SCHEDULE [NUMBER]31 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO[number]31**.

**FISHERMANS BEND – SANDRIDGE PRECINCT**

1.0 Design objectives

To implement the Fishermans Bend Vision, September 2016 and the Fishermans Bend Framework, [DDO S 1.0p1]

To encourage a diversity of architectural styles and building typologies in response to the desired/preferred place and character by ensuring:

- To ensure in the core area the primacy of the Sandridge core with higher heights than non-core areas and a mix of mid-rise and high-rise podium towers that support significant commercial buildings;
- A clear differentiation in scale between core and non-core areas in Sandridge;
- In non-core areas, a range of mid-rise with some high-rise and hybrid (perimeter block with towers) developments in non-core areas that create a diversity of architectural styles and housing choices and encourage the delivery of communal open space and provide appropriate interfaces to established low rise residential areas and key public open spaces. [DDO S 1.0p2]

To ensure the scale, height and setbacks of development maintain sunlight in identified public open space, streets and laneways, and facilitate comfortable wind conditions, to deliver a high quality public realm. [DDO S 1.0p3]

To ensure building separation and setbacks achieve high levels of internal amenity for all development. [DDO S 1.0p4]

To encourage buildings to be designed so that they are capable of being adapted to facilitate reduced car dependence and increased amount of commercial floor space. [DDO S 1.0p5]

2.0 Buildings and works

**Buildings and works for which no permit is required**

A permit is not required to construct or carry out works for a new or modified verandah, awning, sunblind or canopy to an existing building. [DDO S 2.0p1]

**Requirements**

The following requirements apply to an application to construct a building or construct or carry out works. [DDO S 2.0p2]

The following requirements do not apply to: [DDO S 2.0p3]

- An application for buildings and works associated with an existing industrial use which facilitates the urban renewal of Fishermans Bend. [DDO S 2.0p4]
- An application to amend an existing permit granted before the approval date which does not increase the extent of non compliance with the requirements. [DDO S 2.0p5]

A built form requirement expressed with the verb ‘must’ is mandatory requirement. A permit cannot be granted to vary a mandatory built form requirement unless there is an approved development plan pursuant to Development Plan Overlay Schedule 2 and the permit is generally in accordance with the approved development plan. [DDO S 2.0p6]

A built form requirement expressed with the verb ‘should’ is a discretionary requirement. A permit may be granted to vary a discretionary built form requirement. [DDO S 2.0p7]
An application for buildings and works must achieve the relevant built form outcomes. [DDO S 2.0p8]

Definitions

For the purpose of this schedule: [DDO S 2.0p9]

Building height means the vertical distance between the footpath or natural surface level at the centre of the site frontage and the highest point of the building excluding: [DDO S 2.0p10]
- Non-habitable architectural features not more than 3.0 metres in height. [DDO S 2.0p11]
- Building services and communal recreation facilities setback at least 3.0 metres behind the building façade. [DDO S 2.0p12]

Character building means a building that is not a heritage place, but contributes to the valued character, identity or sense of place of a Precinct.

Comfortable wind conditions means a mean wind speed from any wind direction with probability of exceedance less than 20 per cent of the time, equal to or less than: [DDO S 2.0p13]
- 3 metres/second for sitting areas. [DDO S 2.0p14]
- 4 metres/second for standing areas. [DDO S 2.0p15]
- 5 metres/second for walking areas. [DDO S 2.0p16]

Mean wind speed means the maximum of: [DDO S 2.0p19]
- Hourly mean wind speed, or: [DDO S 2.0p20]
- Gust equivalent mean speed (3 second gust wind speed divided by 1.85). [DDO S 2.0p21]

Unsafe wind conditions means the hourly maximum 3 second gust which exceeds 20 metres/second from any wind direction considering at least 16 wind directions with the corresponding probability of exceedance percentage. [DDO S 2.0p17]

Laneway means a road reserve of 9 metres or less in width measured from property line to property line. [DDO S 2.0p18]

Mean wind speed means the maximum of: [DDO S 2.0p19]

Street wall means any part of the building constructed within 0.2 metres 300mm of a lot boundary fronting the street or laneway for existing or proposed public open space, [DDO S 2.0p22]

Street wall height means the vertical distance between the footpath or natural surface level at the centre of the site frontage and the highest point of the street wall excluding non-habitable architectural features not more than 0.3 metres in height. [DDO S 2.0p24]

Tower means a building that exceeds the street wall where the overall building height is 13 storeys or higher.

Side and rear setbacks means the shortest horizontal distance from a building façade to the boundary, including projections such as balconies, building services and architectural features greater than 300mm.

Building separation means the shortest horizontal distance from a building façade to another building on the same site, including projections such as balconies, building services and architectural features greater than 300mm.

Additional shadow means any shadow cast outside shadow from existing buildings or works, but not a shadow cast by incidental elements such as canopies, kiosks, artworks, screens or trees.

Low-rise means development up to and including 4 storeys.

Mid-rise means development of between 5 and 12 storeys.

High-rise means development of 13 storeys or more.
## Preferred future character and building typologies

### Table 1: Preferred future character and building typologies

<table>
<thead>
<tr>
<th>PRECINCT</th>
<th>BUILT FORM OUTCOMES</th>
</tr>
</thead>
</table>
| Sandridge North – Area S1 on Map 1 to this schedule | - Mid-rise to high-rise developments, including a mix of a hybrid of perimeter blocks and towers developments with larger mid-rise floorplates that support campus style commercial developments.  
- Building heights are lower than the Sandridge Core Area to the south.  
- Buildings may be built shee to the street to their maximum height (12 storeys) while ensuring the facades of buildings are interesting to pedestrians and do not overwhelm the public realm.  
- Large buildings are broken up by laneways, courtyards, forecourts, public plazas and public open space. |
| Sandridge West – Area S2 on Map 1 to this schedule | - Mid-to-high-rise hybrid and block developments (including hybrid of mid-rise perimeter and courtyard developments) provide a transition from Sandridge to Wirraway and reinforce the higher Sandridge Core to the east blocks and slender towers.  
- Landscaped spaces at ground level around buildings through the provision of lanes, through block links, plazas, courtyards and communal open space.  
- Activation of Plummer Street through a diversity of fine grain street frontages nominally 4-10 metres wide. |
| Sandridge Central - Area S3 on Map 1 to this schedule | - Predominantly a range of mid-rise and high-rise tower developments with some mid-rise buildings, including provision of towers with large floorplates with high quality outlook to support significant scale of commercial development.  
- Location of the tallest buildings in Sandridge.  
- Active retail frontages at street level along Fennell and Bertie Streets with Secondary Active Frontages to other streets in the Core Retail Area.  
- A strong 8 storey street edge along Fennell / Plummer Street and Bertie Street, with 6 storeys on other streets.  
- Adequate separation between towers to achieve sunlight access to streets, avoid a canyon effect, and provide the opportunity for a high level of internal amenity for occupants of adjacent towers.  
- Buildings with a wide street frontage are broken into smaller vertical sections to create a fine-grained streetscape.  
- Buildings to be built to the street frontage at ground level, unless a front setback creates a publicly accessible open space with a high standard of amenity or provides high quality public benefit.  
- Retention and adaptive reuse of heritage and character buildings.  
- A landmark building abutting the civic spaces on the north-west corner of Plummer and Bridge Streets and within the triangle of land bound by Ingles, Fennell and the West Gate Freeway.  
- Provision of publicly accessible private urban courtyard spaces with laneways within new developments to enhance the overall network of open spaces to support high densities of activity. |

Commented [SB9]: Amended to relate to character more broadly as well as typologies.

Commented [SB10]: Updated as per Recommendation 1 of Council’s Sandridge Urban Design Report.
PORTPHILLIP RESPONSE TO MINISTER FOR PLANNING PART C VERSION
PORT PHILLIP PLANNING SCHEME

<table>
<thead>
<tr>
<th>PRECINCT</th>
<th>BUILT FORM OUTCOMES</th>
</tr>
</thead>
</table>
| Sandridge South – Area S4 on Map 1 to this schedule | • Development along Williamstown Road responds to its interface with established low-rise residential areas.  
 • Elsewhere, generally a Low to mid-rise scale of development that incorporates communal open space and responds to the context and character of adjacent low-rise neighbourhoods. Opportunities for additional upper levels that are visually recessive when viewed from within the street and North Port Oval and do not result in podium-tower forms.  
 • A range of building typologies including adaptive reuse of heritage and character buildings, row and block developments (such as courtyard and perimeter block developments).  
 • A variety of street wall heights between 4 and 8 storeys to contribute to architectural diversity within the street and provide opportunities for portions of the street to receive greater levels of sunlight access throughout the day.  
 • Buildings along Williamstown Road are setback from the street to create small landscaped front gardens and amenity for occupants. |
| Sandridge East – Area S5 on Map 1 to this schedule | • Mid to high rise developments up to 24 storeys with a range of typologies including - On large sites, a hybrid developments, of low to mid-rise, block developments (including perimeter and courtyard developments) and tower developments to ensure buildings create a differentiation in heights to the Sandridge Core blocks.  
 • A variety of street wall heights between 4 and 8 storeys to contribute to the architectural diversity within the street and provide opportunities for portions of the street to receive greater levels of sunlight access throughout the day.  
 • Landscaped spaces at ground level around buildings through the provision of lanes / through block links, plazas, courtyards and communal open spaces with good access to sunlight to provide high levels of amenity for residents.  
 • Buildings provide an appropriate interface to lower scale development on the western side of Boundary Street. |

Building height

Table 2: Building height

<table>
<thead>
<tr>
<th>BUILT FORM REQUIREMENTS</th>
<th>BUILT FORM OUTCOMES</th>
</tr>
</thead>
</table>
| A new building or works should not exceed the building heights shown in Map 2 to this schedule. A new building or works must not exceed the building height of “4 storeys mandatory” shown in Map 2 to this schedule. | The height of new buildings in all areas must:  
 • Respond to the preferred future precinct character and building typologies in Table 1 and Map 2. |
**BUILT FORM REQUIREMENTS**

- A new building or works must not exceed the building height of “6 storeys mandatory” shown in Map 2 to this schedule.

**BUILT FORM OUTCOMES**

- Contribute to a varied and architecturally interesting skyline.
- Limit impacts on the amenity of the public realm as a result of overshadowing and wind.
- Provide an appropriate transition and relationship to heritage buildings and existing lower-scale neighbourhoods of Port Melbourne.
- Avoid stepped ‘wedding cake’ approach in response to overshadowing of the public realm and public open space requirements.

In core areas, buildings:

- Contribute to a varied and architecturally interesting skyline.
- Deliver the highest buildings in the Sandridge Core.
- Reinforce a differentiation in height between core and non-core areas.

**Overshadowing**

Buildings and works must not cast any additional shadow above the maximum street wall height over:

- The existing residential zoned land south of Williamstown Road between the hours of 11.00am and 2.00pm on 22 September 2018.
- The existing or proposed public open spaces or streets shown in the relevant maps of this schedule for the hours specified on the same map.

**Street wall height**

<table>
<thead>
<tr>
<th>Preferred Street wall height</th>
<th>Maximum Street wall height</th>
<th>BUILT FORM OUTCOMES</th>
</tr>
</thead>
<tbody>
<tr>
<td>In non-core areas, except on secondary active frontages, along Williamstown Road, residential uses at ground floor should be setback 3 metres from the street boundary to facilitate landscaped transition from the street to ground floor apartments.</td>
<td>A new building or works must not exceed a height of:</td>
<td>To ensure privacy and sense of separation between ground floor residential spaces and the street is provided.</td>
</tr>
<tr>
<td>In all other areas, any new building should include a street wall (built to the boundary) at least 4 storeys (16m) in height, except where a lower height is necessary to respond to adjoining heritage places.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

- 4 storeys along City Road and Williamstown Road;
- 6 storeys on a street or laneway ≤ 22m wide as shown in Diagram 1A or 1B on a street > 22m wide where the building height does not exceed 10 storeys as shown in Diagram 2. Except where the building height is ≤ 10 storeys in which case the street wall height is:

**Commented [LK11]**: Council does not support increased heights in this area.

**Commented [LK12]**: Re-ordered to present more significant constraints earlier. Further, this makes it clearer that building heights may be impacted by overshadowing controls.

**Commented [LK13]**: Unnecessary given most these streets have linear parks along one side. Further, this may create staggered buildings to the street with varying setbacks which is undesirable in a high-density environment.

**Commented [LK14]**: Controls simplified for clarity.
## Built Form Requirements

<table>
<thead>
<tr>
<th>Preferred Street wall height</th>
<th>Maximum Street wall height</th>
</tr>
</thead>
<tbody>
<tr>
<td>For new buildings on Fennell, Plummer and Bertie Streets, the street wall should be at least 6 storeys (23m) in height, except where a lower height is necessary to respond to adjoining heritage places and on the north east corner of Fennell and Bridge Streets.</td>
<td>6 storeys as shown in Diagram 3, except:</td>
</tr>
<tr>
<td>- 6 storeys on Fennell and Plummer Streets (between Ingles and Graham Streets) and Bertie Street, regardless of the lower overall building height, and on land on the north east corner of Fennell and Bridge Streets, as shown in Diagram 3, or</td>
<td></td>
</tr>
<tr>
<td>- 8 storeys on Fennell and Plummer Streets and Bertie Street as the key north-south retail street.</td>
<td></td>
</tr>
<tr>
<td>Where a new building is on a corner, the taller maximum street wall height applies to both frontages.</td>
<td>8 storeys on Fennell and Plummer Streets (between Ingles and Graham Streets) and Bertie Street regardless of the lower overall building height, and on land on the north east corner of Fennell and Bridge Streets, as shown in Diagram 3, or</td>
</tr>
<tr>
<td>- 12 storeys on Fennell and Plummer Streets (between Ingles and Graham Streets) and Bertie Street as the key north-south retail street.</td>
<td></td>
</tr>
</tbody>
</table>

## Built Form Outcomes

- Reinforces the creation of a civic boulevard along Plummer Street/Fennel Street that is well-defined by its building edges and Bertie Street as the key north-south retail street.
- Definition of main street corners within the core area.
- Provides a high level of pedestrian amenity, having regard to access to sunlight, sky views and a human scale.
- An appropriate level of street enclosure having regard to the width of the street with lower street wall heights to narrower streets.
- Sky views from the street or laneway and do not overwhelm the public realm.
- Enable a high and sheer street wall where campus style development is preferred in Sandridge North.
- Ensure an appropriate transition to:
  - The street wall height of adjoining and approved or existing buildings.
  - Adjoining heritage places or character buildings viewed from the street.
  - Abutting public open space.
  - Adequate daylight and sunlight in the street or laneway.

Diagram 1

Maximum street wall height of 6 storeys

Commented [LK15]: Change needed to enable a sheer street wall aligning with Council’s proposal for 12 storey campus development in Sandridge North.

Commented [LK16]: Difficult to achieve given location of public open space and overshadowing controls. Further, likely to undermines other objectives such as retention of heritage and character buildings.

Commented [LK17]: Minor change - suggest headings are typed rather than within the image itself for clarity.

Commented [LK18]: New image added which shows the number of storeys in the building.
Diagram 2
Maximum 8 storey street wall height for buildings ≤10 storeys on streets >22m wide

Diagram 3
Maximum 8 storey street wall height for buildings along Fennell/Plummer Streets (between Ingles Street and Graham Street) and Bertie Street (except where the overall building height is lower).

Maximum 12 storey street wall height for Non-Core Area north of Woolboard for Sandridge North

Commented [LK19]: Heading amended for clarity.
Commented [LK20]: New image added which shows the number of storeys in the building.
Commented [LK21]: New Diagram inserted for 8 storey street wall height on Fennell / Fennell / Bertie Street.
Commented [LK22]: New diagram added for 12 storey street wall in Sandridge North. Note this is only supported by Council if the overall building height is lowered to 12 storeys to facilitate campus style development.
Setbacks above the street wall from new and existing streets and laneways

Table 4: Setbacks above the street wall from new and existing streets and laneways

<table>
<thead>
<tr>
<th>BUILT FORM REQUIREMENTS</th>
<th>Minimum Setback</th>
<th>BUILT FORM OUTCOMES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Preferred Setback</td>
<td>Minimum Setback</td>
<td>Setbacks above street walls that ensure:</td>
</tr>
<tr>
<td>Any part of the building above the street wall should be setback a minimum of:</td>
<td>• A minimum of 5m if the overall building height is ≤ 8 storeys.</td>
<td>• A distinction between the street wall and towers through the use of tower setbacks.</td>
</tr>
<tr>
<td>• A minimum of 10m if the overall building height is &gt; 8 storeys.</td>
<td>• A minimum of 3m if the building height is ≤ 8 storeys as shown in Diagram 5.</td>
<td>• Comfortable wind conditions in the public realm.</td>
</tr>
<tr>
<td>• A minimum of 15m from Fennell Street for 1-3 Fennell Street (the Globe building).</td>
<td>• A minimum of 5m if the building height is ≤ 20 storeys as shown in Diagram 6.</td>
<td>• Adequate daylight and sunlight into reaches streets and laneways.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• A minimum of 10m if the overall building height is &gt; 20 storeys as shown in Diagram 7.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(Proposed setback where the building has direct interface with the Westgate Freeway in which case a minimum of 5m applies as shown in Diagram 8).</td>
</tr>
</tbody>
</table>

Note: For the purpose of Table 4: [DDO M 2.0p25]
The setback of a building above a street wall from a laneway is the shortest horizontal distance from the building façade to the centreline of the laneway. [DDO M 2.0p26]

Commented [LK23]: Council does not support increased heights in this area.

Commented [LK24]: This wording and Diagram 8 implies that the upper level setback only applies where the building directly abuts the freeway, city link or tram corridor. Therefore, this requirement only applies to side and rear setbacks, not setbacks above the street wall. Moved to that section.
The setback of a building above a street wall from a street or laneway is the shortest horizontal distance from the building façade to the street or laneway boundary. (DDO M 2.0p27) On laneways, upper level setbacks should be measured from the street wall/building façade.

Commented [LK25]: As per Recommendation 11 of Council’s Overarching Urban Design Report, upper level setbacks on lanes should be measured from the façade/street wall and not the centreline of laneways.
Diagram 4
Minimum 3m setback above the street wall for buildings ≤8 storeys

Diagram 6
Minimum 5m setback above the street wall for buildings >8 storeys and ≤20 storeys

Diagram 7

Commented [LK26]: New image added which shows the number of storeys in the building.

Commented [LK28]: New image added which shows the number of storeys in the building.

Commented [27]:

Commented [29]:
Minimum 10m setback above the street wall for buildings >20 storeys

Diagram 8

Side and rear setbacks

Table 5: Side and rear setbacks

<table>
<thead>
<tr>
<th>BUILT FORM REQUIREMENTS</th>
<th>BUILT FORM OUTCOMES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Preferred Setback</td>
<td>Minimum Setback</td>
</tr>
<tr>
<td>Below the street wall</td>
<td>Below the street wall</td>
</tr>
<tr>
<td>Within core area</td>
<td>Create a continuous street wall along all site frontages in core areas.</td>
</tr>
<tr>
<td>Any part of a new building up to the street wall height specified in Table 3 should be built on or within 300mm of a side boundary except where communal open space is provided.</td>
<td>New buildings above and below the street wall are designed and spaced set back to ensure:</td>
</tr>
<tr>
<td></td>
<td>▪ Well spaced development that ensures adequate daylight and sunlight into existing and</td>
</tr>
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<td></td>
<td>NB - A minimum separation distance between habitable rooms is 12m (as per the Hodyl + Co Fishermans Bend Urban Design Strategy). As habitable/ non-habitable separation distances have been removed, the minimum setback must be 12m to ensure adequate building separation for habitable rooms (and achieve the built form outcomes), without blighting an adjoining site. The Part C Controls allow for 6m separation (where one property builds to the boundary and the other does not).</td>
</tr>
</tbody>
</table>
**Preferred Setback** | **Minimum Setback**
---|---
Any part of a new building above the maximum street wall height specified in Table 3 must be setback from a side or rear boundary at least:
- A new building up to 20 storeys in overall height must be setback at least 5 metres from a side or rear boundary.
- A new building above 20 storeys in overall height must be setback at least 10 metres from a side or rear boundary.

- If the overall building height is 12 storeys or less or [10m] if the overall building height is above 12 storeys as shown in Diagrams 8 and 9 (except if the building below the maximum street wall height specified in Table 3 is not built on the side or rear boundary or has a direct interface to the West Gate Freeway).
- Where a building is not built on the side or rear boundary, the entire building must be set back 12m from that boundary as shown in Diagrams 8 and 9 (except where it has a direct interface with the West Gate Freeway).
- Where a building has a direct interface with the West Gate Freeway, a minimum setback of 5m applies as shown in Diagram 10 (except if the building below the maximum street wall height specified in Table 3 is not built to the side or rear boundary; the entire building must be set back 5m from that boundary).

**Built Form Outcomes**
- Proposed streets and lane ways.
- High quality internal amenity including opportunities for access to sunlight, daylight and privacy to and outlook from habitable rooms, for both existing and potential developments on adjoining sites with higher levels of amenity provided within non-core areas.
- Wind effects on the public realm are mitigated.
- Tall buildings do not appear as a continuous wall when viewed from street level.
- Sky views between buildings when viewed from existing or proposed streets and lane ways.
- Visual bulk is minimised.
- Internal amenity is achieved by building separation rather than privacy screening.

Commented [LK35]: Deleted preferred requirements and amended minimum setback requirements to provide clarity. They only provide a 1m difference in setbacks for lower and upper levels.

Commented [LK38]: See comment above. Buildings over 12 storeys should be setback a minimum of 10m from a side or rear boundary.

Commented [LK39]: This will ensure buildings do not overhang lower levels. This is repeated three times to address the different circumstances where this may apply.

Commented [LK40]: Exemption for buildings with a direct interface to the West Gate Freeway moved here (instead of upper level setbacks above the street wall).
Diagram 8
Minimum side and rear setbacks for buildings 12 storeys or less

Diagram 9
Minimum side and rear setbacks for buildings above 12 storeys

Commented [LK41]: New diagrams added for setbacks from side and rear boundaries. Diagrams show the number of storeys in the building and shows revised setback requirements.

Commented [LK42]: New diagrams added for setbacks from side and rear boundaries. Diagrams show the number of storeys in the building and shows revised setback requirements.
Diagram 10

Minimum side and rear setbacks for buildings above 12 storeys where the building has a direct interface to the West Gate Freeway, Route 96/106 tram corridor or Citylink overpass.

Building separation within a site

Table 6: Minimum building separation within a site

<table>
<thead>
<tr>
<th>BUILT FORM REQUIREMENTS</th>
<th>BUILT FORM OUTCOMES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Below the street wall:</td>
<td>Building separation</td>
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<tr>
<td>in non-core areas</td>
<td>ensures:</td>
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<td>buildings within the</td>
<td>• To ensure high</td>
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<td>same site must be</td>
<td>quality internal</td>
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<td>separated from each</td>
<td>amenity outcomes</td>
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<td>other by at least 9</td>
<td>within buildings</td>
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<td>metres.</td>
<td>having regard to</td>
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<td>outlook, daylight,</td>
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<td>overlooking, and</td>
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<td>offsetting direct</td>
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<td>views between</td>
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<td>buildings within</td>
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<td>the same site with</td>
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<td>higher amenity</td>
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<td>provided in non-core</td>
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<td>areas.</td>
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<td>• Internal amenity</td>
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<td>is achieved by</td>
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<td></td>
<td>building separation</td>
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<td>rather than privacy</td>
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<td>screening.</td>
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<tr>
<td>Above the street wall:</td>
<td>• Well-spaced</td>
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<tr>
<td>12m for any part of a</td>
<td>development that</td>
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<tr>
<td>building above the</td>
<td>ensures adequate</td>
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<tr>
<td>maximum street wall</td>
<td>daylight and sunlight</td>
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<tr>
<td>height specified in</td>
<td>into existing and</td>
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<tr>
<td>Table 3 as shown in</td>
<td>proposed streets and</td>
</tr>
<tr>
<td>Diagrams 11 and 12 as</td>
<td>private and communal</td>
</tr>
<tr>
<td>shown in Diagram 9.</td>
<td>public open space.</td>
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<tr>
<td>Above the street wall:</td>
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<tr>
<td>12m for any part of a</td>
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<tr>
<td>building above the</td>
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<tr>
<td>maximum street wall</td>
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<td>height specified in</td>
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<td>Table 3, where the</td>
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<tr>
<td>overall building height</td>
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<td>is 12 storeys or less</td>
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<tr>
<td>Above the street wall:</td>
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<tr>
<td>10m for any part of a</td>
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<tr>
<td>building above the</td>
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<td>maximum street wall</td>
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<tr>
<td>height specified in</td>
<td></td>
</tr>
<tr>
<td>Table 3, as shown in</td>
<td></td>
</tr>
<tr>
<td>Diagram 11, as shown in</td>
<td></td>
</tr>
<tr>
<td>Diagram 9.</td>
<td></td>
</tr>
</tbody>
</table>

Commented [LK43]: New diagrams added for setbacks from side and rear boundaries. Diagrams show the number of storeys in the building and shows revised setback requirements.

Commented [LK44]: Amended so that consistent with side and rear boundary setbacks (see comments above).

Commented [LK46]: 6 metres will not result in an acceptable separation distance. The effect of this control as drafted would allow buildings to be closer within a site than what is intended to occur between sites which is not supported.

Commented [LK47]: Amended to 12m so that building separation is consistent with the requirements for side and rear setbacks, so that separation between all buildings (on the same site or different sites) are consistent.

Commented [LK45]: This column is unnecessary.
Built Form Requirements

<table>
<thead>
<tr>
<th>Reduced Setback</th>
<th>Minimum Setback</th>
</tr>
</thead>
<tbody>
<tr>
<td>20m for any part of a building above the maximum street wall height specified in Table 3, where the overall new building height is over 20 storeys in height must be separated from any other building on the same site by at least 20m as shown in Diagram 4010.</td>
<td></td>
</tr>
</tbody>
</table>

To ensure all buildings do not appear as a continuous wall when viewed from street level.

- Sky views between buildings when viewed from existing and proposed streets and laneways.
- Visual bulk is minimised.

Note: For the purpose of Table 6 building separation distance within a site is to be measured from the face of each building. ([DDO M 2.9p28])

Diagram 4011

Minimum building separation for buildings 12 storeys or less

Diagram 4012

Minimum building separation for buildings above 12 storeys

Commented [LK48]: New image added which shows the number of storeys in the building and shows revised setback requirements.

Commented [LK49]: New image added which shows the number of storeys in the building and shows revised setback requirements.
Overshadowing

Table 7: Building width

<table>
<thead>
<tr>
<th>BUILT FORM REQUIREMENTS</th>
<th>BUILT FORM OUTCOMES</th>
</tr>
</thead>
</table>
| Mid-rise residential buildings should not exceed 50m in length. This should be achieved through the provision of laneways, through block links or separation between buildings. | Mid-rise residential buildings that:  
- Provide high levels of pedestrian permeability through blocks;  
- Smaller buildings allow for better views/outlook, daylight and sunlight to dwellings and communal open spaces and reduce the impact of large, slow moving shadows. |

Tower size should not exceed:  
- For residential buildings, a maximum dimension along one side of 50m and a maximum floorplate of 1,250sqm.  
- For non-residential buildings, a maximum dimension along one side of 75m and a maximum floorplate of 2,500sqm.  
Towers should be designed as three carefully integrated parts: a base building, middle and top. | Well-spaced, slender towers that:  
- Create narrow, fast moving shadows which provide sunlight access to streets and neighbouring residences.  
- Minimise negative wind conditions on surrounding streets, public open space and properties.  
- Ensure sky views from the public realm.  
- Allow for passage of natural light, ventilation, outlook and thermal comfort into interior building spaces ensuring a high level of wellbeing for building occupants.  
- Create architectural interest and visually diminish the overall scale of the building mass. |

Retention of heritage and character buildings

Table 8: Retention of heritage and character buildings

<table>
<thead>
<tr>
<th>BUILT FORM REQUIREMENTS</th>
<th>BUILT FORM OUTCOMES</th>
</tr>
</thead>
</table>
| Development should retain and reuse heritage buildings and character buildings. Key character buildings should be retained and adapted:  
- On the north-east corner of Fennell Street and Bridge Street (the Globe building) to a depth of at least 10 metres on Fennell Street. | Designs demonstrate adaptive reuse of heritage and character buildings.  
Development integrates and does not dominate heritage and character buildings.  
Development retains and enhances the Globe character building, retaining important cultural fabric and contributing to the sense of place in the Sandridge Core. |

Wind effects on the public realm

Table 29: Wind effects on the public realm

<table>
<thead>
<tr>
<th>BUILT FORM REQUIREMENTS</th>
<th>BUILT FORM OUTCOMES</th>
</tr>
</thead>
</table>
| Buildings and works higher than 40 metres:  
- must not cause unsafe wind conditions; and, should achieve comfortable wind conditions; | Developments ensure a safe and pleasant pedestrian environment is maintained at street level on footpaths and other public spaces for walking, sitting or standing. |
in publicly accessible areas within a distance equal to half the longest width of the building above 40 metres in height measured from all façades, or half the total height of the building, whichever is greater as shown in the figure below.

![Diagram](image)

Assessment distance \( D \) = greater of:
- \( \frac{L}{2} \) (half longest width of building)
- \( \frac{H}{2} \) (half overall height of building)

Site coverage and communal open space

These requirements apply only to land within a non-core area. [DDO S 2.0p32]

Table 810: Site coverage and Communal open space

<table>
<thead>
<tr>
<th>BUILT FORM REQUIREMENTS</th>
<th>BUILT FORM OUTCOMES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site coverage should not exceed 70 percent of the net developable site area.</td>
<td>Outdoor communal open space is provided within developments.</td>
</tr>
<tr>
<td>Communal open space should be a minimum of 30 per cent of the net developable site area, except where:</td>
<td>Significant opportunities for landscaping, including large trees, are included within the development and contribute to the visual amenity of apartments.</td>
</tr>
<tr>
<td>▪ An existing building is being retained and accounts for &gt;70 per cent of the net developable area site coverage;</td>
<td>The design and size of the communal open space supports a range of recreational uses.</td>
</tr>
<tr>
<td>▪ The site has a gross developable area of less than 1,200 sqm; or</td>
<td>Communal open spaces can be readily accessed from within the development and provide direct pedestrian connections to the street.</td>
</tr>
<tr>
<td>▪ The responsible authority is satisfied that other site constraints warrant an reduction in communal open space.</td>
<td></td>
</tr>
<tr>
<td>Communal open space should be provided on at ground level or at the first floor of a development.</td>
<td></td>
</tr>
</tbody>
</table>

Active street frontages

Table 911: Active street frontages

<table>
<thead>
<tr>
<th>BUILT FORM REQUIREMENTS</th>
<th>BUILT FORM OUTCOMES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary active frontages</td>
<td>Buildings designed to:</td>
</tr>
</tbody>
</table>

---

Commented [LK53]: Reinstated site coverage requirement. Council considers it critical in non-core areas (to reinforce typologies and preferred character).

Commented [LK54]: As per Recommendation 14 in Council’s Overarching Urban Design Report.

Commented [LK55]: Inserted headings and row lines to make it easier to follow.
On streets marked as primary active streets on the relevant maps to this schedule, buildings should provide:

- At least 80 per cent visual permeability along the ground level of the building to a height of 2.5 m, allowing for a solid plinth or base.
- Pedestrian entries at least every 15 m.
- Footpath canopies where retail uses are proposed.
- The frontage to a residential lobby at ground level should not exceed 4 m.
- Ensure the facades of buildings are attractive to passing pedestrians.
- Provide opportunities for the surveillance of the public realm.
- Ground floor occupancies to street frontages are encouraged to directly engage with the street and be visually evident from the street.
- Address and define existing or proposed streets or open space and provide direct pedestrian access from the street to ground floor uses.
- Address both street frontages if the building is on a corner.
- Create activated building facades with transparent windows and regularly spaced and legible entries.
- Avoid unsafe indents with limited visibility.
- Ensure car parking and building services that do not detract from the public realm.
- Create a safe and high-quality interface between the public and private realm through the arrangement of uses internal to a building.
- Consolidate services within sites and within buildings, and ensure any externally accessible services or substations are integrated into the façade design.
- Create a sense of address by providing direct individual street entries to dwellings or home offices.
- Achieve a degree of privacy through permeable screening and level changes.

Secondary active frontages

On streets marked as Secondary active frontages (Type 1) on the relevant maps to this schedule, buildings should provide:

- At least 60 per cent visual permeability along the ground level of the building to a height of 2.5 m, allowing for a solid plinth or base.
- Pedestrian entries at least every 15 m.
- Footpath canopies where retail uses are proposed.
- Residences at ground floor

On streets marked as Secondary active frontages (Type 2) on the relevant maps to this schedule, buildings should provide:

- At least 20 per cent visual permeability along the ground level of the building to a height of 2.5 m, allowing for a solid plinth or base.

Residential uses at ground floor

Buildings with residential development at ground level should be designed to achieve:

- Sense of address by providing direct individual street level entries to dwellings or home offices.
- Balance between privacy and activation using a mix of low height, solid and transparent balustrade, terrace or fence elements, and incorporating vegetation where possible.
- Create activated building facades with transparent windows and regularly spaced and legible entries.
- Avoid unsafe indents with limited visibility.
- Ensure car parking and building services that do not detract from the public realm.
- Create a safe and high-quality interface between the public and private realm through the arrangement of uses internal to a building.
- Consolidate services within sites and within buildings, and ensure any externally accessible services or substations are integrated into the façade design.
- Create a sense of address by providing direct individual street entries to dwellings or home offices.
- Achieve a degree of privacy through permeable screening and level changes.

Buildings are designed to avoid unsafe indents with limited visibility.

Car parking and building services that do not detract from the public realm.

Service areas are consolidated and located to maximise activation of the public realm.

Any externally accessible services or substations are integrated into the façade design.

A safe and high-quality interface between the public and private realm through the arrangement of uses internal to a building.

All buildings

On a corner, buildings should be designed to address both street frontages.

All buildings should provide:

- Openable windows and balconies within each level of the street wall along streets and laneways.

Commented [LK56]: Council is not supportive of this outcome.

Commented [LK57]: Moved from ‘all buildings’ requirements.

Commented [LK58]: Two tier approach to secondary frontages are not supported.

Commented [LK59]: Moved from built form outcomes.

Commented [LK60]: Moved from built form outcomes.
Entrances that are no deeper than one third of the width of the entrance.

Car parking should:

- Be sleeved with active uses so that it is not visible from the public realm or adjoining sites.
- Not be located at ground floor level.
- Not be visible from the street.
- Be contained within a building.

The area of any ground floor of a building occupied by building services, including waste, loading and parking should be less than 40% of the total site area.
Adaptable buildings

Table 1012: Adaptable buildings

<table>
<thead>
<tr>
<th>BUILT FORM REQUIREMENTS</th>
<th>BUILT FORM OUTCOMES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Buildings should be designed with minimum floor to floor heights of at least:</td>
<td>Buildings are designed to accommodate employment uses and provide for future adaptation or conversion of parts of a building accommodating non-employment generating uses (including car parking) to employment generating uses over time.</td>
</tr>
<tr>
<td>▪ at least 4.0 metres at ground level;</td>
<td>Car parking is designed:</td>
</tr>
<tr>
<td>▪ at least 3.8 metres for other lower levels up to the height of the street wall.</td>
<td>▪ So that it can be adapted to other uses over time.</td>
</tr>
<tr>
<td>▪ 3.2 metres for all other levels.</td>
<td>▪ To minimise its footprint within a building.</td>
</tr>
<tr>
<td>Car parking areas which are not located within a basement should:</td>
<td>Dwellings are designed to enable the consolidation or reconfiguration over time to alter the number of bedrooms.</td>
</tr>
<tr>
<td>▪ have Have level floors and</td>
<td>Buildings are designed with adequate floor to floor heights which enable daylight penetration and adaptation to other uses.</td>
</tr>
<tr>
<td>▪ Provide a floor-to-floor height not less than 3.8 metres (except for ramps).</td>
<td>Internal layouts and floor plates should be flexible and adaptable with minimal load bearing walls that maximise flexibility for retail or commercial refits.</td>
</tr>
<tr>
<td>▪ Make provision for future conversion of car parking areas to alternate uses over time.</td>
<td>Floorplate layout designed to enable one and two bedroom dwellings to be combined or adapted into three or more bedroom dwellings.</td>
</tr>
<tr>
<td>Ramped parking structures which preclude adaptation for other uses should be avoided. Mechanical systems should be utilised to reduce the footprint of car parking areas. Internal layouts and floorplates should be designed and arranged:</td>
<td>Facade design and building finishes</td>
</tr>
<tr>
<td>▪ With minimal load bearing walls that maximise flexibility for retail or commercial refits.</td>
<td>Façade design and building finishes</td>
</tr>
<tr>
<td>▪ To enable one and two bedroom dwellings to be combined or adapted into three or more bedroom dwellings.</td>
<td>Table 1413: Façade design and building finishes</td>
</tr>
<tr>
<td>▪ To enable adaptable floorplates to accommodate change of uses over time.</td>
<td></td>
</tr>
</tbody>
</table>

Façade design and building finishes

Table 1413: Façade design and building finishes

<table>
<thead>
<tr>
<th>BUILT FORM REQUIREMENTS</th>
<th>BUILT FORM OUTCOMES</th>
</tr>
</thead>
<tbody>
<tr>
<td>New buildings should incorporate common industrial materials reflecting the building materials and finishes of neighbouring and surrounding pre-existing industrial buildings as appropriate. Building walls should avoid blank walls. Building walls on shared boundaries that are visible from the public realm should be finished or treated to provide visual interest. Building materials and finishes for buildings fronting main roads should not exceed 15 per cent perpendicular reflectivity, measured at 90 degrees to the façade surface.</td>
<td>The exterior finishes, materials and architectural details of buildings reference the industrial context where appropriate and are sympathetic to any neighbouring heritage or character buildings. Ensure the use of high quality building material and details. All visible sides of a building are designed to a high standard, to provide visual interest and an enduring quality of finish. Buildings are not designed in a manner that creates blank facades. Buildings are designed to achieve a fine grain street interaction outcome.</td>
</tr>
</tbody>
</table>
BUILT FORM REQUIREMENTS | BUILT FORM OUTCOMES
---|---
Buildings should provide different façade treatments every 6 to 10m.

**Landscaping**

**Table 13: Landscaping**

<table>
<thead>
<tr>
<th>BUILT FORM REQUIREMENTS</th>
<th>BUILT FORM OUTCOMES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Landscaping should be provided in new streets, communal open space and private open space provided as part of any development.</td>
<td>Landscaping contributes to the quality and amenity of communal and public open spaces.</td>
</tr>
<tr>
<td>Development should:</td>
<td>Building design incorporates opportunities for planting on structures.</td>
</tr>
<tr>
<td>▪ Include deep soil zones of at least 1.5 metres or planter pits to accommodate canopy trees.</td>
<td>Landscaping enhances the microclimate and sustainability of the development and the public realm.</td>
</tr>
<tr>
<td>▪ Incorporate green facades, rooftop, podium or terrace planting that is located and designed to be sustainable, viable and resilient and appropriate to micro-climate conditions.</td>
<td></td>
</tr>
<tr>
<td>▪ Encourage vertical and roof top greening to contribute to biodiversity outcomes.</td>
<td></td>
</tr>
</tbody>
</table>

**Exemption from notice and review**

An application for construction of a building or to construct or carry out works is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act. [DDO S 2.0p33]

**3.0 Subdivision**

None specified. [DDO S 3.0p1]

**Exemption from notice and review**

An application to subdivide land is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act. [DDO S 3.0p2]

**4.0 Advertising signs**

None specified. [DDO S 4.0p1]

**5.0 Decision guidelines**

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority: [DDO S 5.0p1]

- The preferred built form outcomes identified in this schedule. [DDO S 5.0p2]
- Whether the cumulative impact of the proposed development and any existing adjoining development supports achievement of a high quality pedestrian amenity in the public realm, in relation to visual bulk, overshadowing and wind effects. [DDO S 5.0p3]
Whether the proposed building setbacks and separation distances allow equitable access to privacy, sunlight, daylight and outlook. Consideration of this issue should have regard to the proposed internal use/s within a new building and the height of any existing or proposed adjoining built form. [DDO S 5.0p4]

The effect of the proposed buildings and works on solar access to existing and proposed public spaces having regard to:

- the area of additional shadow cast over the public space relative to the total area of public space and the area which will remain sunlit; [DDO S 5.0p5]
- any adverse impact on soft landscaping in public space; and [DDO S 5.0p6]
- whether allowing additional shadows to be cast on public spaces other than open space, is reasonable having regard to the function and orientation of the space and shadows cast by adjacent buildings. [DDO S 5.0p7]

Whether the proposal delivers design excellence, and contributes to creating a range of built form typologies. [DDO S 5.0p9]

The impacts of built form and visual bulk on daylight, sunlight and sky views from within public spaces or on adjoining heritage places. [DDO S 5.0p10]

The internal amenity of the development and the amenity and equitable development opportunities of adjoining properties. [DDO S 5.0p11]

The impacts of wind on the amenity and useability of nearby public open spaces, streetscapes or the public realm. [DDO S 5.0p12]
Map 1: Sandridge sub-precincts
Map 2: Building heights

- 4 stores (mandatory)
- 8 stores (discretionary)
- 12 stores (discretionary)
- 15 stores (discretionary)
- 20 stores unless noted (discretionary)
- 25 stores
- Unlimited unless noted (discretionary)
- Proposed public open space
- Existing public open space
- Proposed transit line
- Proposed Metro Station
- Proposed road
- Proposed layover
Map 3: Active street frontages
Map 4: Overshadowing

- **Public Open Space**
  - Overshadowing control from 11am to 2pm, 21 June to 22 September
- **Public Open Space**
  - Overshadowing control from 11am to 2pm, 23 September
- **Public Open Space**
  - No overshadowing controls
- **Plummer Street Boulevard (first 6m north of property boundaries)**
  - Overshadowing control from 11am to 2pm, 23 September