21m	3m + 1m per additional 1m height
	N3-N4	0m to top of proposed street wall	0m
		Above the proposed street wall	5m
Fringe (F)	F1-F2	0m to top of proposed street wall	0m
		Above the proposed street wall, up to 18m	3m
		> 18m	3m + 1m per additional 1m height
	F3-F4	0m to top of proposed street wall	0m
		Above the proposed street wall	6m
Limited Sensitivities (S)	S1-S2 S3a	0m to top of proposed street wall	0m
		Above the proposed street wall up to max street wall height	3m
		Above max street wall height	1m per additional 1m height
	S3b-S3d S4	0m to top of proposed street wall	0m
		Above max street wall height	5m
Large Opportunity Sites (L)	L1-L2	0m to top of proposed street wall	0m
		Above the proposed street wall	3m
		Above max street wall height	1m per additional 1m height
	L3-L4	0m to top of proposed street wall	0m
		Above max street wall height	5m
Enclosed Shopping Centres (C)	C1-C2	0m to top of proposed street wall	0m
		Above the proposed street wall	3m
		Above max street wall height	1m per additional 1m height
	C3-C4	0m to top of proposed street wall	0m
		Above max street wall height	5m
Residential (R)	R	0-10m	3m
		>10m	5m

Table 4. Front setbacks above the street wall



## Side and rear Setbacks [except from land zoned GRZ or NRZ]

Precinct	Part of the building	Min. setback from boundaries		
<b>Heritage Main Street Core (H)</b>  <b>Non-heritage Main Street Core (N)</b>  <b>Fringe (F)</b>  <b>Limited Sensitivities (S)</b>  <b>Large Opportunity Sites (L)</b>  <b>Enclosed Shopping Centres (C)</b>	Up to 11m where that part of the building <b>is</b> within 0.3m of the boundary:	0m		
	Up to 11m where that part of the building is <b>not</b> within 0.3m of the boundary:	4.5m		
	Above 11m, up to 21m:	Where the average width of the Site (measured parallel to the Frontage) is less than 22m	4.5m except that the building may be within 0.3m of both side boundaries	
		Where the average width of the Site (measured parallel to the Frontage) is at least 22m and up to 30m	4.5m except that the building may be within 0.3m of one side boundary	
		Where the average width of the Site (measured parallel to the Frontage) is more than 30 metres	4.5 metres	
	Above 21m, up to 27m:	4.5m		
	Above 27m, up to 40m:	6m		
	Above 40m, up to 66m:	7.5m		
	Above 66m, up to 100m:	10m		
	Above 100m	12.5m		
<b>Residential (R)</b>	Up to 8m	3m		
	Above 8m	3m + 1m per additional 1m height over 8m up to a maximum of 4.5m		

Table 5. Side and rear setbacks (except from land zoned GRZ and NRZ)

### Side and Rear Setbacks from land zoned GRZ or NRZ

Adjacent Zoning	Part of the building	Min. setback from boundary
GRZ	Up to 5m	0m
	Above 5m, up to 15m	1m per additional 1m height above 5m
	Above 15m, up to 20m	10m
	Above 20m	10m + 1m per additional 1m height above 20m
NRZ	Up to 3.6m	0m
	Above 3.6m, up to 6.9m	1m + 0.3m per additional 1m height over 3.6 metres up to 6.9m
	Above 6.9m	2m + 1m per additional 1m height over 6.9m

Table 6. Side and rear setbacks from land zoned GRZ and NRZ

The following assumptions have been used in determining the built form typologies

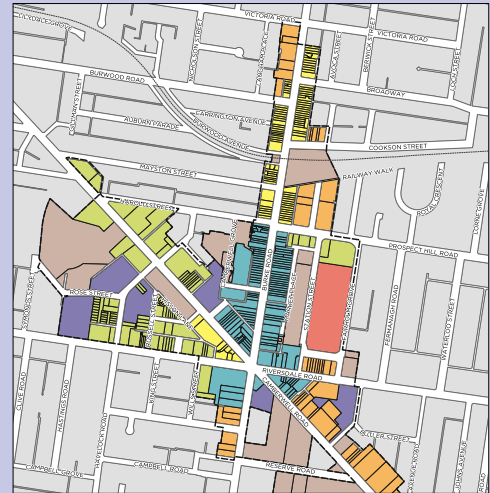
Building floor-to-floor dimensions	
Commercial Ground Floor	4.5m
Commercial Upper Levels	4.0m
Residential Levels	3.2m
Floor plates	
Residential max. width, max. length	21m, 45m



**How to interpret the proposed built form provisions for each activity centre**

Appendix 2.0 contains a map for each activity centre which identifies its AC type and precincts.

The tables on pages 39-42 present the recommended built form provisions for each precinct type and AC type as illustrated below.



**CAMBERWELL JUNCTION (AC type 3)**

- Enclosed Shopping Centre (C)
- Large Opportunity Sites (L)
- Fringe Precinct (F)
- Non-Heritage Main Street Core (N)
- Heritage Main Street Core (H)
- Limited Sensitivities (S)
- No change
- Activity Centre boundary

Precinct code & AC types	Activity Centre						Residential
	Heritage Main Street Core	Non-heritage Main Street Core	Corridor Fringe	Limited Sensitivities	Large Opportunity Sites	Enclosed Shopping Centres	
Lowest density	H1	N1	F1	S1	L1	C1	R
Moderate density	H2	N2	F2	S2	L2	C2	
Moderate - Higher density	H3	N3	F3	S3	L3	C3	
Highest density	H4	N4	F4	S4	L4	C4	

**Maximum building height**

Precinct	Maximum Height (m)			
AC type	1	2	3	4
Heritage Main Street Core (H)	20m			
Non-Heritage Main Street Core (N)	22m	27m	30m	
Fringe (F)	25m			
Limited Sensitivities (S)	24m	27m	30m	
Large Opportunity Sites (L)	24m	27m	40m	60m
Enclosed Shopping Centres (C)	22m	27m	30m	
Residential (R)	15m			

**Streetwall height**

Precinct	AC Type	Maximum Streetwall Height (m)
Heritage Main Street Core (H)	H1-H4	20m
Non-Heritage Main Street Core (N)	N1-N4	30m
Fringe (F)	F1-F4	30m
Limited Sensitivities (S)	S1-S4	Equal to the width of the road reserve at the frontage
Large Opportunity Sites (L)	L1-L4	Equal to the width of the road reserve at the frontage
Enclosed Shopping Centres (C)	C1-C4	Equal to the width of the road reserve at the frontage
Residential (R)	R	15m

**Front setbacks above the streetwall**



Precinct	AC Type	Part of the building	Preferred minimum setback
Heritage Main Street Core (H)	H1-H4	5m to top of proposed street wall	5m
		Above the proposed street wall, up to 20m	5m + 1.5m per additional 2m height
Non-Heritage Main Street Core (N)	N1-N4	5m to top of proposed street wall	5m
		Above the proposed street wall up to 22m	5m + 1m per additional 2m height
		Above the proposed street wall	5m
Fringe (F)	F1-F4	5m to top of proposed street wall	5m
		Above the proposed street wall, up to 20m	5m + 1m per additional 2m height
		Above the proposed street wall	5m
Limited Sensitivities (S)	S1-S4	5m to top of proposed street wall	5m
		Above the proposed street wall up to max street wall height	5m
		Above max street wall height	1m per additional 1m height
Large Opportunity Sites (L)	L1-L4	5m to top of proposed street wall	5m
		Above the proposed street wall up to 21m	5m + 1m per additional 1m height
		Above the proposed street wall	5m
Enclosed Shopping Centres (C)	C1-C4	5m to top of proposed street wall	5m
		Above the proposed street wall, up to 20m	5m + 1m per additional 2m height
		Above the proposed street wall	5m
Residential (R)	R	5m to top of proposed street wall	5m
		Above the proposed street wall	5m
		Above max street wall height	5m



## 4.6 Detailed design provisions

Building program and design detail provisions have also been developed in line with best practice urban design to ensure activity centres are developed to provide high quality places. The following tables detail the built form outcomes and requirements related to various aspects of the building.

### Building Program

Built form outcomes 	Built form requirements 
<p>A building program that:</p> <ul style="list-style-type: none"> <li>→ Delivers safe and high quality interfaces between the public and private realm.</li> <li>→ Maximises activation of the public realm.</li> <li>→ Can accommodate a range of tenancy sizes, including smaller tenancies in the lower levels of the building.</li> <li>→ Maximises passive surveillance and interaction with the public realm</li> </ul>	<ul style="list-style-type: none"> <li>→ Development should position active uses to address the public realm.</li> <li>→ Development should:               <ul style="list-style-type: none"> <li>• Maximise the number of pedestrian building entries.</li> <li>• Avoid long expanses of frontage without a building entry.</li> </ul> </li> <li>→ Large floorplate tenancies should be sleeved with smaller tenancies at ground level at a boundary to a street, laneway or pedestrian connection.</li> <li>→ Development should design upper levels with balconies and windows to have a direct visual and physical connection to the public realm.</li> </ul>
<p>Building services that:</p> <ul style="list-style-type: none"> <li>→ Minimise impacts on the public realm.</li> <li>→ Maximise the quality and activation of the public realm.</li> <li>→ Do not dominate the pedestrian experience and are designed as an integrated design element.</li> <li>→ Provide waste collection facilities as an integrated part of the building design.</li> </ul>	<ul style="list-style-type: none"> <li>→ Loading bays should not be located on main streets.</li> <li>→ The location and width of loading bays should minimise the impacts on the pedestrian network.</li> <li>→ Ground floor building services, including waste, loading and parking access:               <ul style="list-style-type: none"> <li>• Should be minimised.</li> <li>• Must occupy less than 40 per cent of the ground floor area of the site area.</li> </ul> </li> <li>→ Internal waste collection areas should be sleeved.</li> <li>→ Services, loading and waste areas should be located away from streets and public spaces, or within basements or upper levels.</li> <li>→ Service cabinets should be located internally with loading, waste or parking areas where possible.</li> <li>→ Undercroft spaces for waste or loading should not adversely impact safety and continuity of the public realm.</li> <li>→ Access doors to any waste, parking or loading area should:               <ul style="list-style-type: none"> <li>• Be positioned no more than 500 millimetres from the street edge.</li> <li>• Be designed as an integrated element of the building.</li> </ul> </li> <li>→ Rooftop plant, services and antennae should be integrated into the overall building form.</li> </ul>





Built form outcomes 	Built form requirements 
<p>Car parking that:</p> <ul style="list-style-type: none"> <li>→ Minimises the impact of car parking on the public realm.</li> </ul>	<ul style="list-style-type: none"> <li>→ Vehicle access should not be located on main streets.</li> <li>→ The location and width of car park entries should minimise the impacts on the pedestrian network.</li> <li>→ All car parking should be located in a basement where possible.</li> <li>→ Car park ramps should be capable of removal for future adaptation.</li> <li>→ Avoid car parking entries on small sites, where they impact on the activation and safety of the public realm.</li> <li>→ Above ground car parking:               <ul style="list-style-type: none"> <li>• Must be located on the first floor or above.</li> <li>• Must be sleeved to streets.</li> <li>• Should have a floor to ceiling height of at least 3.2 metres</li> </ul> </li> </ul>

Table 7. Building Program- Detailed design provisions

## Public interfaces

Built form outcomes 	Built form requirements 
<p>Public interfaces that:</p> <ul style="list-style-type: none"> <li>→ Contribute to the use, activity, safety and interest of the public realm.</li> <li>→ Provide continuity of ground floor activity along streets and laneways.</li> <li>→ Allow unobstructed views through openings into the ground floor of buildings.</li> </ul>	<p>The following ground level frontage requirements should be met:</p> <ul style="list-style-type: none"> <li>→ Buildings should be aligned to the street at ground level unless they provide for a plaza.</li> <li>→ Avoid narrow publicly accessible alcoves and recesses that lack a clear public purpose.</li> <li>→ Avoid entrapment areas and areas with limited passive surveillance.</li> <li>→ At least 80 per cent of the combined length of the ground level interfaces of a building to streets and laneways are an entry or window. This measurement excludes:               <ul style="list-style-type: none"> <li>• Stall-risers to a height of 700mm.</li> <li>• Pilasters.</li> <li>• Window and door frames.</li> <li>• Windows that have clear glazing without stickers or paint that obscures views.</li> </ul> </li> <li>→ The ground level frontage requirements do not apply to the development of a building in a heritage overlay or heritage graded building. Development of a building in a heritage overlay or a heritage graded building should not reduce compliance with the public interface design outcomes.</li> <li>→ Security grills or mesh should:               <ul style="list-style-type: none"> <li>• Be transparent.</li> <li>• Not block views into tenancies at night.</li> <li>• Be mounted internally to the shop windows.</li> </ul> </li> <li>→ Avoid tinted, opaque or high reflectivity glass which obscures views between the public realm and building interior.</li> <li>→ In flood prone areas or on sloping sites, a direct connection should be established at grade to usable space within ground level tenancies, with level transitions contained within the building envelope.</li> </ul>

Built form outcomes	Built form requirements
	<ul style="list-style-type: none"> <li>→ In flood prone areas, transitions in floor levels should not rely on external stairs, ramps or platform lifts which disconnect interior spaces from the public realm.</li> </ul>
<p>Building services that:</p> <ul style="list-style-type: none"> <li>→ Minimise impacts on the public realm.</li> <li>→ Maximise the quality and activation of the public realm.</li> <li>→ Do not dominate the pedestrian experience and are designed as an integrated design element.</li> <li>→ Provide waste collection facilities as an integrated part of the building design.</li> </ul>	<ul style="list-style-type: none"> <li>→ Loading bays should not be located on main streets.</li> <li>→ The location and width of loading bays should minimise the impacts on the pedestrian network.</li> <li>→ Ground floor building services, including waste, loading and parking access: <ul style="list-style-type: none"> <li>→ Should be minimised.</li> <li>→ Must occupy less than 40 per cent of the ground floor area of the site area.</li> <li>→ Internal waste collection areas should be sleeved.</li> <li>→ Services, loading and waste areas should be located away from streets and public spaces, or within basements or upper levels.</li> <li>→ Service cabinets should be located internally with loading, waste or parking areas where possible.</li> <li>→ Undercroft spaces for waste or loading should not adversely impact safety and continuity of the public realm.</li> <li>→ Access doors to any waste, parking or loading area should: <ul style="list-style-type: none"> <li>→ Be positioned no more than 500 millimetres from the street edge.</li> <li>→ Be designed as an integrated element of the building.</li> </ul> </li> <li>→ Rooftop plant, services and antennae should be integrated into the overall building form.</li> </ul> </li> </ul>
<p>Facade projections and balconies that:</p> <ul style="list-style-type: none"> <li>→ Do not adversely impact the levels of daylight or views to the sky from a street or laneway.</li> <li>→ Do not obstruct the service functions of a street or laneway through adequate clearance heights.</li> <li>→ Add activity the public realm.</li> <li>→ Form part of a cohesive architectural response to the public realm.</li> </ul>	<ul style="list-style-type: none"> <li>→ Upper level projections and canopies should allow for the growth of existing and planned street trees.</li> <li>→ Upper level projections such as juliet balconies, adjustable screens or windows, cornices or other architectural features may project into streets or laneways: <ul style="list-style-type: none"> <li>• On main streets up to 600 mm.</li> <li>• On streets and laneways up to 300 mm.</li> </ul> </li> <li>→ Balcony projections should be at least 5 metres above any public space measured from ground level.</li> <li>→ Development should not include enclosed balconies or habitable floor space projecting over the public realm.</li> <li>→ Ensure that public realm projections (excluding canopies) at the upper levels do not extend the full width of a building frontage.</li> </ul>
<p>Weather protection that:</p> <ul style="list-style-type: none"> <li>→ Delivers pedestrian comfort in the public realm and protection from rain, wind and summer sun.</li> <li>→ Uses canopies that are functional, of high quality design, and contribute to the human scale of the street.</li> </ul>	<ul style="list-style-type: none"> <li>→ Buildings with a street frontage greater than 25 metres in length should be broken into smaller vertical sections, with a range of parapet heights and rebates of sufficient depth to provide modulation in the street façade.</li> <li>→ Façades should provide for depth and a balance of light and shadow on the street wall and upper levels through the use of balconies, integrated shading, rebates or expression of structural elements.</li> <li>→ Street wall façades should avoid a predominately glazed appearance.</li> </ul>

Table 8. Public interfaces- Detailed design provisions

## Design detail

Built form outcomes 	Built form requirements 
<p>Exterior design that:</p> <ul style="list-style-type: none"> <li>→ Establishes a positive relationship between the appearance of new development and the valued characteristics of its context.</li> <li>→ Is visually interesting when viewed up close and from a distance.</li> <li>→ Responds to the distance at which the building is viewed and experienced from the public realm in the selection, scale and quality of design elements.</li> <li>→ Incorporates sufficient design detail in the lower levels of a building to deliver a visually rich and engaging pedestrian experience.</li> <li>→ Delivers high quality design on all visible sides of a building including rooftops, where visible from the public realm.</li> <li>→ At the ground level interface, provides visual connection between the public realm and interior spaces.</li> </ul>	<ul style="list-style-type: none"> <li>→ Buildings with a street frontage greater than 25 metres in length should be broken into smaller vertical sections, with a range of parapet heights and rebates of sufficient depth to provide modulation in the street façade.</li> <li>→ Façades should provide for depth and a balance of light and shadow on the street wall and upper levels through the use of balconies, integrated shading, rebates or expression of structural elements.</li> <li>→ Street wall façades should avoid a predominately glazed appearance.</li> <li>→ Street wall façades should establish a balance of transparency and solidity.</li> <li>→ Any façade above the street wall should have an architectural expression and external cladding that are distinct from but complementary to the street wall.</li> <li>→ Façades should avoid the use of surfaces which cause unacceptable glare to the public realm.</li> <li>→ Materials should be durable, robust and low maintenance in the higher parts of a building.</li> <li>→ Blank walls that are visible from the public realm should be designed as an integrated component of the building composition.</li> <li>→ Any large areas of exposed blank wall should be articulated by textured materials, patterning or artwork.</li> <li>→ Materials should be natural, tactile and visually interesting at the lower levels near the public interface to reinforce a human scale.</li> <li>→ Ground level interfaces including shop-fronts should provide thickness, depth and articulation and avoid long expanses of floor to ceiling glazing.</li> <li>→ Materials and finishes such as painted concrete or ventilation louvres should be avoided at the lower levels where they undermine the visually rich, tactile quality of streets and laneways.</li> <li>→ Service cabinets should not visually dominate street frontages and should use high quality materials.</li> </ul>

Table 9. Design detail- Detailed design provisions



# CONCLUSION AND RECOMMENDATIONS

## 5.0 Conclusion and Recommendations

This report describes the work undertaken as part of the City of Centres development and testing of built form typologies review.

The key conclusions from the work are:

- The current planning provisions governing built form in most of Melbourne's activity centres discourage development, both because they under-represent optimal development outcomes, and because they lead to a time-consuming and expensive approval process with limited certainty.
- Standardised built form controls for Melbourne's metropolitan and major activity centres could unlock substantial unrealised capacity for residential growth.
- Built form controls that contain a 'deemed to satisfy' provision would provide much greater certainty for all stakeholders in the development process and speed up the approvals process, removing a key deterrent to development and expediting the delivery of additional housing. This would also reduce the administrative burden and, therefore, the cost of processing planning applications.
- Forms of development vary within activity centres based on site and context attributes such as the presence of heritage fabric and interfaces with lower-rise residential land at the edge of the centre.









# 1.0 APPENDIX

## ACTIVITY CENTRE HIERARCHY

The centres identified in Policy for the highest levels of growth are allocated the highest density. The MACs are divided into 3 groups based on their access to employment and fixed rail PT. (Improvements to the fixed PT network may necessitate future review of the density hierarchy). Access to employment was based on data provided by DTP via Conveyal. The employment data is categorised based on number of jobs that can be accessed within a 45min relative catchment with the following breakdown: <250k, 250k-500k, 500k-750k and 750k+.

Fixed rail public transport (PT) was determined based on the existing train and tram network.

The following breakdown was applied if fixed PT was present within the activity centre boundary: No fixed PT, Tram Route, Train - 1 line, Train 1 line + Tram, Train 2 lines, Train 3+ lines.

Figure 17 shows the distribution of preferred activity centre density throughout metropolitan Melbourne based on this matrix. There is a logical grouping of greater density in the inner ring suburbs where there are numerous train and tram services, and lesser densities the further an activity centre is from the Melbourne CBD and public transport options.

		Access to employment				
Access to fixed PT		< 2.5km from CBD	> 750k	500 - 750k	250 - 500k	< 250k
Train 3+ lines	10		9	8	7	6
Train - 2 lines			8	7	6	5
Train - 1 line + tram			7	6	5	4
Train - 1 line			6	5	4	3
Tram Route			5	4	3	2
No fixed PT			4	3	2	1

Table 10. Density index matrix for MACs

MeACs		
4	Highest density	
10	Moderate - Higher density	High density
9		
8		
7		
6	Moderate density	
5		
4		
3		
2	Lowest density	
1		Low density

Table 11. Translation of density index matrix to activity centre types

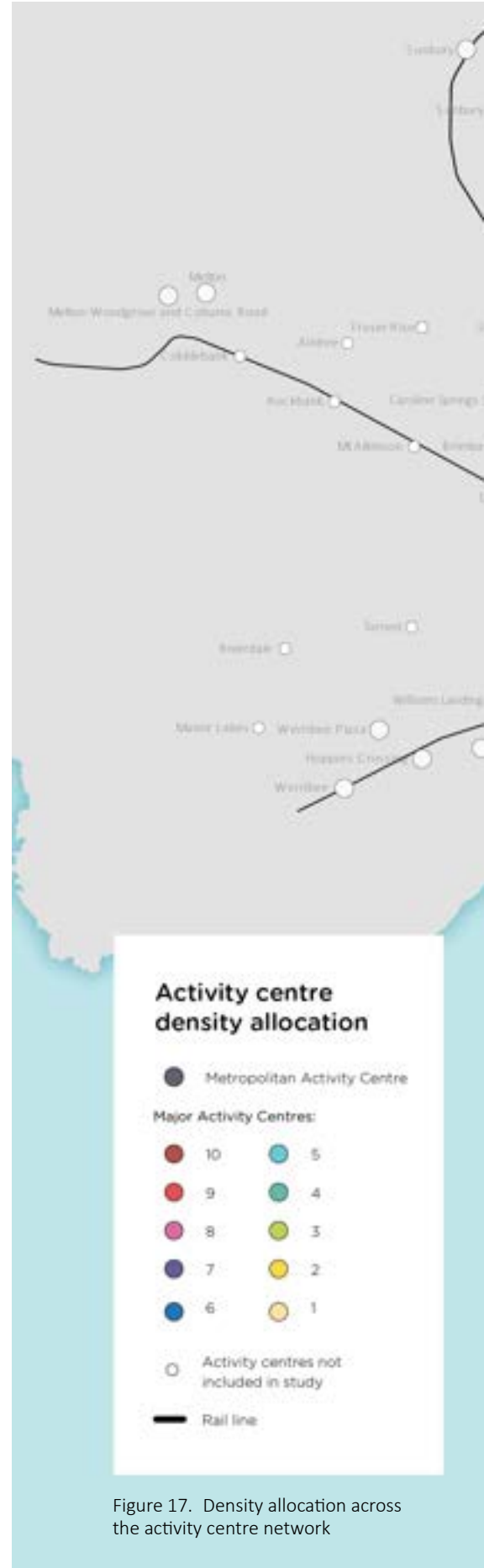


Figure 17. Density allocation across the activity centre network







# **2.0 APPENDIX**

## **ACTIVITY CENTRE PRECINCT MAPS**

The following tables show the combined built form parameters across the various precincts.

### Maximum building height

Precinct	Maximum Height (m)				
	1	2	3	4	
Heritage Main Street Core (H)	21m		27m		
Non-Heritage Main Street Core (N)	21m	27m	40m		
Fringe (F)	21m		27m		
Limited Sensitivities (S)	21m	27m	Frontage	Height	66m
			S3a: < 20m	27m	
			S3b: between 20m and 30m	40m	
			S3c: between 30m and 40m	53m	
S3d: > 40m	66m				
Large Opportunity Sites (L)	21m	27m	40m	66m	
Enclosed Shopping Centres (C)	21m	27m	40m	66m	
Residential (R)	17m				

Table 12. Maximum building height

### Street wall height

Precinct	AC type	Maximum Street wall Height (m)
Heritage Main Street Core (H)	H1-H4	11m
Non-Heritage Main Street Core (N)	N1-N4	11m
Fringe (F)	F1-F4	11m
Limited Sensitivities (S)	S1-S4	Equal to the width of the road reserve at the Frontage
Large Opportunity Sites (L)	L1-L4	Equal to the width of the road reserve at the Frontage
Enclosed Shopping Centres (C)	C1-C4	Equal to the width of the road reserve at the Frontage
Residential (R)	R	N/A

Table 13. Street wall height

## Front setbacks above the street wall

Precinct	AC type	Part of the building	Minimum setback
Heritage Main Street Core (H)	H1-H2	0m to top of proposed street wall	0m
		Above the proposed street wall, up to 18m	5m
		> 18m	5m + 1.5m per additional 1m height
	H3-H4	0m to top of proposed street wall	0m
		Above the proposed street wall	10m
Non-Heritage Main Street Core (N)	N1-N2	0m to top of proposed street wall	0m
		Above the proposed street wall up to 21m	3m
		> 21m	3m + 1m per additional 1m height
	N3-N4	0m to top of proposed street wall	0m
		Above the proposed street wall	5m
Fringe (F)	F1-F2	0m to top of proposed street wall	0m
		Above the proposed street wall, up to 18m	3m
		> 18m	3m + 1m per additional 1m height
	F3-F4	0m to top of proposed street wall	0m
		Above the proposed street wall	6m
Limited Sensitivities (S)	S1-S2 S3a	0m to top of proposed street wall	0m
		Above the proposed street wall up to max street wall height	3m
		Above max street wall height	1m per additional 1m height
	S3b-S3d S4	0m to top of proposed street wall	0m
		Above max street wall height	5m
Large Opportunity Sites (L)	L1-L2	0m to top of proposed street wall	0m
		Above the proposed street wall	3m
		Above max street wall height	1m per additional 1m height
	L3-L4	0m to top of proposed street wall	0m
		Above max street wall height	5m
Enclosed Shopping Centres (C)	C1-C2	0m to top of proposed street wall	0m
		Above the proposed street wall	3m
		Above max street wall height	1m per additional 1m height
	C3-C4	0m to top of proposed street wall	0m
		Above max street wall height	5m
Residential (R)	R	0-10m	3m
		>10m	5m

Table 14. Front setbacks above the street wall

## Side and rear Setbacks [except from land zoned GRZ or NRZ]

Precinct	Part of the building	Min. setback from boundaries		
<b>Heritage Main Street Core (H)</b>  <b>Non-heritage Main Street Core (N)</b>  <b>Fringe (F)</b>  <b>Limited Sensitivities (S)</b>  <b>Large Opportunity Sites (L)</b>  <b>Enclosed Shopping Centres (C)</b>	Up to 11m where that part of the building <b>is</b> within 0.3m of the boundary:	0m		
	Up to 11m where that part of the building is <b>not</b> within 0.3m of the boundary:	4.5m		
	Above 11m, up to 21m:	Where the average width of the Site (measured parallel to the Frontage) is less than 22m	4.5m except that the building may be within 0.3m of both side boundaries	
		Where the average width of the Site (measured parallel to the Frontage) is at least 22m and up to 30m	4.5m except that the building may be within 0.3m of one side boundary	
		Where the average width of the Site (measured parallel to the Frontage) is more than 30 metres	4.5 metres	
	Above 21m, up to 27m:	4.5m		
	Above 27m, up to 40m:	6m		
	Above 40m, up to 66m:	7.5m		
	Above 66m, up to 100m:	10m		
	Above 100m	12.5m		
<b>Residential (R)</b>	Up to 8m	3m		
	Above 8m	3m + 1m per additional 1m height over 8m up to a maximum of 4.5m		

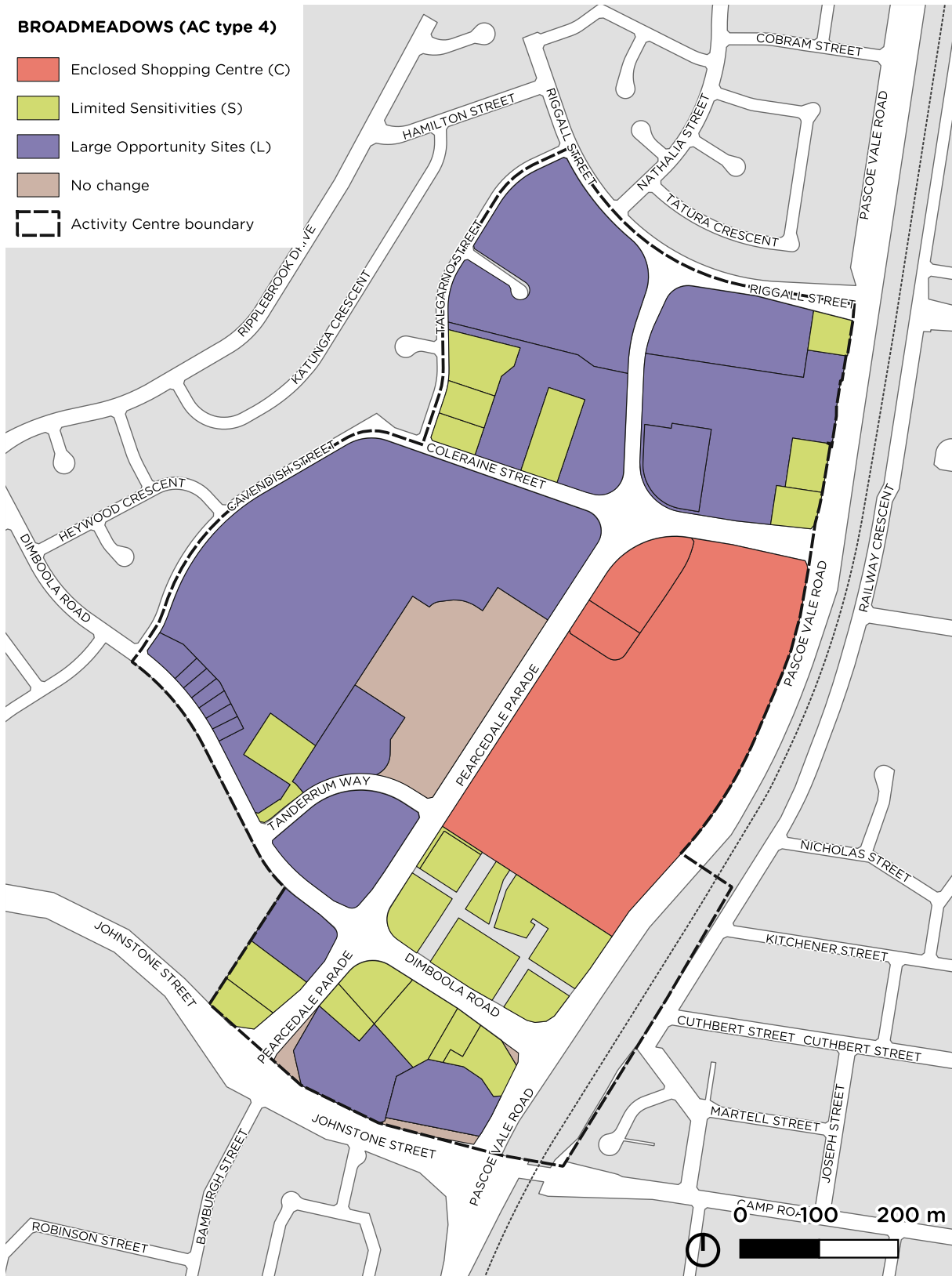
Table 15. Side and rear setbacks (except from land zoned GRZ and NRZ)



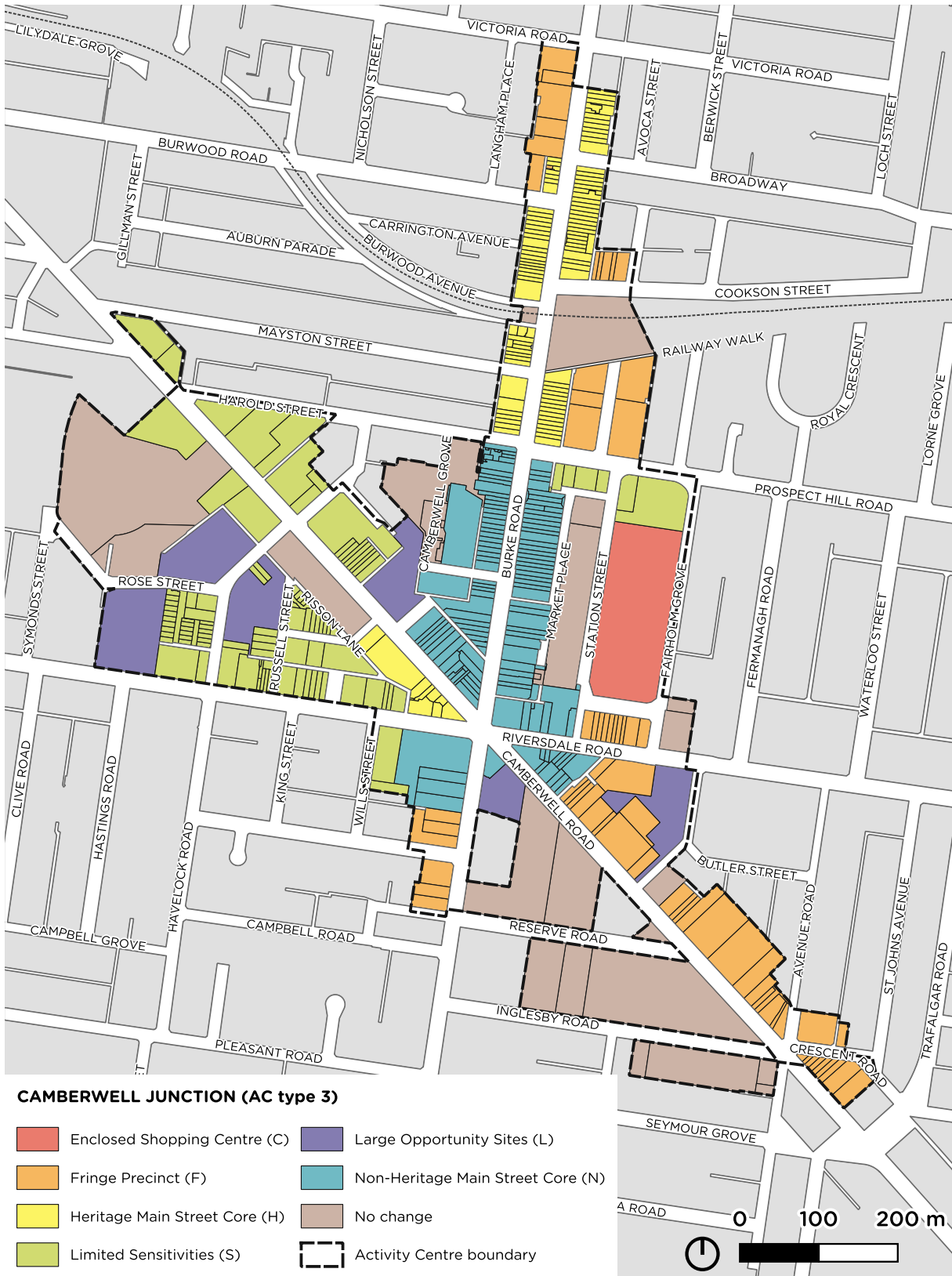
**Side and Rear Setbacks from land zoned GRZ or NRZ**

<b>Adjacent Zoning</b>	<b>Part of the building</b>	<b>Min. setback from boundary</b>
GRZ	Up to 5m	0m
	Above 5m, up to 15m	1m per additional 1m height above 5m
	Above 15m, up to 20m	10m
	Above 20m	10m + 1m per additional 1m height above 20m
NRZ	Up to 3.6m	0m
	Above 3.6m, up to 6.9m	1m + 0.3m per additional 1m height over 3.6 metres up to 6.9m
	Above 6.9m	2m + 1m per additional 1m height over 6.9m

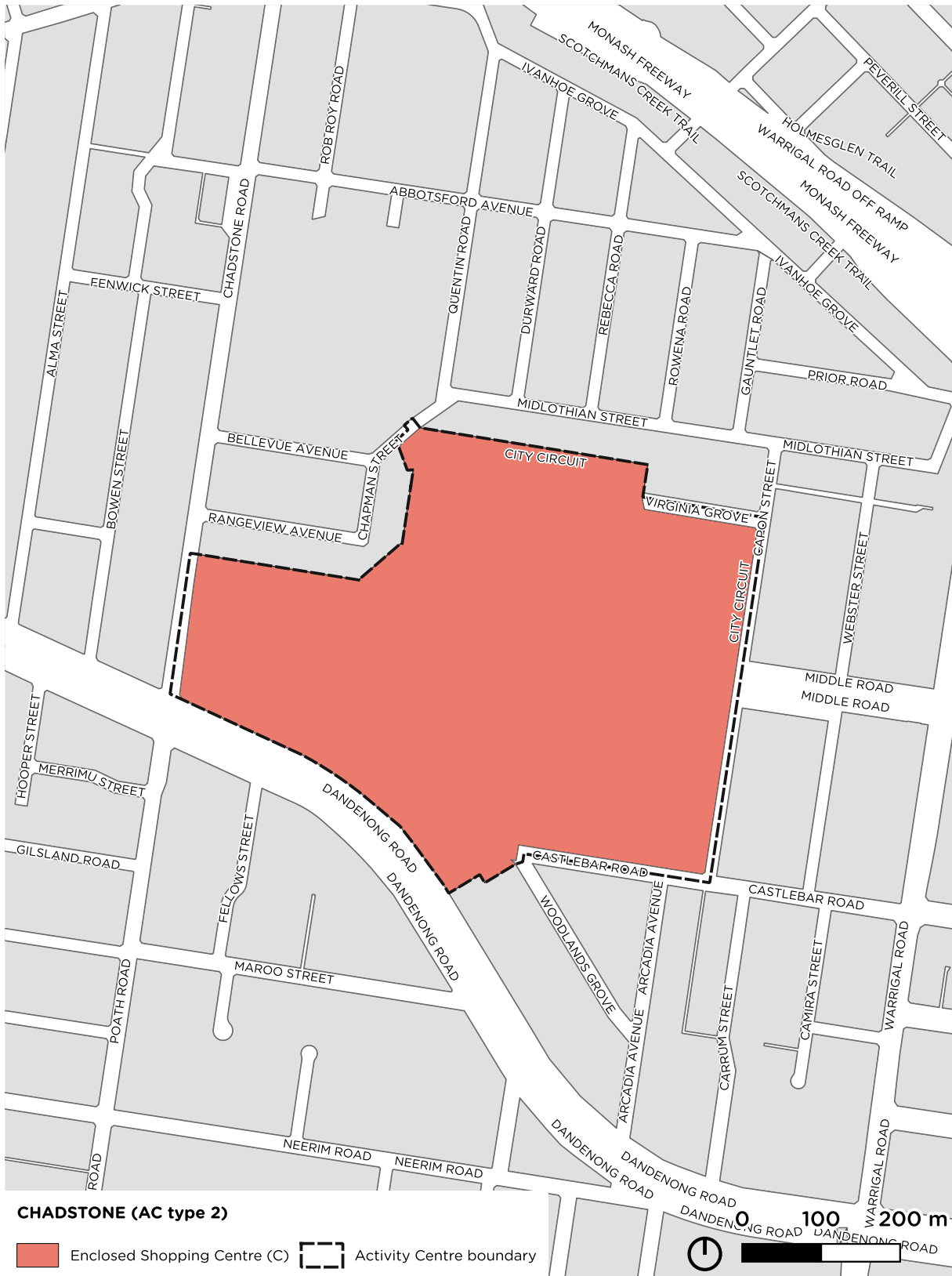
Table 16. Side and rear setbacks from land zoned GRZ and NRZ



Precinct allocation may be subject to revision pending further analysis of local context.

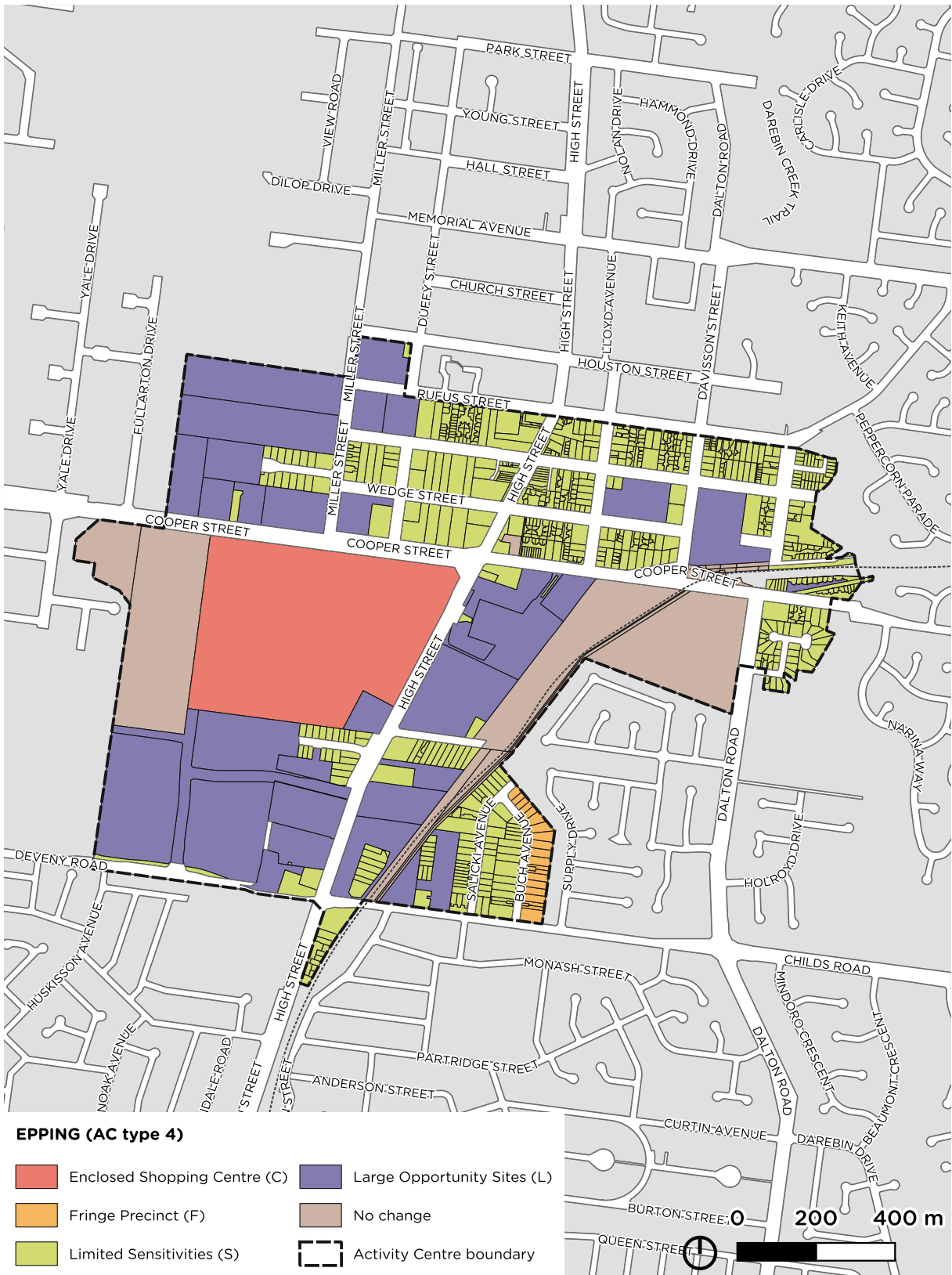


Precinct allocation may be subject to revision pending further analysis of local context.



Precinct allocation may be subject to revision pending further analysis of local context.





Precinct allocation may be subject to revision pending further analysis of local context.



Precinct allocation may be subject to revision pending further analysis of local context.

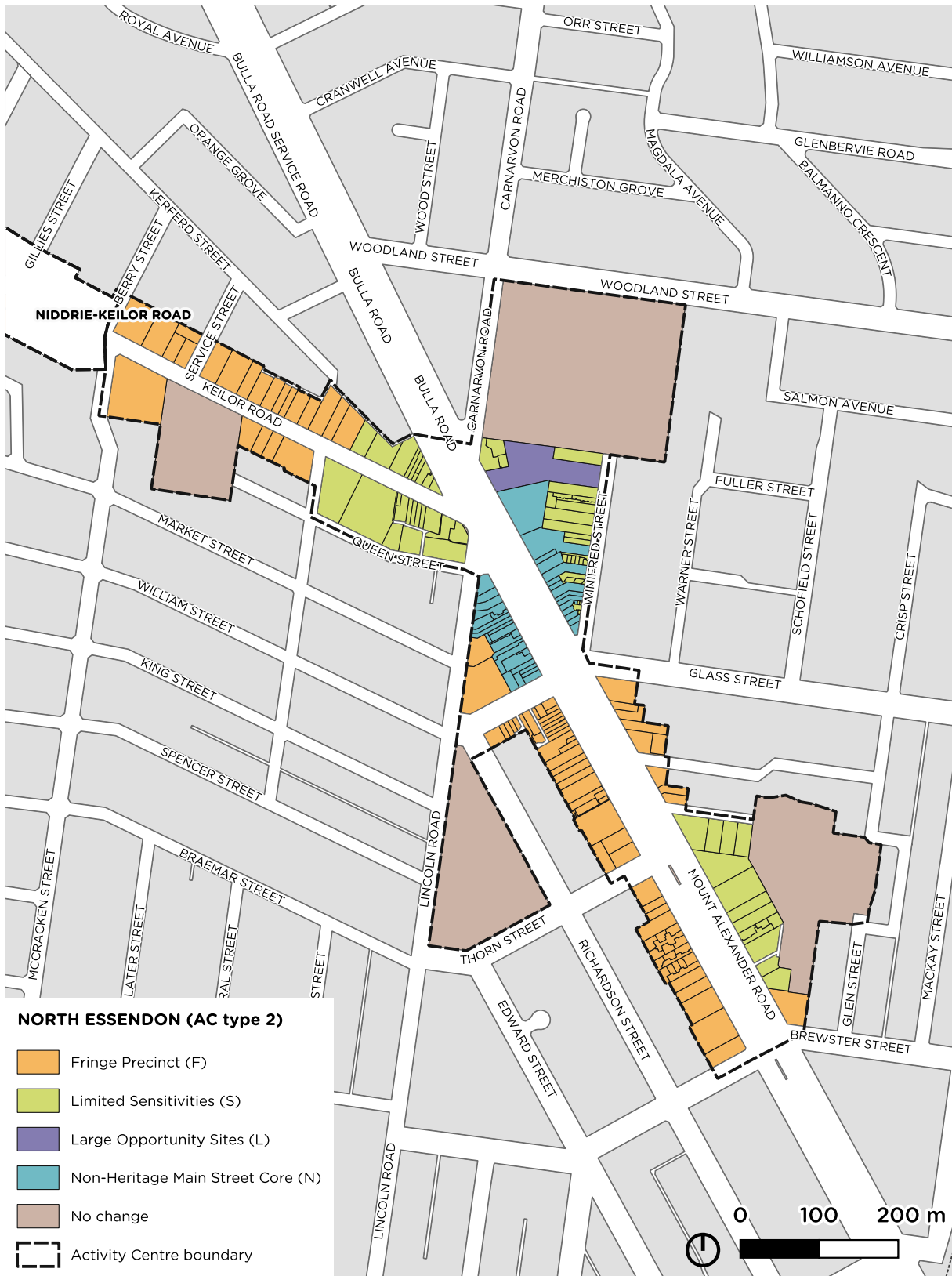


Precinct allocation may be subject to revision pending further analysis of local context.

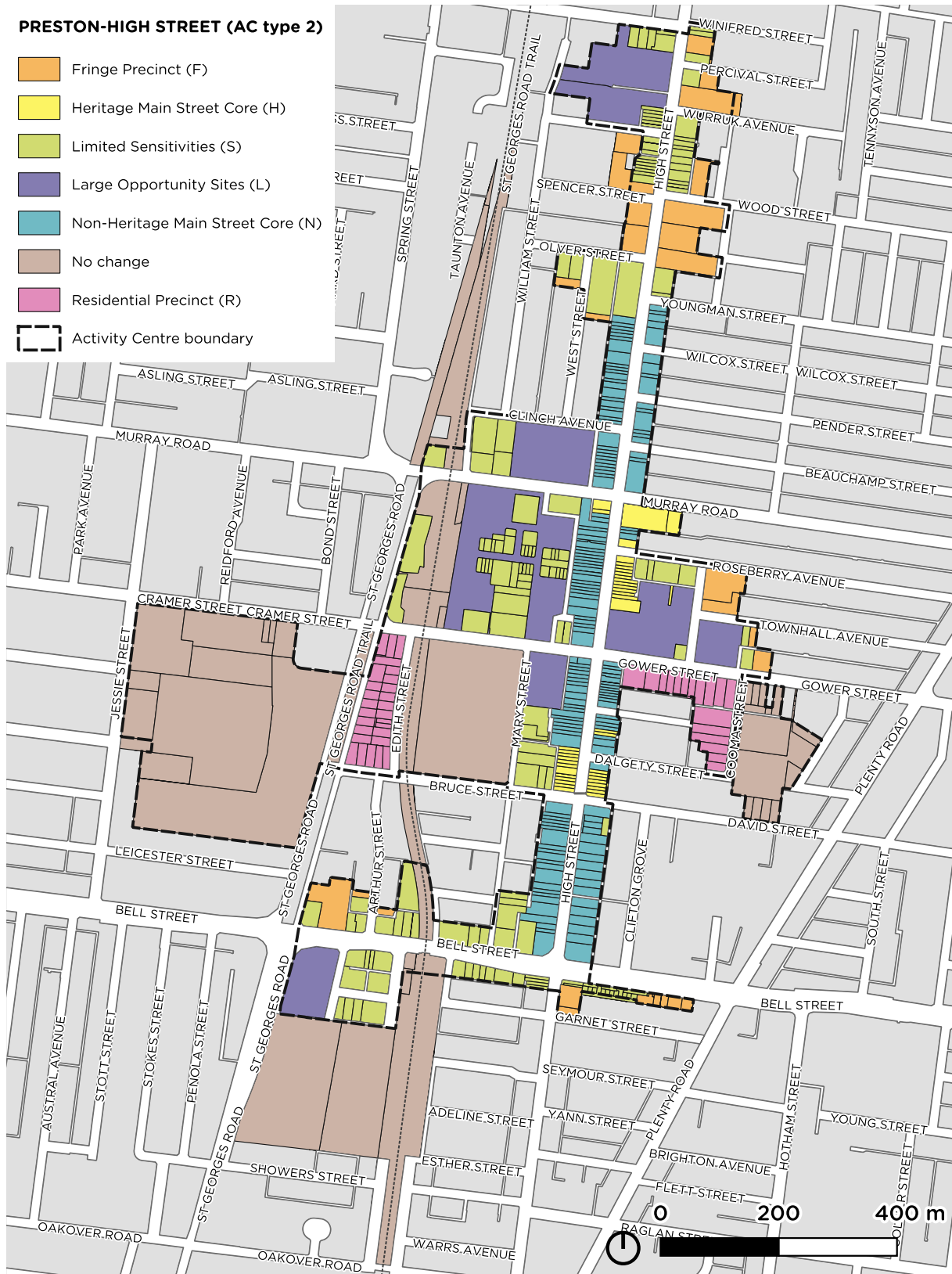


Precinct allocation may be subject to revision pending further analysis of local context.

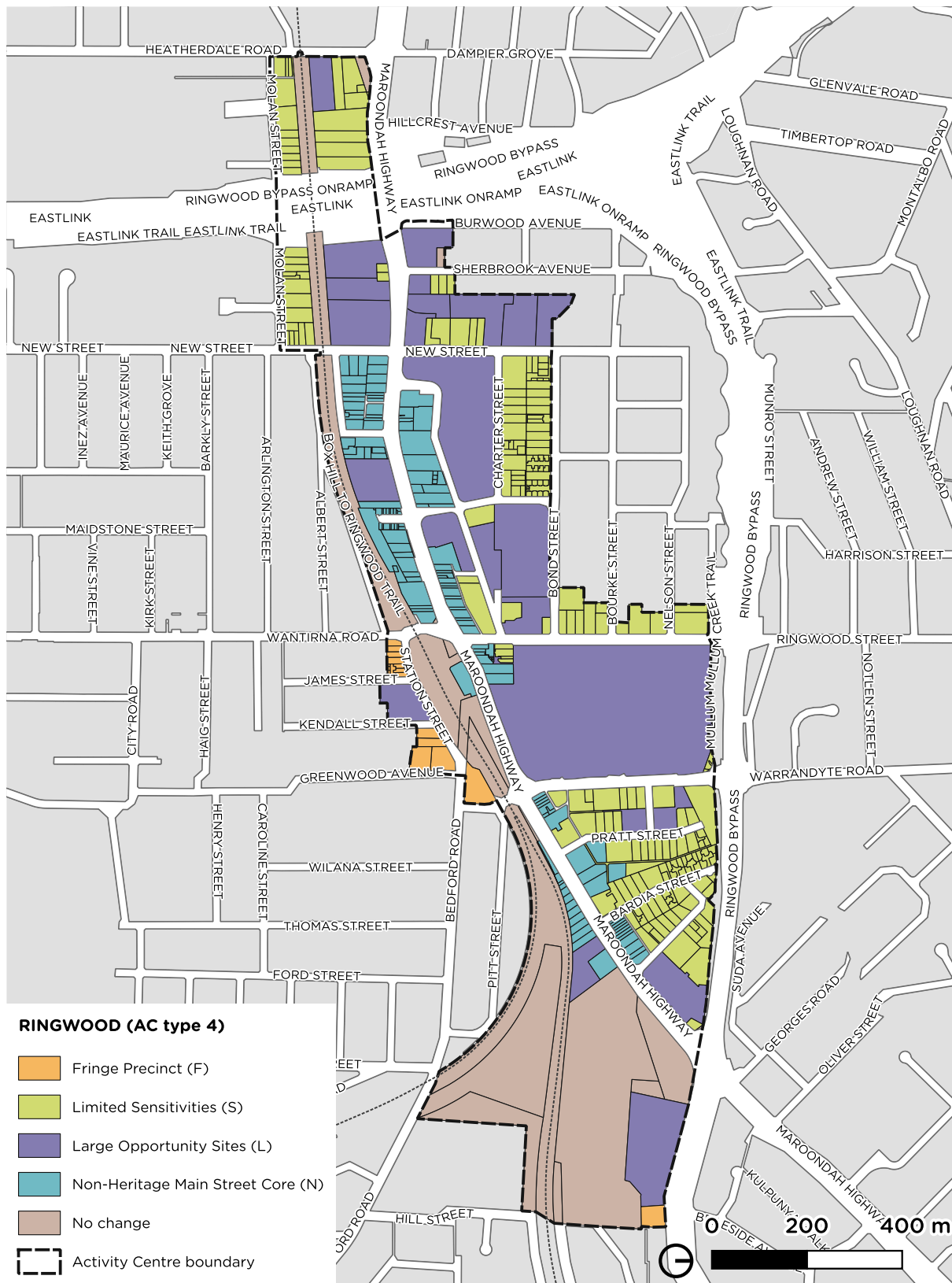




Precinct allocation may be subject to revision pending further analysis of local context.



Precinct allocation may be subject to revision pending further analysis of local context.



Precinct allocation may be subject to revision pending further analysis of local context.









# **3.0 APPENDIX**

## **DEVELOPMENT PRECEDENT LIBRARY**

# Heritage Main Street Core





CODE: H

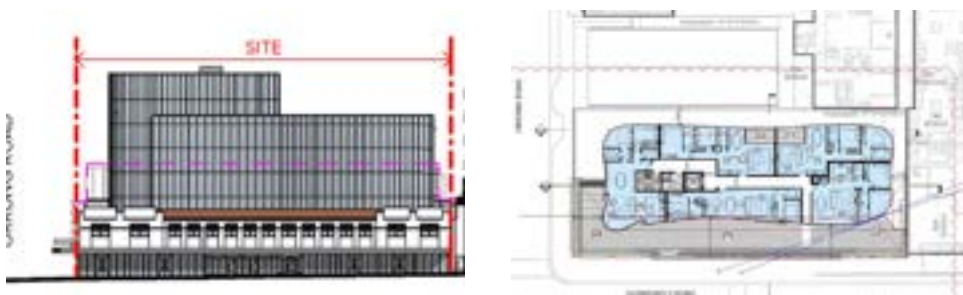
## Development Properties:

	<b>Address:</b> 229 Smith Street, Fitzroy
	<b>Site area:</b> 372m <sup>2</sup>
	<b>FAR:</b> 5.8
	<b>Height:</b> 7 storeys



## Development Properties:





	<b>Address:</b> 421 - 439 Glen Huntly Road, Elsterwick
	<b>Site area:</b> 1,006m <sup>2</sup>
	<b>FAR:</b> 4.7
	<b>Height:</b> 8 storeys



## Non-heritage Main Street Core





CODE: N

### Development Properties:

	<b>Address:</b> 132 - 144 Springvale Road, Nunawading
	<b>Site area:</b> 1,864m <sup>2</sup>
	<b>FAR:</b> 6.2
	<b>Height:</b> 8 storeys



### Development Properties:





	<b>Address:</b> 229 - 231 Maroondah Hwy, Ringwood
	<b>Site area:</b> 887m <sup>2</sup>
	<b>FAR:</b> 6.4
	<b>Height:</b> 12 storeys



# Fringe





CODE: F

## Development Properties:

	<b>Address:</b> 429 Bay Street, Brighton
	<b>Site area:</b> 1,369m <sup>2</sup>
	<b>FAR:</b> 3.1
	<b>Height:</b> 4 storeys



## Development Properties:

	<b>Address:</b> 277 Centre Road, Bentleigh
	<b>Site area:</b> 1,567m <sup>2</sup>
	<b>FAR:</b> 4.4
	<b>Height:</b> 7 storeys









## Fringe





CODE: F

Development  
Properties:

	<b>Address:</b> 46-50 Marlborough Street, Balaclava
	<b>Site area:</b> 1,780m <sup>2</sup>
	<b>FAR:</b> 3.1
	<b>Height:</b> 6 storeys



Development  
Properties:





	<b>Address:</b> 141 Lygon Street, Brunswick
	<b>Site area:</b> 1,860m <sup>2</sup>
	<b>FAR:</b> 2.9
	<b>Height:</b> 7 storeys



## Limited Sensitivities





CODE: S

Development  
Properties:

	<b>Address:</b>	16-18 Sargood Street, Altona
	<b>Site area:</b>	1,129m <sup>2</sup>
	<b>FAR:</b>	4.9
	<b>Height:</b>	6 storeys



Development  
Properties:





	<b>Address:</b>	311-315 Barkly St, Brunswick
	<b>Site area:</b>	1,387m <sup>2</sup>
	<b>FAR:</b>	5.9
	<b>Height:</b>	10 storeys

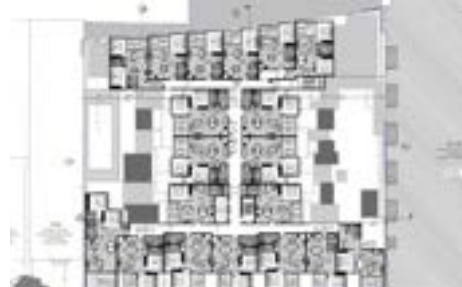


## Limited Sensitivities





CODE: S

Development  
Properties:

	<b>Address:</b>	94 Buckley Street, Footscray
	<b>Site area:</b>	2,731m <sup>2</sup>
	<b>FAR:</b>	5.3
	<b>Height:</b>	10 storeys



Development  
Properties:

	<b>Address:</b>	342-346 Centre Road, Bentleigh
	<b>Site area:</b>	633m <sup>2</sup>
	<b>FAR:</b>	4.3
	<b>Height:</b>	6 storeys









# Residential





CODE: R

Development Properties:

	<b>Address:</b> 14 Clay Drive, Doncaster
	<b>Site area:</b> 1,335m <sup>2</sup>
	<b>FAR:</b> 2
	<b>Height:</b> 4 storeys



Development Properties:

	<b>Address:</b> 27 Arthur Street, Eltham
	<b>Site area:</b> 5,050m <sup>2</sup>
	<b>FAR:</b> 0.7
	<b>Height:</b> 3-4 storeys









# Residential

CODE: R

Development  
Properties:





	<b>Address:</b> 167 Lower Heidelberg Rd, Ivanhoe
	<b>Site area:</b> 1,054m <sup>2</sup>
	<b>FAR:</b> 1.2
	<b>Height:</b> 3 storeys



## Large Opportunity Sites





CODE: L

Development  
Properties:

	<b>Address:</b> 342-348 Victoria Street, Brunswick
	<b>Site area:</b> 6,982m <sup>2</sup>
	<b>FAR:</b> 4.7
	<b>Height:</b> 6-11 storeys (4 towers)



Development  
Properties:





	<b>Address:</b> 14-16 The Esplanade, St Kilda
	<b>Site area:</b> 5,766m <sup>2</sup>
	<b>FAR:</b> 4.0
	<b>Height:</b> 8 storeys - 3 towers



## Large Opportunity Sites

CODE: L

Development Properties:





	<b>Address:</b> 699 Park Street, Brunswick
	<b>Site area:</b> 6,477m <sup>2</sup>
	<b>FAR:</b> 4.0
	<b>Height:</b> 4-12 storeys (TH & 2 towers)



## Enclosed Shopping Centres

CODE: C

Development Properties:

	<b>Address:</b> 181 Reynolds Road, Doncaster East
	<b>Site area:</b> 20,731m <sup>2</sup>
	<b>FAR:</b> 2.4
	<b>Height:</b> 8 storeys












# 4.0 APPENDIX

## TPOLOGY DATA SHEETS

### Development typologies

#### Index of terms

#### Development metrics:

<b>Use mix:</b>	Mixed-use (residential above retail) 	Commercial 	Residential 
<b>Interface responses:</b>	Built to all boundaries 	Building in landscape 	

#### General assumptions:

Floor to floor:	Ground Floor Commercial - 4.5m	Residential - 3.2m
Max. floor plate width:	21m	
Min floor plate area:	600m <sup>2</sup>	

## Heritage Main Street Core

**CODE: H**

A precinct where heritage character is to be respected. Buildings are envisaged to reach 7 storeys to respond to the heritage nature of the main street.

Buildings within this precinct will contain a mix of uses with retail at the Ground Floor. They will either have a retained heritage frontage or new built form that responds to the heritage precinct.

These properties about a main street with several configuration options depending on context. They often have rear entry for vehicles through lane way access. They have setbacks above the street wall and are built up to both side boundaries interfacing other commercial/mixed-use buildings.



### Setbacks:

<b>Front:</b>	<p>Above the street wall, up to a height of 18m: 5 metres</p> <p>Above a height of 18m: 5 metres plus 1.5 metres for every metre of building height above 18 metres</p>
<b>Side and rear:</b>	<p>Up to a height of 11 metres where that part of the building is within 0.3 metres of the boundary: 0 metres</p> <p>Up to a height of 11 metres where that part of the building is within 0.3 metres of the boundary: 4.5 metres</p> <p>Above a height of 11 metres, up to a height of 25 metres: Above a height of 11 metres, up to a height of 25 metres: 4.5 metres, except that if the average width of the Site (measured parallel to the Frontage) is less than 20 metres then the building may be built within 0.3 metres of one side boundary</p> <p>Above a height of 25 metres, up to a height of 40 metres: 6 metres</p> <p>Above a height of 40 metres, up to a height of 66 metres: 7.5 metres</p> <p>4.5 metres, except that if the average width of the Site (measured parallel to the Frontage) is less than 20 metres then the building may be built within 0.3 metres of one side boundary: 10 metres</p> <p>Above a height of 100 metres: 12.5 metres</p>

### Development properties:

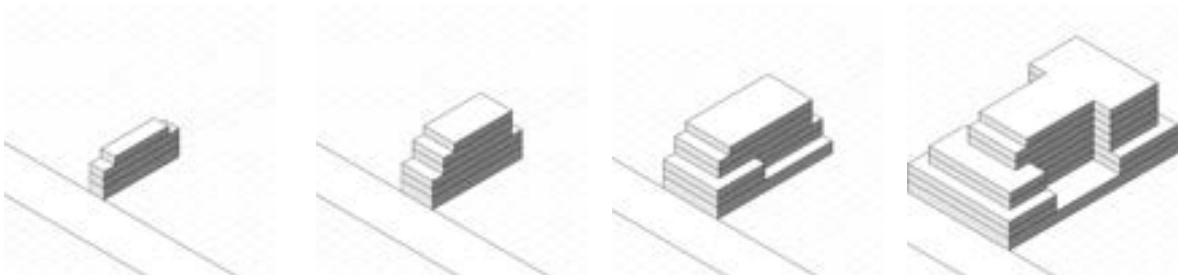
<b>Use mix:</b>	
<b>Interface response:</b>	
<b>Density range (FAR):</b>	3.0 - 4.7
<b>Height range:</b>	4 - 7 Storeys

## H - Typology options

### Lot Sizes:

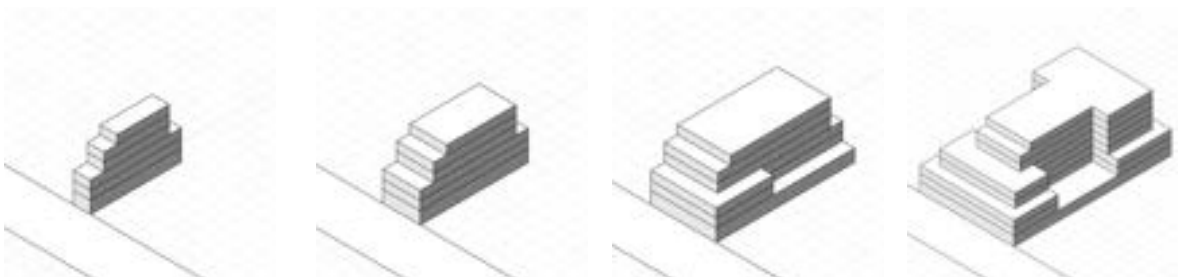
	0m <sup>2</sup> - 300m <sup>2</sup>	300m <sup>2</sup> - 800m <sup>2</sup>	800m <sup>2</sup> - 1500m <sup>2</sup>	1500m <sup>2</sup> - 5000m <sup>2</sup>
<b>Avg Width:</b>	6.2m	13.6m	24.4m	45m
<b>Avg Depth:</b>	33.3m	39.65m	51m	75m

### DENSITY 1/2:



<b>HEIGHT (Storeys):</b>	<b>4</b>	<b>6</b>	<b>6</b>	<b>7</b>
<b>FAR:</b>	3.0 - 3.2	4.5 - 4.7	4.0 - 4.2	4.5 - 4.7

### DENSITY 3/4



<b>HEIGHT (Storeys):</b>	<b>6</b>	<b>6</b>	<b>6</b>	<b>7</b>
<b>FAR:</b>	4.2 - 4.5	4.5 - 4.7	4.0 - 4.2	4.5 - 4.7

## Non-heritage Main Street Core

### CODE: N

The main street core is often the retail heart of the activity centre. Sites in this precinct have limited heritage constraints. Buildings up to 12 storeys are envisaged, depending on context and lot size.

Buildings within this precinct will have a mix of uses with retail at the Ground Floor.

These properties about a main street with several configuration options depending on context. Often there is rear entry for vehicles through lane way access. Setbacks are typically incorporated above the street wall.



#### Setbacks:

<b>Front:</b>	<p>Above the street wall, up to a height of 21 metres: 3 metres</p> <p>Above a height of 21 metres: 3 metres plus 1 metre for every metre of height above 21 metres</p>
<b>Side and rear:</b>	<p>Up to a height of 11 metres where that part of the building is within 0.3 metres of the boundary: 0 metres</p> <p>Up to a height of 11 metres where that part of the building is within 0.3 metres of the boundary: 4.5 metres</p> <p>Above a height of 11 metres, up to a height of 25 metres: Above a height of 11 metres, up to a height of 25 metres: 4.5 metres, except that if the average width of the Site (measured parallel to the Frontage) is less than 20 metres then the building may be built within 0.3 metres of one side boundary</p> <p>Above a height of 25 metres, up to a height of 40 metres: 6 metres</p> <p>Above a height of 40 metres, up to a height of 66 metres: 7.5 metres 4.5 metres, except that if the average width of the Site (measured parallel to the Frontage) is less than 20 metres then the building may be built within 0.3 metres of one side boundary: 10 metres</p> <p>Above a height of 100 metres: 12.5 metres</p>

#### Development properties:

<b>Use mix:</b>	
<b>Interface response:</b>	
<b>Density range (FAR):</b>	3.2 - 6.0
<b>Height range:</b>	4 - 12 Storeys

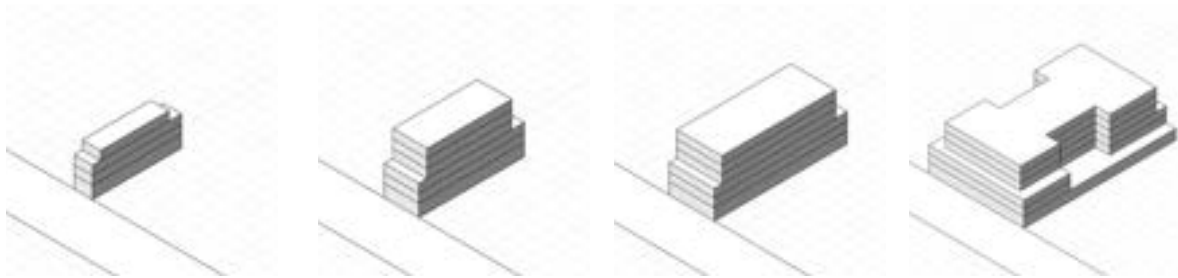


# N - Typology options

## Lot Sizes:

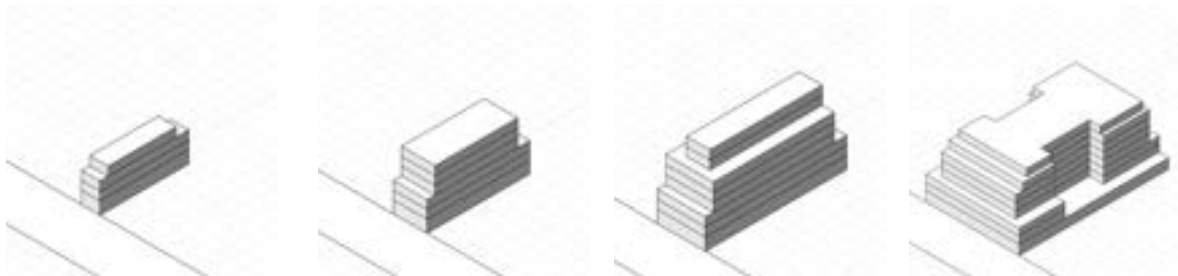
	0m <sup>2</sup> - 300m <sup>2</sup>	300m <sup>2</sup> - 800m <sup>2</sup>	800m <sup>2</sup> - 1500m <sup>2</sup>	1500m <sup>2</sup> - 5000m <sup>2</sup>
<b>Avg Width:</b>	6.7m	12.6m	17.6m	43m
<b>Avg Depth:</b>	32.7m	38.6m	52m	69m

## DENSITY 1



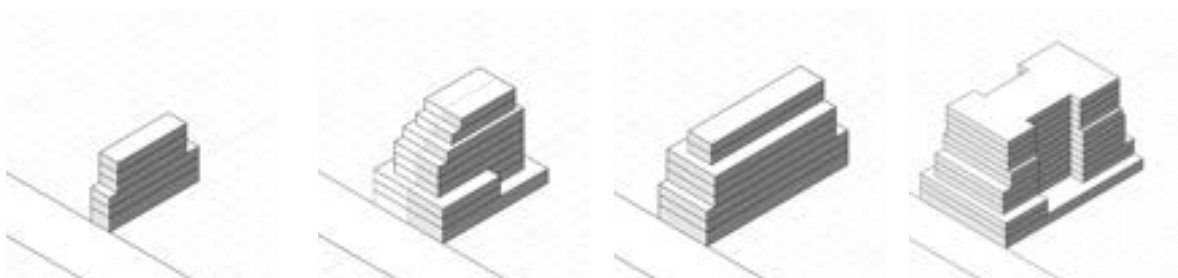
<b>HEIGHT (Storeys):</b>	4	6	6	6
<b>FAR:</b>	3.0 - 3.5	4.5 - 4.7	5.0 - 5.2	3.7 - 4.0

## DENSITY 2



<b>HEIGHT (Storeys):</b>	4	6	8	8
<b>FAR:</b>	3.2 - 3.5	4.5 - 4.7	5.5 - 5.7	4.7 - 5.0

## DENSITY 3/4



<b>HEIGHT (Storeys):</b>	6	6	8	12
<b>FAR:</b>	4.5 - 4.7	4.5 - 4.7	5.5 - 5.7	5.7 - 6.0

## Fringe

### CODE: F

Lots within the fringe precinct sit at the edge of the activity centre and have a sensitive interface, generally with residential properties outside the activity centre.

Buildings up to 8 storeys are envisaged in the fringe precinct, depending on context. They will have a mix of uses with retail or residential lobbies at the Ground Floor.

Setbacks are typically incorporated above the street wall. The podium is generally built to both side boundaries. Rear setbacks will respond to the sensitivities outside the activity centre boundary.



#### Setbacks:

<b>Front:</b>	<p>Above the street wall, up to a height of 18 metres: 3 metres</p> <p>Above a height of 18 metres: 3 metres plus 1 metre for every metre of height above 18 metres</p>
<b>Side and rear:</b>	<p>Up to a height of 11 metres where that part of the building is within 0.3 metres of the boundary: 0 metres</p> <p>Up to a height of 11 metres where that part of the building is within 0.3 metres of the boundary: 4.5 metres</p> <p>Above a height of 11 metres, up to a height of 25 metres: Above a height of 11 metres, up to a height of 25 metres: 4.5 metres, except that if the average width of the Site (measured parallel to the Frontage) is less than 20 metres then the building may be built within 0.3 metres of one side boundary</p> <p>Above a height of 25 metres, up to a height of 40 metres: 6 metres</p> <p>Above a height of 40 metres, up to a height of 66 metres: 7.5 metres 4.5 metres, except that if the average width of the Site (measured parallel to the Frontage) is less than 20 metres then the building may be built within 0.3 metres of one side boundary: 10 metres</p> <p>Above a height of 100 metres: 12.5 metres</p>

#### Development properties:

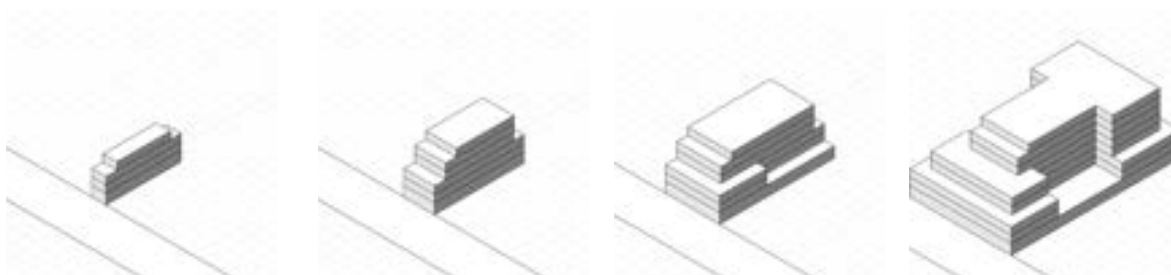
<b>Use mix:</b>	
<b>Interface response:</b>	
<b>Density range (FAR):</b>	2.7 - 4.3
<b>Height range:</b>	4 - 8 Storeys

## F - Typology options

### Lot Sizes:

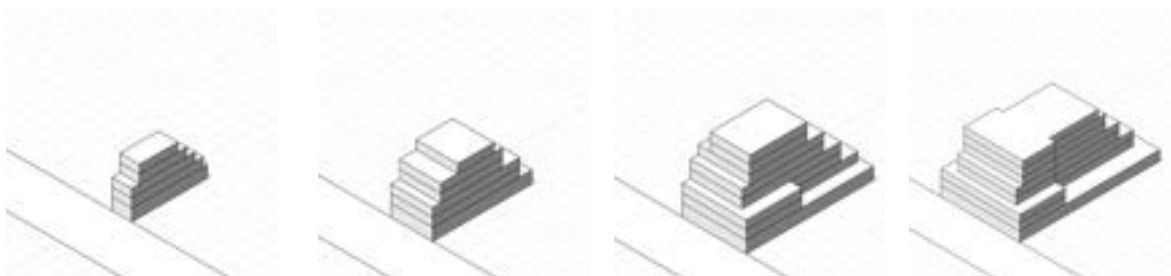
	0m <sup>2</sup> - 300m <sup>2</sup>	300m <sup>2</sup> - 800m <sup>2</sup>	800m <sup>2</sup> - 1500m <sup>2</sup>	1500m <sup>2</sup> - 5000m <sup>2</sup>
<b>Avg Width:</b>	7.3m	15.6m	24m	36m
<b>Avg Depth:</b>	29.8m	38.7m	49.3m	65.5m

### DENSITY 1/2:



<b>HEIGHT (Storeys):</b>	<b>4</b>	<b>6</b>	<b>6</b>	<b>6</b>
<b>FAR:</b>	2.7 - 3.0	3.5 - 3.8	3.7 - 4.0	3.2 - 3.5

### DENSITY 3/4



<b>HEIGHT (Storeys):</b>	<b>5</b>	<b>6</b>	<b>8</b>	<b>8</b>
<b>FAR:</b>	3.0 - 3.2	3.5 - 3.8	4.0 - 4.3	4.0 - 4.2

# Limited Sensitivities

**CODE: S**

This precinct contains lots that are away from the main corridor, and have fewer sensitivities than properties along the main street corridor or activity centre fringe.

This precinct typically comprises larger lots developed for older low-rise commercial and light industrial uses, some of which have now been redeveloped into mixed-use, predominantly apartment buildings.

Development will contain mixed-use buildings with several configuration options depending on context. They often have rear entry for vehicles through lane way access. Setbacks are typically incorporated above the street wall and the podium is built to both side boundaries interfacing other commercial/mixed-use buildings.



**Setbacks:**

<b>Front:</b>	Above the street wall, up to the Preferred maximum street wall height: 3 metres
<b>Side and rear:</b>	<p>Up to a height of 11 metres where that part of the building is within 0.3 metres of the boundary: 0 metres</p> <p>Up to a height of 11 metres where that part of the building is within 0.3 metres of the boundary: 4.5 metres</p> <p>Above a height of 11 metres, up to a height of 25 metres: Above a height of 11 metres, up to a height of 25 metres: 4.5 metres, except that if the average width of the Site (measured parallel to the Frontage) is less than 20 metres then the building may be built within 0.3 metres of one side boundary</p> <p>Above a height of 25 metres, up to a height of 40 metres: 6 metres</p> <p>Above a height of 40 metres, up to a height of 66 metres: 7.5 metres 4.5 metres, except that if the average width of the Site (measured parallel to the Frontage) is less than 20 metres then the building may be built within 0.3 metres of one side boundary: 10 metres</p> <p>Above a height of 100 metres: 12.5 metres</p>

**Development properties:**

<b>Use mix:</b>	
<b>Interface response:</b>	
<b>Density range (FAR):</b>	4.0 - 11.0
<b>Height range:</b>	5 - 20 Storeys

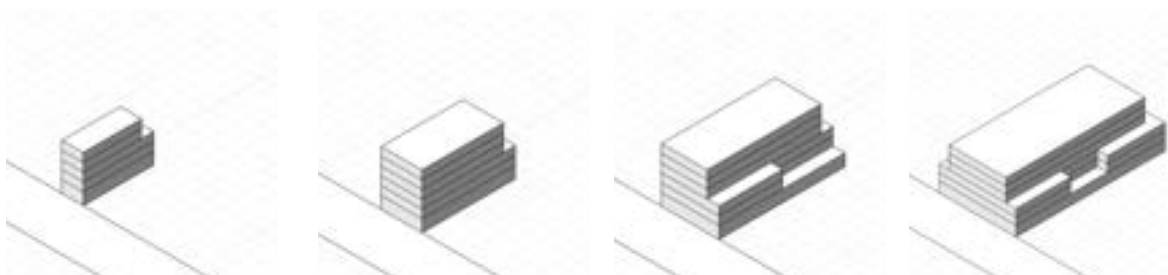


## S - Typology options

### Lot Sizes:

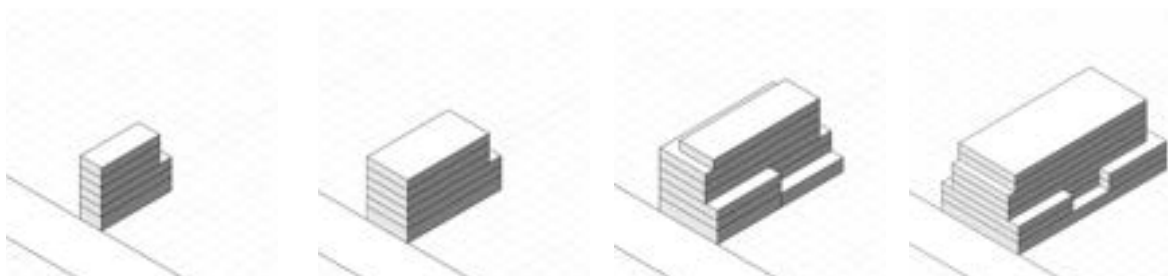
	0m <sup>2</sup> - 300m <sup>2</sup>	300m <sup>2</sup> - 800m <sup>2</sup>	800m <sup>2</sup> - 1500m <sup>2</sup>	1500m <sup>2</sup> - 5000m <sup>2</sup>
<b>Avg Width:</b>	8m	15.3m	21.7m	34.1m
<b>Avg Depth:</b>	26.5m	35.2m	47.5m	66.1m

### DENSITY 1



<b>HEIGHT (Storeys):</b>	5	6	6	6
<b>FAR:</b>	4.0 - 4.2	4.7 - 5.0	4.2 - 4.5	4.2 - 4.5

### DENSITY 2



<b>HEIGHT (Storeys):</b>	5	6	7	8
<b>FAR:</b>	4.7 - 5.0	4.5 - 4.7	4.7 - 5.0	5.5 - 5.7

### DENSITY 3



[SEE OVERLEAF](#)

<b>HEIGHT (Storeys):</b>	6	6	8	
<b>FAR:</b>	4.7 - 5.0	4.7 - 5.0	5.2 - 5.5	

# S - Typology options

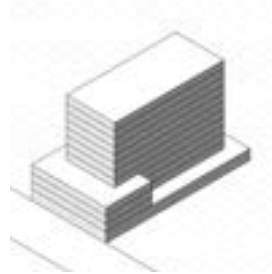
## Lot Sizes:

	<b>1500m<sup>2</sup> - 5000m<sup>2</sup></b>			
<b>Avg Width:</b>	34.1m			
<b>Avg Depth:</b>	66.1m			

### DENSITY 3A - ROAD RESERVE LESS THAN 20 METRES WIDE:



### DENSITY 3B- ROAD RESERVE BETWEEN 20m AND 30 METRES WIDE:

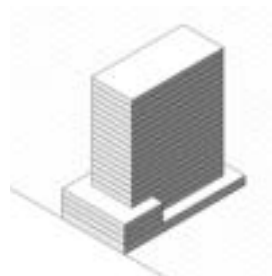


<b>HEIGHT (Storeys):</b>	<b>8</b>	<b>12</b>		
<b>FAR:</b>	6.0 - 6.2	7.5 - 7.7		

### DENSITY 3C- ROAD RESERVE BETWEEN 30 AND 40 METRES WIDE:



### DENSITY 3D - ROAD RESERVE GREATER THAN 40 METRES WIDE:



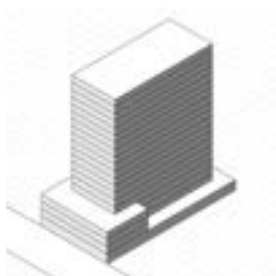
<b>HEIGHT (Storeys):</b>	<b>16</b>	<b>20</b>		
<b>FAR:</b>	9.2 - 9.5	7.5 - 7.7		

## S - Typology options

### Lot Sizes:

	<b>1500m<sup>2</sup> - 5000m<sup>2</sup></b>			
<b>Avg Width:</b>	34.1m			
<b>Avg Depth:</b>	66.1m			

### DENSITY 4



<b>HEIGHT (Storeys):</b>	<b>20</b>			
<b>FAR:</b>	10.7 - 11.0			

# Residential

**CODE: R**

This precinct is defined by the residential growth zone (RGZ) which seeks increased densities up to 4 storeys. Lot consolidation will typically be required to achieve 4 storey buildings.

Medium density apartment blocks will be developed in the residential precinct.



Built form will respond to low scale residential interfaces through setbacks.



**Setbacks:**

<b>Front:</b>	Up to a height of 10 metres: 3 metres Above a height of 10 metres: 5 metres
<b>Side and rear:</b>	Up to a height of 8 metres: 3 metres Up to a height of 8 metres: 3 metres, plus 1 metre for every metre of height over 8 metres up to a maximum of 4.5 metres

**Development properties:**

<b>Use mix:</b>	
<b>Interface response:</b>	
<b>Density range (FAR):</b>	1.2 - 2.5
<b>Height range:</b>	3 - 5 Storeys



## R - Typology options

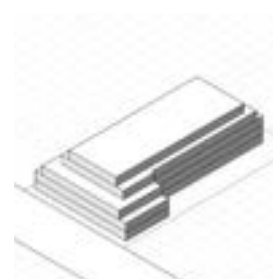
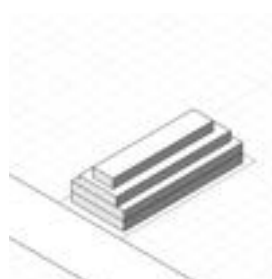
### Lot Sizes:

	0m <sup>2</sup> - 300m <sup>2</sup>	300m <sup>2</sup> - 800m <sup>2</sup>	800m <sup>2</sup> - 1500m <sup>2</sup>	1500m <sup>2</sup> - 5000m <sup>2</sup>
<b>Avg Width:</b>	10m	16m	23m	42m
<b>Avg Depth:</b>	22m	39.7m	49.7m	73.3m

\*assumes lot consolidation

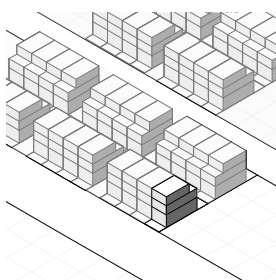


\*assumes lot consolidation



<b>HEIGHT (Storeys):</b>	<b>3</b>	<b>4</b>	<b>4</b>	<b>5</b>
<b>FAR:</b>	1.2 - 1.5	2.0 - 2.2	2.0 - 2.2	2.2 - 2.5

	5000m <sup>2</sup>	>25000m <sup>2</sup>		
<b>Avg Width:</b>	94.9m	16m		
<b>Avg Depth:</b>	177.3m	39.7m		



<b>HEIGHT (Storeys):</b>	<b>3</b>	<b>3</b>		
<b>FAR:</b>	1.5 - 1.7	1.5 - 1.7		

# Large Opportunity Sites

## CODE:L

Properties within this precinct have a minimum lot area of 5,000sqm and the capacity to develop multiple buildings. These properties are often embedded within the Limited sensitivities precinct.

Development is envisaged to take the form of mixed-use buildings with several configuration options depending on context. They often have rear entry for vehicles through lane way access. Setbacks are included above the street wall, with the podium built to both side boundaries, interfacing other commercial/mixed-use buildings.



### Setbacks:

<b>Front:</b>	Above the Preferred maximum street wall height: 1 metre for every metre of building height above the Preferred maximum street wall height
<b>Side and rear:</b>	<p>Up to a height of 11 metres where that part of the building is within 0.3 metres of the boundary: 0 metres</p> <p>Up to a height of 11 metres where that part of the building is within 0.3 metres of the boundary: 4.5 metres</p> <p>Above a height of 11 metres, up to a height of 25 metres: Above a height of 11 metres, up to a height of 25 metres: 4.5 metres, except that if the average width of the Site (measured parallel to the Frontage) is less than 20 metres then the building may be built within 0.3 metres of one side boundary</p> <p>Above a height of 25 metres, up to a height of 40 metres: 6 metres</p> <p>Above a height of 40 metres, up to a height of 66 metres: 7.5 metres 4.5 metres, except that if the average width of the Site (measured parallel to the Frontage) is less than 20 metres then the building may be built within 0.3 metres of one side boundary: 10 metres</p> <p>Above a height of 100 metres: 12.5 metres</p>

### Development properties:

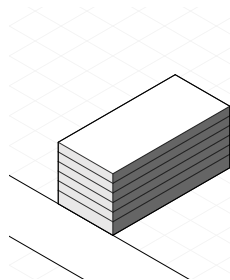
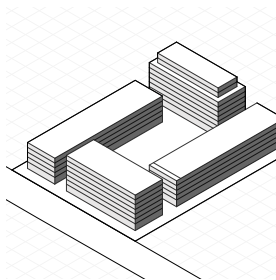
<b>Use mix:</b>	
<b>Interface response:</b>	
<b>Density range (FAR):</b>	3.2 - 10.2
<b>Height range:</b>	6 - 20 Storeys

# L - Typology options

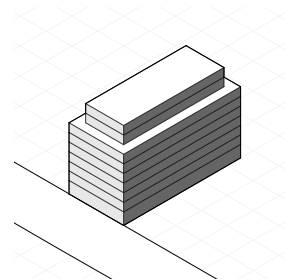
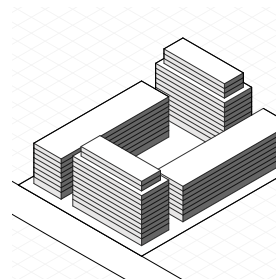
## Lot Sizes:

	5000m <sup>2</sup> -2500m <sup>2</sup>	>25000m <sup>2</sup>		
<b>Avg Width:</b>	95m	160m		
<b>Avg Depth:</b>	125.5m	270m		

### DENSITY 1

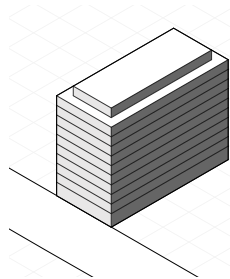
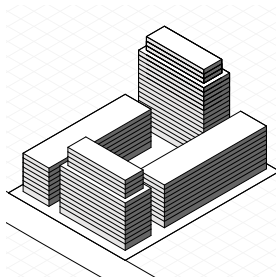


### DENSITY 2

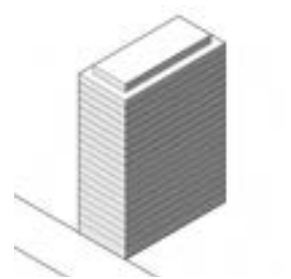
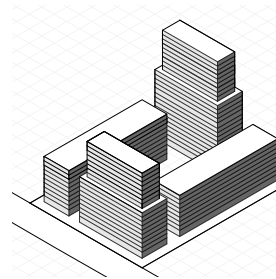


<b>AVG HEIGHT (Storeys):</b>	6	6	9	9
<b>FAR:</b>	3.2 - 3.5	3.5 - 3.7	4.5 - 4.7	4.7 - 5.0

### DENSITY 3



### DENSITY 4



<b>HEIGHT (Storeys):</b>	12	12	20	20
<b>FAR:</b>	5.5 - 5.7	5.7 - 6.0	8.0 - 8.2	10.0 - 10.2

# Enclosed Shopping Centres

**CODE:C**

Enclosed shopping centre sites generally have underutilised land at their edges, used for car parking.

Development is envisaged to occur on this underutilised land to frame the sites with buildings ranging from 6 to 20 storeys, depending on site context.



This precinct assumes developable land is approximately 55% (based on studies within activity centres) of the total property area.



**Setbacks:**

<b>Front:</b>	Above the Preferred maximum street wall height: 1 metre for every metre of building height above the Preferred maximum street wall height
<b>Side and rear:</b>	<p>Up to a height of 11 metres where that part of the building is within 0.3 metres of the boundary: 0 metres</p> <p>Up to a height of 11 metres where that part of the building is within 0.3 metres of the boundary: 4.5 metres</p> <p>Above a height of 11 metres, up to a height of 25 metres: Above a height of 11 metres, up to a height of 25 metres: 4.5 metres, except that if the average width of the Site (measured parallel to the Frontage) is less than 20 metres then the building may be built within 0.3 metres of one side boundary</p> <p>Above a height of 25 metres, up to a height of 40 metres: 6 metres</p> <p>Above a height of 40 metres, up to a height of 66 metres: 7.5 metres</p> <p>4.5 metres, except that if the average width of the Site (measured parallel to the Frontage) is less than 20 metres then the building may be built within 0.3 metres of one side boundary: 10 metres</p> <p>Above a height of 100 metres: 12.5 metres</p>

**Development properties:**

<b>Use mix:</b>	
<b>Interface response:</b>	
<b>Density range (FAR):</b>	0.5 - 3.7
<b>Height range:</b>	6 - 20 Storeys

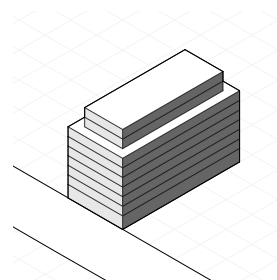
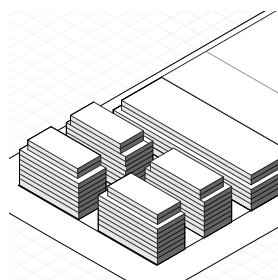
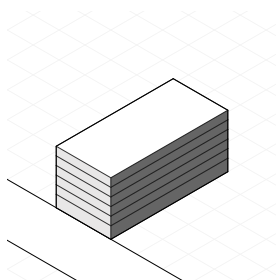
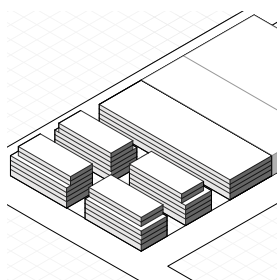


# C - Typology options

## Lot Sizes:

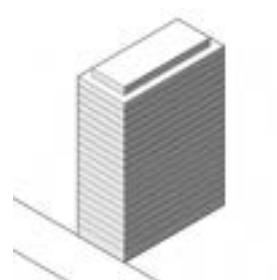
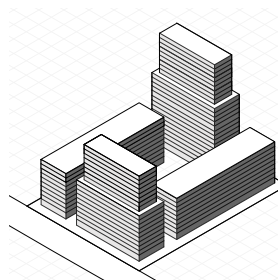
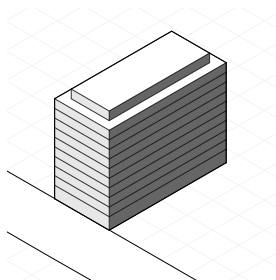
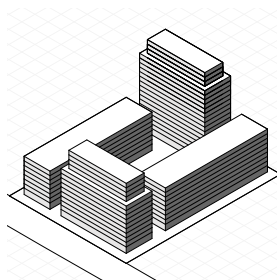
	5000m <sup>2</sup> -2500m <sup>2</sup>	>25000m <sup>2</sup>		
<b>Avg Width:</b>	106m	327.7m		
<b>Avg Depth:</b>	160.3m	535m		

### DENSITY 1



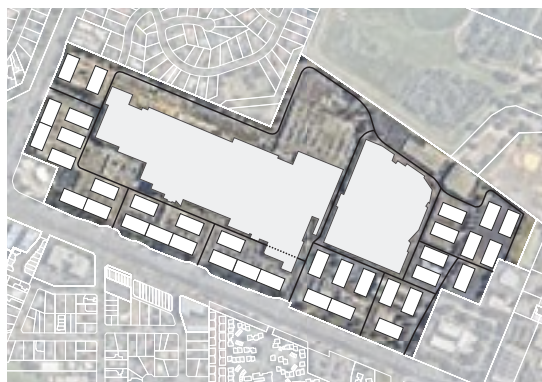
<b>AVG HEIGHT (Storeys):</b>	6	6	9	9
<b>FAR:</b>	2.0 - 2.2	0.5 - 0.7	3.0 - 3.2	0.7 - 1.0

### DENSITY 3



<b>HEIGHT (Storeys):</b>	12	12	20	20
<b>FAR:</b>	3.2 - 3.5	1.0 - 1.2	3.5 - 3.7	1.7 - 2.0

>25,000m<sup>2</sup> lot built form is an optimal dimension typology that can be applied to underutilised land as shown below



This report is dated May 2024 and incorporates information up to that date only and excludes any information arising after that date which may affect the validity of the opinion(s) in this report. This report has been prepared on the instructions of the VPA for the purpose of documenting proposed built form typologies for activity centres (Purpose) and not for any other purpose or use. To the extent permitted by applicable law, the authors expressly disclaims all liability, whether direct or indirect, to the VPA which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

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