

EXPLANATORY TABLE OUTLINING CHANGES TO DRAFT CAPITAL CITY ZONE

SUBMITTED BY THE MINISTER ON 14 MAY 2018

Sandridge DDO

Change number	Paragraph number or identify if a new paragraph	Amendment proposed	Purpose of the change
1.	Document 262a Part C [DDO 1.0p2] Replaced with Part C [DDO S 1.0p2]	Design objective replaced with Sandridge Specific objective about the precinct vision.	To respond to CoPP recommendations for precinct specific DDO schedules; Document S5.
2.	Document 262a Part C [DDO 1.0p3] Replaced with Part C [DDO S 1.0p3]	Design objective replaced with objective relating to scale, height and setback amenity impacts on public realm.	To provide drafting clarification.
3.	Document 262a Part C [DDO 1.0p4]	Design objective replaced with objective relating to building separation and setback internal amenity impacts.	To provide drafting clarification.

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	Replaced with Part C [DDO S 1.0p4]		
4.	Document 262a Part C [DDO 1.0p5] Replaced with Part C [DDO S 1.0p5]	Design objective amended to more specifically address the objective of adaptability in relation to a reduction in car dependence and increase of commercial floor space.	To provide drafting clarification.
5.	Document 262a Part C [DDO 2.0p1] Amended to Part C [DDO S 2.0p1]	Amended to provide further clarification.	To provide drafting clarification.
6.	Part C [DDO S 2.0p3] to Part C [DDO S 2.0p5]	Exemptions added for when requirements do not apply.	To respond to various landowner submissions.
7.	Part C [DDO S 2.0p6]	Added to state when a permit cannot be granted to vary a requirement.	To respond to Review Panel suggestions; Document 294

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8.	Part C [DDO S 2.0p7]	Added to state when a permit can be granted to vary a requirement.	To respond to Review Panel suggestions; Document 294
9.	Part C [DDO S 2.0p8]	Added to state that built form outcomes must be met where a permit is sought to vary a requirement.	To respond to Review Panel suggestions; Document 294
10.	No para number	Amenity walls definition deleted	No longer required due to other changes
11.	No para number	Building separation distance deleted	No longer required due to other changes
12.	No para number	Non-amenity wall definition deleted	No longer required due to other changes
13.	Table 1	Building Typologies table inserted for sub-precinct areas. Previously located in MSS at Document 66c Table 3. Text amended from MSS version to be succinct.	To respond to CoPP recommendations for precinct specific DDO schedules; Document S5.
14.	Table 2	Lead in text removed as a consequence of change numbers 6-8. Building height table updated with precinct specific built form outcomes. Built Form Requirements amended to include: <ul style="list-style-type: none"> • Mandatory 6 storey area • Drafting improvements 	To respond to CoPP recommendations for precinct specific DDO schedules; Document S5. To respond to the evidence of Mark Sheppard (various documents).

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		<p>Changes to the Built Form Outcomes include:</p> <ul style="list-style-type: none"> • Linking the outcomes to the preferred typologies at Table 1. • Consideration of wind impacts. • Consideration of lower scale residential areas. 	
15.	Table 3	<p>Lead in text removed as a consequence of change numbers 6-8.</p> <p>Street wall height table updated with precinct specific built form outcomes.</p> <p>Changes to the Built Form Requirements include:</p> <ul style="list-style-type: none"> • 4 storey Street wall height changed to preferred street wall height. • Mandatory 4 storey street wall height deleted, except on Williamstown Road. • 8 storey street wall height exemptions added for particular streets. • Allow for corner sites with increased street walls. • Storeys and metres shown. 	<p>To respond to CoPP recommendations for precinct specific DDO schedules; Document S5.</p> <p>To respond to the evidence of Mark Sheppard (various documents).</p> <p>To respond to CoPP recommendations to encourage lower street wall heights to allow for greater sunlight penetration.</p> <p>To respond to evidence regarding the wind impacts of podiums.</p>

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		<ul style="list-style-type: none"> • Minor drafting improvements. <p>Multiple changes to the Built Form Outcomes to ensure they are precinct specific and relate to the building typologies in Table 1. These include:</p> <ul style="list-style-type: none"> • Public Realm amenity impacts. • Walls on corner sites guidance. • Minor drafting improvements 	
16.	Table 4	<p>Lead in text removed as a consequence of change numbers 6-8 and 16.</p> <p>Setbacks above the street wall table updated with precinct specific built form outcomes.</p> <p>Discretionary Built Form Requirements changed to preferred requirements and moved into own column.</p> <p>Mandatory 10m setback included for Williamstown Road.</p> <p>Storeys and metres shown.</p>	To respond to CoPP recommendations for precinct specific DDO schedules; Document S5.

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		Multiple changes to the Built Form Outcomes to ensure they are precinct specific and relate to the building typologies in Table 1.	
17.	Part C [DDO S 2.0p25] to Part C [DDO S 2.0p27]	Note added to provide guidance on measuring setback distances. (previously in table lead in text)	To provide further drafting clarification and drafting improvements.
18.	Table 5	<p>Lead in text removed as a consequence of change numbers 6-8.</p> <p>Changes to the Built Form Requirements include:</p> <ul style="list-style-type: none"> • Preferred setbacks added for; <ul style="list-style-type: none"> ○ Side boundary walls to be on boundary, and if not a 9m below the street wall setback. ○ Above the street wall a 10 metre preferred setback. • Minimum setbacks column added with mandatory minimum setbacks. 	To respond to various submitters requesting simplification of built form controls.

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		<ul style="list-style-type: none"> ○ Distinction between 6 and 8 storey building setbacks removed and replaced with ‘below the street wall’. ○ Distinction between amenity and non-amenity setbacks removed with amenity setbacks retained and built form outcomes added. ○ Drafting improvements. ● Storeys and metres shown. <p>Built Form Outcomes added which include:</p> <ul style="list-style-type: none"> ● Public realm amenity considerations ● Internal amenity considerations ● Impacts to the overall street wall 	
19.	Table 6	<p>Lead in text removed as a consequence of change numbers 6-8.</p> <p>Building separation table updated with precinct specific built form outcomes.</p> <p>Changes to the Built Form Requirements include:</p> <ul style="list-style-type: none"> ● Preferred building separation for; 	<p>To respond to CoPP recommendations for precinct specific DDO schedules; Document S5.</p> <p>To respond to various submitters requesting simplification of built form controls.</p>

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		<ul style="list-style-type: none"> ○ Below the street wall 12m core, 9m non-core. ○ Above the street wall 20m. ● Minimum building separation column added with mandatory minimum building separation. <ul style="list-style-type: none"> ○ Distinction between 6 and 8 storey building setbacks removed and replaced with ‘below the street wall’. ○ Distinction between amenity and non-amenity setbacks removed with built form outcomes added. ● Drafting improvements. ● Storeys and metres shown. <p>Built Form Outcomes added which include:</p> <ul style="list-style-type: none"> ● Internal amenity considerations ● Impacts to the overall street wall 	
20.	Part C [DDO S 2.0p28]	Note added to provide guidance on measuring building separation distances.	To provide further drafting clarification and drafting improvements.

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21.	Part C [DDO S 2.0p29]	<p>Overshadowing amended to only include overshadowing for the Sandridge Precinct.</p> <p>Drafting amended to provide clarification.</p>	<p>To respond to CoPP recommendations for precinct specific DDO schedules; Document S5.</p> <p>To respond to Review Panel suggestions; Document 294</p>
22.	Table 7	<p>Lead in text removed as a consequence of change numbers 6-8.</p> <p>Drafting improvements for wind requirement.</p> <p>Built Form Outcomes added.</p>	<p>To respond to Review Panel suggestions; Document 294</p> <p>To provide greater clarity of the outcomes sought by the requirement.</p>
23.	Table 8	<p>Table renamed to ‘communal open space’</p> <p>Build form Outcomes added to provide guidance on discretion.</p>	<p>To respond to CoPP recommendations for precinct specific DDO schedules; Document S5.</p>
24.	Table 9	<p>Lead in text removed as a consequence of change numbers 6-8.</p> <p>Changes to the Built Form Requirements include:</p> <ul style="list-style-type: none"> • Relevant provisions from Parking Overlay • Visual permeability requirements changed to 2.5m. 	<p>To respond to CoPP recommendations for precinct specific DDO schedules; Document S5.</p> <p>To respond to flooding visual permeability changed to 2.5m.</p> <p>Secondary active street frontages type 1 and 2 added to respond to CoPP request for more focused retail activity area.</p>

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		<ul style="list-style-type: none"> • Primary Active Street entrance requirements changed to 10m. • Secondary active street frontages split into type 1 and 2 added. <ul style="list-style-type: none"> ○ Type 1 to have entrance requirement every 15m. ○ Type 2 to have entrance requirement every 15m. • Requirements around building services locations added. • Drafting refinements. <p>Changes to the Built Form Outcomes include:</p> <ul style="list-style-type: none"> • Relevant provisions from Parking Overlay • Interface with public realm considerations. • Drafting refinements. 	<ul style="list-style-type: none"> • It provides a more refined response to active frontages that distinguishes between three types of streets: <ul style="list-style-type: none"> ○ Primary active streets - our core retail streets with almost continuous shop frontages (80% with doorways at min. 10 metres) ○ Secondary active streets type - which still retain a high degree of activity (60%) but which allow for larger format premises (eg. doorways further apart at 15m minimum). These streets are more likely to include premises like medical practices etc at ground. ○ Secondary active type 2 - which have been introduced to define streets where we want some activity eg. corner shops/cafes to improve safety and vibrancy of an area but where it is accepted that residential development will also come to ground floor. These are typically located on important pedestrian connections to support this level of moderate activation.
25.	Document 262a Part C [DDO 2.0p127]	Paragraph deleted as is not relevant to adaptable buildings.	For clarification.

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26.	Table 10	<p>Lead in text removed as a consequence of change numbers 6-8.</p> <p>Changes to the Built Form Requirements include:</p> <ul style="list-style-type: none"> • Relevant provisions from Parking Overlay • Drafting improvements. <p>Built Form outcomes added including:</p> <ul style="list-style-type: none"> • Relevant provisions from Parking Overlay. • Ability to transition to new uses consideration. • Floorplate layout consideration. 	To provide greater clarity of the outcomes sought by the requirement.
27.	<p>Document 262a Part C Table 12</p> <p>Part C Table 11</p>	<p>Changes to the Built Form Requirements include:</p> <ul style="list-style-type: none"> • Façade treatment with interface with the freeway. <p>Built Form outcomes added including:</p> <ul style="list-style-type: none"> • Shared boundary walls outcome removed. • Façade treatment with interface with the freeway outcome added. 	To provide greater clarity of the outcomes sought by the requirement.
28.	Document 262a	Relocation to the Local Policy	

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	Landscaping and Table 13		
29.	Document 262a Part C [DDO 5.0p2]	Decision guideline deleted	As the urban structure maps are to be located in the CCZ, this decision guideline is better placed there.
30.	Document 262a Part C [DDO 5.0p3] Part C [DDO S 5.0p2]	Decision guideline amended	To respond to CoPP recommendations for precinct specific DDO schedules; Document S5.
31.	Part C [DDO S 5.0p3]	Decision guideline added addressing public realm impacts.	To provide guidance in assessing public realm impacts.
32.	Part C [DDO S 5.0p4]	Decision guideline added addressing built form requirements.	To provide guidance in assessing built form requirements and outcomes.
33.	Part C [DDO S 5.0p5] to Part C [DDO S 5.0p8]	Decision Guideline added addressing solar access to existing and proposed public spaces.	To provide guidance in assessing solar access to proposed and public spaces.
34.	Part C [DDO S 5.0p9]	Decision Guideline amended	To provide greater clarity on what the decision guideline is addressing.

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35.	Diagrams and Maps	Diagrams updated and revised Maps added.	